

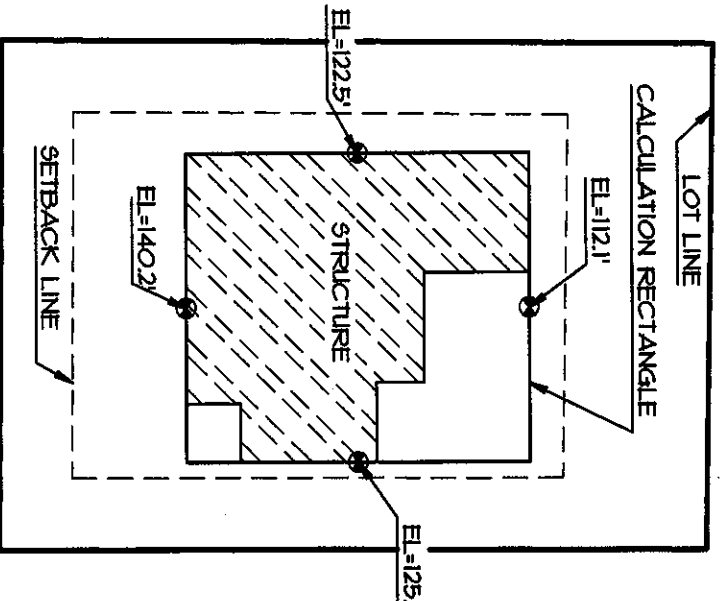
LOT NUMBER	BUILDING AREA (SQ)	BUILDING HEIGHT (FT)
1	3005 SF	16 FT
2	3311 SF	18 FT
3	3002 SF	18 FT
4	3101 SF	18 FT
5	3101 SF	18 FT
6	3101 SF	18 FT
7	3101 SF	18 FT
8	3101 SF	18 FT
9	3101 SF	18 FT
10	3101 SF	18 FT
11	3101 SF	18 FT
12	3101 SF	18 FT
13	3101 SF	18 FT
14	3101 SF	18 FT
15	3101 SF	18 FT
16	3101 SF	18 FT
17	3101 SF	18 FT
18	3101 SF	18 FT
19	3101 SF	18 FT
20	3101 SF	18 FT
21	3101 SF	18 FT
22	3101 SF	18 FT
23	3101 SF	18 FT
24	3101 SF	18 FT
25	3101 SF	18 FT
26	3101 SF	18 FT
27	3101 SF	18 FT
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29	3101 SF	18 FT
30	3101 SF	18 FT
31	3101 SF	18 FT
32	3101 SF	18 FT
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37	3101 SF	18 FT
38	3101 SF	18 FT
39	3101 SF	18 FT
40	3101 SF	18 FT
41	3101 SF	18 FT
42	3101 SF	18 FT
43	3101 SF	18 FT
44	3101 SF	18 FT
45	3101 SF	18 FT
46	3101 SF	18 FT
47	3101 SF	18 FT
48	3101 SF	18 FT
49	3101 SF	18 FT
50	3101 SF	18 FT
51	3101 SF	18 FT
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53	3101 SF	18 FT
54	3101 SF	18 FT
55	3101 SF	18 FT
56	3101 SF	18 FT
57	3101 SF	18 FT
58	3101 SF	18 FT
59	3101 SF	18 FT
60	3101 SF	18 FT
61	3101 SF	18 FT
62	3101 SF	18 FT
63	3101 SF	18 FT

SETBACK NOTES

1. BUILDING ENVELOPE LINES ARE CONSTRUCTED PARALLEL TO LOT LINES AND ARE MEASURED AS FOLLOWS: SETBACK DISTANCE IS SCANNED TO THE NEAREST FOOT (E.G. 20' SETBACK = 20.00').
2. BUILDING ENVELOPE DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT (E.G. 19.97' UNLESS SHOWN OTHERWISE HEREON).

BUILDING HEIGHT NOTES

1. BUILDING HEIGHTS AND SETBACKS SHALL BE AS SHOWN HEREON AND SHALL MEET CITY OF BAY CITY ORDINANCE.
2. BUILDING HEIGHT TO LOT BE MAY BE INCREASED TO 30' IF APPROVED BY THE CITY OF BAY CITY, NEVADA COMPTROLLER AND THE CITY OF BAY CITY.
3. THE BUILDING HEIGHT SHALL BE AS MEASURED FROM THE HIGHEST EXISTING GRADE TO THE HIGHEST POINT ON THE STRUCTURE.
4. AVERAGE EXISTING GRADE IS DEFINED AS THE AVERAGE OF THE EXISTING GROUND ELEVATIONS AT THE HIGHPOINTS OF ALL FOUR SIDES OF A SECTION. THE ENDPOINTS OF THE EXTERIOR FINISH GRADE ARE THE POINTS TO WHICH THE EXCAVATION IS TO BE MADE.
5. IN SITUATIONS WHERE THE CITY OF BAY CITY HEIGHT STANDARD IS MORE STRICT THAN THAT SET FORTH HEREON, THEN THE CITY'S STANDARD SHALL GOVERN.



AVERAGE EXISTING GRADE = 1212.214021212121
 4
 125.1'
AVERAGE EXISTING GRADE EXAMPLE CALCULATION



BLOCK 73

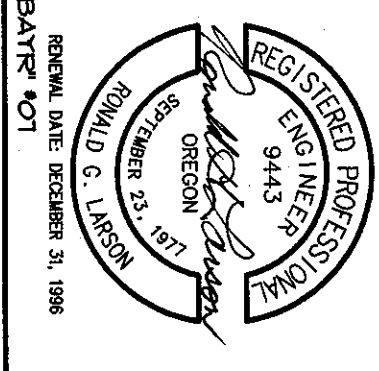
BLOCK 74

BLOCK 72

BLOCK 71

SHEET 1 OF 1

BAY RIDGE SUBDIVISION
BAY RIDGE BUILDING ENVELOPE PLAN
 BAY CITY, OREGON



JOB NO. 254-008
 DATE OCT. 28, 1996
 DESIGNED BY [Signature]
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 TITLE [Signature]
 254200802DLDG

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