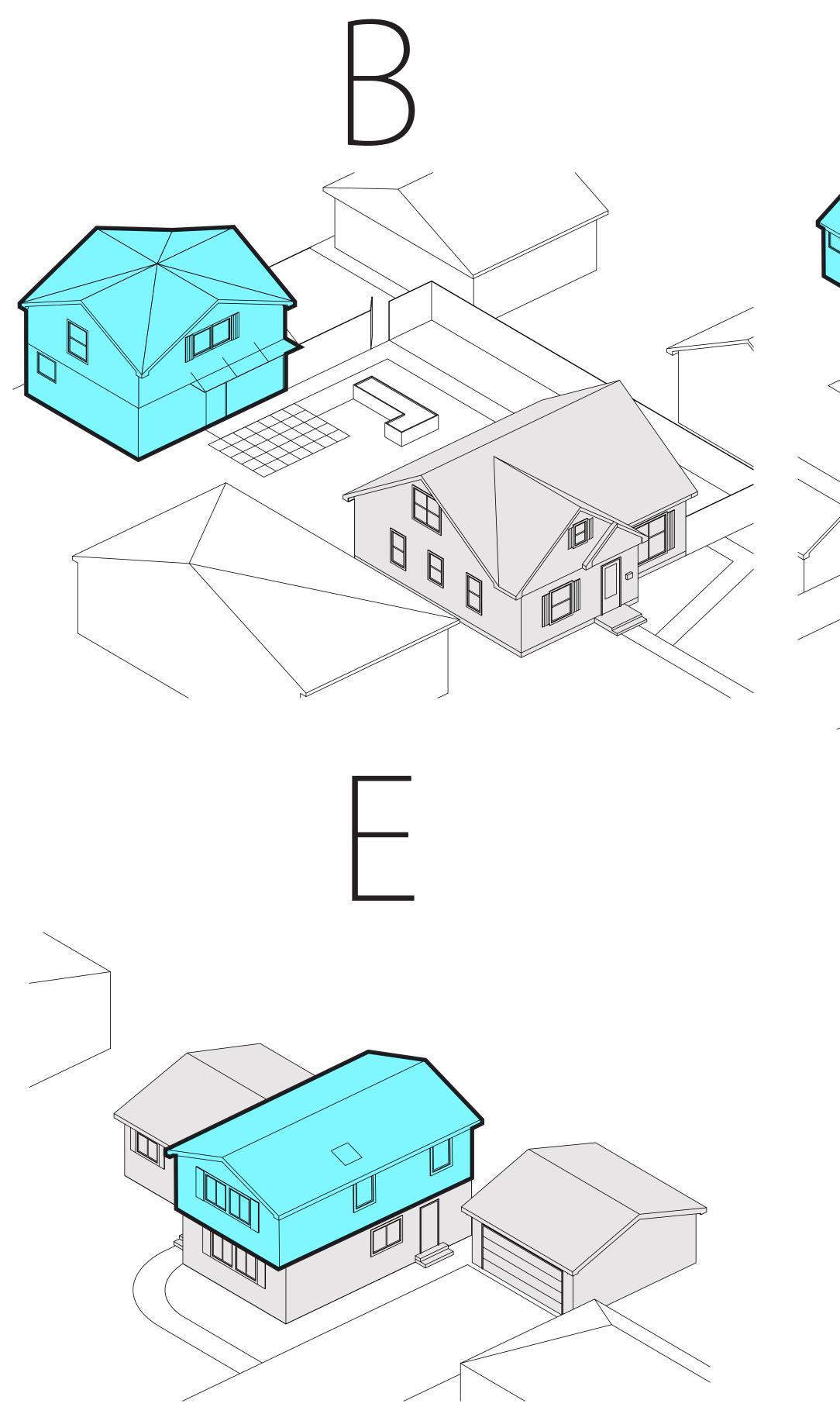
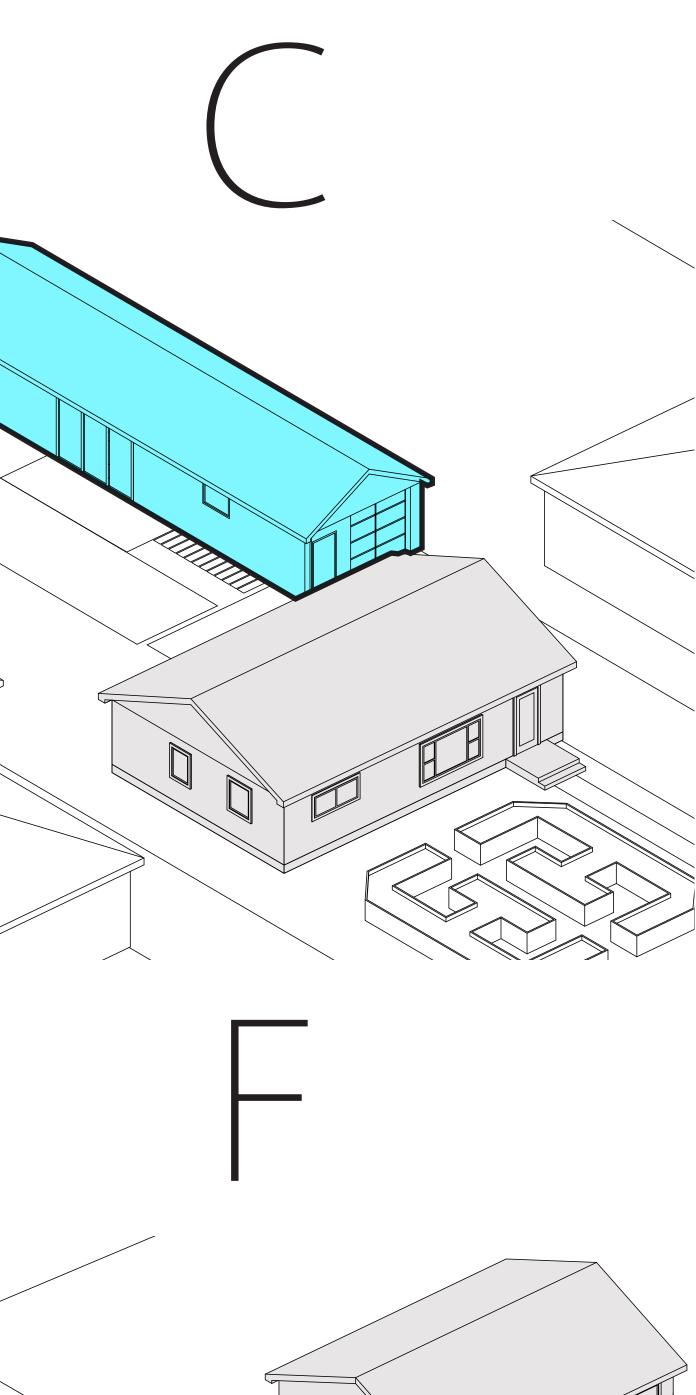
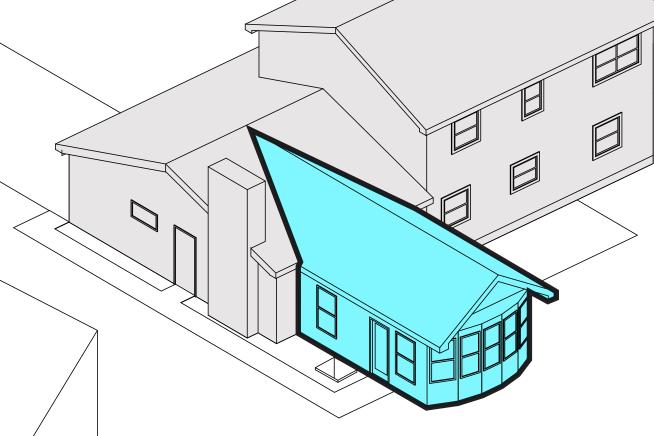


ACCESSORY UNITS Idea Book

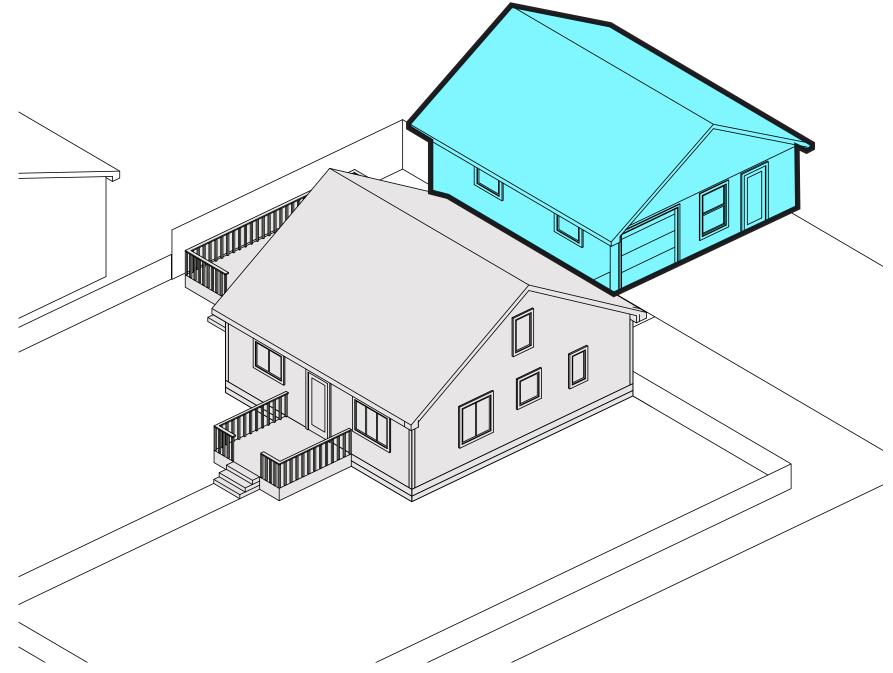












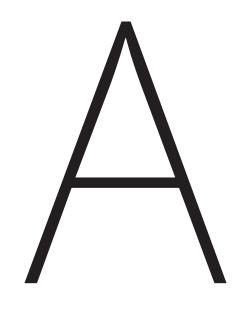


#### DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

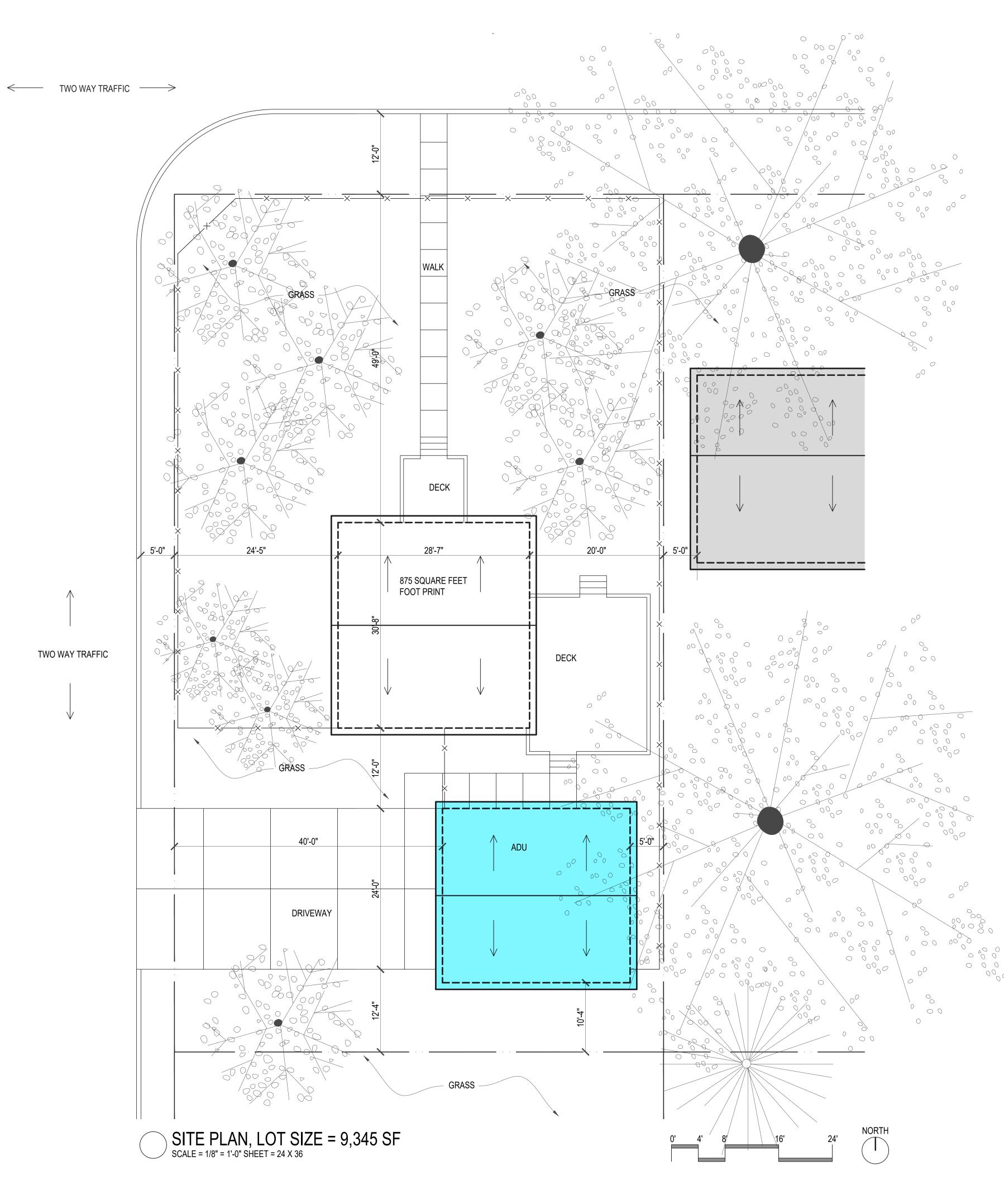
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **RENDERINGS** 

PHASE

DOCUMENTATION

sheet **A100**.00



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#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

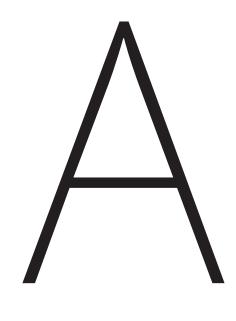


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

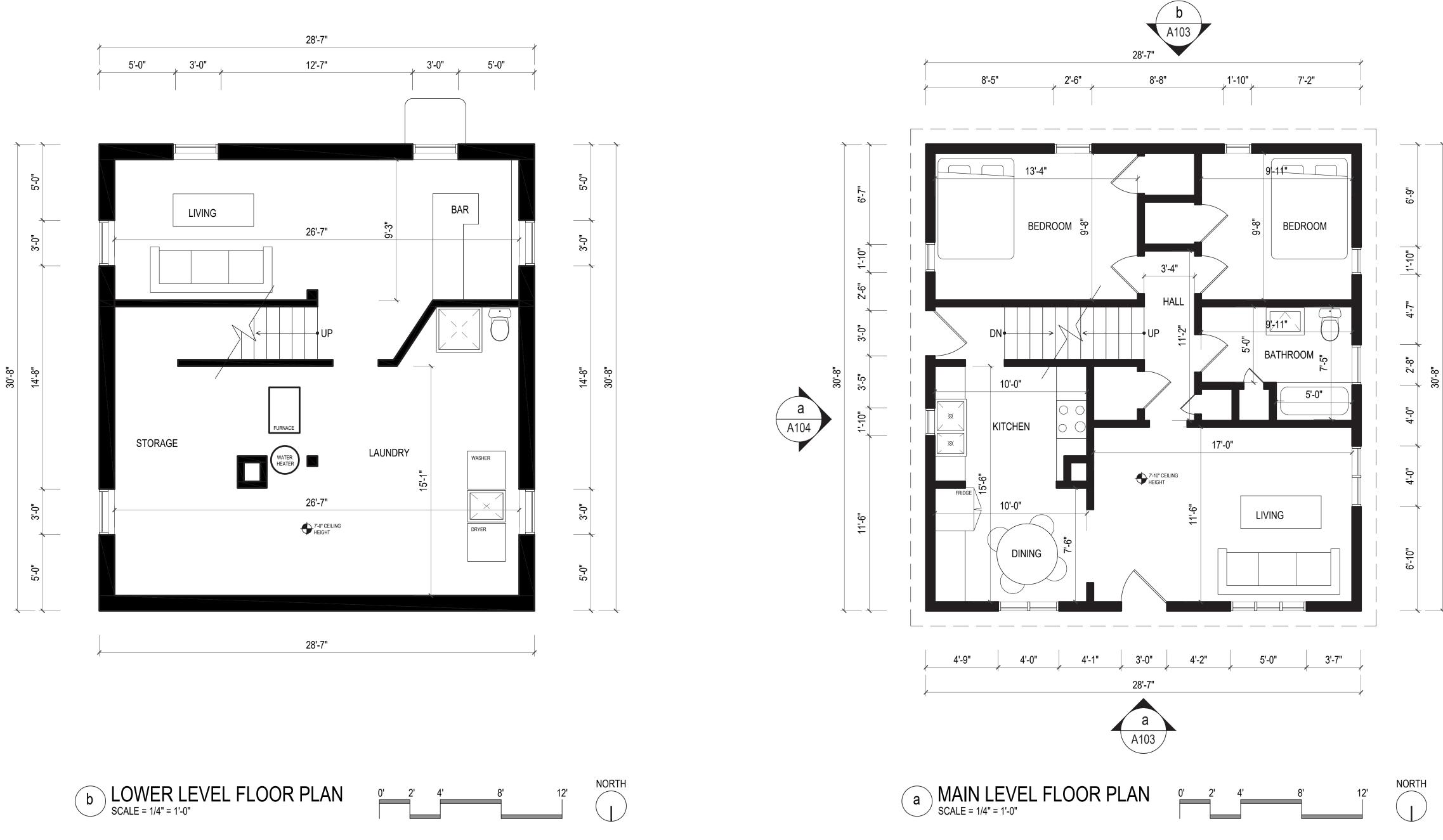
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SHEET TITLE SITE PLAN

PHASE

DOCUMENTATION

sheet **A101**.00







**EXISTING CONDITIONS** 

PROPOSED ADU

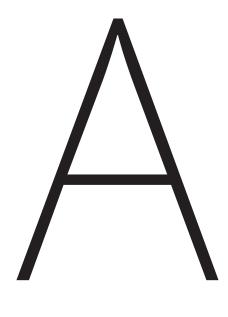


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

b A104

ACCESSORY DWELLING UNITS 69

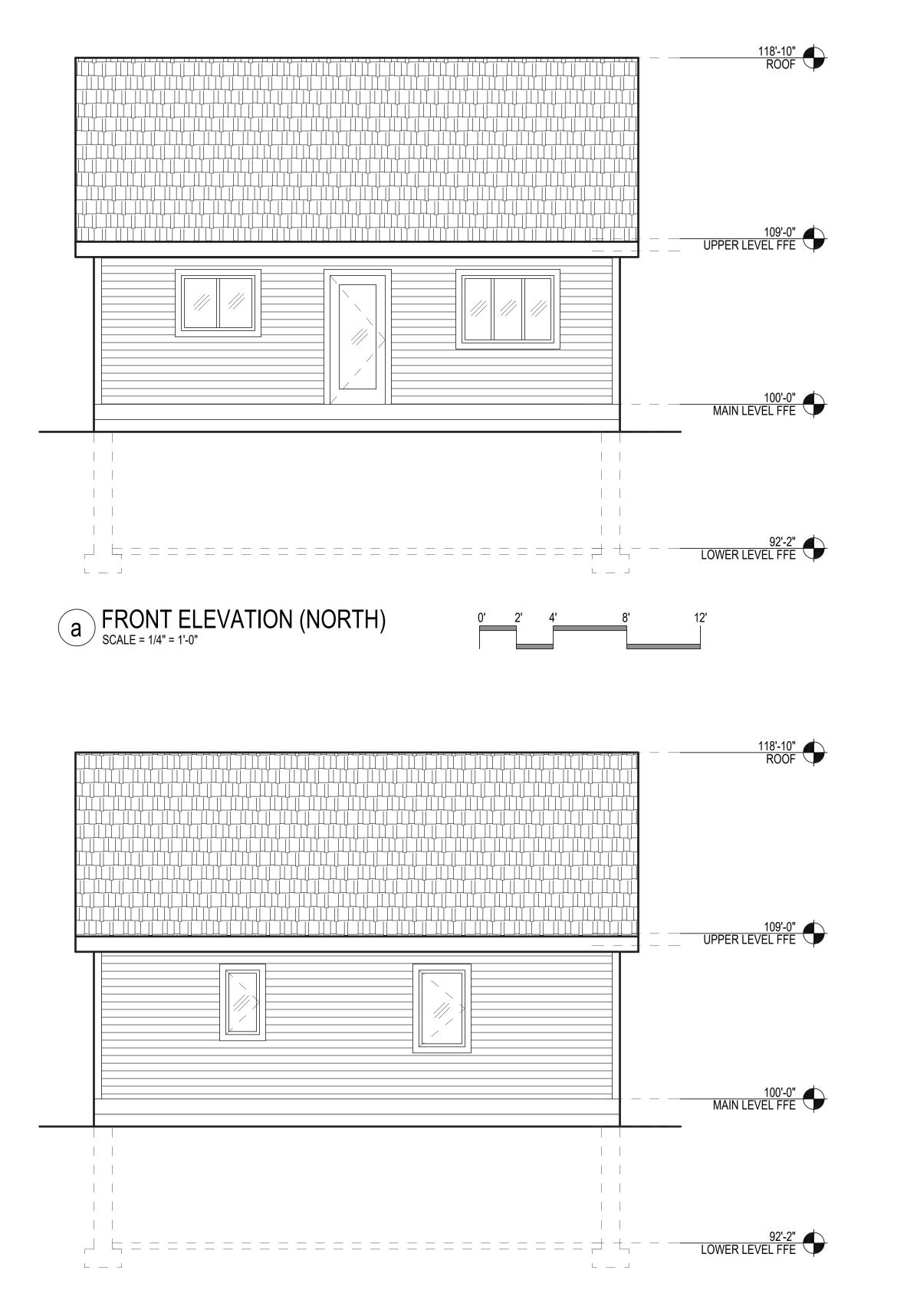
SHEET TITLE **EXISTING FLOOR PLANS** 

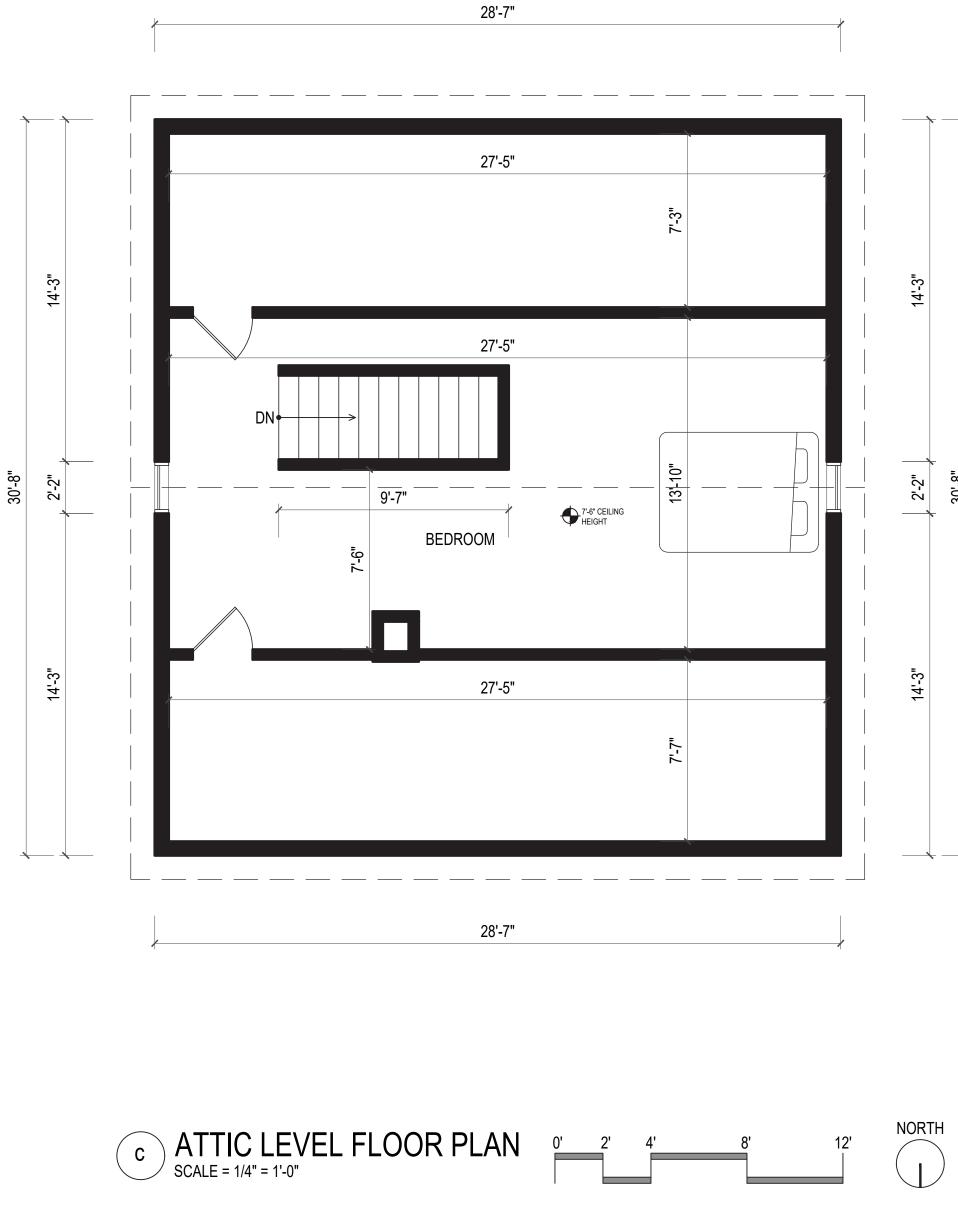
PHASE

DOCUMENTATION

SHEET A102.00









0' 2' 4' 8' 12'

#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

-

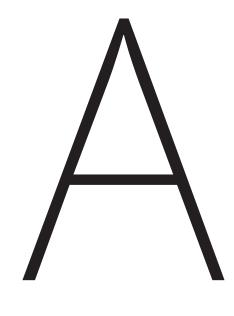


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

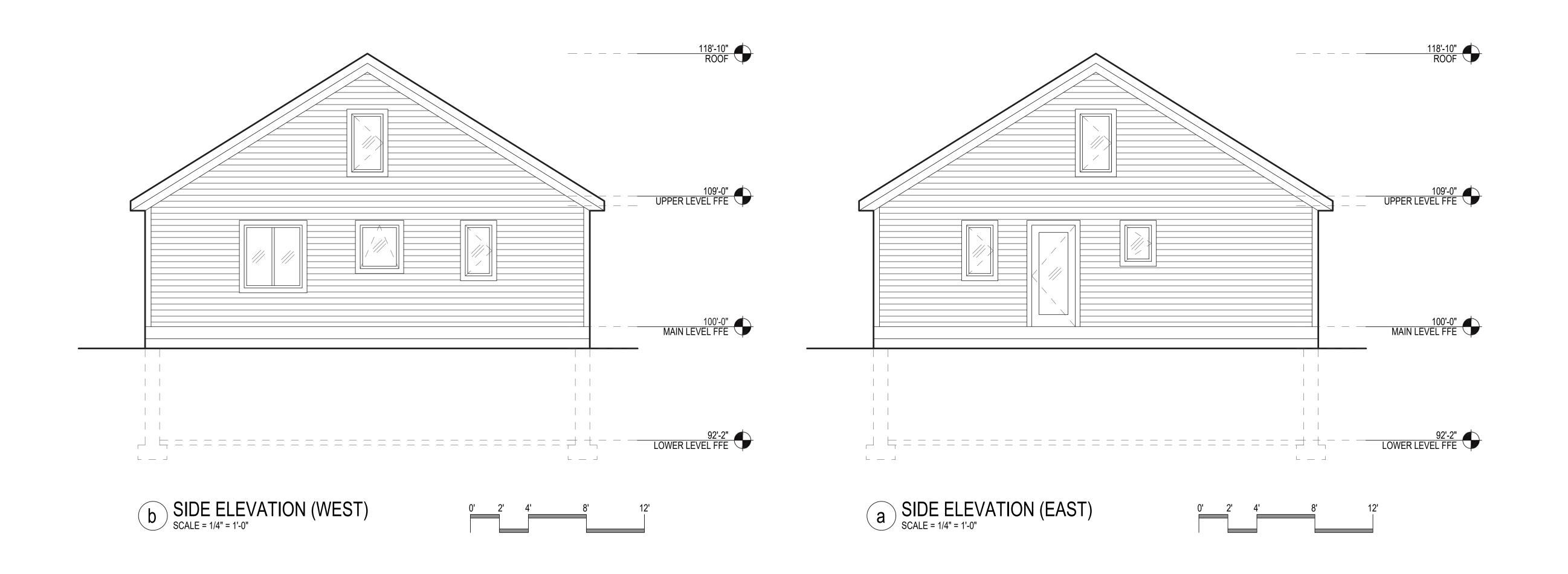
ACCESSORY DWELLING UNITS Idea

SHEET TITLE **EXISTING FLOOR PLAN / ELEVATIONS** 

PHASE

DOCUMENTATION

SHEET A103.00





### **EXISTING CONDITIONS**

PROPOSED ADU

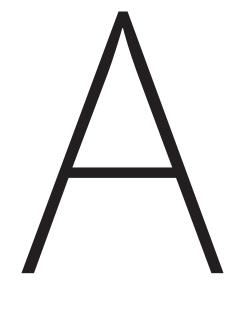


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

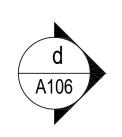
ACCESSORY DWELLING UNITS Idea Book

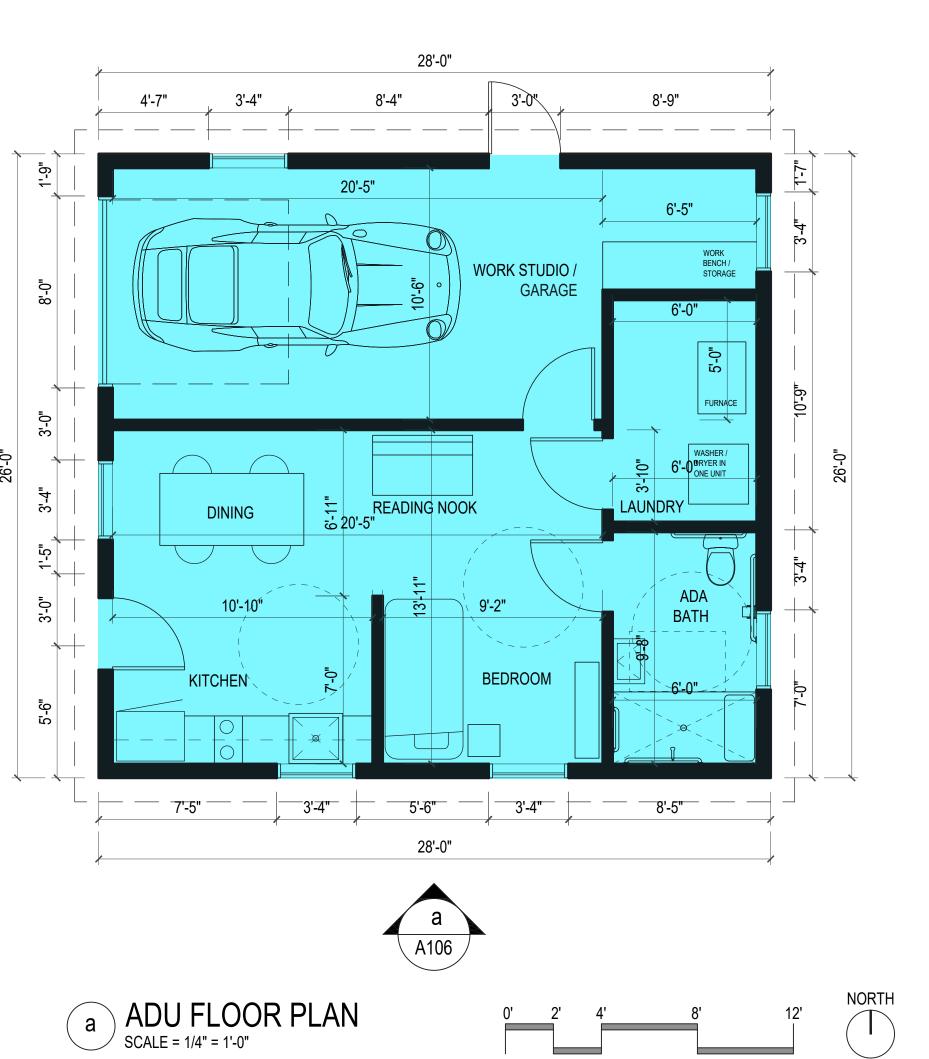
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PHASE

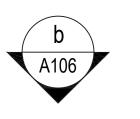
DOCUMENTATION

sheet **A104**.00





C C A106



#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

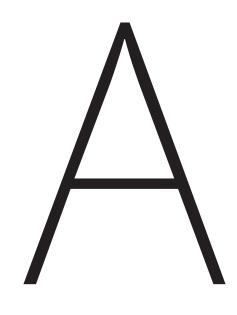


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

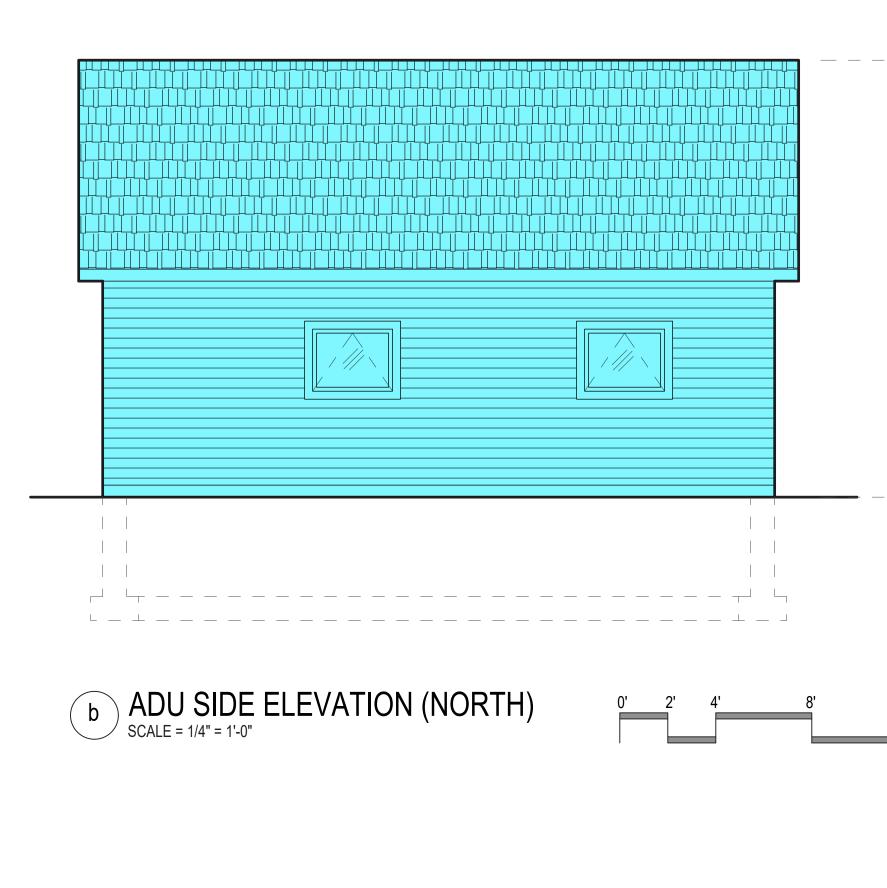
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SHEET TITLE ADU FLOOR PLAN

PHASE

DOCUMENTATION

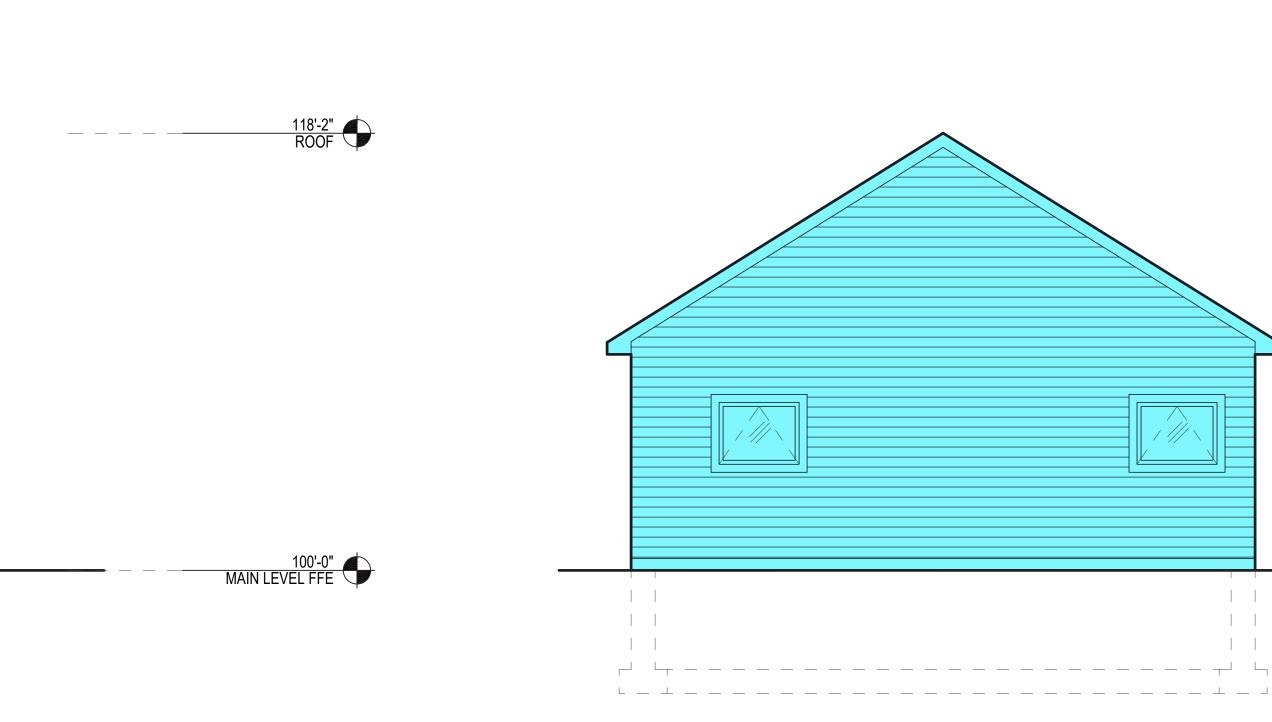
SHEET A105.00





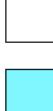
d ADU FRONT ELEVATION (WEST)





c ADU REAR ELEVATION (EAST)

#### LEGEND



### **EXISTING CONDITIONS**

#### PROPOSED ADU

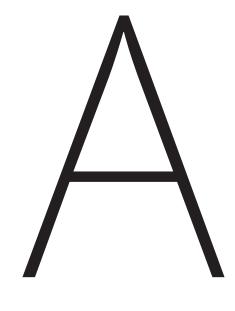


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY





118'-2" ROOF

100'-0" MAIN LEVEL FFE

ACCESSORY DWELLING UNITS **e**a

SHEET TITLE **ADU ELEVATIONS** 

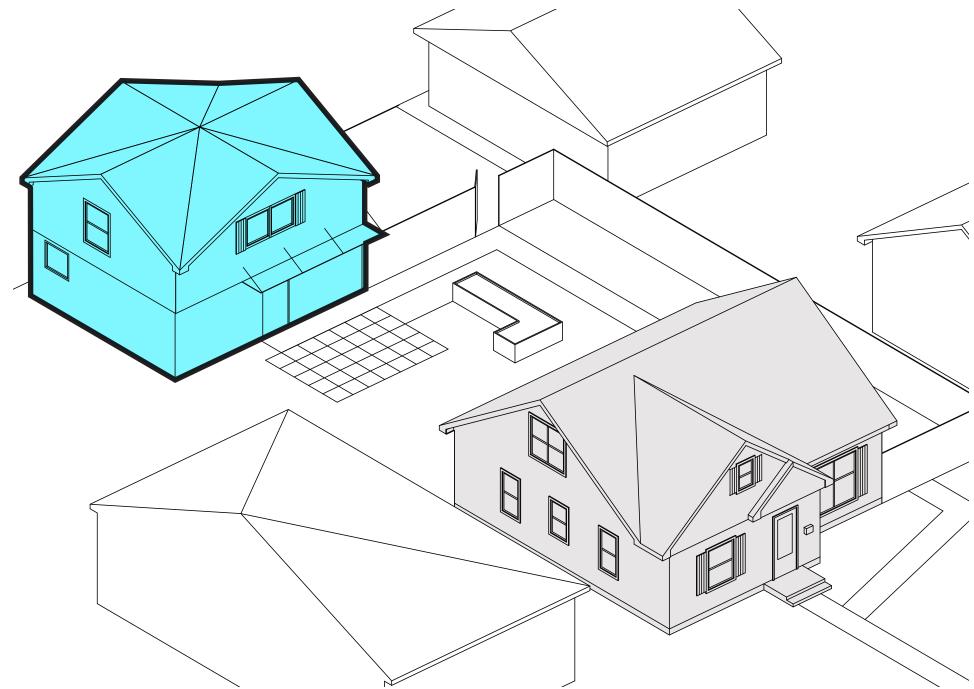
PHASE

DOCUMENTATION

SHEET A106.00









**EXISTING CONDITIONS** 

PROPOSED ADU

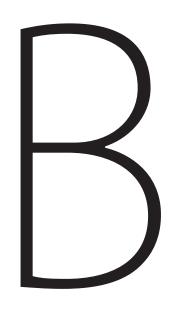


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

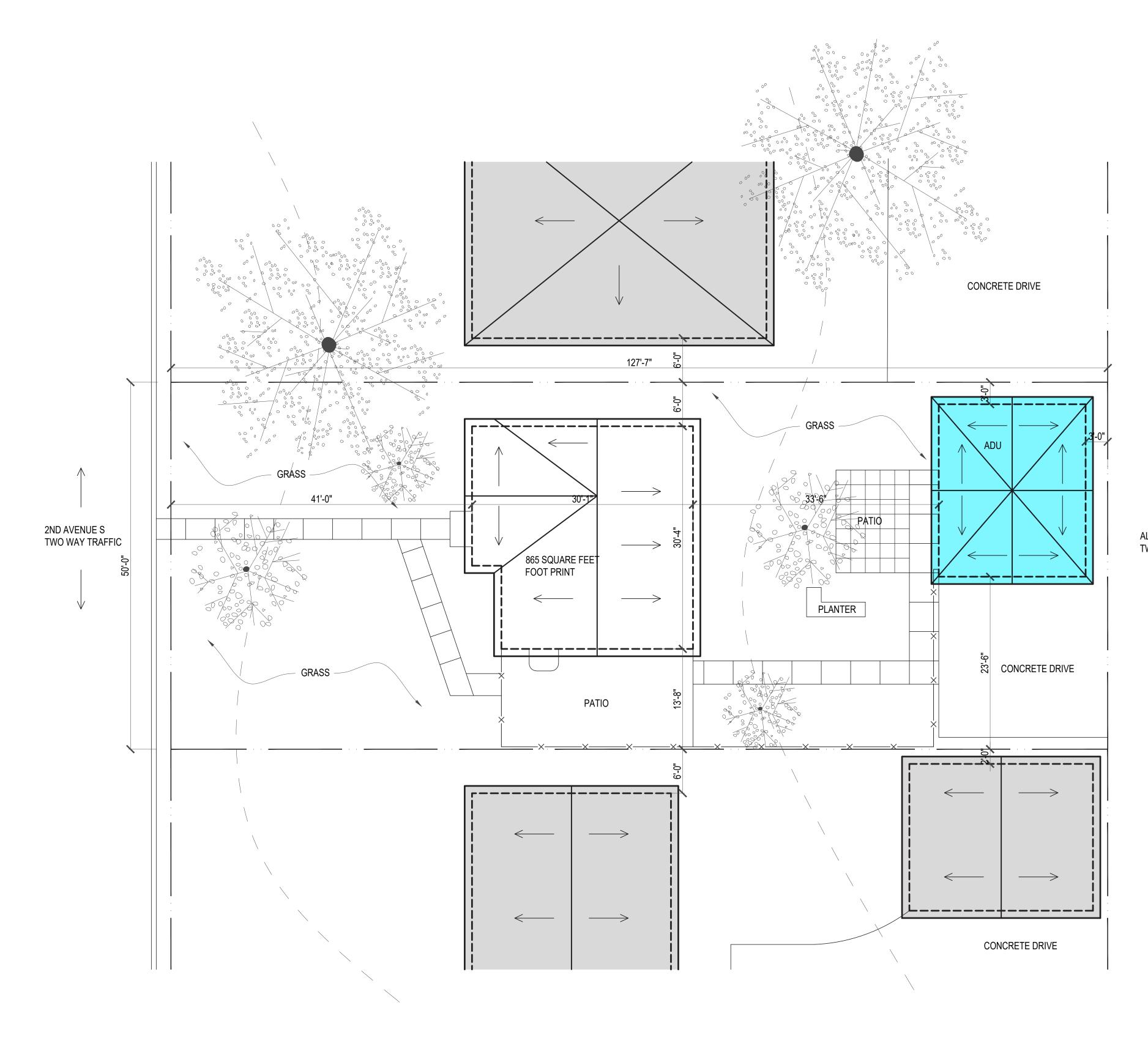
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **RENDERINGS** 

PHASE

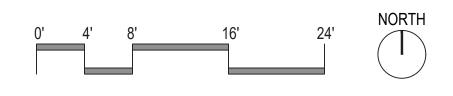
DOCUMENTATION

sheet **B100**.00



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#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY

ALLEY TWO WAY TRAFFIC



PROJECT

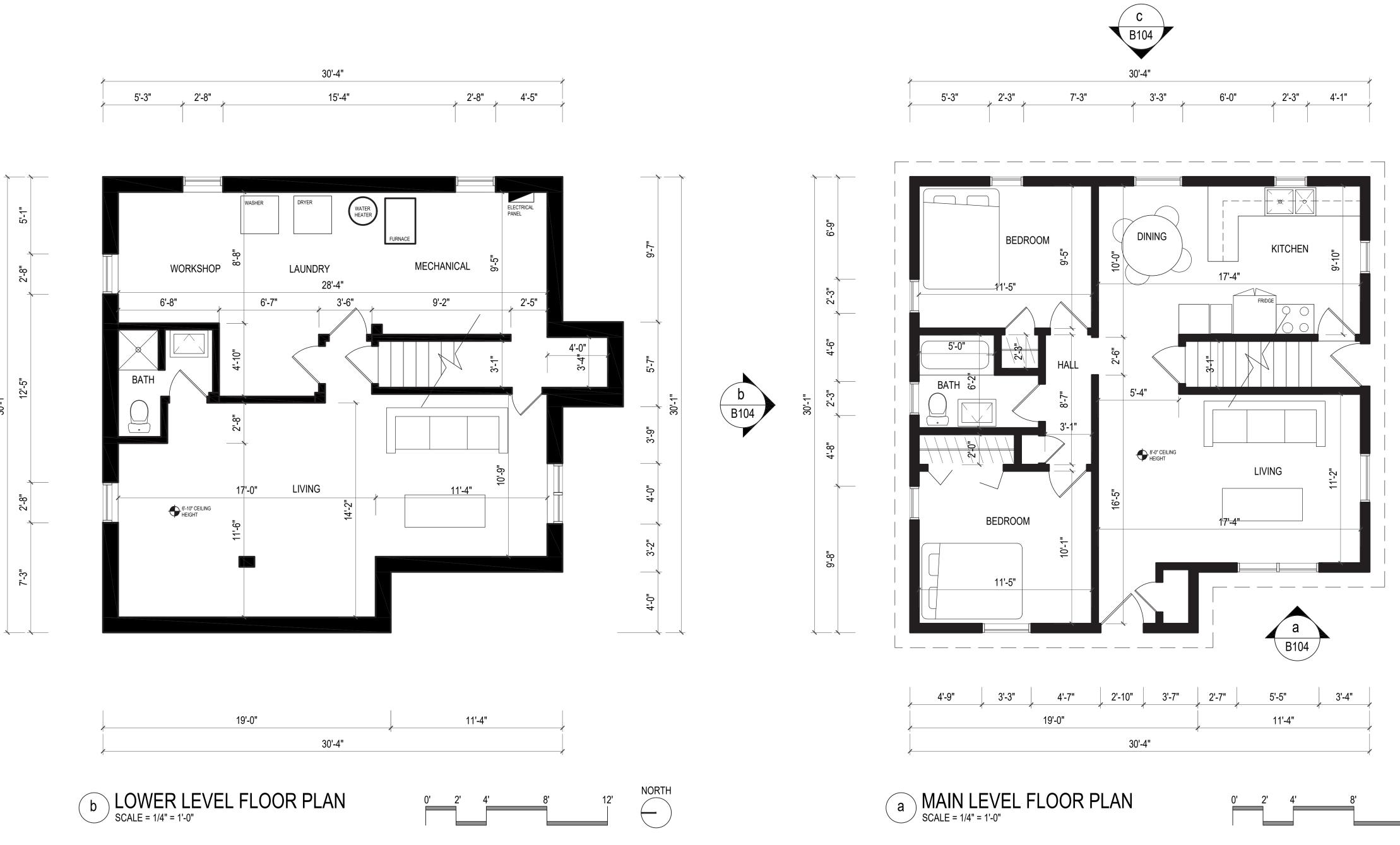
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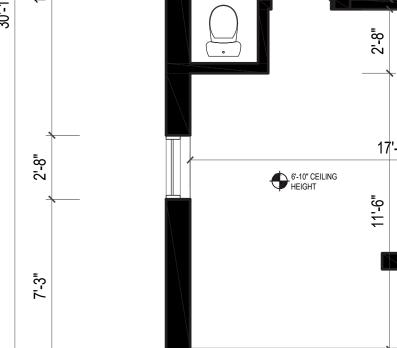
SHEET TITLE SITE PLAN

PHASE

DOCUMENTATION

SHEET **B101**.00









**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

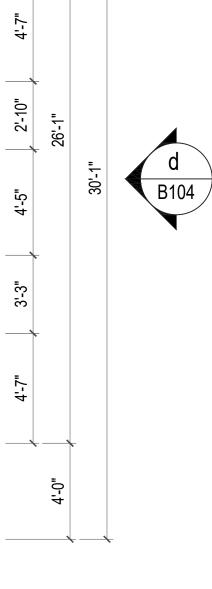
ACCESSORY DWELLING UNITS 69

SHEET TITLE **EXISTING FLOOR PLANS** 

PHASE

DOCUMENTATION

SHEET **B102**.00



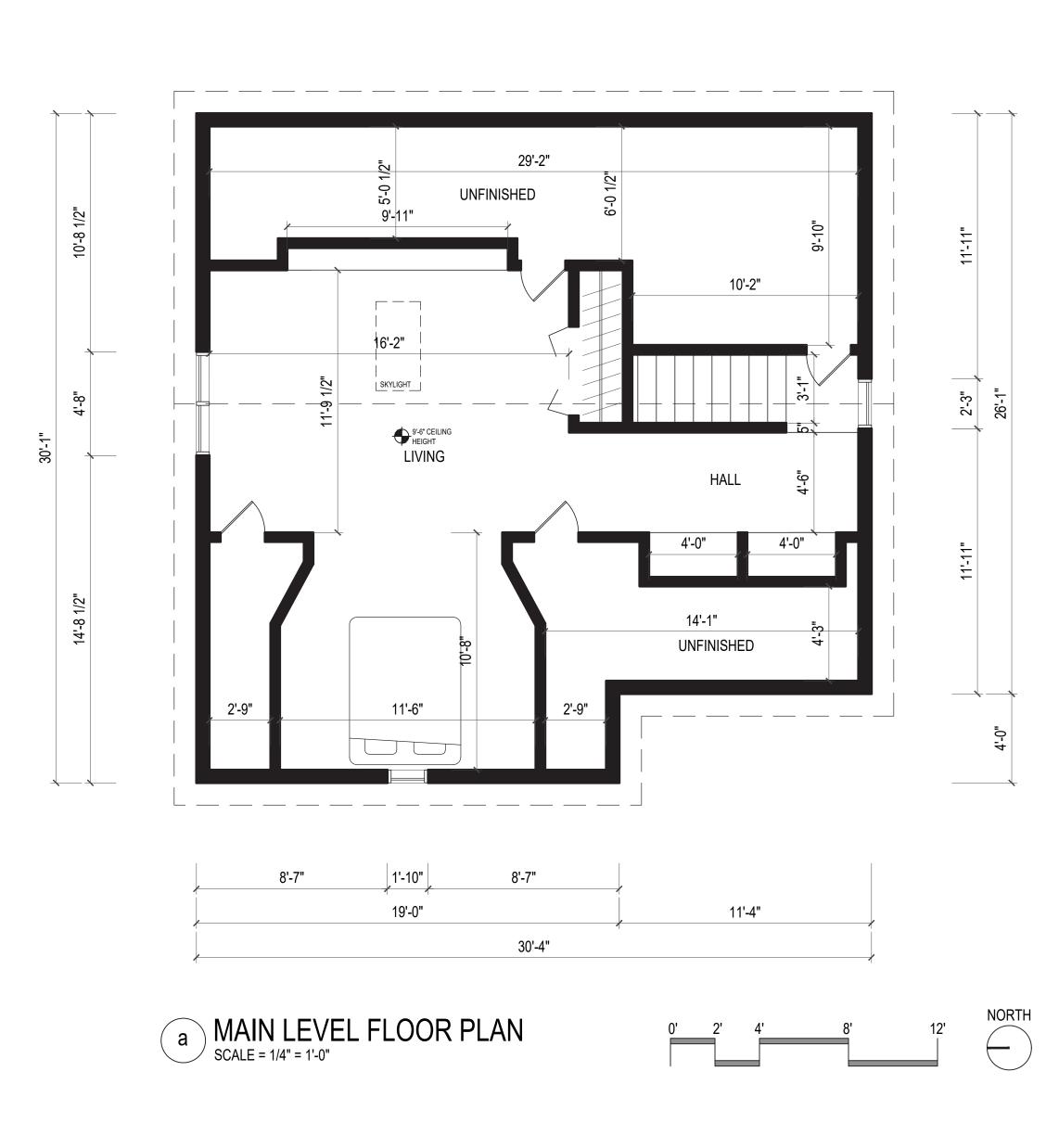
NORTH

12' |

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2'-3"



30'-4"

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#### LEGEND



### **EXISTING CONDITIONS**

-

PROPOSED ADU

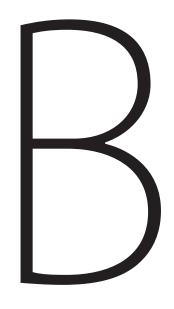


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

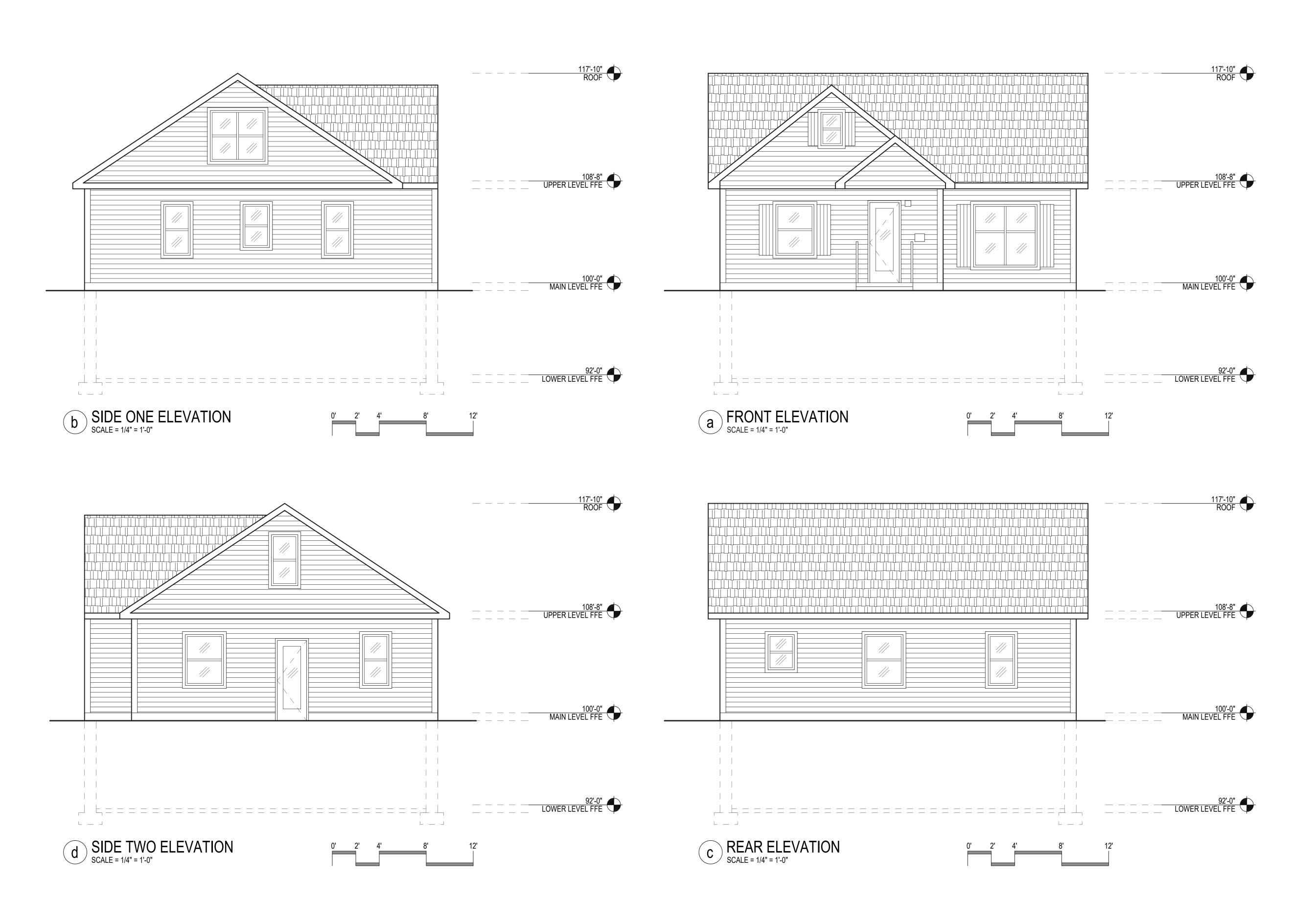
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE EXISTING FLOOR PLAN

PHASE

DOCUMENTATION

SHEET **B103**.00





### **EXISTING CONDITIONS**

PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

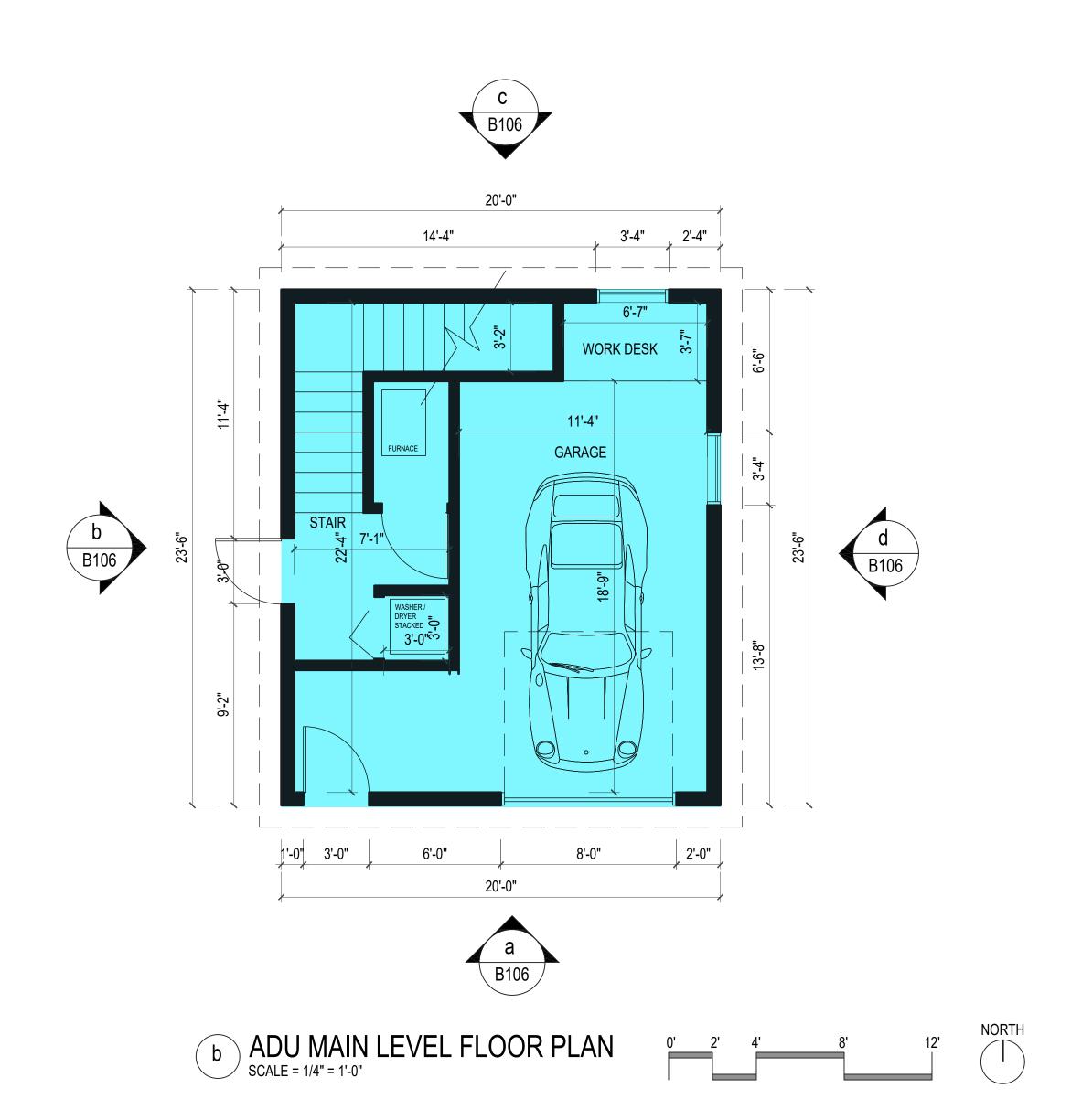
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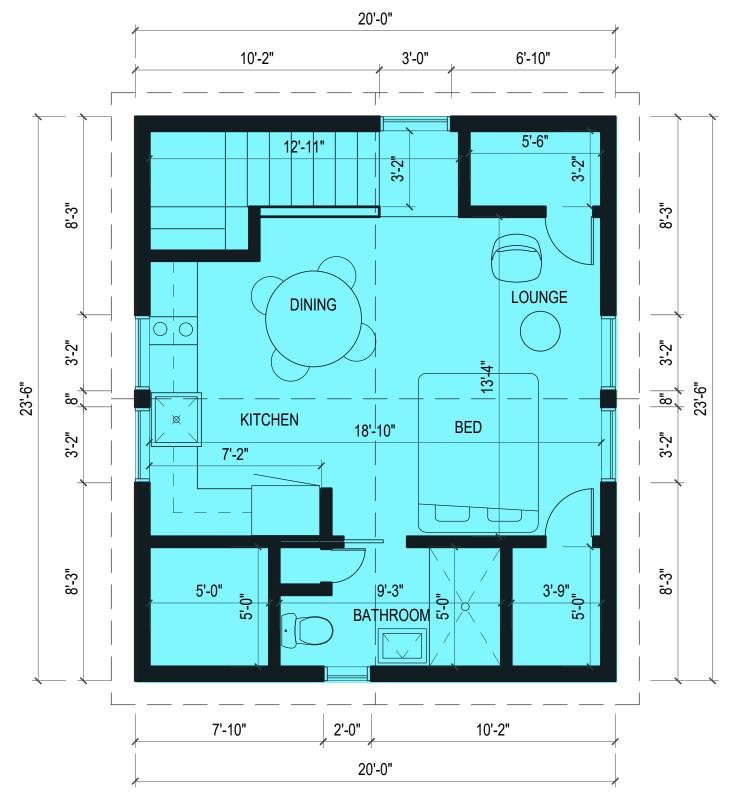
PHASE

DOCUMENTATION

SHEET **B104.**00



# a ADU UPPER LEVEL FLOOR PLAN 0' 2' 4' 8' 12'



#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

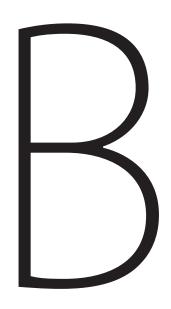


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT



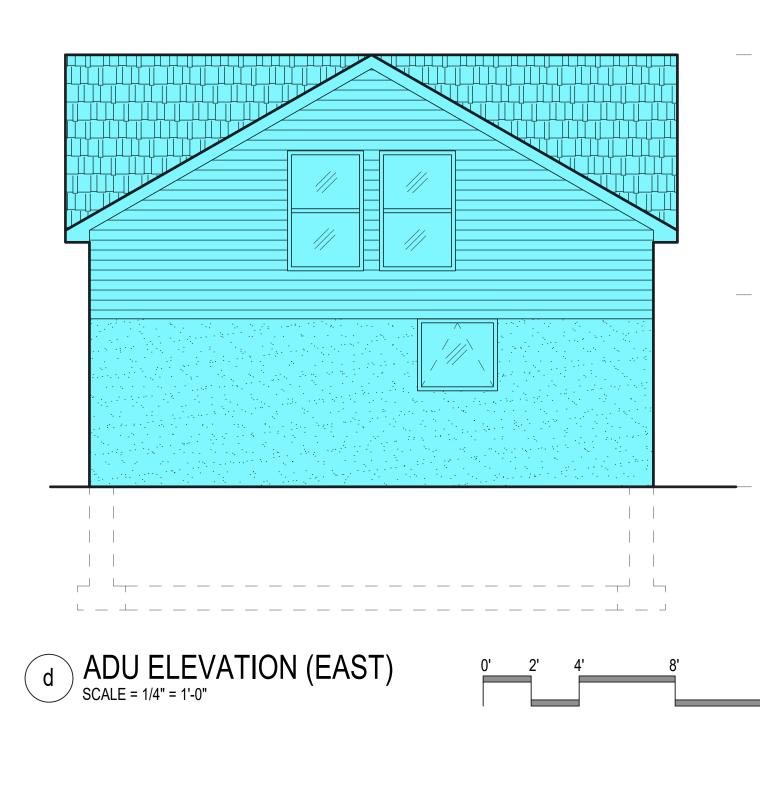
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PHASE

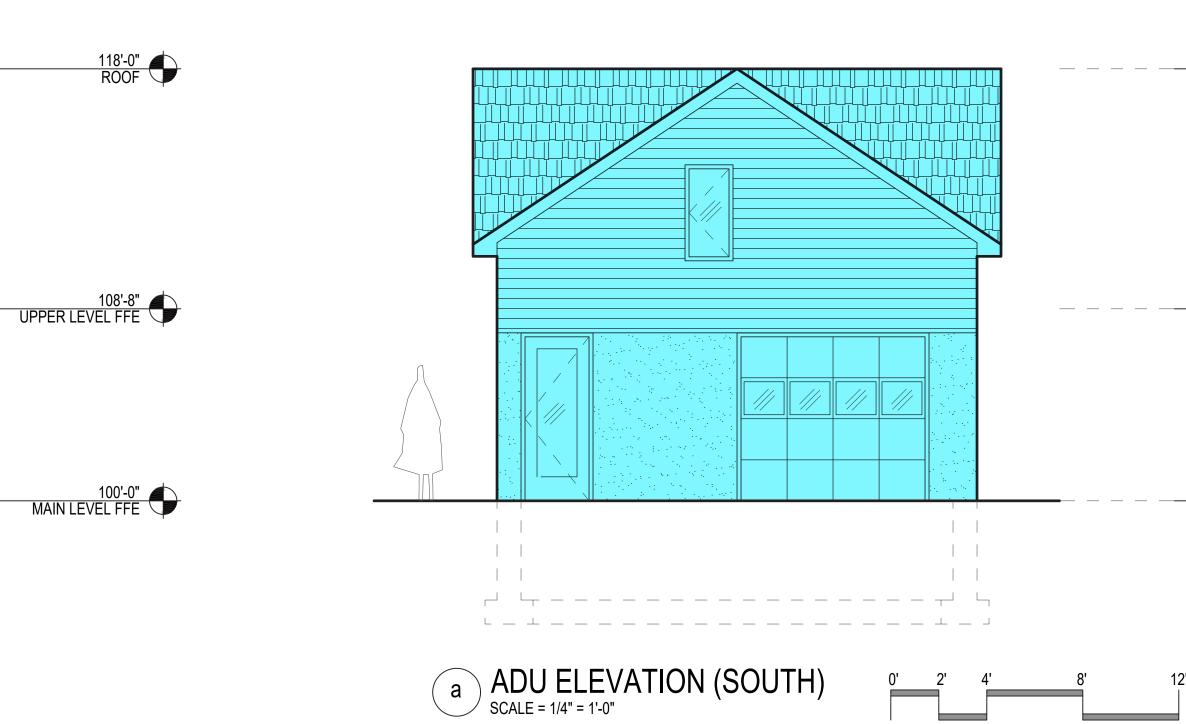
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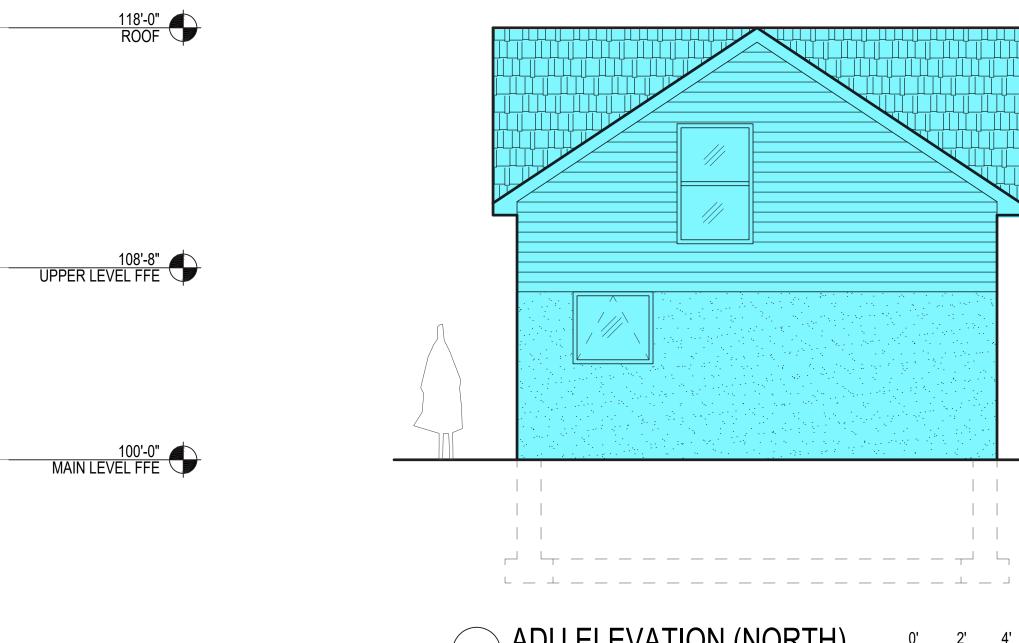
SHEET

**B105**.00









c ADU ELEVATION (NORTH) SCALE = 1/4" = 1'-0"

#### LEGEND



### **EXISTING CONDITIONS**

### PROPOSED ADU







118'-0" ROOF

108'-8" UPPER LEVEL FFE

100'-0" MAIN LEVEL FFE FAMILY HOUSING FUND

DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY





ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE ADU ELEVATIONS

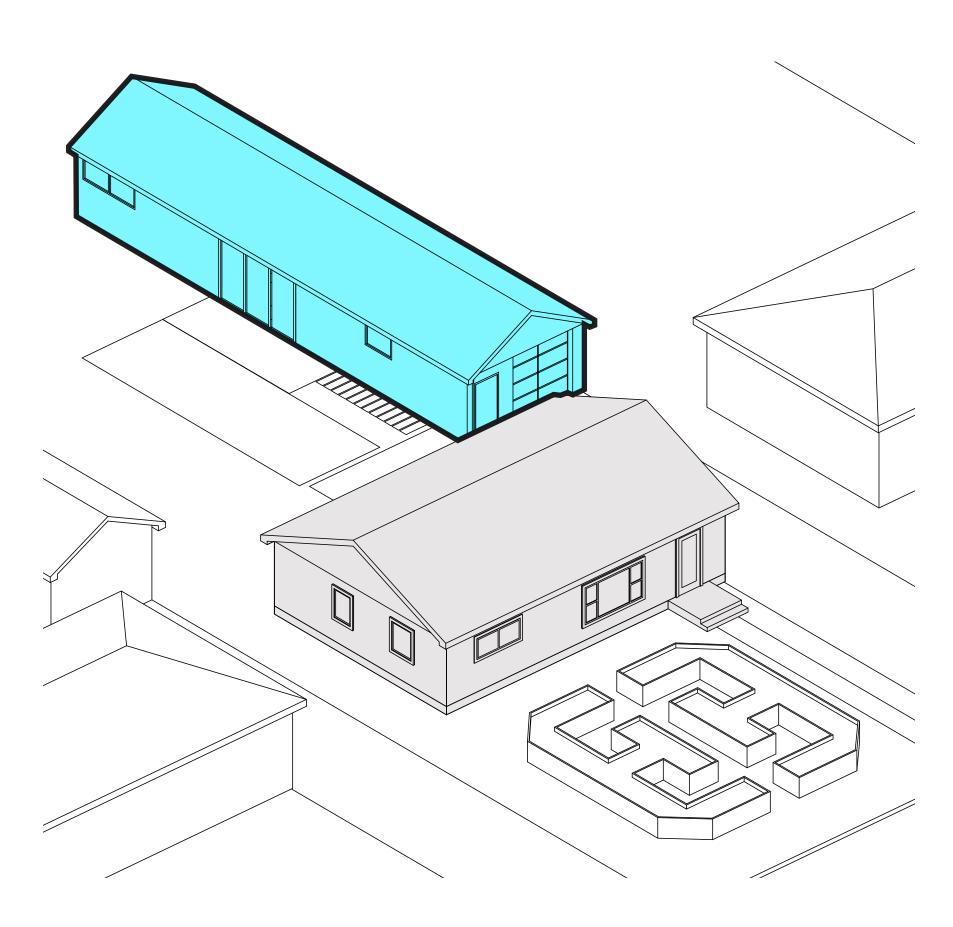
PHASE

DOCUMENTATION

SHEET **B106**.00







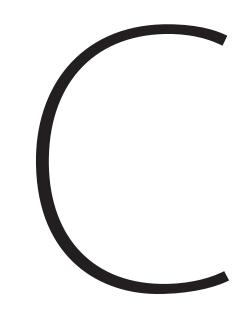


#### DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

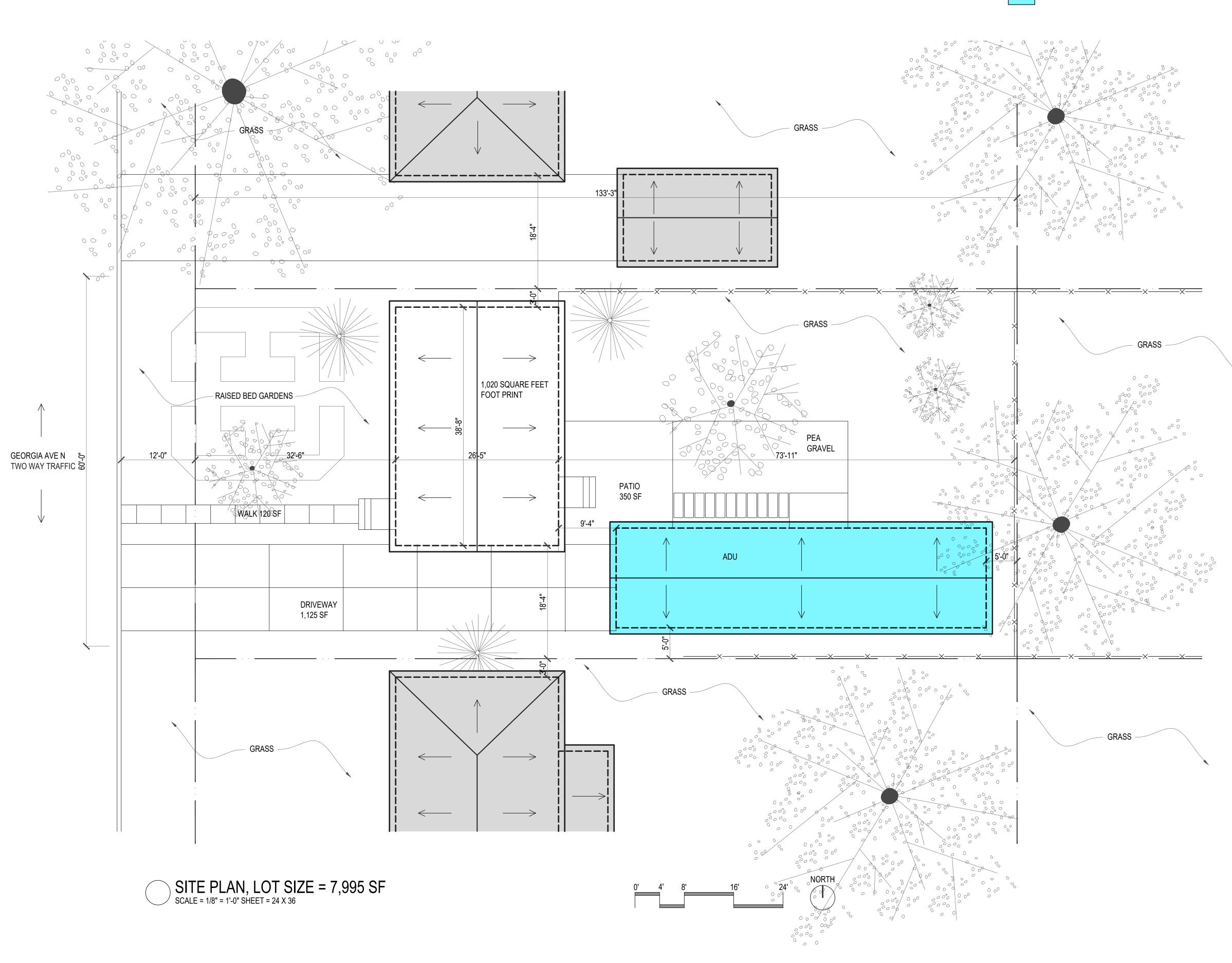
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **RENDERINGS** 

PHASE

DOCUMENTATION

SHEET **C100**.00





## **EXISTING CONDITIONS**

#### PROPOSED ADU

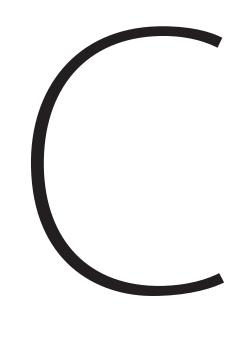


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

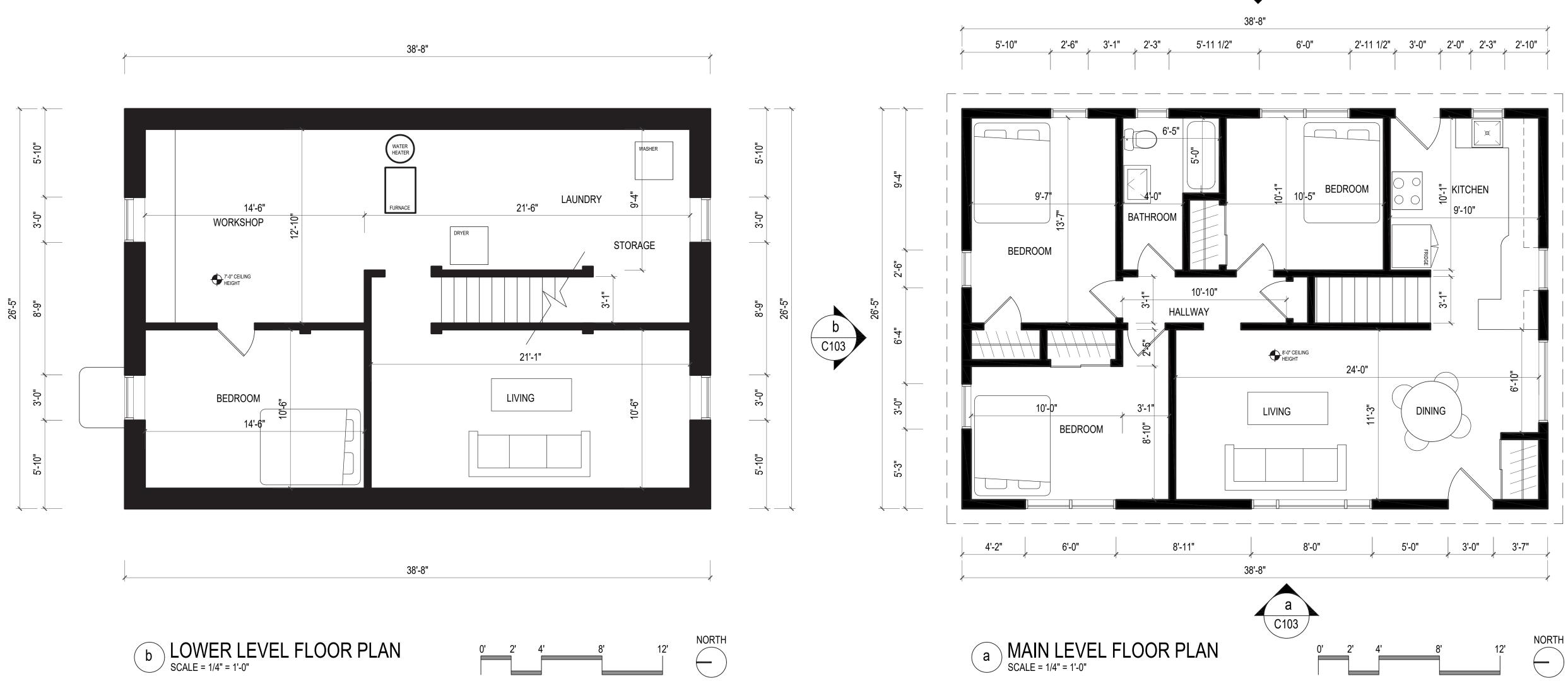
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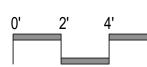
SHEET TITLE SITE PLAN

PHASE

DOCUMENTATION

SHEET **C101**.00







С C103 **EXISTING CONDITIONS** 

PROPOSED ADU

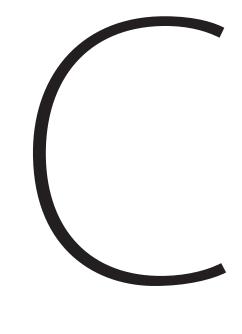


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

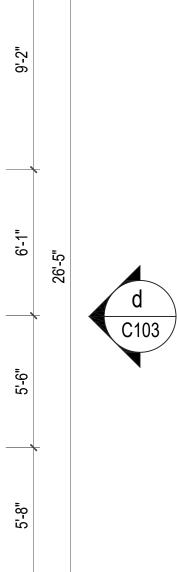
ACCESSORY DWELLING UNITS **e**a

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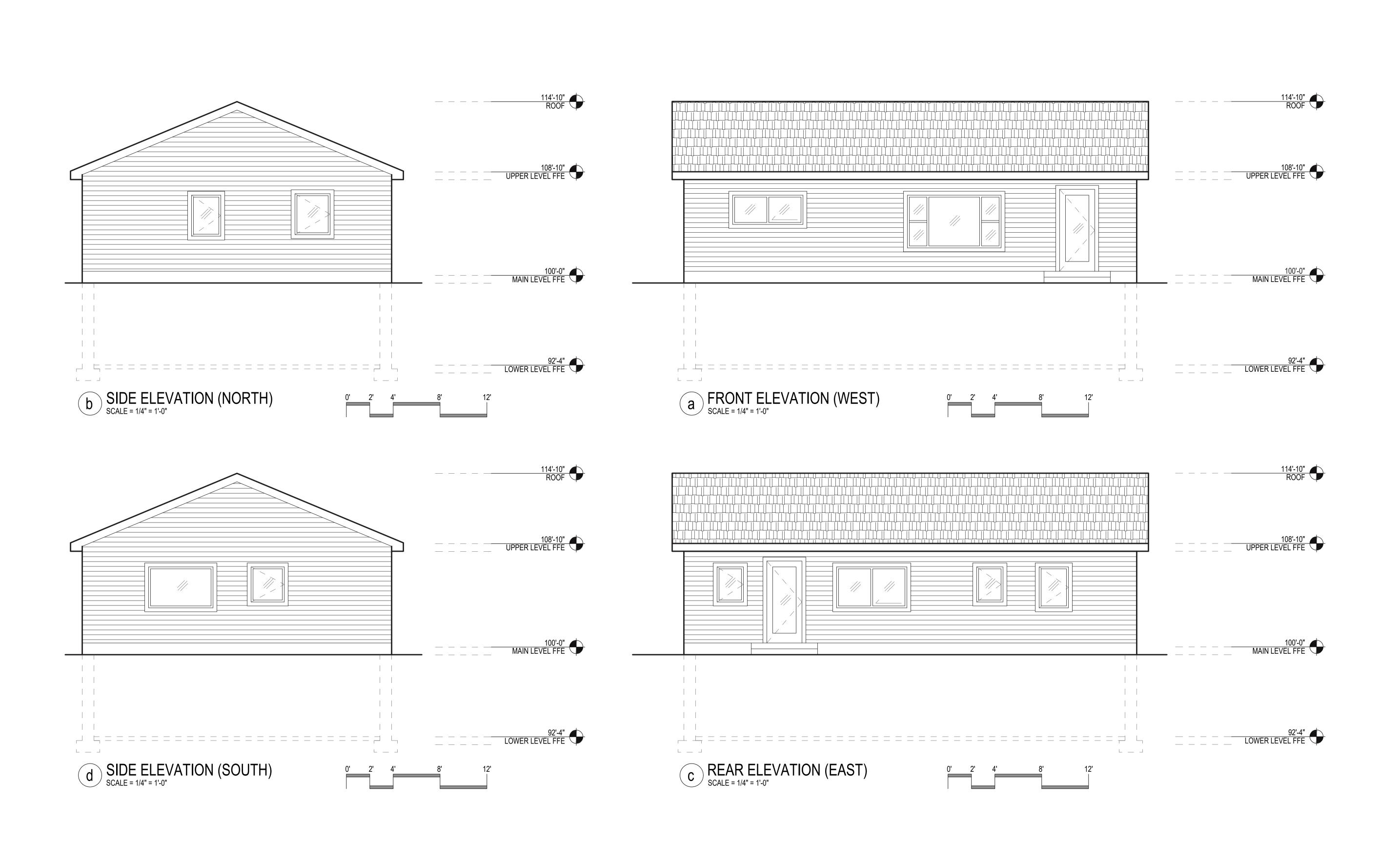
PHASE

DOCUMENTATION

SHEET **C102**.00



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### **EXISTING CONDITIONS**

#### PROPOSED ADU

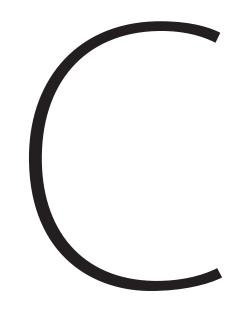


#### DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

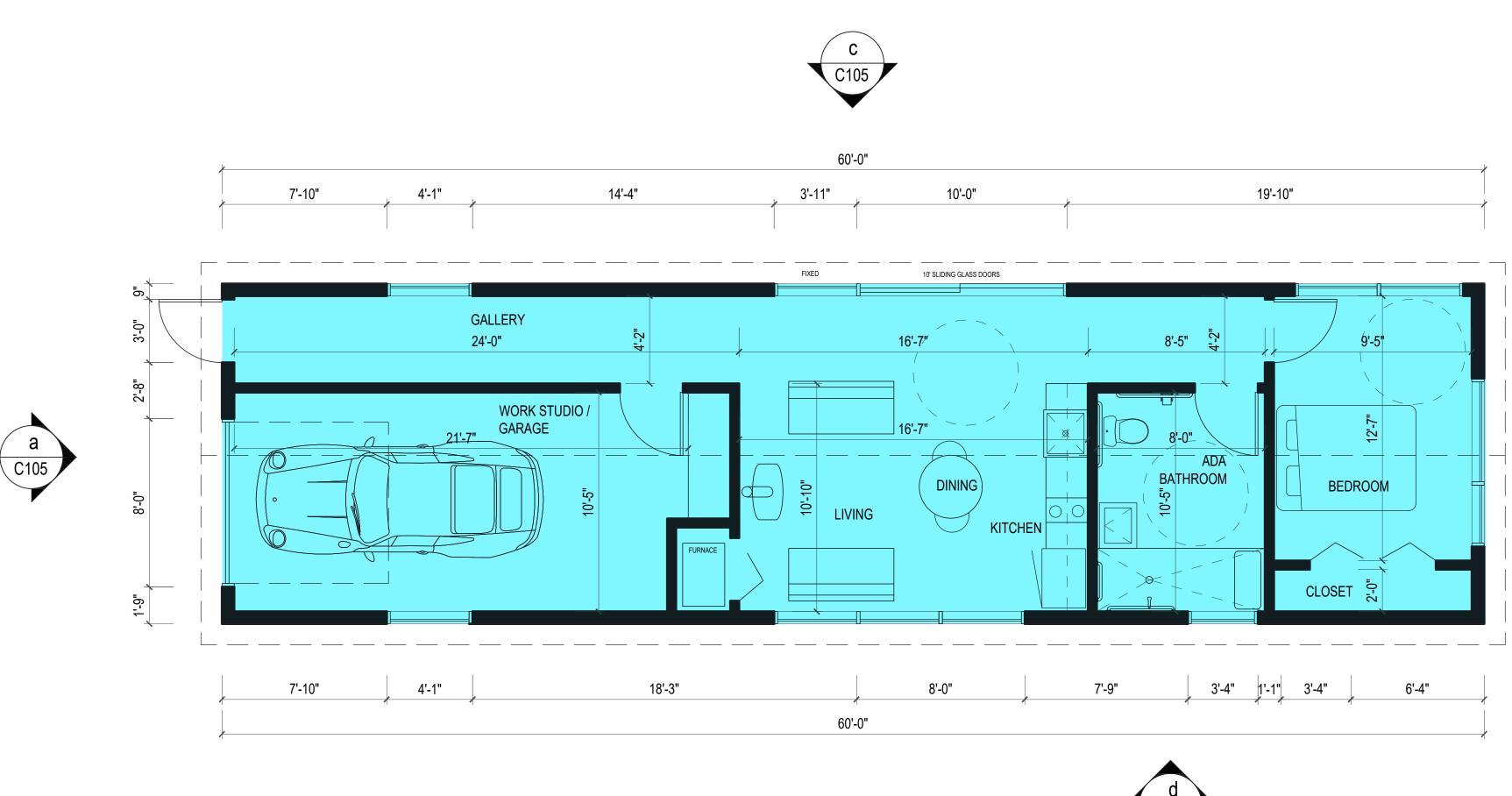
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE EXISTING ELEVATIONS

PHASE

DOCUMENTATION

sheet **C103**.00



# a ADU FLOOR PLAN SCALE = 1/4" = 1'-0"



NORTH

d C105

#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY

b

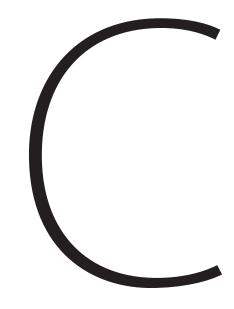
C105

16'-2"

8'-0"

3'-8"

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PROJECT

ACCESSORY DWELLING UNITS 69

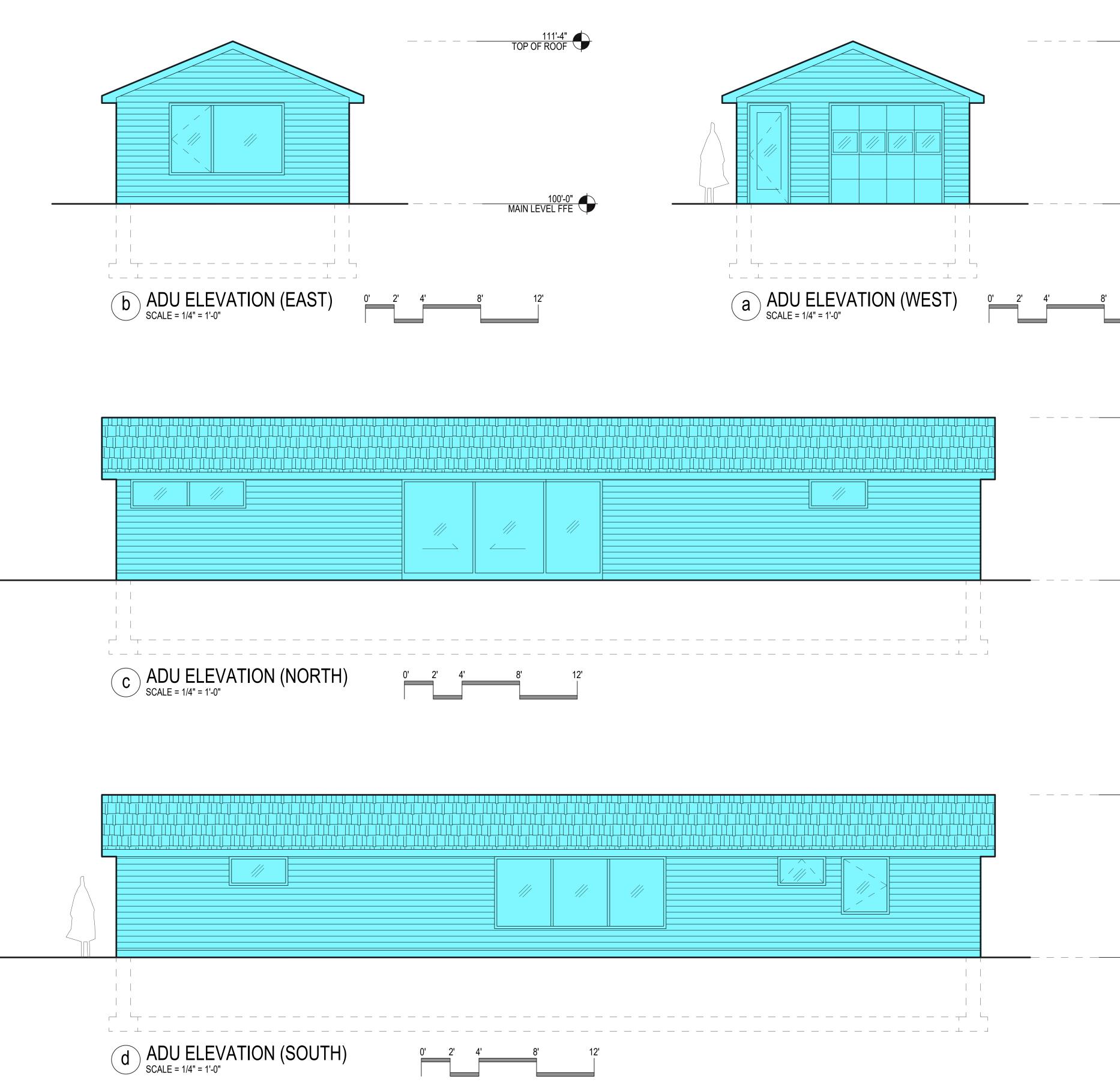
SHEET TITLE

ADU FLOOR PLAN

PHASE DOCUMENTATION

**C104**.00

SHEET





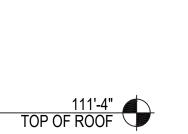
## **EXISTING CONDITIONS**

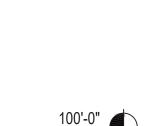
#### PROPOSED ADU



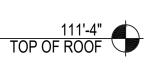


12' |





100'-0" MAIN LEVEL FFE





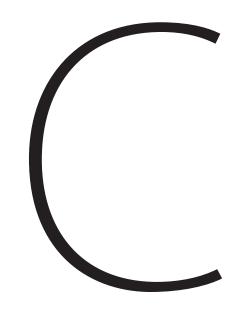


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

ACCESSORY DWELLING UNITS ldea

SHEET TITLE **ADU ELEVATIONS** 

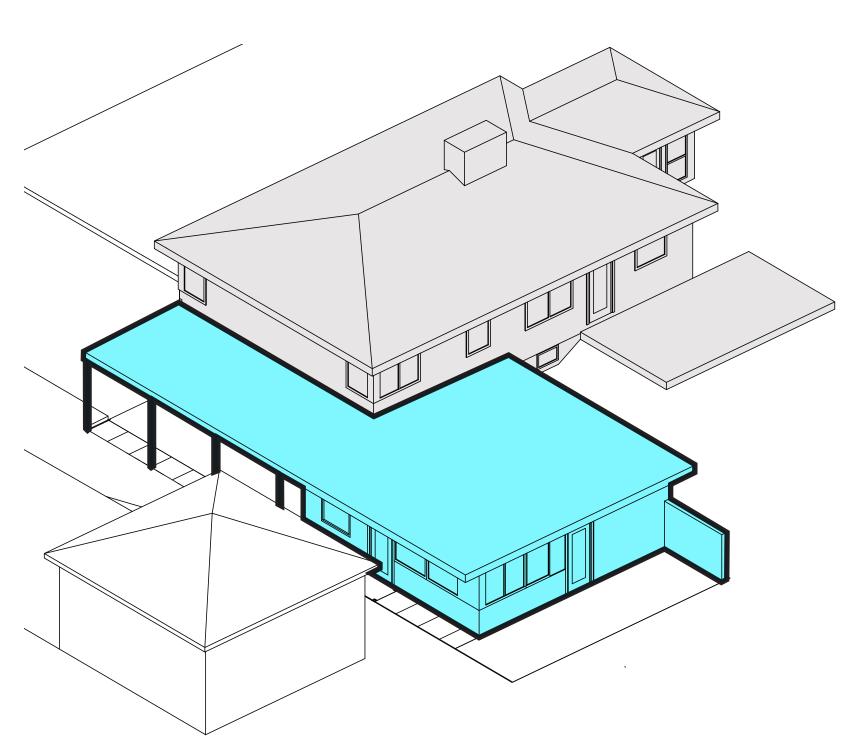
SHEET

PHASE DOCUMENTATION

**C105**.00







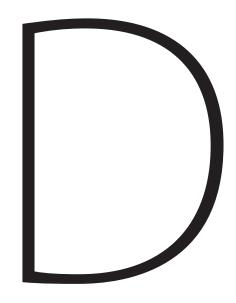


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

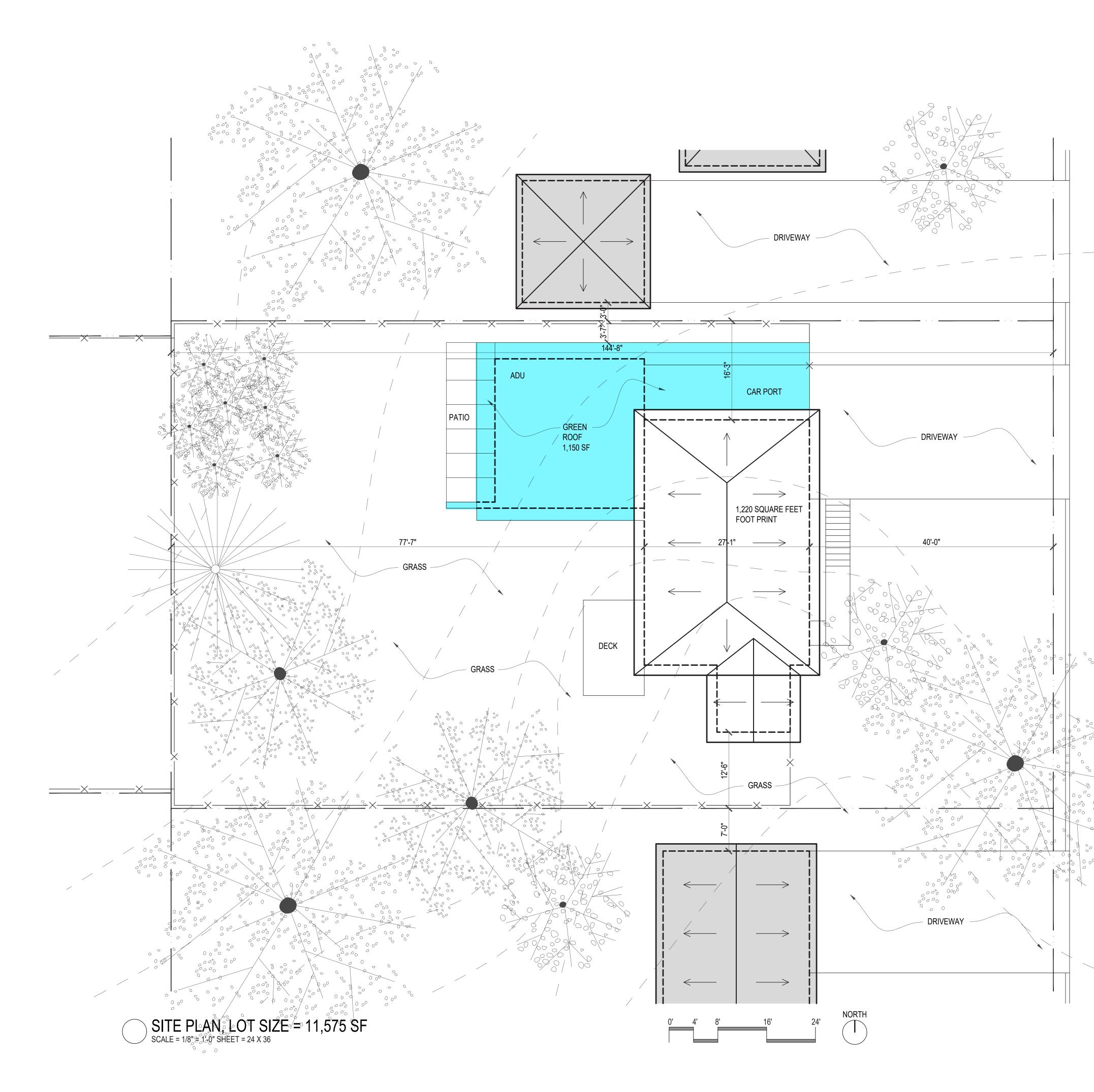
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **RENDERINGS** 

PHASE

DOCUMENTATION

SHEET **D100**.00





### **EXISTING CONDITIONS**

#### PROPOSED ADU

RUSSELL AVENUE S TWO WAY TRAFFIC

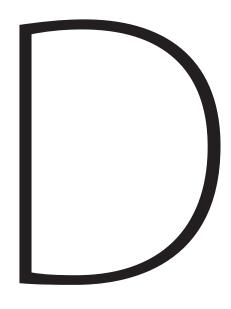


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

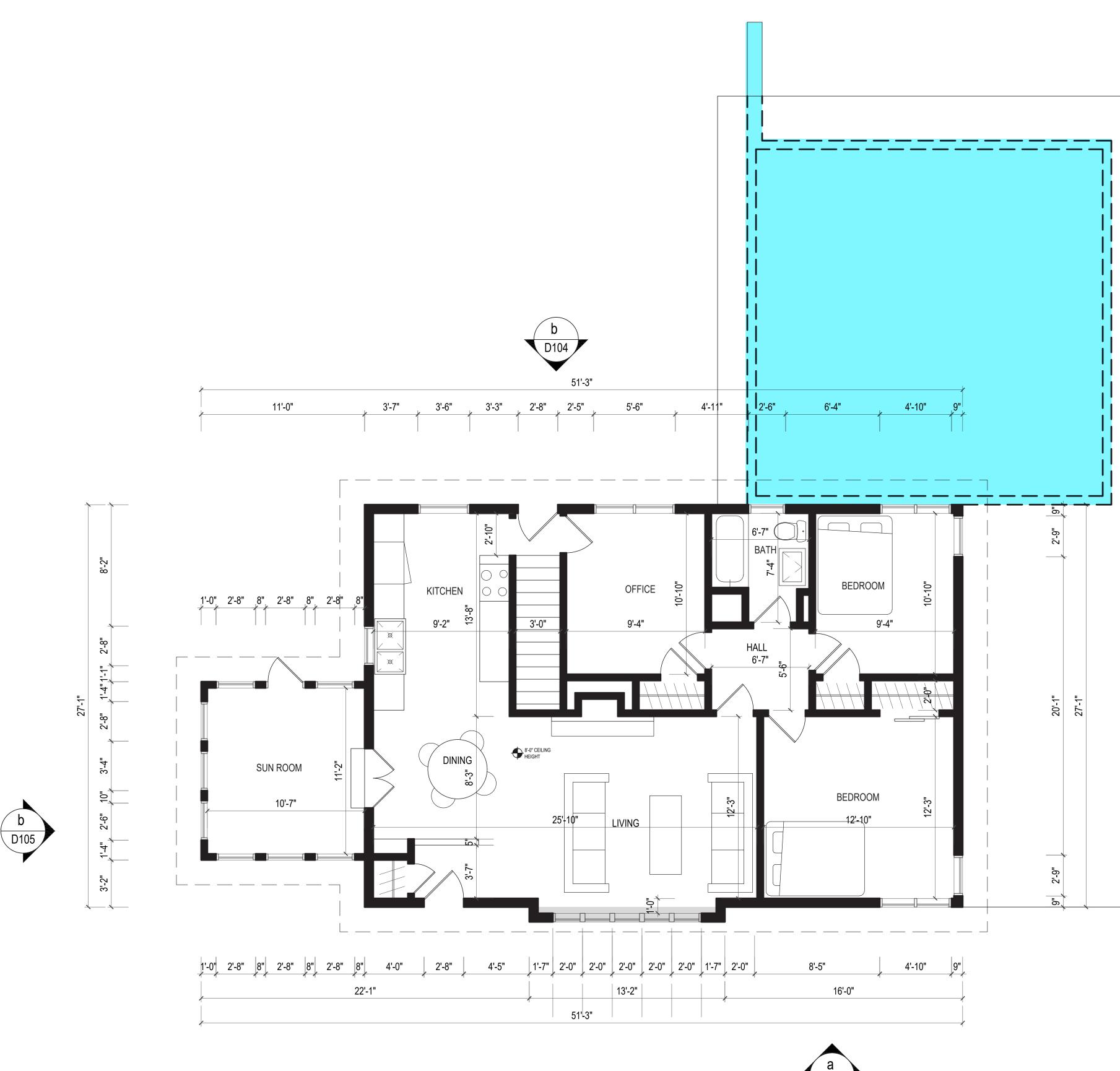
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **SITE PLAN** 

PHASE

DOCUMENTATION

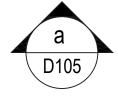
SHEET **D101**.00





0' 2' 4' 8' 12'

NORTH



#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

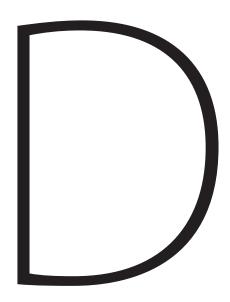


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

ACCESSORY DWELLING UNITS **Idea** 

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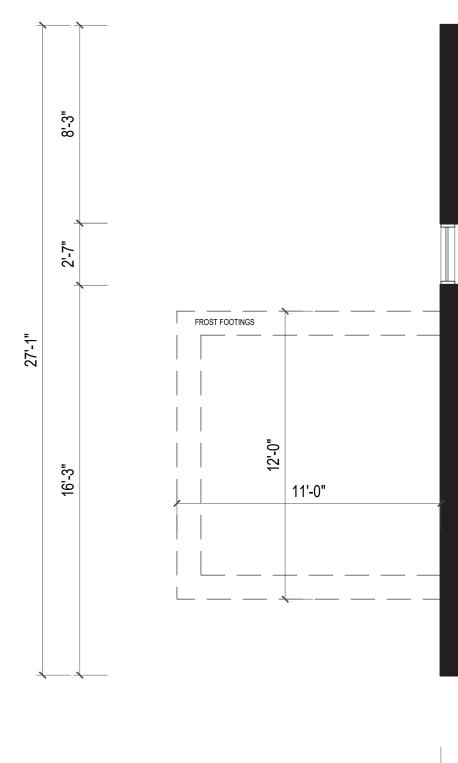
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DOCUMENTATION

(a D104

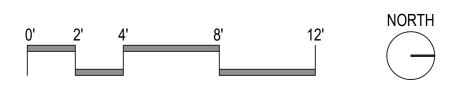
SHEET

**D102**.00









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2'-10"

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3'-0"

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2

4'-0"

2'-6"

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## **EXISTING CONDITIONS**

### PROPOSED ADU

-

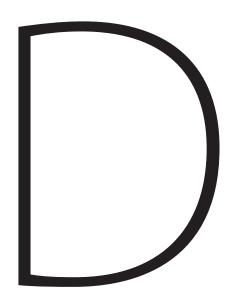
FAMILY HOUSING FUND

DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

ACCESSORY DWELLING UNITS Idea Book

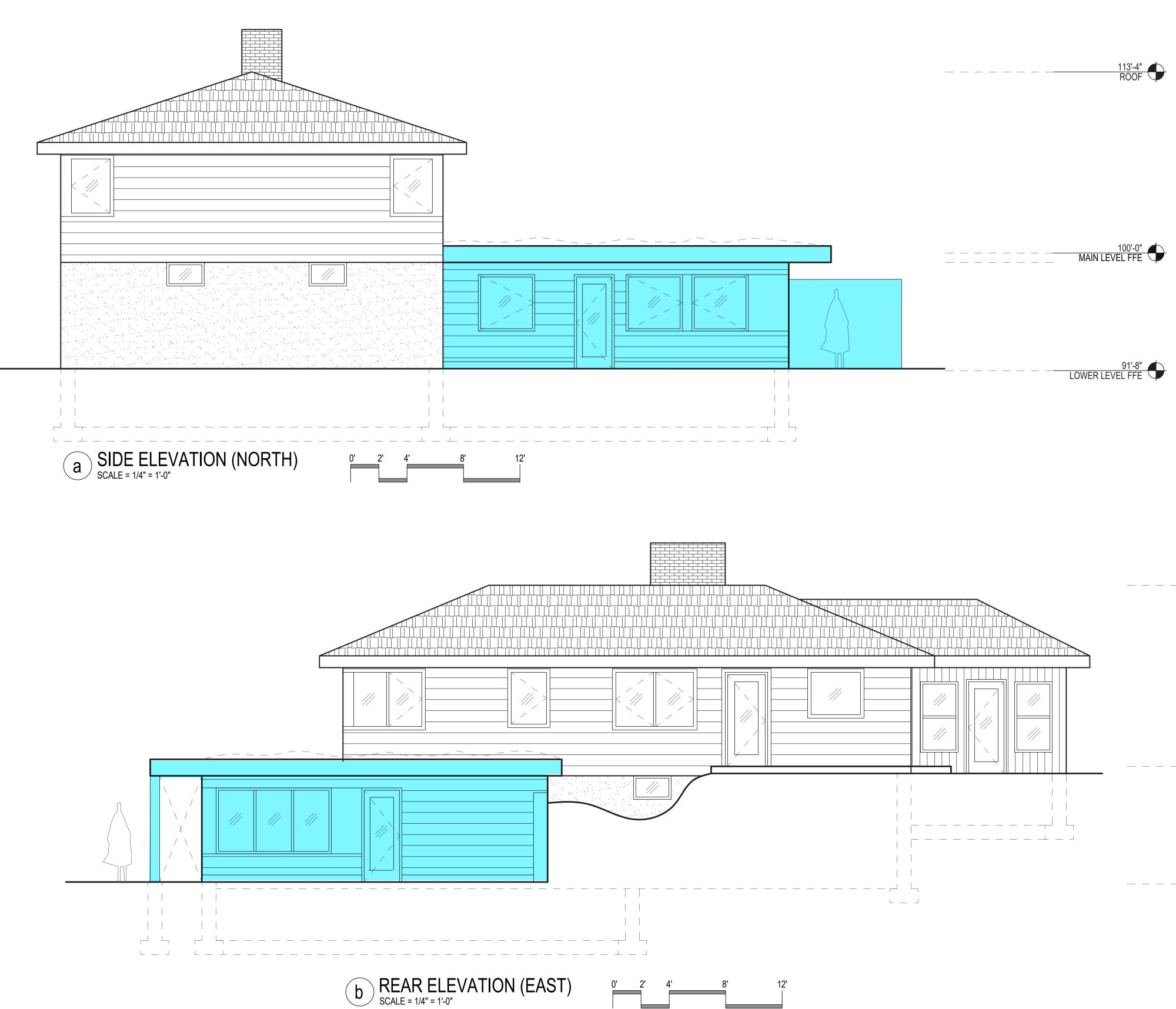
SHEET TITLE ADU FLOOR PLAN

PHASE

DOCUMENTATION

SHEET

**D103**.00





**EXISTING CONDITIONS** 

PROPOSED ADU

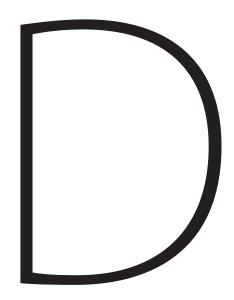


DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



ACCESSORY DWELLING UNITS





100'-0" MAIN LEVEL FFE

91'-8" LOWER LEVEL FFE

**e**a SHEET TITLE

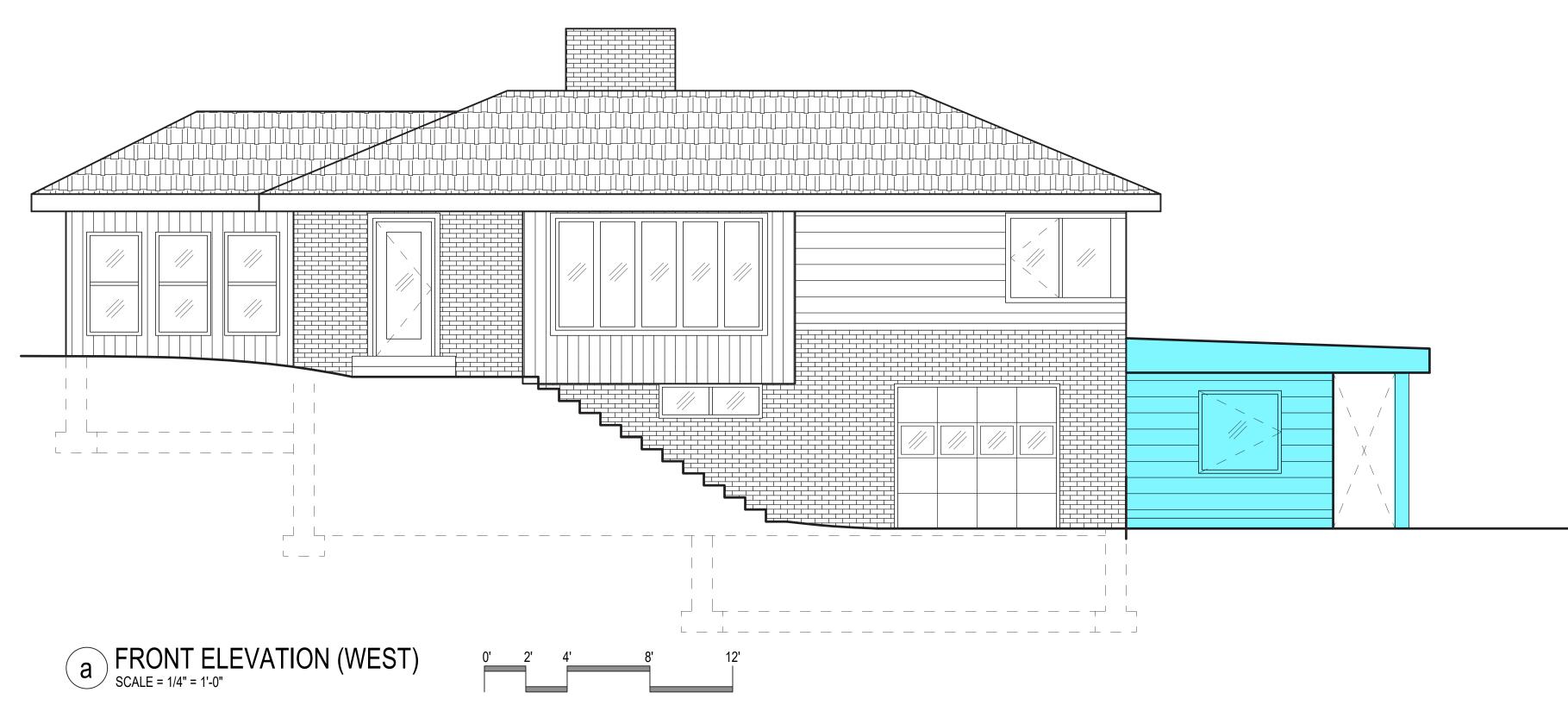
PROJECT

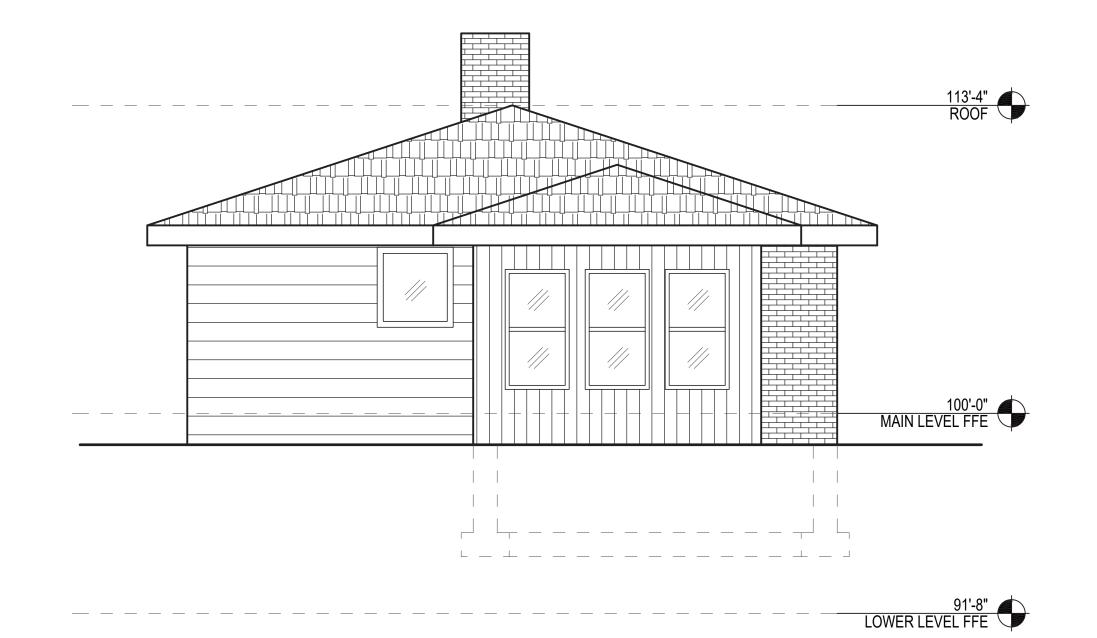
**ADU ELEVATIONS** 

PHASE DOCUMENTATION

SHEET

**D104**.00





0' 2' 4' 8'

12' |

b SIDE ELEVATION (SOUTH) SCALE = 1/4" = 1'-0"

#### LEGEND



### **EXISTING CONDITIONS**

#### PROPOSED ADU



113'-4" ROOF

DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING

**MOLINA REALTORS** 

SHEET TITLE **ADU ELEVATIONS** 

DOCUMENTATION

D105.00

ACCESSORY DWELLING UNITS Idea

PHASE

SHEET

PROJECT

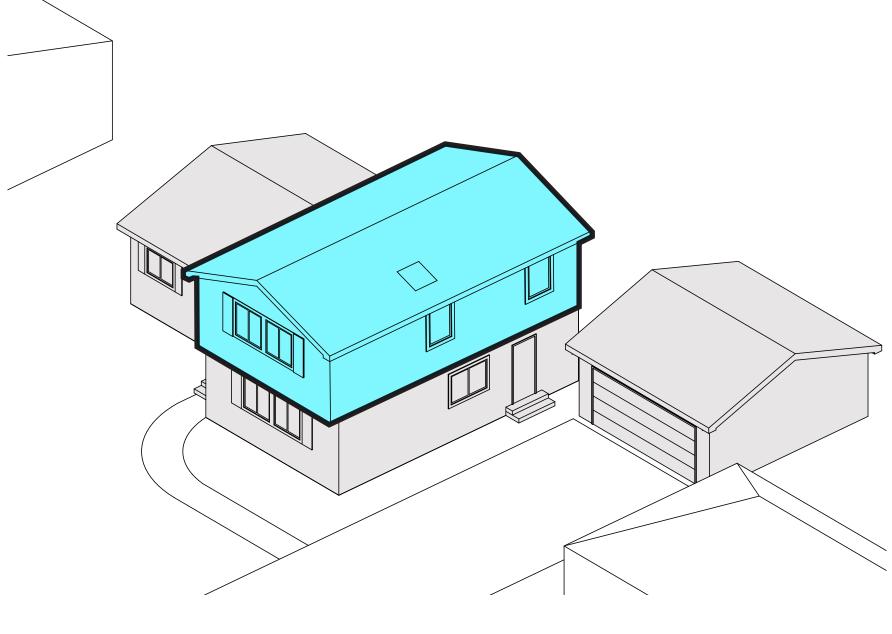
ADU CASE STUDY

100'-0" MAIN LEVEL FFE

91'-8" LOWER LEVEL FFE









DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

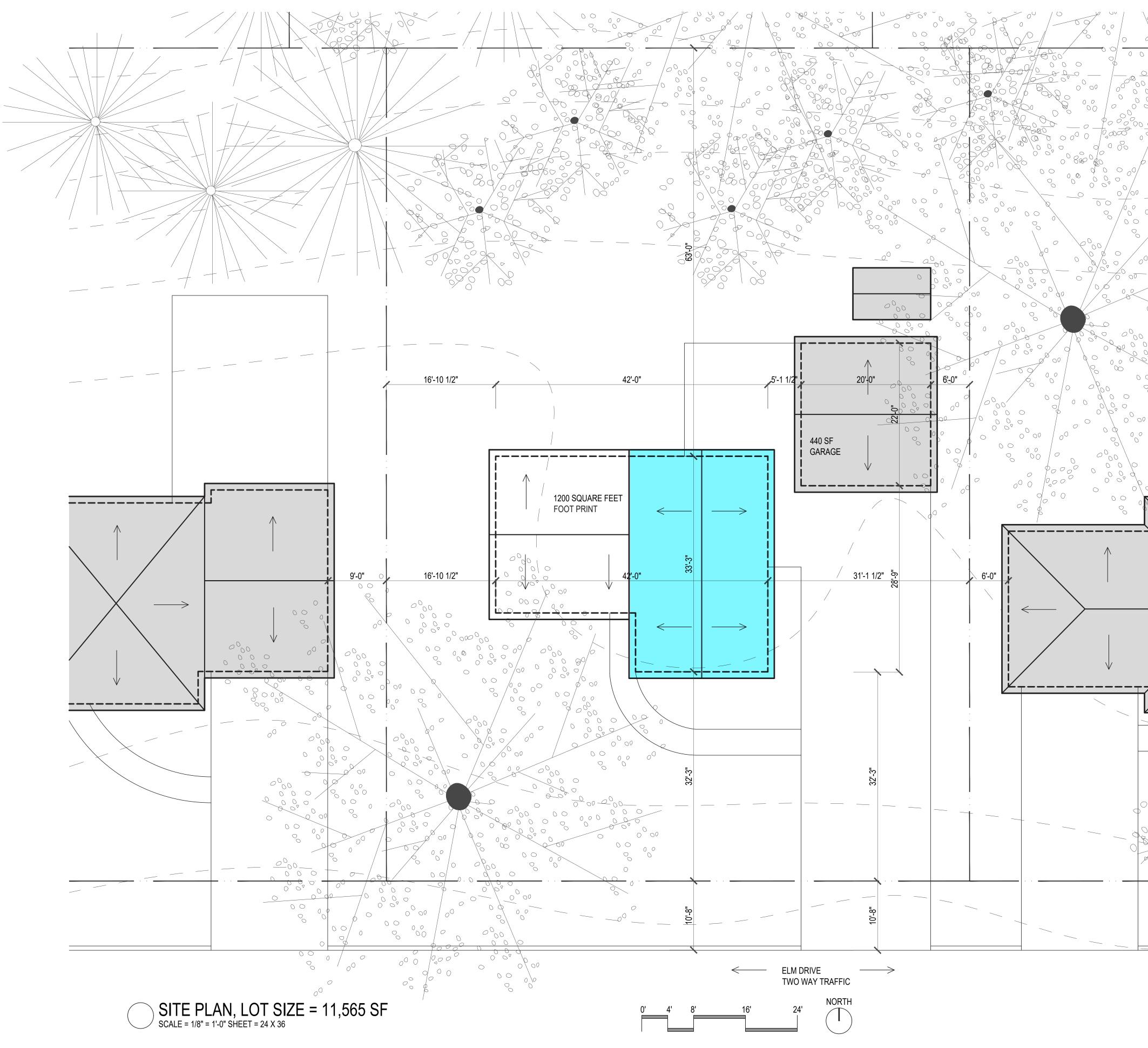
ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE **RENDERINGS** 

PHASE

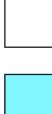
DOCUMENTATION

sheet **E100**.00



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#### LEGEND



### **EXISTING CONDITIONS**

#### PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY



PROJECT

ACCESSORY DWELLING UNITS Idea Book

SHEET TITLE SITE PLAN

PHASE

DOCUMENTATION

SHEET **E101.00** 









**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

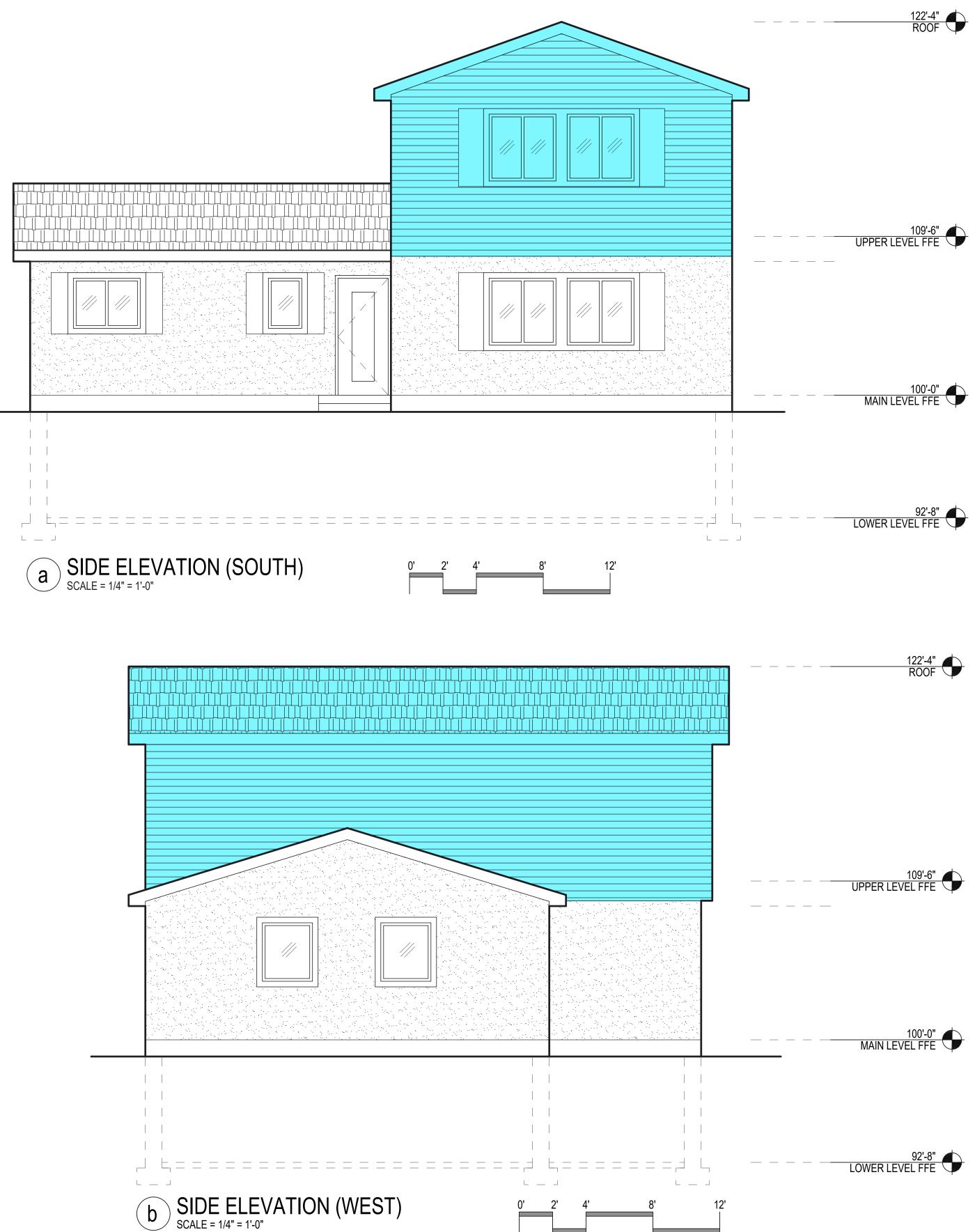


SHEET TITLE **FLOOR PLANS** 

PHASE

DOCUMENTATION

SHEET **E102**.00







**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

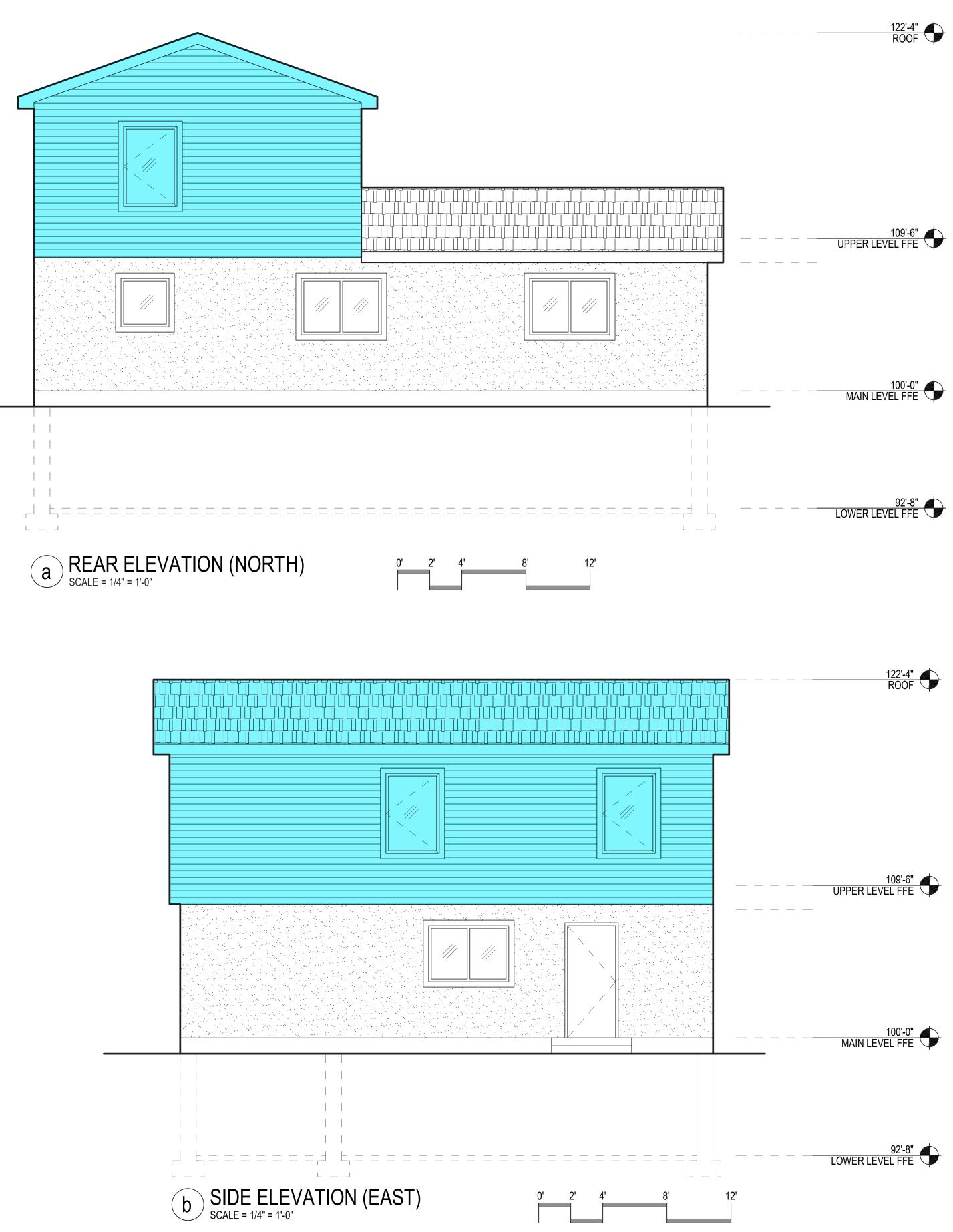
ACCESSORY DWELLING UNITS ldea Book

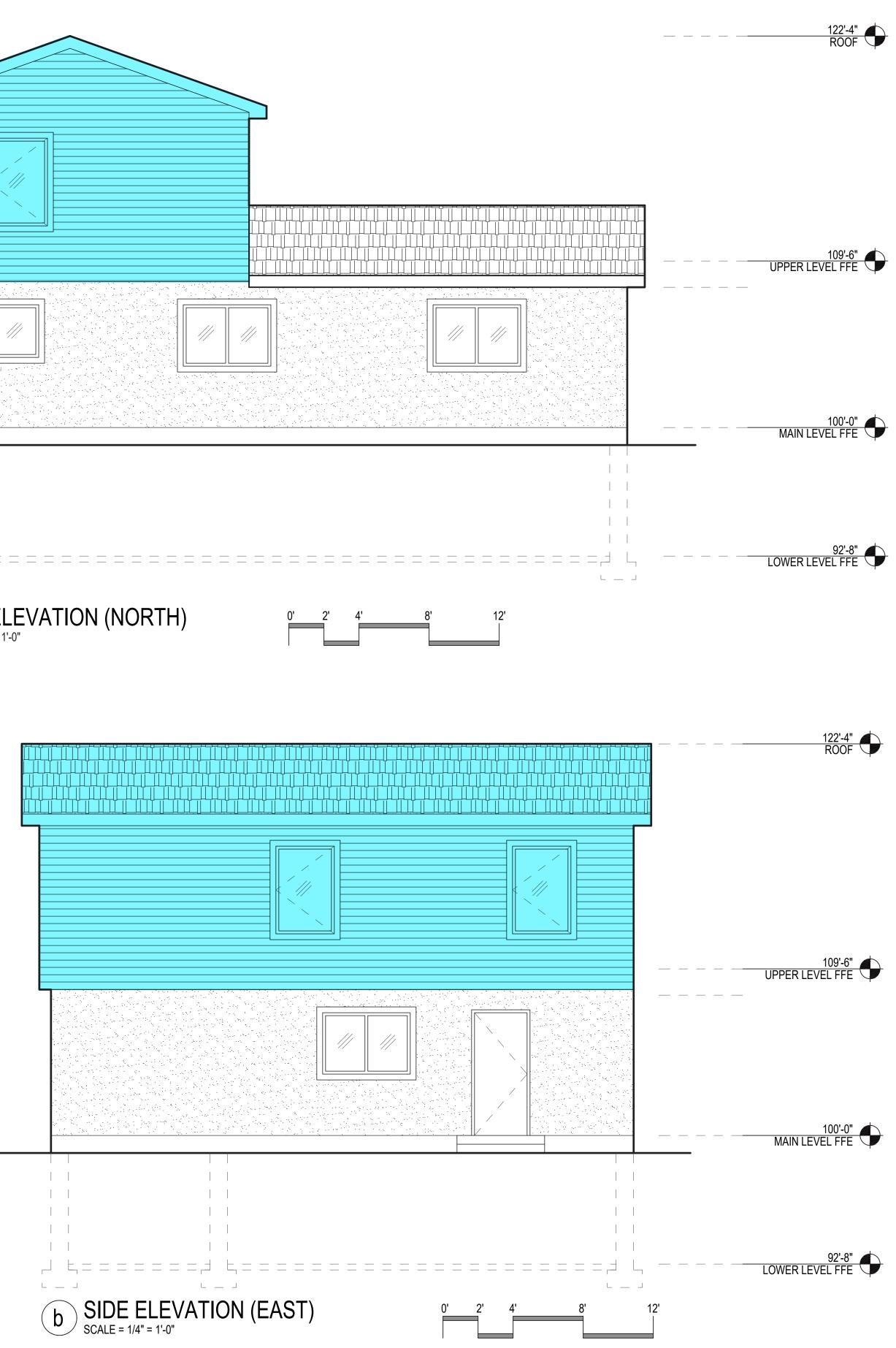
SHEET TITLE **ADU ELEVATIONS** 

PHASE

DOCUMENTATION

SHEET E103.00







**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



PROJECT

ACCESSORY DWELLING UNITS ldea Book

SHEET TITLE

**ADU ELEVATIONS** 

PHASE DOCUMENTATION

SHEET

E104.00





**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY







SHEET TITLE

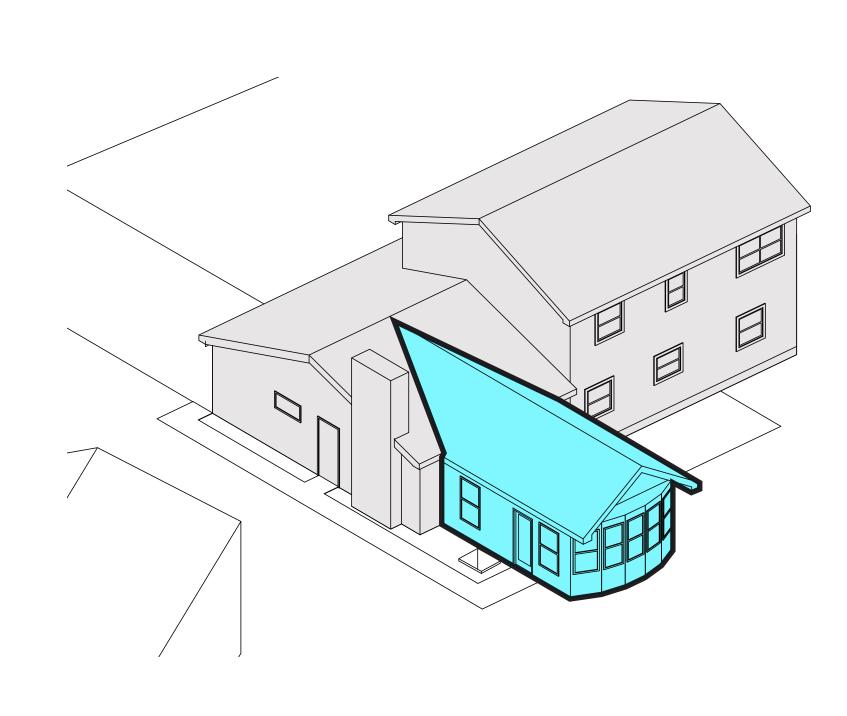
ADU FLOOR PLAN

PHASE DOCUMENTATION

SHEET E105.00









#### DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



SHEET TITLE **RENDERINGS** 

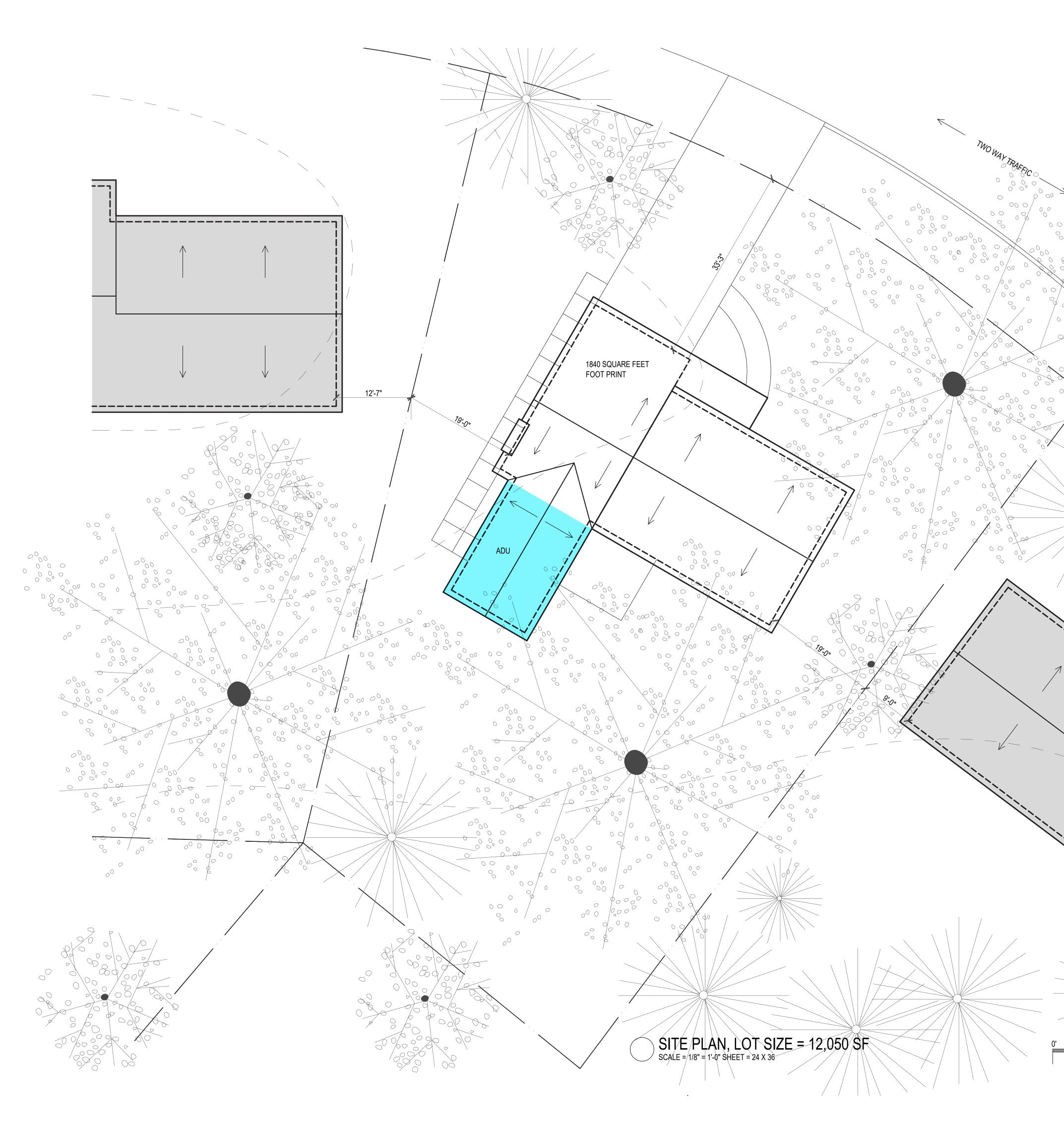
ACCESSORY DWELLING UNITS

ldea Book

PHASE

DOCUMENTATION

sheet **F100**.00



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### **EXISTING CONDITIONS**

### PROPOSED ADU

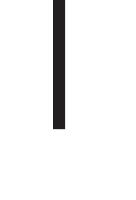


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING MOLINA REALTORS

ADU CASE STUDY





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ACCESSORY DWELLING UNITS

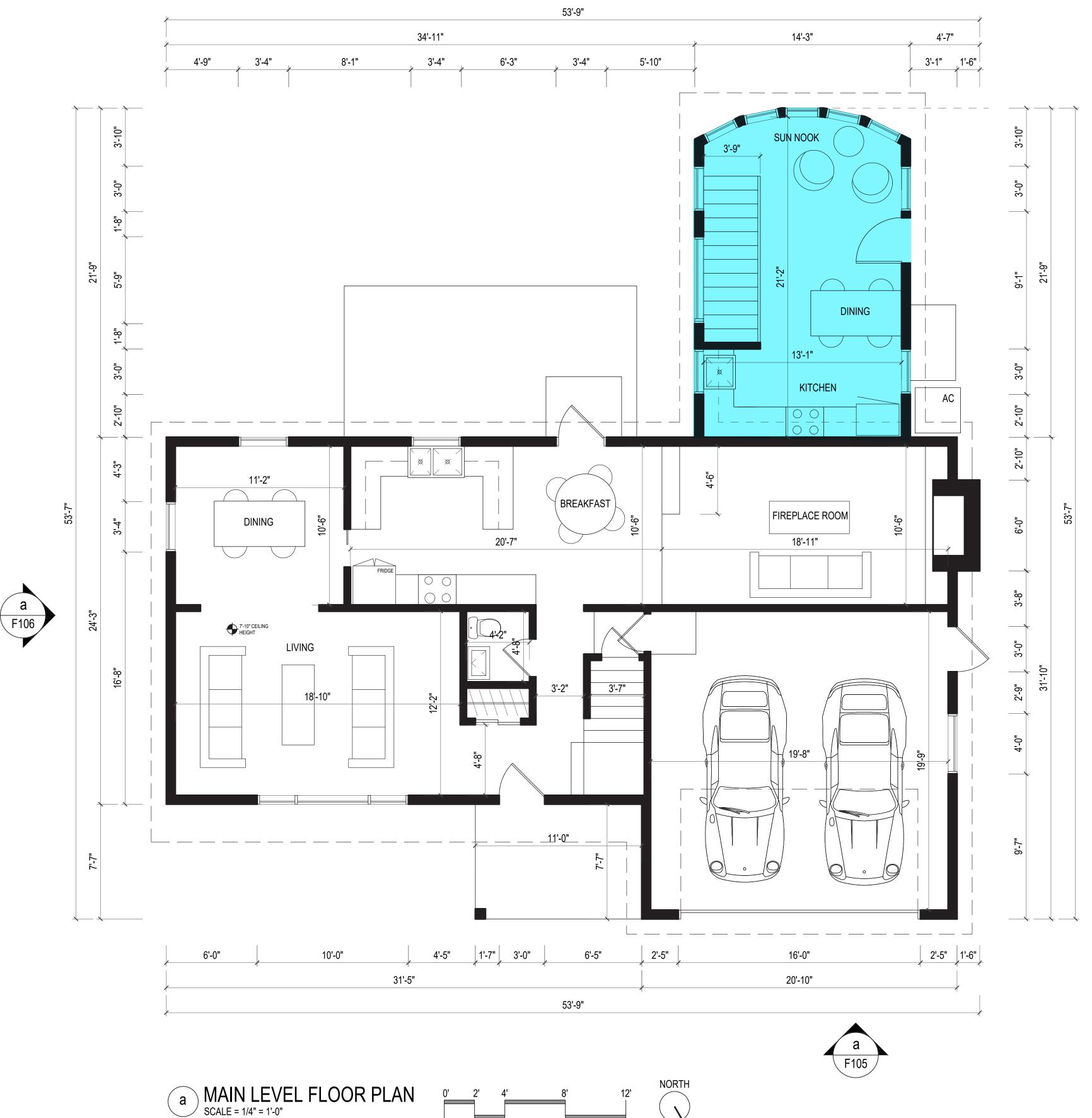
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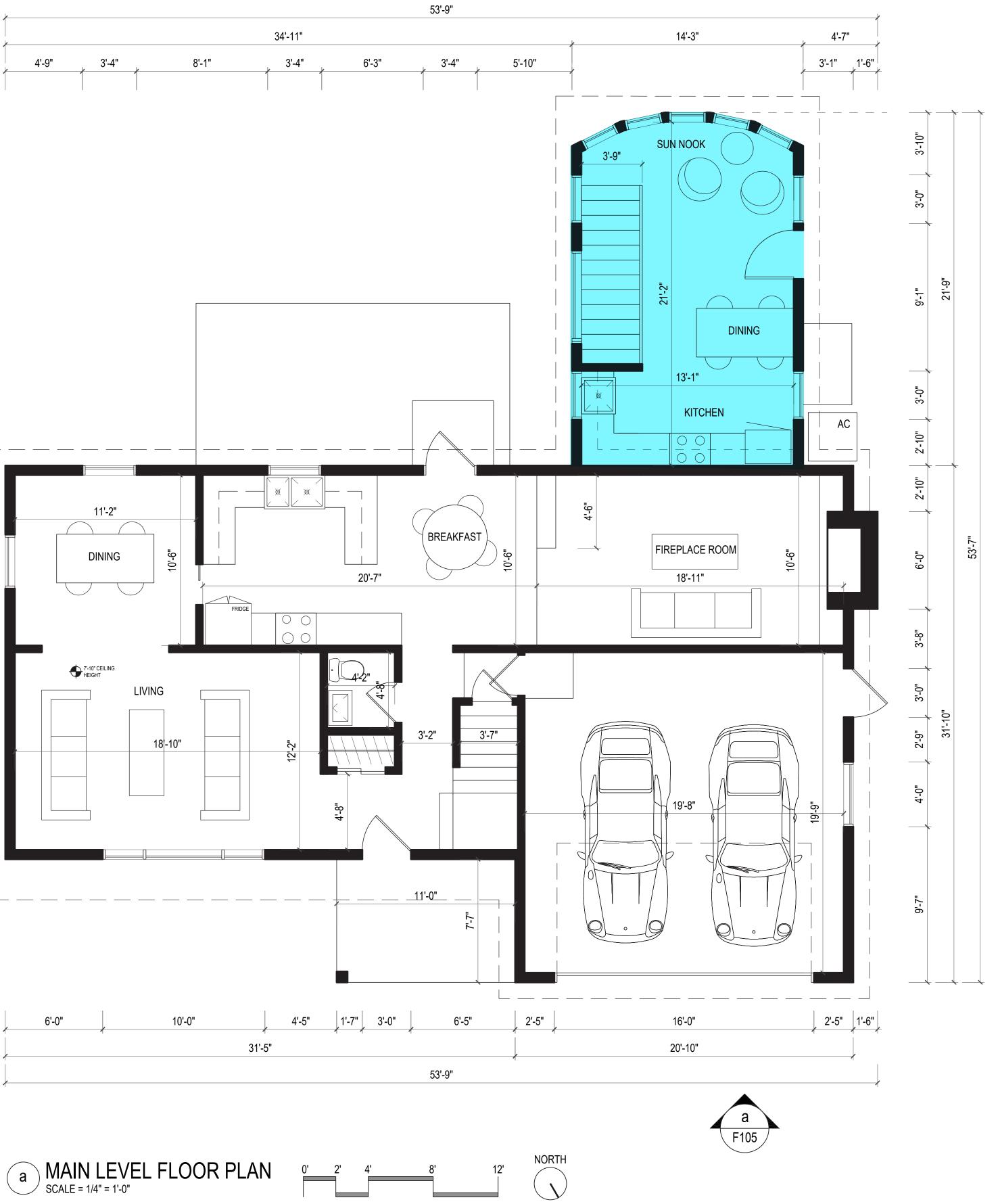
JILFLA

PHASE DOCUMENTATION

NORTH

sheet **F101**.00





F105

#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU

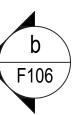


DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY





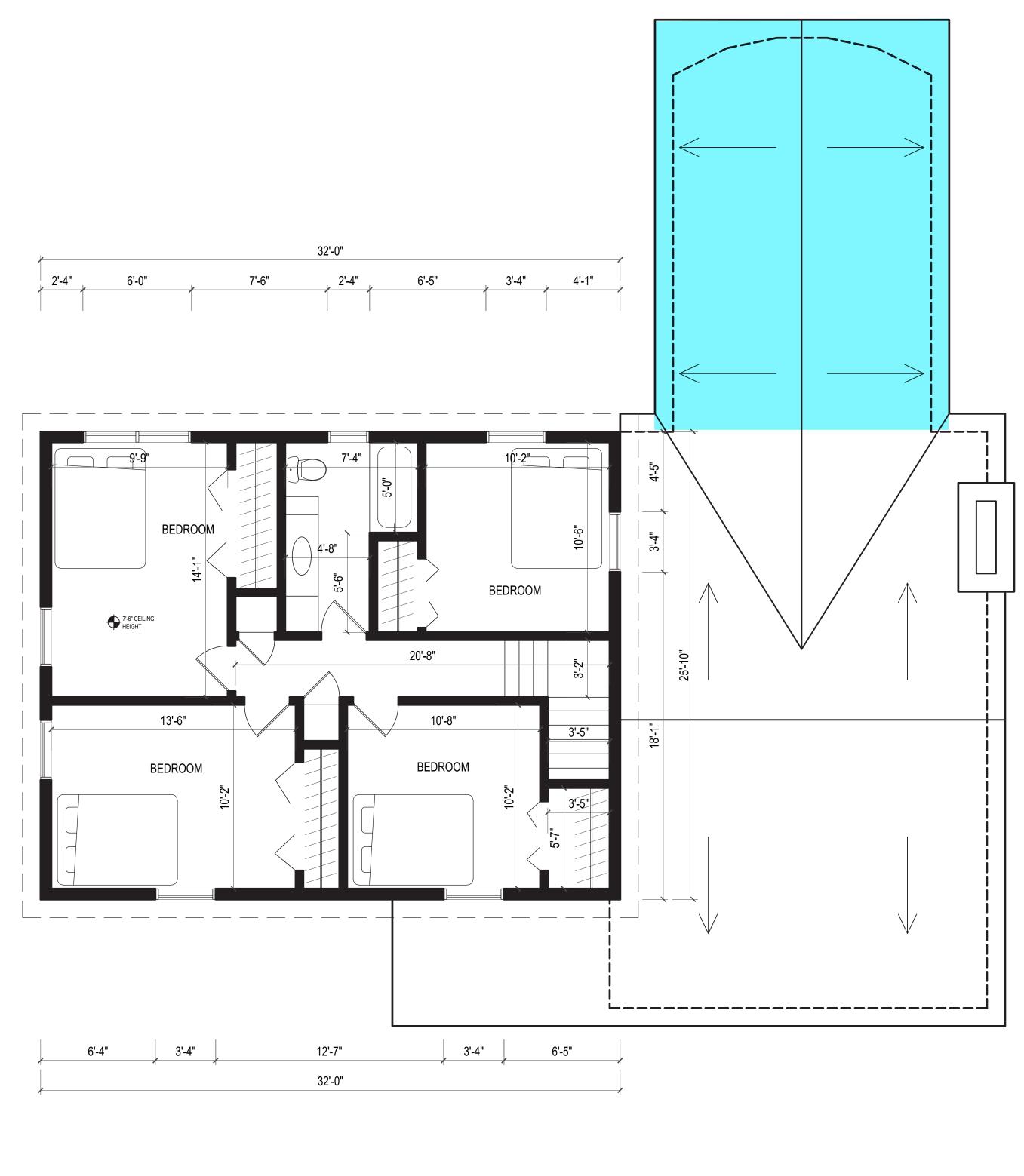
ACCESSORY DWELLING UNITS Idea

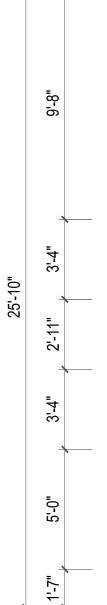
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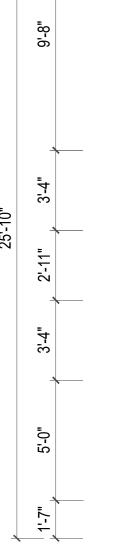
PHASE

DOCUMENTATION

SHEET **F102**.00







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#### LEGEND



**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH INTERESTING TACTICS

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY



SHEET TITLE

ACCESSORY DWELLING UNITS

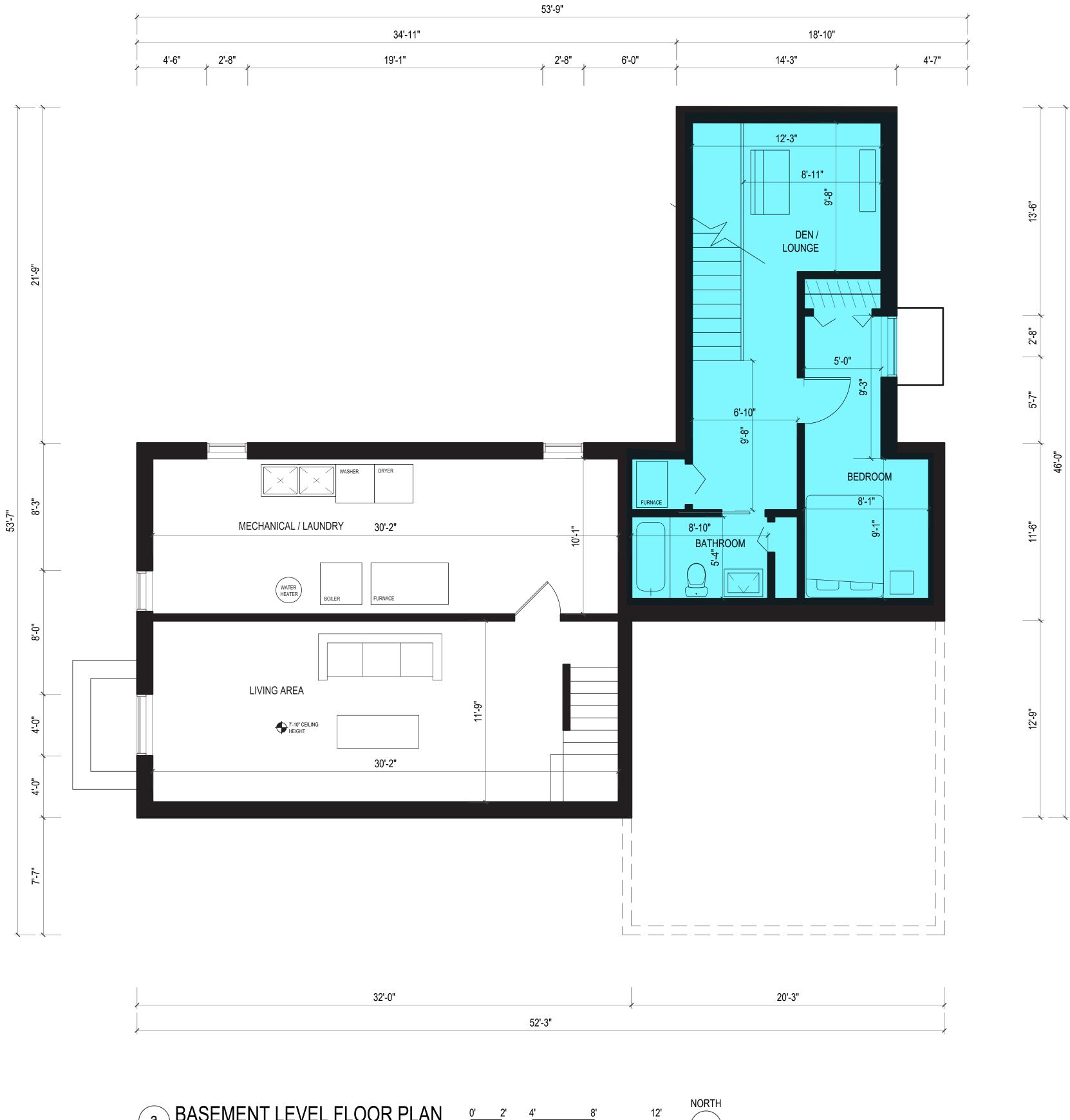
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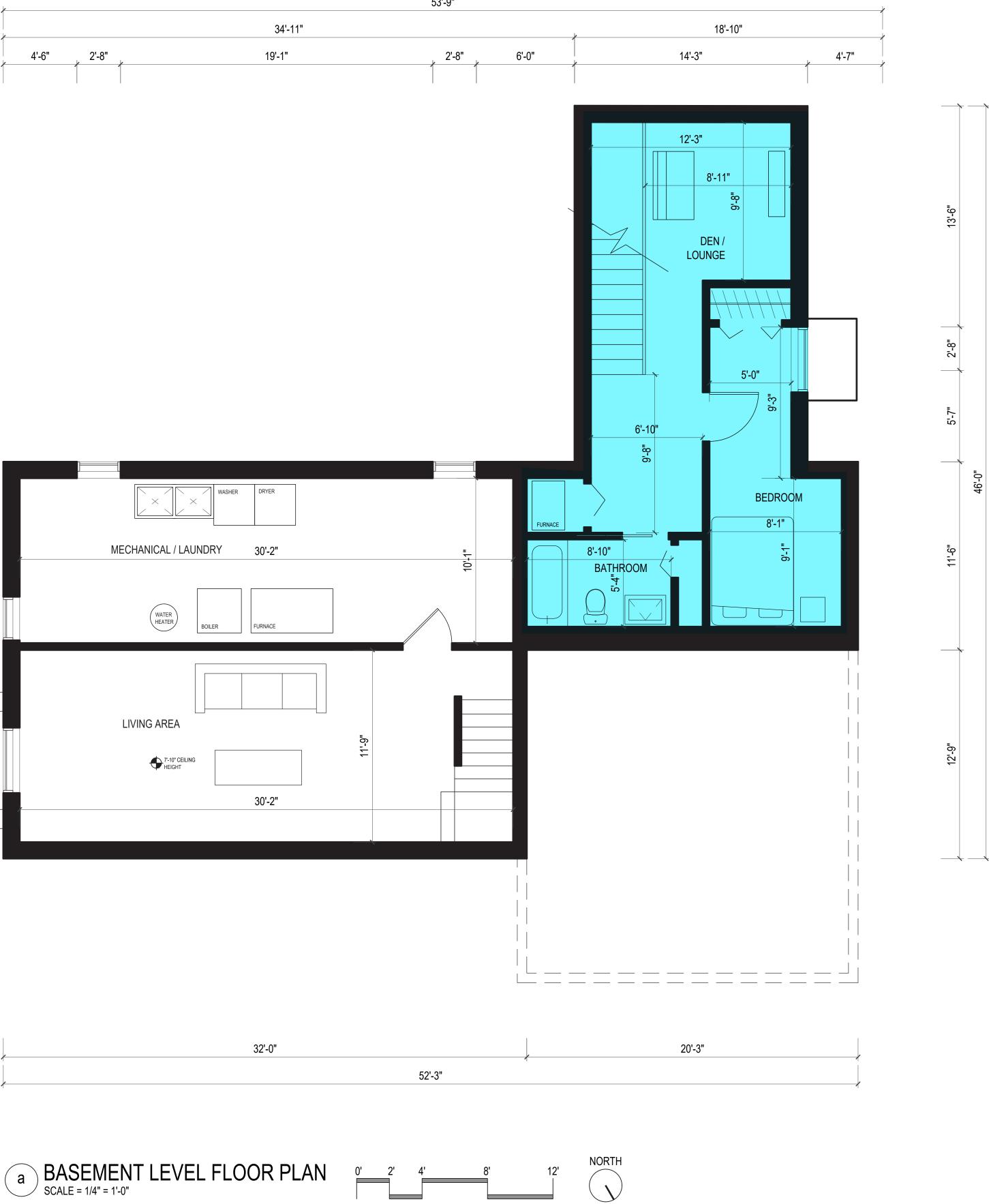
**FLOOR PLAN** 

PHASE

DOCUMENTATION

SHEET **F103**.00







**EXISTING CONDITIONS** 

PROPOSED ADU



DRAFTING / DESIGN ERASING ARCHITECTURE

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

ADU CASE STUDY

PHASE

SHEET

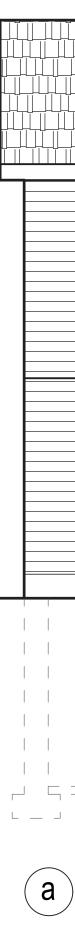
PROJECT



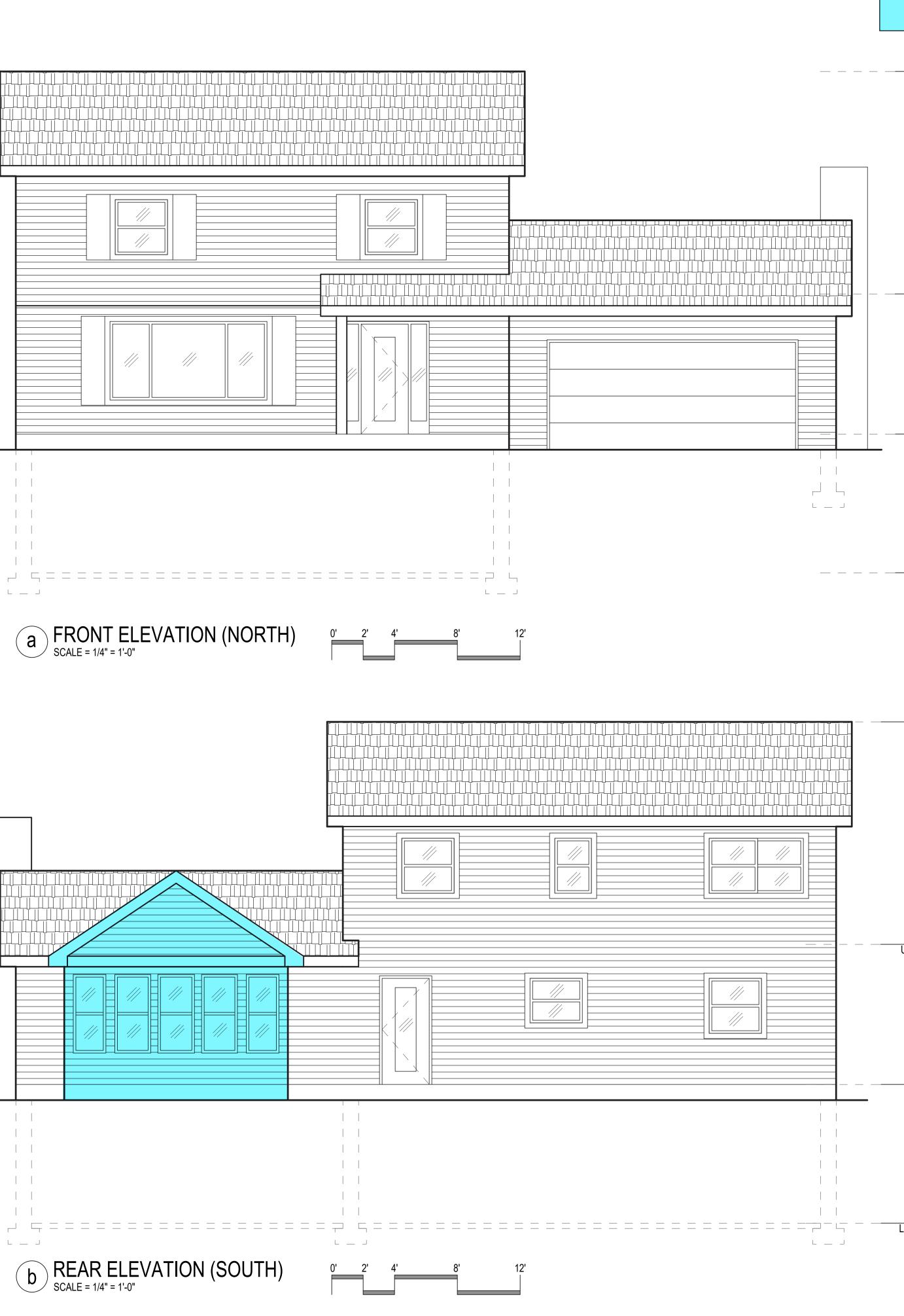
SHEET TITLE ADU FLOOR PLAN

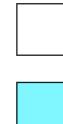
DOCUMENTATION

**F104**.00

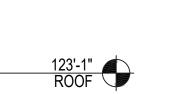








# **EXISTING CONDITIONS**



PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING **MOLINA REALTORS** 

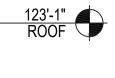
ADU CASE STUDY

\_\_\_\_\_<u>91'-2"</u>

108'-11" UPPER LEVEL FFE

100'-0" MAIN LEVEL FFE





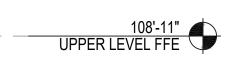


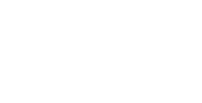


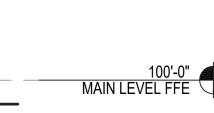




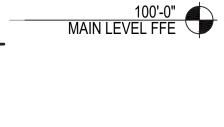




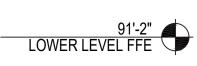












SHEET TITLE

PHASE

SHEET

**ADU ELEVATIONS** 

DOCUMENTATION

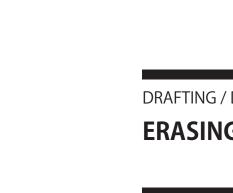
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PROJECT

ACCESSORY DWELLING UNITS

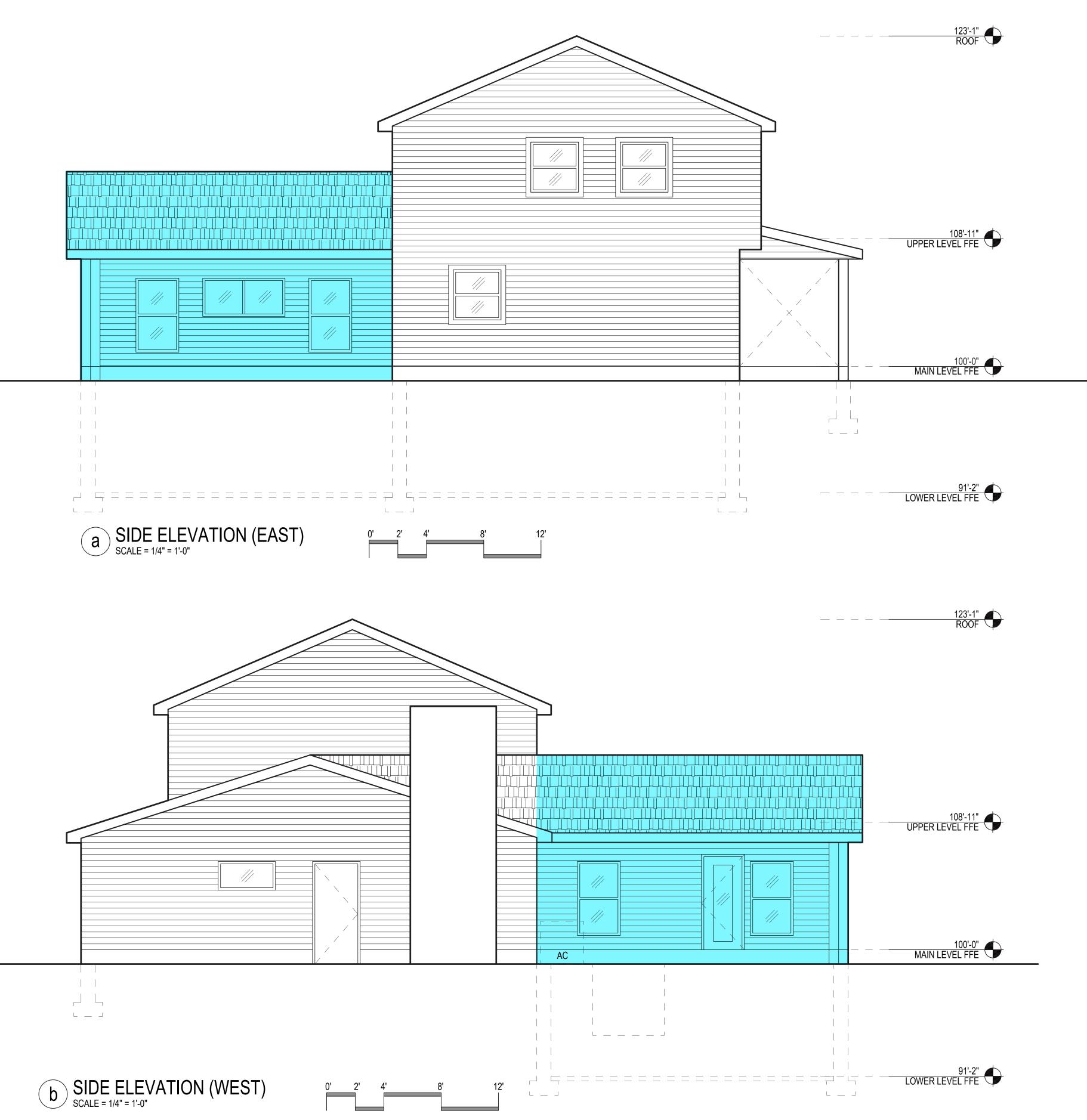


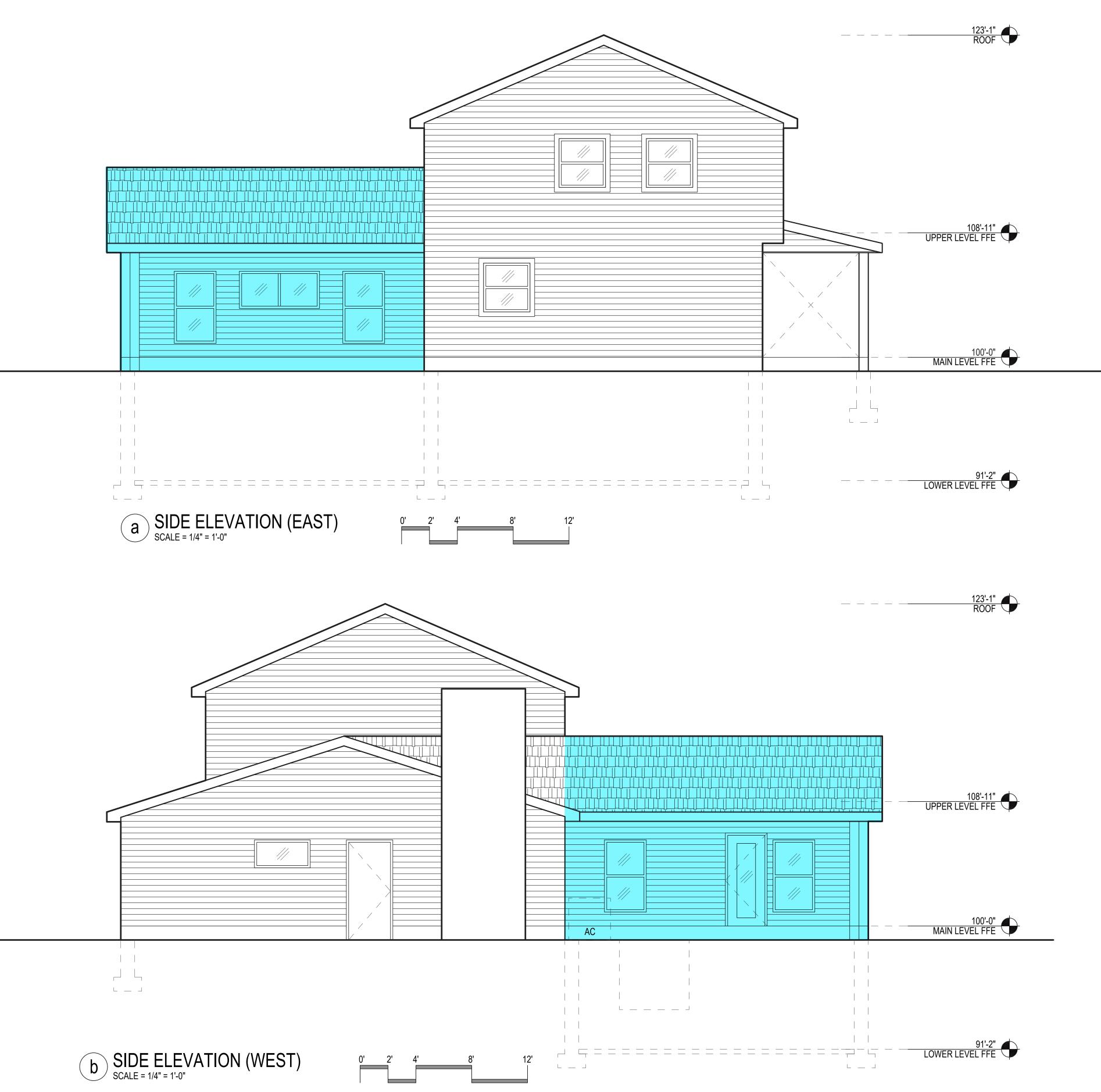
ldea Book















PROPOSED ADU



DRAFTING / DESIGN **ERASING ARCHITECTURE** 

DESIGN / RESEARCH **INTERESTING TACTICS** 

BUILDING FEASIBILITY / COST ESTIMATING

ADU CASE STUDY



SHEET **F106**.00

DOCUMENTATION

PHASE

SHEET TITLE

PROJECT

ADUELEVATIONS

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ACCESSORY DWELLING UNITS

**MOLINA REALTORS** 



**EXISTING CONDITIONS**