

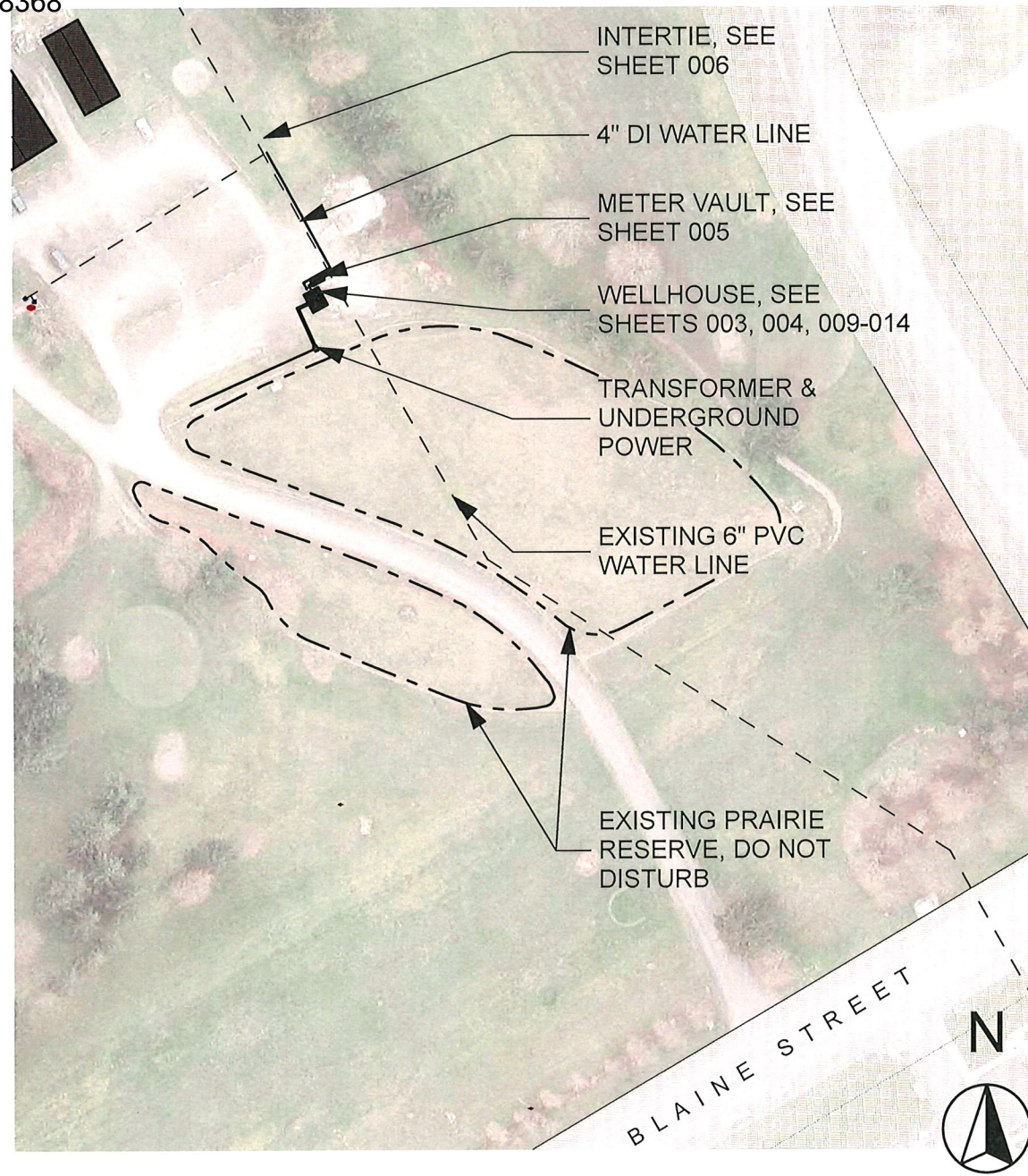
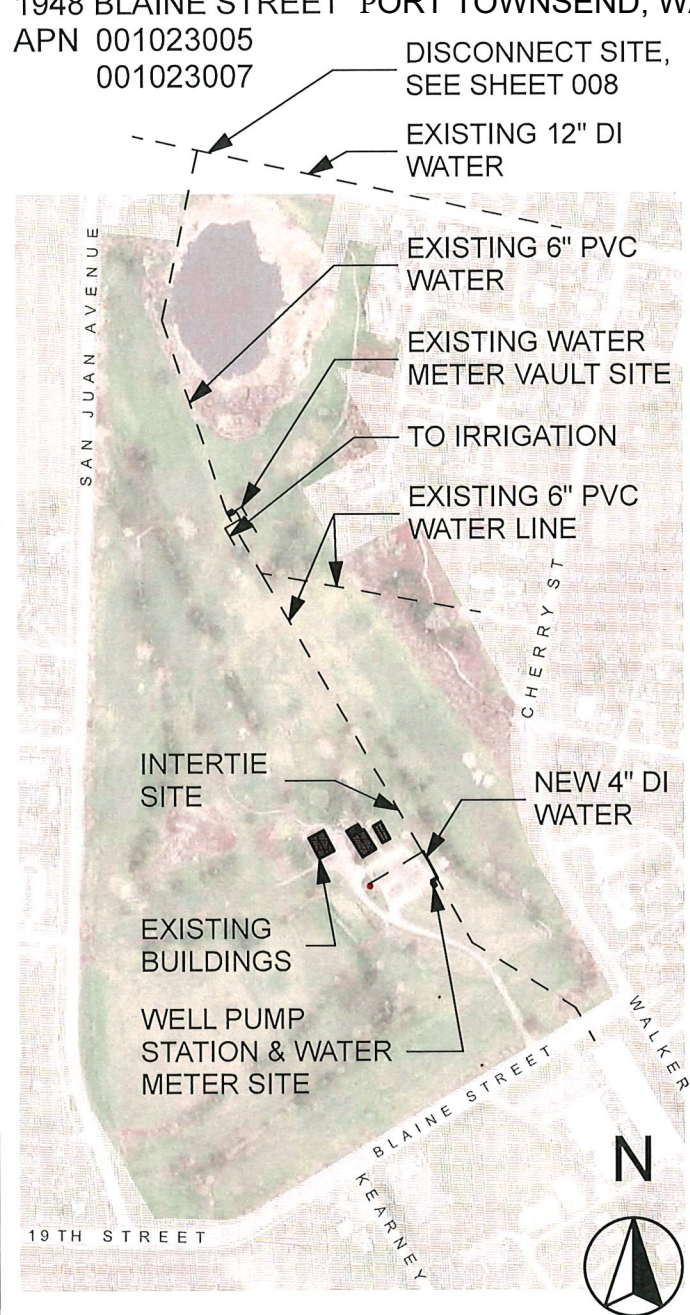
# CITY OF PORT TOWNSEND

## WELL PUMP INSTALLATION & IRRIGATION SYSTEM IMPROVEMENT PROJECT

### CONSTRUCTION PLANS JUNE 4, 2021

TAX ID: 001023005  
 S2 T30 R1W TAX 63(LS E OF WALKER ST) BND BY LLA#127643 - GOLF COURSE

**SITE**  
 1948 BLAINE STREET PORT TOWNSEND, WA 98368  
 APN 001023005  
 001023007



#### CONTACTS

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**GOLF COURSE MANAGER**  
 GABE TONAN  
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**PUMP SUPPLIER**  
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[autro@wvs-llc.com](mailto:autro@wvs-llc.com)

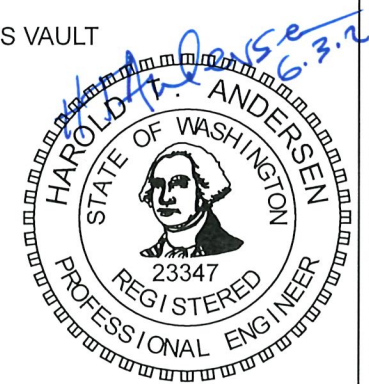
**CIVIL CONSULTANT**  
 HAROLD T ANDERSEN, P.E.  
 QUADRA ENGINEERING, SP  
 PO BOX 2094  
 1630 WALNUT STREET  
 PORT TOWNSEND, WA 98368  
 P: (360) 379-9117  
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[htandersen@q.com](mailto:htandersen@q.com)

**ELECTRICAL CONSULTANT**  
 CONTRACTOR RESPONSIBILITY

**TELEMETRY CONSULTANT**  
 JAMES CROSS  
 QUALITY CONTROLS CORP  
 (425) 967-7110  
[jamesc@quality-controls.com](mailto:jamesc@quality-controls.com)

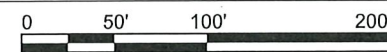
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**1**  
**001** OVERALL SITE PLAN  
 SCALE: 1" =500'

**2**  
**001** SITE PLAN  
 SCALE: 1" =100'



CITY OF PORT TOWNSEND  
 WELL PUMP INSTALLATION & IRRIGATION SYSTEM  
 IMPROVEMENT PROJECT

DATE: 6/3/2021 | JOB No: | SCALE: AS NOTED | SHEET: 1 of 14



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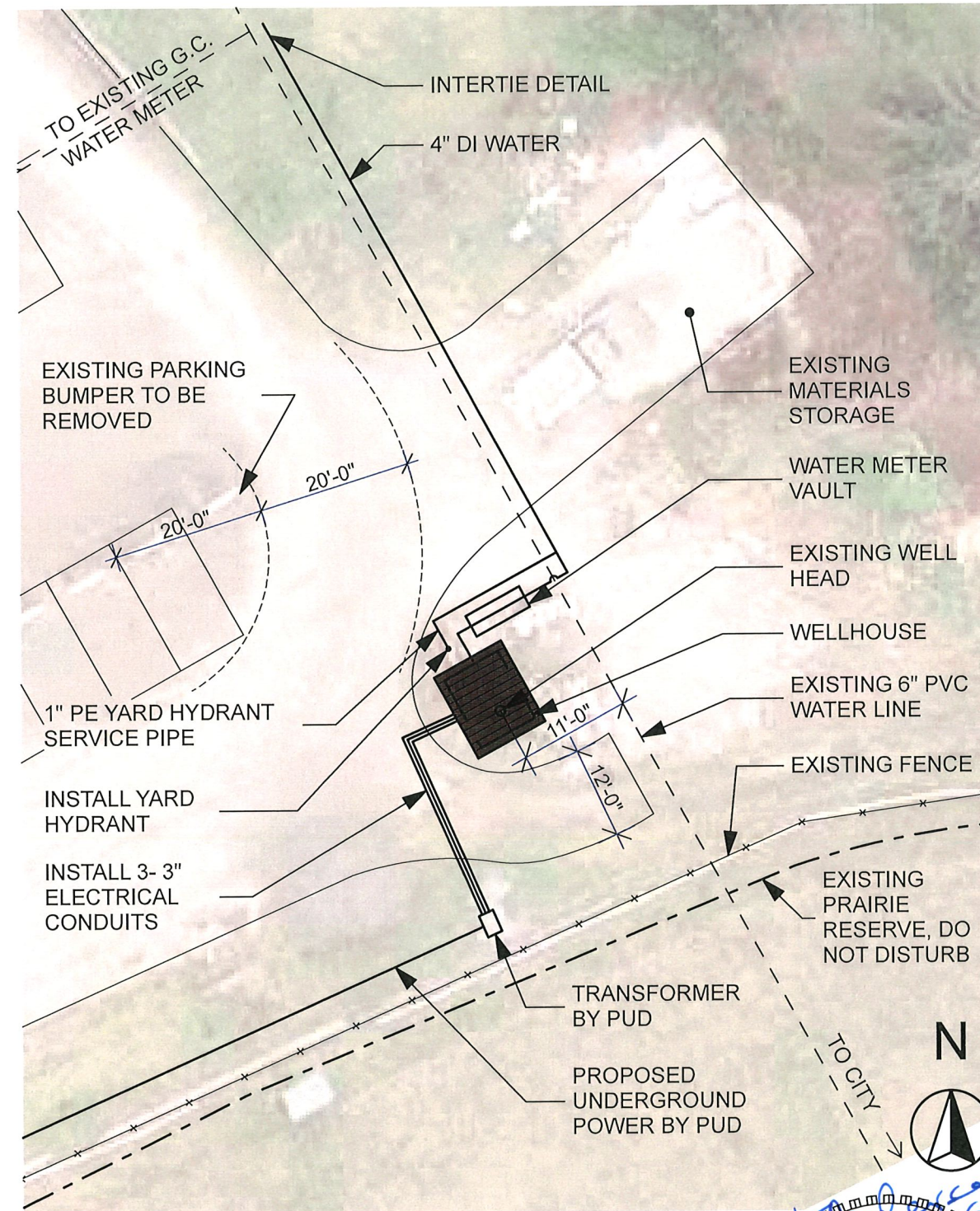
Prepared for:  
 City of Port Townsend  
 Department of Public Works  
 250 Madison Street  
 Port Townsend, WA 98368  
 (360) 379-5090

DRAWN: LIVE | DESIGNED: HTA | CHECKED: HTA

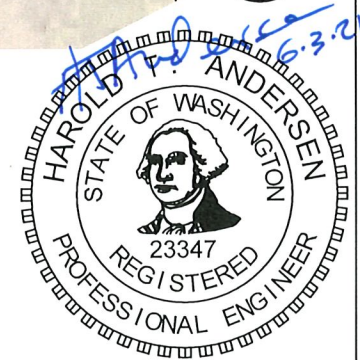
**GENERAL NOTES**

1. ALL WORK IN: CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PORT TOWNSEND. PRIOR TO ANY WORK COMMENCING, THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING AT THE SITE TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES, THE PROJECT ENGINEER, AND CITY OF PORT TOWNSEND REPRESENTATIVES. CONTACT THE PUBLIC WORKS DEPARTMENT AT THE CITY OF PORT TOWNSEND TO SCHEDULE THE MEETING (360) 385-3000. THE CONTRACTOR IS RESPONSIBLE TO HAVE HIS SET OF APPROVED PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTORS DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION", (HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS), PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON CHAPTER, 2006 EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PORT TOWNSEND.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE SPECIFICATIONS AND DETAILS SHALL BE ON-SITE DURING CONSTRUCTION. THE CITY SHALL BE NOT RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS TO THESE PLANS.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY QUADRA ENGINEERING AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (1-800-424-5555) AT LEAST 48 HOURS IN ADVANCE. THE OWNER AND QUADRA ENGINEERING ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE CONTRACTOR'S EXPENSE.

8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UTILITIES.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION. ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
10. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION. ALL EXISTING STRUCTURES SHALL BE PROTECTED.
11. THE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS UPON WHICH THE CONTRACTOR SHALL RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF THE AS-CONSTRUCTED IMPROVEMENTS, AND THE ACTUAL LOCATION OF EXISTING UTILITIES ENCOUNTERED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SET OF REPRODUCIBLE AS-BUILT DRAWINGS TO THE CITY OF PORT TOWNSEND PRIOR TO PROJECT ACCEPTANCE.
13. THE CONTRACTOR SHALL PROVIDE SAFETY SYSTEMS FOR TRENCH EVACUATION THAT MEET OR EXCEED THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, RCW 4917 FOR ALL TRENCH EXCAVATION THAT EXCEEDS A DEPTH OF 4 FEET.
14. WHERE NEW ASPHALT JOINS EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE JOINT SHALL BE SEALED WITH GRADE AR-4000W PAVING ASPHALT.
15. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS DETECTABLE MARKING TAPE NO LESS THAN 18-INCHES BELOW THE FINAL GROUND SURFACE NOR LESS THAN 12-INCHES ABOVE THE TOP OF THE PIPE AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER. THE MARKING TAPE SHALL BE CONTINUOUS AND EXTEND THE FULL LENGTH OF THE PIPE AND MAKE CONNECTION TO ALL APPURTENANCES. THE TAPE SHALL MEET OR EXCEED WSDOT STANDARD SPECIFICATION 9-15.18. TAPE SHALL BE TERRA TAPE D OR APPROVED EQUAL.



**1**  
**002** **WELL HOUSE SITE PLAN**  
SCALE: 1" = 20'  
0 10' 20' 40'

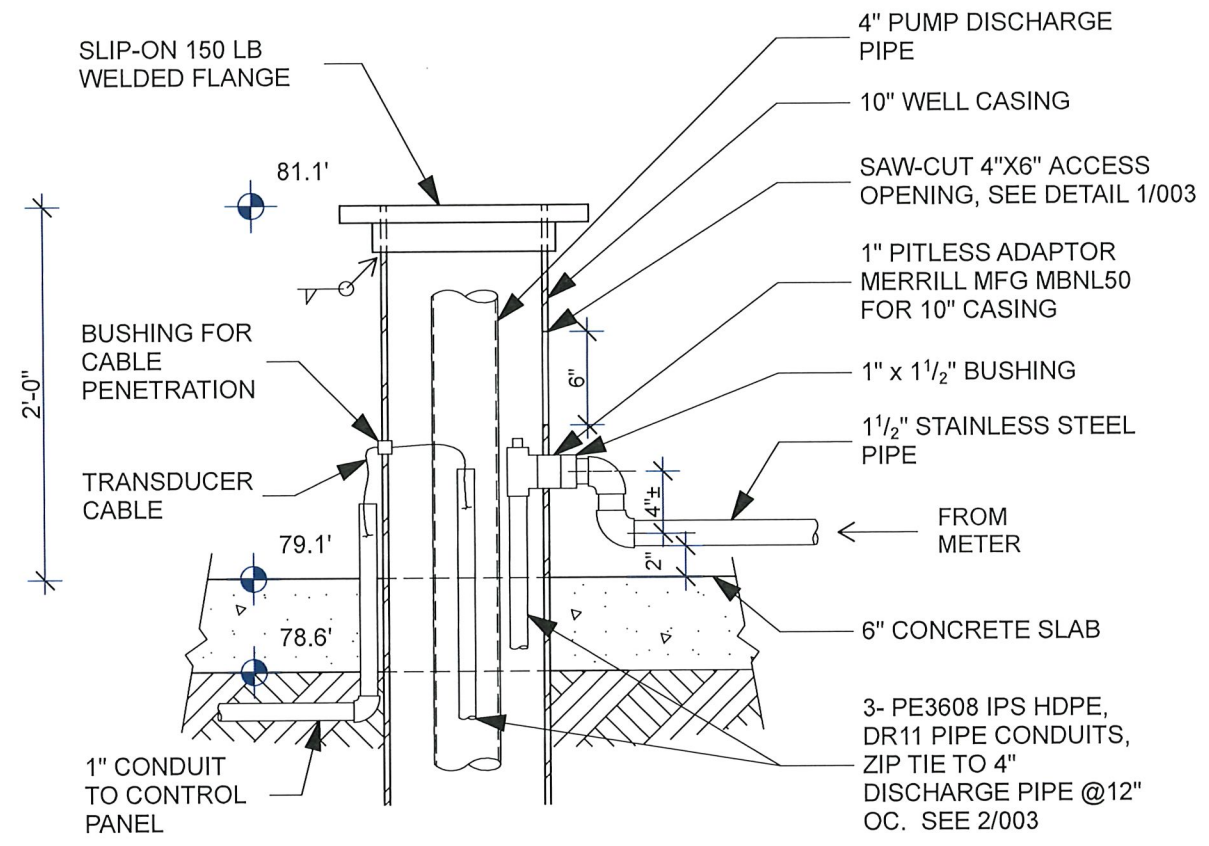


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Development of Public Works  
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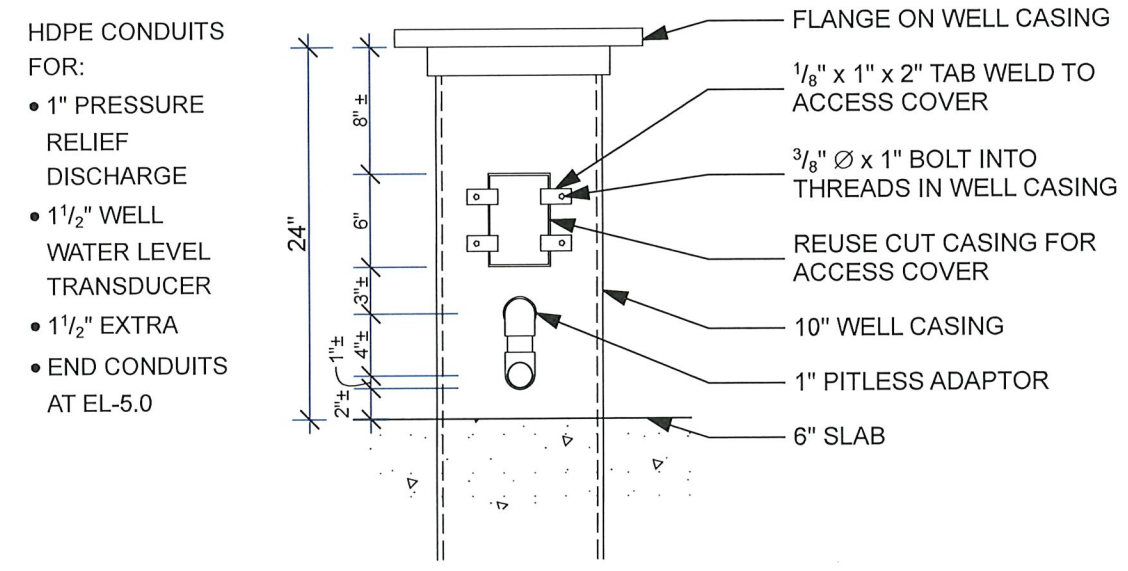
DRAWN: LVE  
DESIGNED: HTA  
CHECKED: HTA

**QUADRA**  
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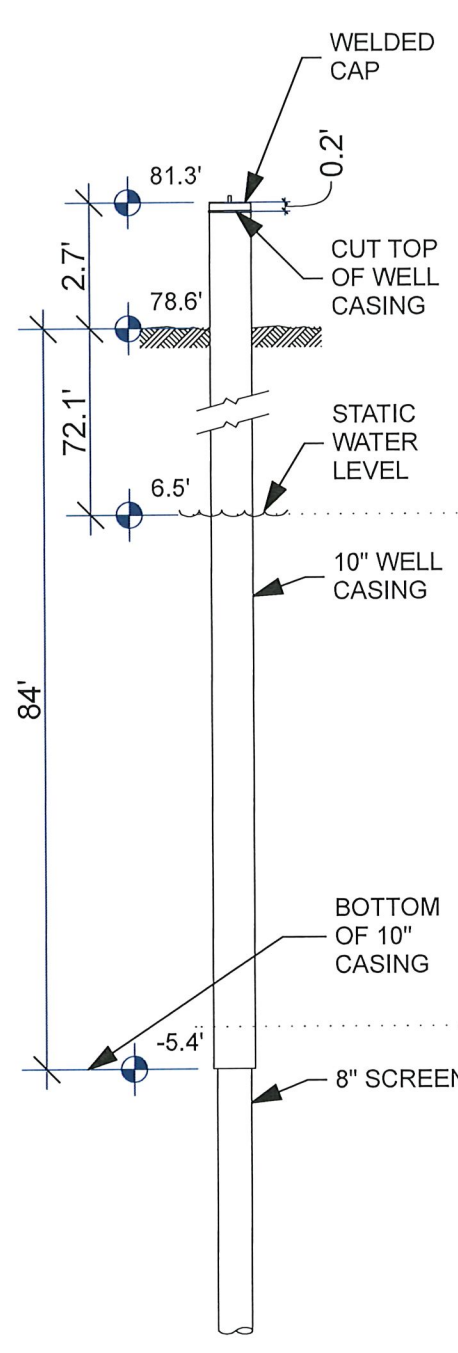
CITY OF PORT TOWNSEND  
WELL PUMP INSTALLATION & IRRIGATION SYSTEM  
IMPROVEMENT PROJECT  
DATE: 6/3/2021  
JOB No:  
SCALE: AS NOTED  
SHEET: 2 of 14



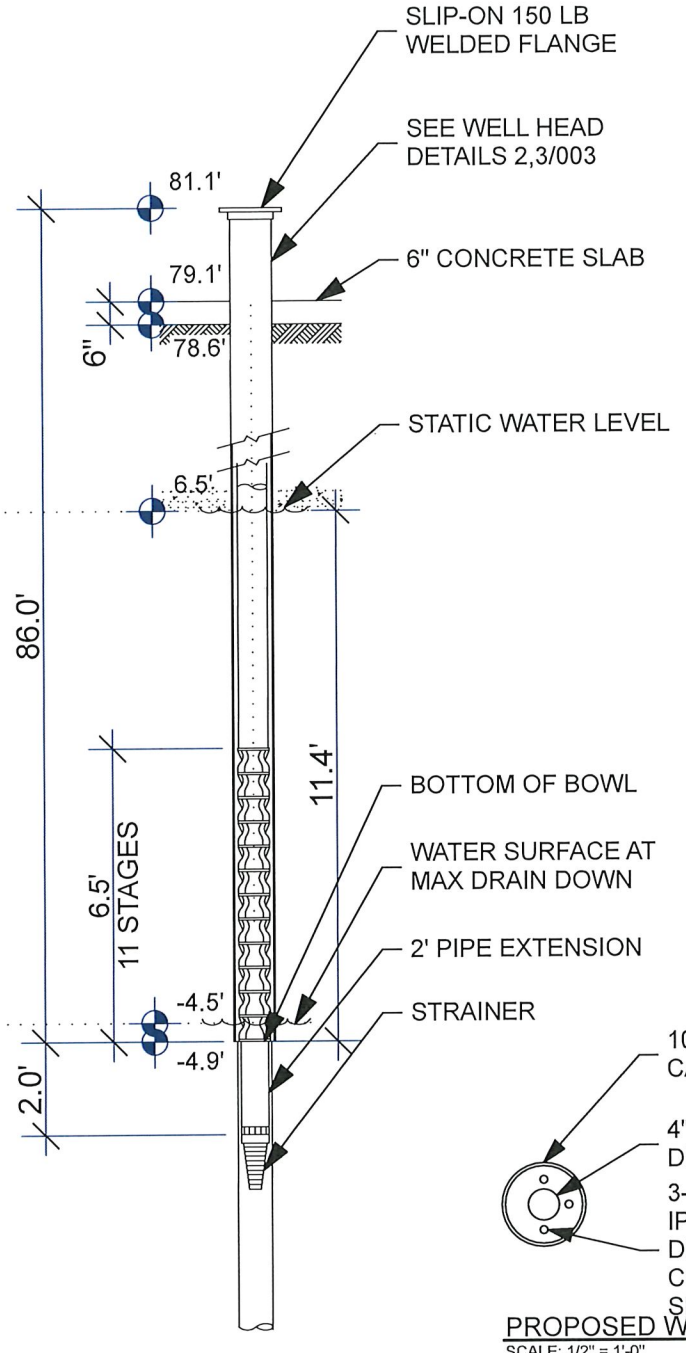
**3**  
003  
**WELL HEAD DETAIL**  
SCALE: 1" = 1'-0"  
0 6" 1' 2'



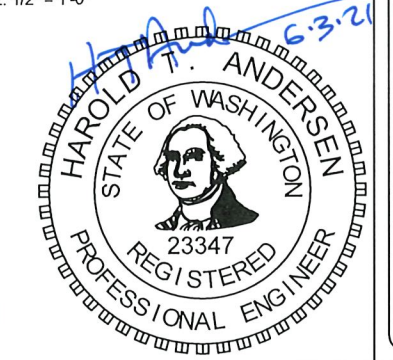
**2**  
003  
**ACCESS OPENING DETAIL**  
SCALE: 1" = 1'-0"  
0 6" 1' 2'

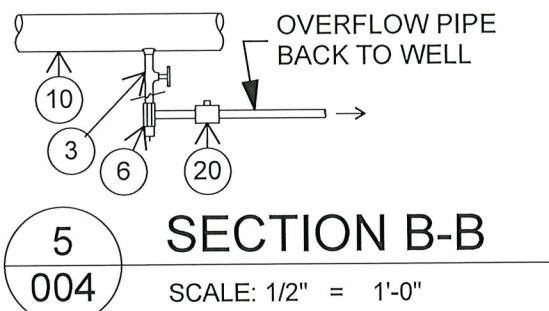


**1**  
003  
**WELL PUMP INSTALLATION**  
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

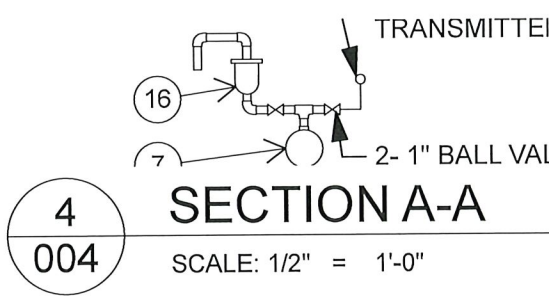


**PROPOSED WELL SECTION**  
SCALE: 1/2" = 1'-0"

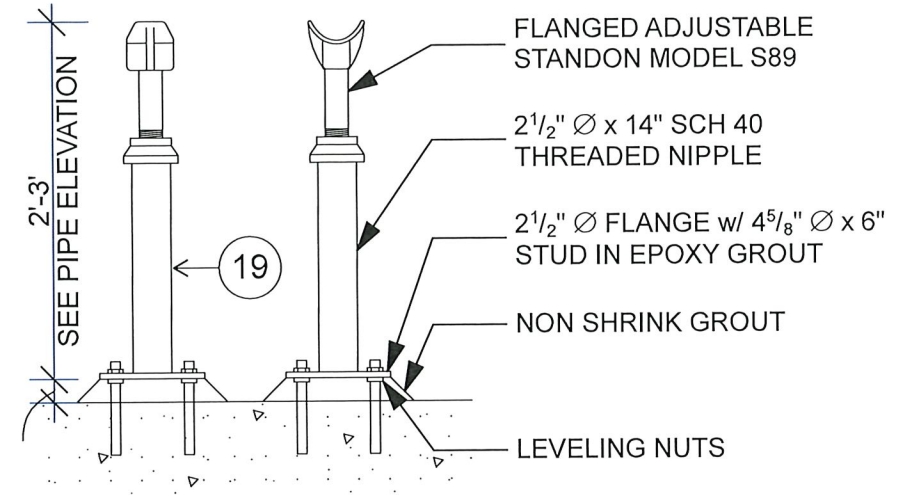




**5**  
**004** SECTION B-B  
SCALE: 1/2" = 1'-0"



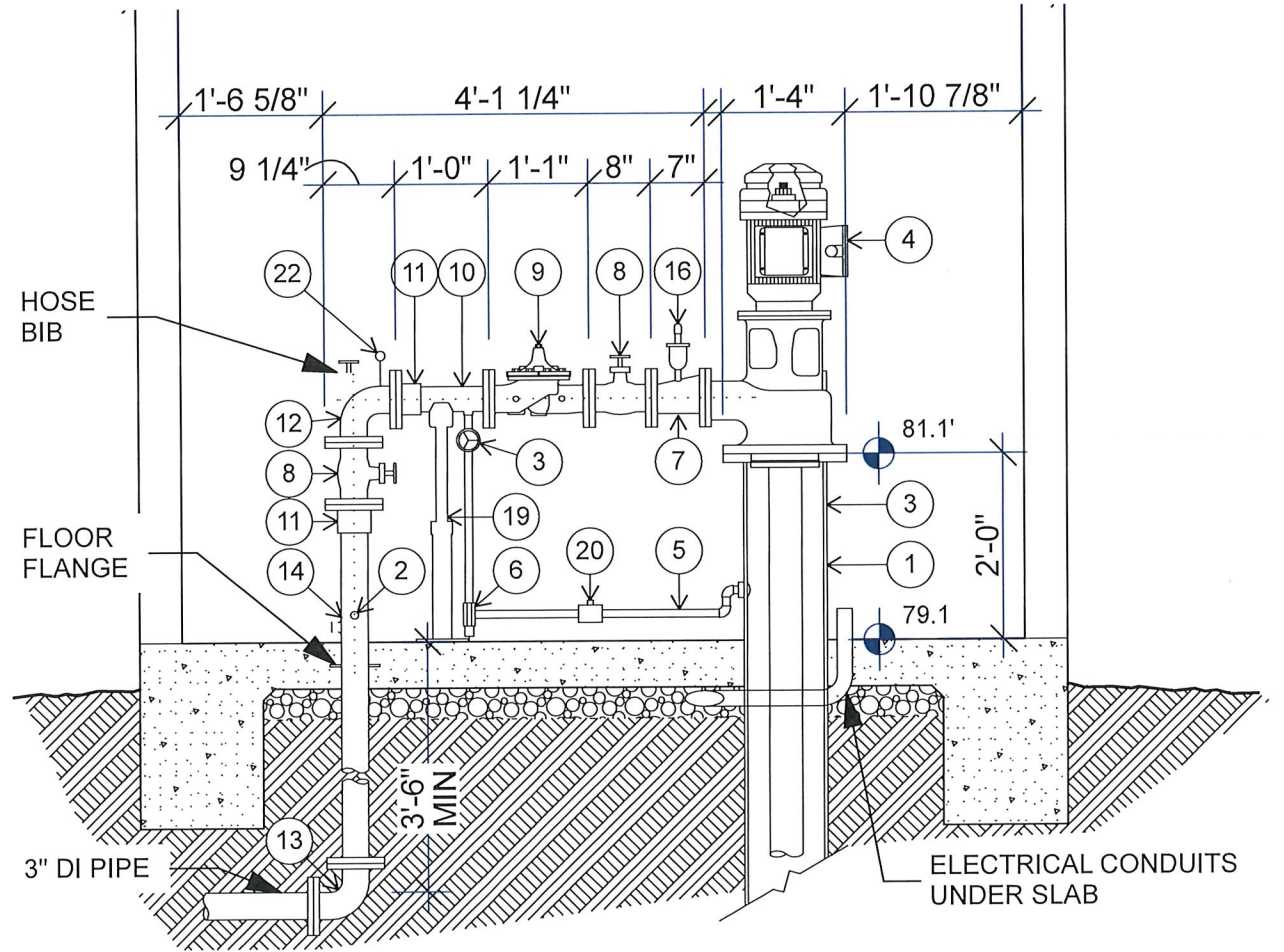
**4**  
**004** SECTION A-A  
SCALE: 1/2" = 1'-0"



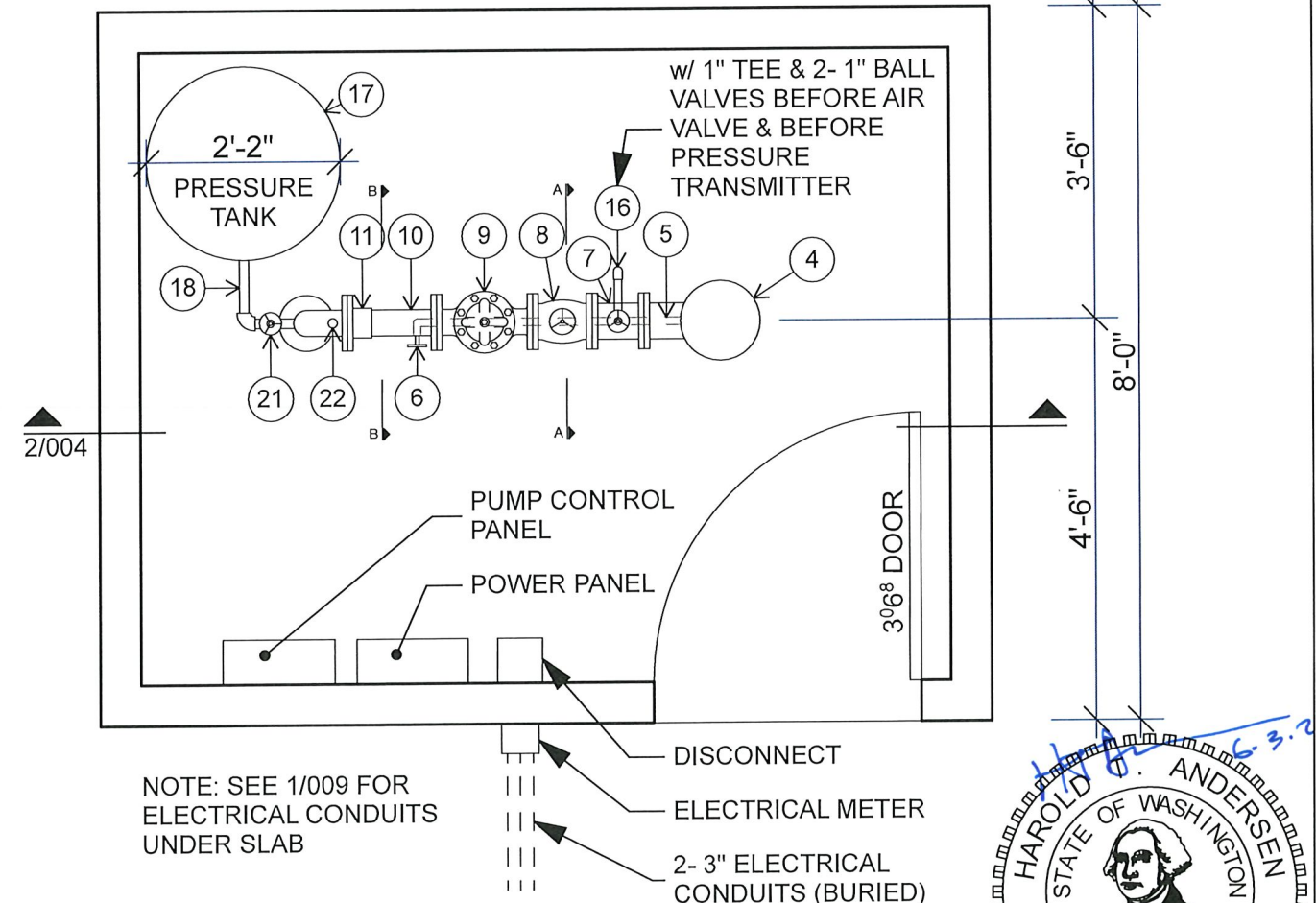
**3**  
**004** PIPE SUPPORT DETAIL  
SCALE: 1" = 1'-0"  
0 6" 1' 2'

**WELL HOUSE PIPING SCHEDULE**

- |  |   |
|--|---|
| 1. 10" WELL CASING (10.8" OD), EXISTING                    | 12. 3" DI ELBOW, FL x FL w/ 2- 3/4" FNPT TAPS. 3/4" HOSE BIB.   |
| 2. 1 1/4" FNPT TAP PLUGGED, FUTURE CHLORINE INJECTION PORT | 13. 3" DI ELBOW, MJ x MJ  |
| 3. 1 1/2" BALL VALVE                                       | 14. 3" x 60" DI PIPE w/ 1 1/4" FNPT TAP & FLOOR FLANGE, PE x FL |
| 4. BOSCH PUMP MODEL 7WL-IC, 6" FL DISCHARGE                | 15. 3" DI PIPE TO WATER METER VAULT, PE x PE                    |
| 5. 1 1/2" STAINLESS STEEL PIPE                             | 16. 1" COMBINATION AIR VALVE & PRESSURE TRANSMITTER, SEE 4/004  |
| 6. 1 1/2" PRESSURE RELIEF VALVE, TH x TH                   | 17. 86-GAL FIBERGLASS PRESSURE TANK                             |
| 7. 3" x 6" DI REDUCER, FL x FL w/ 1" FNPT TAP              | 18. 1 1/4" SCH 80 PVC PIPE                                      |
| 8. 3" GATE VALVE, FL x FL                                  | 19. FLANGED ADJUSTABLE PIPE SUPPORT, SEE DETAIL                 |
| 9. 3" CLA 60-32 PUMP CONTROL VALVE, FL x FL                | 20. 1 1/2" WATER METER, TH X TH, SIEMANS FM D80 w/UNIONS        |
| 10. 3" x 12" DI PIPE, FL x FL w/ 1 1/2" FNPT TAP           | 21. 1 1/4" BALL VALVE   |
| 11. 3" FLANGE COUPLING ADAPTOR RESTRAINED                  | 22. 3/4" BALL VALVE, PRESSURE GAUGE, PRESSURE TRANSMITTER       |



**2**  
**004** WELL HOUSE PIPING ELEVATION  
SCALE: 1/2" = 1'-0"  
0 1' 2' 4'



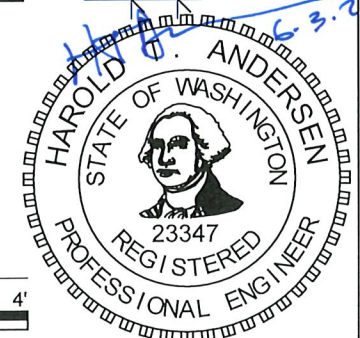
**1**  
**004** WELL HOUSE PIPING PLAN  
SCALE: 1/2" = 1'-0"  
0 1' 2' 4'

NOTE: SEE 1/009 FOR ELECTRICAL CONDUITS UNDER SLAB

DISCONNECT

ELECTRICAL METER

2- 3" ELECTRICAL CONDUITS (BURIED)



**QUADRA ENGINEERING, SP**

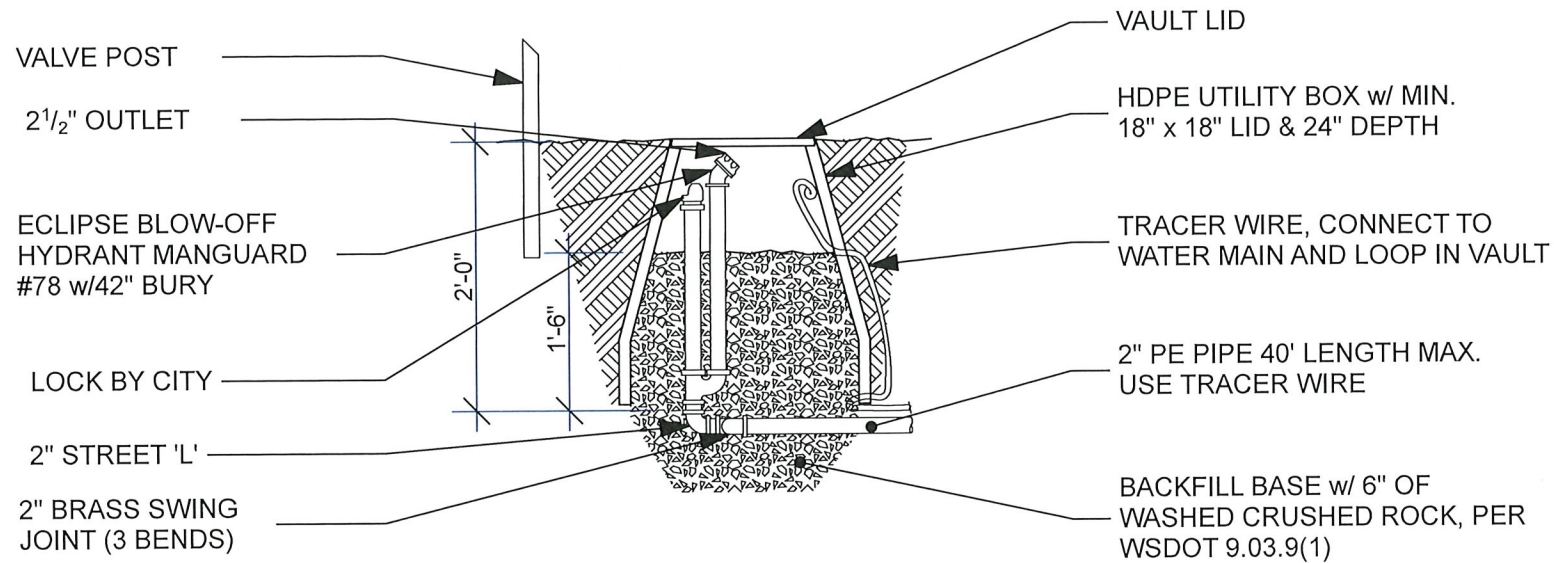
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Port Townsend, WA 98368  
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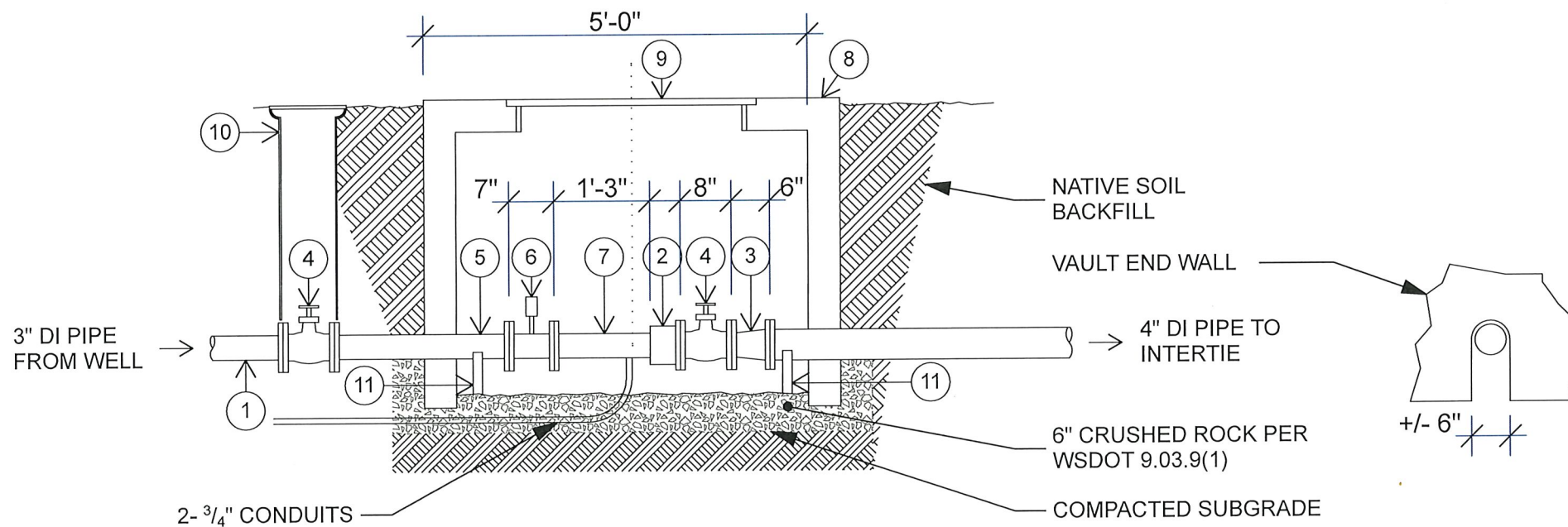
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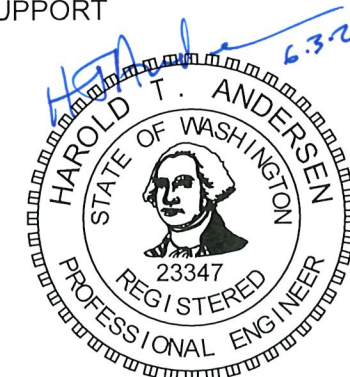
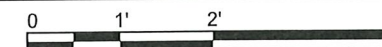
**2**  
**005** BYPASS VAULT DETAIL  
NOT TO SCALE



**WATER METER VAULT PIPING SCHEDULE**

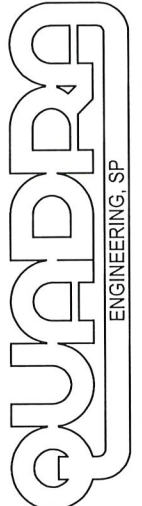
1. 3" DI PIPE
2. 3" FLANGED COUPLING ADAPTOR
3. 3" x 4" REDUCER, FL x FL
4. 3" GATE VALVE, FL x FL
5. 3" x 30" DI PIPE SPOOL, FL x FL
6. 3" WATER METER, FL x FL, SIEMENS SITRANS FM D 80, ORDER CODE P 11
7. 3" x 18" DI PIPE SPOOL, PE x FL
8. CONCRETE VAULT, 5' x 4' x 4' DEEP
9. ACCESS DOOR, 3' x 3', BILCO TYPE J
10. VALVE BOX PER STD DETAIL W4
11. FIXED PIPE SUPPORT

**1**  
**005** WATER METER VAULT  
SCALE: 1/2" = 1'-0"



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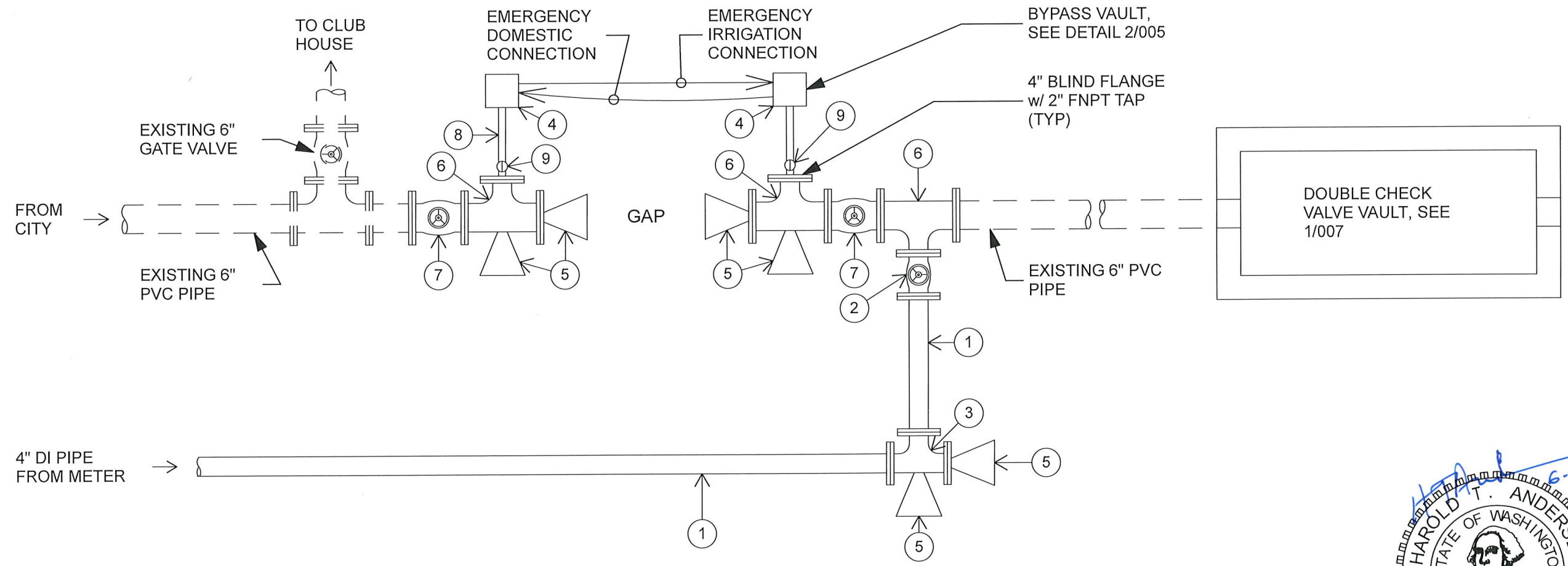
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CITY OF PORT TOWNSEND  
WELL PUMP INSTALLATION & IRRIGATION SYSTEM  
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DATE: 6/3/2021  
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SHEET: 5 of 14

**INTERTIE PIPING SCHEDULE**

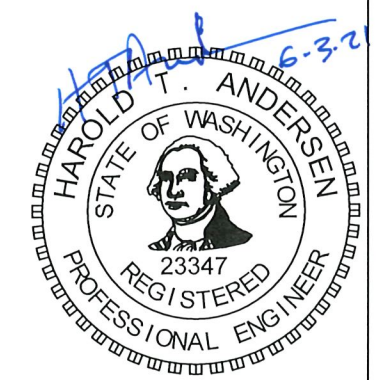
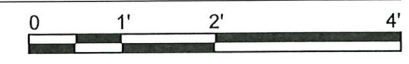
1. 4" DI PIPE
2. 4" GATE VALVE, MJ x MJ w/ VALVE BOX PER STD DTL W4
3. 4" x 4" x 4" TEE, MJ x MJ x MJ
4. ECL/PSE BLOW-OFF MAINGUARD #78
5. THRUST BLOCK, PER STD DETAIL W8
6. 6 x 6 x 4 TEE, MJ x MJ x FL
7. 6" GATE VALVE, MJ x MJ w/ VALVE BOX PER STD DTL W4
8. 2" PE PIPE
9. 2" CORP STOP w/VALVE BOX PER STD DETAIL W4



1  
006

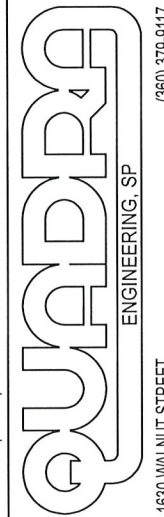
**INTERTIE DETAIL**

SCALE: 1/2" = 1'-0"

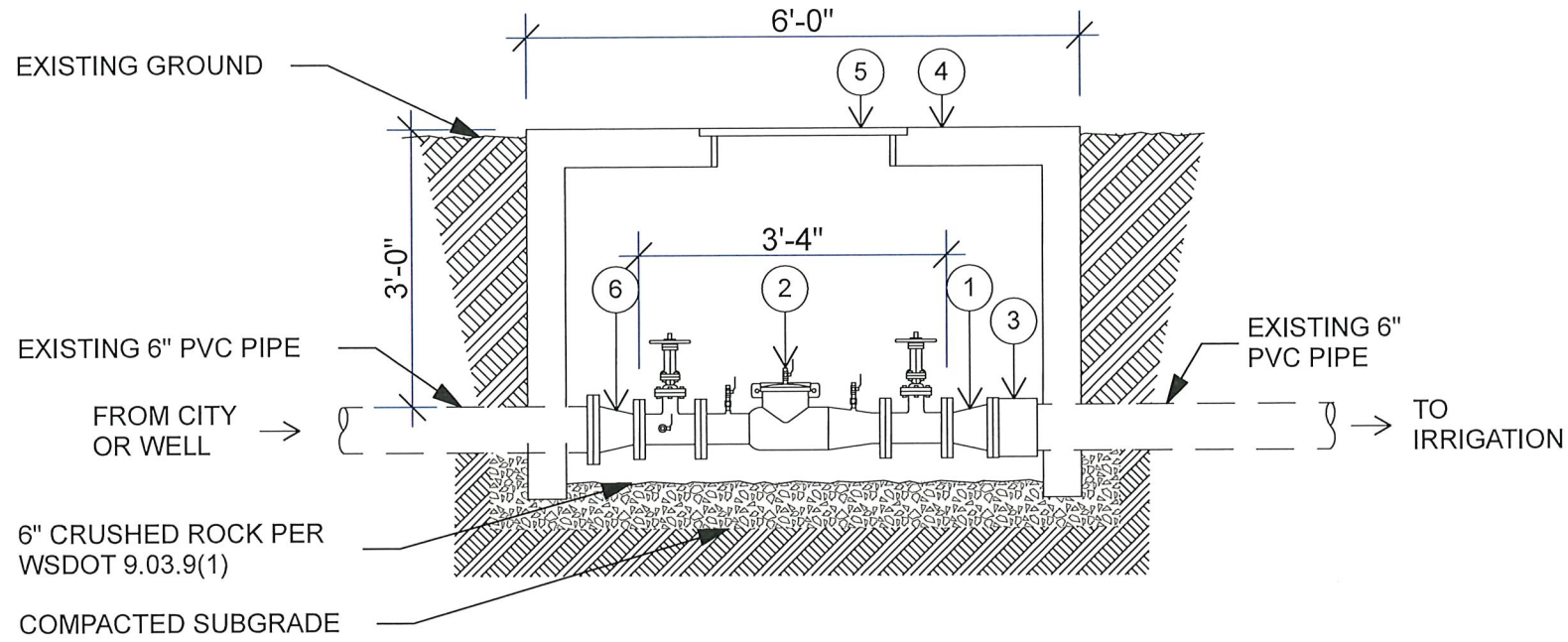


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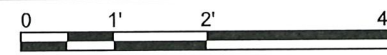
DRAWN: LVE DESIGNED: HTA CHECKED: HTA



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(360) 460-7311 cell  
htandersen@qq.com

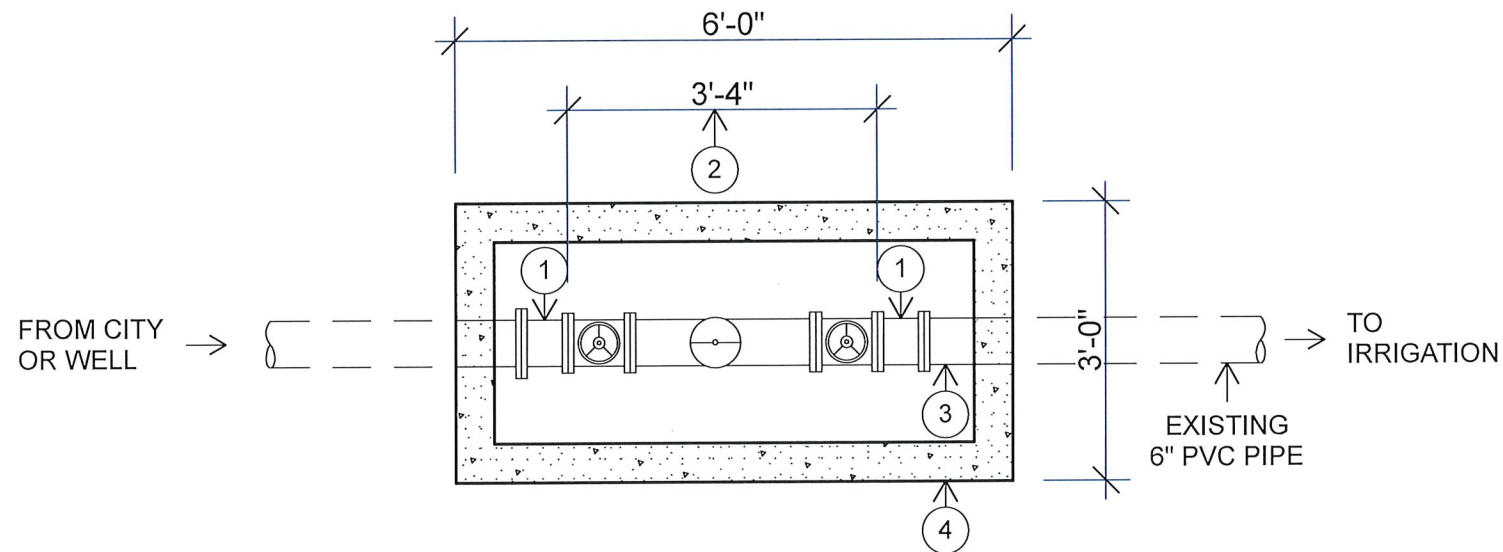


**2**  
007 **DOUBLE CHECK VALVE VAULT SECTION**  
SCALE: 1/2" = 1'-0"

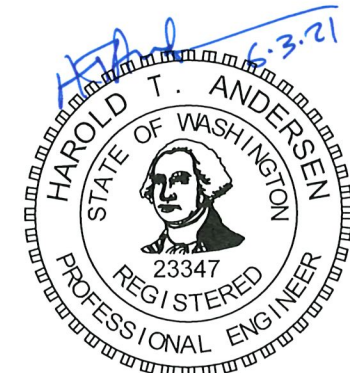


**DOUBLE CHECK VALVE PIPING SCHEDULE**

1. 4" x 6" DI REDUCER FL x FL
2. 4" DOUBLE CHECK VALVE ASSEMBLY, AMES SERIES 2000SS, FL x FL, w/ 2- 4" OS&Y GATE VALVES
3. 6" FLANGE COUPLING ADAPTOR
4. CONCRETE VAULT 6' x 3' x 4' DEEP
5. ACCESS DOOR 3' x 3', BILCO TYPE J
6. 4" x 6" DI REDUCER, FL x MJ



**1**  
007 **DOUBLE CHECK VALVE VAULT PLAN**  
SCALE: 1/2" = 1'-0"



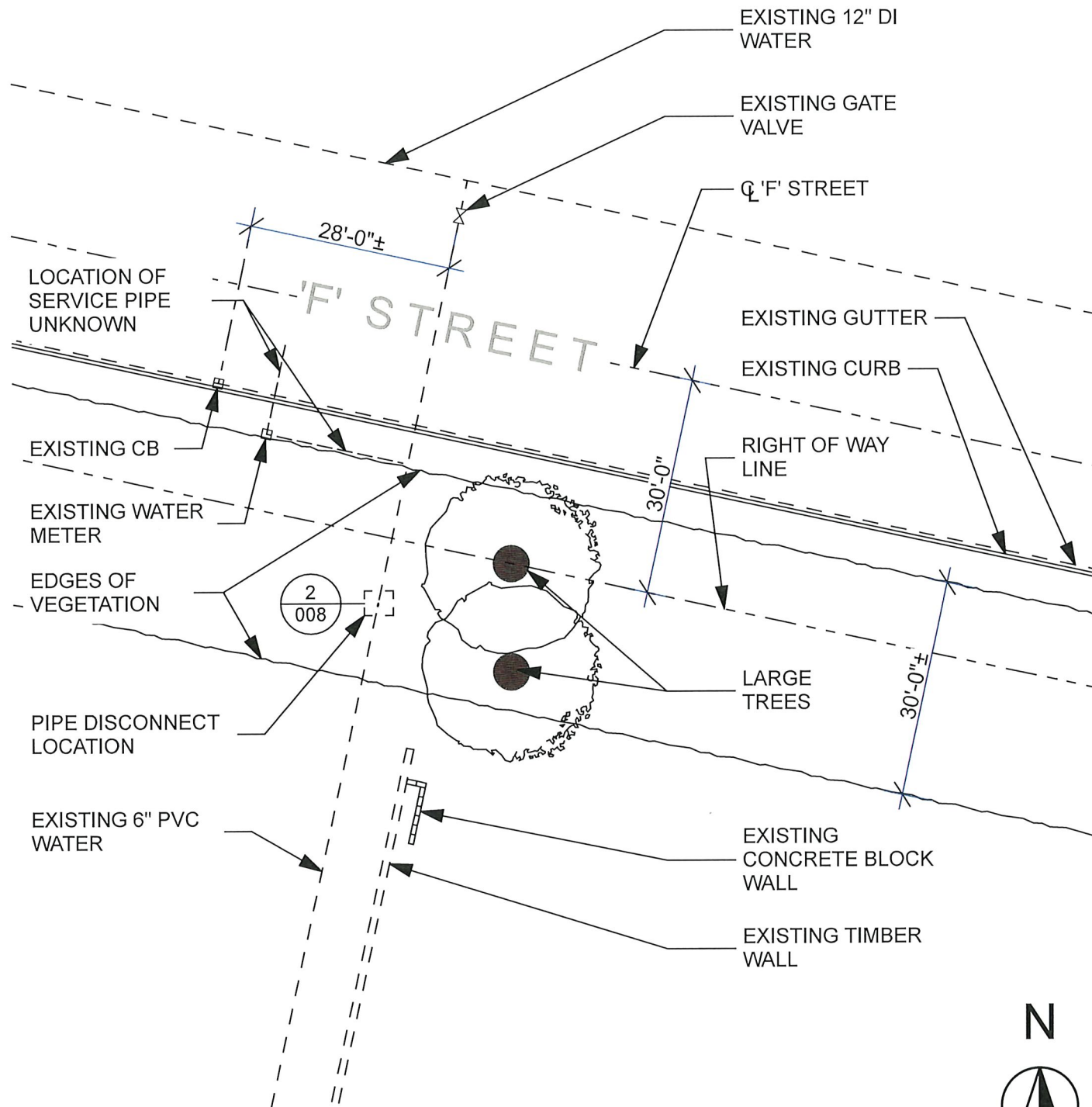
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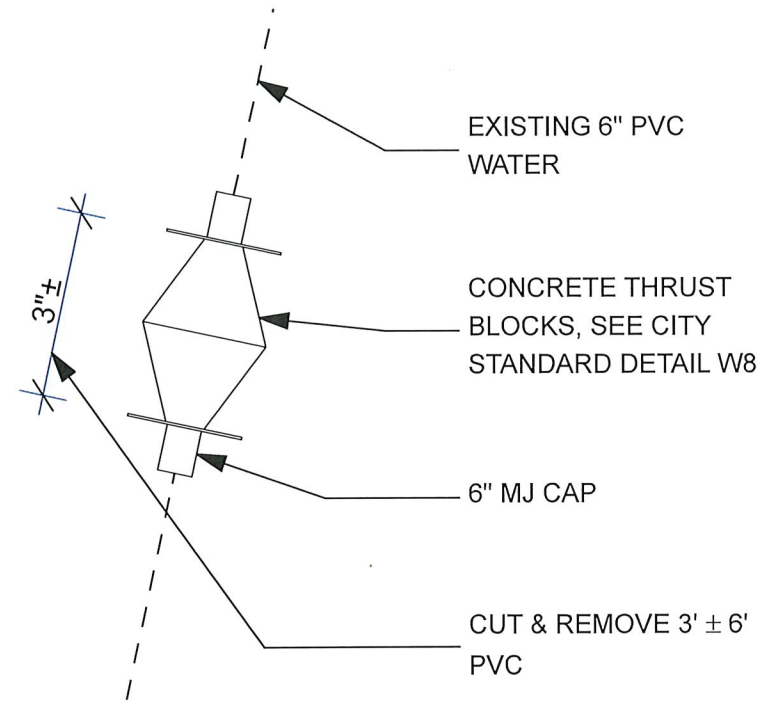
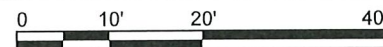
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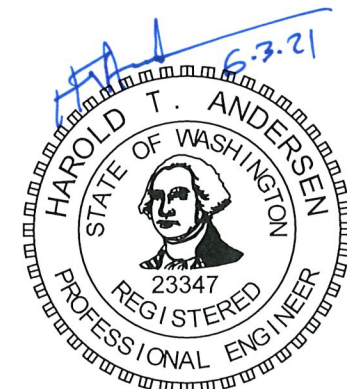
DATE: 6/2/2021      JOB No:      SCALE: AS NOTED      SHEET: 7 of 14



**1 DISCONNECT SITE PLAN**  
 SCALE: 1" = 20'



**2 DISCONNECT DETAIL**  
 SCALE: 3" = 9'-0"



CITY OF PORT TOWNSEND WELL PUMP INSTALLATION & IRRIGATION SYSTEM IMPROVEMENT PROJECT		DATE: 6/2/2021 SCALE: AS NOTED SHEET: 8 of 14
		(360) 379-9117 (360) 460-7311 cell htandersen@q.com
Prepared for: City of Port Townsend Development of Public Works 250 Madison Street Port Townsend, WA 98368 (360) 379-5090		DRAWN: LVE DESIGNED: HTA CHECKED: HTA
1630 WALNUT STREET P.O. Box 2094 PORT TOWNSEND, WA 98368		



**DOOR SCHEDULE**

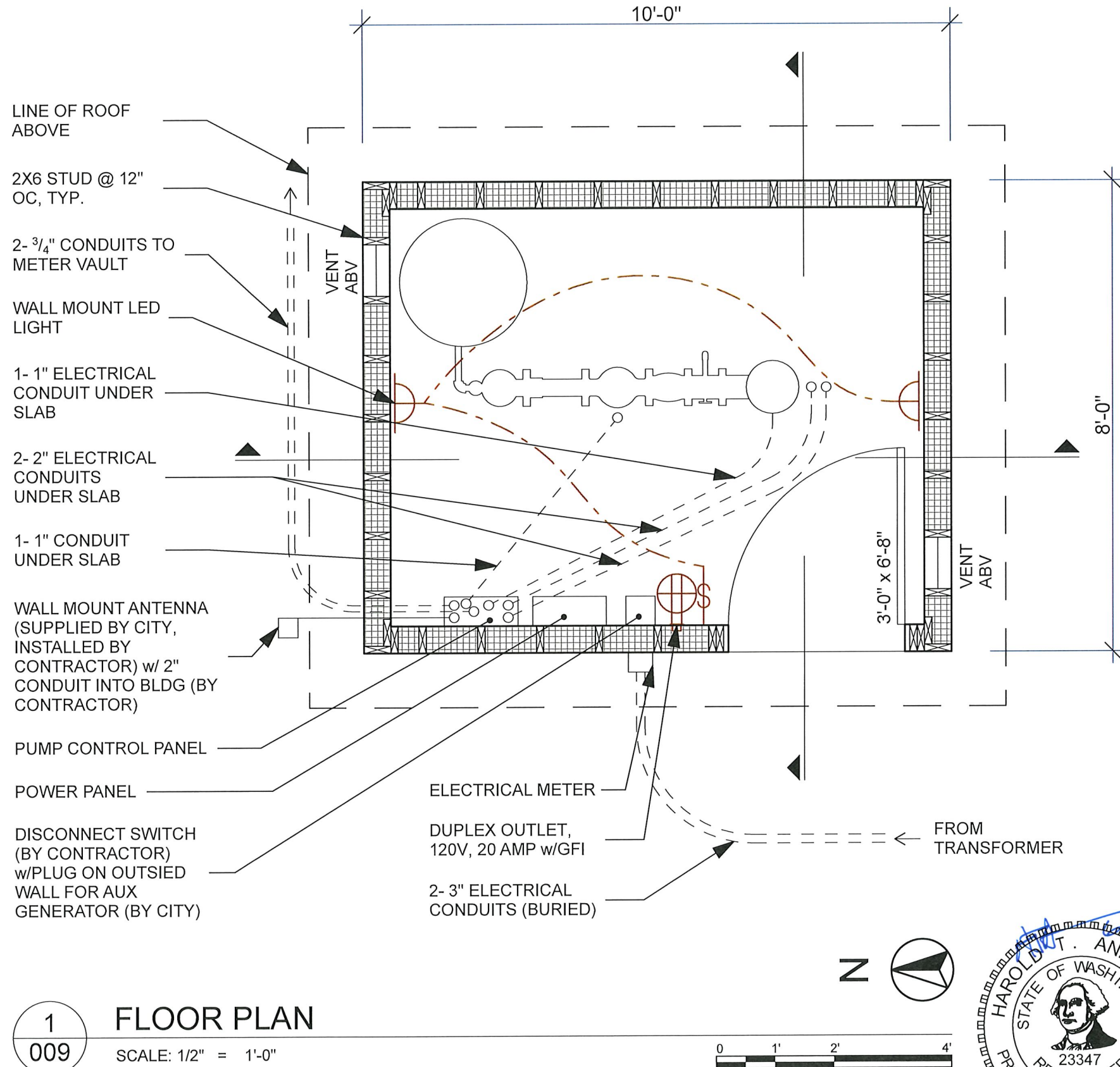
- 1. 3'-0" x 6'-8"
- INSULATED STEEL DOOR
- SECURALL OR SIMILAR
- DOOR TYPE: SINGLE DOOR
- PART NUMBER: HDQM16-36x84-45-HLH
- FRAME TYPE: WELDED FRAME
- SWING: RH (VERIFY)
- ANCHOR TYPE: STUD ANCHOR HINGE TYPE: 4 1/2"
- HARDWARE FINISH: STAINLESS STEEL
- VIEW LITE: NONE
- LOCKSET: LEVER - CYLINDRICAL
- LOCK FUNCTION: STOREROOM (KEY OUTSIDE, ALWAYS LOCKED)
- DEADBOLT: YES
- DOOR FINISH: PRIMER
- WEATHERSTRIPPING: YES
- KICKPLATE: NO
- THRESHOLD: YES

**CONDUIT SCHEDULE**

- 2- 3/4" CONDUITS FOR METER POWER & ANALOG SIGNAL
- 2- 2" CONDUITS FOR PUMP & POWER
- 1- 1" CONDUIT FOR ANTENNA SIGNAL
- 3- 3" CONDUITS (1 FOR POWER, 2 SPARES)
- 1- 1" CONDUIT FOR FLOW METER & 2 PRESSURE TRANSDUCERS

**NOTES**

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION OF ELECTRICAL SYSTEMS
- 2. CITY WILL BE RESPONSIBLE FOR INSTALLATION OF AUXILLARY GENERATOR PLUG IN.
- 3. CITY WILL FURNISH ALL INSTRUMENTATION AND PLC PROGRAMMING.
- 4. CONTRACTOR SHALL INSTALL ALL INSTRUMENTATION
- 5. CONTRACTOR SHALL VERIFY CONDUIT SIZES SHOWN
- 6. CONTRACTOR SHALL PROVIDE & INSTALL 480V POWER PANEL, 480V TO 120V TRANSFORMER & 120V 40 AMP POWER PANEL



**1**  
**009** **FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

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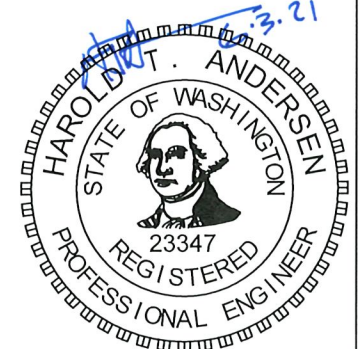
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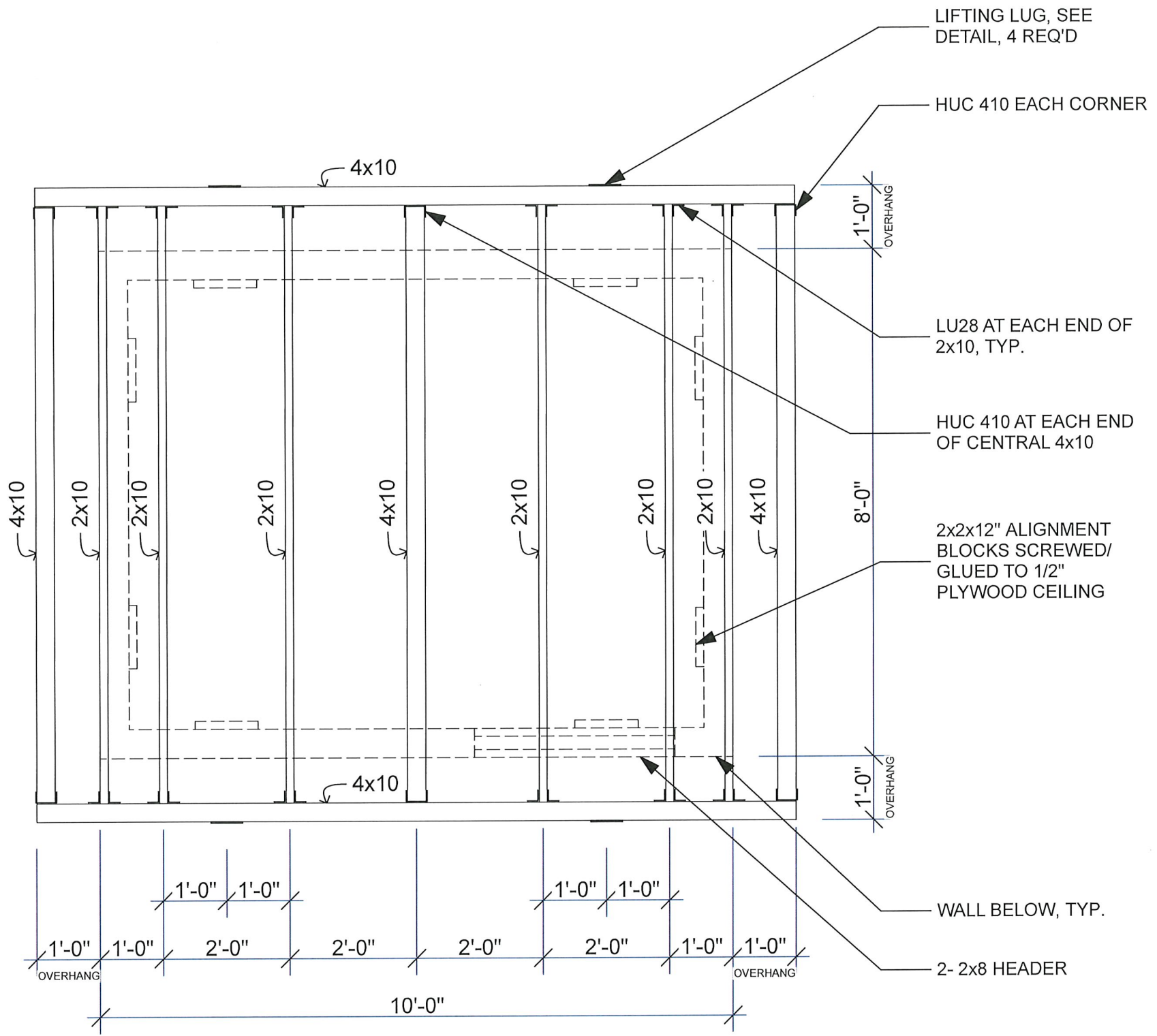
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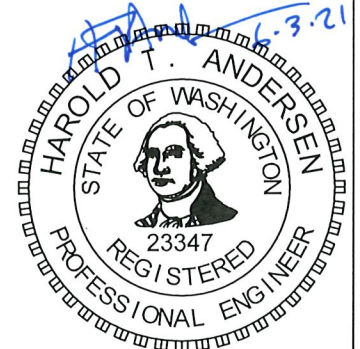
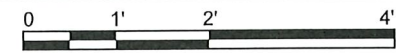
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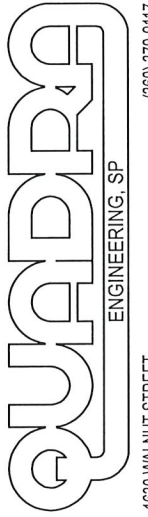
1  
010

**ROOF PLAN**  
SCALE: 1/2" = 1'-0"



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**INTERIOR FINISHES**

WALLS & CEILING:  
 'A' SIDE PLYWOOD w/ SEMIGLOSS WHITE ENAMEL

FLOOR:  
 SLAB ON GRADE, TROWELED SMOOTH

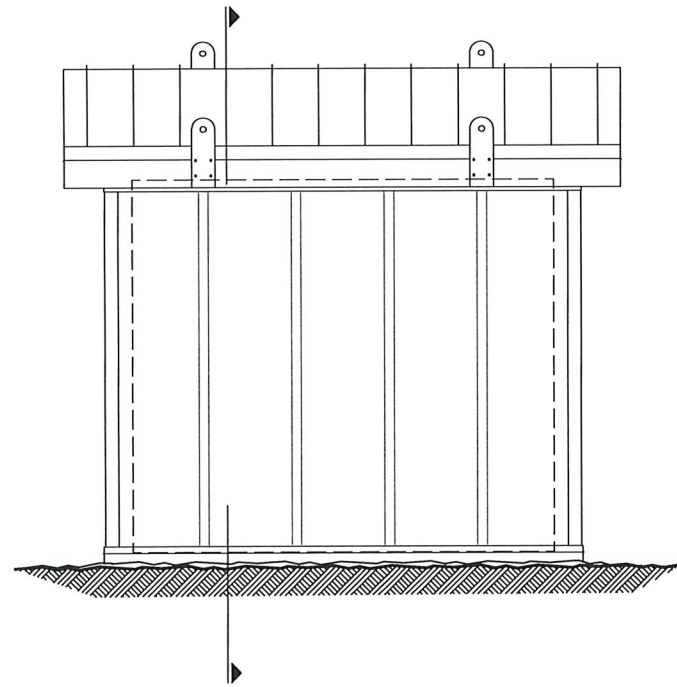
DOOR:  
 STEEL, PAINTED TO MATCH EXISTING

**EXTERIOR FINISHES**

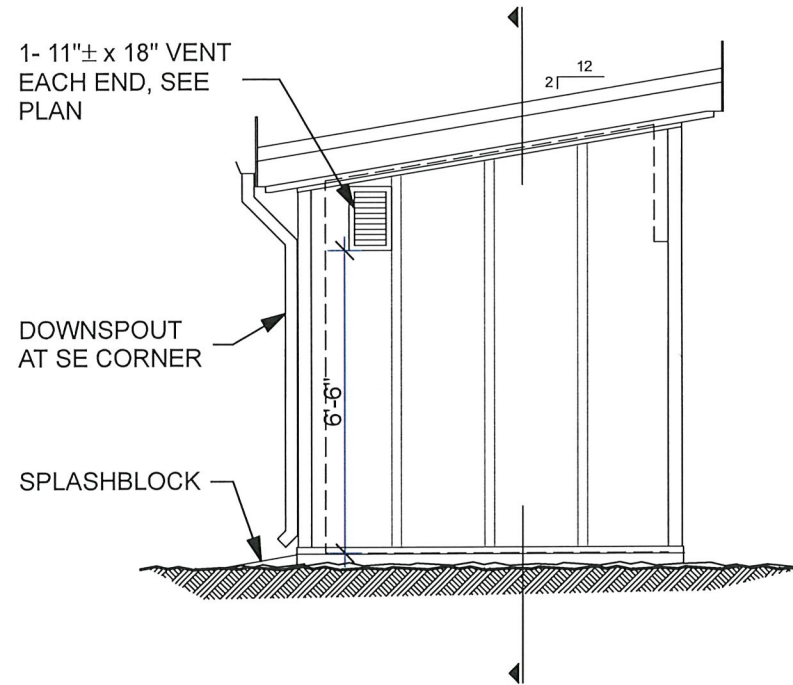
WALLS, PAINT TO MATCH EXISTING GC CLUB HOUSE:  
 HARDIPANEL SIDING (TAN/GREY)  
 HARDI BATTENS AT 2' O.C. (TAN/GREY)  
 HARDI TRIM AT DOOR, 3 1/2" (BLUE)  
 BASE FLASHING (TAN/GREY)

DOOR:  
 STEEL, PAINTED TO MATCH EXISTING

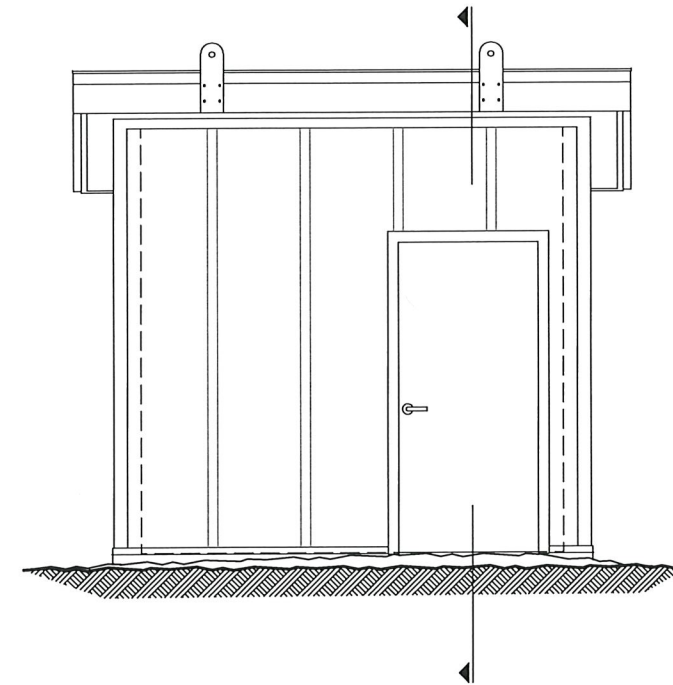
ROOF:  
 STEEL ROOFING, BROWN TO MATCH EXIST. BLDGS  
 CHAMPION MARION 'R' PANEL, SADDLE TAN  
 -OR-  
 ACS DESIGN SPAN hp, 16" WALNUT OR SIM.



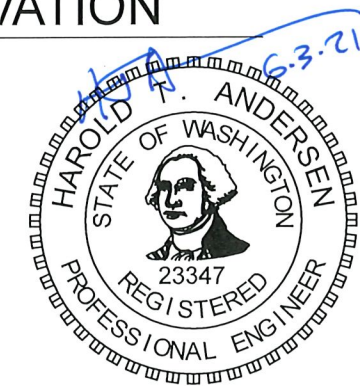
3  
011 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



2  
011 NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
 (SOUTH SIMILAR)



1  
011 WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



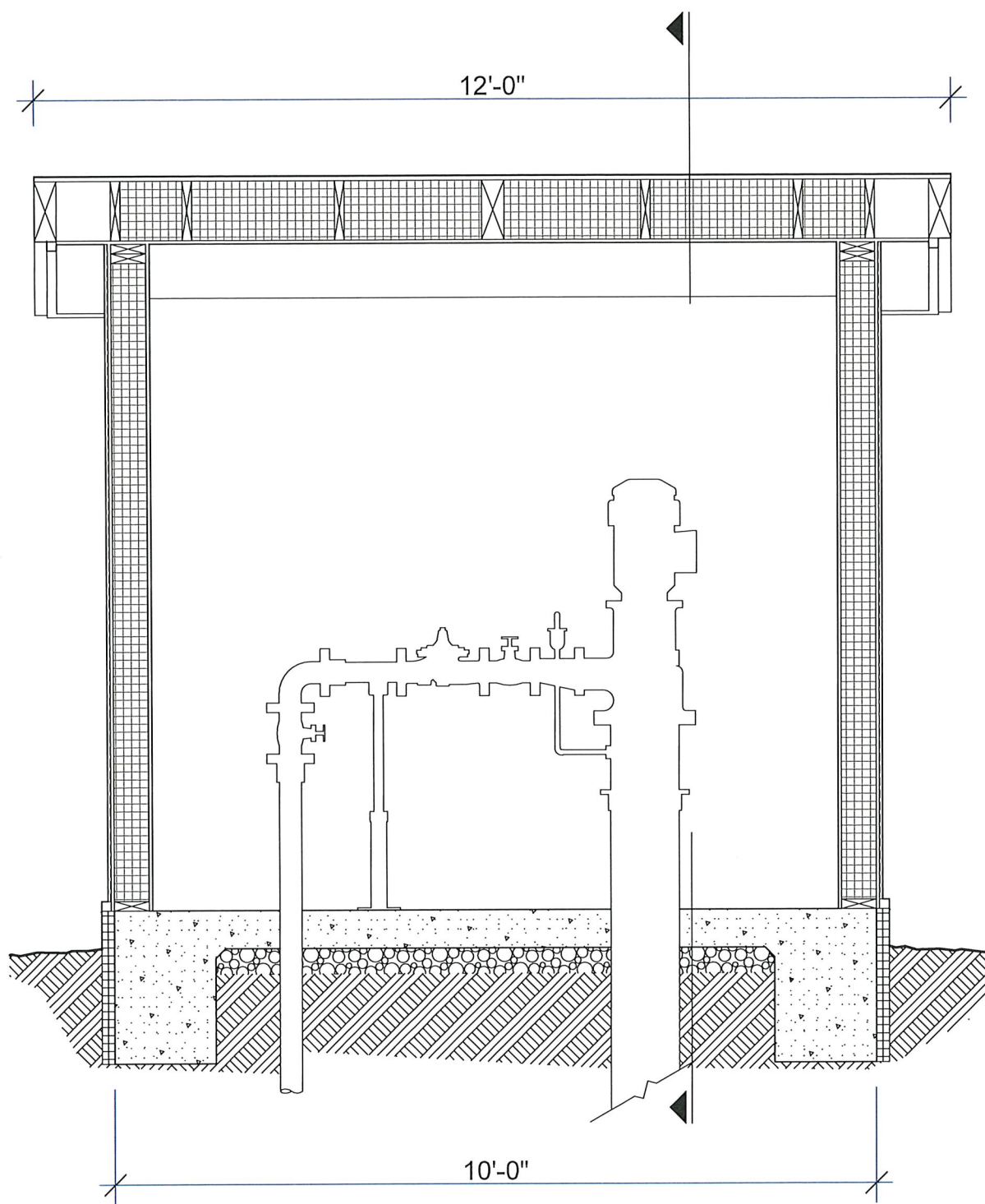
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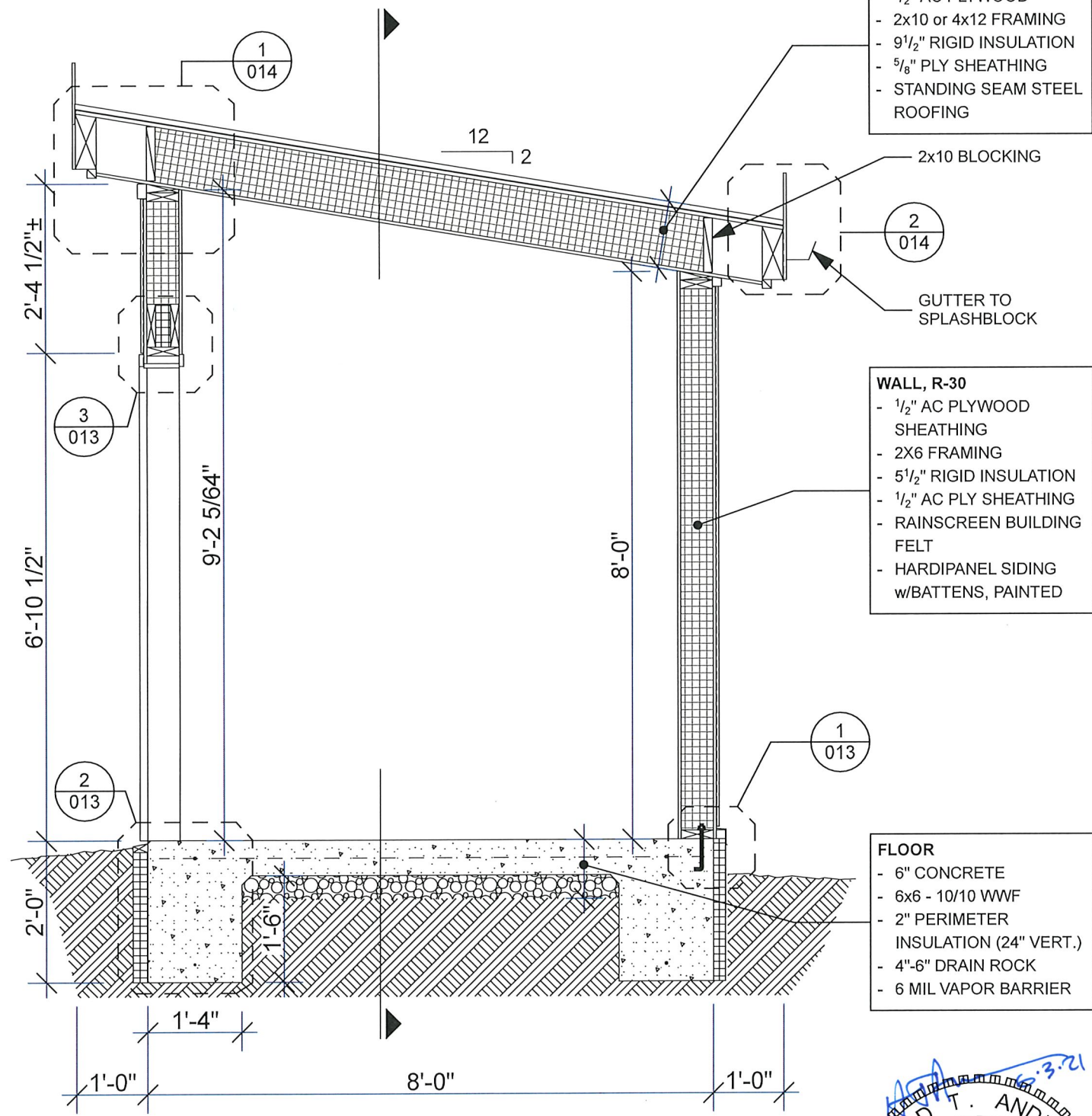
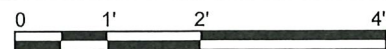
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**2**  
**012** BUILDING LONGITUDINAL SECTION  
SCALE: 1/2" = 1'-0"



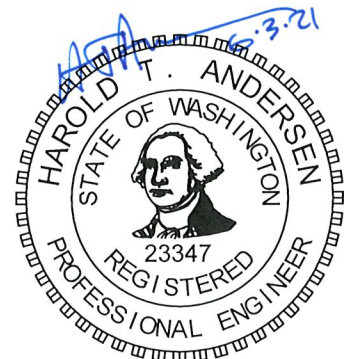
**1**  
**012** BUILDING CROSS SECTION  
SCALE: 1/2" = 1'-0"



**ROOF, R-45**  
 - 1/2" AC PLYWOOD  
 - 2x10 or 4x12 FRAMING  
 - 9 1/2" RIGID INSULATION  
 - 5/8" PLY SHEATHING  
 - STANDING SEAM STEEL ROOFING

**WALL, R-30**  
 - 1/2" AC PLYWOOD SHEATHING  
 - 2X6 FRAMING  
 - 5 1/2" RIGID INSULATION  
 - 1/2" AC PLY SHEATHING  
 - RAINSCREEN BUILDING FELT  
 - HARDIPANEL SIDING w/BATTENS, PAINTED

**FLOOR**  
 - 6" CONCRETE  
 - 6x6 - 10/10 WWF  
 - 2" PERIMETER INSULATION (24" VERT.)  
 - 4"-6" DRAIN ROCK  
 - 6 MIL VAPOR BARRIER



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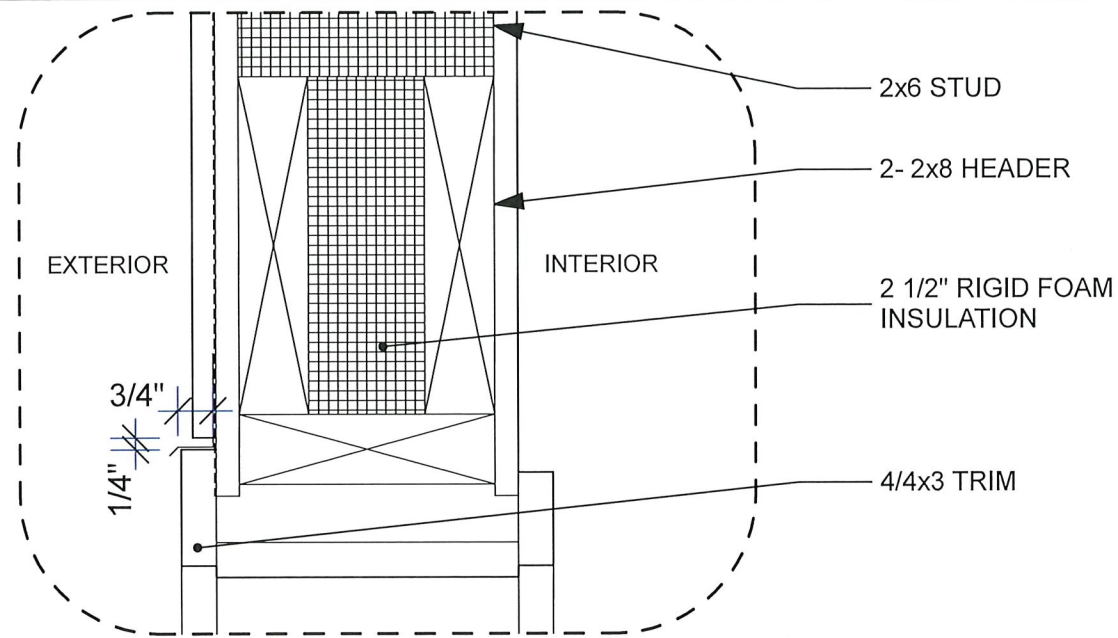
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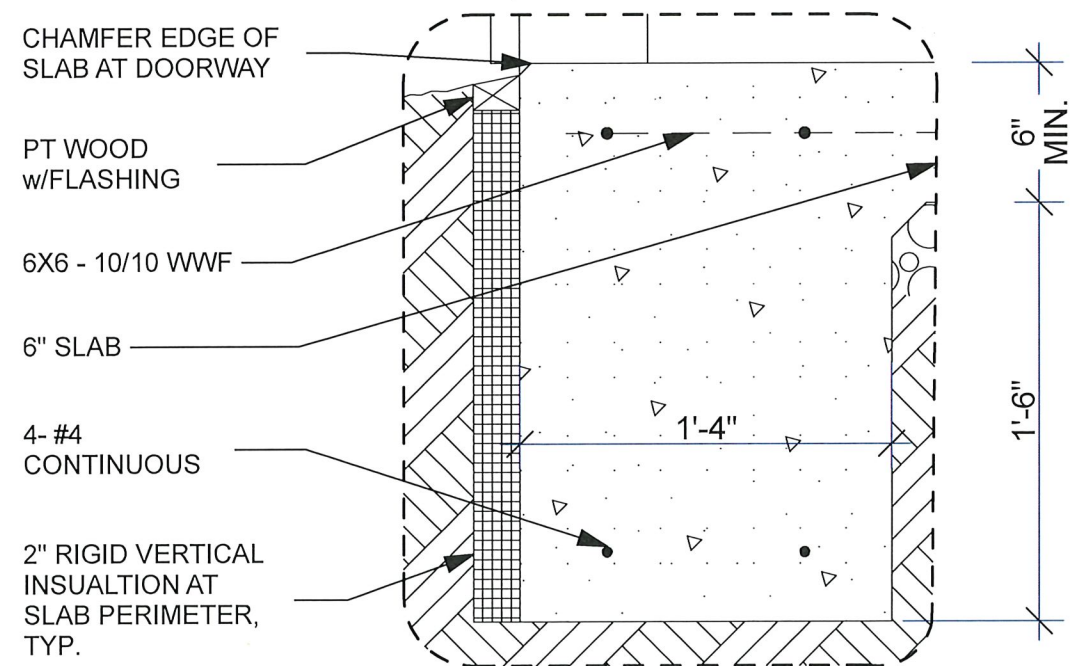
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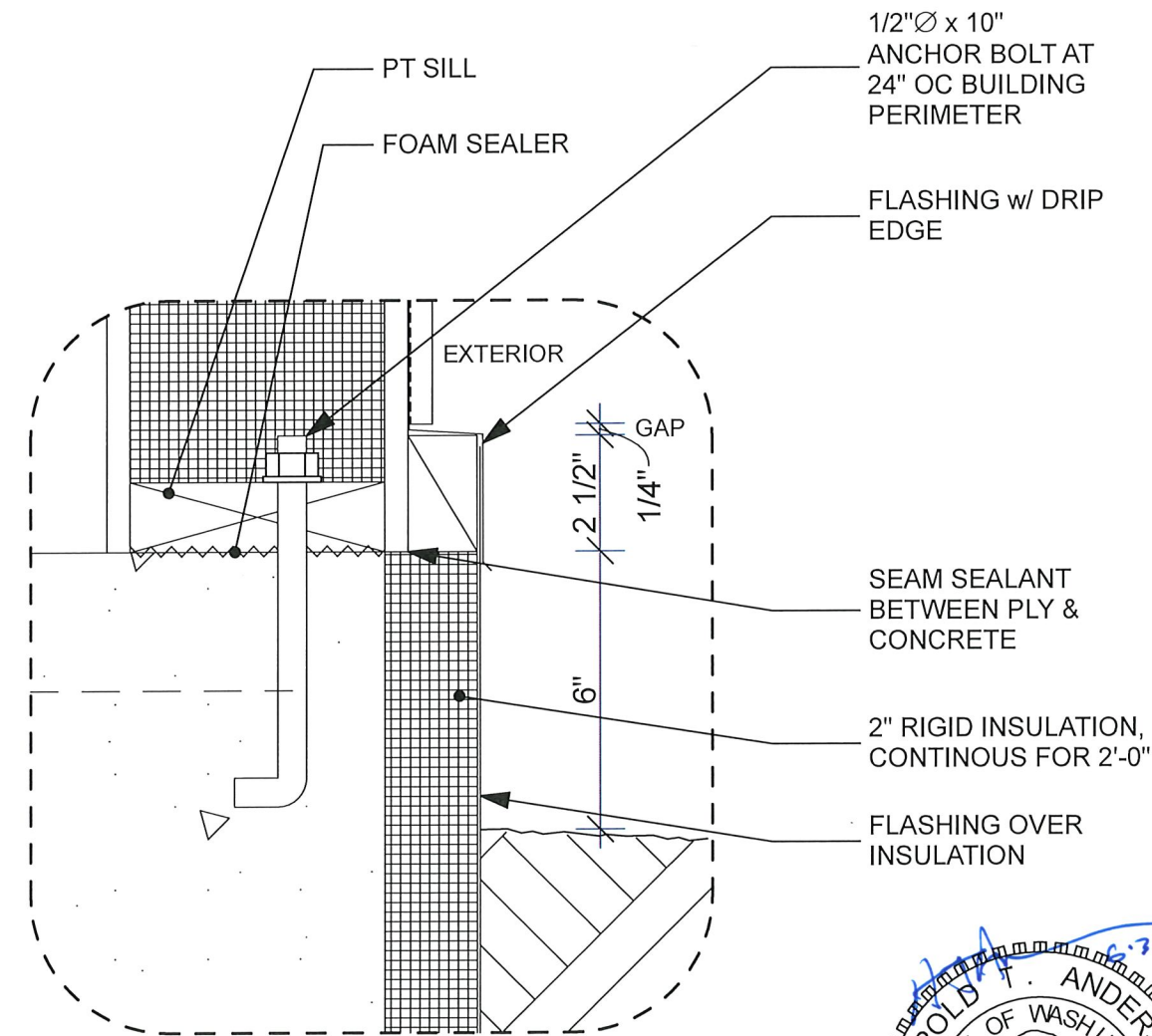
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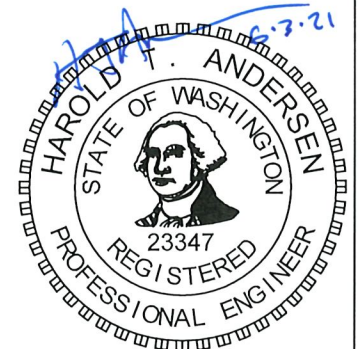
**3**  
**013** **DOOR HEADER DETAIL**  
SCALE: 3" = 1'-0"  
0 3" 6" 9"



**2**  
**013** **FOUNDATION DETAIL**  
SCALE: 1 1/2" = 1'-0"  
0 6" 12" 18"



**1**  
**013** **MUDSILL DETAIL**  
SCALE: 3" = 1'-0"  
0 3" 6" 9"



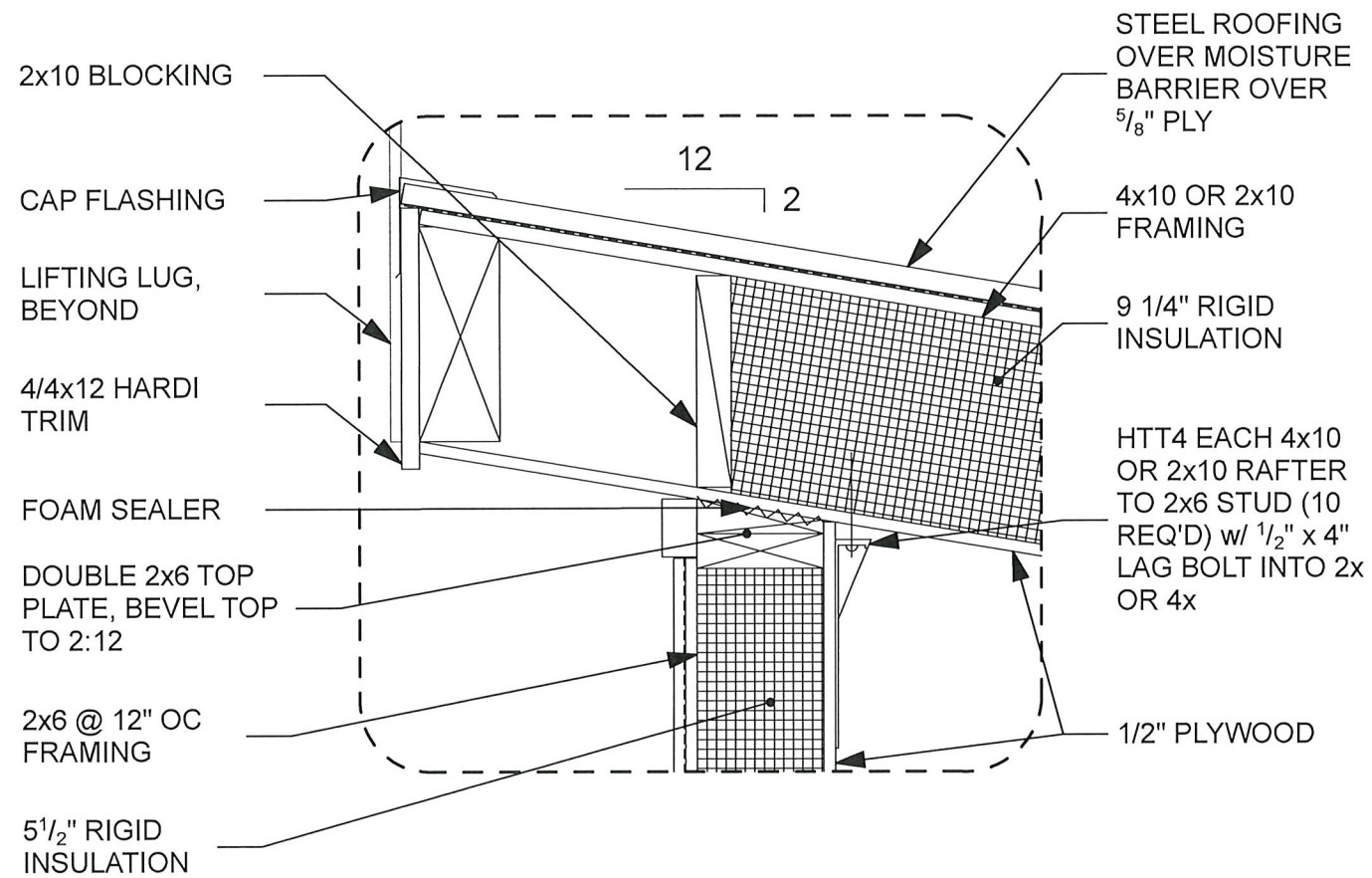
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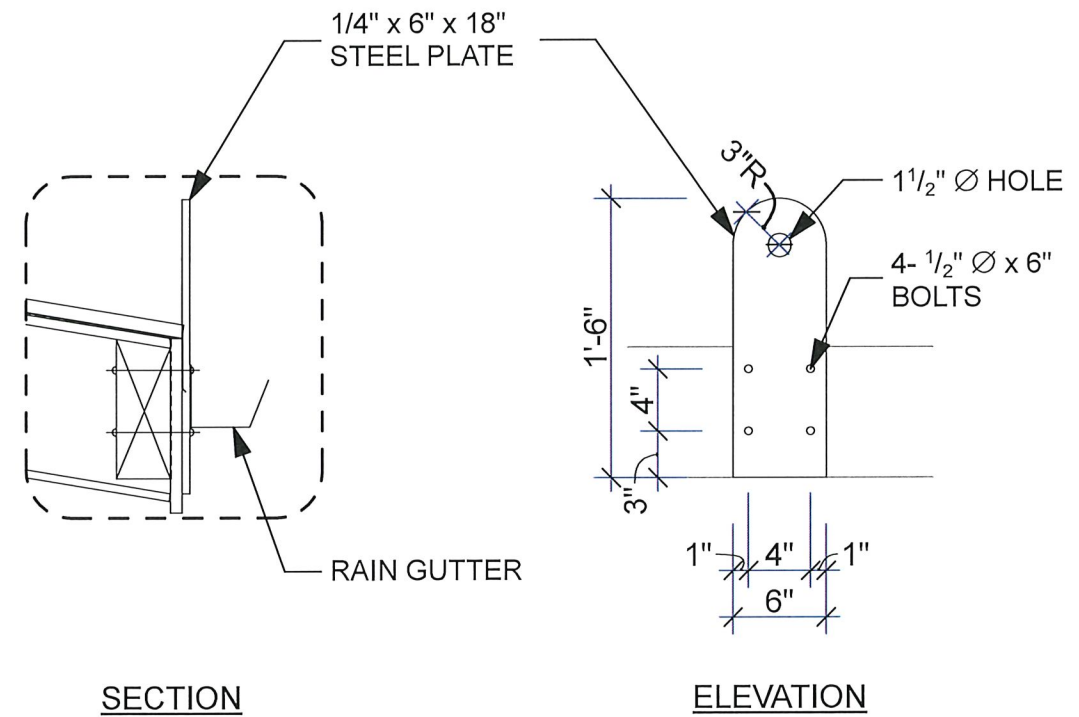
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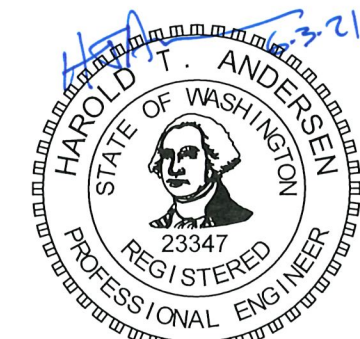
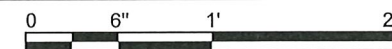
1  
014 TYP WALL TO ROOF DETAIL

SCALE: 1 1/2" = 1'-0"

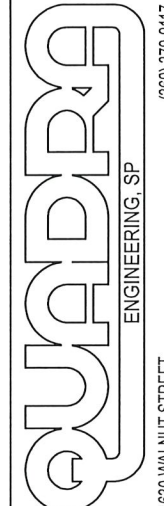


2  
014 LIFTING LUG DETAIL

SCALE: 1" = 1'-0"



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