LEASE
EXHIBIT C-1

[Preliminary Building Plans and Specifications]

GENERAL NOTES:

10 GREEN BUILDING NOTES
NO SCALE

8 PROJECT NOTES
NO SCALE

7 FIRE DEPARTMENT NOTES
NO SCALE

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

APN: 508-251-052
(LOT #9)

6 PROJECT DESCRIPTION
NO SCALE

2 BUILDING CODE INFORMATION

3 PROJECT INFORMATION

4 PROJECT LOCATION

1 SHEET INDEX
NO SCALE

11 TYPICAL SYMBOLS
NO SCALE

9 TYPICAL ABBREVIATIONS
NO SCALE

5 PROJECT DIRECTORY
NO SCALE

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

tba
Thomas Bond & Associates
5432 Cummings Road
Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

PROJECT NUMBER	164
SCALE	AS NOTED
DRAWING DATE	08/01/2019

ISSUED BY	DESCRIPTION	DATE

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DRAWING DESCRIPTION

COVER SHEET

DRAWING NUMBER

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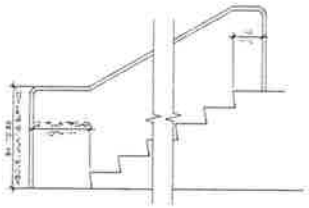
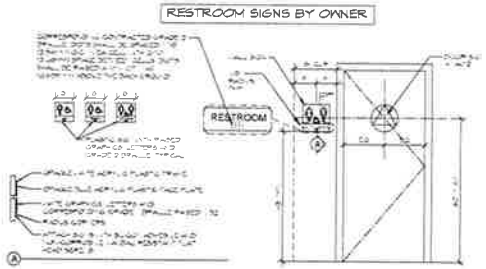
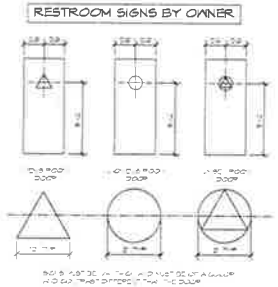


10 TYPICAL HANDRAIL EXTENSION DETAIL
1/2" = 1'-0"

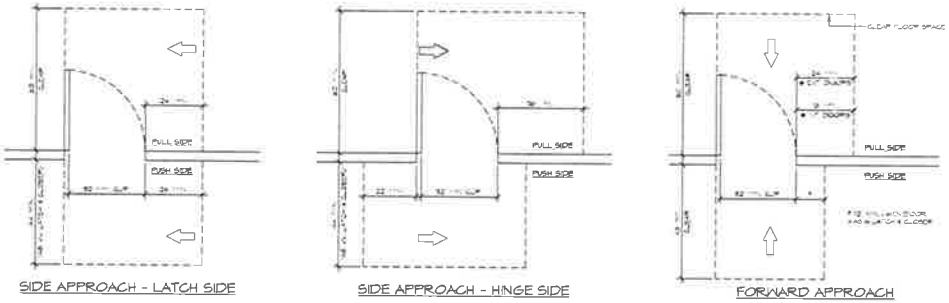


7 SIGNAGE DETAIL
NTS



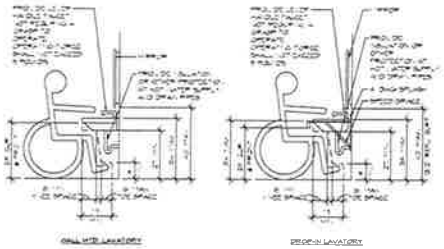
4 RESTROOM DOOR SIGNAGE
NTS

1 RESTROOM ACCESSORIES
NTS



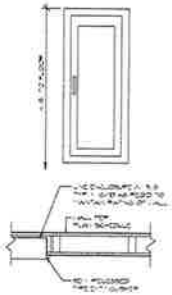
SIDE APPROACH - LATCH SIDE
SIDE APPROACH - HINGE SIDE
FORWARD APPROACH

8 TYPICAL DOOR CLEARANCES
NTS

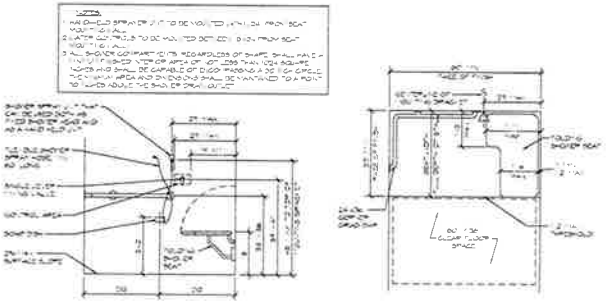


2 ACCESSIBLE LAVATORY
NTS

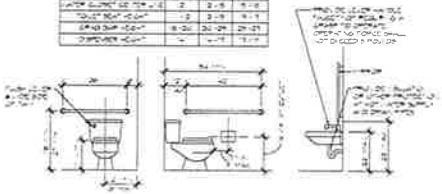
5 ALUMINUM THRESHOLD
3/4" = 1'-0"



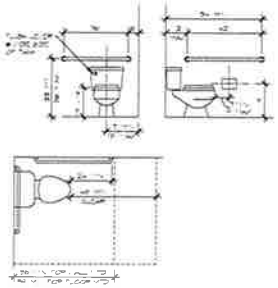
11 FIRE EXTINGUISHER & CAB.
NTS



9 ACCESSIBLE SHOWER
NTS



6 ACCESSIBLE RESTROOM FOR CHILDREN
3/8" = 1'-0"



3 ACCESSIBLE WATER CLOSET
3/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
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AP# 508-251-052

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PROJECT NUMBER : 164
SCALE : AS NOTED
DRAWING DATE : 08/01/2018

#	ISSUED BY	DESCRIPTION	DATE

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DRAWING DESCRIPTION

TYPICAL DISABLED ACCESS DETAILS

DRAWING NUMBER

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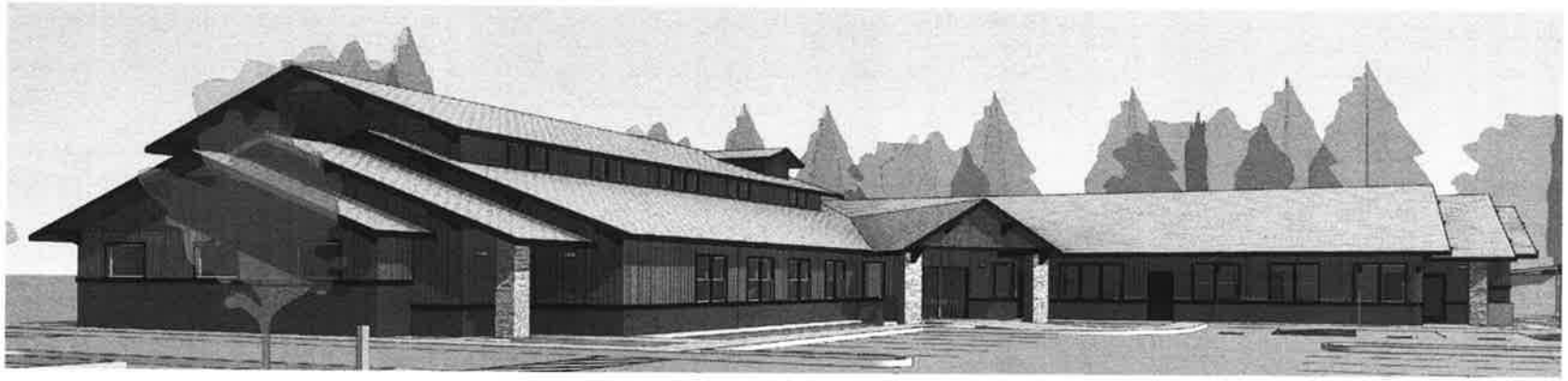

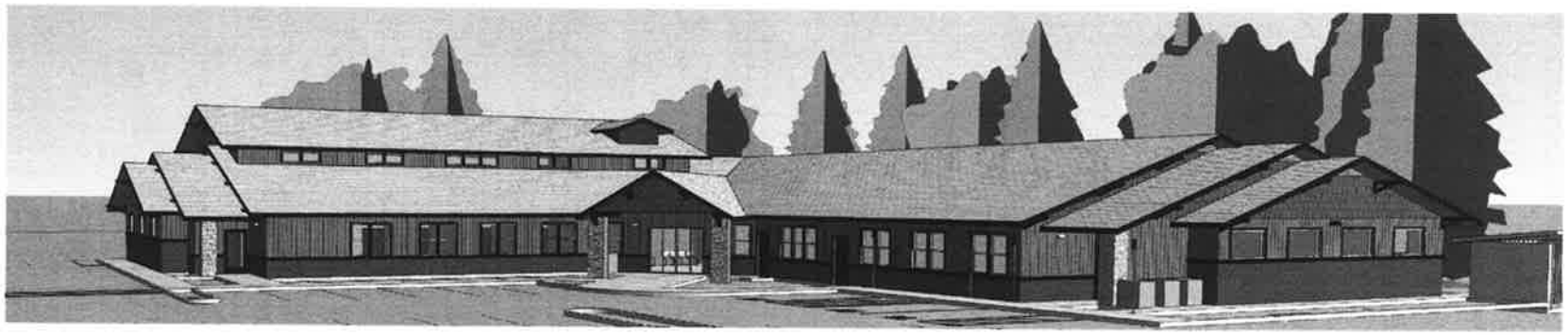

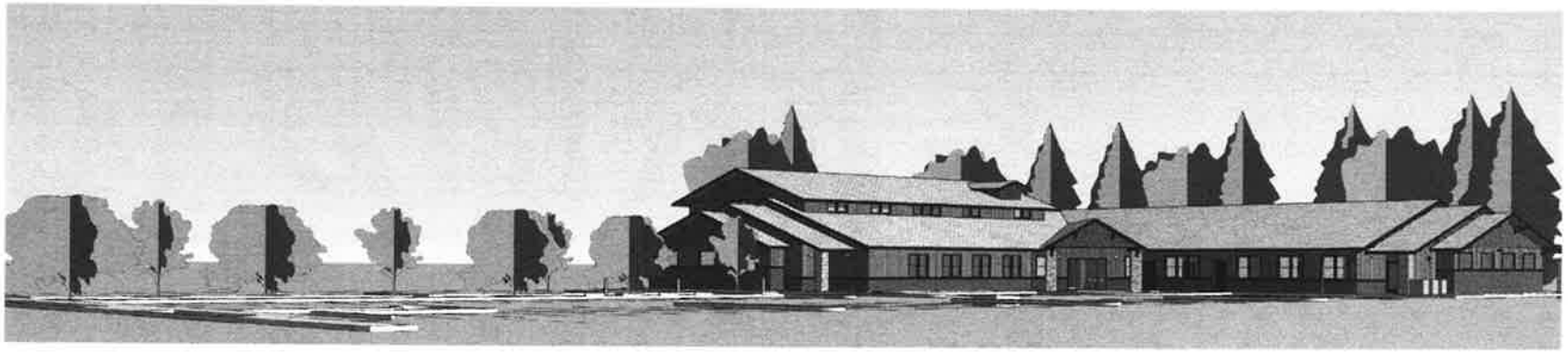

DHHS MCKINLEYVILLE

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McKINLEYVILLE, CA 95519

AP# 508-251-052

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DRAWING DESCRIPTION

3D RENDERINGS

DRAWING NUMBER

A0.3

1 FIRSTF FLOOR EXITING PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
THOMAS BOND
C-26209
JUNE 30, 2016
CALIFORNIA

tba
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PROJECT NUMBER :	164
SCALE	AS NOTED
DRAWING DATE :	06/01/2018

#	ISSUED BY	DESCRIPTION	DATE

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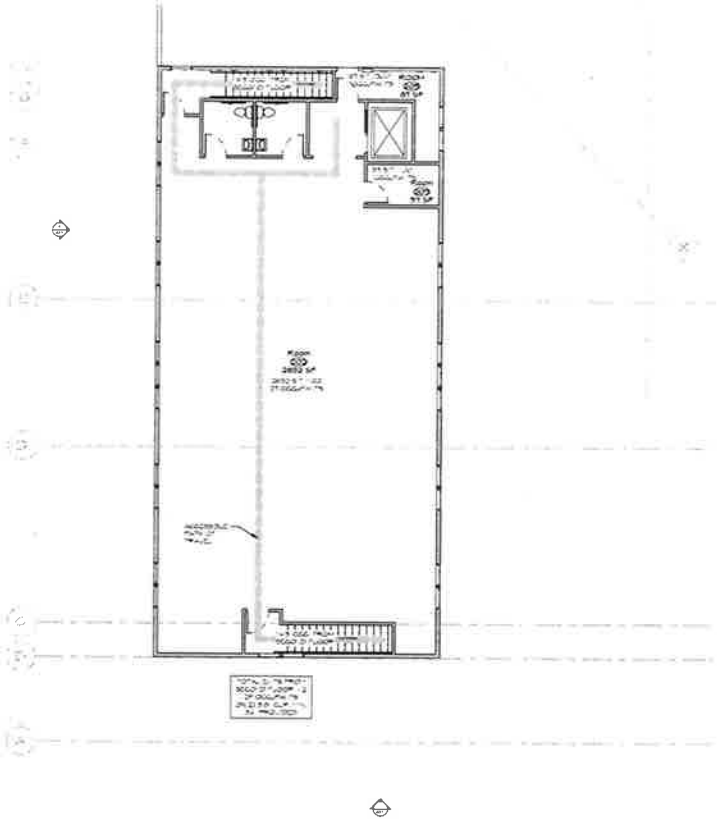
DRAWING DESCRIPTION

FIRST FLOOR EXITING PLAN

DRAWING NUMBER

A0.4



1 SECOND FLOOR EXITING PLAN
1/8" = 1'-0"

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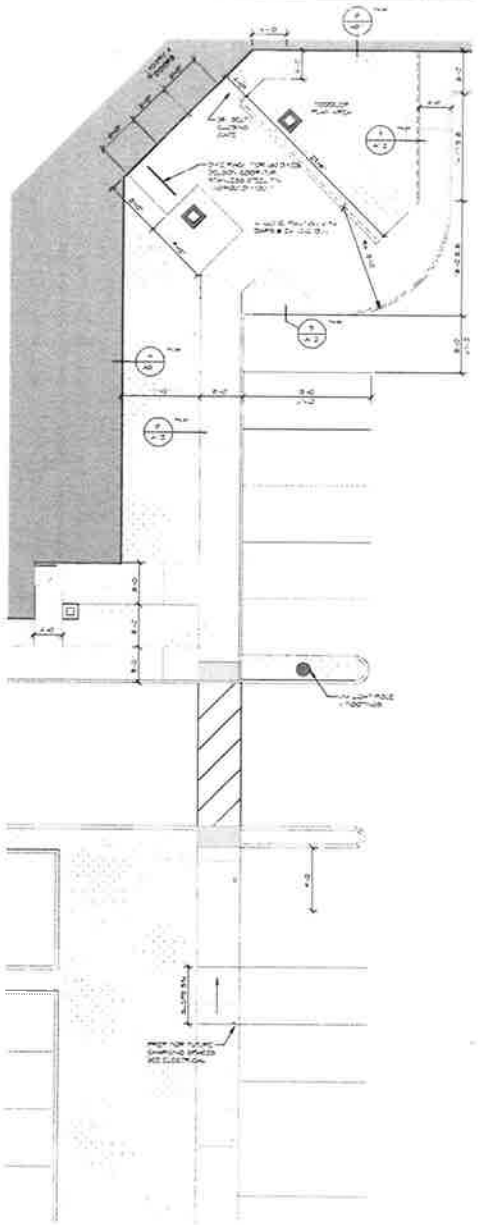
DRAWING DESCRIPTION

SECOND FLOOR EXITING PLAN

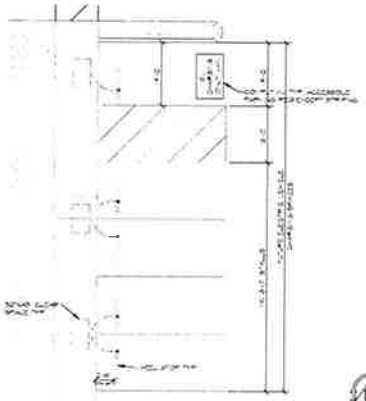
DRAWING NUMBER

A0.5

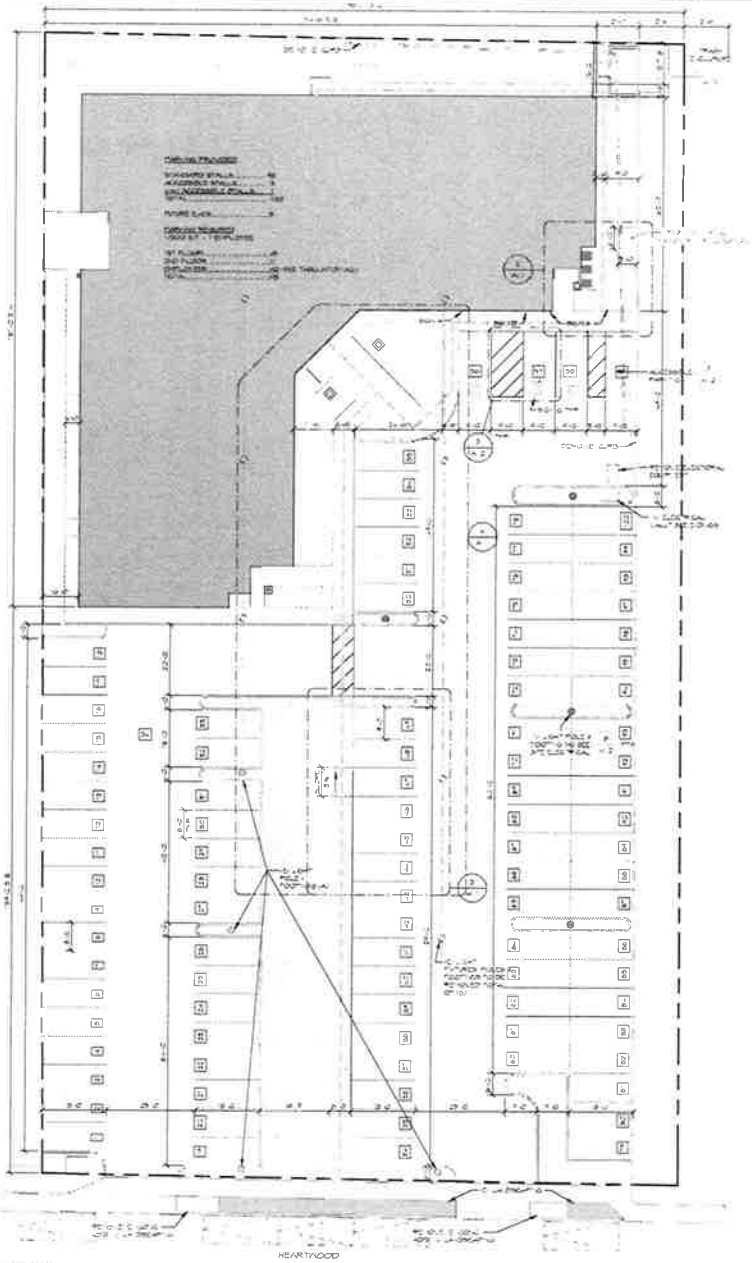


4 ENLARGED SITE 3
1/8" = 1'-0"

2 ENLARGED SITE 2
1/8" = 1'-0"



3 FUTURE EVC STALLS
1/8" = 1'-0"



1 SITE PLAN
1" = 18'-0"

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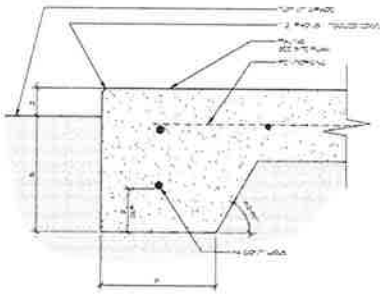
DRAWING DESCRIPTION

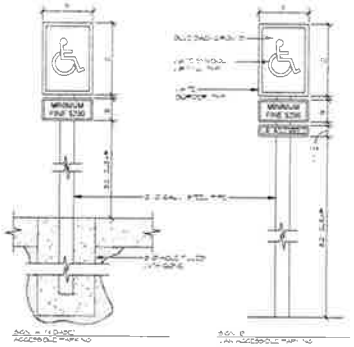
SITE PLAN

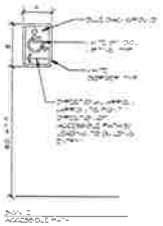
DRAWING NUMBER

A1.1



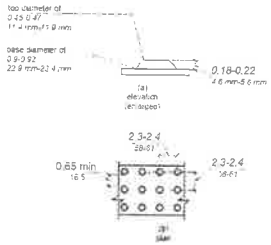
6 CONCRETE PAVING @ PLANTER



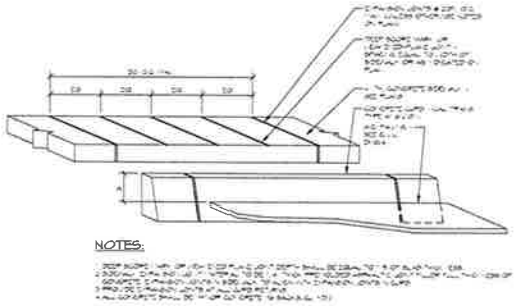


1 ACCESSIBLE SIGNAGE

7 4' HIGH DECORATIVE FENCE

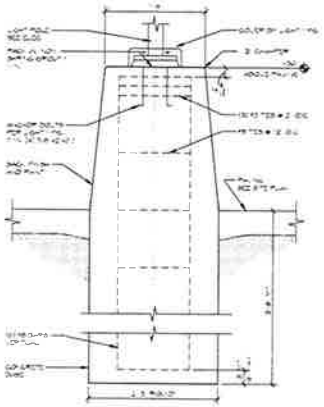


4 TRUNCATED DOMES

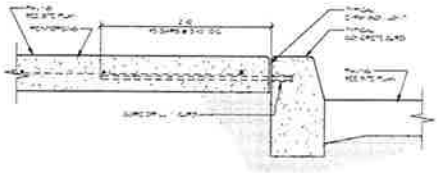


NOTES:

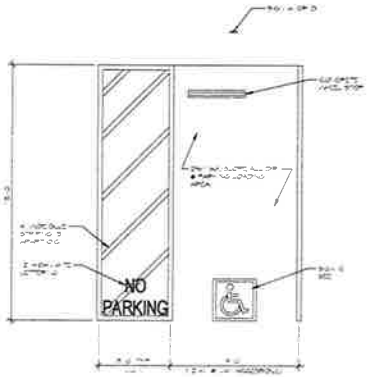
2 TYPICAL SIDEWALK



8 RAISED LIGHT POLE BASE



5 CURB@A.C.



3 TYP. ADA PARKING STALL

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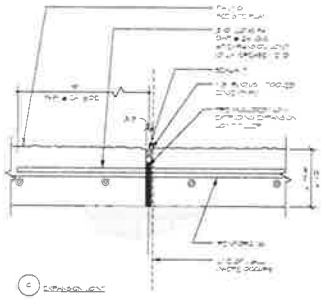
DRAWING DESCRIPTION

SITE DETAIL

DRAWING NUMBER

A1.2



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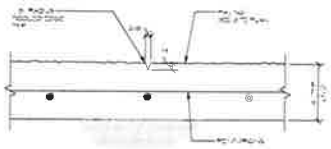

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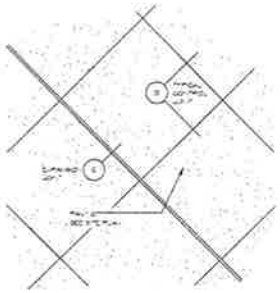

A

NOTES

1. [illegible]
2. [illegible]
3. [illegible]

1 TOOLED JOINT & EXPANSION JOINT PATTERN

DHHS MCKINLEYVILLE

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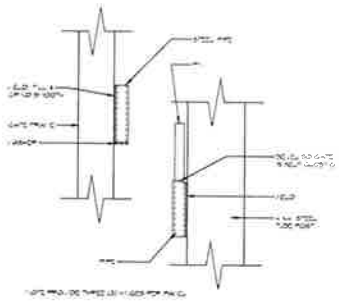
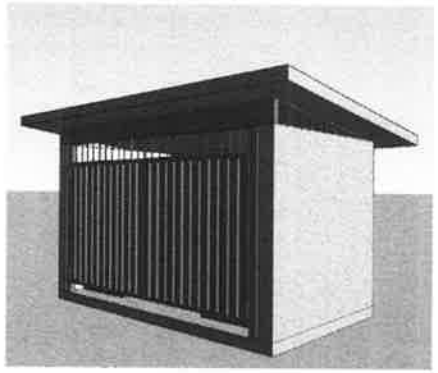
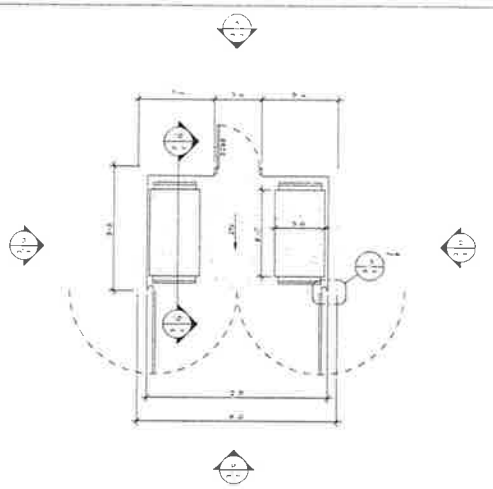
A1.3



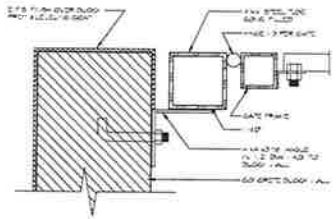
12 GAET HINGE



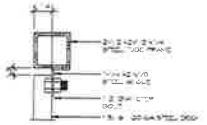
8 3D View



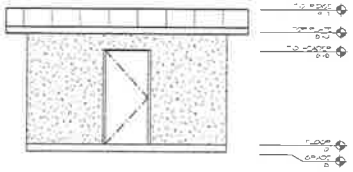
1 FLOOR PLAN



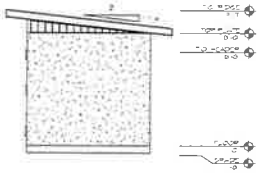
13 GATE FRAME DETAIL



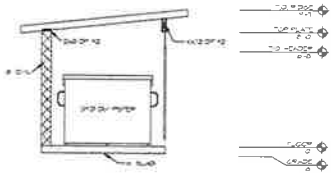
9 GATE FRAME



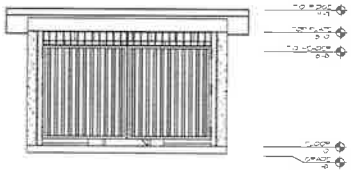
5 NORTH



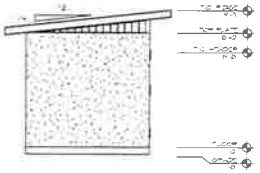
2 EAST



10 SECTION



6 SOUTH



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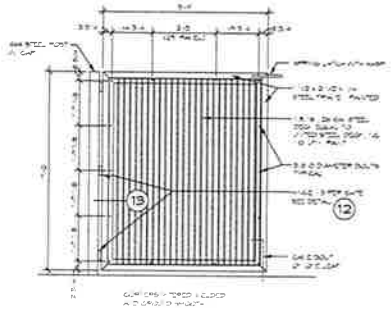
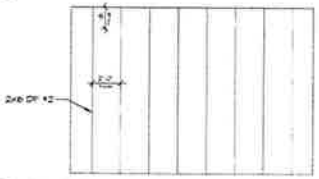
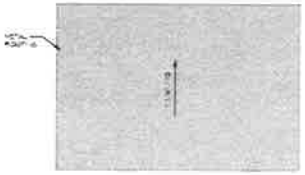


14 GATE ELEVATION



11 ROOF FRAMING PLAN



7 ROOF PLAN

4 FOUNDATION PLAN

DHHS MCKINLEYVILLE

1615 HARTWOOD DRIVE
McKINLEYVILLE, CA, 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

tba
Thomas Bond & Associates
5432 Cummings Road
Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

PROJECT NUMBER : 164
SCALE : AS NOTED
DRAWING DATE : 07/09/18

ISSUE	BY	DESCRIPTION	DATE

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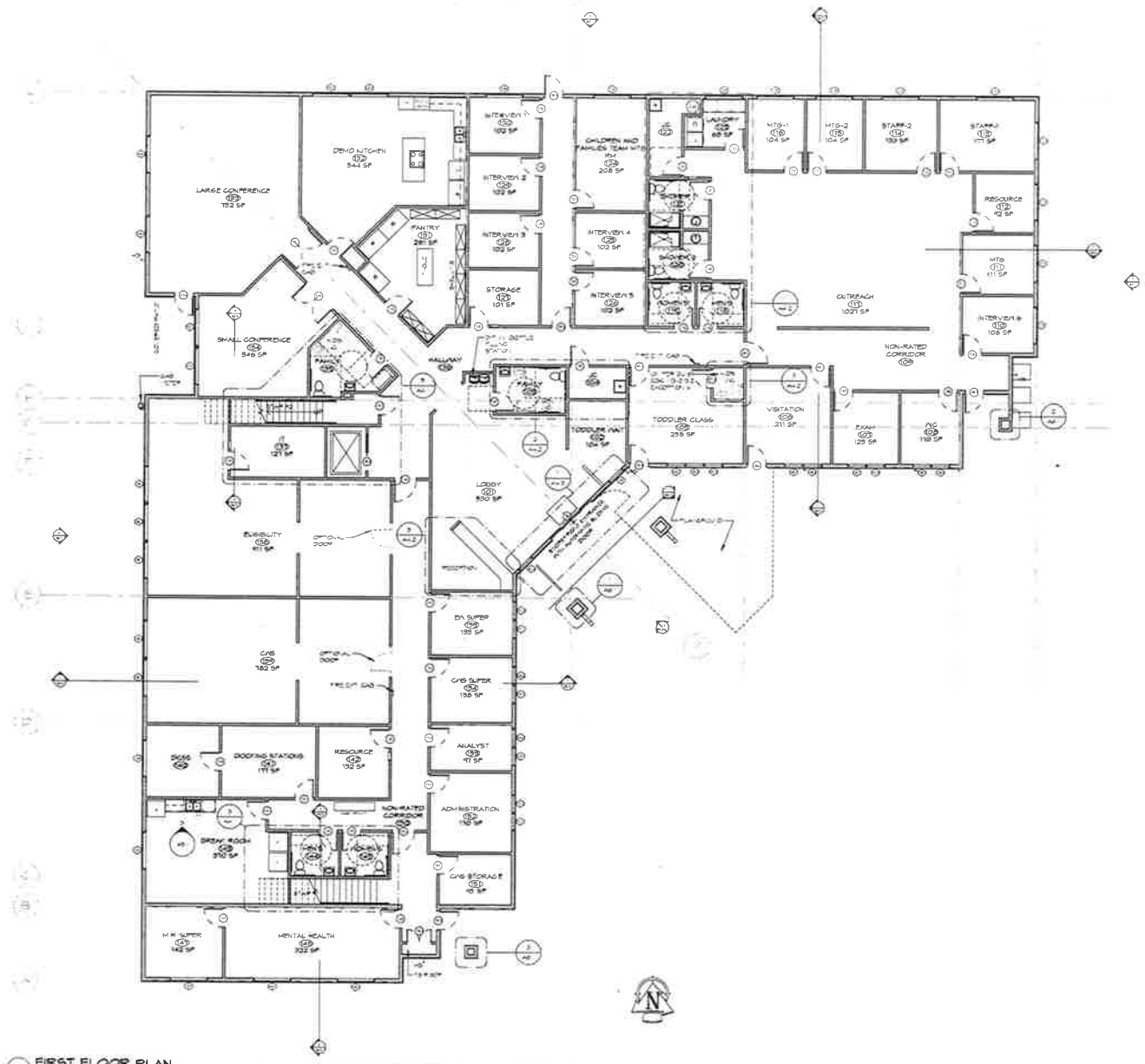
DRAWING DESCRIPTION

TRASH ENCLOSURE

DRAWING NUMBER

A1.4



1 FIRST FLOOR PLAN

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

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PROJECT NUMBER :	164
SCALE :	AS NOTED
DRAWING DATE :	08/01/2018

ISSUED BY	DESCRIPTION	DATE

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DRAWING DESCRIPTION:

FIRST FLOOR PLAN

DRAWING NUMBER

A2.1

1 FIRST FLOOR DIMENSION PLAN

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

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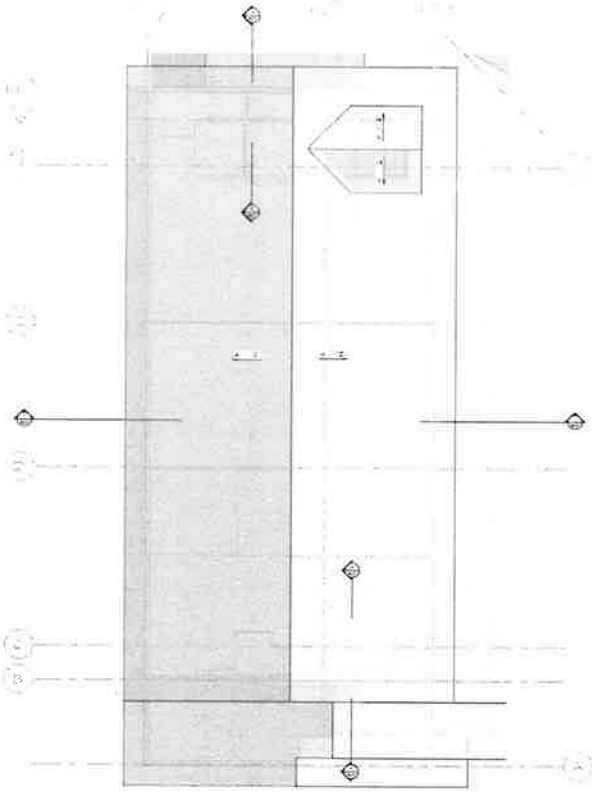
DRAWING DESCRIPTION

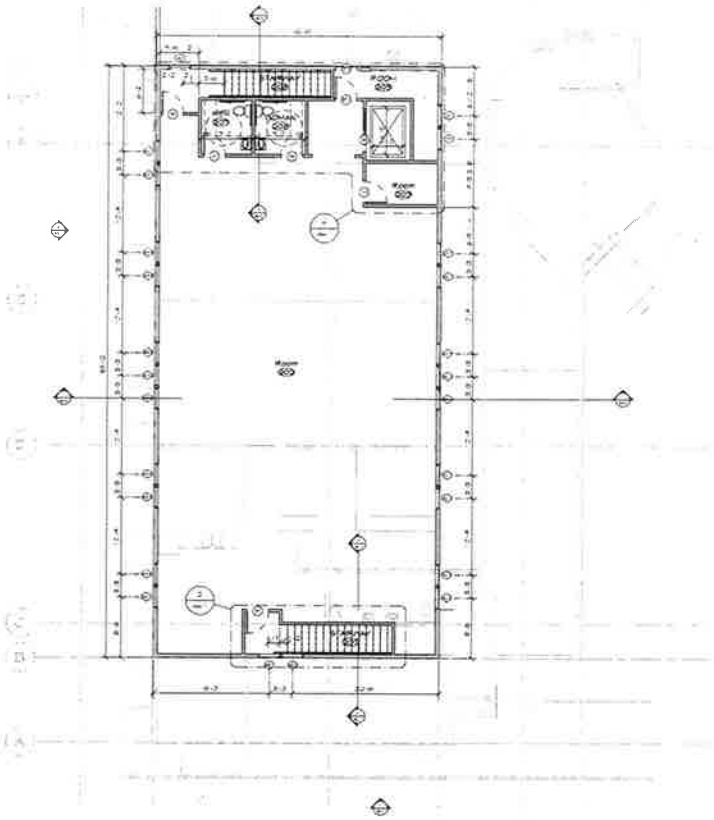
FIRST FLOOR DIMENSION PLAN

DRAWING NUMBER

A2.2



4 SECOND FLOOR ROOF PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

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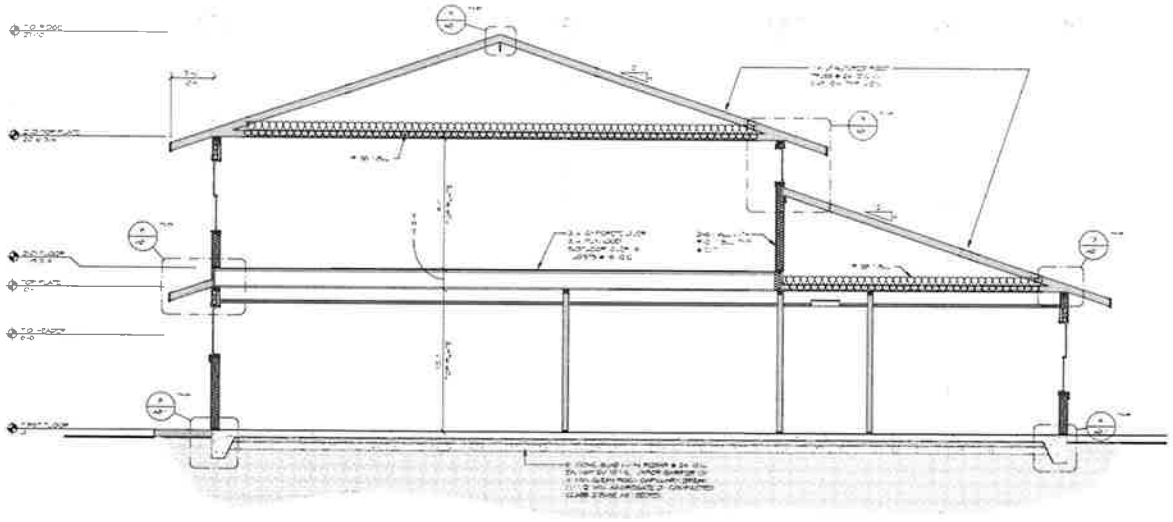
DRAWING DESCRIPTION

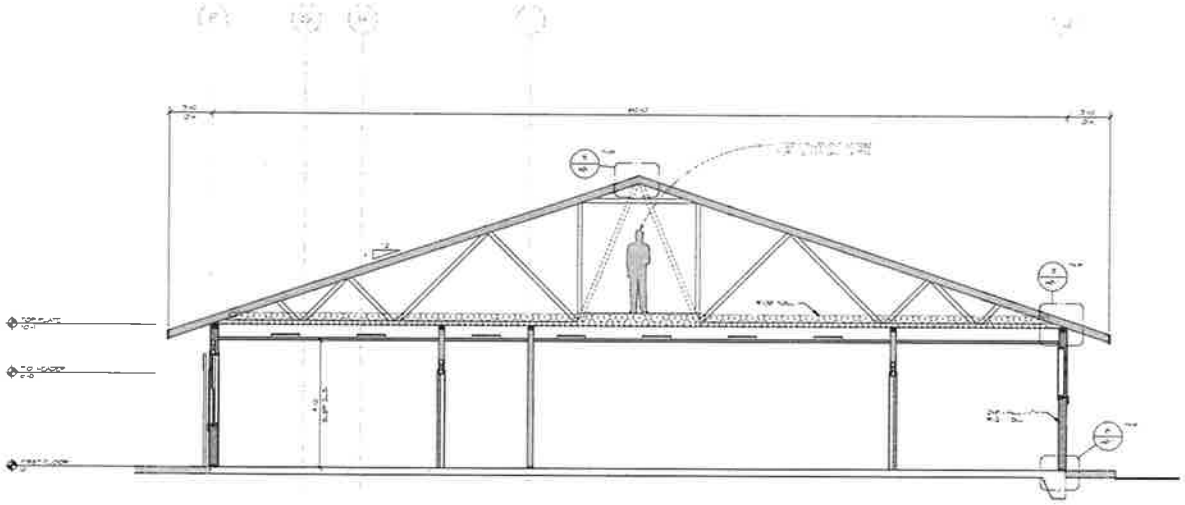
SECOND FLOOR & ROOF PLANS

DRAWING NUMBER

A2.3



1 BUILDING SECTION



2 Section 1

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

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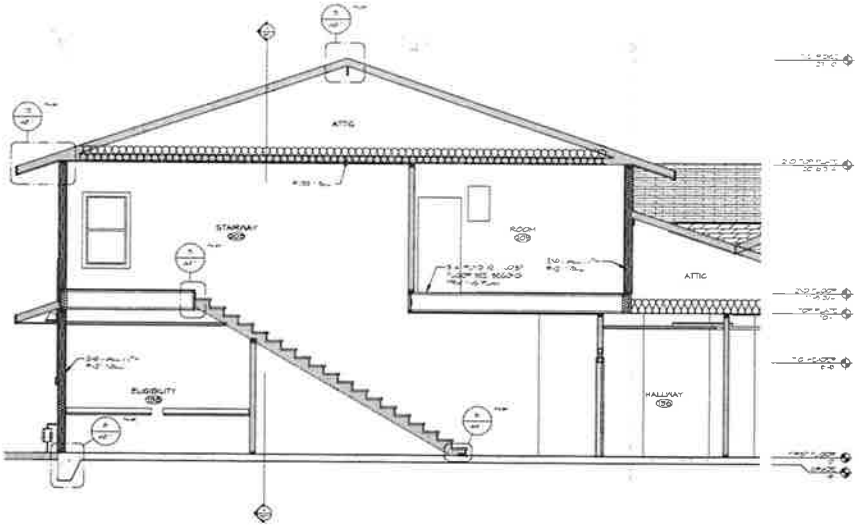
DRAWING DESCRIPTION

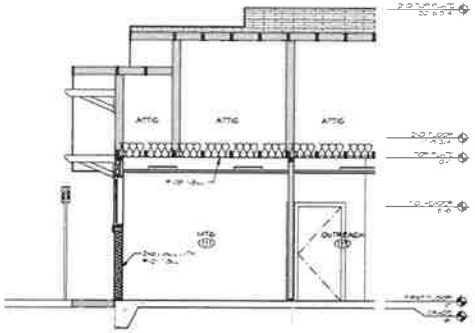
BUILDING SECTIONS

DRAWING NUMBER

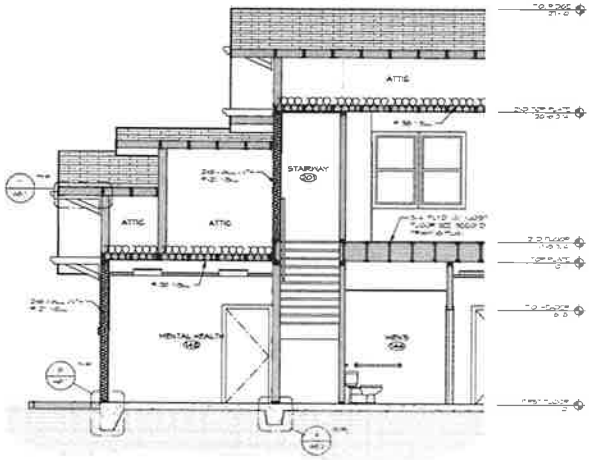
A2.4



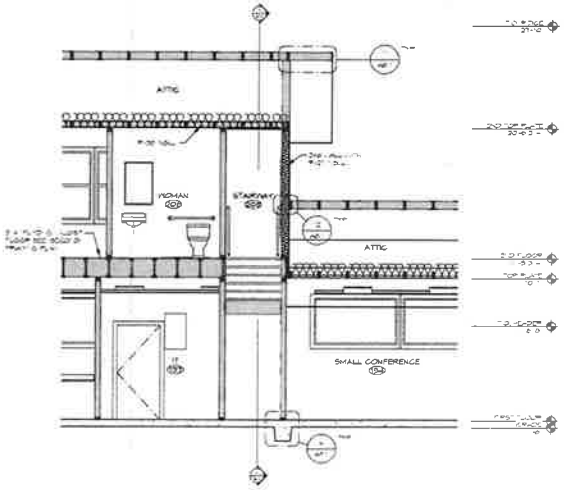
2 SECOND FLOOR SECTION END WALL
1/4" = 1'-0"



1 END OF BUILDING SINGLE STORY
1/4" = 1'-0"



4 END OF BUILDING @ SECOND FLOOR
1/4" = 1'-0"



3 SECOND FLOOR SECTION AT ROOF
1/4" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

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707.362.1113 Mobile

PROJECT NUMBER	164
SCALE	AS NOTED
DRAWING DATE	08/01/2018

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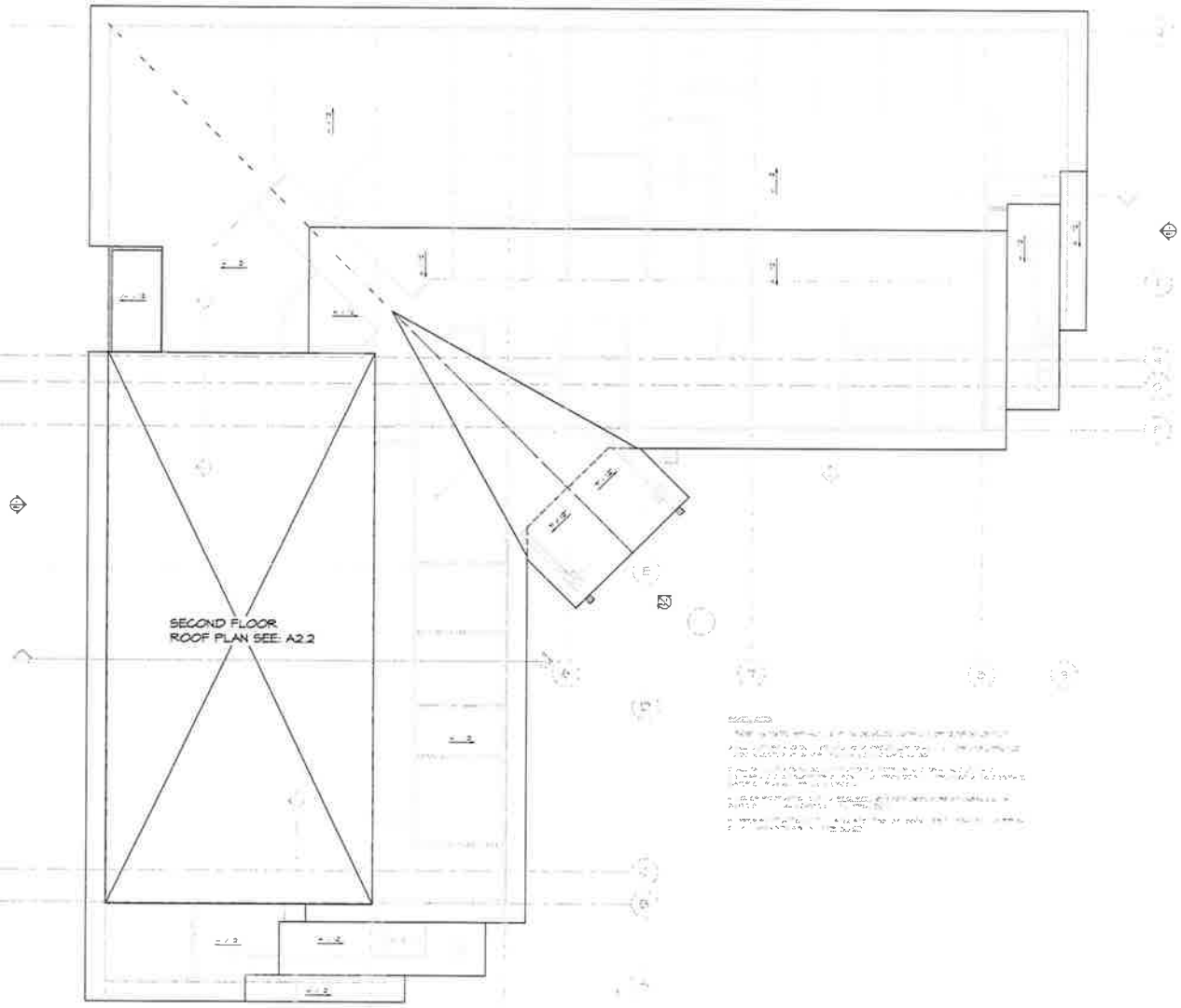
DRAWING DESCRIPTION

BUILDING SECTIONS

DRAWING NUMBER

A2.5



1 LOWER LEVEL ROOF PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
THOMAS BOND
C-25209
JUNE 30, 2019
STATE OF CALIFORNIA

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707.362.1113 Mobile

PROJECT NUMBER : 164
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DRAWING DATE : 08/01/2018

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DRAWING DESCRIPTION

ROOF PLAN

DRAWING NUMBER

A2.6

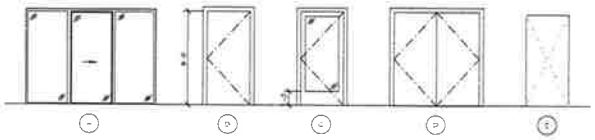
4 WINDOW SCHEDULE
NO SCALE

1 DOOR SCHEDULE
NO SCALE

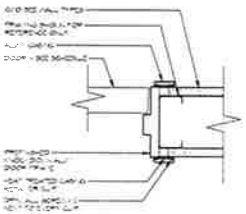
DOOR SCHEDULE											
DOORS							FRAME				
MARK	TYPE	WIDTH	HEIGHT	THK.	MATL	FINISH	MATL	FINISH	HDWR SET	LOCATION
[illegible]										

2 DOOR NOTES
NO SCALE

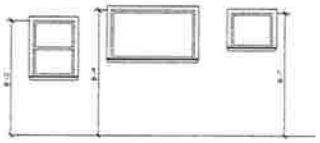
3 GLAZING NOTES
NO SCALE



5 DOOR TYPES
1/4" = 1'-0"



6 TYPICAL INTERIOR DOOR JAMB
3" = 1'-0"



7 WINDOW TYPES
1/4" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

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DRAWING DESCRIPTION

DOOR & WINDOW SCHEDULES & NOTES

DRAWING NUMBER

A2.7

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
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DRAWING DESCRIPTION

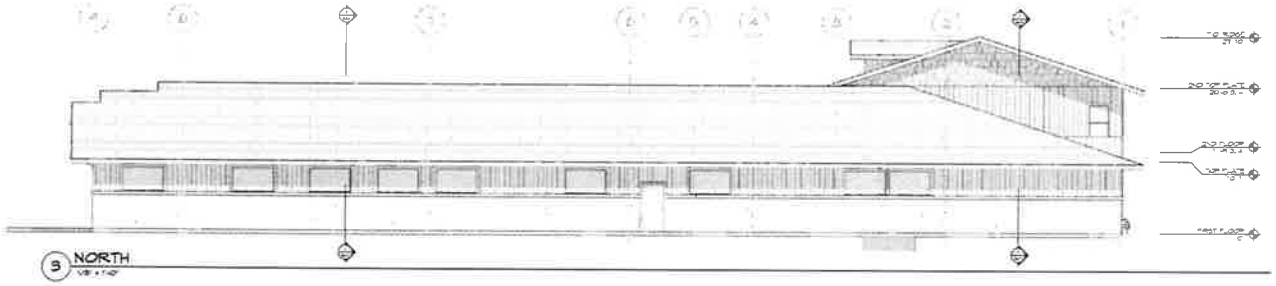
ROOM SCHEDULES

DRAWING NUMBER

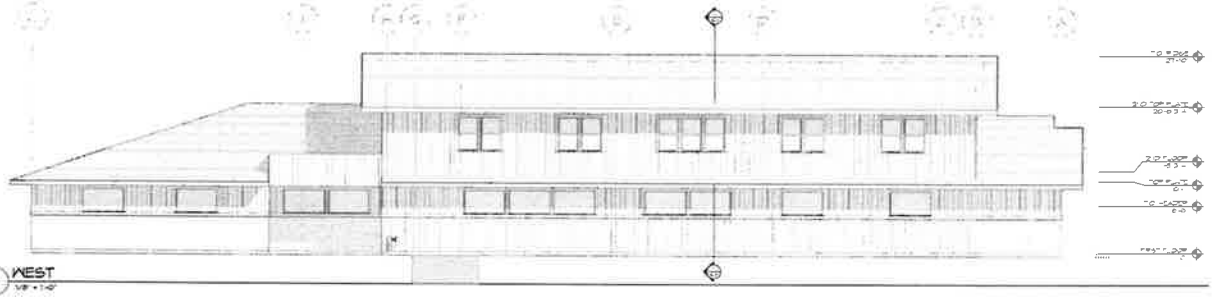
A2.8

1 SOUTH
1/8" = 1'-0"

2 EAST
1/8" = 1'-0"



3 NORTH
1/8" = 1'-0"



4 WEST
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1815 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
THOMAS BOND
C-26208
JUNE 30, 2019
STATE OF CALIFORNIA

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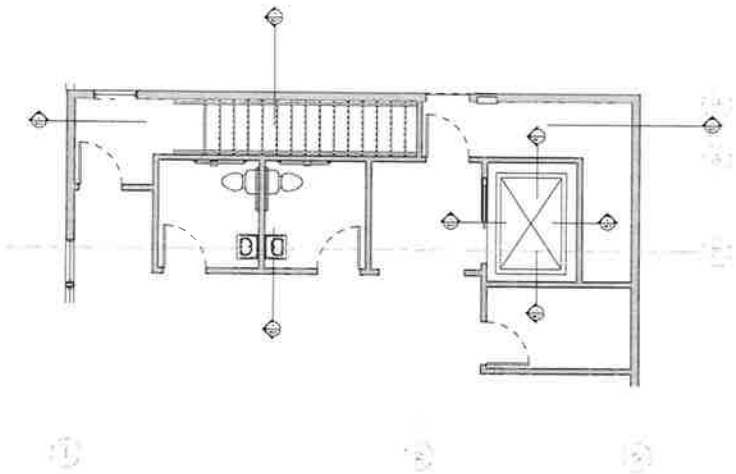
DRAWING DESCRIPTION

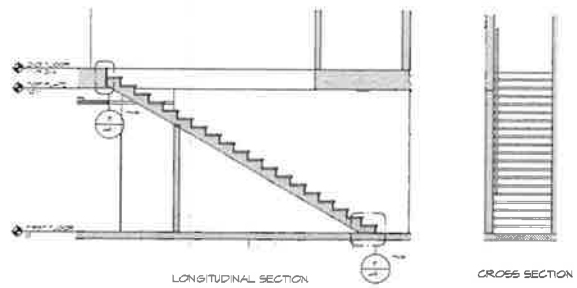
EXTERIOR ELEVATIONS

DRAWING NUMBER

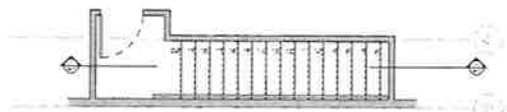
A3.1



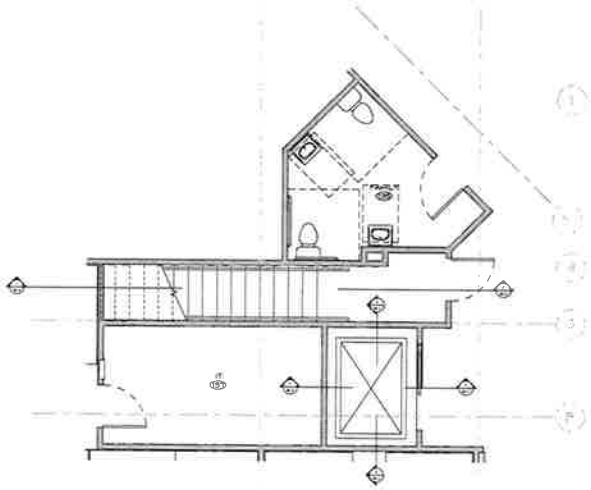
4 STAIR #2 TOILET ROOMS 206 & 207, ELEVATOR SECOND FLOOR



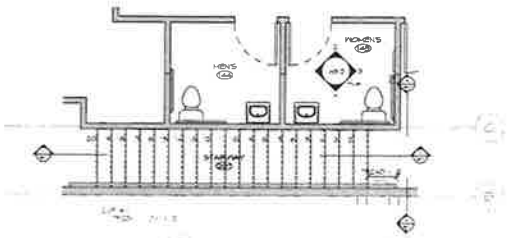
1 STAIR TYP. SECTIONS



2 STAIR #1 (SECOND FLOOR)



5 STAIR #2, FAMILY RM 135 & ELEVATOR FIRST FLOOR



3 STAIR #1 (FIRST FLOOR) & TOILET ROOMS 144 & 145

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
THOMAS BOND
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STATE OF CALIFORNIA

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DRAWING DATE : 08/01/2018

ISSUED BY	DESCRIPTION	DATE

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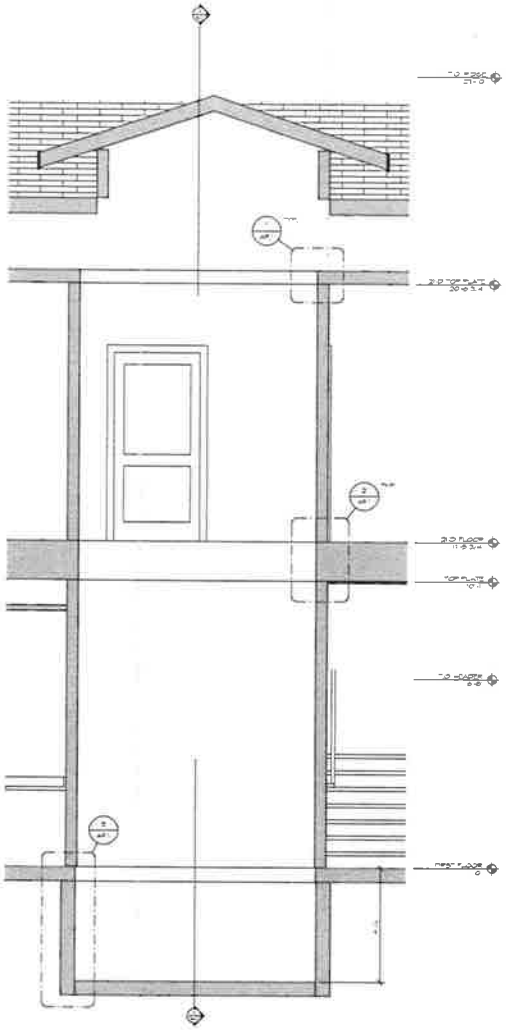
DRAWING DESCRIPTION

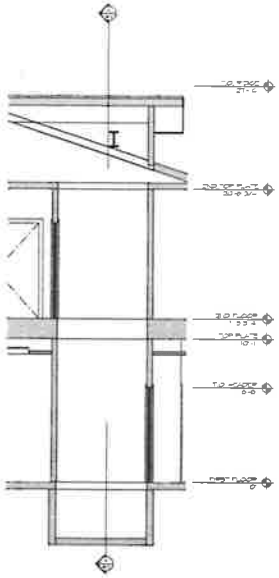
PLAN BLOW-UPS & SECTIONS

DRAWING NUMBER

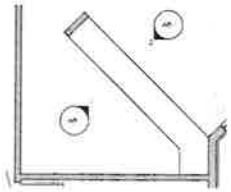
A4.1



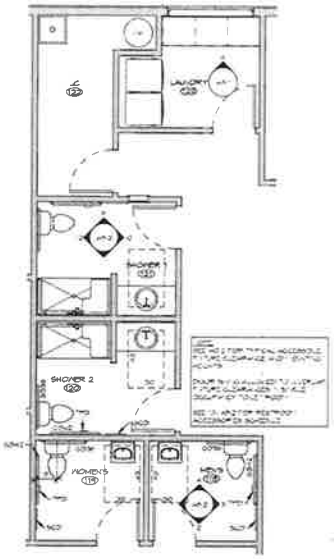
6 ELEVATOR SECTION 2
1/2" = 1'-0"



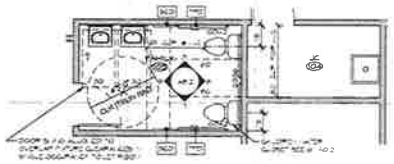
4 ELEVATOR SECTION
1/4" = 1'-0"



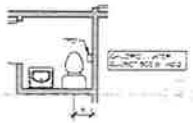
5 RECEPTION
1/4" = 1'-0"



1 SHOWER AND RESTROOMS
1/4" = 1'-0"



2 FAMILY RESTROOM 103
1/4" = 1'-0"



3 KIDS WC 105
1/4" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

LICENSED ARCHITECT
THOMAS BOND
C-35209
JUNE 30, 2019
STATE OF CALIFORNIA

tba
Thomas Bond & Associates
5432 Cummings Road
Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

PROJECT NUMBER : 164
SCALE : AS NOTED
DRAWING DATE : 08/01/2018

⚠	ISSUED BY	DESCRIPTION	DATE

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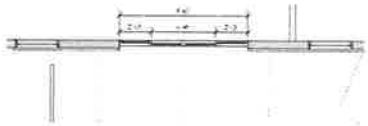
DRAWING DESCRIPTION

ENLARGED PLANS

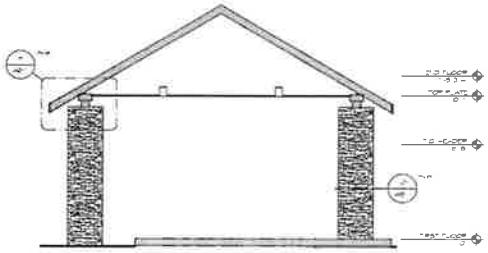
DRAWING NUMBER

A4.2



1 ENTRY PLAN

2 ENTRY



3 EXT. VIEW @ ENTRY

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

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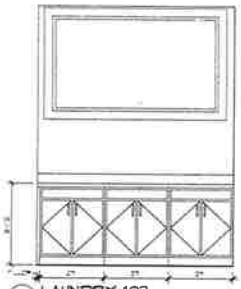
DRAWING DESCRIPTION

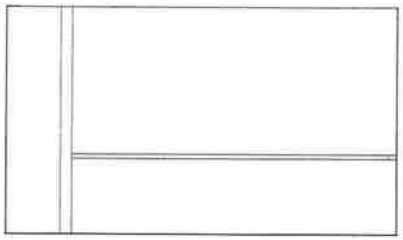
ENTRY PLAN &
BLOW-UP & SECTION

DRAWING NUMBER

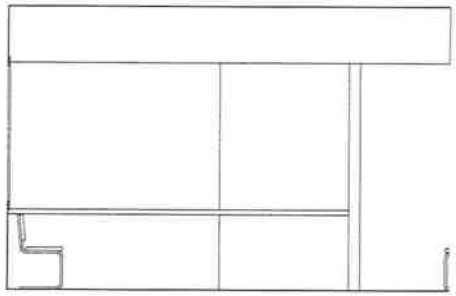
A4.3



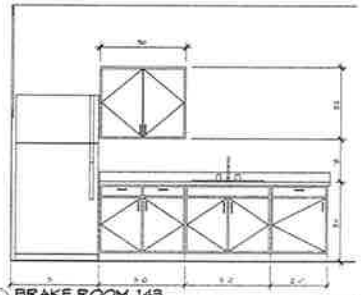
4 LAUNDRY 123
1/2" = 1'-0"



1 RECEPTION 1
1/2" = 1'-0"



2 RECEPTION 2
1/2" = 1'-0"



3 BRAKE ROOM 143
1/2" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

tba
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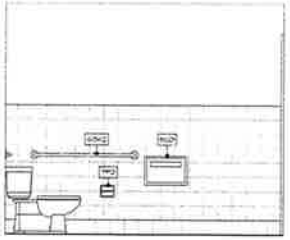
DRAWING DESCRIPTION

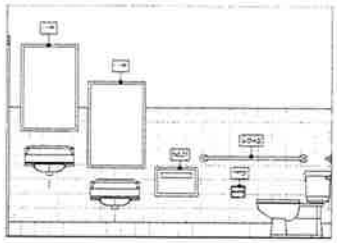
INTERIOR ELEVATIONS

DRAWING NUMBER

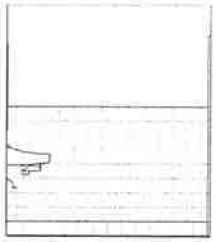
A5.1



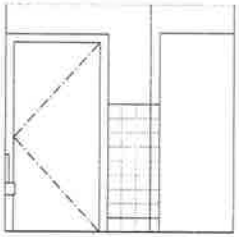
9 TYPICAL SHOWER - A
1/2" = 1'-0"



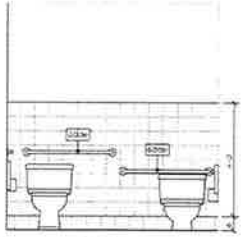
5 FAMILY RESTROOM 103 - A
1/2" = 1'-0"



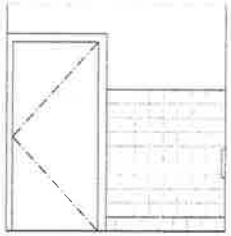
1 TYPICAL RESTROOM A
1/2" = 1'-0"



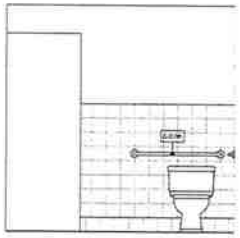
10 TYPICAL SHOWER - B
1/2" = 1'-0"



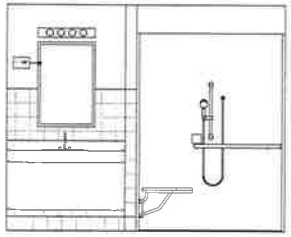
6 FAMILY RESTROOM 103 - B
1/2" = 1'-0"



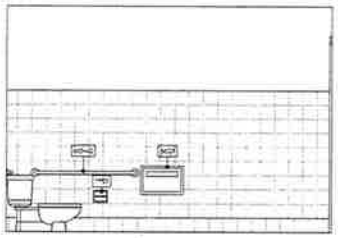
2 TYPICAL RESTROOM B
1/2" = 1'-0"



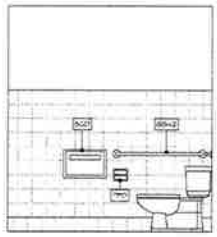
12 TYPICAL SHOWER - D
1/2" = 1'-0"



11 TYPICAL SHOWER - C
1/2" = 1'-0"



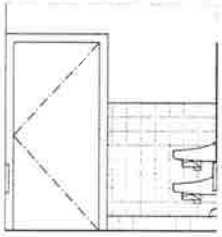
7 FAMILY RESTROOM 103 - C
1/2" = 1'-0"



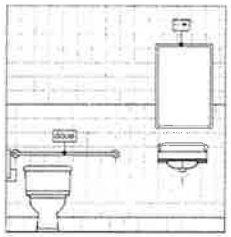
3 TYPICAL RESTROOM C
1/2" = 1'-0"

ADDRESS	DESCRIPTION	PRODUCT	MATERIAL	MANUFACTURER	MODEL	FINISH	REQUIRED
[illegible]	[illegible]	CC	SS	DRAKE CORP	[illegible]	[illegible]	-
[illegible]	[illegible]	CC	SS	DRAKE CORP	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	CC	SS	DRAKE CORP	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	CC	SS	DRAKE CORP	[illegible]	[illegible]	-
[illegible]	[illegible]	-	-	-	-	-	-
[illegible]	[illegible]	-	-	-	-	-	-
[illegible]	[illegible]	-	-	-	-	-	-
[illegible]	[illegible]	-	-	-	-	-	-

13 RESTROOM ACCESSORIES SCHEDULE
1/2" = 1'-0"



8 FAMILY RESTROOM 103 - D
1/2" = 1'-0"



4 TYPICAL RESTROOM D
1/2" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

tba
Thomas Bond & Associates
5432 Cummings Road
Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

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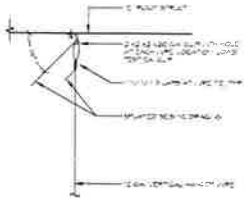
DRAWING DESCRIPTION

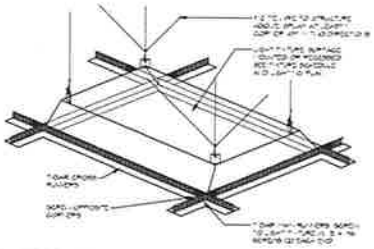
INTERIOR ELEVATIONS

DRAWING NUMBER

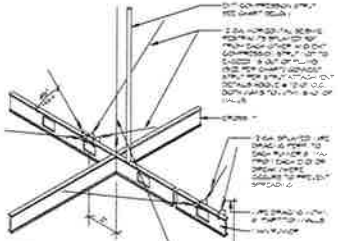
A5.2



2 SUSPENDED CEILING DETAIL
NTS

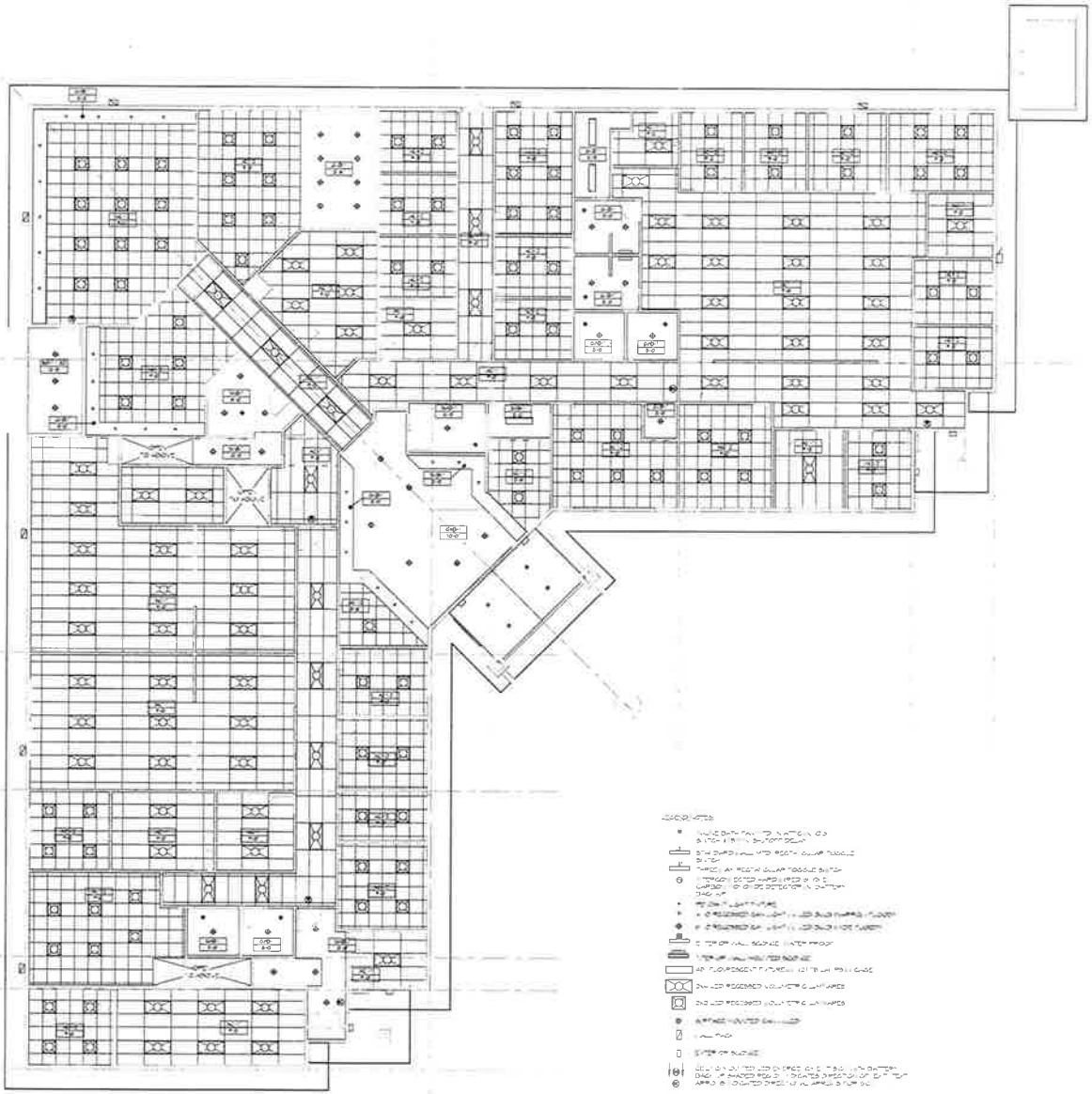


3 SUSPENDED CEILING LIGHT FIXTURE DETAIL
NTS



NOTES

4 SEISMIC BRACING DETAIL
NTS



1 1ST FLR. REFLECTED CEILING & LIGHTING PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

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Thomas Bond & Associates
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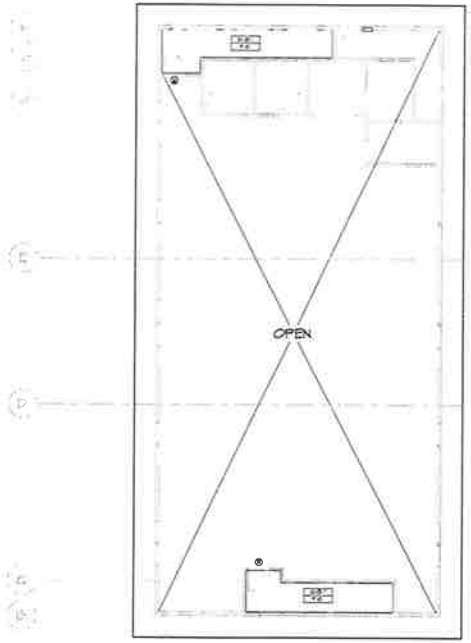
DRAWING DESCRIPTION

REFLECTED CEILING PLAN

DRAWING NUMBER

A6.1



1 2ND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
THOMAS BOND
C-26209
JUNE 30, 2018
STATE OF CALIFORNIA

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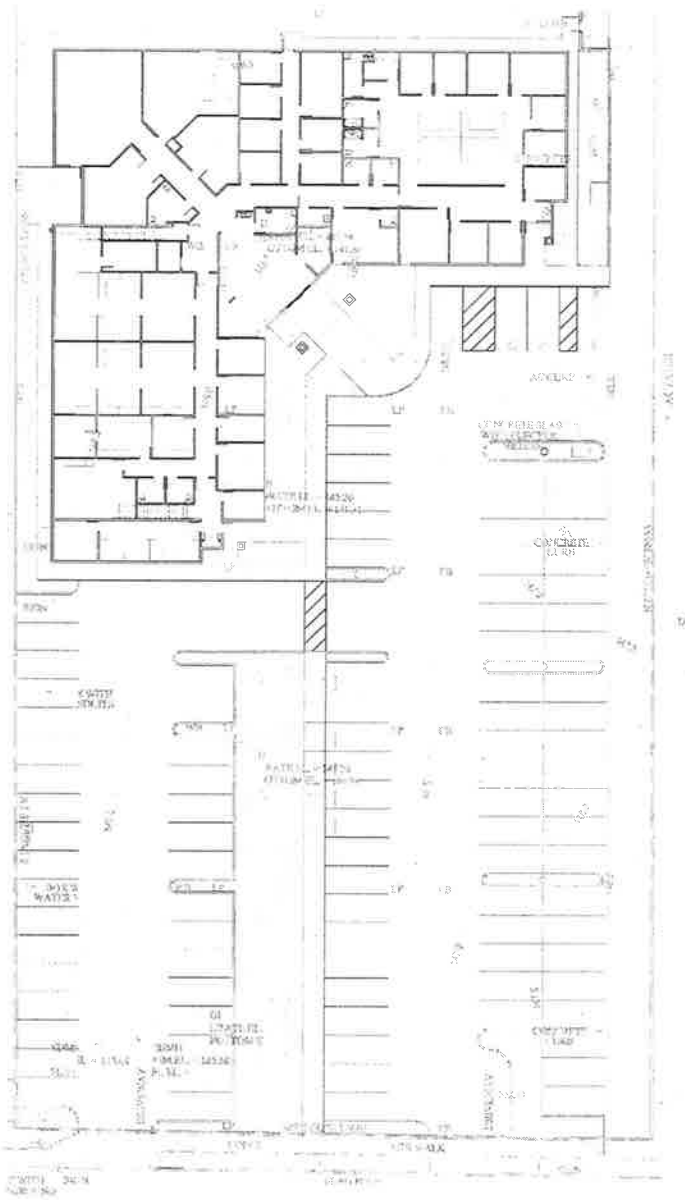
DRAWING DESCRIPTION

REFLECTED CEILING PLAN

DRAWING NUMBER

A6.2



1 SITE UTILITY AND GRADING PLAN

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

CA LIC NO 77930
K.H. McKenny, Inc.
PO Box 115 T 707 444 9659
Cutten CA 95534 F 707 444 0856

NOT FOR CONSTRUCTION

tba
Thomas Bond & Associates
5432 Cummings Road
Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

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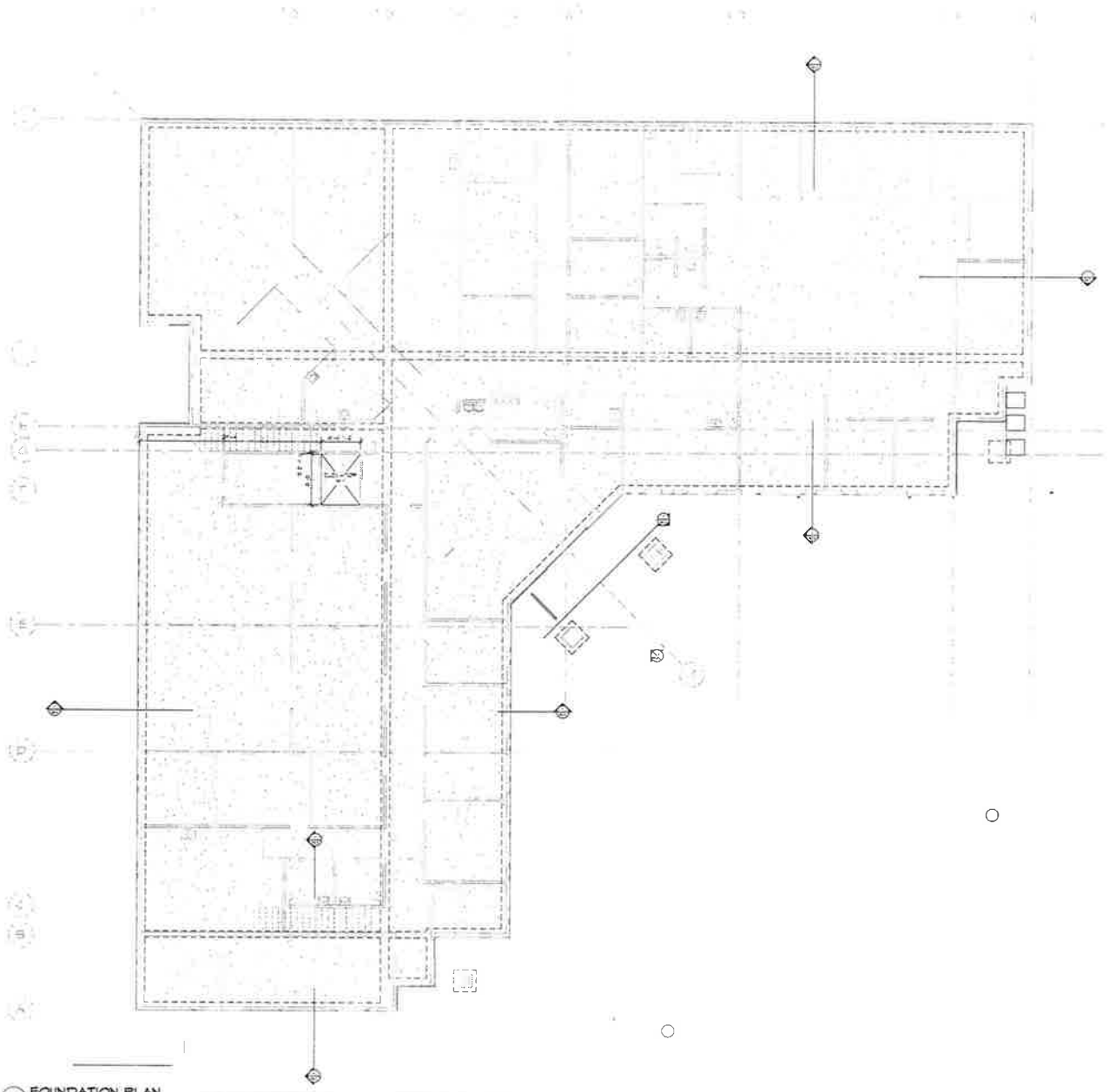
DRAWING DESCRIPTION

SITE UTILITY AND GRADING PLAN

DRAWING NUMBER

C1.1



1 FOUNDATION PLAN
1/8" = 1'-0"

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

CA LIC. NO. 77628
K.H. McKenny, Inc.
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PROJECT NUMBER : 164
SCALE : AS NOTED
DRAWING DATE : 08/01/2018

#	ISSUED BY	DESCRIPTION	DATE

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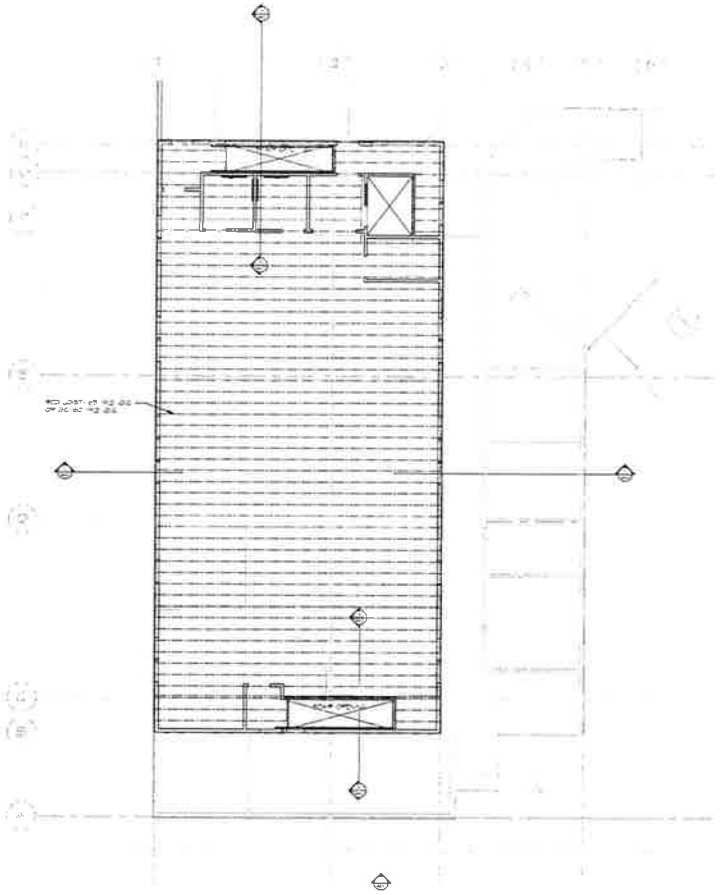
DRAWING DESCRIPTION:

FOUNDATION

DRAWING NUMBER:

S1.1



1 SECOND FLOOR FRAMING

DHHS MCKINLEYVILLE

1615 HEARTWOOD DRIVE
McKINLEYVILLE, CA 95519

AP# 508-251-052

CA LIC. NO. 77630
K.H. McKenny, Inc.
PO Box 115 T 707.444.9658
Cutten CA 95534 F 707.444.0556

NOT FOR CONSTRUCTION

tba
Thomas Bond & Associates
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Eureka, California 95503
707.441.0751 Phone
707.362.1113 Mobile

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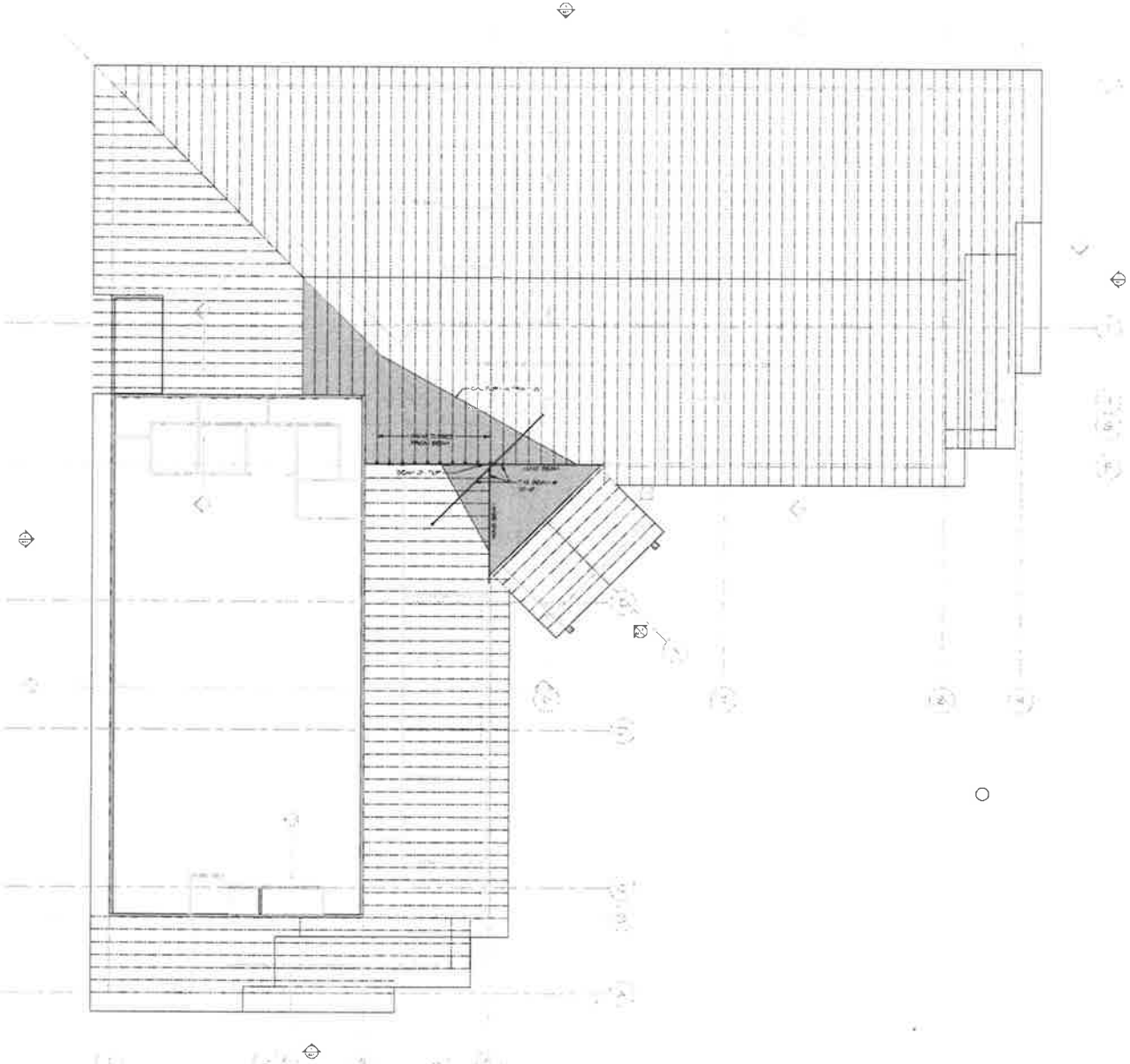
DRAWING DESCRIPTION

SECOND FLOOR FRAMING

DRAWING NUMBER

S2.1



1 LOWER ROOF FRAMING PLAN
1/8" = 1'-0"

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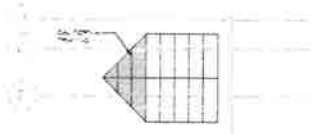
DRAWING DESCRIPTION

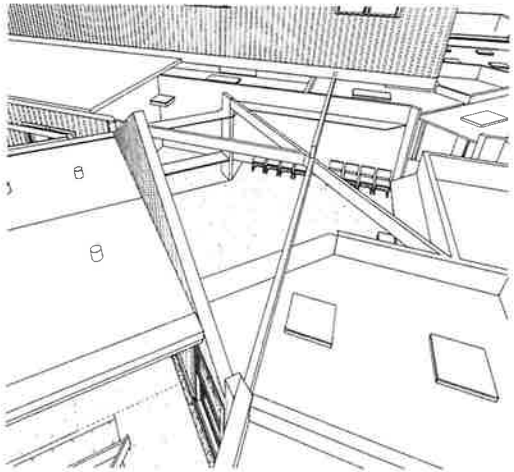
LOWER ROOF FRAMING

DRAWING NUMBER

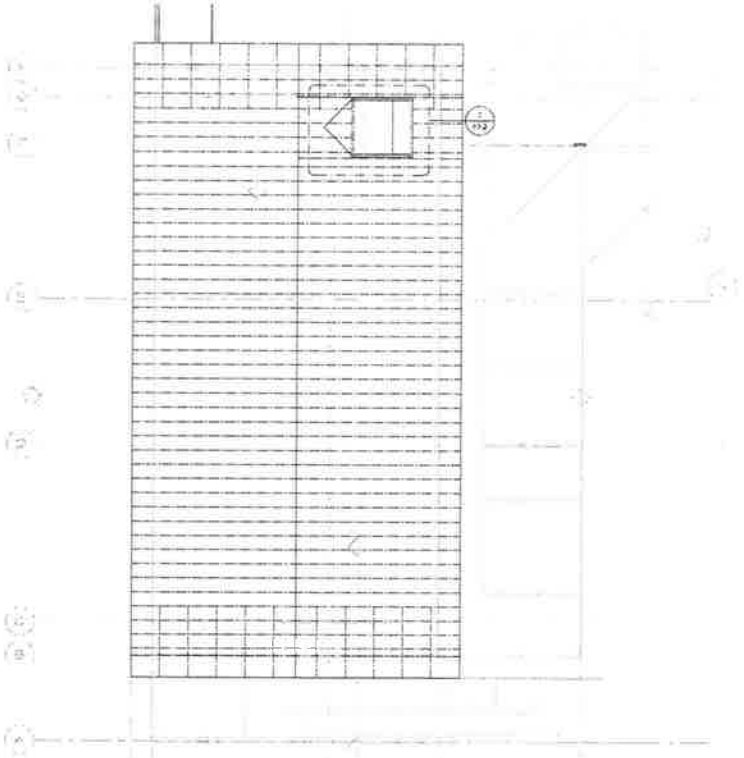
S3.1



2 UPPER ROOF FRAMING @ ELEVATOR



3 BEAMS AT ENTRY



1 UPPER ROOF FRAMING PLAN

DHHS MCKINLEYVILLE

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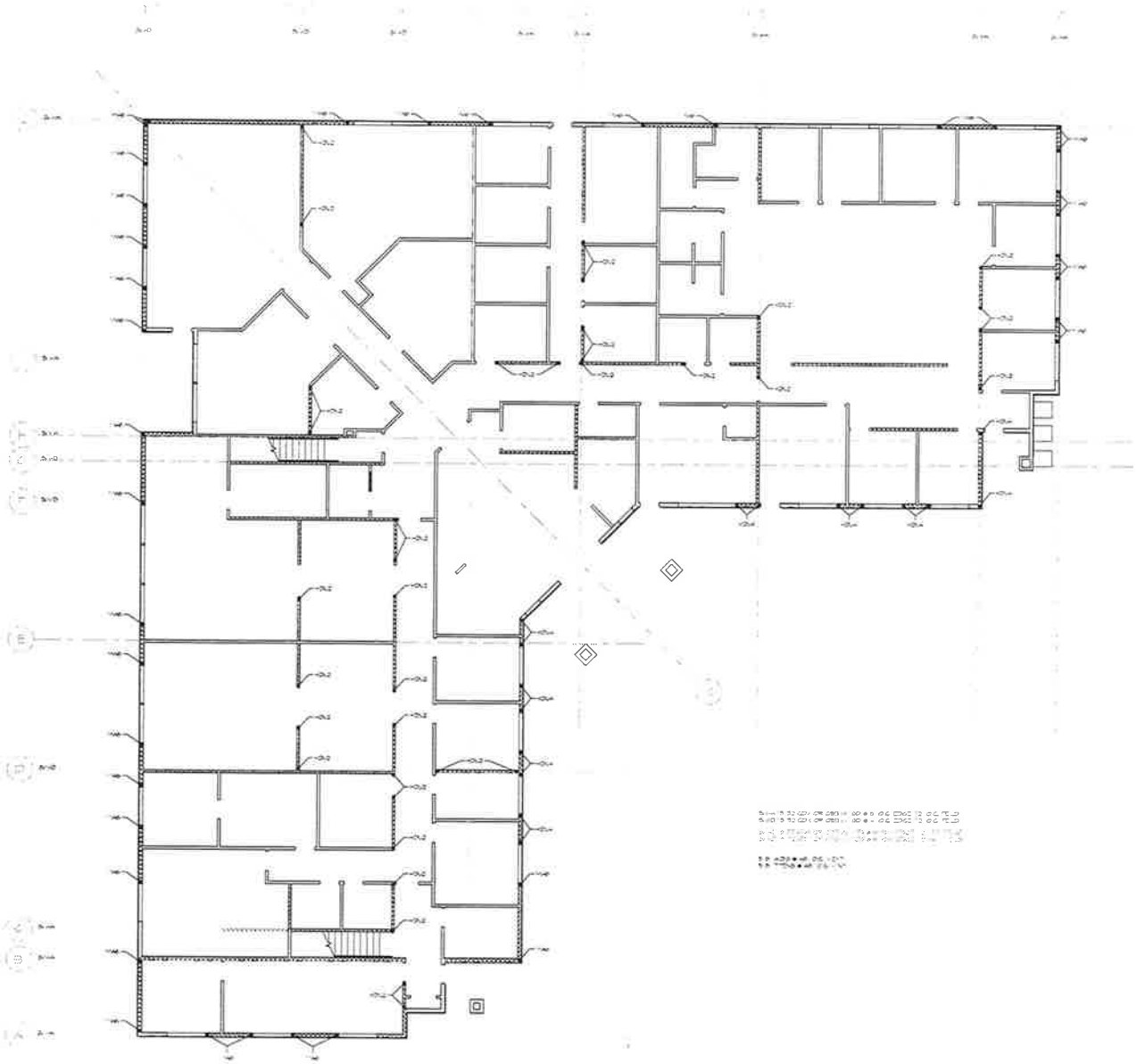
DRAWING DESCRIPTION

UPPER ROOF FRAMING

DRAWING NUMBER

S3.2



1 SHEARWALL PLAN
1/8" = 1'-0"

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DRAWING DESCRIPTION

SHEARWALL

DRAWING NUMBER

S4.1