

JUNE 26, 2020
CONSTRUCTION DOCUMENT SET

ADU OVER ONE-CAR GARAGE

LOCATION: URBAN SITE WITHOUT AN ALLEY
ADDRESS: DURHAM, NC
PROJECT DESIGNER: FATE MALEK

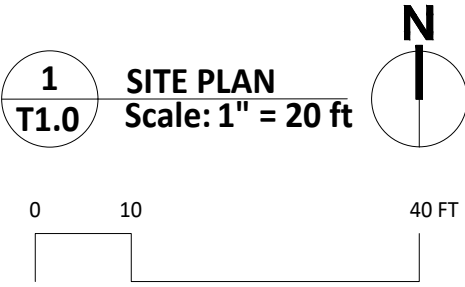
| | |
|----------------------------|---|
| ZONING: | CITY OF DURHAM (R5-5) |
| SETBACKS | |
| PRIMARY STRUCTURE | |
| STREET YARD SETBACK | 20' |
| REAR YARD SETBACK | 25' |
| SIDE YARD SETBACKS | 6' EACH |
| ACCESSORY STRUCTURE | |
| STREET YARD SETBACK | SHALL NOT EXTEND FORWARD OF THE REAR 25% OF THE PRIMARY STRUCTURE |
| REAR YARD SETBACK | 3' |
| SIDE YARD SETBACK | (WHEN BEHIND PRIMARY RESIDENCE) 3' |
| SIDE YARD SETBACK | (WHEN TO THE SIDE OF PRIMARY RESIDENCE) 6' |
| MAX ALLOWABLE HEIGHT | 25' |

| | |
|---------------------------|---------|
| CONSTRUCTION AREAS | |
| CONDITIONED AREA | |
| 1ST FLOOR: | 0 HSF |
| 2ND FLOOR: | 580 HSF |
| TOTAL: | 580 HSF |
| UNCONDITIONED AREA | |
| ENTRY PORCH: | 173 SF |
| BALCONY: | 124 SF |
| GARAGE: | 658 SF |
| COVERED EXTERIOR SPACE: | 127 SF |
| TOTAL: | 1109 SF |

| | |
|-----------------------------------|---------|
| AREA UNDER ROOF | |
| TOTAL CONDITIONED + UNCONDITIONED | |
| TOTAL: | 1689 SF |

| | |
|--------------------------------|-------------------------------------|
| IMPERVIOUS AREA | |
| MAX ALLOWABLE IMPERVIOUS AREA: | NOT LOCATED IN DESIGNATED WATERSHED |
| LOT SIZE: | 0.21 ACRES (9,311 SF) |
| EXISTING IMPERVIOUS AREA: | 14.2% |
| NEW FOUNDATION AREA: | 802 SF |
| NEW DRIVEWAY AREA: | 0 SF |
| NEW IMPERVIOUS AREA: | 802 SF OR 8.6% |

| | |
|----------------------|-----------------------------------|
| DRAWING INDEX | |
| T1.0 | TITLE + DRAWING INDEX + SITE PLAN |
| A1.0 | FLOOR PLANS |
| A1.1 | FOUNDATION PLAN + ROOF PLAN |
| A2.1 | EXTERIOR ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A4.1 | WALL SECTIONS |
| A5.1 | INTERIOR ELEVATIONS |
| E1.0 | POWER, LIGHT AND UTILITY PLAN |



NC STATE UNIVERSITY
SCHOOL OF ARCHITECTURE
SUMMER 2020 HOUSING STUDIO

This Construction Document Set is the result of student investigation and application of the Durham City and County Unified Development Ordinance sections on Accessory Structures and Accessory Dwelling Units. No warranty or guarantee is provided or implied with the use of these drawings in construction of this or any similar structure. It is the responsibility of the builder to assure all elements of construction comply with planning, zoning, structural, building code and inspections, and all other applicable regulatory requirements of the controlling municipality.

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DURHAM, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

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DRAWN BY: FM
FIRST ISSUE DATE: 06/26/2020
TITLE
+ DRAWING INDEX
+ SITE PLAN

T1.0

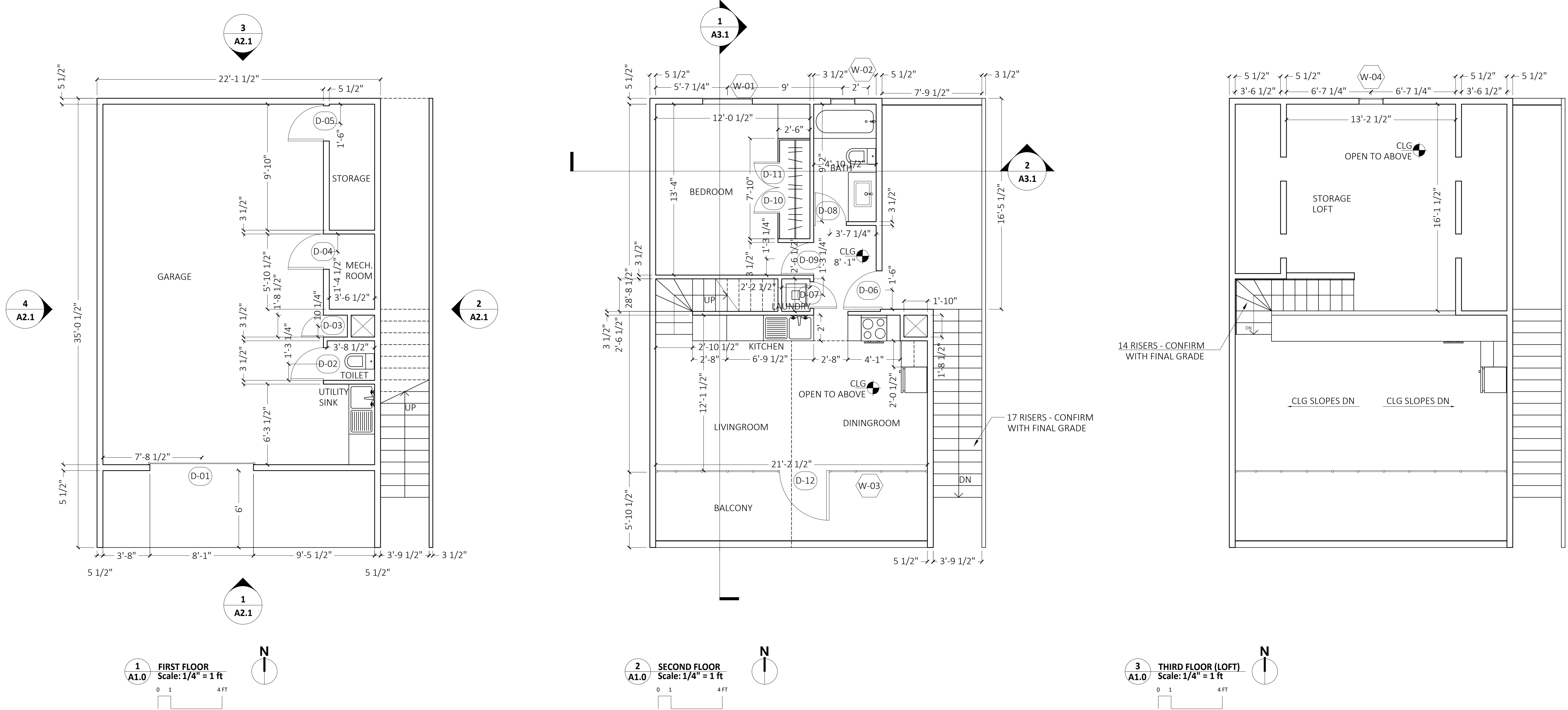
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FLOOR PLANS



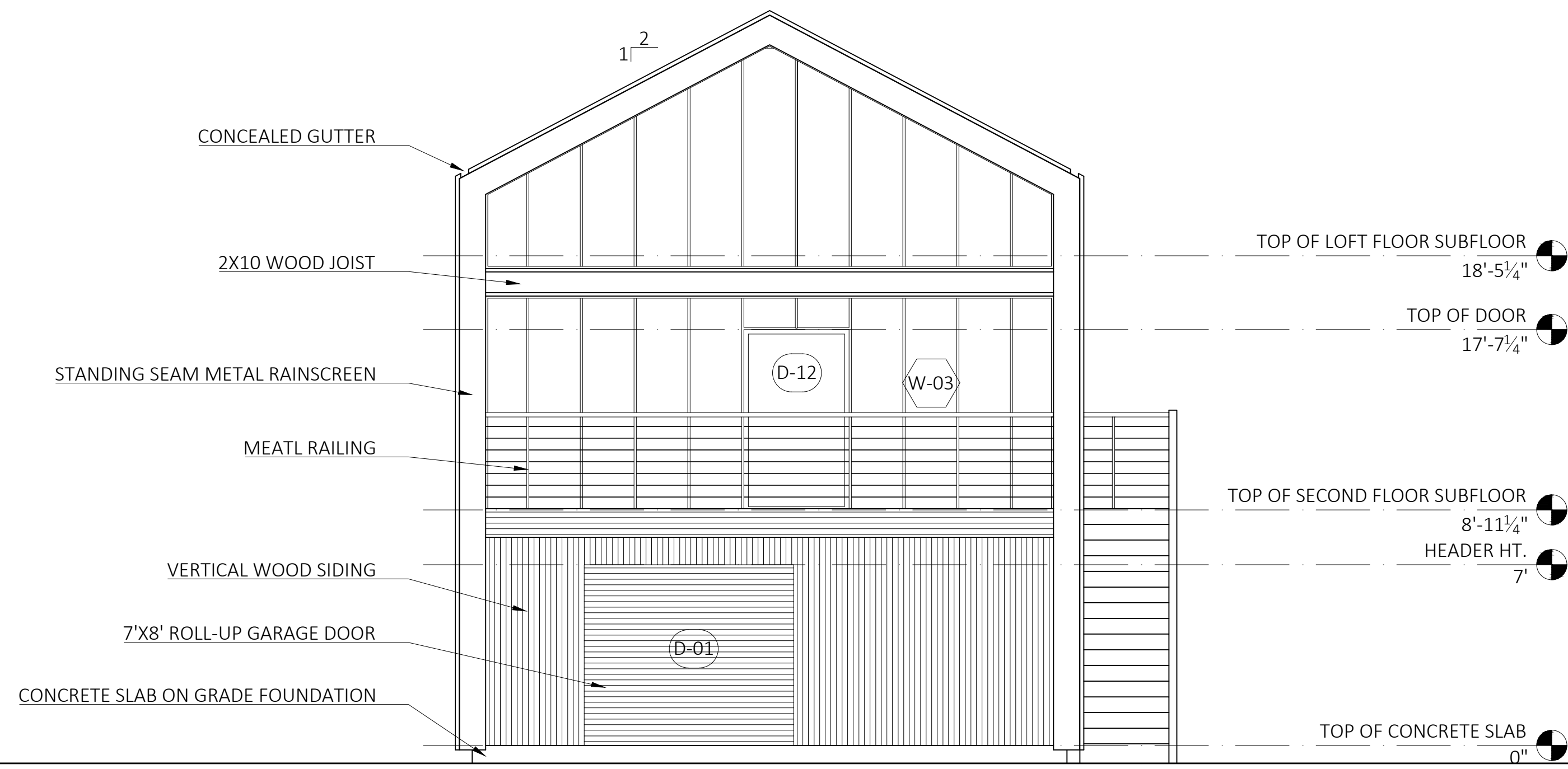
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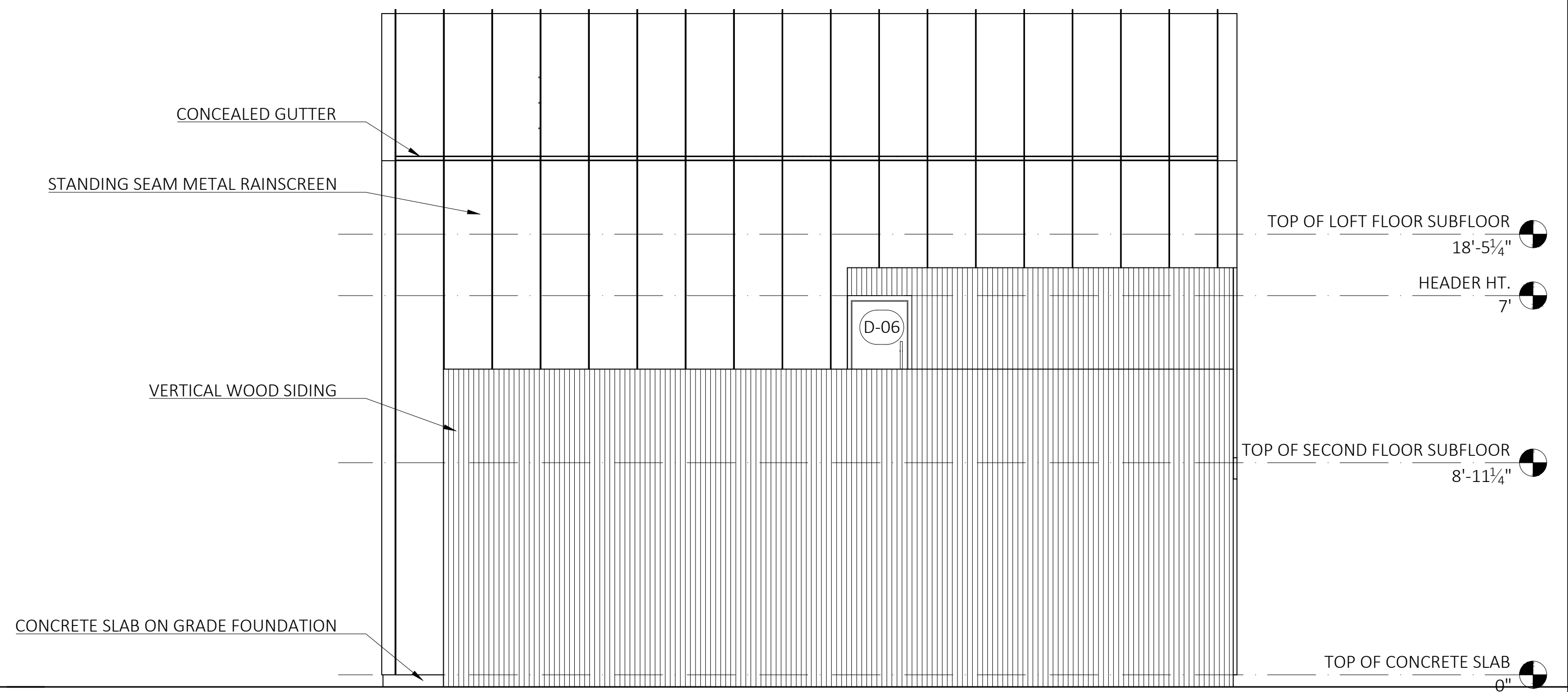
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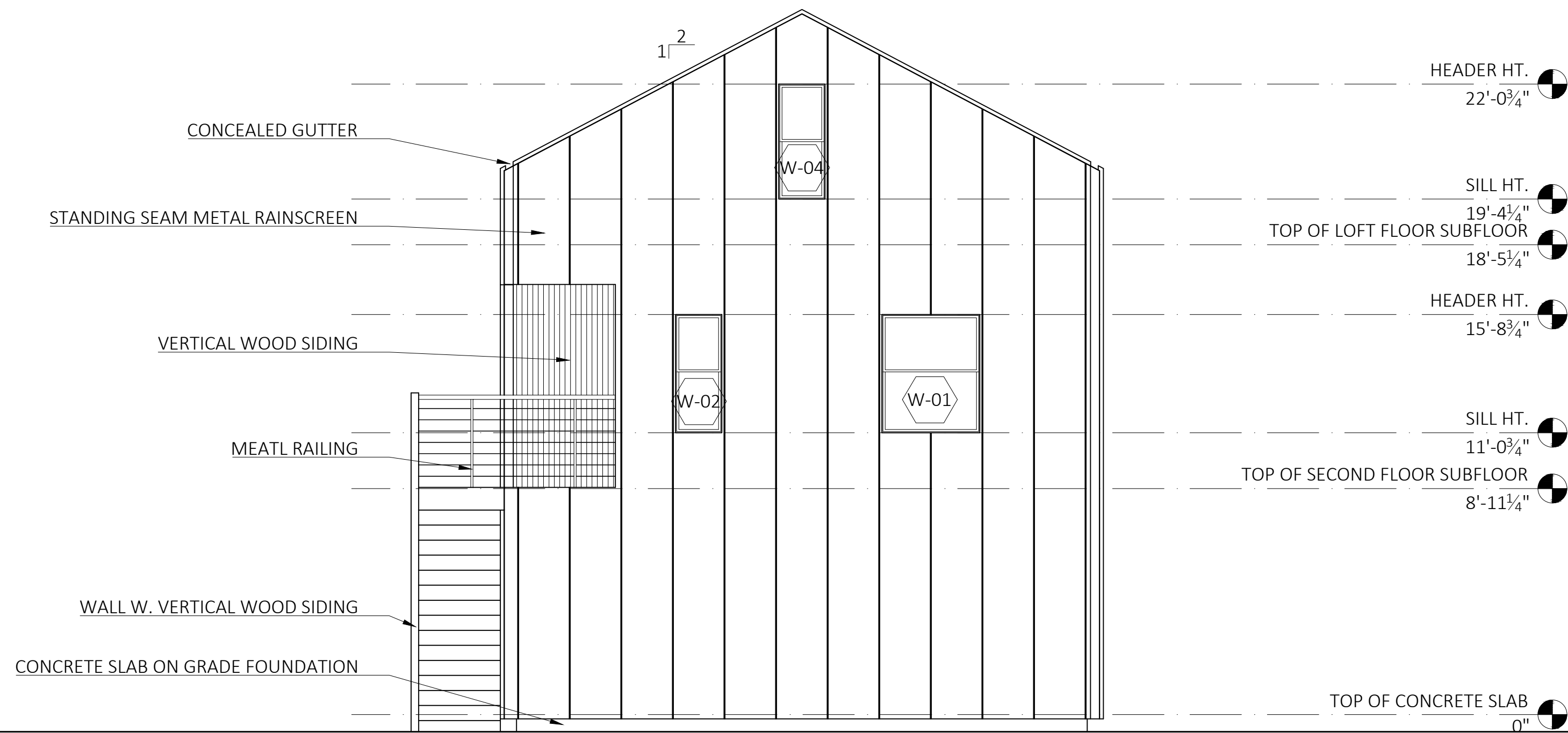
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EXTERIOR ELEVATIONS



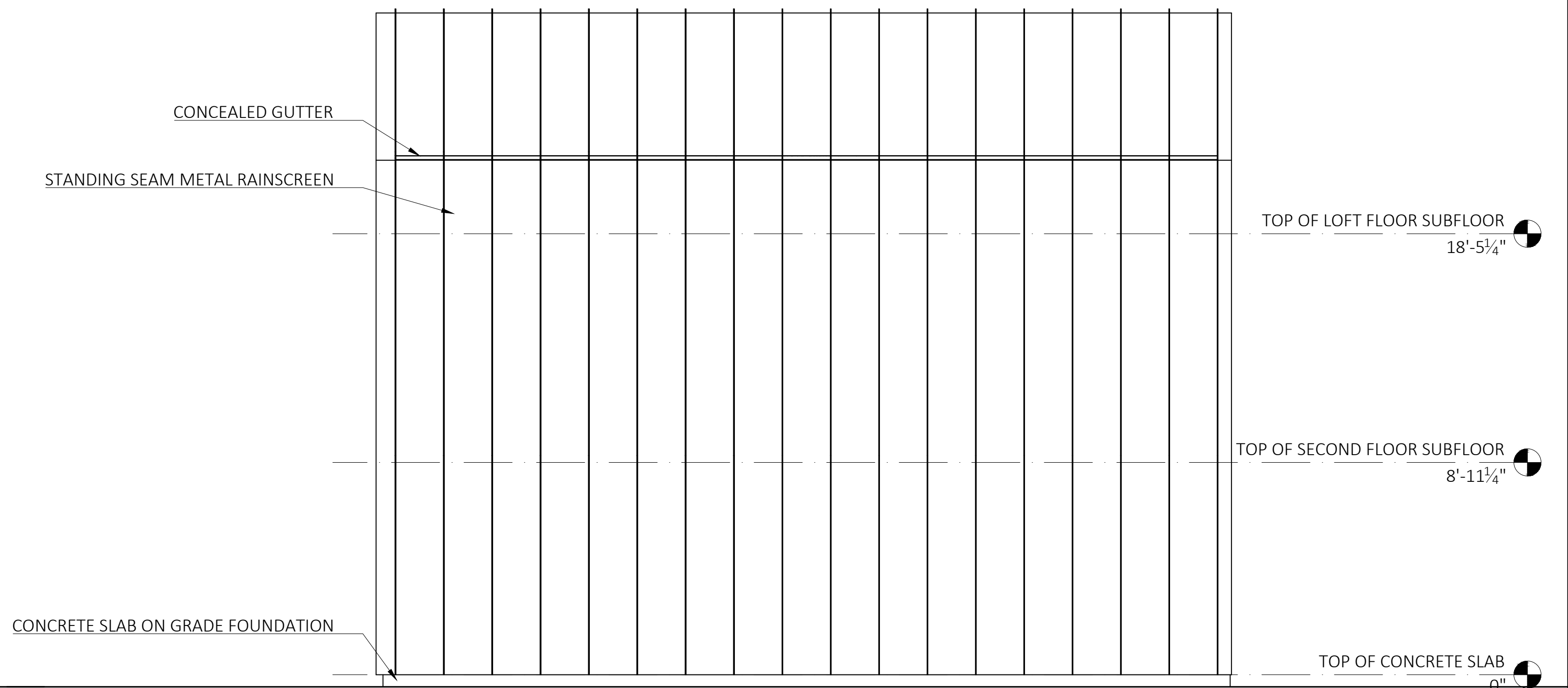
1 SOUTH ELEVATION
A2.1 Scale: 1/4" = 1 ft



2 EAST ELEVATION
A2.1 Scale: 1/4" = 1 ft



3 NORTH ELEVATION
A2.1 Scale: 1/4" = 1 ft



4 WEST ELEVATION
A2.1 Scale: 1/4" = 1 ft