

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS PRIOR TO STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. NOTES AND DETAILS SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. SEE PLANS FOR INFORMATION NOT GIVEN IN THESE GENERAL NOTES.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING THE LATEST EDITION OF THE FOLLOWING CODES:
 - A. UNIFORM BUILDING CODE
 - B. TITLE 24 C.A.C.
 - C. CALIFORNIA BUILDING CODE
 - D. UNIFORM MECHANICAL CODE
 - E. NATIONAL ELECTRICAL CODE
5. THE ENGINEER HAS NOT DESIGNED THE ERECTION SUPPORTS OR SHORING OF ANY PORTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE SAFETY OF HOW THE WORK IS PERFORMED.
6. MAXIMUM OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE IN FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM OF 45 DEGREES.
7. EXISTING DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIFIC EFFORT OR KNOWLEDGE. POST SIGN WITH "HIGH LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS", OVER MAIN EXIT DOORS. (" HIGH LETTERS ON CONTRASTING BACKGROUND)
8. PROVIDE MINIMUM 4'-0" HIGH MARQUITE WANSNOT AROUND ALL WALLS IN RESTROOMS.
9. RESTROOM FLOORS TO BE MINIMUM 3/32" V.C.I.
10. PROVIDE 4" HIGH COATED RUBBER BASE AROUND ALL FLOOR /WALL INTERSECTIONS IN RESTROOMS.

SOIL-FOUNDATION NOTES

1. SITE PREPARATION: REMOVE VEGETATION AND DEBRIS FROM SITE. SCRAP AND RECOMPACT TO 90% OF MAXIMUM DRY DENSITY.
2. FILL SOIL TO BE COMPACTED IN 6" LAYERS TO 90% OF MAXIMUM DRY DENSITY.
3. SAND OR GRAVEL USED FOR FILL UNDER CONCRETE SLABS- 90% COMPACTION.
4. ALL LOAD-BEARING FOUNDATIONS SHALL BE PLACED IN UNDISTURBED NATURAL SOIL TO DEPTH REQUIRED BY U.B.C. TABLE 29-A OR ON ENGINEERED COMPACTED FILL IF REQUIRED.
5. AFTER FOUNDATION EXCAVATIONS HAVE BEEN COMPLETED AND PRIOR TO FORMWORK, THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL SOIL CONDITIONS REQUIRING FOUNDATION WORK OTHER THAN SHOWN. DIMENSIONS AS SHOWN ON DRAWINGS.
7. SEE FOUNDATION PLAN FOR LOCATION OF EXPANSION JOINTS IN FLOOR SLABS.
8. FOOTINGS SHALL BE LOCATED AS PER DRAWINGS AND AS APPROVED BY THE ARCHITECT.
9. FOOTING EXCAVATIONS SHALL BE CLEARED OF ALL LOOSE OR DISTURBED SOIL, DEBRIS, OR OTHER DELETERIOUS MATERIALS JUST PRIOR TO POURING.
10. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN THE FOOTING EXCAVATIONS. FOOTING EXCAVATIONS SHALL BE DRY AT TIME OF POURING.

REINFORCING NOTES

1. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE DEFORMED BARS, CONFORMING TO A.S.T.M. DESIGNATION A-615 GRADE 60, (UNLESS OTHERWISE NOTED) WITH FABRICATION DETAILS CONFORMING TO THE A.C.I. MANUAL OF STANDARD PRACTICE.
2. ALL REINFORCING STEEL SHALL BE CONTINUOUS. SPLICED JOINTS SHALL BE STAGGERED WITH BARS LAPPING 40 BAR DIAMETERS. BAR LENGTHS SHALL BE CALCULATED TO BE 10 BAR DIAMETERS LONGER THAN ALL BARS WHERE STANDARD RIGHT ANGLE BENDS ARE NOT POSSIBLE.
3. WIRE REINFORCING SHALL BE 6"x6" TO GAUGE WELDED FABRIC. SPAN/JOIST JOINTS SHALL BE 20" SPACING. WIRE REINFORCING SHALL BE ELECTRICALLY WELDED AT INTERSECTIONS.
4. ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW-HYDROGEN ELECTRODES UNLESS OTHERWISE NOTED.
5. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND FIRMLY HELD IN PLACE BEFORE AND DURING THE PLACEMENT OF CONCRETE. REINFORCING SHALL BE SECURED TO FORMS ACCURATELY AND RIGIDLY IN PLACE AT ALL TIMES. WIRE REINFORCING STEEL TOGETHER AT ALL INTERSECTIONS.
6. ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS UNLESS OTHERWISE NOTED:
 - SURFACES POURED AGAINST EARTH----- 3"
 - FORMED SURFACES EXPOSED TO EARTH OR WEATHER BARS LARGER THAN NO. 8----- 2"
 - SLABS AND WALLS NOT EXPOSED TO----- 1 1/2"
 - GROUND OR WEATHER----- 3/4"
 - BEAMS AND GIRDERS----- 1 1/2"
 - JOISTS----- 3/4"
 - COLUMNS----- 1 1/2"

CONCRETE NOTES

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2000 P.S.I. IN 28 DAYS. MAXIMUM SLUMP TO BE 4". MAXIMUM AGGREGATE SIZE SHALL BE 1 1/2".
2. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WETTED DOWN 24 HOURS IN ADVANCE OF POURING.
3. ALL JOISTS, GROOVES, ANCHOR BOLTS, ETC. SHOWN ON THE DRAWINGS SHALL BE PROVIDED FOR IN THE FORMWORK BEFORE THE CONCRETE IS POURED. ALL ITEMS THUS SET SHALL BE ACCURATELY LOCATED, AND SECURED TIGHTLY IN PLACE BEFORE CONCRETE IS PLACED.
4. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CURED IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES.
5. TRUENESS OF ALL SLABS, ALL SLABS SHALL BE TRUE TO 1/2" IN 50 FEET AND SHALL HAVE NO VISIBLE SMALES.

CONCRETE BLOCK NOTES

1. MASONRY UNITS SHALL BE GRADE N-1 IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-90. SPECIFICATION FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS. SPECIFICATIONS SHALL BE LIGHTWEIGHT CONFORMING TO A.S.T.M. C-931-81. -AGGREGATES SHALL BE LIGHTWEIGHT AGGREGATES FOR CONCRETE MASONRY UNITS.
2. PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. DESIGNATION C-150.
3. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO BY VOLUMES, 1 PART CEMENT, 1/2 PART LIME PUTTY, 4 1/2" PARTS SAND, AND SHALL CONFORM TO A.S.T.M. DESIGNATION C-270-81. PLASTIC CEMENT IS USED THE LIME PUTTY SHALL BE ELIMINATED.
4. GROUT SHALL BE OF FINE CONSISTENCY AND WHEN IN THE RATIO OF VOLUMES, 1 PART CEMENT, 3 PARTS SAND OR 1 PART CEMENT, 3 PARTS SAND AND 2 PARTS 3/8" P.E.A GRAVEL.
5. CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP AND ALL WALLS SHALL BE Laid TRUE AND PLUMB.
6. REINFORCING SHALL BE A.S.T.M. DESIGNATION A-615 GRADE 40. SHORE HEADER BEAM FOR 14 DAYS MINIMUM AT JOISTS AND BEAMS BEARING IN ONE CONTINUOUS ORIENTATION.
7. ALL BOLTS AND ANCHORS SHALL BE SET IN GROUT 1" MINIMUM BETWEEN BOLT AND MASONRY ALL AROUND.
8. FOOTING DOMES SHALL BE PROVIDED AT ALL POINTS WHERE CELLS ARE TO BE REINFORCED AND FILLED.
9. CELLS OF ALL BLOCK BELOW ADJACENT SLAB OR GROUND SHALL BE FILLED SOLID WITH GROUT.
10. WHERE GROUTING IS STOPPED FOR A PERIOD OF ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT FOUR 1 1/2" BELOW THE TOP OF THE OPENMOST UNIT.
11. WHERE BLOCK IS LAID TO MAXIMUM OF 4 FEET BEFORE GROUTING, NO CLEANOUT SHALL BE REQUIRED. WHERE BLOCK IS LAID TO A MAXIMUM OF 8 FEET BEFORE GROUTING, CLEANOUT SHALL BE PROVIDED AT THE BOTTOM OF ALL CELLS CONTAINING REINFORCING STEEL OR WHEN NECESSARY FOR OTHER STRUCTURAL DESIGN REQUIREMENTS. CLEANOUTS SHALL BE A MINIMUM OF 2"x3".
12. WEBS OF EACH COURSE SHALL CENTER ON WEBS BELOW. VERTICAL CELLS SHALL HAVE VERTICAL ALIGNMENT TO MAINTAIN A CLEAN UNDISTURBED VERTICAL FLUE MEASURING 3"x3".
13. SPURCE IN REINFORCING STEEL, UNLESS OTHERWISE SHOWN, SHALL BE AS FOLLOWS:
 - HORIZONTAL BARS OF CORNERS AND ENDS----- 30 DIA. OR 24" MIN.
 - HORIZONTAL BARS AT ALL OTHER LOCATIONS----- 50 DIA.
 - VERTICAL BARS AT END OF WALLS----- 50 DIA.
 - INTERMEDIATE VERTICAL WALL BARS----- 40 DIA.
 - COLUMN BARS----- 40 DIA.
14. SEE PLANS FOR TYPE/STYLE OF CONCRETE BLOCK.

LUMBER NOTES

1. ALL RAFTERS, JOISTS, BEAMS, COLUMNS OR STRUCTURAL MEMBERS SHALL BE DRY LUMBER, SPECIFIED GRADE, UNLESS OTHERWISE NOTED.
2. ALL STUDS, PLATES, AND BLOCKING SHALL BE STANDARD OR BETTER, UNLESS OTHERWISE NOTED. (WOODS FRI)
3. PLYWOOD ROOF SHEATHING SHALL BE STANDARD GRADE OR STANDARD WITH EXTERIOR GLUE. PLYWOOD SHEATHING EXPOSED AT OVERHANGS SHALL BE EXTERIOR GRADE OR BETTER. SEE PLANS FOR PLYWOOD THICKNESS AND SPAN INDEX.
4. ALL WOOD MEMBERED IN CONCRETE OR RESTING ON CONCRETE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD.
5. ALL LUMBER SHALL BE LEGALLY GRADE STAMPED.
6. SUBMIT A CERTIFICATE OF QUALITY INSPECTION BY AN APPROVED INSPECTION AGENCY IN ACCORDANCE WITH THE A.I.S.C. AND A.W.S. FOR AN INSPECTION PRIOR TO ERECTION OF GLU-LAM BEAMS. EACH MEMBER SHALL BE STAMPED WITH AN IDENTIFYING NUMBER.
7. (BRACING OR SHOR) WITHOUT ENGINEERING ANALYSIS OR ICBO APPROVAL TO SUBSTANTIATE EQUIVALENCY.

STRUCTURAL STEEL

1. ALL MEMBERS SHALL BE FRAMED AS SHOWN WITH CONNECTIONS MADE AS SHOWN.
 2. ALL STRUCTURAL STEEL BEAMS, COLUMNS AND ANGLES SHALL BE A.S.T.M. A-36 STEEL.
 3. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE A.I.S.C. AND A.W.S. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD WITH A.W.S. CLASSIFICATION E60X WELDING RODS AND PERFORMED BY WELDERS WHOSE QUALIFICATIONS HAVE BEEN VERIFIED BY THE A.I.S.C. WELDERS CALLED FOR INSPECTION SHALL BE AS PER UNIFORM BUILDING CODE.
 4. ALL WELDING SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH THE A.I.S.C. AND A.W.S. SUBMIT REPORTS TO THE DEVELOPMENT, BUILDING AND SAFETY DIVISION.
 5. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
 6. ALL BOLTS SHALL BE A.S.T.M. A-307 STEEL. USE AISC USUAL GAGES FOR BOLT HOLES IN ALL STEEL SECTIONS UNLESS OTHERWISE NOTED.
 7. ALL HIGH STRENGTH BOLTING SHALL BE INSPECTED BY AN APPROVED TESTING AGENCY IN ACCORDANCE WITH THE U.B.C. SECTION 306(G)(4) SUBMIT REPORTS TO THE DEVELOPMENT DEPARTMENT, BUILDING AND SAFETY DIVISION.
- ### INSPECTIONS
1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER AT LEAST 24 HOURS PRIOR TO EACH OF THE FOLLOWING ITEMS SO THAT THE ARCHITECT/ENGINEER MAY MAKE THE APPROPRIATE INSPECTION:
-PRIOR TO POURING ANY CONCRETE OR GROUT, FOR REINFORCING OR FORMS
-PRIOR TO CLOSING ANY STRUCTURAL FRAMING
-PRIOR TO COVERING ANY AREAS WITH REQUIRED VAILING SHOWN SUCH AS PLYWOOD ROOF, FLOOR AND WALL SHEATHING.

CARPENTRY NOTES

1. ALL LUMBER SHALL BE FRAMED AS SHOWN WITH CONNECTIONS MADE AS SHOWN ON THE DRAWINGS.
2. ALL BEARING WALLS SHALL HAVE DOUBLE TOP PLATES LAPPED FOUR TIMES. JOIST HANGERS SHALL BE USED TO BRACE JOISTS TO TOP PLATES WITH LIGHTWEIGHT CONCRETE FLOOR TRIM. PROVIDE ONE BOTTOM PLATE AT ALL OTHER LOCATIONS.
3. PROVIDE FULL BEARING UNDER JOISTS AT SUPPORTS. LAP JOISTS MINIMUM 12" AT SUPPORTS.
4. DOUBLE TRIMMER AND HEADER JOIST AT ALL OPENINGS. USE SHEET METAL JOIST HANGERS WHERE JOISTS FRAME INTO HEADERS.
5. PROVIDE SHEET METAL STRAPS AT ALL CORNERS AND POINTS WHERE TOP PLATE IS CUT, AS CALLED FOR ON THE DRAWINGS.
6. PROVIDE DOUBLE BLOCKING BETWEEN RAFTERS MORE THAN 8" DEEP AT 8'-0" O.C. OR USE APPROVED METAL CROSS BRACING AT SAME SPACING.
7. PLACE 2" SOLID BLOCKING BETWEEN JOISTS OR RAFTERS OVER ALL SUPPORTS, EXCEPT THOSE RESTING ON A LET-IN RIBBON.
8. WOOD SCREENS AND LAG BOLTS SHALL BE TURNED, NOT DRIVEN, INTO WALLS. PROVIDE DOUBLE BLOCKING BETWEEN RAFTERS INTO HEADERS. SAME DIAMETER AND DEPTH AS SHANK. SECOND DRILL HOLE FOR THREADED PORTION. THE SAME DIAMETER AS ROOT OF THREADED.
9. BOLT HOLES IN WOOD SHALL BE 1/16" LARGER THAN NET SIZE OF BOLT. BOLT HOLES IN STEEL SHALL BE 1/8" LARGER THAN NET DIAMETER OF BOLT. PROVIDE STANDARD WALLEABLE IRON WASHERS UNDER HEAD AND NUTS WHEN BEARING AGAINST WOOD. ALL NUTS SHALL BE RETIGHTENED AT COMPLETION OF JOB OR JUST PRIOR TO CLOSING IN WITH FINISH CONSTRUCTION.
10. ALL BOLTS IN WOOD SHALL BE SPACED 4 DIAMETERS MINIMUM EDGE DISTANCE AND 7 DIAMETERS MINIMUM END DISTANCE, UNLESS OTHERWISE NOTED.
11. ALL FRAMING CLIPS, JOIST HANGERS AND STRAPS AS CALLED FOR ON PLANS TO BE SWIM-PSON STRONG-TIE OR EQUAL.

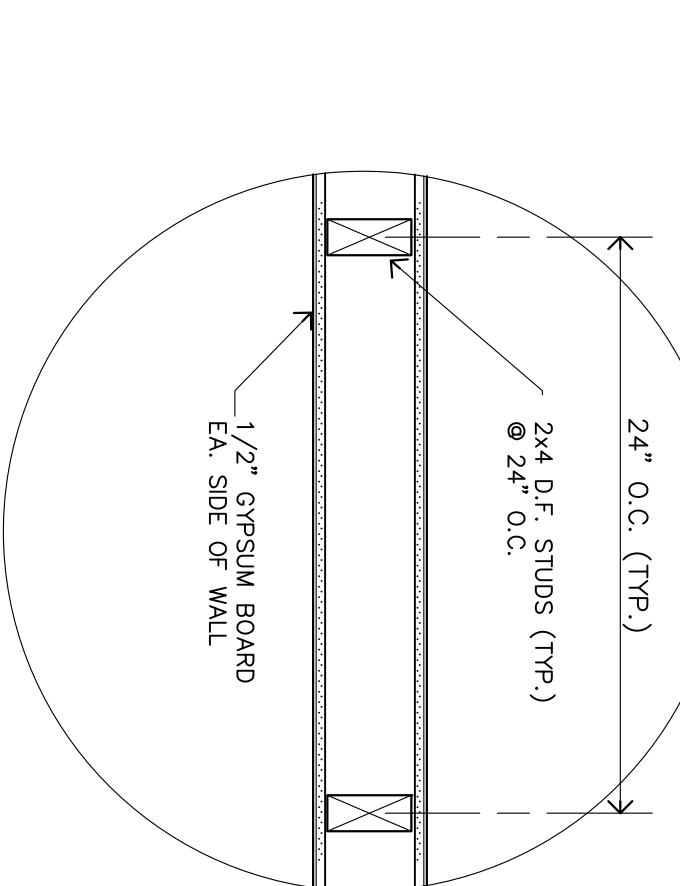
MINIMUM NAILING

NAILING NOT HEREIN NOTED AND NOT CALLED FOR ON THE DRAWINGS SHALL BE CONSTANT WITH LIKE OR SIMILAR CONDITIONS. A MINIMUM OF 2 NAILS SHALL BE PROVIDED AT EACH POINT OF CONTACT OR BEARING USING 8D NAILS FOR 1X MATERIAL AND 16D NAILS FOR 2X MATERIAL. ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.

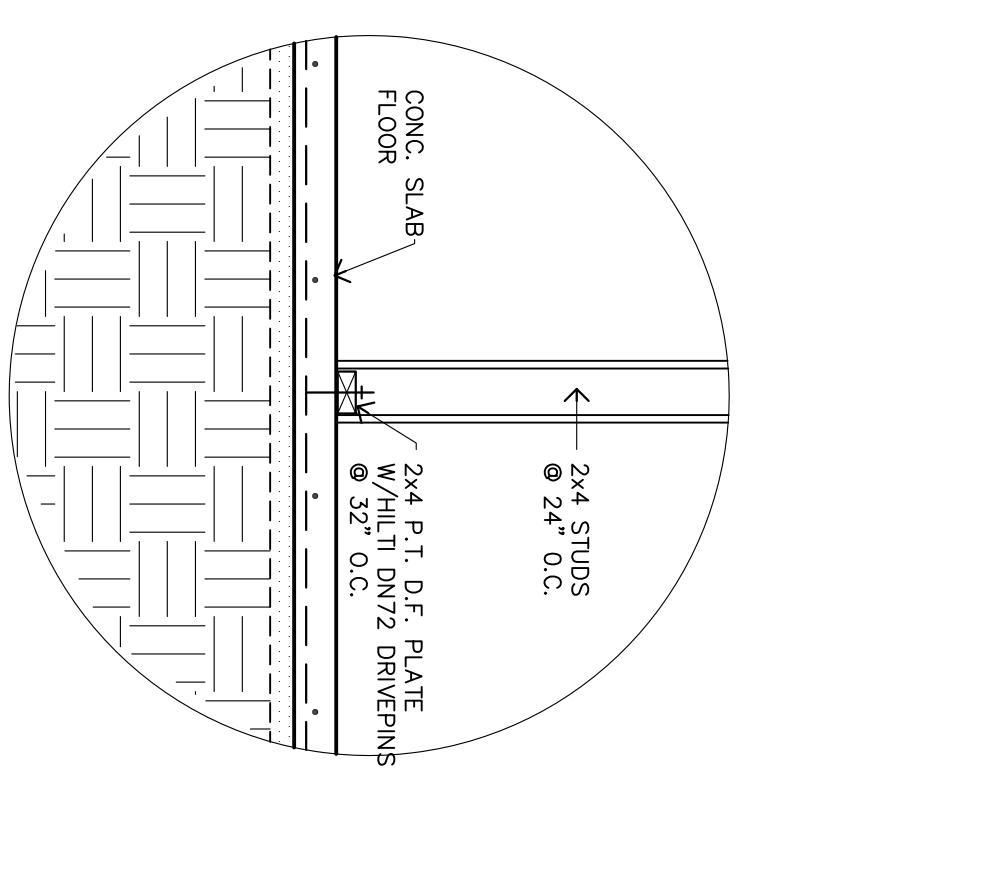
- JOIST TO SILL OR GIRDER: TOE NAIL----- 3-8d
BRIDGING TO JOIST: TOE NAIL EACH END----- 2-8d
1"x6" SUBFLOOR OR LESS TO EACH JOIST: FACE NAIL----- 2-8d
WIDER THAN 1"x6" SUBFLOOR AT EACH JOIST: FACE NAIL----- 3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL----- 2-16d
SOLE PLATE TO JOIST OR BLOCKING: FACE NAIL----- 16d @ 16" O.C.
TOP PLATE TO STUD: END NAIL----- 2-16d
STUD TO SOLE PLATE: TOE NAIL----- 4-8d
DOUBLED STUDS: FACE NAIL----- 16d @ 24" O.C.
DOUBLED TOP PLATES: FACE NAIL----- 16d @ 16" O.C.
TOP PLATES, LAPS & INTERSECTIONS: FACE NAIL----- 2-16d
TOP PLATE SPICES NIM 4'-0" LAP----- 8-16d
CONTINUOUS HEADER, TWO PIECES----- 16d @ 16" O.C. ALONG EA. EDGE
CEILING JOISTS TO PLATE: TOE NAIL----- 3-8d
CONTINUOUS HEADER TO STUD: TOE NAIL----- 4-8d
CEILING JOISTS, LAP OVER PARTITIONS: FACE NAIL----- 3-16d
CEILING JOISTS TO PARALLEL RAFTERS: FACE NAIL----- 3-16d
BATTER TO PLATE: TOE NAIL----- 3-8d
1" BRACE TO EACH STUD & PLATE: FACE NAIL----- 2-8d
2" BRACE TO EACH STUD & PLATE: FACE NAIL----- 2-16d
1"x6" SHEATHING OR LESS TO EACH BEARING: FACE NAIL----- 2-8d
WIDER THAN 1"x6" SHEATHING TO EA. BEARING: FACE NAIL----- 3-8d
BUILT UP CORNER STUDS AND ANGLES----- 16d @ 24" O.C.
PARTICLE BOARD (5) :
3/8" - 1/2"----- 6d @ 2
5/8" - 3/4"----- 8d @ 3
PLYWOOD (5) :
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)----- 6d @ 2
1/2" AND LESS----- 8d @ 3 OR 6d @ 4
7/8" - 1"----- 8d @ 2
1 1/8" - 1 1/4"----- 10d 3 OR 8d @ 4
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)----- 6d @ 4
3/4" AND LESS----- 8d @ 4
7/8" - 1"----- 8d @ 4
1 1/8" - 1 1/4"----- 10d 3 OR 8d @ 4
PANEL SING (TO FRAMING)----- 6d @ 6
1/2" OR LESS----- 8d @ 6
5/8"----- 8d @ 6
FREBOARD SHEATHING (7) :
1/2"----- 6d @ 3 OR NO. 11GA. (8) OR NO. 16GA. (9)
25/32"----- 8d @ 3 OR NO. 11GA. (8) OR NO. 16GA. (9)
GYPSUM BOARD----- 5d @ 1
1/2"----- 6d @ 1
5/8"----- 6d @ 1

- ① COOLER NAILS @ 7" O.C. ② COMMON OR DEFORMED SHANK ③ COMMON AT INTERMEDIATE SUPPORTS (TO O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS) ④ DEFORMED SHANK NAILS ⑤ NAILS SPACED @ 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS (TO O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS) OF PLYWOOD DIAPHRAGMS AND SHEAR WALL SHEATHING WALLS REFER TO SECTION 25.4(D) OF THE U.B.C. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR OASING NAILS. ⑥ CORROSION RESISTANT SIDING AND CASING NAILS ⑦ INTERMEDIATE SUPPORTS ⑧ GALVANIZED FOOTING NAILS ⑨ 7/16" Ø HEAD AND LENGTH FOR 1/2" SHEATHING AND 3/4" LENGTH FOR 25/32" SHEATHING ⑩ GALVANIZED STAPLE WITH 7/16" CROWN AND 1/8" LENGTH FOR 1/2" SHEATHING, 1 1/2" LENGTH FOR 25/32" SHEATHING.

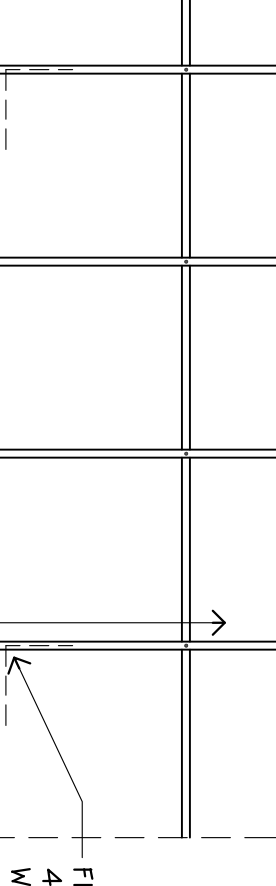
TYPICAL NON-BEARING WALL



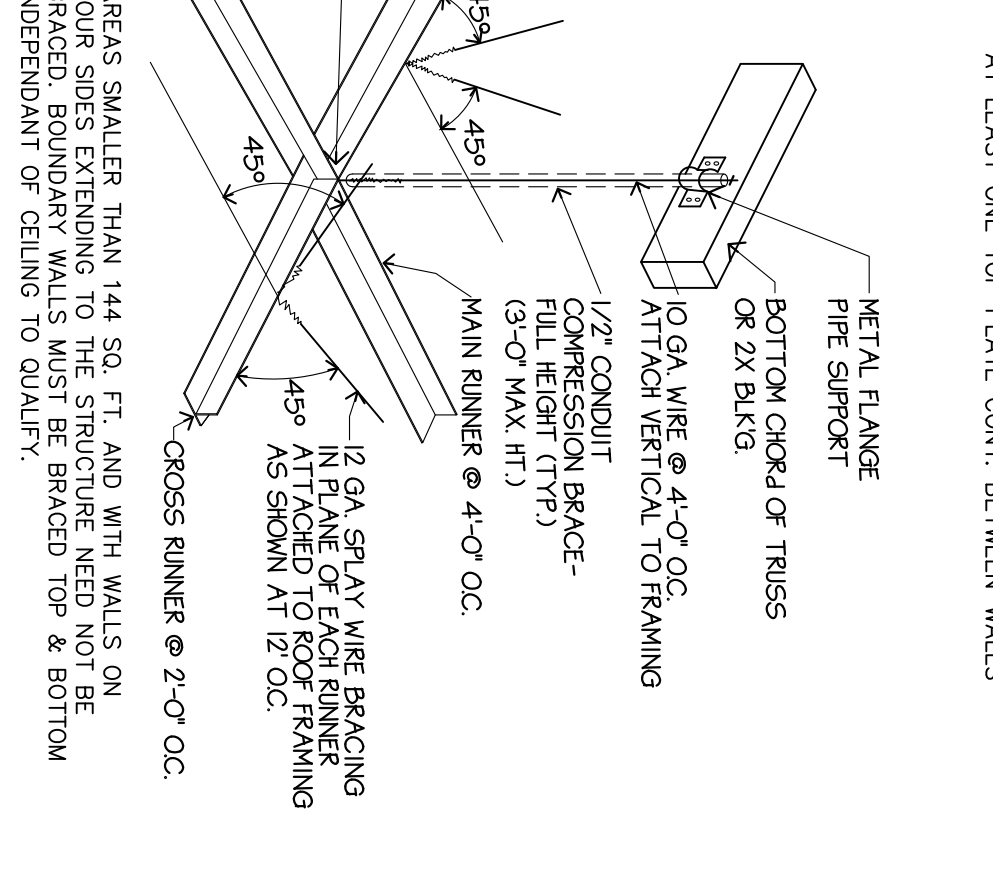
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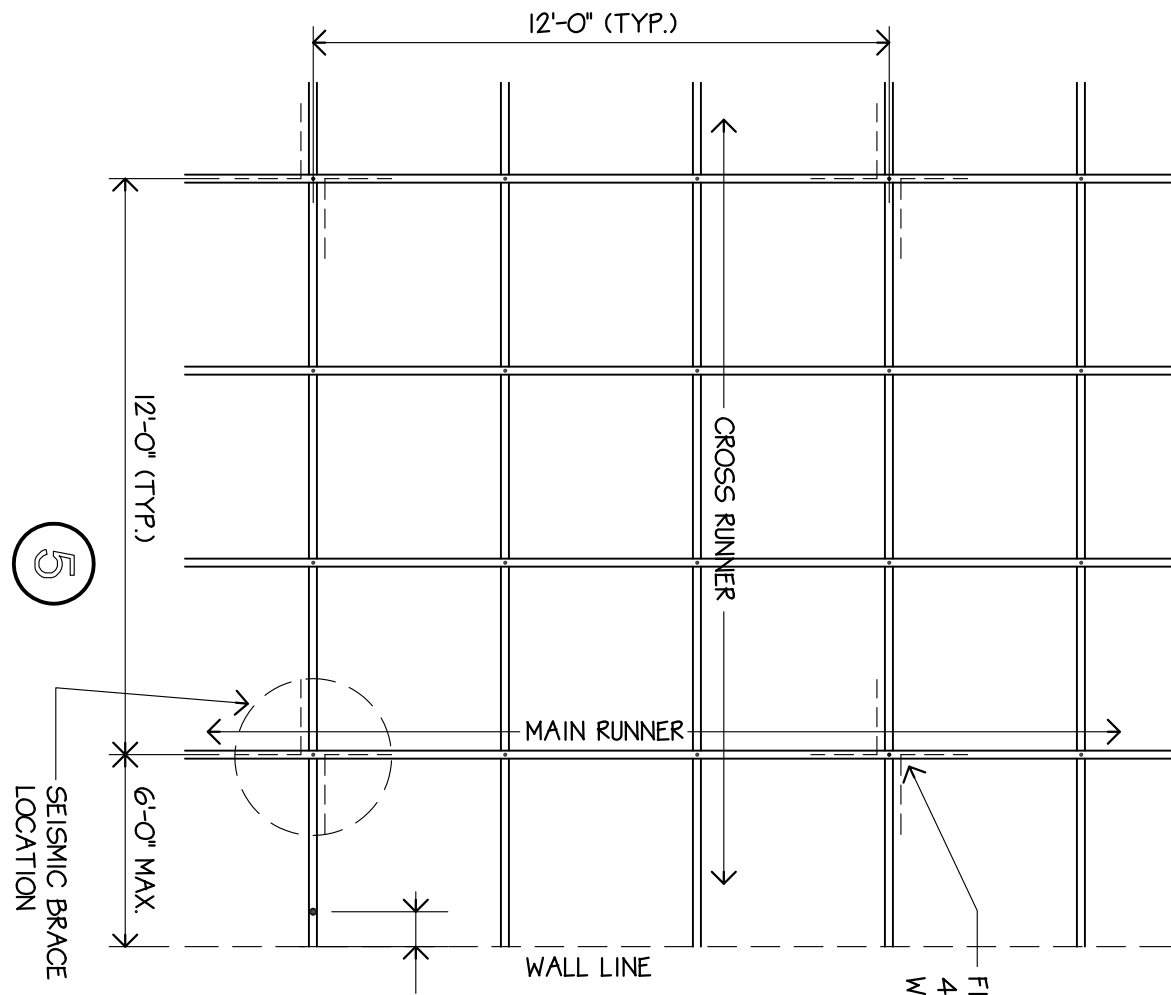
TYPICAL BOTTOM PLATE CONNECTION



SEISMIC BRACING



SEISMIC BRACING LAYOUT



NOTE: USE A STANDARD SHEET NOTES ON THE PLANS SHALL TAKE PRECEDENCE OVER THIS SHEET

SF70-SFO-S1DNG
12/02/97

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C-6718
1-3179
SHEET OR CALLING

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by date
drawn
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S1
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