VARIANCE RECOMMENDATION REQUEST

Supporting Narrative — Roof Eave Setback Relief

Submitted to the City of Savannah Historic Preservation Commission

Property: 405 West 37th Street, Savannah, Georgia 31401

PIN: 20073 12009 | Lot Size: ~0.20 acres

Zoning District: TN-2 (Traditional Neighborhood-2)

Historic District: Thomas Square Streetcar Historic District (Local Historic District)

Applicant: Dr. Christine Wacta

Project: Rehabilitation and adaptive reuse of an existing detached accessory structure into a small Accessory Dwelling Unit (ADU) for the applicant's 82-year-old mother

Variance Scope: Relief from the 3-foot minimum setback for roof eaves/overhangs — 8 inches on the south (lane) elevation and 10 inches on the west elevation — reducing existing 12-inch and 14-inch nonconformities respectively

Reviewing Body: Historic Preservation Commission (HPC) — recommendation to the Zoning Board of Appeals (ZBA)

Date: June 24, 2026

Contents

1. Project Summary

The applicant, Dr. Christine Wacta, is the owner of 405 West 37th Street, located in the TN-2 (Traditional Neighborhood-2) base zoning district and the Thomas Square Streetcar Historic District. The project proposes the rehabilitation and adaptive reuse of an existing detached accessory structure — originally constructed as a single-story garage — into a small Accessory Dwelling Unit (ADU) intended to provide independent living accommodations for the applicant's 82-year-old mother.

Following a preliminary review by the Planning and Urban Design Department, only one variance is required for this project: relief from the minimum 3-foot setback that applies to roof eaves and overhangs from side and rear property boundaries. All other zoning standards are met. Specifically:

- **Building footprint** remains at the existing 405 square feet (18 ft × 22 ft 6 in) — well below the 700-square-foot maximum and well below 40% of the principal building footprint under Sec. 8.7.4(d).
- **Building height** of 24 feet 1⅜ inches is below both the 25-foot ADU absolute cap and the principal-building height of 31 feet 3 inches — satisfying Sec. 8.7.4's "25 feet or principal building height, whichever is less" rule.
- **Structure-to-property-line setback** is 40 inches on the south (rear / lane) elevation and 38 inches on the west (side) elevation — both exceeding the applicable 3-foot minimum for the structure itself.
- **Use** is strictly residential and family-based, accommodating the applicant's elderly mother in a single dwelling unit on the upper floor. The lower (ground) floor remains in its current and historic use as workshop and lawn-care storage. The ground floor includes a pre-existing toilet typical of workshop accessory structures of this era, but contains no kitchen, no sleeping area, and no separate cooking or food-preparation facilities — the toilet is a workshop bathroom and does not constitute a dwelling unit. The configuration follows the traditional Savannah carriage-house pattern of storage below and a single dwelling above. No rental, short-term rental, or commercial use is proposed.

The variance arises from a direct conflict between two regulatory requirements at this specific site. The Historic Preservation Commission's Design Standards require a minimum eave depth to maintain architectural compatibility with the historic carriage-house typology characteristic of Savannah. With the existing structure positioned 40 inches from the south (rear/lane) property line and 38 inches from the west (side) property line — pre-existing conditions the applicant cannot alter — the addition of a code-compliant eave projects within the 3-foot (36-inch) minimum setback required by zoning.

Importantly, the existing structure's eaves measure 16 inches in depth and already project to within 24 inches of the south property line and 22 inches of the west property line — legal nonconforming conditions predating current zoning. The applicant proposes to reduce the eave depth to 12 inches, which moves the eaves back to approximately 28 inches (south) and 26 inches (west) from the property lines. The proposal therefore reduces, not expands, the existing nonconformity by approximately 4 inches on each elevation, while still meeting the HPC's 8-inch minimum eave requirement with 4 inches of architectural margin.

2. Variance Request — Description and Ordinance Citation

Standard from which relief is requested

Sec. _____ *of the City of Savannah Zoning Ordinance, requiring that roof eaves and overhangs maintain a minimum setback of 3 feet from side and rear property boundaries. [Exact section citation and standard text to be confirmed; pre-application review on May 15, 2026 with MPC staff Sally Helm, John Anagnost, and Caitlin Chamberlain identified roof-eave setback as the only variance required, as further confirmed by Planning Manager John Anagnost in correspondence of May 19, 2026.]*

Nature of the relief requested

The applicant requests the following dimensional variance relief on each elevation:

- **South (rear / lane) elevation:** reduce the required 3-foot (36-inch) eave setback to approximately 28 inches — a reduction of approximately 8 inches — to accommodate a 12-inch eave on a structure sited 40 inches from the lane property line.
- **West (side) elevation:** reduce the required 3-foot (36-inch) eave setback to approximately 26 inches — a reduction of approximately 10 inches — to accommodate a 12-inch eave on a structure sited 38 inches from the west property line.

On both elevations, the proposed 12-inch eave reduces the depth of the existing 16-inch eave by approximately 4 inches. The proposal therefore reduces existing legal nonconforming conditions rather than creating new encroachments. Specifically: on the south elevation, the eave-to-property-line distance increases from an existing 24 inches to a proposed 28 inches; on the west elevation, the distance increases from an existing 22 inches to a proposed 26 inches.

Eave depth choice: The HPC Design Standards require a minimum 8-inch eave. The applicant's proposed 12-inch dimension is intentionally between the HPC minimum and the existing 16-inch depth in order to reduce the encroachment while preserving the architectural proportions consistent with the historic carriage-house typology. The applicant has not asked for relief sufficient to retain the existing eaves.

Mitigation

The applicant will install gutters and downspouts along the west and south eaves to direct all roof runoff onto the applicant's property and away from adjoining parcels. This mitigation matches the condition imposed by the Zoning Board of Appeals on the directly comparable variance approved at 303 West 34th Street (Petition 25-003861-ZBA) on August 28, 2025.

Structure clearance

The structure itself remains 40 inches from the south property line and 38 inches from the west property line; only the eave projection requires relief. This preserves the ability to access the building exterior for maintenance — a concern raised by Board members in prior similar cases, including at 220 West Duffy Street (heard January 22, 2026).

3. Response to Review Criteria

The Historic Preservation Commission must make a finding on each of the following criteria. The applicant respectfully submits that each criterion is satisfied as set forth below.

3.1 Unusual Circumstances / Practical Difficulty or Undue Hardship

Strict application of the 3-foot eave setback standard at this property would result in exceptional practical difficulty because two regulatory requirements come into direct, mathematical conflict at this specific site:

- The existing accessory structure is sited 40 inches from the south (rear/lane) property line and 38 inches from the west (side) property line — pre-existing conditions reflecting the original development pattern of the lot, which the applicant did not create and cannot alter; and
- The Historic Preservation Commission's Design Standards require a minimum 8-inch roof eave for architectural compatibility with the carriage-house typology characteristic of the Thomas Square Streetcar Historic District.

Even at the HPC's 8-inch minimum eave, the resulting eave projection would extend to within 32 inches of the south property line and 30 inches of the west property line — still short of the 36-inch minimum on both elevations. The applicant cannot satisfy both requirements at any eave dimension without variance relief.

Notably, the existing structure already exhibits this nonconformity. The existing 16-inch eaves project to within 24 inches of the south property line (a 12-inch existing nonconformity) and within 22 inches of the west property line (a 14-inch existing nonconformity) — legal nonconforming conditions predating current zoning. The applicant's proposal does not create new encroachments; it reduces existing ones. By reducing the eaves from 16 inches to 12 inches, the applicant pulls each eave back 4 inches from the property line, moving the structure measurably closer to compliance on both elevations.

To eliminate the variance entirely, the applicant would have to (a) omit the required eave altogether, in violation of the HPC Design Standards; (b) relocate the structure further from the property line, which is physically and economically infeasible given existing site conditions; or (c) abandon the rehabilitation project. None of these alternatives is consistent with the public interest in preserving the historic accessory structure, supporting aging-in-place family housing, or maintaining the architectural integrity of the district.

3.2 Harmony with the Design Standards

The variance is not in tension with the Design Standards — it is required in order to comply with them. The historic carriage-house and rear-yard accessory structures throughout the Thomas Square Streetcar Historic District uniformly incorporate substantial roof eaves, both for weather protection and for the architectural proportions and shadow lines that define the district's character. The HPC's 8-inch minimum eave standard reflects this architectural reality.

Approval of the variance allows the rehabilitated accessory structure to incorporate the eave details the Design Standards require, conserving the architectural and historic integrity and character of the property and the surrounding district. Denial would force the applicant to either eliminate compliant eaves —

producing a stripped, non-traditional roof line inconsistent with the district's character — or abandon the rehabilitation, leaving a deteriorating accessory structure in place. Neither outcome advances the conservation purpose of the Design Standards.

3.3 General Consistency with the Ordinance and Comprehensive Plan

The proposal is consistent with the intent of the Zoning Ordinance and the City of Savannah Comprehensive Plan, which support infill residential capacity, aging-in-place housing, and the rehabilitation of existing structures. The ADU is strictly for family residential use — no rental, short-term rental, or commercial use is proposed.

The variance is not injurious to the neighborhood. The eave projection occurs at the upper portion of the structure and does not affect ground-level yard use, privacy, or pedestrian-level conditions. The relief represents only a few inches of physical encroachment over the setback minimum. With the proposed gutters and downspouts, all rainwater runoff will be directed onto the applicant's property and away from adjoining parcels, addressing the principal concern that has driven this standard in past Board deliberations.

3.4 Special Conditions and Circumstances

(a) Conditions peculiar to the property

The existing accessory structure's offset from the property boundaries — 40 inches on the south (lane) elevation and 38 inches on the west elevation — is a pre-existing condition reflecting the original site development pattern. The conflict between this offset and the current 3-foot eave setback requirement is specific to lots in the district where accessory structures predate current zoning standards. Newer accessory structures, sited under current TN-2 standards, would typically be set further from property lines and would not generate this conflict. The condition is therefore peculiar to this property and a small number of similarly-situated properties in the district.

(b) Not the result of the applicant's actions

The applicant did not create the structure, its position, or its offset from the property lines. The accessory building, its footprint, and its location on the lot predate the applicant's ownership and the current zoning ordinance. The applicant has no ability to relocate the structure further from the property line.

(c) Not purely financial in nature

The variance is not sought to use the property more profitably. The relief is required to allow the applicant to comply with the HPC Design Standards (8-inch minimum eave) while rehabilitating the existing structure to accommodate the applicant's elderly mother. The proposed use is purely residential and family-based; no rental, short-term-rental, or commercial use is proposed. The variance does not enable additional buildable area, additional floors, or additional density — only the architectural compliance of the eave detail.

3.5 Literal Interpretation

Literal interpretation of the 3-foot eave setback requirement, applied to this specific pre-existing site condition, would deprive the applicant of the right to rehabilitate an existing accessory structure with code-compliant eaves — a right commonly enjoyed by property owners in the same Zoning District whose structures sit further from property lines. The result would be unnecessary and undue hardship, forcing the applicant to choose between two conflicting code requirements where neither choice serves the public interest.

3.6 Minimum Variance

The relief requested is the minimum necessary to make rehabilitation feasible. The applicant has voluntarily reduced the eave depth from the existing 16 inches to a proposed 12 inches — 4 inches less than the existing dimension. This proactive reduction pulls each eave 4 inches further from the property line: from 24 inches to 28 inches on the south (lane) elevation, and from 22 inches to 26 inches on the west elevation. The applicant has thereby unilaterally reduced the existing 12-inch nonconformity on the south to 8 inches, and the existing 14-inch nonconformity on the west to 10 inches.

Further reduction is not feasible. The HPC Design Standards establish 8 inches as the minimum eave depth; reducing the eave to 8 inches would still produce a 4-inch nonconformity on the south elevation and a 6-inch nonconformity on the west, and would compromise the historic carriage-house proportions the Design Standards are intended to preserve. The proposed 12-inch dimension is therefore a reasoned middle ground between architectural integrity and the goal of conformity — not a maximum convenient to the applicant. The 40-inch and 38-inch structure offsets are fixed and cannot be altered. The relief requested is, in real terms, the minimum that allows the rehabilitation to proceed while satisfying both the Design Standards and a reasonable architectural treatment of the historic accessory structure.

3.7 Special Privilege Not Granted

The variance, if granted, places the applicant on equal footing with other property owners in similar circumstances, not in a position of advantage. The Zoning Board of Appeals has recently approved directly comparable eave- and accessory-setback variances in the same and adjacent zoning districts:

- **303 West 34th Street** (TN-2 zoning district — same as the subject property; Petition 25-003861-ZBA; approved by the Zoning Board of Appeals on August 28, 2025): Relief for eaves or roof overhang setback from 3 feet to 2 feet, with the single condition that gutters be installed to divert runoff from adjoining properties. MPC Staff recommended approval. This is a near-identical precedent in the same zoning district.
- **602 East 52nd Street** (RSF-6 zoning district; Petition 25-003907-ZBA; approved August 28, 2025): Relief reducing the rear-yard setback for an ADU from 3 feet to 1 foot, in association with a substantial rehabilitation / new construction of a rear-yard accessory dwelling unit.
- **771 East Park Avenue** (TR-3 zoning district; Petition 25-003776-ZBA; approved August 28, 2025): Relief reducing the rear-yard setback for an accessory structure from 5 feet to 0 feet.
- **220 West Duffy Street** (TN-1 zoning district, Victorian Historic District; heard at HPC December 2025 and at the Zoning Board of Appeals on January 22, 2026): Relief for roof overhang from the 3-foot eave setback standard.

The relief sought here is materially comparable to, and in some respects more conservative than, the relief granted at 303 West 34th Street. The applicant's proposal voluntarily reduces the existing nonconformities on both elevations — from 12 inches to 8 inches on the south, and from 14 inches to 10 inches on the west — a measurable step toward compliance. Granting the variance would place the applicant on equal footing with other property owners who have undertaken similar rehabilitation and new-construction projects on lots with comparable site constraints.

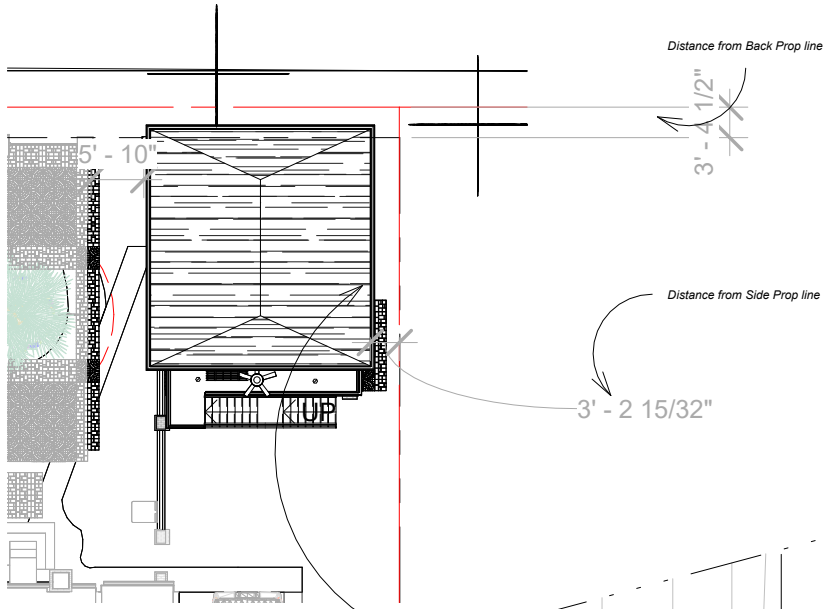
Conclusion

The proposal represents a narrow, technical variance necessary to resolve a direct conflict between two regulatory requirements at a site where the existing structure position predates current zoning. The applicant has voluntarily reduced the eave depth from the existing 16 inches to a proposed 12 inches, measurably reducing rather than expanding the existing nonconformity on both the south (lane) and west elevations. The configuration follows the traditional Savannah carriage-house pattern: workshop and storage on the ground floor, a single dwelling unit above. The relief is mitigated by gutters and downspouts to address runoff. The variance is consistent with relief routinely granted by the Zoning Board of Appeals in directly comparable circumstances, most notably at 303 West 34th Street within the same TN-2 zoning district less than a year ago. The applicant respectfully requests that the Historic Preservation Commission recommend approval of the requested variance to the Zoning Board of Appeals.

Respectfully submitted,

Dr. Christine Wacta
PhD, Urban Planning & Spatial Intelligence
Architectural Designer | GIS & Resilience Researcher
405 West 37th Street, Savannah, Georgia 31401
Email: wacta2011@gmail.com | Phone: 912-596-6704

Date: Christine wacta



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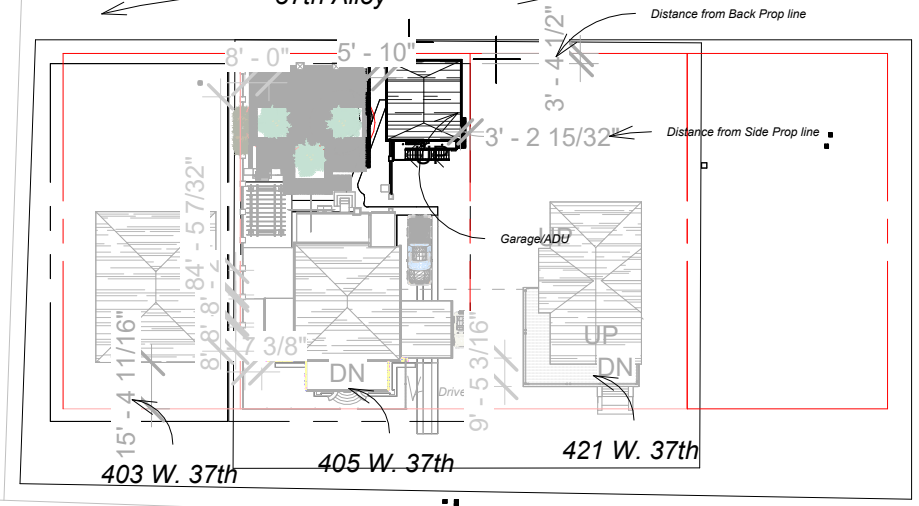
3/64" = 1'-0"



1 ADU Site/Block
1/64" = 1'-0"

ADU Plot Plan

Transaction ID
60262786291)

RECEIPT

Project number	001
Date	Issue Date
Drawn by	Dr. WACTA
Checked by	Checker
Scale	As indicated

A000

Component	Area
Main Building	1,287
A1 — Living Space addition	246
A2 — Living Space addition	198
A3 — Slab Porch with Roof	240
A4 — Detached Garage (your accessory)	**405** *(actual: 18'×22'6")*
Total	**2,376 sq ft**

$$\text{Lot Coverage} = \frac{2{,}376}{8{,}712} \times 100 = \mathbf{27.3\%}$$

Existing = Proposed = 27.3% (vertical addition only)

Site plan note block (for the Additions Checklist):

> **Lot Area:** 8,712 sq ft (0.20 ac) **Existing Total Footprint:** 2,376 sq ft → **27.3%**
> **Proposed Total Footprint:** 2,376 sq ft → **27.3%** **No change to lot coverage.**
> **Addition is vertical only — second floor over the existing 405 sq ft (18'×22'6") detached garage footprint.**

Well under TN-2's 60% maximum. ✓

Acrage Notes

Project number	001
Date	Issue Date
Drawn by	Dr. WACTA
Checked by	Checker

A000a ADU

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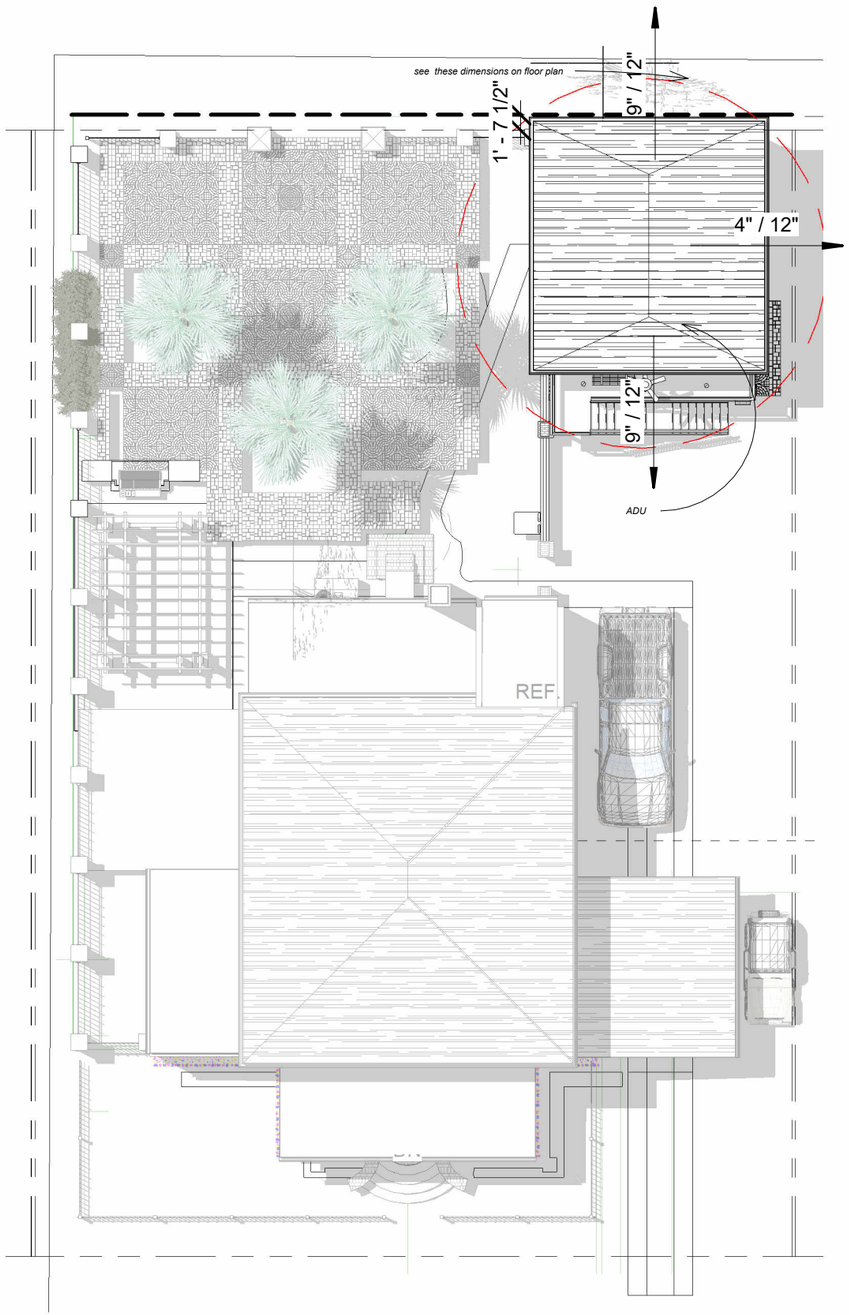
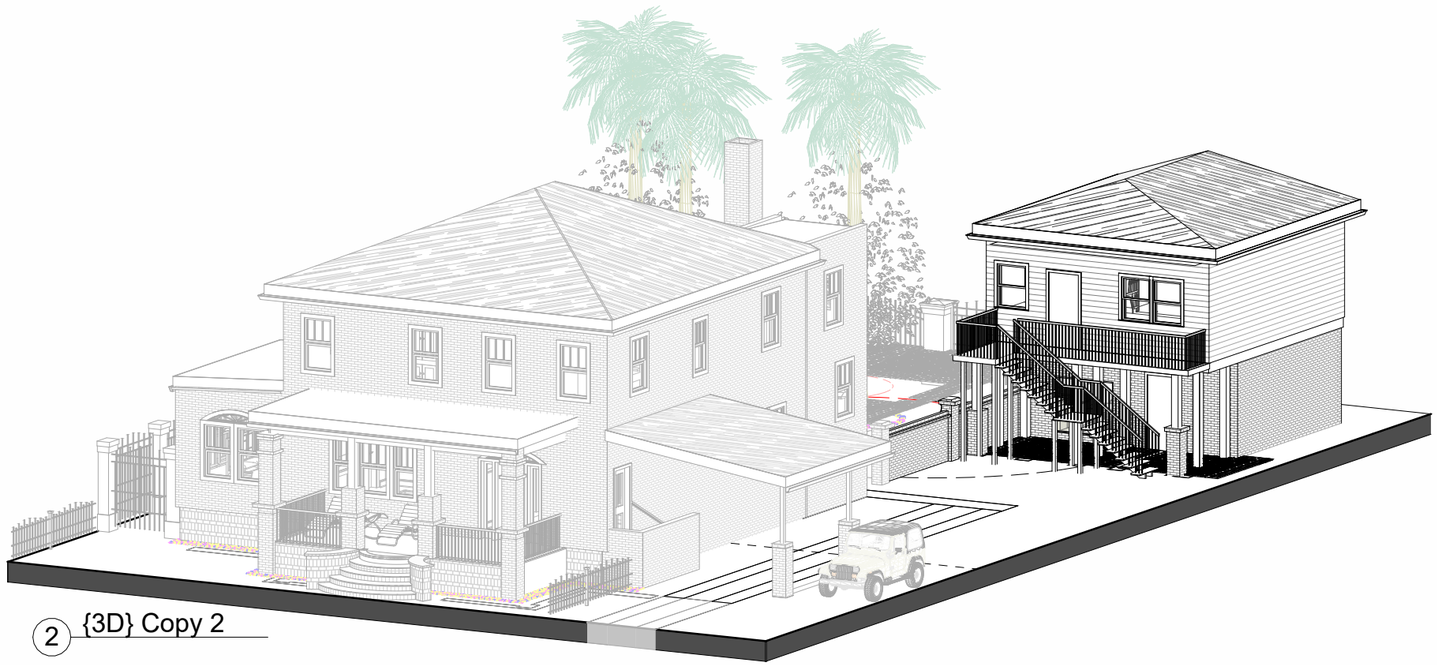


1 Site-405PAVED Copy 1
1/16" = 1'-0"

EXISTING



2 {3D} Copy 2

PROPOSED

Transaction ID
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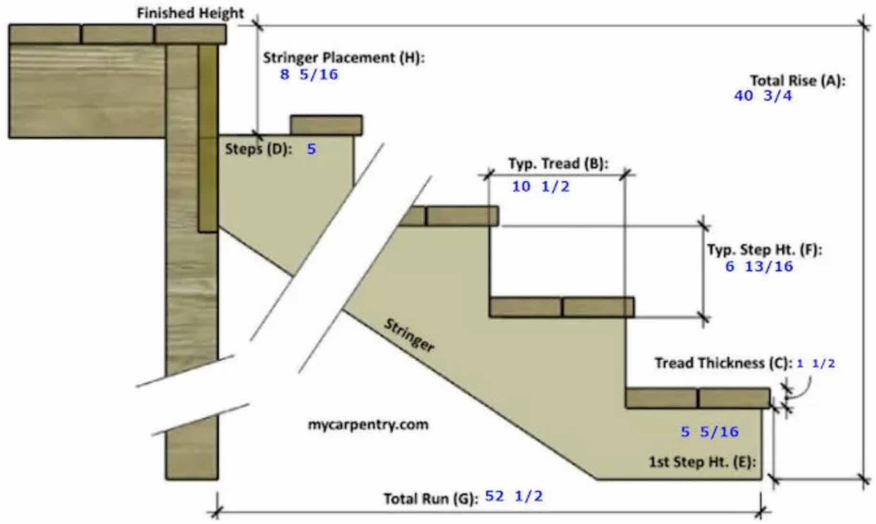
SITE PAVED GAR/ADU

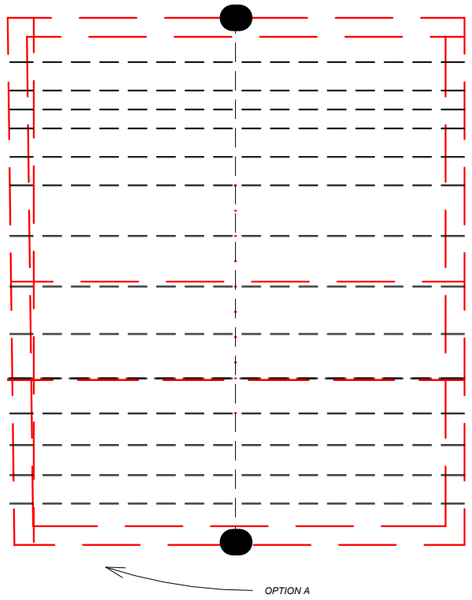
Project number	001
Date	Issue Date
Drawn by	Dr WACTA
Checked by	Checker

A010 ADU

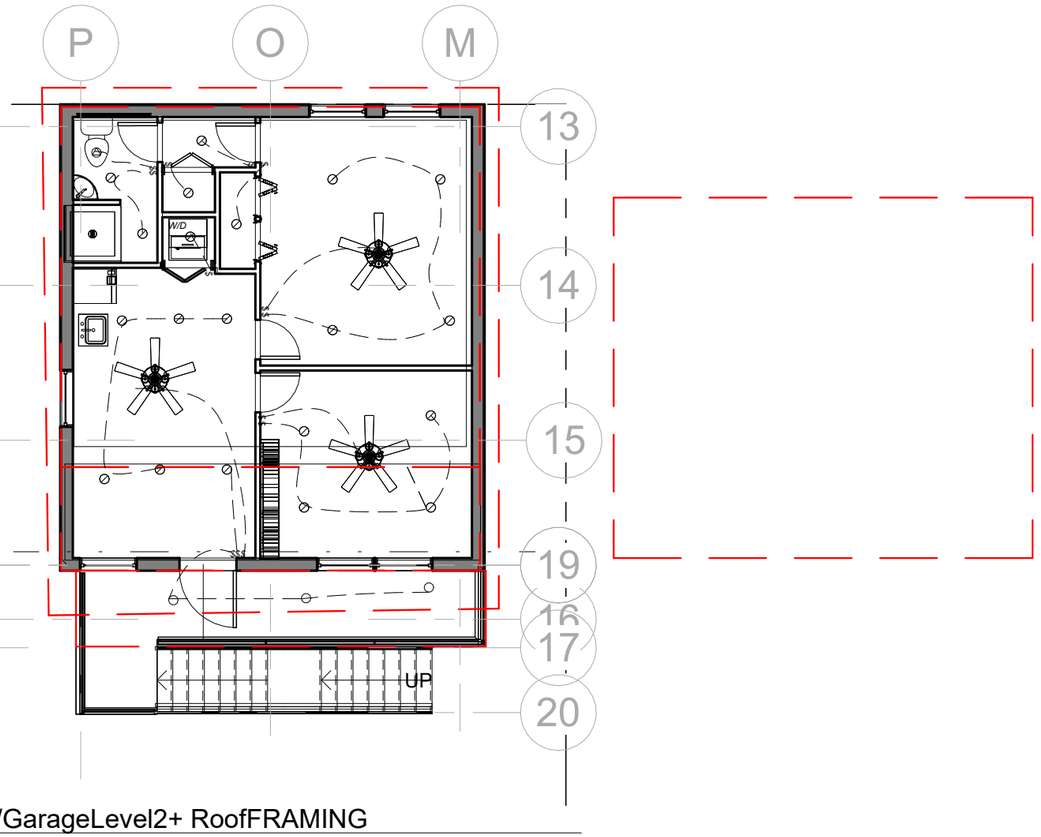
Scale 1/16" = 1'-0"

Stair Calculator





Option 2 Roof Framing



Option 1 Roof Framing

1 000 ADU/GarageLevel2+ RoofFRAMING
1/8" = 1'-0"

ADU/ FLOOR+ Roof FRAMING

Project Number 001

Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale 1/8" = 1'-0"

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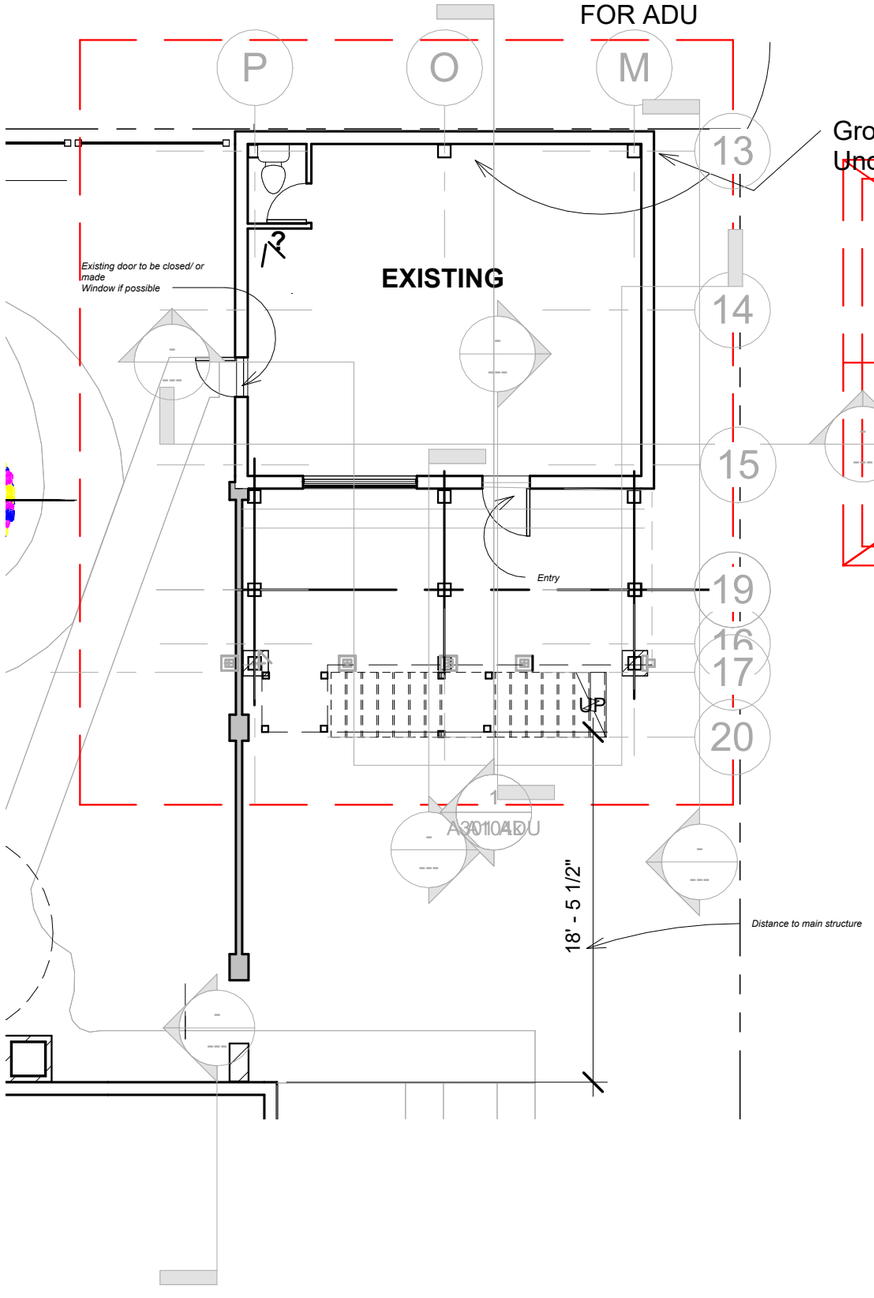
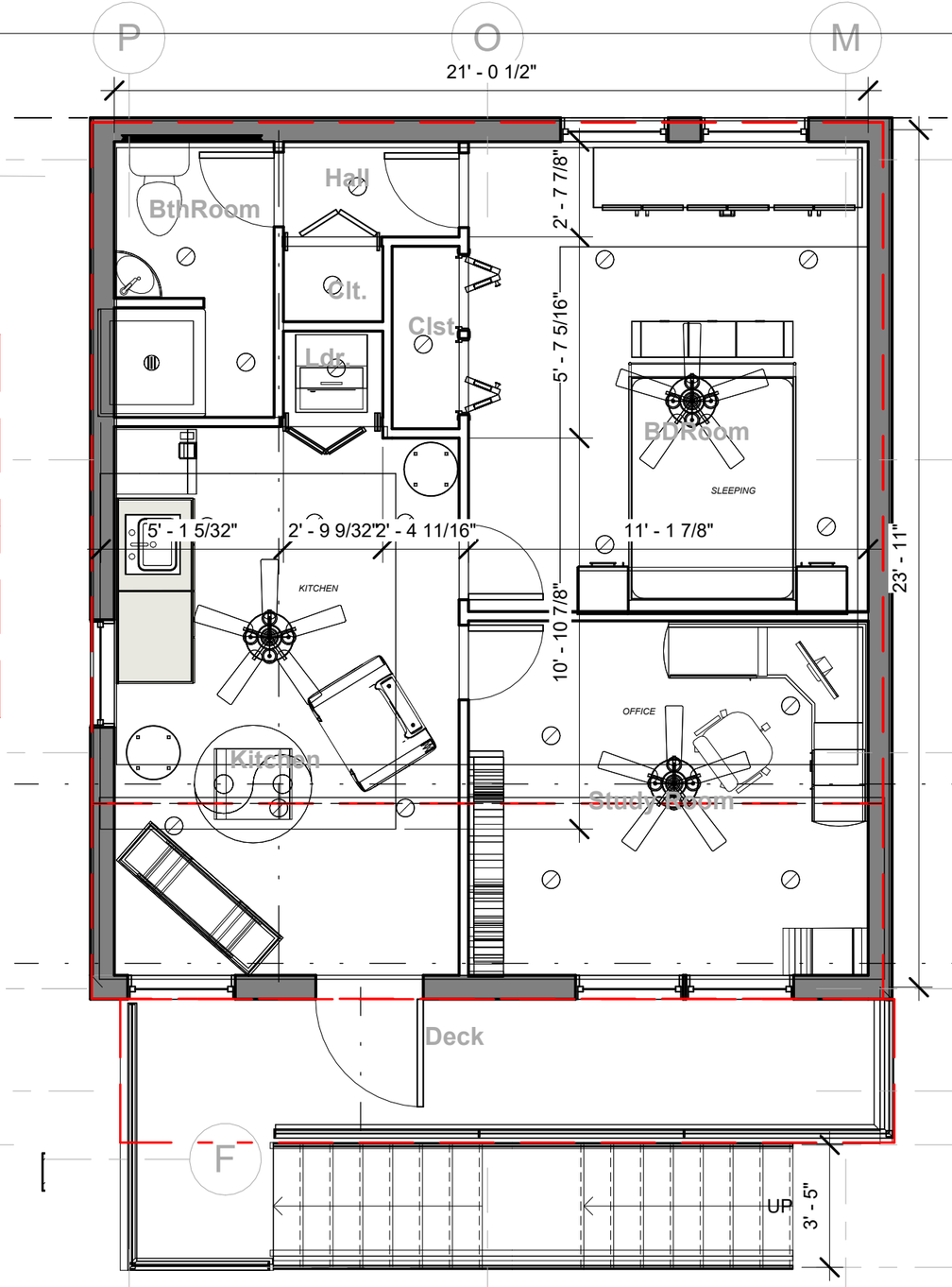
UNCHANGED FOOT PRINT
FOR ADU

Ground floor
Unchanged footprint



2 00 ADU/Ground Level 8
1/8" = 1'-0"



1 000 ADU/GarageLevel2
1/4" = 1'-0"

ADU/FLOOR PLANS ADU

Project number	001
Date	Issue Date
Drawn by	Dr. WACTA
Checked by	Checker

A103 ADU

Scale As indicated

Transaction ID
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1 405-NORTH Copy 1
3/16" = 1'-0"

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ADU/ ELEVATION

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A205 ADU

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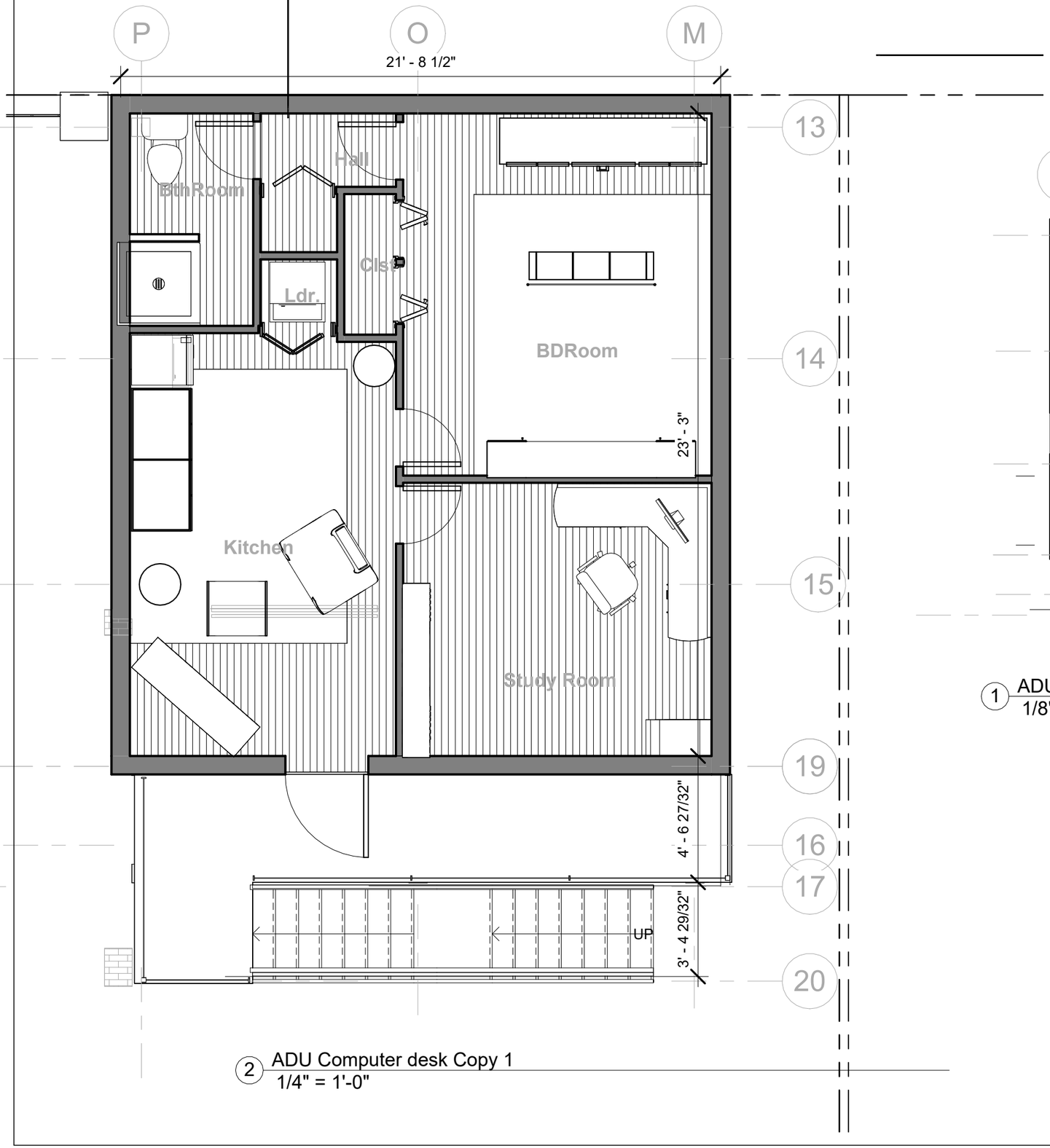

2 ADU Computer desk Copy 1
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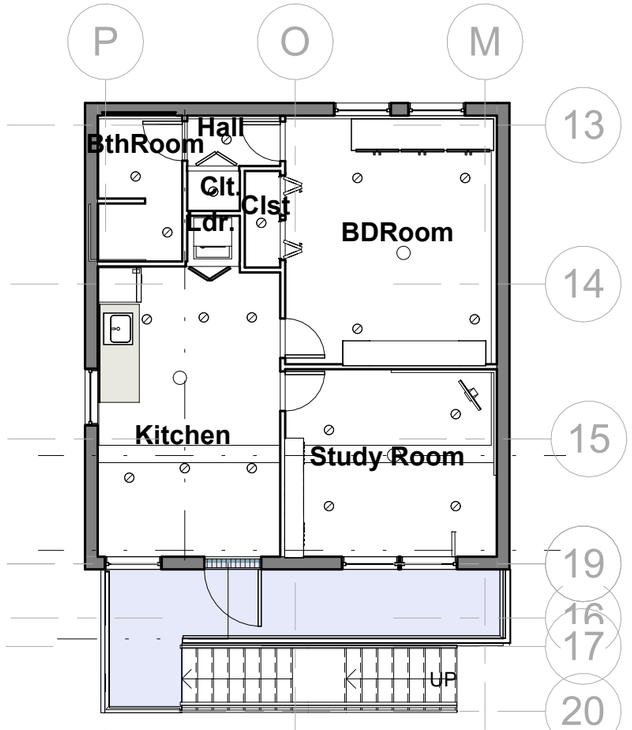

1 ADU/ Level2 Color
1/8" = 1'-0"

Room Legend

- BDRoom
- BthRoom
- Clst
- Clt.
- Deck
- Hall
- Kitchen
- Ldr.
- Study Room

ADU/FLOOR PLANS ADU COLOR

Project number	001
Date	Issue Date
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A102 ADU

Scale As indicated

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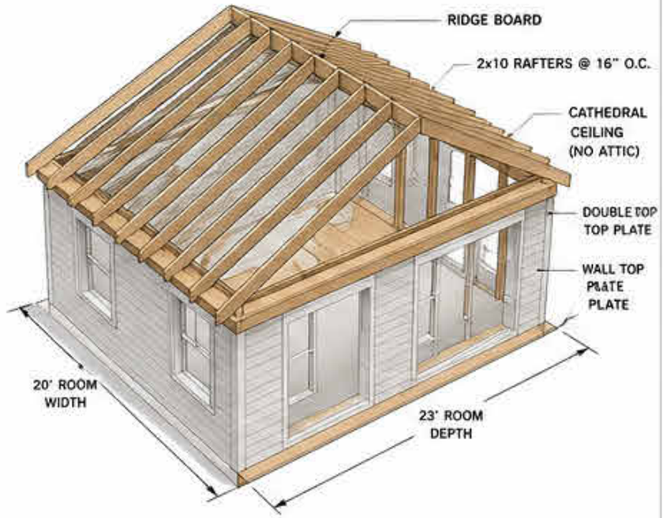
CATHEDRAL (VAULTED) ROOF STRUCTURE – SECOND FLOOR ROOM

R-1

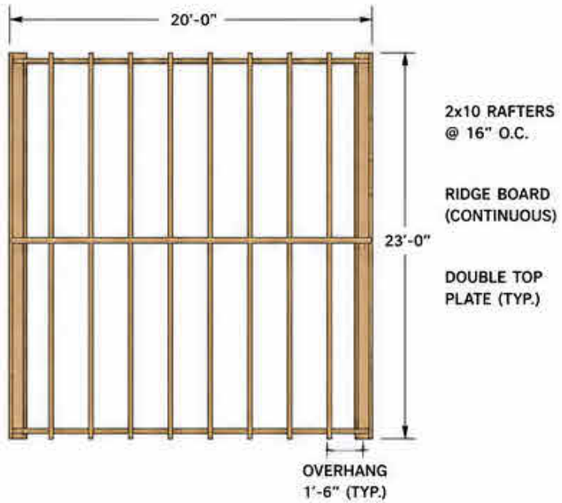
ROOM SIZE: 20'-0" X 23'-0" (SECOND FLOOR) • ROOF TYPE: CATHEDRAL (NO ATTIC SPACE)

Cathedral roof creates a vaulted ceiling in the second floor room. Rafters run from the top plate to the ridge with no ceiling joists.

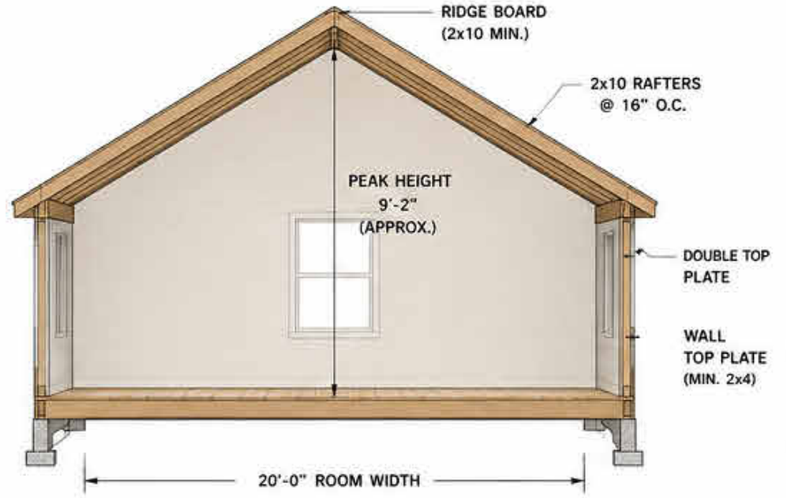
1. 3D PERSPECTIVE – FRAMING OVERVIEW



2. ROOF FRAMING PLAN (TOP VIEW)

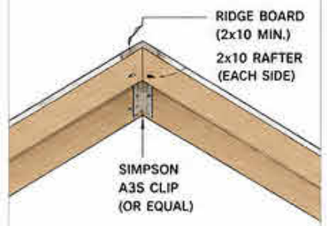


3. ROOF CROSS SECTION (LOOKING INTO ROOM)

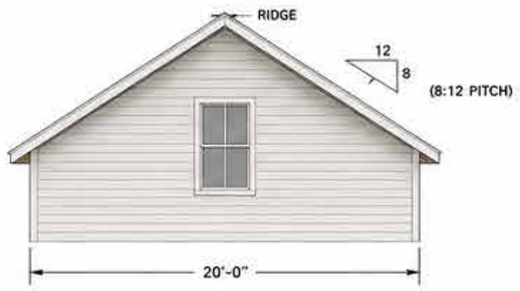


4. EAVE DETAIL (TYP.)

5. RIDGE DETAIL (TYP.)



6. FRONT ELEVATION



7. FRAMING NOTES

- Cathedral roof – no attic space.
- Rafters run from top plate to ridge board.
- Provide proper ventilation at eaves.
- All lumber to be SPF #2 or better unless noted.
- Use hurricane ties at all rafter-to-wall connections.
- Field verify all dimensions before construction.

8. ROOF FRAMING SCHEDULE

ROOM SIZE (INSIDE)	20'-0" x 23'-0"
ROOF TYPE	Cathedral (Vaulted)
ROOF PITCH	8:12
RIDGE BOARD	2x10 Min.
RAFTERS	2x10 @ 16" O.C.
WALL TOP PLATE	(2) 2x4 (Double Top Plate)
CEILING	Cathedral – Vaulted
OVERHANG	1'-6" (Typical)
VENTILATION	Soffit Vents at Eaves
ROOF SHEATHING	1/2" OSB or Plywood
ROOFING	Asphalt Shingles (or Spec.)

OPTIONAL: DORMER FOR HEADROOM & LIGHT

Add a dormer on front or rear slope for additional headroom and natural light. (Shown with 8:12 pitch)

CEILING HEIGHT REFERENCE (APPROX.)

ROOM WIDTH	20'-0"
ROOM DEPTH	23'-0"
PEAK HEIGHT (From Floor)	9'-2" (Approx.)
KNEE WALL HEIGHT	N/A (Cathedral)

Heights may vary based on actual pitch and top plate elevation. Verify in field.

MATERIAL SPECIFICATIONS

Rafters	2x10 SPF #2 @ 16" O.C.
Ridge Board	2x10 SPF #2 (Continuous)
Wall Top Plate	(2) 2x4 SPF #2
Sheathing	1/2" OSB or Plywood
Fasteners	16d Nails or Structural Screws
Connectors	Simpson H2.5A, A35 or Equal

GENERAL NOTES

- Comply with all applicable building codes and local requirements.
- Provide proper ventilation per code (soffit intake, ridge vent or gable vents).
- All dimensions are nominal. Field verify prior to construction.
- This roof design is for framing only. Roofing materials by others.

THIS ROOF STRUCTURE PROVIDES A BEAUTIFUL VAULTED CEILING IN THE SECOND FLOOR ROOM, ENHANCING SPACE AND NATURAL LIGHT.
DESIGN BASED ON 20'-0" X 23'-0" ROOM WITH CATHEDRAL ROOF.

ADU/ ROOF1

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A114 ADU

Scale

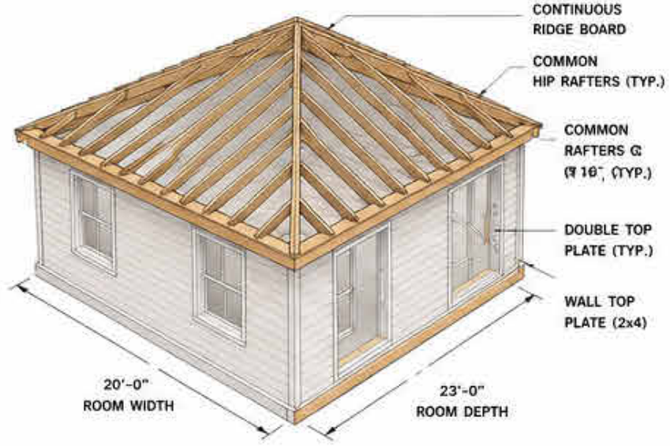
HIP ROOF STRUCTURE – SECOND FLOOR ROOM (LOWER PITCH – SLOPE ON ALL FOUR SIDES)

R-2A

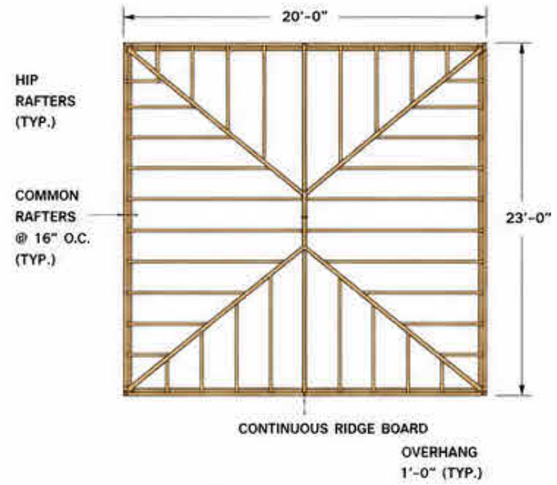
ROOM SIZE: 20'-0" X 23'-0" (SECOND FLOOR) • ROOF TYPE: HIP ROOF (LOWER PITCH)

This lower pitch hip roof provides a subtle slope on all four sides for a clean appearance and improved weather protection.

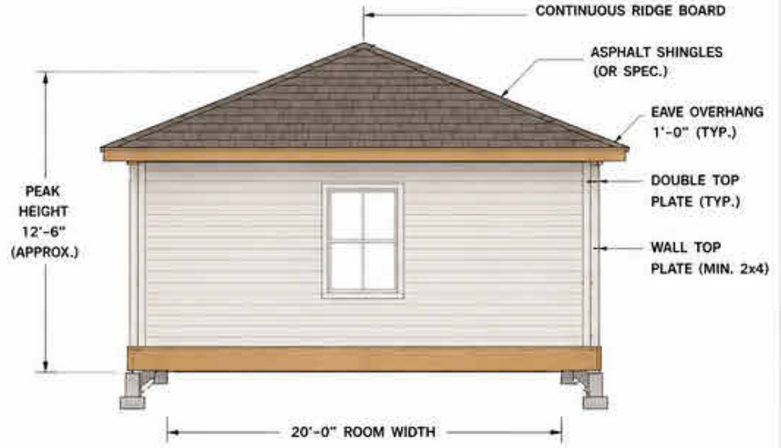
1. 3D PERSPECTIVE – FRAMING OVERVIEW



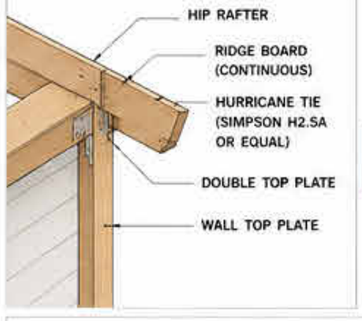
2. ROOF FRAMING PLAN (TOP VIEW)



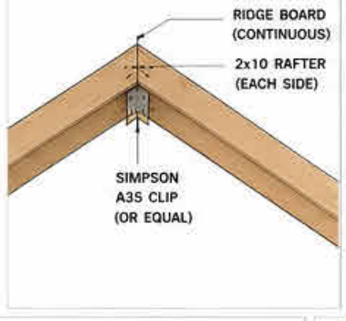
3. FRONT ELEVATION (LOOKING AT 20' SIDE)



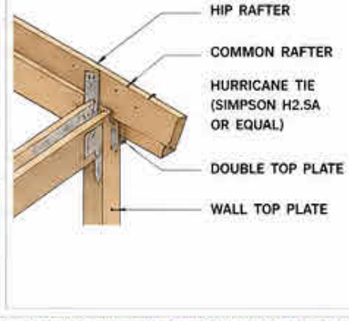
4. HIP RAFTER DETAIL (TYP.)



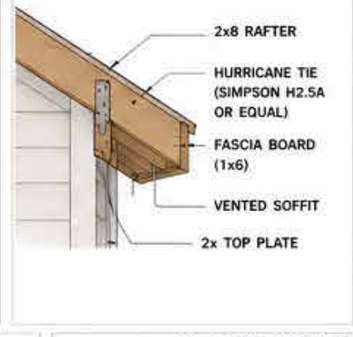
5. RIDGE DETAIL (TYP.)



6. CORNER (HIP) DETAIL (TYP.)



7. EAVE DETAIL (TYP.)



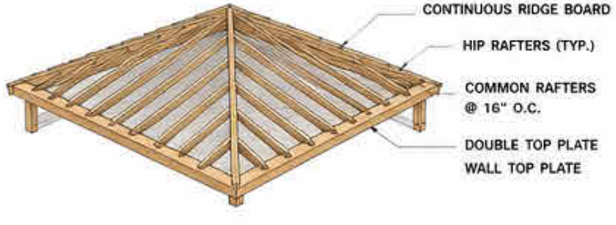
8. ROOF FRAMING NOTES

- Hip roof – slope on all four sides.
- Lower pitch for a subtle roof profile and cost efficiency.
- Rafters run from top plate to ridge board.
- Provide proper ventilation at eaves.
- All lumber to be SPF #2 or better unless noted.
- Use hurricane ties at all rafter-to-wall connections.
- Field verify all dimensions before construction.

9. ROOF FRAMING SCHEDULE

ROOM SIZE (INSIDE)	20'-0" x 23'-0"
ROOF TYPE	Hip Roof (Lower Pitch)
ROOF PITCH	3:12 (TYP.)
RIDGE BOARD	2x8 Min. (Continuous)
HIP RAFTERS	2x8 @ 16" O.C.
COMMON RAFTERS	2x6 @ 16" O.C.
WALL TOP PLATE	(2) 2x4 (Double Top Plate)
CEILING	Flat Ceiling
OVERHANG	1'-0" (Typical)
VENTILATION	Soffit Vents at Eaves
ROOF SHEATHING	1/2" OSB or Plywood
ROOFING	Asphalt Shingles (or Spec.)

10. ISOMETRIC – ROOF FRAMING (LOWER PITCH)



11. CEILING HEIGHT REFERENCE (APPROX.)

Ceiling height may vary based on actual framing and finish materials.

12. MATERIAL SPECIFICATIONS

Ridge Board	2x8 SPF #2 (Continuous)
Rafters (Hip)	2x8 SPF #2 @ 16" O.C.
Rafters (Common)	2x6 SPF #2 @ 16" O.C.
Wall Top Plate	(2) 2x4 SPF #2
Ceiling Joists	2x6 SPF #2 @ 16" O.C.
Sheathing	1/2" OSB or Plywood
Fasteners	16d Nails or Structural Screws
Connectors	Simpson H2.5A, A35 or Equal
Roofing	Asphalt Shingles (or Spec.)

13. GENERAL NOTES

- Comply with all applicable building codes and local requirements.
- Provide proper ventilation per code (soffit intake, ridge vent or gable vents).
- All dimensions are nominal. Field verify prior to construction.
- This roof design is for framing only. Roofing materials by others.

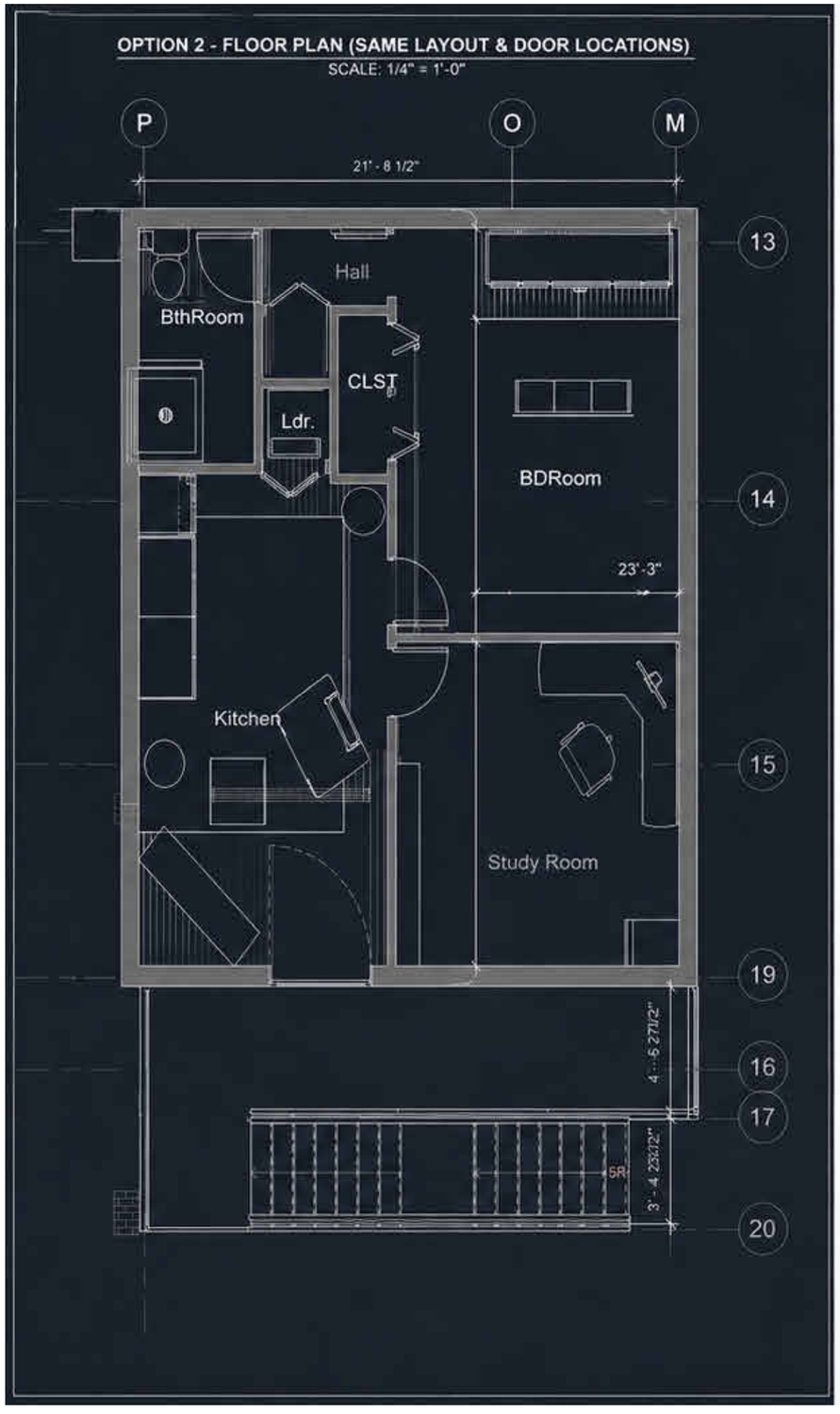
THIS LOWER PITCH HIP ROOF PROVIDES SLOPE ON ALL FOUR SIDES FOR IMPROVED WEATHER PROTECTION AND A CLEAN, SUBTLE APPEARANCE.
DESIGN BASED ON 20'-0" X 23'-0" SECOND FLOOR ROOM.

ADU/ROOF

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

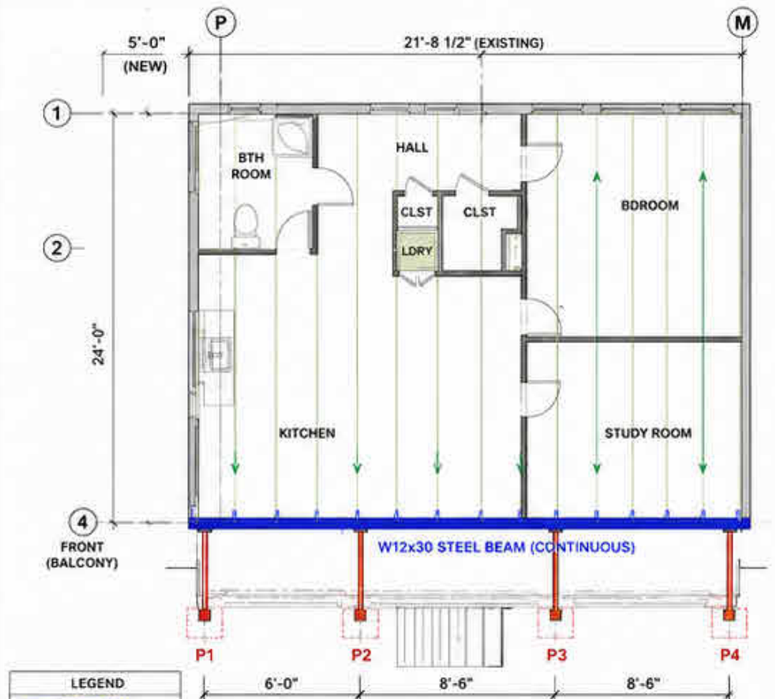
A115 ADU

Scale



UPDATED STRUCTURAL FRAMING PLAN (OPTION 2)

SCALE: 1/4" = 1'-0"



LEGEND

- STEEL BEAM
- STEEL BEAM (INTERIOR)
- STEEL POST (TYP.)
- CONCRETE FOOTING (TYP.)
- JOIST DIRECTION

RECOMMENDED FRAMING STRATEGY (MOST ECONOMICAL)

1. Use 2 steel beams to break the 24'-0" span into shorter spans.
2. Add interior steel beam under interior load-bearing walls.
3. Floor joists run front to back (24'-0" span) to the beams.
4. All beams sized for typical residential loads.
5. Posts aligned with beams below to simplify foundations.

BEAM SCHEDULE (UPDATED)

MARK	LOCATION	SIZE (A992 STEEL)	NOTES
	FRONT BEAM (Exterior)	W12x30	Continuous over 4 posts 24'-0" span
	INTERIOR BEAM	W10x22	Continuous over 3 posts 24'-0" span

NOTE: FINAL SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER BASED ON ACTUAL LOADS, JOIST SIZE, AND CODE REQUIREMENTS.

COLUMN SCHEDULE (UPDATED)

MARK	SIZE	TYPE	NOTES
P1, P2, P3, P4	HSS 6x6x1/4"	STEEL POST	Typical (Verify loads)

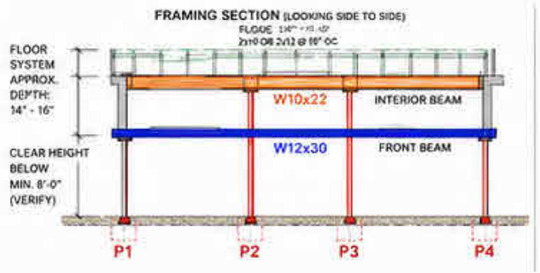
GENERAL NOTES

1. All steel A992 Fy = 50 ksi
2. Provide lateral bracing at top of posts and beams per engineer.
3. All connections per structural engineer.
4. All posts to bear on concrete footings.
5. Verify all dimensions in field.

ADVANTAGES OF THIS SYSTEM

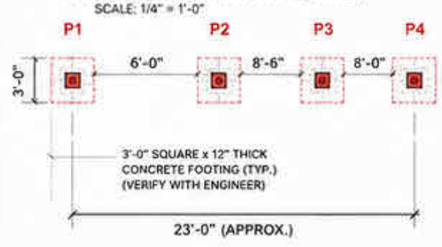
- Shorter spans = smaller, cheaper beams
- Less deflection & vibration
- Easier construction
- More economical footings
- Structurally efficient

FRAMING SECTION (LOOKING SIDE TO SIDE)



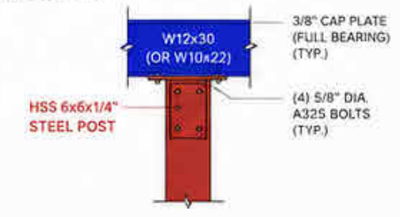
FOOTING PLAN (BELOW POSTS - UPDATED)

SCALE: 1/4" = 1'-0"



OPTION 2 - FRAME DETAIL (BEAM TO POST CONNECTION)

SCALE: 3" = 1'-0"



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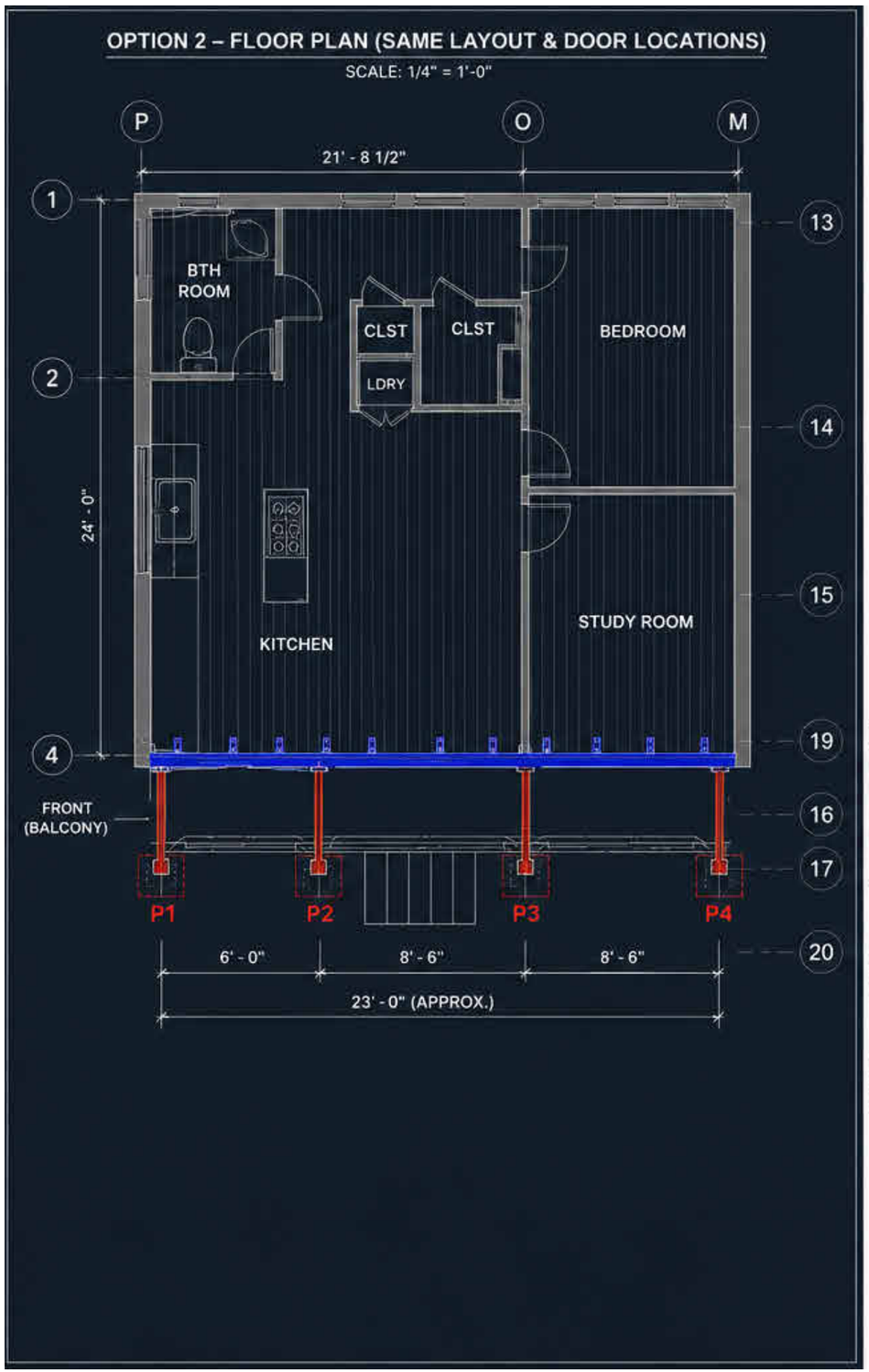
ADU_tructural Cal. + Options

Project No.	001
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	A107ADU

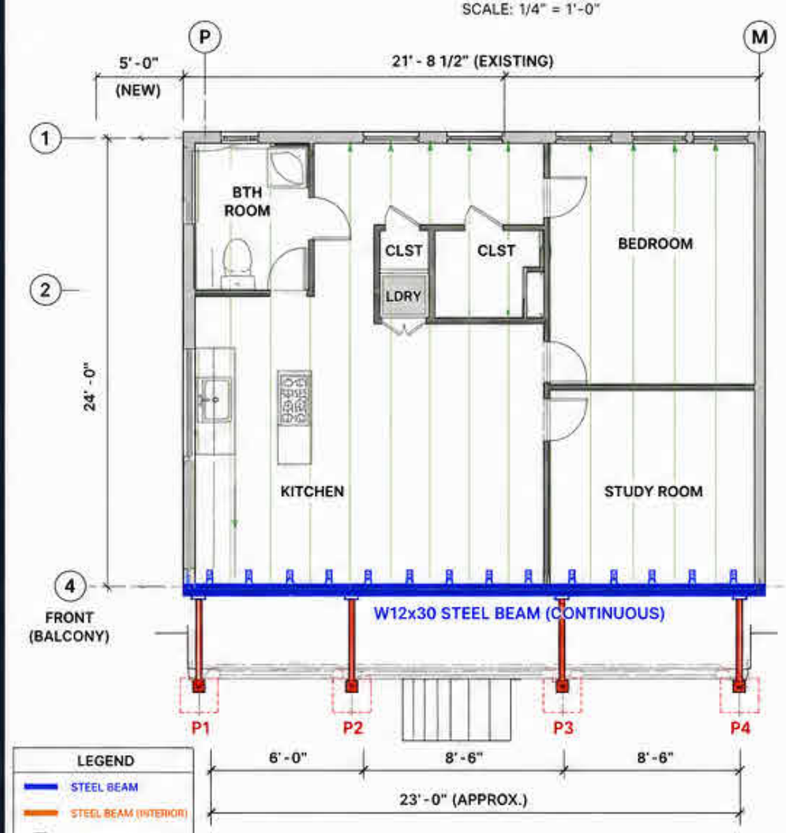
OPTION 2 – FLOOR PLAN (SAME LAYOUT & DOOR LOCATIONS)

SCALE: 1/4" = 1'-0"



UPDATED STRUCTURAL FRAMING PLAN (OPTION 2)

SCALE: 1/4" = 1'-0"



LEGEND

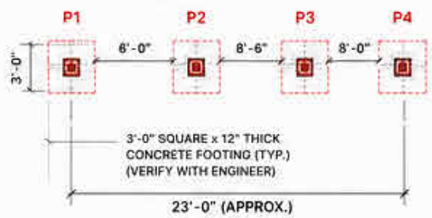
- STEEL BEAM
- STEEL BEAM (INTERIOR)
- STEEL POST (TYP.)
- CONCRETE FOOTING BELOW (TYP.)
- JOIST DIRECTION

FRAMING SECTION (LOOKING SIDE TO SIDE)

SCALE: 1/4" = 1'-0"

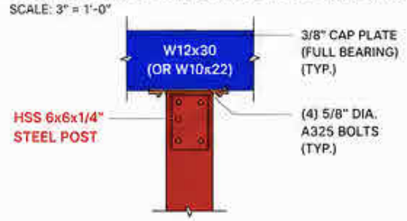
FOOTING PLAN (BELOW POSTS - UPDATED)

SCALE: 1/4" = 1'-0"



OPTION 2 - FRAME DETAIL (BEAM TO POST CONNECTION)

SCALE: 3" = 1'-0"



RECOMMENDED FRAMING STRATEGY (MOST ECONOMICAL)

1. Use 2 steel beams to break the 24'-0" span into shorter spans.
2. Add interior steel beam under interior load-bearing walls.
3. Floor joists run front to back (24'-0" span) to the beams.
4. **All beams are sized for typical residential loads.**
5. Posts aligned with beams below to simplify foundations.

BEAM SCHEDULE (UPDATED)

MARK	LOCATION	SIZE (A992 STEEL)	NOTES
———	FRONT BEAM (Exterior)	W12x30	Continuous over 4 posts 24'-0" span
———	INTERIOR BEAM	W10x22	Continuous over 3 posts 24'-0" span

NOTE: FINAL SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER. BASED ON ACTUAL LOADS, JOIST SIZE, AND CODE REQUIREMENTS.

COLUMN SCHEDULE (UPDATED)

MARK	SIZE	TYPE	NOTES
P1, P2, P3, P4	HSS 6x6x1/4"	STEEL POST	Typical (Verify loads)

GENERAL NOTES

1. All steel A992 Fy = 50 ksi
2. Provide lateral bracing at top of posts and beams per engineer.
3. All connections per structural engineer.
4. All posts to bear on concrete footings.
5. Verify all dimensions in field.

ADVANTAGES OF THIS SYSTEM

- Shorter spans = smaller, cheaper beams
- Less deflection & vibration
- Easier construction
- More economical footings
- Structurally efficient

ADU_tructural Cal. + Options

Issue	001
Date	Issue Date
Drawn by	Author
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Scale	A108 ADU

5' - 8 3/8"

8' - 11"

8' - 6 1/4"

Garage Level2
15' - 5"

Garage Level1
6' - 0"

00 ADU/Ground Level 8
00 ADU/Foundation
-3' - 5"

1 ADU Garage/ADU
3/8" = 1'-0"

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3DGarage7

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

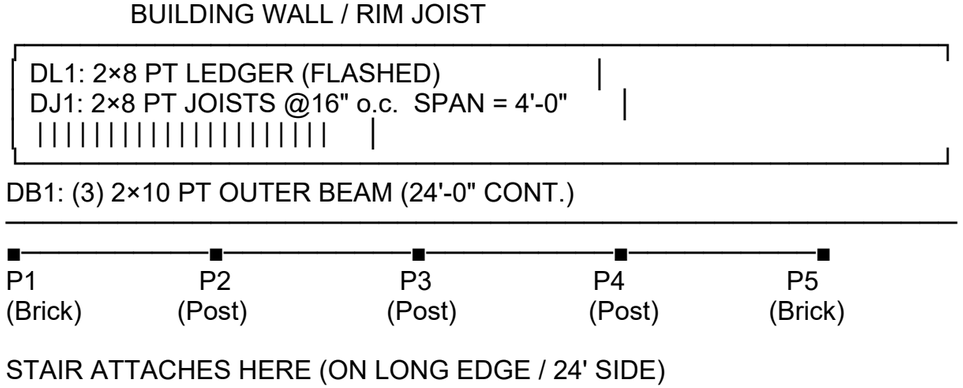
A104k

Scale 3/8" = 1'-0"

DETAIL 5 / A-5
2ND FLOOR BALCONY 4'-0" × 24'-0"
STAIR RELOCATED TO LONG SIDE (24'-0" EDGE)
1) PLAN DETAIL (TOP VIEW)
Balcony framing (unchanged)

Balcony: 24'-0" long × 4'-0" deep. Ledger at building wall...Joists perpendicular to wall, spanning 4'-0" to outer beam...Stair location...
Stair is attached at the outer edge beam (DB1) and placed on the (long face), typically near center unless you want it offset.

PLAN DIAGRAM



Post / column layout
5 supports total: P1 = Brick column (left end)...P5 = Brick column (right end)...P2, P3, P4 = intermediate supports to keep beam spans ~6'

Dimensioning (simple): P1 @ 0'-0"...P2 @ 6'-0"...P3 @ 12'-0"....P4 @ 18'-0"...P5 @ 24'-0"...

If your stair is centered, keep P3 at the stair line (best), because the stair concentrates load at the attachment.

2) STAIR ATTACHMENT — PLAN CALLOUT (critical)

At the stair connection on DB1:

Provide SB1: solid blocking

Full-depth blocking between the joists at the stair attachment zone

Double rim/edge member where needed

Approved exterior-rated connectors for stair stringers

Do not rely on rim board alone

CAD note to place:

“SB1: Provide solid blocking between deck joists at stair attachment. Provide rated exterior stair connector hardware. Transfer stair reaction into DB1 and adjacent posts.”

3) SECTION DETAIL (THROUGH STAIR CONNECTION ON LONG EDGE)
SECTION @ OUTER EDGE (DB1)
Deck surface

DJ1 2×8 PT @ 16" o.c.

DB1 (3) 2×10 PT OUTER BEAM

Post / Brick Column (structural)

.

TEXT

Project number 001
Date Issue Date
Drawn by Author
Checked by Checker
Scale

A104I

Transaction ID
602627629)
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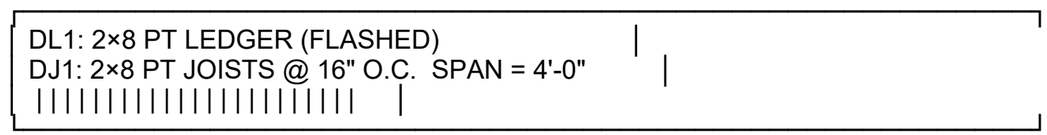
2ND FLOOR BALCONY — 4'-0" × 24'-0"
STAIR RELOCATED TO LONG SIDE (24'-0" EDGE)
1) PLAN DETAIL (TOP VIEW)
Balcony Framing (Updated Configuration)

Balcony dimensions remain 24'-0" long × 4'-0" deep.
Ledger attached at building wall. Floor joists remain perpendicular to the building wall and span the full 4'-0" depth to the exterior beam.

The stair has been relocated from the short edge to the long exterior edge (24'-0" side) and is attached directly to the outer beam DB1. Stair location may be centered or offset as required by architectural layout.

PLAN DIAGRAM



Post / Column Layout

Provide a total of 5 supports along the outer beam:

P1 = Existing brick column (left end)
P5 = Existing brick column (right end)
P2, P3, P4 = Intermediate structural posts

Support spacing is arranged to maintain beam spans at approximately 6'-0" maximum for economical framing and reduced deflection.

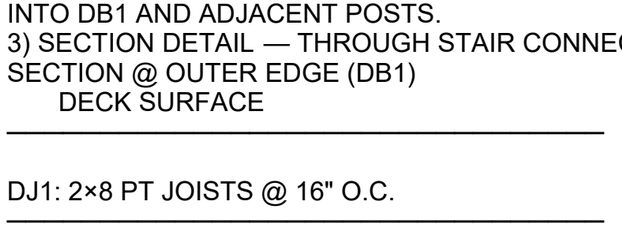
DIMENSIONING (TYPICAL)
P1 @ 0'-0"
P2 @ 6'-0"
P3 @ 12'-0"
P4 @ 18'-0"
P5 @ 24'-0"

If the stair is centered on the balcony, align stair attachment near P3 whenever possible. This improves load transfer from the stair framing directly into the primary support system.

2) STAIR ATTACHMENT — PLAN CALLOUT (CRITICAL)

At stair connection to beam DB1, provide the following:

SB1 — SOLID BLOCKING
Install full-depth solid blocking between adjacent deck joists at stair attachment location
Provide double rim or reinforced edge framing where required
Use approved exterior-rated stair connector hardware
Transfer stair reactions into beam DB1 and adjacent posts
Do NOT rely on rim board alone for stair support
CAD NOTE TO PLACE
SB1: PROVIDE SOLID BLOCKING BETWEEN DECK JOISTS AT STAIR ATTACHMENT LOCATION. PROVIDE RATED EXTERIOR STAIR CONNECTOR HARDWARE. TRANSFER STAIR REACTION INTO DB1 AND ADJACENT POSTS.
3) SECTION DETAIL — THROUGH STAIR CONNECTION (LONG EDGE)
SECTION @ OUTER EDGE (DB1)



STRUCTURAL NOTES (UPDATED)
All pressure-treated lumber shall be rated for exterior use.
Exterior fasteners and connectors shall be hot-dip galvanized or stainless steel.
Verify all dimensions in field prior to fabrication.
Stair framing and connections shall comply with local residential code requirements.
All post footings to bear on properly sized reinforced concrete foundations.
Final member sizing and connections to be verified by structural engineer of record.

TEXT Option 2

Project number	001
Date	Issue Date
Drawn by	Author
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Scale	A104I (1)

EXTERIOR MATERIALS & DETAILS – RECOMMENDED PACKAGE

M-1

COST-EFFECTIVE • HISTORICALLY APPROPRIATE • EASY TO MAINTAIN

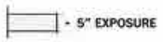
A balanced combination of quality, durability, and affordability that is compatible with the character of the neighborhood.

1. SIDING – PRIMED PINE LAP SIDING

MATERIAL:
Kiln-dried Southern Yellow Pine

PROFILE:
Bevel Lap (Clapboard)

EXPOSURE:
5"



THICKNESS:
Nominal 11/16"

FINISH:
Primed – Field Painted

INSTALLATION:
Install over weather-resistive barrier per manufacturer requirements.

FASTENERS:
Hot-dip galvanized or stainless steel

NOTES:

- Real wood for authentic historic character. Easy to repair and repaint.
- Most economical wood siding option. Available in a variety of widths.

2. WINDOWS – SINGLE-HUNG (PLAIN)

TYPE:
Single-Hung Window

GLASS:
Plain Glass (No Divided Lites)

FRAME:
Wood Interior with Exterior Cladding (Vinyl or Aluminum)

FINISH:
Factory Finished Exterior
Painted Interior

DETAIL:
No Divided Lites (Plain Glass)

NOTE:
Size and style to match existing historic openings.

3. TRIM – SIMPLE PAINTED WOOD

MATERIAL:
Primed Pine

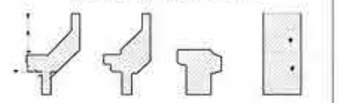
FEATURES:

- Historically appropriate profiles
- Clean, simple lines
- Durable and easy to paint

FINISH:
Field Painted

INSTALLATION:
Use corrosion-resistant fasteners.

TYPICAL TRIM PROFILES



4. RAILINGS – PT WOOD SQUARE BALUSTERS

MATERIAL:
Pressure-Treated (PT) Southern Yellow Pine

BALUSTER STYLE:
Square

BALUSTER SPACING:
4" O.C. Maximum

TOP RAIL:
2x4

BOTTOM RAIL:
2x4

POST SIZE:
4x4 Minimun

NOTE:
Wood components to be painted or stained for long-term protection.

5. DECK – SECOND FLOOR (ELEVATED)

LOCATION:
Second Floor

STRUCTURE:
Pressure-Treated Lumber

DECKING:
5/4 x 6 PT Deck Boards (Installed with gaps)

JOISTS:
2x10 PT @ 16" O.C. (typ.)

SUPPORT POSTS:
4x4 PT (min.)

BEAMS:
(2) 2x10 PT or equivalent

NOTE:
All fasteners and connectors to be hot-dip galvanized or stainless steel.

6. DECKING – PT LUMBER (SPACED BOARDS)

MATERIAL:
Pressure-Treated (PT) Southern Yellow Pine

DECKING:
5/4 x 6 PT Deck Boards (Installed with gaps)

JOISTS:
2x10 PT @ 16" O.C. (typ.)

NOTE:
Spacing between boards allows for drainage, reduces moisture retention, and extends the life of the deck.

7. STAIRS – PT WOOD

STRINGERS:
2x12 PT (typ.)

TREADS:
2x6 PT

RISERS:
2x6 PT

HANDRAIL HEIGHT:
34" – 38" above nosing (IRC R311.7.8)

GUARD HEIGHT:
36" min. above deck surface (IRC R312.1)

NOTE:
Provide proper blocking and secure connections.

SPEC SUMMARY – RECOMMENDED PACKAGE

ELEMENT	RECOMMENDED
Siding	Primed Pine Lap Siding (5" Exposure)
Finish	Field Painted
Windows	Single-Hung, Plain Glass (No Divided Lites)
Trim	Simple Painted Wood
Railings	Pressure-Treated Wood, Square Balusters @ 4" O.C.
Deck	Pressure-Treated Lumber (Spaced Boards)

NOTES:

- Final color selections and product approvals subject to Historic Preservation Board review.
- Maintain existing character and proportions of the home.

GENERAL NOTES

1. Contractor to verify all dimensions in field prior to construction.
2. All wood to be pressure-treated where in contact with ground or concrete.
3. Use corrosion-resistant fasteners and connectors throughout.
4. Field paint or stain all exposed wood surfaces for maximum durability.
5. Comply with all applicable building codes and Historic Preservation requirements.

KEY BENEFITS

- Historically Appropriate
- Cost-Effective
- Durable & Low Maintenance
- Easy to Repair & Repaint

THIS PACKAGE PROVIDES A COST-EFFECTIVE, DURABLE AND HISTORICALLY APPROPRIATE SOLUTION.
Allow for periodic maintenance and repainting to preserve the life and beauty of all wood components.

ADU MATERIALS

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	A104p

Transaction ID 602627629)
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SINGLE-HUNG WINDOW SPECIFICATIONS

W-2

PLAIN GLASS (NO DIVISIONS)

SUITABLE FOR HISTORIC PRESERVATION PROJECTS

WINDOW TYPE: SINGLE-HUNG WINDOW

OPERATION:	Single-hung window. Bottom sash operable, top sash fixed.
FRAME MATERIAL:	Wood interior with exterior cladding (Vinyl-Clad or Aluminum-Clad)
GLAZING:	Insulated Low-E glass. Tempered where required by code.
U-FACTOR:	0.30 MAX. (Verify final energy compliance)
SHGC:	0.25 MAX. (Verify final energy compliance)
AIR INFILTRATION:	Per manufacturer standard testing
INSTALLATION:	Install per manufacturer instructions with flashing, weather barrier integration, and corrosion-resistant fasteners.
EGRESS:	Bedroom windows to meet IRC emergency escape and rescue requirements where applicable.
REFERENCE:	Manufacturer product guide and installation instructions.

GENERAL NOTES

1. Maintain existing opening size, head height, sill height, and exterior trim profile.
2. All windows shall match existing historic window proportions and appearance.
3. Final window selection subject to Historic Preservation approval.
4. Field verify all opening dimensions prior to ordering.

OPTION A: VINYL-CLAD WOOD WINDOW

Example: Andersen 400 Series Single-Hung Window

FEATURES

- Wood interior with low-maintenance vinyl exterior cladding
- Clean, traditional appearance
- Low maintenance exterior
- Tilt-wash (operable sash) for easy cleaning
- Good thermal performance

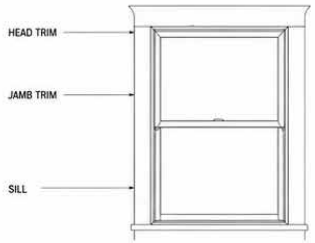
OPTION B: ALUMINUM-CLAD WOOD WINDOW

Example: Marvin Elevate Single-Hung Window

FEATURES

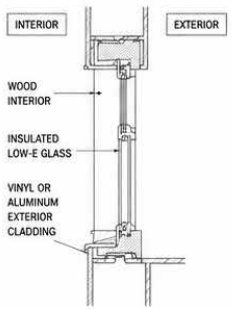
- Wood interior with durable aluminum exterior cladding
- Thin profiles for a more traditional historic appearance
- Wide range of exterior colors
- Excellent durability and performance

TYPICAL ELEVATION (EXTERIOR VIEW)



SINGLE-HUNG WINDOW
(PLAIN GLASS – NO DIVISIONS)

SECTION DETAIL



STANDARD SIZES (NOMINAL)

WIDTH	HEIGHT	COMMON SIZES (NOMINAL)
2'-6"	3'-0"	2030
2'-8"	3'-6"	2636
3'-0"	4'-0"	3040
3'-0"	5'-0"	3050
3'-0"	6'-0"	3060

Custom sizes available.
Verify rough opening per manufacturer.

HISTORIC PRESERVATION CONSIDERATIONS

MATCH EXISTING PROPORTIONS
Replicate historic sash dimensions.

MATCH TRIM DETAILS
Maintain existing trim profile and depth.

PAINT COMPATIBLE FINISH
Use colors appropriate to the historic period.

PRESERVE SIGHTLINES
Narrow frame profiles help maintain historic appearance.

HPC APPROVAL
All replacements subject to Historic Preservation approval.

NOTE TO CONTRACTOR

- Field verify all dimensions.
- Protect historic building materials during installation.
- Coordinate with Historic Preservation officials prior to final selection.
- Install per manufacturer specifications.

ADU Window Spec

Project number 001

Date Issue Date

Drawn by Dr WACTA

Checked by Checker

A104s

Scale

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WOOD DECK, STAIR & RAILING SPECIFICATIONS

R-1

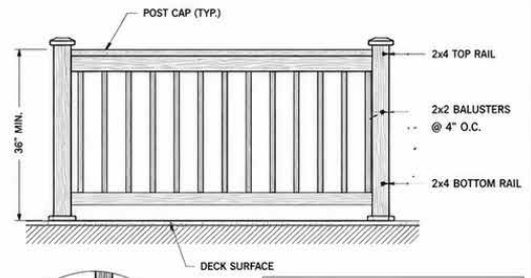
BASIC RECTANGULAR POST RAILING – 4" O.C. SPACING
ALL WOOD CONSTRUCTION

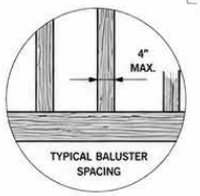
RAILING SYSTEM – BASIC RECTANGULAR POST

RAILING SPECIFICATIONS

- Railing type: Basic rectangular post
- Baluster spacing: 4" O.C. maximum
- Top rail height: 36" minimum above deck surface (IRC R312.1)
- Guard opening: 4" sphere shall not pass
- Post size: 4x4 minimum
- Top rail: 2x4
- Bottom rail: 2x4
- Balusters: 2x2 @ 4" O.C.
- Connection: Hot-dip galvanized or stainless fasteners

RAILING ELEVATION (TYPICAL)



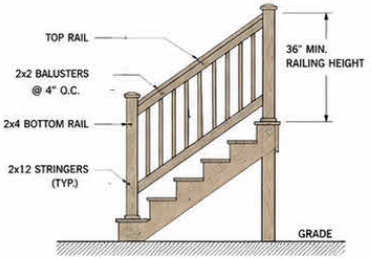


RAILING NOTES

1. All wood shall be pressure-treated No. 2 or better.
2. Fasteners shall be hot-dip galvanized or stainless steel.
3. Comply with IRC R312 for guards and handrails.
4. Provide post caps to shed water.

DECK & STAIR OVERVIEW (AS SHOWN ON PLAN)

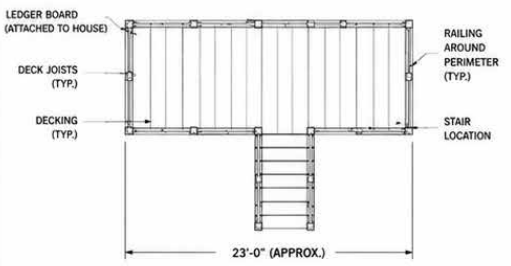
STAIR ELEVATION (TYPICAL)



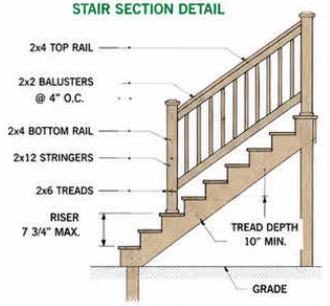
STAIR NOTES

1. Stair width: 36" minimum (IRC R311.7.1)
2. Riser height: 7 3/4" max. (IRC R311.7.5)
3. Tread depth: 10" min. (IRC R311.7.5)
4. Handrail height: 34"–38" above nosing. (IRC R311.7.8)
5. Provide solid blocking at all rail post locations.

PLAN VIEW – DECK & STAIR LAYOUT (REFERENCE)



STAIR SECTION DETAIL



MATERIALS & FINISH

All wood components shall be pressure-treated lumber (PT), No. 2 grade or better.

- **Posts:** 4x4 PT
- **Top Rail:** 2x4 PT
- **Bottom Rail:** 2x4 PT
- **Balusters:** 2x2 PT
- **Decking:** 5/4 x 6 PT
- **Joists:** 2x10 PT @ 16" O.C.
- **Stair Stringers:** 2x12 PT
- **Treads:** 2x6 PT

All fasteners and connectors shall be hot-dip galvanized or stainless steel.

GENERAL NOTES

1. Verify all dimensions in field before construction.
2. Comply with all applicable local codes and IRC requirements.
3. Maintain proper ventilation and drainage under deck.

WOOD SPECIES & TREATMENT

Southern Yellow Pine (SYP)
Pressure-Treated (ACQ or MCA)
Use in accordance with AWPA standards.

These details are for general reference only. Final design and construction shall comply with applicable codes and manufacturer recommendations.

ADU Stairs/Railing spec

Project number	001
Date	Issue Date
Drawn by	Dr WACTA
Checked by	Checker

A104s (1)

Scale

1 GARAGE North EL
3/8" = 1'-0"

ADU-NORTH

Project number	001
Date	Issue Date
Drawn by	Dr WACTA
Checked by	Checker

A200 ADU

Scale 3/8" = 1'-0"

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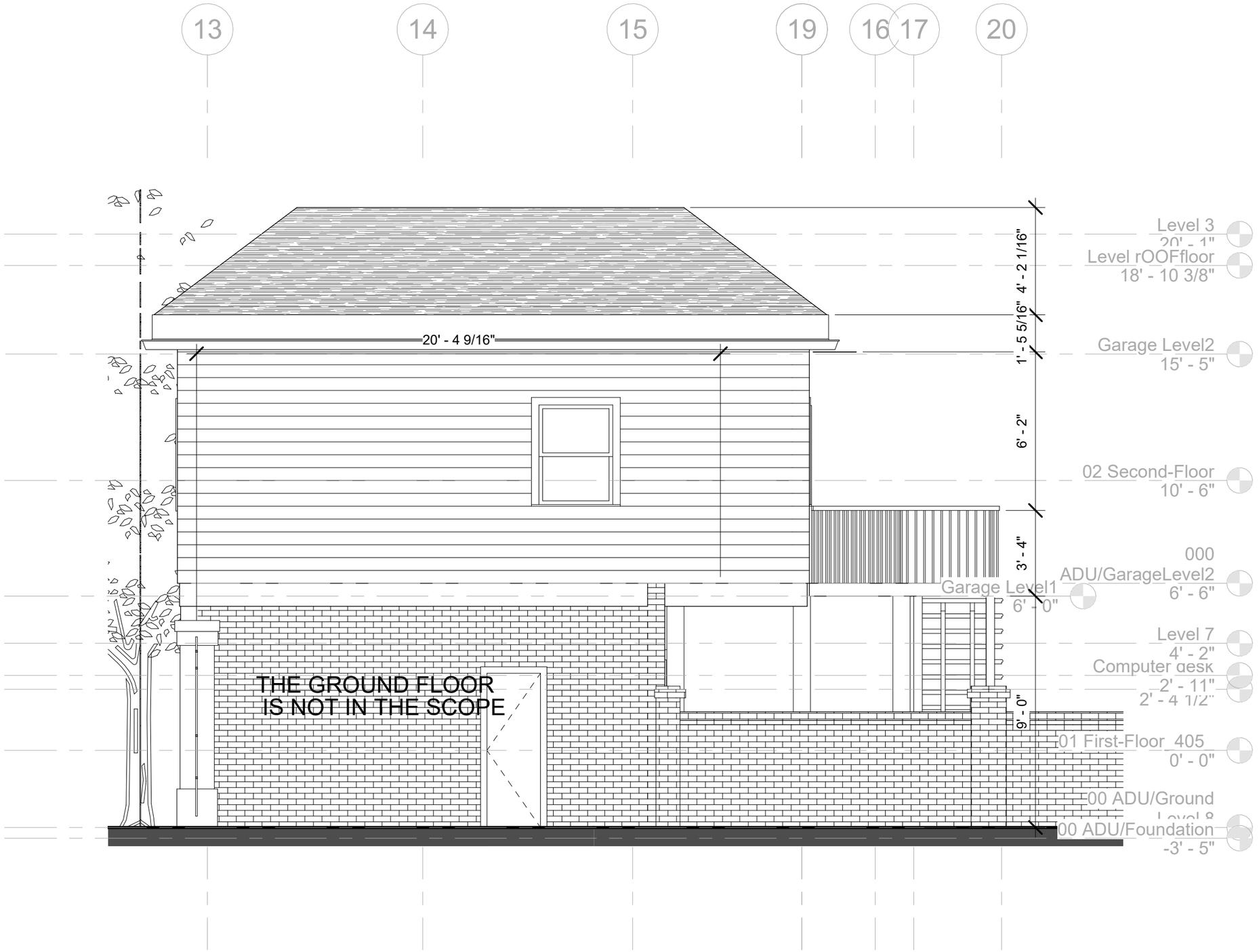

1 Garage East Ele.
1/4" = 1'-0"

405-ELEVATIONS

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A201 ADU

Scale 1/4" = 1'-0"

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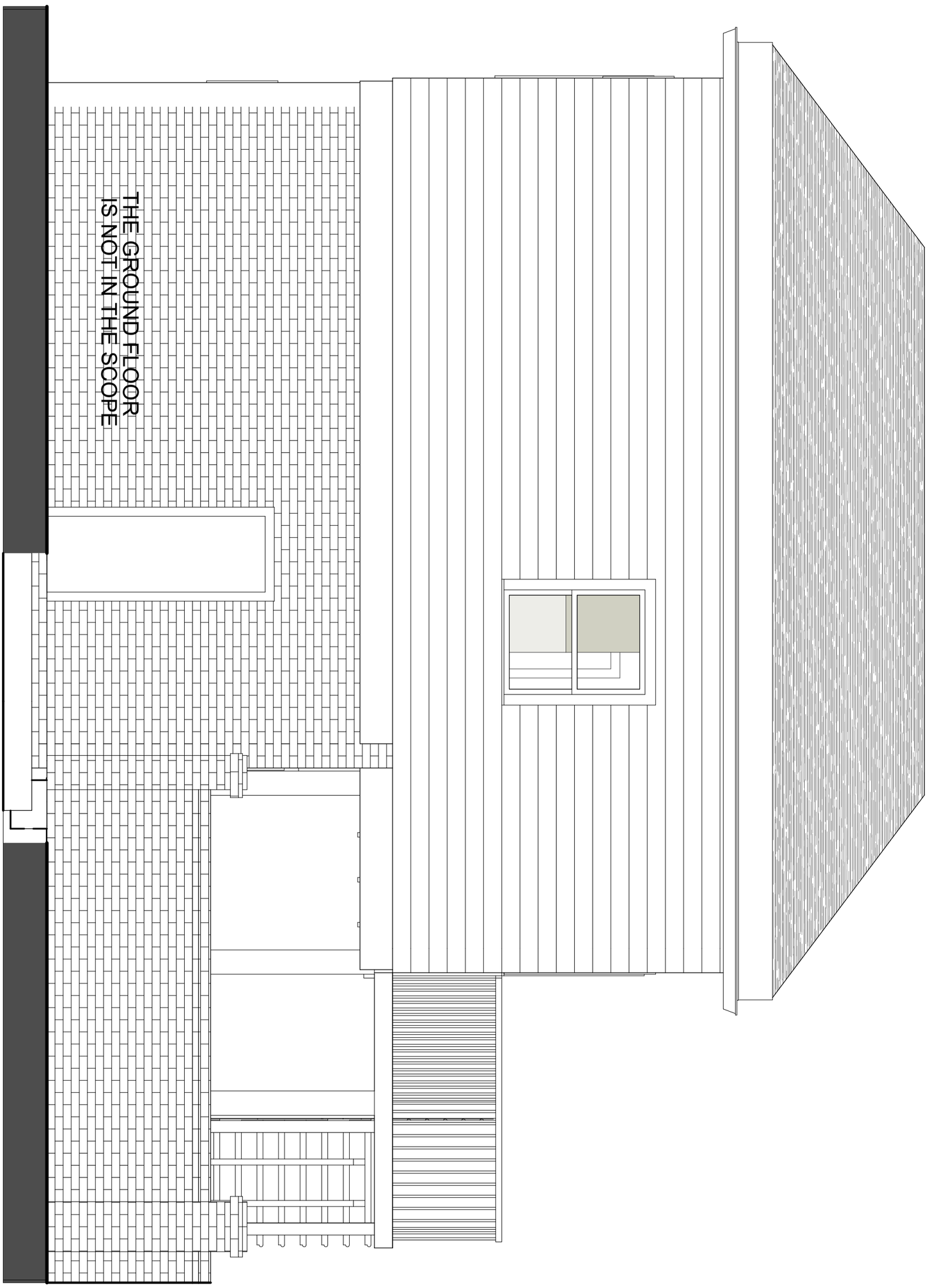
1 ADU3DD EAST OPTION A



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ADU_EAST-ELEV

Project number	001	A202 ADU
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

2 405-NORTH
1/8" = 1'-0"

1 405-SOUTH
1/8" = 1'-0"

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405-ELEVATIONS

Project number	001		A202
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	1/8" = 1'-0"

1 ADU3DD SOUTH

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ADU_SOUTH-ELEV

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A204 ADU

Scale

1 405-NORTH Copy 1
3/16" = 1'-0"

ADU/ ELEVATION

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A205 ADU

Scale 3/16" = 1'-0"

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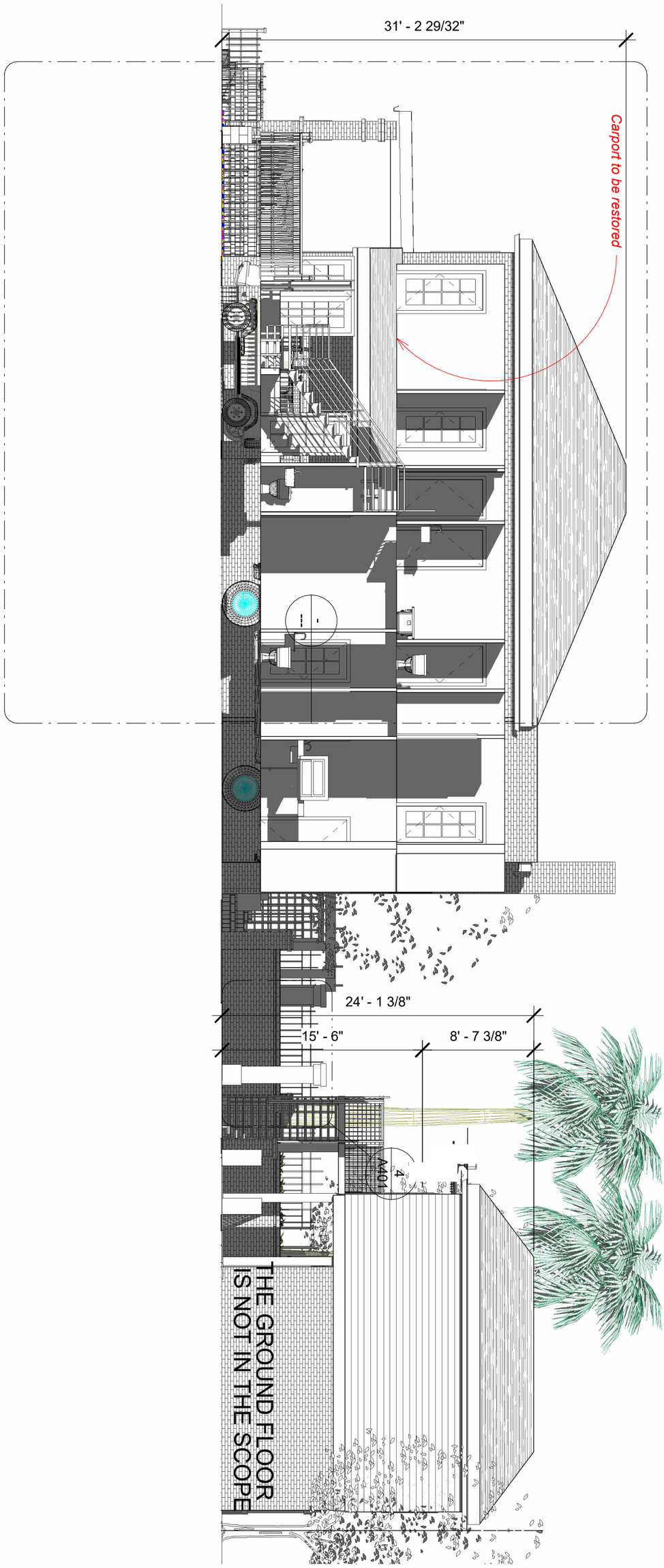
405 WEST

1/8" = 1'-0"



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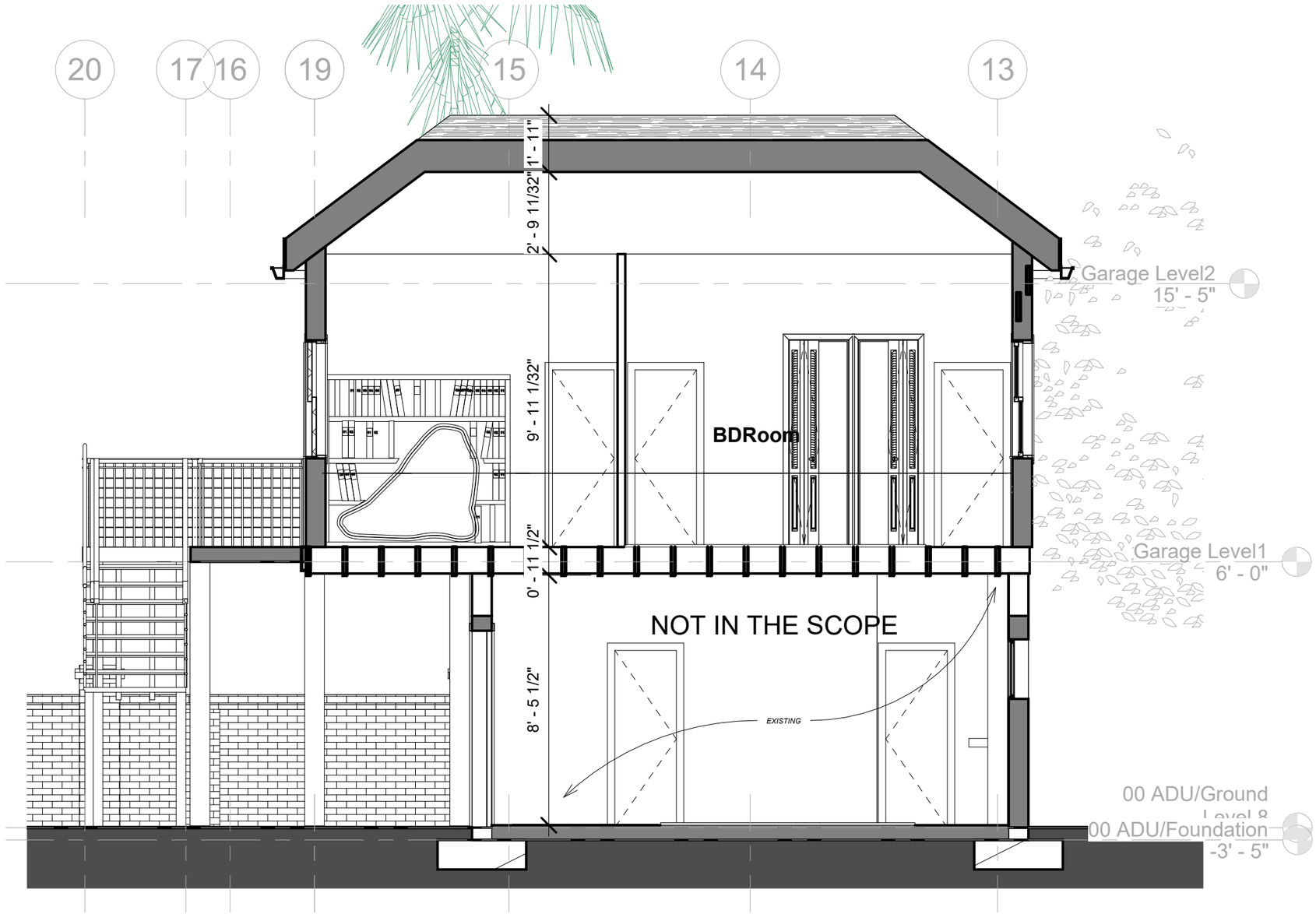
ADU/ ELEVATION

Project number	001		A206 ADU
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	1/8" = 1'-0"



1 ADU Garage/ADU Copy 1
1/4" = 1'-0"

ADU_SECTION

Project number	001
Date	Issue Date
Drawn by	Author
Checked by	Checker

A301 ADU

Scale 1/4" = 1'-0"

Transaction ID
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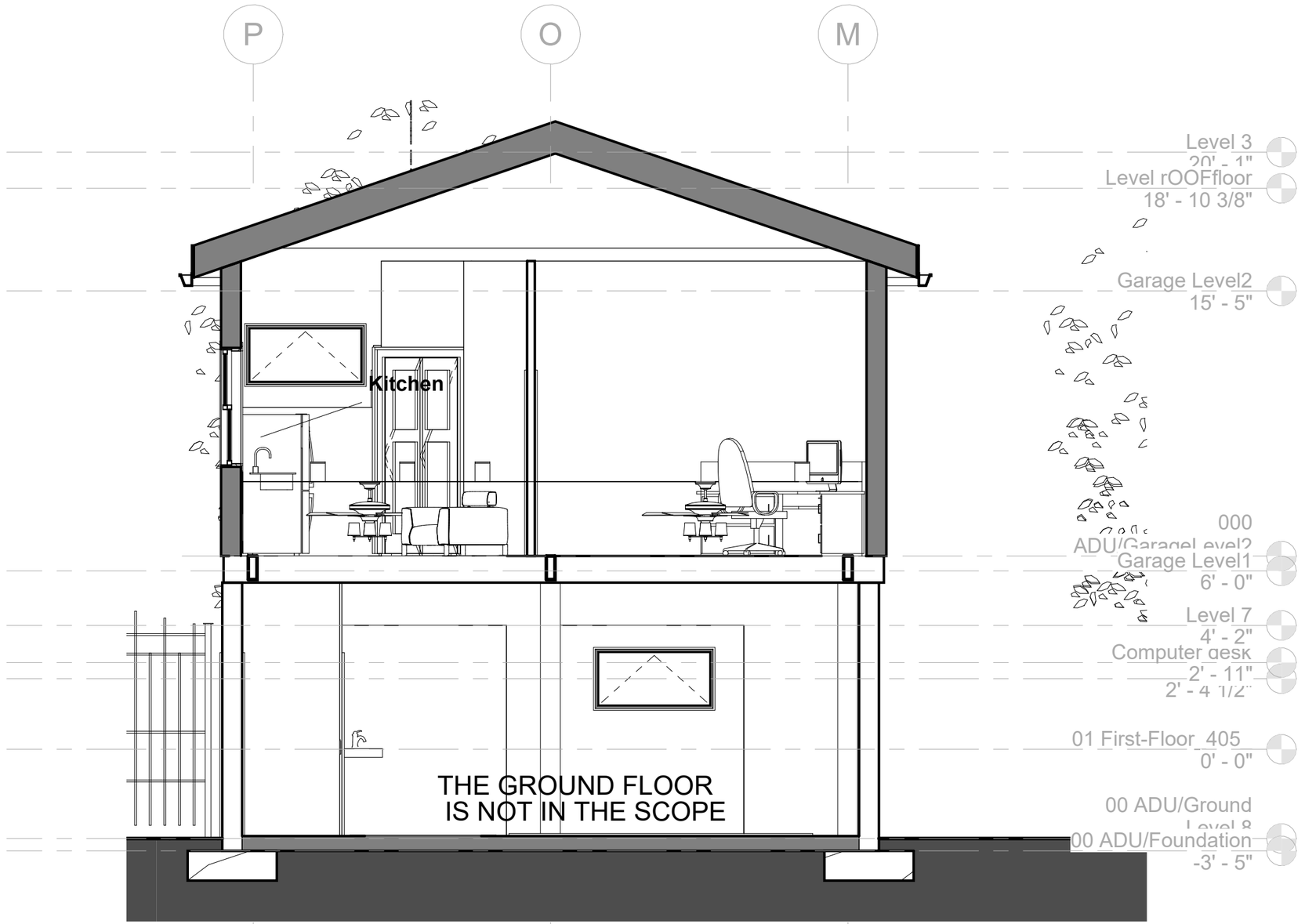

1 Section 21
1/4" = 1'-0"

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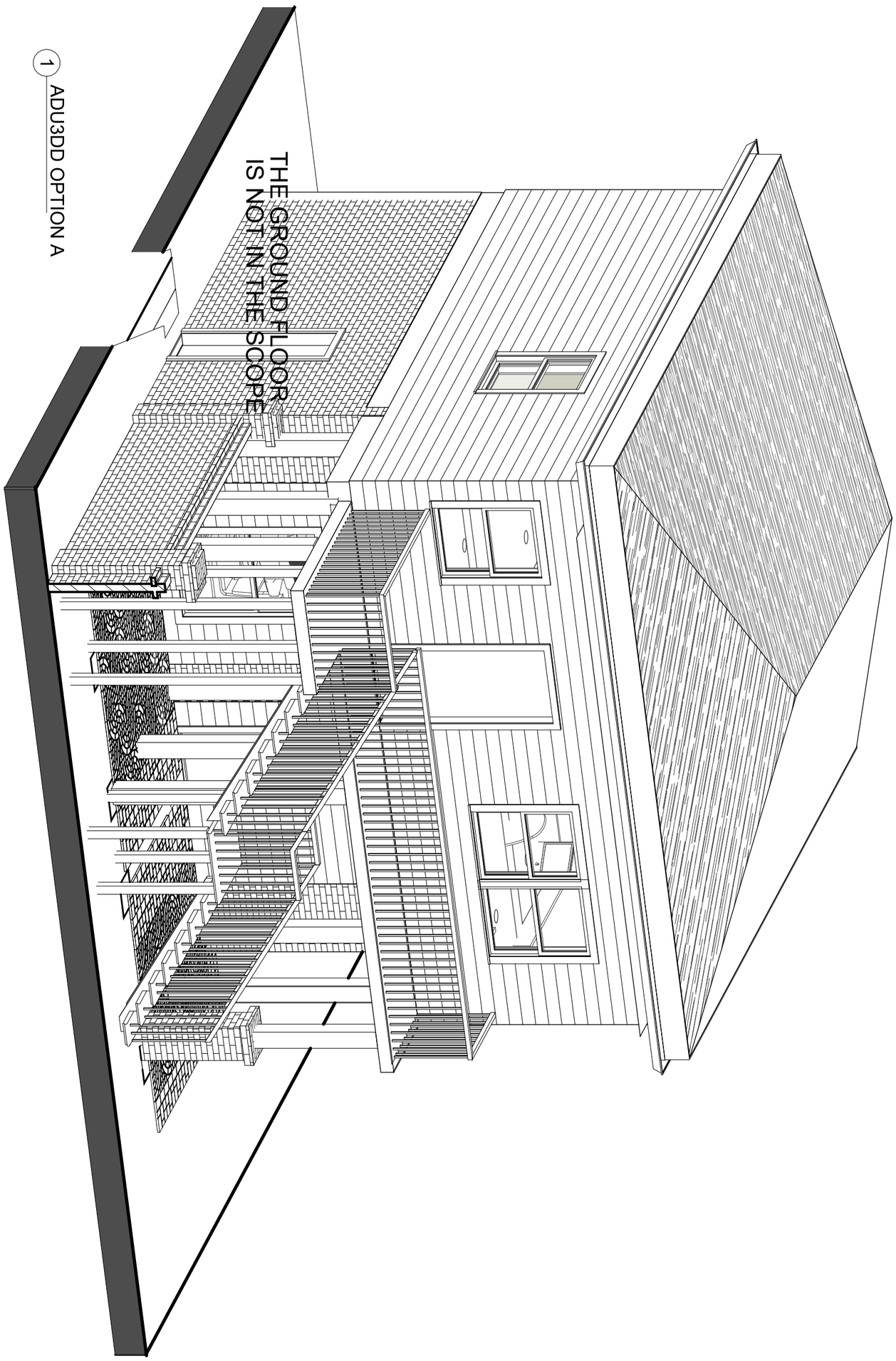
ADU_SECTION

Project number	001
Date	Issue Dat
Drawn by	Author
Checked by	Checker

A301 ADU (1)

Scale 1/4" = 1'-0"

1 ADU3DD OPTION A



Transaction ID
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ADU_3D

Project number	001	A802 ADU
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale