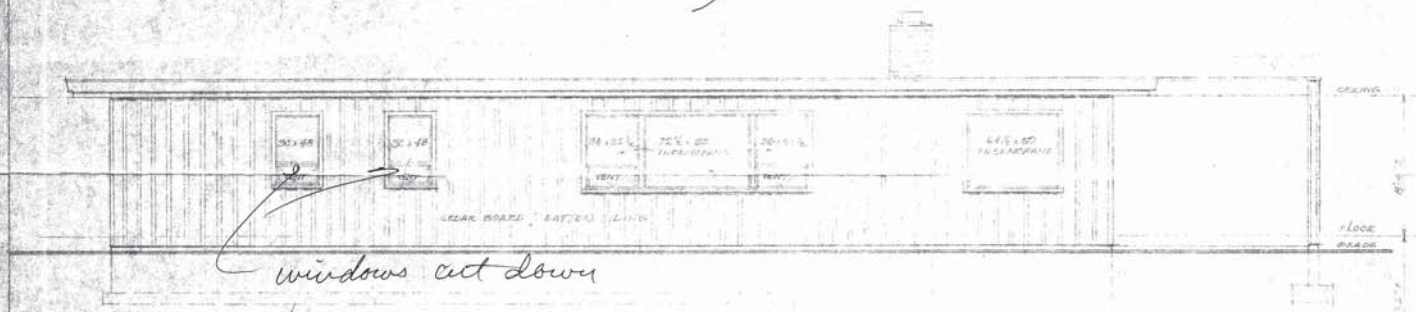
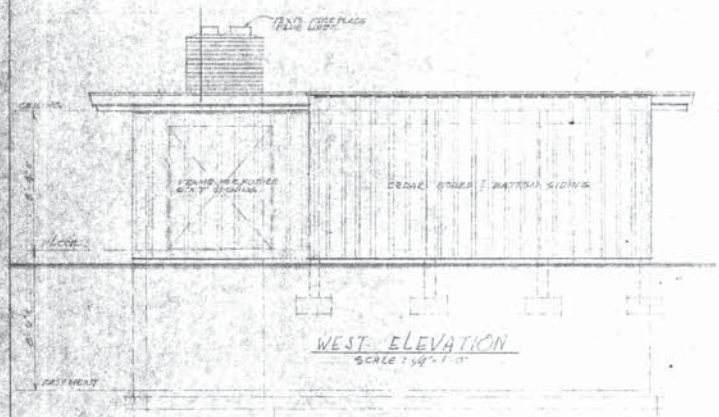


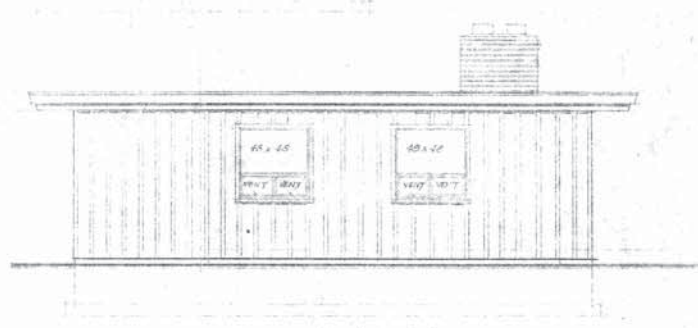
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

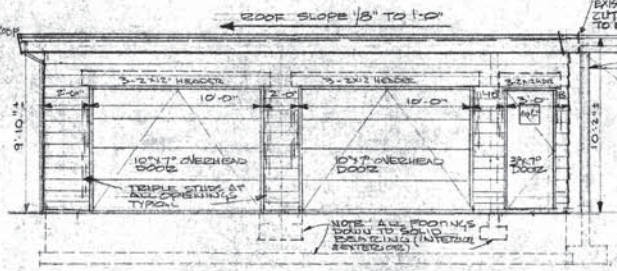


EAST ELEVATION  
SCALE: 1/4" = 1'-0"

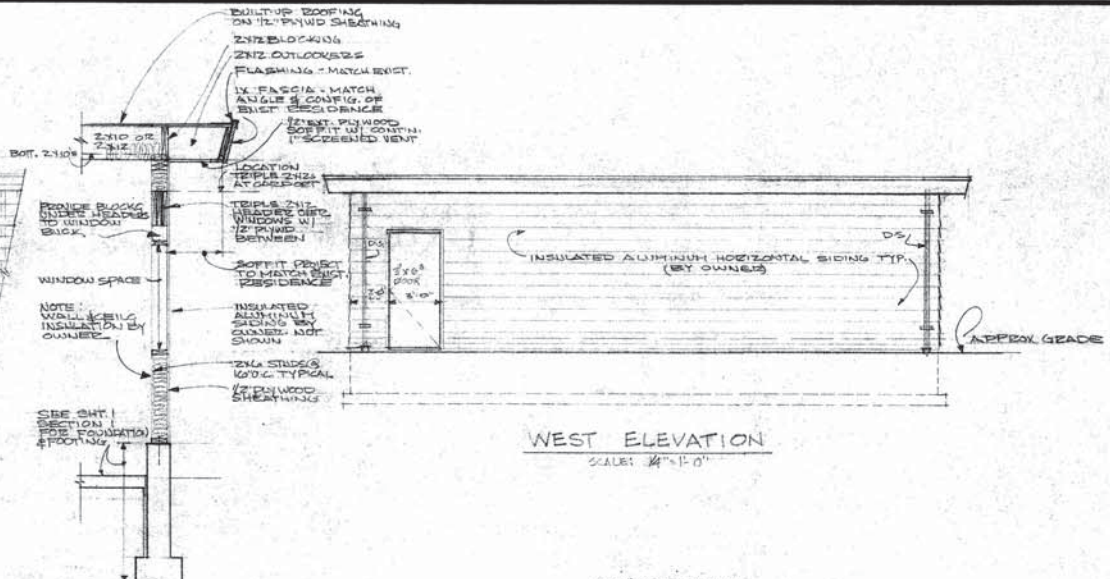
ELEVATIONS & DETAILS  
 A RESIDENCE FOR  
 MR & MRS JOHN BARRY  
 AND FAMILY  
 ENCHORAGE, ALASKA

SHEET  
 2 OF 2  
 J. H. H. E.



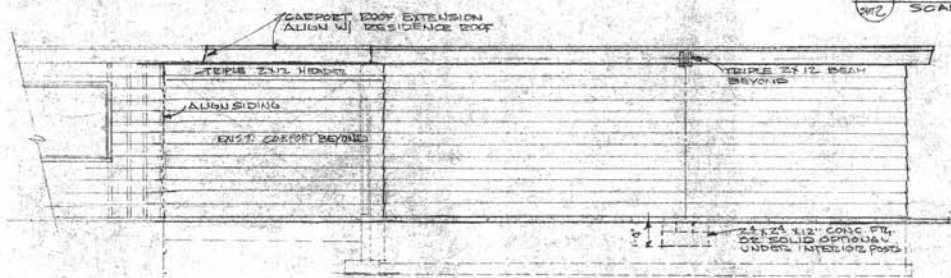


**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

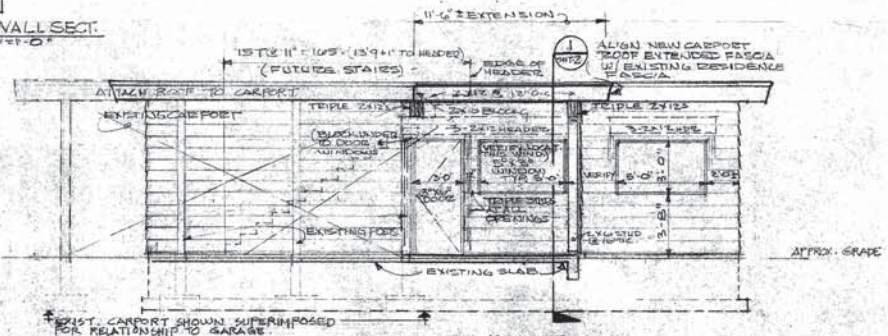


**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

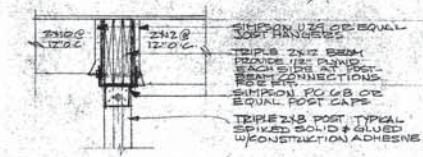
**1 TYPICAL WALL SECT.**  
SCALE: 1/2" = 1'-0"



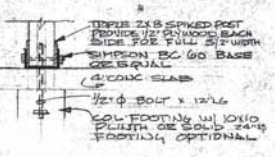
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 POST CAP DETAIL**  
SCALE: 1" = 1'-0"



**3 COL. BASE DETAIL**  
SCALE: 1" = 1'-0"

**ROOF:**  
1/2" EXT. PLYWOOD CDX  
NAILING - 6" ON EDGES - 12" ON INTERIOR JOISTS - SOLID BLOCKING UNDER ALL PLYWOOD JOINTS.  
WALLS  
1/2" EXT. PLYWOOD  
NAILING - 6" ON EDGES - 12" ON INTERIOR - EXCEPT ON SOUTH WALL STUDS  
SIMPSON CO. CAPS, BASE & NAILERS SHOWN - BOWMAN OR EQUAL EXCEPTABLE

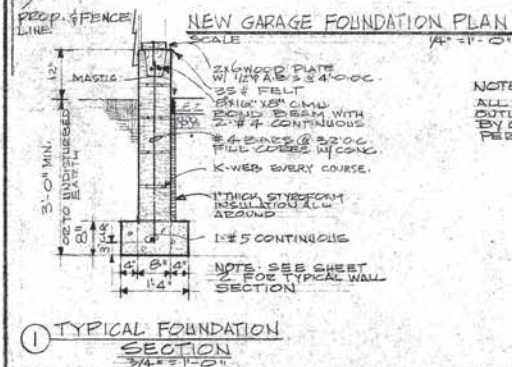
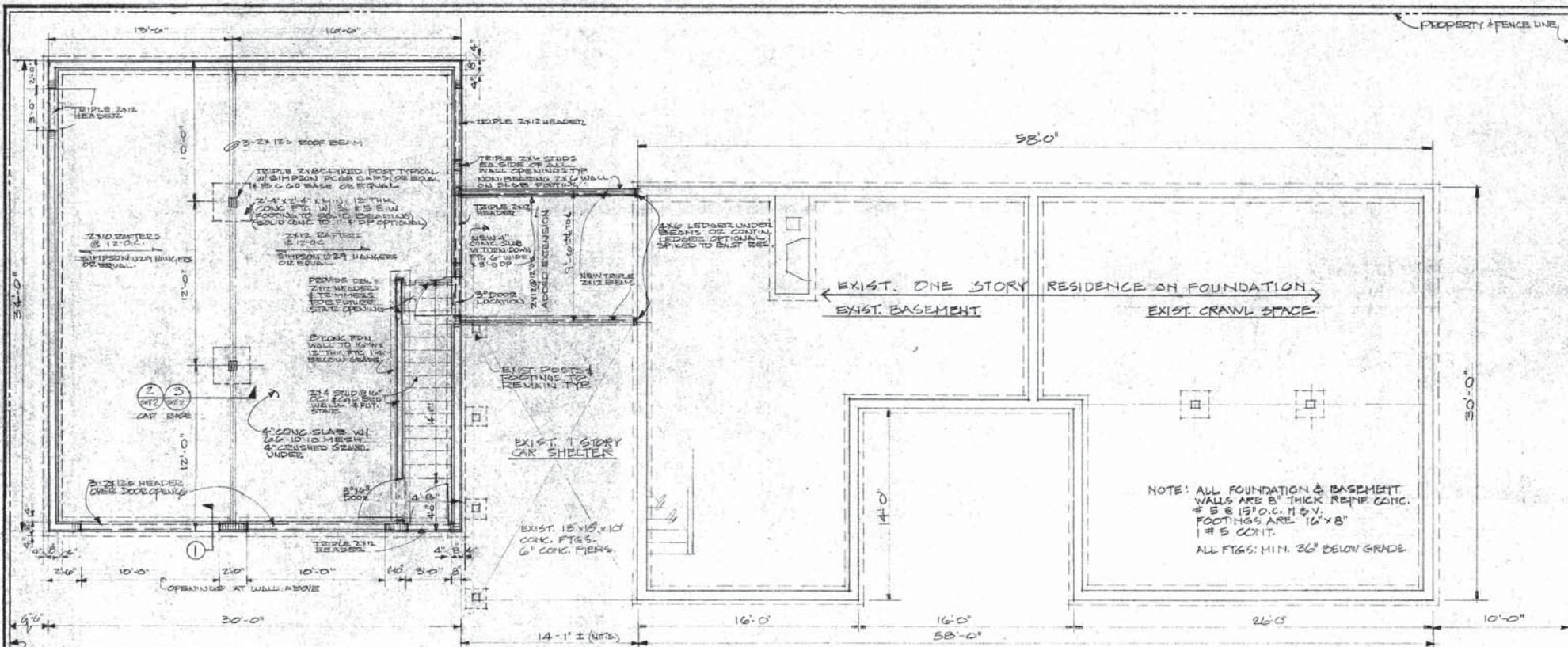
ROOF TO BE BUILT-UP TYPE.  
ROOF STRUCTURE TO BE 2x12 @ 2x12 @ 12" O.C. DESIGNED FOR SNOWLOADS & DEAD LOADS REQUIRED. DEFLECTION 1/360 SPAN. DIAPHRAGMS, NAILING & CONNECTIONS IN ACCORDANCE WITH U.I.C. AS ADOPTED BY AND/OR AMENDED BY CITY OF ANCHORAGE.

REV. 1  
DRAWN: JTB  
DATE: 8 Aug 75

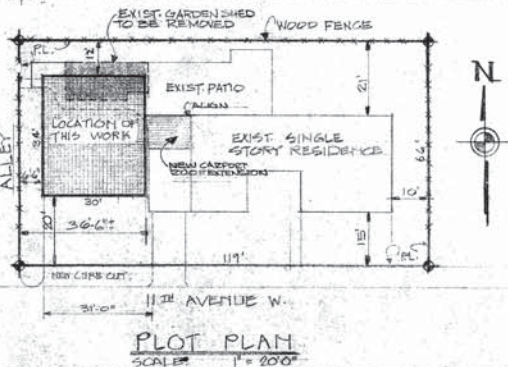
**NEW GARAGE FOR EXISTING RESIDENCE FOR MR & MRS JOHN BAGGY**

**2**  
OF 2  
110 2/11/75

611 - 11 TH AVENUE WEST ANCHORAGE - ALASKA



**NOTE**  
 ALL ELECTRICAL LIGHTING,  
 OUTLETS & HEATING REQUIREMENTS  
 BY OWNER. UNDER SEPARATE  
 PERMIT.



**EXIST. FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

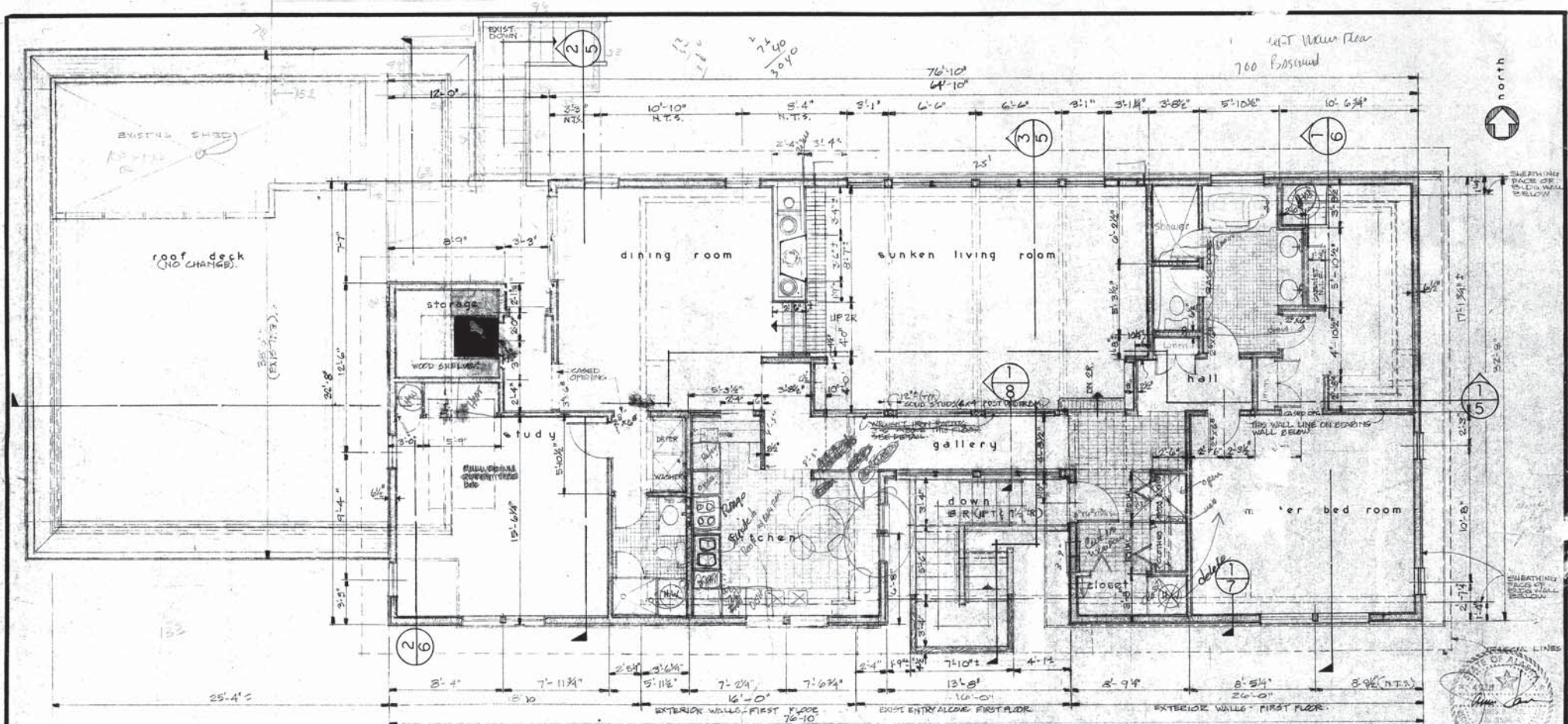
THOR T. OSBO ARCHITECT, A.I.A.  
 IN ASSOCIATION WITH  
 JAMES R. FAUL ARCHITECT, A.I.A.  
 REGISTRATION NO. 2424 - SEATTLE, WASH.  
 REV. 1  
 DRAWN: THOR T. OSBO  
 DATE: 9 AUG. 78



- 1. ZONE R-2
- 2. LOT SIZE
- 3. TOTAL HOUSE PLUS IMPROVEMENTS = 2675 SF
- 4. PERCENTAGE OF BUILDING COVERAGE = 34.3%
- 5. CONCRETE - 2,000 CF - UNSUPERVISED
- 6. REINFORCING - ASTM A-615 GRADE 40
- 7. CONCRETE MASONRY UNITS - LOAD BEARING
- 8. MORTAR - TYPE "S" OR "M" MIN. F<sub>c</sub> = 1,800 PSI
- 9. GROUT - CONCRETE - 6 BAGS / CU. YD. F<sub>c</sub> = 2,000 PSI MIN.

ALL WORK TO CONFORM TO U.F.C. REQUIREMENTS AS  
 ADOPTED AND OR AMENDED BY CITY OF ANCHORAGE.  
 SOIL BEARING: 2,000 P.S.F.  
**NEW GARAGE FOR EXISTING RESIDENCE**  
 FOR  
**MR & MRS JOHN BAGOY**  
 611 - 11TH AVENUE WEST  
 ANCHORAGE - ALASKA 99501  
 1 OF 2





ROOM FINISH SCHEDULE

ROOMS	CEILINGS	FLOOR	BASE	WALLS	REMARKS
entry	PLASTER	WOOD	WOOD	GYP. BOARD - PAINT	
gallery	PLASTER	WOOD	WOOD	GYP. BOARD - PAINT	
hall	PLASTER	WOOD	WOOD	GYP. BOARD - PAINT	
living room	PLASTER	WOOD	WOOD	GYP. BOARD - PAINT	
dining room	PLASTER	WOOD	WOOD	GYP. BOARD - PAINT	
kitchen	DO.	VINYL	WOOD	GYP. BOARD - ENAMEL	
study	DO.	DO.	DO.	GYP. BOARD - PAINT	
bath#1	DO.	DO.	DO.	GYP. BOARD - PAINT	
bath#2	DO.	DO.	DO.	DO.	
bed room	DO.	DO.	DO.	GYP. BOARD - PAINT	
dressing	DO.	DO.	DO.	DO.	
wardrobe	DO.	DO.	DO.	DO.	
utility	DO.	VINYL	DO.	DO.	
closets - linen	DO.	DO.	DO.	DO.	
storage	DO.	DO.	DO.	DO.	

(NEW) SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DOORS & FINISH

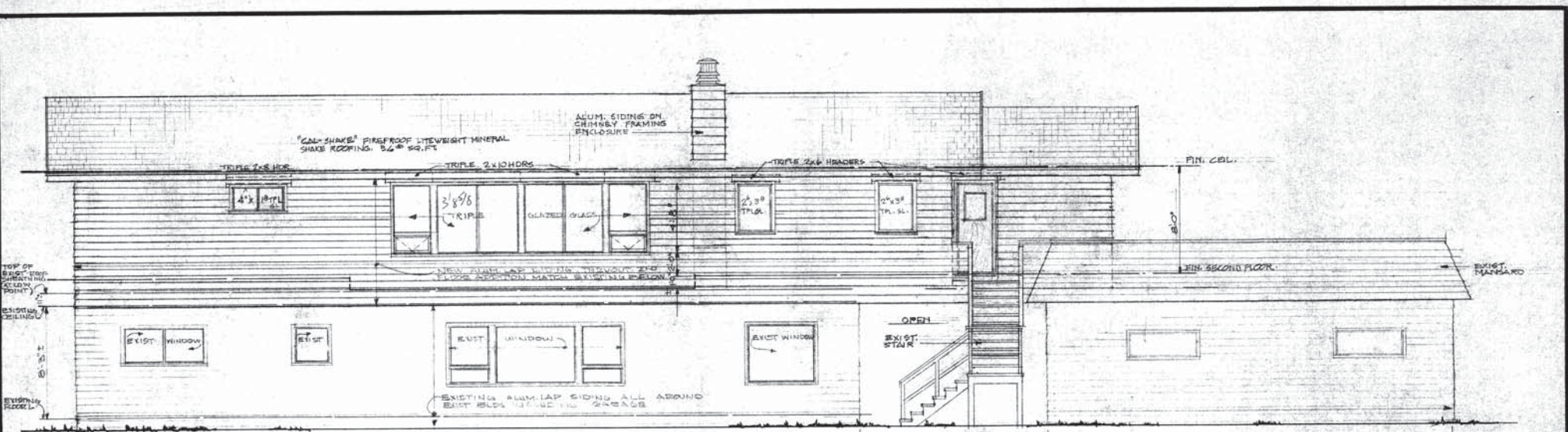
LOCATION	TYPE	SIZE	FINISH	REMARKS
ENTRY	SOLID CORE	3'-6" X 1'-6"	PLASTIC RESIN	
REAR	DO.	DO.	DO.	
BED ROOMS	DO.	DO.	GAE VARNISH	ALL HARDWARE ANTIQUE FINISH BRONZE.
STORAGE	HOLLOW CORE	2'-6" X 1'-6"	DO.	
BATH ROOMS	DO.	DO.	DO.	
CLOSETS	LOUNGE DOOR	2'-6" X 1'-6"	DO.	CHROME HDWE - BATH SIDE.
LINEN CLOSET	HOLLOW CORE	1'-6" X 6"	DO.	

37  
16 1/2" x 8" - 2" deep  
709 Floor  
2380 SCAF

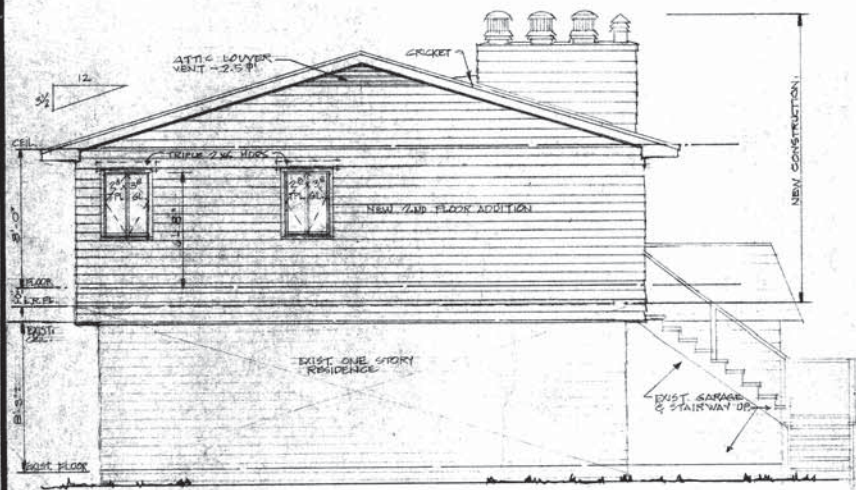
CONTRACTOR MUST VERIFY ALL CONDITIONS & DIMENSIONS ON JOB  
BEFORE ANY WORKING BEGINS WITH PART OF THIS WORK.  
NOTED DIMENSIONS SUPERSEDE ALL UNNOTED DIMENSIONS.

ADDITIONS & ALTERATIONS TO  
EXISTING RESIDENCE FOR  
MR & MRS JOHN BAGOY  
611 11th AVENUE W. ANCHORAGE, ALASKA

THOR T. OSBO ARCHITECT A.I.A.  
IN ASSOCIATION WITH  
JAMES R. PAUL ARCHITECT A.I.A.  
SECURITIES BUILDING SEATTLE, WASHINGTON  
DRAWN BY [Signature] DATE 10/11/50 SHEET 2 of 7  
REVISION [Signature] DATE 10/11/50  
JOB 78-883



NORTH ELEVATION  
SCALE 1/4"=1'-0"



EAST ELEVATION  
SCALE 1/4"=1'-0"

NEAR APPROVED  
STORMS

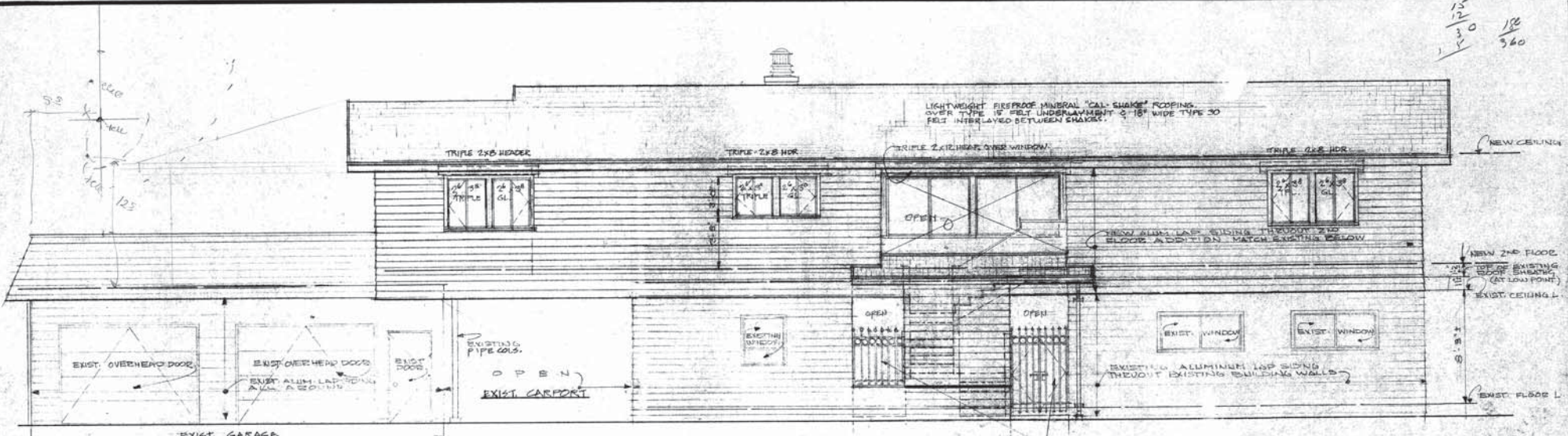


ADDITIONS & ALTERATIONS TO  
EXISTING RESIDENCE FOR  
MR & MRS JOHN BAGOY  
611 11th AVENUE W. ANCHORAGE, ALASKA

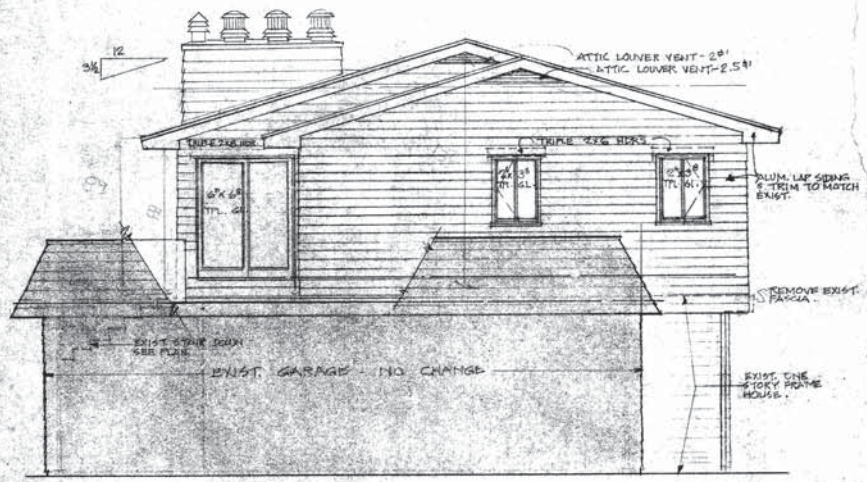
THOR T. OSBO ARCHITECT AIA  
IN ASSOCIATION WITH  
JAMES R. PAUL ARCHITECT AIA  
SECURITIES BUILDING SEATTLE, WASHINGTON

DRAWN BY	DATE	SHEET
REVISIONS <i>Dabo</i>	DATE <i>10/11/83</i>	3 of 7
JOB 78-883		

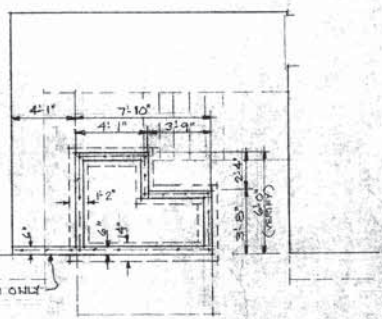
15  
12  
30  
180  
360



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

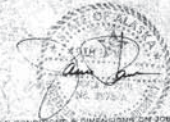


**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



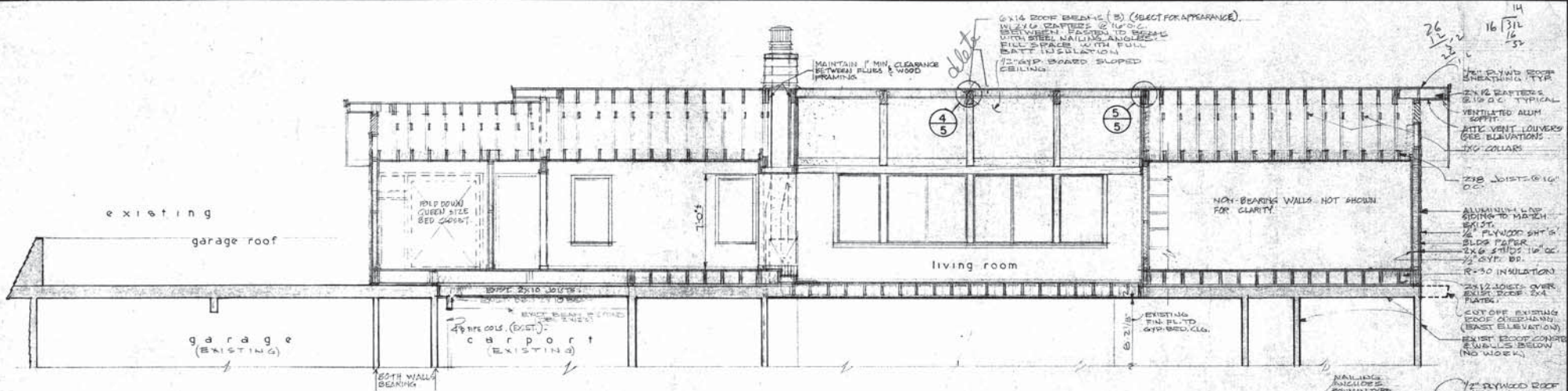
**FOOTING PLAN  
ENTRY STAIRS**  
SCALE: 1/4" = 1'-0"  
FOOTING: 36" MIN. BELOW GRADE.  
#4 @ 18" EA. WAY TYP.

PLAN APPROVED  
STORAGE



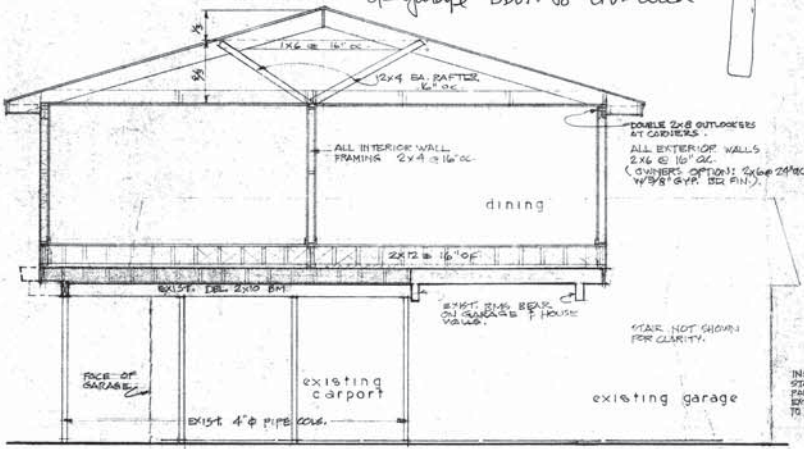
CONTRACTOR MUST VERIFY ALL CONDITIONS & DIMENSIONS ON JOB BEFORE BEGINNING WORK WITH 1/4" VARIATION TOLERANCE. NOTED DIMENSIONS SUPERSEDE ALL SCALED DIMENSIONS.

<b>ADDITIONS &amp; ALTERATIONS TO EXISTING RESIDENCE FOR MR &amp; MRS JOHN BAGOY</b> 611 11th AVENUE W. ANCHORAGE, ALASKA		
THOR T. OSBO ARCHITECT A.I.A. IN ASSOCIATION WITH JAMES R. PAUL ARCHITECT A.I.A. SECURITIES BUILDING SEATTLE, WASHINGTON		
DRAWN	DATE	SHEET
REVISED <i>Osbo</i>	DATE <i>10/11/98</i>	4 of 7
JOB 78-883		

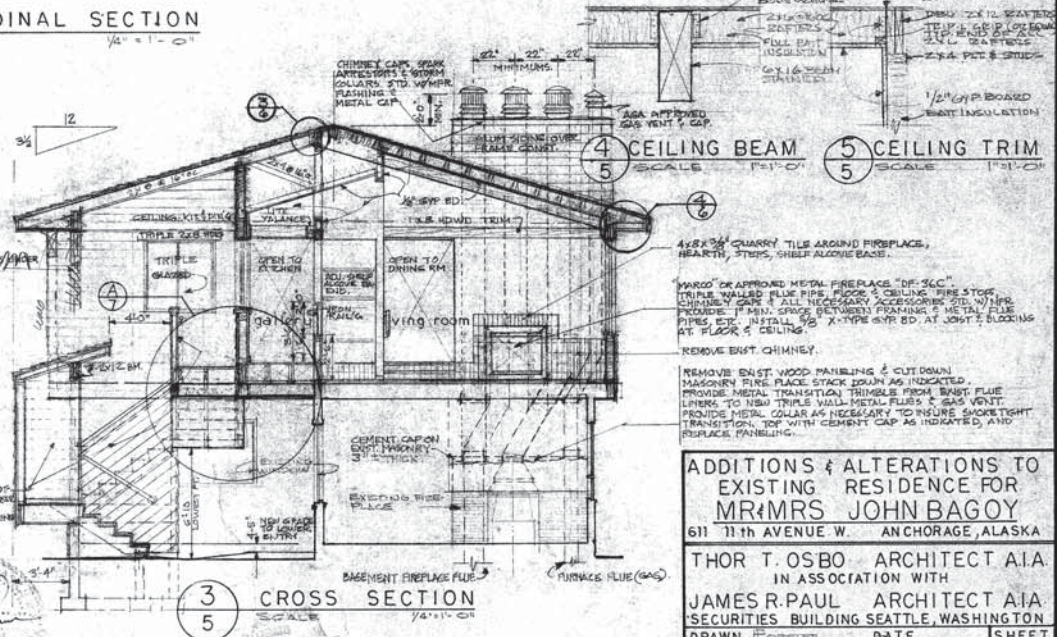


1 LONGITUDINAL SECTION  
SCALE 1/4" = 1'-0"

3/8" type X qwb  
Rear walls & ceiling  
of garage add. to liv. area



2 CROSS SECTION  
SCALE 1/4" = 1'-0"

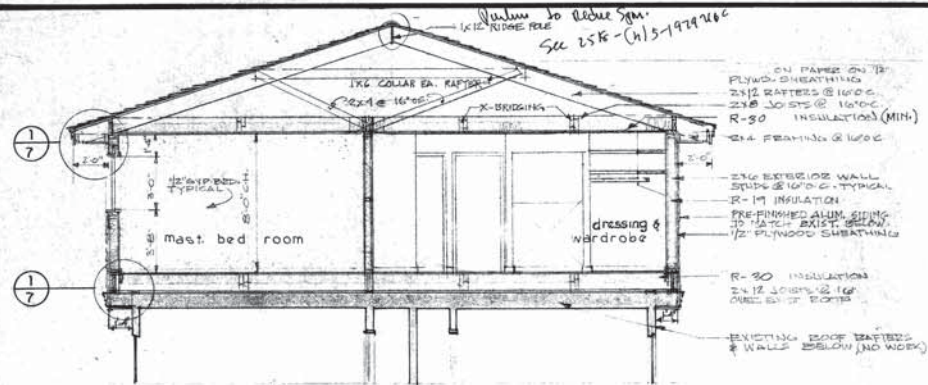


3 CROSS SECTION  
SCALE 1/4" = 1'-0"

4 CEILING BEAM SCALE 1" = 1'-0"  
5 CEILING TRIM SCALE 1" = 1'-0"

**ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR MR & MRS JOHN BAGGY**  
611 11th AVENUE W. ANCHORAGE, ALASKA  
THOR T. OSBO ARCHITECT A.I.A. IN ASSOCIATION WITH  
JAMES R. PAUL ARCHITECT A.I.A. SECURITIES BUILDING SEATTLE, WASHINGTON  
DRAWN BY [initials] DATE [blank] SHEET [blank]  
REVISIONS [blank] DATE 10 May 1972  
JOB 78-883 5 of 7

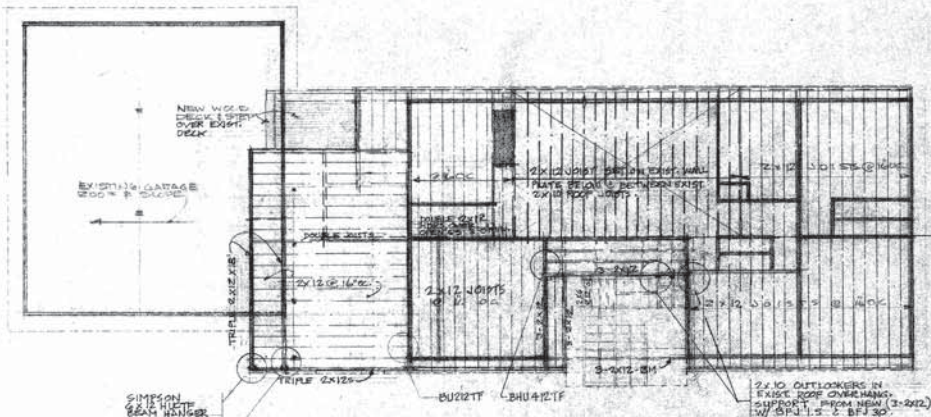
CONTRACTOR MUST VERIFY ALL CONDITIONS & DIMENSIONS ON JOB BEFORE PROCEEDING WITH ANY PART OF THIS WORK.  
NOTED DIMENSIONS SUPERSEDE ALL SCALED DIMENSIONS.



**1 CROSS SECTION**  
SCALE 1/4"=1'-0"

NOTE: UPPER STORY ADDITION TO BE ENCLOSED BEFORE OLD BUILT-UP ROOFING IS REMOVED.

- ON FRAME ON 1/2" PLYWOOD SHEATHING
- 2x12 RAFTERS @ 16" O.C.
- 2x8 JOISTS @ 16" O.C.
- R-30 INSULATION (MIN.)
- 2x4 FRAMING @ 16" O.C.
- 2x6 EXTERIOR WALL STUDS @ 16" O.C. TYPICAL
- R-19 INSULATION
- PRE-FINISHED ALUM. SIDING TO MATCH EXIST. SIDING
- 1/2" PLYWOOD SHEATHING
- R-30 INSULATION
- 2x12 JOISTS @ 16" O.C. TYP. FOR OVERHANG PORTS
- EXISTING ROOF RAFTERS & WALLS BELOW (NO WORK)



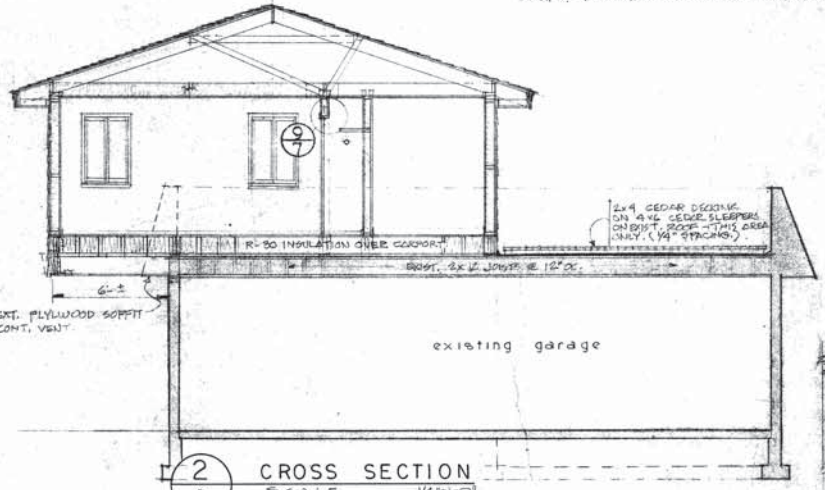
**SECOND FLOOR FRAMING PLAN**  
SCALE 1/8"=1'-0"

SIMPSON 1/2" X 1/2" BEAM HANGER  
SIMPSON 1/2" X 1/2" HANGER

2x10 OUTLOOKERS IN FIRST FLOOR OVERHANG SUPPORT FROM NEW (2-2022) W/ 6"x12" S & B/F 30'

**ALTERNATE ROOF FRAMING**

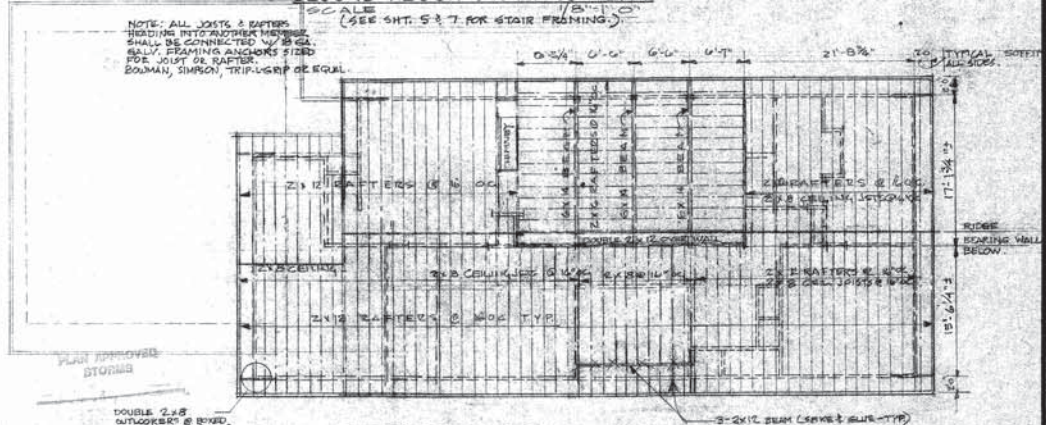
ROOF TRUSSES: SHOP FABRICATED WOOD TRUSSES, 3/4" X 1/2" MIN. 2x1" O.C. SPACING, DESIGNED & ENGINEERED FOR 40 LB. SNOW LOAD (MIN). MFR TO FURNISH DWGS & CALCULATIONS, SHOWING SIZES OF ALL MEMBERS, GUSSETS, LUMBER GRADE & SPECIES USED, BRACING & ANCHORING, REQUIRES AND ALL CONNECTION DETAILS. ALL DWGS MUST BEAR APPROVED ENGINEER'S STAMP & MFR APPROVED BY THE CITY OF ANCHORAGE.



**2 CROSS SECTION**  
SCALE 1/4"=1'-0"

**BEAM CONNECTION DETAILS**  
SCALE 1/4"=1'-0"

NOTE: 6x12 BMS TO BEAT OVER 10'4" FROM 2x14'S CORNER EA. SIDE W/ FOOT. BMS 3'S FRAMING CORNER 4 SIDES SEE REFERENCE TO 2x8 ROUSE POLE THIS AREA ONLY.



**ROOF FRAMING PLAN**  
SCALE 1/8"=1'-0"

**CEILING JOIST PLAN**  
SCALE 1/8"=1'-0"

NOTE: PROVIDE SOLID STUDS UNDER ALL BEAM END BEARINGS & DOUBLE JOISTS DOUBLE FLOOR JOISTS UNDER WALLS. 2x10 @ 16" O.C. BETWEEN BMS BUSHY HANGERS EA. SIDE.



**ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR MR & MRS JOHN BAGOY**  
611 11th AVENUE W. ANCHORAGE, ALASKA

**THOR T. OSBO ARCHITECT A.I.A.**  
IN ASSOCIATION WITH  
**JAMES R. PAUL ARCHITECT A.I.A.**  
SECURITIES BUILDING SEATTLE, WASHINGTON

DRAWN BY: [Signature] DATE: [Blank] SHEET: [Blank]  
REVISION: [Blank] DATE: 10 May 1992 6 of 7  
JOB: 78-883

