CITY COPY

H385 SUNBELT

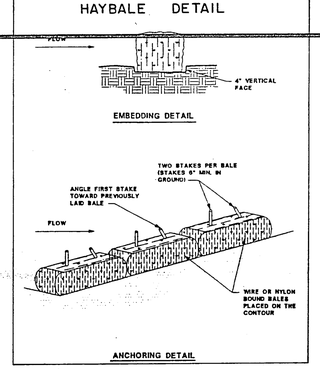
SCALE: 1"=20'

10 20 40

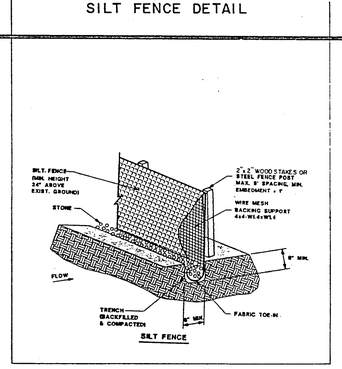
LEGEND

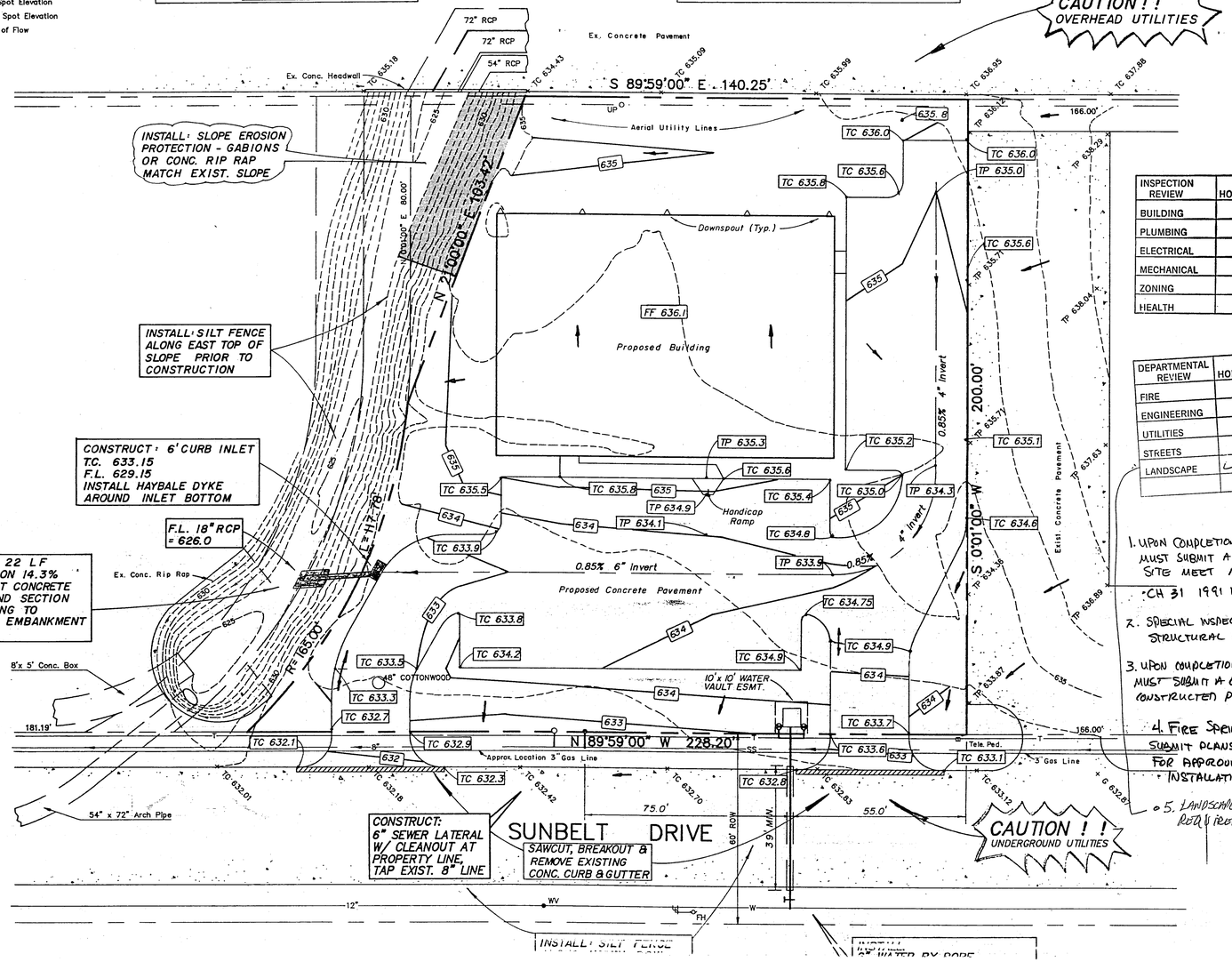
UP	Utility Pole
WM	Water Meter
WV	Water Valve
FH	Fire Hydrant
RCP	Reinforced Concrete Pipe
SS	Sanitary Sewer
W	Water Line
T	Telephone Line
TP	Top of Pavement
TC	Top of Curb
G	Gutter
632.70	Existing Spot Elevation
635.5	Proposed Spot Elevation
	Direction of Flow

HAYBALE DETAIL



SILT FENCE DETAIL



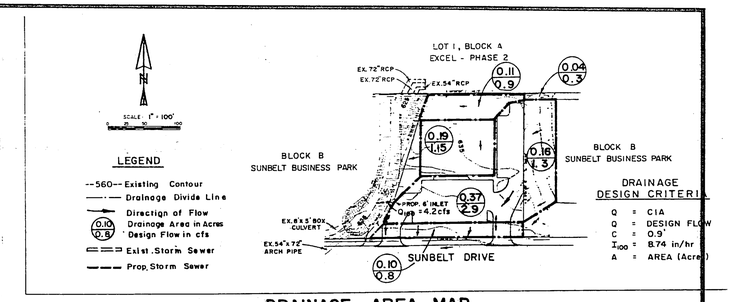


INSPECTION REVIEW	HOLD	APPROVED	REVIEWED BY
BUILDING		4-10-97	LOC
PLUMBING		4-10-97	LOC
ELECTRICAL		4-10-97	LOC
MECHANICAL		4-10-97	LOC
ZONING			
HEALTH			

DEPARTMENTAL REVIEW	HOLD	APPROVED	REVIEWED BY
FIRE			
ENGINEERING		4-16-97	DCN
UTILITIES		4-10-97	DCN
STREETS		4-10-97	DCN
LANDSCAPE	✓	4-11-97	JACK

→ OK per sketch

1. UPON COMPLETION OF PROJECT THE ARCHITECT MUST SUBMIT A LETTER STATING BLD AND SITE MEET ACCESSIBILITY REQ. OF CH 31 1991 UBC.
2. SPECIAL INSPECTOR REQD FOR ALL STRUCTURAL ELEMENTS.
3. UPON COMPLETION OF PROJECT THE ENGINEER MUST SUBMIT A LETTER STATING BLD WAS CONSTRUCTED PER PLAN.
4. FIRE SPRINKLERS REQD. SUBMIT PLANS TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION.
5. LANDSCAPE ARCHITECT STAMP REQUIRED.



DRAINAGE AREA MAP

GENERAL NOTES

1. All work and materials shall be in accordance with the City of Addison Specifications and Standards and the North Central Texas Council of Governments (NCTCOG) Standard Specifications, latest edition, as amended by City of Addison.
2. Site preparation and grading of areas within public right of way and fire lanes shall be in accordance with the City of Addison and NCTCOG Specifications.
3. Unless otherwise indicated in a soils report, site preparation outside building foundations and paved areas shall include: vegetation and organic soils (upper two to four inches) should be stripped and removed at the start of earth work construction. The exposed soils shall be scarified to a minimum depth of six inches and recompacted to a density of 92 to 98 percent of maximum Standard Proctor Density, ASTM D-698 at a moisture content of 0% to 4% above optimum moisture for areas outside foundation and paving. The exposed soils shall be scarified to a minimum depth of six inches and recompacted to a density of 95 percent of maximum Standard Proctor Density, ASTM D-698 at a moisture content of 0% to 4% above optimum moisture for areas under paving. The soil stripings removed at the start of construction shall be stockpiled and then spread over non-paved areas for topsoil after grading work is complete.
4. Street and fire lane pavement shall be 6 inch, 3,000 psi concrete pavement reinforced with #3 bars on 24 inch centers each way. Sidewalks shall be 4 inch, 3,000 psi concrete pavement reinforced with #3 bars on 24 inch centers each way.
5. Onsite pavement areas shall be 5 inch, 3,600 psi concrete pavement reinforced with #3 bars on 24 inch centers each way on a subgrade compacted to a minimum of 95 percent of the maximum Standard Proctor Density, ASTM D-698 at 0% to 4% above optimum moisture.
6. Contractor shall be responsible for erosion and sediment control including control of construction access and street cleaning if necessary. Place silt fence along the top of the existing channel slope and along the south property line (Sunbelt Drive north right of way line) prior to start of construction. Haybales shall be placed around the inlet bottom after it is constructed. Contractor to maintain erosion control devices until time for permanent paving and landscaping. Prior to placement of proposed paving, construction access shall be from Sunbelt Drive at a single location where the curb shall be protected in accordance with City requirements. Vehicles shall be properly cleaned prior to entering public streets. Any construction materials tracked onto public streets shall be immediately removed by the Contractor.
7. Contractor shall be responsible for locating, horizontally and vertically all utility lines and irrigation lines and appurtenances prior to start of construction. Contractor shall be responsible for any and all adjustments to utility and irrigation lines, including replacement of damaged pipes and appurtenances.
8. In preparation of the plans and specifications, the engineer has endeavored to indicate the location of existing underground utilities. It is not guaranteed that all major lines, structures or services have been shown or are accurate on the plans. Prior to beginning of construction, the Contractor shall contact all utility companies for verification of existence and location of utility lines.
9. The Contractor shall protect all structures, pipelines, walks, drives, trees, shrubbery, lawns and other improvements during the progress of the work and shall remove from the project and dispose of all debris and unused materials.
10. Contractor shall maintain traffic flow throughout construction on existing public streets and, if needed, shall submit a detour plan to the City of Carrollton for approval prior to start of construction.
11. The Contractor shall obtain all necessary permits and approvals for his work before beginning construction, and shall maintain a copy of these at the project site.
12. The Contractor shall be responsible for complying with state laws and federal regulations relating to trench safety.

GRADING, DRAINAGE, WATER, SANITARY SEWER & EROSION CONTROL PLAN

NOTE: - See Dimension Control Plan for dimensions.
- Unless otherwise noted, all curbs are 6 inches high.

REGISTERED ARCHITECT THOMAS PAUL BOOT 8002 STATE OF TEXAS

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REV.	DATE	DESCRIPTION

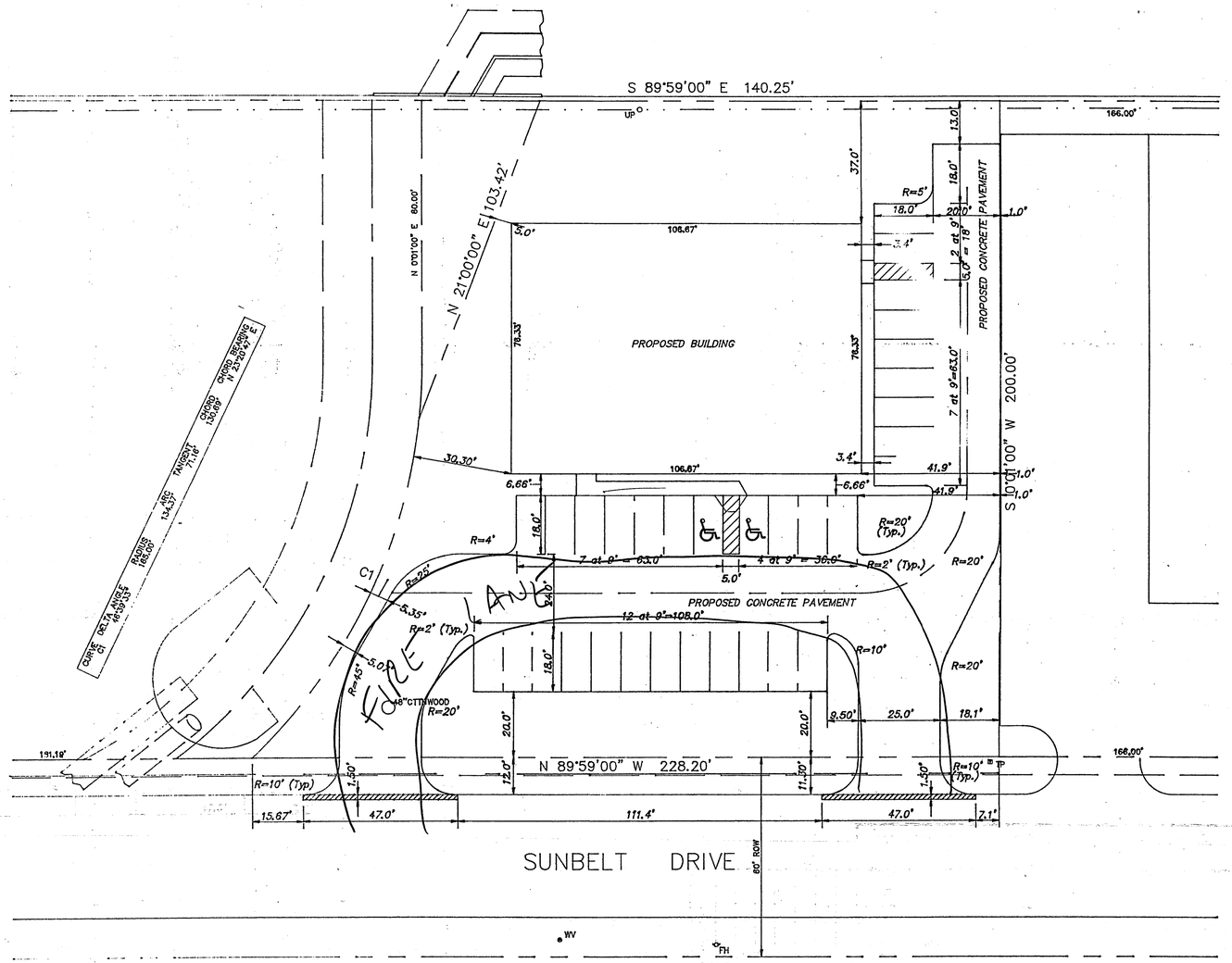
B&R ARCHITECTURE, INC.
405 LANCASTER HUTCHINS ROAD, HUTCHINS, TEXAS 75141
(214) 225-2397

Customer Name – H.M.S. JEWELRY, INC.			
Project Location – SUNBELT DR. ADDISON, TX			
Date: 2/97	Design Loads: UBC '91	Building Size 76'x106'x15'	
Scale: 1"=20'	Job No. 2 - J - 97	DRAWING NO. A1	Issue No. 1

SCALE: 1"=20'

0 10 20 40

DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED



FIRE LANE

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B & R. REPRODUCTION OR USE OF THESES DOCUMENTS IS PROHIBITE

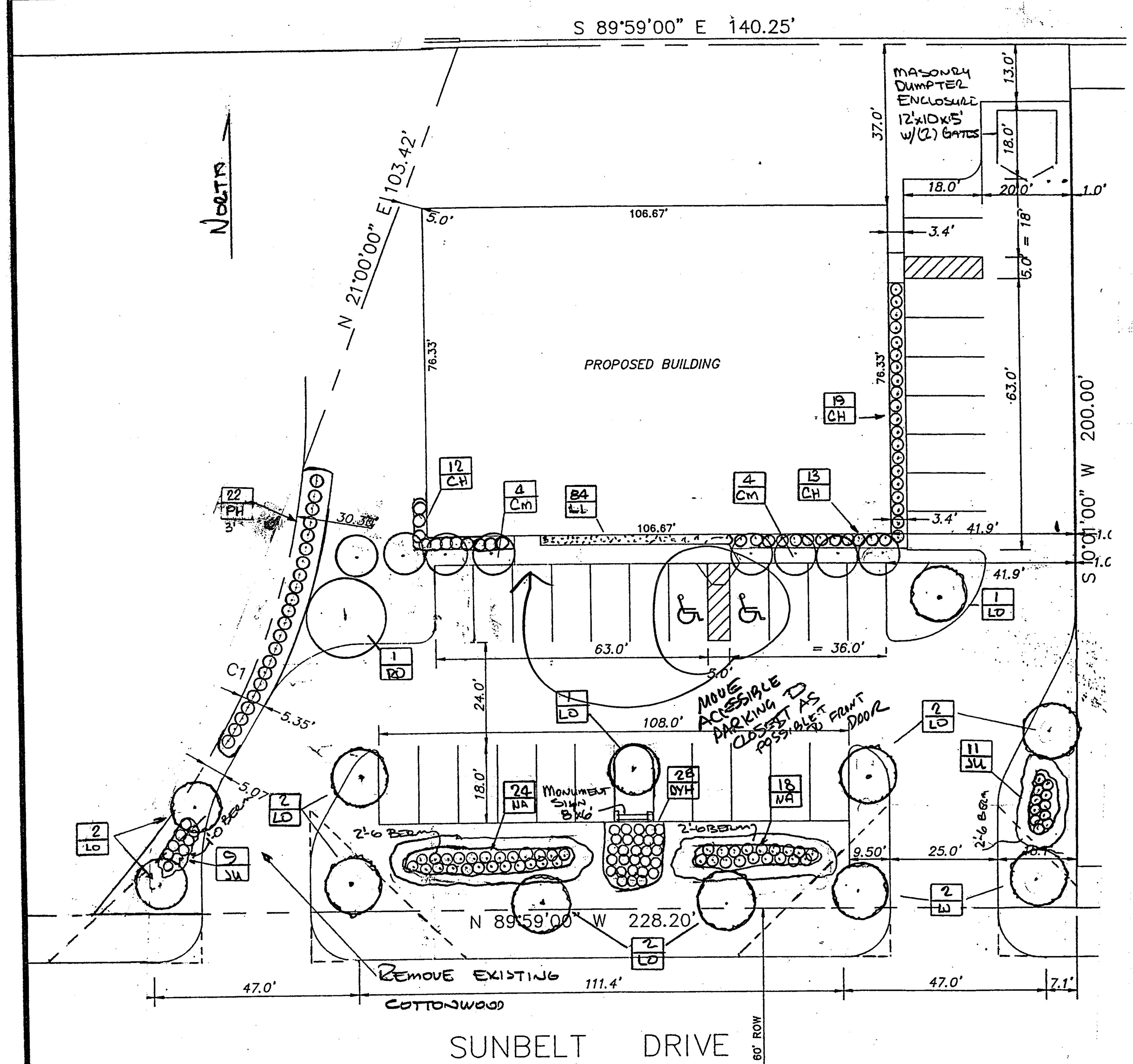
REV.	DATE	DESCRIPTION

B&R
405 LANCASTER HUTCHINS ROAD, HUTCHINS, TEXAS 75141
(214) 225-2397

Customer Name – H.M.S. JEWELRY, INC.

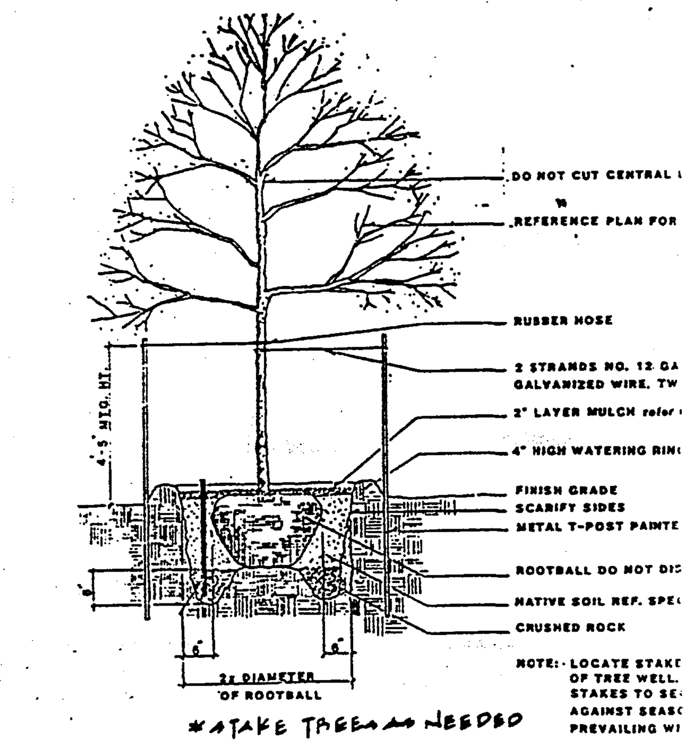
Project Location – SUNBELT DR. ADDISON, TX

Date: 2/97	Design Loads: UBC '91	Building Size 76'x106'x15'	
Scale: 1"=20'	Job No. 2 - J -97	DRAWING NO. A2	Issue No. 1

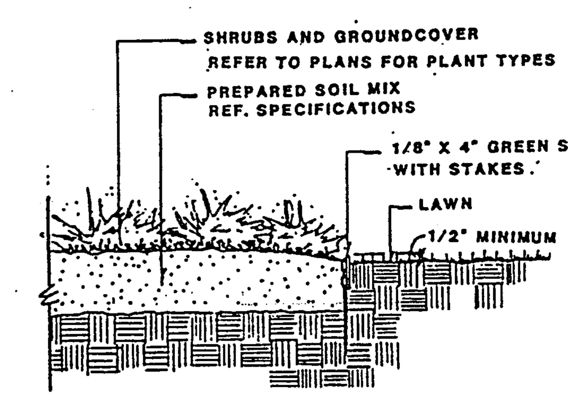


PLANT MATERIAL			
QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
1	Shumard Red Oak	Quercus Shumardii	4" caliper, 14' high
52	Nandina	Nandina Domestica	5 gallon container, space 3'0 in staggered rows
20	Juniper Bar Harbor	Juniperus Bar Harbor	1 gallon container 16" o.c.
8	Crepe Myrtle	Lagerstroemia Indica	Dallas Red 6' High, multi trunk
12	Live Oak	Quercus Virginiana	4" caliper, 8'-10' prune to 6'0 in sight triangls
44	Carrissa Holly	Ilex cornuta	5 gallon container, space 3'0
28	Dwarf You. Holly	Ilex Vomitoria nana	5 gallon container, space 3'0 in staggered rows.
22	Fraser Photinia	Photinia Fraseri	5 gallon container, 4' o.c.
	Liriope	Liriope muscari	4" pots on 8" centers
4	Berms		Minimum crown 3'0", 3:1 sides Height 2'6"

32

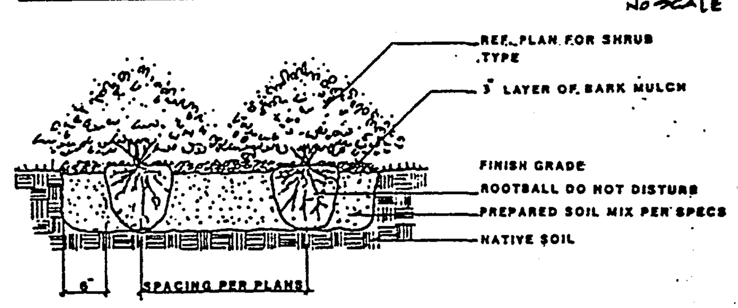


TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NO SCALE



STEEL EDGING DETAIL

NO SCALE

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.01 REFERENCE DOCUMENTS.

A. Refer to bidding requirements, special provisions, general provisions, and schedules for additional requirements.

1.02 DESCRIPTION OF WORK.

A. Work Included: Furnish all labor, supervision, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (Trees, Shrubs and Grass)
2. Bed preparation and fertilization
3. Notification of sources.
4. Water and maintenance until final acceptance.
5. Guarantee.

1.03 REFERENCES.

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980 Edition.
B. American Joint Committee on Horticultural Nomenclature 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards.
D. Hortus Third, 1976 - Cornell University.

1.04 NOTIFICATION OF SOURCES.

A. The contractor shall within ten (10) days following acceptance of the bid, notify the Architect of the sources of materials and bed preparation required for the project.

1.05 JOB CONDITIONS.

A. General Contractor to complete the following punch list: Prior to Landscaping Contractor initiating any portion of landscape installation, to leave bed areas one-half inch (1/2") minimum, three inch (3") maximum below finish grade of sidewalks, drives and curbs as shown on the drawings. The remainder of the site (all lawn areas) to be one inch (1") below the finish grade of all sidewalks, drives and curbs. Construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The owner cannot be held responsible for theft or damage.

1.06 MAINTENANCE AND GUARANTEE.

A. Maintenance.

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Architect. No trees, ground cover or grass will be accepted unless they show a healthy growth and satisfactory foliage condition.

2. Maintenance shall include watering of trees and plants, cultivation, edging, spraying, pruning of trees, mowing of grass, cleaning-up and all necessary work of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least Seven (7) days prior to completion. An on-site inspection by Owner, Landscape Architect and Architect will be completed prior to written acceptance. Approval must also be received by the City with governing authority.

4. After final acceptance of the work, the Landscape Contractor will not be require to complete any of the above work.

B. GUARANTEE.

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and ground cover shall be guaranteed for twelve (12) months. The Landscape Contractor shall replace all materials not in a vigorous thriving condition as soon as weather permits, and upon notification of the Architect or Owner. Plants, including trees, which have partial dead areas so that shape, size or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Architect shall be final.

a. Plants used for replacement shall be of the same kind and size as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement shall be at no cost to the Owner. Replacement plants shall carry a twelve (12) month guarantee after acceptance by the Architect and Owner. Any damage, including ruts in the lawn, incurred as a result of making the replacements, shall be immediately repaired.

b. At the direction of the Architect, plants may be replaced at the start of next year's planting season, but in such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for all compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate the beds at least once a month.

3. The above guarantee shall not apply after acceptance because of injury by storm, hail, freeze insects, disease injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner and/or the Architect provided that the job is in a completed undamaged condition and there is a stand of grass (substantial coverage) in all lawn areas. At this time the Owner will assume maintenance of the accepted work.

C. Repairs: Any necessary repairs under the guarantee must be made within Ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make the repairs accordingly, the Owner, without further notice to the Landscape Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.07 QUALITY ASSURANCE.

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to the Architect.

C. Selection of Plant Material.

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure that the purchased materials will meet and/or exceed the project specifications.

2. Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

3. Architect shall inspect all plant materials when reasonable at places of growth for compliance with requirements for genus, species, variety, size and quality. Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root ball, limbs, branching habit, insects, injury and latent defects. Architect may reject unsatisfactory or defective material at any time during process of work. Remove rejected materials from the site immediately.

PART 2 - PRODUCTS.

2.01 MATERIALS.

A. Plants.

1. Quantities: The drawings and specifications are complimentary: anything called for on one and not the other is as binding as if as shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plans.

2. Quality and Size: Plant material shall conform to the size given on the plan and shall be sound, healthy, vigorous with well trimmed tops and healthy root systems. The plants shall be free from injurious insects, disease, injuries to the bark or root, broken branches, objectionable disfiguration and are to be of specimen quality.

3. Approval: All plant material shall be subject to the approval of the Architect. All plants that are found unsuitable in growth or in any unhealthy, badly shaped or undersized condition will be rejected by the Architect either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

4. Trees shall be healthy, vigorous, full branched, well shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten inches (10") in diameter for each one inch (1") of trunk diameter measured six inches (6") above the ball.

a. Nomenclature conforms to customary nursery usage: for clarification, the term "multi trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

5. Pruning: All pruning of all landscape trees and shrubs, as directed by the Architect shall be executed by the Landscape Contractor at not extra cost to the Owner.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of fine and course textured materials.

C. Sharp Sand: Sharp sand shall be free of seeds, weeds and soil particles.

D. Mulch for planting bed areas shall be Shredded Hardwood.

E. Grass Areas.

1. Soil Sod Bermudagrass: Blocks of sod shall be laid joint to joint after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod shall be filled with composts where they are evidently gapped open, then watered thoroughly.

2. Hydromulch: Common bermudagrass: shall be extra hulled and treated lawn type seed, delivered to the site in its original unopened container and shall meet Sate Law requirements.

F. Steel Curbing. Shall be Ryerson "Estate Curbing" 1/8" x 4" with stakes or equal.

G. Hydroseeding Fiber Mulch:

1. Cellulous fiber mulch shall be natural wood fiber mulch produced from grinding clean, whole waste wood chips. The mulch shall be designed for use in conventional mechanical planting, hydraulic planting or hydromulching of grass seed. The mulch shall be such that when applied the material shall form a strong moisture retaining mat.

2. The hydromulch shall be composed of virgin wood cellouous fibers and shall contain no germination or growth inhibiting factor. It shall have a consistent texture which disperses evenly and remains suspended in agitated water. It shall have a temporary green dye and the following property analysis:

Moisture Content:	9.0% +/- 3%
Organic Matter:	99.2% +/- 0.0%
Ash Content:	0.8% +/- .2%
pH:	4.8% +/- 0.5%
Water holding capacity: (grams of water per 100 grams of fiber)	1150 minimum

3. The mulch shall contain a biodegradable a takifier agent included in its manufacture or as a separate additive in the rates specified by the manufacturer. The purpose of the takifier is to further enhance the erosion control of the mulch.

PART 3 - EXECUTION.

3.01 BED PREPARATION AND FERTILIZATION.

A. Landscape Contractor to inspect all existing conditions and report and discrepancies to the Architect.

B. All planting areas to be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Apply fertilizer as to manufacturer's recommendations. Add four to six inches (4"-6") of compost and till to a depth of three inches (3") of the native soil. Apply fertilizer as recommended by the manufacturer.

2. All planting bed areas shall receive a two inch (2") layer of mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site, free from debris, placed in 9" layers and watered in thoroughly.

C. Grass Areas.

1. Areas to be solid sod bermudagrass: Blocks of sod to be laid joint to joint after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod shall be filled with compost where they are evidently gaped open, then watered thoroughly.

2. Areas to be hydromulched Common bermudagrass: Hydromulch with bermudagrass seed at a rate of two pounds (2#) per one thousand (1000) square feet. Use a 4" x 8' batter board against the bed areas.

3.02 INSTALLATION.

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until final acceptance by the Architect.

B. Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery material shall be thoroughly protected from the drying winds during transit. All plants that cannot be planted at once after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & R plants shall be kept covered with soil or other material. All plants remain the property of the Landscape Contractor until final acceptance.

C. Position the trees and shrubs or stake their position according to the plans.

D. Notify the Architect for inspection and approval of all landscape materials.

E. Excavate pits with vertical sides and horizontal bottoms. Tree pits shall be large enough to permit handling and planting without injury to the balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relation to the finish grade that it did to the soil surface at place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, wider than the lateral dimensions of the earth ball and six inches (6") deeper than its vertical dimension. Remove and haul from site all rocks over two inches (2") in diameter. Plants should be thoroughly moist before removing from containers.

G. Dig a wide rough sided hole exactly the same depth as the height of the ball especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Run a perk test. Fill the hole with water and wait until the next day. If the water level does not drop substantially overnight, the tree needs to be moved to another location or have drainage added.

I. Backfill with the existing soil that came from the hole. When the hole is dug in solid rock, top soil from the same area should be used. Some rock mixed into the soil is beneficial. Top soil from the immediate area should be used for the top six to twelve inches (6"-12") of backfill if possible. Remove the burlap from the top of the ball as well as all plastic strings and wire mesh. Container trees will usually be pot bound.

J. Do not wrap tree.

K. Do not ever prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball unplanted and mulch with at least two inches (2") of compost.

M. All plant beds and trees to be mulched with shredded hardwood spread to a minimum settled thickness of two inches (2") over the entire area of bed or pit.

N. Obstruction below ground: In the event of rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Architect. Where locations cannot be obtained, the obstructions shall be removed to a depth of not less the three inches (3") below grade and no less the six inches (6") below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Pruning and mulching: Each tree shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.

1. Dead wood or suckers and badly bruised or broken branches shall be removed. General tipping of all branches is not permitted.

2. Pruning shall be done with clean sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material three inches (3") deep . The limit of the organic material shall be the diameter of the plant pit.

P. Steel curbing installation:

1. Curbing shall be aligned as indicated on the plans.
2. All curbing shall be free of kinks or abrupt bends.
3. Top of curbing shall be 3/4" higher than the existing grade.
4. Stakes are to be installed on the planting bed side of the curbing.

3.03 CLEANUP AND ACCEPTANCE.

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all material shall be organized so that they are neat and orderly. All trash and debris shall be removed from the site as work progresses.

NOTES

1. Landscape contractor shall submit as built drawings at the completion of the project.
2. Landscaped areas must be maintained in a healthy, growing condition at all times.
3. Property Owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other permanent maintenance of all plantings as needed.
4. All trees shall be planted a minimum of 3' away from curbs, walks walls, structures, etc.
5. All planting beds and lawn areas to be separated by steel edging.
6. Landscape Contractor to locate all underground utilities before beginning construction and notify Owner of any subsequent conflicts.
7. Landscape Contractor to field verify location of all existing and proposed site elements and report any discrepancies to Owner.
8. All planting beds and lawn areas to slope away from structures a minimum of two percent (2%).

LANDSCAPE NOTES

1. Contractor shall verify locations of all existing and proposed site elements and notify Architect of ant discrepancies. Survey data of existing conditions shall be supplied by other.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities. Contractor shall review Engineer's drawing to the extent of existing and proposed utilities.
3. Contractor is required to obtain all landscape and irrigation permits.
4. Contractor to supply a minimum of 2% slope away from all structures.
5. All planting beds and lawn areas are to be separated by steel edging.
6. All landscaped areas to be irrigated 100% with an underground automated irrigation system with freeze and rain controls.
7. All lawn areas to be hydromulched with bermudagrass, unless otherwise noted on the drawings.

OWNER;	Harry Schmidt 12770 Merit Suite 122 Dallas, Texas 75251 972-458-9571
ARCHITECT:	Tom Huch 4014 Dexham Road Rowlett, Texas 75088 972-770-9687
PROJECT	HMS JEWELRY, INC. Sunbelt Addison, Texas Lot 14 Block B

Lot Size:	35,498'
Landscape Req'd:	7,100'
Landscape Furnished:	16,025'
Sunbelt Buffer	32'

REGISTERED ARCHITECT THOMAS PAUL HUCH 8002 STATE OF TEXAS

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REV.	DATE	DESCRIPTION

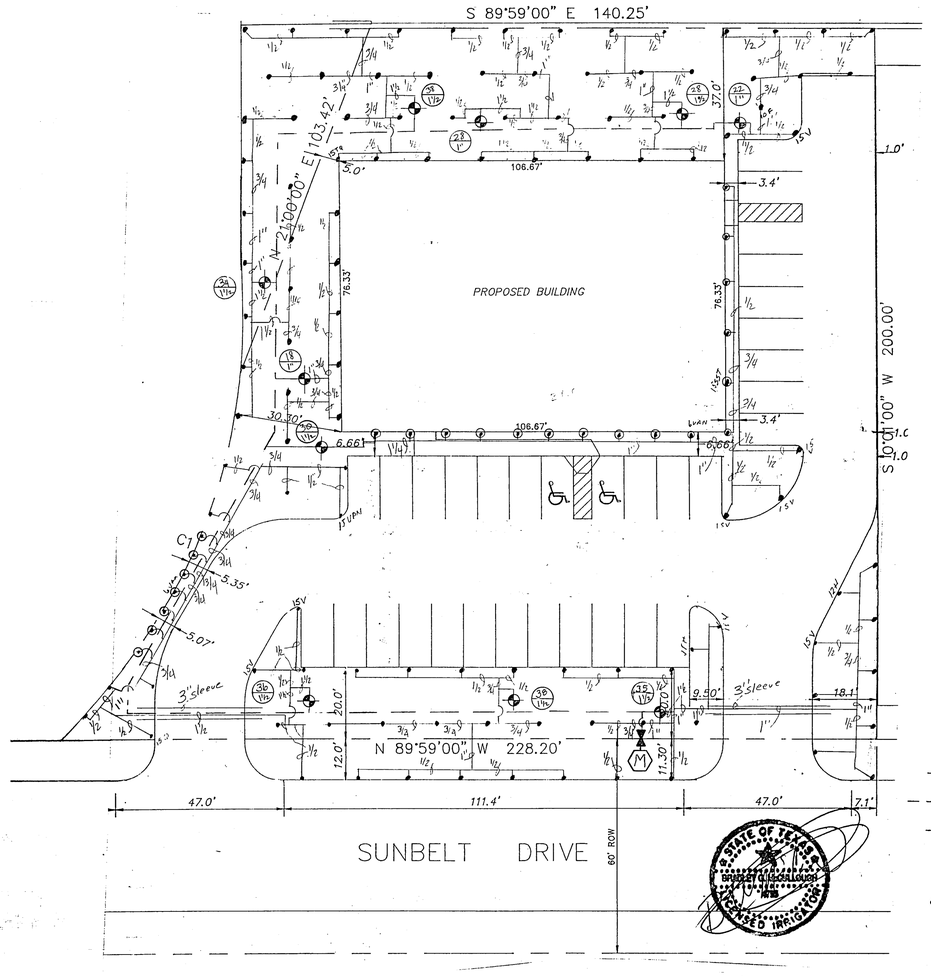
B&R 405 LANCASTER HUTCHINS ROAD, HUTCHINS, TEXAS 75141
(214) 225-2397

Customer Name – H.M.S. JEWELRY, INC.

Project Location – SUNBELT DR. ADDISON, TX

Date: 2/97	Design Loads: UBC '91	Building Size 76'x106'x15'
Scale: 1"=20'	Job No. 2-J-97	DRAWING NO. A3 / Issue No. 1

TELEDYNE POST N78425



Key:

- Rainbird 1804 Popup Spray heads
- Rainbird 1812 Pop up or Sch 80 riser w/ adpt
- Class 200 pvc pipe
- Mainline (per city code)
- Section Valve (size)
- Backflow Prevention Device (per city code)
- Meter

Note:

This drawing was designed using 1" meter + 60 psi static pressure.

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405 LANCASTER HUTCHINS ROAD, HUTCHINS, TEXAS 75141
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Project Location – SUNBELT DR. ADDISON, TX			
Date: 2/97	Design Loads: UBC '91	Building Size 76'x106'x15'	
Scale: 1"=20	Job No. 2 - J - 97	DRAWING NO. A4	Issue No. 1