NGUYEN ADU

4939 Avenida De Los Arboles, Santa Clara, CA 95054

APN: 097-42-029

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Nguyen ADU

4939 Avenida De Los Arboles, Santa Clara, CA 95054

No.	Description	Date

COVER SHEET

Project number	Project Number
Date	Issue Date
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PROJECT RENDERING

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GENERAL NOTES

2022 CALIFORNIA BUILDING CODE - CCR TITLE 24. PART 2 2022 CALFORNIA BULDING CODE - CCR TITLE 24, PART 2
2022 CALFORNIA ESIGNOTIAC CODE - CCR TITLE 24, PART 3
2022 CALFORNIA ELECTRICAL CODE - CCR TITLE 24, PART 3
2022 CALFORNIA MICHANICAL CODE - CCR TITLE 24, PART 3
2022 CALFORNIA PLUMBING CODE - CCR TITLE 24, PART 3
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2022 CALFORNIA ENTONC

ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND STATE LAWS.

DIMENSIONS ON WORKING DRAWINGS GOVERN DO NOT SCALE DRAWINGS

PROVIDE BACKING FOR ALL EQUIPMENT AND ACCESSORIES.

ALL WORK SHALL COMPLY WITH THE LATEST APPLICABLE CODES AND TRADE STANDARDS GOVERNING EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO:

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TITLE 24 CALIFORNIA ADMINISTRATIVE CODE ACCESSIBILITY REQUIREMENTS.

ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL WEISF ALL FIELD CONDITIONS AND SHALL INCLUDE, IN THEIR SCOPE, THE COST FOR A COMPIETE AND FINISHED INSTALLATION, INCLUDING ANOMALIES, FOR ALL TRACEL FOR PAIL THE

ALL CONTRACTORS SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND SITE CONDITIONS PRICE TO PROCEEDING WITH WOOK, PRICE TO BODING, CONTRACTORS SHALL MOTIFY THE COWNER AND ACKHITECT OF ANY CONCIDIONS NOT COVERED IN THE CONTRACTOR CONTRACTORS CONTRACTORS CONTRACTORS SHALL BE RESPONSIBLE FOR REMIDIAL WORTH PERLITUR WORK OCCURS AFTER ADDICEMENTS DESIDERED.

REFER TO THE ATTACHED 2022 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR MATERIAL AND

AN OPERATION AND MAINTENANCE MANUAL SHALL BE LEFT ON-SITE FOR THE OWNER OR OCCUPANT AT THE TIME OF FINAL INSPECTION.

VOC LIMITS OR REQUIRED THIRD-PARTY CERTIFICATIONS SHOWN ON THE DRAWINGS SHALL COMPLY WITH CALGREEN TABLES 4,504.1, 2, 3, AND 5.

ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. ALL MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED AND SEISMICALLY BRACED PER APPLICABLE CODE.

ARRESVIATION AND SYMBOL LEGEND

INTR
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MIN
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OFOI

SHEET INDEX

E) OVERALL SITE PLAN N) OVERALL SITE PLAN

(E) & (N) NORTH BUILDING ELEVATIONS

SHEET NAME

AGGREGATE AIR CONDITIONER ALUMINUM ANCHOR BOLT

BOARD BUILT-UP ROOFING

BULT-UP ROOFING
CATCH BASIN
CONCRETE COLD JOINT
COLD JOINT
CONTRACTOR FURNISHED
CONTRACTOR INSTALLED
CELLING
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CONCRETE
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CONCRETE MASONRY UNI
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DRAWINGSDIAGONAL
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ELECTRICAL
ELEVATION

SHEET NUMBER

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CONTRACTOR INSTALLED
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OWNER RUSNISHED
OWNER INSTALLED
OXYGEN (WALL OUTLET)
OVERHEAD
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PLAN
PLATE
PLAN
PLYWOOD
PRESSURE TREATED
SAMILES

PRESSURE TREATED
RADIUS
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PROJECT CONTACT INFORMATION PROJECT DATA PROJECT TITLE: Nguyen ADU PROJECT ADDRESS: 4939 Avenida De Los Arboles, Santa Clara, CA 95054 SCOP OF WORK: R1-6L - Single Family CONSTRUCTION TYPE: Type V (Wood - Frame) ADU 097-42-029 LOT SIZE: 6100 S.F BUILDING COVERAGE:

> NUMBER OF EXISTING BEDROOMS: NUMBER OF PROPOSED BEDROOMS: NUMBER OF PROPOSED BATHROOMS: NUMBER OF EXISTING STORIES: NUMBER OF PROPOSED STORIES: FLOOR AREA CALCULATION: EXISTING BUILDING LIVING AREA SF: 1669 S.F (1ST FLOOR)

NEW BALCONY/DECK OUTDOOR SF: 105 S.F (2ND FLOOR) TOTAL LIVING AREA SF: 2469 S.F (1669 + 800) ADIL 15T ELONG SE-5.41 S E ADU 2ND FLOOR-259 S F 105 S.F (6'-6'x16'-3 1/2') ADU BALCONY/DECK OUTDOOR SF TOTAL 1ST FLOOR SF: 2210 S.F (1669 + 541) IND FLOOR LIVING AREA COVERAGE:

11.72 % (259 / 2210 < 66%)



GENERAL SITE NOTES

- ALL SURFACE WATER SHALL DRAIN AWAY FROM BUILDING AND ADJOINING PROPERTIES.
 CHEMICAL TOILET IS REQUIRED DURING THE COURSE OF CONSTRUCTION OR THE USE OF AN EXISTING
 TOILET ON SITE DURING CONSTRUCTION.
 FINISHED GRADE SHALL NOT SLOPE LESS THAN 2% AWAY FROM THE BUILDING FOR A MINIMUM OF 5 FEET.
- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS OR DEBRIS SHALL BE PLACED IN THE PLIBLIC RIGHT-OF-WAY
- PUALED IN THE PUBLIC WIGHT-OF-WAT.
 A TRASH CONTINENS SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD
 OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
 ALL CONSTRUCTION DEBRIS (WOOD SCARGE) AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE
 PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER. THE CONTRACTOR SHALL TAKE ALL RESESSARY AND PROFE PRECAUTIONS TO PROTECT ADJACENT PROPERTY. SHALL TAKE ALL RESESSARY AND PROFE PRECAUTIONS TO PROTECT ADJACENT PROPERTY. SHALL DAMAGE THAT AND COLUMN FROM IT CONTROL WITH REPORT AND ON THE PROPERTY AND THE PROPERTY OF THE PROPER

- OF CONSTRUCTION AS: MON-FRI 7:30 AM TO 6 PM, SATURDAY FROM 9 AM TO 5 PM.
 FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND
 DURING CONSTRUCTION.
- OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT / ENGINEERING FOR ALL OFF-SITE
- IMPROVEMENT.
 THE CONTRACTOR HAS TO VERIFY THE EXISTING SEWER CLEANOUT AT THE PROPERTY LINE. IF THERE IS NOT ALREADY A SEWER CLEANOUT AT THE PROPERTY LINE, NEED INSTALL A NEW SEWER CLEANOUT AT THE PROPERTY LINE / STREET RIGHT-OF-WAY LINE. ELECTRICAL PANEL UPGRADE TO DUAL METER

GENERAL DRAINAGE NOTES

- PROPERLY LICENSED CONTRACTOR: ALL WORK SHOULD BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
- VERIFY SITE CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS BEFORE STARTING CONSTRUCTION.
- MAINTAIN DRAINAGE: DRAINAGE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
- MAINTAIN DIAGNAGE. TO EXTENSION AND STORY AND ATTEXT CONTINUE TO SET AND ATTEXT OF A SET AND A SET AND A SET A DURING CONSTRUCTION

SITE GRADING AND DRAINAGE NOTES

- - DIVERT SURFACE WATER: THE SITE SHOULD BE GRADED TO DIRECT SURFACE WATER AWAY FROM THE FOUNDATION WALLS TO AN APPROVED POINT OF COLLECTION LIKE A STORM SEWER OR OTHER
 DESIGNATED AREA. THE GROUND AROUND THE FOUNDATION MUST BE SLOPED AWAY FROM THE BUILDING
- THESE COLLECT RAINWATER FROM THE RODE AND DISCHARGE IT AWAY FROM THE BUILDING DOWNSPOUTS SHOULD DISCHARGE TO AN APPROVED DRAINAGE SYSTEM OR AT LEAST THE MINIMUM REQUIRED DISTANCE AWAY FROM THE FOUNDATION.
- REQUIRED DISTANCE AWAY FROM THE FOUNDATION.

 PERMITS:

 DEPENDING ON THE PROJECTS SIZE AND LOCATION, YOU MAY NEED PERMITS FOR GRADING, DRAINAGE
 SYSTEMS, AND CONSTRUCTION.

 LOCAL REGULATIONS: SPECIFIC REGULATIONS AND REQUIREMENTS MAY VARY DEPENDING ON THE
- LOCATION AND LOCAL BUILDING CODES. FOLLOW BUILDING CODES AND LOCAL ORDINANCES, AS THEY OFTEN HAVE SPECIFIC REQUIREMENTS FOR DRAINAGE SYSTEMS.

Mia - Marvel Design

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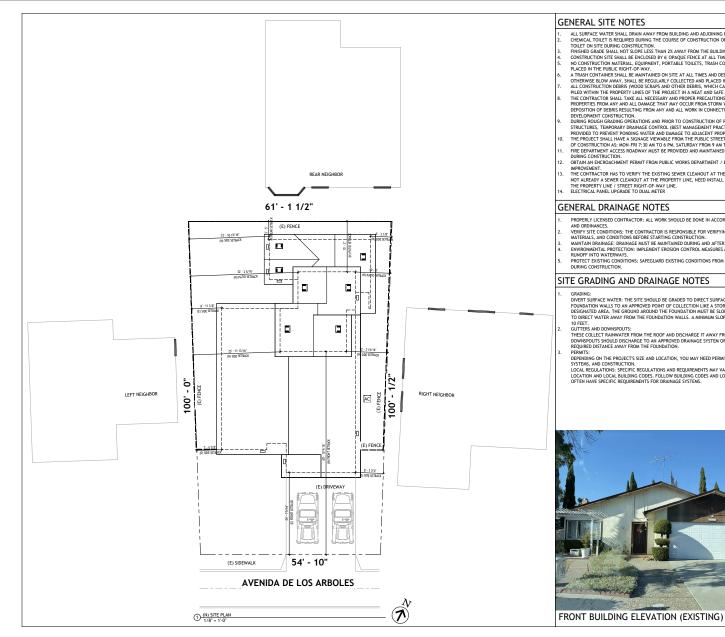
(E) OVERALL SITE PLAN

8		
8	Project number	Project Number
М	Date	Issue Date
	Drawn by	Author
	Checked by	Checker

A1.01

1/8" = 1'-0"

FRONT BUILDING ELEVATION (EXISTING)



GENERAL SITE NOTES

PLACED IN THE PLIBLIC RIGHT-OF-WAY

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 CHEMICAL TOILET IS REQUIRED DURING THE COURSE OF CONSTRUCTION OR THE USE OF AN EXISTING
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 FINISHED GRADE SHALL NOT SLOPE LESS THAN 2K AWAY FROM THE BUILDING FOR A MINIMUM OF 5 FEET.
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- MAINTAIN DUBLINGUE; TORRINDANC MUSI DE MAINTAINED DUBRIND AND AFTER CONSTIDUCT INTERPRETATION OF THE CONSTIDUCT INTERPRETATION OF THE CONSTITUCT INTO MATERIANS.

 PROTECT EXISTING CONDITIONS: SAFEGUARD EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS
- DURING CONSTRUCTION

SITE GRADING AND DRAINAGE NOTES

DIVERT SURFACE WATER: THE SITE SHOULD BE GRADED TO DIRECT SURFACE WATER AWAY FROM THE FOUNDATION WALLS TO AN APPROVED POINT OF COLLECTION LIKE A STORM SEWER OR OTHER
DESIGNATED AREA. THE GROUND AROUND THE FOUNDATION MUST BE SLOPED AWAY FROM THE BUILDING DESIGNATED AREA. THE GROUND AROUND THE FOUNDATION MUST BE SLOPED AWAT FROM THE BUILDING TO DIRECT WATER AWAY FROM THE FOUNDATION WALLS. A MINIMUM SLOPE IS REQUIRED FOR THE FIRST 10 FEET.

REQUIRED DISTANCE AWAY FROM THE FOUNDATION.

PERMITS:

DEPENDING ON THE PROJECTS SIZE AND LOCATION, YOU MAY NEED PERMITS FOR GRADING, DRAINAGE
SYSTEMS, AND CONSTRUCTION.

LOCAL REGULATIONS: SPECIFIC REGULATIONS AND REQUIREMENTS MAY VARY DEPENDING ON THE

LOCATION AND LOCAL BUILDING CODES. FOLLOW BUILDING CODES AND LOCAL ORDINANCES, AS THEY OFTEN HAVE SPECIFIC REQUIREMENTS FOR DRAINAGE SYSTEMS.

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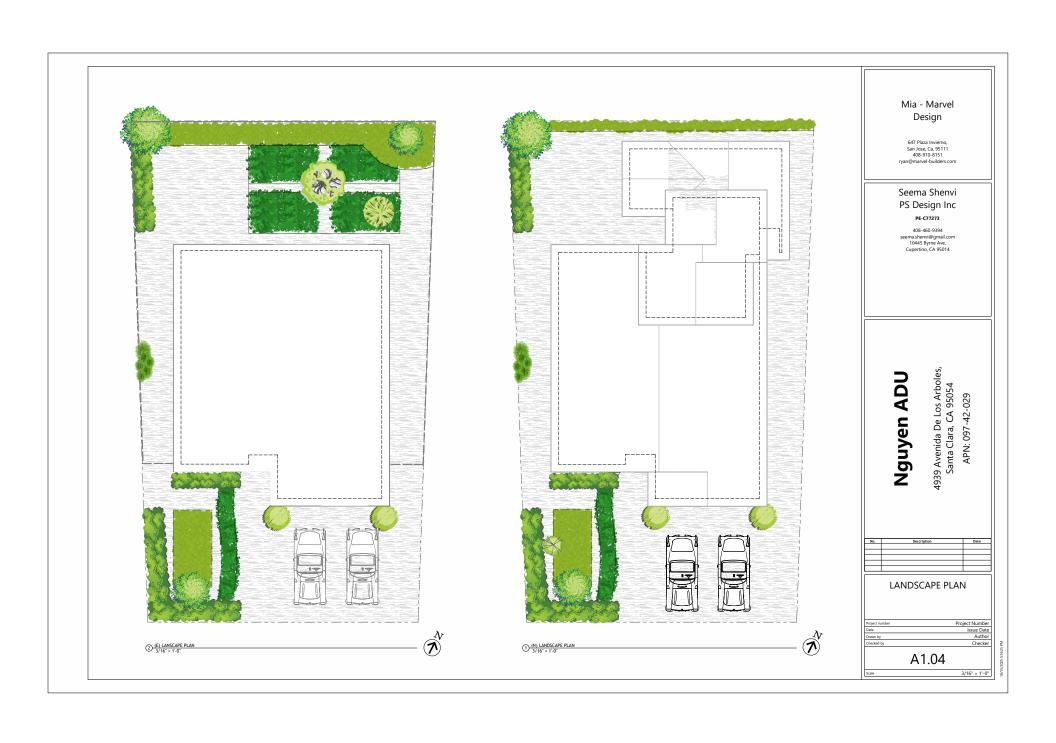
(N) OVERALL SITE PLAN

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1/8" = 1'-0"

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BACK



LEFT



Nguyen ADU

4939 Avenida De Los Arboles, Santa Clara, CA 95054 APN: 097-42-029

Description	Date

PROJECT RENDERINGS

Project number	Project Number
Date	Issue Date
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A1.05

FRONT

FLOOR LEGEND:

EXIS

CTTTTTTTT DEMOLITION

Name	Area
E) LIVING ROOM	452 SF
E) KITCHEN	248 SF
(E) BEDROOM #1	115 SF
(E) CLOSET #1	12 SF
E) BEDROOM #2	95 SF
(E) CLOSET #2	11 SF
(E) CLOSET #3	11 SF
(E) CLOSET	15 SF
(E) MASTER BEDROOM	155 SF
(E) MASTER BATHROOM	38 SF
(E) BATHROOM	38 SF
(E) HALLWAY	68 SF
E) GARAGE	400 SF
(N) BEDROOM #1	135 SF
(N) CLOSET #1	14 SF
(N) GREAT ROOM	Not Placed
(N) LAUNDRY	17 SF
(N) BATHROOM #1	46 SF
(N) STAIRS	62 SF
(N) BEDROOM #2	Not Placed
N) BATHROOM #2	59 SF
(N) CLOSET #2	Not Placed
(N) PATIO	Not Placed
(N) GREAT ROOM	Not Placed
N) BEDROOM #2	141 SF
(N) CLOSET #2	17 SF
(N) GREAT ROOM	Not Placed
(N) PATIO / BALCONY	105 SF
N) GREAT ROOM	195 SF

1. EXISTING

- EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
- PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. SMOKE DETECTORS IN ADDITIONS/NEW CONSTRUCTION ARE TO BE 110 VOLT WITH A BATTERY BACK UP AND INTERCONNECTED. (2019 CBC 907.2.10)
- 4. PROVIDE INSULATION PER TITLE 24 CERTIFICATE.
- PROVIDE POLE & SHELVES FOR ALL CLOSETS.

GENERAL PLAN NOTES

- OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEY AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL HAVE FIREBLOCKING.
- ALL EXTERNAL MECHANICAL EQUIPMENTS SUCH AS AC UNITS SHALL NOT BE LOCATED WITH THE REQ. SETBACKS
- B. ELECTRICAL PANEL UPGRADE TO DUAL METER

KITCHEN NOTES

- PROVIDE TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. PROVIDE SEPARATE CIRCUITS FOR THE GARBAGE DISPOSAL AND THE DISHWASHER. (2019 CEC 210.11)
- ALL COUNTER RECEPTACLES SHALL BE GFCI PROTECTED AND LOCATED SO THAT NO POINT IS MORE THAN 24" FROM A RECEPTACLE OUTLET. COUNTER TOP AREAS WITH A MINIMUM DIMENSION OF 12" IN WIDTH SHALL BE PROVIDED WITH A RECEPTACLE. RECEPTACLE SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP. ISLANDS / PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE. (2019 CEC 210.52)
- ALL KITCHEN RECEPTACLES REQUIRE BOTH GFCI AND ARC-FAULT PROTECTION.
- 4. KITCHEN FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI.

BATHROOM NOTES

- . ALL RECEPTACLES TO BE GFCI PROTECTED. NEW / ADDITIONS TO BATHROOMS SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (2019 CEC 210.8 AND 210.11)
- 2. JACUZZIS / SPAS SHALL HAVE MOTOR ACCESS AND A DEDICATED CIRCUIT (2019 CEC 680.68)
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. CELING LIGHTING SHALL BE SCALED (EXCEPT RECESSED FLUORSCENT) OR THEY ARE CONTROLLED BY A MANUAL ON OCCUPANCY SHORG AND CERTIFIED EX. (CLEROPINAI TITLE 24 SECTION 1930. K)
- ANY NEW / REPLACED TUB/SHOWER MIXING VALVE SHALL BE PRESSURE BALANCING SET AT A MAX. 120°F. SHOWER STALLS SHALL BE A MINIMUM OF 1024 SQ. IN. WITH A CLEAR CENTER DIMENSION OF 30° AND THE DOOR DIMENSION SHALL BE 24° MINIMUM, (2019 CPC 407.4)
- THE WATER CLOSETS SHALL BE A 30" WIDTH CLEARANCE (15" ON CENTER) AND 24" CLEARANCE IN THE FRONT (2019 CPC 407.6)
- 6. SEPARATE SWITCH FOR FANS AND LIGHTING (CALF 150.0 K7)
- LAVATORY FAUCET REQUIRES 1.5 GPM AT 60 PSI, MINIMUM (0.8 GPM AT 20 PSI).
- SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES. SHOWERS NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 80 PSI. PER SECTION 402.1.2.
- 9. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS MAX. PER FLUSH.

 10. CEMENT. FIBER-CEMENT. FIBER-MAT REINFORCED CEMENT. GLASS MAT GYPSUM OR FIBER-
- CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBE REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

EXTERIOR DOOR LANDINGS NOTES

REQUIRED ON BOTH SIDES: A LANDING IS REQUIRED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF EACH EXTERIOR DOOR.

MINIMUM WIDTH: THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR IT SERVES.
MINIMUM LENGTH: THE LANDING MUST BE AT LEAST 36 INCHES (914 MM) LONG IN THE
DIRECTION OF TRAVEL.
SLOPE: THE SLOPE OF THE LANDING SHOULD NOT EXCEED 1/4 INCH PER FOOT.

SLOPE: THE SLOPE OF THE LANDING SHOULD NOT EXCEED 1/4 INCH PER FOOT.

 RISER HEIGHT AND TREAD DEPTH: MAXIMUM RISER HEIGHT: TYPICALLY 7 INCHES (178 MM), BUT MAY BE 7 3/4 INCHES (196 MM) IN CERTAIN RESIDENTIAL OCCUPANCIES, MINIMUM RISER REIGHT: 4 INCHES (102 MM).
 MINIMUM TREAD DEPTH: 11 INCHES (208 MM).

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(E) ARCHITECTURAL FLOOR PLANS

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A2.01

As indicated

() (E) ARCHITECTURAL FLOOR PLAN
1/4" = 1-0"

(E) QLOSET #2

(E) BEDROOM #1

68 SF

(E) BATHROOM 38 SF

(E) MASTER BATHROO 38 SF

(E) LIVING ROOM

(E) BEDROOM #2

(E) MASTER BEDROOM

(E) CLOSET #3

(E) CLOSET 15 SF



