

THE HOOK, SUITE C

TENANT IMPROVEMENT

RUSSELL SQUARE SHOPPING CENTER
817 RUSSELL AVE., SANTA ROSA

GENERAL NOTES

- OWNERSHIP OF DRAWINGS AND SPECIFICATIONS as instruments of service are the property of Tierney/Figueiredo Architects. Drawings & specifications shall not be reproduced or used for any purpose other than the bidding & construction of the Suite C, Tenant Improvement project located at Russell Ave., Santa rosa, California, unless agreed to in writing by Tierney/Figueiredo Architects.
- All new construction shall be governed by applicable codes and ordinances of 2016 CBC. In addition all applicable state, county and local codes & regulations of all authorities having jurisdiction over the construction of this project shall apply throughout and be considered a part of these plans. It is the responsibility of the General Contractor, all subcontractors and material suppliers to ensure that all work, material, methods, etc., shall conform to all governing building codes, regulations and ordinances.
- These plans are not intended to show the method and means of execution of the work which is the responsibility of the General Contractor. The General Contractor shall be responsible for assuring that all necessary permits and approvals are obtained prior to beginning the work or ordering materials.
- These plans were prepared using the standard of care normally exercised under similar circumstances by Architects in this region. The work depicted shall be performed by an experienced General Contractor and/or workmen who have a working knowledge of the applicable code standards and requirements and of industry standard good practice. It is understood that the General Contractor will use industry accepted standard good practice for all work not explicitly shown on these plans.
- It is the responsibility of the General Contractor to review and familiarize himself with the contract drawings, specifications, and site conditions prior to starting construction. It shall be the responsibility of the General Contractor to contact the Architect, prior to performance, if any conflict exists between portions of the contract documents and/or any site conditions. All subcontractors shall bid and perform their work based on complete sets of plans. It is the responsibility of the sub-contractor to notify the General Contractor of any possible conflicts between portions of the drawings and/or specifications.
- The General Contractor shall notify the appropriate utility companies prior to starting work and shall be responsible for keeping these utility companies appraised of his work schedule.
- Site visits by the Architect are for observation only and shall not be construed to imply an "inspection".
- Unauthorized changes and uses: the Architect preparing these plans shall not be responsible for, or liable for, unauthorized changes to, or uses of, these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.
- The Owner, by accepting these plans, agrees to assume liability and to hold the Architect blameless for damages resulting from the existence of utilities, structures and/or hazardous materials discovered at the site.
- These drawings shall not be scaled. All work shall be governed by the dimensions indicated on the drawings. Any discrepancies shall be brought to the attention of the General Contractor and Architect. All dimensions related to existing conditions shall be verified by the General Contractor.
- All dimensions are to face of framing unless otherwise noted. Where a "clear" dimension is noted, it is from face of finished materials.
- Details not specifically shown shall be of the same nature as similar conditions.
- Coordinate all equipment and fixture requirements with Owner prior to installation. The General Contractor shall coordinate with equipment suppliers for power requirements, blocking locations, support for equipment, plumbing requirements and rough-in locations. Verify location of all new switches, receptacles, light fixtures, phone jacks, computer connections, security devices, control panels, etc. with Owner prior to installation.
- Joists hangers etc. where reference on plans shall be per current "Simpson" Strong-Tie catalog, U.O.N.
- Provide tempered glazing as req'd per 2016 C.B.C. Section 2406, including, but not limited to glazing in the following locations:
 - glazing in swinging, sliding and folding doors;
 - glazing at walls less than 60" above standing surface at bathtubs, showers, saunas, etc.;
 - glazing within a 24" arc of either vertical edge of a door in a closed position where the glazing is less than 60" above the walking surface;
 - glazing in guards and railings;
 - glazing within 36" horizontally of a walking surface where the surface area of the glazing exceeds 9 sq. ft., and has a bottom edge less than 18" above the floor and a top edge greater than 36" above the floor;
 - glazing within 36" horizontally of a stairway, landing, or ramp where the glazing is less than 60" above the walking surface;
 - glazing within 60" horizontally of the bottom tread nosing of a stairway in any direction where the glazing is less than 36" above the bottom of the stairway landing;
 - fire department access panels.
- Acoustic insulation: R-11 at demising walls.
- All framing shall comply with 2016 C.B.C. Chapters 16 & 23. All studs, plates, beams, posts & ledgers shall be Douglas Fir No.2 U.O.N. Beams & posts eq and larger shall be Douglas Fir No. 1 U.O.N. All nailing not specifically called out on plans shall be per 2016 C.B.C. Table 2304.9.1. Where wood tends to split, replace member & pre drill holes. Machine & anchor bolts per ASTM standards. Use plate or malleable iron washers under head & nut where bearing is against wood. Tighten nuts when placed & re-tighten prior to close-in. Solid block all joists at ends & supports. Provide solid 2x blkg over girders; double joists under partitions parallel to floor joists. If applicable, all plywood subfloor shall be glued and nailed.
- Provide fire blocking and draft stops per 2016 C.B.C. Section 718. Provide firestopping where required at penetrations to comply with requirements of 2016 C.B.C., Section 714.
- Wood in contact with concrete shall be naturally durable or preservative treated conforming to current AWPA standards. Treat cut ends with liquid preservative.
- Gypsum wallboard: a. At walls: 5/8" thick, Type "X" typical U.O.N.
b. Behind all restroom fixtures, 5/8" type 'x' moisture resistant
- Install illuminated exit signs as required per 2016 C.B.C. Chapter 10.
- Provide panic hardware, or lever lockset, on each exit door as required by code. In Group "A" (Having an occupant load of 300 or less) and Groups "B", "F", "M" & "S" Occupancies, at the main exit only, key-locking hardware may be used if a readily visible sign with minimum 1" high letters stating: " This door to remain unlocked when this space is occupied", is mounted on or adjacent to the door. per 2016 C.B.C. Section 1010.1.9.3
- The design, adequacy and safety of erection bracing, shoring, temporary supports, etc. Is the sole responsibility of the general contractor and has not been considered in these plans. The contractor is responsible for the stability of the structure during construction and shall provide all necessary bracing.

FIRE PROTECTION NOTES

- If building is protected with a fire sprinkler system, installation, modification and relocation of sprinklers may require a plan and permit. All sprinkler work requires a visual inspection by a Fire Inspector. If more than six sprinklers are modified, removed or altered, a licensed sprinkler contractor may be required to submit plans for review and approval prior to commencing sprinkler work. Verify requirements with local fire officials.
- Provide min. one Class 2A10-BC fire extinguisher per 3000 sq. ft. of floor area. Space extinguishers such that travel distance to extinguishers at each floor does not exceed 75 feet. Provide additional fire extinguishers when required by 2016 CFC. Verify extinguisher requirements with local fire officials.
- An automatic fire alarm system for monitoring water flow and valve tampering shall be installed when required by local fire officials. Verify with Owner and local fire officials.
- A fire department key access box ("Knox" box) shall be provided as required by 2016 C.F.C. Verify with Owner and local fire officials.
- Approved lighted street address numbers shall be provided for each building so that the numbers are plainly visible and legible from the public way and/or on-site vehicular circulation routes. Verify with Owner and local fire officials.

ENERGY NOTES

- Water heaters must have R-12 insulation blanket.
- Provide lighting and switching per Title 24 requirements.

ACCESSIBILITY NOTES

- The bottom of the box of electrical receptacle outlet boxes shall be a minimum of 15" above the floor.
- Electrical switches and controls which are provided for the use of room occupants shall be mounted with the top of their box no greater than 48" above the floor.
- Door hardware shall be lever type or panic devices for all latching and locking doors which are hand operated.
- Door closers shall adjust so that the opening effort does not exceed 15 lbs. for required fire doors, 5 lbs. for exterior and interior doors. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.
- Provide a min. of 24" of strike edge clearance on the swing side of all exterior doors and 18" at all interior doors.
- Provide a maximum of 1/2" threshold height at doors. If over 1/4" high, provide a beveled surface with 1:2 maximum slope.
- Provide 3'-0" minimum doors to all accessible areas. Clearance shall be a min. of 32" when the door is open 90 degrees. Vestibule clearances shall be provided per ADA & Title 24 req's.
- Objects such as lighting fixtures, signs, etc. mounted on interior corridor or exterior walk walls between the heights of 27" and 80" must not project more than 4" from the wall.

TOILET ROOMS:

CIRCULATION

- The path of travel to the toilet room shall be a minimum of 44" wide.
- In a single person facility, there shall be a minimum clear space 60" in diameter and 27" high for a wheelchair to enter and close the door.
- Doors shall be operable by single effort push, pull, or lever-type device with no grasping required, mounted at 34" to 44" above the floor, with a maximum of 5 lbs. effort to operate the door.
- In multiple accommodation toilet rooms, there shall be a clear space 60" in diameter and 27" high.

TOILET

- Accessible toilets shall have a seat height between 17" and 19" above floor.
- The center line of the toilet shall be 17.5" from the finished surface of the side grab bar wall. Code requires 16"-18" clear distance with no tolerance allowed.
- The toilet shall be placed in a 60" clear width floor space as measured from the adjacent partitions and/or walls.
- Flush controls shall be operable with one hand without grasping, pinching or twisting with 5 lbs. maximum effort.
- Flush controls shall be located on the wheelchair side (i.e. wide side) of the toilet and mounted not higher than 44" above the floor.

LAVATORY

- Provide 30" wide by 48" deep clear space in front of lavatory, the clear space may extend a maximum of 19" underneath the lavatory.
- Mount lavatory counter or rim at 34" high maximum and provide 29" clear space below rim apron and 18" minimum from the side wall to the centerline of the lavatory.
- Provide minimum knee space of 27" high, 30" wide, and 19" deep. Pipes and sink bowl may encroach on this knee space within 8" of the front of the lavatory and within 9" of floor.
- Insulate all hot & cold water supply and drain pipes and ensure there are no sharp or abrasive surfaces under lavatories.
- Lavatory controls shall be operable with one hand and a 5 lb. maximum force. If self closing valves are installed, they shall remain open for a minimum of 10 seconds.

GRAB BARS

- At toilet: one 48" long minimum at side of toilet with the end 24" in front of toilet.
- At toilet: one 36" long at the rear of the toilet.
- At toilets: Install bars at 33" high minimum and 36" high maximum above the finish floor, measured to the top of the gripping surface.
- Bars shall have 1/8" min. radius on all edges, and have no sharp protrusions or abrasive surfaces. All grab bars and mountings shall withstand 250 lbs. per ft. and bars must not rotate in their fittings. All grab bars shall have 1-1/4" min. to 1-1/2" max. outside diameter, with 1-1/2" clearance to the wall.

ACCESSORIES

- Mirrors: Bottom edge of reflective surface shall be 40" max. from floor.
- Mount towel, sanitary napkin, and soap dispensers at 40" ht max to operable parts.
- Toilet paper dispenser shall be mounted below the side grab bar with the dispenser outlet at a minimum height of 19" and with the centerline of the dispenser mounted between 7" and 9" from the front of the toilet bowl. Dispenser must allow continuous paper flow.

PROJECT DESCRIPTION / SCOPE OF WORK

TENANT IMPROVEMENTS FOR A MEDICAL CANNABIS DISPENSARY IN A VACANT SUITE FORMERLY USED AS A TANNING SALON. WORK INVOLVES MOVING A FEW NON STRUCTURAL WALLS TO ENLARGE AN EXISTING OFFICE SPACE AND STORAGE ROOM. ALL EXISTING LIGHTING FIXTURES ARE LED FLAT PANELS. A FEW FIXTURES WILL BE RELOCATED. SITE IS FULLY COMPLIANT WITH DISABLED ACCESS STANDARDS OF THE 2016 CBC. TOILET REPLACED WITH ACCESSIBLE MODEL, TOILET ROOM DOOR AND HARDWARE WILL BE REPLACED FOR ACCESSIBILITY COMPLIANCE. HVAC WILL NOT BE MODIFIED. SOME ELECTRICAL SWITCHES WILL BE RELOCATED

INDEX TO DRAWINGS

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A1.0	SITE PLAN
A2.0	FLOOR PLAN, EXISTING PLAN W/ DEMOLITION
A3.0	REFLECTED CEILING PLAN & DETAILS
A4.1	ACCESSIBILITY STANDARDS

PROJECT DATA

A.P.#:	15-101-27
ZONING:	C2
BUILDING CODES:	V.A
CONSTRUCTION TYPE:	2016 C.B.C., 2016 C.M.C., 2016 C.P.C., 2016 C.E.C.
OCCUPANCY TYPE:	M

SUITE AREA:

RETAIL SPACE	998 SQ.FT.
BREAK ROOM	50 SQ.FT.
EMPLOYEE TOILET RM	60 SQ.FT.
OFFICE	117 SQ.FT.
STORAGE/POS	125 SQ.FT.
FIRST FLOOR TOTAL	1350 SQ.FT.

EXISTING PARKING

FULL SIZE:	36
COMPACT:	14
ACCESSIBLE:	2
TOTAL PROVIDED	52
TOTAL REQUIRED	47
PARKING RATIO:	1 CAR PER 225 SQ FT

ABBREVIATION GLOSSARY

A.B.	ANCHOR BOLT	F.O.	FACE OF	P.B.D.	PARTICLE BOARD
ABV	ABOVE	F.O.B.	FACE OF BRICK, BLOCK	/	PER
AC	ASPHALT CONCRETE	F.O.C.	FACE OF CONCRETE	PERF	PERFORATED
ACC	AIR CONDITIONING	F.O.FIN	FACE OF FINISH	PREFAB	PREFABRICATED
ADJ	ADJUSTABLE	F.O.M	FACE OF MASONRY	R	PLATE
AFCI	ARC-FAULT	F.O.S	FACE OF STUD	P.LAM	PLASTIC LAMINATE
	CIRCUIT INTERRUPTER	FRP	FIBERGLASS REINFORCED PLASTIC	PLAS	PLASTER
A.F.F.	ABOVE FIN.FLR	F.S.	FLOOR SINK	PLYWOOD	PLYWOOD
AGG	AGGREGATE	FT	FOOT, FEET	P.NL	PANEL
ALUM	ALUMINUM	FTG	FOOTING	PSI	POUNDS / SQUARE INCH
ALT	ALTERNATE	FURN	FURNISHING(S)	PROP	PROPERTY
ANOD	ANODIZED			PT	POINT
APPROX	APPROXIMATE	GA	GAUGE	PVC	POLY VINYL CHLORIDE
ARCH	ARCHITECT(URAL)	GALV	GALVANIZED	RAD	RADIUS
@	AT	G.B.	GYPSUM BOARD	R.A.G	RETURN AIR GRILL
		GC	GENERAL CONTRACTOR	RCP	REINFORCED CONC PIPE
BD	BOARD	GO	GRADE	R.D.	ROOF DRAIN
BLDG	BUILDING	GP	GROUND FAULT INTERRUPTER	REF	REFRIGERATOR
BLK	BLOCK	G.I.	GALVANIZED IRON	REF	REFLECTED
BLKG	BLOCKING	GL	GLASS	REFL	REFLECTED
BM	BEAM	GND	GROUND	REIN	REINFORCING
B.O.	BOTTOM OF	GOVT	GOVERNMENT	REQD	REQUIRED
BOTT	BOTTOM	GALV	GALVANIZED	RM	ROOM
BRG	BEARING	GSM	GALV SHEET METAL	R.O	ROUGH OPENING
		GYP	GYPSUM	R.O.W	RIGHT OF WAY
CAB	CABINET	HB	HOSE BIBB	RWD	REDWOOD
C.B	CATCH BASIN	HCR	HOLLOW CORE	RWL	RAINWATER LEADER
CER	CERAMIC	HDR	HEADER	S	SOUTH
C.J	CONTROL JOINT	HDCP	HANDICAP	S.C.	SOLID CORE
		HDWR	HARDWARE	S.C.D	SEE CIVIL DWGS
CLG	CENTERLINE	HM	HOLLOW METAL	SCHED	SCHEDULE
CLOS	CEILING	HORIZ	HORIZONTAL	SD	STORM DRAIN
CLR	CLEAR	HR	HOUR	SECT	SECTION
CMU	CONC MASONRY UNIT	HT	HEIGHT	S.E.D.	SEE ELECTRICAL DWGS
COL	COLUMN	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SF	SQUARE FOOT
CONC	CONCRETE	I.D.	INSIDE DIAMETER	SL.GL.DR.	SLIDING GLASS DOOR
CONSTR	CONSTRUCTION	IN	INCH	SH	SHELVE
CONTIN	CONTINUOUS	INCL	INCLUDED	SHT	SHEET
CPT	CARPET	INST	INSTALL	SIM	SIMILAR
CTRSK	COUNTERSINK	INTER	INTERIOR	S.L.D.	SEE LANDSCAPE DWGS
DTL	DETAIL	INV	INVERT	S.M.D	SEE MECHANICAL DWGS
D.F.	DRINKING FOUNTAIN			S.P.D	SEE PLUMBING DWGS
D.I.	DROP INLET	JAN	JANITORIAL	SPEC	SPECIFICATION
DIA	DIAMETER	JST	JOIST	SO	SQUARE
DM	DIMENSION	JT	JOINT	SS	STAINLESS STEEL
DN	DOWN	JT	JOINT	S.S.D.	SEE STRUCTURAL DWGS
D.S	DOWNSPUT	LAM	LAMINATE	STD	STANDARD
DWG	DRAWING	LAV	LAVATORY	STL	STEEL
DWR	DRAWER	L.F.	LINEAL FOOT	STOR	STORAGE
(E)	EXISTING	LOC	LOCATION	STR	STRUCTURAL
E	EAST	LVR	LOUVER	SUSP	SUSPENDED
EA	EACH	MACH	MACHINE	T&B	TOP & BOTTOM
E.E.	EXPANSION JOINT	MATL	MATERIAL	TEL	TELEPHONE
EL	ELEVATION	MAX	MAXIMUM	TEMP	TEMPERED
ELEC(T)	ELECTRICAL	M.B.	MACHINE BOLT	TG	TEMPERED GLASS
ELEV	ELEVATOR, ELEVATION	M.CAB	MEDICINE CABINET	T&G	TONGUE & GROOVE
ENCL	ENCLOSURE	MCH	MEDICAL	TRK	TRUCK
EQUP	EQUIPMENT	MED	MEDIUM	T.O.	TOP OF
ESMT	EASEMENT	MEMB	MEMBRANE	T.O.C	TOP OF CURB OR CONC
E.W	EACH WAY	MEZZ	MEZZANINE	T.O.S	TOP OF SLAB
EXIST	EXISTING	MFR	MANUFACTURER	T.O.W	TOP OF WALL
EX	EXISTING	MH	MANHOLE	T.S.	TUBE SHEET
EXP	EXPANSION	MN	MINIMUM	TYP	TYPICAL
EXT(ER)	EXTERIOR	MISC	MISCELLANEOUS	UL	UNDERWRITERS LAB
E.N.	EDGE NAIL	M.O.J	MEASURE ON JOB	U.O.N	UNLESS OTHERWISE NOTED
		M.R.	MOISTURE RESISTANT		
F.A.	FIRE ALARM	MTD	MOUNTED	VAR	VARIABLE
FAU	FORCED AIR VENT	MTL	METAL	V.B.	VAPOR BARRIER
FB	FACE BRICK	N	NEW	VCT	VINYL COMPOSITION TILE
F.BGL	FIBERGLASS	N	NORTH	VERT	VERTICAL
F.D.	FLOOR DRAIN	NATL	NATURAL	VEST	VESTIBULE
F.DN	FOUNDATION	N.I.C	NOT IN CONTRACT	V.I.F	VERIFY IN FIELD
F.E.	FIRE EXTINGUISHER	N.O.	NUMBER	V.T.O.	VENT TO OUTSIDE
F.E.C.	F.E. CABINET	N.T.S.	NOT TO SCALE		
F.F.	FINISH FLOOR				
FG	FIXED GLASS	O	OVER	W	WEST
FIN	FRESH	OBS	OBSOLETE	WF	WITH
FIXT	FIXTURE	O.C	ON CENTER	WDR	WASHER/DRYER
FLR	FLOOR	O.D.	OUTSIDE DIAMETER	WD	WOOD
FLUOR	FLUORESCENT	O.H	OVERHANG	WDOV	WINDOW
		OPNG	OPENING	WH	WATER HEATER
		OPP	OPPOSITE	WO	WITHOUT
				WTR	WATER
				W.W.F.	WELDED WIRE FABRIC
				W.W.M.	WELDED WIRE MESH

DEFERRED SUBMITTALS

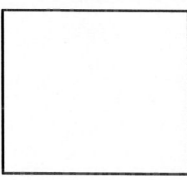
- Fire sprinkler modification if required.

VICINITY MAP



REV	DATE / MEMO	BY

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS
AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707 276 1557 info@tfaarch.com



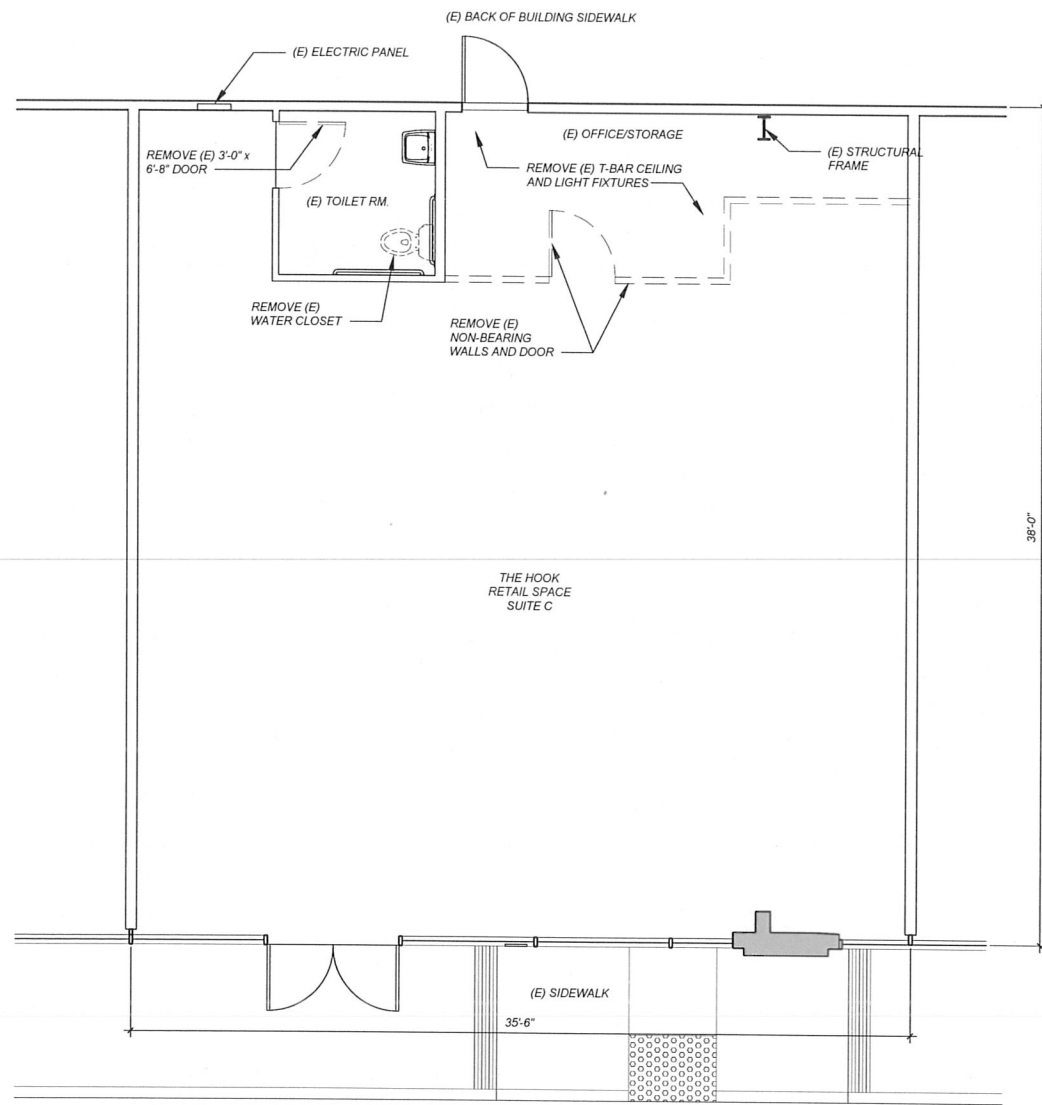
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TITLE SHEET
THE HOOK, SUITE C
TENANT IMPROVEMENT
RUSSEL SQUARE SHOPPING CENTER
817 RUSSELL AVE., SANTA ROSA

TFA Project #:	1802
Date:	03/01/2018
Scale:	AS INDICATED
Drawn by:	AB
Checked by:	JT
CAD File:	See left hand margin

Sheet #
A0.1
Total Sheets in Set XX

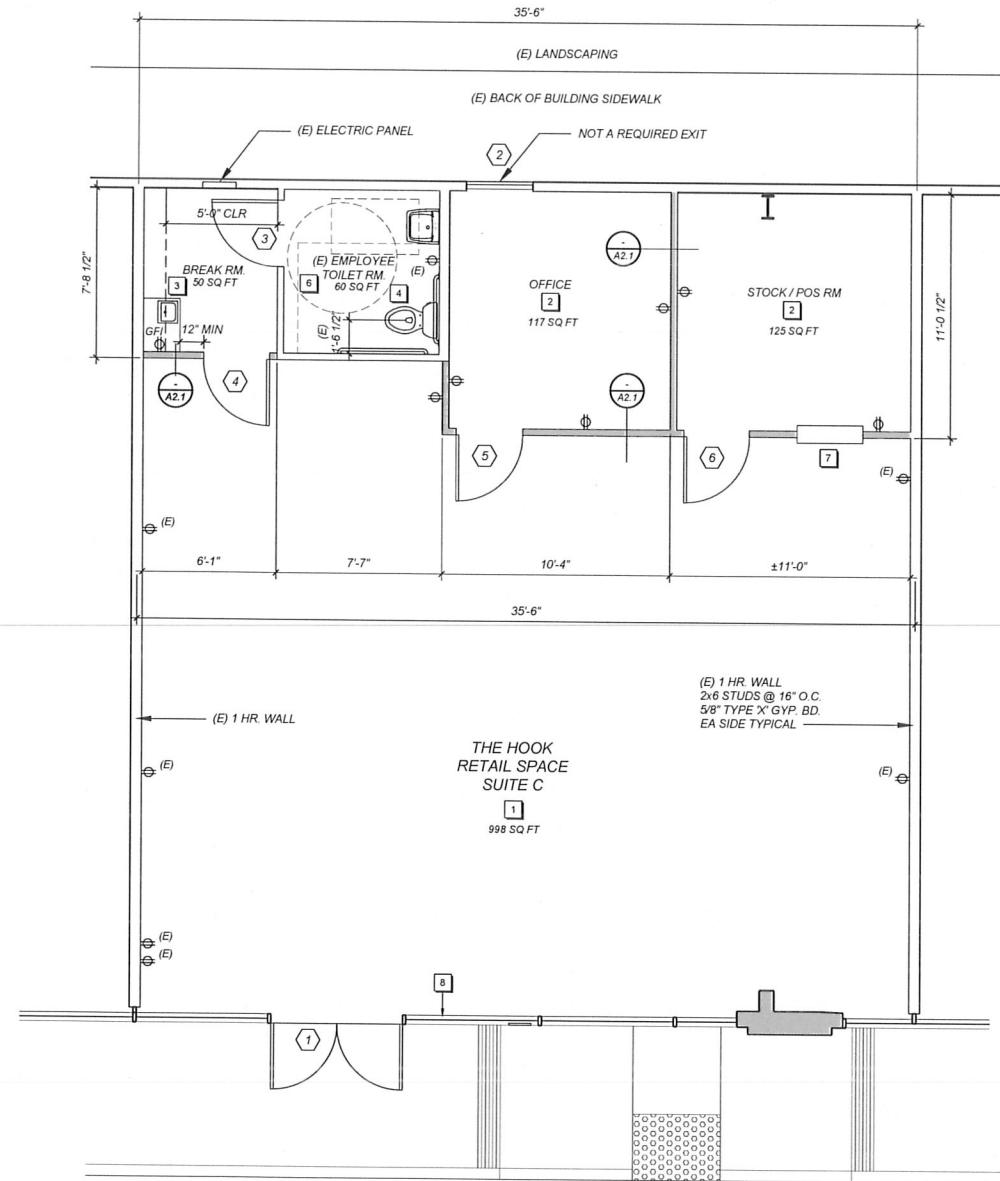
Date: Mar 01, 2018 - 11:48am Filename: I:\SERV\2\Network\1802_817_Russell Sq Suite C\TICD\Latest\1802_817_Russell Sq Suite C\floor&plan.dwg Updated by: allison



EXISTING/DEMOLITION FLOOR PLAN 1/4" 2

- DOOR SCHEDULE**
- 1 EXISTING 3070 ALUM. STOREFRONT DOOR PAIR
 - 2 EXISTING 3070 STEEL DOOR, TO BE BOLTED CLOSED FOR SECURITY.
 - 3 NEW 3068 FLUSH WOOD DOOR IN EXISTING WOOD FRAME.
HARDWARE: ADA COMPLIANT LEVER HANDLE WITH PRIVACY LOCK.
THRESHOLD: PROVIDE 1/4" MAX. HT. METAL TRANSITION.
 - 4 NEW 3070 TWO PANEL STAIN GRADE WOOD DOOR.
HARDWARE: ADA COMPLIANT LEVER HANDLE WITH KEY LOCK ON SALES ROOM SIDE.
BREAK ROOM SIDE SHALL BE OPENED WITH ONE ACTION.
 - 5 NEW 3070 TWO PANEL STAIN GRADE WOOD DOOR.
 - 6 HARDWARE: ADA COMPLIANT LEVEL HANDLE WITH KEY LOCK ON BOTH SIDES.

DOOR SCHEDULE



NEW FLOOR PLAN 1/4" 1

- KEYNOTES**
- 1 NEW SYNTHETIC WOOD FLOORING OVER (E) VINYL TILE.
 - 2 NEW CARPET FLOORING WITH TRANSITION STRIP AT DOOR.
 - 3 COFFEE COUNTER SEE ELEVATION ON 7/A3.0
 - 4 REPLACE EXISTING TOILET WITH CBC CHAPTER 11B ACCESSIBLE COMPLIANT TOILET.
 - 5 EXISTING VINYL TILE FLOORING.
 - 6 EXISTING CERAMIC TILE FLOOR FINISH AND 48" HIGH CERAMIC TILE WAINSCOT. WALL AND CEILING SMOOTH TEXTURED GYP. BD. SHALL BE PAINTED WITH WASHABLE SEMI-GLOSS PAINT.
 - 7 P.O.S. PASS THRU WINDOW. SEE DETAIL ON 4/A3.0
 - 8 EXISTING ALUM FRAME STORE FRONT

KEYNOTES

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TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557
info@tfaai.com

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FLOOR PLAN, EXISTING PLAN W/DEMOLITION
THE HOOK, SUITE C
TENANT IMPROVEMENT
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817 RUSSELL AVE., SANTA ROSA

TFA Project #: 1802
Date: 03/01/2018
Scale: AS INDICATED
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CAD File: See left hand margin

Sheet #
A2.0
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