

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

| ZONING   |    |
|--|----|
| INFORMATION OBTAINED FROM CITY OF ROANOKE<br>GEOGRAPHIC INFORMATION SYSTEM (GIS)<br>xx-xx-xx |    |
| BUILDING OWNER:  | -- |
| BUILDING ADDRESS:  | -- |
| TAX MAP #:   | -- |
| ZONING:  | -- |
| YEAR BUILT:  | -- |
| STRUCTURE:   | -- |
| SIZE SQ. FT.:  | -- |
| FF ELEV.:  | -- |
| FLOOD ZONE:  | -- |
|  | -- |
|  | -- |

PERMIT NO.:

--

| ACKNOWLEDGEMENT AND DISCLAIMER  |   |
|---|---|
| AIA BLUE RIDGE/CITY OF ROANOKE<br>ACCESSORY DWELLING UNIT (ADU)   |   |
| <p>THE ADU 17 DESIGN ("THE PROJECT") IS A WINNING COMPETITION ENTRY FROM THE CITY OF ROANOKE'S 2023 ADU DESIGN COMPETITION. THE PROJECT WAS DESIGNED BY <b>DEREK B. CUNDIFF, AIA, RBEC/CUNDIFF ARCHITECTURE, INC.</b> COPYRIGHT OF THE DESIGN AND INSTRUMENTS OF SERVICE SHALL BE RETAINED BY <b>DEREK B. CUNDIFF, AIA, RBEC/CUNDIFF ARCHITECTURE, INC.</b> (THE "DESIGNERS").</p> <p>THE DESIGNERS GRANT THE CITY OF ROANOKE AND AIA BLUE RIDGE ("THE CITY") A WORLDWIDE, PERPETUAL, ROYALTY-FREE, NON-EXCLUSIVE RIGHT TO USE, COPY, DISTRIBUTE, TRANSLATE, MODIFY, DISPLAY, AND PREPARE DERIVATIVE WORKS OF THE PROJECT FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF CONSTRUCTION DOCUMENTS, CONSTRUCTION, PUBLICATION, AND EXHIBITION OF THE PROJECT.</p> <p>THE DESIGNERS FREELY GRANT ANY INDIVIDUAL OR NON-PROFIT ORGANIZATION A LIMITED NON-EXCLUSIVE RIGHT TO MAKE USE OF THESE DOCUMENTS, TO COPY AND MODIFY AS-NEEDED, IN ORDER TO CONSTRUCT THE PROJECT. IN DOING SO, SAID INDIVIDUAL OR NON-PROFIT ORGANIZATION AGREES TO INDEMNIFY AND HEREBY FOREVER RELEASES THE CITY OF ROANOKE, AIA BLUE RIDGE, AND THE DESIGNERS FROM ALL LIABILITIES THAT MIGHT ARISE FROM THE USE OF THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO THEIR USE AS INSTRUMENTS OF SERVICE FOR THE PERMITTING OR CONSTRUCTION OF THE PROJECT.</p> <p>THE USE OF THESE DOCUMENTS BY FOR-PROFIT COMPANIES OR BY INDIVIDUALS FOR-PROFIT IS PROHIBITED.</p> | <p>DISCLAIMER:</p> <p>THESE DOCUMENTS ARE MADE FREELY AVAILABLE TO THE CITY OF ROANOKE, INDIVIDUALS, AND NON-PROFITS FOR PERMITTING AND CONSTRUCTION WITH THE AGREEMENT TO INDEMNIFY AND FOREVER RELEASE THE CITY OF ROANOKE, AIA BLUE RIDGE, AND THE DESIGNERS FROM ANY LIABILITY RELATED TO THEIR USE, INCLUDING BUT NOT LIMITED TO, AS INSTRUMENTS OF SERVICE FOR PERMITTING OR CONSTRUCTION OF THE PROJECT.</p> <p>YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE DOCUMENTS. THE DOCUMENTS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY DOCUMENTS, THAT SUCH DOCUMENTS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS.</p> <p>USE BY FOR-PROFIT COMPANIES OR BY INDIVIDUALS FOR-PROFIT IS PROHIBITED.</p> <p>FOR THE FULL TERMS, SEE ADDITIONAL PROJECT INFORMATION ON <a href="#">SHEET A0.1</a>.</p> |

| DRAWING INDEX |  |
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100% WORKING DRAWINGS - CODE REVIEW

DECEMBER 18, 2023  
REVISED AS PER CITY OF ROANOKE REVIEW COMMENTS

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  
\_\_\_\_\_, DATE: \_\_\_\_\_  
Approved with following revisions and comments.





## ENERGY REQUIREMENTS

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

RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS BASED ON 2018 VIRGINIA ENERGY CONSERVATION CODE (2018 VECC)

CLIMATE ZONE: 4 (FIGURE R301.1)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TABLE R402.1.2):

FENESTRATION U-FACTOR

U-0.32

SKYLIGHT U-FACTOR

U-0.55

GLAZED FENESTRATION - SHGC

0.40

CEILING R-VALUE

U-0.024\*

WOOD FRAME WALL R-VALUE

U-0.079\*

MASS WALL R-VALUE (N/A)

R-18/R-13

FLOOR R-VALUE (N/A)

U-0.047

BASEMENT WALL R-VALUE (N/A)

R-10/R-13

SLAB R-VALUE & DEPTH

R-10/2'-0"

CRAWL SPACE WALL R-VALUE (N/A)

R-10/R-13

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

## VENTILATION REQUIREMENTS

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

BASED ON 2021 VIRGINIA RESIDENTIAL CODE (2021 VRC, SECTION R806.2)

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

CONCRETE

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

EXTERIOR/INTERIOR DOOR AND FRAME. SEE DOOR SCHEDULE/DOOR DETAILS FOR ADDITIONAL INFO.

EXTERIOR/INTERIOR STOREFRONT

INTERIOR WINDOW AND FRAME

INTERIOR PARTITION SEE FINISH SCHEDULE/INTERIOR PARTITION DETAILS FOR ADDITIONAL INFO.

## PLAN NOTES

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

SEE GENERAL NOTES AND OUTLINE SPECIFICATIONS AND DETAILS FOR MORE INFORMATION

COORDINATE INTERIOR/EXTERIOR FINISHES WITH OWNER TO MATCH PRINCIPAL STRUCTURE.

EXTERIOR DOORS

- (2) 3068

EXTERIOR WINDOWS

- 2838 DOUBLE-HUNG

INTERIOR POCKET DOORS

- 21068 @ BATHROOM

- 2688 @ CLOSET

CASEWORK/PLUMBING FIXTURES AS SELECTED BY OWNER.

(PROVIDE MIN. 36" ADJUSTABLE-HEIGHT WORK SURFACE ADJACENT TO RANGE/COOKTOP FOR ACCESSIBLE APPLICATIONS.)

15" SHELF W/ HANGING ROD @ 5'-0" A.F.F.

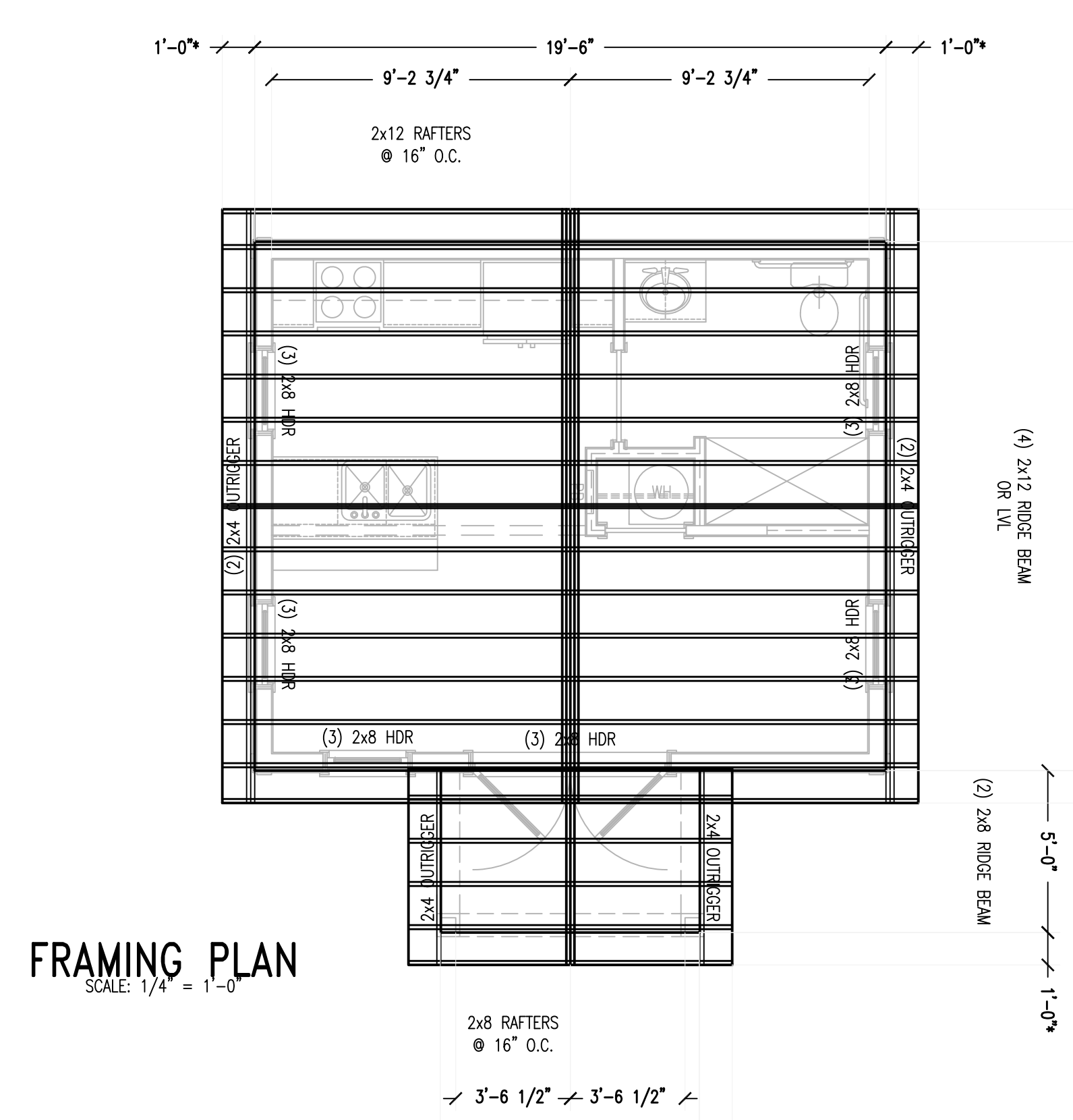
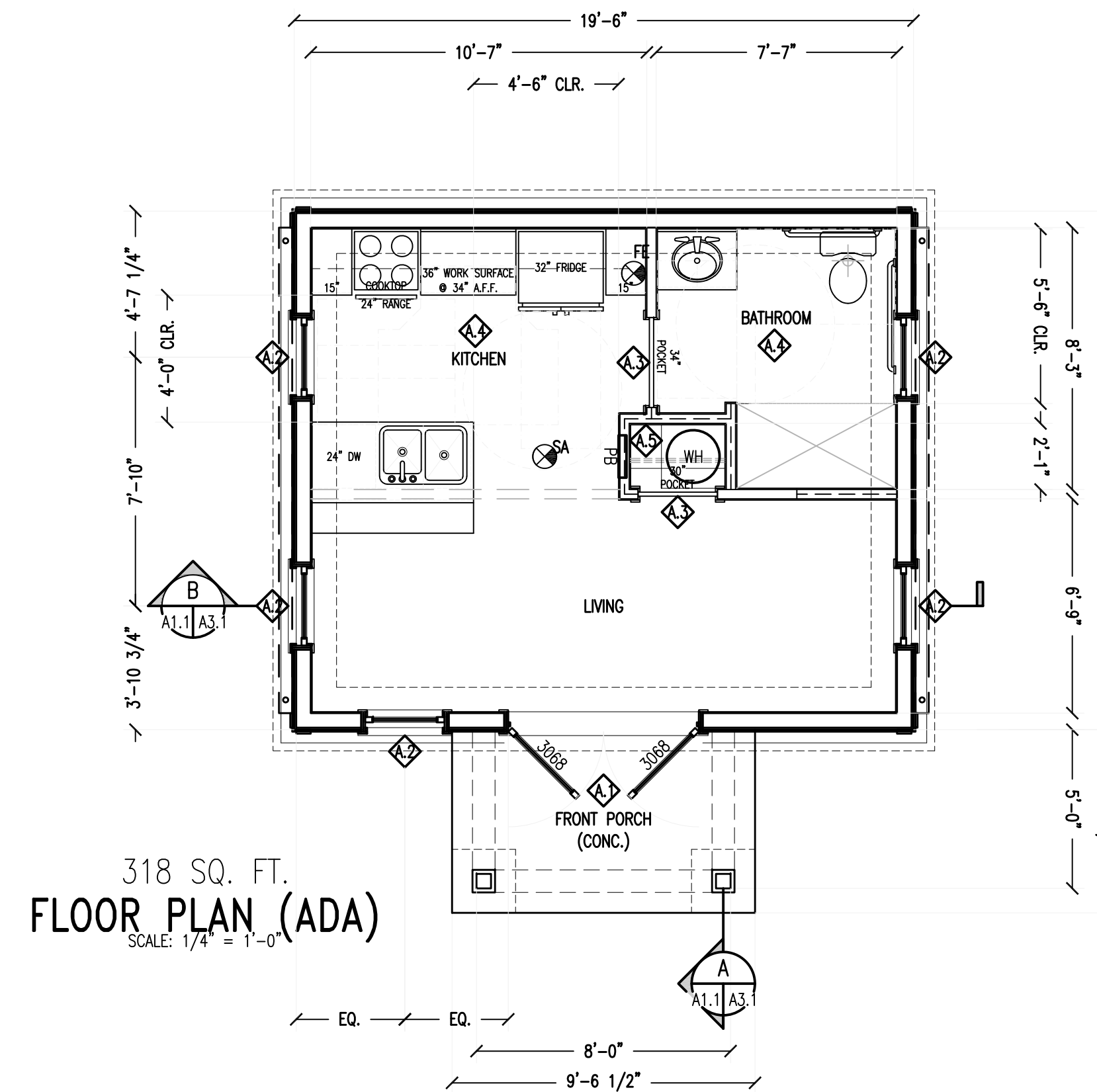
ADDITIONAL NOTES:

1. ALL PERMANENT LIGHT CONTROLS SHALL BE CONTROLLED BY A DIMMER WITH THE EXCEPTION OF BATHROOMS, HALLWAYS, SAFETY AND EXTERIOR LIGHTS. EXTERIOR LIGHTS SHALL HAVE AUTO-SHUTOFF CAPABILITIES DURING DAYLIGHT HOURS.

2. ALL PERMANENT LIGHT FIXTURES SHALL BE HIGH EFFICIENCY, WITH THE EXCEPTION OF KITCHEN APPLIANCE LIGHT FIXTURES.

3. SMOKE ALARMS REQUIRED INSIDE BEDROOMS AND OUTSIDE OF SLEEPING AREA.

4. IF ANY APPLIANCE WILL BE FUEL-POWERED (GAS) A CARBON DIOXIDE ALARM WILL ALSO BE REQUIRED.



## PLANS AND NOTES

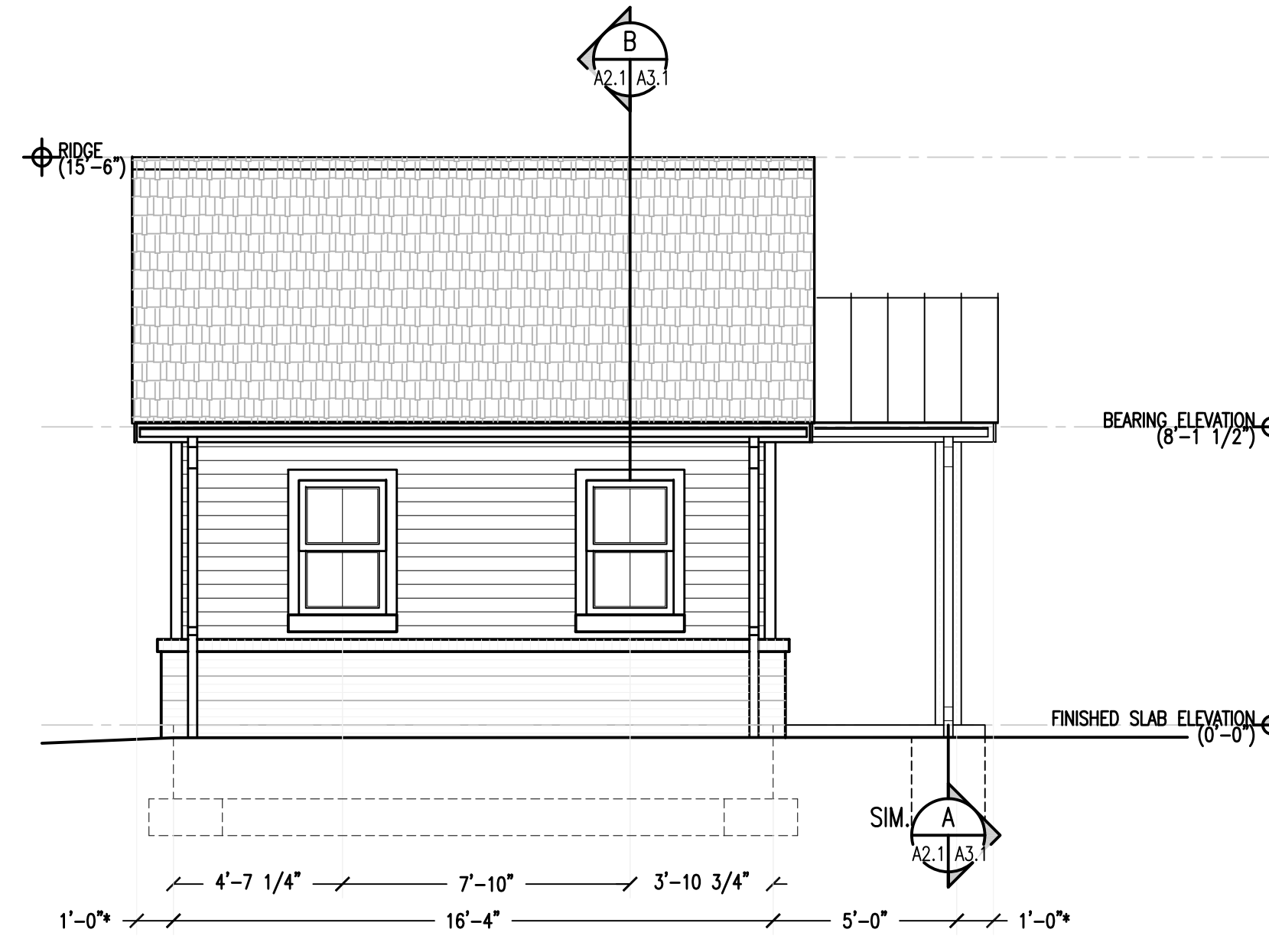
SCALE: AS INDICATED



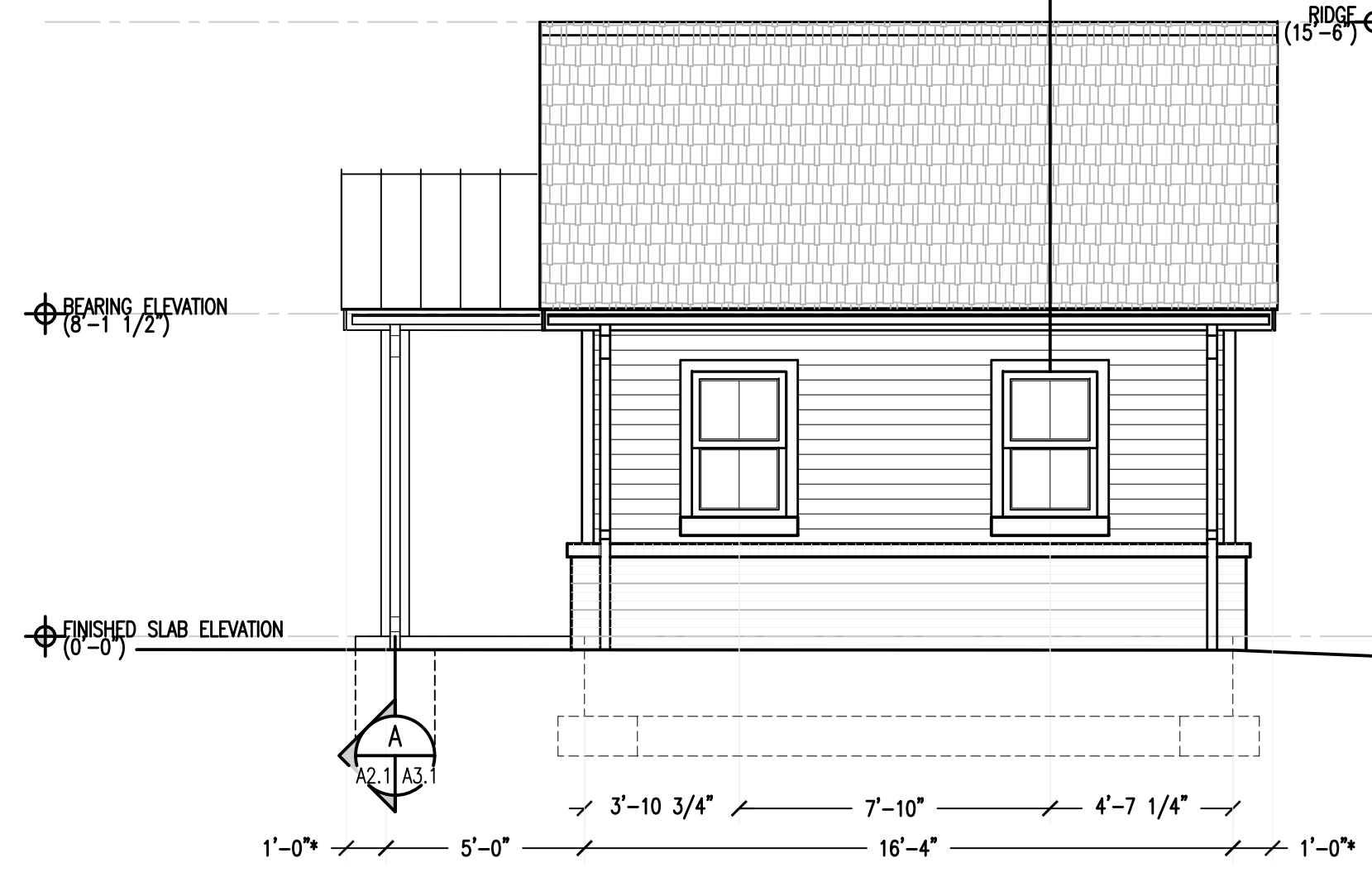
REVISIONS  
12-18-23 REVISED AS PER CITY OF ROANOKE REVIEW COMMENTS

PLANS AND NOTES  
AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU)  
CITY OF ROANOKE, VIRGINIA  
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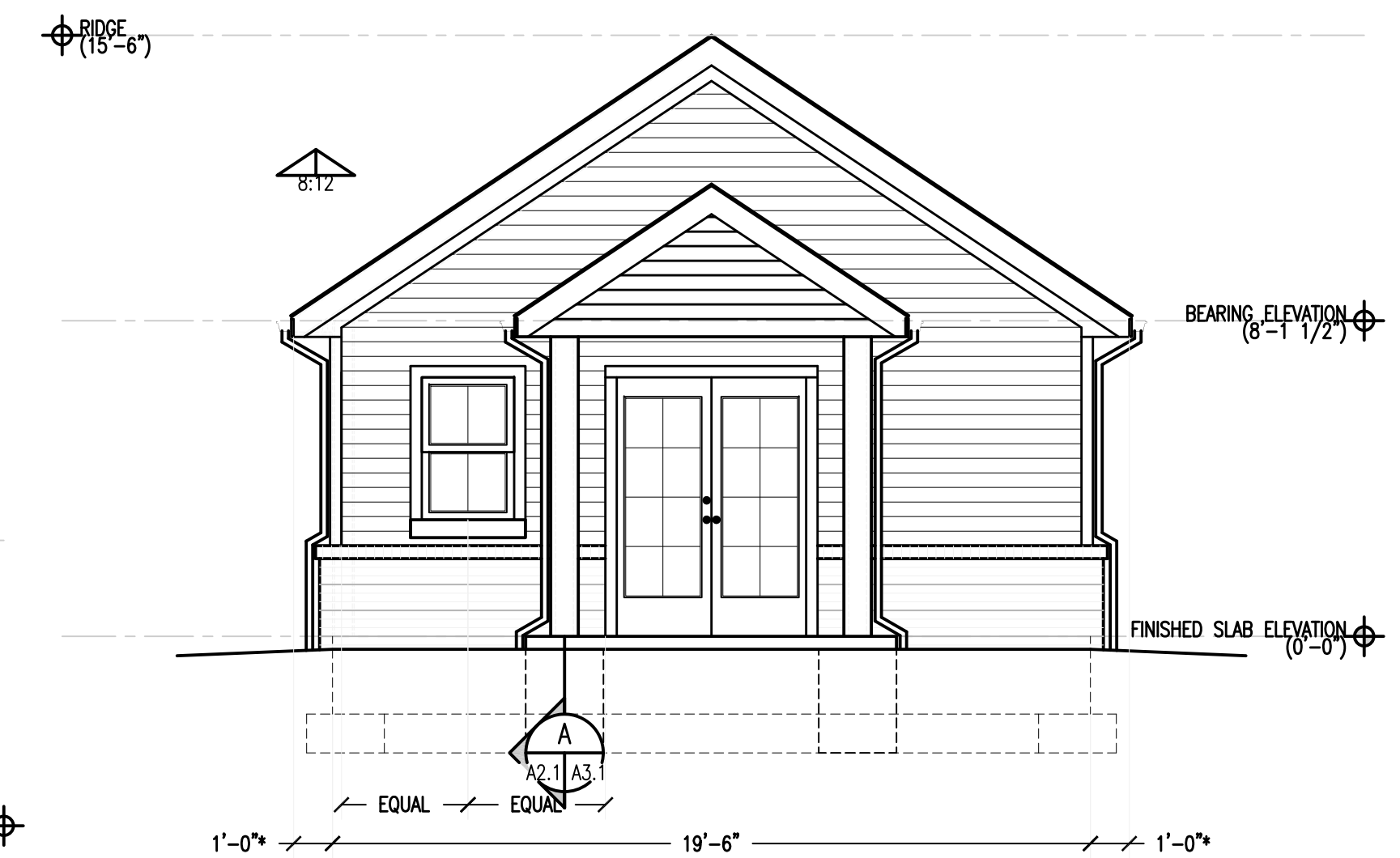
A1.1 SHEET: --  
OF: --  
DATE: 12-18-23  
REV. NO.: --  
DESIGNED BY: DBC  
DRAWN BY: DBC  
CHECKED BY: DBC  
PROJECT NO.: --  
CITY COMM. NO.: --



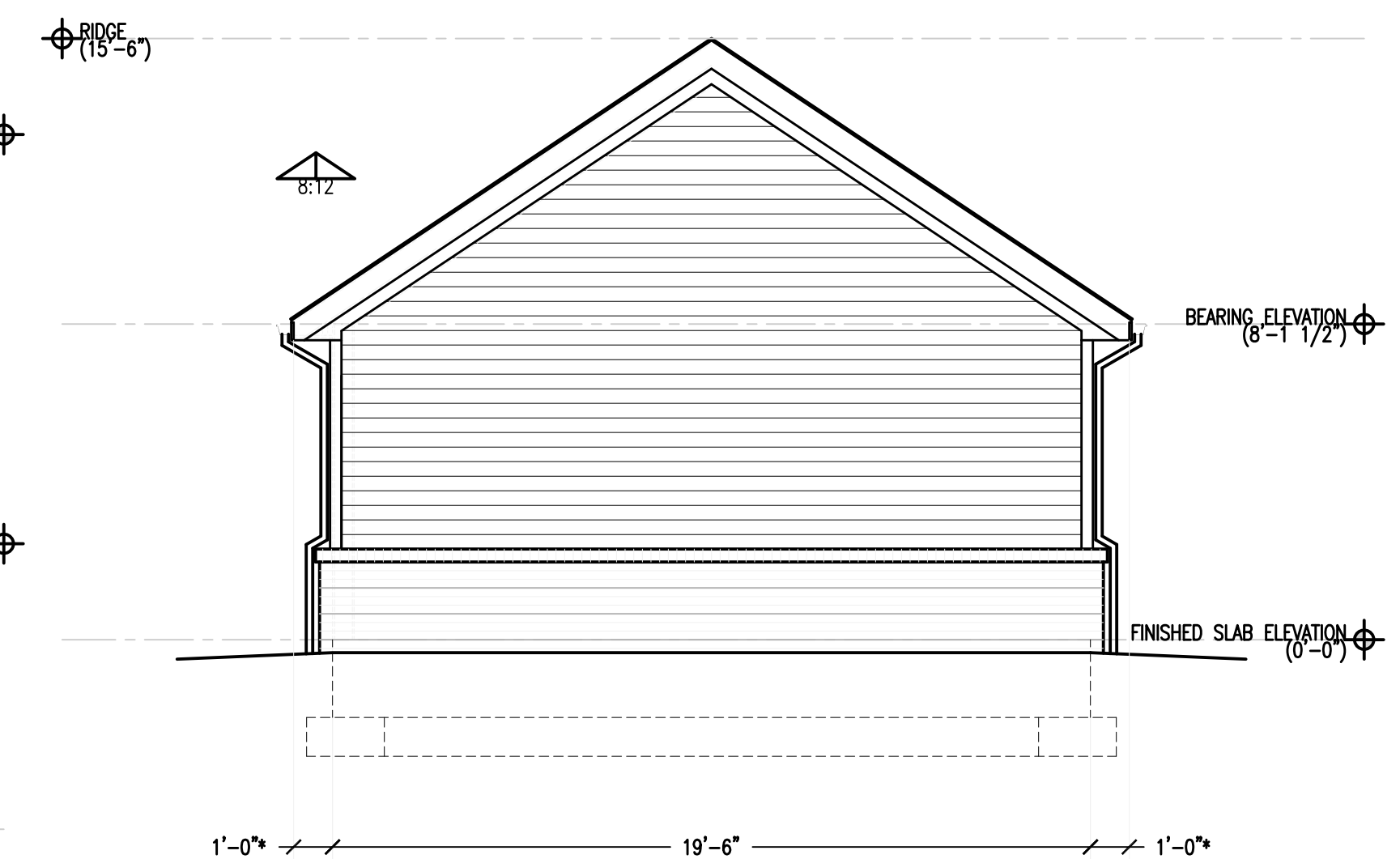
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



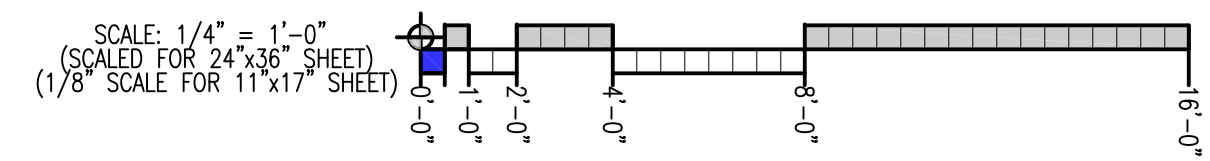
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

- NOTES:
1. EAVE AND GABLE OVERHANGS FOR ALL NEW DWELLINGS SHALL BE AT LEAST TWELVE (12) INCHES.
  2. EXTERIOR WOODEN ELEMENTS ON A DWELLING'S FACADE FACING A REQUIRED FRONT YARD SHALL BE PAINTED OR STAINED WITH AN OPAQUE STAIN.

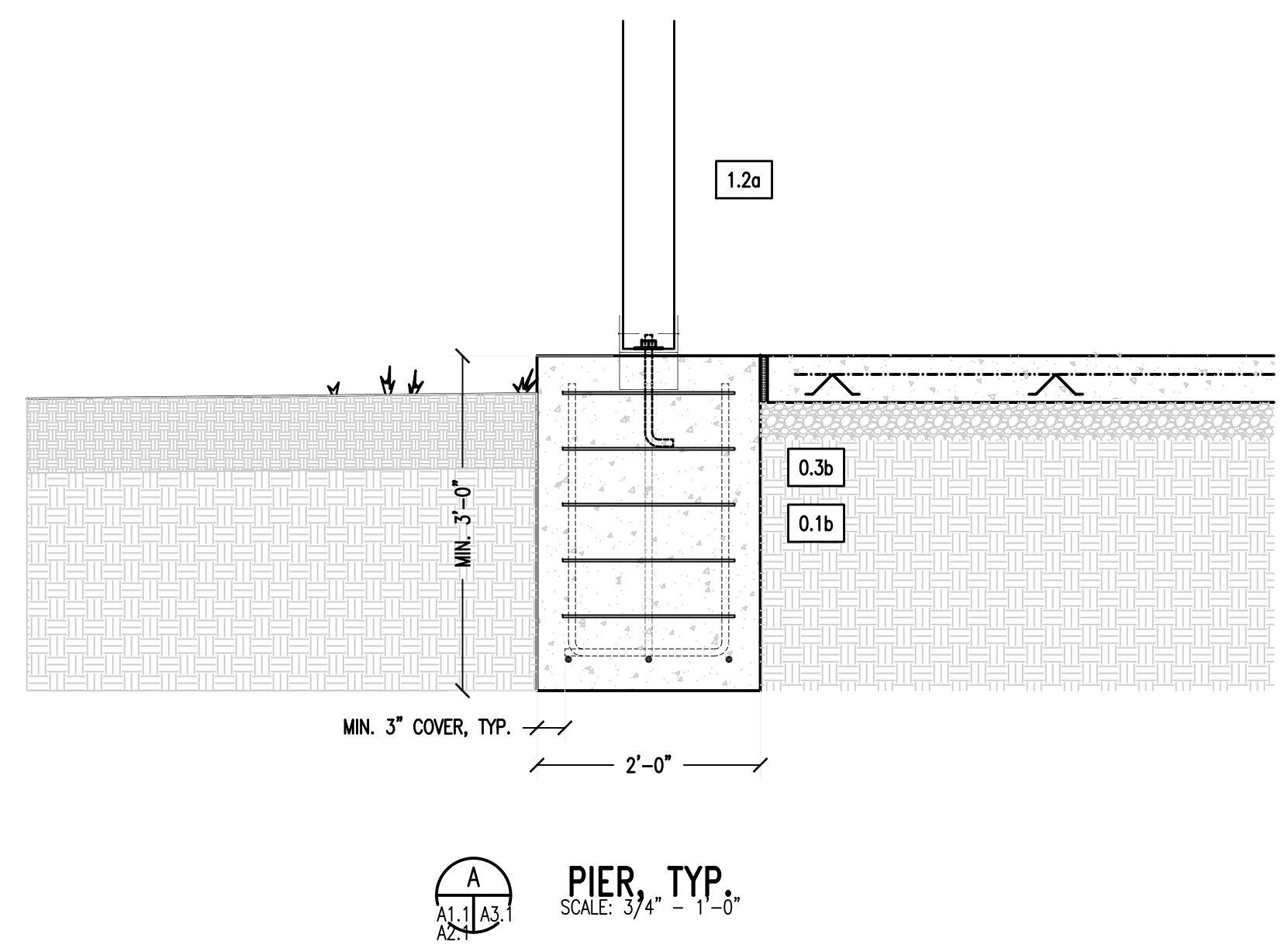
**ELEVATIONS AND NOTES**  
SCALE: AS INDICATED



REVISIONS  
12-18-23 REVISED AS PER CITY OF ROANOKE REVIEW COMMENTS

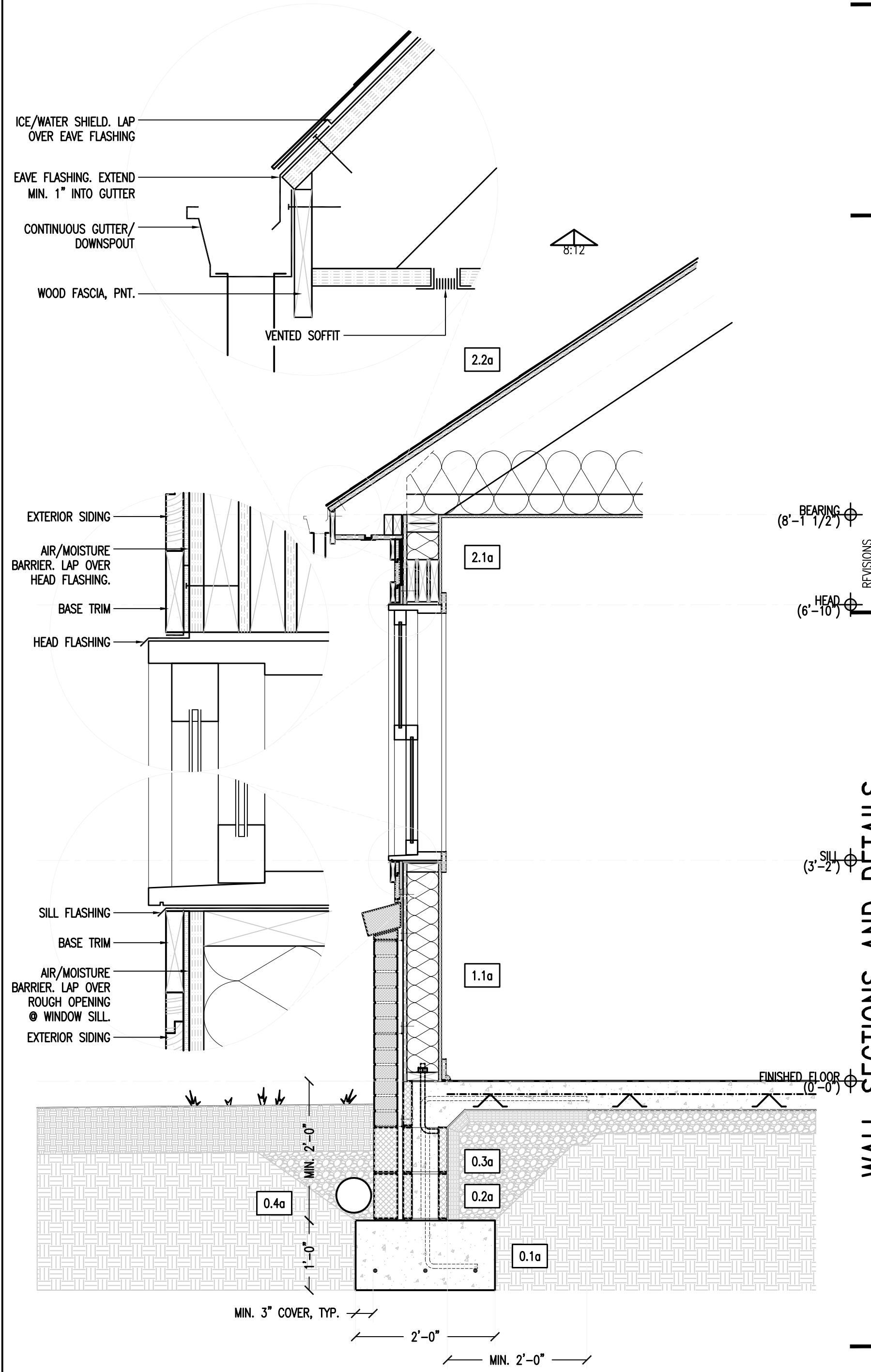
ELEVATIONS AND NOTES  
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 ACCESSORY DWELLING UNIT (ADU)  
 CITY OF ROANOKE, VIRGINIA  
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DRAWN BY: DBC  
CHECKED BY: DBC  
PROJECT NO.: --  
CGI COMM. NO.: --



**A**  
A1.1 A3.1  
A2.1  
**PIER, TYP.**  
SCALE: 3/4" = 1'-0"

| DETAIL NOTES  |   |
|---|---|
| AIA BLUE RIDGE/CITY OF ROANOKE ACCESSORY DWELLING UNIT (ADU)                  |   |
| SEE GENERAL NOTES AND OUTLINE SPECIFICATIONS AND DETAILS FOR MORE INFORMATION |   |
| <b>0.1a</b>   | <b>CONTINUOUS FOOTING</b><br>2'-0" x 1'-0" CONTINUOUS CONCRETE FOOTING. REINFORCE W/ THREE (3) #5s SPACED EQUAL. LAP MIN. 2'-0".<br><br>EXTEND #5s VERTICAL REINFORCING FROM FOOTING INTO FOUNDATION WALL @ 48" O.C.  |
| <b>0.1b</b>   | <b>PIER/FOOTING (Ø PORCH POSTS)</b><br>2'-0" x 2'-0" CONCRETE PIER. REINFORCE W/ FOUR (3) #5s EACH WAY, SPACED EQUAL. EXTEND VERT. TO TOP OF PIER AND BRACE W/ #3 TIES @ 6" O.C. HORIZ.   |
| <b>0.2a</b>   | <b>FOUNDATION WALL</b><br>8" CMU.<br><br>REINFORCE W/ #5s @ 48" O.C. VERT. (EXTENDING FROM FOOTING).<br><br>EXTEND ADDITIONAL #5s MIN. 2'-0" INTO CONCRETE SLAB @ 48" O.C. TIED TO VERT. REINFORCING.   |
| <b>0.3a</b>   | <b>SLAB</b><br>4" CONCRETE SLAB REINFORCED W/ 6x6, W1.4xW1.4 WWF. LAP MIN. 9". CENTER IN SLAB.<br><br>(EXTEND VERTICAL REINFORCING FROM FOUNDATION WALL AND EXTEND MIN. 2'-0" INTO CONCRETE SLAB @ 48")<br><br>- MIN. 1/2" EXPANSION MATERIAL/SEALANT TO SEPARATE SLAB FROM FOUNDATION WALL<br><br>- 0.010" (10-MIL) VAPOR BARRIER UNDER SLAB<br><br>- MIN. 2" RIGID (XPS) INSULATION (R-10) @ INSIDE FACE OF FOUNDATION WALL. EXTEND MIN. 2'-0" UNDER SLAB @ ENTIRE PERIMETER.<br><br>- MIN. 4" #57 STONE BASE<br><br>- COMPACTED SUBGRADE |
| <b>0.3b</b>   | <b>SLAB (Ø PORCH)</b><br>4" CONCRETE SLAB REINFORCED W/ 6x6, W1.4xW1.4 WWF. LAP MIN. 9". CENTER IN SLAB.<br><br>(EXTEND VERTICAL REINFORCING FROM FOUNDATION WALL AND EXTEND MIN. 2'-0" INTO CONCRETE SLAB @ 48")<br><br>- MIN. 1/2" EXPANSION MATERIAL/SEALANT TO SEPARATE SLAB FROM FOUNDATION WALL<br><br>- MIN. 4" #57 STONE BASE<br><br>- COMPACTED SUBGRADE   |
| <b>0.4a</b>   | <b>BACKFILL/DRAINAGE</b><br>- 4" PERFORATED FOUNDATION DRAIN. TIE-IN TO DOWNSPOUTS AND DAYLIGHT.<br><br>- PROTECT FOUNDATION DRAIN W/ FILTER FABRIC AND BACK FILL EXCAVATED AREAS W/ #57 STONE IN 2'-0" LIFTS USING CARE TO PROTECT FOUNDATION WALL.  |
| <b>1.1a</b>   | <b>EXTERIOR WALL CONSTRUCTION (TYPICAL)</b><br>- 2x6s @ 16" O.C. ATTACHED TO FOUNDATION WALL WITH ANCHOR BOLTS @ 48" O.C. MAX.<br><br>- R-19 BATT INSULATION<br><br>- 1/2" GWB, PNT.<br><br>- 5/8" CONTINUOUS PLYWOOD/OSB SHEATHING<br><br>- AIR/MOISTURE BARRIER<br><br>- BRICK VENEER/SIDING, AS SELECTED BY OWNER TO MATCH PRINCIPAL STRUCTURE.  |
| <b>1.2a</b>   | <b>EXTERIOR POST</b><br>6x6 PRESSURE-TREATED WOOD POST ATTACHED TO TOP OF CONCRETE PIER W/ GALVANIZED POST BASE FASTENED AS PER 2018 VRC/MANUFACTURER'S REQUIREMENTS.<br><br>- "TRIM-OUT" AS SELECTED BY OWNER TO MATCH PRINCIPAL STRUCTURE.  |
| <b>2.1a</b>   | <b>RAFTERS/ENGINEERED ROOF TRUSS</b><br>ATTACH TO EXTERIOR WALL/TOP PLATE AS PER 2018 VRC/ENGINEERED TRUSS MANUFACTURER REQUIREMENTS.<br><br>- MIN. R-49 INSULATION. PROVIDE BAFFLE(S) TO ALLOW PROPER AIR FLOW FROM SOFFIT VENT TO RIDGE/CABLE VENT. (SEE VENTILATION REQUIREMENTS, SHEET A1.1)<br><br>- ROOF SLOPE/SOFFIT DEPTH AS SELECTED BY OWNER TO MATCH PRINCIPAL STRUCTURE.<br><br>- 1/2" GWB, PNT. (Ø CEILING)  |
| <b>2.2a</b>   | <b>ROOF COVERING</b><br>- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING W/ CLIPS<br><br>- ICE/WATER SHIELD - FELT UNDERLAYMENT<br><br>- 30-YEAR ARCHITECTURAL SHINGLES  |



**B**  
A1.1 A3.1  
A2.1  
**WALL SECTION, TYP.**  
SCALE: 3/4" = 1'-0"  
  
SCALE: 1/4" = 1'-0"  
(SCALED FOR 24"x36" SHEET)  
(1/8" SCALE FOR 11"x17" SHEET)



REVISIONS  
12-18-23 REVISED AS PER CITY OF ROANOKE REVIEW COMMENTS

**WALL SECTIONS AND DETAILS**  
AIA BLUE RIDGE/CITY OF ROANOKE  
ACCESSORY DWELLING UNIT (ADU)  
CITY OF ROANOKE, VIRGINIA  
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REV. NO.: --  
DESIGNED BY: DBC  
DRAWN BY: DBC  
CHECKED BY: DBC  
PROJECT NO.: --  
CGI COMM. NO.: --

**WALL SECTIONS AND DETAILS**  
SCALE: AS INDICATED