

push

@ Glenwood
Minneapolis, MN

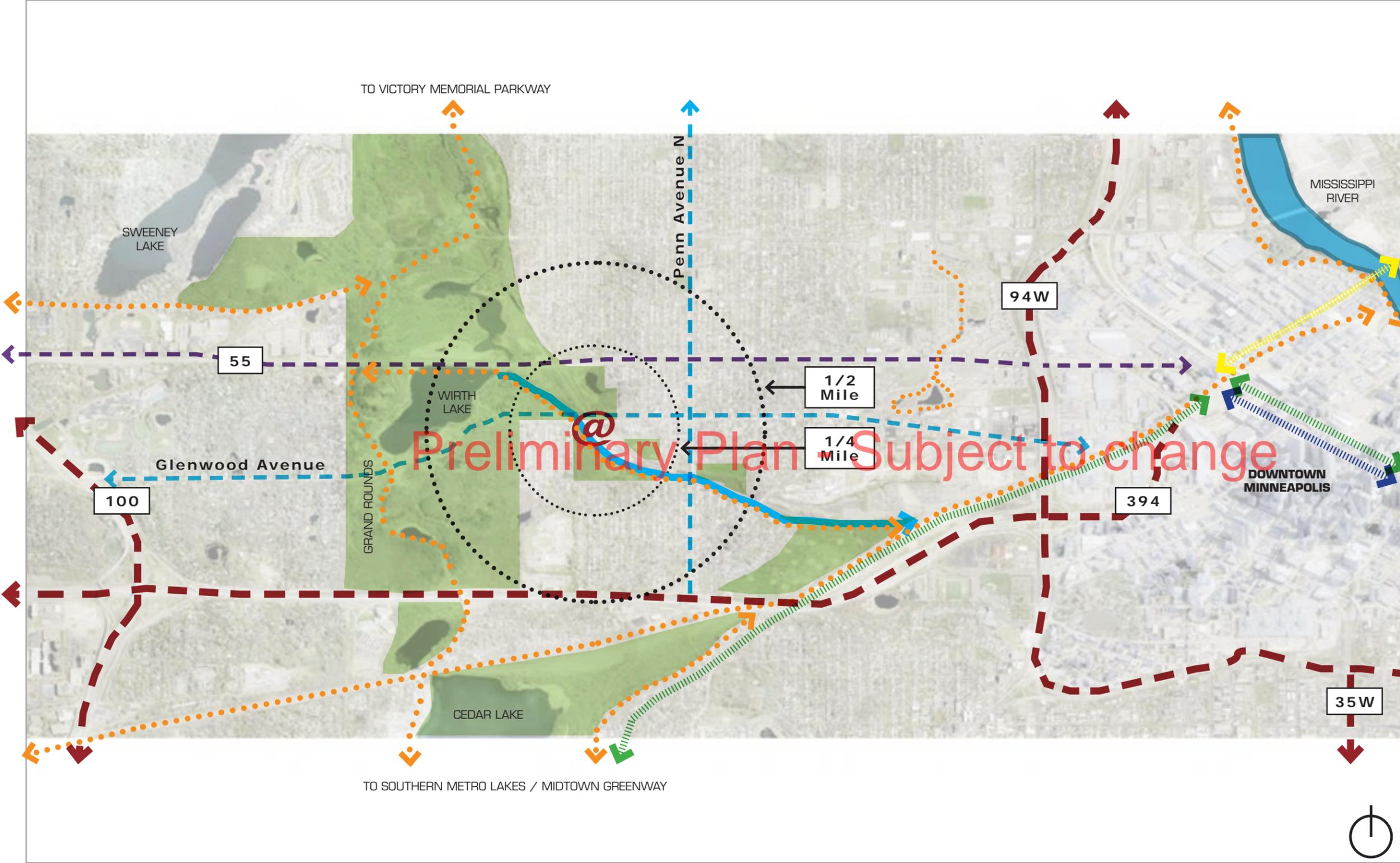
Preliminary Plan - Subject to change



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- LEGEND**
- INTERSTATE
 - HIGHWAY
 - NORTHSTAR LINE
 - METRO BLUE LINE
 - METRO GREEN LINE EXTENSION
 - COMMERCIAL THOROUGHFARES
 - TRAIL SYSTEM
 - BASSETT'S CREEK



REGIONAL PLAN



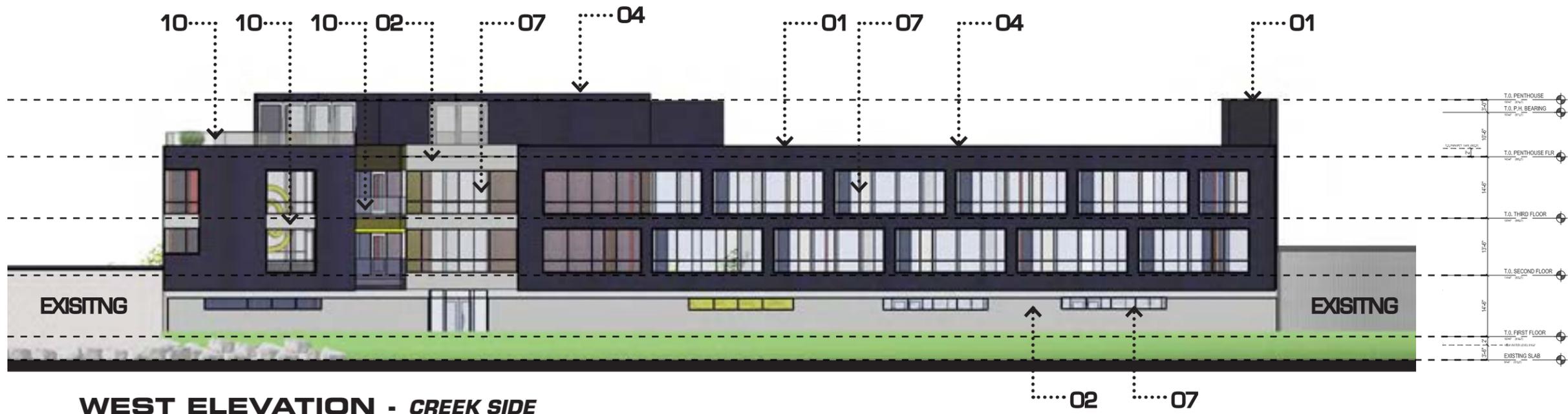
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- INDEX**
- 1. PUSH HEADQUARTERS
 - 2. EXPANSION SPACE
 - 3. FUTURE MICRO BREWERY
 - 4. CAFETERIA / FOOD SERVICE
 - 5. EXPANSION SPACE
 - 6. EXPANSION SPACE
 - 7. EXPANSION SPACE
 - 8. EXISTING FRUEN MILL
 - 9. FUTURE HOUSING
 - 10. BASSETT'S CREEK
 - 11. BASSETT'S CREEK TRAIL
 - 12. GREAT NORTHERN RAIL
 - 13. FUTURE TRAIL EXPANSION
 - 14. EXISTING SHORELINE
 - 15. EXISTING PARK LAND
 - 16. EXIST. PARKING PARCEL
 - 17. EXISTING SINGLE FAMILY
 - 18. SITE SIGNAGE

SITE PLAN

Preliminary Plan - Subject to change





WEST ELEVATION - CREEK SIDE

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EAST ELEVATION - CITY SIDE

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Material Index

- 01** CORRUGATED MTL. PANEL #1
- 02** CORRUGATED MTL. PANEL #2
- 03** PERFORATED CORR. METAL
- 04** PREFIN. METAL FLASHING #1
- 05** PREFIN. METAL FLASHING #2
- 06** BOARD FORM CIP CONCRETE
- 07** ALUMINUM STOREFRONT
- 08** SLIDING GLASS DOORS
- 09** BENT METAL/CABLE RAILING
- 10** GLASS RAILING
- 11** PREFIN. METAL CANOPY
- 12** BIKE PARKING

Elevations

- 874.0'** - TOP OF PENTHOUSE
- 862.5'** - TOP OF PARAPET
- 818.0'** - FIRST FLOOR ELEVATION
- 816.0'** - HIGH WATER ELEVATION
- 812.5'** - EXISTING SLAB



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BRIAN J. BOURASSA

DATE: OCT. 25, 2013 LIC. NO: 21816

DATE: October 10TH, 2013

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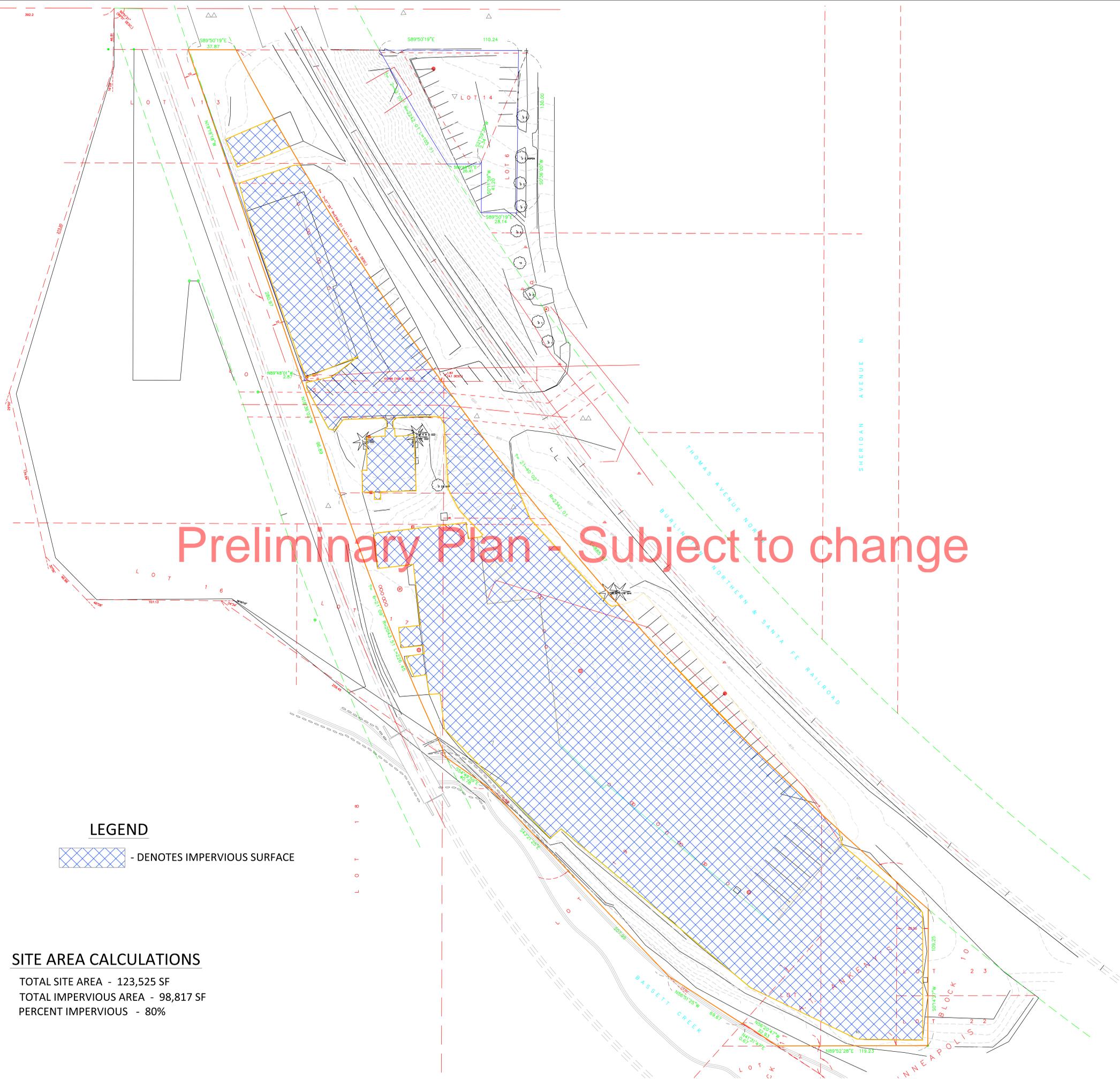
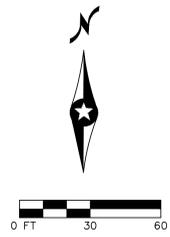
MARK	DATE	DESCRIPTION

PROJECT NO: 13-065
DRAWN BY: JJSB/KA/BO
CHKD BY: PK

SHEET TITLE

EXISTING SITE
IMPERVIOUS COVERAGE

EXHIBIT 1



Preliminary Plan - Subject to change

LEGEND

- DENOTES IMPERVIOUS SURFACE

SITE AREA CALCULATIONS

TOTAL SITE AREA - 123,525 SF
TOTAL IMPERVIOUS AREA - 98,817 SF
PERCENT IMPERVIOUS - 80%



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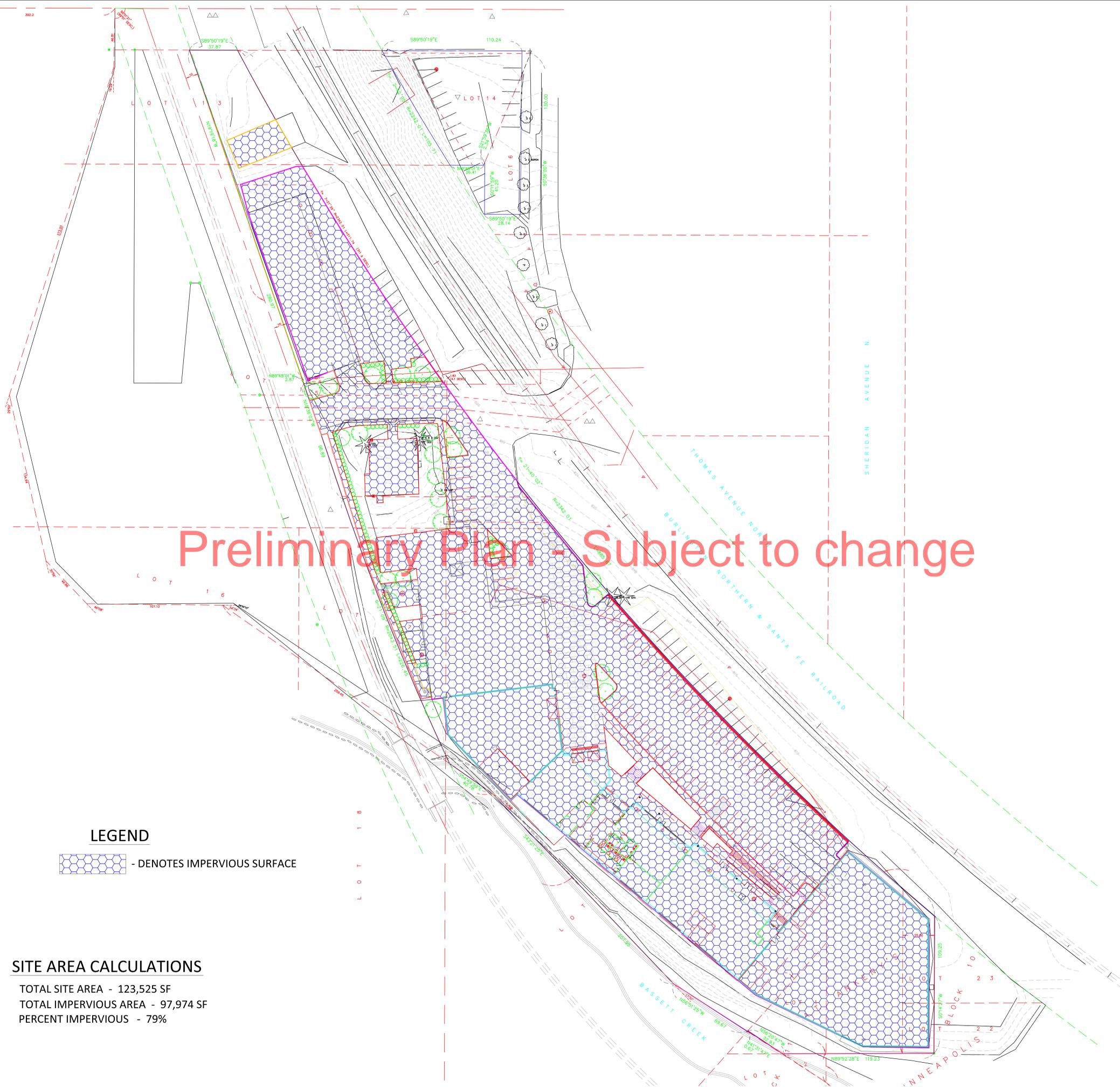
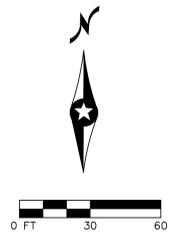
MARK	DATE	DESCRIPTION

PROJECT NO: 13-065
DRAWN BY: JJSB/KA/BO
CHKD BY: PK

SHEET TITLE

PROPOSED SITE
IMPERVIOUS COVERAGE

EXHIBIT 2



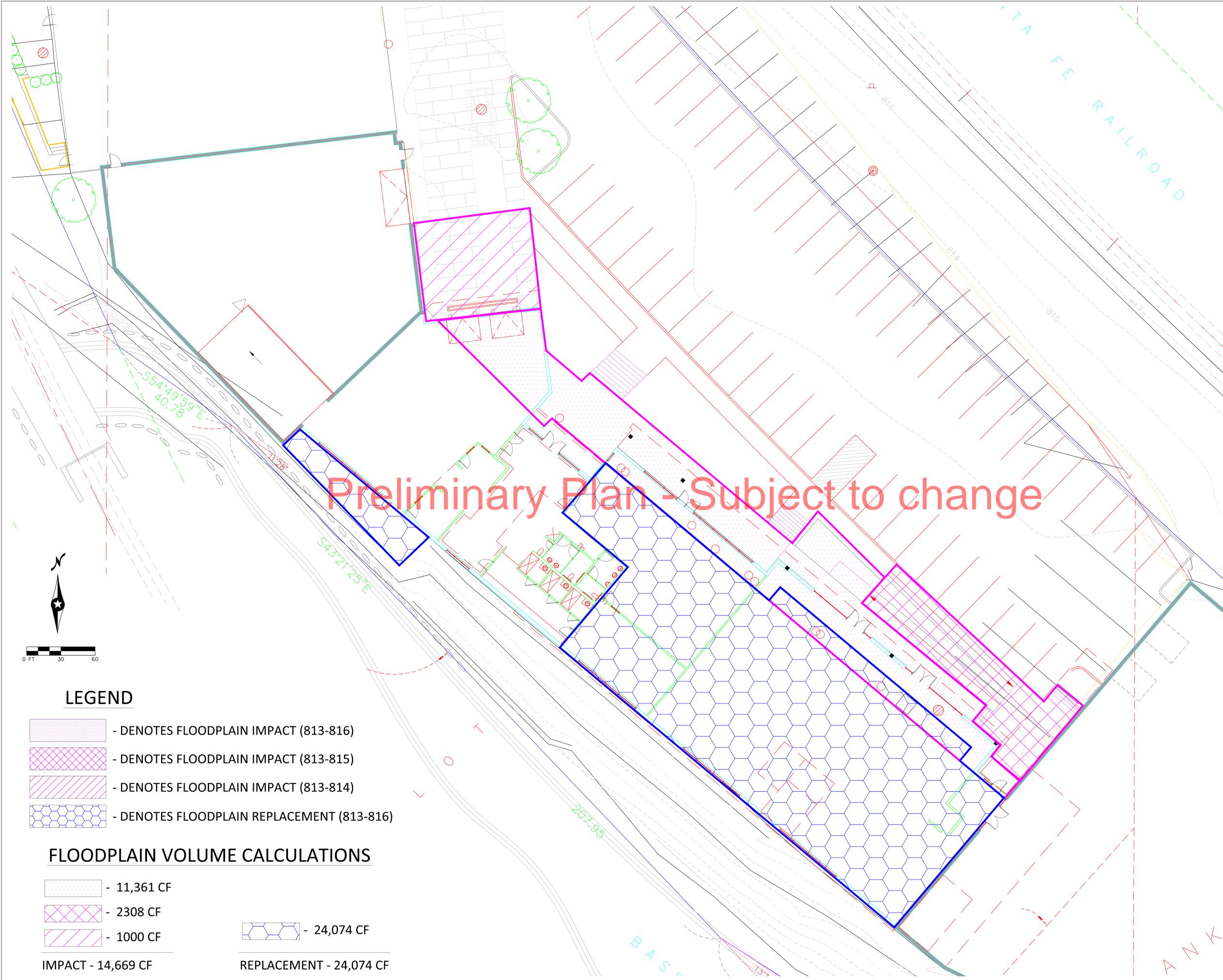
Preliminary Plan - Subject to change

LEGEND

- DENOTES IMPERVIOUS SURFACE

SITE AREA CALCULATIONS

TOTAL SITE AREA - 123,525 SF
TOTAL IMPERVIOUS AREA - 97,974 SF
PERCENT IMPERVIOUS - 79%



LEGEND

-  - DENOTES FLOODPLAIN IMPACT (813-816)
-  - DENOTES FLOODPLAIN IMPACT (813-815)
-  - DENOTES FLOODPLAIN IMPACT (813-814)
-  - DENOTES FLOODPLAIN REPLACEMENT (813-816)

FLOODPLAIN VOLUME CALCULATIONS

-  - 11,361 CF
 -  - 2308 CF
 -  - 1000 CF
 -  - 24,074 CF
- IMPACT - 14,669 CF REPLACEMENT - 24,074 CF



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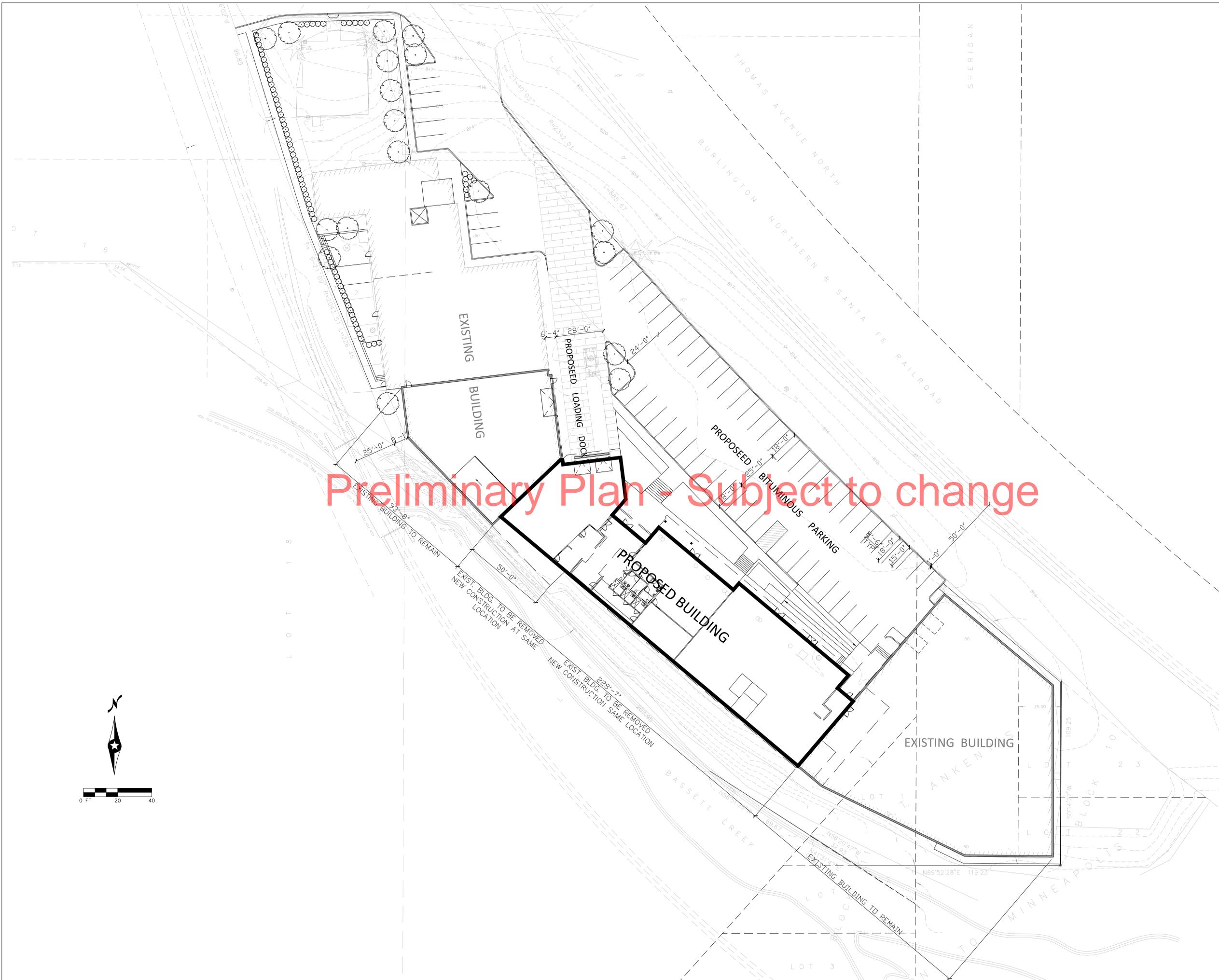
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MARK	DATE	DESCRIPTION

PROJECT NO: 13-005
 DRAWN BY: JJSB/KA/BO
 CHD BY: PK

SHEET TITLE
**PRELIMINARY
 FLOODPLAIN IMPACT
 VOLUME CALCULATIONS**

EXHIBIT 3



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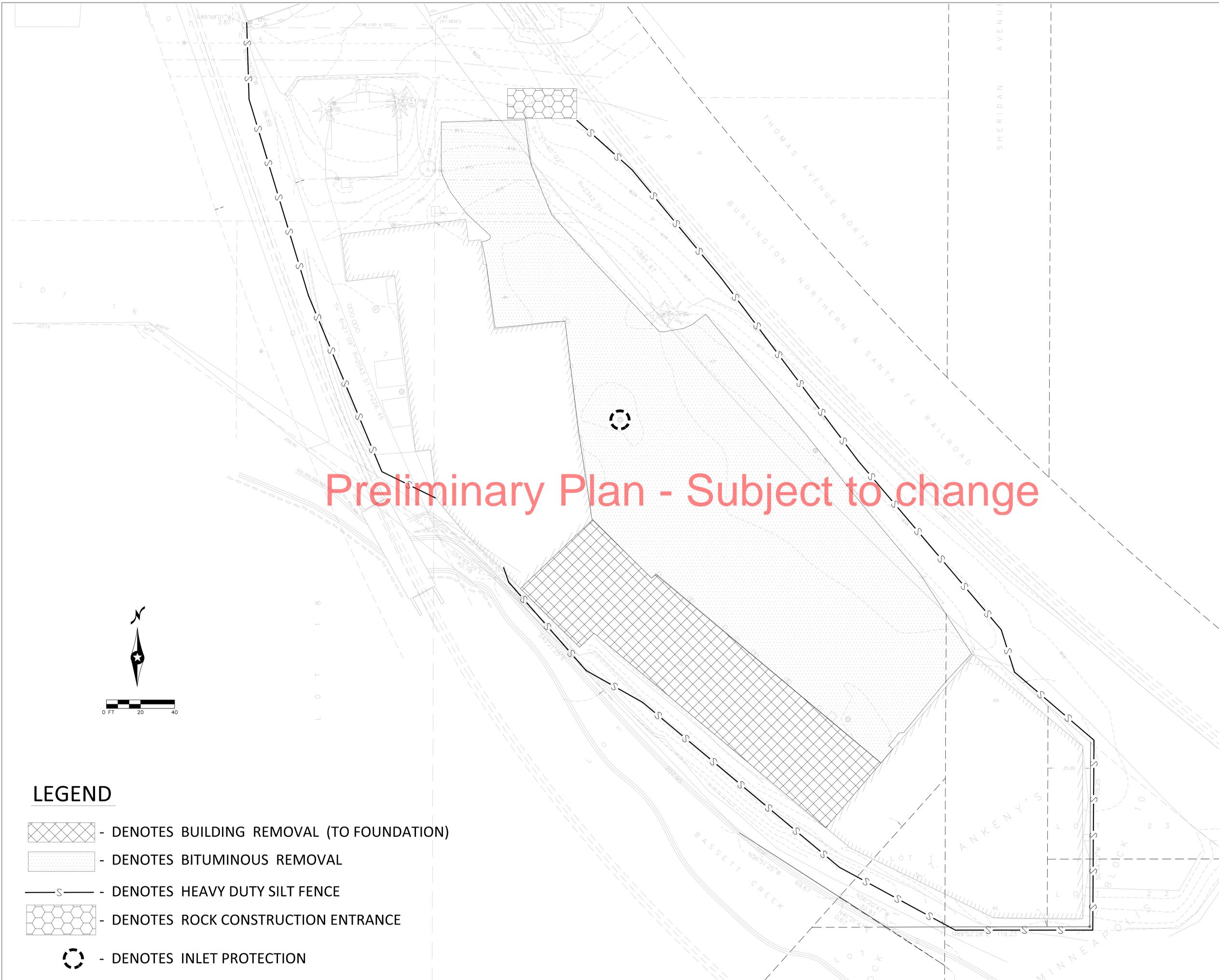
MARK	DATE	DESCRIPTION

PROJECT NO: 13-005
 DRAWN BY: JJS/BA/BO
 CHKD BY: PK

SHEET TITLE

PROPOSED SITE LAYOUT

C2.01



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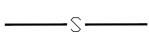
MARK	DATE	DESCRIPTION

PROJECT NO: 13-005
 DRAWN BY: JJS/BA/BO
 CHKD BY: PK

SHEET TITLE
**PRELIMINARY REMOVAL AND
 EROSION CONTROL PLAN**

C3.01

LEGEND

-  - DENOTES BUILDING REMOVAL (TO FOUNDATION)
-  - DENOTES BITUMINOUS REMOVAL
-  - DENOTES HEAVY DUTY SILT FENCE
-  - DENOTES ROCK CONSTRUCTION ENTRANCE
-  - DENOTES INLET PROTECTION



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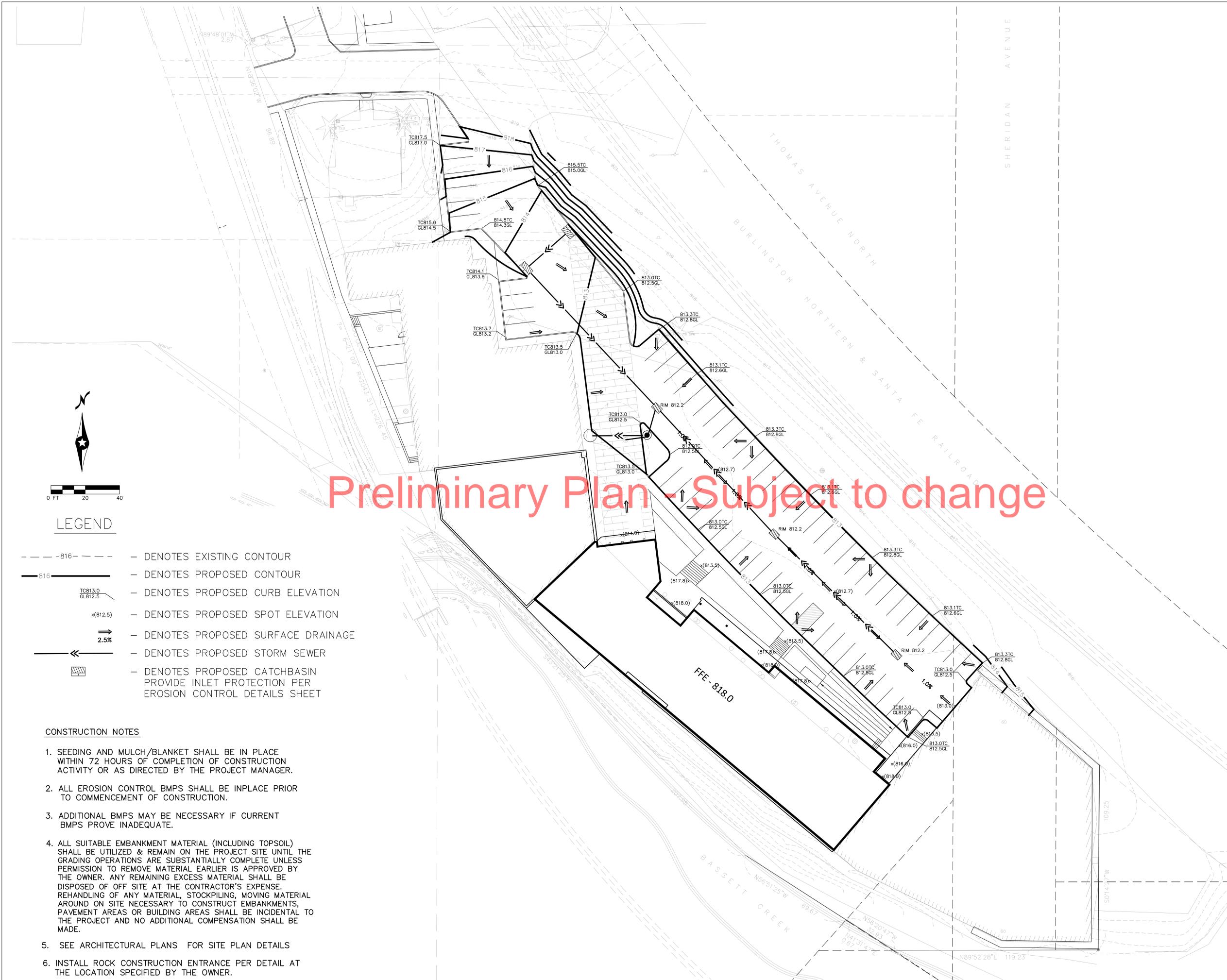
MARK DATE DESCRIPTION

PROJECT NO: 13-005
DRAWN BY: JJS/BA/BO
CHK BY: PK

SHEET TITLE

PRELIMINARY
GRADING PLAN

C4.01



LEGEND

- - - 816 - - - DENOTES EXISTING CONTOUR
- 816 — DENOTES PROPOSED CONTOUR
- TC813.0
GL812.5 — DENOTES PROPOSED CURB ELEVATION
- x(812.5) — DENOTES PROPOSED SPOT ELEVATION
- 2.5% — DENOTES PROPOSED SURFACE DRAINAGE
- ← — DENOTES PROPOSED STORM SEWER
- ▨ — DENOTES PROPOSED CATCHBASIN PROVIDE INLET PROTECTION PER EROSION CONTROL DETAILS SHEET

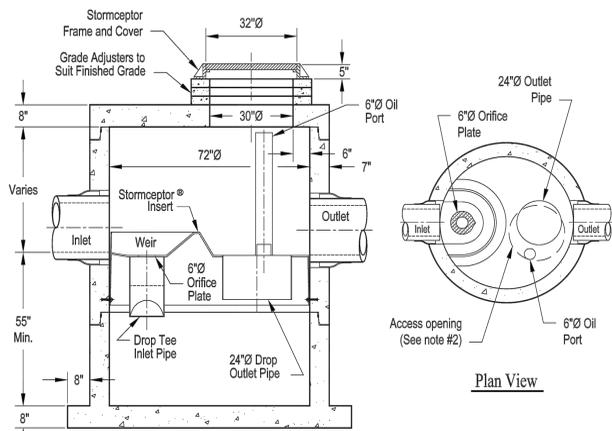
CONSTRUCTION NOTES

1. SEEDING AND MULCH/BLANKET SHALL BE IN PLACE WITHIN 72 HOURS OF COMPLETION OF CONSTRUCTION ACTIVITY OR AS DIRECTED BY THE PROJECT MANAGER.
2. ALL EROSION CONTROL BMPS SHALL BE INPLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ADDITIONAL BMPS MAY BE NECESSARY IF CURRENT BMPS PROVE INADEQUATE.
4. ALL SUITABLE EMBANKMENT MATERIAL (INCLUDING TOPSOIL) SHALL BE UTILIZED & REMAIN ON THE PROJECT SITE UNTIL THE GRADING OPERATIONS ARE SUBSTANTIALLY COMPLETE UNLESS PERMISSION TO REMOVE MATERIAL EARLIER IS APPROVED BY THE OWNER. ANY REMAINING EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. REHANDLING OF ANY MATERIAL, STOCKPILING, MOVING MATERIAL AROUND ON SITE NECESSARY TO CONSTRUCT EMBANKMENTS, PAVEMENT AREAS OR BUILDING AREAS SHALL BE INCIDENTAL TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE MADE.
5. SEE ARCHITECTURAL PLANS FOR SITE PLAN DETAILS
6. INSTALL ROCK CONSTRUCTION ENTRANCE PER DETAIL AT THE LOCATION SPECIFIED BY THE OWNER.



Concrete Pipe Division

STC 900 Precast Concrete Stormceptor® (900 U.S. Gallon Capacity)



Section Thru Chamber

Plan View

Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

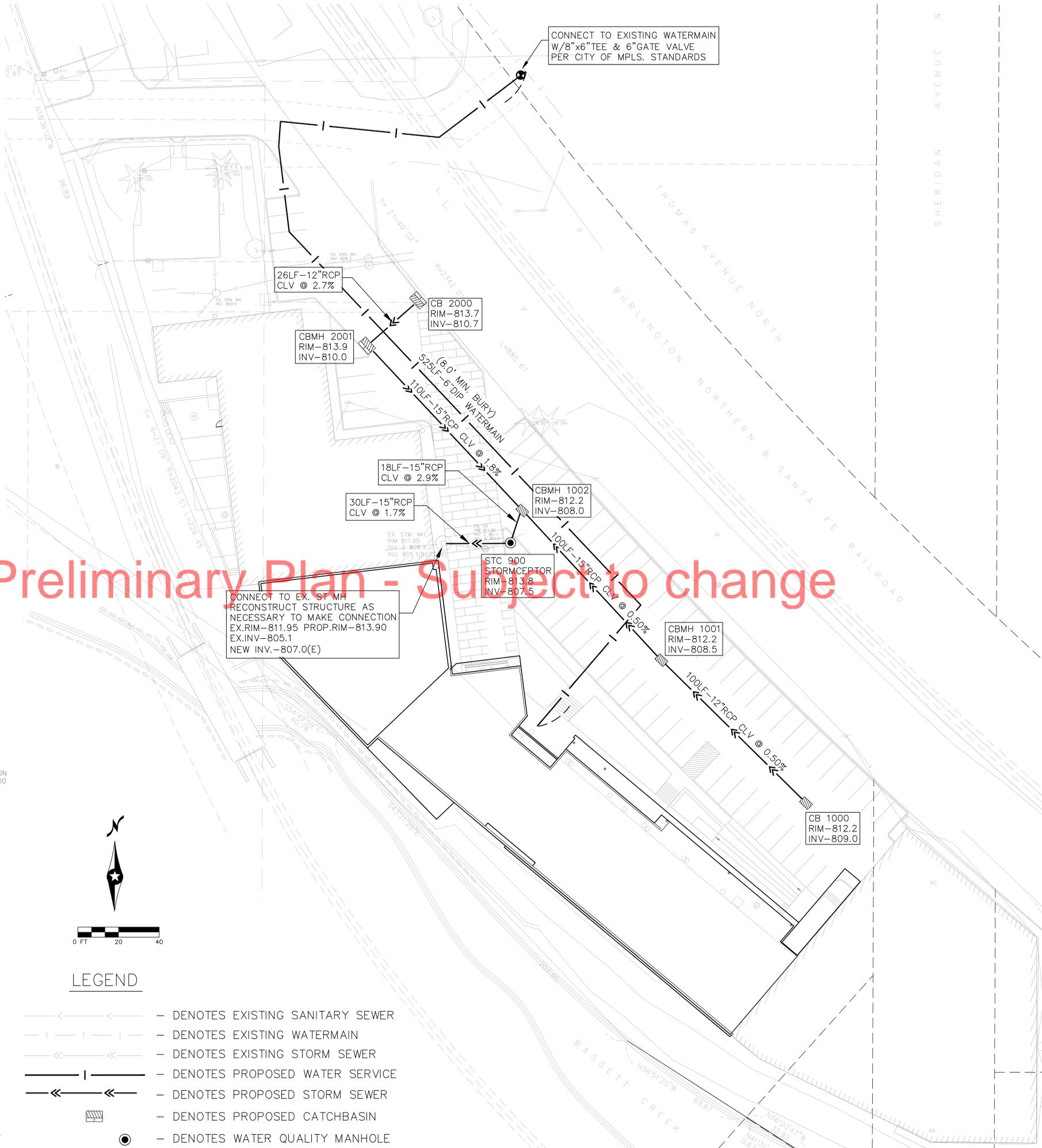
Rinker 028

CONSTRUCTION NOTES

- C1. THE CONTRACTOR IS TO COORDINATE ALL SURFACE CONSTRUCTION WITH THE CITY OF RICHFIELD AND WITH PRIVATE UTILITIES SUCH AS TELEPHONE, GAS, ELECTRIC, ETC. (INCIDENTAL). THE CONTRACTOR SHALL CALL GOPHER STATE ONE CALL A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
- C2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- C3. CONTRACTOR MUST KEEP ALL WORK AND MATERIALS WITHIN THE CONSTRUCTION LIMITS.
- C4. ALL CONSTRUCTION SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
- C5. SURFACE AND GROUND WATER ELEVATIONS MAY FLUCTUATE DUE TO VARIATIONS IN SEASONAL AND ANNUAL PRECIPITATION. CONTRACTOR SHALL MANAGE THESE ELEVATIONS AND/OR PROTECT WORK TO ALLOW FOR CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO MANAGE DEWATERING ON-SITE AS/IF NEEDED TO FACILITATE CONSTRUCTION OF PROJECT. CONTRACTOR SHALL SECURE DNR DEWATERING PERMIT IF DEWATERING EXCEEDS 10,000 GALLONS PER DAY. THE COST FOR THESE ACTIVITIES SHALL BE INCORPORATED INTO EACH OF THE RELATED ACTIVITIES RELATED BID PRICES.
- C6. THE FOLLOWING CONSTRUCTION PERMITS APPLY:
A - WATERSHED DISTRICT
B - CITY OF MINNEAPOLIS
C - MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR)
D - NATIONAL POLLUTION DISCHARGE ELIMINATION PERMIT (NPDES)

PLEASE READ THE PERMIT APPLICATION AND THE PERMIT FOR A LISTING OF ANY SPECIAL CONDITIONS. THE CONTRACTOR IS TO FOLLOW TO MEET THE REQUIREMENTS OF THE PERMIT (AT NO ADDITIONAL COMPENSATION).
- C7. THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND REINSTALLATION OF ALL MISCELLANEOUS STRUCTURES SUCH AS IRRIGATION SYSTEMS, PRIVATE SIGNS, BENCHES, BENCHES, ETC. WITHIN THE PROJECT LIMITS WITH THE APPROPRIATE OWNERS, IN ADDITION THE CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND LANDSCAPING FEATURES DURING CONSTRUCTION. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT, UNLESS A BID ITEM HAS BEEN PROVIDED FOR IN THE PROPOSAL FORM.
- C8. TEMPORARY EROSION CONTROL DEVICES AND THEIR SUGGESTED LOCATIONS HAVE BEEN SHOWN ON THE PLANS ALONG WITH PAY ITEMS FOR THEIR USE. THIS DOES NOT HOWEVER RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO CONDUCT CONSTRUCTION IN A MANNER THAT WILL CONTROL EROSION, OR MAINTAIN EROSION CONTROL AS SET IN MN/DOT SPECIFICATIONS 1717, 1803, 2101, 2105, 2573, AND 2575, AND AS AMENDED BY THE SPECIAL PROVISIONS.
- C9. LIMITS OF CLEARING AND GRUBBING, IF ANY, WILL BE MARKED IN THE FIELD.
- C10. ALL REMOVAL ITEMS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.
- C11. EROSION CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES AND AT THE DIRECTION OF THE ENGINEER.
- C12. TURF ESTABLISHMENT INCLUDES SOD MEASURED BY THE SQUARE YARD, WHICH WILL CONSIST OF LABOR, MATERIALS, AND EQUIPMENT NEEDED TO GRADE DISTURBED AREAS AND FURNISH AND INSTALL 4" TOPSOIL, SOD, AND FERTILIZER. IN DISTURBED AREAS TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND RE SPREAD AT NO ADDITIONAL COMPENSATION. SOD SHALL BE USED AT THE DIRECTION OF THE ENGINEER.
- C13. SPECIAL CONSTRUCTION TECHNIQUES, TO MINIMIZE TREE IMPACTS, INCLUDING BUT NOT LIMITED TO A TRENCH BOX MAY BE NECESSARY AND NO ADDITIONAL COMPENSATION WILL BE MADE.
- C14. NO EXTRA PAYMENT SHALL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT BORROW MATERIAL, AND RESTORATION.

Preliminary Plan - Subject to change



LEGEND

- — — — — DENOTES EXISTING SANITARY SEWER
- — — — — DENOTES EXISTING WATERMAIN
- — — — — DENOTES EXISTING STORM SEWER
- — — — — DENOTES PROPOSED WATER SERVICE
- — — — — DENOTES PROPOSED STORM SEWER
- — — — — DENOTES PROPOSED CATCHBASIN
- DENOTES WATER QUALITY MANHOLE



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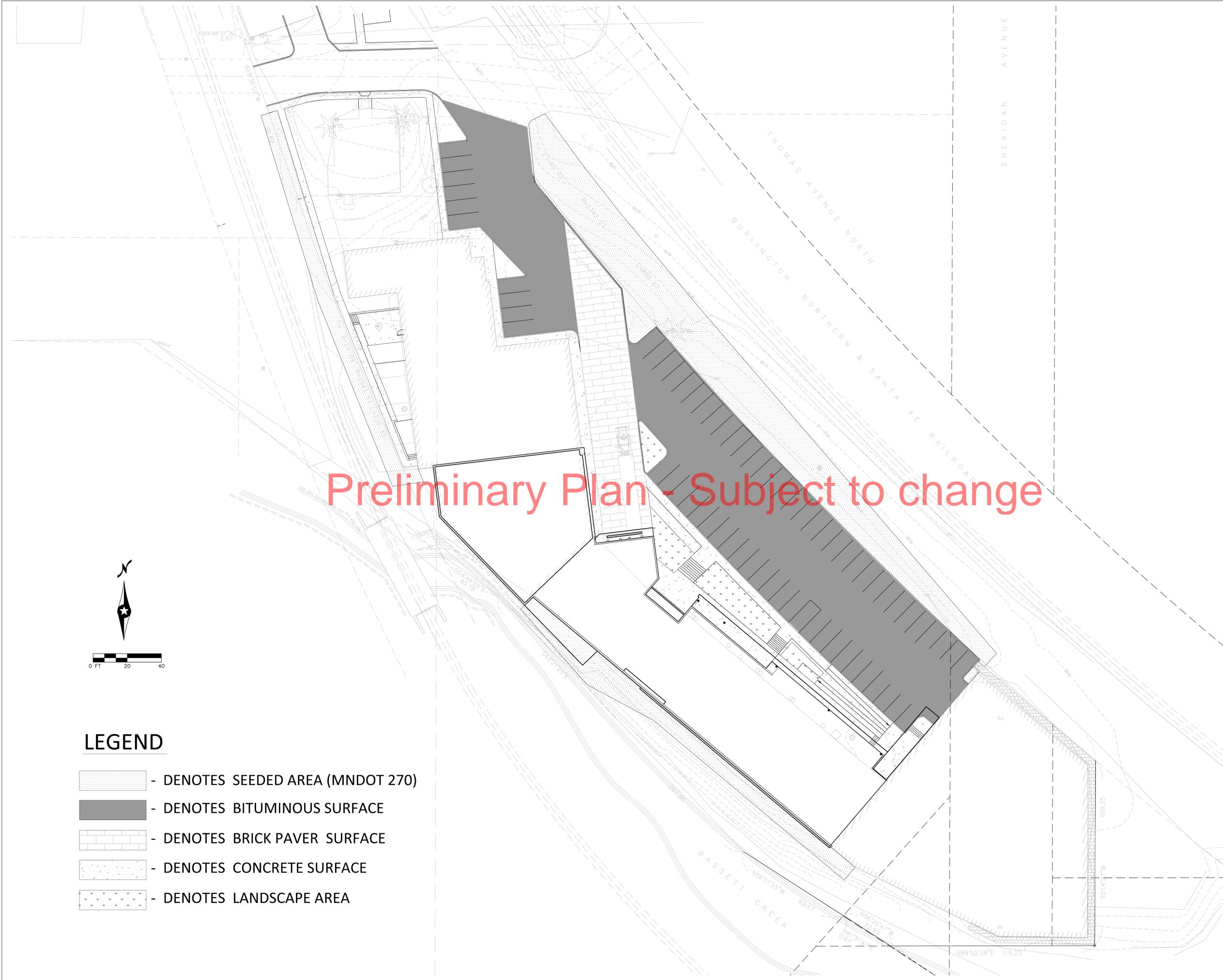
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MARK	DATE	DESCRIPTION

PROJECT NO: 13-005
DRAWN BY: JJS/BA/BO
CHKD BY: PK

PRELIMINARY UTILITY PLAN

C5.01



Preliminary Plan - Subject to change



LEGEND

- DENOTES SEEDED AREA (MNDOT 270)
- DENOTES BITUMINOUS SURFACE
- DENOTES BRICK PAVER SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES LANDSCAPE AREA



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 REGISTRATION NO: 23570

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BRIAN J. BOURASSA
 DATE: OCT. 25, 2013. LIC. NO. 21816

DATE: **October 10TH, 2013**

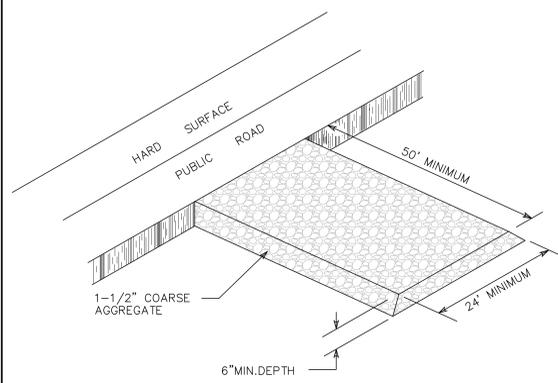
REFERENCE SET
 NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO: 13-005
 DRAWN BY: JJSB/BA/BO
 CHKD BY: PK

SHEET TITLE
PRELIMINARY RESTORATION PLAN

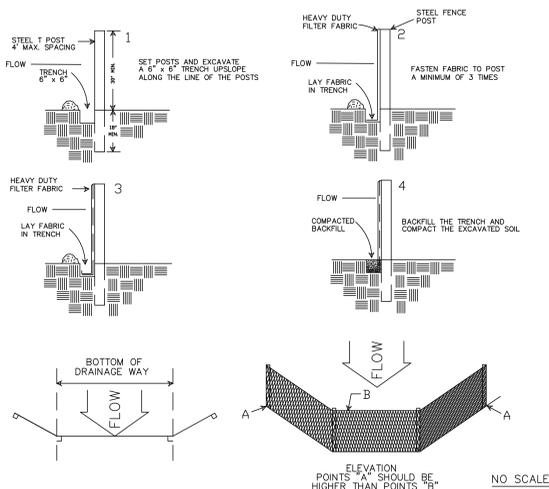
C6.01



Notes:

1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET X 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

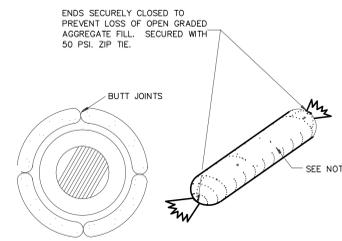
ROCK CONSTRUCTION ENTRANCE
(INSTALL PER SWPPP)



Maintenance

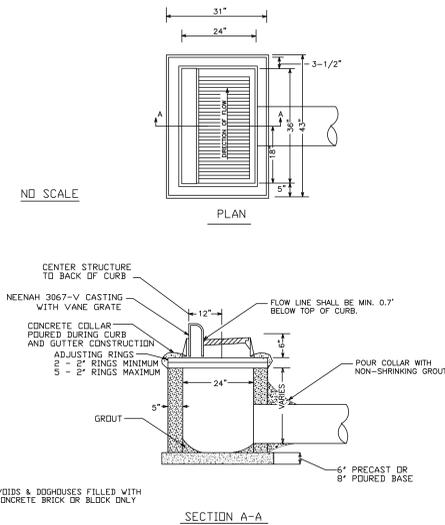
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

SILT FENCE



NOTE:
GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1E, CA-3 GRADATION.

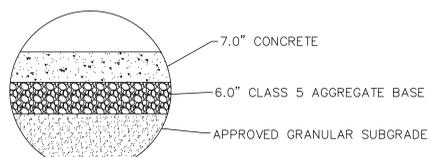
ROCK LOG/COMPOST LOG



- NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
 2. GROUT BOTTOM TO DRAIN TO CENTER
 3. PIPE OUT-LETS TO BE LOCATED WHERE REQUIRED
 4. ADJUSTING RINGS SHALL HAVE MORTAR JOINTS - PLASTER OUTSIDE, STRIKE CLEAN INSIDE
 5. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

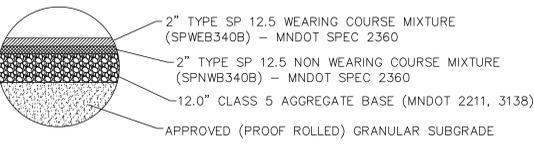
STANDARD CATCH BASIN

CONCRETE PAVEMENT SECTION



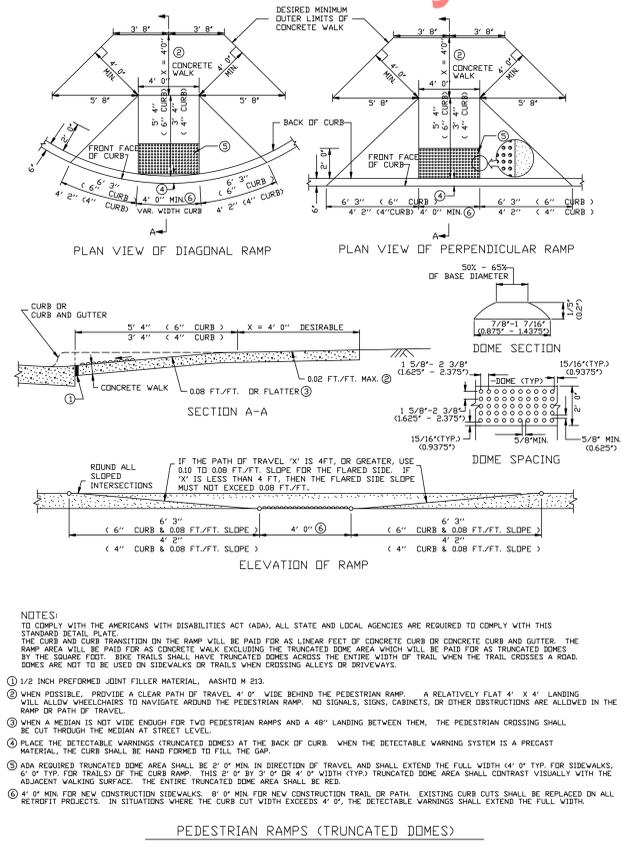
- NOTES:
1. CONCRETE PAVING SHALL BE PER MN/DOT SPEC 2301
 2. EXPANSION JOINTS SHALL BE PLACED EVERY 225 SF

PROPOSED PAVEMENT SECTION

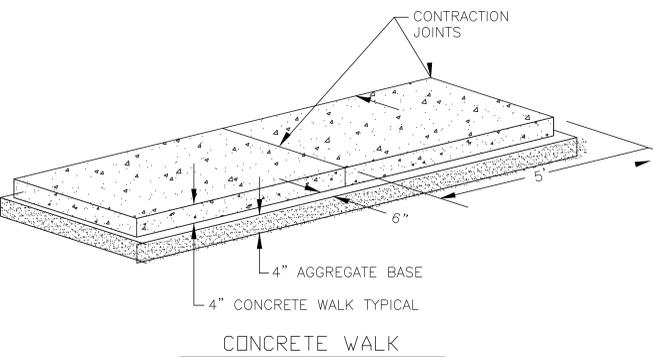


NOTE:
TACK COAT PER MN/DOT 2357 BETWEEN EACH LIFT OF BITUMINOUS PAVEMENT AND ALONG EDGE OF CURB. SEE PROJECT MANUAL FOR MORE INFORMATION

**** VERIFY PAVEMENT SECTIONS WITH SOILS REPORT****

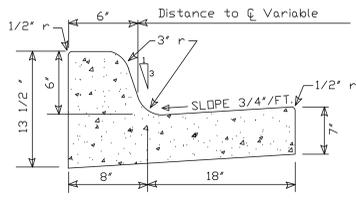


PEDESTRIAN RAMPS (TRUNCATED DOMES)



CONCRETE WALK

SIDEWALK DIMENSIONS
DEPTH - 4" TYPICAL (SEE SPEC FOR CONCRETE MIX)
BASE DEPTH - 4" CLASS 5 AGGREGATE
CONTRACTION JOINTS - 5' INTERVALS (APPROX)
EXPANSION JOINTS - 100' INTERVALS (MAX.)



Mn/DOT B-618

- NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER
 2. ALL CURB ON THE PROJECT SHALL BE B-618 UNLESS OTHERWISE SPECIFIED

CONCRETE CURB & GUTTER



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PROJECT NO: 13-005
DRAWN BY: JJSB/KABO
CHKD BY: PK

SHEET TITLE

CONSTRUCTION
DETAILS

C7.01



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PROJECT NO: 13-005
DRAWN BY: JJSBKA/BO
CHKD BY: PK

SHEET TITLE
FIRST FLOOR PLAN

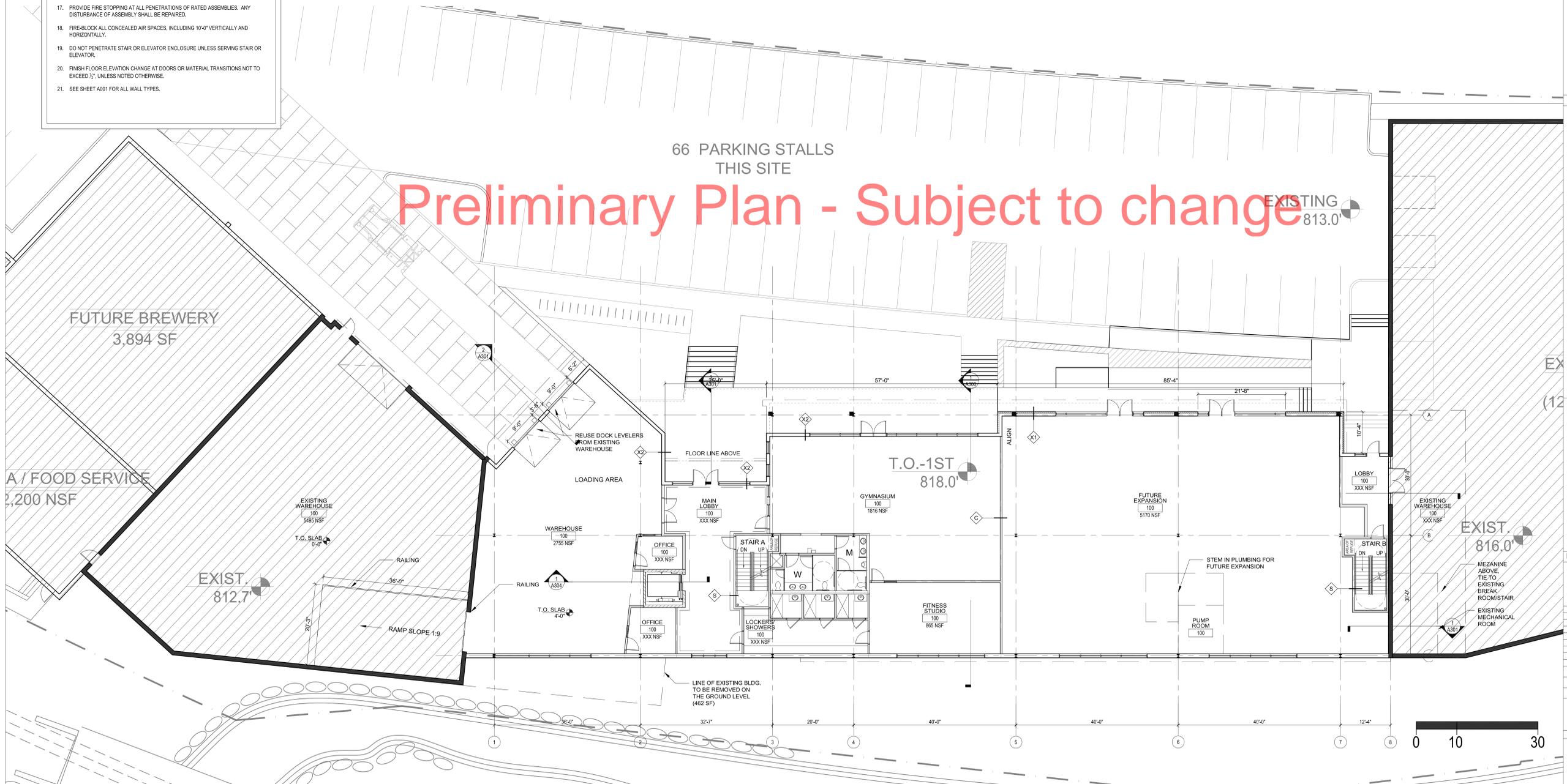
A101

GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS NOTED OTHERWISE.
- VERIFY SLAB EDGE LOCATIONS, BRICK AND MASONRY FACE WITH ARCHITECTURAL AND STRUCTURAL DETAILS.
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66 PARKING STALLS
THIS SITE

Preliminary Plan - Subject to change



1 FIRST FLOOR PLAN - 18,738 GSF
SCALE: 3/32" = 1'-0"



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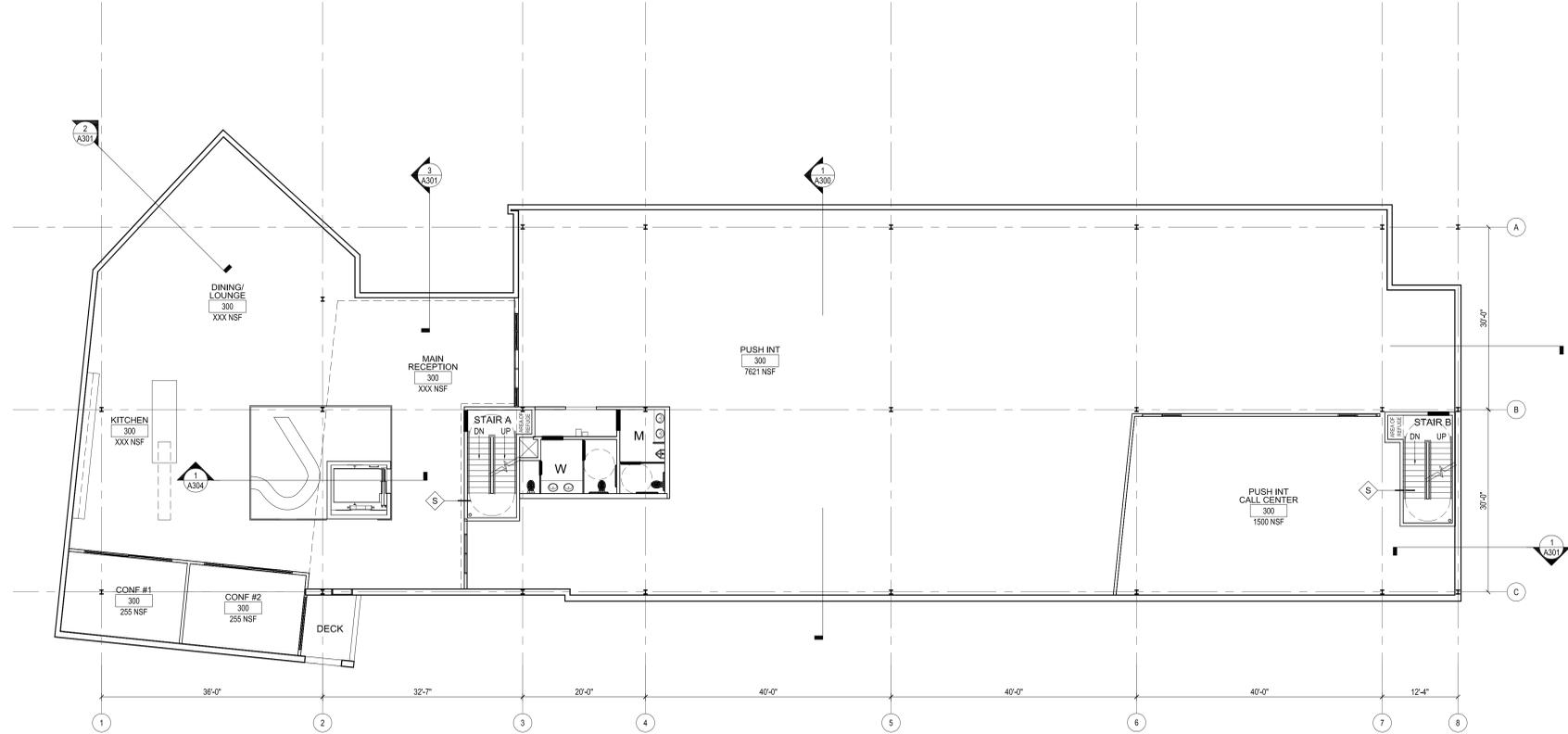
PROJECT NO: 13-005
DRAWN BY: JJSBKA/BO
CHKD BY: PK

SHEET TITLE
SECOND AND THIRD FLOOR PLANS

A102

GENERAL NOTES

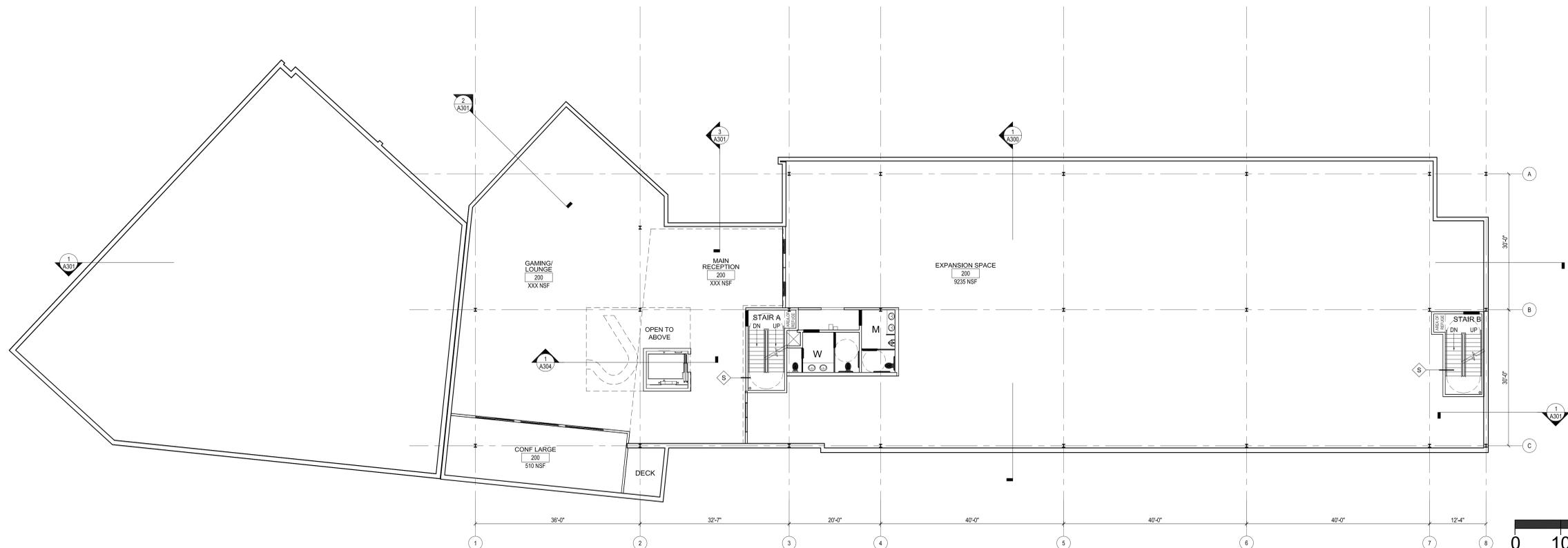
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2 THIRD FLOOR PLAN - 14,607 GSF

SCALE: 3/32" = 1'-0"

Preliminary Plan - Subject to change



1 SECOND FLOOR PLAN - 15,297 GSF

SCALE: 3/32" = 1'-0"





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DATE: November 4th, 2013

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PROJECT NO: 13-005
DRAWN BY: JJSBKA/BO
CHKD BY: PK

SHEET TITLE
PENTHOUSE AND ROOF PLAN

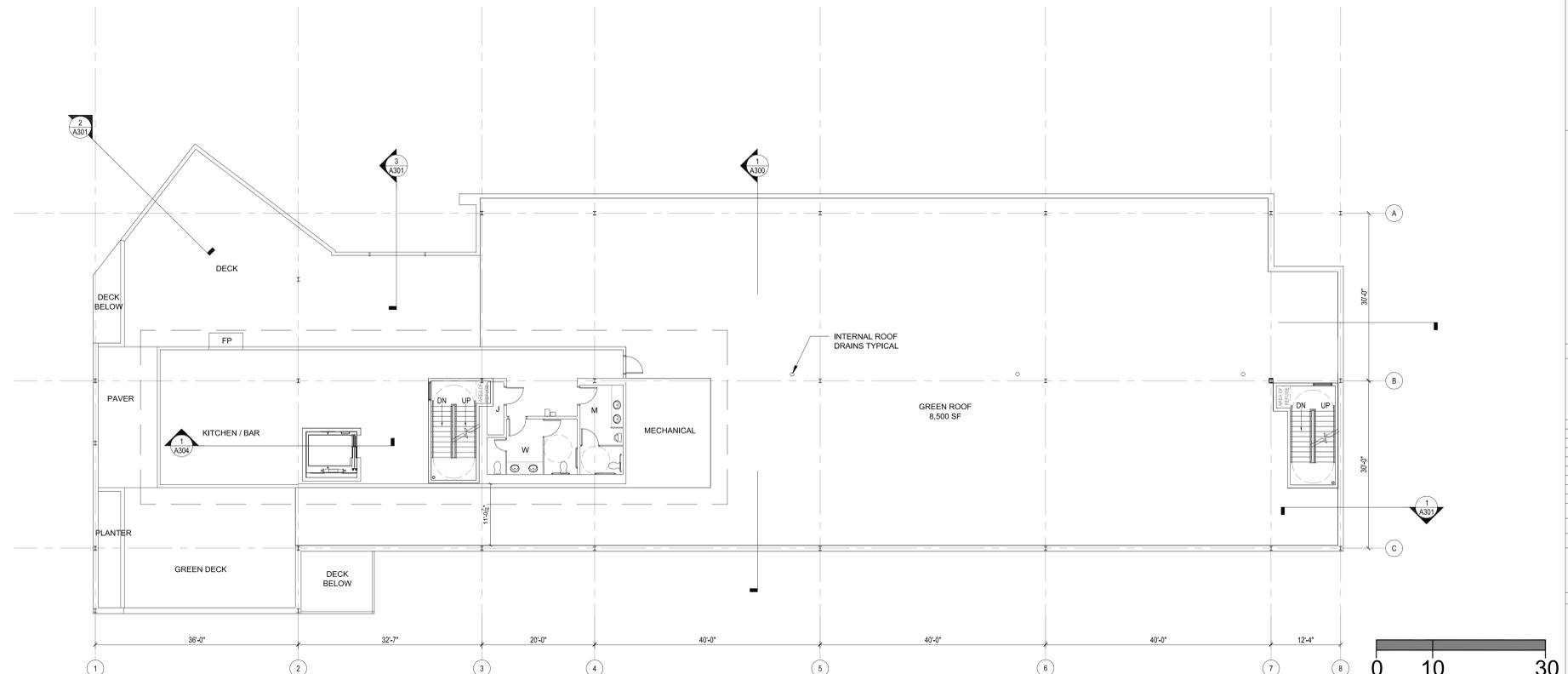
A103

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Preliminary Plan - Subject to change

2 ROOF PLAN -
A103 SCALE: 3/32" = 1'-0"



1 PENTHOUSE PLAN - 2096 GSF
A103 SCALE: 3/32" = 1'-0"

