



JUNE 26, 2020
CONSTRUCTION DOCUMENT SET

800 SQ. FT. MAXIMUM ADU

LOCATION: Rural Site
 ADDRESS: Durham, NC
 PROJECT DESIGNER: PK HENSEL

ZONING: CITY OF DURHAM (RR)

SETBACKS

PRIMARY STRUCTURE
 STREET YARD SETBACK: 50'
 REAR YARD SETBACK: 50'
 SIDE YARD SETBACKS: 50' 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 ACCESSORY STRUCTURE IS BEHIND PRIMARY RESIDENCE): 3'
 SIDE YARD SETBACK (WHEN ACCESSORY STRUCTURE IS TO THE SIDE OF PRIMARY RESIDENCE): 6' (PER ZONING DISTRICT SETBACK)
 MAX ALLOWABLE HEIGHT: 25'

CONSTRUCTION AREAS

CONDITIONED AREA	
1ST FLOOR:	423
2ND FLOOR:	376
TOTAL:	799

UNCONDITIONED AREA	
ENTRY DECK:	211
BALCONY:	45
BACK DECK:	35
TOTAL:	291

AREA UNDER ROOF	
TOTAL CONDITIONED + UNCONDITIONED	1090
TOTAL:	1090

IMPERVIOUS AREA

MAX ALLOWABLE IMPERVIOUS AREA:	NOT LOCATED IN DESIGNATED WATERSHED
LOT SIZE:	38 ACRES (9,311 SF)
EXISTING IMPERVIOUS AREA:	UNKNOWN
NEW FOUNDATION AREA:	423
NEW DRIVEWAY AREA:	400
NEW IMPERVIOUS AREA:	823

DRAWING INDEX

- T1.0 - TITLE + DRAWING INDEX + SITE PLAN
- A1.0 - FLOOR PLANS
- A1.1 - FOUNDATION + 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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PRELIMINARY
NOT FOR
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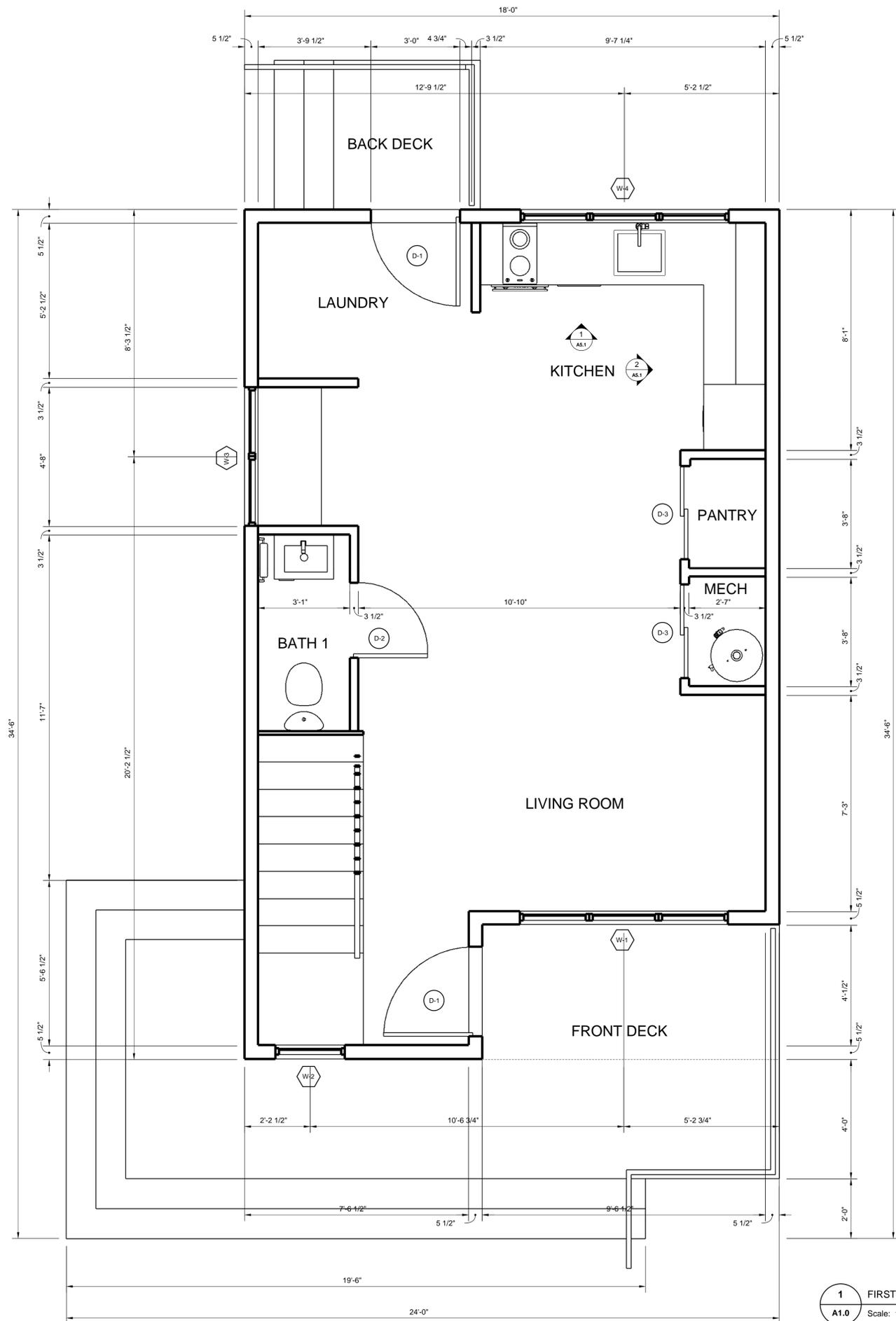
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DRAWN BY: PKH
 FIRST ISSUE DATE: 06/26/20

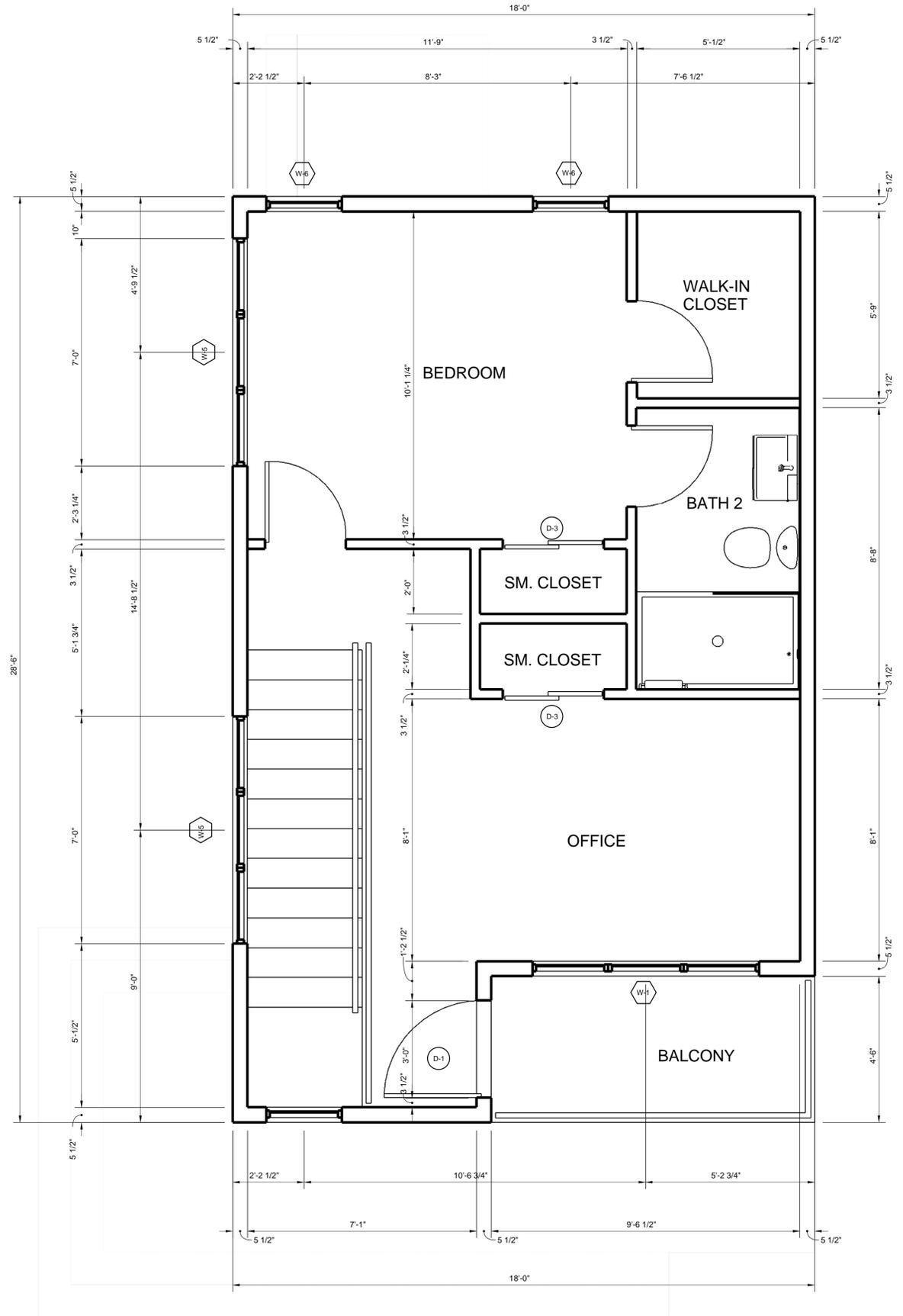
TITLE
+ SITE PLAN
+ DRAWING INDEX

T1.0

1 Site Plan
 T1.0 Scale: 1" = 20' - 0"



1 FIRST FLOOR PLAN
A1.0 Scale: 1/2" = 1' - 0"



2 SECOND FLOOR PLAN
A1.0 Scale: 1/2" = 1' - 0"

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FLOOR PLANS



1 WEST ELEVATION
A2.1 Scale: 1/4" = 1' - 0"



2 NORTH ELEVATION
A2.1 Scale: 1/4" = 1' - 0"



3 EAST ELEVATION
A2.1 Scale: 1/4" = 1' - 0"



4 SOUTH ELEVATION
A2.1 Scale: 1/4" = 1' - 0"

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ELEVATIONS