

JTM TENANT IMPROVEMENT GEORGETOWN

Seattle Department of Neighborhoods Review
Revised Submittal: 10.11.2021



SITE



CORSON AVENUE SOUTH

S. DORIS ST.

S. NEBRASKA ST.

S. VALE ST.

12TH AVE. S.

S. HARNEY ST.

I-5 ON-RAMP (ELEVATED)

RAILROAD TRACKS

I-5



Google

SITE

BOTTLING PLANT



5624-5790 AIRPORT WAY S.
80,613 RSF

MALT HOUSE



5840-5890 AIRPORT WAY S.
52,162 RSF

BREW HOUSE

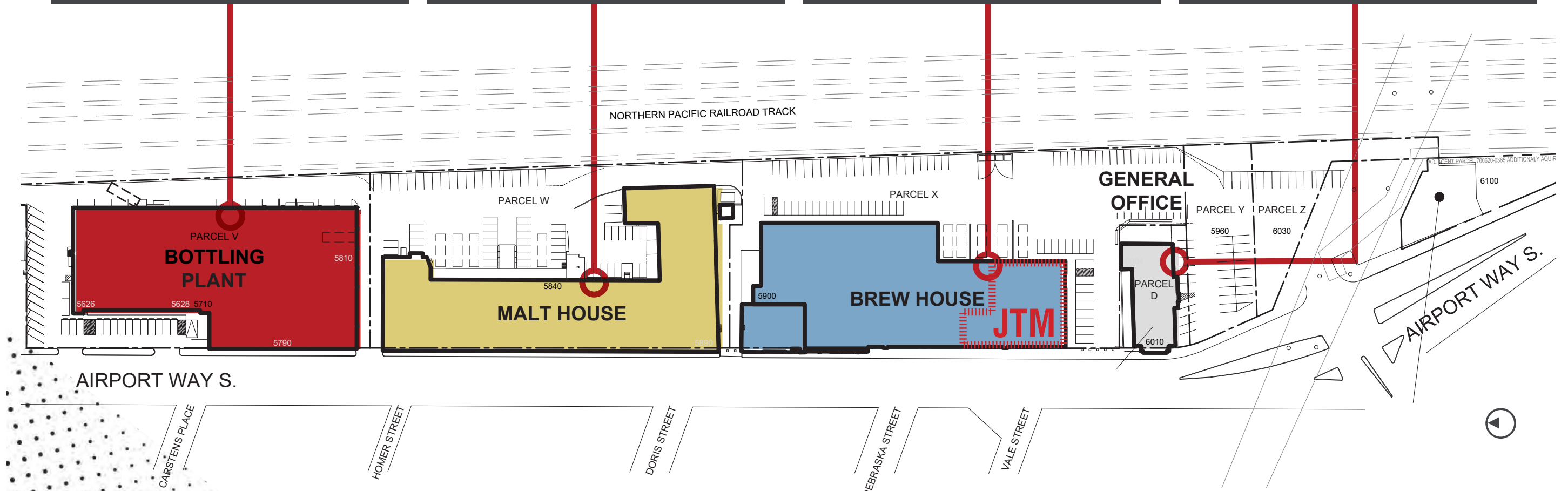


5900 AIRPORT WAY S.
46,878 RSF

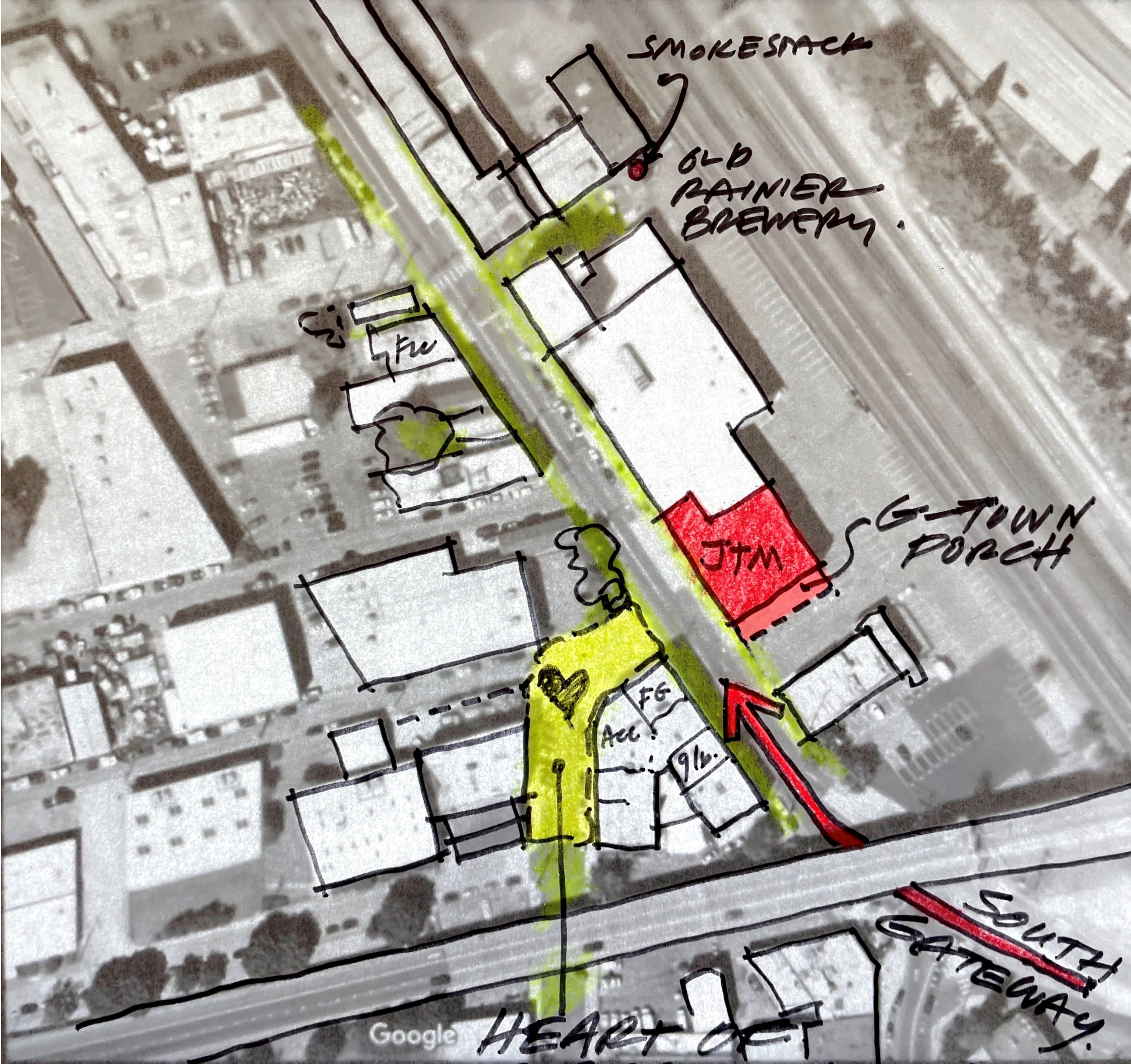
GENERAL OFFICE



6010 AIRPORT WAY S.
7.813 RSF



NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT



Original Rainier Brewery - Malt House



Original Rainier Brewery - smokestack



Original Rainier Brewery - Brew House



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

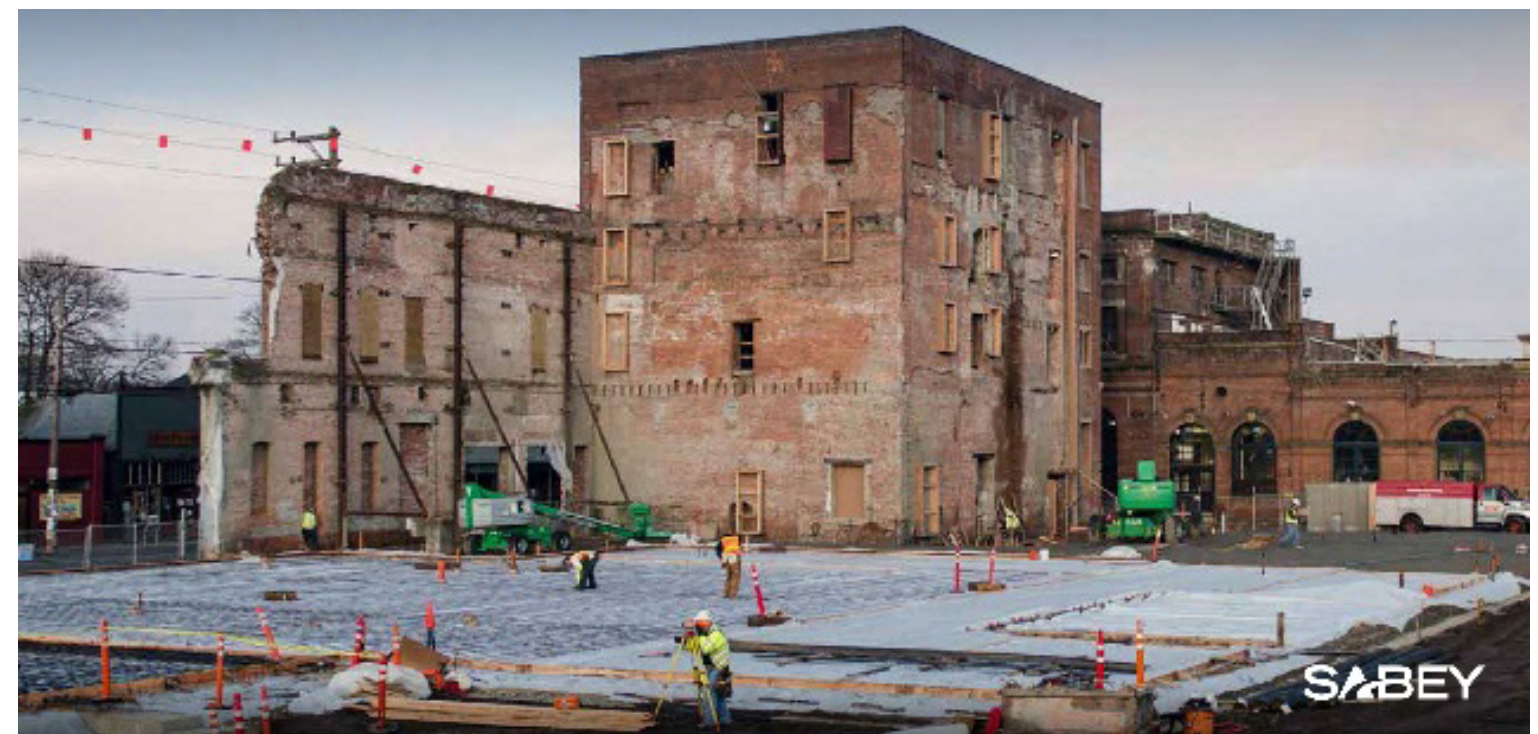


Original Rainier Brewery - General Office

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
- 1914 Bottling 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)

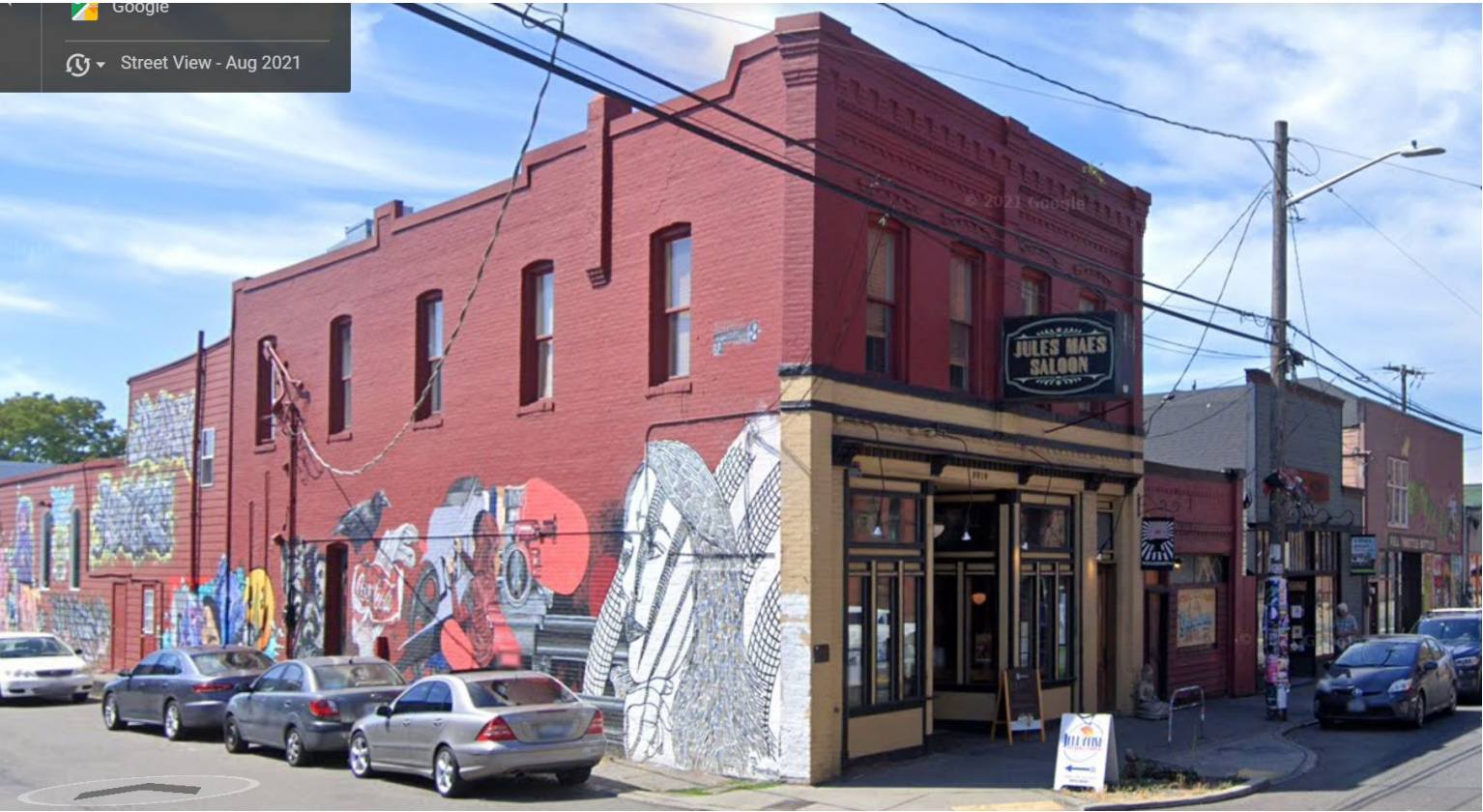






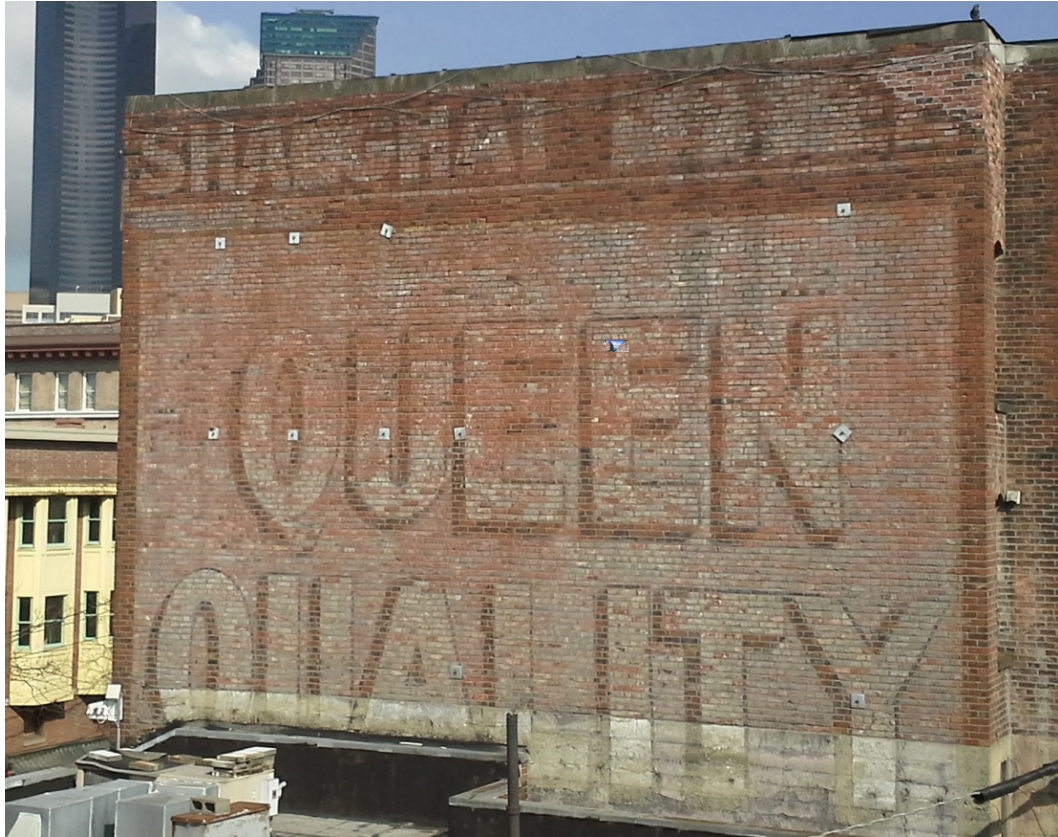
EXTERIOR PAINTED GRAPHICS

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.

JTM OFFICE T.I.

LANDMARKS REVIEW

SUBMITTED: **AUGUST 17, 2021**

REVISED: 8.30.2021
REVISED: 10.11.2021

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



STAMP

NOT FOR
CONSTRUCTION

JTM OFFICE
T.I.

5900 AIRPORT WAY S

SUBMITTAL

LANDMARKS
REVIEW

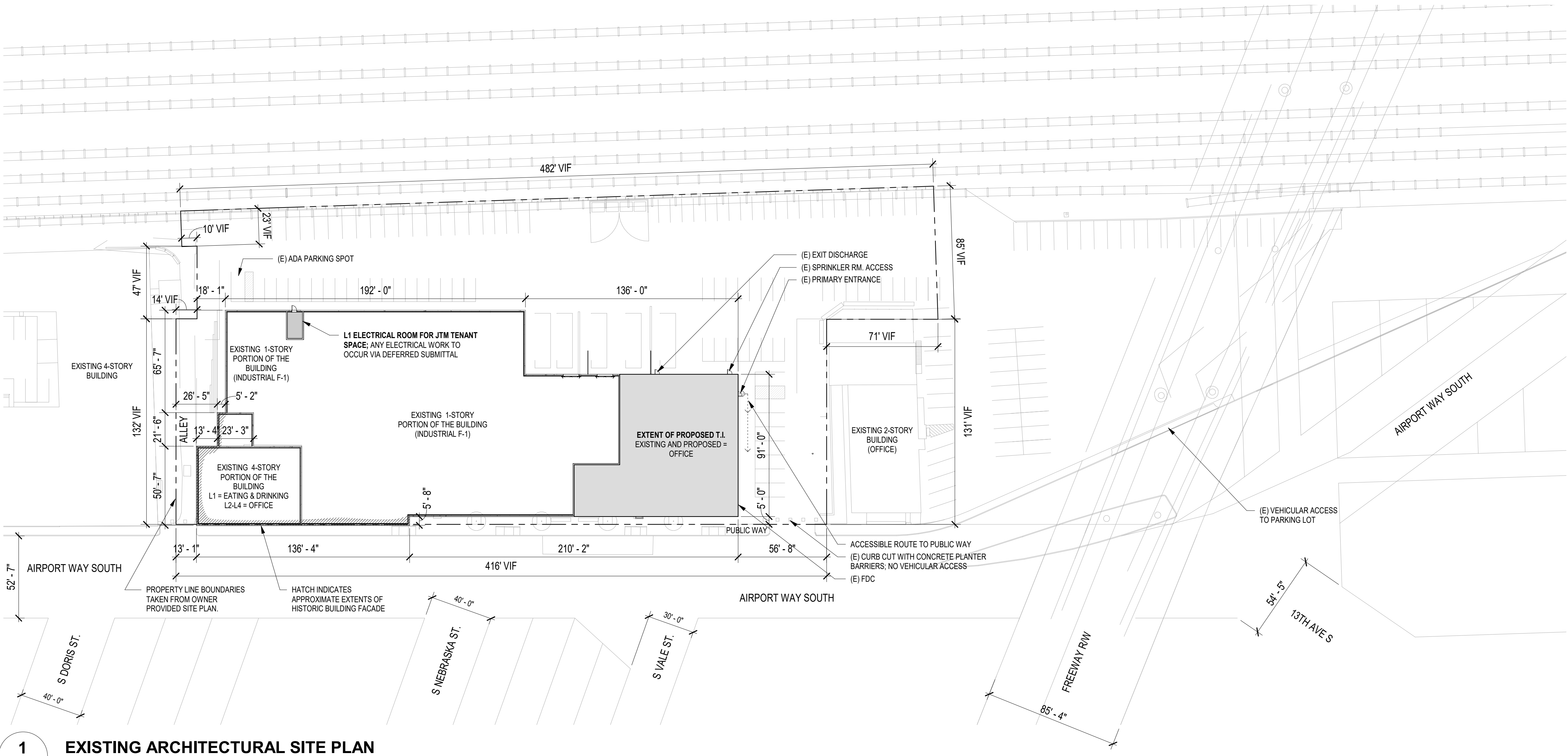
AUGUST 17, 2021

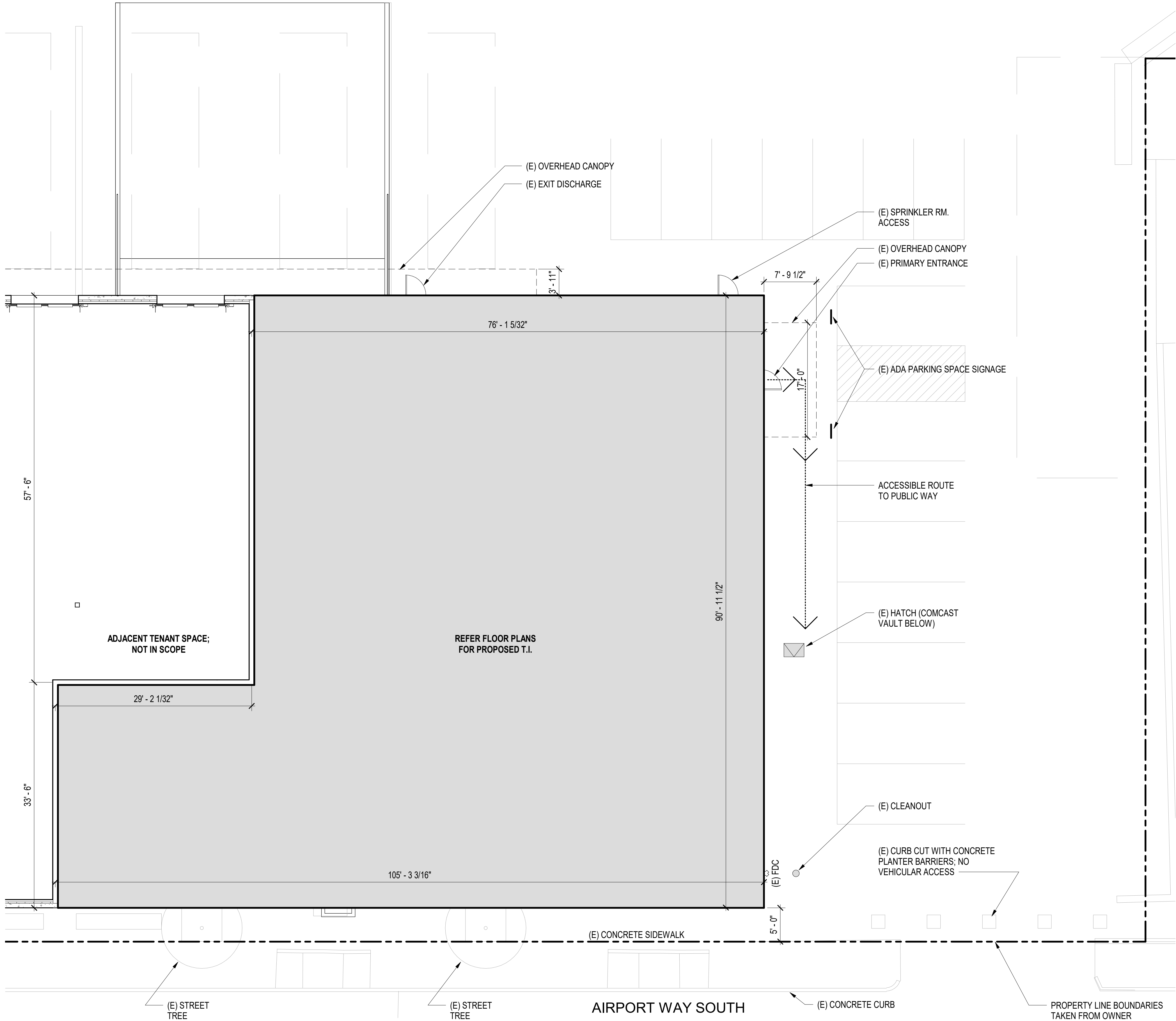
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SHEET

EXISTING SITE
PLAN
LM000





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5900 AIRPORT WAY S
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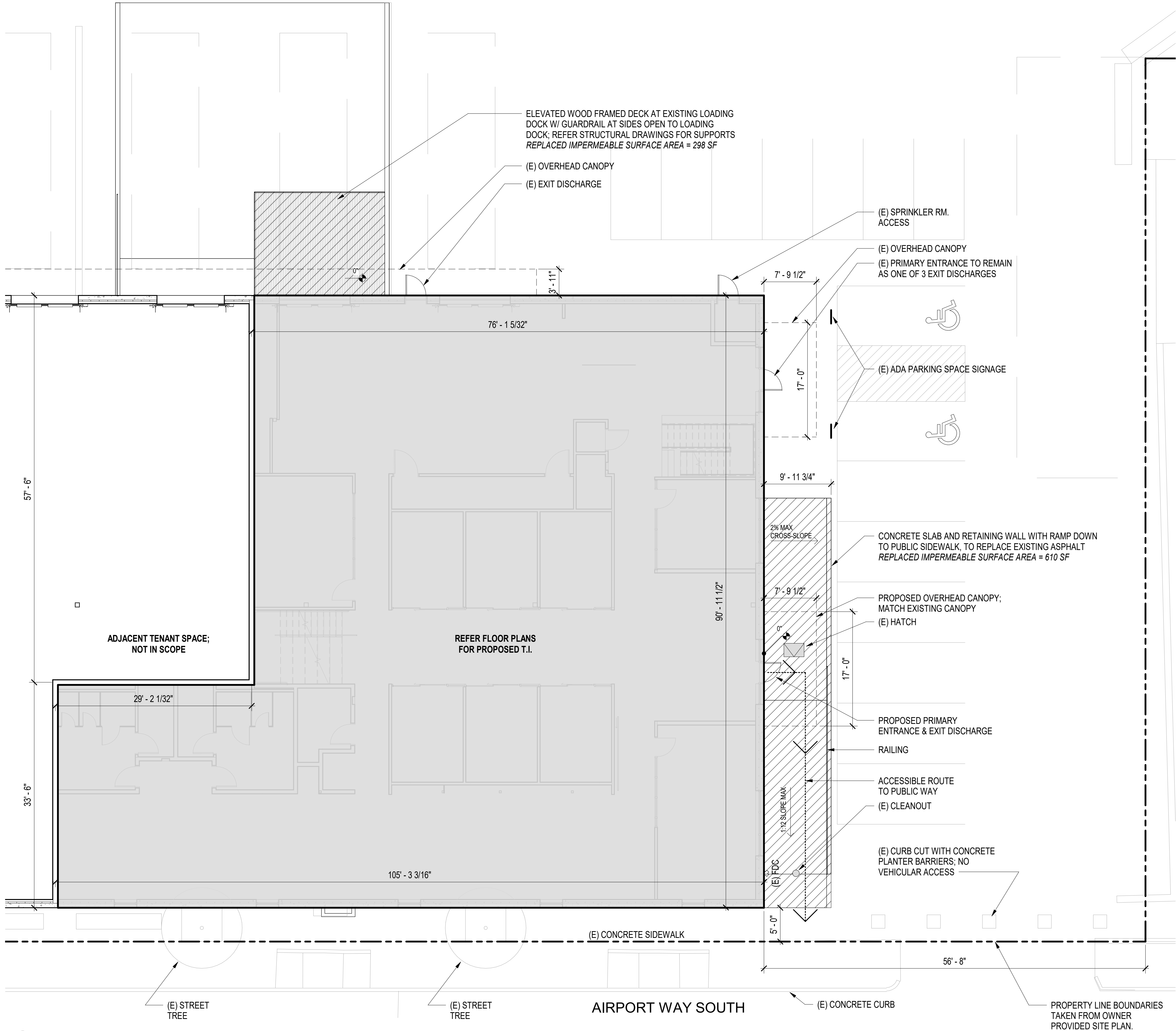
ARCHITECTURA

ARCHITECTURAL SITE PLAN G100

1
G100

ARCHITECTURAL SITE PLAN

1" = 40'-0"



TOTAL AREA OF IMPERMEABLE SURFACE REPLACEMENT
908 SF

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ARCHITECTURAL SITE PLAN - ENLARGED G101

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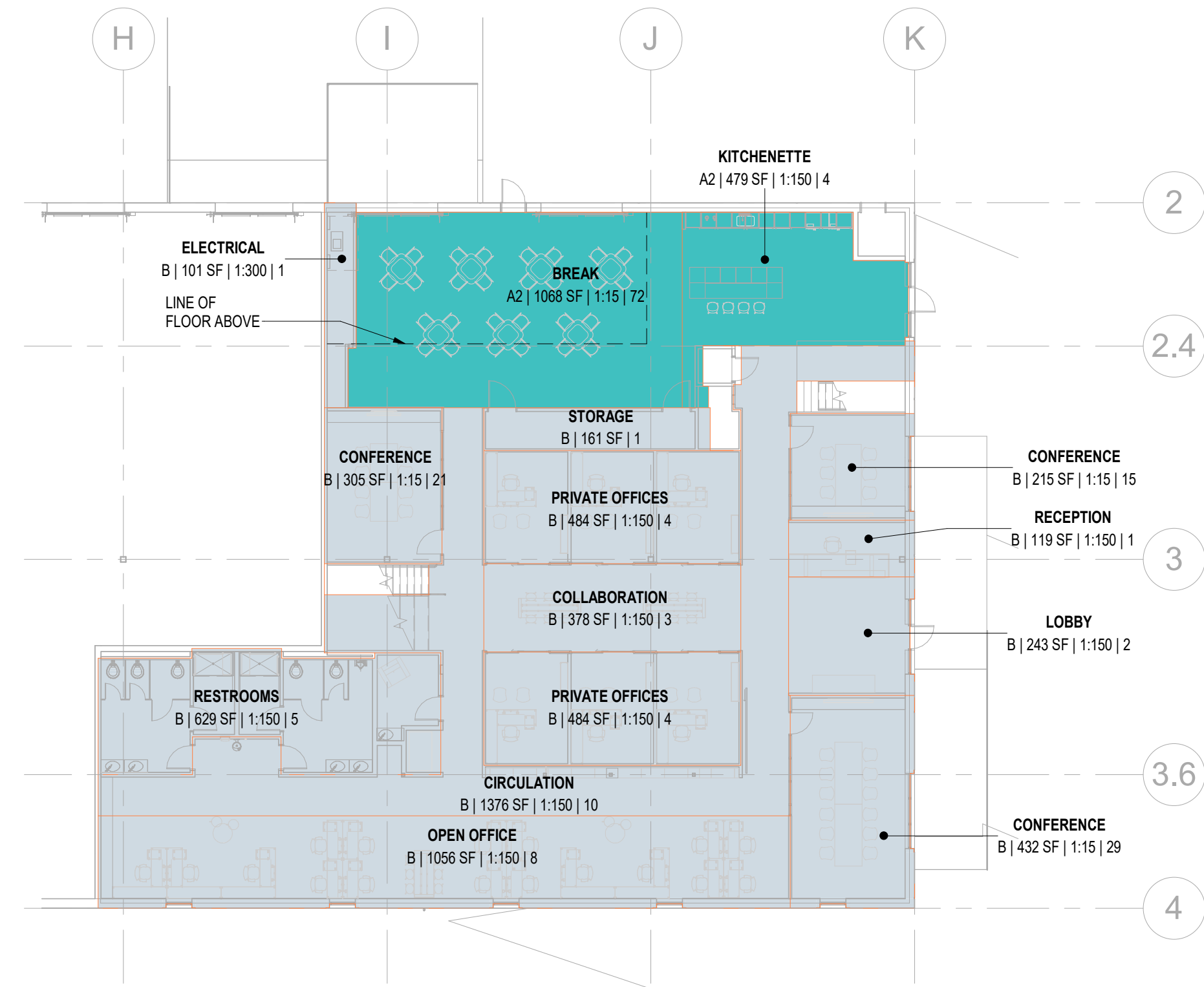
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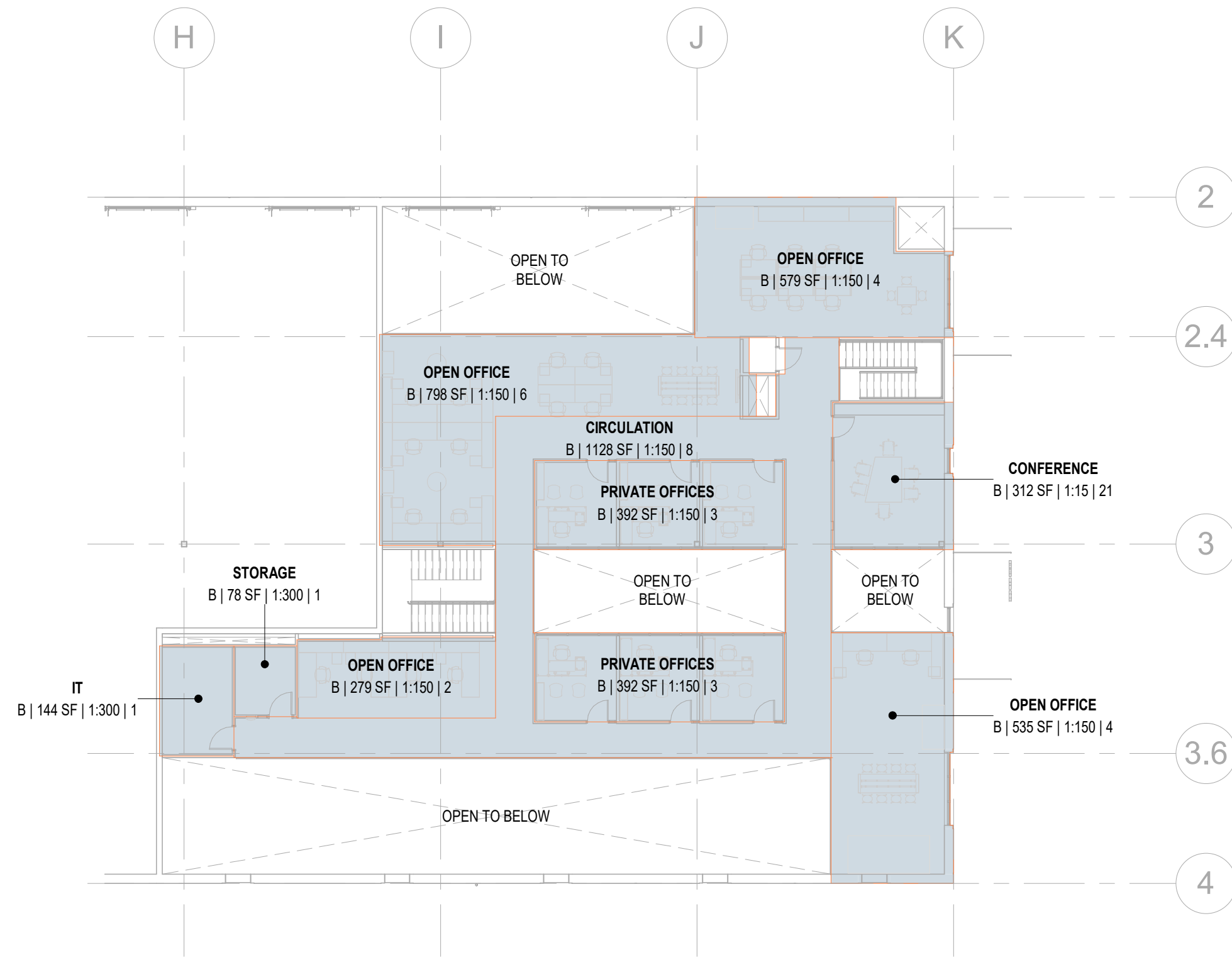
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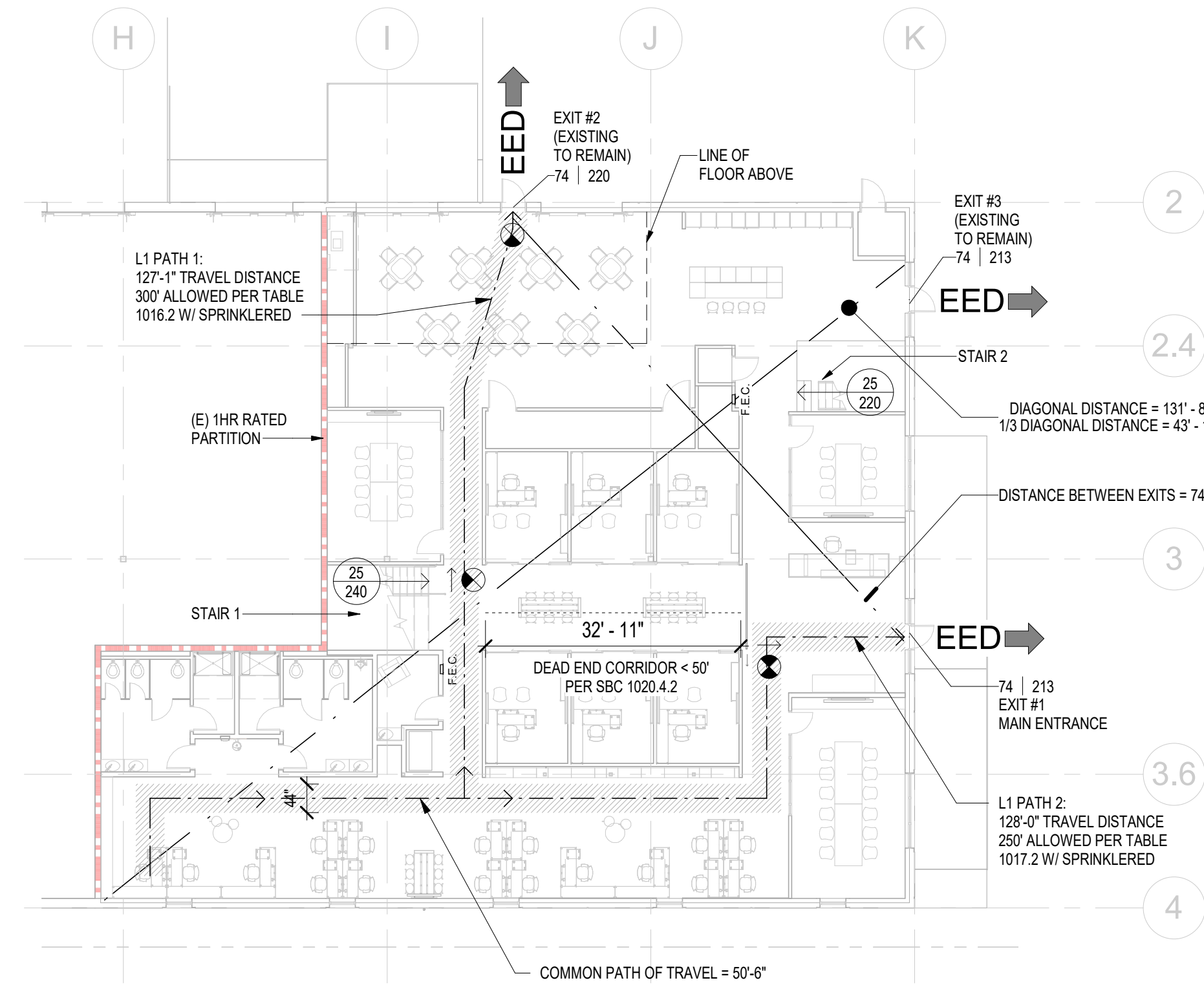
LIFE SAFETY PLANS G210



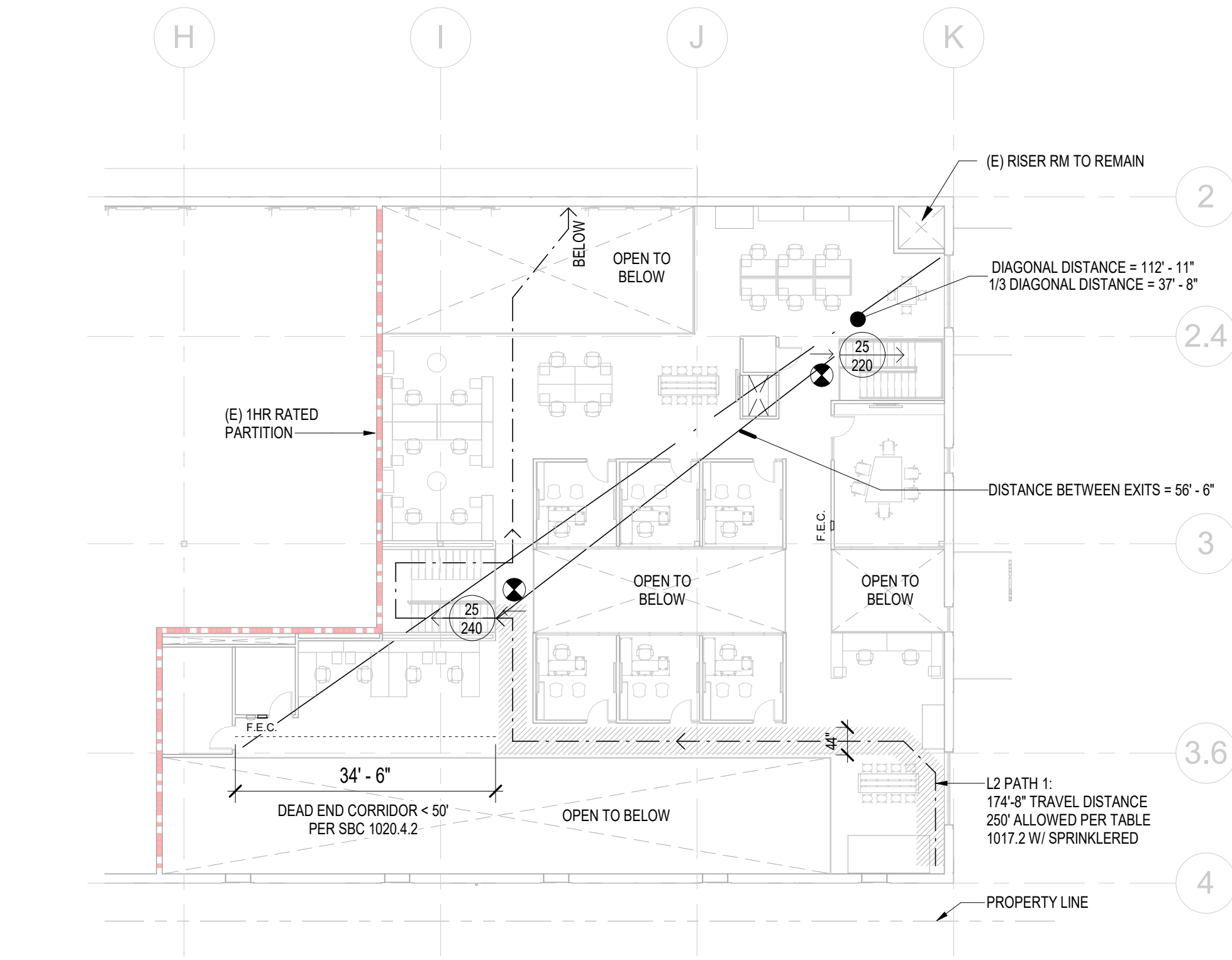
1 LEVEL 1 OCCUPANCY CALC.
G210 1/16" = 1'-0"



2 LEVEL 2 OCCUPANCY CALC
G210 1/16" = 1'-0"



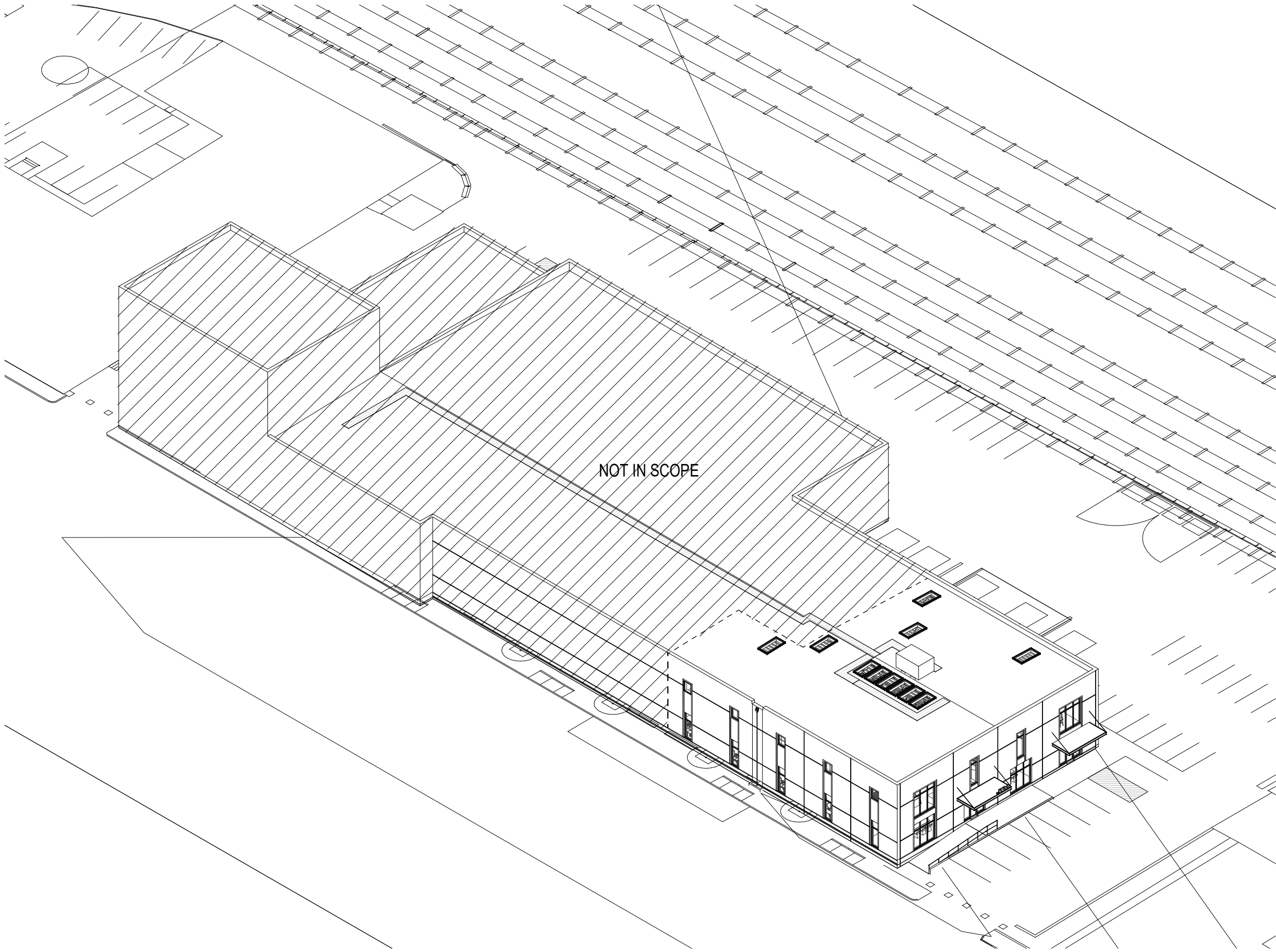
3 LEVEL 1 LIFE SAFETY PLAN
G210 1/16" = 1'-0"



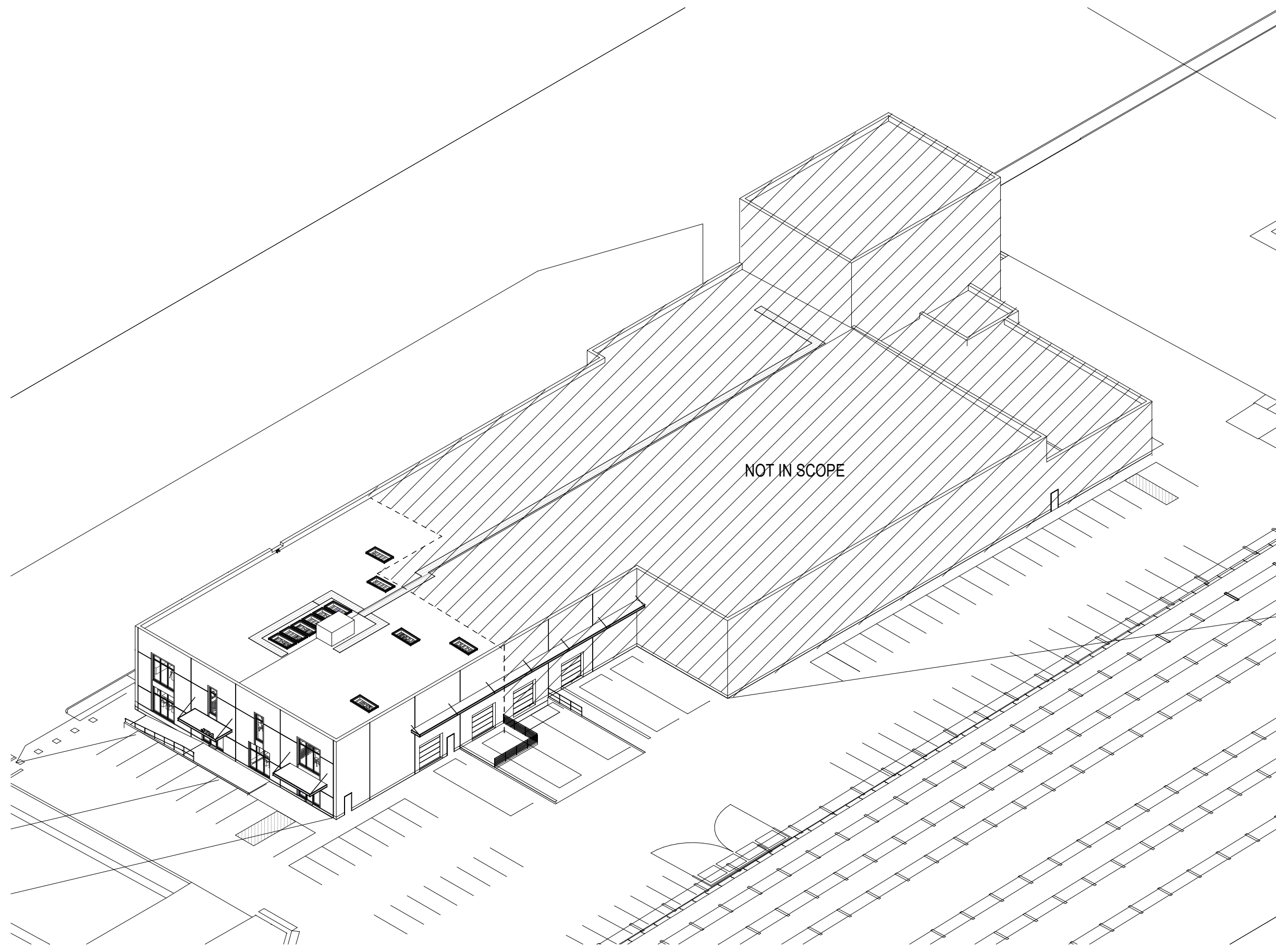
4 LEVEL 2 LIFE SAFETY PLAN
G210 1/16" = 1'-0"

LIFE SAFETY PLAN LEGEND

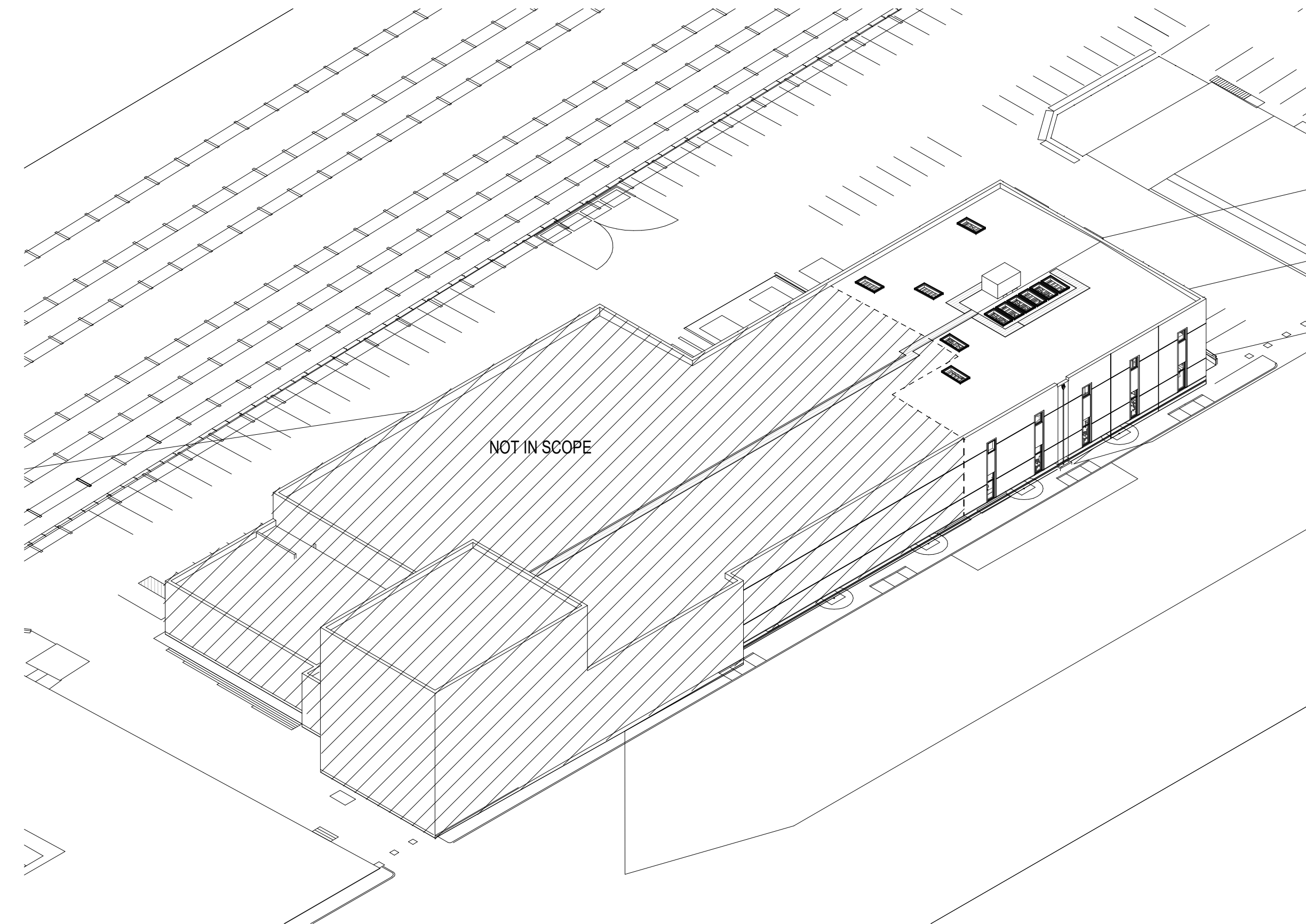
	1 HOUR FIRE RESISTIVE ASSEMBLY
	COMMON PATH OF TRAVEL OR EXIT ACCESS TRAVEL, AS NOTED
	44" WIDE ACCESSIBLE ROUTE, SHOWN FOR REFERENCE
	EMERGENCY EXIT DISCHARGE (EED)
	EXIT ACCESS
	FEC
	EXIT SIGN, REFER TO RCP'S FOR EXACT LOCATIONS
	FIRE EXTINGUISHER CABINET
	DOOR EXIT LOAD DOOR CAPACITY
	DOOR TAG
	AREA NAME
	B SF SF 1:0LF OCC. LOAD
	STAIR EXIT LOAD
	STAIR CAPACITY
	STAIR TAG



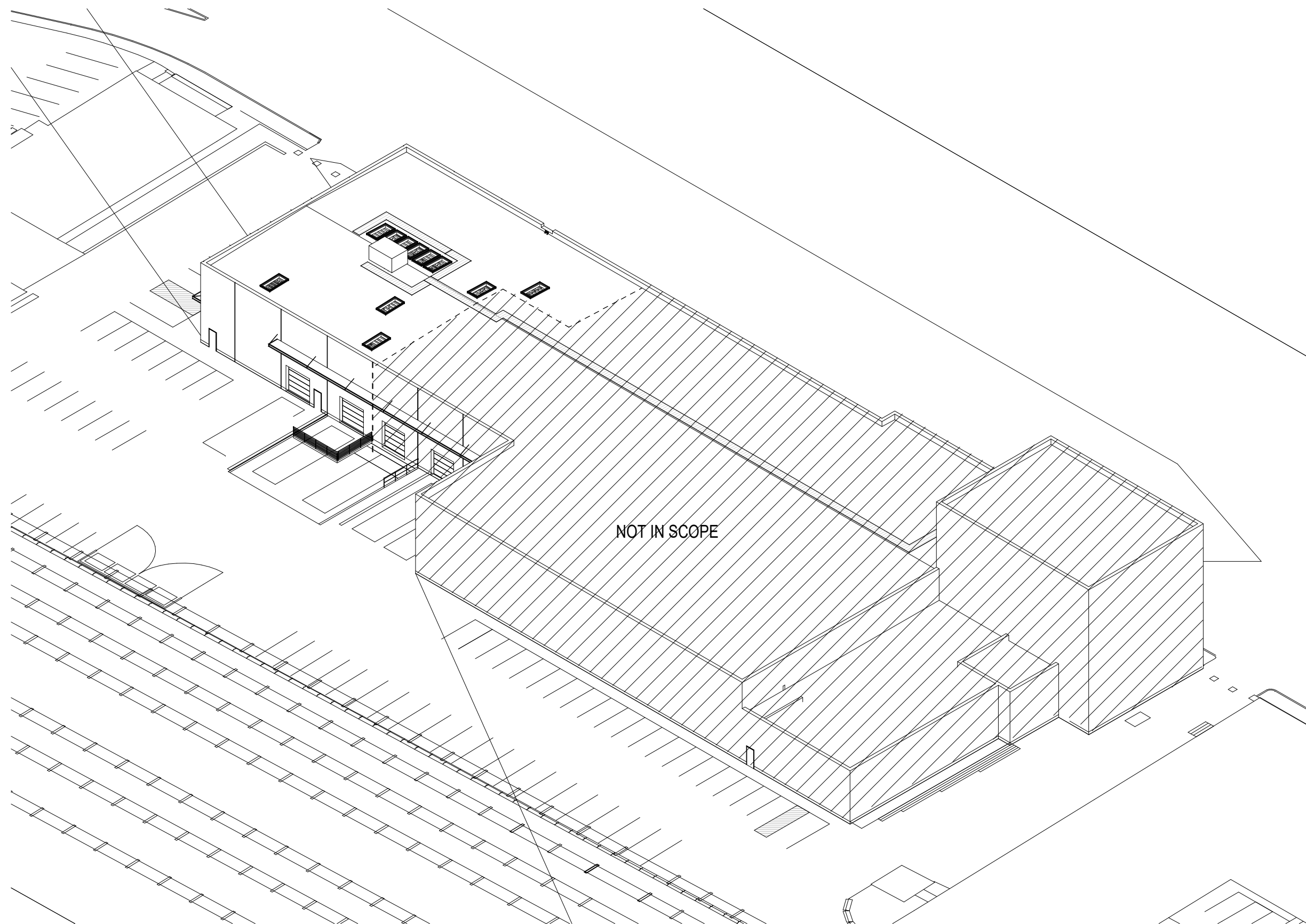
1 3D VIEW SW
G300



2 3D VIEW SE
G300



4 3D VIEW NW
G300



3 3D VIEW NE
G300

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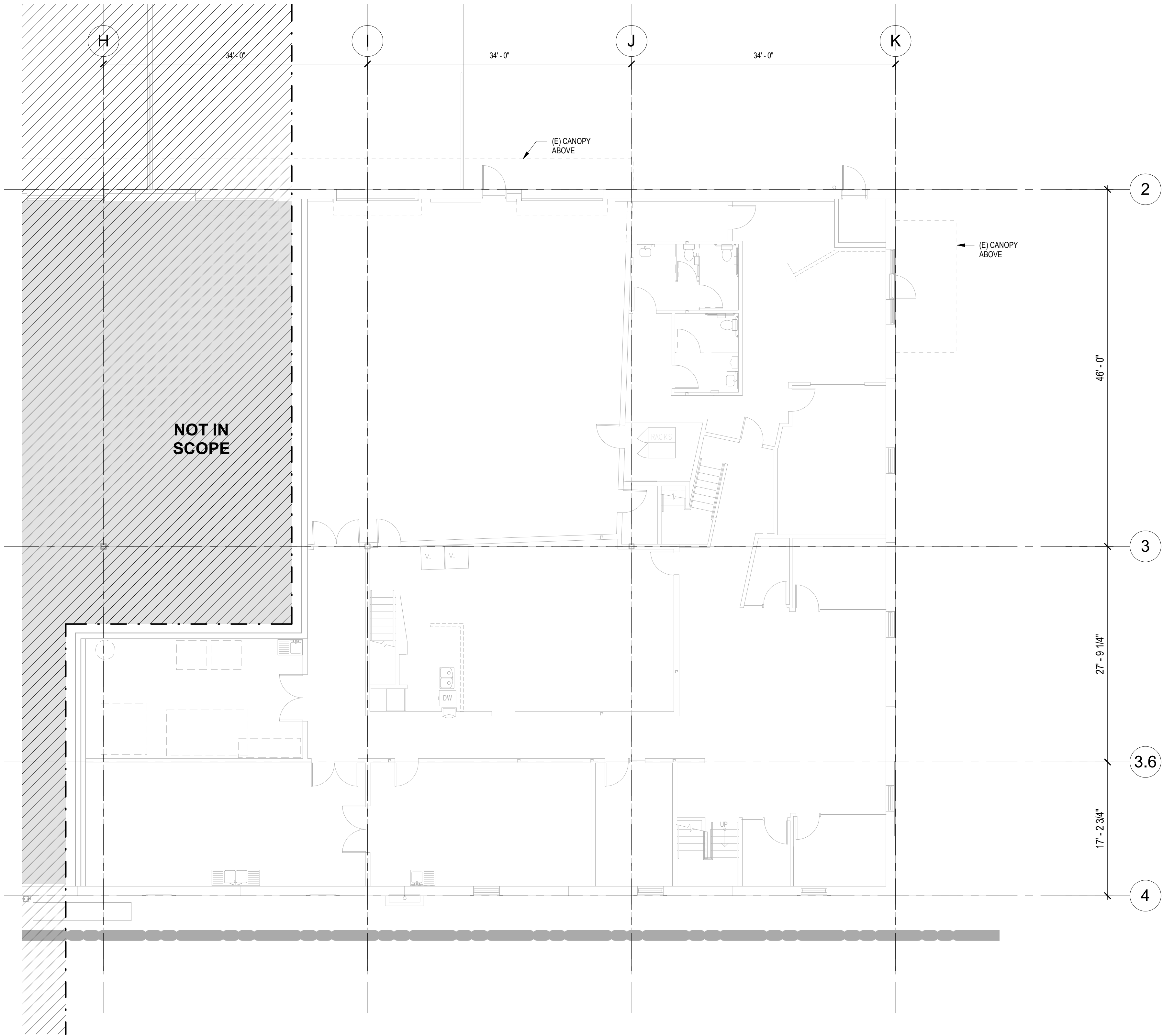
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1 EXISTING LEVEL 1 FLOOR PLAN
LM101 1/8" = 1'-0"



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

Phone: 206.682.6837
Contact: Name

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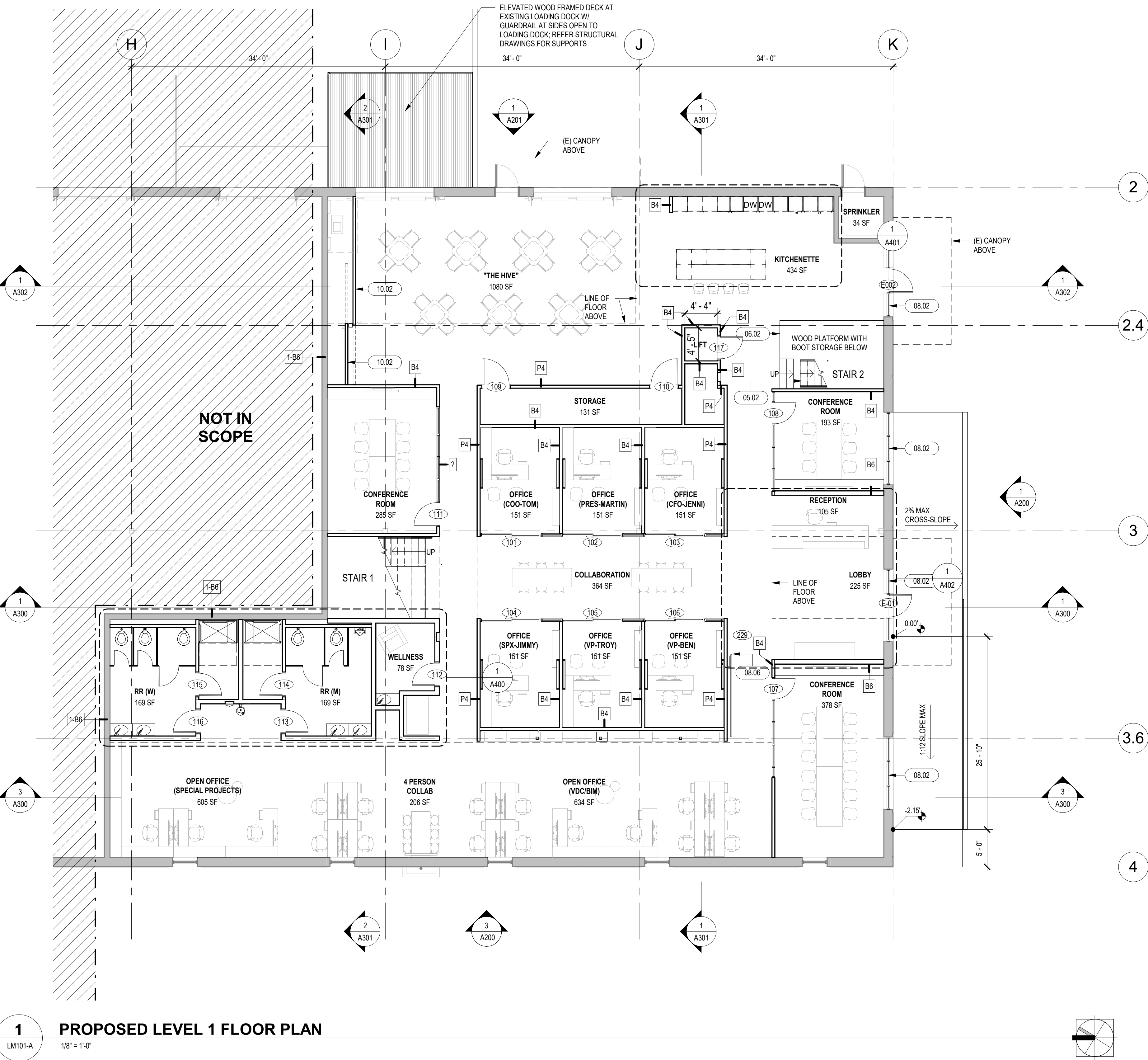
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SHEET
**EXISTING
LEVEL 1
FLOOR PLAN
LM101**



1
LM101-A
PROPOSED LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

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KEYNOTES

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

STAMP

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CONSTRUCTION

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T.I.**

5900 AIRPORT WAY S
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**LANDMARKS
REVIEW**

AUGUST 17, 2021

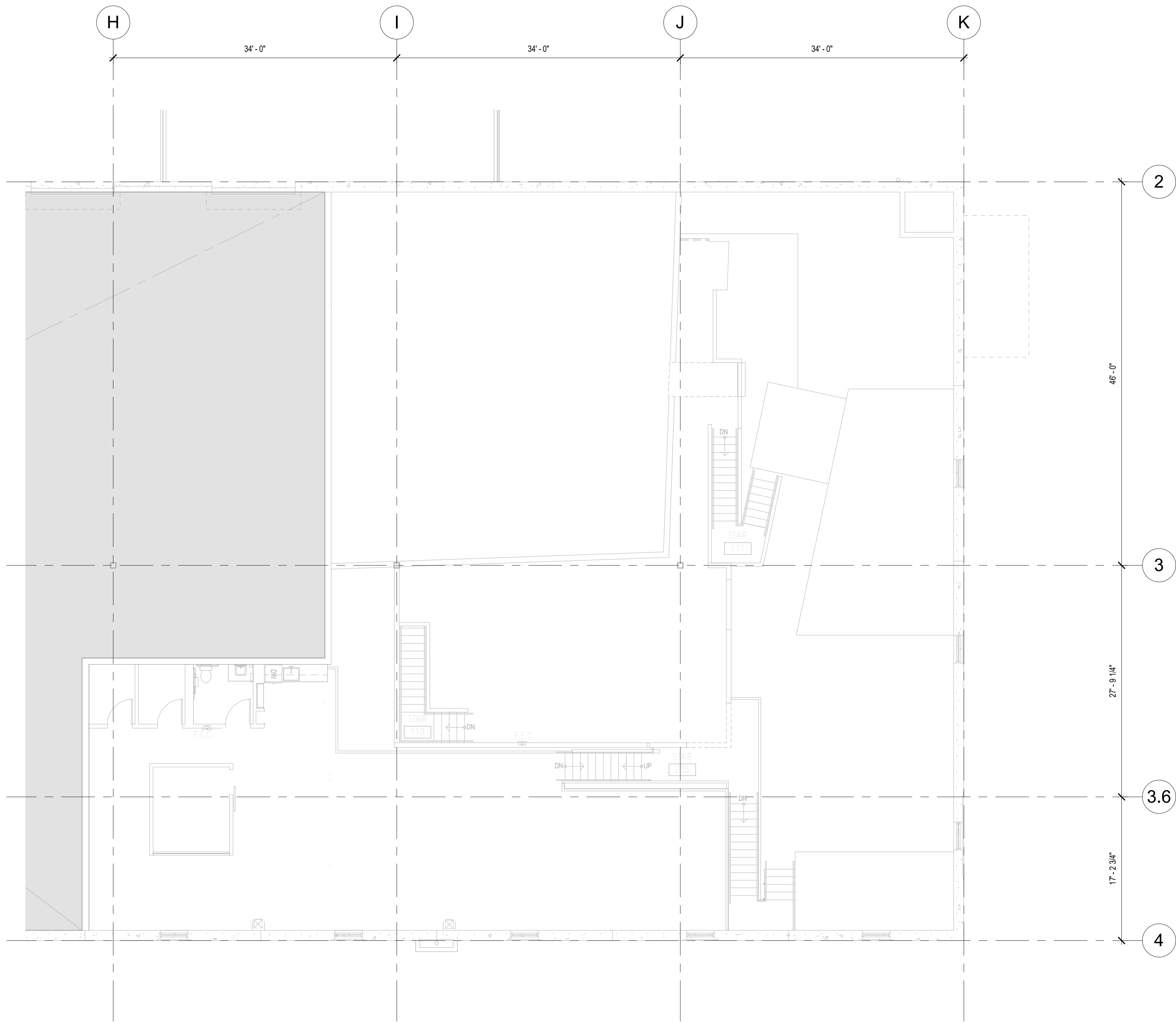
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SHEET

**PROPOSED
LEVEL 1 PLAN
LM101-A**



1
LM102
EXISTING MEZZANINE FLOOR PLAN
1/8" = 1'-0"



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

Phone: 206.682.6837
Contact: Name

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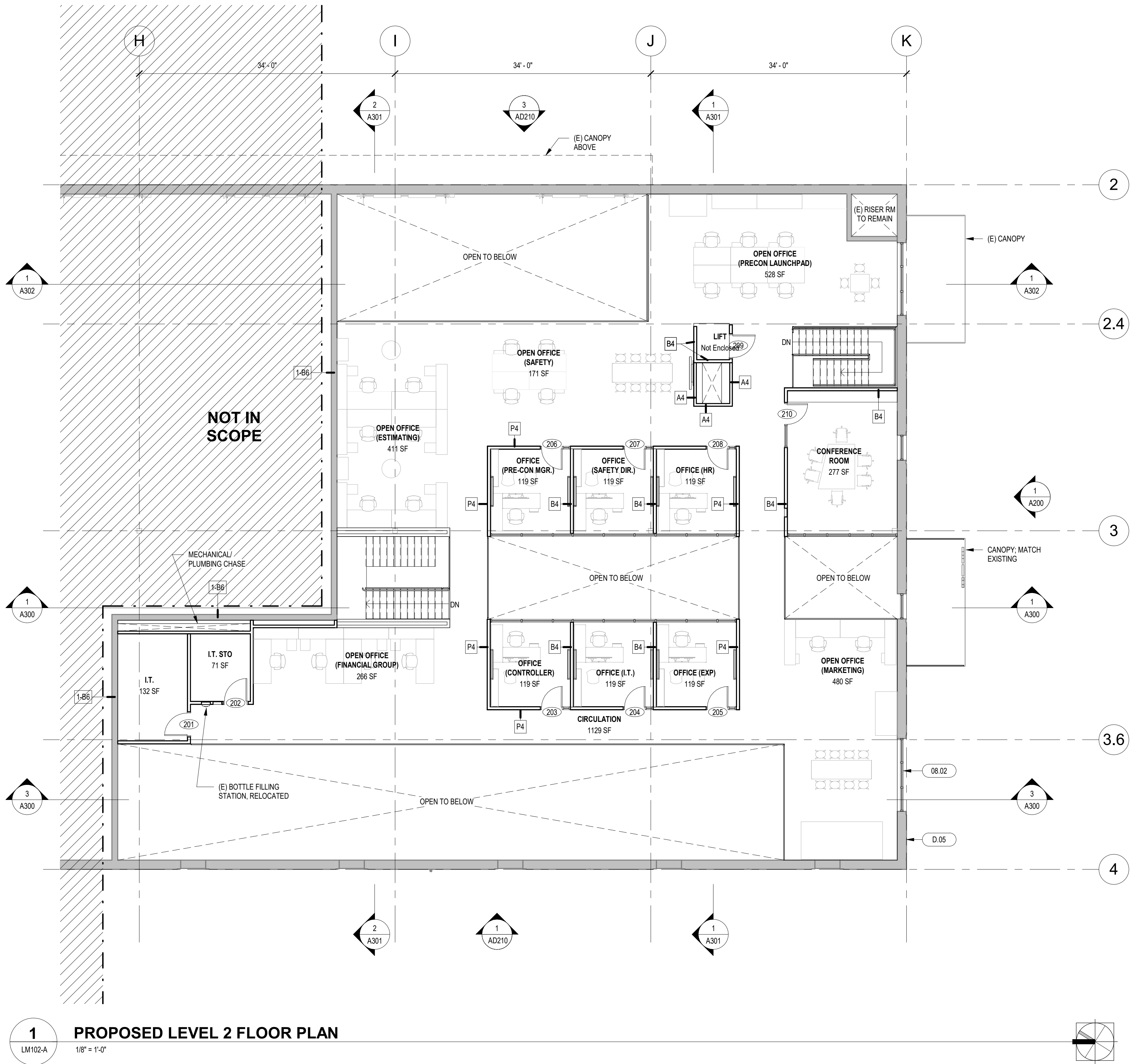
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SHEET
**EXISTING
MEZZANINE
FLOOR PLAN
LM102**



1
LM102-A
PROPOSED LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

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KEYNOTES

08.02	EXTERIOR STOREFRONT GLAZING, MULLION FINISH TO MATCH EXISTING STOREFRONT ON WEST FAÇADE
D.05	EXISTING EXTERIOR CONCRETE BEARING WALL TO REMAIN



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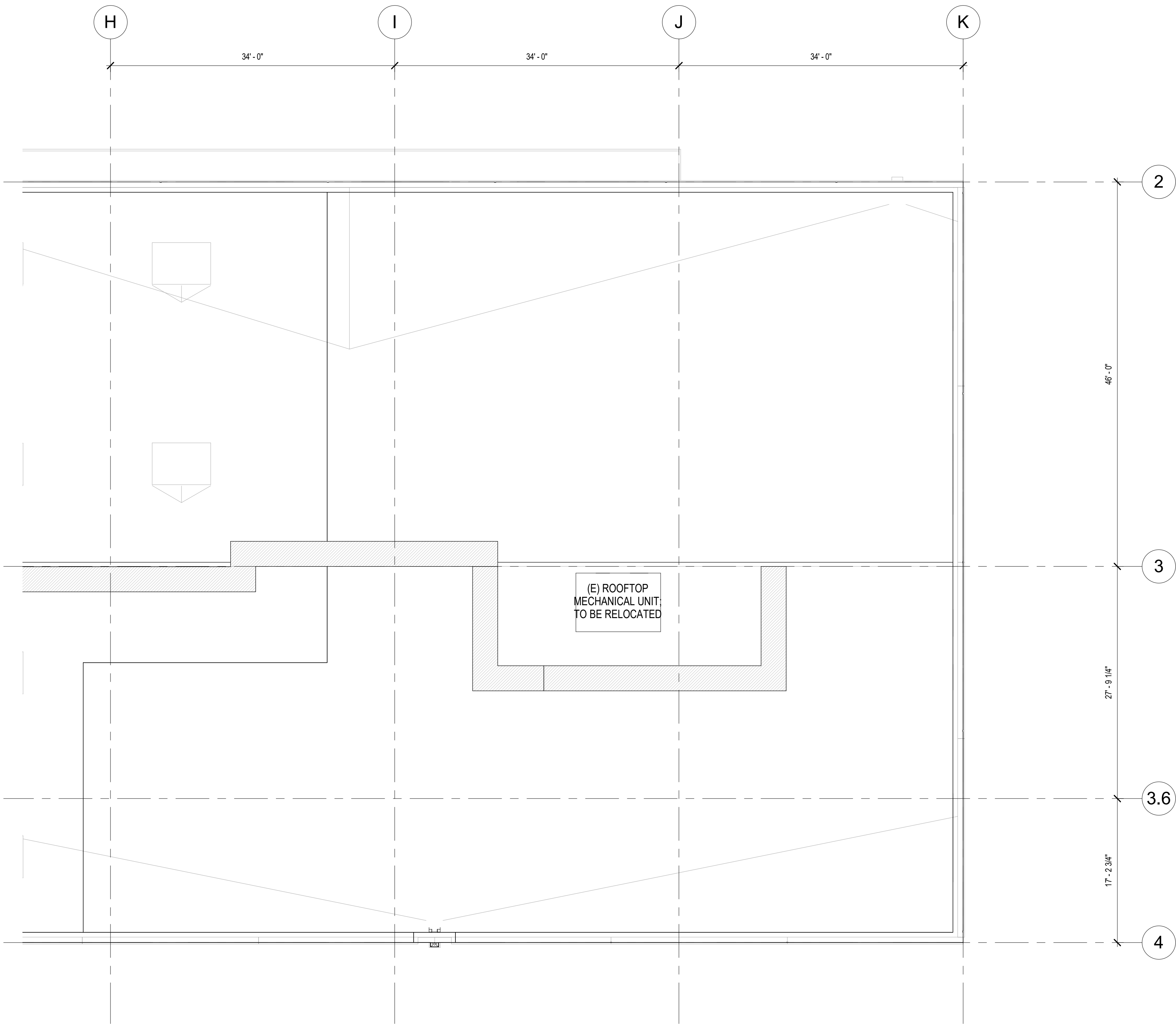
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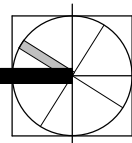
**PROPOSED
LEVEL 2 PLAN
LM102-A**



1
LM103

EXISTING ROOF PLAN

1/8" = 1'-0"



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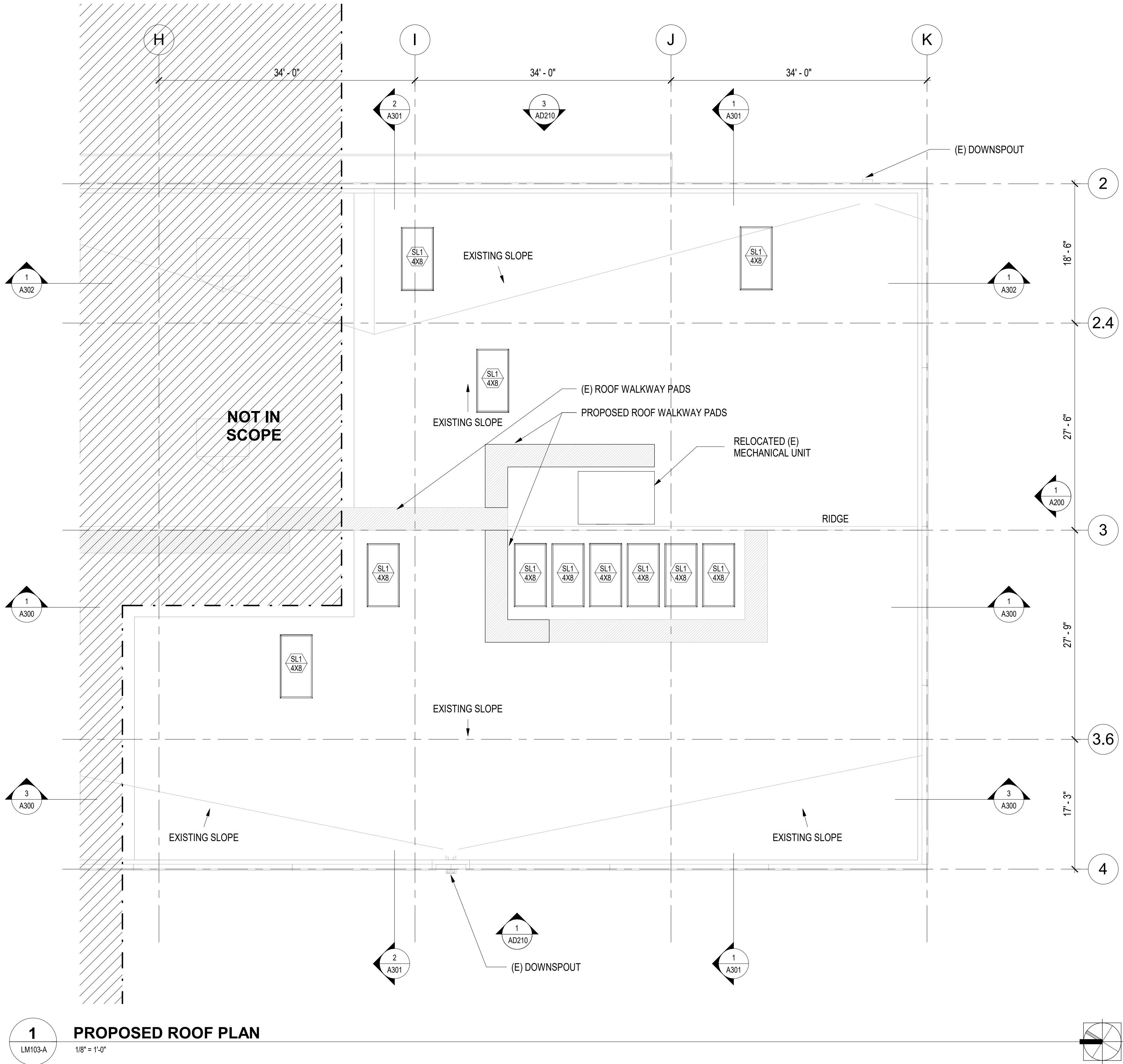
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EXISTING
ROOF PLAN
LM103



1
LM103-A

PROPOSED ROOF PLAN

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EXISTING SKYLIGHT AREA (LEASED SPACE ONLY)

0 SF

PROPOSED SKYLIGHT AREA (LEASED SPACE ONLY)

352 SF

ROOF AREA INCLUDING SKYLIGHTS (LEASED SPACE ONLY)

7574 SF

SKYLIGHT TO ROOF RATIO (LEASED SPACE ONLY)

4.65%

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 SCREEN OR STANDARD RAILING AT ALL EXPOSED SIDES.



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LM103-A

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5900 AIRPORT WAY S
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LANDMARKS REVIEW

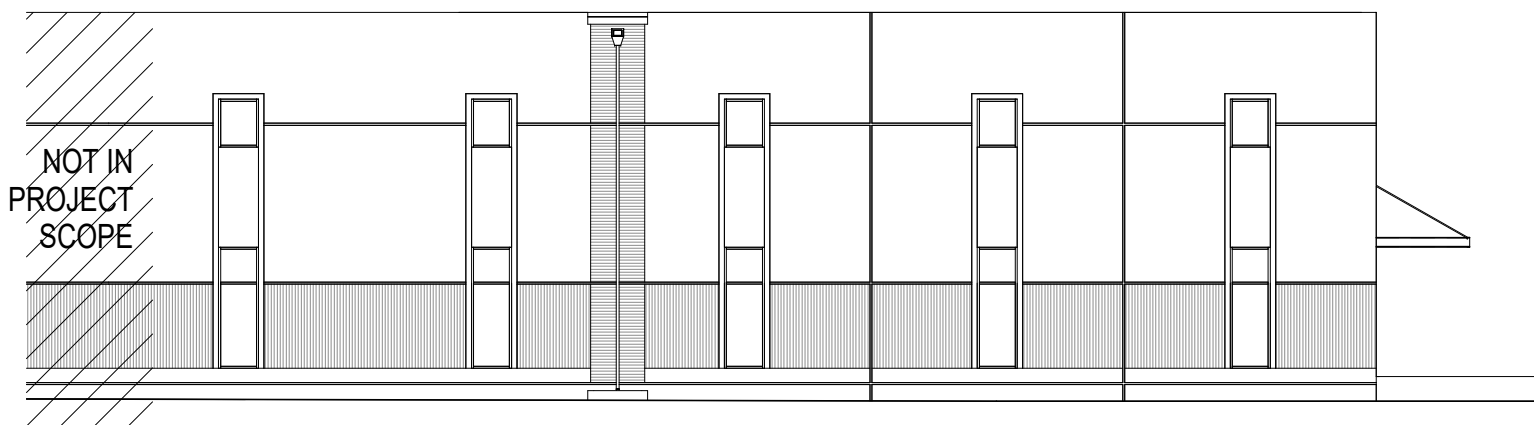
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1	DoN	8.30.2021

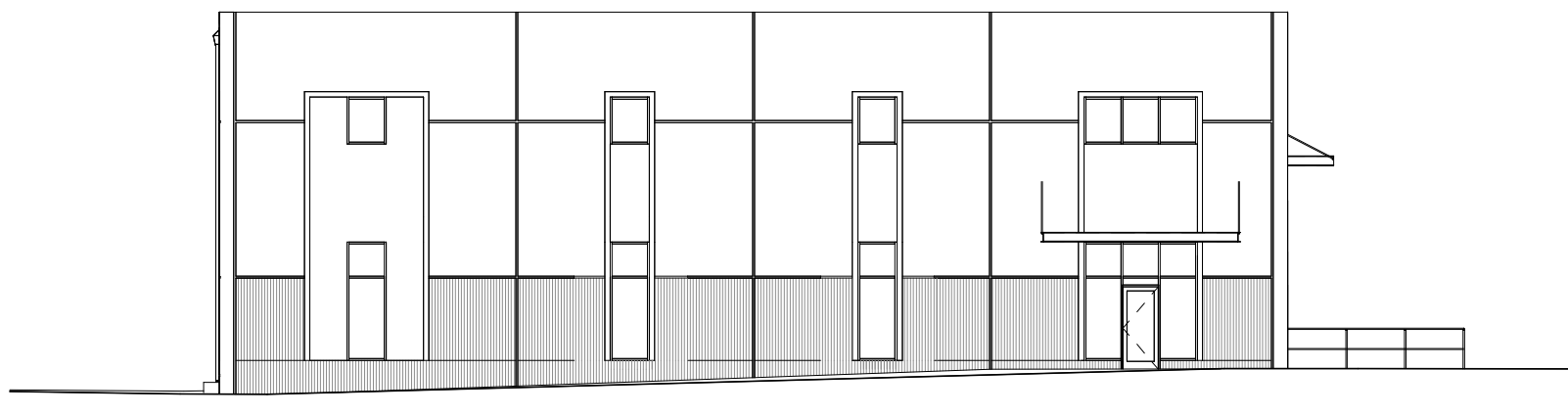
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Checked: Checker
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SHEET

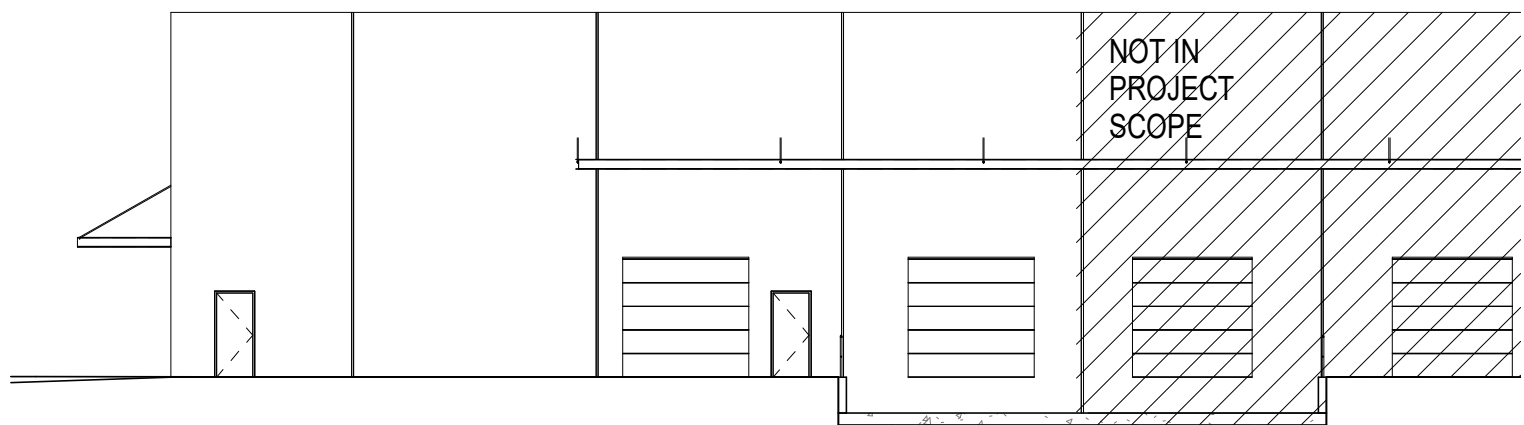
COMPILED
ELEVATIONS
LM210



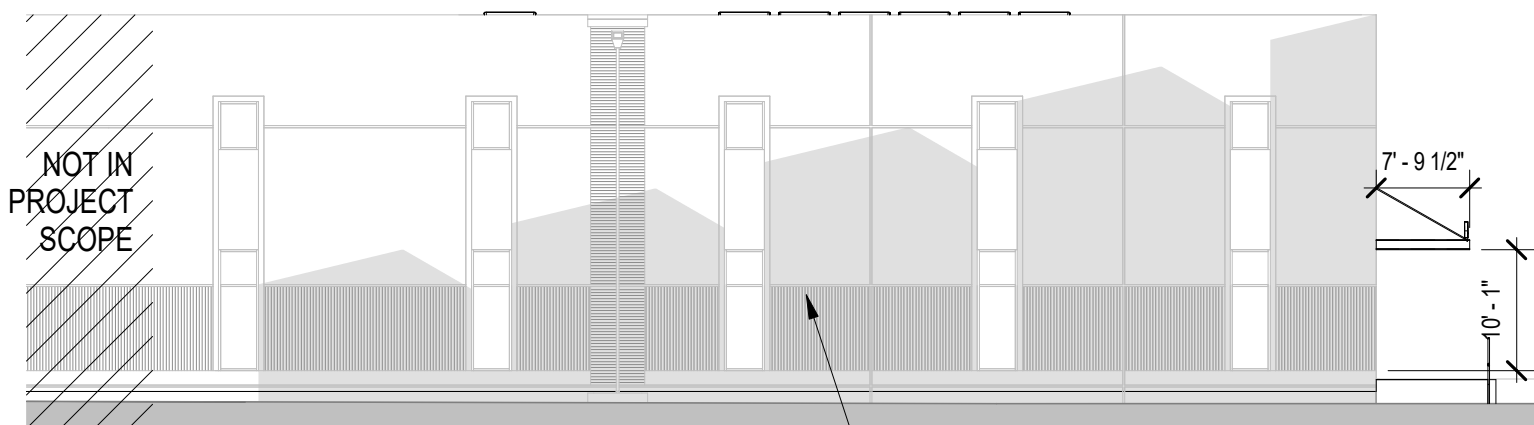
1 EXISTING WEST ELEVATION
LM210 1/16" = 1'-0"



2 EXISTING SOUTH ELEVATION
LM210 1/16" = 1'-0"



3 EXISTING EAST ELEVATION
LM210 1/16" = 1'-0"



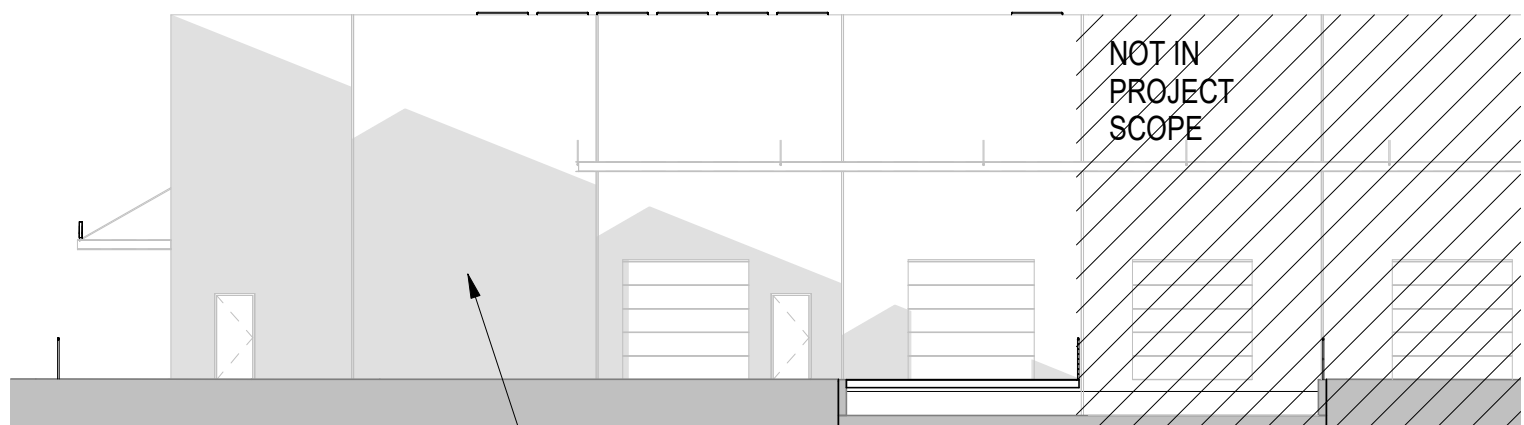
PAINTED GRAPHIC, FINISHES TO BE SELECTED
FROM PROPOSED EXTERIOR FINISH SAMPLES

6 PROPOSED WEST ELEVATION *
LM210 1/16" = 1'-0"



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

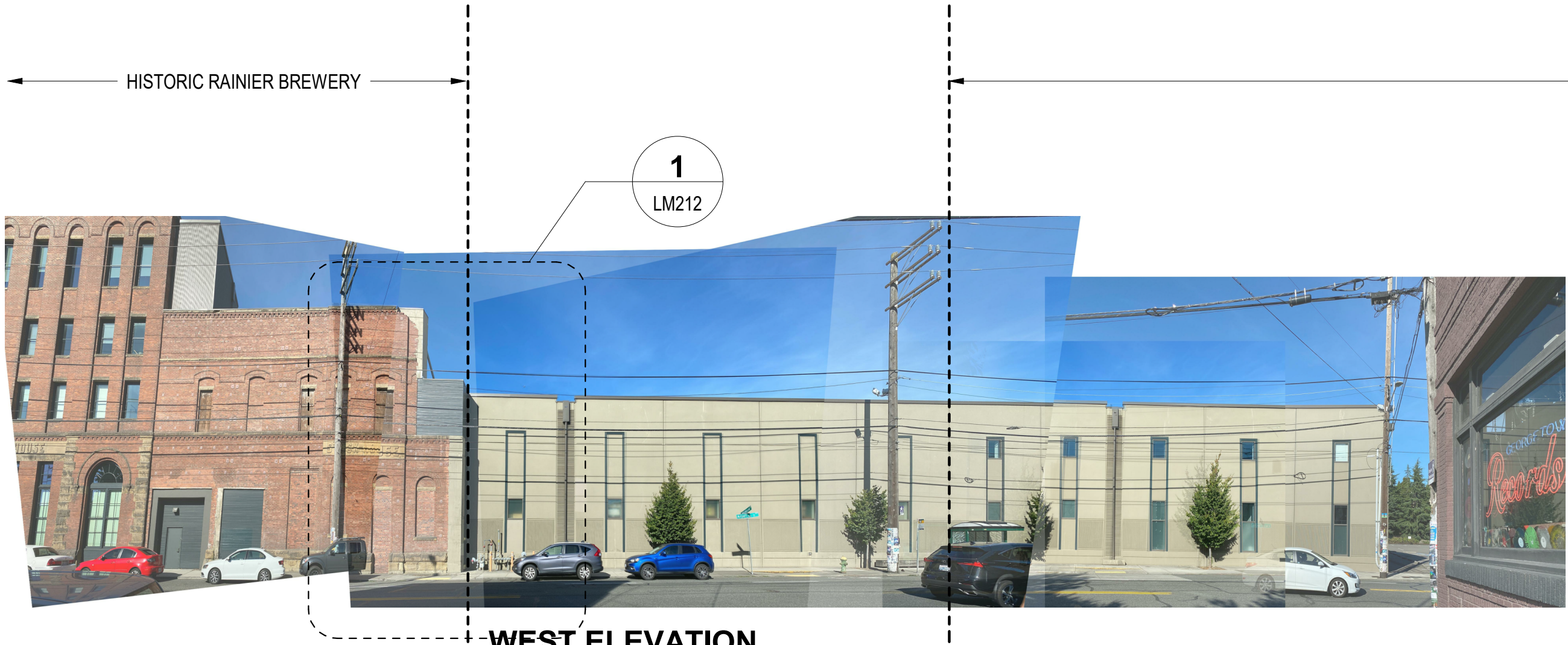
4 PROPOSED SOUTH ELEVATION *
LM210 1/16" = 1'-0"



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

5 PROPOSED EAST ELEVATION *
LM210 1/16" = 1'-0"

***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.**



WEST ELEVATION

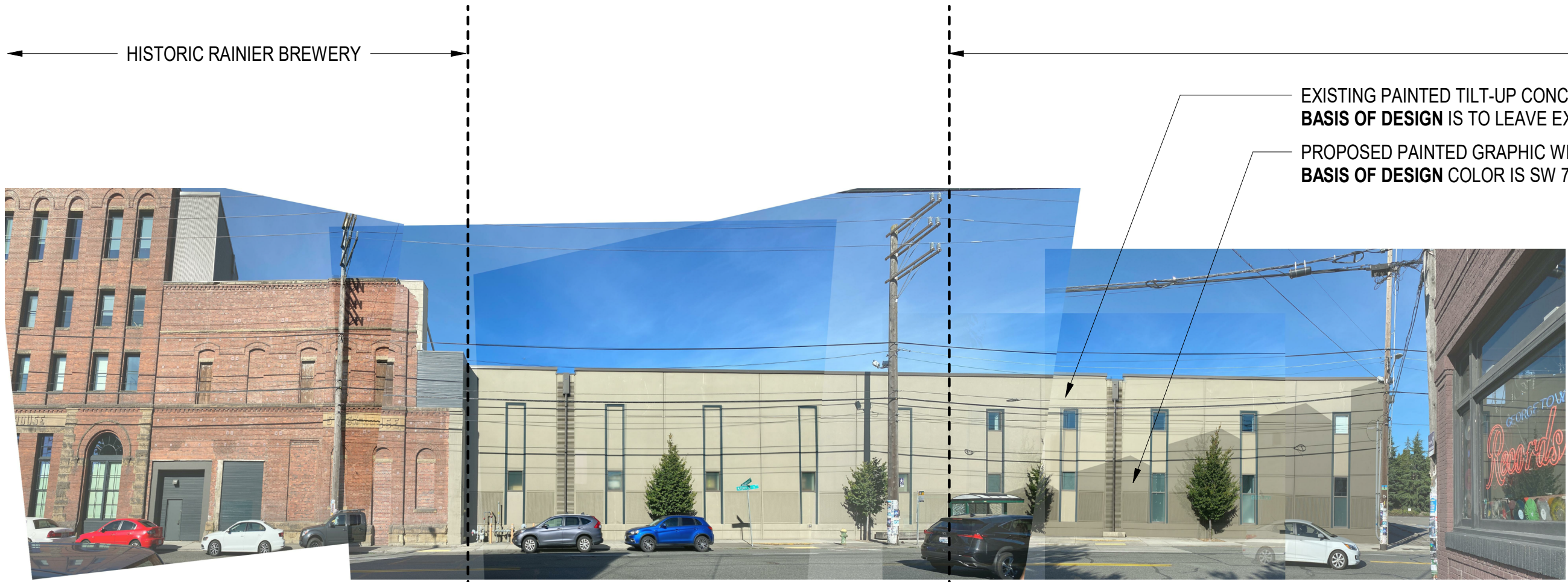


SOUTH ELEVATION



EAST ELEVATION

1 EXISTING ELEVATIONS - COMPILED PHOTO MOCK-UPS
NOT TO SCALE



WEST ELEVATION

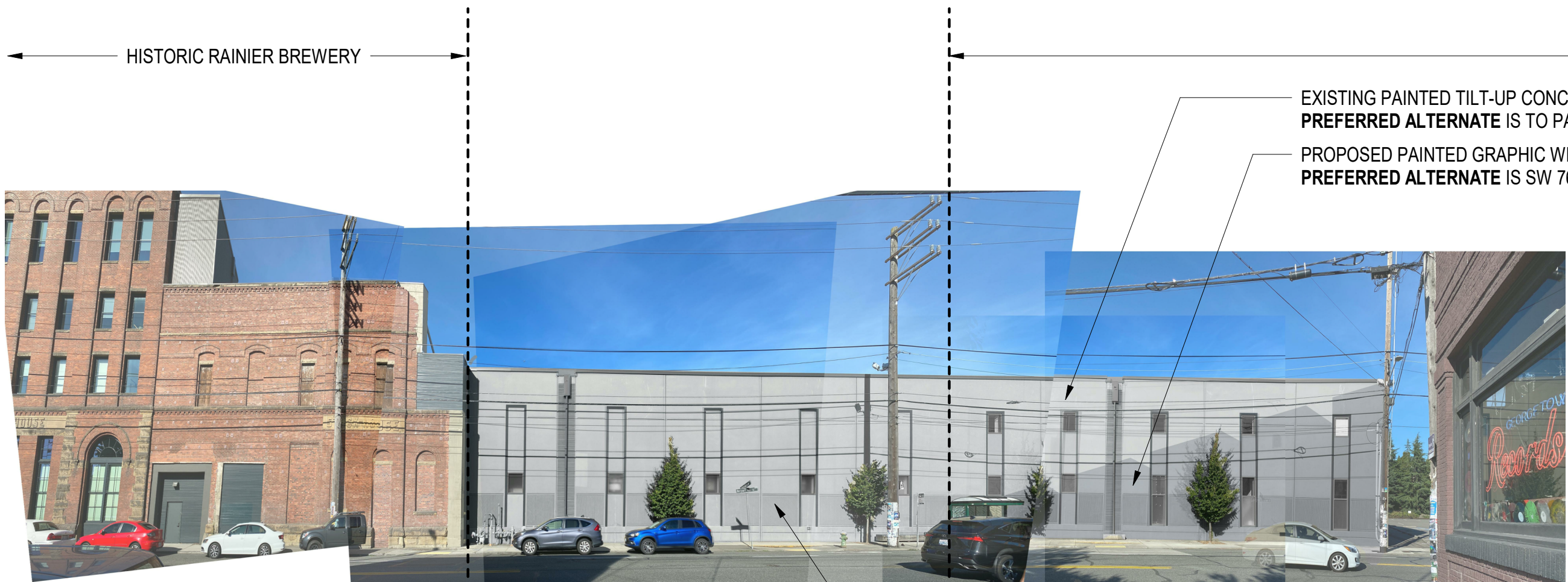


SOUTH ELEVATION



EAST ELEVATION

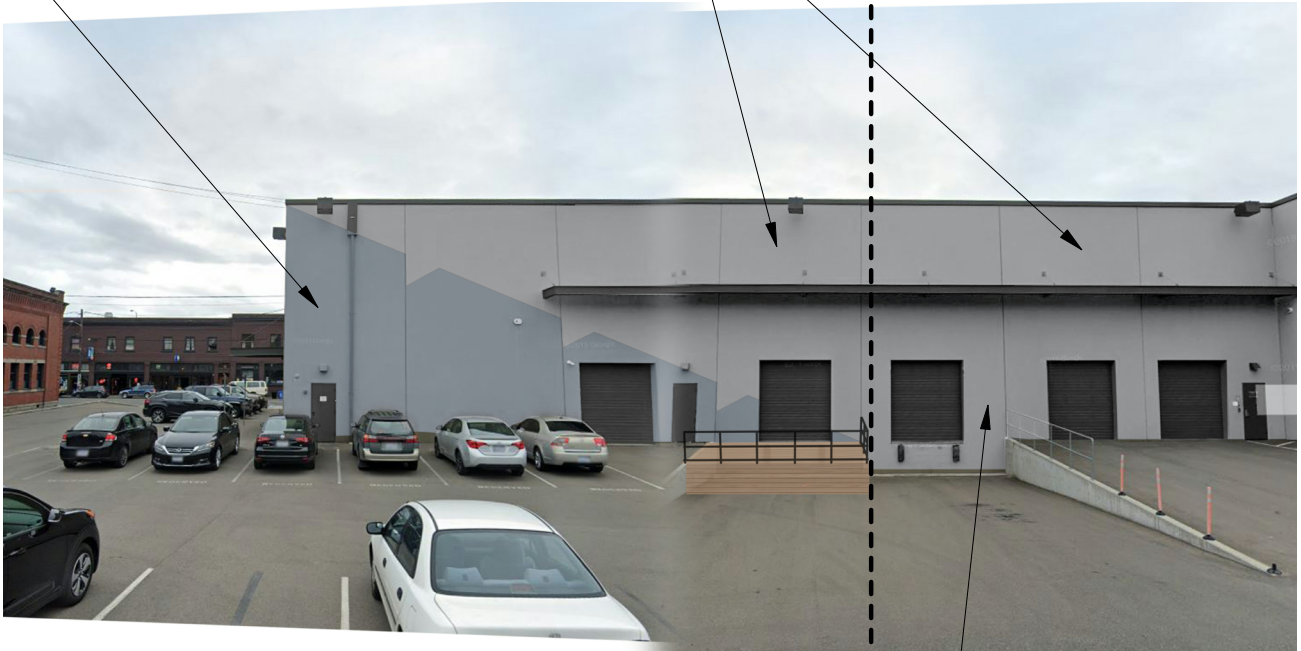
2 PROPOSED ELEVATIONS - BASIS OF DESIGN - COMPILED PHOTO MOCK-UPS
NOT TO SCALE



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

3 PROPOSED ELEVATIONS - PREFERRED ALTERNATE - COMPILED PHOTO MOCK-UPS
NOT TO SCALE

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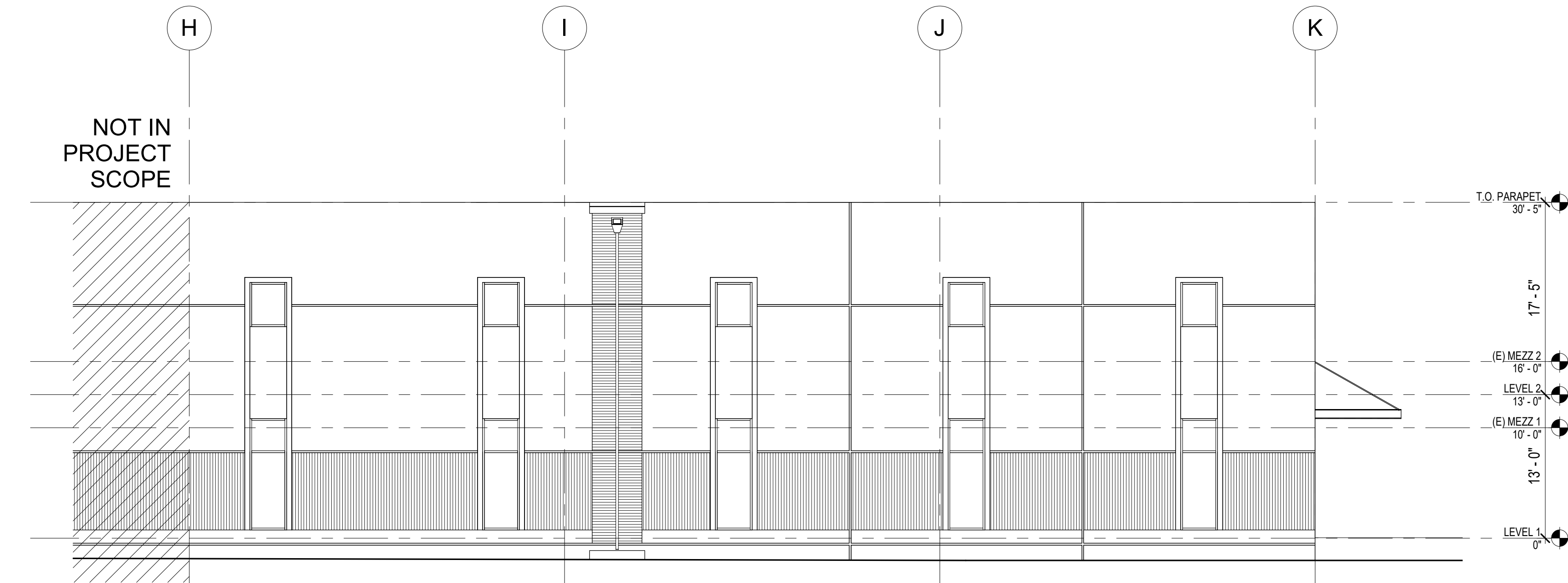
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1	DoN	8.30.2021
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SHEET
COMPILED ELEVATIONS PHOTO LM211

*FYI, FOR THE PREFERRED ALTERNATE OPTION, THE LANDLORD IS ALLOWING THE JTM TENANT TO PAINT THE EXTERIOR OF THE BUILDING BEYOND THEIR LEASED SPACE



1
LM201
EXISTING WEST ELEVATION
1/8" = 1'-0"



2
EXISTING WEST ELEVATION - PHOTO MOCK-UP
NOT TO SCALE

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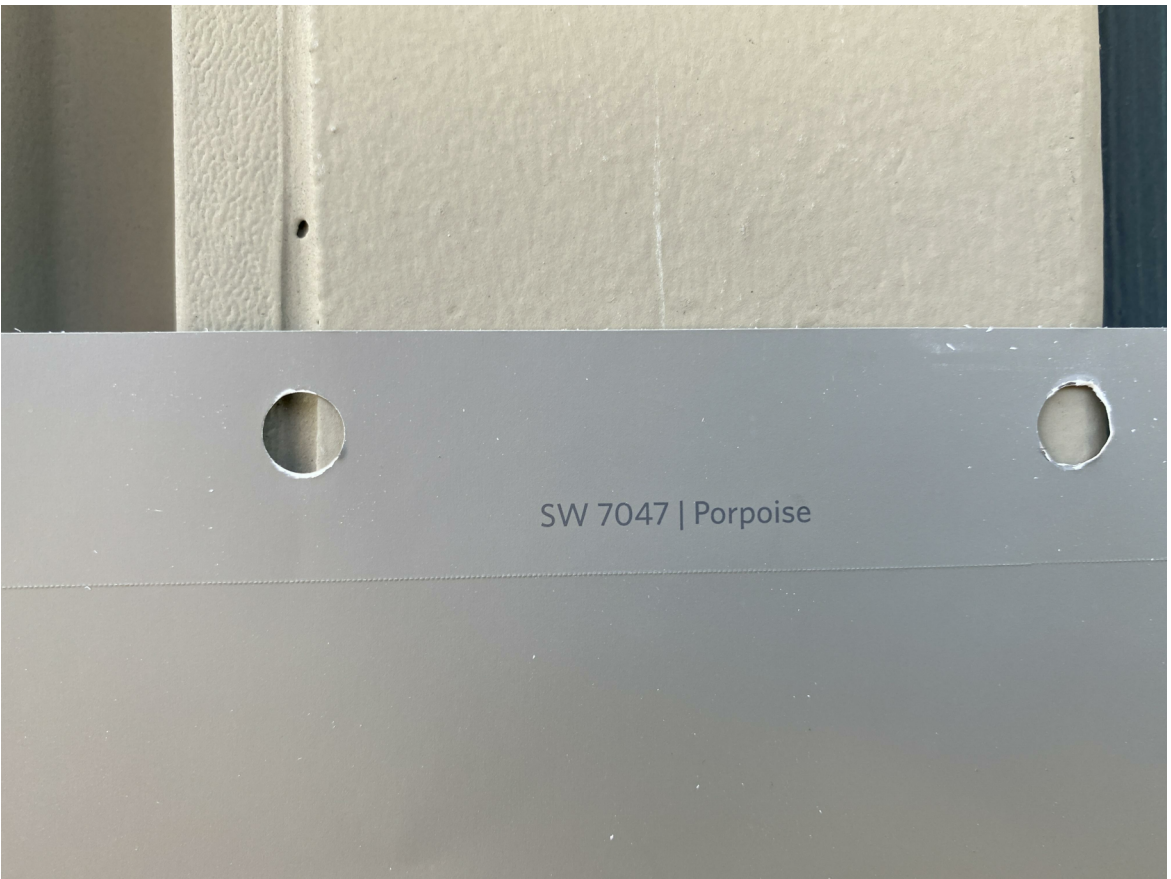
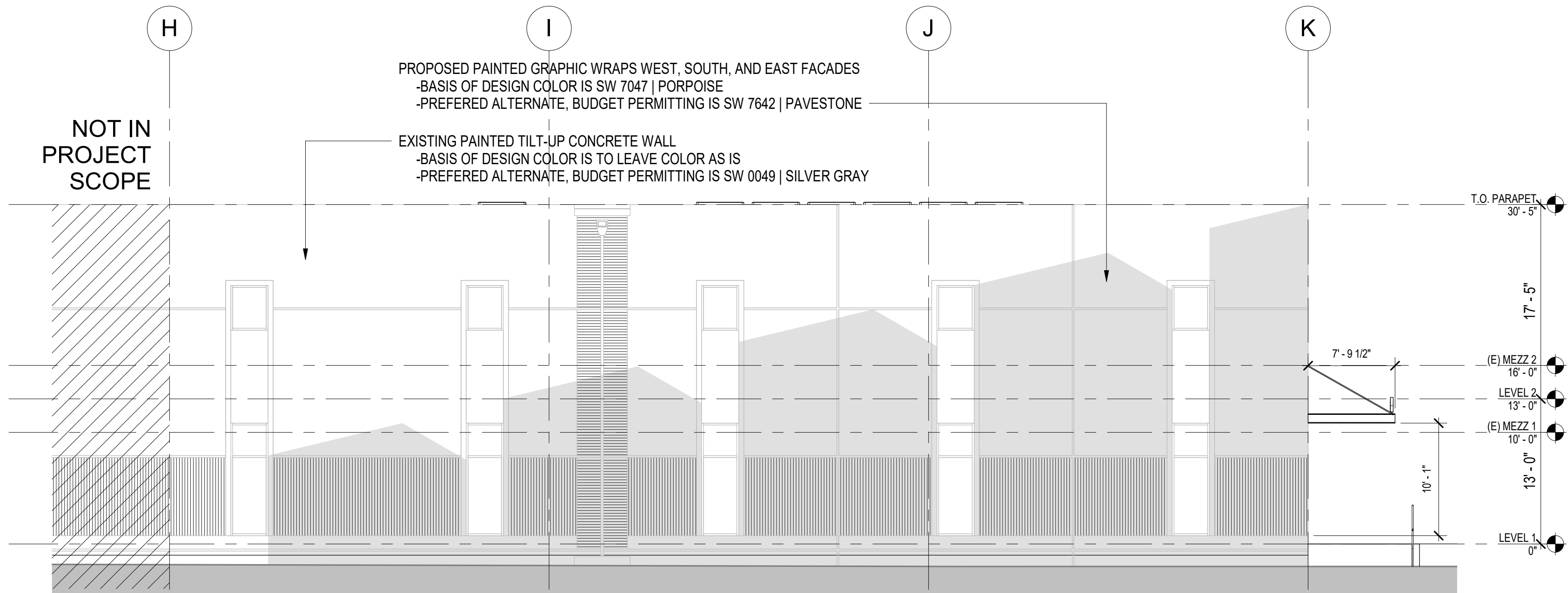
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PROPOSED EXTERIOR GRAPHIC PAINT COLOR
(BASIS OF DESIGN)

1 PROPOSED WEST ELEVATION
LM201-A 1/8" = 1'-0"



HISTORIC RAINIER BREWERY

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

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

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SHEET
WEST ELEVATION B.O.D. LM201-A

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SHEET
WEST
ELEVATION
ALTERNATE
LM201-B



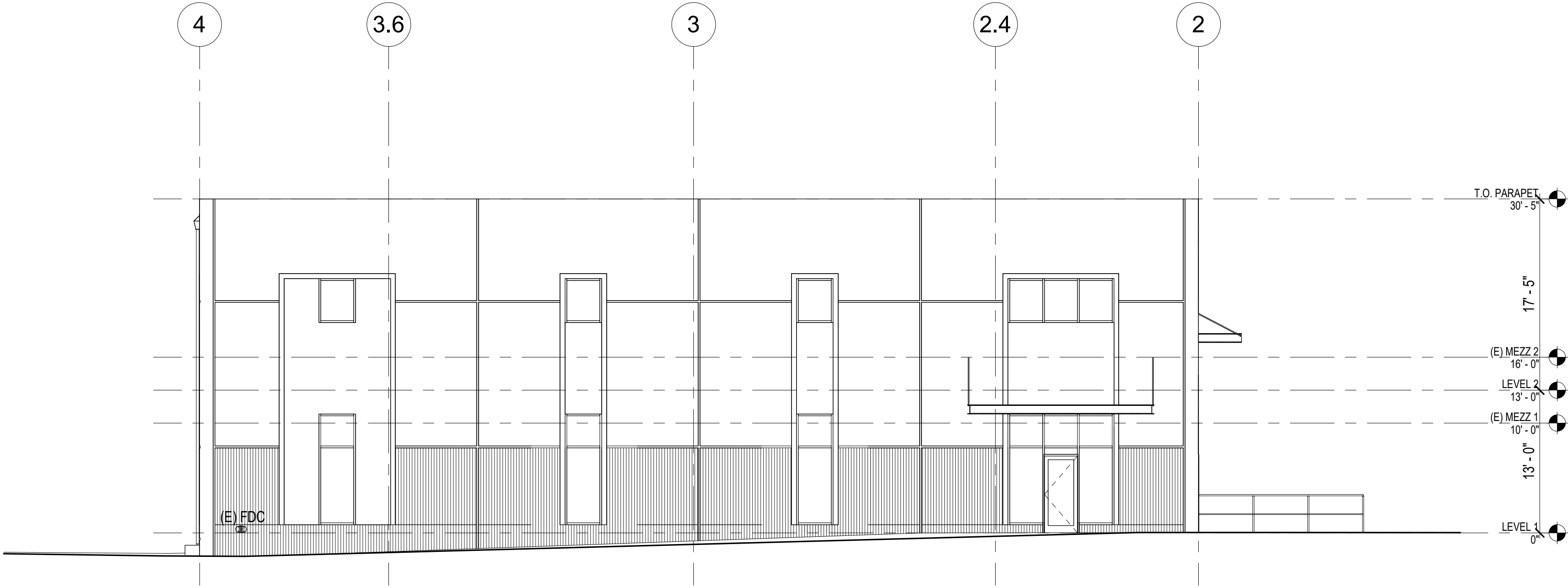
PROPOSED EXTERIOR GRAPHIC PAINT COLORS
(PREFERRED ALTERNATE, BUDGET PERMITTING)

IN PREFERRED ALTERNATE, PROPOSED
PAINT COLORS ARE TO COVER EXISTING
GREEN PAINTED WINDOW RECESS AS
WELL AS THE WALL SURFACE BETWEEN
UPPER AND LOWER WINDOWS, TYP



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



1
LM202
1/8" = 1'-0"

EXISTING SOUTH ELEVATION



EXISTING ENTRANCE WITH CANOPY

2
NOT TO SCALE

EXISTING SOUTH ELEVATION - PHOTO MOCK-UP

STAMP

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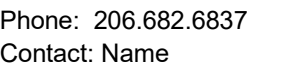
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NOT FOR
CONSTRUCTION



- 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

LM202-A

STAMP

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SOUTH
ELEVATION
ALTERNATE
LM202-B



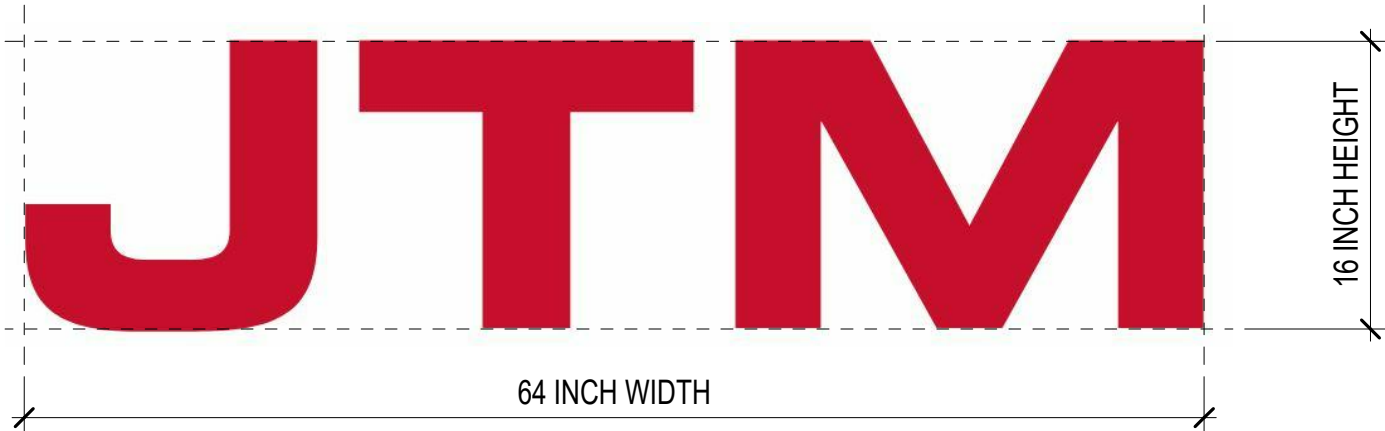
PROPOSED EXTERIOR GRAPHIC PAINT COLORS
(PREFERRED ALTERNATE, BUDGET PERMITTING)



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

PROPOSED ENTRANCE SIGNAGE, 16" HIGH LETTERING IN RED

JTM Red Pantone 186 | RGB 200R 16G 46B

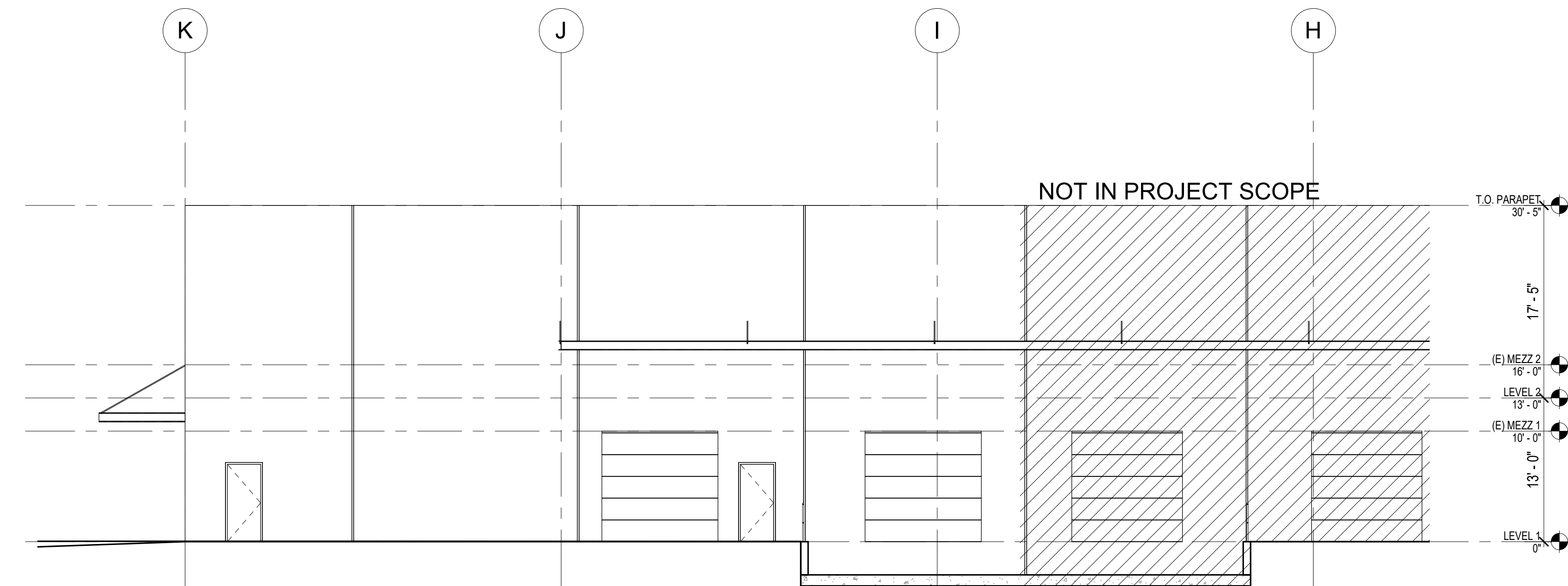


EXISTING ENTRANCE WITH CANOPY

PROPOSED NEW MAIN ENTRANCE WITH CANOPY TO MATCH EXISTING

PROPOSED NEW ADA ACCESSIBLE RAMP WITH RAILING PAINTED TO MATCH STEEL CANOPIES

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



1 EXISTING EAST ELEVATION
LM203
1/8" = 1'-0"



EXISTING LOADING DOCK
EXISTING STEEL CANOPY

2 EXISTING EAST ELEVATION - PHOTO MOCK-UP
NOT TO SCALE

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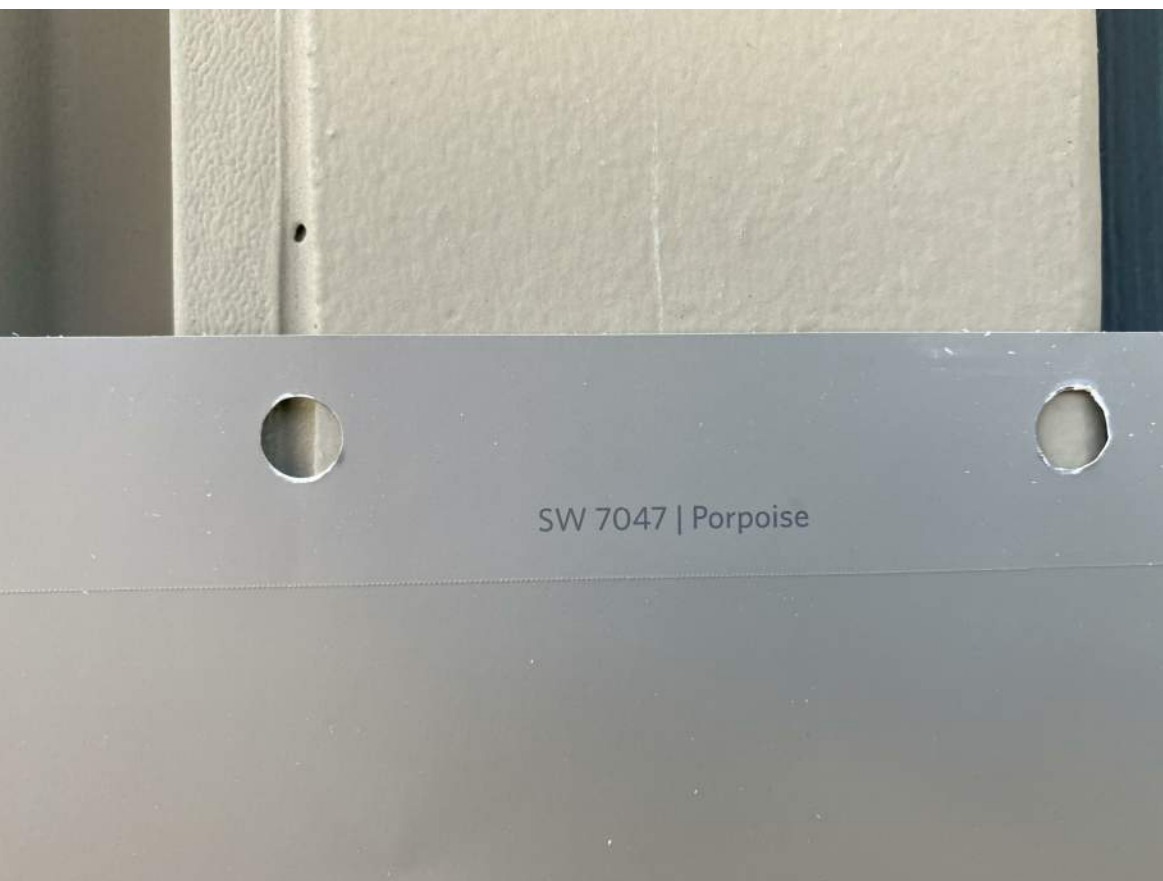
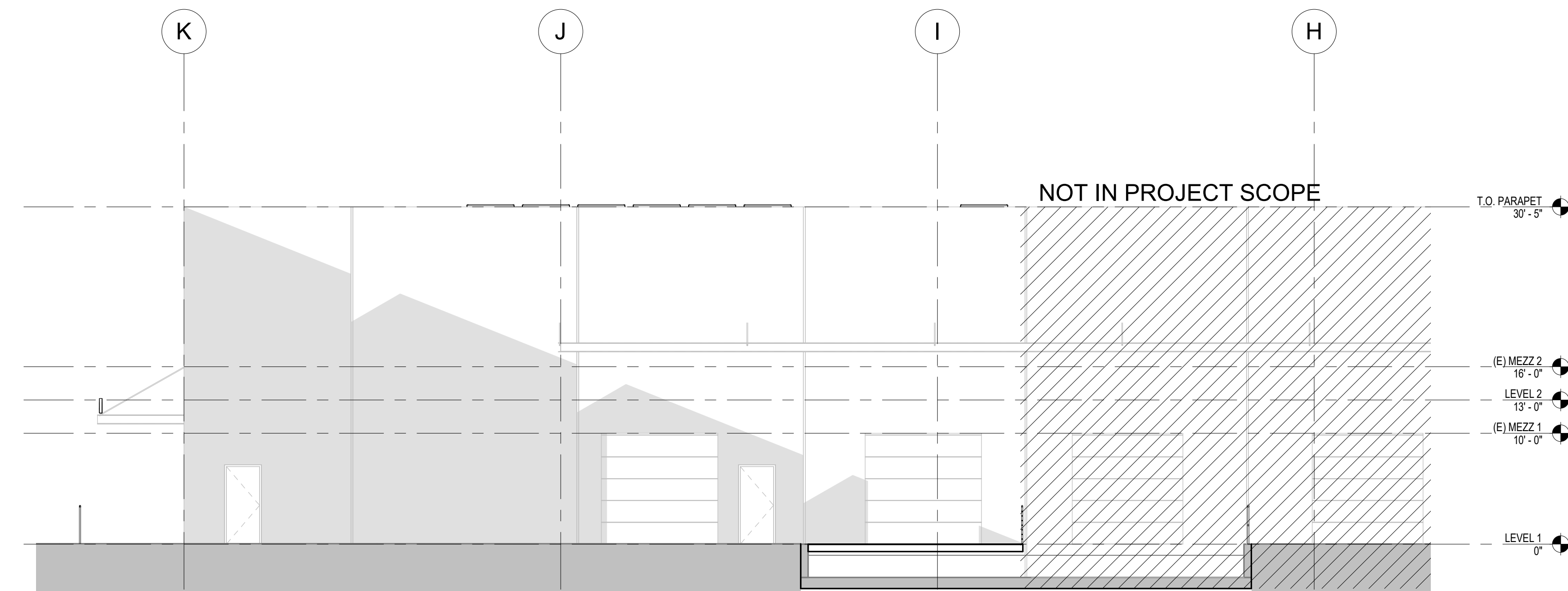
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PROPOSED EXTERIOR GRAPHIC PAINT COLOR
(BASIS OF DESIGN)

1 PROPOSED EAST ELEVATION
LM203-A 1/8" = 1'-0"



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

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

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

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SHEET

EAST
ELEVATION
ALTERNATE
LM203-B



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

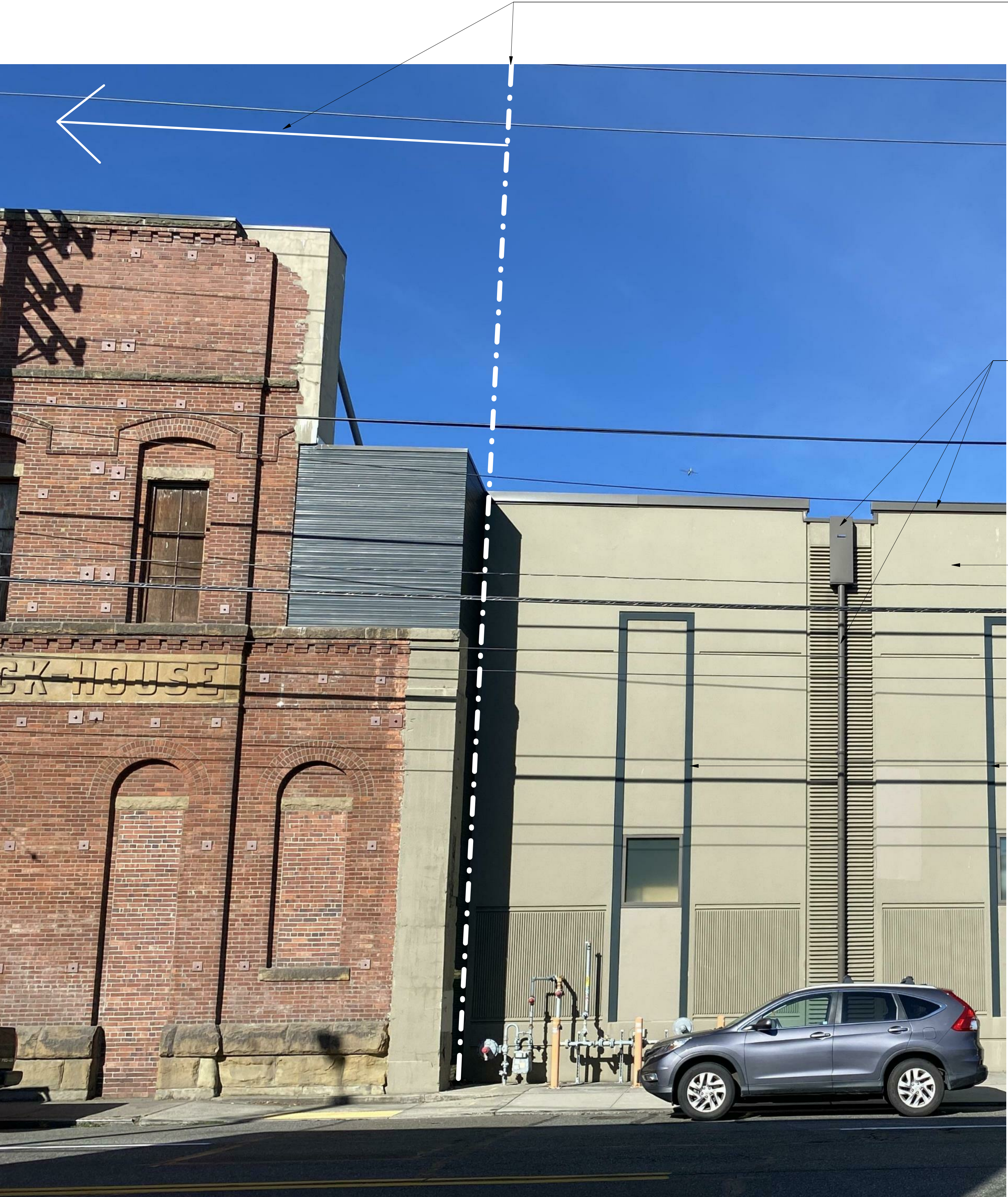


EXISTING PAINTED TILT-UP CONCRETE WALL
-PREFERED ALTERNATE, BUDGET PERMITTING IS SW 0049 | SILVER GRAY

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

WOOD PATIO AT EXISTING LOADING DOCK

GUARDRAIL AT PATIO EDGE, PAINTED TO MATCH STEEL CANOPY



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

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SHEET

PROPOSED
STOREFRONT FINISH



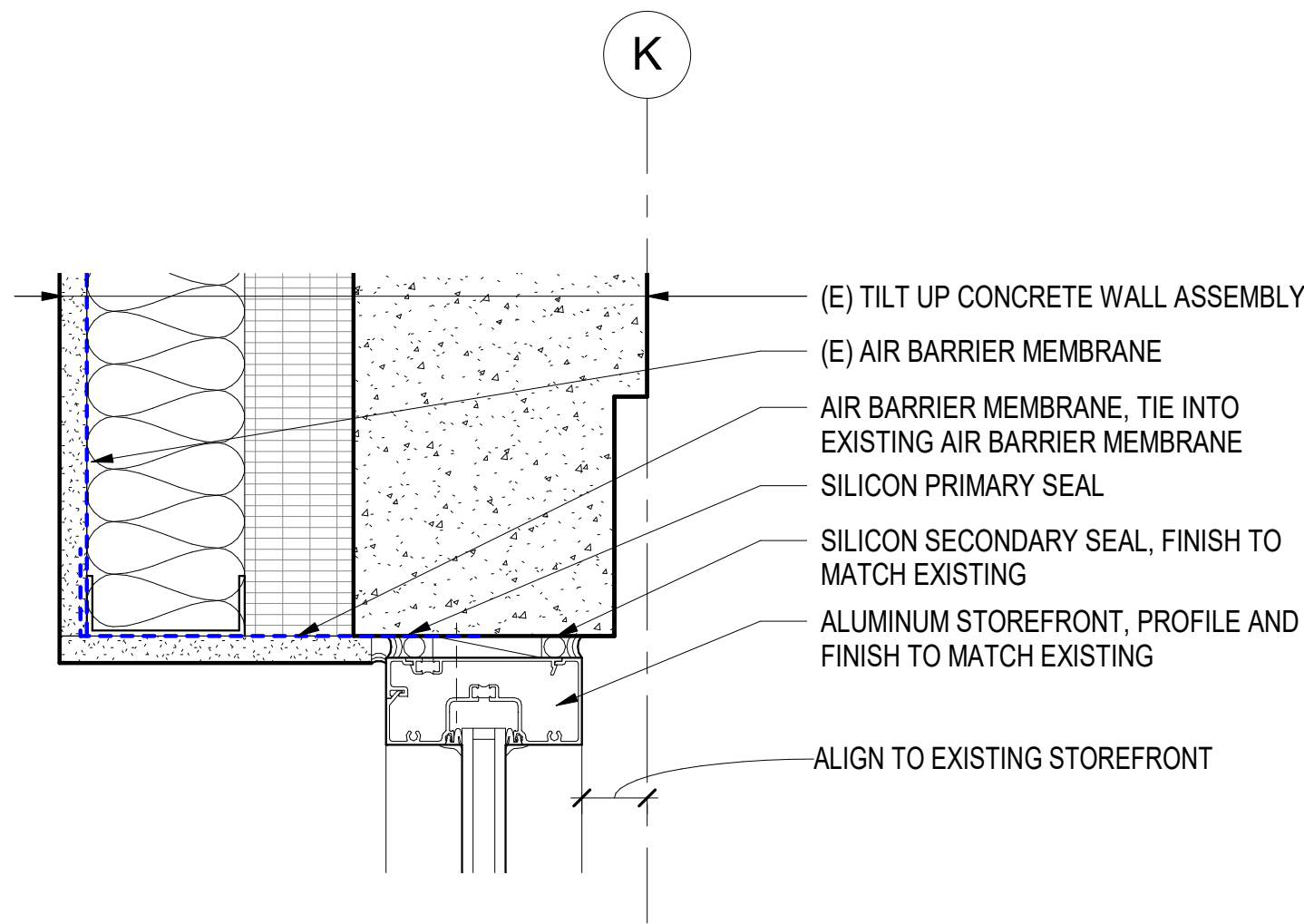
EXISTING STOREFRONT
MULLION, FINISH AND
MANUFACTURER UNKNOWN

PROPOSED EFCO
STOREFRONT MULLION
SAMPLE IN MESA BROWN



EXISTING STOREFRONT
MULLION, FINISH AND
MANUFACTURER UNKNOWN

PROPOSED EFCO STOREFRONT
MULLION SAMPLE IN MESA BROWN
(LABELED BACK SIDE OF SAMPLE)



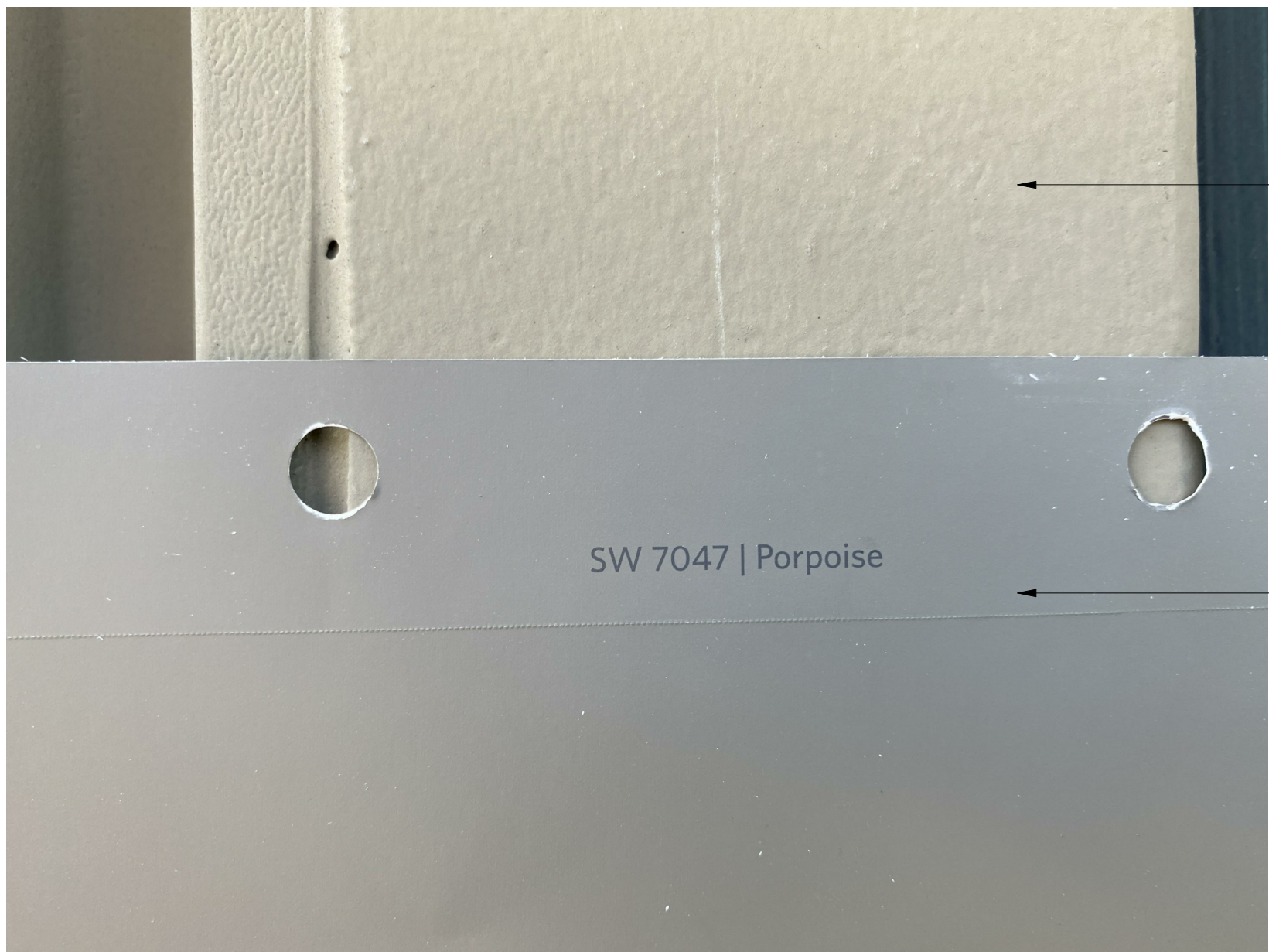
1

LM005

EXTERIOR STOREFRONT JAMB

3" = 1'-0"

BASIS OF DESIGN
EXTERIOR COLOR SCHEME



EXISTING PAINTED TILT-UP
CONCRETE EXTERIOR WALL

SW 7047 | Porpoise

PROPOSED SHERWIN
WILLIAMS PAINT SAMPLE IN
SW 7047 | PORPOISE, TO BE
APPLIED OVER EXISTING
BEIGE PAINT AT EXTENTS OF
GRAPHIC



PROPOSED SHERWIN WILLIAMS
PAINT SAMPLE IN SW 7047 |
PORPOISE, TO BE APPLIED
OVER EXISTING BEIGE PAINT AT
EXTENTS OF GRAPHIC

PROPOSED EFCO STOREFRONT
MULLION SAMPLE IN MESA BROWN
(LABELED BACK SIDE OF SAMPLE)

PROPOSED EXTERIOR GRAPHIC PAINT COLOR (BASIS OF DESIGN)

PREFERRED ALTERNATE
EXTERIOR COLOR SCHEME

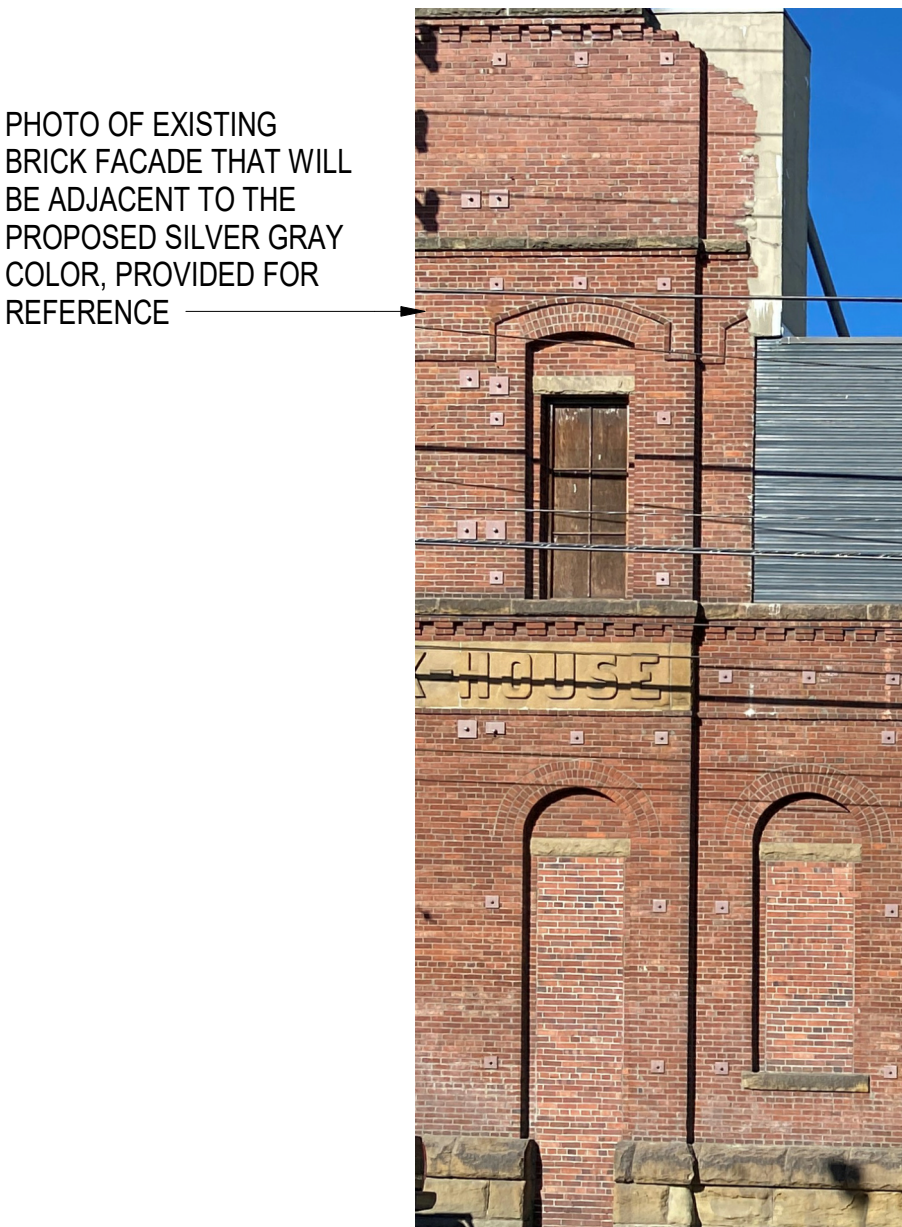
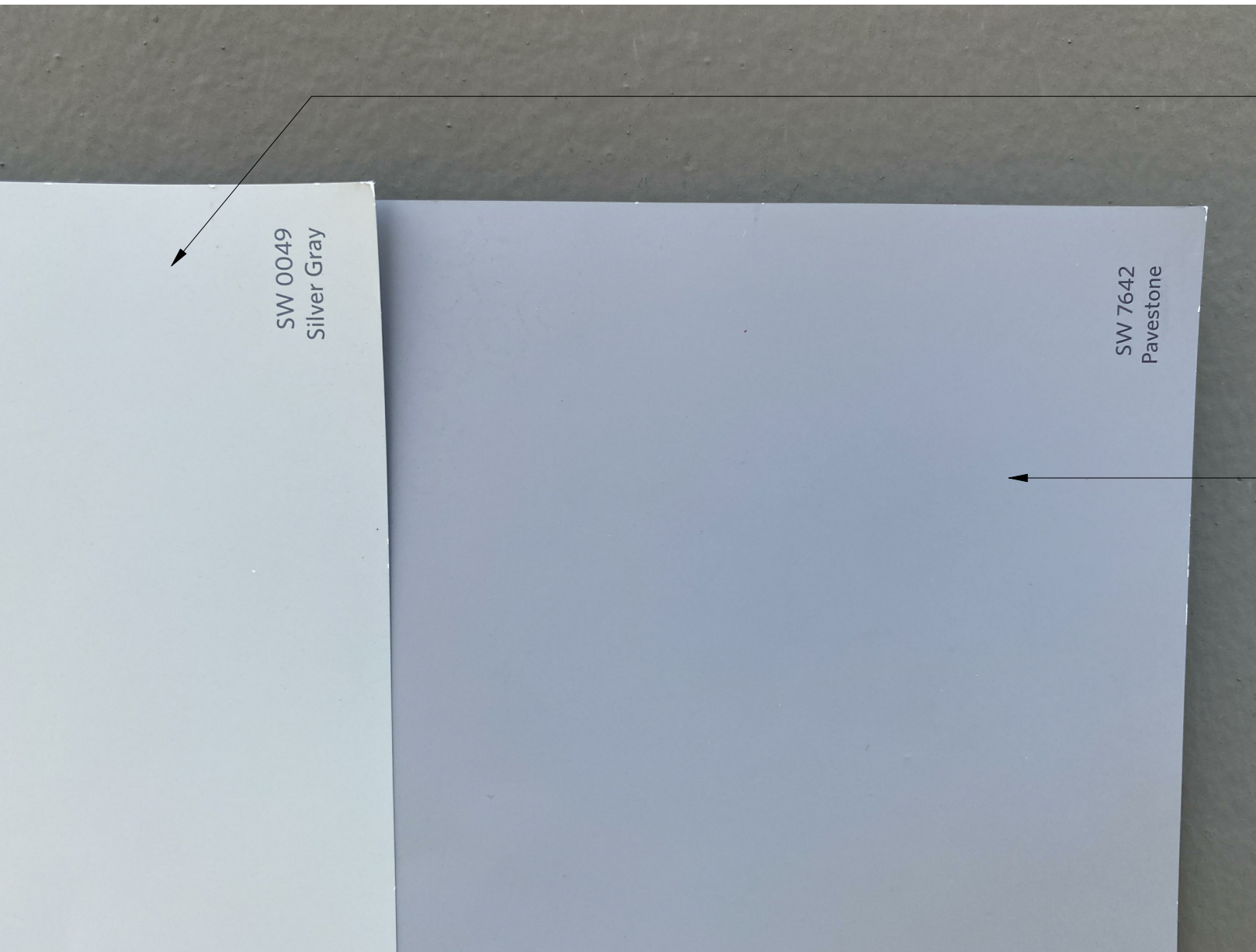


PHOTO OF EXISTING
BRICK FACADE THAT WILL
BE ADJACENT TO THE
PROPOSED SILVER GRAY
COLOR, PROVIDED FOR
REFERENCE



SW 0049
Silver Gray

SW 7642
Pavestone

PROPOSED SHERWIN
WILLIAMS PAINT SAMPLE IN
SW 0049 | SILVER GRAY, TO
REPLACE EXISTING BEIGE
PAINT AT ALL EXTERIOR TILT-
UP CONCRETE WALLS

PROPOSED SHERWIN
WILLIAMS PAINT SAMPLE IN
SW 7642 | PAVESTONE, TO BE
APPLIED NEXT TO PROPOSED
SILVER GRAY PAINT AT
EXTENTS OF GRAPHIC



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
APPLIED NEXT TO PROPOSED
SILVER GRAY PAINT AT
EXTENTS OF GRAPHIC

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

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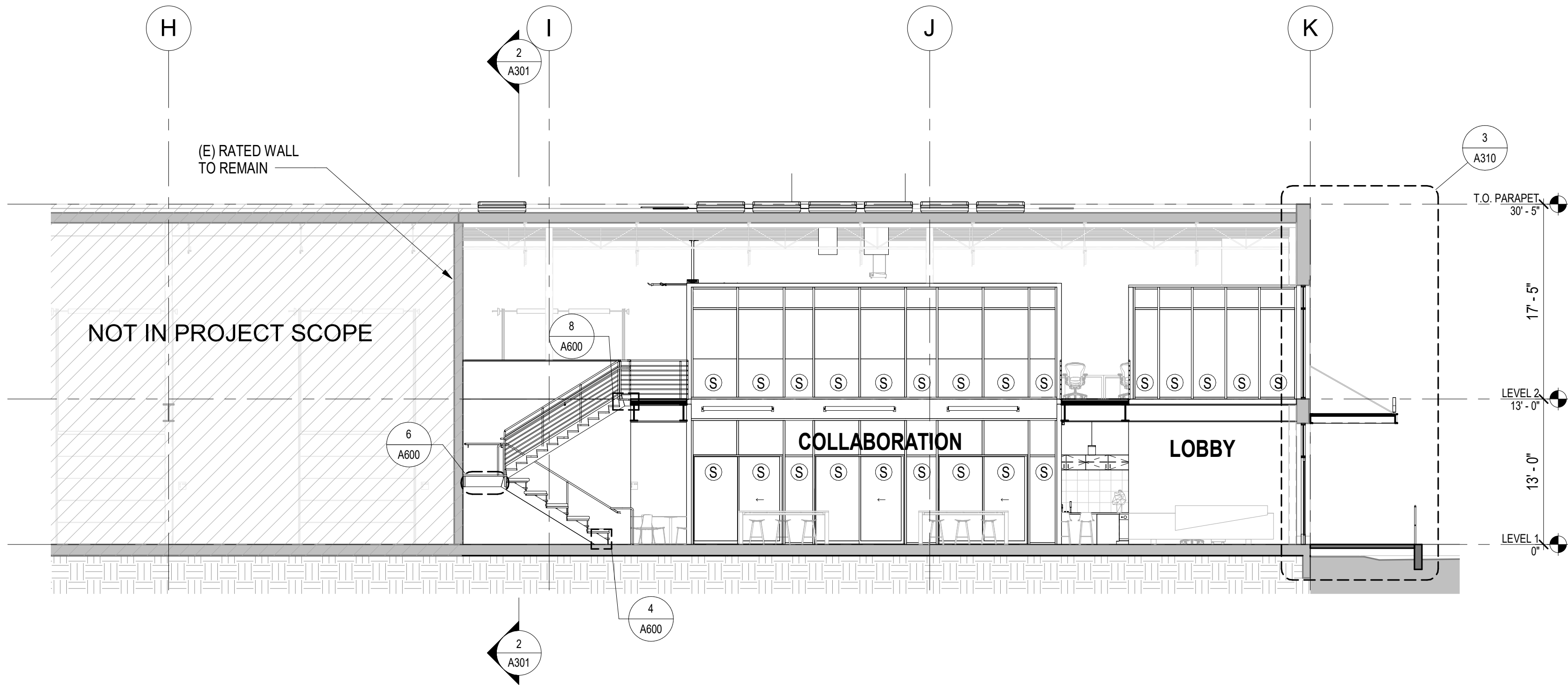
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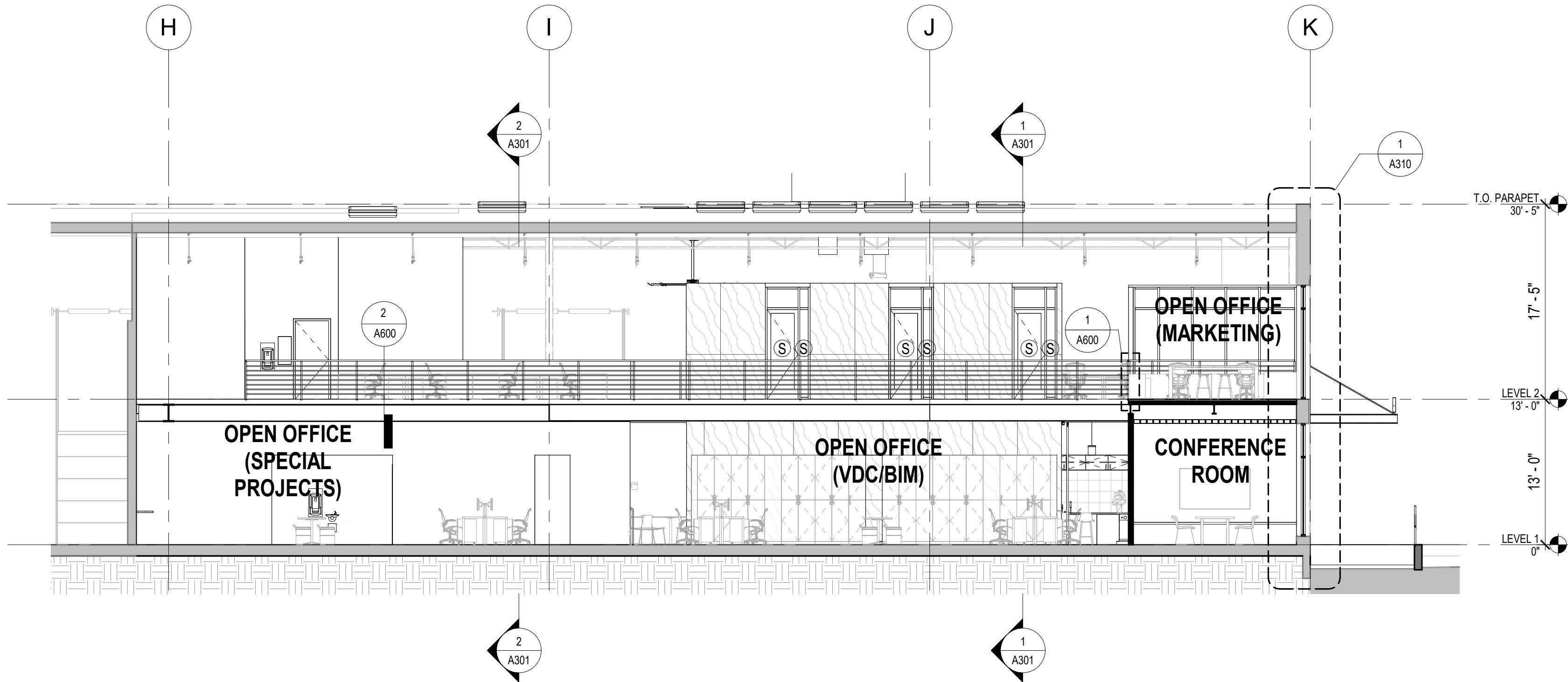
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SHEET
**EXTERIOR
FINISH
SAMPLES
LM005**



1 Building Section - NS
A300 1/8" = 1'-0"



3 Building Section - NS
A300 1/8" = 1'-0"

KEYNOTES

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SHEET

**BUILDING
SECTIONS
A300**

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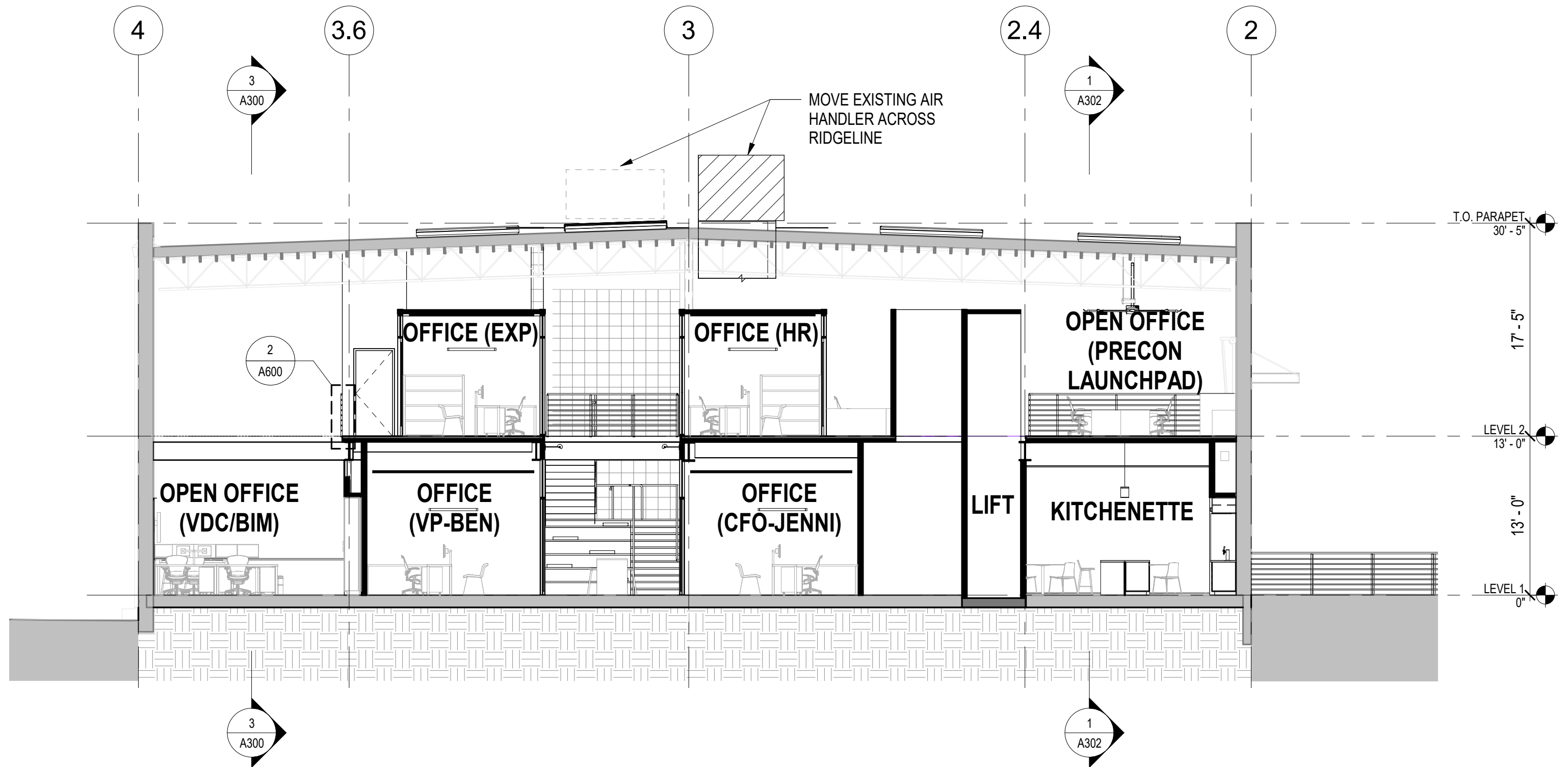
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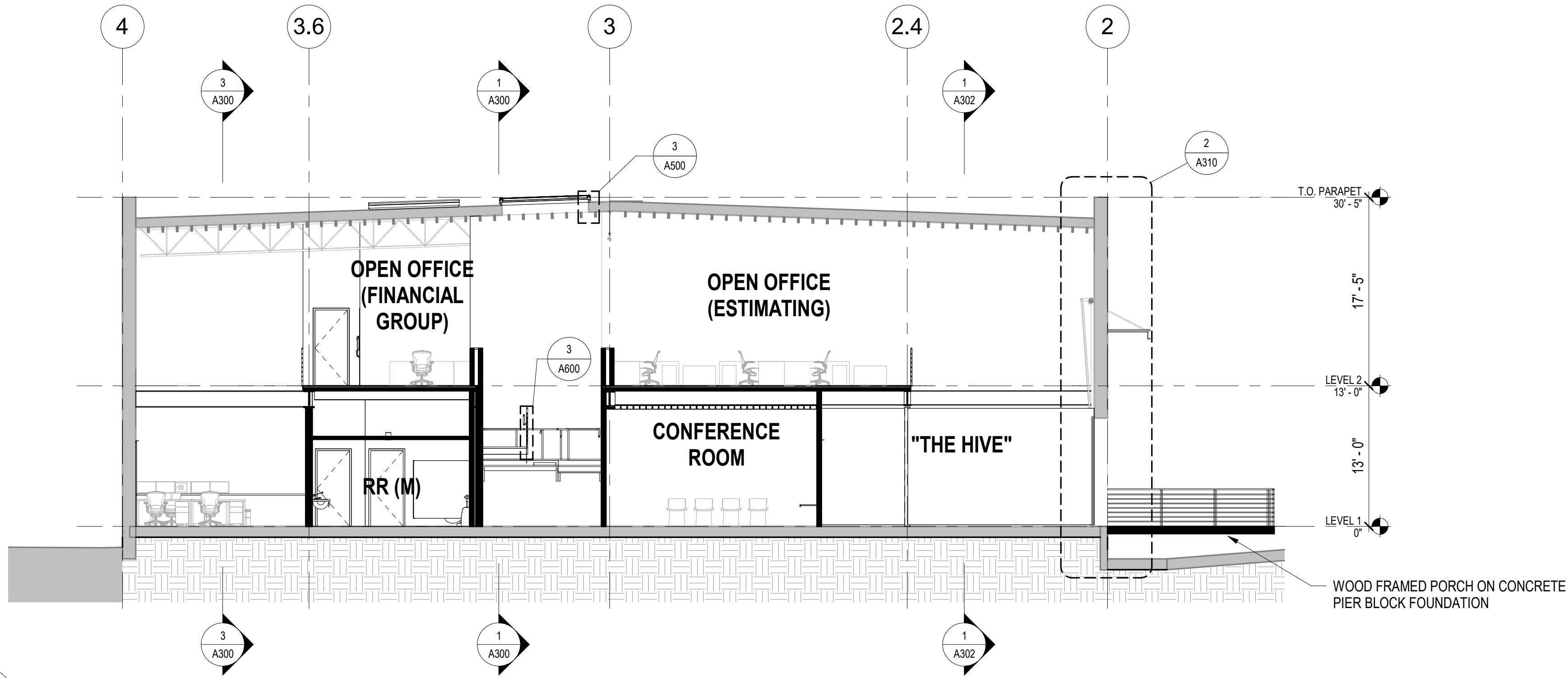
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SHEET

BUILDING SECTIONS A301



1 Building Section - EW
A301 1/8" = 1'-0"



2 Building Section - EW
A301 1/8" = 1'-0"

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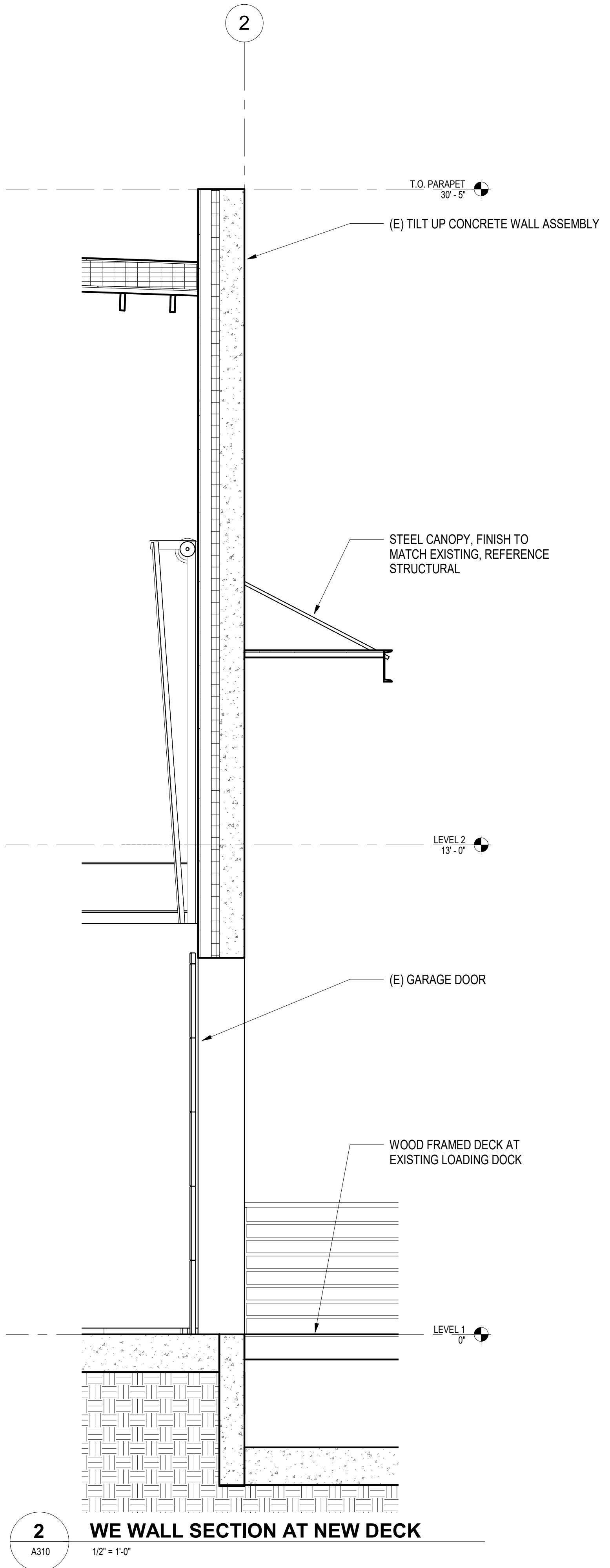
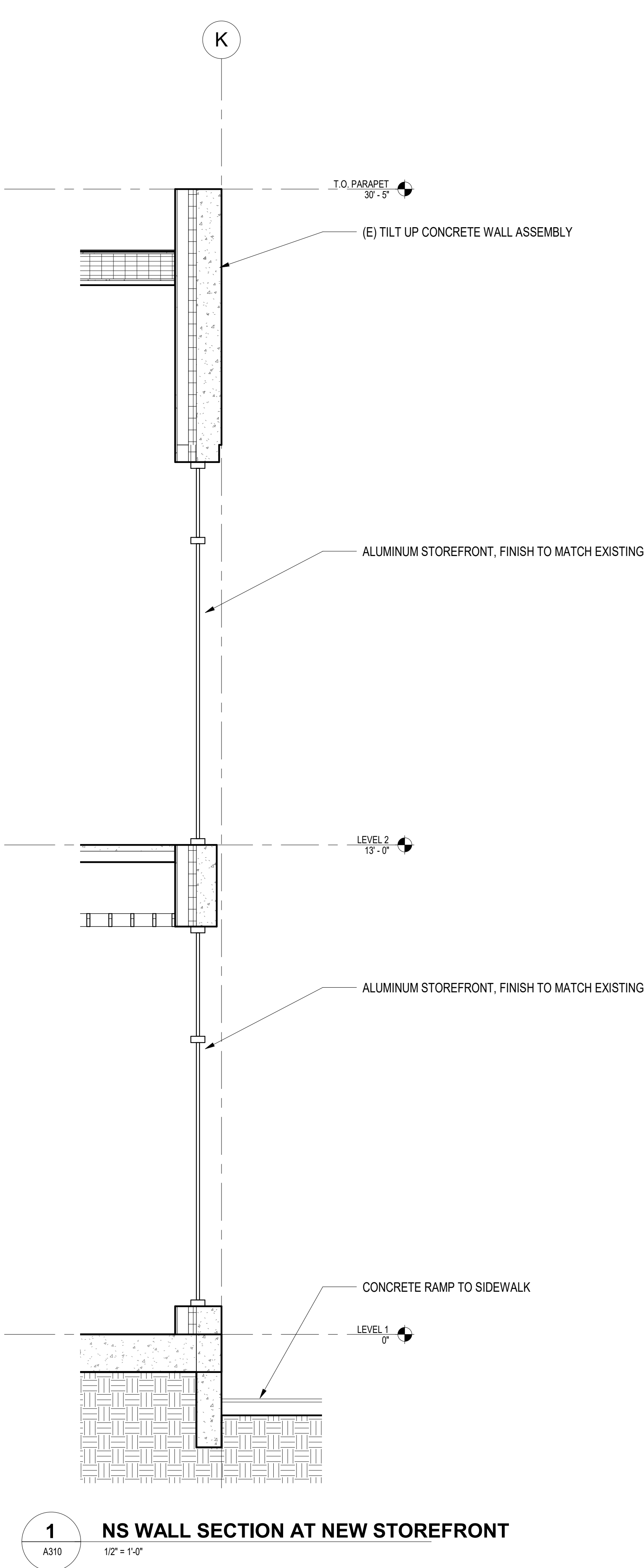
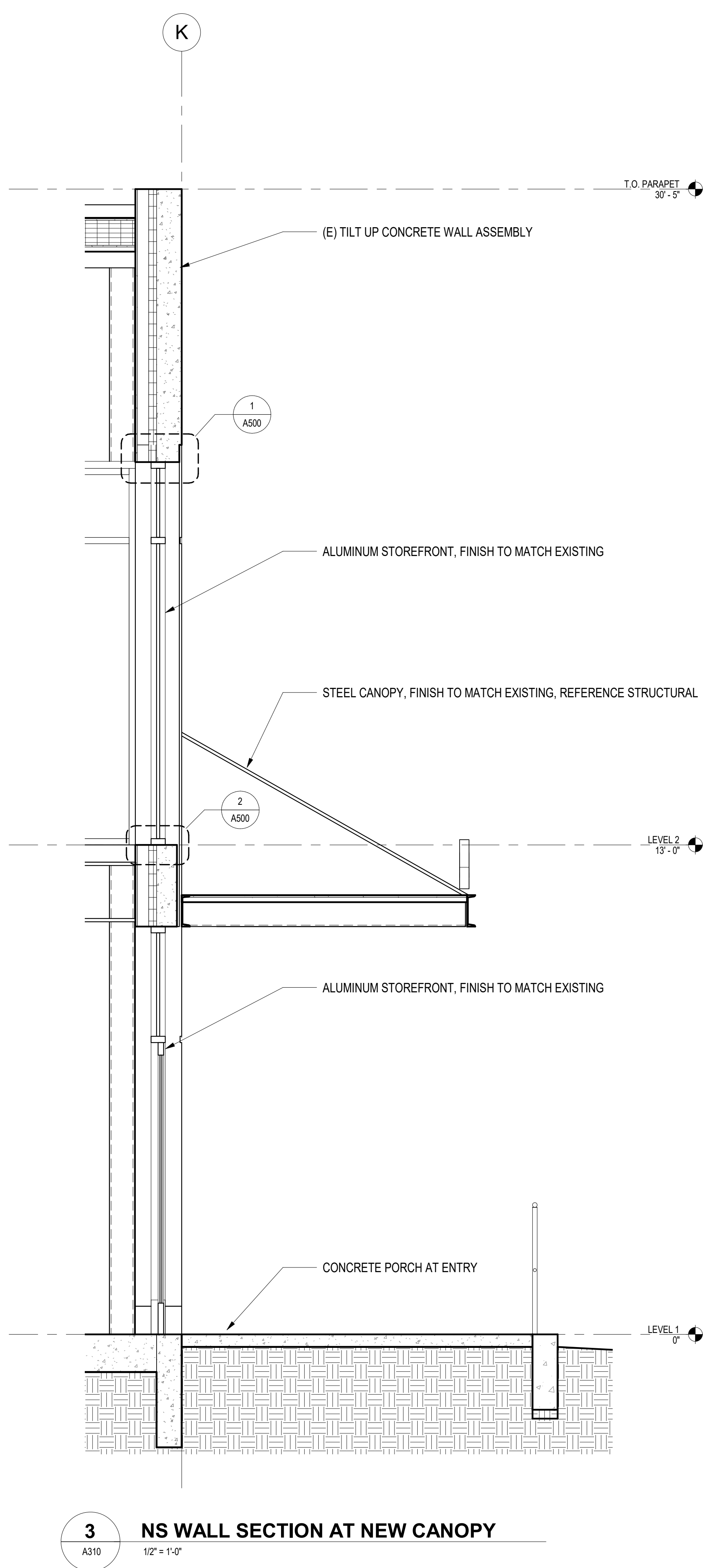
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SHEET

**WALL
SECTIONS
A310**



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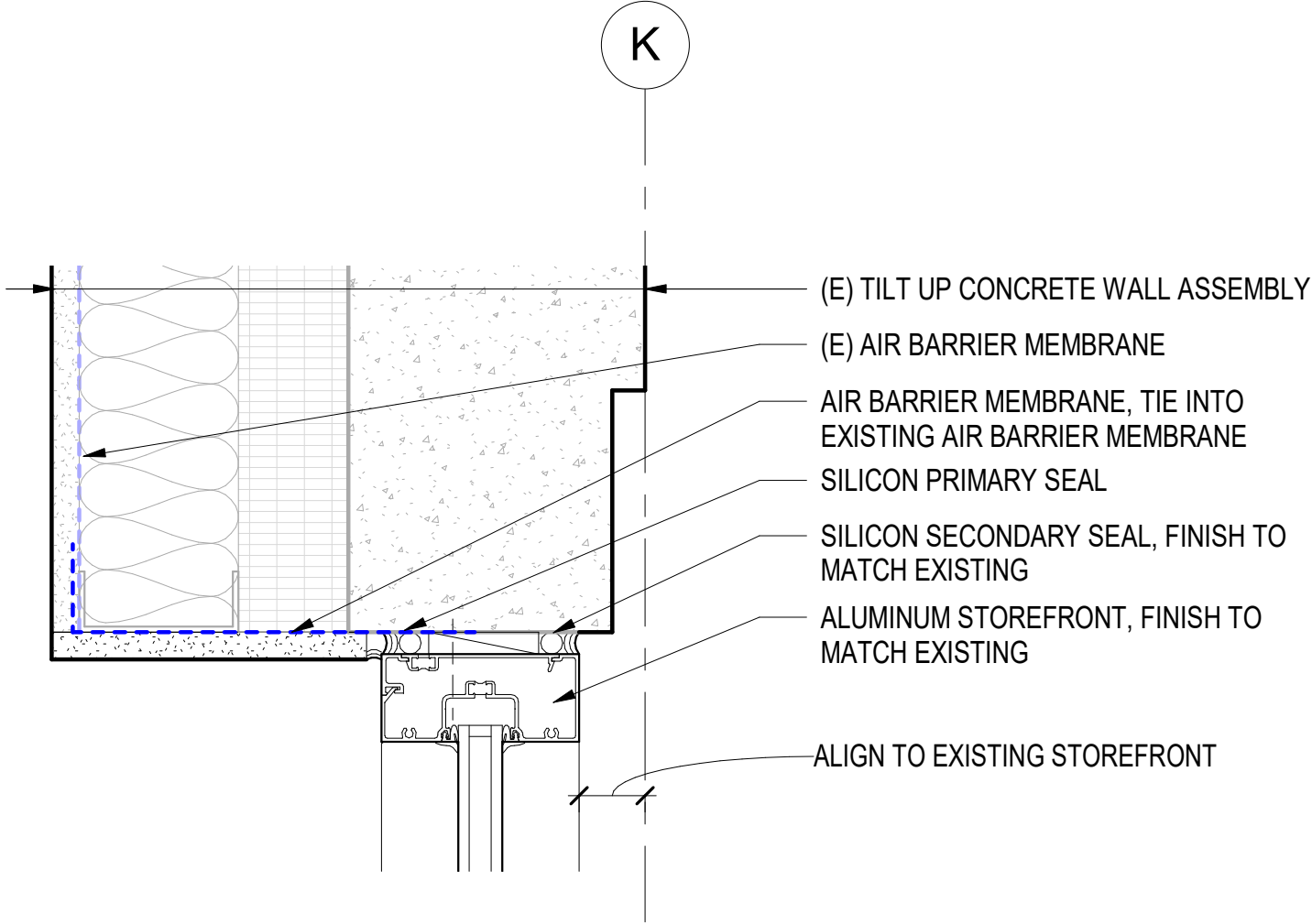
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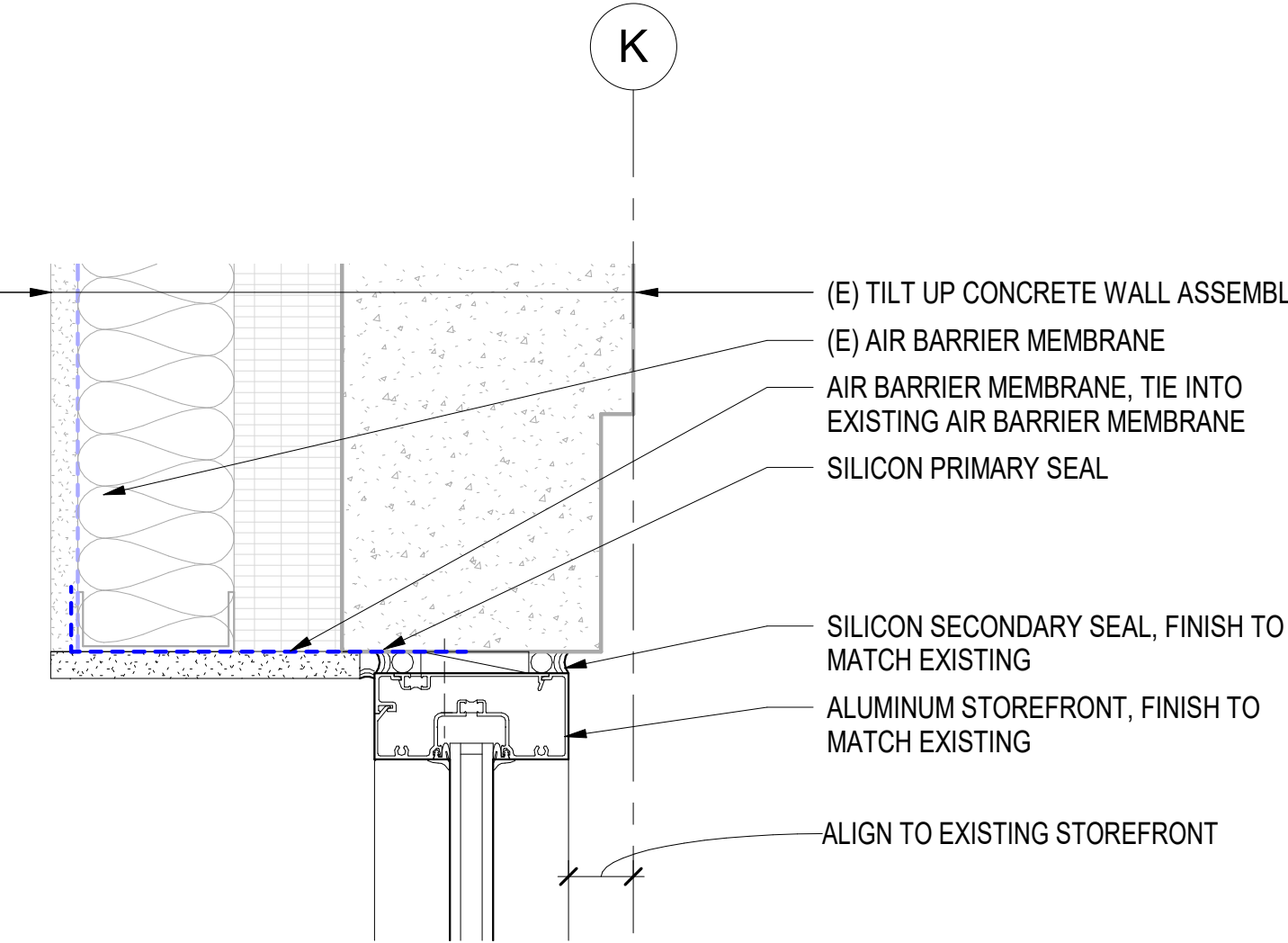
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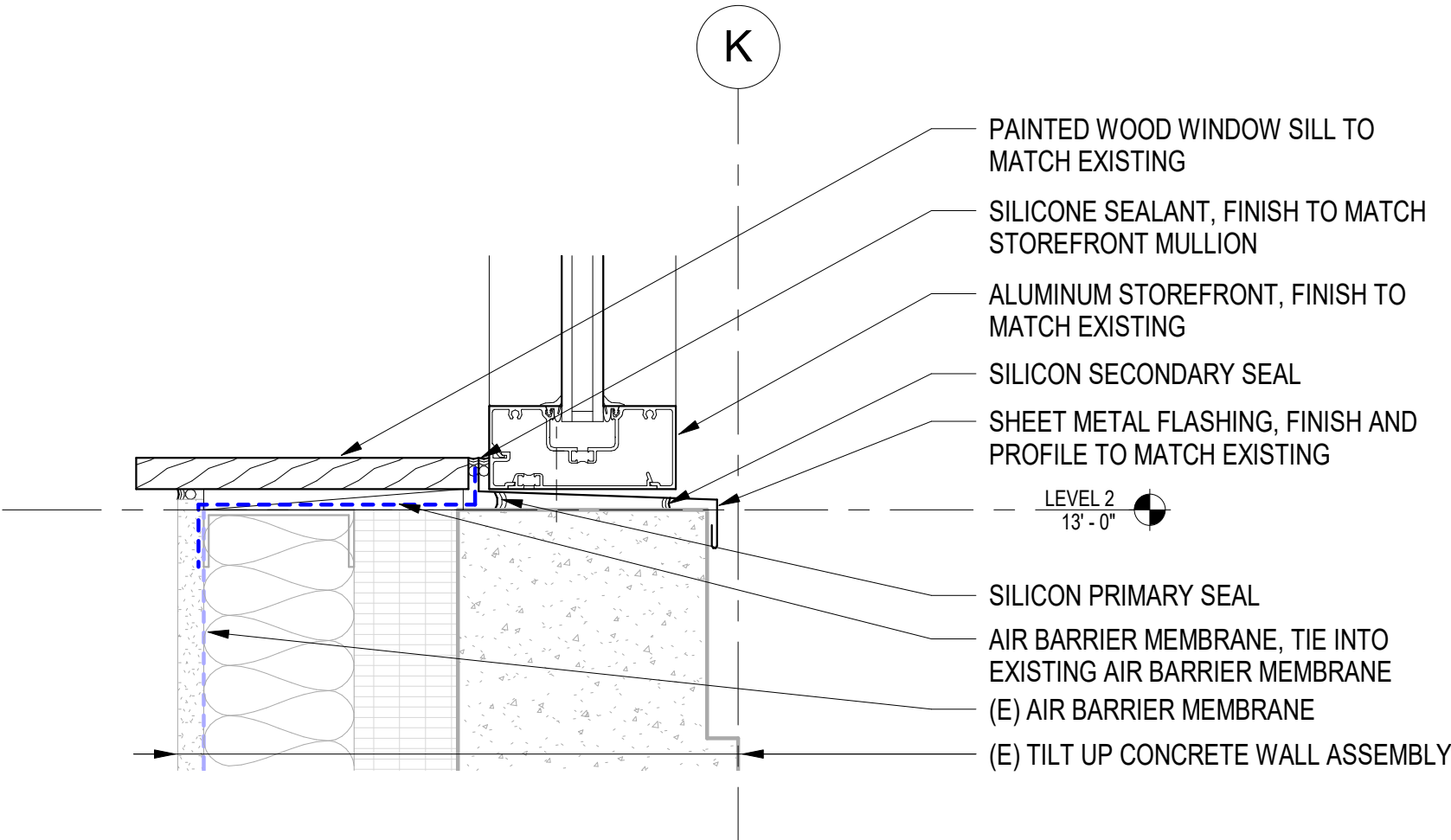
EXTERIOR
DETAILS
A500



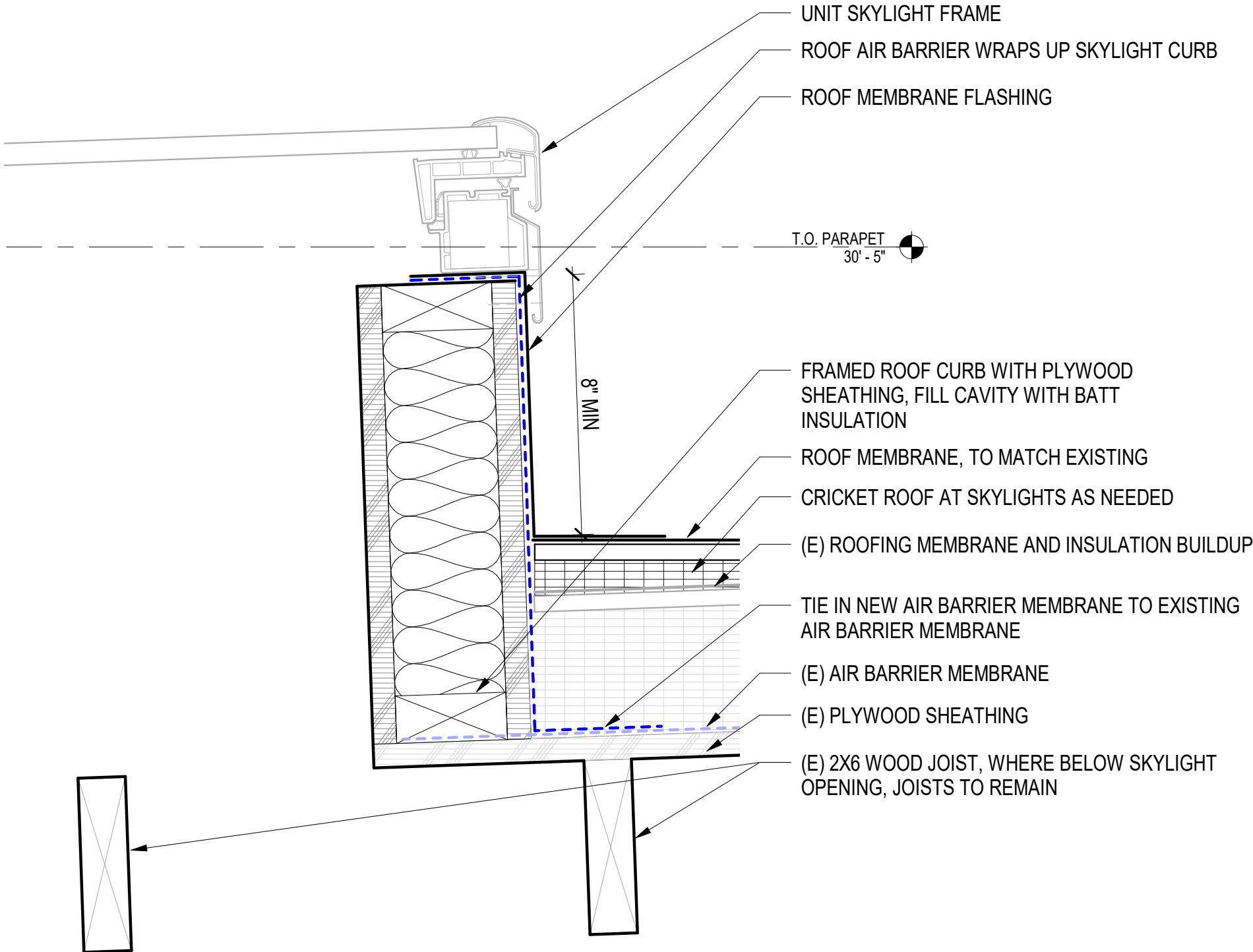
4 EXTERIOR STOREFRONT JAMB
3" = 1'-0"



1 EXTERIOR STOREFRONT HEAD
3" = 1'-0"



2 EXTERIOR STOREFRONT SILL
3" = 1'-0"



3 UNIT SKYLIGHT
3" = 1'-0"