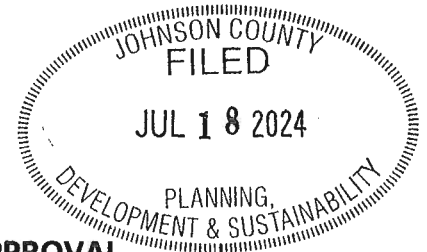


Office Use Only	7/18/24	\$175 ⁰⁰	BOA-24-28551
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SPECIAL EXCEPTION OR VARIANCE APPROVAL

Application is hereby made for approval of a:

- Special Exception (reduction of requirement by 50% or less).
- Variance from Floodplain Management Regulations.
- Variance (reduction of requirement by more than 50%).
- Modification of Subdivision Regulations.

on property located at (street address if available or layman's description):

3149 Oasis Road

Parcel Number: 0826402004

Subdivision name and lot number (if applicable):

Current Zoning: Residential Proposed Use of the Structure: Residential

For setback reduction requests (Special Exception or Variance – please complete the following):

	Front	Side	Side	Rear
Required Setback:	25'	10'	10'	30'
Requested Setback:	15'	NA	NA	21' 4"

On a separate sheet explain how or why this request satisfies the practical difficulty, unnecessary hardship, or exception hardship criteria – as applicable. The location of these criteria in the Unified Development Ordinance is outlined on page 2 of this application.

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

John Guetzko
Name of Owner

Michael Guetzko
Name of Applicant (if different)

5596 FairView Cemetery Rd NE
Applicant Street Address (including City, State, Zip)

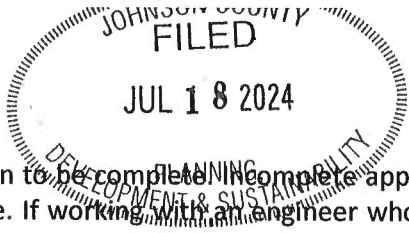
319-350-2367
Applicant Phone

michaelguetzko@gmail.com
Applicant Email

Michael Guetzko
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Updated and current as of 3.15.2021 NM
Building permit # BLD-24-32711



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- MG A letter of intent explaining the nature of the request, as well as detailing practical difficulty (for special exceptions) or unnecessary hardship (for variances) as outlined in the ordinance.
- **For Special Exceptions:** the practical difficulty standards are set forth in section 8:1.28(E)(2)(a)-(f) of the Unified Development Ordinance. You must explain direct answers as to how or why this request satisfies ALL practical difficulty criteria listed in this section of the ordinance.
 - **For Variances:** the unnecessary hardship standards are set forth in section 8:1.28(D)(2)(a)-(e) of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance.
 - **For Variances from Floodplain Management Regulations:** the exceptional hardship standards are set forth in section 8:4.11(C) and (D)(2)(a)(i)-(xiii) of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance.
 - **For Variances from Subdivision Regulations:** the unnecessary hardship standards are set forth in section 8:1.27(F)(12)(a) and 8:1.28(G) of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance.

MG The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

MG Application Fee (due at the time of submittal)

- Variance or Special Exception = \$175; Floodplain Variance or Subdivision Modification = \$750.

MG **For setback reduction requests:** There must be a complete building permit on file with the Planning, Development, and Sustainability Department before an application to reduce zoning requirements (e.g. setbacks) can be accepted.

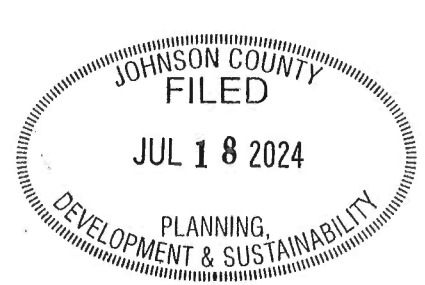
- Complete permits must include building plans, and a plot diagram showing the location of proposed buildings with all setbacks from lot lines and the Right-Of-Way line clearly marked.

MG The corners of the building, all lot pins, and any other applicable marking for the property must be clearly marked for a site inspection.

(Optional) Electronic Submission Requirements – If an electronic submission of a building site plan or other line work related to a variance or special exception is being submitted, it should conform with the following:

- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
- Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

Johnson County Planning, Development & Sustainability Department
913 S Dubuque St UNIT 204
Iowa City, IA 52240



Letter of Intent for Zoning Variance/Setback Appeal:

Michael and John Guetzko

5596 Fairview Cemetery Rd Ne

West Branch, IA, 52358

ADDRESS: 3149 OASIS RD NE

PARCEL ID NUMBER: 0826402004

Dear planning and zoning members,

We are requesting an adjustment to the setbacks for the above address to seek relief of the required 25 feet from the front property line and 30 feet from the rear line setback. For the reasons detailed below, the proposed reduction of the front setback to 15 feet and rear setback to 22 feet 4 inches would allow us to build a quality and reasonably sized house that complements the surrounding homes and neighborhood.

Due to the shape and lack of depth of this lot, the combined required rear setback of 30 FT along with the front setback of 25 feet, the strict application of the requirements of this applicable zoning chapter would deprive us of rights and privileges currently enjoyed on this site and by other property owners in the same zoning district.

The proposed plans do not impede upon normal and orderly development and improvement, or enjoyment, of the surrounding property. The previous structure was similarly sized and placed in nearly the same position without issues from surrounding properties and without impairment of adequate utilities, access roads, drainage, and/or other necessary facilities without increasing hazards listed in 8:1.28(E)(2)(f)(iii) of the Unified Development Ordinance

Thank you for your consideration,



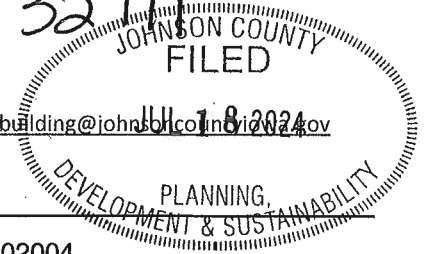
JOHNSON COUNTY, IOWA
APPLICATION FOR: BUILDING PERMIT

913 S Dubuque St, Suite 204, Iowa City, IA 52240

Phone: (319) 356-6085

Email: building@johnsoncountyiowa.gov

BLD-24-32711



Job Site Address 3149 Oasis Rd

Lot # & Subdivision _____ Parcel # 0826402004

Applicant Michael Guetzko Phone 3193502367

Address 5596 Fairview Cemetery Rd Ne City/St/Zip West Branch / IA / 52358

Owner John Guetzko Phone 3196432840

Address 5596 Fairview Cemeter Rd Ne City/St/Zip West Branch / IA / 52358

General Contractor Michael or John Guetzko Phone 3196432840

Address 5596 Fairview Cemetery Rd Ne City/St/Zip West Branch/ Iowa / 52358

Subcontractors (if not known at time of application, enter "TBD")

Mechanical TBD Phone _____

Electrical TBD Phone _____

Plumbing TBD Phone _____

Type of Construction (check one) New Alteration Addition Repair/Replace Demolition

Project Description (include dimensions) A single Family two story residence with a width of 49' 10" and a depth of 37'8".
 With the total square foot being 1672.

Total Valuation of Project (excluding cost of land) \$ 150,000

Supplemental Information: *Initial each item below to confirm that you are aware of the submittal requirements.*

- MG A full set of building plans is included.
- MG A site plan is included, showing the approximate location of the structure and any existing septic system(s).
- MG Lot pins are located and marked (not required for remodels).
- MG Corners of the structure are staked on the lot (not required for remodels).
- MG For new single-family dwellings: an erosion control plan is included.

Health Department Information: *If any of these are checked yes, contact Johnson County Public Health for guidance.*

Will this contain additional bedrooms? No Yes – How many? _____

Will this contain a commercial kitchen or food sales? No Yes - Describe _____

Will this contain a home business? No Yes - Describe _____

Will this connect an outbuilding to an existing onsite wastewater system? No Yes

The undersigned applicant shall call for all inspections and be responsible for this project until final approval by Johnson County. The undersigned applicant also agrees to comply with all County ordinances, State and Federal laws regulating building construction, and certifies under oath and penalties of perjury that the foregoing information is true and correct:

Applicant Signature

Michaelguetzko@gmail.com
 Applicant Email

Return this completed form – along with a PDF of the building plans and the site plan – to:
building@johnsoncountyiowa.gov

THE HAZELCREST

PLAN 1672 / PROJECT 15376

SHEET INDEX

- C-1 COVER SHEET
- 1/4 ELEVATIONS
- 2/4 FOUNDATION PLAN
- 3/4 FIRST FLOOR PLAN
- 4/4 SECOND FLOOR PLAN
- 1H-1 DETAILS
- 1H-2 REINFORCING NOTES



GENERAL NOTES:

1. THESE PLANS COMPLY WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (ENACTED) AND THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ENACTED).

2. COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (ENACTED) AND THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ENACTED) IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY GREATER LIVING ARCHITECTURE. UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF GREATER LIVING ARCHITECTURE IS STRICTLY PROHIBITED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL NEIGHBORS AND ADJACENT PROPERTY OWNERS OF THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES AND AGENCIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES AND AGENCIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES AND AGENCIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES AND AGENCIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

FOUNDATION:

1. THE LOCATION OF ALL FOUNDATION WALLS SHALL BE AT LEAST 18" FROM FINISHED GRADE & TO REST ON ORIGINAL UNDISTURBED SOIL. A MINIMUM 18" CLEARANCE SHALL BE MAINTAINED FROM ALL EXISTING FOUNDATION WALLS. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL FOUNDATION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

FIREPLACES:

1. ALL FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL FIREPLACES SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL FIREPLACES SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

FRAMING:

1. ALL FRAMING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL FRAMING SHALL BE CONSTRUCTED WITH 2" X 6" DIMENSIONAL LUMBER AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL FRAMING SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

STAIRWAY & GUARD REQUIREMENTS:

1. ALL STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL STAIRWAYS SHALL BE CONSTRUCTED WITH 2" X 6" DIMENSIONAL LUMBER AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL STAIRWAYS SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

GARAGE FIREPROOFING:

1. ALL GARAGE FIREPROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL GARAGE FIREPROOFING SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL GARAGE FIREPROOFING SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

ENERGY EFFICIENCY:

1. ALL ENERGY EFFICIENCY MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL ENERGY EFFICIENCY MEASURES SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL ENERGY EFFICIENCY MEASURES SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

TRUSS IDENTIFICATION:

1. ALL TRUSS IDENTIFICATION MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL TRUSS IDENTIFICATION MEASURES SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL TRUSS IDENTIFICATION MEASURES SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

DESIGN CRITERIA:

1. ALL DESIGN CRITERIA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL DESIGN CRITERIA SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL DESIGN CRITERIA SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

REVISIONS:

1. ALL REVISIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL REVISIONS SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL REVISIONS SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

CURTAIN LOCATION:

1. ALL CURTAIN LOCATION MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL CURTAIN LOCATION MEASURES SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL CURTAIN LOCATION MEASURES SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

BUILDER:

1. ALL BUILDER INFORMATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL BUILDER INFORMATION SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL BUILDER INFORMATION SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

COVER PAGE:

1. ALL COVER PAGE INFORMATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 211. ALL COVER PAGE INFORMATION SHALL BE CONSTRUCTED WITH 12" X 16" CMU BLOCKS WITH REINFORCING BARS AND SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE. ALL COVER PAGE INFORMATION SHALL BE FINISHED WITH 1/2" THICK TYPE S CONCRETE.

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FAX 585-272-1222
www.greaterliving.com**

REVISIONS	
DATE	DESCRIPTION

CLINICAL LOCATION	
DATE	DESCRIPTION

DESIGN CRITERIA	
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COMMITMENT NOTICE:
 THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT AND IS SUBJECT TO THE ARCHITECT'S STANDARD CONDITIONS OF CONTRACT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONSTRUCTION OF THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL OR MECHANICAL SYSTEMS OR FOR THE CONSTRUCTION OF ANY SUCH SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY ELECTRICAL OR MECHANICAL SYSTEMS OR FOR THE CONSTRUCTION OF ANY SUCH SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY MECHANICAL OR ELECTRICAL SYSTEMS OR FOR THE CONSTRUCTION OF ANY SUCH SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY MECHANICAL OR ELECTRICAL SYSTEMS OR FOR THE CONSTRUCTION OF ANY SUCH SYSTEMS.

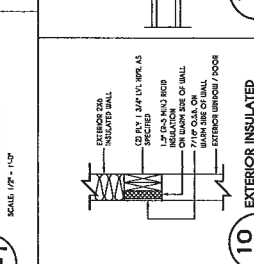
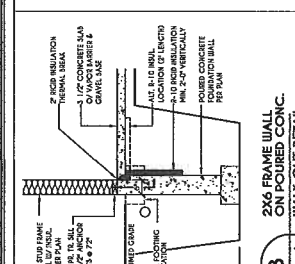
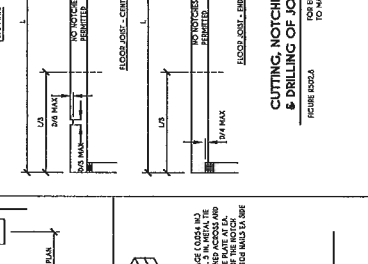
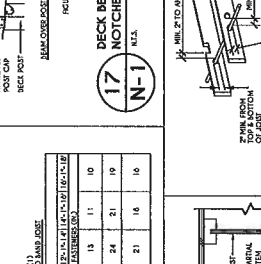
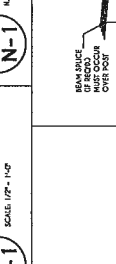
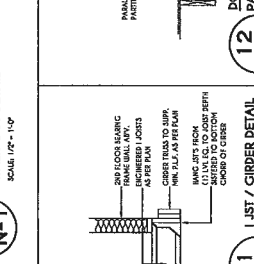
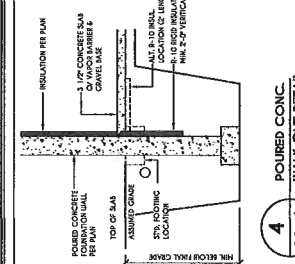
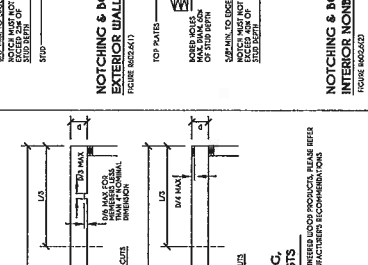
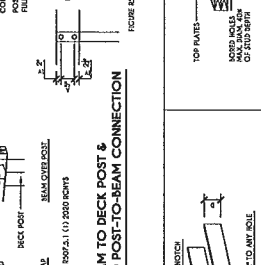
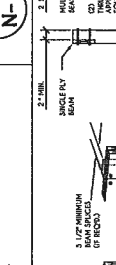
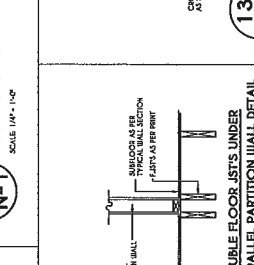
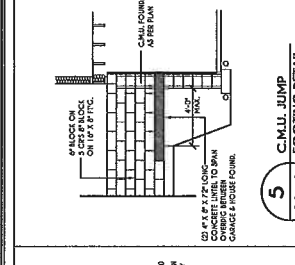
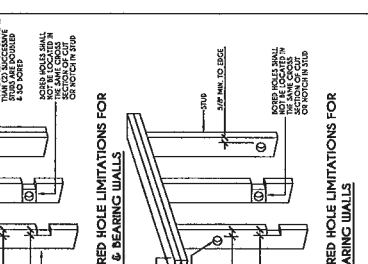
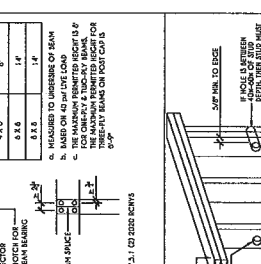
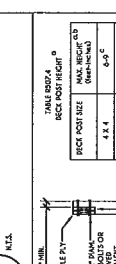
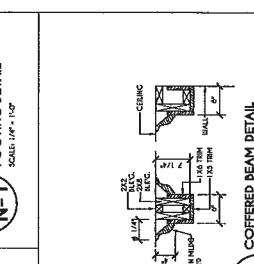
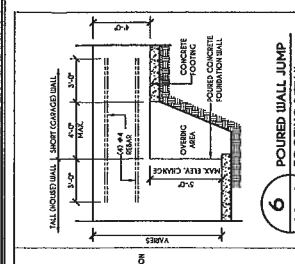


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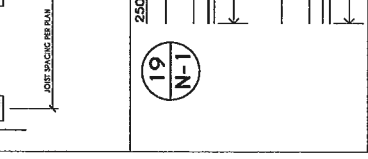
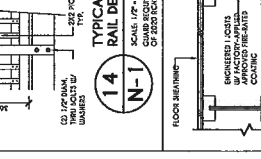
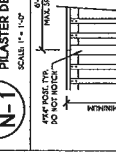
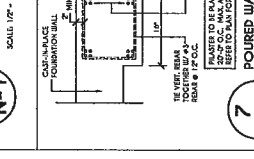
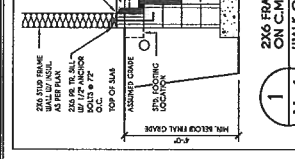
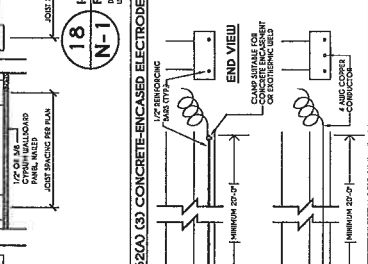
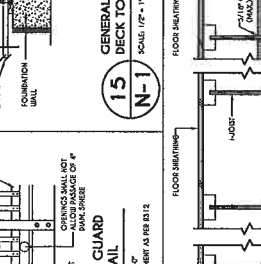
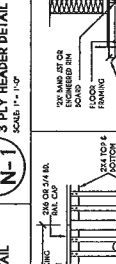
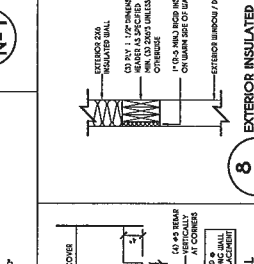
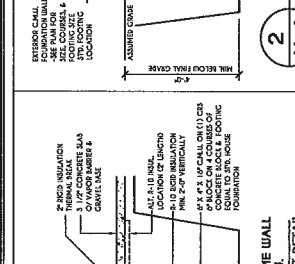
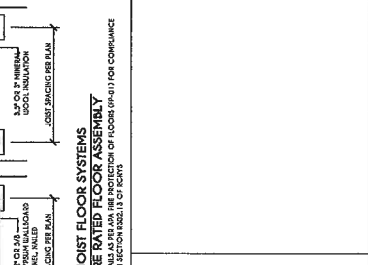
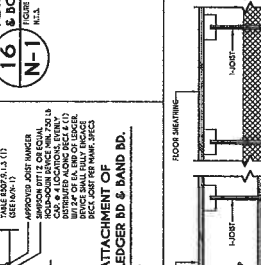
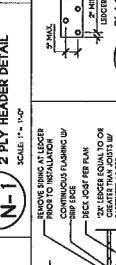
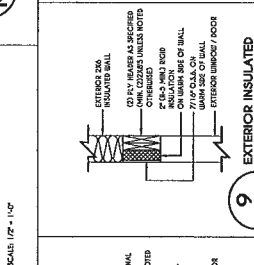
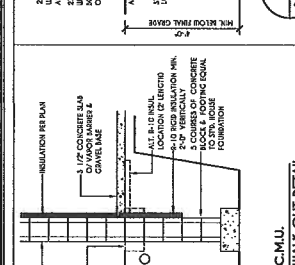
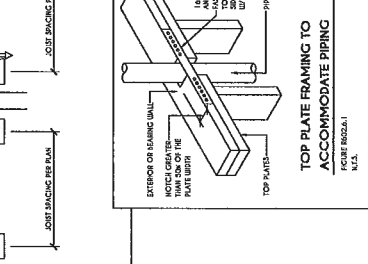
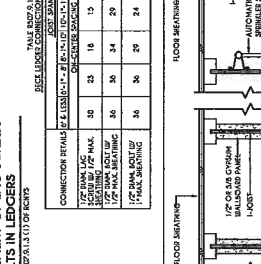
DATE	BY	DESCRIPTION

IDENTIFICATION:
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DETAILS	
drawn	1672
check	CHK
scale	AS NOTED
sheet	1/1/17
PROJECT	
15376	



CONNECTION DETAILS	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50						
1/2" WALK LAG	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50



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