## GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE STANDARDS, CODES AND ORDINANCES OF THE STANDARDS, OF PORTOLA VALLEY, THE UNIFORM BUILDING CODE 1997 EDITION AND THE 2001 CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, SHORING AND BRACING SYSTEMS AS REQUIRED FOR THE INSTALLATION OF ALL WORK.
2. SEE ARCHITECTURE PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL PLAN.
3. EXCAVATIONS SHALL CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF -0.0".
4. WHERE PRACTICABLE, SIDES OF FOOTINGS SHALL BE CUT NEAT AND CONCRETE POURED DIRECTLY AGAINST THE EXCAVATION.
5. THE BOTTOMS OF ALL TRENCHES SHALL BE LEVEL, TAMPED FIRM, CLEAN AND FREE FROM ALL DEBRIS.
6. BACK FILL SHALL CONSIST OF MATERIAL FREE FROM DEBRIS, ORGANIC OR OTHER DELETERIOUS MATERIAL. BACK FILL MATERIAL SHALL BE PLACED IN <LLAYERS> MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACTION OF ALL LAYERS SHALL BE 90%, UNLESS NOTED OTHERWISE.
7. STRUCTURAL OBSERVATION PER UBC SECTION 1702 SHALL BE PROVIDED WHEN SO DESIGNATED BY THE ARCHITECT OR ENGINEER OF RECORD OR, WHEN SUCH OBSERVATION IS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL.
8. SPECIAL INSPECTIONS PER UBC SECTION 1701 IS REQUIRED FOR THE FOLLOWING ITEMS:
CONCRETE EXCEPT FOUNDATION CONCRETE WITH f'c NO GREATER THAN 2500psi (17.2MPa).
PILING DRILLED PIERS, CAISSONS.
THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE BUILDING OFFICIAL OF THE CITY PRIOR TO START OF WORK.

## CONCRETE:

1. PORTLAND CEMENT SHALL CONFORM TO ASTM SPEC. C150, LATEST EDITION, TYPE II. ONE BRAND OF CEMENT SHALL BE USED THROUGHOUT THE WORK.
2. AGGREGATES SHALL CONFORM TO ASTM SPEC. C33, LATEST EDITION.
3. CONCRETE DESIGN MIXES:
FOOTING, SLAB ON GRADE AND RETAINING WALL: 2500 PSI, 28 DAY COMPRESSIVE STRENGTH.
4. TRANSPORT CONCRETE FROM MIXER TO FINAL POSITION BY A METHOD WHICH WILL PREVENT SEPARATION OR LOSS OF MATERIAL, IN ACCORDANCE WITH ASTM SPEC. C 94.
5. DEPOSIT CONCRETE IN CONTINUOUS OPERATION UNTIL SECTION IS COMPLETED.
6. CONSOLIDATE PLACE CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING.
7. ALL REINFORCING BARS, WELDED WIRE FABRIC, DOWELS, ANCHORS, INSERTS AND OTHER EMBEDDED HARDWARE SHALL BE ACCURATELY SET AND SECURELY HELD IN PLACE TO MAINTAIN PROPER POSITION DURING PLACEMENT OF THE CONCRETE.
8. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED."

## CONCRETE REINFORCING STEEL:

1. FOR # 4 BARS OR SMALLER USE GRADE 40, DEFORMED, REINFORCING BARS CONFORMING TO ASTM A 615.
2. FOR # 5 BARS OR LARGER USE GRADE 60, DEFORMED, REINFORCING BARS CONFORMING TO-ASTM A 615.
3. USE GRADE 40, DEFORMED, REINFORCING BARS FOR ALL PANEL CHORD BARS AND ALL MASONRY BLOCK WALLS.
4. ALL REINFORCEMENT SHALL BE CONTINUOUS WITH STAGGERED SPLICES AT ADJACENT BARS.
5. LAP 40 DIAMETERS AT SPLICES IN CONCRETE OR MASONRY.
6. ALL COLUMN TIES SHALL HAVE A 135 DEGREE CORNER BEND.
7. PROVIDE SPECIAL INSPECTION FOR ALL FIELD-WELDING. WELDING, WELDING ELECTRODES: USE E70 ELECTRODE FOR WELDING.
8. CONCRETE COVER FOR REINFORCING STEEL SHALL BE MADE AS FOLLOWS UNLESS OTHERWISE NOTED ON DRAWINGS:
3" MINIMUM FOR CONCRETE POURED AGAINST EARTH.
2" MINIMUM FOR FORMED SURFACES BACK FILLED WITH EARTH.
1 1/2" MINIMUM FOR FORMED SURFACES EXPOSED TO WEATHER.
3/4" MINIMUM FOR FORMED SURFACES EXPOSED TO INTERIOR SPACE.

## CARPENTRY U.B.C 1997

1. ALL LUMBER SHALL BE NEW, UNIFORMLY SIZED AND S4S UNLESS OTHERWISE NOTED. LUMBER SHALL BE OF MOISTURE CONTENT LOW ENOUGH TO PRECLUDE EXCESSIVE SHRINKAGE AFTER INSTALLATION. ALL LUMBER SHALL BE GRADED DOUGLAS FIR LARCH IN ACCORDANCE WITH THE WCLB MOISTURE TESTS WILL BE PROVIDED AT TIME OF INSTALLATION TO VERIFY MOISTURE CONTENT OF 19% OR LESS AT THE TIME OF CONNECTION INSTALLATION, OR REVISE THE CAPACITIES OF THE FASTENERS (NAILS, BOLTS, LAG SCREWS) TO INCLUDE THE WET SERVICE USE FACTOR PER 1991 NDS TABLE 7.3.3.
2. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, LUMBER SHALL BE THE FOLLOWING GRADES:
BEAMS, HEADERS, LEDGERS, PURLINS AND POSTS NO.1 OR BETTER
JOISTS AND RAFTERS NO.2 OR BETTER
STUDS, SILLS AND PLATES NO.2 OR BETTER
3. SILL MEMBERS CONTACTING CONCRETE ON GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH NO.2 OR REDWOOD GRADE NO.2.
4. SILLS SHALL BE INSTALLED IN LONG PIECES. DOUBLE TOP PLATES SHALL BE IN LONG RUNS AND SHALL BE LAPPED 4 FOOT MINIMUM AT SPLICE
5. ALL GLUE LAMINATED LUMBER SHALL BE COAST REGION DOUGLAS FIR, FABRICATED IN ACCORDANCE WITH THE AITC SPECS, 203-70 AND SHALL BE GRADE 24F-V4 COMB. EXTERIOR GLUE AND INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED ON DRAWINGS. PROTECT FROM MOISTURE AT ALL TIMES. PROVIDE AITC CERTIFICATION FOR BUILDING DEPARTMENT APPROVAL.
6. GLU-LAM BEAMS SHALL NOT BE NOTCHED, DRILLED, TAPERED, DAPPED OR CUT IN ANY WAY EXCEPT AS SHOWN ON THE DRAWING.
7. PLYWOOD SHEATHING SHALL BE APA RATED EXPOSURE 1, END JOINTS IN ADJACENT SHEET SHALL BE STAGGERED AND ALL PLYWOOD EDGES SHALL OCCUR AT CENTERLINES OF BEARING.
8. PLYWOOD FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PLIES PERPENDICULAR TO THE FRAMING MEMBERS. GLUE AND NAIL.
9. DRILL HOLES 1/16" OVERSIZE FOR BOLTS, USE STANDARD CUT IRON WASHERS UNDER NUTS OR HEADS AGAINST WOOD, EXCEPT WHERE BEARING IS AGAINST STEEL SIDE PLATES.
10. DRILL PILOT HOLES FOR SCREWS. LAG AND WOOD SCREWS SHALL BE TURNED INTO PLACE, NOT DRIVEN.
11. USE METAL ANCHORS AND HARDWARE MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUIVALENT. PLACE NAILS IN ALL HOLES AS SPECIFIED IN THE LATEST SIMPSON CATALOG. ALL BOLTS, ANCHOR BOLTS/RODS TO BE A307, UNO.
12. ALL MEMBERS THROUGHOUT THE BUILDING SHALL BE CONNECTED TOGETHER WITH NAILING ACCORDING TO U.B.C. NAILING SCHEDULE, UNLESS A GREATER NUMBER ARE SHOWN OR CALLED FOR ELSEWHERE IN THE DRAWINGS. SEE NAILING SCHEDULE WITHIN DRAWINGS. USE COMMON NAILS.
13. ALL SPLIT WOOD SHALL BE REMOVED.
14. DOUBLE JOISTS UNDER PARTITIONS WHICH ARE PARALLEL TO JOISTS.
15. BLOCK UNDER PARTITIONS OR WALLS WHEN WALLS ARE PERPENDICULAR TO JOISTS.
16. ALL HEADERS SHALL BE 4X12, U.N.O.
17. BUILT UP BEAMS SHALL BE SECURELY FASTENED TOGETHER WITH 1/2" DIAMETER MACHINE BOLTS @ 24" O.C., STAGGERED TOP AND BOTTOM, UNLESS NOTED OTHERWISE. (TRIPLE) JOISTS OR GREATER)
18. FIRE BLOCK STUD WALLS AND PARTITIONS (INCLUDING FURRED SPACES) AT FLOOR, CEILING, SOFFIT, AND AT MID HEIGHT OF WALLS OVER 10 FEET IN HEIGHT AS PER U.B.C. SEC. 708.2.1
19. MICRO -LAM TO BE 1.8E WS LVL, PARALLAM TO BE 2.0E WS PSL.
20. TRUSS JOIST TJI'S MANUFACTURER TO BE TRUSS JOIST CORPORATION AT BOISE ID.

## FOUNDATION NOTES:

1. SOIL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED MAY, 2006 SHALL CONSTITUTE AS PART OF THE CONTRACT DOCUMENT.

PROJECT NO. 1681-1 BY ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, SECOND FLOOR, SAN CARLOS, CA 94070
TEL: (650) 591-5224, FAX: (650) 591-5251

2. SOIL ENGINEER SHALL REVIEW THE FOUNDATION DESIGN AND PLANS. SOIL ENGINEER SHALL SUPERVISE ALL PIER DRILLING, AND FOUNDATION EXCAVATION / GRADING OPERATIONS.

3. FOUNDATION CONTRACTOR OR SUBCONTRACTOR SHALL REVIEW THE GUIDELINES, AND/OR RECOMMENDATIONS ON SITE PREPARATION, GRADING, AND SLAB-ON GRADE CONSTRUCTION SET BY ROMIG ENGINEERS, INC.

4. SLAB-ON-GRADE:
IN ROMIG SOILS REPORT, PROJECT NO. 1681-1, IT READS, "CONCRETE WALKWAYS AND EXTERIOR FLATWORK SHOULD BE AT LEAST 4" THICK AND SHOULD BE CONSTRUCTED ON AT LEAST 6" OF CLASS 2 AGGREGATE BASE. THE SOIL SUBGRADE AND AGGREGATE BASE SHOULD BE PREPARED AND COMPACTED AS RECOMENDED IN THE SECTION OF THE SOILS REPORT, TITLED "EARTHWORK". IN ADDITION, CONSIDERING THE POTENTIAL FOR RELATIVELY SMALL MOVEMENTS OF THE SURFACE AND NEAR-SURFACE SOILS, ROMIG EXPECT THAT REINFORCED SLABS WILL PERFORM BETTER THAN UNREINFORCED SLABS. USING A CONTROL JOINT SPACING OF NO MORE THAN ABOUT 10'. IN AREAS WHERE FLOOR DAMPNESS WOULD BE UNDESIRABLE, CONCRETE SLABS-ON-GRADE SHOULD BE CONSTRUCTED ON AT LEAST 4" OF CLEAN, FREE-DRAINING GRAVEL, SUCH AS 1/2" TO 3/4" CRUSHED ROCK WITH NO MORE THAN 5 PERCENT PASSING THE ASTM NO. 200 SIEVE, COVERED WITH A HIGH QUALITY, UV-RESISTANT MEMBRANE VAPOR BARRIER. PEA GRAVEL SHOULD NOT BE USED AS THE CAPILLARY BREAK MATERIAL. THE VAPOR BARRIER MAY BE COVERED WITH A 2" THICK LAYER OF SAND TO PROTECT IT DURING CONSTRUCTION. IF SAND IS USED OVE THE VAPOR BARRIER, THE SAND SHOULD BE LIGHTLY MOISTENED WITH WATER JUST PRIOR TO CONCRETE PLACEMENT. THE SAND AND GRAVEL LAYERS MAY BE CONSIDERED AS THE NON-EXPANSIVE FILL RECOMMENDED BY ROMIG.

5. PIER AND GRADE BEAM FOUNDATION.
THE GUEST HOUSE AND AT-GRADE PORTION OF THE PROPOSED RESIDENCE SHOULD BE SUPPORTED ON A PIER AND GRADE BEAM FOUNDATION SYSTEM. PIERS SHOULD HAVE A DIAMETER OF AT LEAST 16" AND SHOULD EXTEND AT LEAST 8' BELOW BOTTOMS OF THE GRADE BEAMS, AND AT LEAST 8' INTO RESIDUAL SOIL OR WEATHERED BEDROCK, WHICHEVER IS DEEPER. THE PIERS MAY BE DESIGNED FOR AN ALLOWABLE SKIN FRICTION VALUE 550 POUNDS PSF FOR DEAD PLUS LIVE LOADS WITH A ONE-THIRD INCREASE ALLOWED WHEN CONSIDERING ADDITIONAL SHORT TEM WIND OR SEISMIC LOADING. AN ALLOWABLE SKIN FRICTION VALUE OF 400 PSF MAY BE ASSUMED WHEN CONSIDERING RESISTANCE TO UPLIFT LOADING OF THE PIERS. GRADE BEAM SHOULD BE DESIGNED TO SPACE BETWEEN THE PIERS AS DETERMINED BY THE STRUCTURAL ENGINEER. PERIMETER GRADE BEAMS SHOULD EXTEND AT LEAST 6" BELOW SLABS SUBGRADES AND AT LEAST 6" BELOW THE SURFACE OF THE CRAWL SPACE TO HELP REDUCE THE POTENTIAL FOR SEEPAGE OF WATER UNDER THE GRADE BEAMS AND INTO THE CRAWL SPACE OR INTO THE SOILD SUBGRADE BELOW SLABS-ON-GRADE.
PIER DRILLING SHOULD BE OBSERVED BY A MEMBER OF ROMIG STAFF TO CONFIRM THAT THE PIERS ARE CONSTRUCTED WITH AT LEAST THE RECOMMENDED MIN. DIMENSIONS, ARE BEARING IN COMPETENT MATERIALS AND ARE PROPERLY CLEANED OF ALL LOOSE AND SOFT SOIL OR DEBRIS. SEE ROMIG SOILS REPORT FOR MORE DETAILS.

6. BASEMENT FOUNDATION
THE BASEMENT AND BASEMENT RETAINING WALLS SHOULD BE SUPPORTED ON A MAT FOUNDATION. THE MAT MAY BE DESIGNED TO IMPOSE PRESSURES ON FOUNDATION SOILS OF UP TO 3000 PSF FOR DEAD PLUS LIVE LOADS WITH A ONE-THIRD INCREASE ALLOWED WHEN CONSIDERING ADDITIONAL SHORT-TERM WIND OR SEISMIC LOADING. A DAMP-PROOFING SYSTEM DESIGNED BY A SPECIALIST IN DAMP-PROOFING SYSTEMS SHOULD BE INSTALLED BELOW AND AROUND THE EDGES OF THE MAT FOUNDATION AND BEHIND THE BASEMENT WALLS. SEE ROMIG SOILS REPORT FOR DETAIL.

7. CONTRACTOR SHALL CONTACT GEOTECHNICAL ENGINEER OF RECORD FOR ALL FIELD INSPECTIONS. (FOUNDATION EXCAVATION, GRADING, PIER DRILLING).

9. ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.

10. ALL ANCHOR BOLTS TO HAVE MINIMUM EMBEDMENT OF 7" INTO CONCRETE, SPACED NOT MORE THAN 4' APART WITH MINIMUM 2 BOLTS PER SILL PLATE, AND LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM THE ENDS OF THE PLATE.

11. ALL BOLTS, SCREWS AND CONNECTORS THAT ARE EXPOSED TO WEATHER AND FOR PRESSURED-TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER PERSECTION 2304.4.

12. SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS AND THAT INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT.

2001 CBC NAILING SCHEDULE

CHAP. 23, DIV. II
TABLE 23-II-B-1

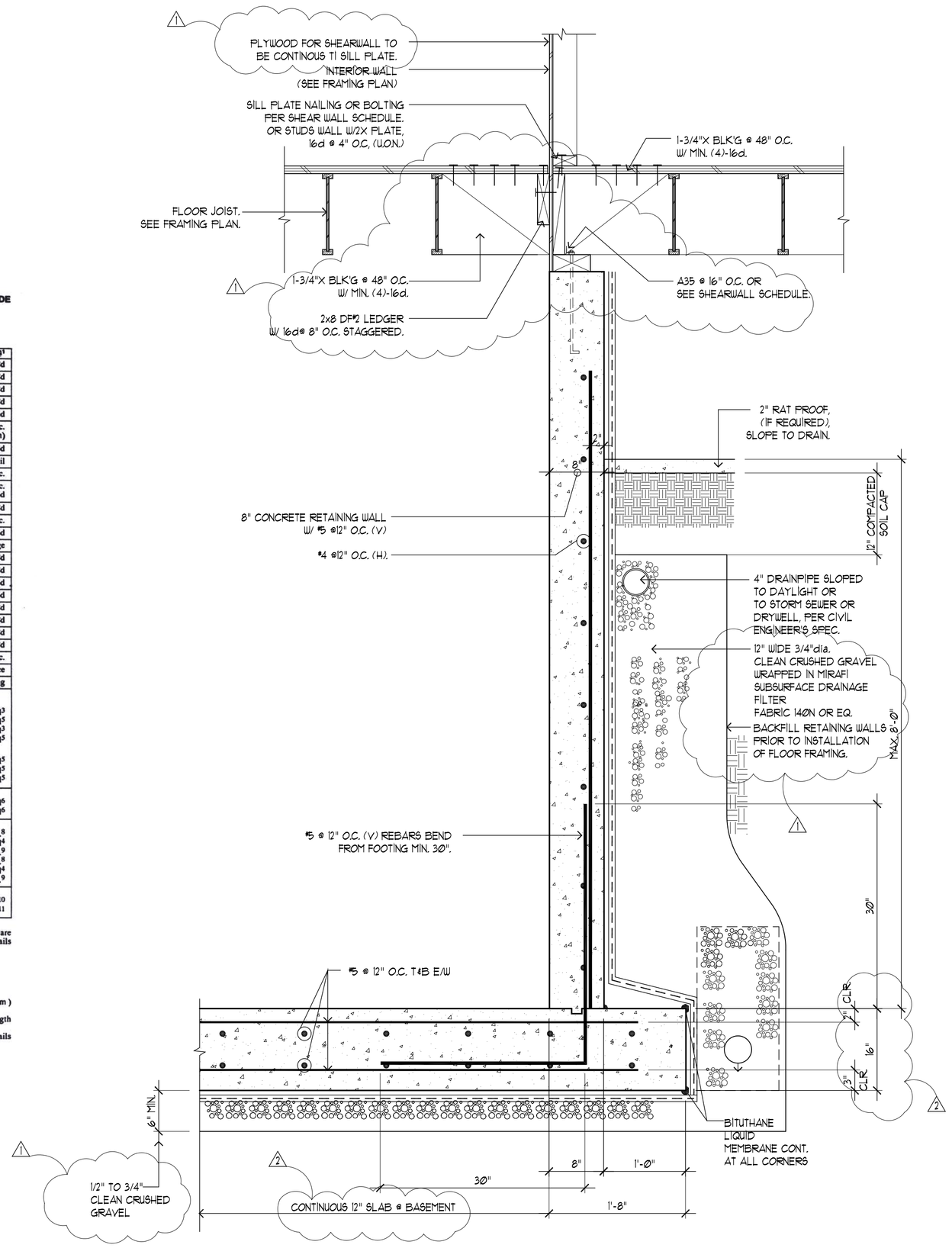
2001 CALIFORNIA BUILDING CODE

**TABLE 23-II-B-1—NAILING SCHEDULE**

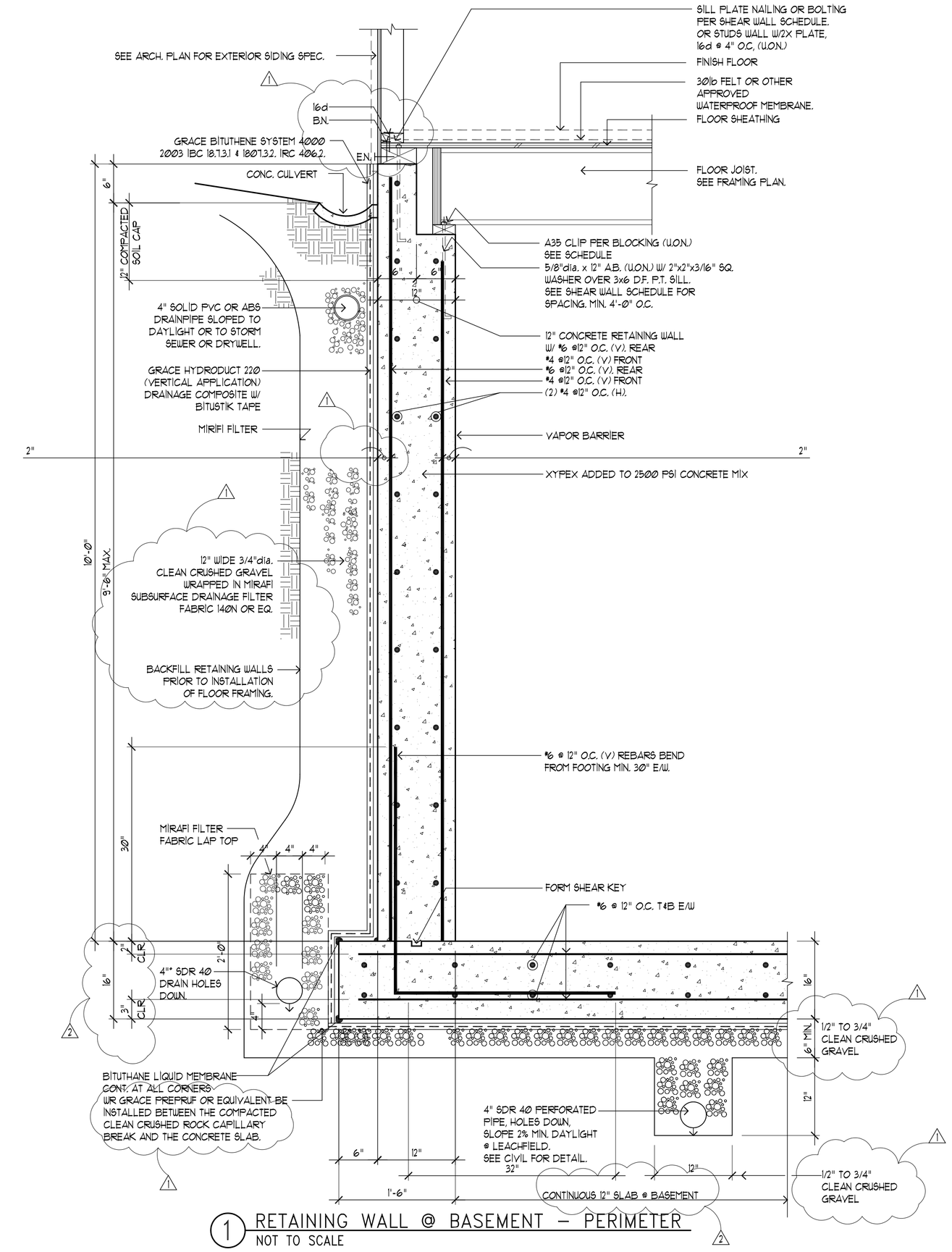
| CONNECTION | NAILING[1] |
|---|---|
| 1. Joist to sill or girder, toenail | 3-8d |
| 2. Bridging to joist, toenail each end | 2-8d |
| 3. 1" × 6" (25 mm × 152 mm) subfloor or less to each joist, face nail | 2-8d |
| 4. Wider than 1" × 6" (25 mm × 152 mm) subfloor to each joist, face nail | 3-8d |
| 5. 2" (51 mm) subfloor to joist or girder, blind and face nail | 2-16d |
| 6. Sole plate to joist or blocking, typical face nail<br>Sole plate to joist or blocking, at braced wall panels | 16d at 16" (406 mm) o.c.<br>3-16d per 16" (406 mm) |
| 7. Top plate to stud, end nail | 2-16d |
| 8. Stud to sole plate | 4-8d, toenail or 2-16d, end nail |
| 9. Double studs, face nail | 16d at 24" (610 mm) o.c. |
| 10. Doubled top plates, typical face nail<br>Double top plates, lap splice | 16d at 16" (406 mm) o.c.<br>8-16d |
| 11. Blocking between joists or rafters to top plate, toenail | 3-8d |
| 12. Rim joist to top plate, toenail | 8d at 6" (152 mm) o.c. |
| 13. Top plates, laps and intersections, face nail | 2-16d |
| 14. Continuous header, two pieces | 16d at 16" (406 mm) o.c. along each edge |
| 15. Ceiling joists to plate, toenail | 3-8d |
| 16. Continuous header to stud, toenail | 4-8d |
| 17. Ceiling joists, laps over partitions, face nail | 3-16d |
| 18. Ceiling joists to parallel rafters, face nail | 3-16d |
| 19. Rafter to plate, toenail | 3-8d |
| 20. 1" (25 mm) brace to each stud and plate, face nail | 2-8d |
| 21. 1" × 8" (25 mm × 203 mm) sheathing or less to each bearing, face nail | 2-8d |
| 22. Wider than 1" × 8" (25 mm × 203 mm) sheathing to each bearing, face nail | 3-8d |
| 23. Built-up corner studs | 16d at 24" (610 mm) o.c. |
| 24. Built-up girder and beams | 20d at 32" (813 mm) o.c. at top and bottom and staggered 2-20d at ends and at each splice |
| 25. 2" (51 mm) planks | 2-16d at each bearing |
| 26. Wood structural panels and particleboard:[2]<br>Subfloor and wall sheathing (to framing):<br>1/2" (12.7 mm) and less<br>19/32"-3/4" (15 mm-19 mm)<br>7/8"-1" (22 mm-25 mm)<br>1 1/8"-1 1/4" (29 mm-32 mm)<br>Combination subfloor-underlayment (to framing):<br>3/4" (19 mm) and less<br>7/8"-1" (22 mm-25 mm)<br>1 1/8"-1 1/4" (29 mm-32 mm) | <br><br>6d[3]<br>8d[4] or 6d[5]<br>8d[3]<br>10d[4] or 8d[5]<br><br>6d[5]<br>8d[5]<br>10d[4] or 8d[5] |
| 27. Panel siding (to framing):[6]<br>1/2" (12.7 mm) or less<br>5/8" (16 mm) | <br>6d[6]<br>8d[6] |
| 28. Fiberboard sheathing:[7]<br>1/2" (12.7 mm)<br>25/32" (20 mm) | <br>No. 11 ga.[8]<br>6d[4]<br>No. 16 ga.[9]<br>No. 11 ga.[8]<br>8d[4] |
| 29. Interior paneling[2]<br>1/4" (6.4 mm)<br>3/8" (9.5 mm) | <br>No. 16 ga.[9]<br>4d[10]<br>6d[11] |

[1]Common or box nails may be used except where otherwise stated.
[2]Nails spaced at 6 inches (152 mm) on center at edges, 12 inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Sections 2315.3.3 and 2315.4. Nails for wall sheathing may be common, box or casing.
[3]Common or deformed shank.
[4]Common.
[5]Deformed shank.
[6]Corrosion-resistant siding or casing nails conforming to the requirements of Section 2304.3.
[7]Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.
[8]Corrosion-resistant roofing nails with 7/16-inch-diameter (11 mm) head and 1 1/2-inch (38 mm) length for 1/2-inch (12.7 mm) sheathing and 1 3/4-inch (44 mm ) length for 25/32-inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[9]Corrosion-resistant staples with nominal 7/16-inch (11 mm) crown and 1 1/8-inch (29 mm) length for 1/2-inch (12.7 mm) sheathing and 1 1/2-inch (38 mm) length for 25/32-inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[10]Panel supports at 16 inches (406 mm) [20 inches (508 mm) if strength axis in the long direction of the panel, unless otherwise marked]. Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.
[11]Panel supports at 24 inches (610 mm). Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.






2 RETAINING WALL @ BASEMENT – 8"
NOT TO SCALE




1 RETAINING WALL @ BASEMENT – PERIMETER
NOT TO SCALE

| REVISIONS | BY |
|---|---|
| PLAN CHECK COMMENTS 09/08/06 1 | HW |
| PLAN CHECK COMMENTS 10/03/06 2 | HW |

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REGISTERED PROFESSIONAL ENGINEER
TAI SHYI CHU
NO. C-29056
Exp. 3-31-07
CIVIL
STATE OF CALIFORNIA

# NEW RESIDENCE
# 835 WESTRIDGE DRIVE, PORTOLA VALLEY, CA

DATE: JULY, 2006
SCALE: AS NOTED
DRAWN: HW
JOB: 835-PV
SHEET NO.
S.0
OF SHEETS