

4085 W. 141 ST., HAWTHORNE, CA 90250



PROJECT INFORMATION

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ADU01	PROJECT INFORMATION
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ADU03	EXISTING FLOOR PLAN
ADU04	PROPOSED SB9 ADU FLOOR PLAN
ADU05	PROPOSED SB9 ELEVATIONS
ADU06	PROPOSED DETACHED ADU 1 FLOOR PLAN
ADU07	PROPOSED DETACHED ADU 1 ROOF PLAN
ADU08	PROPOSED DETACHED ADU 1 SECTIONS
ADU09	PROPOSED DETACHED ADU 2 FLOOR PLAN
ADU10	PROPOSED DETACHED ADU 2 ELEVATIONS
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CITY OF HAWTHORNE
 DEPARTMENT OF PUBLIC WORKS
 4085 W. 141 ST., HAWTHORNE, CA 90250
 DATE: 03/28/2025
 APPROVED BY: [Signature]
 DATE: 04/09/2025

GENERAL

Sheet Number	Sheet Name
GEN01	GENERAL NOTES
GEN02	CAL GREEN 1
GEN03	SPECIFICATIONS
GEN04	CONSTRUCTION
GEN05	VENT SPECIFICATIONS
GEN06	PREPARATION

STRUCTURAL

Sheet Number	Sheet Name
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STR02	GENERAL DETAILS
STR03	FOUNDATION PLAN SB9
STR04	ROOF FRAMING PLAN SB9
STR05	FOUNDATION PLAN ADU 1
STR06	FOUNDATION & ROOF FRAMING PLAN ADU 2
STR07	STRUCTURAL DETAILS

T-24

Sheet Number	Sheet Name
T-24	TITLE 24 - SB9
T-25	TITLE 24 - ADU 1
T-26	TITLE 24 - ADU 2

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PROPOSED SB9 & TWO ADUS
 4085 W. 141 ST., HAWTHORNE, CA 90250

VICINITY MAP



ASSESSOR MAP



PROJECT DESCRIPTION

THREE SCOPE OF WORKS:
 • NEW CONSTRUCTION ATTACHED SB9 136 SF TO MAIN HOUSE
 • PROPOSED NEW CONSTRUCTION DETACHED ADU 1 WITH 800 SF
 • PROPOSED NEW CONSTRUCTION DETACHED ADU 2 WITH 800 SF

PROJECT ADDRESS	4085 W. 141 ST., HAWTHORNE, CA 90250
LEGAL DESCRIPTION	APN: 064503421
ZONING INFORMATION	RA-1
OCCUPANCY TYPE	RESIDENTIAL - SINGLE
LOT AREA	8,100 (94%)
PROPOSED SB9 SIZE	136 SF
PROPOSED ADU 1 SIZE	800 SF
PROPOSED ADU 2 SIZE	800 SF
PROPOSED SB9 HEIGHT	14'-0"
PROPOSED ADU 1 HEIGHT	13'-0"
PROPOSED ADU 2 HEIGHT	13'-0"

CONSTRUCTION TYPE
 TYPE=CB
 CODES
 • 2023 CALIFORNIA MECHANICAL CODE (CMC)
 • 2023 CALIFORNIA PLUMBING CODE (CPC)
 • 2023 CALIFORNIA BUILDING CODE (CBC) AND FIRE CODES
 • 2023 CALIFORNIA GREEN BUILDING (CALGREEN) (T24)

EXISTING HOUSE SIZE
 EXISTING 1,100 SF TO REMAIN + NOT PART OF SCOPE
 NA - MAIN HOUSE NOT SPRINKLERED

CONTRACTOR'S RESPONSIBILITY NOTE

BEFORE BEGINNING CONSTRUCTION, VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SETBACKS, SITE SURROUNDINGS, AND THE PROPOSED CONSTRUCTION. VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SETBACKS, SITE SURROUNDINGS, AND THE PROPOSED CONSTRUCTION. VERIFY ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS, INCLUDING DIMENSIONS, SETBACKS, SITE SURROUNDINGS, AND THE PROPOSED CONSTRUCTION.

LOT COVERAGE TABLE

MAX LOT COVERAGE	EXISTING	NEW	EXEMPT	TOTAL
50 %	4,320 SF	4,320 SF	0 SF	8,640 SF
MIN ALLOWED	1,100 SF	1,100 SF	0 SF	2,200 SF
RESERVE	1,100 SF	1,100 SF	0 SF	2,200 SF
NEW ADU	0 SF	800 SF	0 SF	800 SF
NEW ADU	0 SF	800 SF	0 SF	800 SF
TOTAL COVERAGE	0 SF	1,600 SF	0 SF	1,600 SF
ACTUAL LOT COVERAGE	0 %	18 %	0 %	18 %

PROJECT DIRECTORY

OWNER	KARAPET JENCHIRAYAN 4085 W. 141 ST., HAWTHORNE, CA 90250 PHONE: (310) 483-3831
ARCHITECTURAL DESIGNER	ADU RESOURCE CENTER 4085 W. 141 ST., HAWTHORNE, CA 90250 PHONE: (310) 483-3831
TITLE & ENGINEER	NALSER ENGINEERING INC SHERMAN OAKS, CA 91309 PHONE: (818) 745-2525

SITE LEGEND

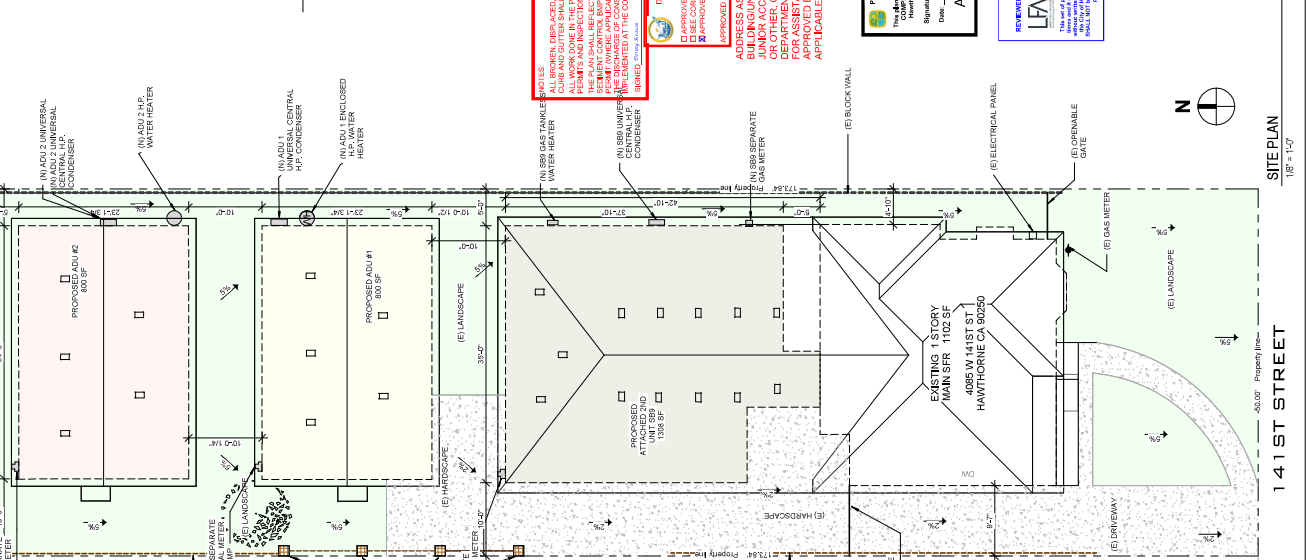
- (E) DWELING
- (N) ATTACHED SB9
- (N) DETACHED ADU #1
- (N) DETACHED ADU #2
- (E) HARDSCAPE
- (E) LANDSCAPE
- (E) PROPERTY LINE
- (E) ELECTRICAL PANEL
- (E) GAS METER
- (E) WATER HEATER
- (E) CONDENSER UNIT
- (E) WATER METER
- (E) UTILITY POLE
- (E) CLEANOUT

NOTES:
 1. ALL SB9 AND ADU UNITS SHALL BE SUBJECT TO THE CALIFORNIA GREEN BUILDING APPROACHES. CHUBB AND OTHER SHALL BE REPLACED.
 2. ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY REQUIRES ENCROACHMENT PERMITS.
 3. THE PLAN SHALL REFLECT THE EFFECTIVE COMBINATION OF EXISTING AND PROPOSED WORK WHICH APPLICABLE TO FACILITY DESIGN AND UTILITY LOSS, AND SHALL BE IDENTIFIED AT THE CONSTRUCTION SITE.
 4. THE PLAN SHALL REFLECT THE EFFECTIVE COMBINATION OF EXISTING AND PROPOSED WORK WHICH APPLICABLE TO FACILITY DESIGN AND UTILITY LOSS, AND SHALL BE IDENTIFIED AT THE CONSTRUCTION SITE.

ADDRESS ASSIGNMENT FOR NEW BUILDING UNIT, ACCESSORY DWELLING UNIT, JUNIOR ACCESSORY DWELLING UNIT, AND ACCESSORY DWELLING UNIT:
 FOR ASSISTANCE AFTER PLANS HAVE BEEN APPROVED, CONTACT THE CITY OF HAWTHORNE AT 4085 W. 141 ST., HAWTHORNE, CA 90250. APPLICABLE FEES HAVE BEEN PAID.

APPROVED
 03/28/2025
 DATE: 04/09/2025
 APPROVED BY: [Signature]

REVIEWED AND APPROVED BY: BUILDING DEPARTMENT
 DATE: 04/09/2025
 APPROVED BY: [Signature]



SITE PLAN 1/8" = 1'-0"

4085 W. 141 ST., HAWTHORNE, CA 90250

PROJECT INFORMATION

DATE:	2/21/2025 9:45:56 AM
DRAWN BY:	

A000

Department of Building and Safety
City of Hawthorne
Contract Compliance
BY: J. Rodriguez
LFA 04/09/2025

No.	Description	Date

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE. ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURE RESOURCE CENTER. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE RESOURCE CENTER. ARCHITECTURE RESOURCE CENTER SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF ACCEPTANCE OF THESE RESTRICTIONS.

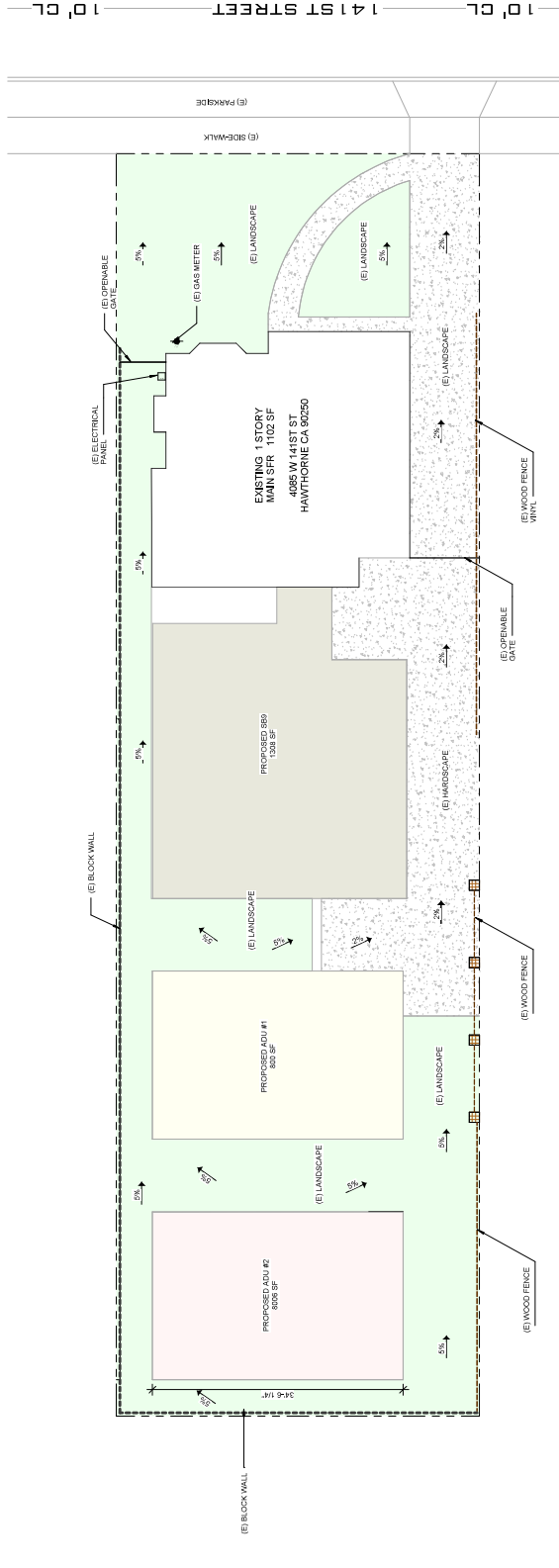
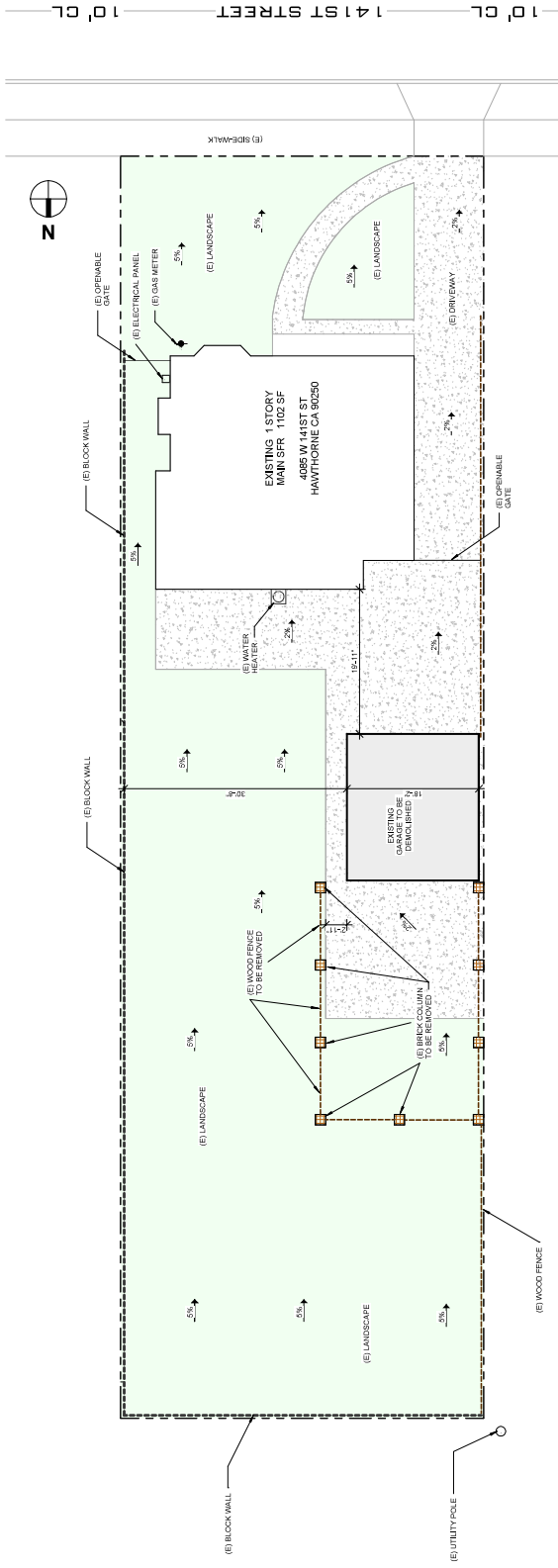
PROPOSED SB9 & TWO ADUS

4085 W. 141 ST.,
HAWTHORNE, CA 90250

SITE PLANS

DATE: 2/21/2025 9:43:46 AM
DRAWN BY:

A001



OPTION 1
1/8" = 1'-0"

No.	Description	Date

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE. ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF ADU RESOURCE CENTER. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ADU RESOURCE CENTER. THE WRITTEN CONSENT OF ADU RESOURCE CENTER SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROPOSED SB9 & TWO ADUS

4085 W. 141 ST.,
HAWTHORNE, CA 90250

SITE PLANS

DATE: 2/21/2025 9:43:57 AM
DRAWN BY:

A002



SITE LEGEND

- (E) DWELLING
- (N) ATTACHED SB9
- (N) DETACHED ADU #1
- (N) DETACHED ADU #2
- (E) HARDSCAPE
- (E) LANDSCAPE
- (E) PROPERTY LINE
- (E) ELECTRICAL PANEL
- (E) GAS METER
- (E) WATER HEATER
- (E) CONDENSER UNIT
- (E) WATER METER
- (E) UTILITY POLE
- (E) CLEANOUT

EXISTING SITE PLAN
1/8" = 1'-0"

PROPOSED SITE PLAN
1/8" = 1'-0"



10' CL 141ST STREET 10' CL

10' CL 141ST STREET 10' CL



4085 W. 141 ST.,
HAWTHORNE, CA 90250
ARCHITECTURE@ADURESOURCECENTER.COM

**EXISTING FLOOR
PLAN LEGEND**

	DEMOS
	EXISTING WALL



No.	Description	Date

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PROPOSED SB9 & TWO ADUS

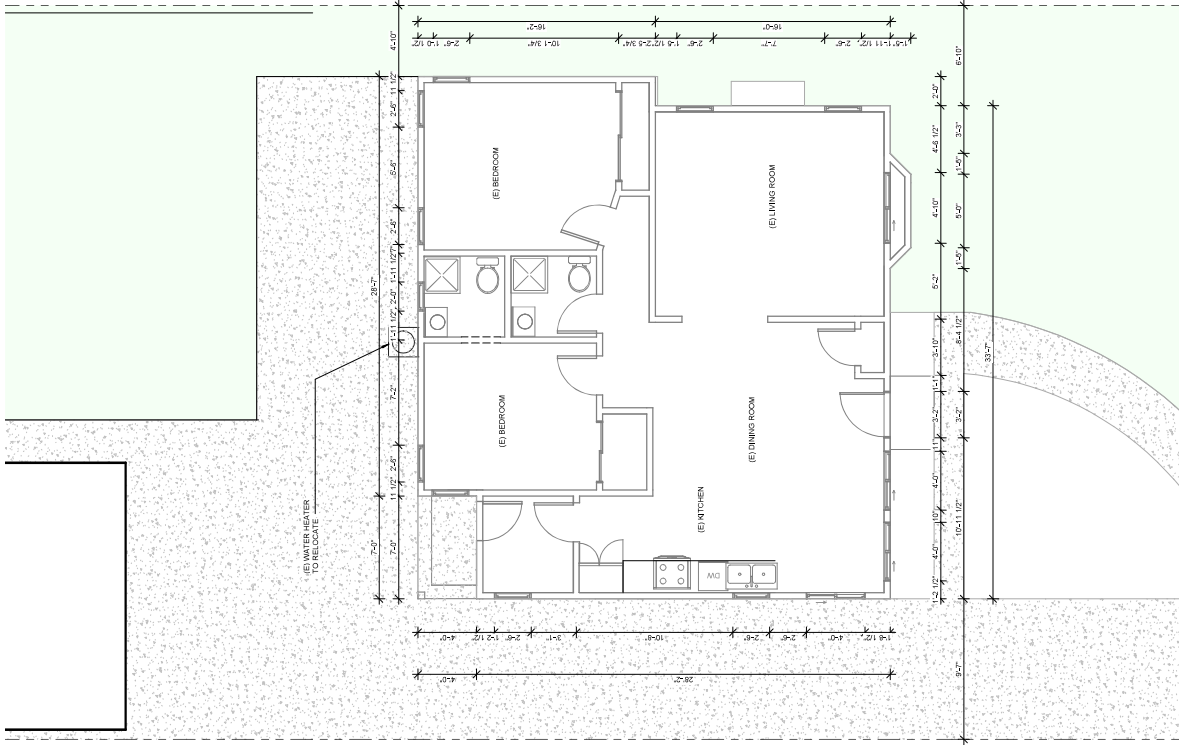
4085 W. 141 ST.,
HAWTHORNE, CA 90250

EXISTING FLOOR PLAN

DATE: 2/21/2025 9:43:47 AM

DRAWN BY:

A100

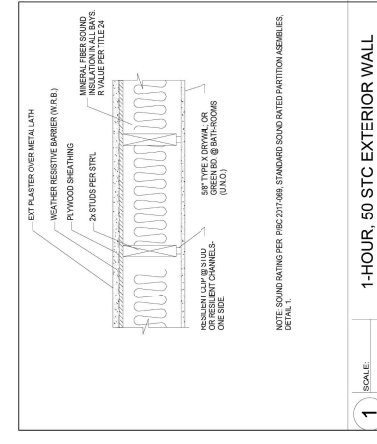


EXISTING FLOOR PLAN & DEMO
1/8" = 1'-0"

FLOOR PLAN LEGEND

[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	ENERGY STAR EXHAUST 15 CFM LOCATED TO EXTERIOR
[Symbol]	ENERGY STAR EXHAUST 100 CFM LOCATED TO EXTERIOR
[Symbol]	ENERGY STAR EXHAUST 100 CFM LOCATED TO EXTERIOR
[Symbol]	SMOKE DETECTOR/CARBON MONOXIDE
[Symbol]	LED DOWNLIGHT FIXTURE
[Symbol]	EXTERIOR LIGHT FIXTURE
[Symbol]	SHEDDING NOTED WALL
[Symbol]	(I) PROPANE TUBE
[Symbol]	AFQ DUPLEX
[Symbol]	GFQ DUPLEX
[Symbol]	WEATHERPROOF GFQ/MQI DUPLEX
[Symbol]	AFQI DUPLEX @ 42" ABOVE FINISHED FLOOR

NOTE:
SMOKE ALARM SHALL BE INTERCONNECTED HARDWIRED WITH BATTERY CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARDWIRED WITH BATTERY BACKUP
FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A VEHICLE HOUSING VENTILATION SYSTEM.
SHOWERHEAD AND SINKER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. ALL DOORS AND WINDOWS SHALL MEET CITY OF LOS ANGELES SECURITY ORDINANCE
ALL WINDOWS SHALL BE MASON CONSTRUCTION
MINIMUM 24" CLEAR OPENING HEIGHT, 20" CLEAR OPENING WIDTH AND 57 SQ FT MINIMUM OPENING AREA (60 SQ FT AT GRADE LEVEL) AND 14" MAXIMUM FROM FLOOR TO SILL



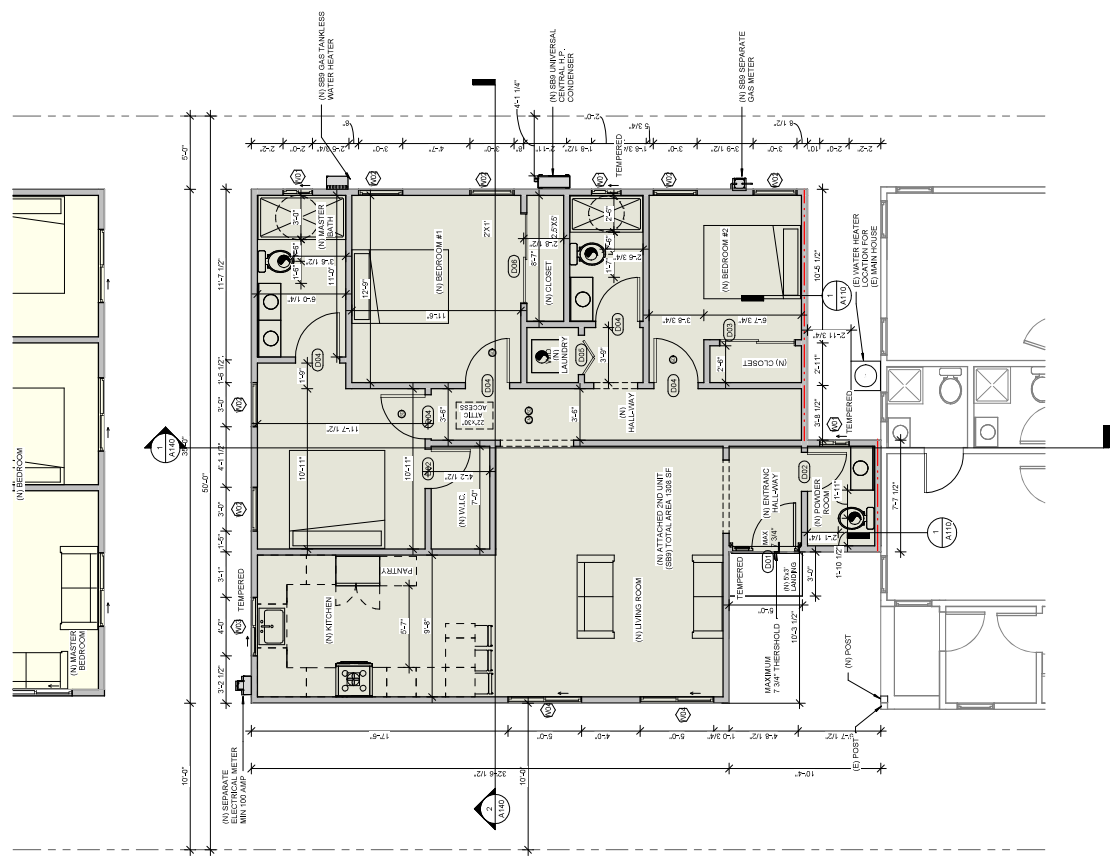
1-HOUR, 50 STC EXTERIOR WALL
SCALE: 1" = 1'-0"

SEE SHEET 0009 FOR BS EVALUATION REPORTS ESB-1338

PROPOSED SB9 & TWO ADUS
4085 W. 141 ST., HAWTHORNE, CA 90250

PROPOSED SB9 FLOOR PLAN
DATE: 2/21/2025 9:43:46 AM
DRAWN BY:

A110



PROPOSED SB9 UNIT FLOOR PLAN
1/8" = 1'-0"

WINDOW SCHEDULE

Type Mark	Width	Height	SHGC	U-Factor	Head Height	Sill Height	Count	Dimensions	Type	Comments
W02	5'-0"	5'-0"	0.23	0.3	6'-8"	6'-8"	3	3 SB9 UNIT 2 ADU 2	WIND	TEMPERED
W03	5'-0"	5'-0"	0.23	0.3	6'-8"	6'-8"	3	3 SB9 UNIT 1 ADU 1	WIND	TEMPERED
W04	5'-0"	5'-0"	0.23	0.3	6'-8"	6'-8"	3	3 SB9 UNIT 1 ADU 2	WIND	TEMPERED
W05	5'-0"	5'-0"	0.23	0.3	6'-8"	6'-8"	4	4 SB9 UNIT 2 ADU 2	WIND	TEMPERED

DOOR SCHEDULE

Type Mark	Width	Height	U-Factor	Count	Type	Comments
D01	5'-0"	6'-8"	0.3	6	SLIDING DOOR	2 SB9 UNIT 2 ADU 1, 2 ADU 2
D02	5'-0"	6'-8"	0.3	5	SUBIER CLOSET DOOR	1 SB9 UNIT 2 ADU 1, 2 ADU 2
D03	5'-0"	6'-8"	0.3	3	LAUNDRY CLOSET DOOR	1 SB9 UNIT 1 ADU 1, 2 ADU 2
D04	5'-0"	6'-8"	0.3	1	SUBIER CLOSET DOOR	1 SB9 UNIT

Department of Building and Safety
City of Los Angeles
1918 West Ave. ADU Approval Compliance
BY: J. Rodriguez
LFA 04/09/2025

This set of drawings and specifications shall be held in full faith and honor as the contract documents for the project. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

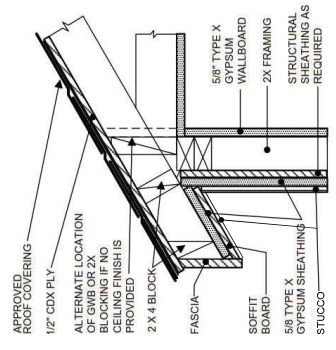
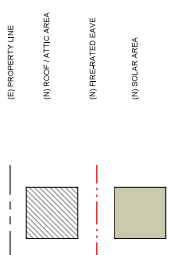
No.	Description	Date

PROPOSED SB9 & TWO ADUS
4085 W. 141 ST.,
HAWTHORNE, CA 90250

PROPOSED SB9 ROOF PLAN
DATE: 2/21/2025 9:43:49 AM
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A120

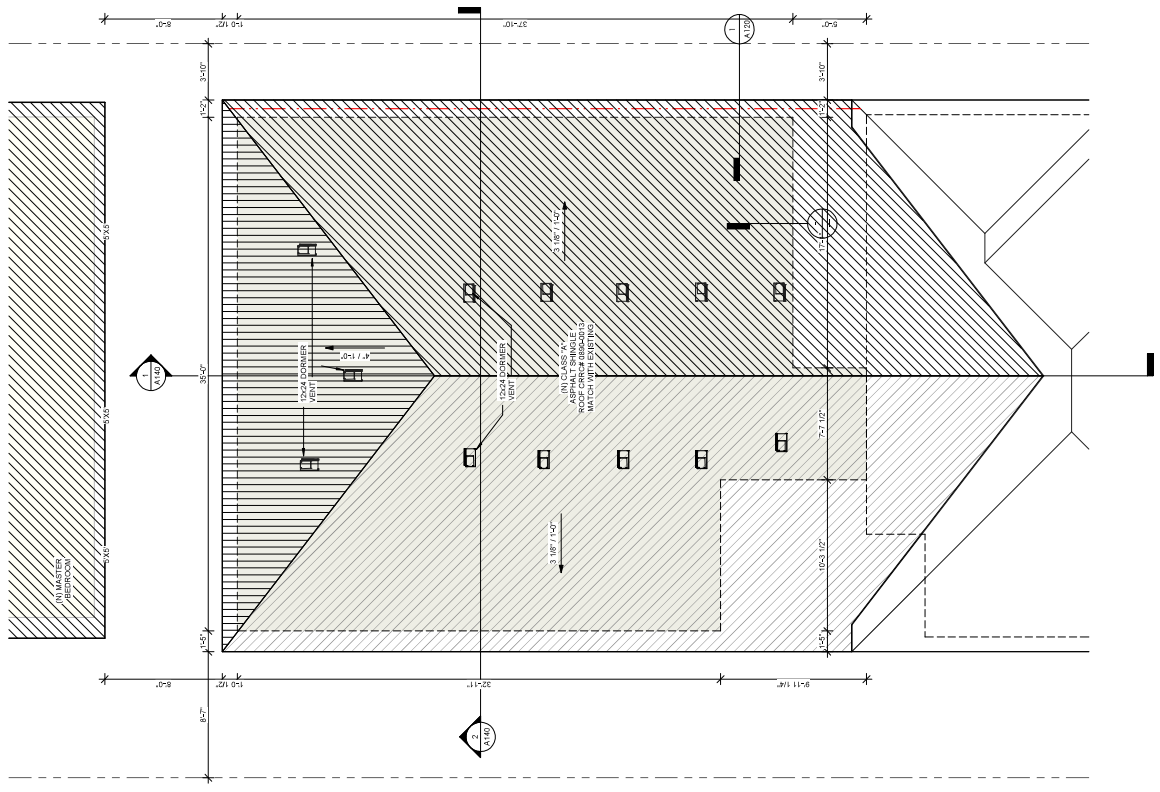
ROOF LEGEND



1
DETAIL - 1 HR. FIRE RATING WALL & EAVE
1/2" = 1'-0"

VENTILATION TABLE

AREA	VENT AREA @ 1500 S.F.	VENT TYPE	R/F.V.	QTY	TOTAL VENT AREA
1913 S.F.	4.38 S.F.	1204 DORMER ROOF VENT	100 SQ.IN.	13	1300 SQ.IN.
1713 S.F.	4.38 S.F.	1204 DORMER ROOF VENT	100 SQ.IN.	13	1300 SQ.IN.
TOTAL VENT AREA PROVIDED: 12,100 SQ.IN. - 1,300 = 10,800					1300 SQ.IN.



PROPOSED SB9 UNIT ROOF PLAN
1/8" = 1'-0"

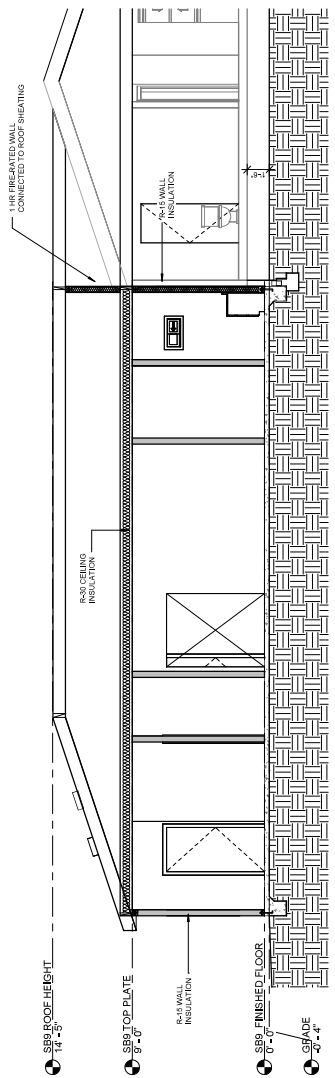
No.	Description	Date

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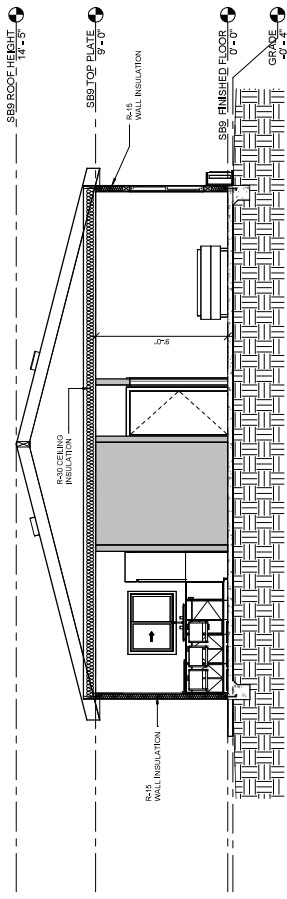
PROPOSED SB9 & TWO ADUS
4085 W. 141 ST.,
HAWTHORNE, CA 90250

PROPOSED SB9 SECTIONS
DATE: 2/21/2025 9:43:51 AM
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A140



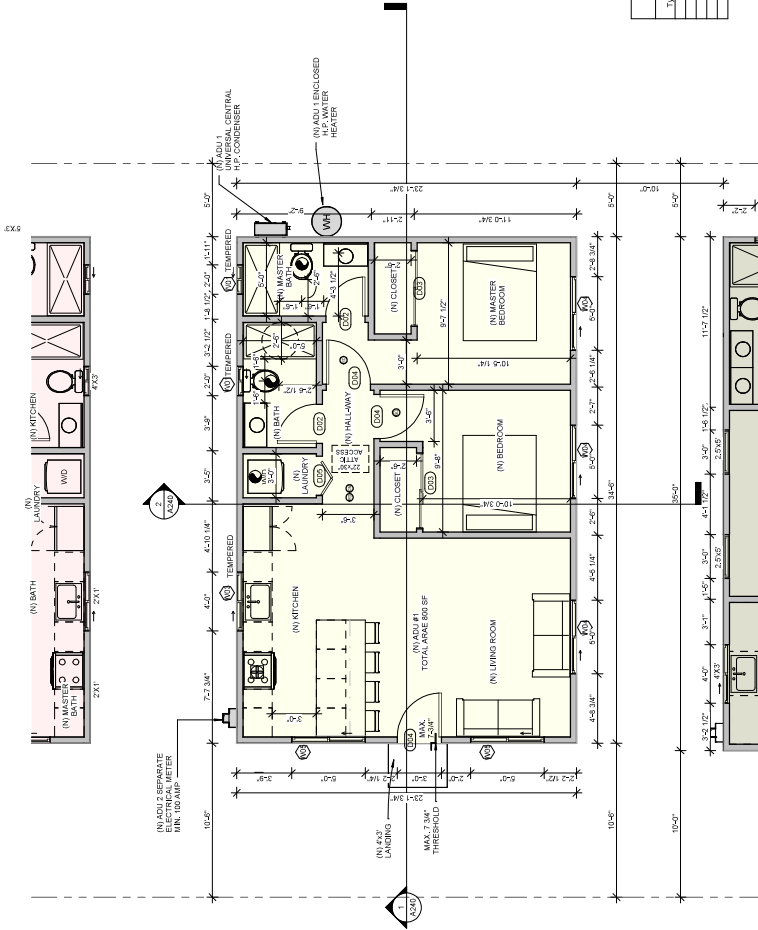
SB9 SECTION 1
1/4" = 1'-0"



SB9 SECTION 2
1/4" = 1'-0"

FLOOR PLAN LEGEND

[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE
[Symbol]	ENERGY STAR EXHAUST 100 CFM DUCTED TO OUTSIDE
[Symbol]	ENERGY STAR EXHAUST 100 CFM
[Symbol]	SMOKE DETECTOR/CARBON MONOXIDE
[Symbol]	LED DOWNLIGHT FIXTURE
[Symbol]	EXTENSIBLE LIGHT FIXTURE
[Symbol]	CONCRETE FLOORED WALL
[Symbol]	PROPERTY LINE
[Symbol]	AFQI DUPLEX
[Symbol]	GFQ/CQ/DUPLEX
[Symbol]	WEATHERPROOF SPUR/ARC/DUPLEX
[Symbol]	AFQI DUPLEX @ 4" ABOVE FINISHED FLOOR



PROPOSED DETACHED ADU1 FLOOR PLAN
1/8" = 1'-0"

NOTE:

SMOKE ALARM SHALL BE INTERCONNECTED HARDWIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARDWIRED WITH BATTERY BACKUP. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 30% TO 70% HUMIDITY, OPERATING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUB WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. ALL DOORS AND WINDOWS SHALL MEET CITY OF LOS ANGELES SECURITY REQUIREMENTS. ALL WINDOWS SHALL BE MILI-ON CONSTRUCTION MINIMUM 24" CLEAR OPENING HEIGHT, 20" CLEAR OPENING WIDTH AND 5.7 SQ FT MINIMUM OPENING AREA (6.0 SQ FT AT GRADE LEVEL) AND 44" MAXIMUM FROM FLOOR TO SILL.

No.	Description	Date

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PROPOSED SB9 & TWO ADUS

4085 W. 141 ST.
HAWTHORNE, CA 90250

WINDOW SCHEDULE

Type Mark	Width	Height	U-Factor	Shading Coef	SR Max	Count	Description	Type
W01	2'-0"	5'-0"	0.33	0.3	3'-0"	7	3 SRB UNIF. ZADU.1 ZADU.2	GLASS
W02	3'-0"	5'-0"	0.33	0.3	6'-0"	6	1 SRB UNIF. ZADU.1 ZADU.2	GLASS
W03	3'-0"	5'-0"	0.33	0.3	6'-0"	8	2 SRB UNIF. ZADU.1 ZADU.2	GLASS
W04	3'-0"	5'-0"	0.33	0.3	6'-0"	8	2 SRB UNIF. ZADU.1 ZADU.2	GLASS
W05	3'-0"	5'-0"	0.33	0.3	6'-0"	4	2 ADU.1 ZADU.2	GLASS

DOOR SCHEDULE

Type Mark	Width	Height	U-Factor	Count	Description
D01	2'-0"	6'-0"	0.33	6	SWING DOOR WITH GLASS WINDOW
D02	2'-0"	6'-0"	0.33	1	SWING DOOR WITH GLASS WINDOW
D03	3'-0"	6'-0"	0.33	1	SWING DOOR WITH GLASS WINDOW
D04	3'-0"	6'-0"	0.33	1	SWING DOOR WITH GLASS WINDOW
D05	2'-0"	6'-0"	0.33	1	SWING DOOR WITH GLASS WINDOW
D06	2'-0"	6'-0"	0.33	1	SWING DOOR WITH GLASS WINDOW

PROPOSED DETACHED ADU 1
FLOOR PLAN
DATE: 2/21/2025 9:43:51 AM
DRAWN BY:

A210

