

ARCADA COMMUNITY ASSOCIATION

ARCHITECTURAL POLICIES

Revised 2002

ARCADA COMMUNITY ASSOCIATION ARCHITECTURAL POLICIES

CONTENTS

General Guidelines	1
Architectural Review Committee	2
Submission and Review Procedures	3
Architectural Standards	
Site Development Standards	5
Building Standards	11
Landscaping, Pool and Recreational Development Standards	13
Exhibit "A (1)" Home Improvement Form	15
Exhibit "A (2)" General Conditions	16
Exhibit "A (3)" Facing and Adjacent Neighbor Statement	17
Exhibit "B" Satellite Dish Installation Diagram	18

GENERAL GUIDELINES

1. Arcada Community Association Architectural approval does not constitute waiver of any requirements by applicable governmental agencies. Nor does architectural approval of plans constitute acceptance of any technical or engineering specifications and Arcada Community Association assumes no responsibility for such. All technical and engineering matters are the responsibility of the Member.
2. An oversight of a Covenant, Condition or Restriction, Bylaws or other governing documents by a Committee or the Board of Directors does not constitute waiver of that rule and must be corrected upon notice. Any violation(s) will be strictly enforced.
3. Member-applicant must indicate on the application whether construction equipment will need to access the Common Area so that the Architectural Committee can consider approving such access at the time it processes the Member's architectural application.
4. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and/or dirt and building materials may not be stored on streets, sidewalks or Community Property.
5. Building and/or land use permits may be required for certain improvements from the City of Tustin.
6. All Worker's Compensation and insurance certificates, along with applicable permits, must be posted where the work is being done.
7. Any damage to Arcada Community Property shall be replaced or repaired by an Arcada subcontractor. All applicable charges for restoration will be charged back to the Member by Arcada Community Association and is due and payable within thirty (30) days from notification or assessment of penalties.
8. Construction, alteration or installation of any improvement may proceed only in accordance with Association approved plans and specifications.
9. The Architectural Standards and Policies provided herein are intended to compliment and supplement the CC&Rs.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee ("ARC") has been created to preserve and architecturally control the external design of the Tustin Ranch Arcada Community. Approval is required from the ARC for any external addition or alteration, including landscaping within the individual homeowner's private yard, per the requirements of the CC&Rs. Further, the Architectural Review Committee is vested with the authority to review and approve all improvements to a Unit if the construction, alteration or installation of such improvement will, in any way, penetrate or alter the Common Area.

Such improvements include, without limitation, additions, modifications and alterations to residential dwellings, signs, fences, walls, screens, patios and patio covers, window treatments, air conditioning units and attic fans, and any other modifications to the exterior of a Unit or other improvements or alterations to your home.

The Architectural Committee does not seek to restrict individual creativity or personal preference but rather to help assure continuity in design, which will help preserve and improve the appearance of the Community and enhance the property values of all Members.

The Architectural Committee is composed of not less than three (3) members. Members of the Committee shall receive no compensation for services rendered other than reimbursement by the Association for any expenses that might be incurred in performing their duties. The Architectural Committee has the right to request the Member to retain architects or other construction specialists as may be deemed necessary.

Prior to the commencement of any addition, alteration or construction work of any type, you must first make application to the ARC for approval of such work. Failure to obtain approval through the Committee will constitute a violation of the CC&Rs and may require modification or removal of unauthorized work or improvement at your expense. In addition, a building or other permit may be required by the City of Tustin Building Department or other governmental agencies prior to the commencement of any work. Neither the Architectural Committee nor the Association assumes any responsibility for failure to obtain such permits. Obtaining such permits does not waive the obligation to obtain Architectural Committee approval.

SUBMISSION AND REVIEW PROCEDURES

SUBMISSION PROCEDURES

1. All requests for Architectural approval are to be made on the standard Arcada Community Association Home Improvement Form (available from the management company).
2. All requests are to be submitted to Arcada Community Association, c/o Rinevol Community Management, Inc., 27101 Aliso Creek Road, Suite 126, Aliso Viejo, CA 92656.
3. Plans and specifications for works of improvement must be prepared in accordance with the applicable building codes and with sufficient clarity and completeness as to enable the Committee to make an informed decision on your request.
4. Please provide, with your Architectural Request Form, three (3) sets of your proposed plans and specifications. One (1) set will be returned to you after completion of the review process. The following must be submitted with the Architectural Request Form to constitute a complete application:
 - a. Plot Plan drawn to scale showing all improvements and relevant elevations together with the desired location of such improvements to dwelling units.
 - b. Description of materials to be used, including color scheme.
 - c. Floor plans (if applicable) showing overall dimensions and area of improvements reflecting your preliminary design concept.
 - d. Description of proposed construction schedule.
 - e. Landscape plan and working drawing (if applicable).
 - f. Grading Plan (when grade changes are proposed)
 - (1) Changes of finish grade must be accompanied by a grading plan prepared by a registered civil or professional engineer.
 - (2) Positive drainage shall be maintained on each unit.
 - g. Structure Plan
 - (1) Show all details of structure including height, size of members, column and post locations, spacing of members, footings, etc.
 - h. Names and addresses of the proposed licensed architect, contractor or other Member's representatives who will be engaging in the construction, alteration or installation of the improvement.
 - i. Any other pertinent information.

Failure to comply with the requirements and procedures set forth herein shall cause your request to be delayed. Incomplete applications shall be returned to the Member-applicant without action by the Architectural Review Committee.

ARC REVIEW

The ARC review process can take up to forty five (45) days before notification is forwarded to the Member regarding approval or disapproval. The forty-five (45) day review period does not commence until the Committee has received a complete application and all required materials, including the plans and drawings as described above.

In the event that the plans and specifications submitted to the Architectural Committee are disapproved, the Member or Members may re-submit an architectural application for reconsideration of an improvement based on revised or additional information.

NOTICE OF COMPLETION AND INSPECTION

Upon completion of any work for which approval has been given, the Member shall submit a written notice of completion to the Architectural Review Committee. Within sixty (60) days thereafter, a representative of the Committee will inspect such improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Member in writing of such noncompliance within sixty (60) days of the completion inspection and require the Member to correct the matter.

ENFORCEMENT

Failure to obtain the necessary approval from the ARC will constitute a violation of the CC&Rs. Further, the failure to install an improvement within the time limitation established by the Architectural Committee or failure to complete the improvements in conformity with the plans and specifications, as approved by the Board, may also constitute a violation of the CC&Rs and may require modifications or removal of any work at the Member's expense.

If upon the expiration of sixty (60) days from the date of notification, the Owner has failed to remedy the noncompliance, the Committee shall notify the Board in writing of such failure. Upon Notice and Hearing, as provided in the Bylaws, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and estimate cost of correcting or removing the same. If noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date that notice of the Board ruling is given to the Owner. If the Owner does not comply with the Board ruling within that period, the Board, at its option, may peacefully remedy the noncompliance and the Owner shall reimburse the Association, upon demand, for all expenses (including reasonable attorney's fees) incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Special Assessment against the Owner for reimbursement as provided in the Declaration. The right of the Association to remove a non-complying improvement or otherwise remedy the noncompliance shall be in addition to all other rights and remedies which the Association may have at law, in equity or with the declaration of the CC&Rs.

ARCHITECTURAL STANDARDS

SITE DEVELOPMENT STANDARDS

A. FENCES, WALLS AND HEDGES

1. When considering the proposed height and locations of walls, fences and landscaping, the Architectural Committee shall make its decisions based upon the review criteria established in Article IV, Section 4.2 and Section 4.7, of the CC&Rs.
2. Existing Community Association maintained fencing and walls shall not be modified by alteration, additions or color.

B. TRELLISES, GAZEBOS AND PATIO STRUCTURES

1. Trellis and beam construction shall be so designed as to provide a minimum of fifty percent (50%) of the total trellis area as open space for the penetration of light and air to areas which it covers. The structure must be consistent or complement existing architectural features of the unit.
2. The patio cover shall not cover more than 50% of the rear yard area. Side elevations of new structures or existing balconies and decks shall not be enclosed in any manner except in the case where a wall of the dwelling forms a natural enclosure to some or all portions of a side elevation.
3. In general, maximum height for structures in this Section, as measured from the highest point of the structure to the finish grade of the lot, shall not exceed ten feet (10').
4. Posts or columns supporting structures may not be attached to or supported by existing patio walls.

C. GARAGES

1. Garage spaces shall be maintained for parking on a daily basis. Homeowners shall not use spaces provided for guest parking to park their vehicles.
2. Garage doors may not be modified, decorated, painted, removed, altered or replaced without the prior written approval of the Architectural Review Committee obtained as set forth within Article IV, Section 4.2, of the CC&Rs.

SITE DEVELOPMENT STANDARDS - Continued

C. GARAGES - continued

3. Provided such prior written approval is obtained, an owner may, at such owner's sole expense, replace an existing one-piece, swing-up garage door with a sectional roll-up garage door meeting these specifications:
 - a. The sectional roll-up door shall be an Able Garage Door Manufacturing Co., Model 724A.
 - b. The door must:
 - have short raised panels,
 - be almond in color, and
 - be sized to fit the existing opening without modification to the existing garage door frame.
 - c. Door openers, low headroom tracks, and other equipment and hardware required for the installation shall be at the owner's sole expense.
 - d. Maintenance, repair and eventual replacement of the door, the door opener and the door hardware shall be the responsibility of the unit owner.

D. MAILBOXES

1. Mailbox enclosures shall remain as originally provided by the developer and shall be subject to control by the ARC.

E. SPAS AND HOT TUBS

1. Accessory Equipment:
 - a. Shall be screened from the view of any lot with acceptable fence or wall material,
 - b. Shall be located or sound attenuated in such a manner so as to not disturb, and
 - c. Shall conform to governing laws and agency regulations.
2. Gas fired heaters shall be stackless or low profile in configuration.
3. No roof mounted solar heating systems shall be allowed.

F. WINDOWS

1. Window treatments visible from the common or public areas are to be of a neutral color (light beige, white, etc.). Sheets or other non-window treatment type coverings are not allowed.
2. Window screens must be kept secure and in good repair.

SITE DEVELOPMENT STANDARDS - Continued

F. WINDOWS CONTINUED

3. Roll-up shades on the exterior of a unit are not allowed.
4. The tinting of windows visible from the common or public areas is to be submitted to and reviewed by the Board of Directors prior to any installation.

G. PATIOS, BALCONIES, AND THE STRUCTURE

1. Only approved screen doors are allowed. The approved specifications for the screen door installation are a 96¼" x 36" rolling screen unit of extruded aluminum with an enamel color finish which matches the trim. Unit to be mounted at the first inside edge of the door frame only. Grey color screen mesh only. Architectural submittal forms must be submitted and be approved prior to installation.
2. Attachments are allowed only to wood surfaces of patios, balconies and decks and are limited to the area within the exclusive use common area. These items are limited to hooks for hanging planter pots, flag pole brackets and appropriate decorative items. It is the homeowner's understanding that these items may be unattached or painted when the building painting is performed.
3. The carpeting of any deck or patio is expressly prohibited due to water run-off and damage to the decking over time.
4. Only Pet Door Panels for sliding glass doors are allowed.
5. No vegetation or other obstruction shall be planted or maintained upon any patio in such location or of such height as to unreasonably obstruct the view from any other residence in the vicinity thereof. However, each Owner, by accepting title to a condominium, acknowledges that there are no protected views within the Property and no condominium is assured existence or unobstructed continuation of any particular view.

H. STORAGE

1. Storage is only allowed inside an owner's unit or garage.
2. Patios and balconies may only contain appropriate patio furniture, barbecues or other items common to the use of a patio when kept in adequate repair.

SITE DEVELOPMENT STANDARDS - Continued

H. STORAGE – continued

3. Items not allowed that are considered storage on patios, balconies and in the common area include, but are not limited to, trash bags, water bottles left out beyond one day of pick-up or delivery, bags of pet food, fertilizer or garden tools, brooms, mops, shoes, toys, bicycles, litter boxes, beach chairs, picnic coolers, storage boxes, exercise equipment, extra propane tanks, etc.
4. Items found stored under the stairs or in the common area may be removed without notice and costs for such removal will be assessed to the proper homeowner when determined, pursuant to the Association's enforcement policy.

I. SATELLITE DISH STANDARDS

Satellite dishes no more than one (1) meter in diameter may be installed provided the following requirements are followed:

1. Interior Installations.

If a window within the residence faces the appropriate direction and is oriented to allow the dish to be fully functional, an interior installation shall be utilized.

2. Deck and Patio Installations.

Dishes one (1) meter or less in diameter may be installed within the perimeter railing of a unit's private balcony or within the perimeter of a unit's private patio provided:

- a. For the upper level units, satellite dishes must be installed as illustrated by the attached sketch "Section Through Deck" (Exhibit "B" attached). Owing to the variety of deck configurations, the dish may be located anywhere within the perimeter railings, but every effort should be made to meet the criteria shown in the sketch.
- b. The dish, support bracket and other paintable surfaces of the device must be painted a color to match the railing.
- c. A dish may not be installed on the exterior side of a balcony post or railing or on the exterior side of a patio wall or fence.
- d. The owner must maintain the dish and cause all damage resulting from the installation and/or removal of the dish be repaired in accordance with the CC&Rs.

SITE DEVELOPMENT STANDARDS - Continued

I. SATELLITE DISH STANDARDS CONTINUED

- e. If a cable is to be installed through a wall, the cable must be fed through a "pass-through" tube which must be kept sealed on the exterior side of the wall by the resident so as not to allow water into the building.

3. Chimney Installations.

"Under no circumstances is a resident permitted to install a dish on a roof or on a common area wall. If a signal cannot be received within the unit, or from a private patio or balcony, an owner may request approval to install a dish on a chimney. An application and plans shall be submitted for approval and shall be accompanied by a signed statement by a professional installer confirming that a signal could not be received from within the residence, or from the resident's private balcony or private patio, and that installation on the chimney is required to receive a signal. The application, letter and plans depicting the proposed installation shall be submitted in accordance with the architectural submittal requirements described within these Architectural Policies. Approval of a chimney installation will be conditioned upon the owner's execution of a recordable covenant, which obligates the owner to maintain the dish, to repair any damage caused by its installation, and to cause the dish to be removed upon sale of the unit. Under no circumstances may an owner or an owner's installer access the roofs to install a dish on a chimney. All chimney installations approved by the Association shall be performed without walking on the roof tiles. Dishes installed on common area without prior approval will be removed at the owner's expense pursuant to the CC&Rs."

J. SIGNS AND ADVERTISING

1. One sign is permitted in the window of any unit. This includes real estate signs and security signs. Although decals, bumper stickers and other attachments are not allowed, small security decals (maximum of one per window) are permitted to assist in proper security.
2. Real Estate signs are allowed in the common area only when an "open house" is being conducted and must be removed at its conclusion.
3. Advertising of any product or business visible in the common area is not allowed with the exception of a real estate sign. Garage sale signs are only permitted for Board approved garage sales and must never be left up over night.

SITE DEVELOPMENT STANDARDS - Continued

K. RAILINGS AND WALL CAPS

1. Items are not allowed on the tops of railings and wall caps of any unit at any time. This includes towels, rugs, clothing, swimsuits, etc.
2. Items are not allowed to be tied to the railings with the exception of locking devices for barbecues and patio furniture. Any locking device must be nonpermanent and, if attached to the railing post, must be at deck level.
3. Plants are not allowed to intertwine or be attached to balcony rails or balusters.
4. Planter boxes of any type are not allowed to be attached to any railing.

L. STAIR CAPS

1. Only pots/planters are allowed on stair caps with a maximum of one (1) per stair cap and must utilize a matching drip pan/saucer.
2. They must be a minimum of 12" across in size in at least one (1) direction.

M. OTHER ITEMS

1. Decorative flags are permitted when they are not permanent.
2. Holiday decorations may be put up within two (2) weeks prior to a holiday and must be taken down within two (2) weeks following the holiday.

BUILDING STANDARDS

All requirements noted within this section which are pertinent to the development of an owner's unit shall be incorporated into the final plan submission in the form of general notes, details or drawings.

- A. GUTTERS, DOWNSPOUTS, AREA DRAINS AND DRAIN LINES
 - 1. Shall be maintained as installed by developer.
 - 2. Area drains and drain lines may be relocated to accommodate rear-yard improvements with approval from the ARC.
- B. ROOFS
 - 1. All roofing material shall be concrete "S" tile to match original building roofs.
- C. WALLS AND FENCES
 - 1. Acceptable Materials:
 - a. Wood frame or concrete block with stucco over
 - b. Slump block with "sack" finish to match community wall
 - c. Resawn wood fence detail to match existing air conditioning screen fence
 - d. Wrought iron/tubular steel to match recreation area fencing
 - 2. Unacceptable Materials
 - a. Chain link, poultry wire or other types of woven wire, including plastic coated wire
 - b. Aluminum or sheet metal
 - c. Plastic or fiberglass materials
 - d. Reed or straw-like materials
 - e. Rope or other fibrous strand elements
 - f. Glass block
 - g. Concrete block, plain or painted
 - h. Concrete slump stone
 - i. Wood lattice
- D. TRELLIS, GAZEBO, ARBOR AND PATIO STRUCTURES
 - 1. No objects such as urns, pots, planters, etc. shall be placed on top of structures. All such "adornment" shall be located under, around or suspended within the structure.
 - 2. Chamfer or decorative cut ends of all rafters and headers.

BUILDING STANDARDS - Continued

D. TRELLIS, GAZEBO, ARBOR AND PATIO STRUCTURES - continued

3. Acceptable Materials:

- a. Resawn wood members of sufficient size to not sag or warp

4. Unacceptable Materials:

- a. Metal structures, including metal awnings
- b. Wood lattice
- c. Corrugated plastic or fiberglass

E. SHEET METAL

1. All exposed sheet metal shall be colored to match related material or surface being flashed.

F. DRAINAGE

1. Drainage must be in accordance with the concept and designs shown on the tract grading and improvement plan. It shall be the responsibility of the unit owner to insure that systems function in accordance with these design standards. All drainage changes shall be reviewed and approved by the ARC.
2. Lots have been engineered and graded to allow for proper drainage. A registered civil engineer or a licensed landscape architect shall be consulted before modifying or disturbing drainage patterns.
3. One percent (1%) minimum drainage shall be maintained and nuisance water shall not enter neighboring yards.

G. EXTERIOR COLORS

1. Exterior colors of buildings, fences, walls, structures and patio covers, as first applied by the developer, shall not be changed or altered without the approval of the ARC.
2. Acceptable colors for new construction shall be those used in the stucco and wood trim on the existing buildings. No natural wood or stain color shall be allowed.

H. EXTERIOR LIGHTING

1. Exterior lighting shall be diffused downward, away from neighbors.
2. No exterior wires or cables will be permitted.

LANDSCAPING, POOL AND RECREATIONAL DEVELOPMENT STANDARDS

A. LANDSCAPING

1. In order to preserve the structural integrity, aesthetic beauty of and the natural view from any unit, no trees, bushes, shrubs or other plants which would exceed a height of the roof ridgeline shall be planted or placed within a balcony or patio area. In any event, the ARC shall have the right to require any member to remove, trim, top or prune any tree or shrub which, in the reasonable belief of the ARC, impedes or detracts from the view of any unit.
2. Raised planters adjacent to a building or patio wall shall have a waterproofed flash wall installed between planter and wall.
3. Patio slabs shall not touch patio walls at any point.
4. Homeowner shall be responsible for repair/replacement of any damaged common area landscaping.

B. POTS, PLANTERS AND PLANTS

Homeowner plant/flower pots or planters shall fall under the following guidelines:

1. Planted pots shall be allowed at the individual homeowners entry step area and upstairs balcony floors (see "Railing and Wall Caps" and "Stair Caps"). There is no limit to the number of pots allowed, although all pots shall be arranged attractively and in such a way as to not clutter up the entry steps. All planted pots shall have matching terra-cotta drip trays under them so they do not stain or damage the decks. Plants in the pots shall be watered, maintained and trimmed for a good healthy appearance at all times.
2. Planters shall only be of a terra-cotta or plastic material. They must be terra-cotta in color. They shall not be brightly colored, wicker or glazed ceramic pots.
3. Hanging wire baskets lined with moss and plants or flowers shall be acceptable.
4. Empty pots are not preferred but shall be allowed. Pots/planters containing dead plants (even partially) are not acceptable.

**LANDSCAPING, POOL AND RECREATIONAL DEVELOPMENT
STANDARDS - Continued**

B. POTS, PLANTERS AND PLANTS CONTINUED

5. Pots and containers when used as table decorations (without plants/flowers) may be of a material or color other than terra-cotta as long as they are neutral in color and do not draw attention. A table decoration containing a plant becomes a planter and must follow planter guidelines.
6. Wood trellises which support plant material on homeowners' balconies or porches shall be allowed only when they are not attached to walls or railings and may be moved if necessary. They must also be of a height not to block the visual open space afforded by the patio.
7. Trees and plants on patios and balconies shall be kept trim and neat. They shall not be allowed to overhang any wall/railing or exceed an aesthetic size.
8. Drip irrigation systems are not allowed.
9. Common area planters and flower-beds are maintained by the Association and should not contain personal plants, flowers or other items.

"Exhibit A (1)"

HOME IMPROVEMENT FORM

Please complete and include this request form, along with three (3) sets of your proposed home improvement plans to:

Rinevol Community Management, Inc.
27101 Aliso Creek Road, Suite 126
Aliso Viejo, CA 92656

Date: _____

Name: _____

Address: _____

Tract: _____ Lot: _____

Proposed Start Date: _____

Completion Date: _____

Installation to be at no cost whatsoever to Arcada Community Association. Any further maintenance shall be the responsibility of the owner, heirs or assigns.

Homeowner's Signature: _____

Please include the following information with your plans:

1. Description and specifications of all improvements.
2. Plot plan with critical dimensions of improvements proposed with regard to residence.
3. Detailed drawings for any proposed changes.
4. Include three (3) copies of plans and Neighbor Statement with completed Home Improvement Form.

PLEASE NOTE that plans that are approved are not to be considered authorization to change the original plans as installed by the developer and approved by the County of Orange/City of Tustin. The review is intended to consider aesthetic appearance. Owner may also need to acquire city permits for any possible structural changes.

DO NOT WRITE BELOW THIS LINE

Architectural Committee: _____ Date: _____

- Approved
- Approved with Exceptions
- Disapproved

Comments: _____

"Exhibit A(2)"

General Conditions

1. Arcada architectural approval does not constitute waiver of any requirements required by applicable governmental agencies.
2. Architectural approval of plans does not constitute acceptance of any technical or engineering specifications and Arcada assumes no responsibility for such. The function of the Architectural Control Committee is to review submittals as to aesthetics. All technical and engineering matters are the responsibility of the owners.
3. An oversight of a Covenant, Condition or Restriction, or a Committee policy does not constitute waiver of that rule and therefore must be corrected upon notice.
4. Access for equipment used in construction must be through your property only. Access over Community Property will not be permitted.
5. Streets may not be obstructed with the objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, dumpsters, sand and building materials may not be stored on streets, sidewalks or Community Property.
6. Building permits may be required for certain improvements from the County of Orange/City of Tustin.
7. Any damage to Arcada Community Association Community Property will be replaced or repaired by an Arcada subcontractor. All applicable charges for restorations will be charged back to the homeowner by Arcada Community Association and is due within 30 days from notification or assessment of penalties.

"Exhibit A(3)"

**Arcada Community Association
Facing and Adjacent Neighbor Statement**

The attached plans were made available to the following neighbors for review:

Homeowners

Facing Neighbor:

Name: _____

Address: _____

Signature: _____

Adjacent Neighbor:

Name: _____

Address: _____

Signature: _____

Adjacent Neighbor:

Name: _____

Address: _____

Signature: _____

Adjacent Neighbor:

Name: _____

Address: _____

Signature: _____

The neighbors have seen the plans I am submitting for Architectural Committee approval (see above verification). I understand neighbor objections do not in themselves cause denial. The Architectural Committee has the discretion, but not the duty, to contact any neighbor who the Committee believes may be affected by the proposal.

Submitted by:

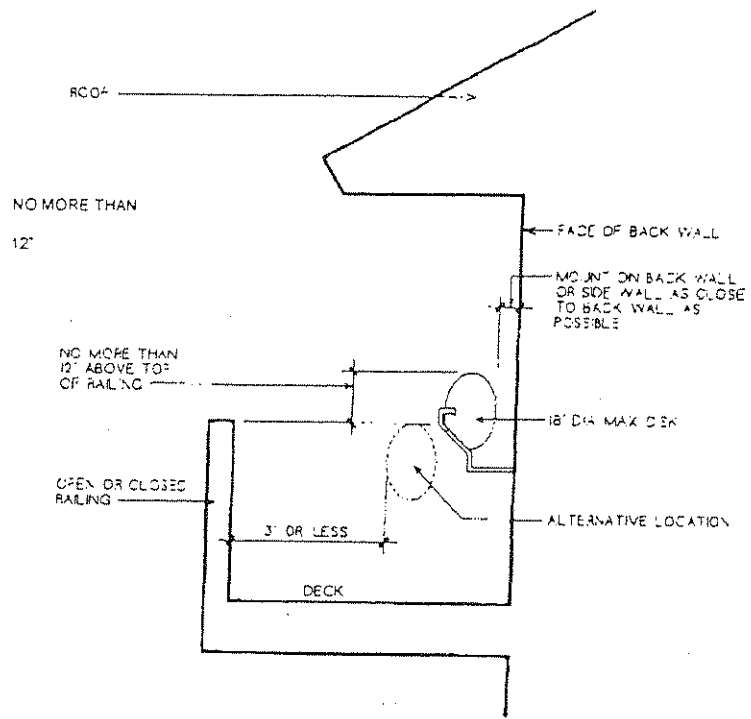
Date: _____

Name: _____

Address: _____

"Exhibit B"

Satellite Dish Installation Diagram



SECTION THRU TYPICAL DECK

SCALE: 1/2" = 1'-0"