



### LAND USE APPLICATION FORM

<b>Type I (OCMC 17.50.030.A)</b> <input type="checkbox"/> Compatibility Review <input type="checkbox"/> WRG <input type="checkbox"/> Comm. Fac <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) <input type="checkbox"/> Verification <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Extension of Approval <input type="checkbox"/> Historic Review - Remodel <input type="checkbox"/> Detailed Dev. Plan (DDP)	<b>Type II (OCMC 17.50.030.B)</b> <input type="checkbox"/> Master Plan / PUD / GDP or Amendment <input type="checkbox"/> Detailed Development Plan (DDP) <input type="checkbox"/> Floodplain Review <input type="checkbox"/> Geologic Hazard Overlay <input type="checkbox"/> Minor Partition (<4 lots) <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Site Plan and Design Review / DDP <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Minor Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Public Improvement Modification <input type="checkbox"/> Willamette Greenway  <b>ELD Process (OCMC 17.50.030.E)</b> <input type="checkbox"/> Expedited Land Division	<b>Type III / IV (OCMC 17.50.030.C &amp; D.)</b> <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Master Plan / PUD / GDP Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan / Legislative Amendment (Code /Map) <input type="checkbox"/> Detailed Development Plan DDP <input checked="" type="checkbox"/> Historic Review <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Zone Change (Text/Map) <input type="checkbox"/> Willamette Greenway  <b>Legislative Action (OCMC 17.50.170)</b> <input type="checkbox"/> Legislative
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<b>File Number(s):</b>	<b>Application Date:</b> 09-01-2022
<b>Project Name:</b> YIP RESIDENCE	
<b>Proposed Land Use or Activity:</b> ADA RAMP	<b># of Lots Proposed (If Applicable):</b>
<b>Physical Address(es) of Site:</b> 1020 5th Street Oregon City OR 97045	
<b>Clackamas County Map and Tax Lot Number(s):</b> 2-2E-31DA 10900	

**Applicant(s)**

<b>Applicant(s) Signature:</b> Bogdan Smolinets		
<b>Applicant(s) Name Printed:</b> NW CUSTOM HOMES INC.		<b>Date:</b> 09-01-2022
<b>Mailing Address:</b> 15730 SE Bybee dr. Portland OR 97236		
<b>Phone:</b> 503-504-6754	<b>Fax:</b> 971-279-5606	<b>Email:</b> nwcustomhomes@yahoo.com

**Property Owner(s) - See reverse for more than two Owners**

<b>Property Owner #1</b>		
<b>Property Owner#1 Signature</b>		
<b>Property Owner#1 Name Printed:</b> Teresa Yip		<b>Date:</b> 09-01-2022
<b>Mailing Address:</b> 5835 Hamilton St. Portland OR 97221		
<b>Ownership Address:</b>		
<b>Phone:</b> 971-258-8148	<b>Fax:</b>	<b>Email:</b> yipt@aol.com

<b>Property Owner #2</b>		
<b>Property Owner#2 Signature</b>		
<b>Property Owner#2 Name Printed:</b>		<b>Date:</b>
<b>Mailing Address:</b>		
<b>Ownership Address:</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>Email:</b>

**Representative(s)**

<b>Representative(s) Signature</b> Bogdan Smolinets		
<b>Representative(s) Name Printed:</b> Bogdan Smolinets		<b>Date:</b> 09-01-2022
<b>Mailing Address:</b> 15730 SE Bybee dr. Portland OR 97236		
<b>Phone:</b> 503-504-6754	<b>Fax:</b> 971-279-5606	<b>Email:</b> nwcustomhomesw@yahoo.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

**From:** [john delson](#)  
**To:** [Bogdan Smolinets](#)  
**Cc:** [Christina Robertson-Gardiner](#)  
**Subject:** ADA RAMP NARRATIVES  
**Date:** Friday, September 2, 2022 3:48:18 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Christina,

For the upcoming meeting with HRB meeting,

We have proposed a smaller, reduced to the minimum ADA ramp, to access the main floor of the residential floor of the house.

The rear deck has been reduced from 13.5 feet x 19 feet to 5 feet x 8'-10".

We have reduced the number of turns to reach the residential floor.

The proposed solution meets the current building code, and the Federal Standards, and ADA Regulations.

The owner have elected traditional ramp solution as oppose to any electrical lift, or elevator to reduce, or eliminate highly possible power shortages, mechanical failures or maintenance issues.

Also, because of the project is near the completion, and the floor layouts does not allow for any significant alterations. The cost of proper elevator (above 100k) is also cost prohibitive solution.

Per our last meeting and discussion with James Sayers -Oregon City Building Official the "approved ADA access to the residence" by HRB, does not meet the ADA standards. We believe that the note from the building Official has been filed by James Sayers.

We have also proposed two planters, one on the right elevation, and the other on the rear elevation to visually reduce, and to screen the ramp.

Regarding front porch columns: we intended to have 12 inch round column per original plans.

Perhaps the artist rendering was not clear about it, however our technical drawings do not specify square columns.

Thank you for your consideration,

**Please confirm receipt of this email.**

Should you have any questions, please call us or e-mail.

Thank you,

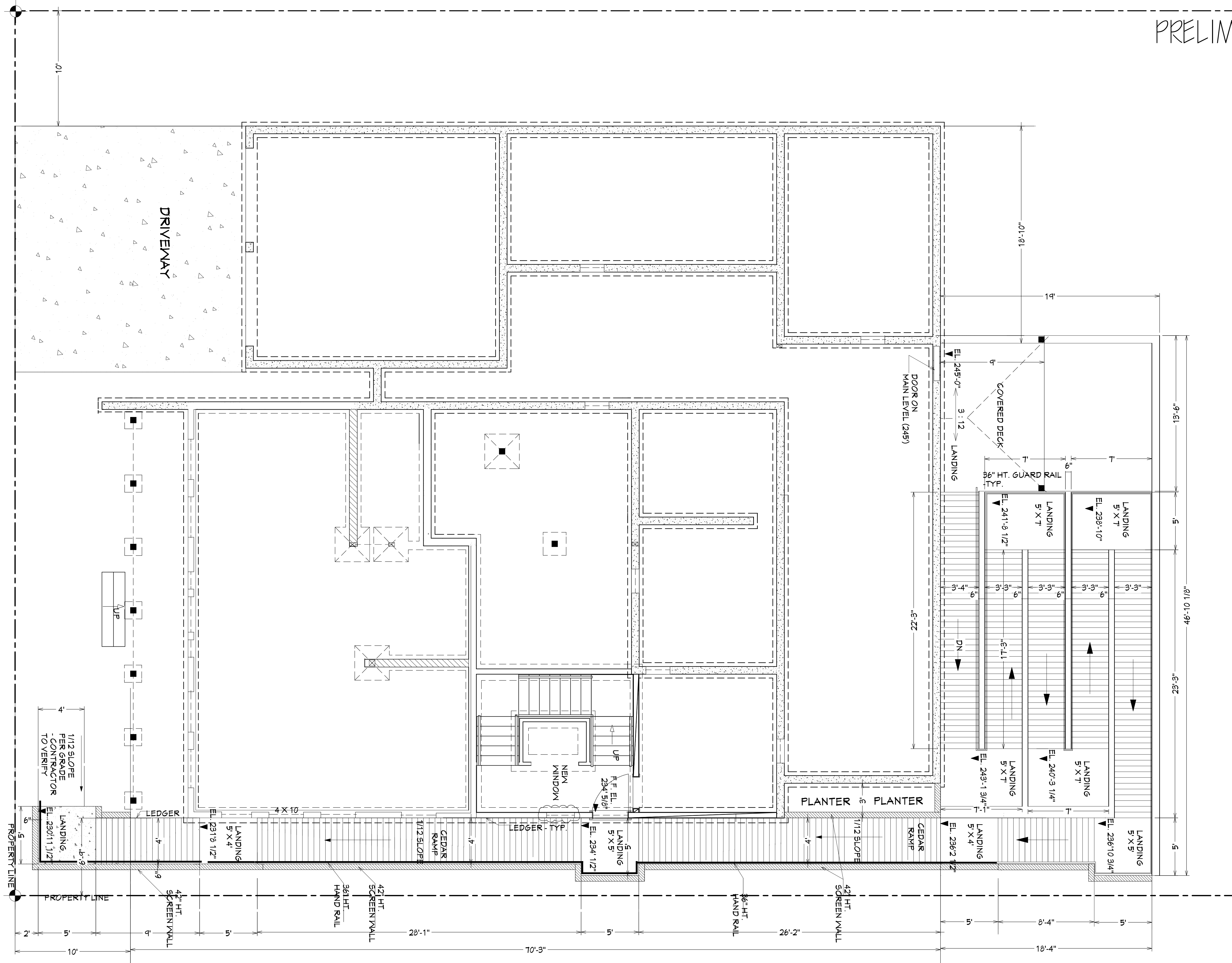
Respectfully,

John Delson P.E. DEI-President  
p. 360-944-7094  
c. 360-281-8353

cc: Bogdan Smolinets-General Contractor



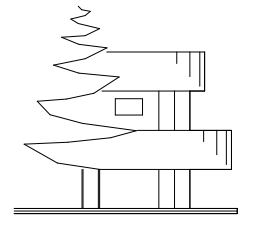
PRELIMINARY



ADU RAMP VERSION I

1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES -TYP.

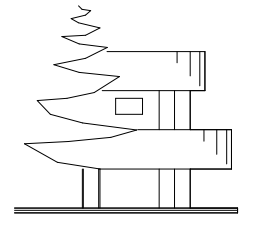


YIP RESIDENCE  
5 TH ST JO-ADAMS ST  
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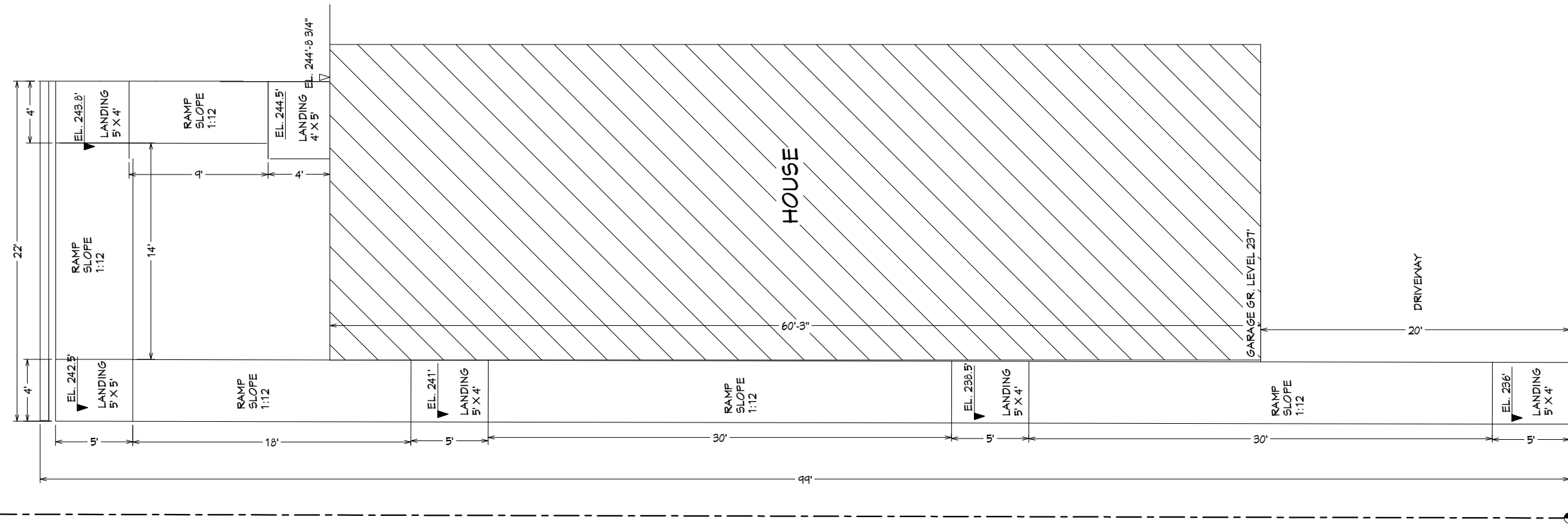
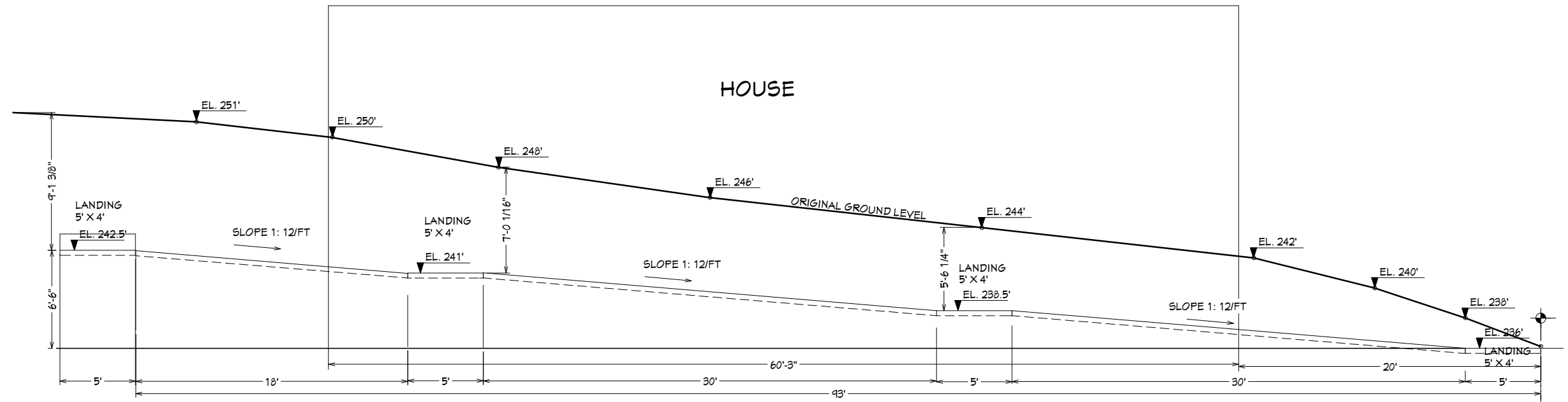
DATE: 8-26-21  
LIVING AREA:  
JOB NO: A14-T-52  
DRAWN BY: *adg*

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF DELSON ENGINEERING, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF DELSON ENGINEERING, INC. IS STRICTLY PROHIBITED. DELSON ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS IN ANY MANNER. IN ADDITION, THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS IN ANY MANNER. DELSON ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS IN ANY MANNER. DELSON ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS IN ANY MANNER.

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# PRELIMINARY



PROPOSED RAMP SKETCH ON LEFT SITE

1/8" = 1'-0"



A-5

YIP- RESIDENCE  
5 TH ST JQ-ADAMS ST  
OREGON CITY, OR 97045

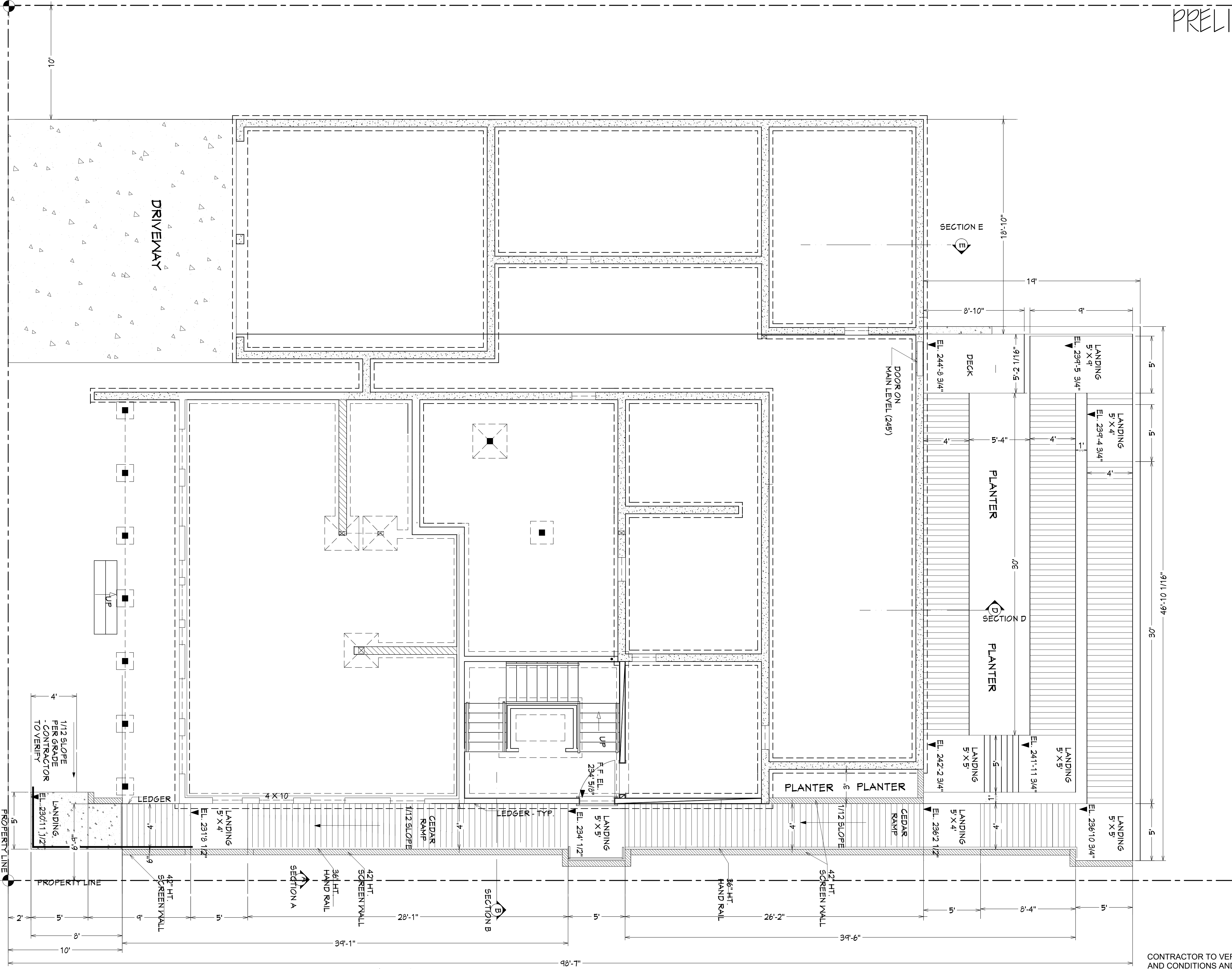
DATE: 4-11-20  
LIVING AREA:  
JOB NO: A19-7-52  
DRAWN BY: /s/ELK

THESE PLANS HAVE BEEN LOANED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF THE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACQUIRED BY THE CUSTOMER. USE OF ANY PART OF THESE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT FOR SUBMITTALS TO THE CITY OF OREGON CITY, IS STRICTLY PROHIBITED. THE PLAN SHALL NOT BE REPRODUCED, COPIED, REPRINTED, REPAIRED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DELSON ENGINEERING, INC. THE CITY OF OREGON CITY, OREGON, HAS REVIEWED THESE PLANS AND APPROVES THEM FOR THE CITY'S RECORDS. HOWEVER, THE CITY OF OREGON CITY, OREGON, DOES NOT WARRANT THE ACCURACY OF THESE PLANS. DELSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CUSTOMER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND DETAILS IN THE PLANS. DELSON ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. UNAUTHORIZED USE OR COPYING OF THESE PLANS, INCLUDING FOR WORK IN PROGRESS, AND UP TO 100,000 PER WORK IN PROGRESS, IS STRICTLY PROHIBITED. A GENERAL NOTE AND SPECIFICATIONS SHEET IS ALWAYS AN INTEGRAL PART OF THESE DRAWINGS AND IS CONNECTED TO THE LAST SHEET OF THE SET.

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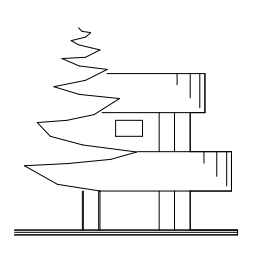
PRELIMINARY



ADU RAMP VERSION 2

1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES -TYP.

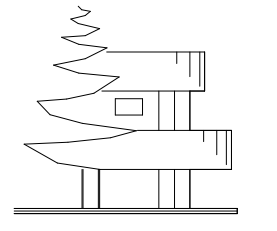


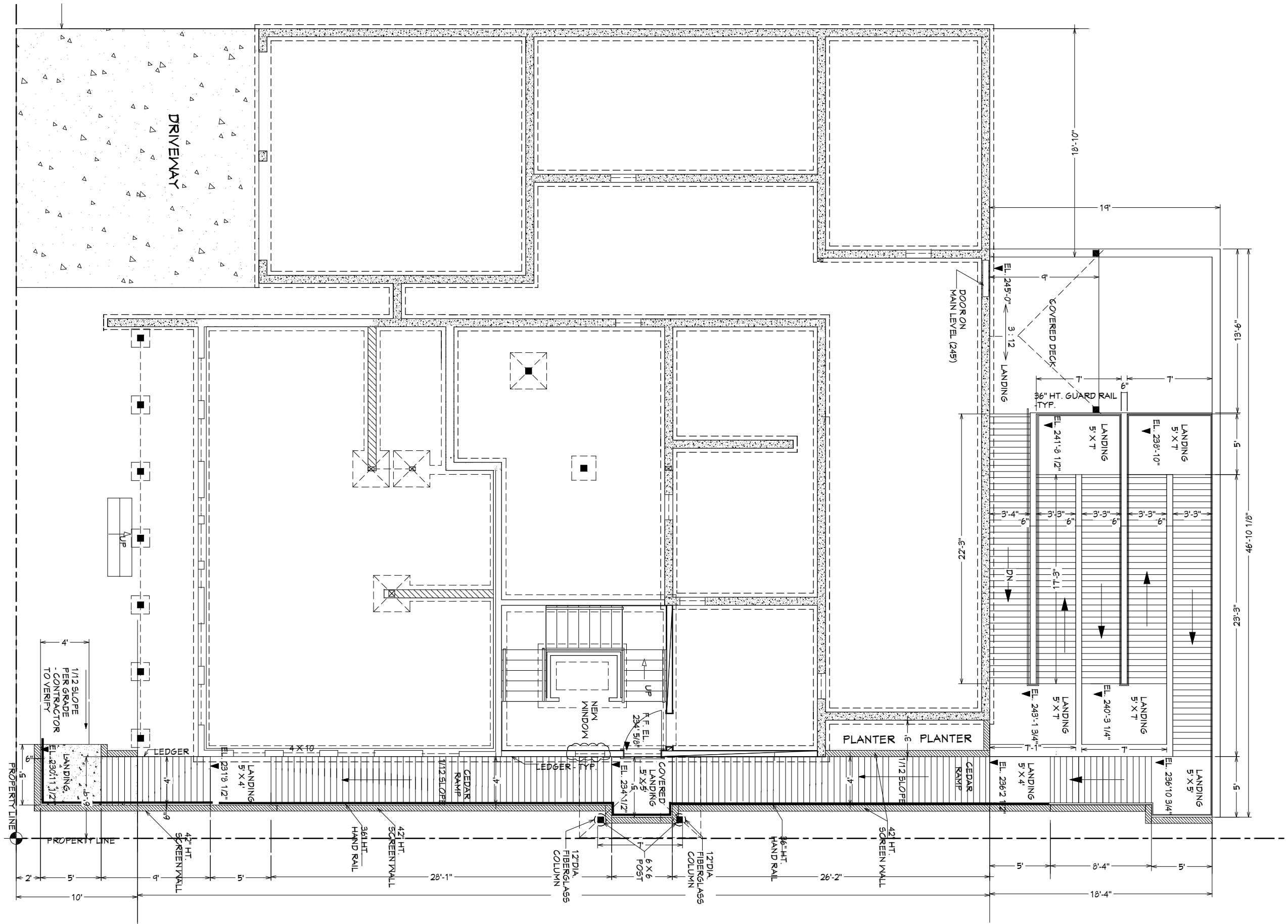
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THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THE PLANS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THESE PLANS.

DATE: 8-26-21  
LIVING AREA:  
JOB NO.: A14-T-52  
DRAWN BY: *ADP*

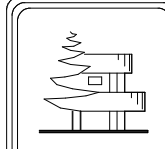
YIP RESIDENCE  
5 TH ST JO-ADAMS ST  
OREGON CITY, OR 97045





PROPOSED RAMP VERSION # 1  
 1/8" = 1'-0"

PRELIMINARY

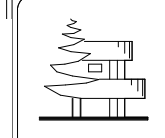


**YIP RESIDENCE**  
**5TH ST JQ ADAMS ST**  
**OREGON CITY OR 97045**

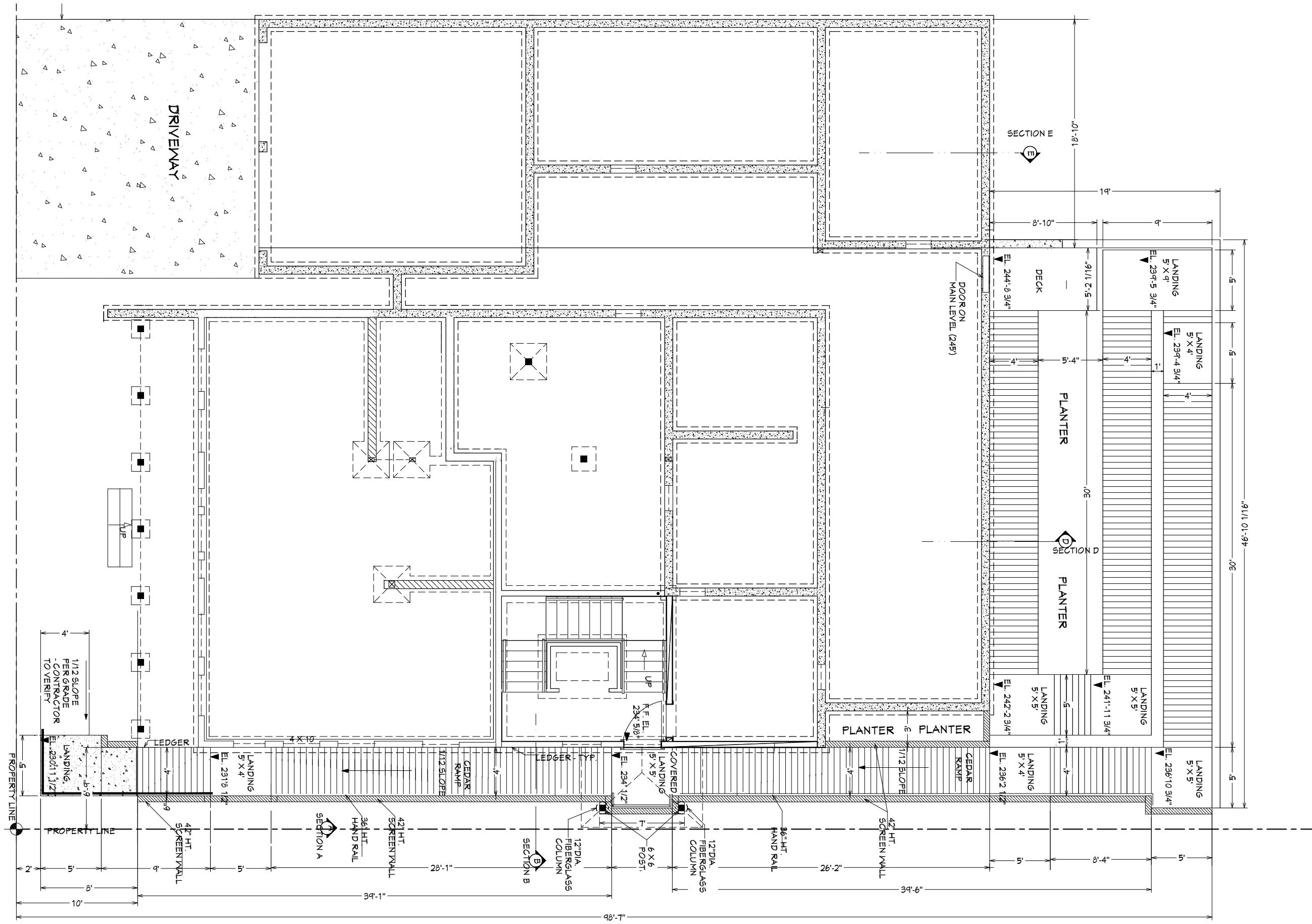
DATE: **9-2-22**  
 LIVING AREA:  
 JOB NO: **A19-7-52**  
 DRAWN BY: **APB/ML**

THESE PLANS HAVE BEEN LOANED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE AGREEMENT BY THE CUSTOMER. USE OF ANY PART OF THESE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT FOR SHARING WITH OTHERS, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE REPRODUCED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION BY THE CUSTOMER. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES AND REGULATIONS, AND SPECIFIC TO THE PROJECT, IS THE RESPONSIBILITY OF THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURACY AND/OR VARIATIONS OF THE PLANS BY THE CUSTOMER.

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 1204 NE 146TH AVENUE  
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PROPOSED RAMP VERSION # 2

1/8" = 1'-0"

PRELIMINARY



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THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE CONSTRUCTION OF THE BUILDING AND ARE SUBJECT TO THE CONDITIONS OF USE AND THE CUSTOMER'S USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER. EXCEPT FOR THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE, THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE PERFORMANCE OF THE BUILDING.

DATE: 9-2-22  
 LIVING AREA:  
 JOB NO. DRAWN A19-7-52  
 BY: *edg*

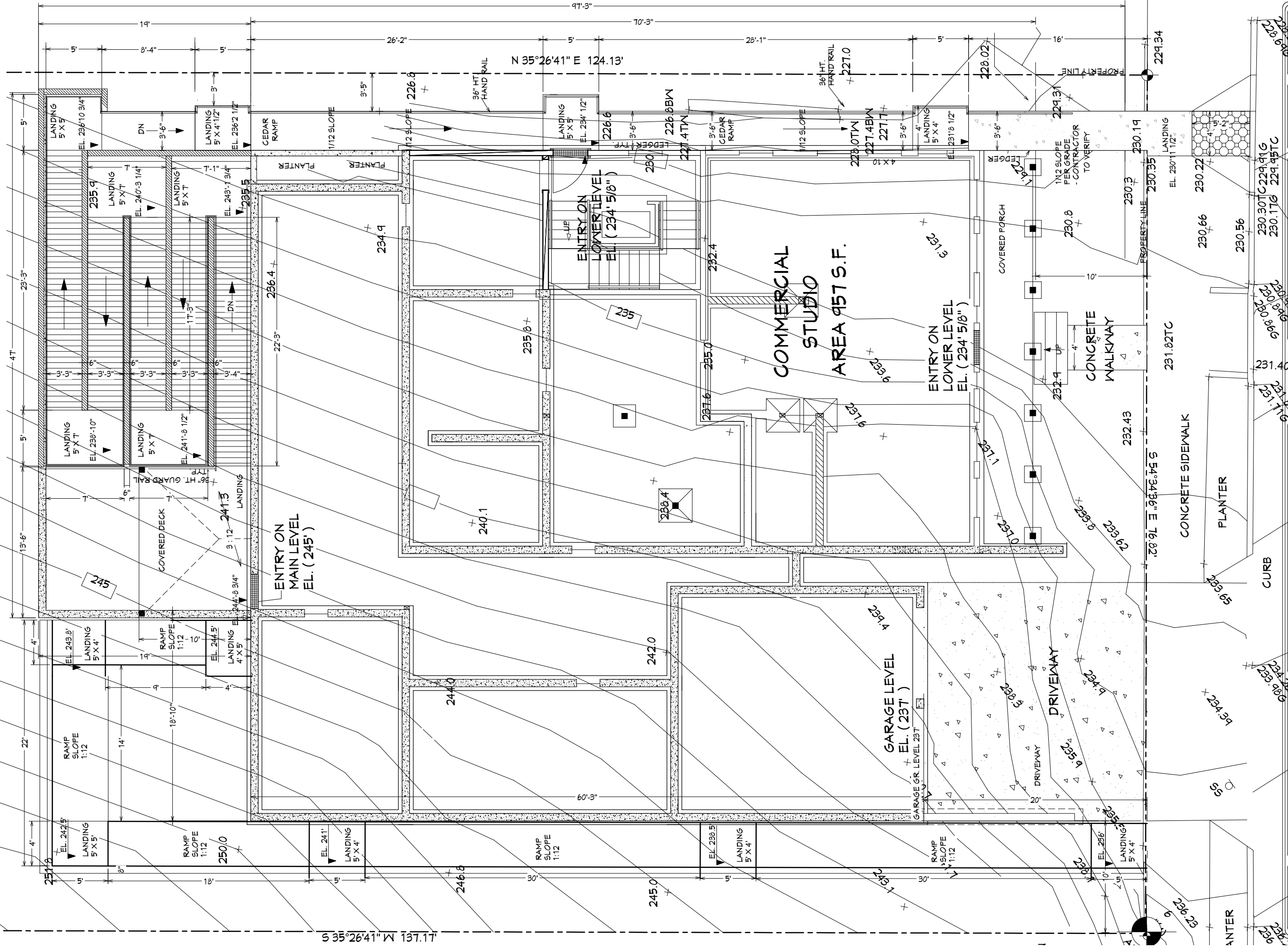
YIP RESIDENCE  
 5TH ST JQ ADAMS ST  
 OREGON CITY OR 97045



PRELIMINARY

PROPOSED RAMP ON RIGHT AND LEFT SIDE OF THE BUILDING

-0"11



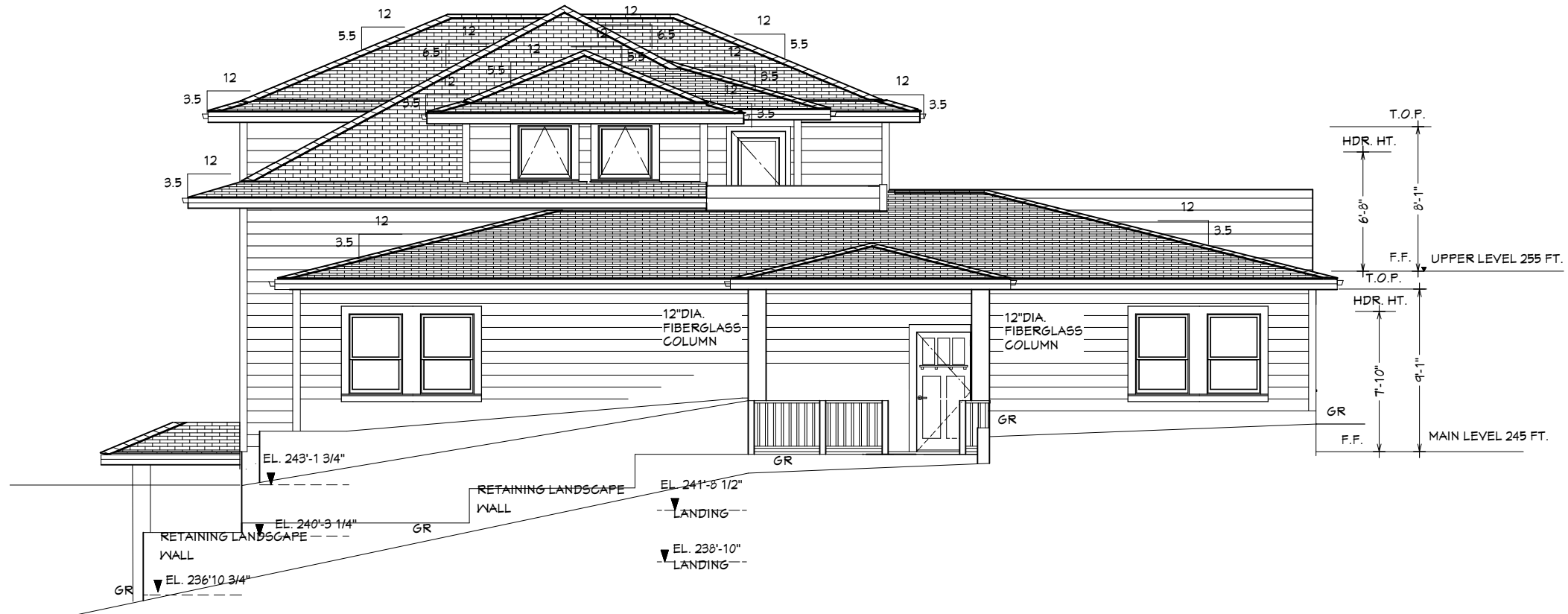
**5TH STREET**

THESE PLANS SHALL BE SUBMITTED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF THE BUILDING AND THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND DETAILS IN THE PLANS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND DETAILS IN THE PLANS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND DETAILS IN THE PLANS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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**YIP- RESIDENCE**  
 5 TH ST JQ-ADAMS ST  
 OREGON CITY, OR 97045

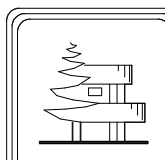
DATE: 4-11-20  
 JOB NO: A19-7-52  
 DRAWN BY: JAG/20



# REAR ELEVATION WITH PROPOSED RAMP VERSION # 1

$1/8'' = 1'-0''$

# PRELIMINARY

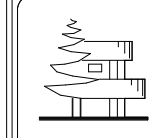


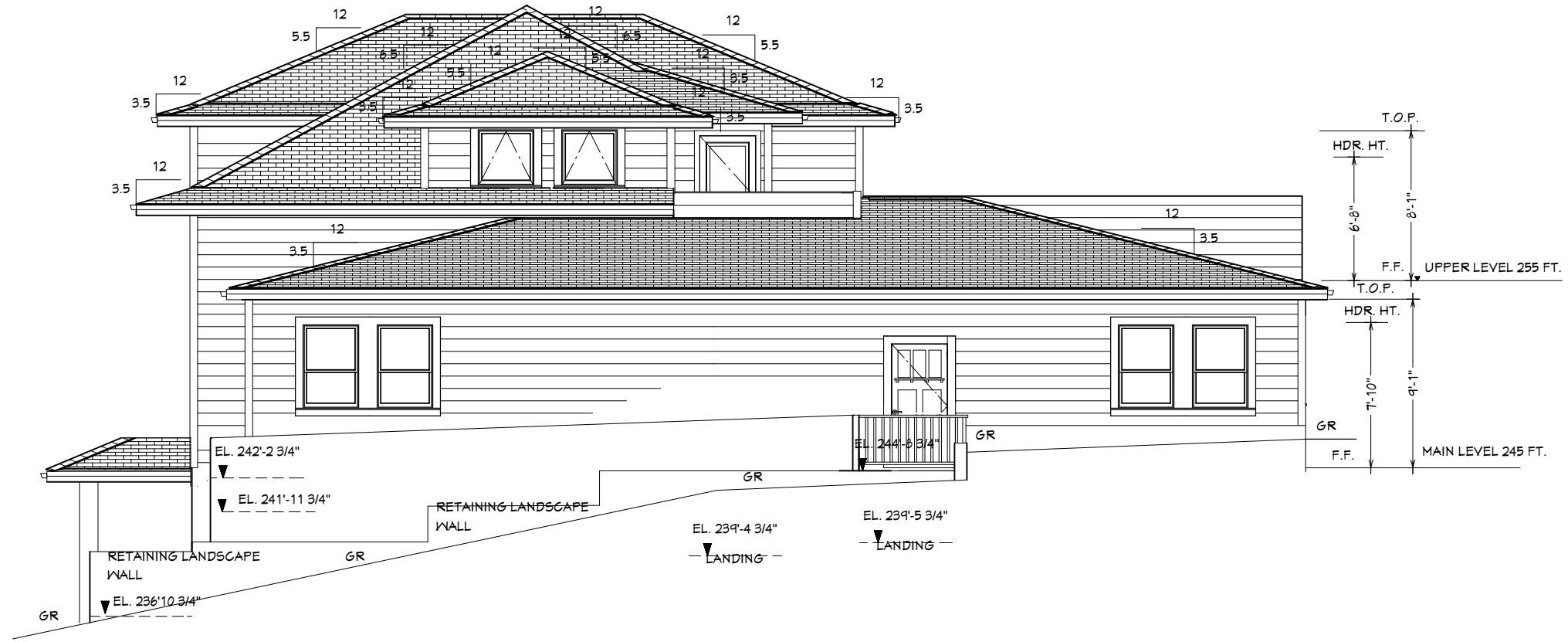
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5TH ST JQ ADAMS ST  
OREGON CITY OR 97045

DATE: 9-2-22  
LIVING AREA:  
JOB NO.: DRAWN A19-7-52  
BY: *edg*

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THESE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER, EXCEPT FOR SHOWN FACTORS, IS STRICTLY PROHIBITED. THE PLANS MAY NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY THE DESIGNER AND SHALL BE INDICATED BY A REVISION TABLE. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THESE PLANS. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO CONSTRUCTION DEFECTS OR OTHER WORKMANSHIP DEFECTS. THE CUSTOMER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY THE CUSTOMER OR OTHER THIRD PARTIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO CONSTRUCTION DEFECTS OR OTHER WORKMANSHIP DEFECTS. THE CUSTOMER SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY THE CUSTOMER OR OTHER THIRD PARTIES.

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REAR ELEVATION WITH PROPOSED RAMP  
VERSION # 2

$$1/8'' = 1'-0''$$

PRELIMINARY



YIP RESIDENCE  
5TH ST JQ ADAMS ST  
OREGON CITY OR 97045

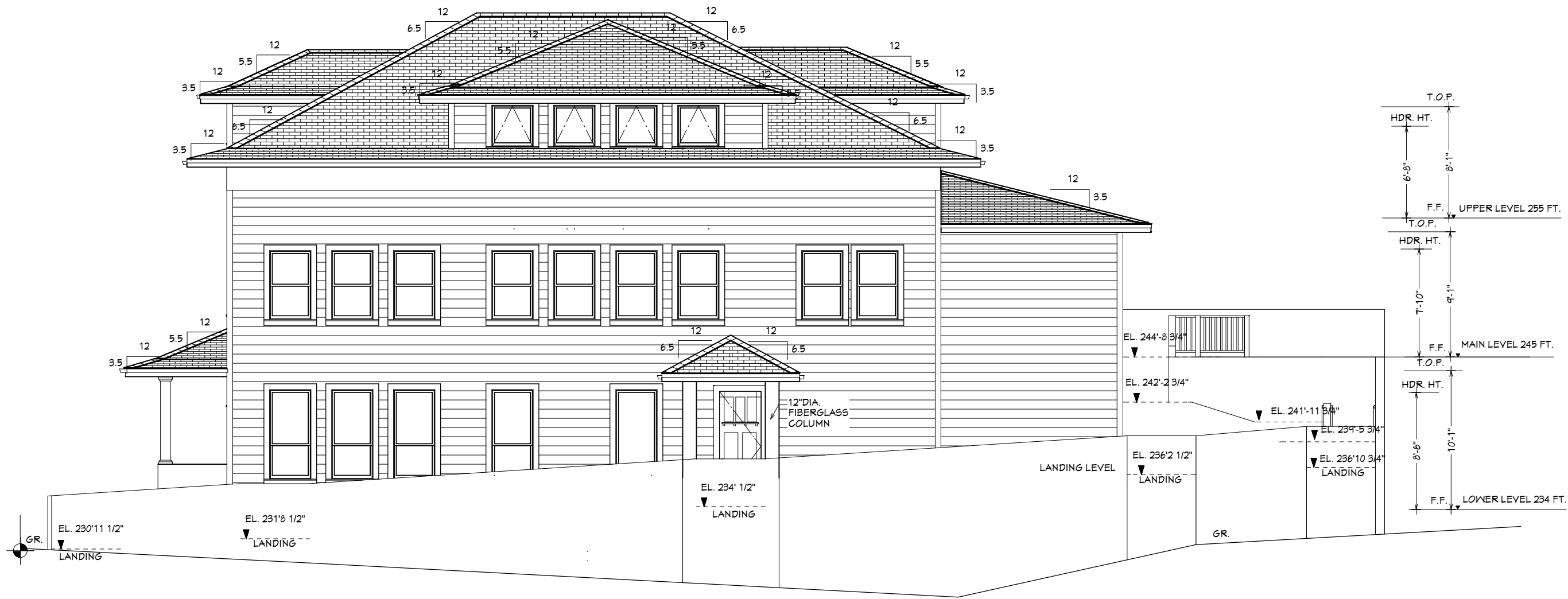
DATE: 9-2-22  
LIVING AREA:  
JOB NO.: DRAWN A19-7-52  
BY: *edg*

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RIGHT ELEVATION WITH PROPOSED RAMP  
 VERSION # 2

1/8" = 1'-0"

PRELIMINARY



YIP RESIDENCE  
 5TH ST JQ ADAMS ST  
 OREGON CITY OR 97045

DATE: 9-2-22  
 LIVING AREA:  
 JOB NO: DRAWN A19-7-52  
 BY: urp/ak

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