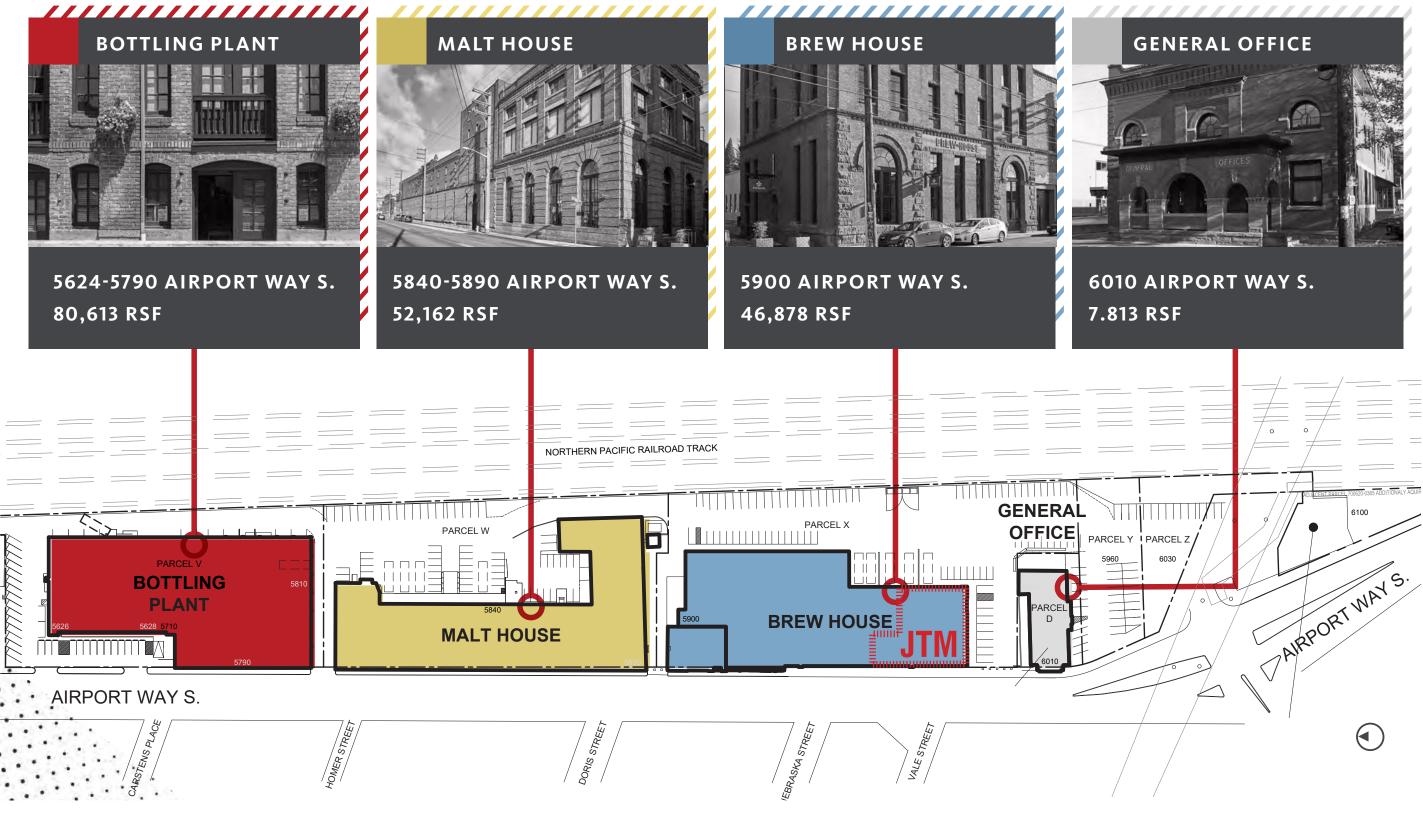
JTM TENANT IMPROVEMENT GEORGETOWN

Seattle Department of Neighborhoods Review Revised Submittal: 10.11.2021

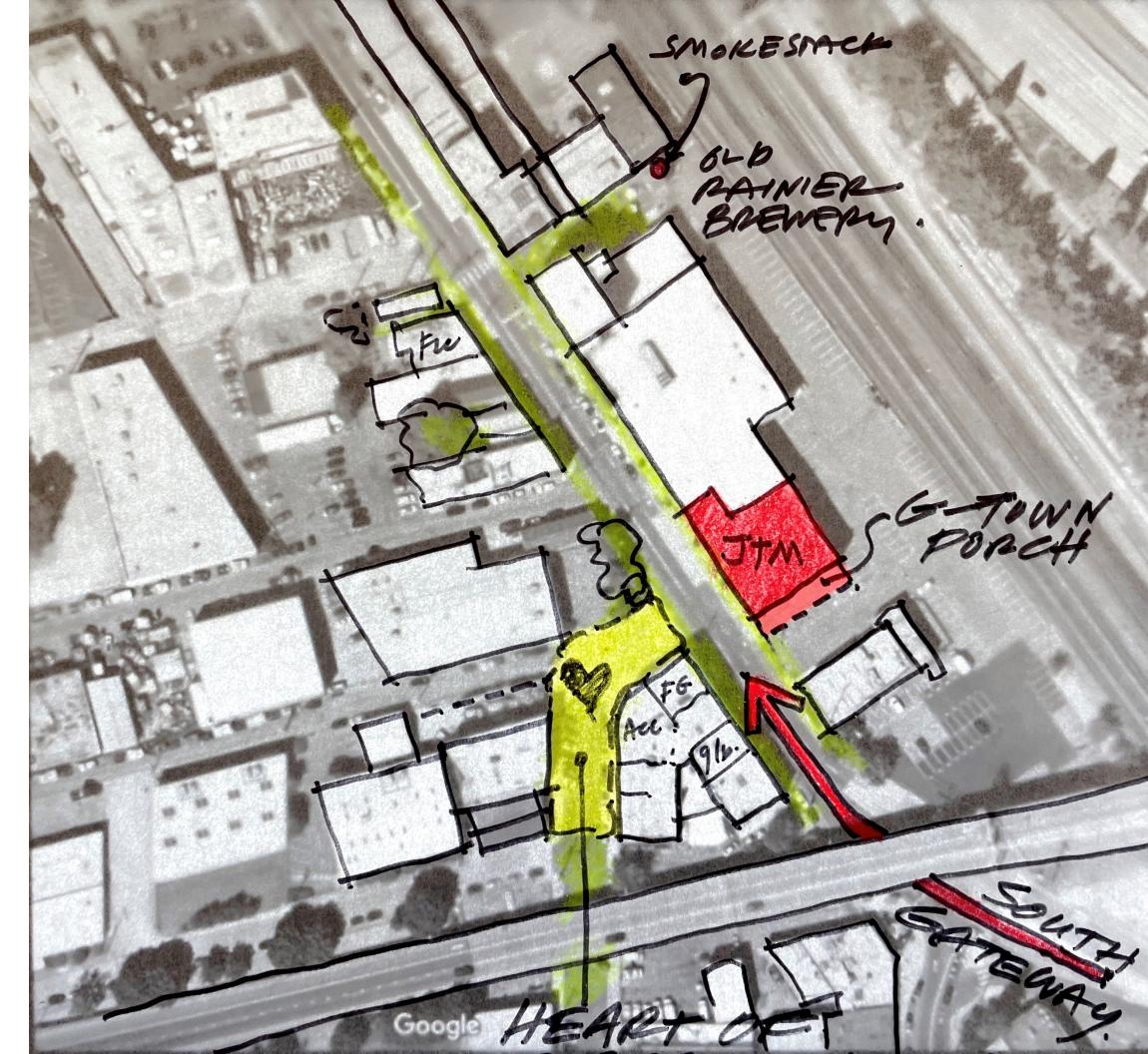




SITE



NEIGHBORHOOD Context





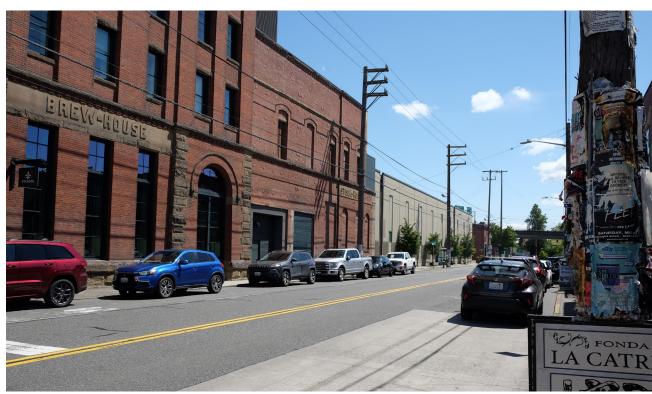
NEIGHBORHOOD CONTEXT



Original Rainier Brewery - Malt House



Original Rainier Brewery - smokestack



Original Rainier Brewery - Brew House





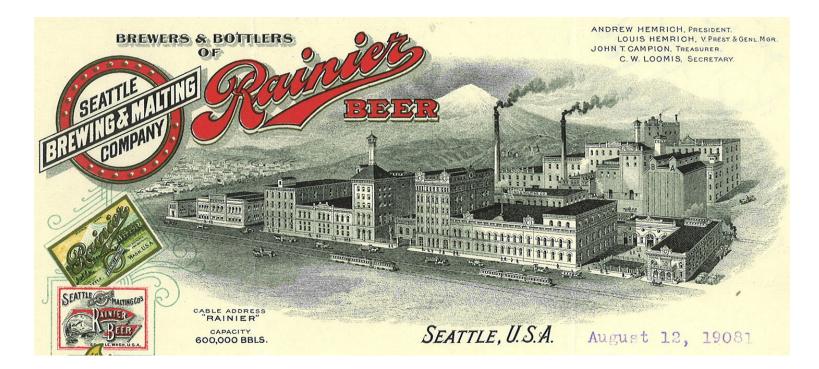
Original Rainier Brewery - General Office

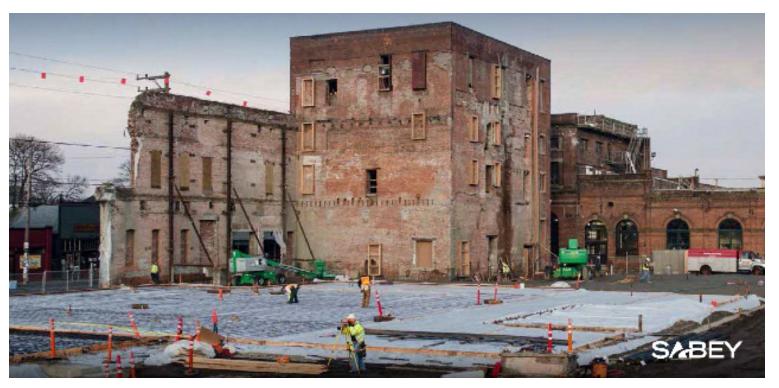
Shops, pubs, restaurants at south side of Airport Way South

HISTORY

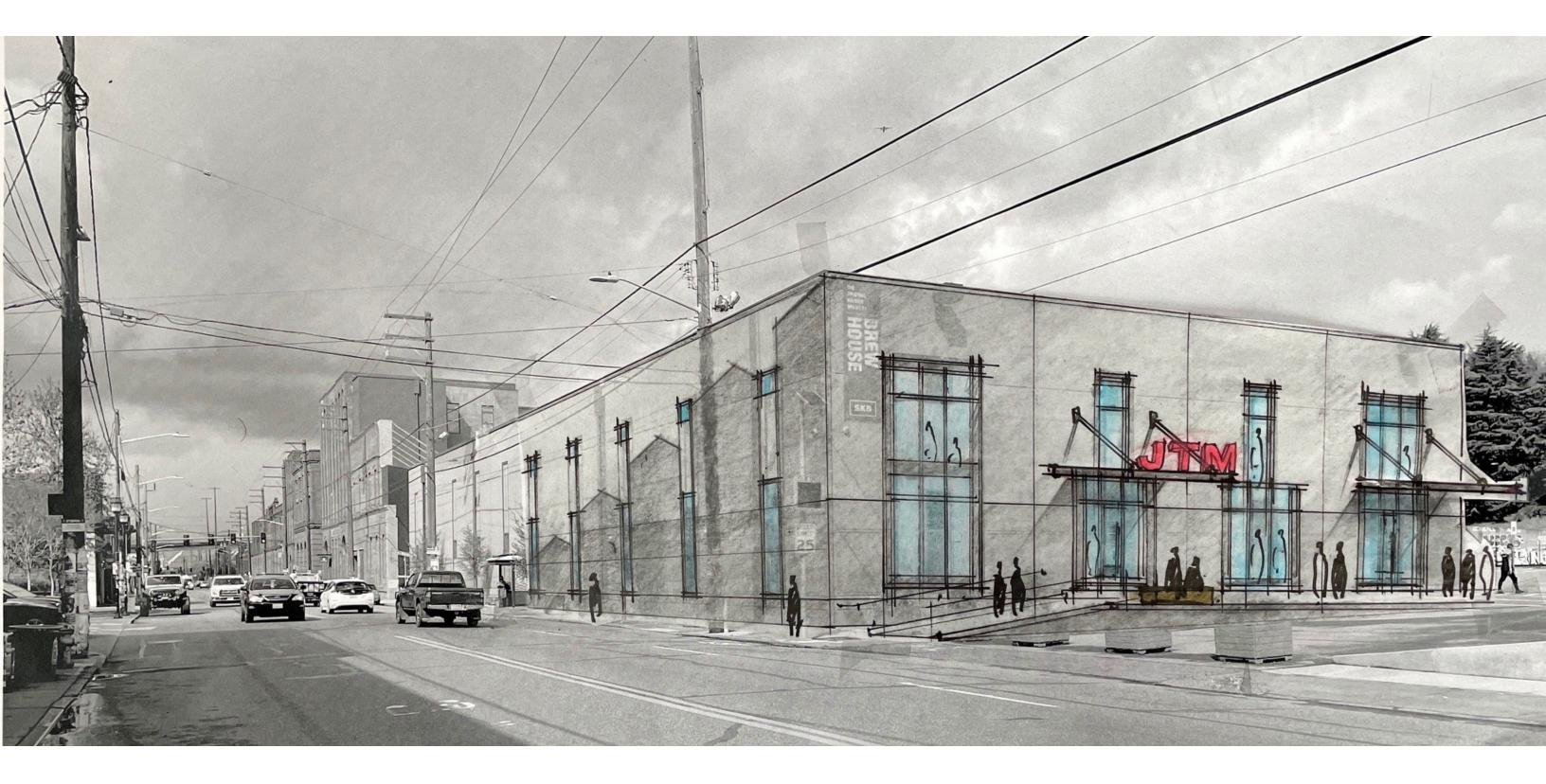
Timeline Summary: Rainier Cold Storage & Ice / Seattle Brewing & Malting Company Building

- 1901 Brew House / Stock House constructed
- 1903 Malt House constructed
- 1906 General Office Building constructed
- 1908 claimed to be 4th largest brewery in U.S.
- 1906 Bottling Works constructed
- 1914Bottling Works Addition completed
- 1914 claimed to be 6th largest brewery in the world
- 1916 prohibition enacted in WA, Rainier Beer Company closed
- 1923 Rainier Corporation leased building from SB&M Co.
- mid 20s Brew House used for cold storage Malt House used as cannery of fruit and seafood
- 1988 Fire damage at Stock House only the west facade at north end remains
- 1989 designated as a Seattle Landmark
- 2006 property purchased by Sabey Corp.
- 2014 contemporary addition to Brew House / Stock House completed
- 2019 property purchased by Scanlan Kemper Bard (current owner)





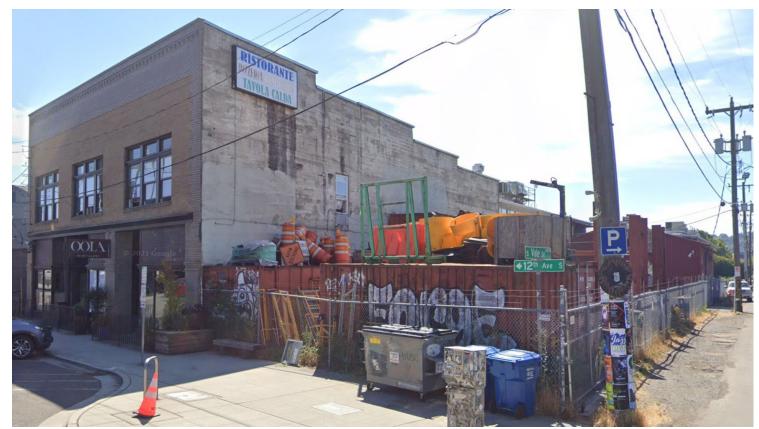


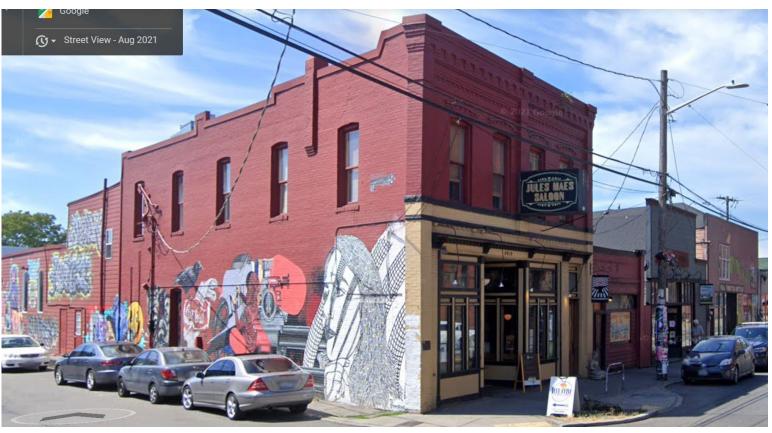


EXTERIOR PAINTED GRAPHICS

Georgetown has many examples of exterior painted graphics on industrial buildings from a range of eras, marking the buildings to represent the commercial enterprises housed within.







EXTERIOR PAINTED GRAPHICS

As the buildings age, these markings become a layered story of the changing uses of these durable industrial spaces.



The narrow vertical windows of the Malt House were the inspiration for the windows along the west façade of the tilt-up warehouse.

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REVISED: 8.30.2021 REVISED: 10.11.2021

The Miller Hull Partnership, LLP POLSON BUILDING 71 COLUMBIA - SIXTH FLOOR SEATTLE, WA 98104

LANDMARKS REVIEW

SUBMITTED: AUGUST 17, 2021

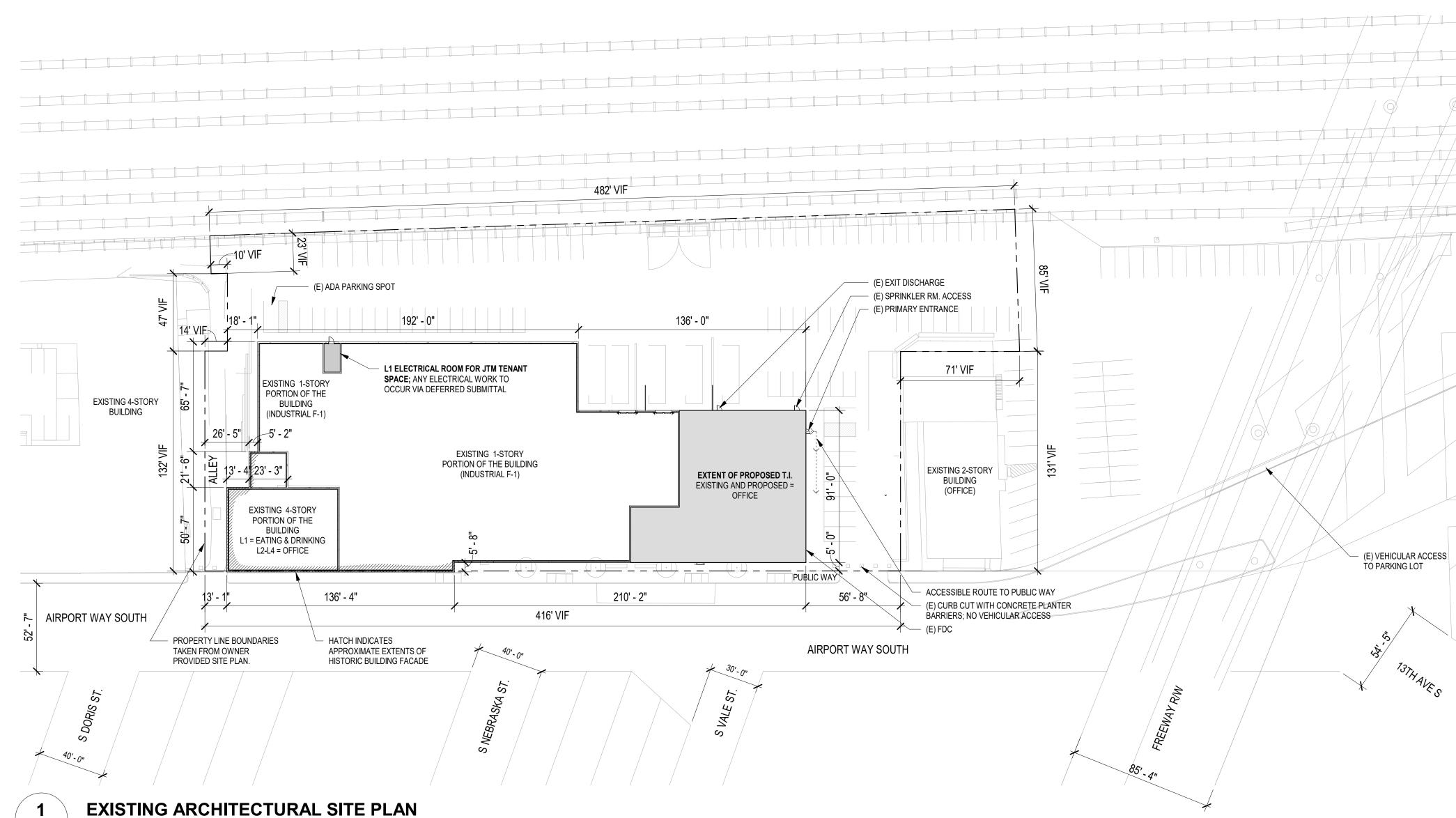


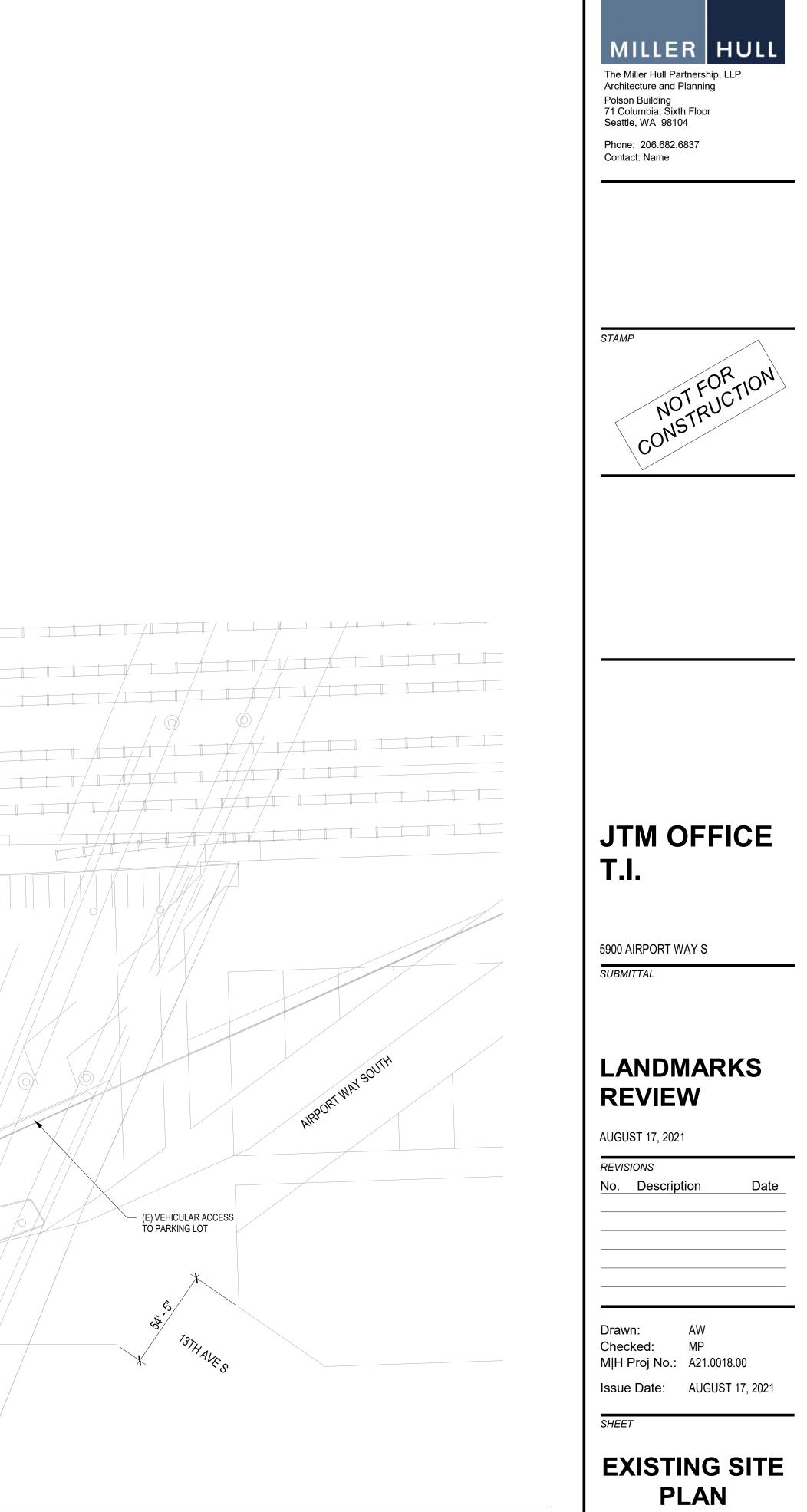




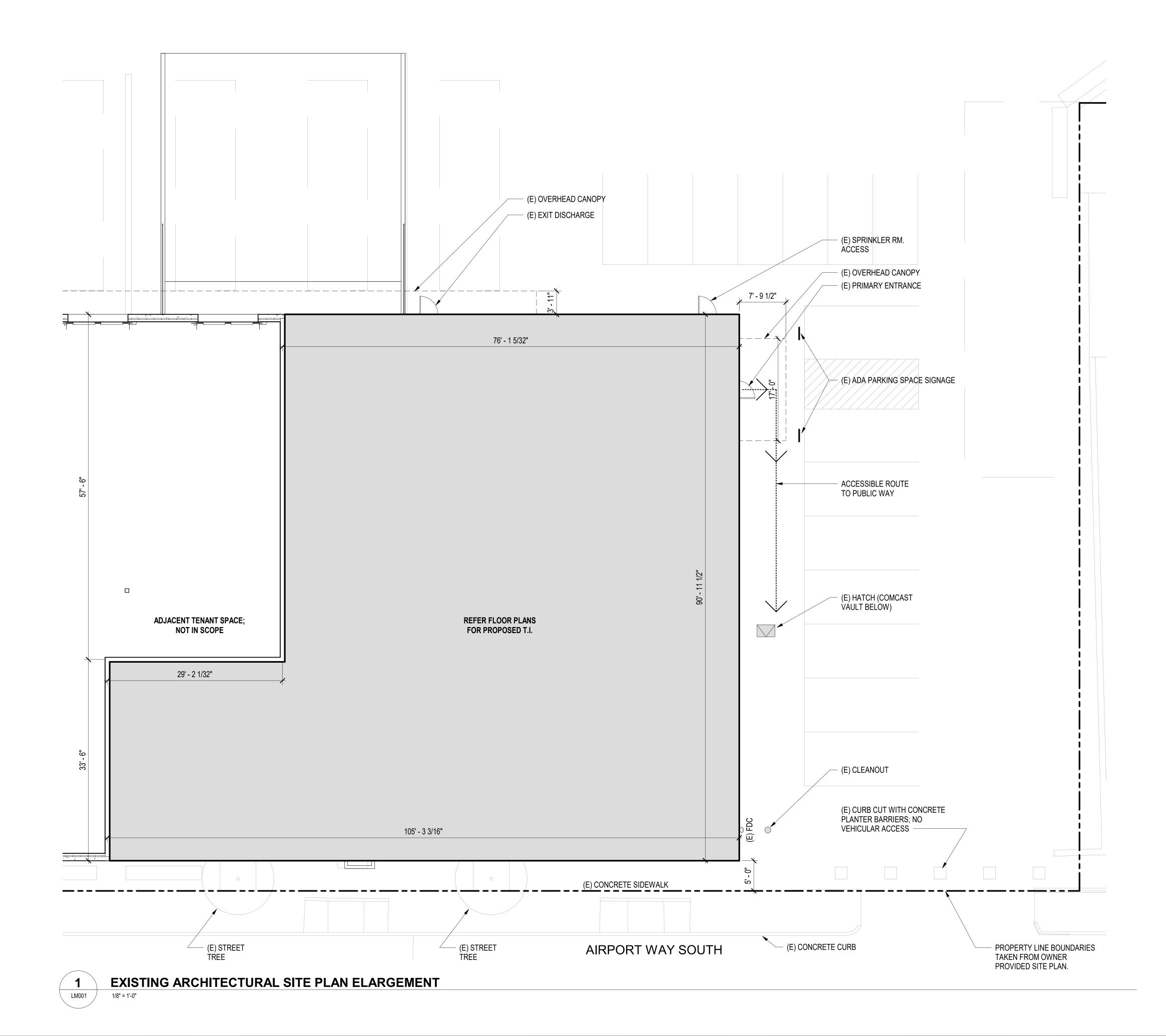
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1" = 40'-0"





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MILLER The Miller Hull Partners Architecture and Plannin Polson Building 71 Columbia, Sixth Floo Seattle, WA 98104 Phone: 206.682.6837 Contact: Name	ng
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5900 AIRPORT WAY S

LANDMARKS REVIEW

AUGUST 17, 2021



Date

Drawn: AW Checked: MP M|H Proj No.: A21.0018.00 Issue Date: AUGUST 17, 2021



LEGAL DESCRIPTION:

THAT PORTION OF TRACTS 8 AND 9 OF THE JULIUS HORTON TRACTS ACCORDING TO PLAT RECORDED IN VOLUME 3 OFPLATS, PAGE 171, IN KING COUNTY, WASHINGTON, ALSO ANUNPLATTED TRACT OF LAND SITUATED IN THE L.M. COLLINSDONATION CLAIM LYING BETWEEN THE EASTERLY LINE OF SAID TRACT 8 OF THE JULIUS HORTON TRACTS AND THENORTHERLY LINE OF FORMER NORA AVENUE VACATED BY GEORGETOWN ORDINANCE NUMBER 78 IN SPRAGUE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE LATRECORDED IN VOLUME 7 OF PLATS, PAGE 49, RECORDS OFKING COUNTY, WASHINGTON, ALSO PORTION OF VACATEDNORA STREET AS VACATED BY ORDINANCE NUMBER 78, CITYOF GEORGETOWN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT MARKING THE INTERSECTION OF THE WEST LINE OF SAID JULIUS HORTONTRACTS AND THE CENTER LINE OF AIRPORT WAY SOUTH(DUWAMISH AVENUE/THENCE SOUTH 32°59'20" EAST, A DISTANCE OF 247.95 FEETALONG SAID CENTER LINE; THENCE NORTH 57°00'40" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY MARGIN OF AIRPORT WAY SOUTH;

THENCE SOUTH 32"59'20" EAST, A DISTANCE OF 751.52 FEETALONG SAID NORTHEASTERLY MARGIN TO THE TRUE POINTOF BEGINNING;

THENCE CONTINUING SOUTH 32°59'20" EAST, A DISTANCE416.26 FEET ALONG SAID NORTHEASTERLY MARGIN;

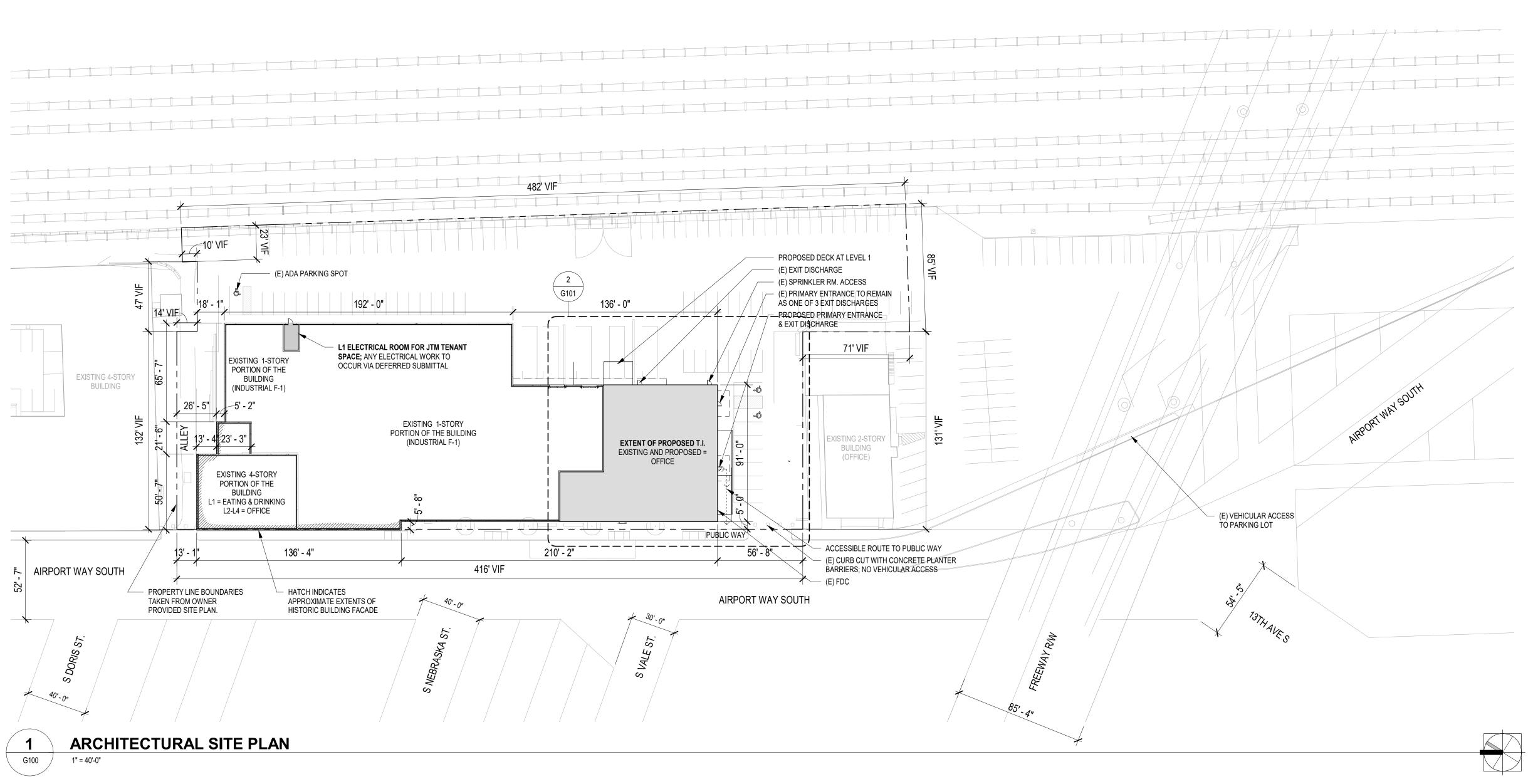
THENCE NORTH 57°02'09" EAST, A DISTANCE OF 131.24 FEET; THENCE SOUTH 32"59'20" EAST, A DISTANCE OF 71.13 FEET TOTHE NORTHERLY LINE OF FORMER NORA AVENUE VACATEDBY GEORGETOWN ORDINANCE NUMBER 78 IN SPRAGUE'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 49, RECORDS OF SAID COUNTY; THENCE NORTH 55°05'40" EAST, A DISTANCE OF 62.64 FEET TO THE SOUTHWESTERLY MARGIN OF THE BURLINGTON SANTAFE RAILROAD RIGHT OF WAY;

THENCE NORTH 34'54'30" WEST, A DISTANCE OF 127.36 FEETALONG SAID SOUTHWESTERLY MARGIN; THENCE NORTH 55°05'26" EAST, A DISTANCE OF 9.2C FEET ALONG SAID SOUTHWESTERLY MARGIN; THENCE NORTH 34"34'34" WEST, A DISTANCE OF 275.33 FEETALONG SAID SOUTHWESTERLY MARGIN; THENCE NORTH 34°54'34" WEST, A DISTANCE OF 79.20 FEETALONG SAID SOUTHWESTERLY MARGIN; THENCE SOUTH 55°05'26" WEST, A DISTANCE OF 10.80 FEETALONG SAID SOUTHWESTERLY MARGIN; THENCE DEPARTING SAID SOUTHWESTERLY MARGIN SOUTH34'54'30" EAST, A DISTANCE OF 9.78 FEET ALONG SAIDSOUTHWESTERLY MARGIN EXTENDED;

THENCE SOUTH 57°00'40" WEST, A DISTANCE OF 46.52 FEETPARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT 9;

THENCE NORTH 32"59'20? WEST, A DISTANCE OF 13.52 FEET PARALLEL WITH THE NORTHEASTERLY MARGIN OF AIRPORTWAY SOUTH; THENCE SOUTH 57°00'40" WEST, A DISTANCE OF 131.51 FEET TO THE TRUE POINT OF BEGINNING;

SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



PROJECT INFORMATION

PROJECT ADDRESS:

5900 AIRPORT WAY S, SEATTLE, WA 98108

PARCEL #: 3466800060

BUILDING OWNER:

SCANLAN KEMPER BARD COMPANIES 110 110TH AVE NE, SUITE 450, BELLEVUE WA 98004 JO ANN WILLIAMS – SR. VICE PRESIDENT JWILLIAMS@SKBCOS.COM

PROJECT OWNER:

OFFICE - 425.209.4774

JTM CONSTRUCTION 800 MAYNARD AVE SOUTH, SUITE 101, SEATTLE WA 98134 TOM TITUS – COO HYPERLINK "MAILTO:TTITUS@JTMCONSTRUCTION.COM" <u>TTITUS@JTMCONSTRUCTION.COM</u> OFFICE – 206-587-4000

PROJECT DESCRIPTION:

TENANT IMPROVEMENT: INTERIOR ALTERATIONS TO EXISTING OFFICE SPACE INCLUDING REPLACING SECOND STORY WITHIN THE EXISTING ENCLOSURE, NEW SKYLIGHTS, MODIFICATIONS TO THE SOUTH FACADE OF THE EXISTING BUILDING, AS WELL AS RELOCATION OF ROOFTOP MECHANICAL EQUIPMENT. PROJECT INCLUDES NEW STAIRS, PLATFORM LIFT, ACCESSIBLE RESTROOMS, OFFICES, WORK ROOMS, RECEPTION AREA, AND KITCHENETTE.

ZONING:

IG2 U/85

OVERLAY:

AIRPORT HEIGHT OVERLAY - INNER APPROACH SURFACE URBAN VILLAGE OVERLAY - GREATER DUWAMISH (MANUFACTURING INDUSTRIAL)

DEPARTMENT OF NEIGHBORHOODS:

ORIGINAL BREWHOUSE BUILDING (BUILT IN 1901) WAS DESIGNATED A LANDMARK IN 1989. NO CHANGES PROPOSED TO THIS PORTION OF THE BUILDING. REFER SITE PLAN FOR EXTENTS OF HISTORIC FACADE.

LOT AREA: 91,443 SF (PER SDCI PARCEL DATA)

SETBACKS: 0'-0" ALL SIDES

PROPOSED USE:

OFFICE

OCCUPANCY: B (PRIMARY), A (ACCESSORY)

CONSTRUCTION TYPE: III-B SPRINKLERED (NFPA 13 PER IBC 903.3.1.1)

ASSESSORS TAX NO.: 346680-0060-01, A.K.A. PARCEL C, SP #300793

BUILDING CODES: 2018 SEATTLE EXISTING BUILDING CODE 2018 SEATTLE BUILDING CODE 2018 SEATTLE ENERGY CODE

OVERALL BUILDING - EXISTING AREAS*

L1 RESTAURANT (ADJACENT TENANT*)	3,203 GSF
L1 INDUSTRIAL (ADJACENT TENANT*)	27,110 GSF
L1 OFFICE (E) TENANT SPACE	7,818 GSF
L2 OFFICE (ADJACENT TENANT*)	2,735 GSF
L2 OFFICE (E) TENANT SPACE	2,990 GSF
L3 OFFICE (ADJACENT TENANT*)	2,769 GSF
L4 OFFICE (ADJACENT TENANT*)	2,783 GSF
TOTAL BUILDING AREA	49,408 GSF

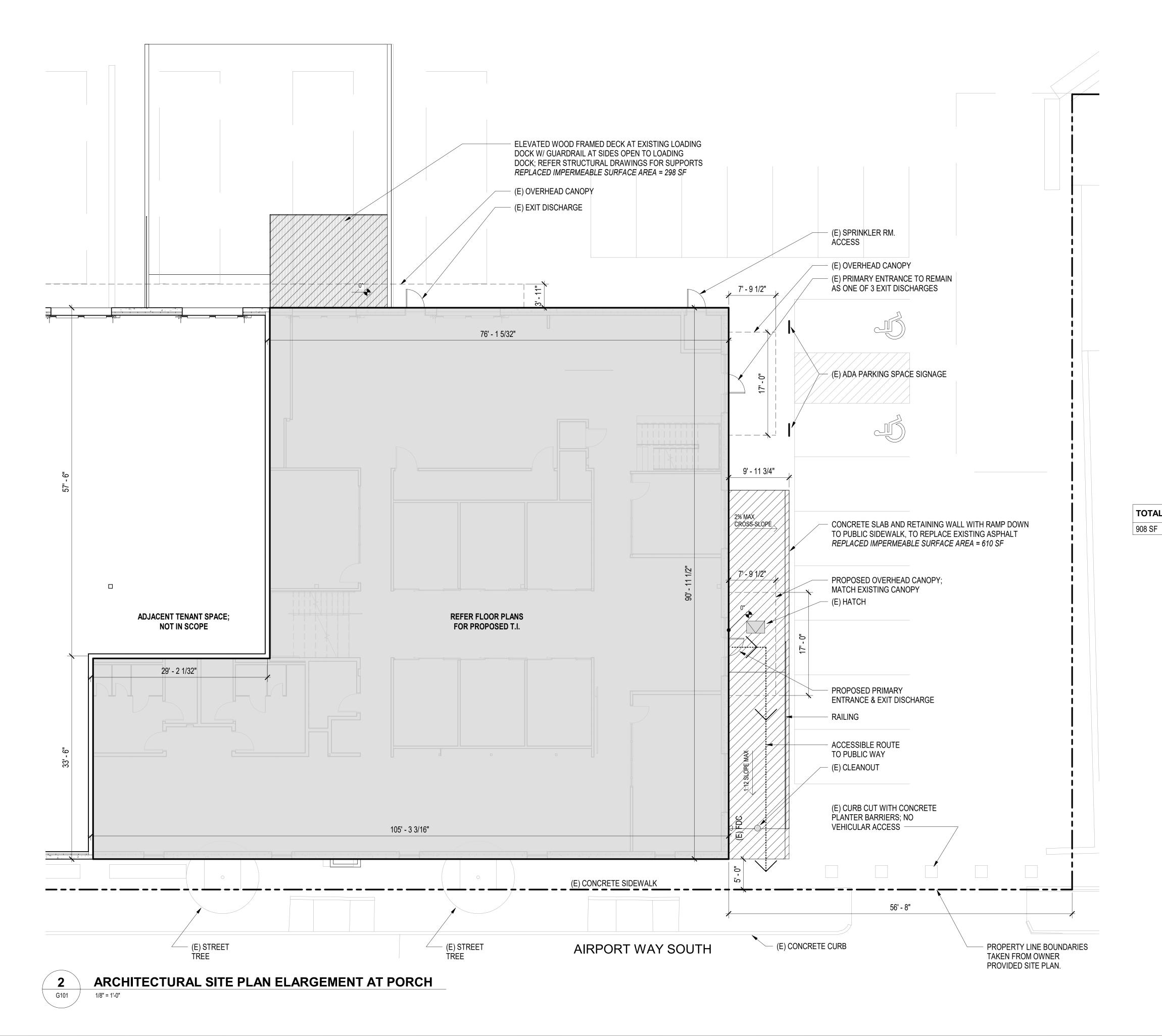
PORTION OF BUILDING WITHIN JTM OFFICE PROJECT SCOPE

EXISTING L1 OFFICE	7,902 GSF
EXISTING MEZZANINE OFFICE (10' AFF)	1,123 GSF
EXISTING MEZZANINE OFFICE (16' AFF)	1,867 GSF
TOTAL EXISTING OFFICE	10,808 GSF
PROPOSED L1 OFFICE PROPOSED L2 OFFICE (13' AFF)	7,902 GSF 4,765 GSF
	,
TOTAL PROPOSED OFFICE	12,667 GSF
EXISTING L1 ELECTRICAL ROOM	190 GSF

SCOPE OF WORK TO BE DETERMINED IN DEFERRED ELECTRICAL PERMIT

*AREAS OF ADJACENT TENANT SPACE BASED ON PREVIOUS PERMITS: #6365891-CN, #6467337-CN, #6471581-CN

MILLERHULLThe Miller Hull Partnership, LLPArchitecture and PlanningPolson Building71 Columbia, Sixth FloorSeattle, WA 98104Phone: 206.682.6837Contact: Name
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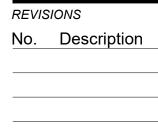
TOTAL AREA OF IMPERMEABLE SURFACE REPLACEMENT

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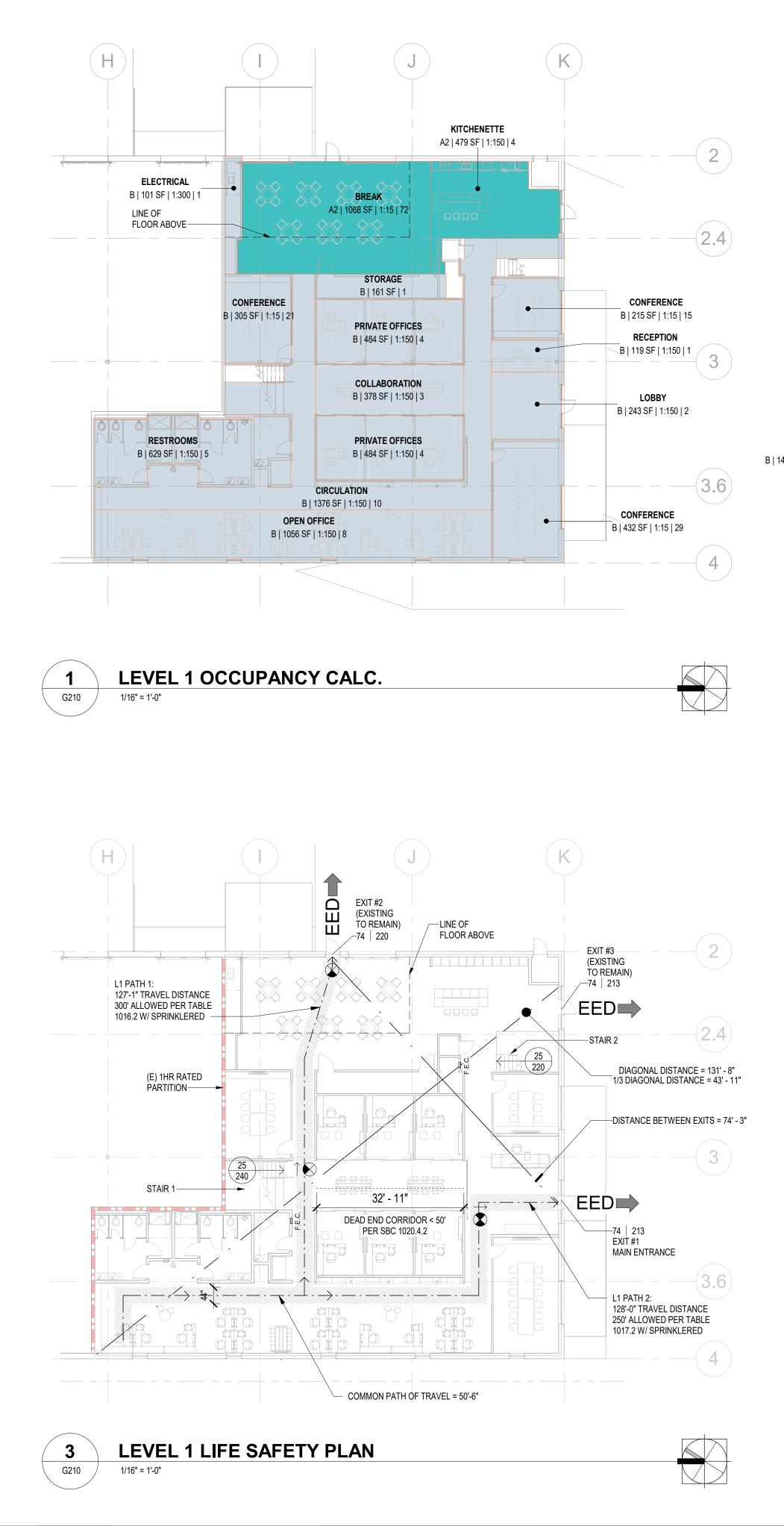
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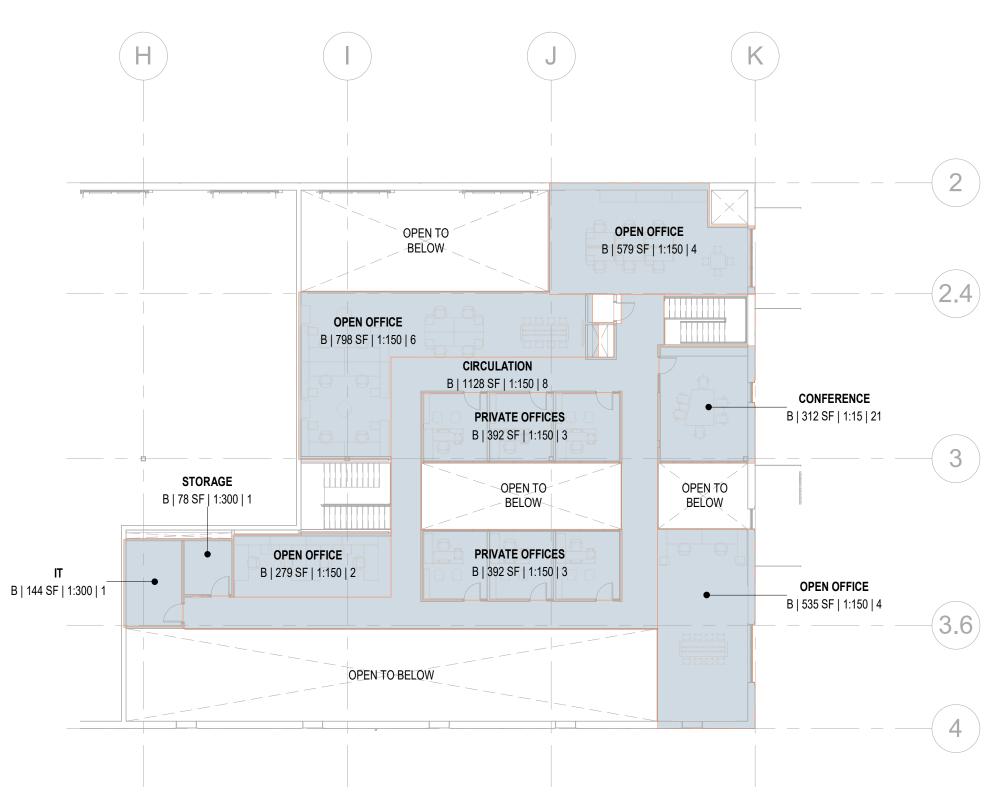


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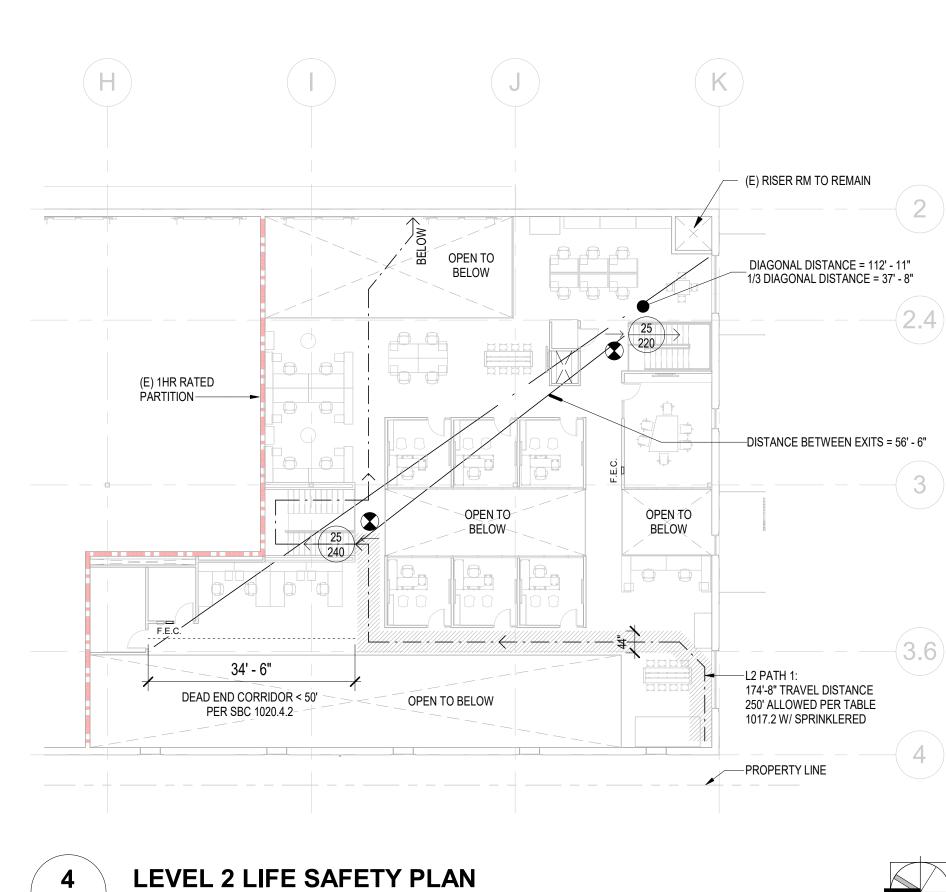












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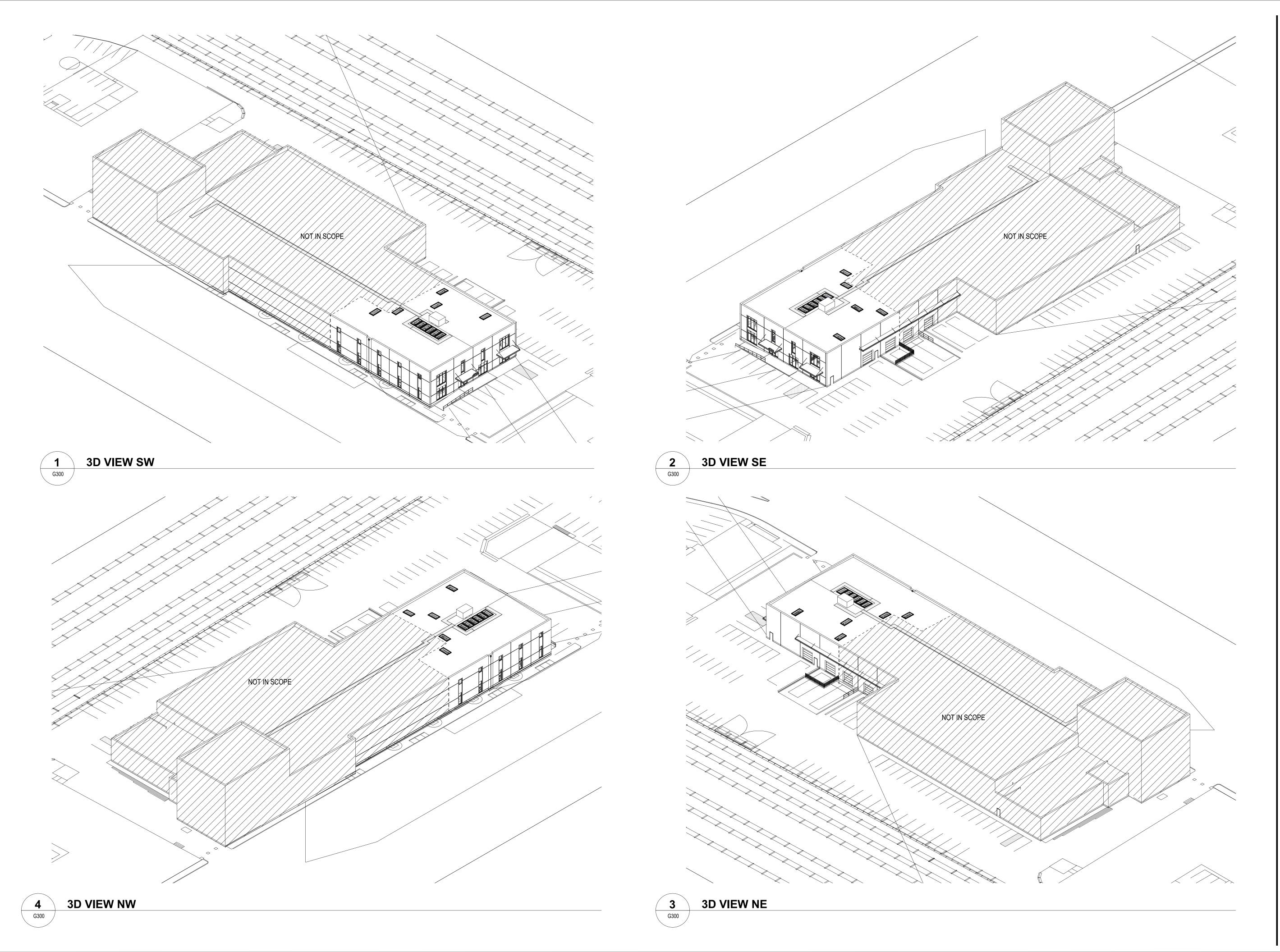
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		Area Schedule (Gross Build	ding)	
Name	Area	MH Occupant Load Factor	MH Occupancy Group	OCCUPANTS
LEVEL 1				
BREAK	1068 SF	15	A2	71.173516
KITCHENETTE	479 SF	150	A2	3.196455
A2	1547 SF			74.369971
CIRCULATION	1376 SF	150	В	9.170209
COLLABORATION	378 SF	150	В	2.51992
CONFERENCE	952 SF	15	В	63.490908
ELECTRICAL	101 SF	300	В	0.335989
LOBBY	243 SF	150	В	1.618008
OPEN OFFICE	1056 SF	150	В	7.042397
PRIVATE OFFICES	967 SF	150	В	6.448235
RECEPTION	119 SF	150	В	0.790045
RESTROOMS	629 SF	150	В	4.191817
STORAGE	161 SF	300	В	0.536684
В	5981 SF			96.144212
	7528 SF			170.514183
LEVEL 2				
CIRCULATION	1128 SF	150	В	7.522833
CONFERENCE	312 SF	15	В	20.789587
IT	144 SF	300	В	0.481221
OPEN OFFICE	2191 SF	150	В	14.605097
PRIVATE OFFICES	784 SF	150	В	5.224251
STORAGE	78 SF	300	В	0.261488
В	4637 SF			48.884478
	4637 SF			48.884478
	12166 SF			219.39866

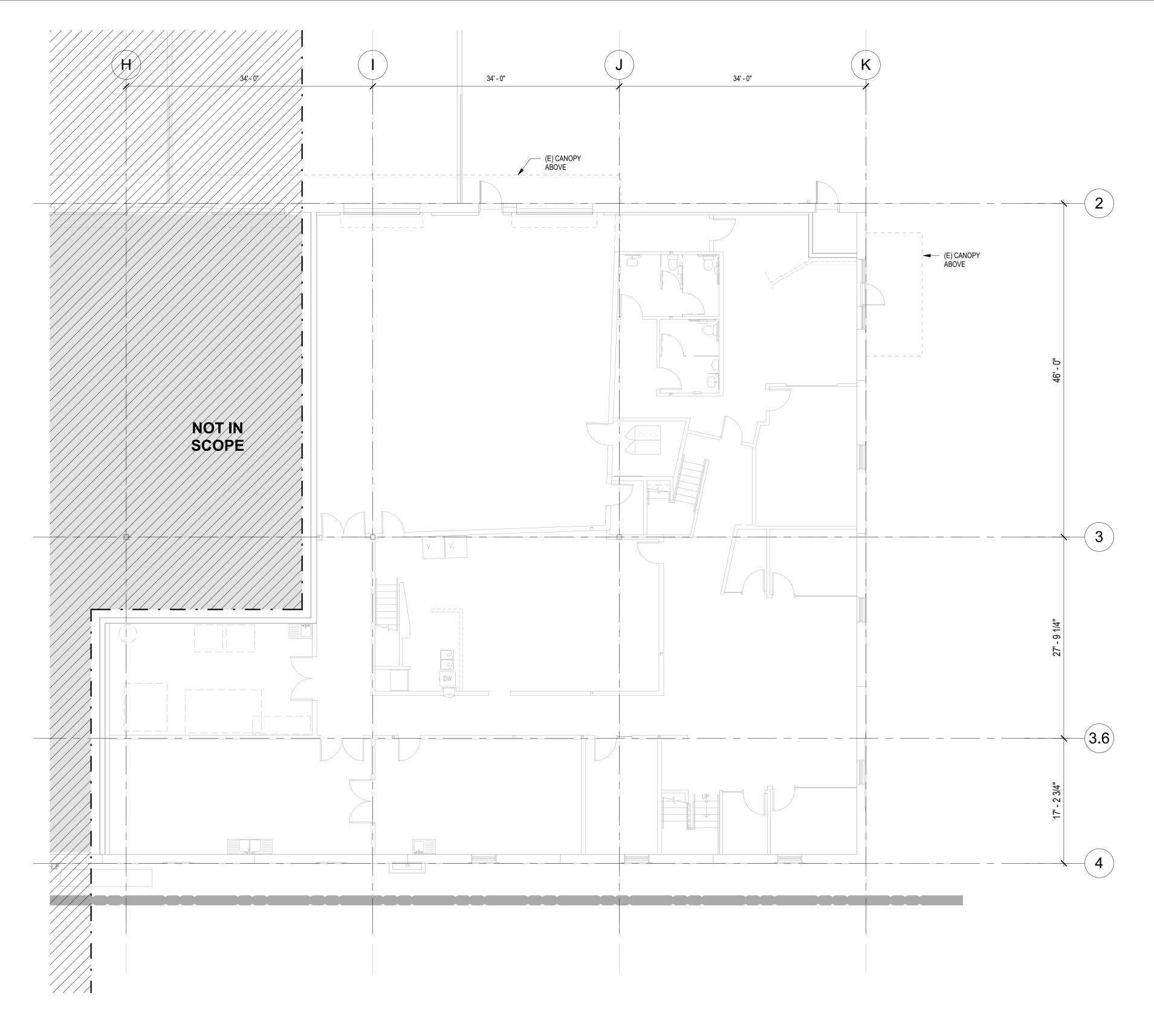
LIFE SAFETY PLAN LEGEND

	1 HOUR FIRE RESISTIVE ASSEMBLY
	COMMON PATH OF TRAVEL OR EXIT ACCESS TRAVEL, AS NOTED
	44" WIDE ACCESSBLE ROUTE, SHOWN FOR REFERENCE
EED	EMERGENCY EXIT DISCHARGE (EED)
EXIT	EXIT ACCESS
$\mathbb{I}\!$	FEC EXIT SIGN, REFER TO RCP'S FOR EXACT LOCATIONS
	FIRE EXTINGUISHER CABINET
OAD DOOR CAPACITY	DOOR TAG
AREA NAME SF 1:OLF OCC. LOAD	ROOM TAG
STAIR EXIT LOAD STAIR CAPACITY	STAIR TAG

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1/8" = 1'-0"

EXISTING LEVEL 1 FLOOR PLAN

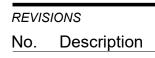
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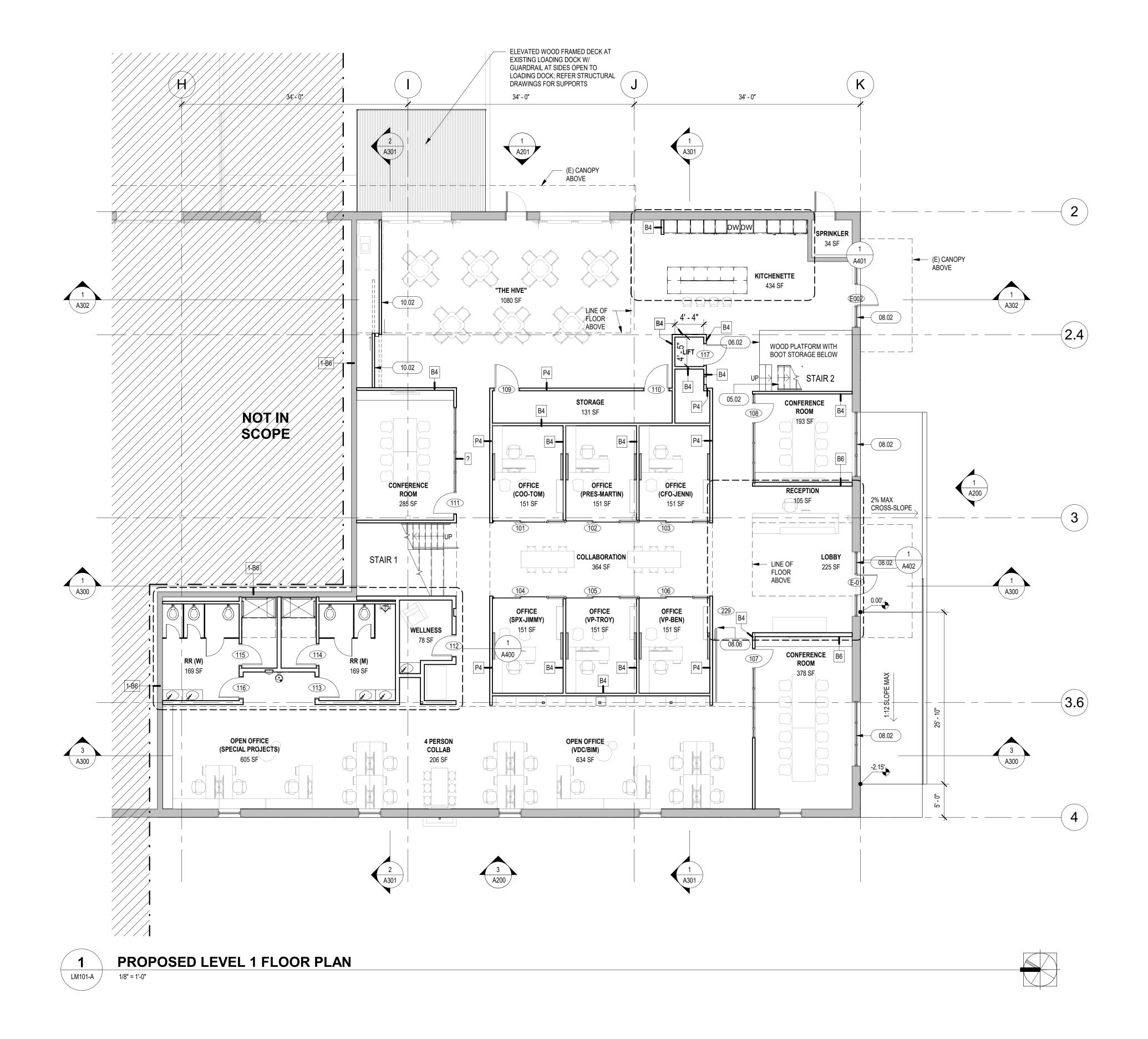
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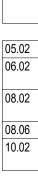
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- JURISDICTIONS HAVE AUTHORITY.
- NECESSARY.

- PARKING MUST BE KEPT CLEAR..
- CLARIFICATION AND/OR SIMILAR DETAIL.
- EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.



1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK SHALL CONFORM TO THE APPLICABLE AND LATEST REQUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, AS WELL AS ALL RULES AND REGULATIONS OF

2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN TH CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS OR RULES OF JURSIDCTIONS HAVE AUTHORITY.

PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS

4. ALL DIMENSIONS, GRIDLINES, AND EXISTING WORK MUST BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

5. SITE INFORMATION CONTAINED HEREIN, INCLUDING, BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES, IS BASED UPON THE SURVEY AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.

9. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE REQUIRED BY ALL.

10. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR CLARIFICATIONS.

11. DIMENSIONS NOTED AS "CLEAR" OR "CLR" INDICATE CLEAR DISTANCES BETWEEN FINISHES.

12. PROVIDE NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES. SEAL WITH NON-COMBUSTIBLE MATERIAL IMPERVIOUS TO THE PASSAGE OF SMOKE.

13. ACCESS WAYS TO BUSINESSES AROUND THE PROJECT SITE MUST BE MAINTAINED AND KEPT CLEAR. ACCESS TO BUSINESS

14. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR

15. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONDIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

16. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND

17. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

KEYNOTES

DESIGN BUILD STEEL STAIR WITH CUSTOM RAILING
WOOD STAIR PLATFORM WITH BUILT IN SEATING AND STORAGE CUBBIES
EXTERIOR STOREFRONT GLAZING, MULLION FINISH TO MATCH EXISTING STOREFRONT ON WEST FAÇADE
CUSTOM SCREEN PANELS MOUNTED ON BARN DOOR HARDWARE
SLIDING WALL WITH PROJECTION SURFACE ON HEAVY DUTY TRACK

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Seattle, WA 98104	

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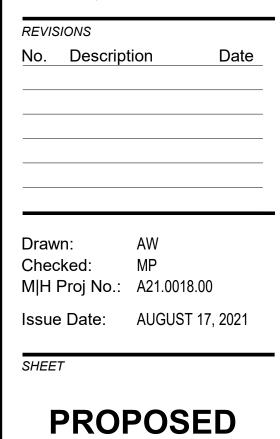
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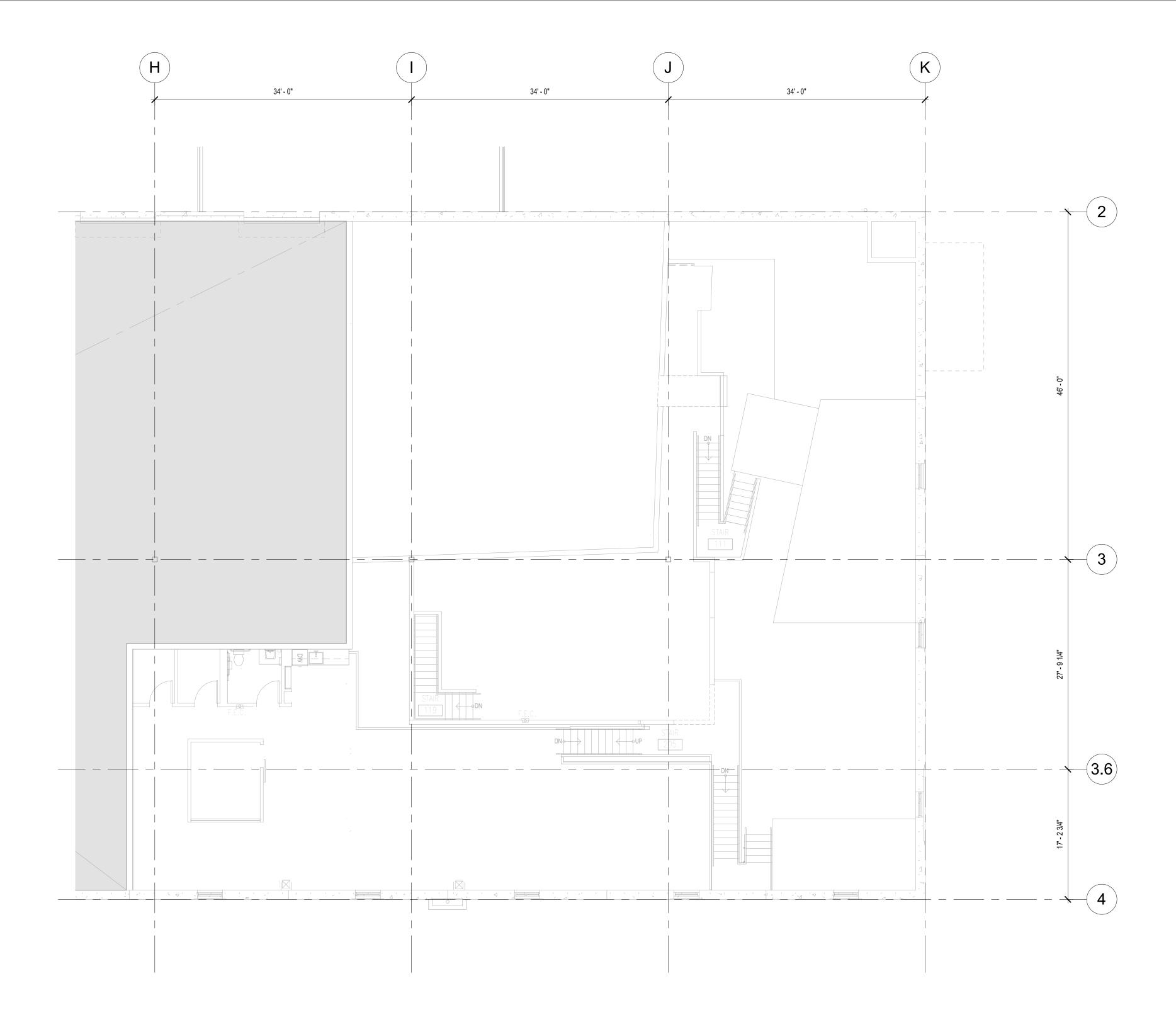
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LEVEL 1 PLAN

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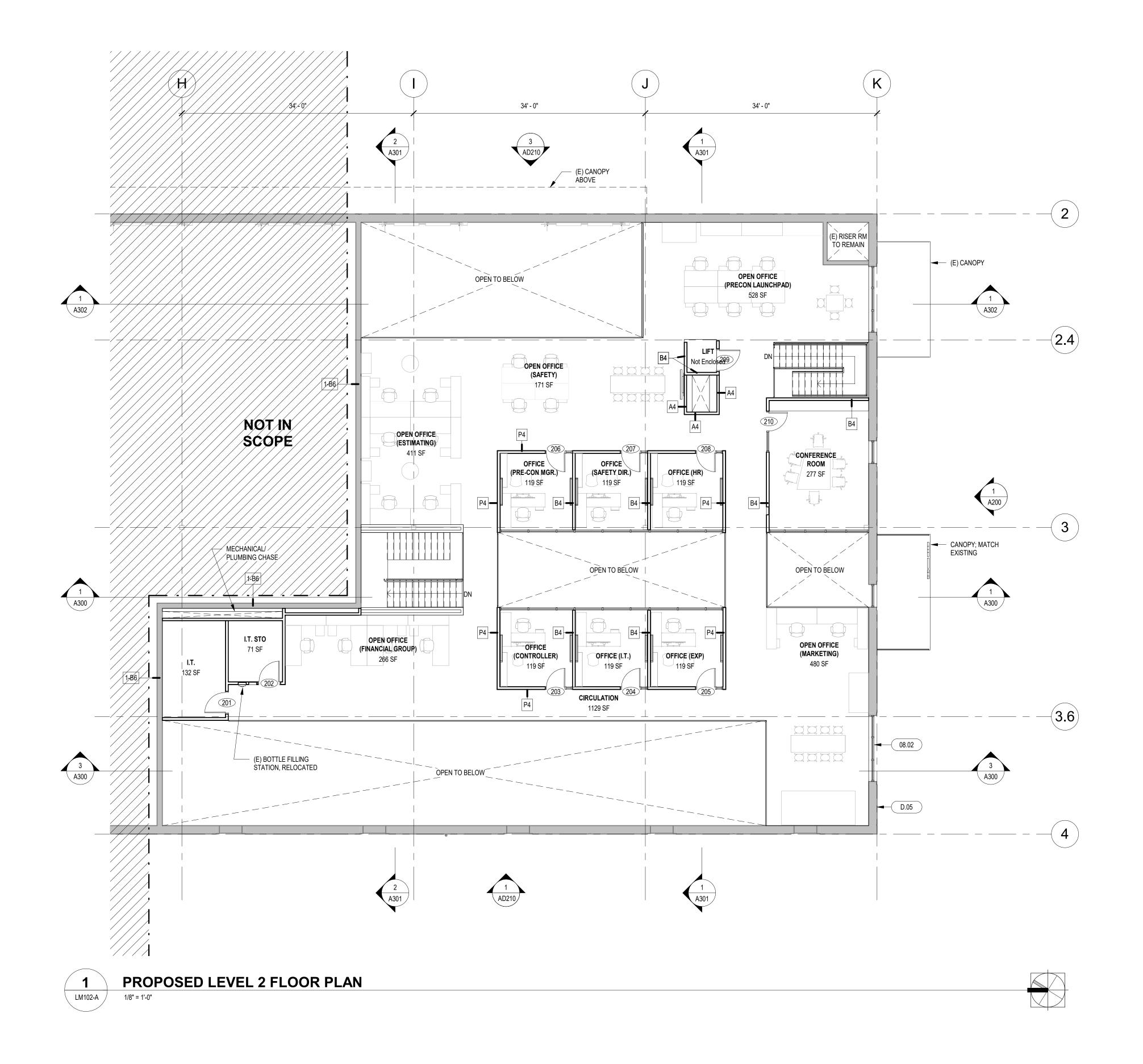
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GENERAL NOTES

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- CLARIFICATION AND/OR SIMILAR DETAIL.
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4. ALL DIMENSIONS, GRIDLINES, AND EXISTING WORK MUST BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

5. SITE INFORMATION CONTAINED HEREIN, INCLUDING, BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES, IS BASED UPON THE SURVEY AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.

6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.

9. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE REQUIRED BY ALL.

10. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE OR CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR CLARIFICATIONS.

11. DIMENSIONS NOTED AS "CLEAR" OR "CLR" INDICATE CLEAR DISTANCES BETWEEN FINISHES.

12. PROVIDE NEAT CUT WHERE UTILITIES PENETRATE RATED WALL AND FLOOR ASSEMBLIES. SEAL WITH NON-COMBUSTIBLE MATERIAL IMPERVIOUS TO THE PASSAGE OF SMOKE.

13. ACCESS WAYS TO BUSINESSES AROUND THE PROJECT SITE MUST BE MAINTAINED AND KEPT CLEAR. ACCESS TO BUSINESS

14. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAIL FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR

15. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONDIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.

16. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND

17. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

KEYNOTES

EXTERIOR STOREFRONT GLAZING, MULLION FINISH TO MATCH EXISTING STOREFRONT ON WEST FAÇADE EXISTING EXTERIOR CONCRETE BEARING WALL TO REMAIN

MILLER HULL The Miller Hull Partnership, LLP Architecture and Planning Polson Building 71 Columbia, Šixth Floor Seattle, WA 98104

Phone: 206.682.6837 Contact: Name

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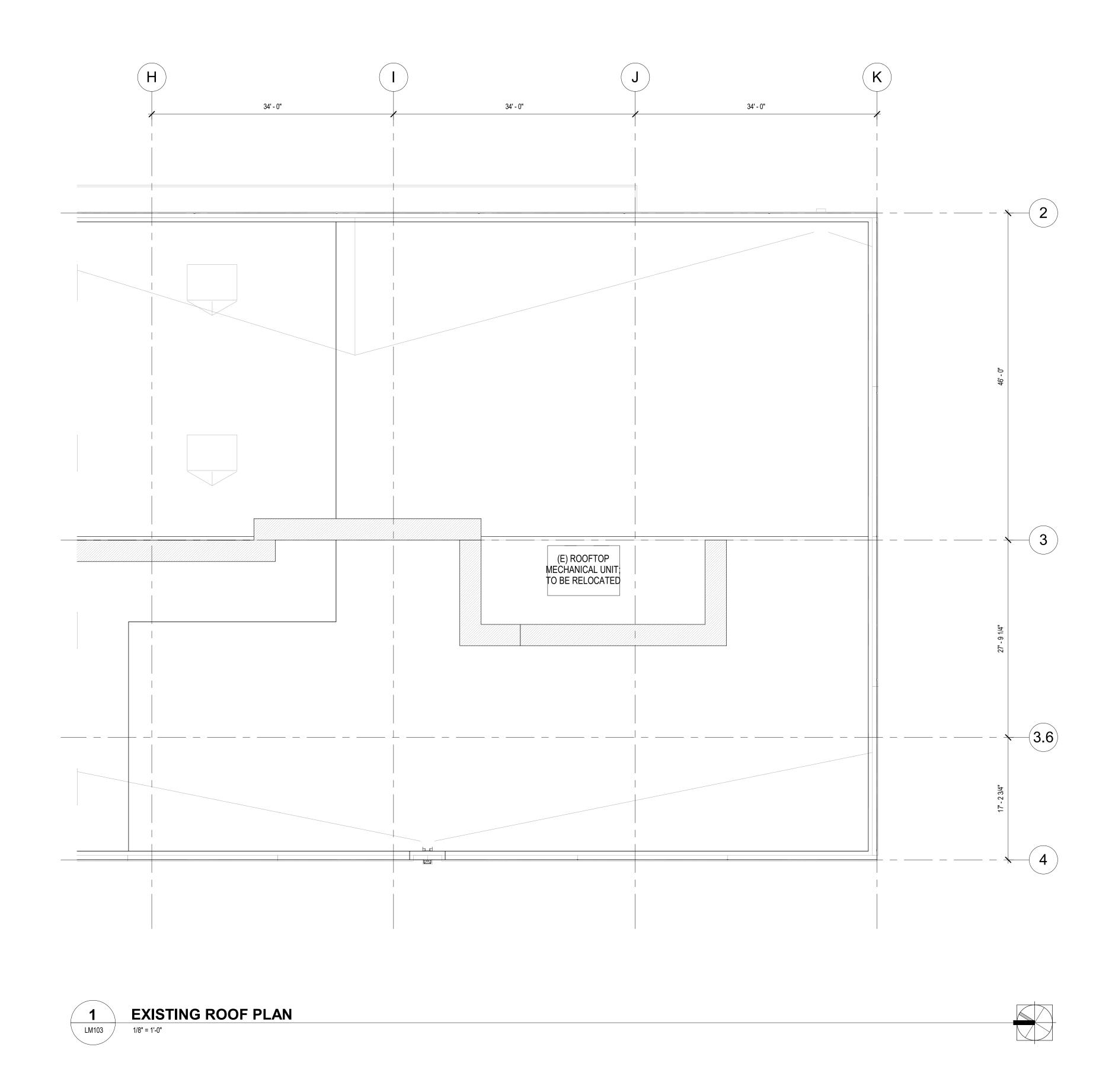
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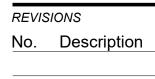
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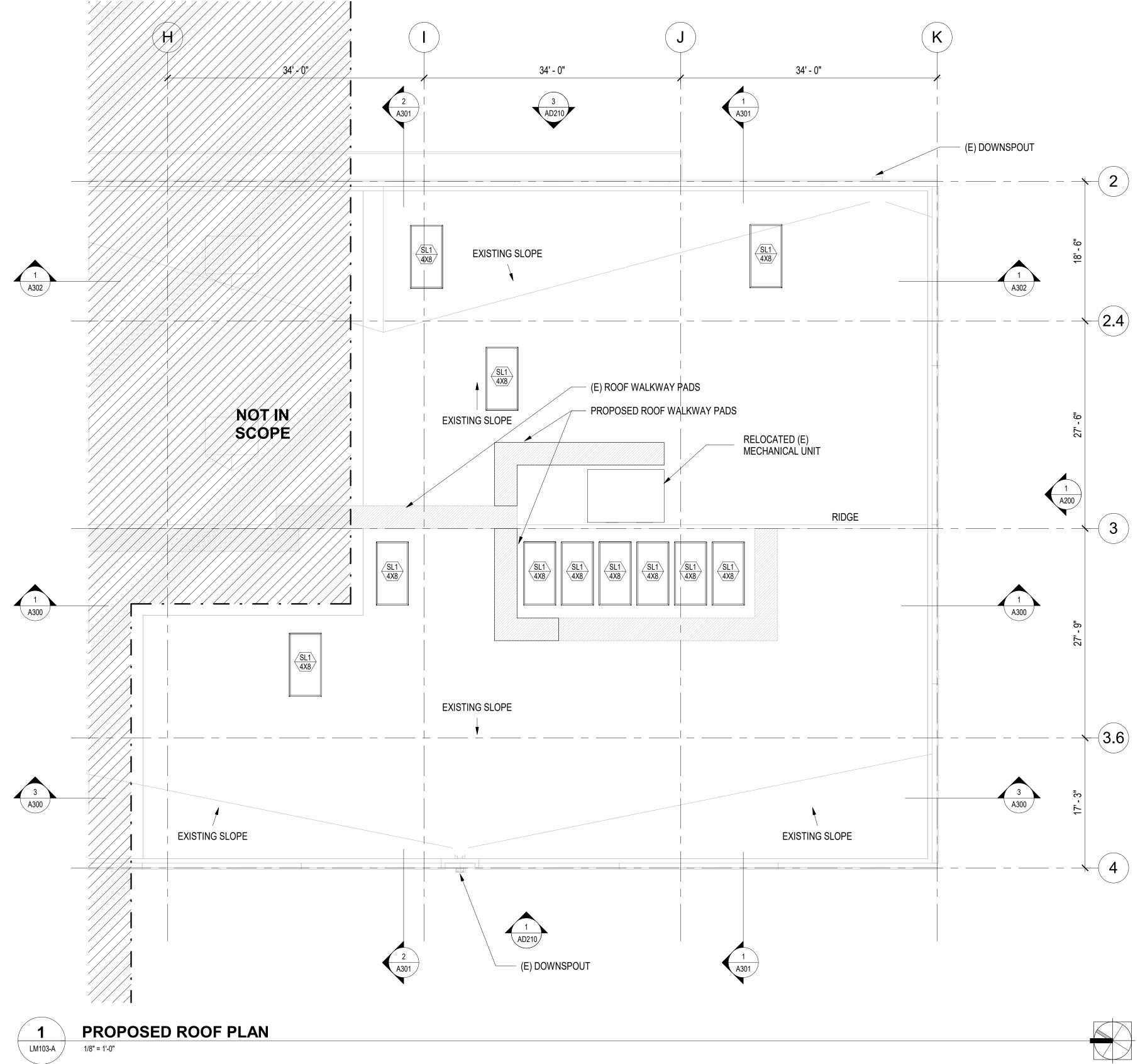
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EXISTING ROOF PLAN LM103



JURISDICTIONS HAVE AUTHORITY. NECESSARY.

- TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
- DISTURBANCE OF EXISTING UTILITIES.

- PARKING MUST BE KEPT CLEAR..
- CLARIFICATION AND/OR SIMILAR DETAIL.
- EQUIPMENT, AND FOR ALL HANGING FIXTURES, BLINDS, ETC.

EXISTING	i SKYLIG
0 SF	

352 SF

7574 SF SKYLIGHT TO ROOF RATIO (LEASED SPACE ONLY) 4.65%

GENERAL NOTES

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK SHALL CONFORM TO THE APPLICABLE AND LATEST REQUIREMENTS OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, AS WELL AS ALL RULES AND REGULATIONS OF

2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN TH CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS OR RULES OF JURSIDCTIONS HAVE AUTHORITY.

. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS

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16. CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND

17. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

EXISTING SKYLIGHT AREA (LEASED SPACE ONLY)

PROPOSED SKYLIGHT AREA (LEASED SPACE ONLY)

ROOF AREA INCLUDING SKYLIGHTS (LEASED SPACE ONLY)

PROVIDE IMPACT RESISTANT SKYLIGHTS PER OSHA STANDARDS 1910.23(a)(1) AND 1910.23(e)(8). ALTERNATIVELY, FALL PROTECTION REQUIREMENTS COULD BE MET BY A SKYLIGHT SCREEEN OR STANDARD RAILING AT ALL EXPOSED SIDES.



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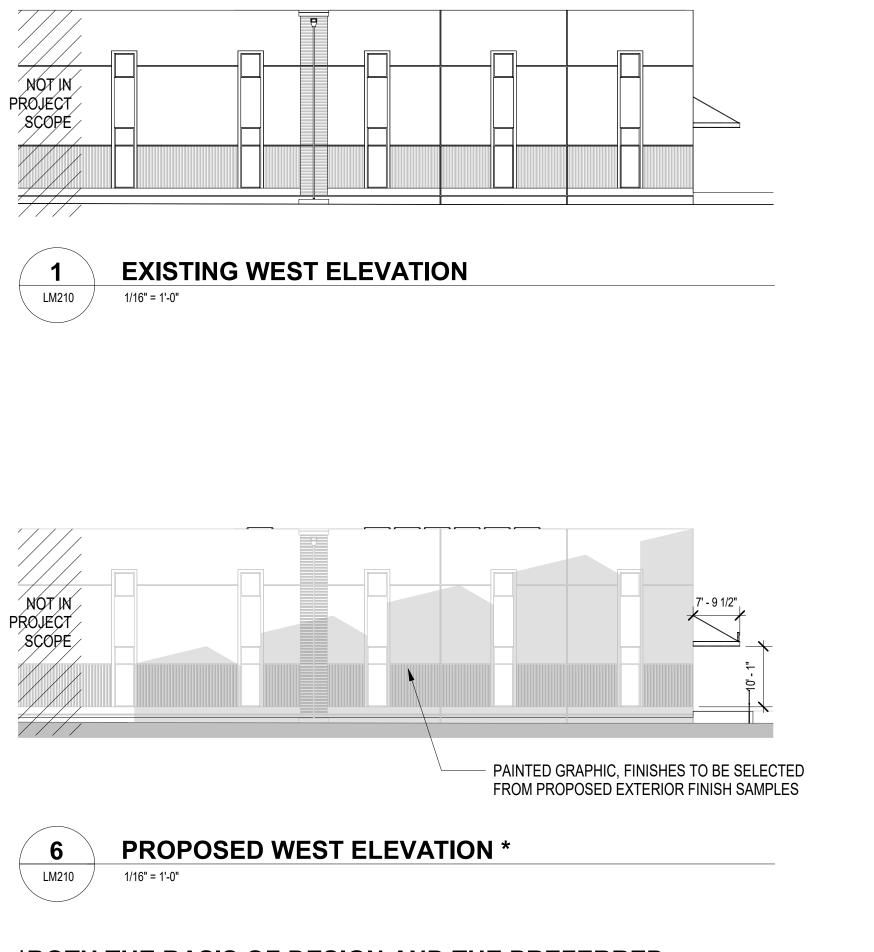
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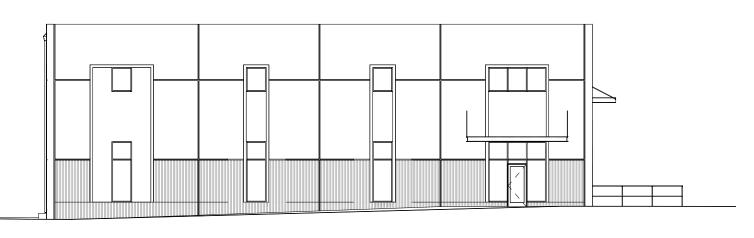
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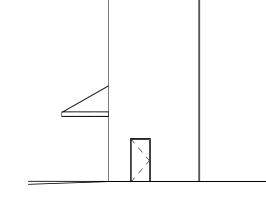
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***BOTH THE BASIS OF DESIGN AND THE PREFERRED** ALTERNATE USE THE SAME GRAPHIC DESIGN. THE ONLY DIFFERENCE BETWEEN THE TWO OPTIONS IS THE PAINT COLOR. REFER: LM005, LM201-A, LM201-B, LM202-A, LM202-B, LM2-3-A, LM203-B, AND LM211 FOR THE TWO FINISH COLOR PROPOSALS.



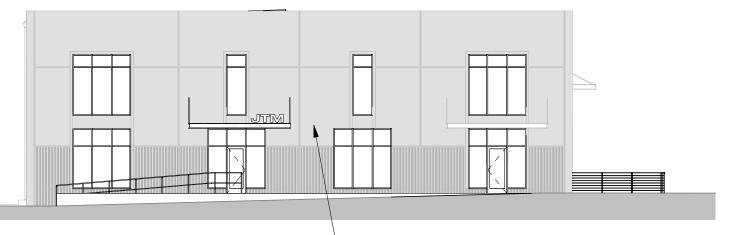


EXISTING SOUTH ELEVATION LM210

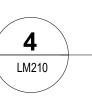
1/16" = 1'-0"

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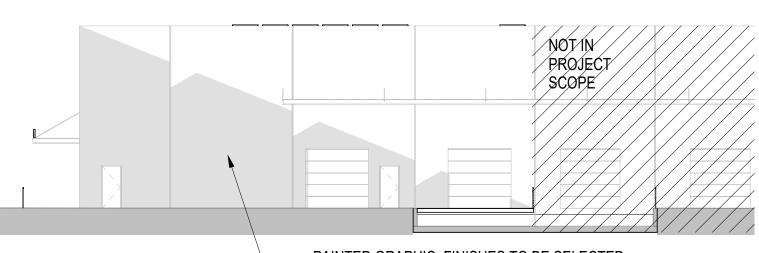




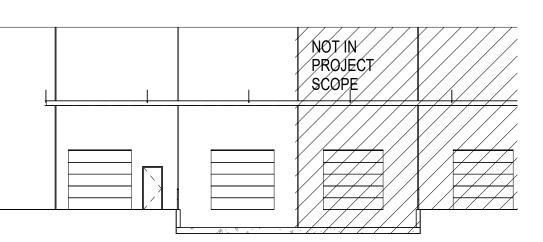
PAINT FULL SOUTH WALL COLOR OF GRAPHIC,
 FINISH TO BE SELECTED FROM PROPOSED
 EXTERIOR FINISH SAMPLES



PROPOSED SOUTH ELEVATION * 1/16" = 1'-0"







PAINTED GRAPHIC, FINISHES TO BE SELECTED FROM PROPOSED EXTERIOR FINISH SAMPLES

PROPOSED EAST ELEVATION *

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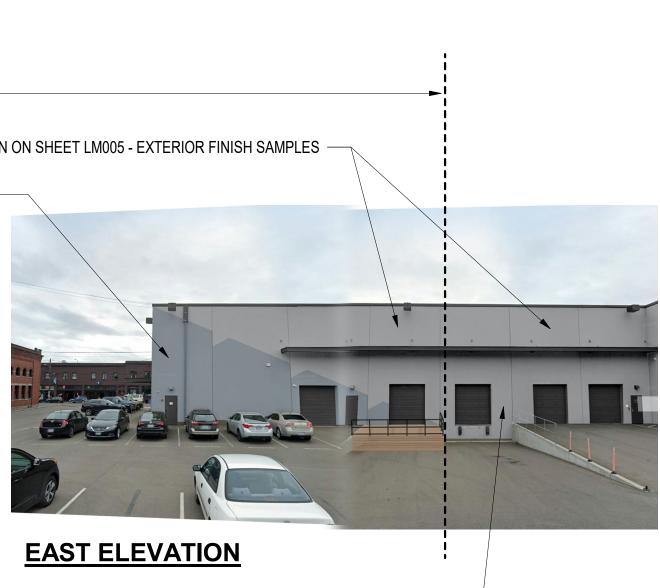
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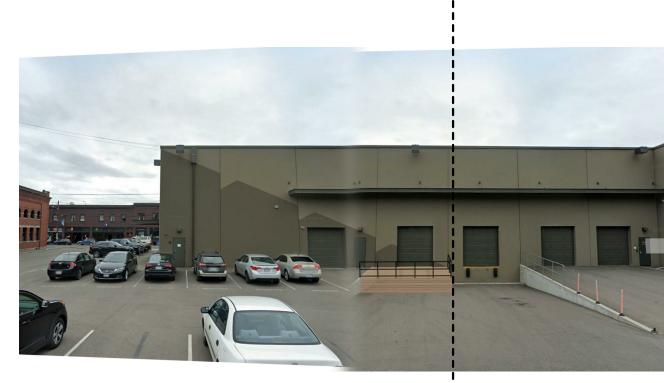
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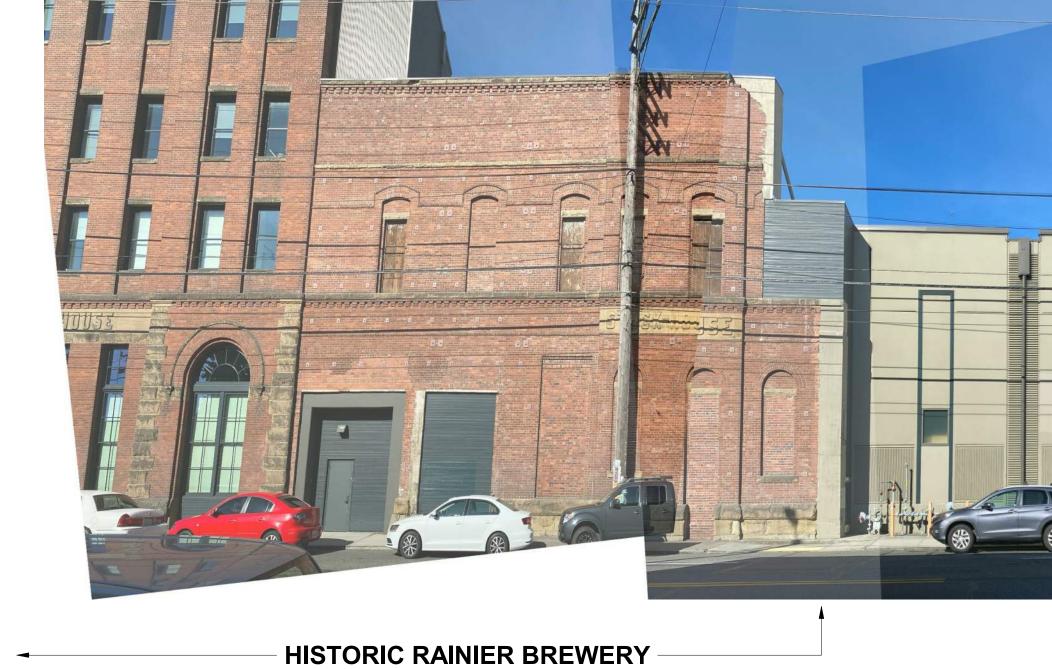
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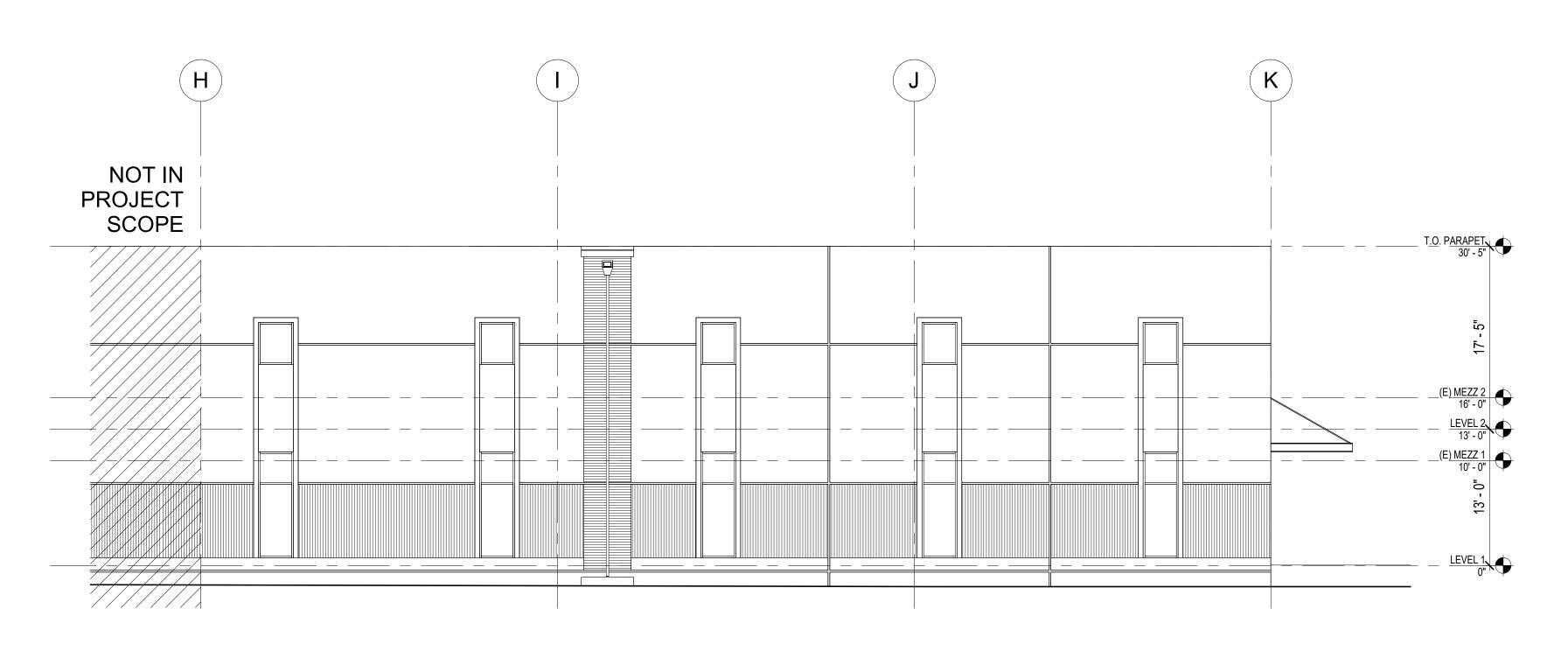
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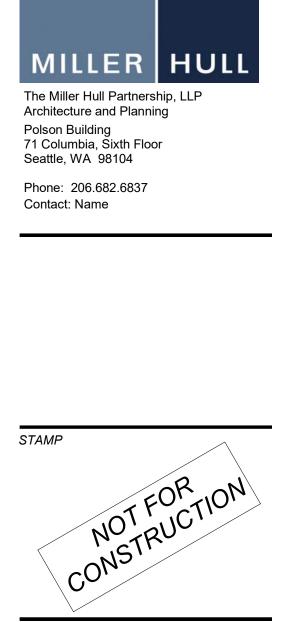




ADJACENT TENANT (FRAN'S)

- JTM T.I. PROJECT SCOPE





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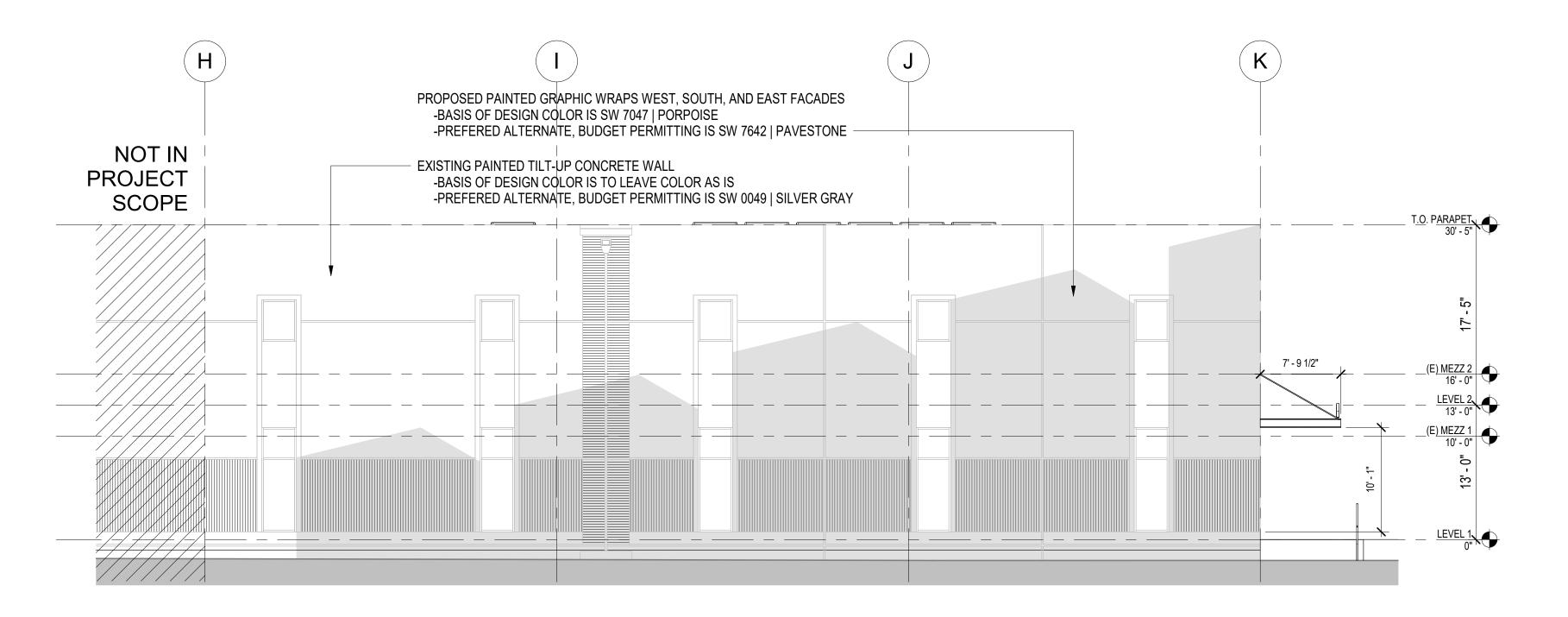
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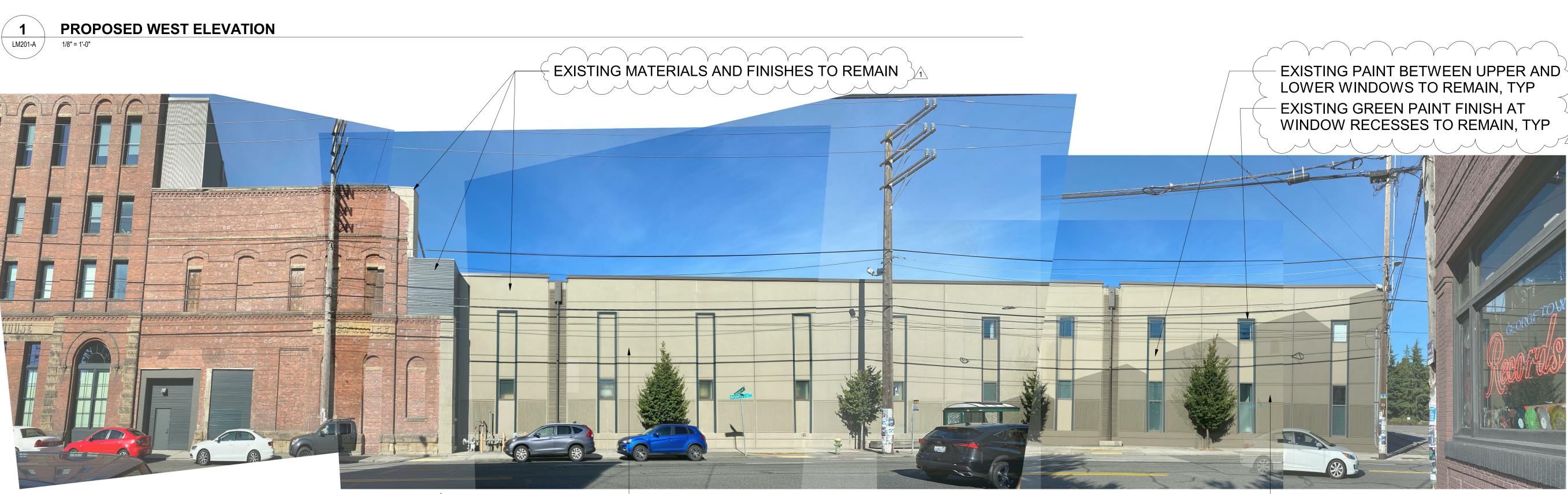


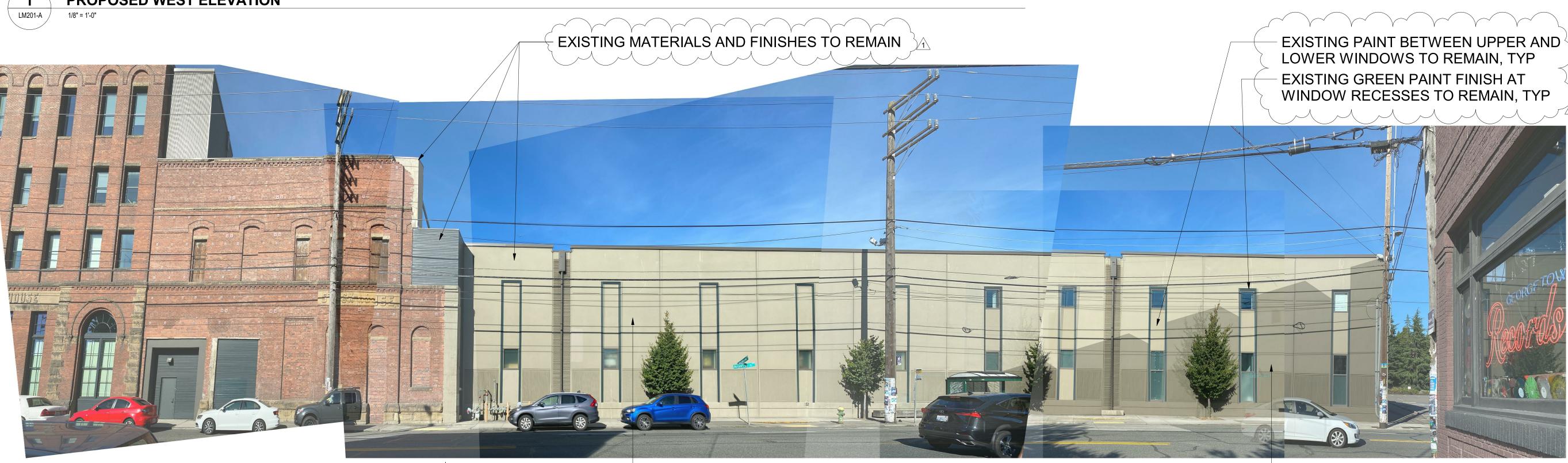
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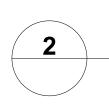








HISTORIC RAINIER BREWERY



PROPOSED WEST ELEVATION - BASIS OF DESIGN - PHOTO MOCK-UP NOT TO SCALE



(BASIS OF DESIGN)

PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -BASIS OF DESIGN COLOR IS SW 7047 | PORPOISE

EXISTING PAINTED TILT-UP CONCRETE WALL -BASIS OF DESIGN COLOR IS TO LEAVE COLOR AS IS

PROPOSED EXTERIOR GRAPHIC PAINT COLOR

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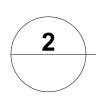
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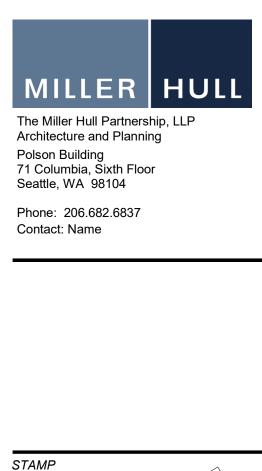


PROPOSED WEST ELEVATION - PREFERRED ALTERNATE - PHOTO MOCK-UP NOT TO SCALE

PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -PREFERED ALTERNATE, BUDGET PERMITTING IS SW 7642 | PAVESTONE

EXISTING PAINTED TILT-UP CONCRETE WALL -PREFERED ALTERNATE, BUDGET PERMITTING IS SW 0049 | SILVER GRAY







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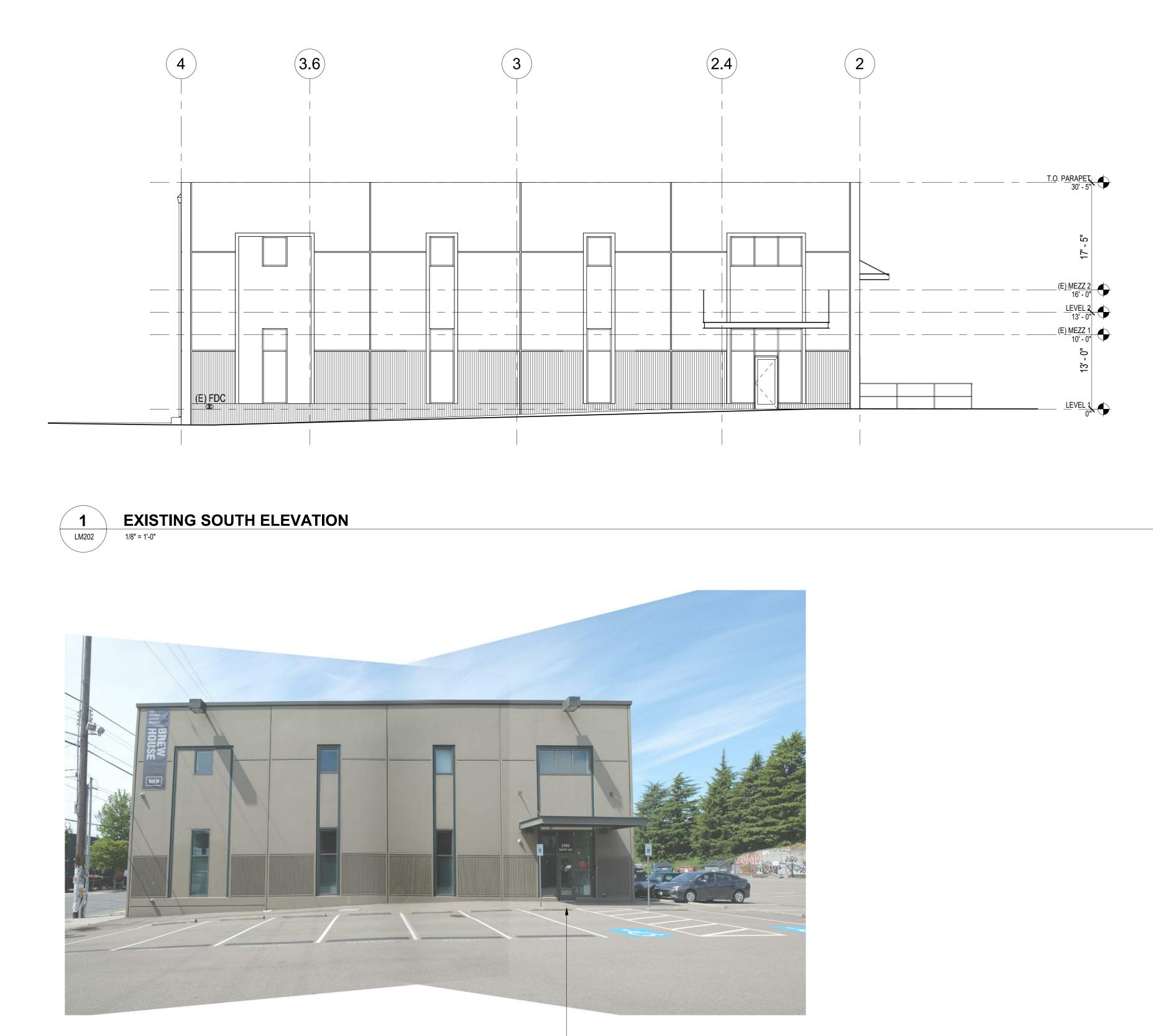
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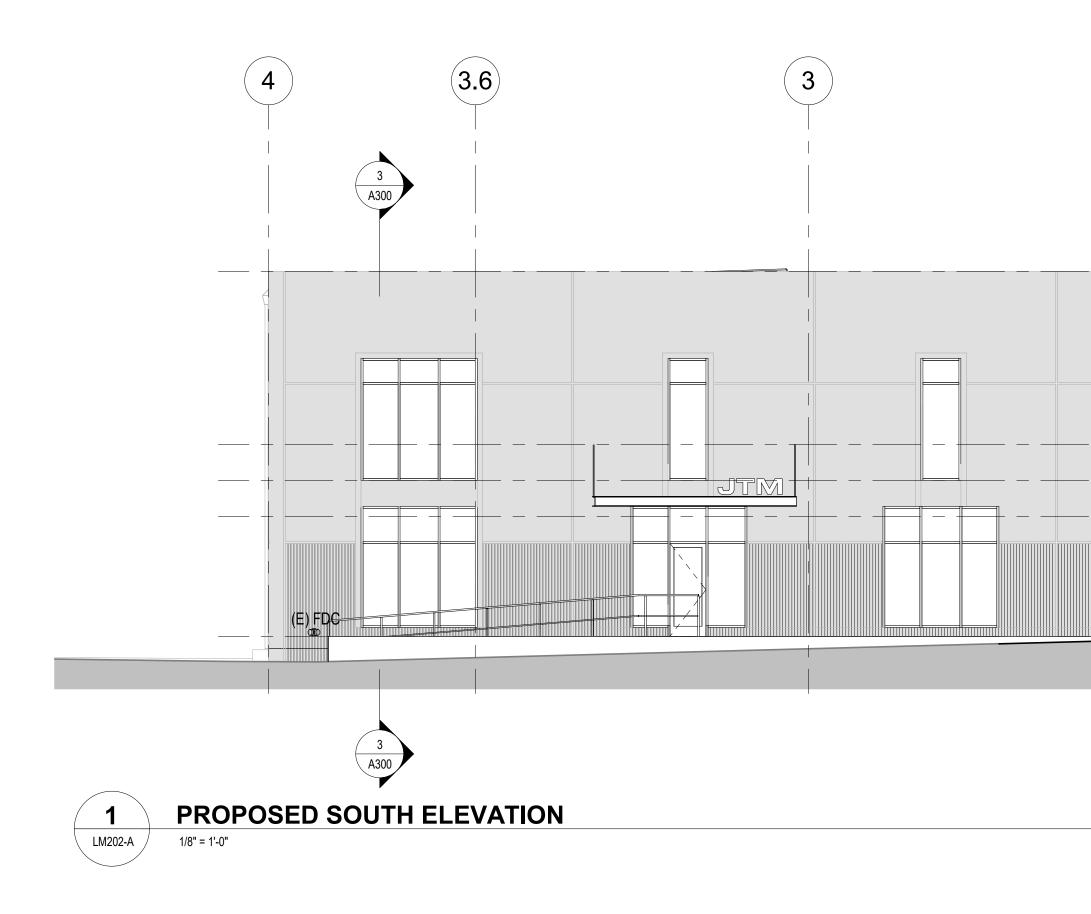
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AW Drawn: MP Checked: M|H Proj No.: A21.0018.00 Issue Date: AUGUST 17, 2021 EXISTING SOUTH ELEVATION

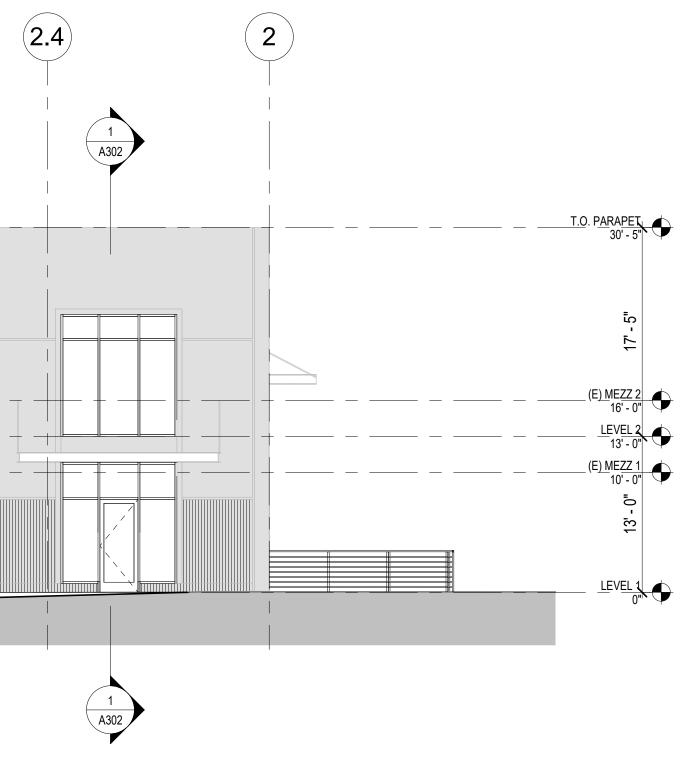
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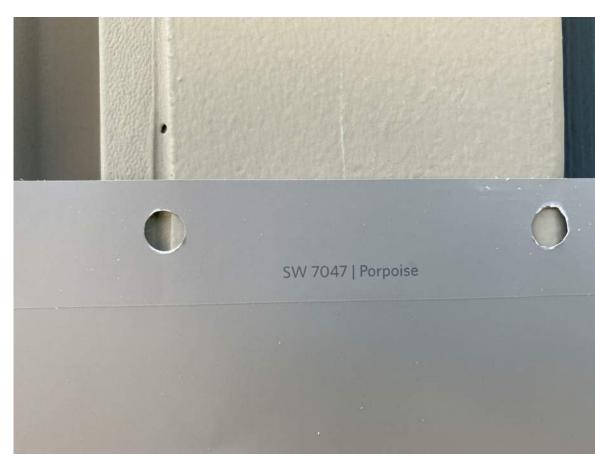




PROPOSED SOUTH ELEVATION - BASIS OF DESIGN - PHOTO MOCK-UP NOT TO SCALE

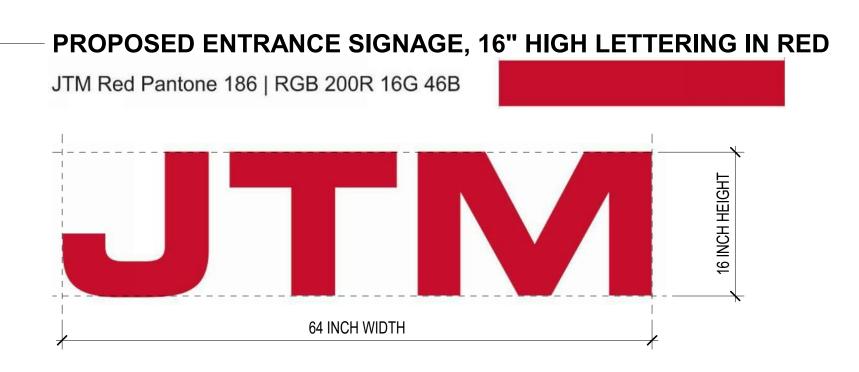
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PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -BASIS OF DESIGN COLOR IS SW 7047 | PORPOISE



EXISTING ENTRANCE WITH CANOPY PROPOSED NEW MAIN ENTRANCE WITH CANOPY TO MATCH EXISTING PROPOSED NEW ADA ACCESSIBLE RAMP WITH RAILING PAINTED TO MATCH STEEL CANOPIES

PROPOSED EXTERIOR GRAPHIC PAINT COLOR

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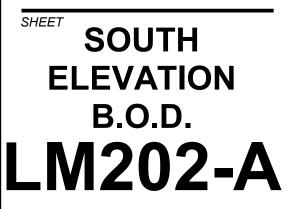
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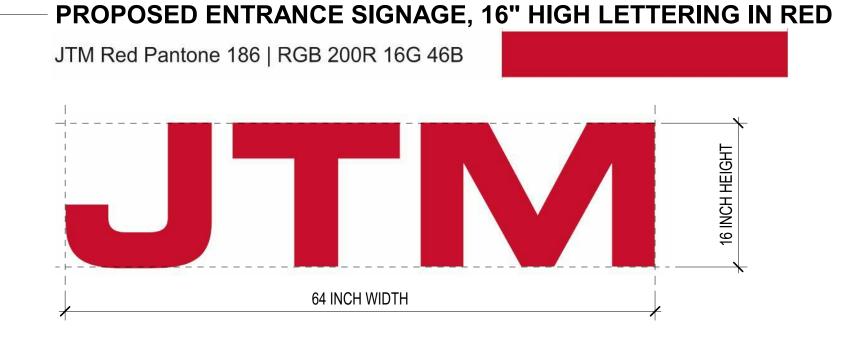




PROPOSED EXTERIOR GRAPHIC PAINT COLORS (PREFERRED ALTERNATE, BUDGET PERMITTING)



EXISTING ENTRANCE WITH CANOPY PROPOSED NEW MAIN ENTRANCE WITH CANOPY TO MATCH EXISTING PROPOSED NEW ADA ACCESSIBLE RAMP WITH RAILING PAINTED TO MATCH STEEL CANOPIES



PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -PREFERED ALTERNATE, BUDGET PERMITTING IS SW 7642 | PAVESTONE

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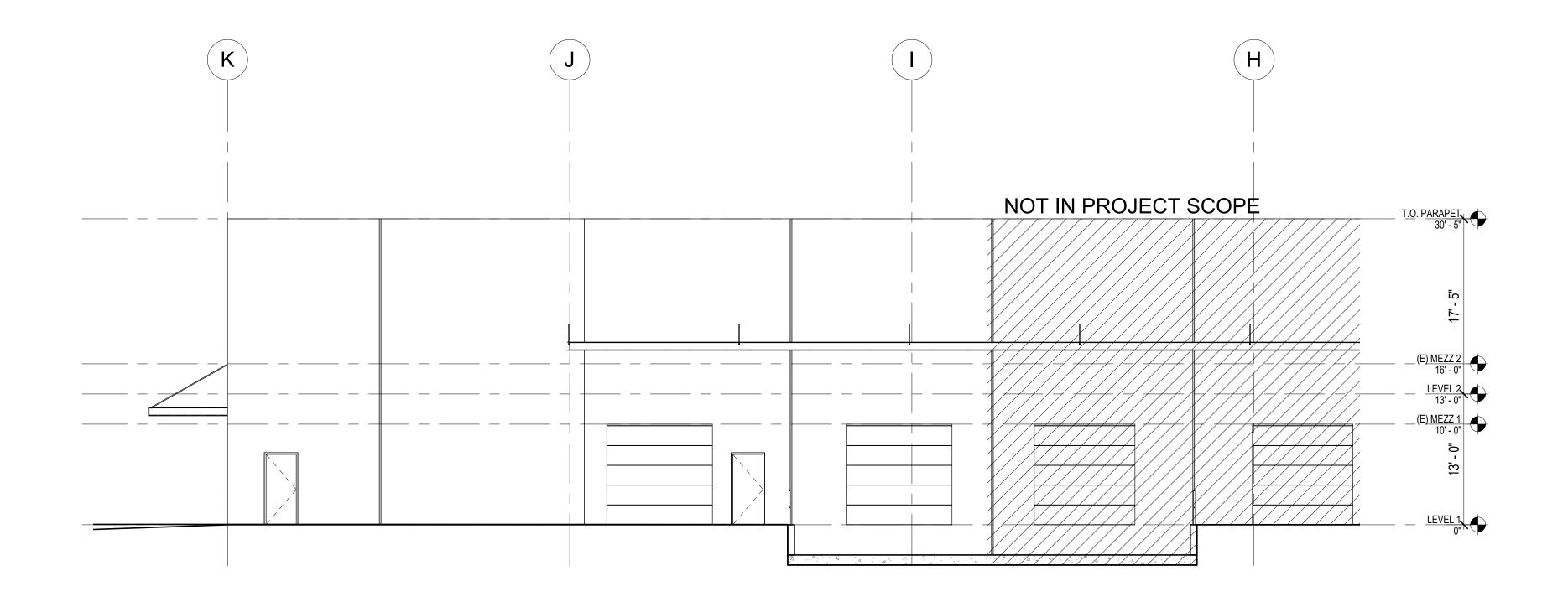
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EXISTING LOADING DOCK

EXISTING STEEL CANOPY



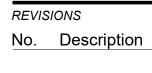
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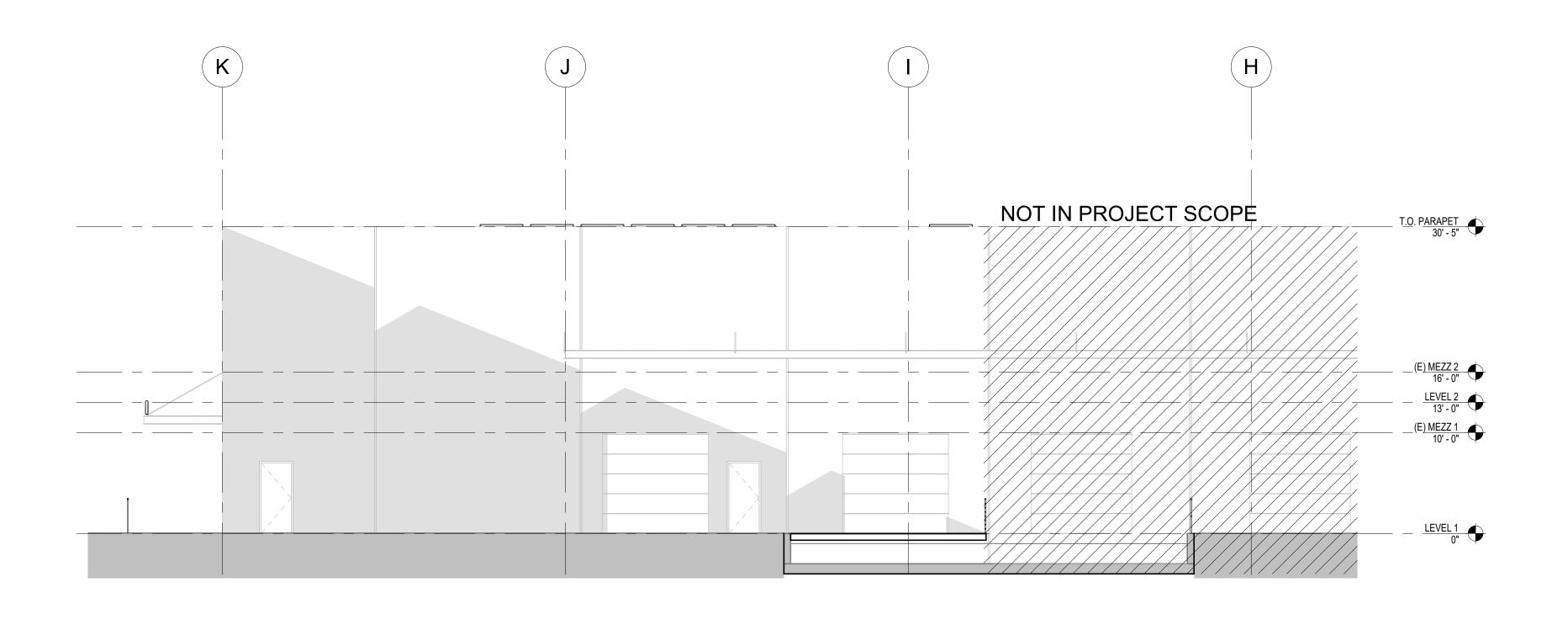


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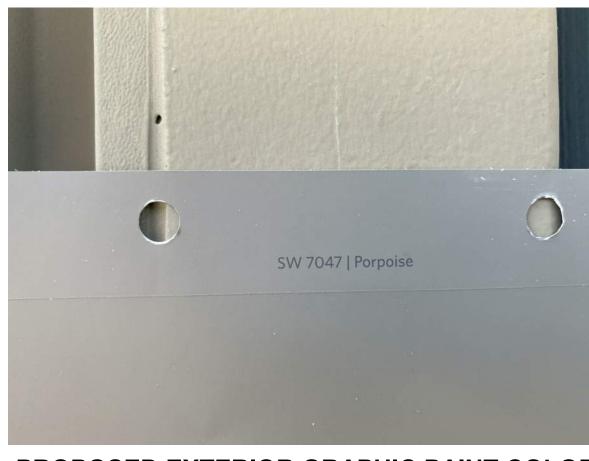
PROPOSED EAST ELEVATION 1/8" = 1'-0"



WOOD PATIO AT EXISTING LOADING DOCK -GUARDRAIL AT PATIO EDGE, PAINTED TO MATCH STEEL CANOPY —



PROPOSED EAST ELEVATION - BASIS OF DESIGN - PHOTO MOCK-UP NOT TO SCALE



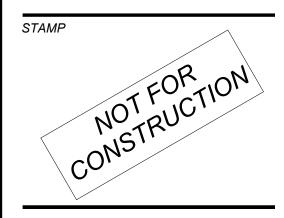
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EXISTING PAINTED TILT-UP CONCRETE WALL -BASIS OF DESIGN COLOR IS TO LEAVE COLOR AS IS

PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -BASIS OF DESIGN COLOR IS SW 7047 | PORPOISE

PROPOSED EXTERIOR GRAPHIC PAINT COLOR

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PROPOSED EXTERIOR GRAPHIC PAINT COLORS (PREFERRED ALTERNATE, BUDGET PERMITTING)



WOOD PATIO AT EXISTING LOADING DOCK -GUARDRAIL AT PATIO EDGE, PAINTED TO MATCH STEEL CANOPY —



PROPOSED WEST ELEVATION - PREFERRED ALTERNATE - PHOTO MOCK-UP NOT TO SCALE

EXISTING PAINTED TILT-UP CONCRETE WALL -PREFERED ALTERNATE, BUDGET PERMITTING IS SW 0049 | SILVER GRAY

PROPOSED PAINTED GRAPHIC WRAPS WEST, SOUTH, AND EAST FACADES -PREFERED ALTERNATE, BUDGET PERMITTING IS SW 7642 | PAVESTONE

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NO CHANGES ARE PROPOSED NORTH OF THE WHITE DASHED LINE SHOWN AT INSIDE CORNER IN THIS VIEW

- NO CHANGES ARE PROPOSED TO EXISTING METAL TRIM SUCH AS PARAPET COPINGS, SCUPPERS, OR DOWNSPOUTS

BASIS OF DESIGN OPTION:

NO CHANGE TO EXISTING BEIGE PAINTED TILT-UP CONCRETE WALLS, EXCEPT AT PAINTED GRAPHIC (REFER SHEET LM211 - COMPILED ELEVATIONS)

PREFERRED ALTERNATE OPTION:

EXISTING BEIGE PAINTED TILT-UP CONCRETE WALLS ARE PAINTED TO MATCH SW 0049 | SILVER GRAY

BASIS OF DESIGN OPTION:

NO CHANGE TO EXISTING GREEN PAINTED RECESSED WINDOW TRIM

PREFERRED ALTERNATE OPTION:

EXISTING GREEN PAINTED RECESSED WINDOW TRIM IS PAINTED TO MATCH SW 0049 | SILVER GRAY TO MATCH THE REST OF THE CONCRETE WALLS <section-header><section-header><text><text><text><text><text>

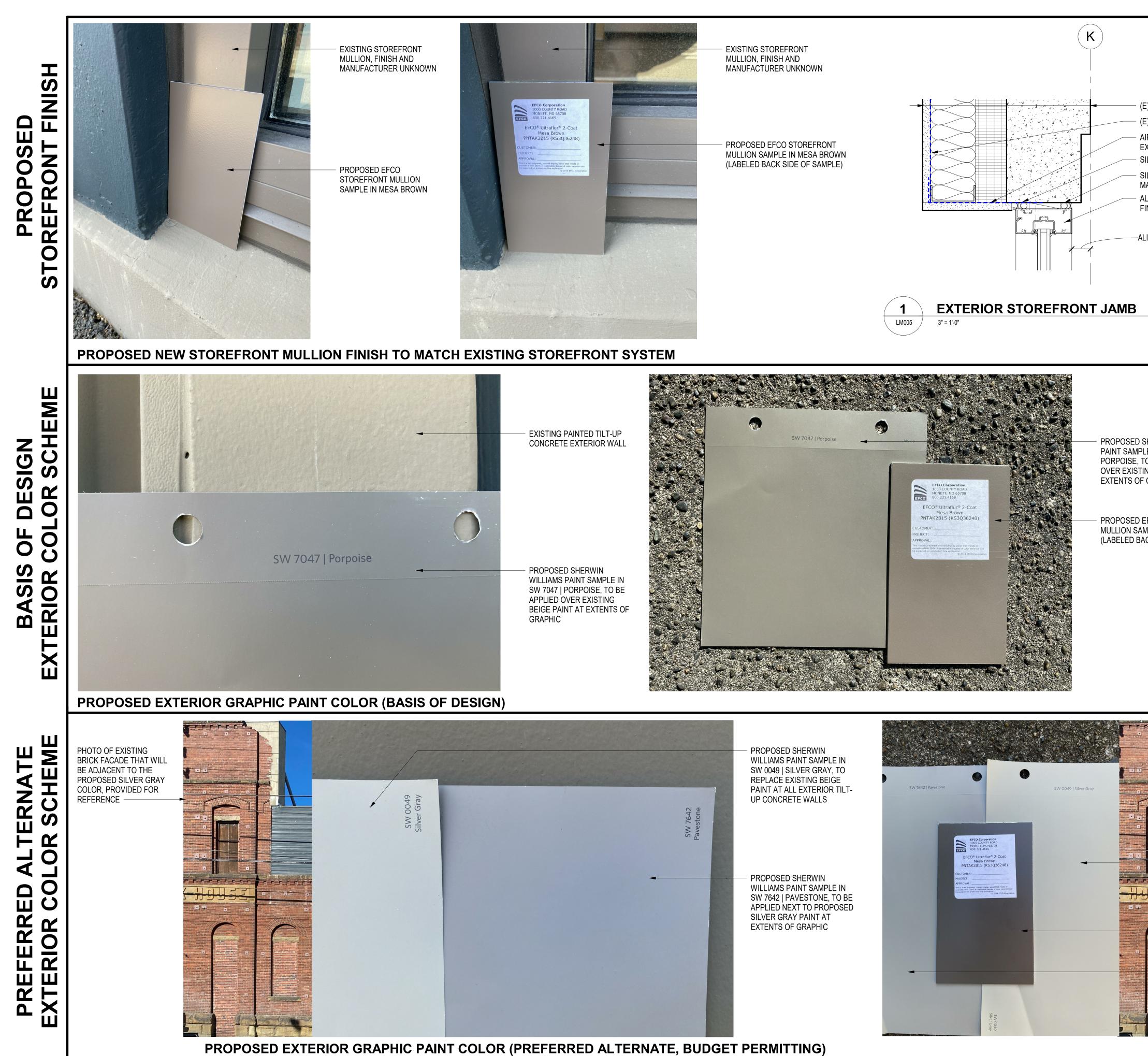
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LANDMARKS REVIEW

AUGUST 17, 2021

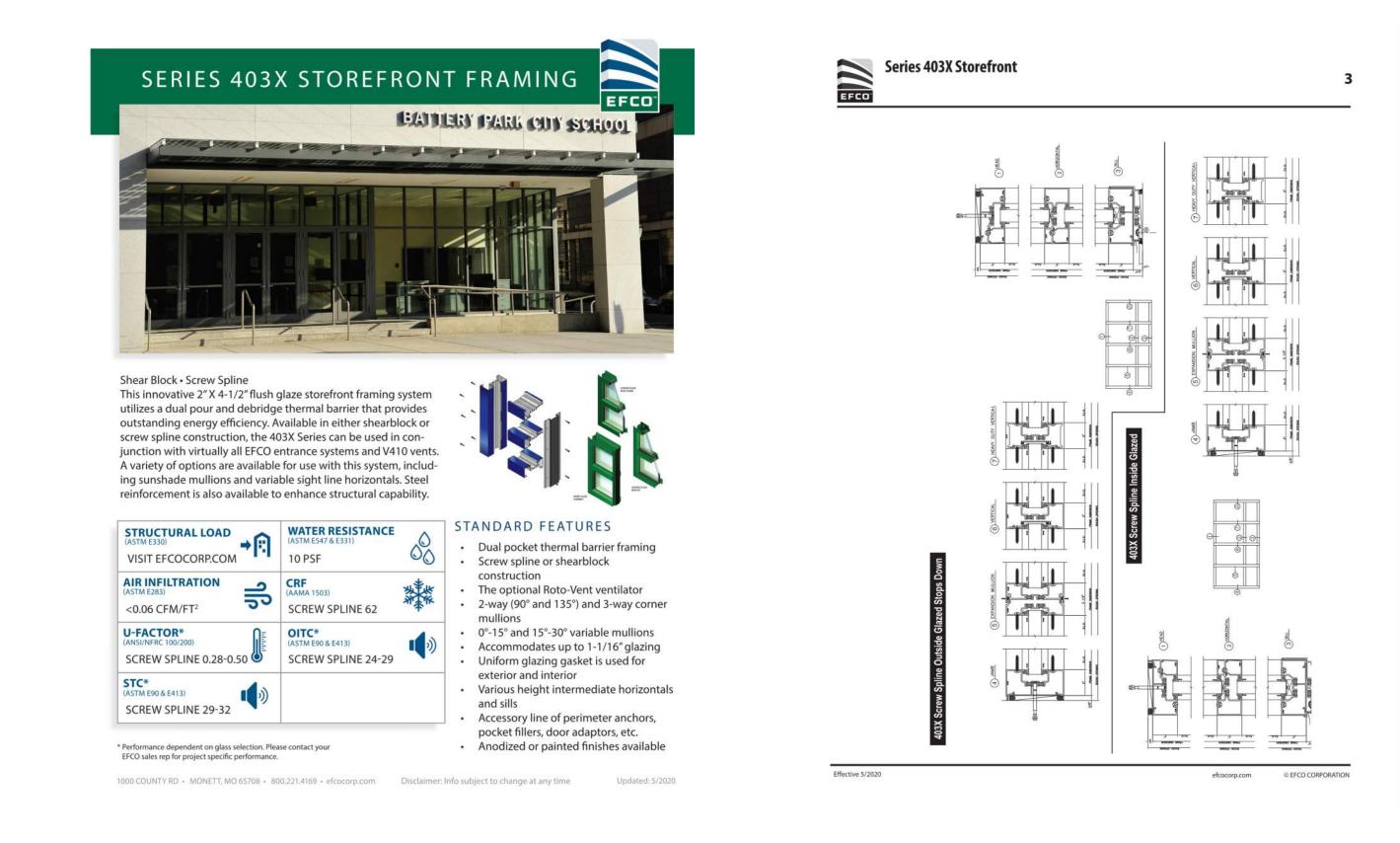
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E) TILT UP CONCRETE WALL ASS E) AIR BARRIER MEMBRANE IR BARRIER MEMBRANE, TIE INT EXISTING AIR BARRIER MEMBRAN SILICON PRIMARY SEAL SILICON SECONDARY SEAL, FINIS MATCH EXISTING ILUMINUM STOREFRONT, PROFIL INISH TO MATCH EXISTING	TO NE SH TO	<section-header><section-header><section-header><section-header><text><text><text></text></text></text></section-header></section-header></section-header></section-header>
LIGN TO EXISTING STOREFRONT		STAMP NOT FORTION CONSTRUCTION
SHERWIN WILLIAMS LE IN SW 7047 TO BE APPLIED ING BEIGE PAINT AT T GRAPHIC EFCO STOREFRONT MPLE IN MESA BROWN ACK SIDE OF SAMPLE)		
		JTM OFFICE J.I. 5900 AIRPORT WAY S SUBMITTAL
	 PHOTO OF EXISTING BRICK FACADE THAT WILL BE ADJACENT TO THE PROPOSED SILVER GRAY COLOR, PROVIDED FOR REFERENCE PROPOSED SHERWIN WILLIAMS PAINT SAMPLE IN SW 0049 SILVER GRAY, TO REPLACE EXISTING BEIGE PAINT AT ALL EXTERIOR TILT- UP CONCRETE WALLS PROPOSED EFCO STOREFRONT MULLION SAMPLE IN MESA BROWN (LABELED BACK SIDE OF SAMPLE) PROPOSED SHERWIN WILLIAMS PAINT SAMPLE IN SW 7642 PAVESTONE, TO BE 	LANDMARKS AUGUST 17, 2021 REVISIONS No. Description 1 DoN 8.30.2021 Drawn: AW Checked: MP MH Proj No.: A21.0018.00 SHEET EXTERIOR

PROPOSED EXTERIOR STOREFRONT SYSTEM, BASIS OF DESIGN

REFER SOUTH ELEVATION FOR LOCATION OF NEW STOREFRONT REFER LM005 FOR PROPOSED MULLION FINISH (TO MATCH EXISTING)



PROPOSED INSULATED GLASS UNIT, BASIS OF DESIGN

REFER SOUTH ELEVATION FOR LOCATION OF NEW GLAZING



architects and building owners to realize their sustainability

Energy Use & Operating Cost Reduction: High-performance

tools.vitroglazings.com for glass comparison and configuration

objectives.

tools for analyzing glass products.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the Cradle to Cradle Certified™ program, and the first in North America to publish third-party verified EPDs for its Flat Glass and Processed Glass products. glasses by Vitro are engineered to facilitate downsized mechanical

equipment costs, leading to reduced long-term energy costs. Visit For additional credit opportunities and supporting documentation, visit vitroglazings.com/LEED

Possible Points	LEED Credit	Solarban [®] 70 Feature	Path/Option Satisfied
18	Energy & Atmosphere (EA)	Excellent SHGC, U-value and Tvis	Whole Building Energy Simulation (Option 1) or Prescriptive
	Optimize Energy Performance	performance	Compliance: ASHRAE Advanced Energy Design Guide (Option 2)
5	Innovation (IN)	Exceeds minimum performance	Innovation (Option 1), Pilot (Option 2) and Exemplary
	Innovation in Design	mandated by local energy codes	Performance (Option 3)
3	Indoor Environmental Equality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)

Vitro Architectural Glass Solarban® 70 glass

Glass Type Outdoor Lite: Indoor Lite: Coating if Any + Coating if Any (Surface) Glass (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr°ft ^{20*} F) NFRC U-Value		Solar Heat	Light to Solar
		Exterior %	Interior %	Winter Nighttime	Winter Argon	Gain Coefficient (SHGC)	Gain (LSG)
arban® 70 Solar Control Low-E Glass							
Solarban® 70 (2) + Clear	64	12	-13	0.28	0.24		2.37
Solarban® 70 (2) Solexid® + Clear	58	10	13	(0:28)	0.24	0.27	2:15
Solarban® 70 (2) Atlantica® + Clear	51	9	\$2	0.28	0.24	0.24	2.13
Solarban® 70 (2) Azuria® + Clear	52	.9	12	0.28	0.24	0.25	2,08
Solarban® 70 (2) Solarblue® + Clear	42	8	12	0.28	0.24	0.23	1.83
Solarban® 70 (2) Pacifica® + Clisar	32	6	12	0.28	0.24	0.19	1.68
Solarban® 70 (2) Solarbronze® + Clear	40	7	12	0.28	0.24	0.21	1.90
Solarban® 70 (2) Optigray® + Clear	47	8	12	0.28	0.24	0.24	1.96
Solarban® 70 (2) Solargray® + Clear	34	ő	12	0.28	0.24	0.20	1.70
Solexia® + Solarban® 70 (3) Clear	56	11	12	0.28	0.24	0.32	1.75
Atlantica® + Solarban® 70 (3) Clear	49	10	-11	(0:28)	0.24	0.28	1.75
Azuria* + Solarban* 70 (3) Clear	49	9	11	0.28	0.24	0.29	1.69
Solorblue® + Solorban® 70 (3) Clear	40	8	-11	(0:28)	0.24	0.27	1,481
Pocifica® + Solarbarth 70 (3) Clear	31	ó	10	0.28	0.24	0.22	1.41
Solarbronze* + Solarban* 70 (3) Clear	38	8	.11	0.28	0.24	0.26	1,46
Optignay" + Solarban" 70 (3) Clear	45	9	11	0.28	0.24	0.29	1.55
Solargray® + Solarban® 70 (3) Clear	32	7	11	0.28	0.24	0.24	1.33
Graylite® II + Solarban® 70 (3) Clear	6	4	10	0.28	0.24	0.11	0.55
tacool* and Solarcool* with Solarban* 70 Sc	lar Control Low-E (3)*						
Vistacool® (2) Azuria® + Solarban® 70 (3)	38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) Pacifica® + Solarban® 70 (3)	.24	11	22	0.28	0.24	0.19	1.26
Solarcool* (2) Solevia* + Solarban* 70 (3)	22	24	27	0.28	0.24	0.17	1.29
Solarcool* (2) Azuria* + Solarban* 70 (3)	19	19	27	0.28	0.24	0.15	1.27
Solarcool®(2) Solartilue® + Solarban® 70 (3)	16	14	27	0.28	0.24	0.15	1.07
Solarcool*(2) Pacifica* + Solarban* 70 (3)	12	10	27	0.28	0.24	0.13	0.92
Solarcool*(2) Solarbronze* + Solarban* 70 (3)	45	14	27	0.28	0.24	0.15	1.00
Solarcool*(2) Solargray# + Solarbart# 70 (3)	13	11	27	0.28	0.24	0.14	0.93

mance data calculated using LBNL Window 7.3 software and represents center of glass performance (nce values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

Fabrication and Availability

Solarban® 70 glass is available exclusively through the Vitro Certified[™] Network, Vitro Certified[™] Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban" 70 glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

For more information about Solarban® low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call 1-855-VTRO-GLS (887-6457). ©2019 Vitro Architectural Glass. All rights reserved. Atlantica®, A

PROPOSED ENTRANCE DOORS, BASIS OF DESIGN

REFER SOUTH ELEVATION FOR LOCATION OF NEW ENTRANCE DOORS



PROPOSED SKYLIGHTS, BASIS OF DESIGN

REFER ROOF PLAN FOR LOCATION OF NEW SKYLIGHTS



Product Data Sheet

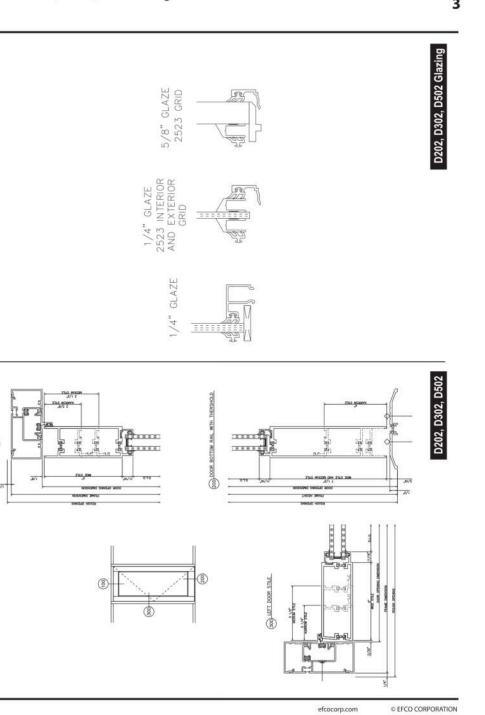
information on the methodologies used to calculate the aesthetic and

Additional Resources

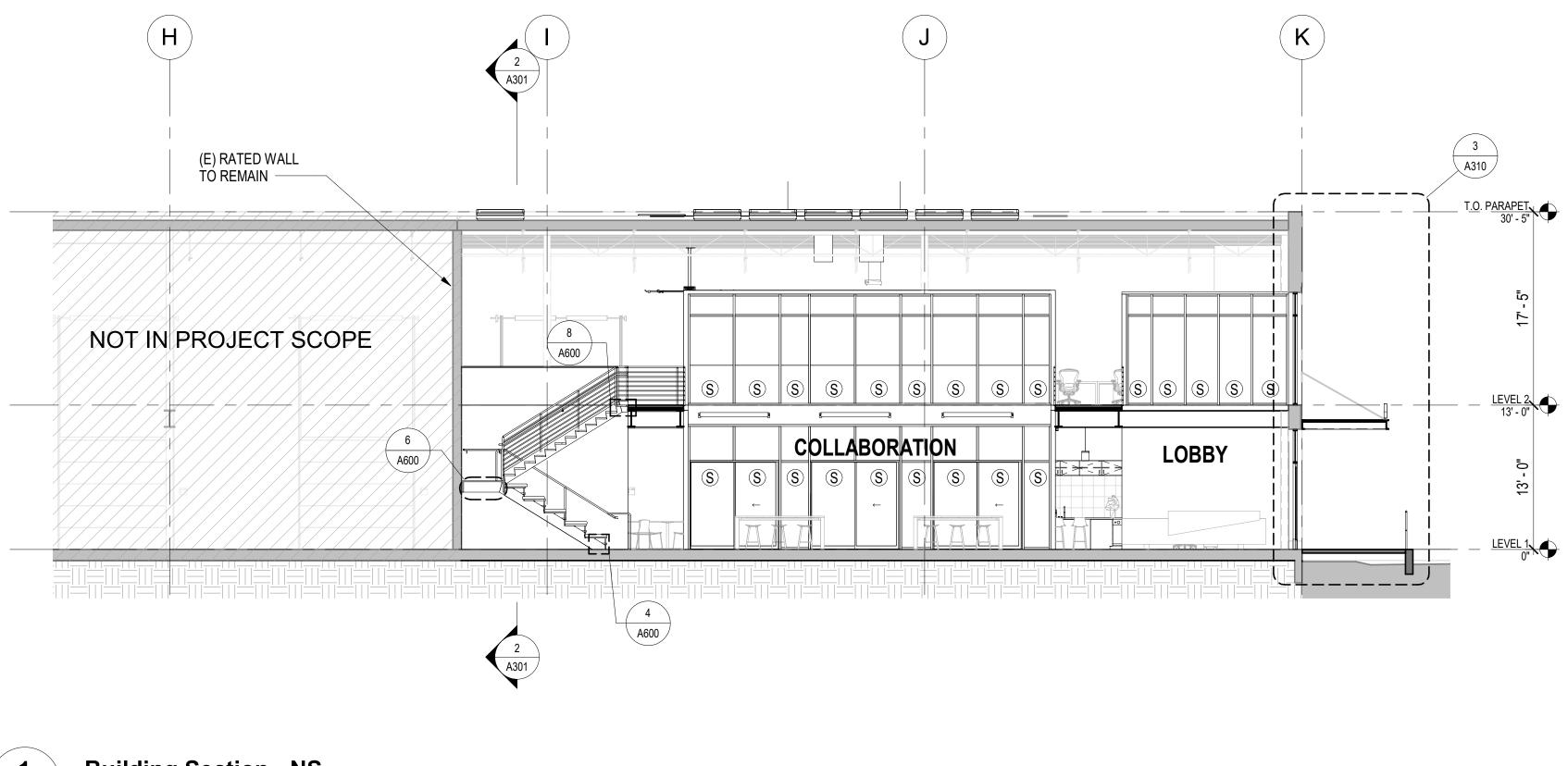
To obtain samples of any Vitro Glass product, call 1-855-VTRO-GLS (877-6457) or visit samples.vitroglazings.com. For videos, design insights and technical education, visit the Vitro Glass Education Center at glassed.vitroglazings.com. For glass comparison and configuration tools, visit tools.vitroglazings.com.



Series D202, D302, D502 Swing Entrance Doors

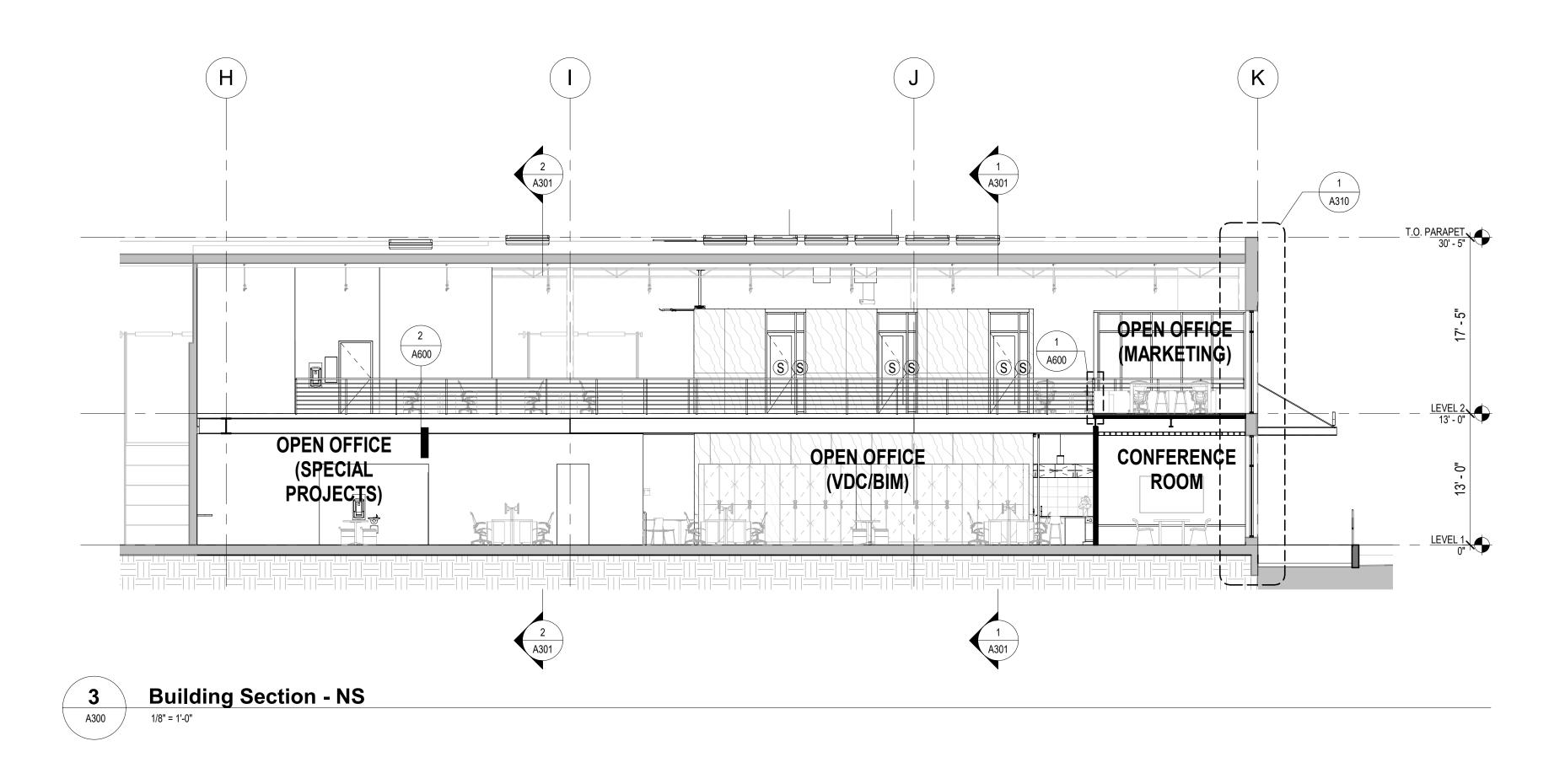


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Seattle, WA 98104 Phone: 206.682.6837 Contact: Name
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Building Section - NS



KEYNOTES

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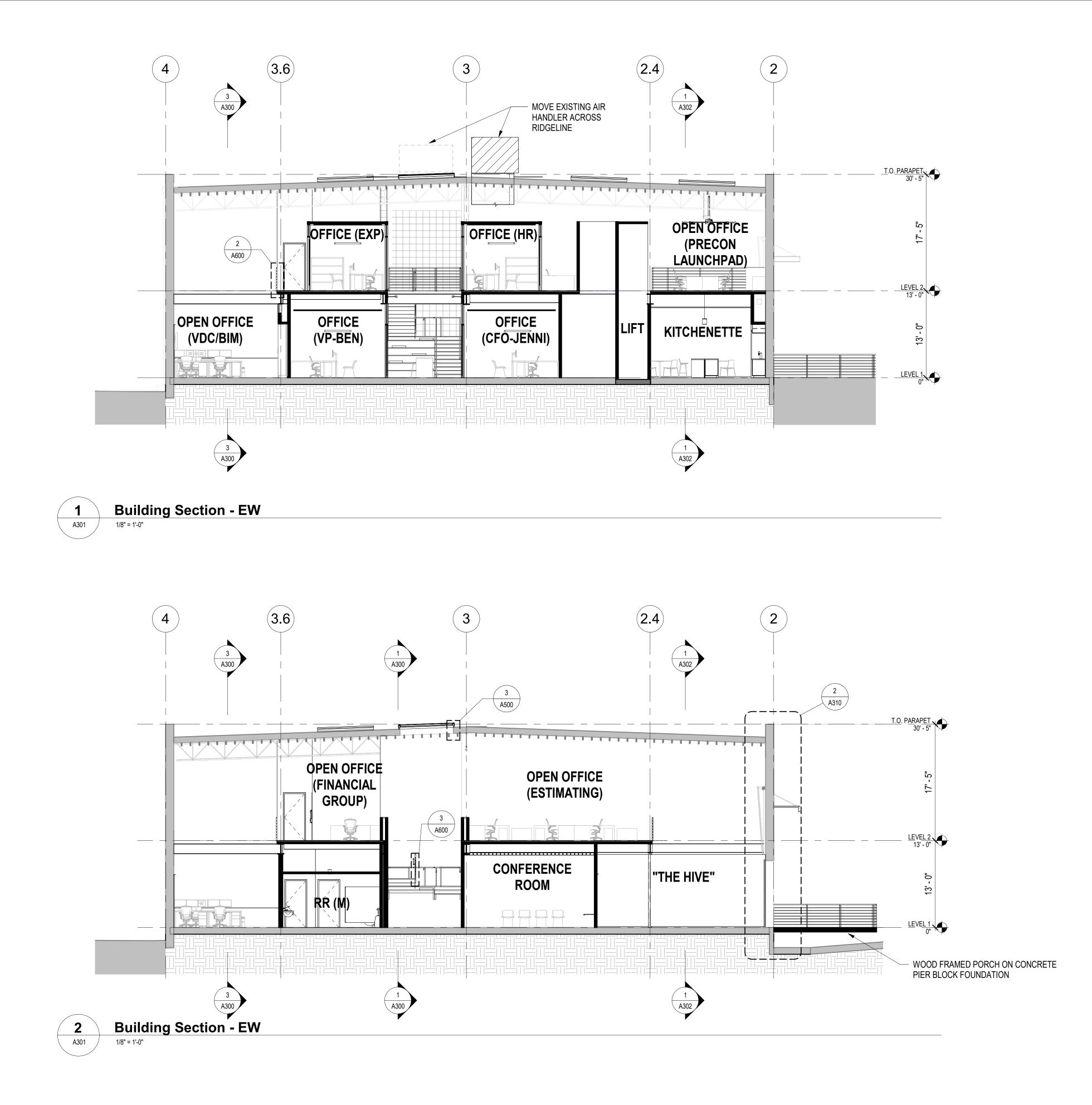
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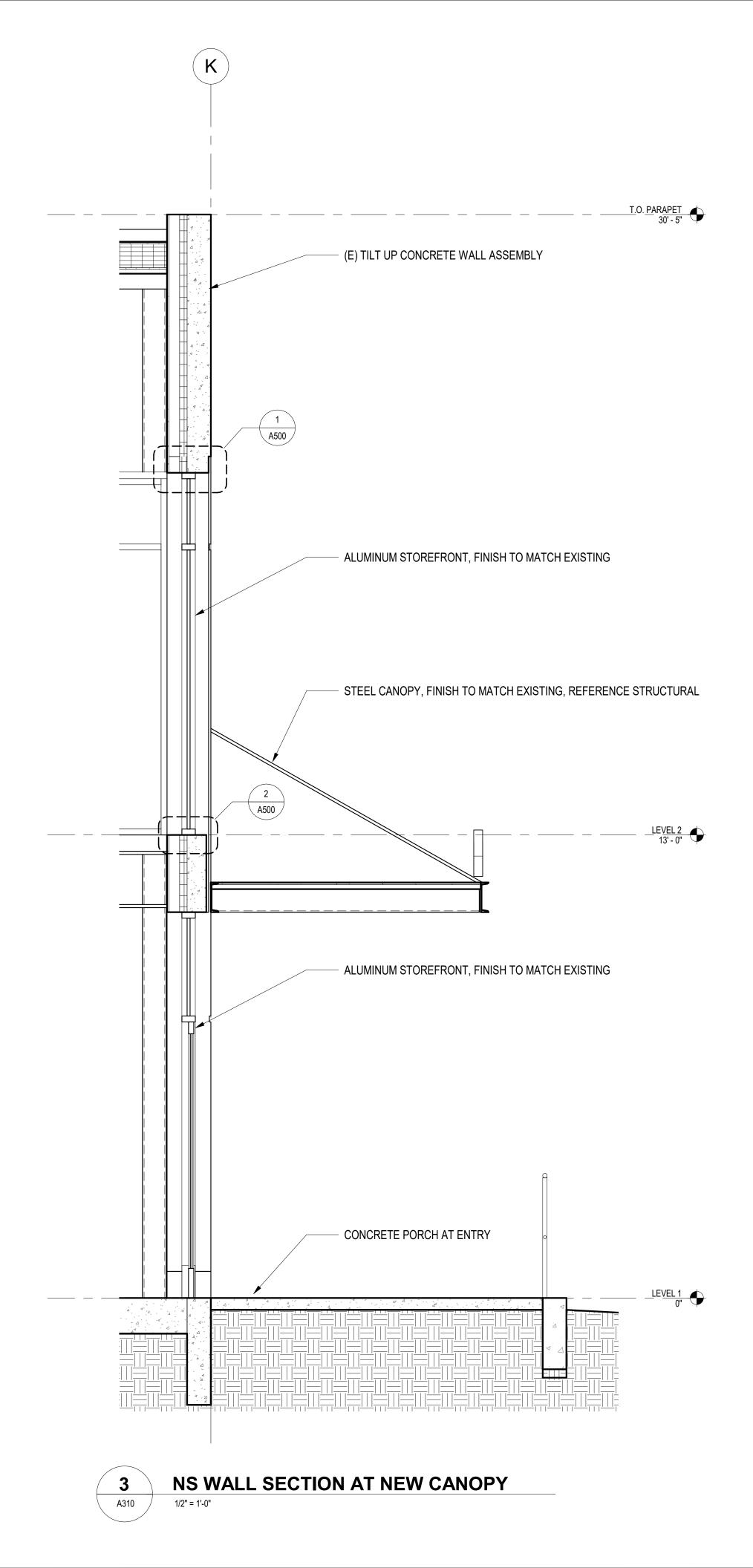
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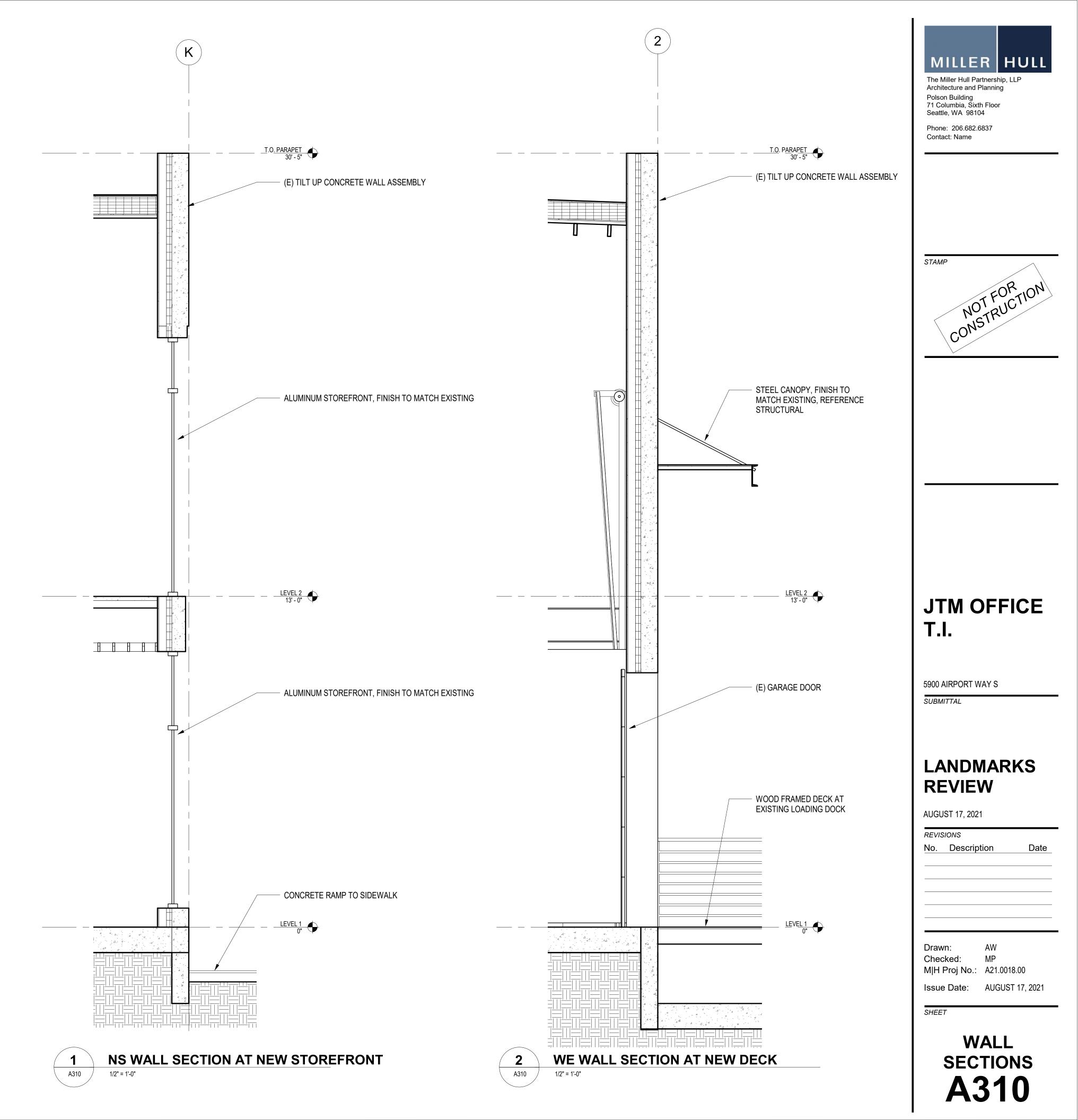
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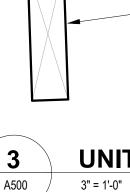
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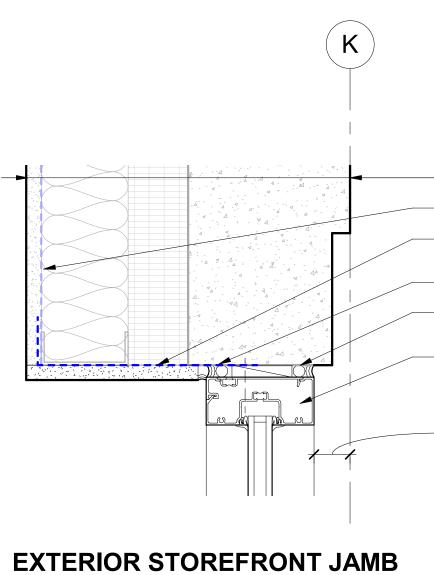


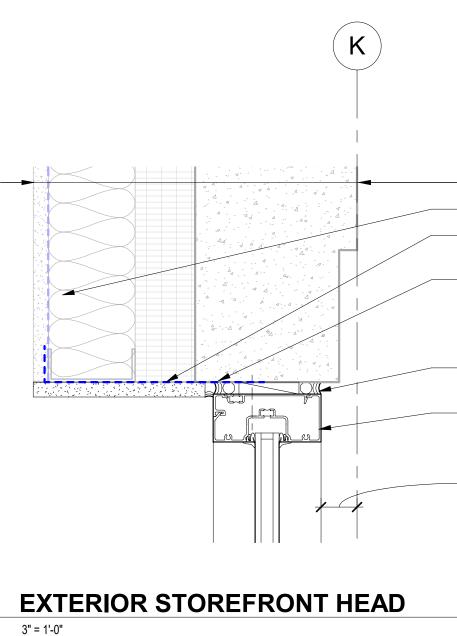


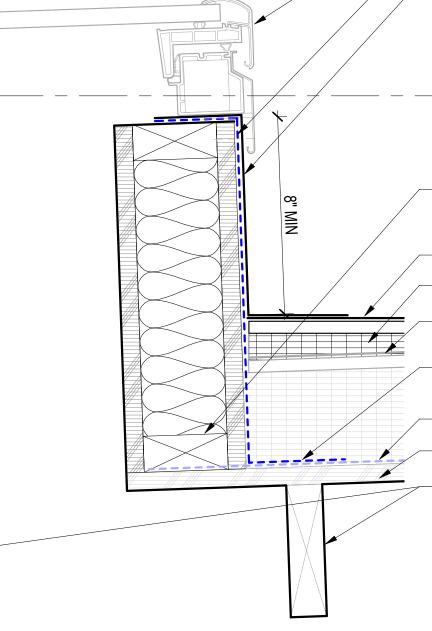




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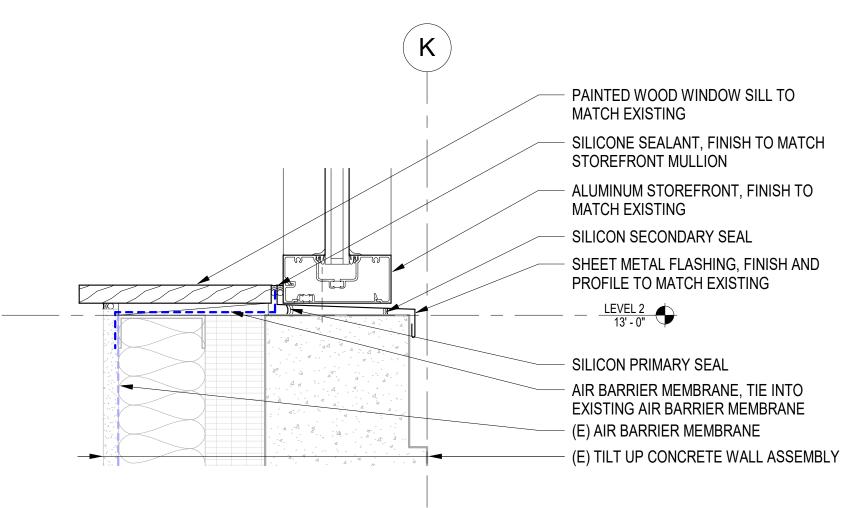
- UNIT SKYLIGHT FRAME

- ROOF MEMBRANE FLASHING

- FRAMED ROOF CURB WITH PLYWOOD SHEATHING, FILL CAVITY WITH BATT INSULATION

- ROOF AIR BARRIER WRAPS UP SKYLIGHT CURB

- ROOF MEMBRANE, TO MATCH EXISTING
- CRICKET ROOF AT SKYLIGHTS AS NEEDED
- (E) ROOFING MEMBRANE AND INSULATION BUILDUP
- TIE IN NEW AIR BARRIER MEMBRANE TO EXISTING AIR BARRIER MEMBRANE
- (E) AIR BARRIER MEMBRANE
- (E) PLYWOOD SHEATHING
- (E) 2X6 WOOD JOIST, WHERE BELOW SKYLIGHT OPENING, JOISTS TO REMAIN





1

A500

4 A500

3" = 1'-0"

EXTERIOR STOREFRONT SILL 3" = 1'-0"

UNIT SKYLIGHT

- (E) TILT UP CONCRETE WALL ASSEMBLY - (E) AIR BARRIER MEMBRANE AIR BARRIER MEMBRANE, TIE INTO EXISTING AIR BARRIER MEMBRANE - SILICON PRIMARY SEAL - SILICON SECONDARY SEAL, FINISH TO MATCH EXISTING

ALUMINUM STOREFRONT, FINISH TO MATCH EXISTING

ALIGN TO EXISTING STOREFRONT

- (E) TILT UP CONCRETE WALL ASSEMBLY (E) AIR BARRIER MEMBRANE - AIR BARRIER MEMBRANE, TIE INTO EXISTING AIR BARRIER MEMBRANE SILICON PRIMARY SEAL

SILICON SECONDARY SEAL, FINISH TO MATCH EXISTING ALUMINUM STOREFRONT, FINISH TO MATCH EXISTING

-ALIGN TO EXISTING STOREFRONT

LEVEL 2 13' - 0"

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