132864

BOOK 1 condo-minium PAGE 1

CONDOMINIUM IN
JOHNSON DONATION LAND CLAIM #38
E 1/2, SEC 20, T 2 N, R 7 E, WM
CITY OF NORTH BONNEVILLE, STATE OF WASHINGTON

BENCH MARK
TOP CONCRETE FLOOR OF GARAGE
ASSUME ELEV OF 98.5 FT

LEGEND
FF=EL 101.00 = FINISH FLOOR ELEVATION
CEILING=EL 109.00 = CEILING ELEVATION
= LIMITED COMMON AREAS

LAKESHORE
A CONDOMINIUM

LEGAL DESCRIPTION
LOT 4, GREEN ACRES SUBDIVISON, CITY OF NORTH BONNEVILLE, STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE:
I HEREBY STATE THAT THIS PLAT OF "LAKESHORE", A HORIZONTAL PROPERTY REGIME, ACCURATELY DEPICTS THE LOCATION OF THE CONDOMINIUM "AS BUILT".

ANTHONY C. KLEIN
REGISTERED PROFESSIONAL LAND SURVEY #22098

SURVEYOR'S VERIFICATION:
STATE OF OREGON } ss
COUNTY OF HOOD RIVER

ANTHONY C. KLEIN, BEING FIRST DULY SWORN, STATES THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEY SIGNING THE SURVEYOR'S CERTIFICATE UPON THIS PLAT, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

ANTHONY C. KLEIN
REGISTERED PROFESSIONAL LAND SURVEY #22098

WITNESS MY HAND AND OFFICIAL SEAL the day and year first written.
Dated this 16 day of July, 1998

Notary Public in and for the State of Oregon Bertha M. Arboleda
Residing in Hood River

My commision expires 12-29-2001

OFFICIAL SEAL
BERTHA M ARBOLEDA
NOTARY PUBLIC-OREGON
COMMISSION NO. 307424
MY COMMISSION EXPIRES DECEMBER 29, 2001

ASSESSOR'S CERTIFICATE:
EXAMINED AND APPROVED THIS ___ DAY OF _____, 1998, AND COPY RECIEVED.

SKAMINIA COUNTY ASSESSOR — DEPUTY

AUDITOR'S CERTIFICATE:
ATTACHED THIS 16th DAY OF Sept., 1998,

Gary M. Olson by P Lowry
SKAMINIA COUNTY AUDITOR — DEPUTY

RECORDING CERTIFICATE:
FILED FOR RECORD THIS 16th DAY OF Sept., 1998 AT 2:31 P.M.,
IN BOOK 1 AT PAGE 1-13, OF CONDOMINIUM RECORDS, AUDITOR'S NO. ____
AT THE REQUEST OF Henry Stephens / PKS Developers Inc

DECLARATION AND C,C & R'S
ANY INTERESTED PERSON SHOULD REFER TO THE DECLARATION AND CC&R'S FILED FOR RECORD ON Sept 16, 1998 IN BOOK 181 OF DEEDS ON PAGE 366 UNDER AUDITOR'S FILE NO. 132866 WITH REFERENCE TO THE ITEMS REQUIRED BY RCW 64.32.100.

DEDICATION
DIDICATION WAS FILED FOR ON Sept. 16, 1998 IN BOOK 181 OF DEEDS ON PAGE 363 UNDER AUDITOR'S FILE NO. 132865

ANTHONY C. KLEIN
STATE OF WASHINGTON
22098
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: JULY 17, 1999

Klein & Assoc.
LAND SURVEYING
1109 Country Club Road
Hood River, Oregon 97031
Tele: (541)386-3322

DATE SURVEYED: JUNE 1998
JOB NO.: 996067

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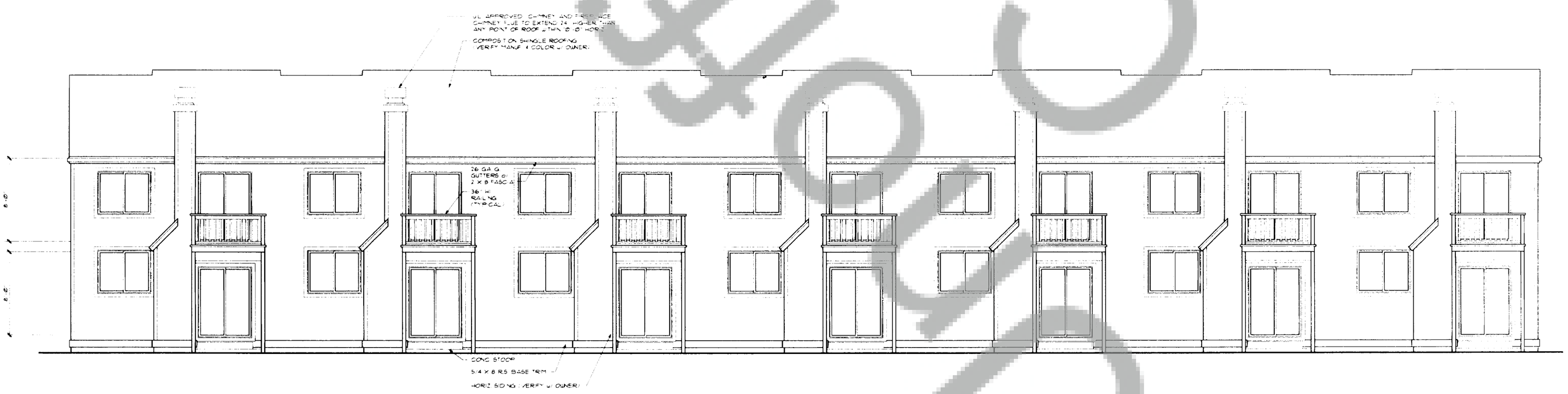
Book 1 Page 1 condominium

FRONT ELEVATION

SCALE 4 : 0



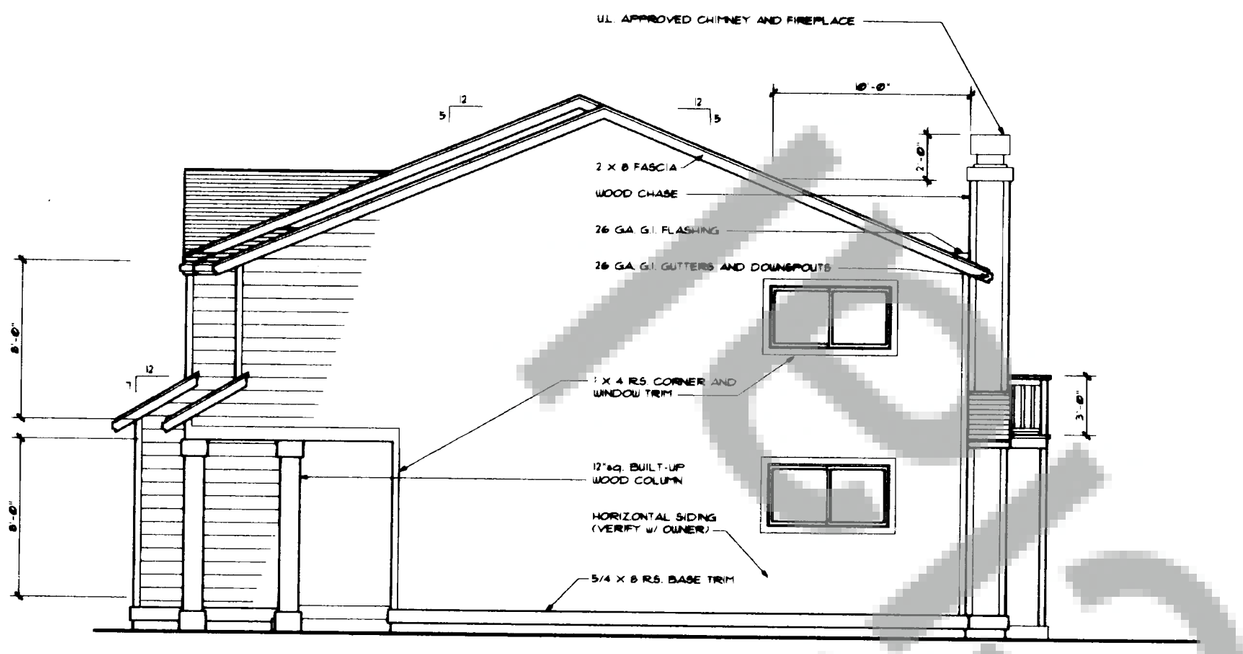
REAR ELEVATION

SCALE 4 : 0

Preliminary

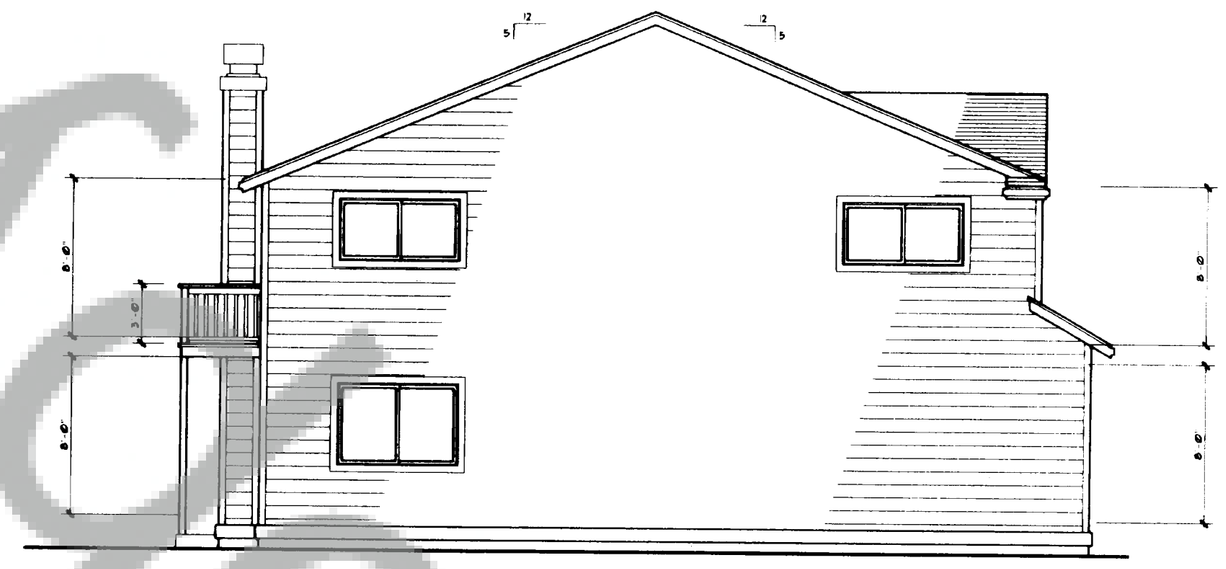
UNITED ENGINEERING

Sheet 2 of 13



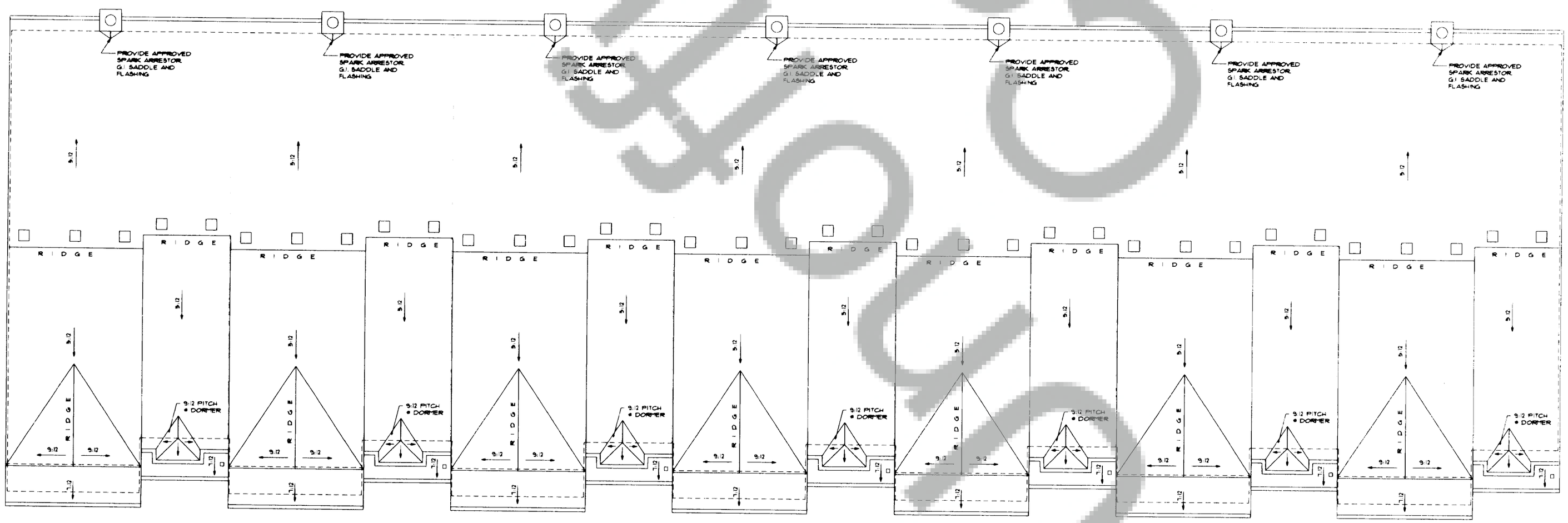
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



ROOF PLAN

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

ROOFING NOTES:

1. ROOFING TO BE "25-YR." COMPOSITION SHINGLE/(MANUFACTURER AND COLOR TO BE SELECTED BY OWNER)
2. PROVIDE (5) 540 sq.in. ROOF VENTS ON EACH UNIT.
3. EAVES TO HAVE 12" OVERHANG.
4. RAKES FROM FRONT TO REAR TO BE "TIGHT"FLUSH MOUNT. RAKES FROM SIDE TO SIDE TO BE 12".
5. ROOF PITCH AS INDICATED ON PLAN.

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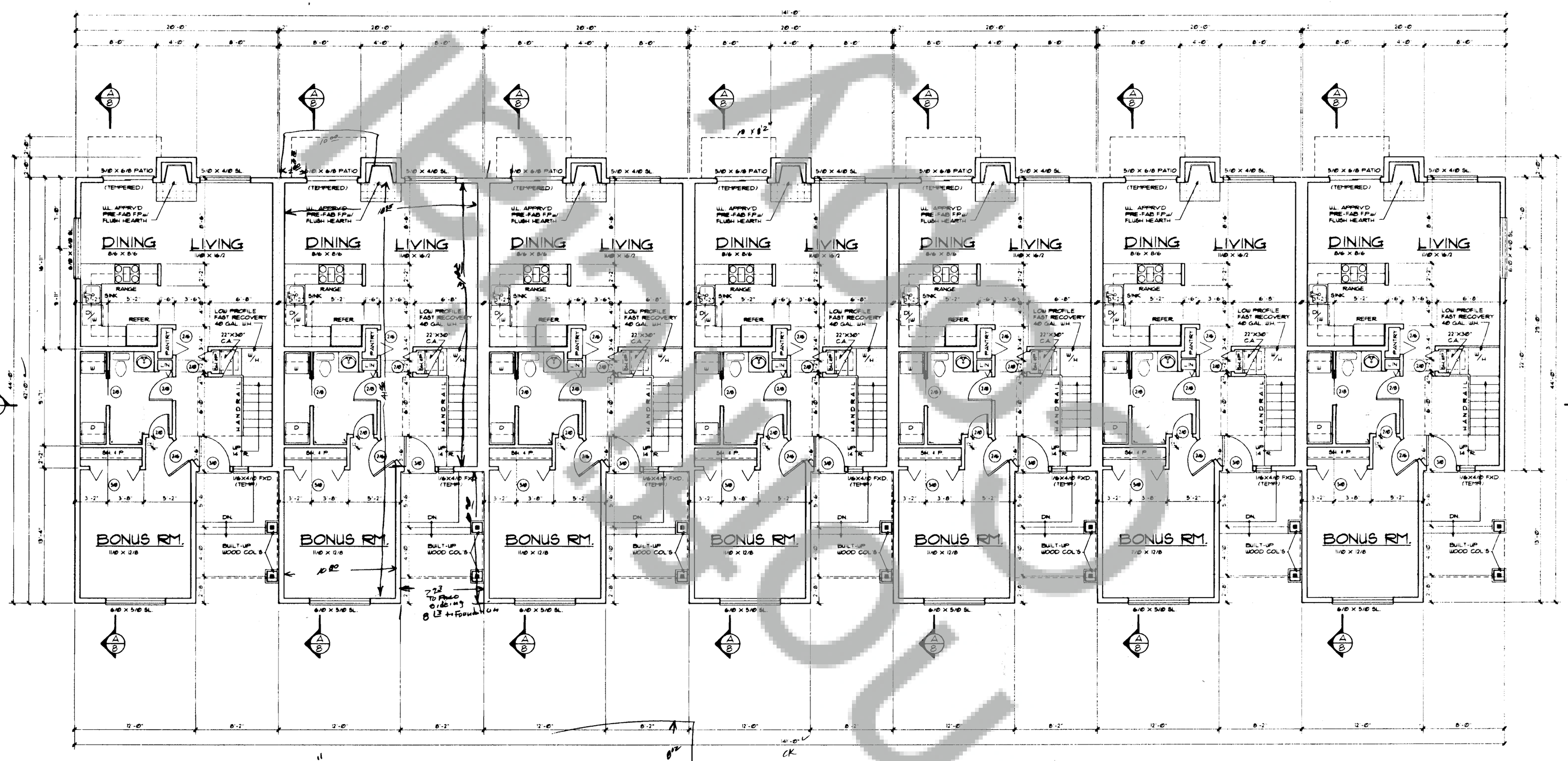
These plans are valuable and construction work may not be started or continued without the express written permission of the Chief Engineer.
Contractors shall verify and be responsible for all dimensions and conditions on the job and they shall not be realized if any variance from the dimensions and conditions shown on these drawings.

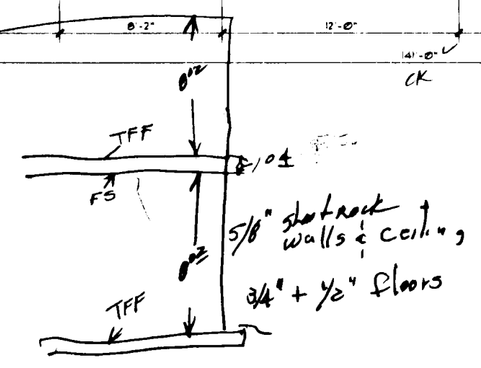
SHEET 2 OF 13
PLAN NO

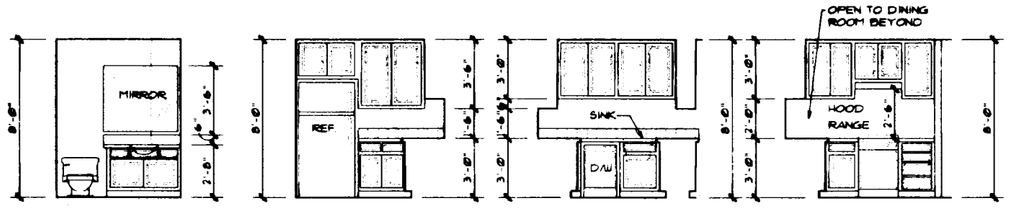
REDACTED



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 730 sq. ft. PER UNIT





BATH 2 | REF. WALL | SINK WALL | RANGE WALL

INTERIOR ELEVATIONS

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

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Portland, Or. 97213
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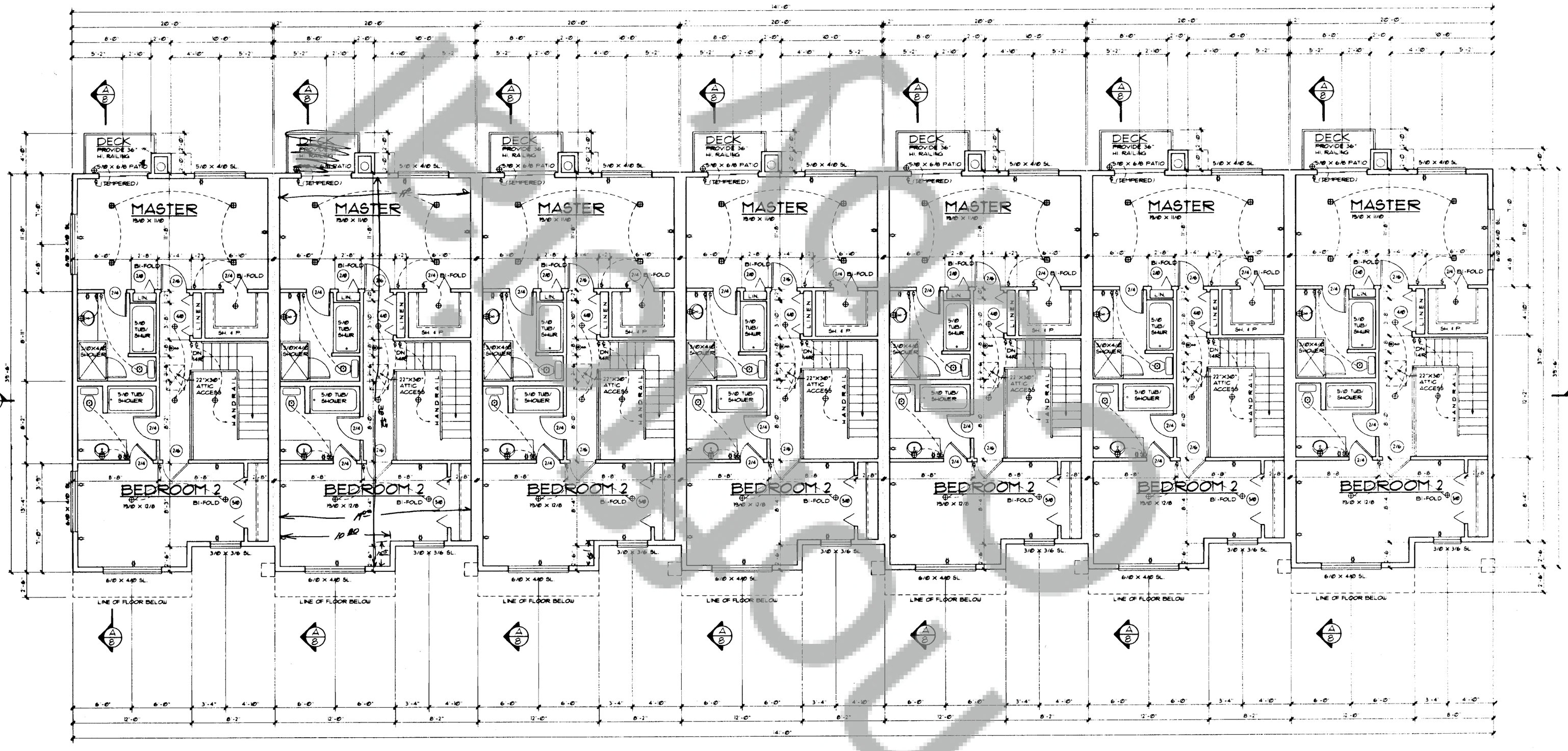
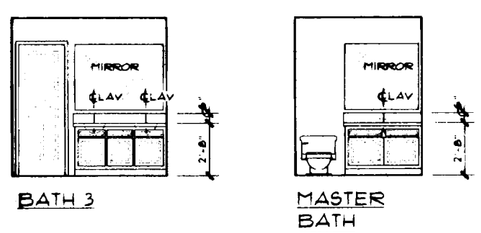
BOOK 1 PAGE 4
condo-minium



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 697 sq. ft. PER UNIT



BATH 3 MASTER BATH

INTERIOR ELEVATIONS

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

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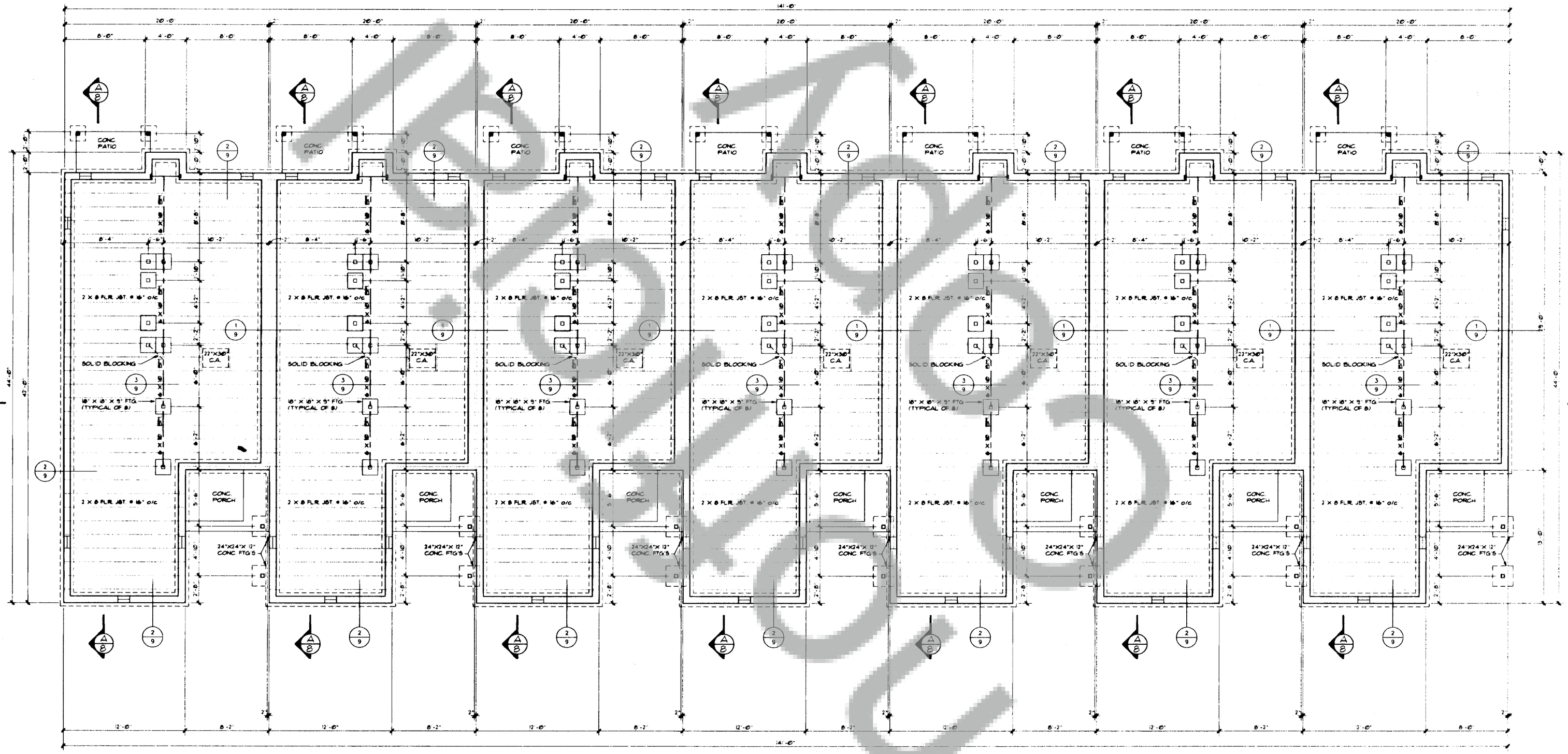
PLAN NO.



FOUNDATION PLAN

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

FOUNDATION NOTES:

1. CONTRACTOR TO EXCAVATE AS TO MAINTAIN 18" MIN. GROUND TO GIRDER CLEARANCE.
2. COVER ENTIRE GROUND AREA OF CRAWLSPACE W/6 MIL. "VISQUEEN". EXTEND UP FOUNDATION WALL FULL HEIGHT.
3. GIRDERS TO HAVE 3" MIN. BEARING ON ASPHALT COMP. SHINGLE W/ 1/2" AIR SPACE @ ENDS & SIDES OF GIRDER @ FOUNDATION WALL.
4. FOUNDATION VENTS TO BE 16" X 8" W/ #4 MESH CORR. RESIST. SCREEN (CLOSABLE). 5 PER UNIT REQUIRED. PROVIDE (2) ADDITIONAL VENTS AT END UNITS.
5. PROVIDE CRAWLSPACE ACCESS AS PER CURRENT C.A.B.O. (22" x 36" RECOMMENDED)
6. PROVIDE CRAWLSPACE DRAIN AS PER CURRENT C.A.B.O.

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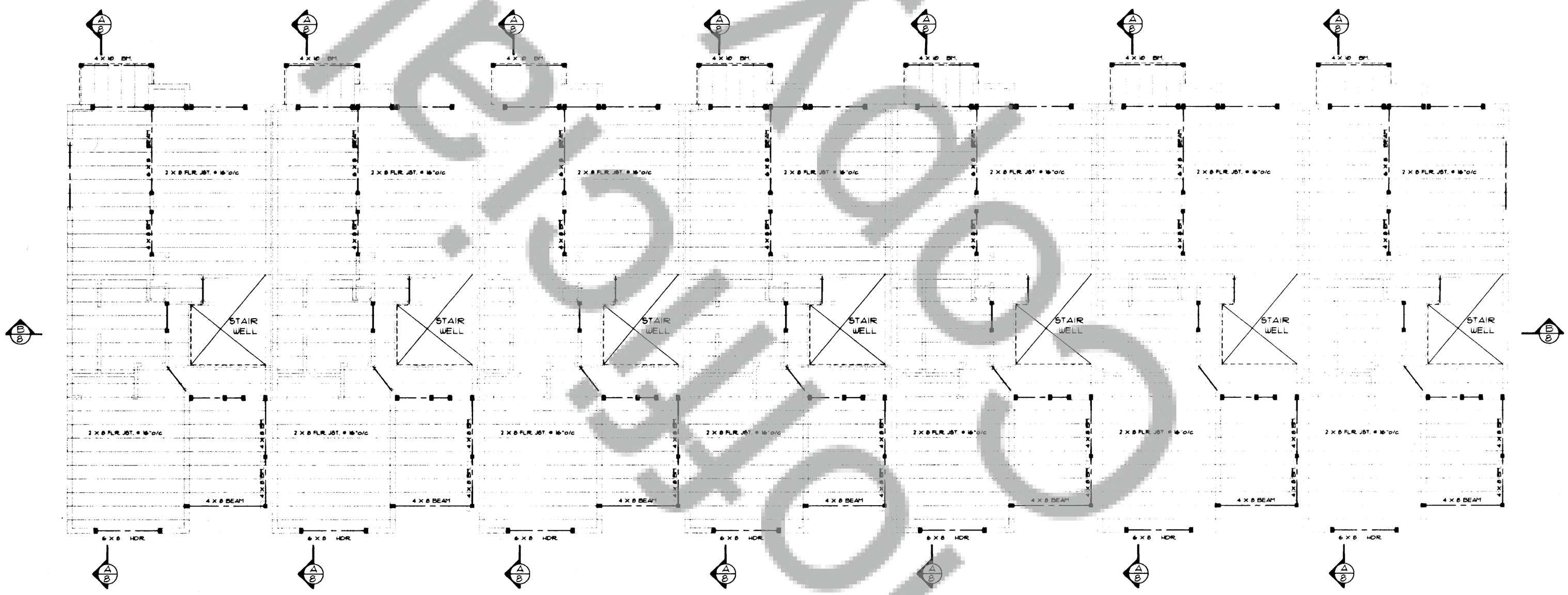
OF
PLAN NO.

Condo-Minimum

BOOK 1 PAGE 6

Sheet 6 of 13

BOOK 1 PAGE 7 condo-minium



UPPER FLOOR FRAMING PLAN

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

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Contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variance from the dimensions and conditions shown on these drawings.

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CHIEF ENGINEER
UNITED ENGINEERING
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Portland, Or. 97232
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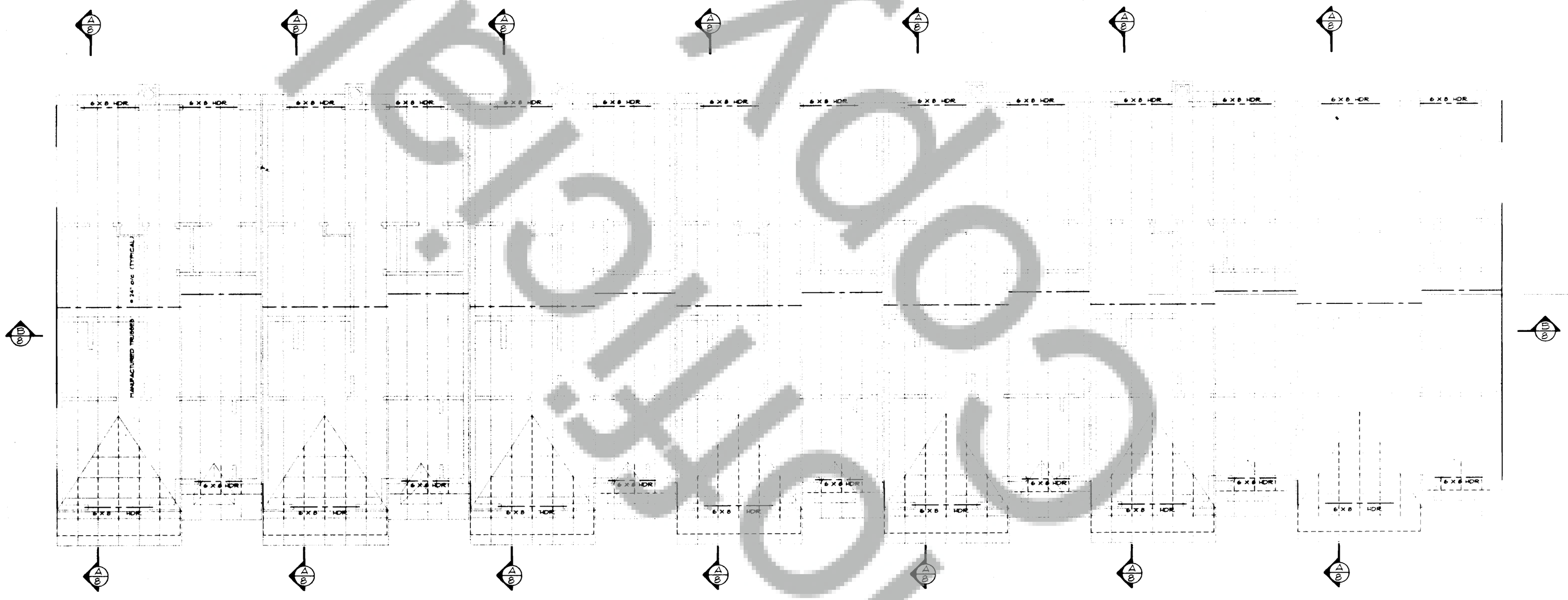
SHEET 7 OF 13

PLAN NO

BOOK . 1 PAGE 8 condo-minium



ROOF FRAMING PLAN

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

FRAMING NOTES: "25-YR" COMPOSITION

1. RAFTER SIZE AND SPACING:

SPAN (HORIZ.)	RAFTER SPACING
0' - 12'	2 X 8 @ 24" O.C.
12' - 14'	2 X 8 @ 16" O.C.
12' - 15'	2 X 10 @ 24" O.C.
15' - 18'	2 X 10 @ 16" O.C.
OR	2 X 12 @ 24" O.C.
18' - 21'	2 X 10 @ 12" O.C.
18' - 22'	2 X 12 @ 16" O.C.
22' - 25'	2 X 12 @ 12" O.C.

2. HIP RAFTER SPACING:
   2 X 10 @ 2 X 8 RAFTERS (TYP. U.N.O.)
   2 X 12 @ 2 X 10 RAFTERS (TYP. U.N.O.)
3. CEILING JOISTS:
   0' - 12' ---------- 2 X 8 @ 24" O.C.
   12' - 15' ---------- 2 X 8 @ 16" O.C.
   0' - 16' ---------- 2 X 10 @ 24" O.C.
   16' - 19' ---------- 2 X 10 @ 16" O.C.
4. RAFTERS SHOWN AS DOTTED LINES INDICATE THOSE BUILT UNDER THOSE SHOWN AS SOLID LINES.
5. SEE GENERAL NOTES FOR HEADER SIZES.

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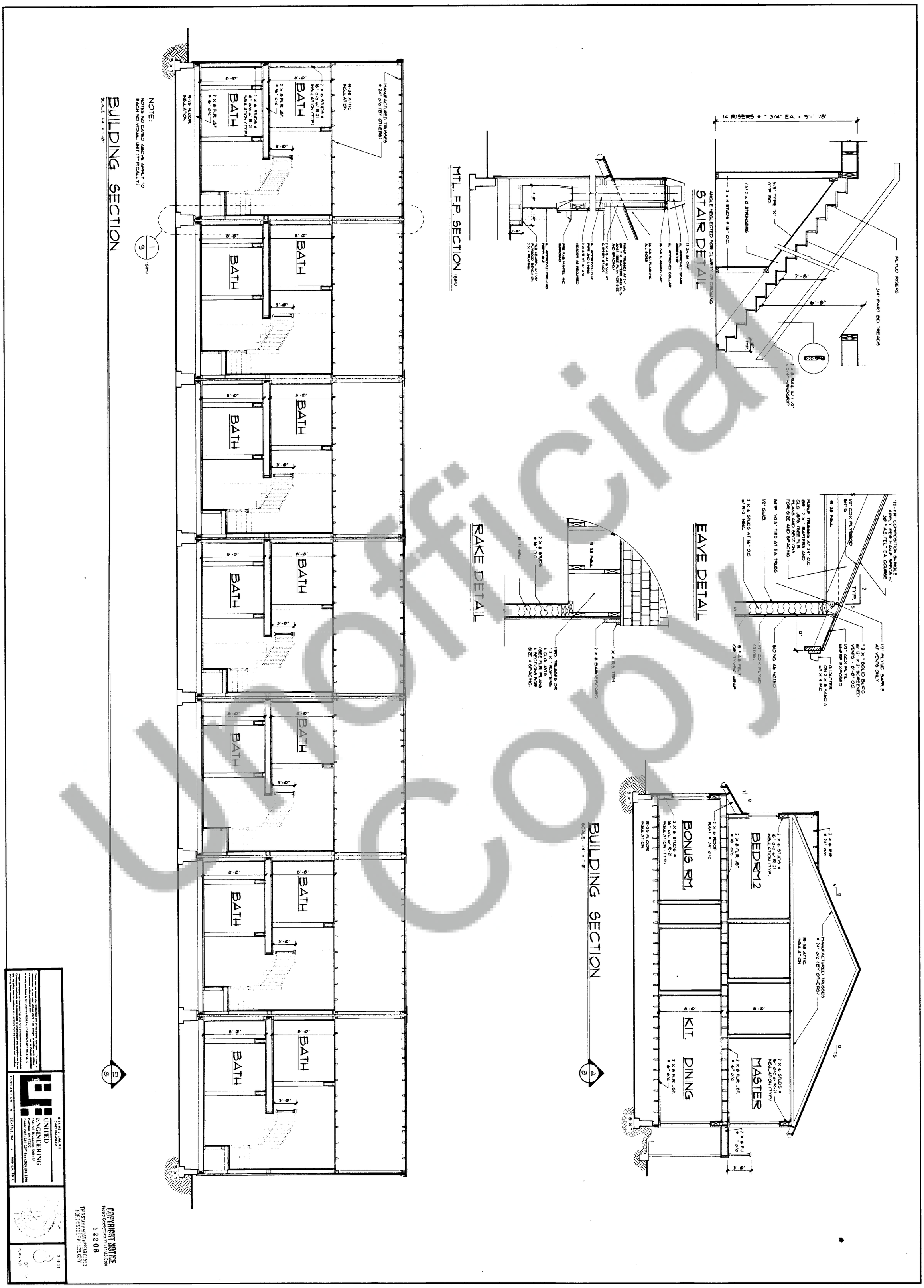
Specimen



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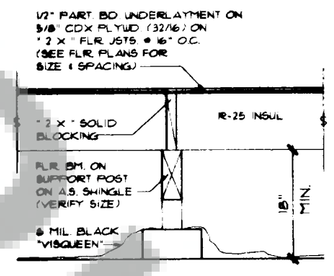
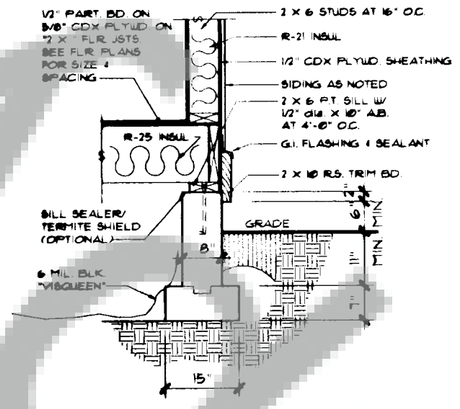
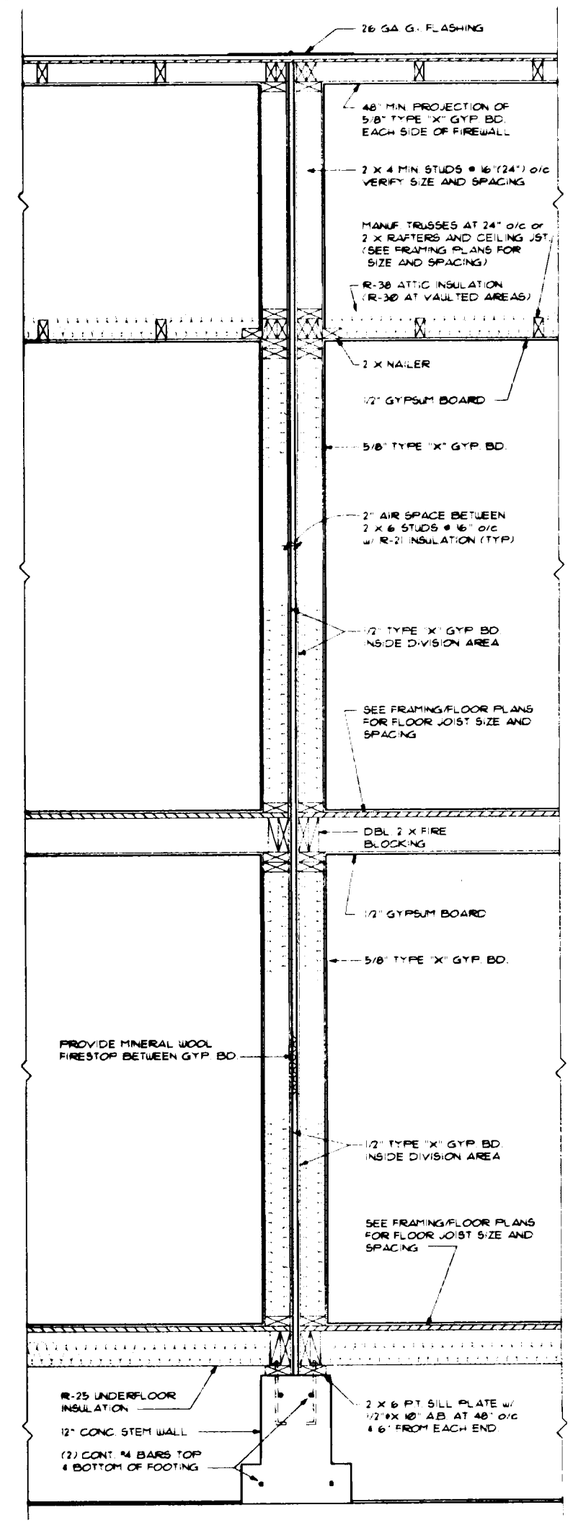
Sheet 9 of 13



FOUNDATON DETAIL 3/9



FOUNDATON DETAIL 2/9



1-HR. "PARTY WALL" 1/9

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SHEET 3 OF 13 PLANS

SPECIFICATIONS for L. M. BRUINIER and ASSOCIATES inc. designers

Ø1 GENERAL REQUIREMENTS

1. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS TAKE A PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO INSTALL HIS WORK IN CONFORMANCE WITH THE CODE AND TO BRING TO THE ATTENTION OF THE DESIGNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

2. BEFORE STARTING CONSTRUCTION THE CONTRACTORS SHALL REVIEW AND VERIFY ALL DRAWINGS, DIMENSIONS AND CONDITIONS AT THE JOB SITE. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER BEFORE CONSTRUCTION BEGINS.

3. SHOULD THE CONTRACTOR FIND ANY OTHER DISCREPANCIES OR QUESTIONS IN THE CONSTRUCTION DOCUMENTS HE SHOULD NOTIFY THE DESIGNER IMMEDIATELY.

4. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND MEMBERS IN THEIR FINAL POSITION UNTIL TOTALLY AND FINALLY CONNECTED TO THE PERMANENT BRACING ELEMENTS.

6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

7. INDICATED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

8. USE ONLY DRAWINGS STAMPED "APPROVED FOR CONSTRUCTION".

9. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS TO WEIGHTS AND EXACT LOCATIONS WITH STRUCTURAL SUPPORTS. IN THE EVENT THAT THE PURCHASED EQUIPMENT DEVIATES IN WEIGHT AND LOCATION FROM THOSE INDICATED ON THE PLANS, THE STRUCTURAL ENGINEER MUST BE NOTIFIED, AND HIS APPROVAL OBTAINED PRIOR TO INSTALLATION.

10. ALL ASTM DESIGNATIONS SHALL BE AMENDED TO DATE UNLESS OTHERWISE NOTED.

11. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS, SPECIFICATIONS AND CODES. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE DESIGNER OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.

12. STAIRWAYS AND LANDINGS ARE TO HAVE A MAXIMUM 1 1/2" RISE, A MINIMUM 10" RUN AND A MINIMUM 6'-6" HEADROOM. PROVIDE HANDRAILS 30" TO 34" ABOVE STAIR NOSING, EXTENDING 6" BEYOND BOTTOM AND TOP RISERS.

13. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVE OF WATER, ELECTRIC, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES.

14. REFER TO STRUCTURAL CALCULATIONS FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAMS, HEADER AND FOOTING SIZES, AND SHEAR REQUIREMENTS.

15. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH CODES, THE MORE STRINGENT SHALL APPLY.

16. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE DESIGNER OR ENGINEER WHO PREPARED THESE DOCUMENTS.

17. NO VARIATION REQUIRED BY A BUILDING OFFICIAL SHALL BE BINDING ON THE DESIGNER.

18. THE ATTACHED PLANS HAVE BEEN DESIGNED TO CONFORM WITH THE LATEST ISSUE OF THE UNIFORM BUILDING CODE AND LATEST EDITION OF THE CABO ONE AND TWO FAMILY DWELLING CODE AND ANY ADDITIONAL STATE AND LOCAL CODE REGULATIONS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH CHAPTER 4 OF THE CURRENT CABO FOR ALL FRAMING AND VERIFICATION OF LOCAL DESIGN LOADS.

Ø2 SITE CONDITIONS

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES AS NECESSARY AND AS REQUIRED BY CODE.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT NECESSARY IN THE PROSECUTION OF THIS WORK.

3. REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OBSTRUCTIONS AS INDICATED OR WHICH INTERFERE WITH NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.

4. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE-DRAINING, GRANULAR MATERIAL FREE OF DEBRIS AND SHALL BE COMPACTED TO A MINIMUM OF 90 % OF MAXIMUM DENSITY.

5. THE CONTRACTOR SHALL REVIEW FOUNDATION PLAN LISTED AND BE FAMILIAR WITH ITS CONTENTS. COPIES ARE AVAILABLE FOR REVIEW AT DESIGNERS OFFICE.

6. DO NOT EXCAVATE CLOSER THAN 1 1/2 : 2 SLOPE BELOW FOOTINGS.

7. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT RETAINING WALLS UNTIL ALL STRUCTURAL FLOOR FRAMING (INCLUDING PLYWOOD SUBFLOOR) REQUIRED TO STABILIZE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED. AFTER CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH.

Ø3 FOUNDATION AND CONCRETE

1. PROVIDE MINIMUM CODE REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS.

2. MIX DESIGNS MAY BE ADJUSTED WHEN MATERIAL CHARACTERISTICS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT.

3. MINIMUM DESIGN MIX PARAMETERS: USE DESIGN MIX THAT WILL PROVIDE A STABLE DURABLE CONCRETE SURFACE FREE OF POCKS, SPALLS AND OTHER DEFECTS RESULTING FROM CHEMICAL INCOMPATABILITY OF CONSTITUENT MATERIALS OR ADJACENT CONDITIONS.

4. BILL BOLTING: EXTERIOR WALLS: EXTEND 1/2"ø SILL BOLTS 7" MINIMUM INTO CONCRETE OR REINFORCED MASONRY FOUNDATIONS AND SPACE BOLTS 4'-6" (MAX) 12" FROM CORNERS UNLESS OTHERWISE NOTED.

5. PROVIDE FORM MATERIALS WITH SUFFICIENT STABILITY TO WITHSTAND PRESSURE OF PLACED CONCRETE WITHOUT DEFLECTION.

6. PRIOR TO PLACING CONCRETE CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, ETC. RELATING TO THE WORK.

7. POSITION, SUPPORT AND SECURE REINFORCEMENTS AGAINST DISPLACEMENT WITH METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS AND HANGERS AS REQUIRED. DIRECT WIRE TIES INTO CONCRETE NOT TOWARD EXPOSED CONCRETE SURFACES. MAINTAIN MINIMUM CLEAR DISTANCE BETWEEN SOIL AND REINFORCING OF 3" AT BOTTOM AND 2" AT SIDES OF EXCAVATIONS.

8. INSTALL WELDED WIRE FABRIC IN AS LONG LENGTHS AS PRACTICABLE. LAPPING AT LEAST ONE MESH.

9. PROVIDE CONSTRUCTION, ISOLATION, AND CONTROL JOINTS AS REQUIRED. LOCATE JOINTS SO AS TO NOT IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. PLACE ISOLATION AND CONTROL JOINTS IN SLABS-ON-GRADE TO MINIMIZE RANDOM CRACKING.

10. PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACEMENT AND CURING. CONCRETE WHEN PLACED SHALL HAVE A TEMPERATURE BETWEEN 50 DEGREES F AND 90 DEGREES F. TEMPERATURE OF CONCRETE DURING MIXING OR TRANSPORTATION SHALL NEVER BE LOWER THAN 40 DEGREES F NOR HIGHER THAN 90 DEGREES F.

A. DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40 DEG. F) BUILDER SHALL MAINTAIN CONCRETE AT A MINIMUM TEMPERATURE OF 50 DEG. F FOR 3 DAYS AND ABOVE 32 DEG. F FOR 14 DAYS FOLLOWING ACI 306R RECOMMENDATIONS FOR COLD WEATHER CONCRETING.

B. DURING HOT WEATHER (AMBIENT TEMPERATURE ABOVE 80 DEG. F) BUILDER SHALL FOLLOW RECOMMENDATIONS FOR HOT WEATHER CONCRETING AS DESCRIBED IN ACI 305R AS REQUIRED TO MINIMIZE TEMPERATURE AND SHRINKAGE CRACKING OF CONCRETE.

11. ALL CONCRETE SHALL DEVELOP A MIN. 28 DAY STRENGTH.

12. GARAGE FLOOR TO HAVE 6"x6"x6/10/10 WWF CENTERED IN SLAB.

13. PROVIDE A MINIMUM OF 1 SF OF NET VENTILATION AREA FOR EACH 150 SF OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSEABLE AND HAVE 1/8" OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE ABOUT OPENING VENTS BY ELECTRICAL PANEL.

14. CRAWL SPACES MUST HAVE A GROUND COVER (VAPOR BARRIER) OF 6 MIL. BLACK POLYETHYLENE OR OTHER APPROVED MATERIAL OF EQUIVALENT PERM RATING AND DURABILITY. GROUND COVER MUST BE LAPPED 12" AT JOINTS, BLANKET THE ENTIRE CRAWL SPACE AREA AND TURN 12" MINIMUM UP THE FOUNDATION WALLS.

15. CONCRETE SLABS IN HEATED SPACES MUST HAVE A GROUND COVER OF 6 MIL. BLACK POLYETHYLENE OR 55 LB. ROLL ROOFING ON 4 INCHES OF CLEAN SAND OR EQUIVALENT BASE MATERIAL. SLABS IN HEATED SPACES MUST BE INSULATED PER THE PRESCRIPTIVE PATH CHOSEN.

16. REQUIRED MIN. COMPRESSIVE STRENGTH OF CONCRETE (PSI) IN 28 DAYS:

A. FOOTINGS, WALLS AND FOUNDATIONS NOT EXPOSED TO THE WEATHER	2500
B. INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2500
C. WALLS, GARAGE SLABS, OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	3000
D. CONCRETE SLABS AND STEPS EXPOSED TO FREEZING	3500

17. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL SOIL WITH THE BOTTOMS OF FOOTINGS AT LEAST 6 INCHES INTO THE UNDISTURBED NATURAL SOIL.

18. FOOTINGS SHALL BE STEPPED WHERE THE GROUND SURFACE IS MORE THAN 1 IN 10.

19. MAX. DEPTH OF UNBALANCED FILL AGAINST PLAIN CONCRETE FOUNDATION WALLS IS 8'-4 FT FOR WALLS 6 IN. THICK. WHERE BACKFILL EXCEEDS 4 FT. FOUNDATIONS MUST COMPLY WITH TABLE R-304.3B OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. SEC R-304.

20. CONCRETE SLAB ON GROUND FLOORS SHALL BE NOT LESS THAN 3 1/2 IN. THICK. WHERE SLABS AND FOOTINGS ARE CONSTRUCTED MONOLITHICALLY, FOOTINGS SHALL COMPLY WITH REQUIREMENTS PER LOCAL CODE.

21. SLAB CONTROL JOINTS ARE REQUIRED AT INTERVALS OF NOT MORE THAN 30 FT. AND AT OFFSETS OF MORE THAN 10 FT. UNLESS WELDED WIRE FABRIC (MESH) IS INSTALLED PER TABLE R-606.3.

Ø4 MOISTURE AND THERMAL PROTECTION

1. IT MAY BE NECESSARY TO INCREASE THE DEPTH OF FRAMING MEMBERS GREATER THAN SHOWN ON THE DRAWINGS TO ACCOMMODATE THICKER INSULATION MATERIALS, AS MAY BE REQUIRED BY LOCAL CODES.

2. THE COURSE UNDER WHICH WE INTEND TO HAVE ALL OUR HOMES COMPLY IS SHOWN AS "PATH 1" IN TABLE 53-P. THIS PATH HAS BEEN FORMULATED WITH COST EFFECTIVENESS IN MIND AND MAY PROVE TO BE THE SIMPLEST AND QUICKEST TO USE. THE OTHER MAY REQUIRE SOME CALCULATIONS TO SHOW COMPLIANCE. STANDARD HOURLY RATES WILL BE CHARGED TO CHECK COMPLIANCE AND RUN CALCULATIONS FOR ALTERNATIVE PATHS IF REQUESTED.

3. PRESCRIPTIVE PATH ONE INSULATION REQUIREMENTS:

R-30 AT VAULTED CLG WITH VAPOR BARRIER ON WARM SIDE (WINTER)
R-38 AT FLAT CLG WITH VAPOR BARRIER ON WARM SIDE (WINTER)
R-21 AT EXTERIOR WALLS WITH VAPOR BARRIER ON WARM SIDE (WINTER)
R-25 AT FLOORS OVER UNHEATED SPACE WITH VAPOR BARRIER ON WARM SIDE (WINTER)
R-21 AT BASEMENT WALLS (WHEN APPLICABLE) TO FLOOR SLAB
R-25 AT PERIMETER OF BASEMENT FLOOR SLAB WHEN ON GRADE
R-8 AT FURNACE DUCTS IN UNHEATED SPACES

4. WHERE BACKFILL FACES OF WALLS ARE BELOW GRADE PROVIDE "THOROUGHLIZED" DAMPPROOFING ON ALL EXPOSED SURFACES OF AN OCCUPIED SPACE.

5. THE GRADE FROM FOUNDATION WALLS SHALL FALL AT LEAST 6 IN. IN THE FIRST 10 FT. OR AT LEAST 6 IN. WHERE THE HORIZONTAL DISTANCE IS RESTRICTED BY PROPERTY LINE.

6. EXTERIOR FOUNDATION ON WALLS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED WITH APPROVED MATERIALS FROM THE FOOTING TO THE FINISHED GRADE. FOUNDATION WALLS OF HABITABLE ROOMS BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE FOOTING TO THE FINISHED GRADE. SEC. R-406.1.

7. SEAL (CAULK) ALL EXTERIOR JOINTS AROUND WINDOW OR DOOR FRAMES, BETWEEN FOUNDATION AND SILL PLATES, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS AND AT ALL OTHER PENETRATIONS THROUGH THE EXTERIOR ENVELOPE IN FLOORS, WALLS AND ROOFS. SEC. 5-303 (E) 2.

Ø5 STEEL

1. ALL REINFORCING SHALL BE ASTM A-615 GRADE 40.

2. WIRE MESH SHALL CONFORM TO ASTM A-185.

3. ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND.

4. ALL BENDS SHALL BE MADE COLD.

5. SPLICING OF BARS SHALL HAVE LAPPING OF 30 DIAMETERS MIN. OF ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, EXCEPT AS NOTED ON PLANS, AND 40 DIAMETERS MIN. IN ALL MASONRY.

6. ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE.

7. ALL FIELD WELDING SHALL BE DONE UNDER THE SUPERVISION OF THE DEPUTY INSPECTOR.

8. ALL STRUCTURAL STEEL FABRICATION AND WELDING SHALL BE DONE IN AN APPROVED FABRICATOR SHOP AND A CERTIFICATE SHALL BE GIVEN TO THE INSPECTOR PRIOR TO INSPECTION.

9. ALL STRUCTURAL STEEL SHALL BE ASTM A-36 DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC MANUAL EIGHTH EDITION.

10. ALL WELDING TO BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH MINIMUM AWS SPECIFICATION.

Ø6 MASONRY

1. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALLS UNLESS SPECIFICALLY NOTED OR DETAILED.

2. DOWELS ON MASONRY WALLS SHALL BE THE SAME SIZE AND SPACING AS VERTICAL WALL REINFORCING (UNO).

3. SEE MECHANICAL ELECTRICAL AND DESIGNERS DRAWINGS FOR OPENINGS IN WALLS LESS THAN 8" IN DIMENSIONS. PROVIDE STANDARD PIPE SLEEVES AT THESE OPENINGS.

4. CONCRETE MASONRY UNITS ASTM C-90-70 GRADE N TYPE I 1000 PSI ASTM C33 AND C33 MOISTURE CONTENT 30 % MAX OF TOTAL ABSORPTION. LINEAR SHRINKAGE NOT TO EXCEED Ø.065% - 1 5/8 FACE SHELLS.

5. ALL MORTAR FOR REINFORCED MASONRY SHALL BE UBC TYPE "S". ALL MORTAR SHALL BE ACCURATELY MEASURED AND MIXED MECHANICALLY.

6. ALL GROUT FOR GROUTED VOIDS SHALL COMPLY WITH ALL PROVISIONS FOR 3000 PSI CONCRETE WITH A MAX. AGGREGATED SIZE OF 3/8".

7. PROVIDE 2'-0" X 2'-0" CORNER BARS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING AT ALL INTERSECTIONS AND CORNERS OF BRICK WALLS.

8. ALL VENEER SHALL BE ANCHORED TO STRUCTURAL ELEMENTS USING CORROSION RESISTANT ANCHOR TIES.

Ø7 WOOD

1. DESIGN LOADS:

ROOF	35 P.S.F. (LIVE LOAD)
FLOOR	40 P.S.F.
STAIRS	100 P.S.F.
GARAGE FLOOR	50 P.S.F.
DECKS	60 P.S.F.

2. IF YOUR LOCAL AREA REQUIRES DIFFERENT LIVE LOADS, APPROPRIATE CHANGES TO THE STRUCTURAL MEMBERS WILL HAVE TO BE MADE. CONSULT WITH A LOCAL STRUCTURAL ENGINEER.

2. FIRESTOPS ARE REQUIRED IN THE FOLLOWING LOCATIONS:

IN STUD WALLS AT FLOORS AND CEILINGS AND FURRED SPACES, COVES, SOFFITS, ETC. AT MAX 10 FT. INTERVALS

AT INTERSECTIONS OF CONCEALED HORIZONTAL & VERTICAL SPACES.

BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF STAIRS.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS AND MUST BE NON-COMBUSTIBLE MATERIALS.

3. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR COAST REGION, AND AS FOLLOWS (EXCEPT AS SHOWN ON PLANS):

A. HORIZONTAL FRAMING MEMBERS:	
2 X NOM AND SMALLER	GRADE #2
4 X NOM AND LARGER	GRADE #1
B. VERTICAL FRAMING MEMBERS:	
STUDS	GRADE #2
POST AND TIMBERS	GRADE #1

4. PROVIDE 2 X 3 CROSS-BIRDGING OR 2 X SOLID BLOCKING AT 8'-0" O.C. MAX FOR FLOOR JOISTS. "CONTACT" METAL BIRDGING OR EQUAL MAY BE USED.

5. FLOORS SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES.

6. BEAMS LAMINATED OF SEVERAL JOISTS SHALL BE SPIKED WITH 16D NAILS AT 12" O.C. STAGGERED. IF 10" OR LESS IN DEPTH BEAMS MORE THAN 12" DEEP SHALL BE BOLTED TOGETHER WITH 1/2" BOLTS, THAT O.C. STAGGERED.

7. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH METAL WASHERS.

8. PROVIDE MIN. 2-2X STUDS AT EACH END OF HEADERS AND BEAMS EXCEPT WHERE POSTS ARE CALLED OUT ON PLANS. CARRY ALL POST AND STUDS DOWN TO FOUNDATIONS. BLOCK SOLID AS REQUIRED FOR FULL BEARING AT FLOOR LINES.

9. ALL BEARING STUDS CARRYING TWO FLOORS AND A ROOF ABOVE SHALL BE 2X6 AT 16" O.C. MIN.

10. MAX. ALLOWABLE STUD HEIGHTS: BEARING WALL - 2X4 AND 2X6, MAX 10' NON-BEARING - 2X4 MAX 14', 2X6 MAX 20'.

11. STUDS IN ALL EXTERIOR WALLS OF ALL ROOMS W/ OPEN BEAM/BLOPING CEILINGS SHALL EXTEND FROM FLOOR TO ROOF WITHOUT INTERMEDIATE PLATES.

TOP PLATE SPLICE SHALL BE 4' LAP WITH 12-16D NAILS WHERE DOUBLE PLATE IS CUT. BRIDGE WITH 1 1/2 X 18" METAL STRAP WITH 4-16D NAILS EACH SIDE (IF CUT). PLACED NAILS NOT OTHERWISE.

13. FLOOR JOISTS SHALL BE DOUBLED UNDER BEARING PARTITIONS RUNNING PARALLEL WITH THE JOISTS.

14. FLOOR JOIST AND RAFTERS 12" OR MORE IN DEPTH SHALL BE SUPPORTED LATERALLY BY BRIDGING AT INTERVALS NOT EXCEEDING 8' UNLESS BOTH EDGES ARE HELD IN LINE.

15. BEARING PARTITIONS PERPEND CULAR TO JOISTS, SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, BEAMS, WALLS OR PARTITIONS MORE THAN THE DEPTH OF THE JOIST.

16. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4' O.C. AND BE JUST ABOVE THE CEILING JOISTS WHERE RAFTERS AND CEILING JOISTS ARE NOT PARALLEL.

17. ROOF PERLINS MUST NOT BE SMALLER THAN RAFTERS THEY SUPPORT. THE MAX. SPAN FOR 2" X 4", 2" X 6" ROOF PERLINS IS 4' / 6'. FOR PERLIN SUPPORTS PROVIDE STRUTS, NOT SMALLER THAN 2" X 4" WITH AN UNBRACED LENGTH NOT OVER 8' AND NOT FLATTER THAN 45 DEGREES FROM THE HORIZONTAL. TO BEARING WALLS OR PARTITIONS.

18. THE REQUIRED CLEARANCE FOR WOOD MEMBERS ABOVE GRADE IS 8" FOR MUD SILLS, 18" FOR GIRDERS AND 18" FOR JOISTS.

19. WOOD MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

20. WOOD WITHIN 8" OF EARTH SHALL BE PROTECTED BY 3" OF CONCRETE AND AN IMPERVIOUS MEMBRANE AND SHALL BE TREATED WOOD.

21. NOTCHING OF EXTERIOR AND BEARING / NON BEARING WALLS SHALL NOT EXCEED 25% / 40% RESPECTIVELY. BORED HOLES IN BEARING / NON BEARING WALLS SHALL NOT EXCEED 40% / 60% RESPECTIVELY.

22. PROVIDE NAILING PER CURRENT CABO SEC. R-602.3d, R-602.3d-1 AND R-5031 & OR CURRENT UBC TABLES 25-O AND 25-Q.

23. GLUE LAMINATED MEMBERS SHALL BE F2100D GRADE AND ERECTED IN ACCORDANCE WITH CURRENT WWPA STANDARD SPECIFICATIONS.

24. TRUSSES SHALL CONFORM TO ALL CRITERIA OF CURRENT EDITIONS OF CABO OR UBC.

25. HURRICANE TIES SHALL BE PROVIDED AT EAVES PER CURRENT EDITION CABO OR UBC.

26. PLYWOOD WALL SHEATHING TO BE 1/2" THICK C-D INTERIOR WITH EXTERIOR GLUE INDEX 32/16 NAILED.

27. PLYWOOD FLOOR SHEATHING TO BE 5/8" THK C-D INTERIOR W/ EXTERIOR GLUE INDEX 32/16 GLUED.

28. PLYWOOD ROOF SHEATHING TO BE 1/2" THK C-D INTERIOR W/ EXTERIOR GLUE INDEX 32/16 NAILED.

29. PARTICAL BIRD UNDERLAYMENT TO BE 1/2" THK CS-236-66 MAT FORMED TYPE 1-B-2.

30. WATER RESIS. PARTICAL TO BE 1/2" THK PHENOLIC RESIN TREATED TYPE 2-B-2. INSTALL AT KITCHEN BOARD UNDERLAYMENT AND BATHROOM.

Ø8 DOORS AND WINDOWS

1. ALL EXTERIOR DOORS TO BE SOLID CORE WOOD OR STEEL DOORS WITH WOOD FRAMES AS SELECTED BY OWNER.

2. ALL SKYLIGHTS TO BE MADE WITH EITHER TEMPERED GLASS OR WIRED GLASS (U-Ø36).

3. IN ALL BATHS GLASS ENCLOSURE DOORS & PANELS MUST BE 3/16" FULLY TEMPERED, 1/4" LAMINATED OR OF AN APPROVED PLASTIC. ALL DOORS TO SWING OUTWARD.

4. GLASS DOOR, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 5406 (D).

5. GLAZED OPENINGS WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED.

6. WINDOW FINISH SILLS SHALL BE NO MORE THAN 44" ABOVE FIN SHED FLOOR IN BEDROOMS.

7. SINGLE GLAZED WINDOWS MAY BE USED FOR DECORATIVE PURPOSES OR AS A UNIQUE FEATURE PROVIDED THE AREA OF SINGLE GLAZING IS EQUAL TO OR LESS THAN 8% OF THE HEATED FLOOR AREA.

8. WINDOWS MUST MEET THE U-VALUE OR "GLASS" REQUIREMENT FOR THE PATH CHOSEN AND MUST BE LABELED ACCORDINGLY. SITE BUILT WINDOWS MAY BE USED PROVIDED THEY MEET THE CRITERIA AS OUTLINED IN SECTION 5303 (C) 2. E.

9. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW OR DOOR TO THE OUTSIDE FOR EMERGENCY EXIT OR RESCUE. OPENABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS. MIN. NET CLEAR OPENABLE AREA SHALL BE 5.7 SQ. FT. 24" HIGH, 20" WIDE WITH A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLR. A GRADE FLR. WINDOW MAY HAVE A NET CLEAR OPENING OF 5 SQ. FT. SEC. R-310.

10. THERE SHALL BE A LANDING (OR FLOOR) AT EACH SIDE OF AN EGRESS DOOR. THE LANDING OR FLOOR SHALL BE NOT MORE THAN 1½" BELOW THE THRESHOLD. EXCEPT EXTERIOR LANDINGS MAY BE NOT MORE THAN 8½" BELOW THE THRESHOLD. LANDING MAY BE OMITTED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS IF THE DOOR DOES NOT SWING OVER THE STAIRS. MIN. LANDING SIZE: 3' X 3'.

Ø9 SHEET METAL

1. THE CONTRACTOR SHALL FABRICATE & INSTALL ALL SHEET METAL REQUIRED FOR A WATERTIGHT JOB. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 1. BAR FLASHINGS, DUCTS FROM FANS & VENTS, WALL & PARAPET COPINGS, VALLEY FLASHINGS, & FOUNDATION WEEP SCREEDS.

2. THE SHEET METAL USED FOR WALL & PARAPET COPINGS SHALL BE A MIN. OF 24 GA. PRIME COATED GALVANIZED IRON. ALL OTHER SHEET METAL SHALL BE A MIN. OF 26 GA. PRIME COATED GALVANIZED IRON.

3. GALVANIZED SHEET METAL (28 GA. MIN.) ROOF VALLEY FLASHING IS REQUIRED. (3202-D5).

4. FLASH & COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS AROUND ALL CHIMNEYS & AROUND ALL VENTS.

5. G.I. FLASH & CAULK WOOD BEAMS & OUTLOOKERS PROTECTING FROM EXTERIOR WALL OR ROOF SURFACE.

6. THE CENTER OF ALL FLASHING FOR VENT PIPES, HEATER PIPES, ELECTRICAL SERVICE CONNECTIONS ECT. SHALL BE NOT LESS THAN 12" FROM THE CENTER OF ANY VALLEY.

10 MECHANICAL

1. VENTILATION EXHAUST DUCTS, KITCHEN & BATHROOM FANS & CLOTHES DRYERS MUST VENT DIRECTLY TO THE OUTSIDE AND BE PROVIDED WITH BACK-DRAFT.

2. HABITABLE ROOMS SHALL BE PROVIDED W/ HEATING FACILITIES CAPABLE OF MAINT. A ROOM TEMP OF 68°F AT 3' ABOVE THE FLR.

3. APPLIANCES PRODUCING A SPARK, GLOW OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL NOT BE INSTALLED IN A GARAGE UNLESS THE PILOTS, BURNERS, HEATING ELEMENTS OR SWITCHES ARE AT LEAST 18" ABOVE THE FLR. HEATING & COOLING APPLIANCES IN A GARAGE MUST BE PROTECTED BY A SUITABLE BARRIER. SEC. M-1006.3

11 ELECTRICAL

1. THE LIGHTING LAYOUT WHEN SHOWN IN THE PLANS, IS MEANT TO BE USED AS A GUIDE ONLY. ELECTRICAL SWITCHES & OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES & THE OWNERS REQUIREMENTS.

2. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS & ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS & CELLARS. IN DWELLINGS OR DWELLING UNITS W/ SPLIT LEVELS & A SMOKE DETECTOR NEED BE INSTALLED ONLY ON THE UPPER LEVEL PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. EXCEPT: IF THERE IS A DOOR BETWEEN LEVELS A DETECTOR IS REQUIRED ON EACH LEVEL. ALL DETECTORS TO PROVIDE AN ALARM AUDIBLE IN ALL SLEEPING AREAS. ALL DETECTORS SHALL BE APPROVED & LISTED & SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURERS INSTRUCTIONS. SEC. R-215.

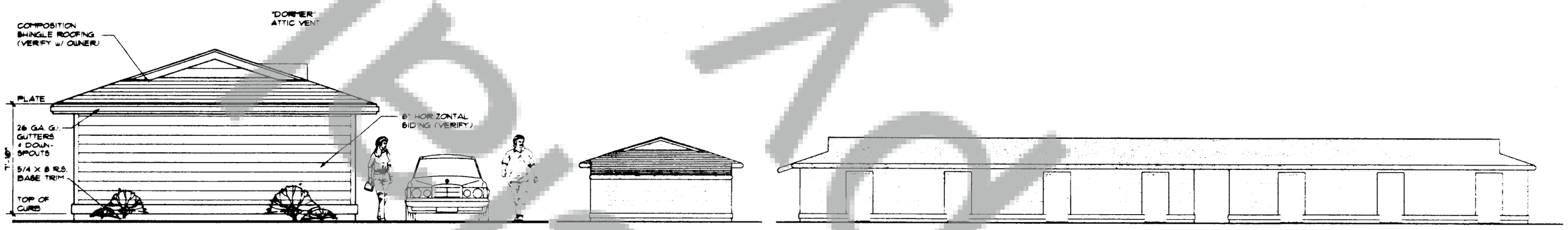
12 FINISHES

1. APPLICATION & FINISHING OF WALLBOARD SHALL MEET ALL REQUIREMENTS ON ANSI NO. 9.1-1.

2. IN SHOWER & BATH AREAS FLR. & WALLS TO BE FINISHED W/ A SMOOTH HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLR. GYPSUM BACKER BOARD MUST BE OF A TYPE MANUFACTURED FOR SUCH USE.

3. HANDRAILS MUST BE PLACED AT LEAST 30" BUT NOT MORE THAN 38" ABOVE THE TREAD NOSING. BE CONTINUOUS THE FULL LENGTH OF STAIRWAY WITH ENDS RETURNED OR ENDING IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM WALLS TO HAVE AT LEAST 1½ CLEARANCE BETWEEN WALL & HANDRAIL. HAND GRIP TO BE NOT MORE THAN 2 3/8" IN CROSS-SECTIONAL DIM. OR THE HANDRAILSHAPE MUST PROVIDE AN EQUIVALENT GREPPING SURFACE. THE HAND GRIP SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. SEC. R-214.

4. GUARDRAILS ARE REQUIRED AT OPEN SIDES OF STAIRWAYS W/ A TOTAL RISE OF MORE THAN 30" ABOVE FLR. OR GRD. BELOW & AT BALCONIES, DECKS, FLR. & ROOF OPENINGS & RAISED FLR. MORE THAN 30" ABOVE FLR. OR GRD. BEL

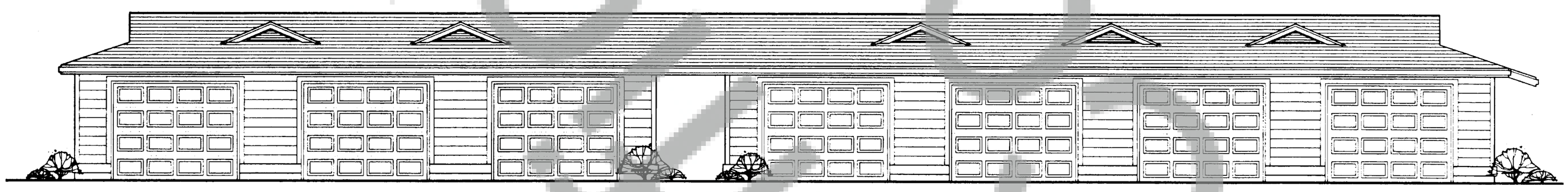


GARAGE ELEVATION

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

GARAGE ELEVATION

SCALE: 1/8" = 1'-0"



GARAGE ELEVATION

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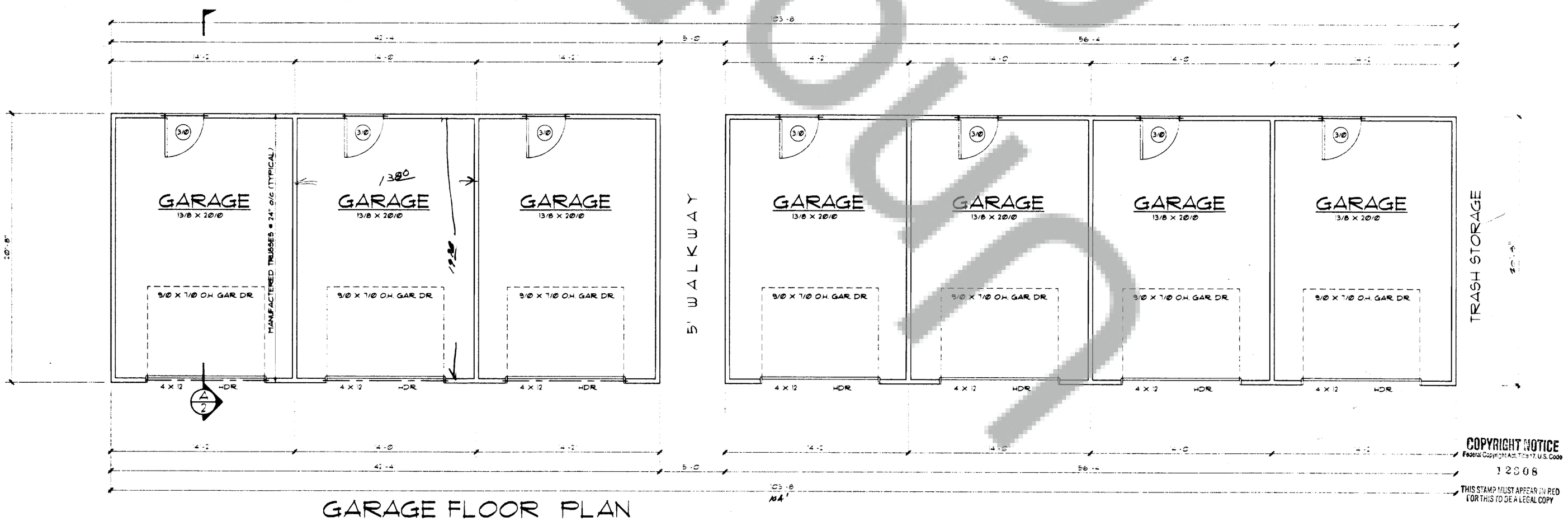

GARAGE FLOOR PLAN

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

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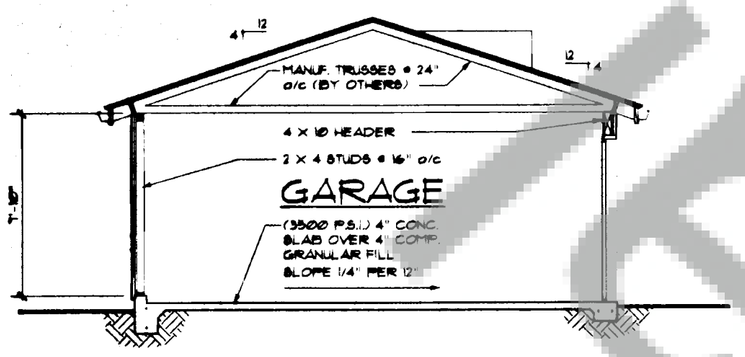
SHEET 1 OF 2 PLAN NO.

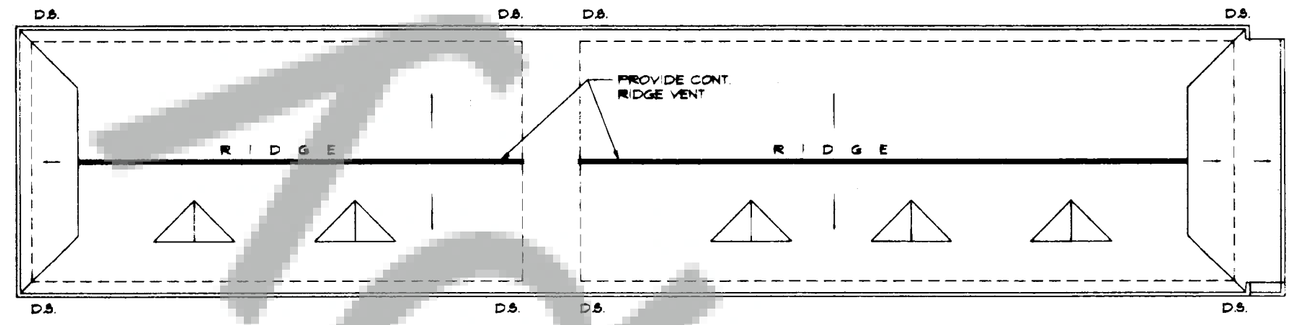
UNITED ENGINEERING
3321 N.E. Broadway
Portland, Or. 97232
Phone (503) 281-2277 Fax (503) 281-3396
PORTLAND, OR. • SEATTLE, WA. • MAYNARD, WASH.

BOOK 1 PAGE 14 Condo-minium



BUILDING SECTION 1/2

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

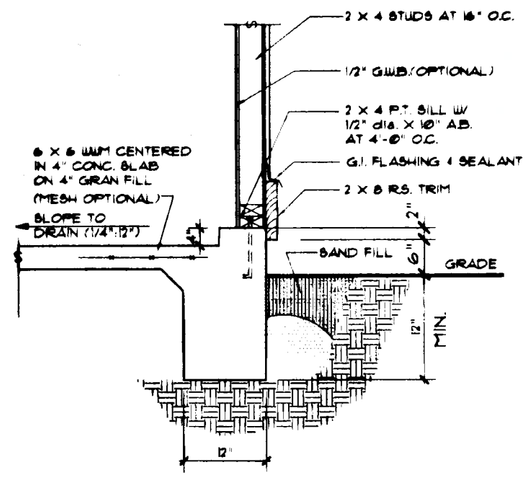


ROOF PLAN

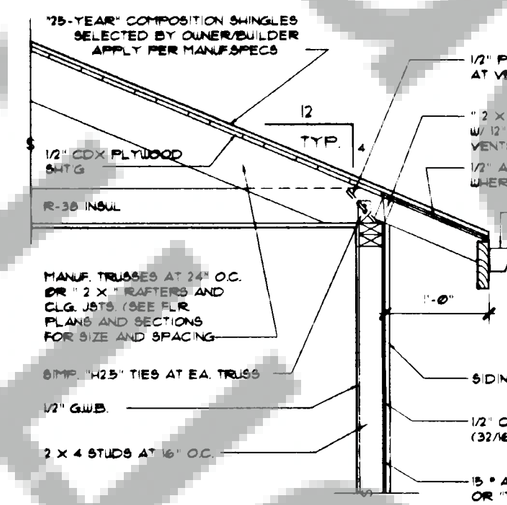
SCALE: 1/8" = 1'-0"

ROOFING NOTES:

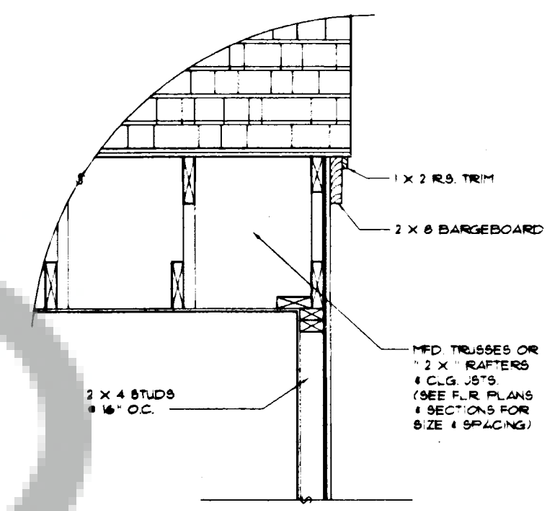
1. ROOFING TO BE: "25 YR." COMPOSITION
2. PROVIDE CONTINUOUS RIDGE VENT. (ADDITIONAL SQ. FT. VENTS IF REQUIRED)
3. 12" PROJECTION AT EAVES.
4. FLUSH EAVES AT RAKES.
5. 4/12 ROOF PITCH (U.N.O.)



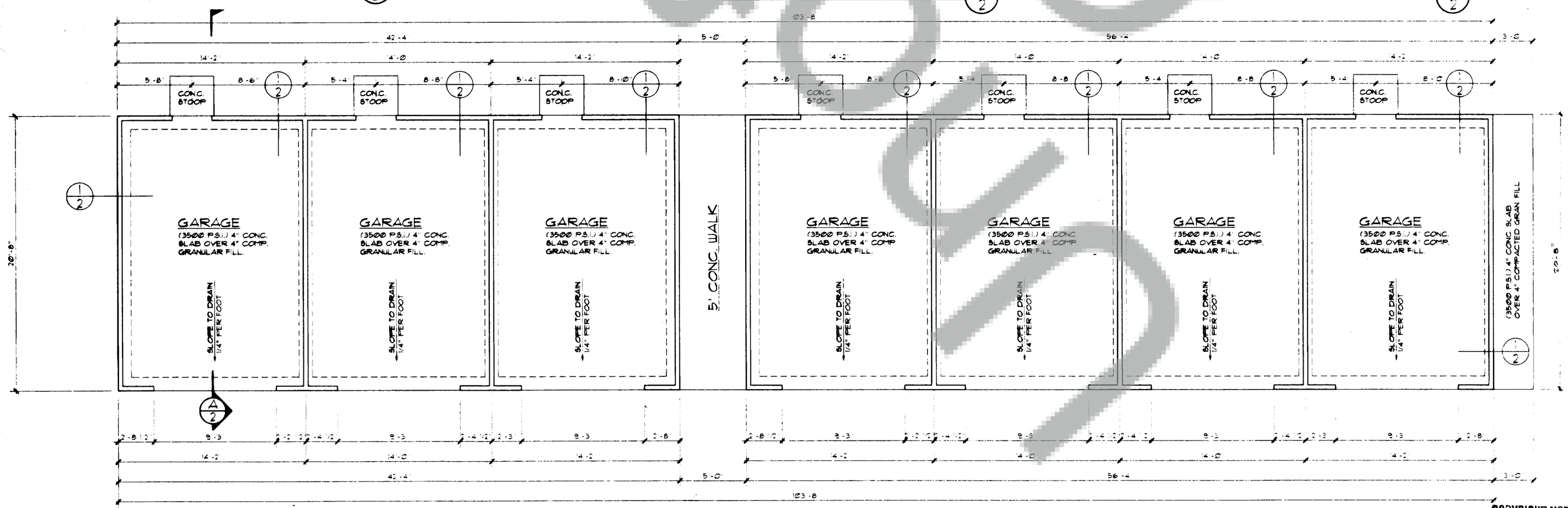
FOOTING DETAIL 1/2



EAVE DETAIL 2/2



RAKE DETAIL 3/2



FOUNDATION PLAN

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

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SHEET 2 OF 2 PLAN NO.

JAMES J. LIM, P.E. CHIEF ENGINEER
UNITED ENGINEERING
Portland, Oregon 97213
Phone: (503) 281-2397 Fax: (503) 281-2398
PORTLAND OR • SEATTLE WA • MANILA, PHIL

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