NGUYEN ADU

4939 Avenida De Los Arboles, Santa Clara, CA 95054

APN: 097-42-029

ABBREVIATION AND SYMBOL LEGEND

AC	ASPHALTIC CONCRETE	INT	INTERCOM
AGG	AGGREGATE	INTR	INTERIOR
A/C	AIR CONDITIONER	JT	JOINT
AL	ALUMINUM	LB	LAGBOLT
AB	ANCHOR BOLT	LAV	LAVATORY
@	AT	LT	LIGHT
ABV	ABOVE	MAX	MAXIMUM
BLKG	BLOCKING	MIN	MINIMUM
BD	BOARD	NIC	NOT IN CONTRACT
BUR	BUILT-UP ROOFING	NTS	NOT TO SCALE
CB	CATCH BASIN	O/	OVER
CCJ	CONCRETE COLD JOINT	OBS	OBSCURE
CJ	COLD JOINT	OC	ON CENTER
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED OWNER INSTALLED
COL	COLUMN		
CONC	CONCRETE	O	OXYGEN (WALL OUTLET)
CMU	CONCRETE MASONRY UNIT	OH	OVERHEAD
CONT	CONTINUOUS OR CONTINUE	PVMT	PAVEMENT
DET	DETAIL	PL	PLATE
DIAG	DIAGONAL	PLN	PLAN
DS	DOWNSPOUT	PLYWD	PLYWOOD
DWGS	DRAWINGSDIAGONAL	PT	PRESSURE TREATED
DIA	DIAMETER	RAD	RADIUS
EJ	EXPANSION JOINT COVER	RD	ROOF DRAIN
ELECT	ELECTRICAL	RFG	ROOFING
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	SCH	SCHEDULE
E	ELECTRICAL WALL RECEPTACLE	SHT	SHEET
		SIM	SIMILAR
(E)	EXISTING	SPEC	SPECIFICATION
EXH	EXHAUST	SPR	SPRINKLER
EXT	EXTERIOR	SQ	SQUARE
FOS	FACE OF STUD	STD	STANDARD
FLUOR	FLUORESCENT	STOR	STORAGE
FIN	FINISH(ED)	SYS	SYSTEM
FLR	FLOOR	TEL	TELEPHONE
FD	FLOOR DRAIN	THK	THICK
FTG	FOOTING	T&G	TONGUE & GROOVE
FND	FOUNDATION	TYP	TYPICAL
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED	VCT	VINYL COMPOSITIONAL TILE
GL	GLASS OR GLAZING	VAC	VACUUM
GYP BD	GYPSUM DRYWALL	V	VACUUM (WALL OUTLET)
H/C, HC	HANDICAPPED	VB	VIEW BOX
HDR	HEADER	WC	WATER CLOSET
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WD	WOOD
		W/O	WITHOUT
HT	HEIGHT	WP	WEATHER OR WATER PROOF
HORIZ	HORIZONTAL	VERT	VERTICAL
HB	HOSE BIBB		

SHEET INDEX

SHEET NUMBER	SHEET NAME
Architectural	
A0.01	COVER SHEET
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A1.02	(N) OVERALL SITE PLAN
A1.03	OVERALL SITE PICTURES
A1.04	LANDSCAPE PLAN
A1.05	PROJECT RENDERINGS
A2.01	(E) ARCHITECTURAL FLOOR PLANS
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A2.03	(N) ARCHITECTURAL SECOND FLOOR PLAN
A3.01	(E) ROOF PLAN
A3.02	(N) ROOF PLAN
A4.01	(E) & (N) NORTH BUILDING ELEVATIONS
A4.02	(E) & (N) SOUTH BUILDING ELEVATIONS
A4.03	(E) & (N) EAST BUILDING ELEVATIONS
A4.04	(E) & (N) WEST BUILDING ELEVATIONS
A5.01	CROSS SECTION
A5.02	CROSS SECTION
A5.03	CROSS SECTION

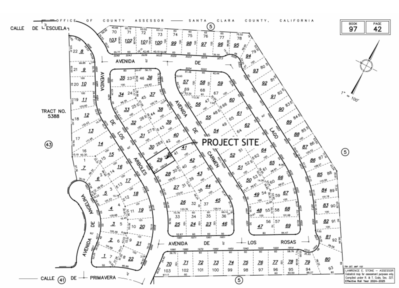
GENERAL NOTES

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

   2022 CALIFORNIA BUILDING CODE – CCR TITLE 24, PART 2
   2022 CALIFORNIA RESIDENTIAL CODE – CCR TITLE 24, PART 2.5
   2022 CALIFORNIA ELECTRICAL CODE – CCR TITLE 24, PART 3
   2022 CALIFORNIA MECHANICAL CODE – CCR TITLE 24, PART 4
   2022 CALIFORNIA PLUMBING CODE – CCR TITLE 24, PART 5
   2022 CALIFORNIA HISTORICAL BUILDING CODE – CCR TITLE 24, PART 8
   2022 CALIFORNIA EXISTING BUILDING CODE – CCR TITLE 24, PART 10
   2022 CALIFORNIA ENERGY CODE2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND STATE LAWS.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TITLE 24 CALIFORNIA ADMINISTRATIVE CODE ACCESSIBILITY REQUIREMENTS.
4. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
5. ALL MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED AND SEISMICALLY BRACED PER APPLICABLE CODE.
6. DIMENSIONS ON WORKING DRAWINGS GOVERN. DO NOT SCALE DRAWINGS.
7. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN THEIR SCOPE, THE COST FOR A COMPLETE AND FINISHED INSTALLATION, INCLUDING ANOMALIES, FOR ALL TRADES.
8. ALL CONTRACTORS SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK. PRIOR TO BIDDING, CONTRACTORS SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY CONDITIONS NOT COVERED IN THE CONTRACT DOCUMENTS. DURING CONSTRUCTION, CONTRACTORS SHALL NOTIFY THE OWNER AND SEEK CLARIFICATION IF ANY DISCREPANCIES ARE FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK OCCURS AFTER A DISCREPANCY IS IDENTIFIED.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL MATERIALS, LABOR, AND INSTALLATION CONFORM TO THE CODES AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
10. NO WORK SHALL COMMENCE USING UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS OR EQUIPMENT IS AT THE CONTRACTOR 'S RISK.
11. CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. FAILURE TO COMPLY MAY BE CAUSE FOR REJECTION OF MATERIALS AND/OR WORK.
12. FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE DURING CONSTRUCTION. DAMAGE CAUSED BY CONTRACTOR ACTIVITIES SHALL BE REPAIRED OR REPLACED, AT THE ARCHITECT 'S DISCRETION, USING IDENTICAL MATERIALS AND FINISHES.
13. ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS RESULTING FROM THEIR WORK DAILY. THE PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
14. IN ADDITION TO THOSE SHOWN ON THE DRAWINGS, PROVIDE AND LOCATE ACCESS DOORS OR PANELS IN CEILINGS AND WALLS AS REQUIRED FOR MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
15. PROVIDE BACKING FOR ALL EQUIPMENT AND ACCESSORIES.
16. CONTRACTOR SHALL FIELD-VERIFY ALL "AS-BUILT" CONDITIONS AND NOTIFY THE ARCHITECT IF THEY DIFFER SUBSTANTIALLY FROM THOSE SHOWN.
17. REFER TO THE ATTACHED 2022 CALGREEN RESIDENTIAL MANDATORY MEASURES CHECKLIST FOR MATERIAL AND CONSTRUCTION REQUIREMENTS.
18. AN OPERATION AND MAINTENANCE MANUAL SHALL BE LEFT ON-SITE FOR THE OWNER OR OCCUPANT AT THE TIME OF FINAL INSPECTION.
19. VOC LIMITS OR REQUIRED THIRD-PARTY CERTIFICATIONS SHOWN ON THE DRAWINGS SHALL COMPLY WITH CALGREEN TABLES 4.504.1, 2, 3, AND 5.

PARCEL MAP

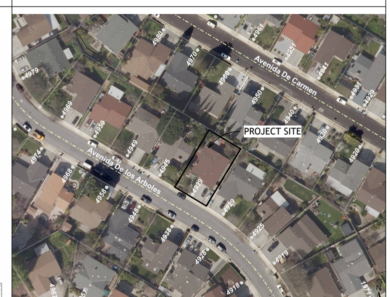


PROJECT RENDERING

PROJECT CONTACT INFORMATION

OWNER:	TIM AND RITA NGUYEN 4939 Avenida De Los Arboles, Santa Clara, CA 95054 TIM TEL: 408-717-1818 RITA TEL: 408-921-1339
OWNER'S REPRESENTATIVE:	MIA-MARVEL DESIGN 647 PLAZA INVIERN, SAN JOSE, CA, 95111 TEL: 408-910-8151 EMAIL: RYAN@MARVEL-BUILDERS.COM

VICINITY MAP



PROJECT DATA

PROJECT TITLE:	Nguyen ADU
PROJECT ADDRESS:	4939 Avenida De Los Arboles, Santa Clara, CA 95054
SCOP OF WORK:	CONSTRUCTION OF A NEW ATACHED ADU
ZONING:	R1-6L - Single Family
CONSTRUCTION TYPE:	Type V (Wood - Frame)
OCCUPANCY:	ADU
FLOOD ZONE:	X
APN:	097-42-029
LOT SIZE:	6100 S.F
BUILDING COVERAGE:	27.4%
GARAGE TYPE :	GARAGE
NUMBER OF EXISTING BEDROOMS:	3
NUMBER OF PROPOSED BEDROOMS:	2
NUMBER OF EXISTING BATHROOMS:	2
NUMBER OF PROPOSED BATHROOMS:	2
NUMBER OF EXISTING STORIES:	1
NUMBER OF PROPOSED STORIES:	2
COMMON LIVING AREA:	33.8%

FLOOR AREA CALCULATION:

EXISTING BUILDING LIVING AREA SF:	1669 S.F	(1ST FLOOR)
PROPOSED ADU LIVING AREA SF:	800 S.F	(1ST + 2ND FLOOR)
NEW BALCONY/DECK OUTDOOR SF:	105 S.F	(2ND FLOOR)
TOTAL LIVING AREA SF:	2469 S.F	(1669 + 800)
ADU 1ST FLOOR SF:	541 S.F	
ADU 2ND FLOOR:	259 S.F	
ADU BALCONY/DECK OUTDOOR SF:	105 S.F	(6'-6"x16'-3 1/2")
TOTAL 1ST FLOOR SF:	2210 S.F	(1669 + 541)
2ND FLOOR LIVING AREA COVERAGE:	11.72 %	(259 / 2210 < 66%)
2ND FLOOR LIVING AREA WITHBALCONY/DECK COVERAGE:	16.47 %	(364 / 2210 < 66%)

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COVER SHEET

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A0.01

Scale

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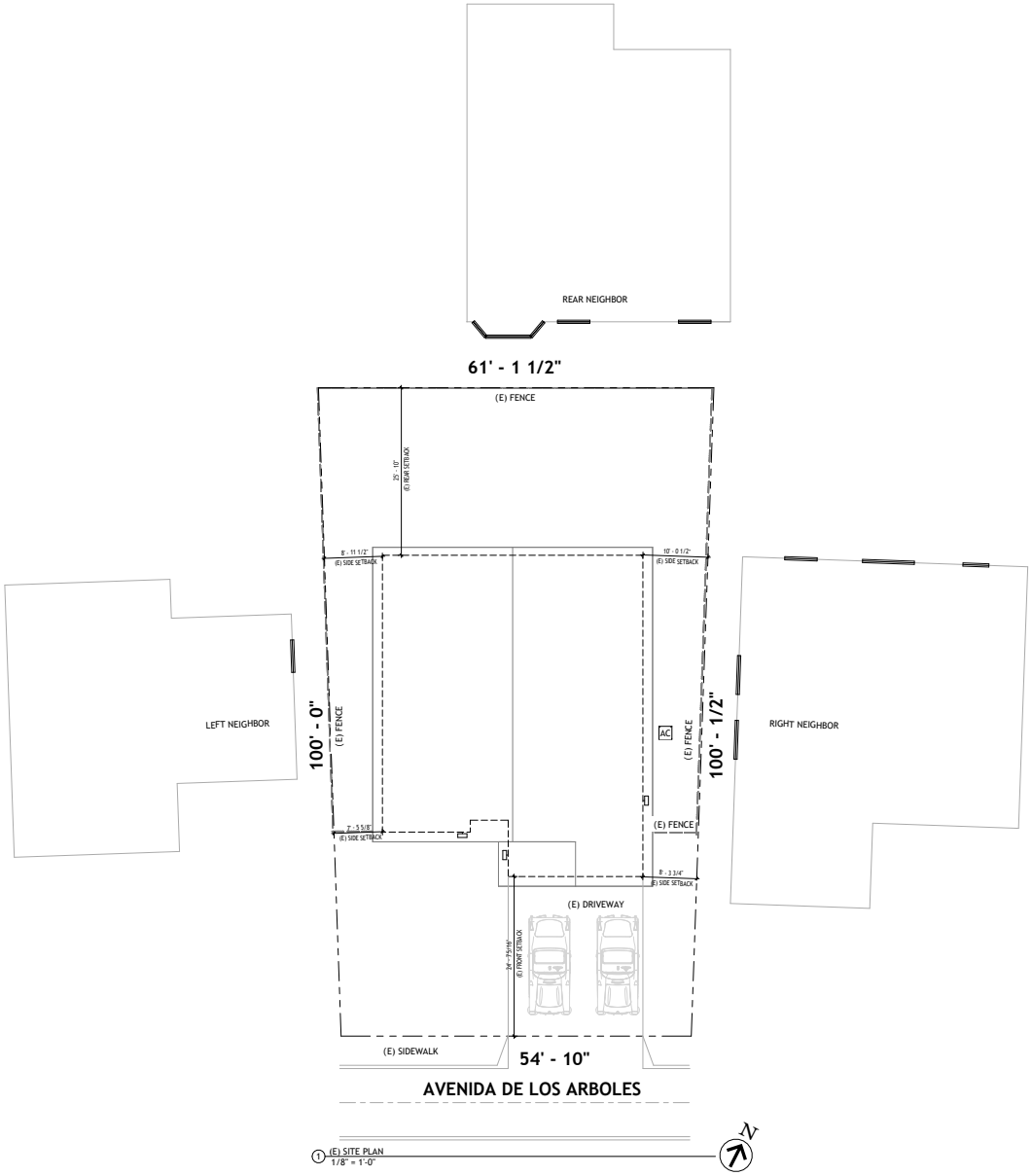

1 (E) SITE PLAN
1/8" = 1'-0"

GENERAL SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM BUILDING AND ADJOINING PROPERTIES.
2. CHEMICAL TOILET IS REQUIRED DURING THE COURSE OF CONSTRUCTION OR THE USE OF AN EXISTING TOILET ON SITE DURING CONSTRUCTION.
3. FINISHED GRADE SHALL NOT SLOPE LESS THAN 2% AWAY FROM THE BUILDING FOR A MINIMUM OF 5 FEET.
4. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
5. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
6. A TRASH CONTAINER 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.
7. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH HIS PRIVATE DEVELOPMENT CONSTRUCTION.
9. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
10. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI 7:30 AM TO 6 PM, SATURDAY FROM 9 AM TO 5 PM.
11. FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
12. OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT / ENGINEERING FOR ALL OFF-SITE IMPROVEMENT.
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14. ELECTRICAL PANEL UPGRADE TO DUAL METER

GENERAL DRAINAGE NOTES

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2. GUTTERS AND DOWNSPOUTS:
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3. PERMITS:
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Nguyen ADU

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No.	Description	Date

(E) OVERALL SITE PLAN

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

A1.01

Scale	1/8" = 1'-0"

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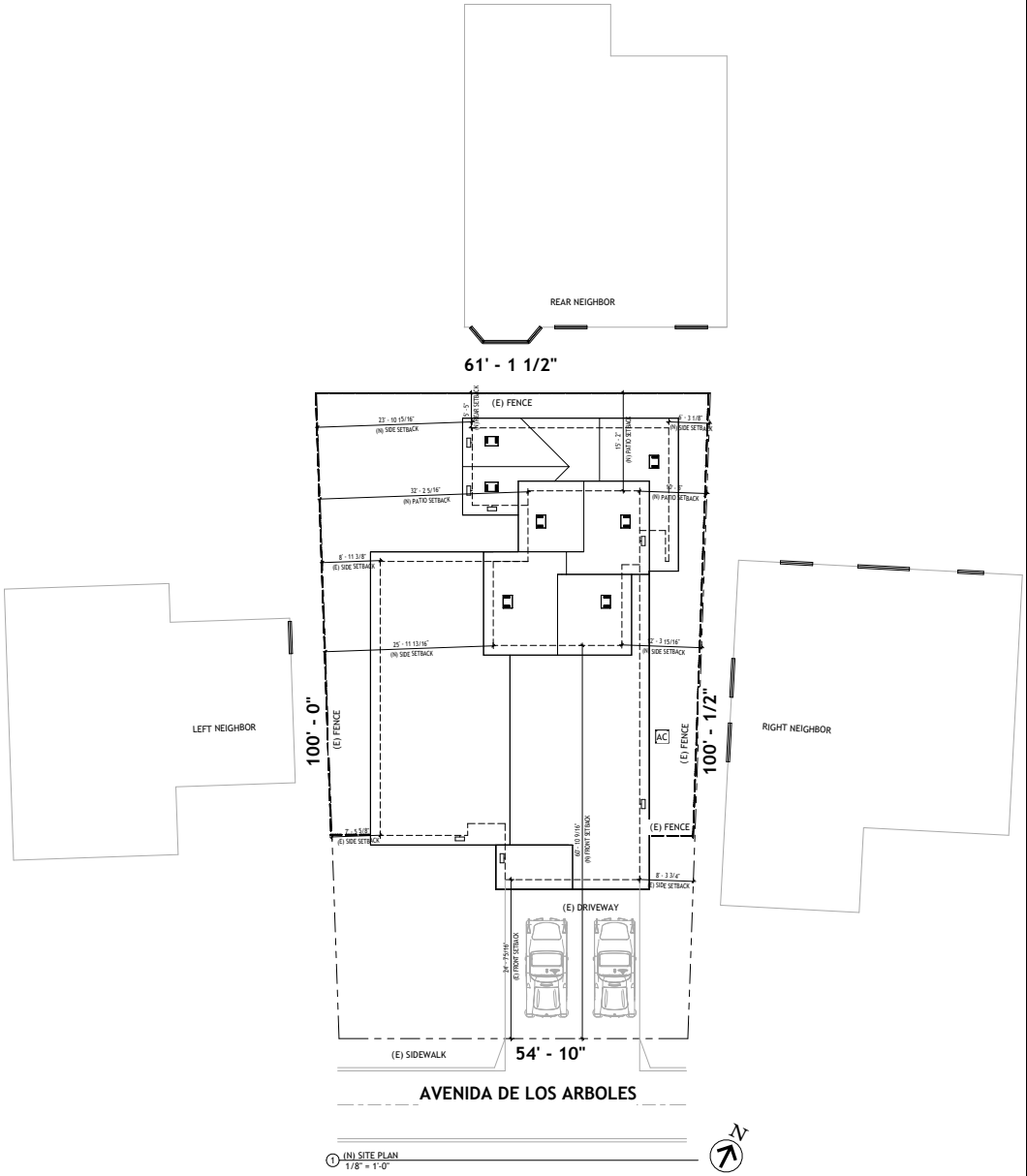

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(N) OVERALL SITE PLAN

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A1.02

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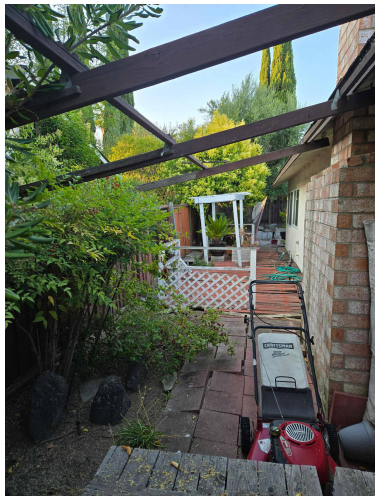

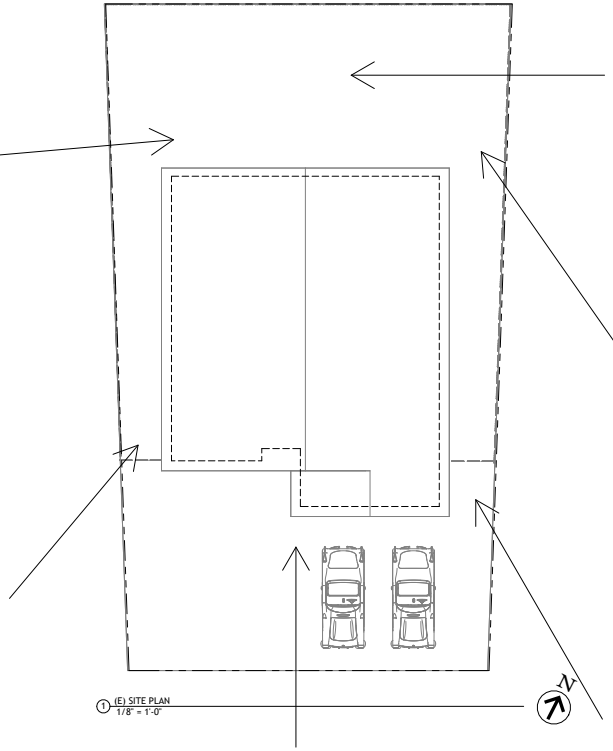

1 (E) SITE PLAN
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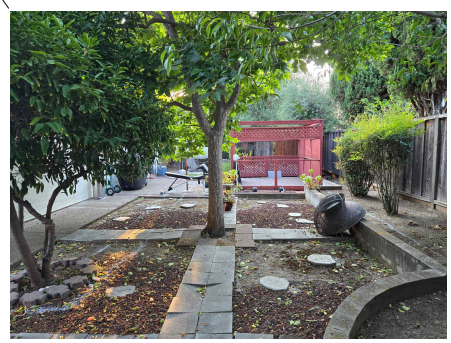

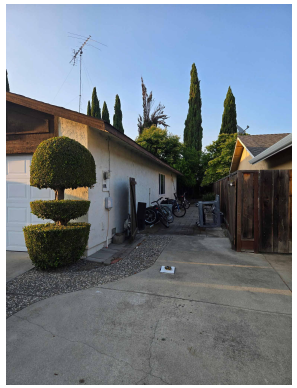

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OVERALL SITE PICTURES

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A1.03

Scale	1/8" = 1'-0"

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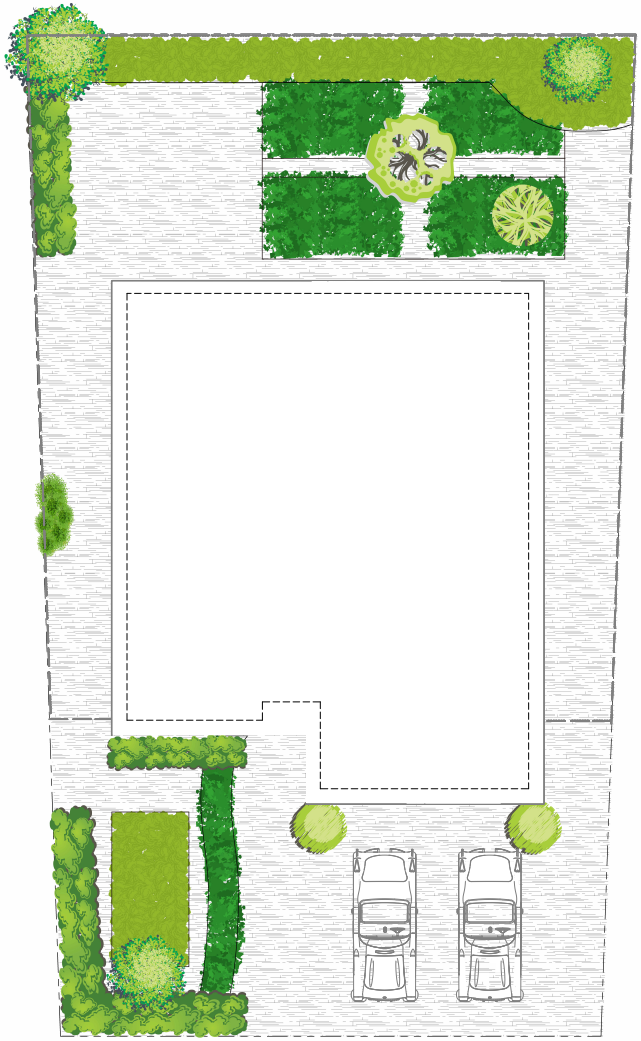
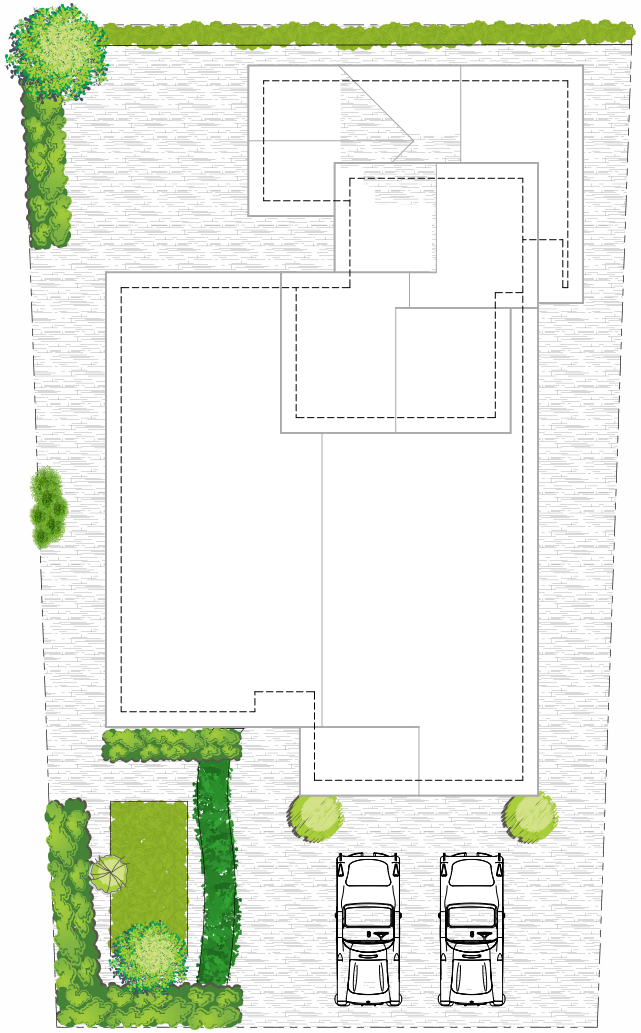


2 (E) LANSCAPE PLAN
3/16" = 1'-0"



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No.	Description	Date

LANDSCAPE PLAN

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A1.04

Scale	3/16" = 1'-0"

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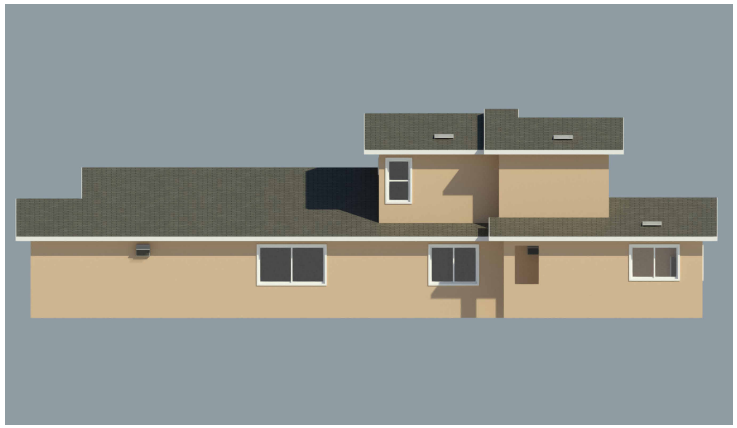

RIGHT

BACK

LEFT

FRONT

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Seema Shenvi
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Nguyen ADU

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

No.	Description	Date

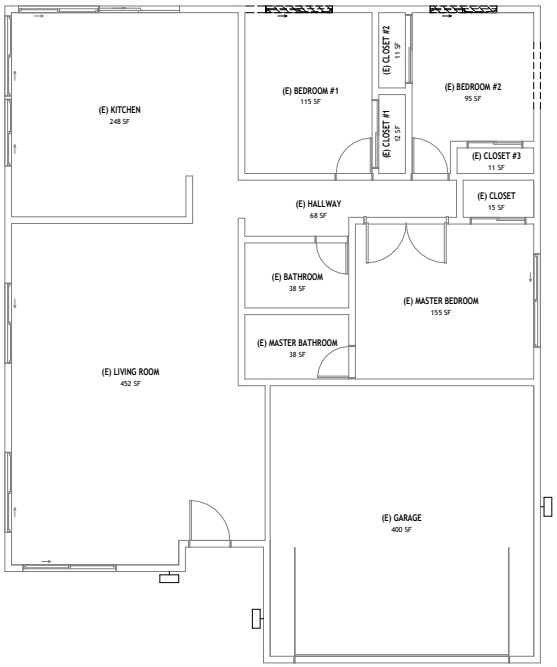
PROJECT RENDERINGS

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

A1.05

Scale

10/15/2025 5:16:26 PM



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

FLOOR LEGEND:

EXISTING

DEMOLITION

NEW

WALL SCHEDULE	
TYPE MARK	TYPE
W1	Exterior - Stucco on 2x6 Wood Stud
W02	Exterior - Wood Siding on Wood Stud
W2	Interior - Partition on 2x4 Wood Stud

ROOM SCHEDULE	
Name	Area
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(E) BEDROOM #1	115 SF
(E) CLOSET #1	12 SF
(E) BEDROOM #2	95 SF
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(E) BATHROOM	38 SF
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(N) GREAT ROOM	Not Placed
(N) LAUNDRY	17 SF
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(N) BATHROOM #2	59 SF
(N) CLOSET #2	Not Placed
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(N) GREAT ROOM	Not Placed
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No.	Description	Date

(E) ARCHITECTURAL FLOOR PLANS

Project number	Project Number
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Checked by	Checker

A2.01

Scale	As indicated

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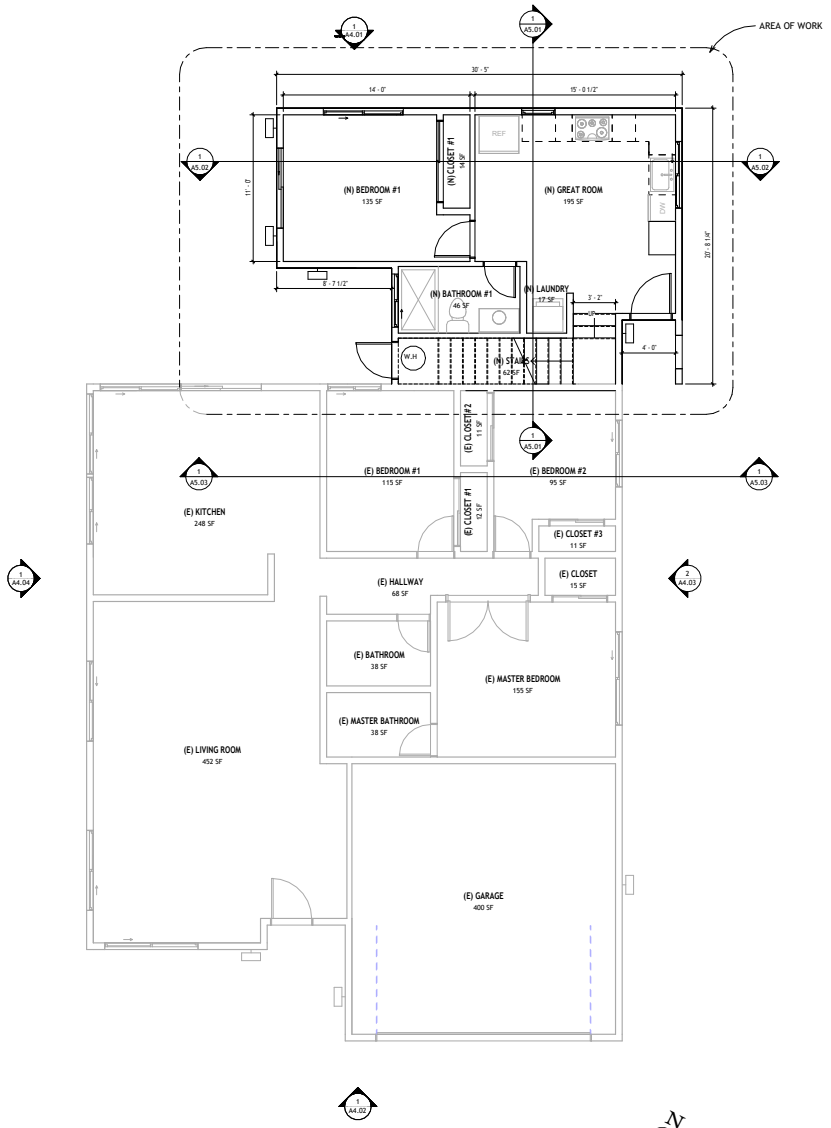

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1/4" = 1'-0"

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No.	Description	Date

(N) ARCHITECTURAL FIRST FLOOR PLAN

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

A2.02

Scale	As indicated

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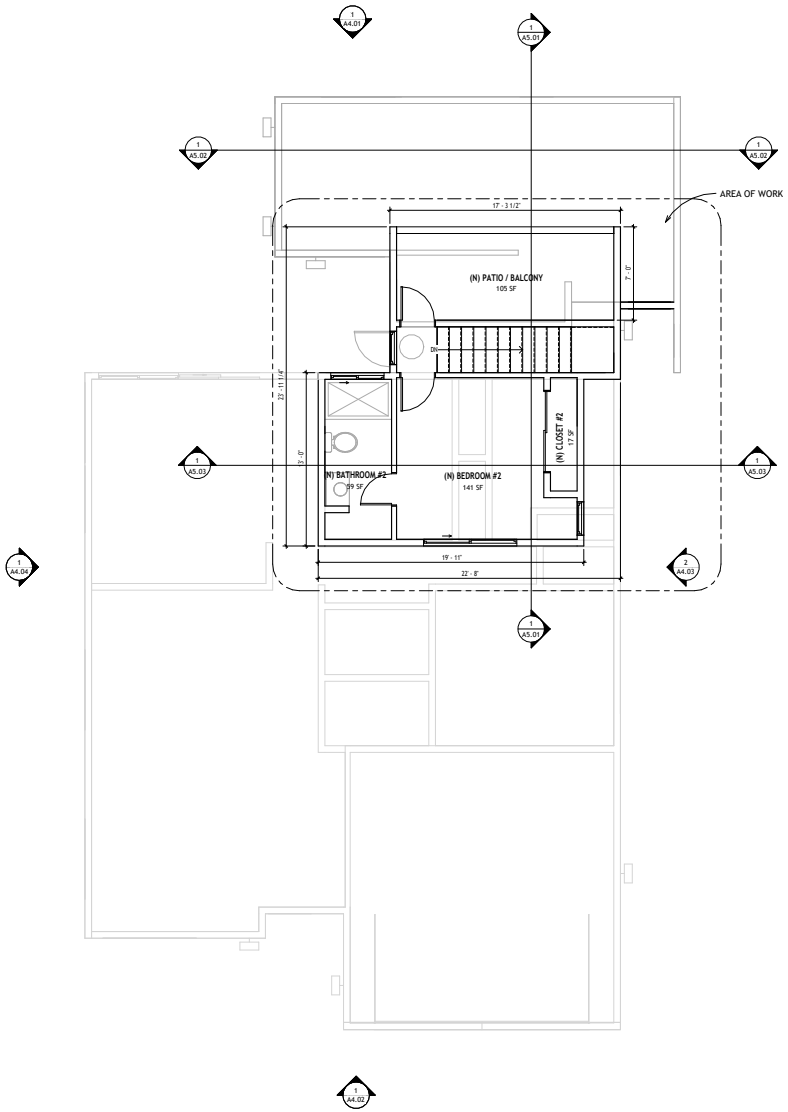

1 (N) ARCHITECTURAL SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR LEGEND:

EXISTING

DEMOLITION

NEW

WALL SCHEDULE	
TYPE MARK	TYPE
W1	Exterior - Stucco on 2x6 Wood Stud
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No.	Description	Date

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Scale	As indicated

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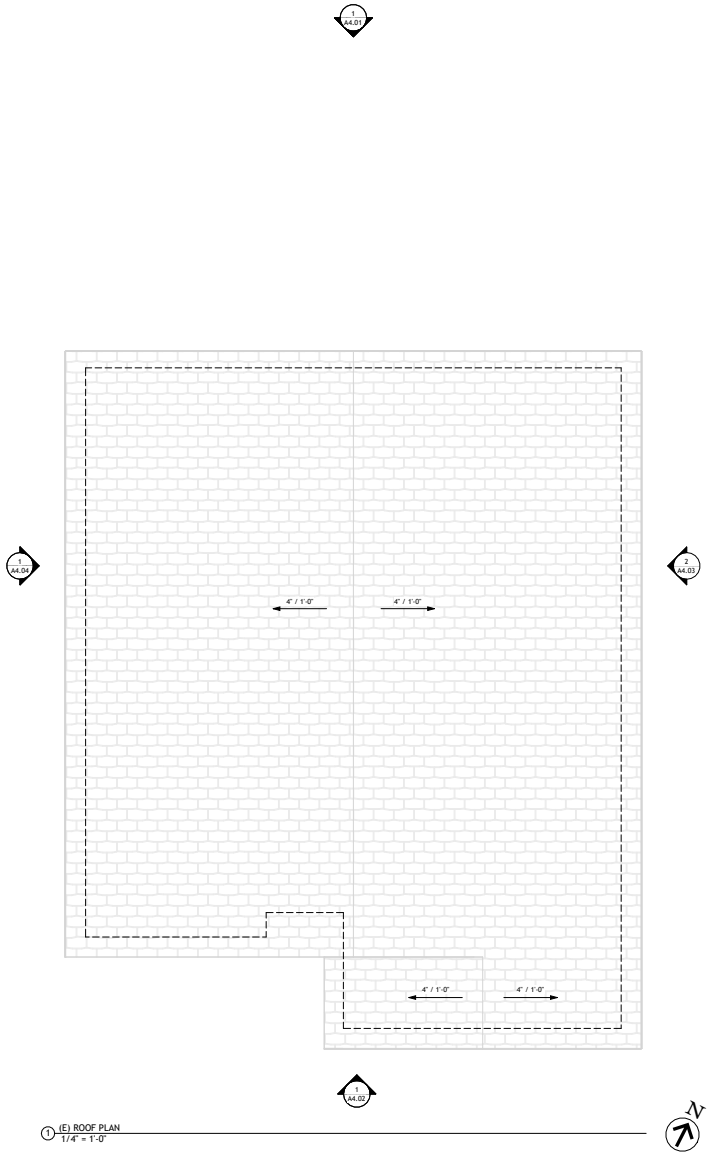

1 (E) ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF PLAN NOTES

1. PROVIDE ROOF SHEET METAL FLASHING WITH A 36" WIDE UNDERLAYMENT DIRECTLY UNDER NORMALLY FLASHING AND OVER NORMALLY REQUIRED UNDERLAYMENT.
2. PROVIDE G.I. FLASHING FOR ALL VENTS, PIPES PENETRATING ROOF OR WOOD DECKS.
3. ALL FLASHING IS TO BE 26 GAUGE GALVANIZED METAL UNLESS OTHERWISE NOTES.
4. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440 (CBC 2019 R308.6)
5. FOR ASPHALT SHINGLES ON ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 PER CRC R905.2.2
6. FOR ENCLOSED RAFTER SPACES, NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN INSULATION AND THE ROOF SHEATHING, AND AT THE LOCATION OF THE VENT. CRC R806.3
7. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC R337.5.4
8. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAUGE CORROSION-RESISTANT GSS INSTALLED WITH A MINIMUM 9" WIDTH CENTERED IN THE ROOF VALLEY. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE USED IN VALLEYS, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF VALLEY.
9. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR WALL OR PENETRATION GREATER THAN 30 INCHES WIDE, MEASURED PERPENDICULAR TO THE SLOPE. THE CRICKET OR SADDLE SHALL BE CONSTRUCTED OF CORROSION-RESISTIVE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING, PER CRC R903.2.2

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No.	Description	Date

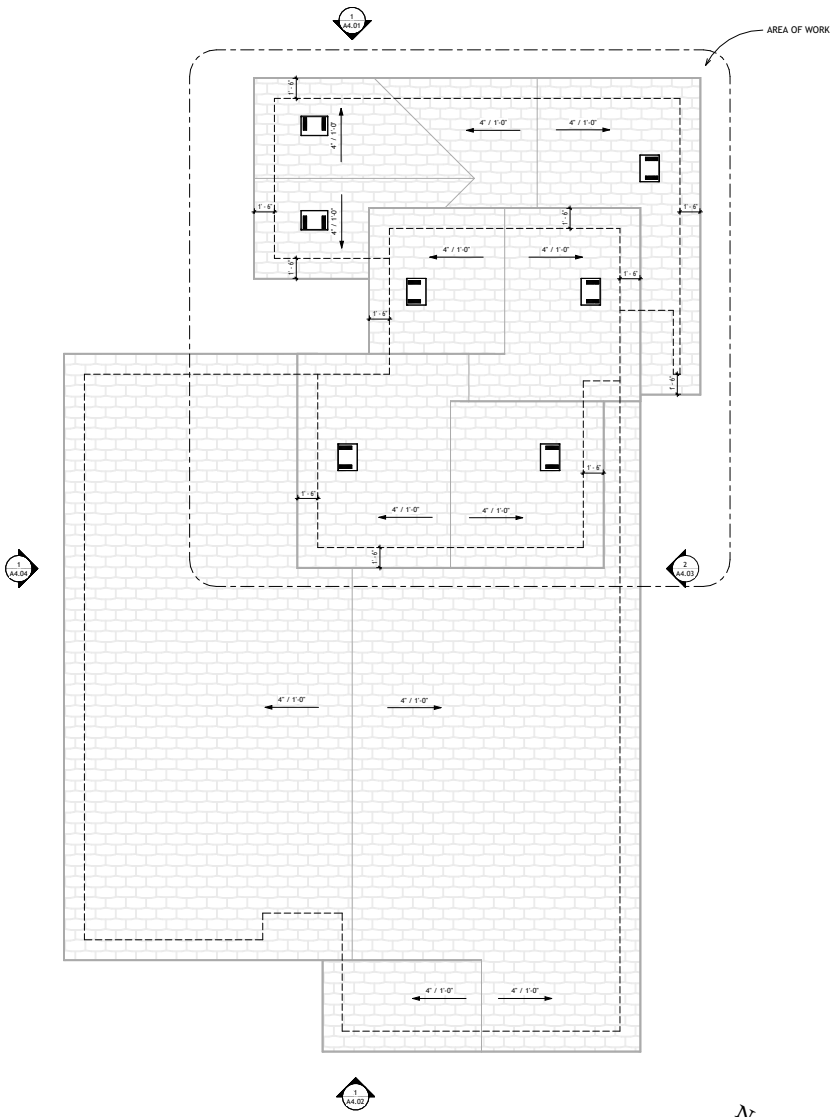
(E) ROOF PLAN

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

A3.01

Scale	1/4" = 1'-0"

10/15/2025 5:16:27 PM



1 (N) ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF PLAN NOTES

1. PROVIDE ROOF SHEET METAL FLASHING WITH A 36" WIDE UNDERLAYMENT DIRECTLY UNDER NORMALLY FLASHING AND OVER NORMALLY REQUIRED UNDERLAYMENT.
2. PROVIDE G.I. FLASHING FOR ALL VENTS, PIPES PENETRATING ROOF OR WOOD DECKS.
3. ALL FLASHING IS TO BE 26 GAUGE GALVANIZED METAL UNLESS OTHERWISE NOTES.
4. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440 (CBC 2019 R308.6).
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7. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC R337.5.4.
8. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAUGE CORROSION-RESISTANT GSS INSTALLED WITH A MINIMUM 9" WIDTH CENTERED IN THE ROOF VALLEY. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE USED IN VALLEYS, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF VALLEY.
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No.	Description	Date

(N) ROOF PLAN

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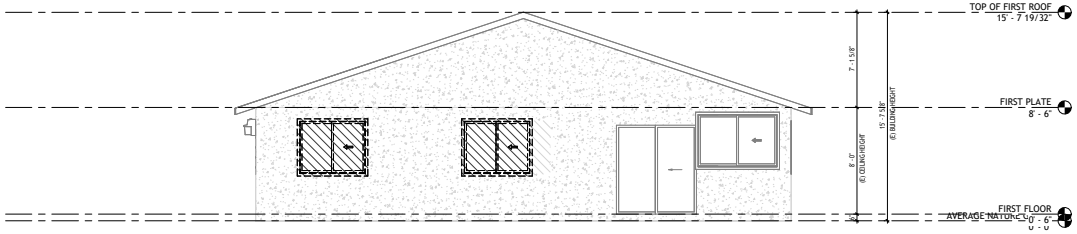
Checked by	Checker

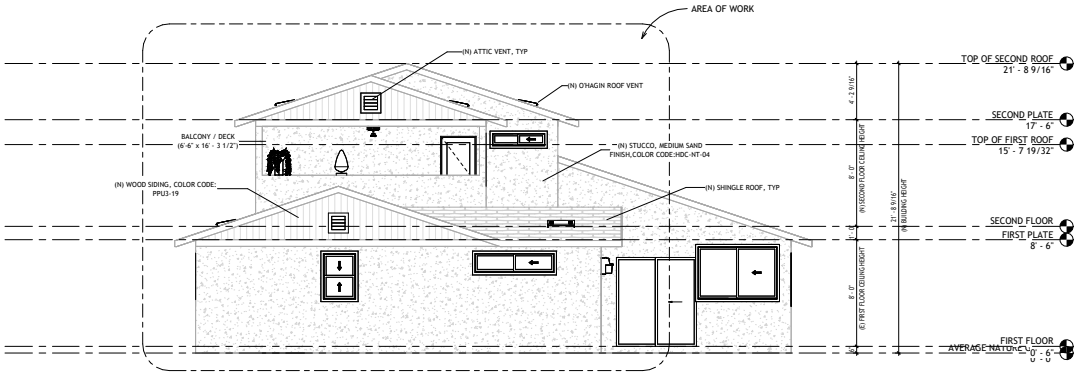
A3.02

Scale	1/4" = 1'-0"

10/15/2025 5:16:28 PM



1 (E) NORTH ELEVATION
1/4" = 1'-0"



2 (N) NORTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date

(E) & (N) NORTH BUILDING ELEVATIONS

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

A4.01

Scale	1/4" = 1'-0"

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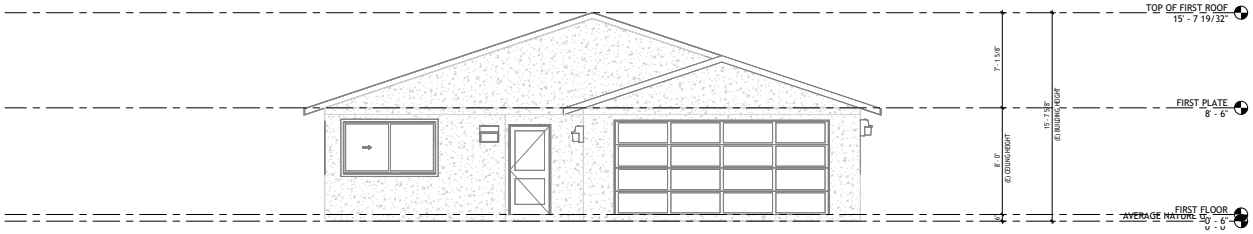
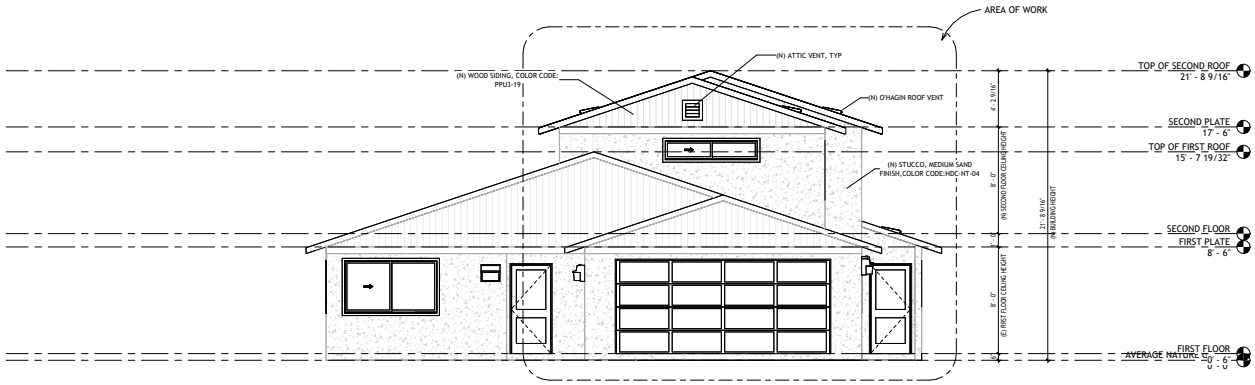


1 (E) SOUTH ELEVATION
1/4" = 1'-0"



2 (N) SOUTH ELEVATION
1/4" = 1'-0"

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No.	Description	Date

(E) & (N) SOUTH BUILDING ELEVATIONS

Project number	Project Number
Date	Issue Date
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A4.02

Scale	1/4" = 1'-0"

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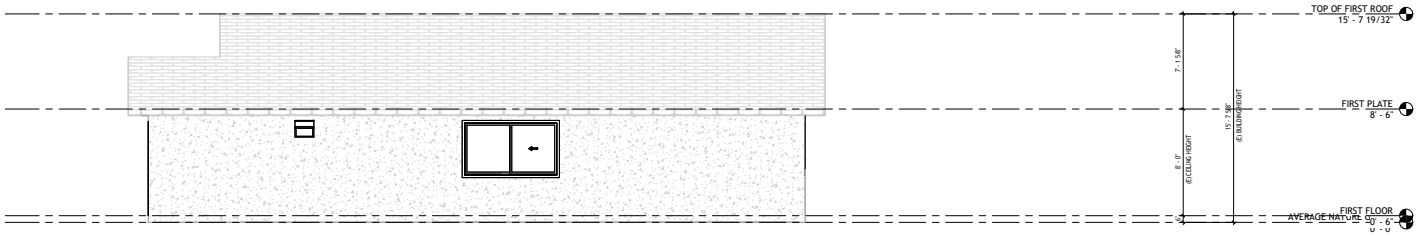
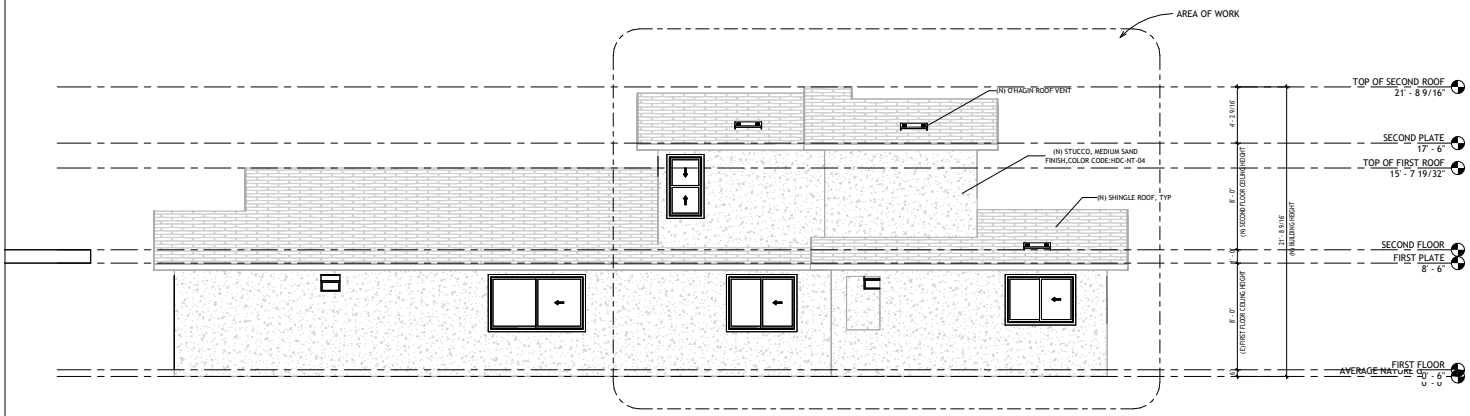


1 (E) EAST ELEVATION
1/4" = 1'-0"



2 (N) EAST ELEVATION
1/4" = 1'-0"

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No.	Description	Date

(E) & (N) EAST BUILDING ELEVATIONS

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

A4.03

Scale	1/4" = 1'-0"

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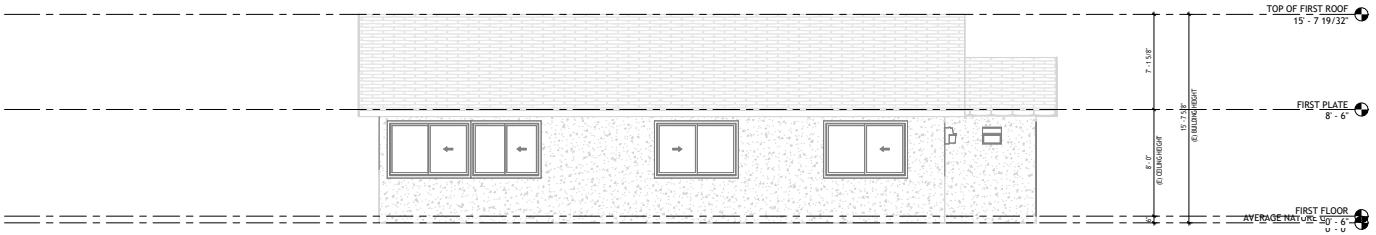
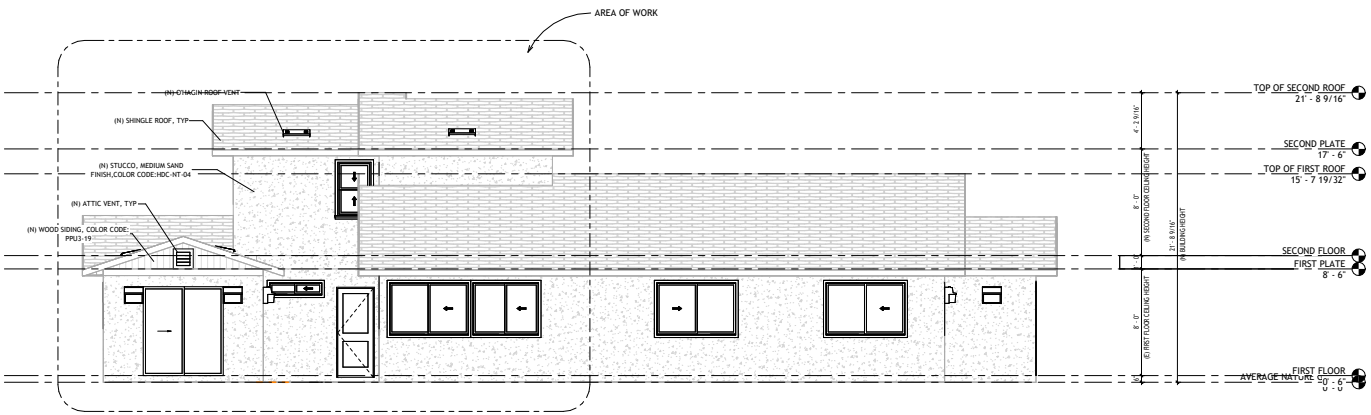


1 (E) WEST ELEVATION
1/4" = 1'-0"



2 (N) WEST ELEVATION
1/4" = 1'-0"

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No.	Description	Date

(E) & (N) WEST BUILDING ELEVATIONS

Project number	Project Number
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Checked by	Checker

A4.04

Scale	1/4" = 1'-0"

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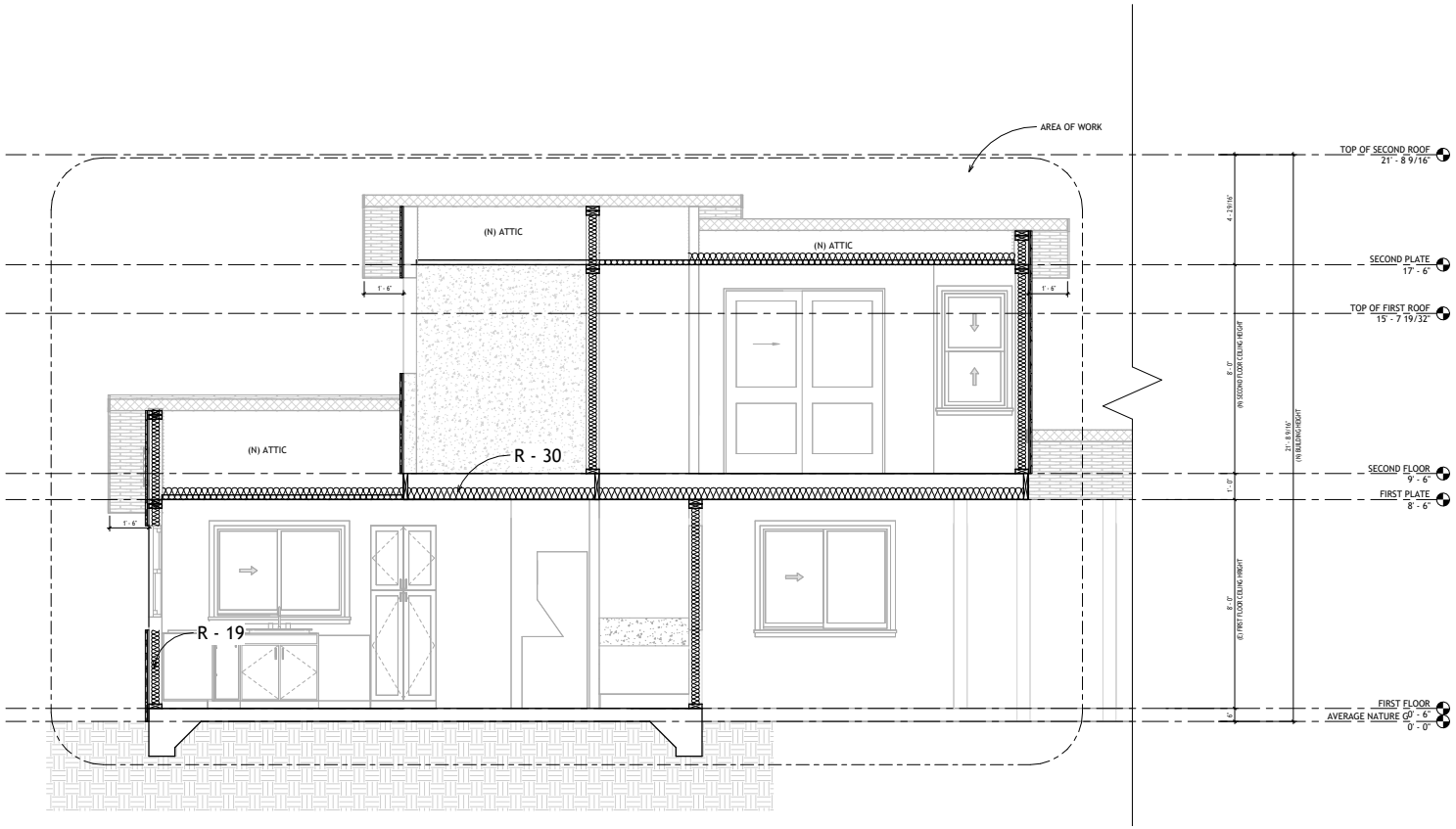

1 Section 1
1/2" = 1'-0"

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No.	Description	Date

CROSS SECTION

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

A5.01

Scale	1/2" = 1'-0"

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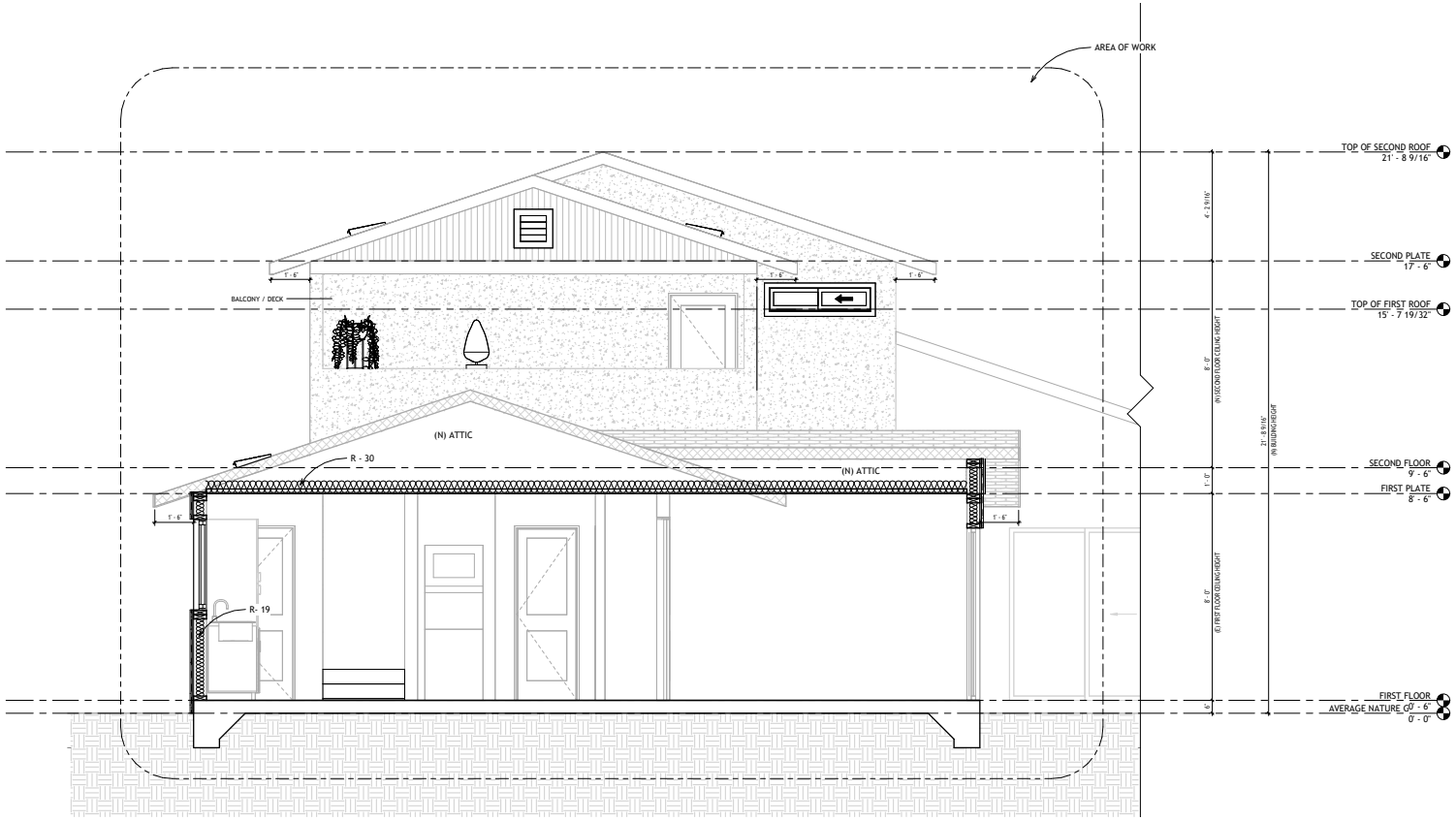

1 Section 2
1/2" = 1'-0"

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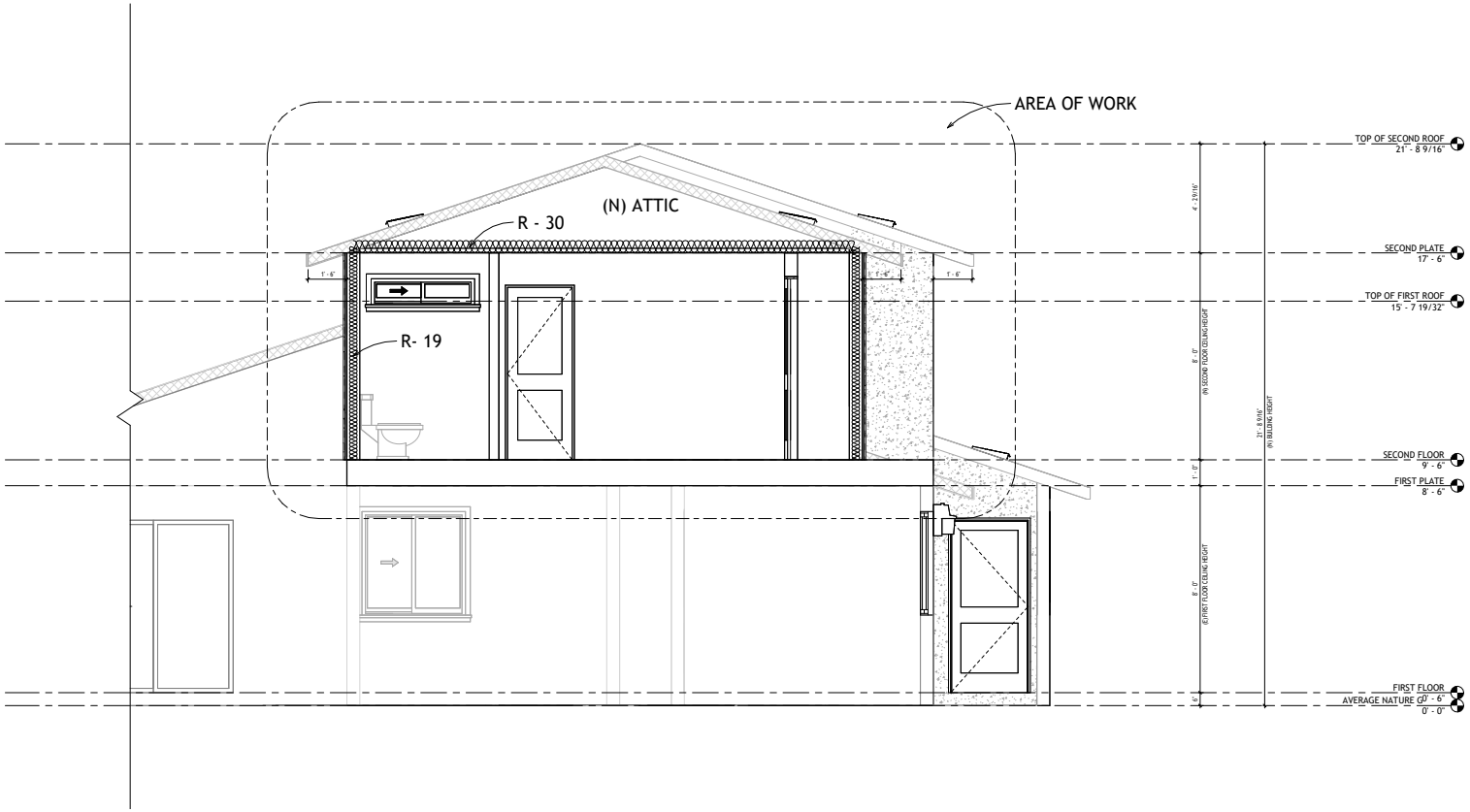
A5.02

Scale	1/2" = 1'-0"

10/15/2025 5:16:32 PM



1 Section 3
1/2" = 1'-0"

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CROSS SECTION

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A5.03

Scale	1/2" = 1'-0"

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