

STONEWOOD TOWERS PROCEDURE NO. 22

Subject: Construction of Storage Facilities in E and H Garages

Background:

This procedure cancels and supersedes all previous policies, directives and specifications pertaining to this subject. The purpose of this procedure is (1) to provide uniformity in the construction of storage cabinets, thereby improving appearances, and (2) to ensure that a passageway is provided between the East and West sides of E garage.

All presently installed facilities are authorized whether they conform to the following specifications or not. However, if a present storage facility is remodeled, replaced, or a new facility is constructed, it shall conform to the following specifications.

Specifications:

1. Storage facilities can be constructed in one of two designs, elevated and full height.
2. Whether an elevated storage facility is against a wall or in the center of the garage, it shall be four (4) feet above the finished floor (AFF).
3. Full height storage units will be constructed on a base made of 4"x4" pressure treated lumber. Access will be open to facilitate occasional cleaning beneath the unit.
4. No storage facility shall be deeper than four (4) feet.
5. No storage facility shall extend higher than the low side of the East/West strength cement beams.
6. The storage facilities on the East and West wall of the E garage shall be ten (10) feet wide and within yellow lines.
7. The storage facilities in the middle of the E Garage shall be eight (8) feet wide, and within yellow lines.
8. Materials: Plywood used in cabinet construction shall be of exterior or higher quality. Particle board and interior type plywood shall not be used. The finished cabinet shall be painted white. It is recommended that a layer of 3.8 mil or heavier plastic be installed on the top of all cabinets and also on the rear of wall-mounted cabinets. The installed plastic shall not be larger than the surfaces to be covered.
9. Because of the many irregularities in H Garage, variances to the above specifications may be granted on an individual basis.

Procedures:

1. The construction, repair and maintenance of all storage cabinets in an acceptable condition are the responsibility of the unit owner. Refer to Procedure no. 15.
2. The garage floor is basically a parking facility for cars. It is not a storage area. All articles not routinely used for transportation shall either be stored in a cabinet or removed from the garage.
3. Bikes should not be parked between the cabinets which deny passage, nor should they extend beyond the parking yellow lines of the individual space.
4. Parked vehicles shall not extend out into the travel lane of the garage facility. This is defined as 22 ft. 6 in. from the east or west wall and not past the columns for the center locations.

NOTE: PLANS FOR CONSTRUCTING STORAGE CABINETS SHALL BE PRESENTED TO THE BOARD OF ADMINISTRATION FOR REVIEW AND APPROVAL.

Connie Stine, Secretary