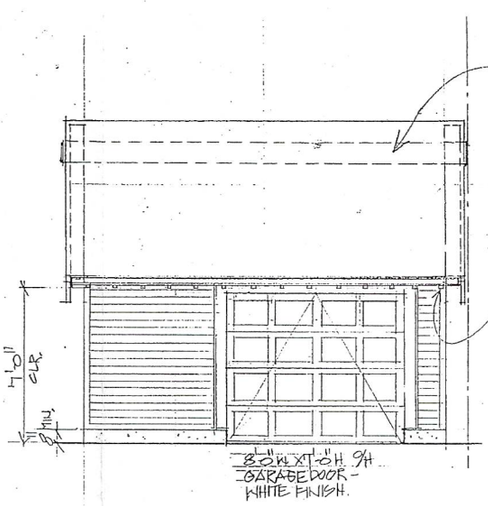
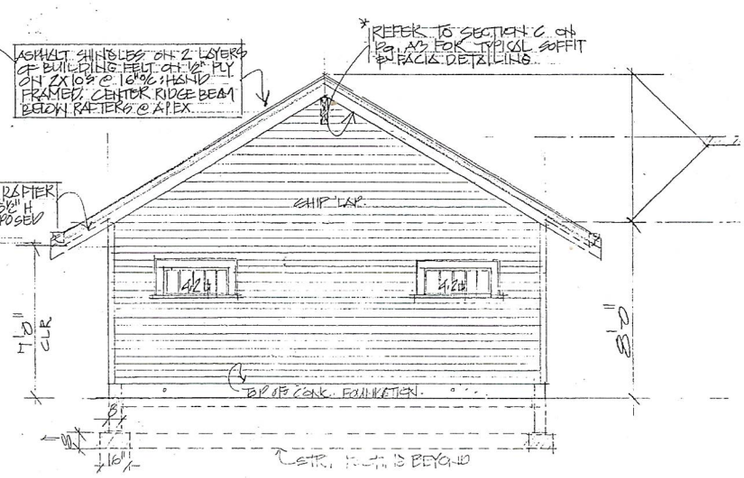
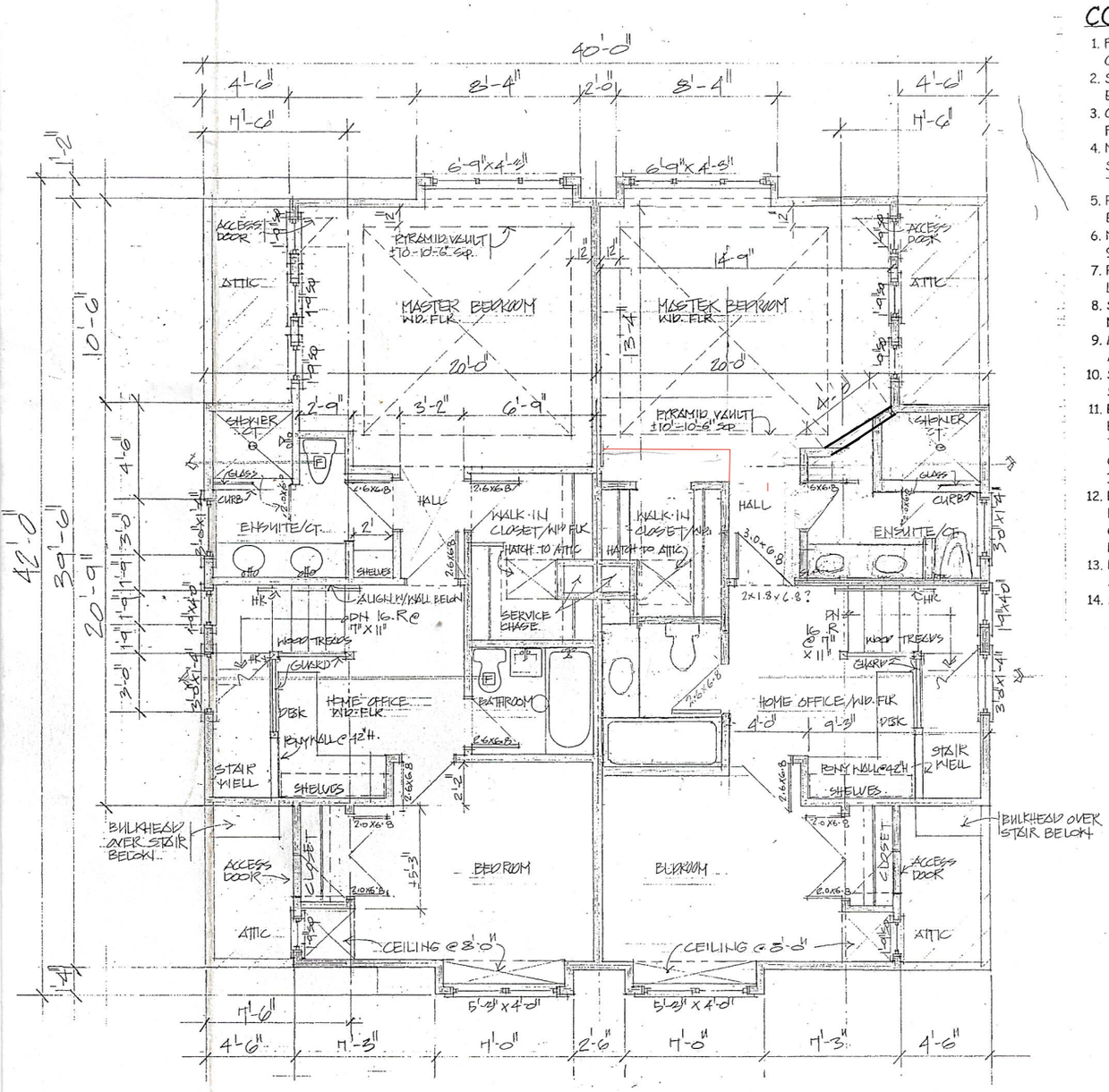


TYPICAL NORTH (LANE) ELEVATION
GARAGES ARE MIRROR IMAGES



TYPICAL SIDE ELEVATION OF GARAGE



SECOND FLOOR PLAN

CONSTRUCTION N

1. FOOTINGS WILL BE MIN. 18" BE
CONFORM TO 9.14 (BCBC).
2. SILL PLATES ON CONC. FOUNDA
BARRIER.
3. CONC. SLABS TO BE INDEPENDE
FOUNDATION WALLS.
4. NEW WINDOWS TO BE DOUBLE
SAFETY GLASS @ GLAZED ENTR
THAT ARE WITHIN 3' OF AN EX
5. PROVIDE FRESH COMBUSTION A
BOILERS & HOT WATER TANKS.
6. NEW GAS FIRED HEATERS, BOIL
9.21 (BCBC).
7. PROVIDE A DIRECT VENT EXHAU
LAUNDRY ROOM & OVER COOKIN
8. SEAL & TAPE CONTINUOUS VAP
NEW & DISTURBED AREAS OF E
9. MAINTAIN EXISTING & PROVID
ATTIC SPACE & EXTERIOR SOFF
10. SLOPE ALL NEW GRADES AWAY
SURFACE WATER RUN OFF ONT
11. PROVIDE ADDITIONAL HEAVY B
EXTERIOR DOORS. EXTERIOR D
THROW & 5 PIN CYL. EXTERIOR
OUTSIDE MUST HAVE TAMPER P
IN PLACE.
12. PROVIDE FLASHING OVER EXTE
ELEVATIONS. REQUIRED FLASH
CASING EDGES, PROJECT 1" PAS
LINE CREASE.
13. PROVIDE WATER RESISTANT GR
SHOWERS, SINKS & ANY OTHER
14. APPLY STUCCO TO 9.28 (BCBC)

No.	DATE 2004	ISSU
2	NOV. 26	ADD A
1	NOV. 9	STAG

JOH
DE
719
NORTH VANC
C
TELEPHONE
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USE OR REPRODUCTION I

6365 DOU

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

DATE: OCT. 2004

NEW DUPL

FLOOR PLA