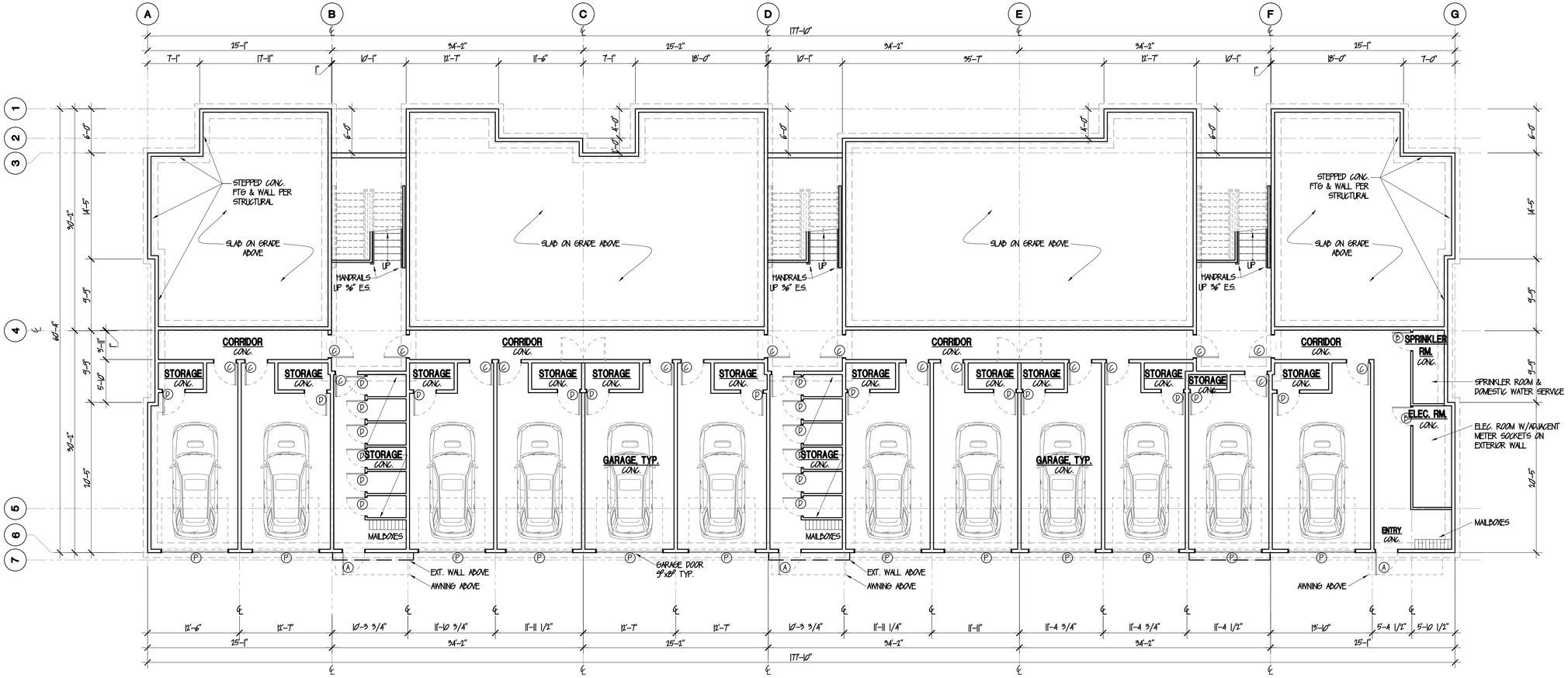


# FLOOR PLAN – BASEMENT @ WEST BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

## Unit Mix (West Building)

| UNIT TYPE | STYLE | QUANITY | DECK AREA | GROSS R-2 AREA | TOTAL R-2 GROSS |
|---|---|---|---|---|---|
| UNIT A | 1-BR | 3 | 605 | 692.36 | 1,857.08 |
| UNIT B | 1-BR | 3 | 605 | 680.5 | 2,041.50 |
| UNIT B OH | 1-BR | 3 | 605 | 680.5 | 2,041.50 |
| UNIT C | 1-BR | 5 | 420 | 704.14 | 3,520.70 |
| UNIT C OH | 1-BR | 5 | 420 | 704.14 | 3,520.70 |
| UNIT D | 1-BR | 3 | 420 | 717.19 | 2,151.57 |
| UNIT D OH | 1-BR | 3 | 420 | 717.19 | 2,151.57 |
| UNIT E | 2-BR | 6 | 605 | 1,041.77 | 6,250.62 |
| UNIT E OH | 2-BR | 3 | 605 | 1,041.77 | 3,125.31 |
| TOTAL | | 34 | | | 26,700 GSF |

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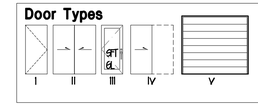
JAN 13, 2021
City of Port Orchard
Community Development

## Door Schedule

| # | SIZE | TYPE | REF | MATERIAL | FINISH | REMARKS |
|---|---|---|---|---|---|---|
| A | 3'-0"x6'-8"x1-3/4" | STORE | III | FIBERGLASS | PAINT | WSTRIP, THRESHOLD, D-BOLT & SPT GL |
| B | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | METAL | PAINT | 1 HR UL RATED DOOR, SELF CLOSE |
| C | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL RATING, DEADBOLT,SMK GSK |
| D | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | LOCKING HARDWARE |
| E | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL RATING, DEADBOLT,VIEWPORT,SMK GSK |
| F | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | PASSAGE LOCK |
| G | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| H | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| I | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| J | 3'-4"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| K | 2'-2"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| L | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| M | 3'-0"x6'-8"x1-3/4" | POCKET | IV | WOOD | PAINT | |
| N | (PR) 3'-0"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| O | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| P | 9'-0"x8'-0" | GARAGE | V | METAL | PAINT | |

## Door Types




PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 001 | ISSUE Supplemental Submittal | 12-18-20 |

#15-15 ADM job #
MV/AM drawn by
ADM checked
12-18-20 date

INITIAL PERMIT SUBMITTAL
NOT FOR CONSTRUCTION

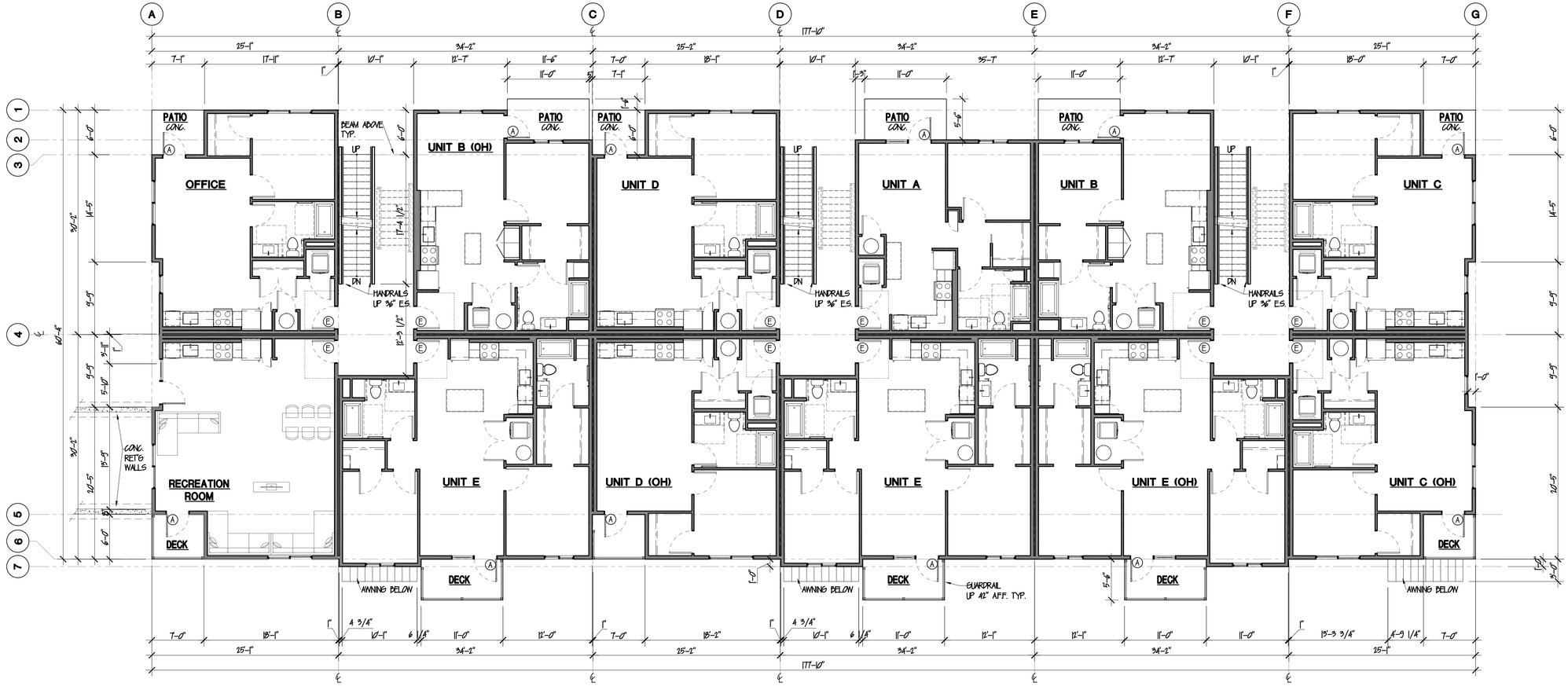
# PLISKO APARTMENTS

1601 Plisko Lane
Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

BASEMENT FLOOR PLAN-WEST BUILDING


AARON D. MURPHY ARCHITECT-CAPS
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
ph: 360-881-0282
www.ADM-Architecture.com


sheet
A-2.1




## FLOOR PLAN – MAIN FLOOR @ WEST BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

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Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 001 | 1 DAY Transitional Schools | 12-18-20 |

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12-18-20
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NOT FOR CONSTRUCTION

# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366

MAIN/FIRST FLOOR PLAN-WEST BUILDING

AARON D. MURPHY ARCHITECT-CAPS
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ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
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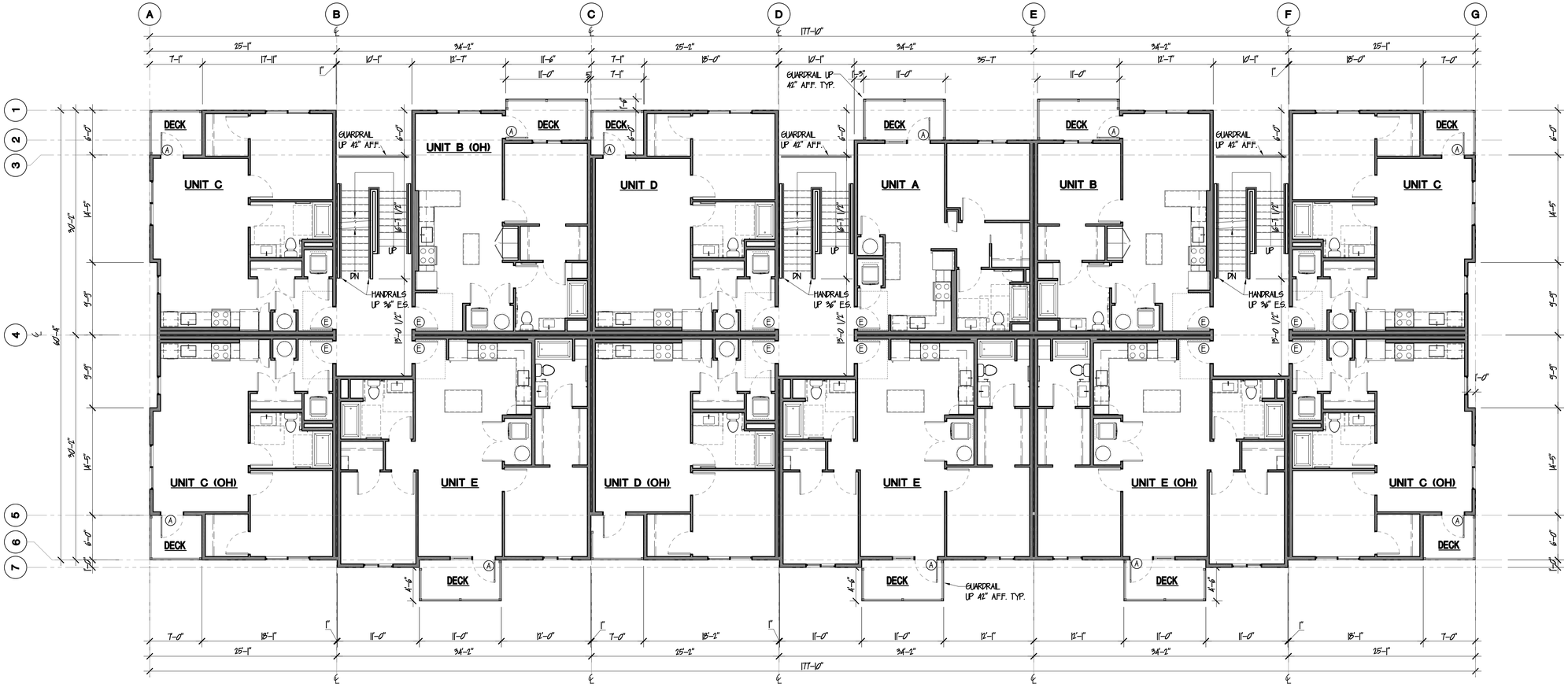
sheet
A-2.2




## FLOOR PLAN – 2ND FLOOR @ WEST BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

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Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

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PW21-003

| no. | revision | date |
|---|---|---|
| 001 | 1 DAY Transformed Schools | 12-18-20 |

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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366

SECOND FLOOR PLAN-WEST BUILDING

AARON D. MURPHY ARCHITECT-CAPS
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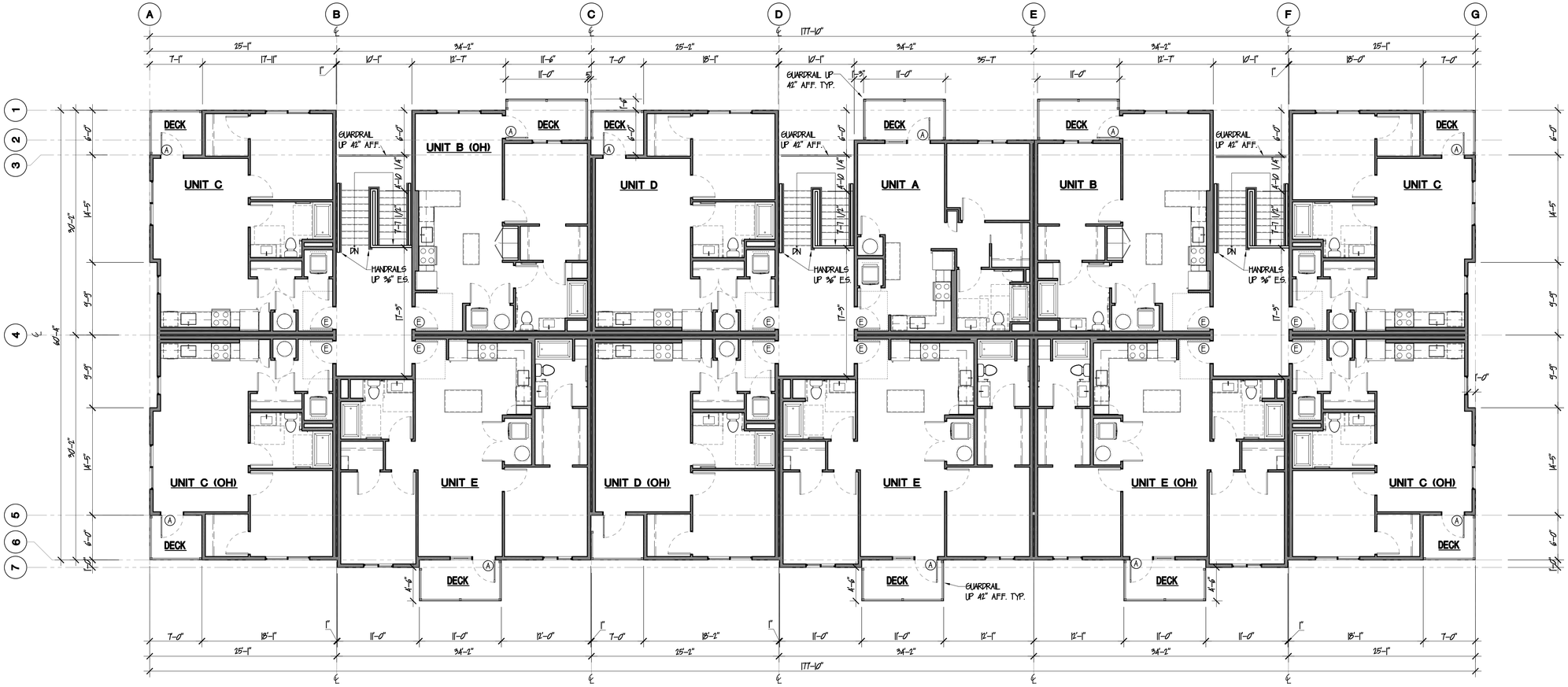
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370 www.ADM-Architecture.com

sheet
A-2.3




## FLOOR PLAN – 3RD FLOOR @ WEST BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

COUNTER COMPLETE
Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

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|---|---|---|
| 001 | 1 DAY Supplemental Submittals | 12-18-20 |

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12-18-20
date

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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

THIRD FLOOR PLAN-WEST BUILDING


AARON D. MURPHY ARCHITECT-CAPS
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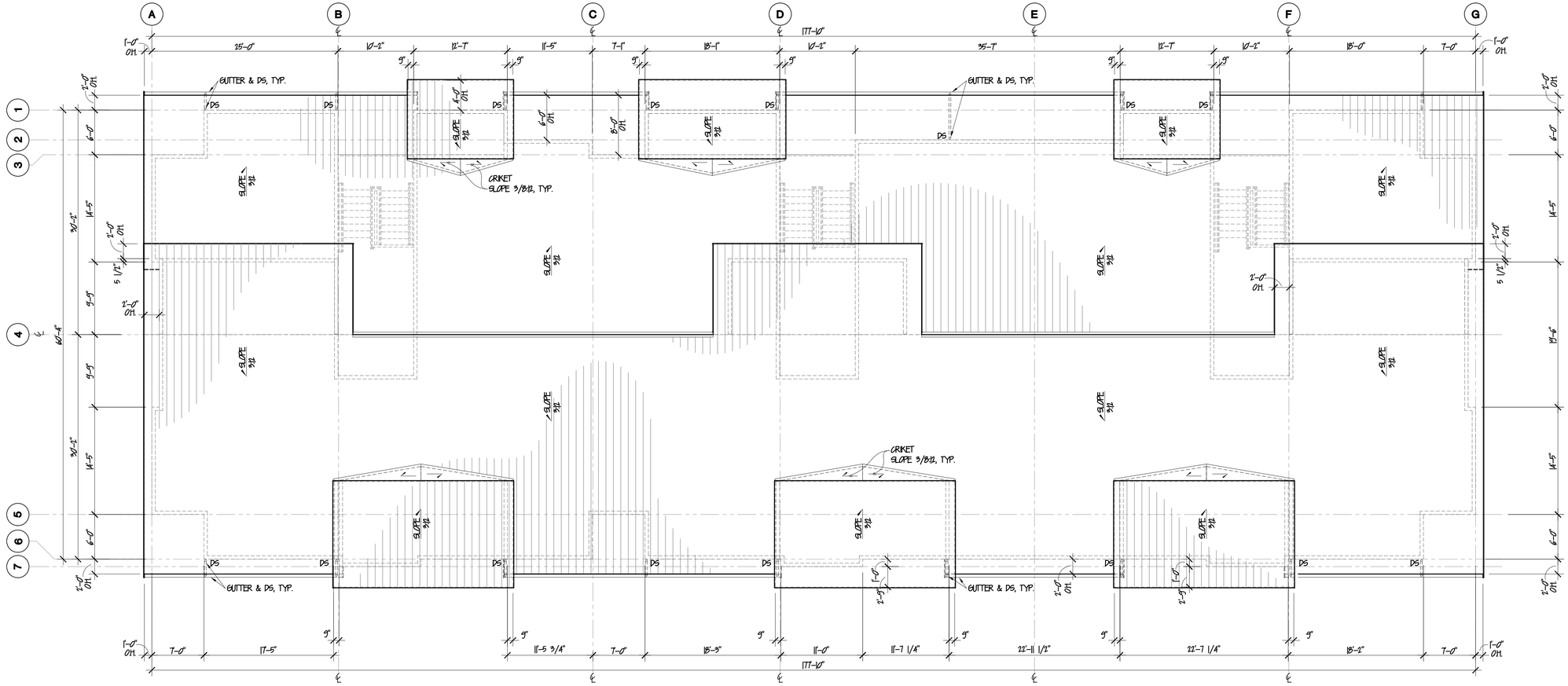
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
www.ADM-Architecture.com


sheet
A-2.4




## ROOF PLAN @ WEST BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

COUNTER COMPLETE
Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 001 | I-DAT-Transmittal-Schedule | 12-18-20 |

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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366


AARON D. MURPHY ARCHITECT-CAPS
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ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
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ROOF PLAN - WEST BUILDING

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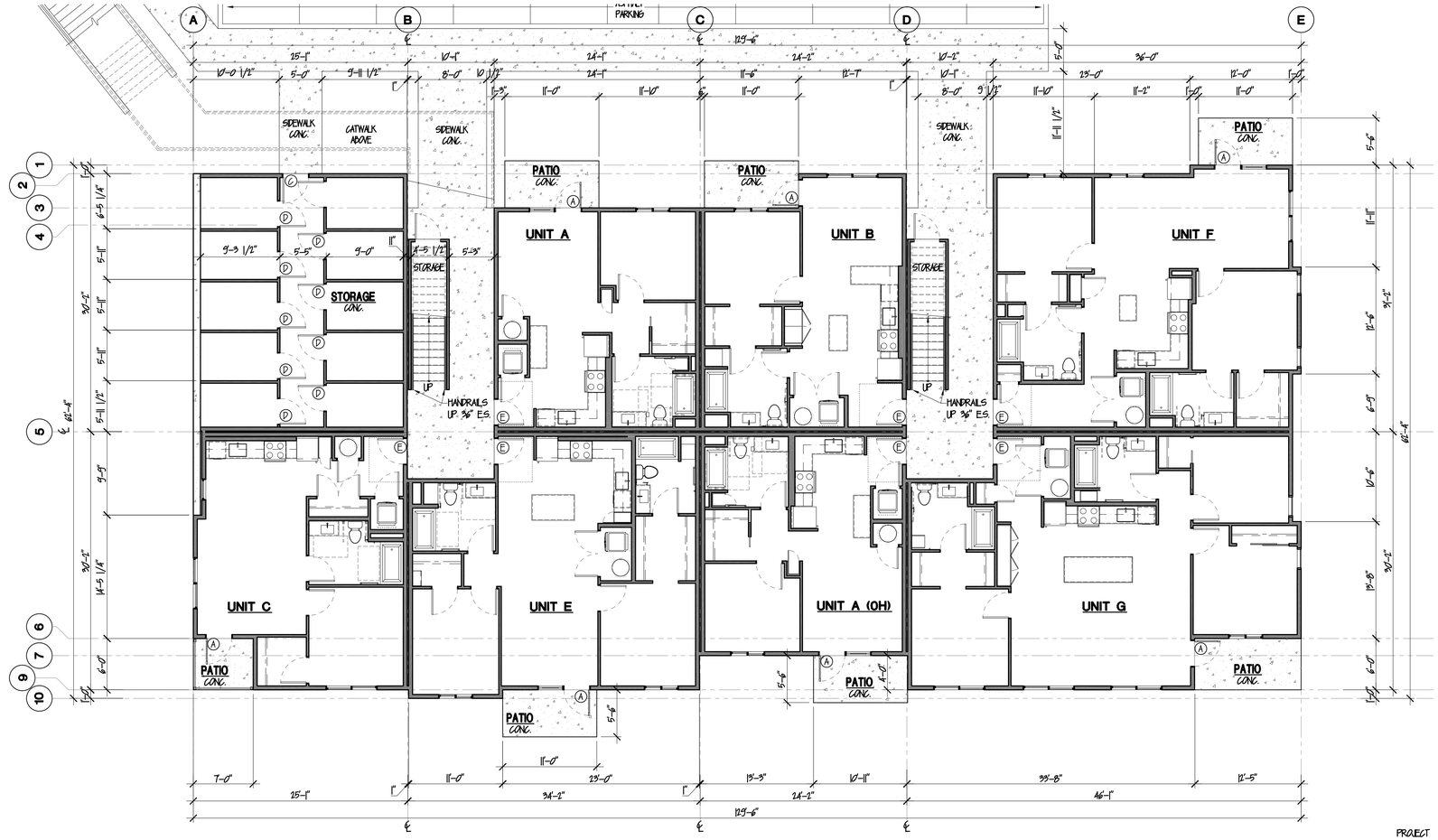


# FLOOR PLAN – BASEMENT @ SOUTH BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

COUNTER COMPLETE
Permit Center

JAN 13, 2021

City of Port Orchard
Community Development

## Unit Mix (South Building)

| UNIT TYPE | STYLE | QUANITY | DECK AREA | GROSS R-2 AREA | TOTAL R-2 GROSS |
|---|---|---|---|---|---|
| UNIT A | 1-BR | 3 | 605 | 692.36 | 1,077.08 |
| UNIT A OH | 1-BR | 3 | 605 | 692.36 | 1,077.07 |
| UNIT D | 1-BR | 3 | 605 | 680.50 | 2,041.5 |
| UNIT C | 1-BR | 5 | 412 | 704.14 | 3,520.7 |
| UNIT E | 1-BR | 3 | 605 | 1,041.77 | 3,125.31 |
| UNIT F | 2-BR | 3 | 605 | 1,080.33 | 3,240.99 |
| UNIT G | 2-BR | 3 | 741.75 | 1,080.33 | 3,240.99 |
| TOTAL | | 24 | | | 18,367.105F |

## Door Schedule

| # | SIZE | TYPE | REF | MATERIAL | FINISH | REMARKS |
|---|---|---|---|---|---|---|
| A | 3'-0"x6'-8"x1-3/4" | STORE | III | FIBERGLASS | PAINT | W/STRIP, THRESHOLD, D-BOLT & SFT GL |
| B | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | METAL | PAINT | 1 HR UL RATED DOOR, SELF CLOSE |
| C | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN UL RATING, DEADBOLT,SMK GSK |
| D | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | LOCKING HARDWARE |
| E | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN UL RATING, DEADBOLT,VIEWPORT,SMK GSK |
| F | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | PASSAGE LOCK |
| G | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| H | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| I | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| J | 2'-4"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| K | 2'-2"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| L | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| M | 3'-0"x6'-8"x1-3/4" | POCKET | IV | WOOD | PAINT | |
| N | (PR) 3'-0"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| O | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| P | 9'-0"x8'-0" | GARAGE | V | METAL | PAINT | |

## Door Types

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 00 | 1 DAY Supplemental Sheets | 12-18-20 |

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ADM job #
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checked
12-18-20
date

INITIAL PERMIT SUBMITTAL
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# PLISKO APARTMENTS

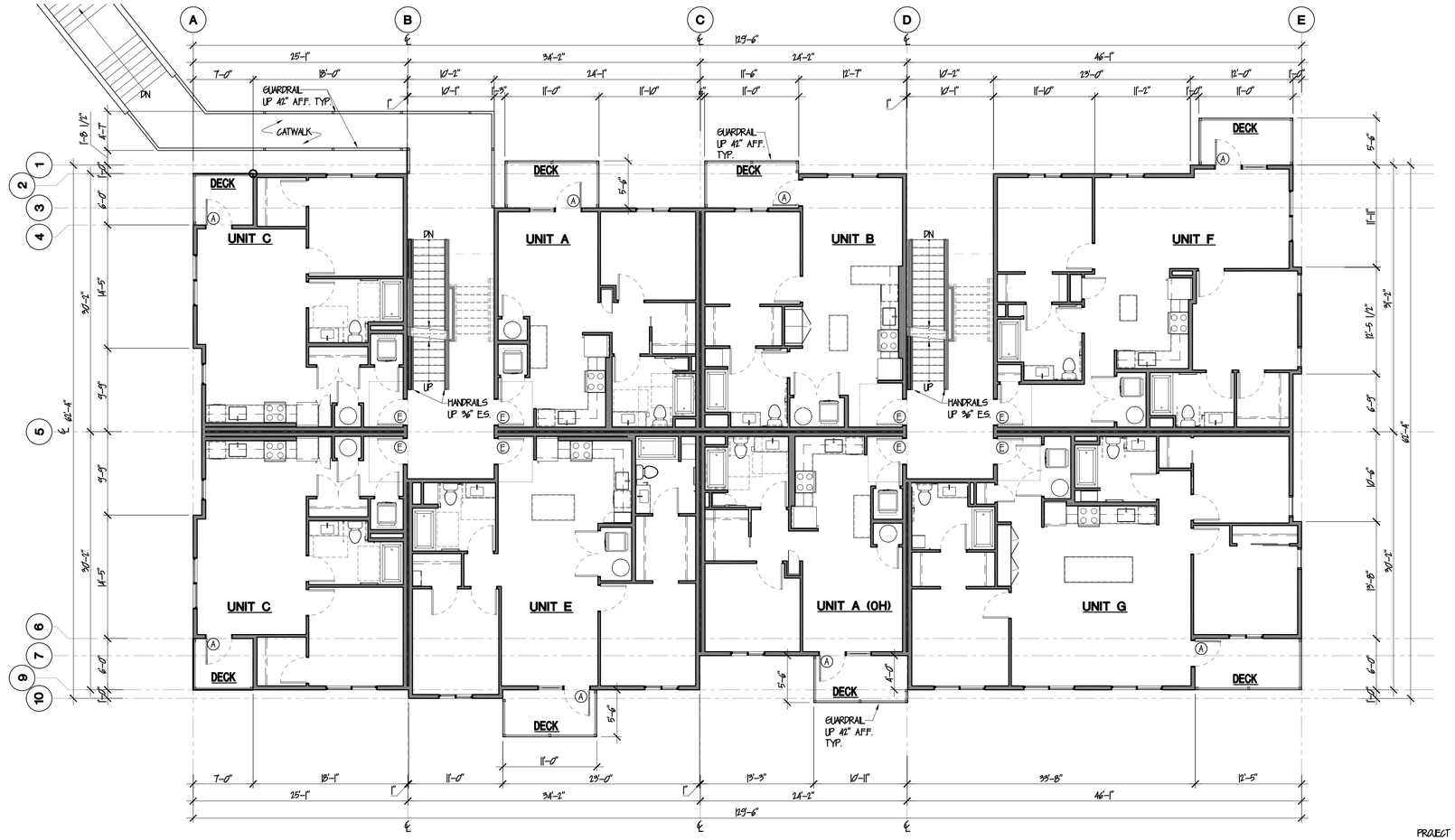
1601 Plisko Lane

Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

BASEMENT FLOOR PLAN-SOUTH BUILDING

AARON D. MURPHY ARCHITECT-CAPS
ph: 360-881-0282
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
www.ADM-Architecture.com

sheet
A-2.6




## FLOOR PLAN – MAIN FLOOR @ SOUTH BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

COUNTER COMPLETE
Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 001 | 1 DAY Supplemental Submittals | 12-18-20 |

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ADM job #
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12-18-20
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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366

MAIN/FIRST FLOOR PLAN-SOUTH BUILDING


AARON D. MURPHY ARCHITECT-CAPS
ph: 360-881-0282
ADM ARCHITECTURE
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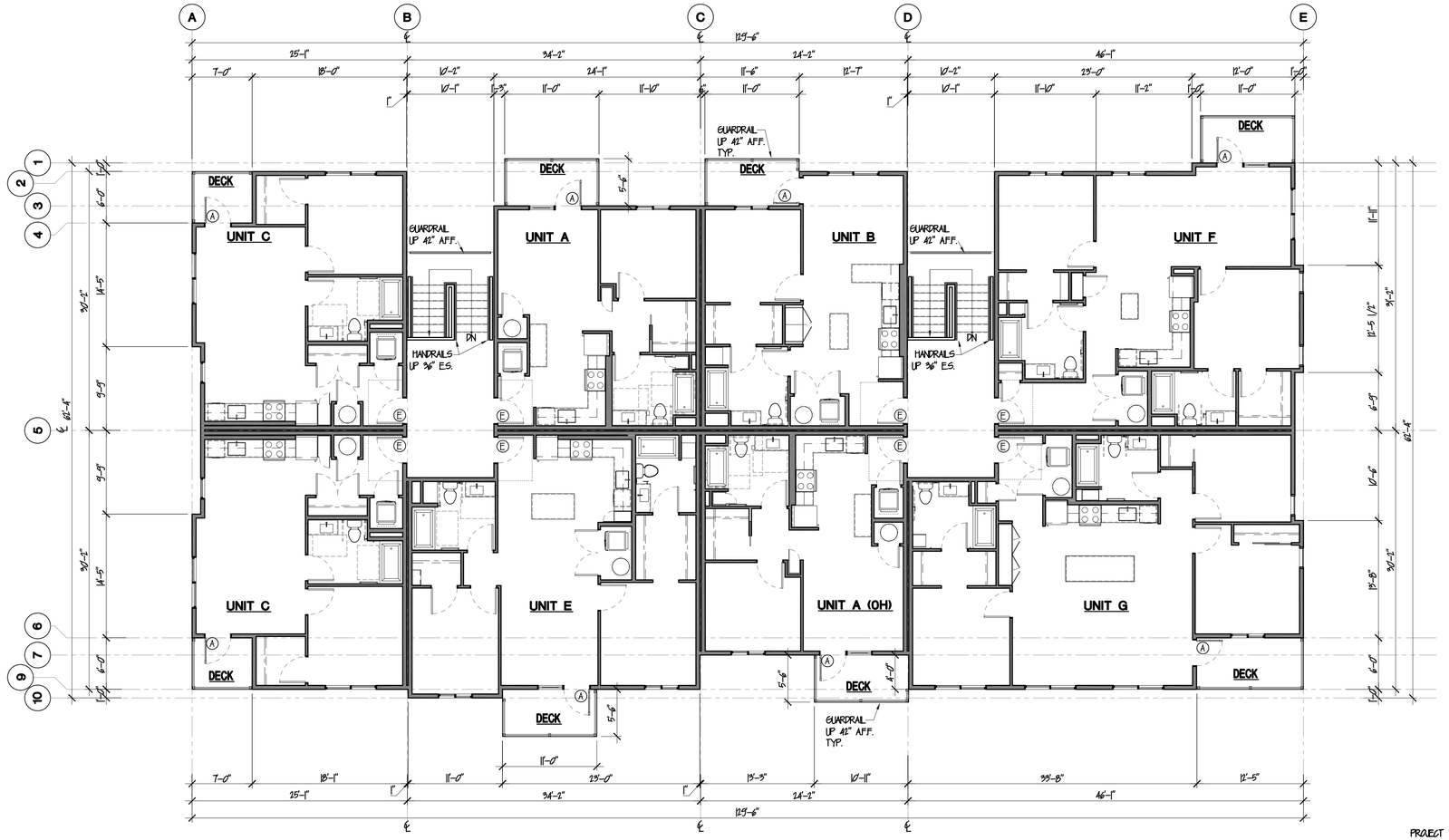
sheet
A-2.7




# FLOOR PLAN – 2ND FLOOR @ SOUTH BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

COUNTER COMPLETE
Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 00 | 1 DAF Transformed Schedule | 12-18-20 |

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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366

SECOND FLOOR PLAN - SOUTH BUILDING

AARON D. MURPHY ARCHITECT-CAP-S
ph: 360-881-0282
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
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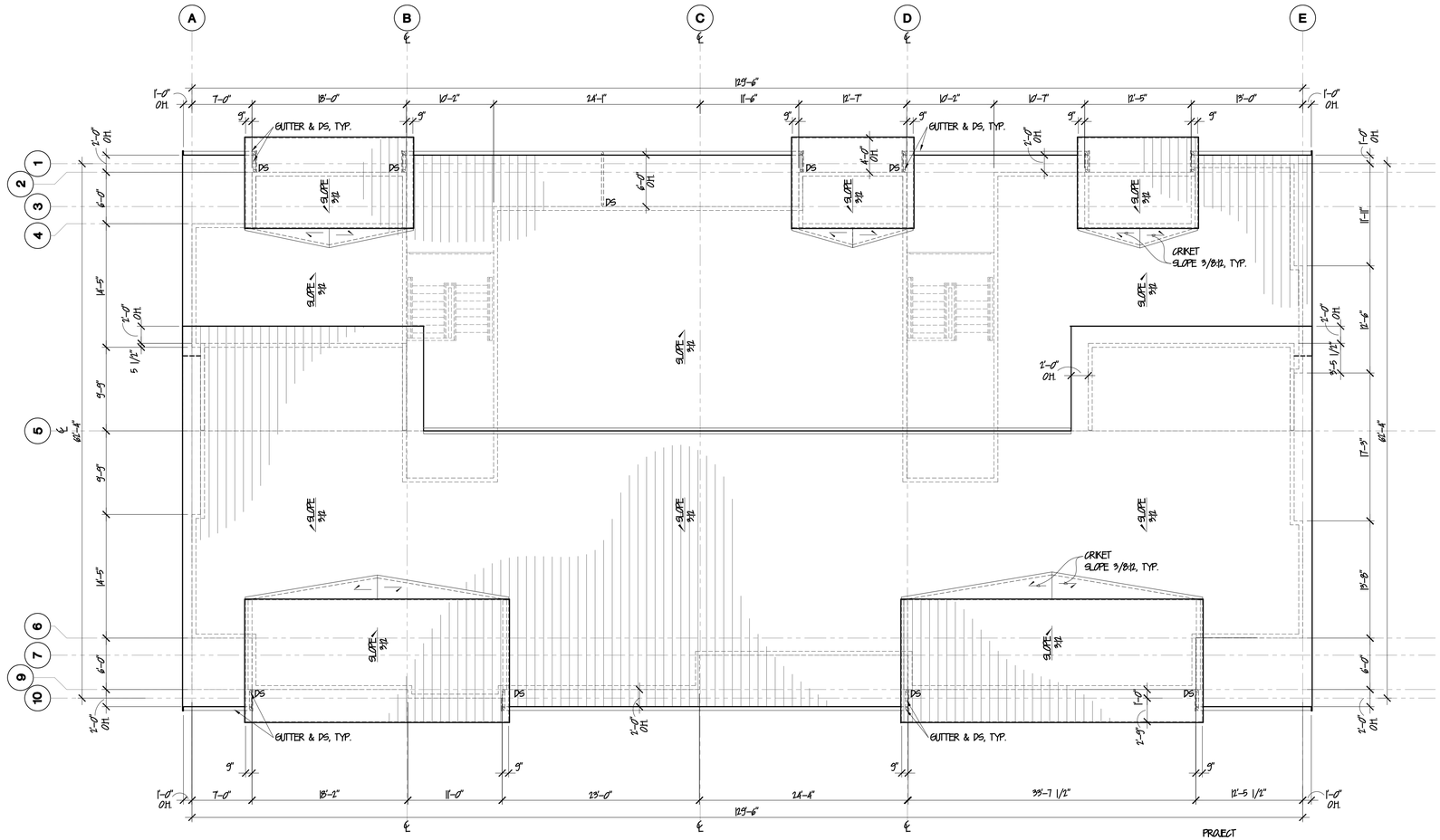
sheet
A-2.8




ROOF PLAN @ SOUTH BLDG.

SCALE: 1/8"=1'-0"

PROJECT NORTH

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Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

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| 001 | 1 DAY Transitional Schools | 12-18-20 |

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# PLISKO APARTMENTS

1601 Plisko Lane

Parcel # 252401-3-042-2002

Port Orchard, Wa 98366

ROOF PLAN-SOUTH BUILDING


AARON D. MURPHY ARCHITECT-CAPS
ph: 360-881-0282
ADM ARCHITECTURE
5819 NE Minder Rd. Poulsbo, Wa. 98370
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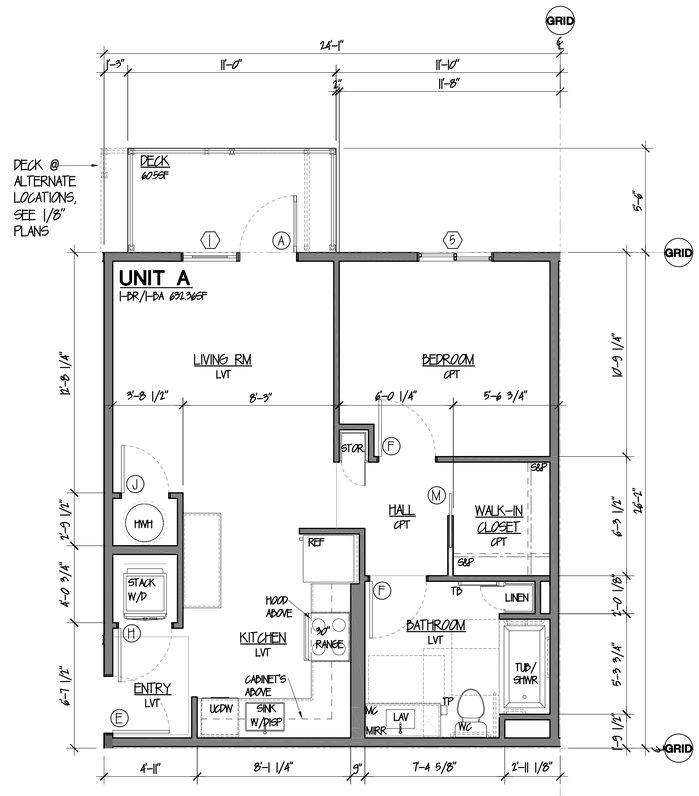
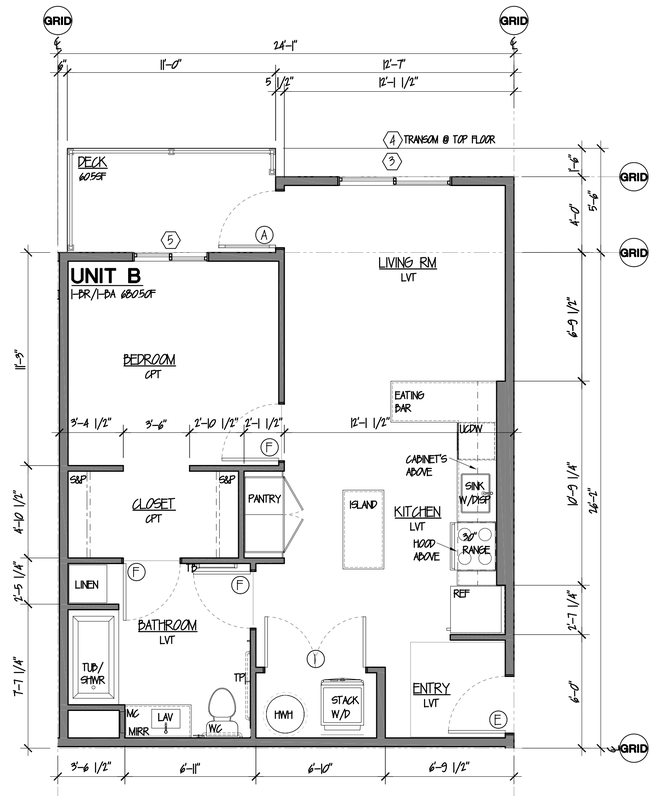
sheet

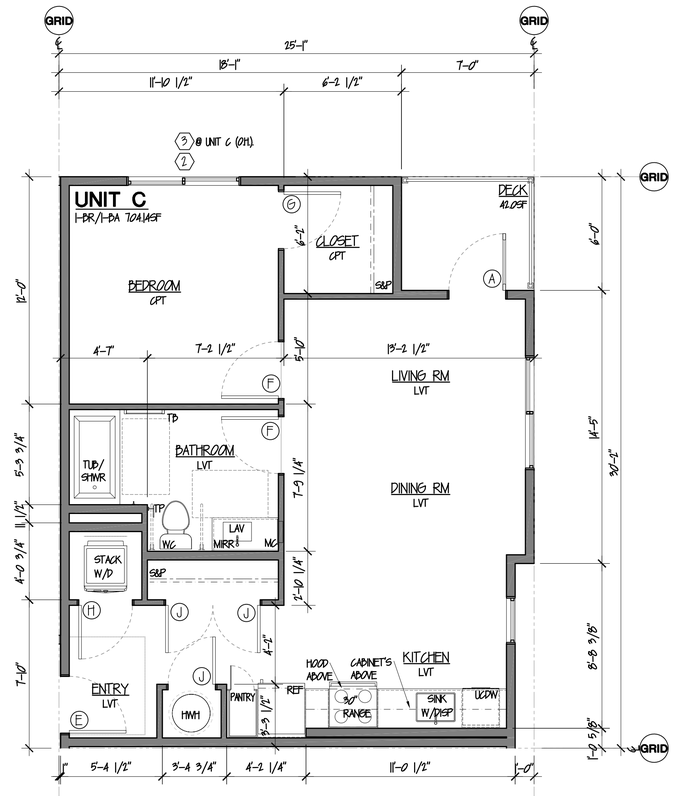
A-2.9




UNIT A FLOOR PLAN
SCALE: 1/4"=1'-0"




UNIT B FLOOR PLAN
SCALE: 1/4"=1'-0"




UNIT C FLOOR PLAN
SCALE: 1/4"=1'-0"

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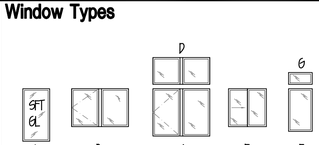
Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

## Window Schedule

| # | SIZE | TYPE | REF | MTRL/FIN | REMARKS | QTY | AREA | TOTAL |
|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | |
| 1 | 2'-10"x5'-6" | FIXED (SIDE-LITE) | A | VINYL | SFT-GL | | | |
| 2 | 6'-0"x4'-0" | CASEMENT | B | VINYL | EGRESS | | | |
| 3 | 6'-0"x5'-0" | CASEMENT | C | VINYL | EGRESS | | | |
| 4 | 6'-0"x2'-0" | TRANSOM | D | VINYL | | | | |
| 5 | 4'-0"x4'-0" | 1/2 SLIDER | E | VINYL | EGRESS | | | |
| 6 | 4'-0"x2'-0" | TRANSOM | D | VINYL | | | | |
| 7 | 6'-0"x1'-3" | TRANSOM | D | VINYL | | | | |
| 8 | 2'-6"x4'-6" | FIXED | F | VINYL | | | | |
| 9 | 2'-6"x1'-3" | TRANSOM | G | VINYL | | | | |

## Window Types

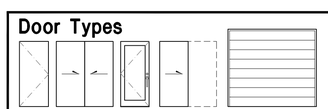



*NOTE:
-OPERABLE PANEL AT SLGL DOORS PER PLAN
-PROVIDE SCREENS FOR OPERABLE WINDOWS AND SLGL DOORS
-FIELD MEASURE WINDOW SIZES
-OPERABLE WINDOWS AT 24" AFF. MIN. UNLESS PROTECTED BY GUARDS
-SFTY GLASS TO BE PROVIDED PER CODE REQMNTS

## Door Schedule

| # | SIZE | TYPE | REF | MATERIAL | FINISH | REMARKS |
|---|---|---|---|---|---|---|
| A | 3'-0"x6'-8"x1-3/4" | STORE | III | FIBERGLASS | PAINT | WSTRIP, THRESHOLD, D-BOLT & SFT GL |
| B | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | METAL | PAINT | 1 HR UL RATED (DOOR), SELF CLSG |
| C | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL RATING, DEADBOLT,SMK GSK |
| D | 3'-0"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | LOCKING HARDWARE |
| E | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL RATING, DEADBOLT,VIEWPORT,SMK GSK |
| F | 3'-0"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | PASSAGE LOCK |
| G | 3'-0"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | |
| H | 2'-0"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | |
| I | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HG | II | WOOD | PAINT | |
| J | 2'-6"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | |
| K | 2'-2"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | |
| L | 2'-0"x6'-8"x1-3/4" | FLUSH HG | I | WOOD | PAINT | |
| M | 3'-0"x6'-8"x1-3/4" | POCKET | IV | WOOD | PAINT | |
| N | (PR) 3'-0"x6'-8"x1-3/4" | FLUSH HG | II | WOOD | PAINT | |
| O | (PR) 2'-6"x6'-8"x1-3/4" | FLUSH HG | II | WOOD | PAINT | |
| P | 9'-0"x8'-0" | GARAGE | V | METAL | PAINT | LOCKING HARDWARE |

## Door Types




PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 00 | 1 DAY Supplemental Submittals | 12-18-20 |

#15-115
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MV/AM
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checked
12-18-20
date

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# PLISKO APARTMENTS

1601 Plisko Lane
Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

UNIT PLANS

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ADM ARCHITECTURE
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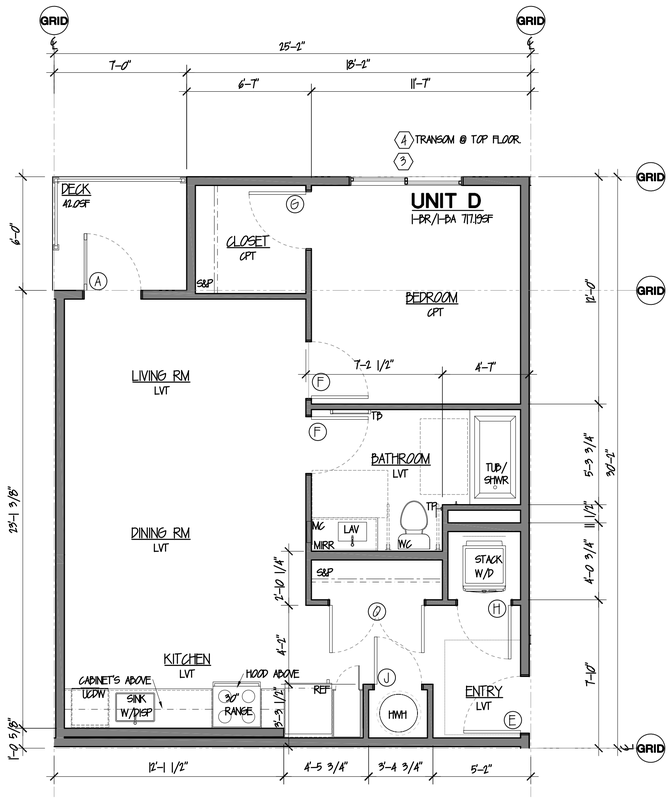
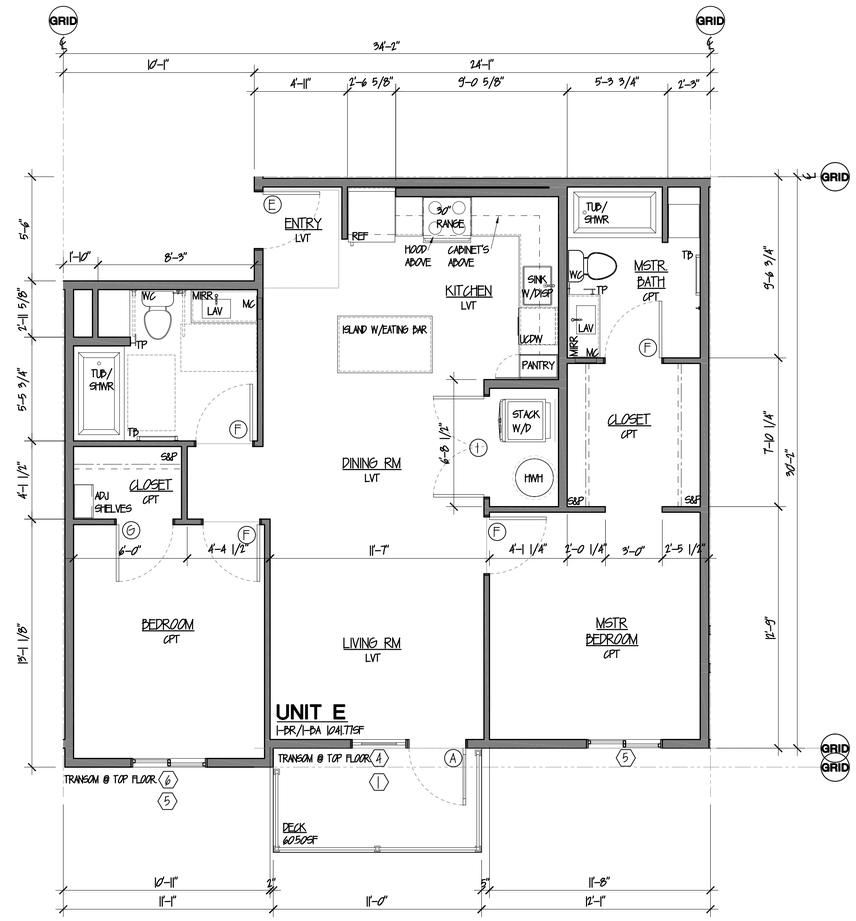
A-2.10




UNIT D FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH VARIES




UNIT E FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH VARIES

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Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

PW21-002
PW21-003

| no. | revision | date |
|---|---|---|
| 00 | 1 DAY Supplemental Submittal | 12-18-20 |

#15-15
ADM job #
MV/AM
drawn by
ADM
checked
12-18-20
date

INITIAL PERMIT SUBMITTAL
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# PLISKO APARTMENTS

1601 Plisko Lane
Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

UNIT PLANS


AARON D. MURPHY ARCHITECT CAP-5
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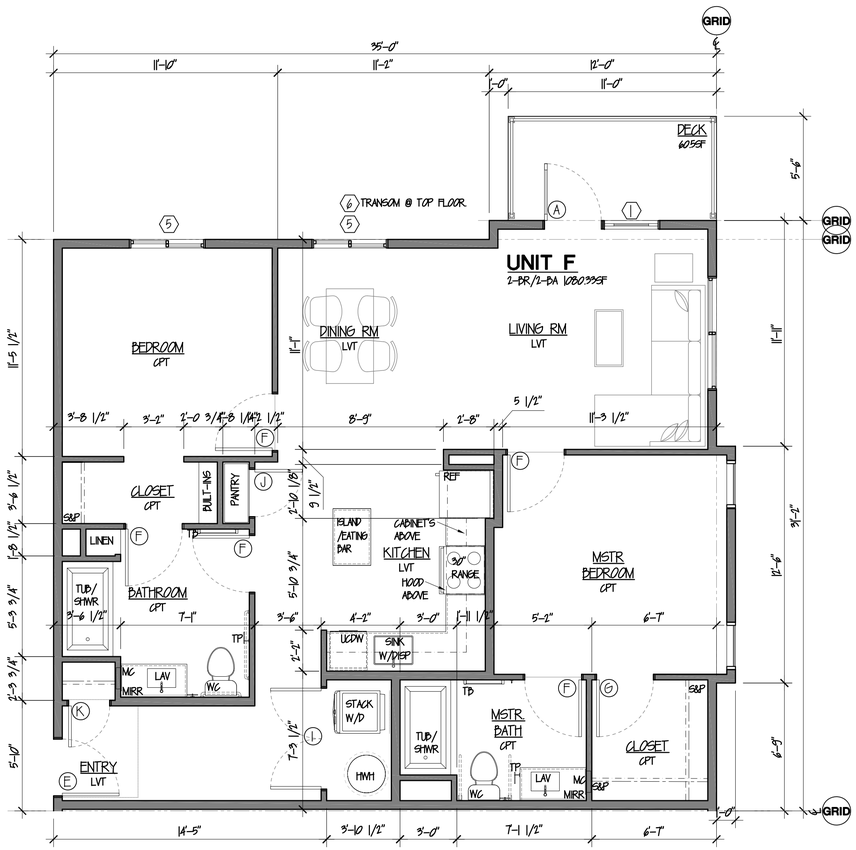
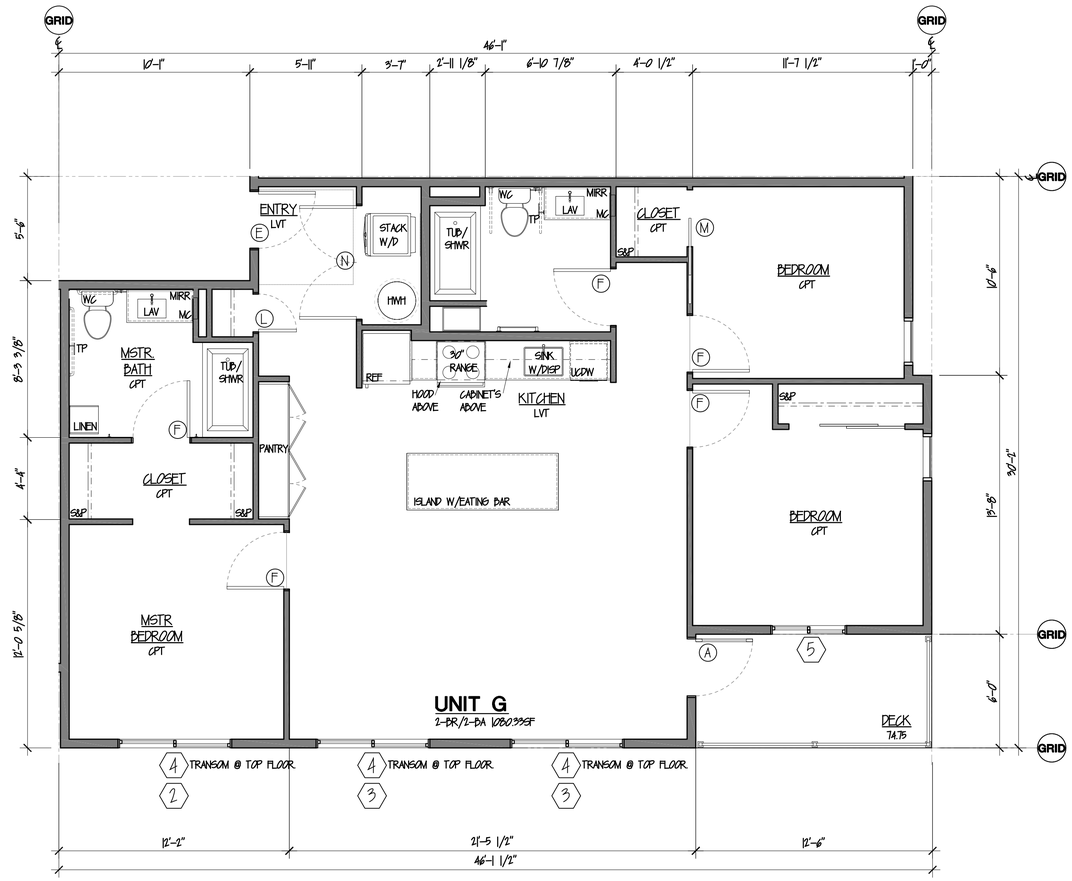



UNIT F FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH VARIES




UNIT G FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH VARIES

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Permit Center
JAN 13, 2021

City of Port Orchard
Community Development

PW21-002
PW21-003

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| 001 | ISDAT Supplemental Submittal | 12-18-20 |

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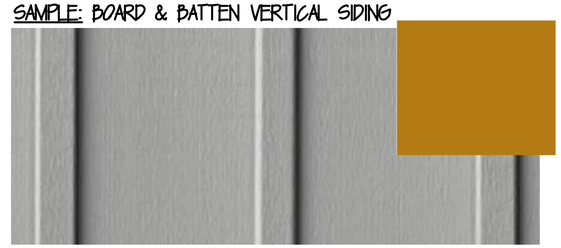
A-2.12

PARTIAL ELEVATION – FINISHES REFERENCE

SCALE: N.T.S.

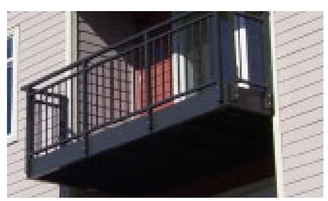
SAMPLE: BOARD & BATTEN VERTICAL SIDING



SAMPLE: COOL MODERN 2-TONE GREY W/ ACCENT COLOR PALETTE (BLUE / YELLOW / GREEN OPTIONS)

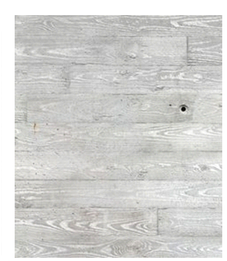
SAMPLE: METAL ROOF & SOFFITS

SAMPLE: VERTICAL RUNNING BOND TILES

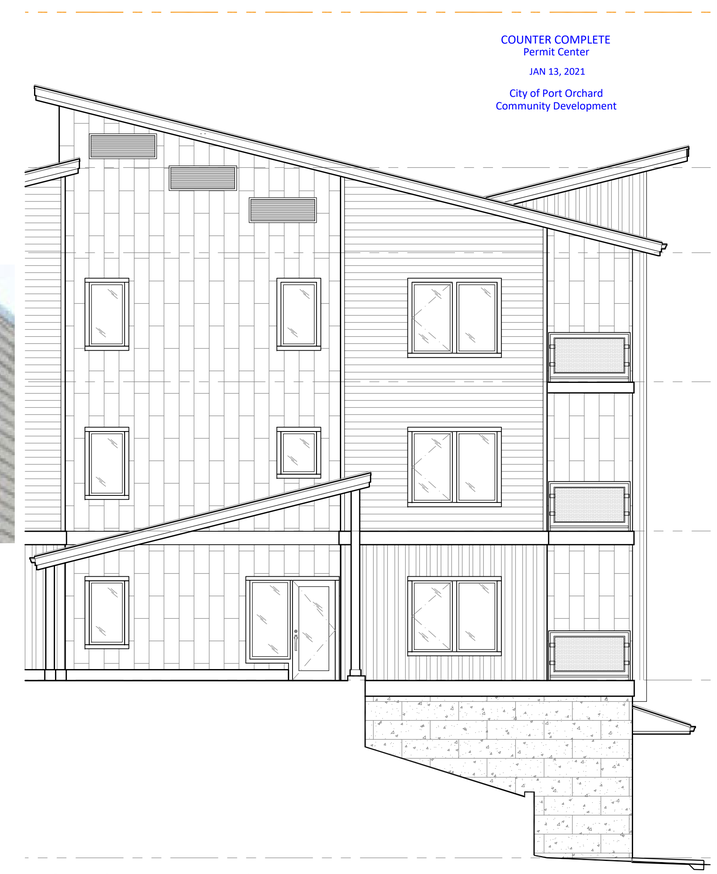


SAMPLE: PRE-FAB DECKS

SAMPLE: HORIZONTAL REVEAL LAP SIDING



SAMPLE: BOARD FORM CONCRETE C.I.P. WALLS



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PARTIAL ELEVATION – FINISHES REFERENCE

SCALE: N.T.S.

PW21-002
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| no. | revision | date |
|---|---|---|
| 03 | LDAP Supplemental Submittal | 12-18-20 |

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Port Orchard, Wa 98366

EXTERIOR SIDING & MATERIALS PALETTE

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# 1 EXT. ELEVATION – EAST FACADE @ WEST BUILDING

SCALE: 1/8"=1'-0"

## EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APP'D. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APP'D SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O.A.), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS, APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC. APPROVED AND/OR CERTIFIED PERSONNEL WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/ANY OTHER ADDITIONAL REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'MTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS, REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP, QUALITY, AND WARRANTY OF THE PRODUCTS & WORK TO EXTENT ALLOWED AND POSSIBLE.

## EXTERIOR ELEVATIONS – KEY NOTES

* NOTE: ALL FINISHES ARE PRELIMINARY AND FOR "DESIGN INTENT" AT THIS APPLICATION. SUBJECT TO CHANGE "SIMILAR / OR EQUAL" PER D/D WITH CLIENT / GC. ALL MATERIALS & COLOR SELECTIONS ARE TO BE VERIFIED AND APPROVE BY DESIGN TEAM AND CLIENT/GC PRIOR TO ORDER & INSTALLATION, TYP. ALL LOCS.

1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS ABOVE HEATED AND SEMI-HEATED INTERIORS, U.N.O. GABLE END VENTS @ 12x36 EA, MONITOR ROOF WALL VENTS @ 24x36 WEST BUILDING, 24x72 SOUTH BUILDING, (9) EA. PER MONITOR VERTICAL WALL AS SHOWN.

2 ROOFING: STANDING SEAM METAL ROOFING @ 16-18" O/C RIB SPACING. ALT. 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY.

3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALUM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.). TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP.

4 ROOF SOFFITS: METAL SHEET PANELS, RIBBED/RECESSED AT 1x6 VISUAL RECESS SPACING W/ CONT. STRIP VENTING ALL LOCATIONS U.N.O. ALT 1x6 T&G TK CEDAR W/ CONT. STRIP VENTING, TYP.

5 SIDINGS (AS SHOWN PER GRAPHICS / MATCH PATTERNS):
BASE: BOARD-FORM CONCRETE, STAMP PATTERN W/ RIVET HEAD ENDS & SEAMS AT 18x36 SPACING.
HORIZONTAL: "HARDI-PLANK" OR EQ. LAP SIDING, 5" / 2" REVEAL SPACING INTERVALS
VERTICAL: "HARDI-PLANK" OR EQ. ROUGH SAWN FIELD, 1x3 BATT VERTS. @ 16" O.C.
VERTICAL PANELS: "HARDI-PLANK" OR EQ. RUNNING BOND 18x60 PANEL/SEAM SYSTEM & SPACING.

6 SIDING TRIM & TRANSITIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ SIDING SYSTEM
1x4's @ FIRST FLOOR LINES / BASE GRADE LEVEL "WATER TABLE" LOCS, U.N.O.
5/4x8's @ TOP PLATE / FLOOR LINE SIDING TRANSITIONS, FIRST FLOOR ABOVE GRADE, TYP. U.N.O.
5/4x4's @ EXTERIOR CORNERS U.N.O. PER SIDING SYSTEM SELECTION @ REAL WALL LOCS.
1x2 @ INTERIOR CORNERS, U.N.O. PER SIDING SYSTEM SELECTION @ REAL WALL LOCS.

7 ROOF TRIM & TRANSITIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ ROOFING SYSTEM
SHED TOP FASCIAS: 5/4x8's OVER 5/4x4's (ALT. 12's)
SHED GABLE SIDE FASCIAS: 5/4x8's OVER 5/4x10's (ALT. 8's)
EAVES @ SIDING WALLS: 5/4x4's OVER 8's HORIZONTAL @ CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS INTERSECTION W/ VERTICAL WALLS

8 PENETRATION TRIM LOCATIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ SIDING SYSTEM
WINDOWS & MAN DOORS:
- VERTICALS @ JAMBS, 5/4x4
- HEADS, & SILLS 5/4x4 (OPT. 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x4 SKIRT PLN.)
- GARAGE DOOR TRIM: 1x10's HEADS/JAMBS, BUTT TO TOP OF BELLY BANDS, TYP.

9 DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTES, LOCATION, SIZES, AND REQUIRED CLEARANCES & SEPARATIONS, AS D/P W/ GC & CLIENT PER MFR. SPECS. AND ALL APPLICABLE INDUSTRY AND LOCAL CODES, TYP. EA LOC.

CONCRETE SYSTEMS – STEM WALLS / FOUNDATIONS / FOOTINGS:

10A - CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. – SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINT SPACING &/OR CONTROL JOINTS AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.

10B - STEM WALL & CRAWL SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D.), WEATHERPROFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.

10C - SLAB ON GRADE FOUNDATIONS: FIELD SLAB, TURN-DOWN EDGE THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. ALL WOOD IN CONNECTION WITH SLABS / CONCRETE SHALL BE PRESSURE TREATED, FLASHED, AND/OR SEPARATED AS REQUIRED FOR WEATHERPROOF AND CODE COMPLIANT CONNECTIONS AND TRANSITIONS. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING, TYP. ALL LOCS.

11 NOT USED:

12 GROUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED (OVER CONT. & LAPPED @ INTERIOR SIDE) 6 MIL. V.B. OVER 2" SAND OVER 4" CRUSHED ROCK OVER UNDISTURBED SOILS (OR FILL COMPACTION OF PREP' MATERIAL SOILS FREE OF ORGANICS). ADD. INFO. PER STRUCTURAL NOTES & FOUNDATION PLANS, BUILDING & WALL SECTIONS, TYP. ALL LOCS. U.N.O. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQ'D. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

13 LIGHT FIXTURES PER CLIENT/GC. TO BE OF WEATHERPROOF DESIGN & PROVIDE 5 FC @ WALKWAYS WHERE REQUIRED AND APPLICABLE.

14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AND CODE COMPLIANCE AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, SASH AND GRILL LAYOUT, HARDWARE, AND THE LIKE, SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 DOORS (EXTERIOR FENESTRATION): PER DESIGN INTENT AND CODE COMPLIANCE AS SHOWN GRAPHICALLY HEREIN. SIZING AND OPERATION DIRECTION PER PLAN, STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, SASH AND GRILL LAYOUT, HARDWARE AND THE LIKE, SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

16 COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER SE DRAWINGS AND CALCULATIONS. COLUMN FURRING FRAMING TO MATCH HOUSE WALL FRAMING. TYP WRAP TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 5/4's TRIM WRAP (SEE DETAILS IF APPLICABLE) W/ 5/4x8 BASE (PROUD OF COLUMN WRAP) AND 5/4x6 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN/FINISH, TO BE PER GC/CLIENT.

17 BEAMS/FRAMING: SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. U.N.O.

18 CONCRETE STEPS: TREAD DIMENSIONS PER PLANS / SITE PLAN, SEE DETAILS IN A-5.x SHEET SERIES FOR ADDITIONAL INFORMATION, TYP.

19 CONCRETE WALKWAYS & GARAGE APRONS: DIMENSIONS PER PLANS / SITE PLAN, SEE DETAILS IN A-5X SHEET SERIES FOR ADDITIONAL INFORMATION, TYP.

20 DECKING: DIMENSIONS PER PLAN, 5/4x6 EXTERIOR GRADE "TREX" (OR EQUAL) PER GC/CLIENT, RUN PERPENDICULAR TO SE. FRAMING, TYP. U.N.O. GC VERIFY SPAN RATINGS WITH SE. DESIGN PRIOR TO ORDER & INSTALLATION

21 DECK STEPS AND RAILINGS: ADHERE TO CODE MINIMUMS, RAILING TYP. @ 36" AFF CONTINUOUS, EQUAL TREADS @ 11" MIN. EQUAL RISERS @ 7" MAX. ALL TREADS AND RISERS TO BE EQUAL IN ANY & ENTIRE RUN SEQUENCE BETWEEN LANDINGS, TYP. ALL LOCS.

22 CRAWL SPACE VENTING: SIZE/ SPACING PER I: 150 CLR. FREE VENTING & CROSS BREEZE SF. AREA RATIO TO FLOOR SF. AREA, SPEC PER GC, SHALL MEET I.B.C. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG. WHERE REQUIRED

23 NOT USED:

## EXTERIOR ELEVATIONS – KEY NOTES

(E) = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR SF. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQMTS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.

(T) = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION

## WINDOW STYLES:

| | | | |
|---|---|---|---|
| SL = SLIDING | DH = DOUBLE HUNG | HPR = HOPPER | FIX = FIXED |
| SH = SINGLE HUNG | AWN = AWNINGED | CS = CASEMENT | E = EXIST'G. (IF/AS) |

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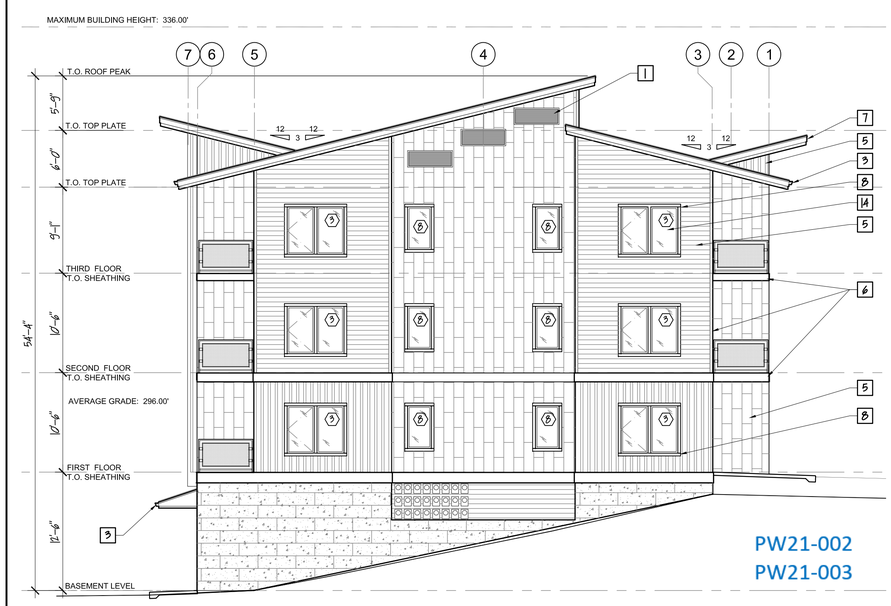


PW21-002
PW21-003

# 2 EXT. ELEVATION – NORTH FACADE @ WEST BUILDING

SCALE: 1/8"=1'-0"

| no. | revision | date |
|---|---|---|
| 1 | DAP - Supplemental Submittal | 12-18-20 |

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| #15-115 ADM job # | date |
| MV/AM drawn by | 12-18-20 |
| ADM checked | |

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ELEVATIONS WEST BLDG

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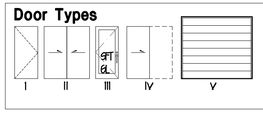
A-3.1

## Door Schedule

| # | SIZE | TYPE | REF | MATERIAL | FINISH | REMARKS |
|---|---|---|---|---|---|---|
| A | 3'-0"x6'-8"x1-3/4" | STORE | III | FIBERGLASS | PAINT | W/STRIP, THRESHOLD, D-BOLT & SFT GL |
| B | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | METAL | PAINT | 1 HR UL RATED (DOOR), SELF CLOS |
| C | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL. RATING, DEADBOLT,SMK GSK |
| D | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | LOCKING HARDWARE |
| E | 3'-0"x6'-8"x1-3/4" | FLUSH SC | I | WOOD | PAINT | 20 MIN. UL. RATING, DEADBOLT,VIEWPORT,SMK GSK |
| F | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | PASSAGE LOCK |
| G | 3'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| H | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| I | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| J | 2'-6"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| K | 2'-2"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| L | 2'-0"x6'-8"x1-3/4" | FLUSH HC | I | WOOD | PAINT | |
| M | 3'-0"x6'-8"x1-3/4" | POCKET | IV | WOOD | PAINT | |
| N | (PR) 3'-0"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| O | (PR) 2'-6"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| P | 9'-0"x8'-0" | GARAGE | V | METAL | PAINT | |

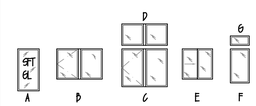
## Door Types



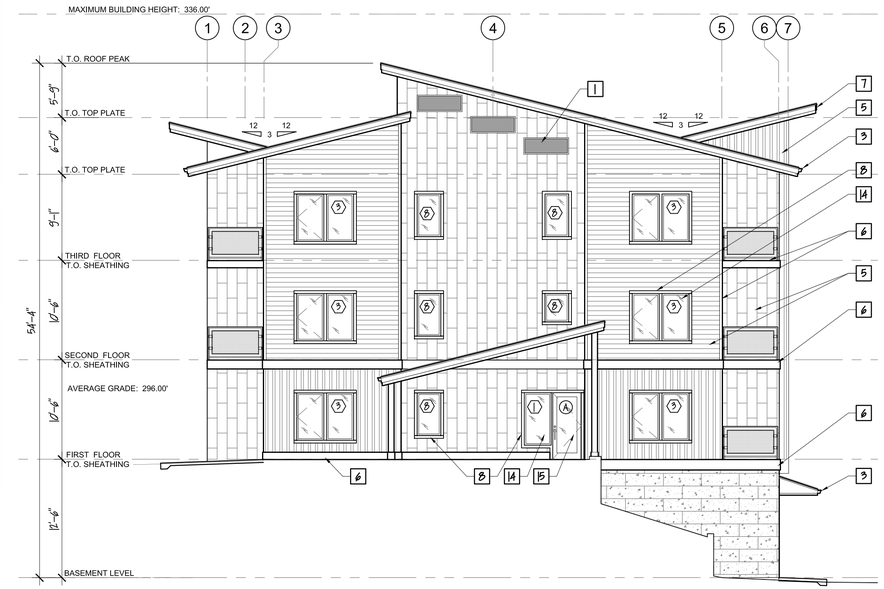

## Window Schedule

| # | SIZE | TYPE | REF | MTRL/FAN | REMARKS | QTY | AREA | TOTAL |
|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | |
| 1 | 2'-10"x5'-6" | FIXED (SIDE-LITE) | A | VINYL | SFT-GL | | | |
| 2 | 6'-0"x4'-0" | CASEMENT | B | VINYL | EGRESS | | | |
| 3 | 6'-0"x5'-0" | CASEMENT | C | VINYL | EGRESS | | | |
| 4 | 6'-0"x2'-10" | TRANSOM | D | VINYL | | | | |
| 5 | 4'-0"x4'-0" | 1/2 SLIDER | E | VINYL | EGRESS | | | |
| 6 | 4'-0"x2'-10" | TRANSOM | D | VINYL | | | | |
| 7 | 6'-0"x1'-3" | TRANSOM | D | VINYL | | | | |
| 8 | 2'-6"x4'-6" | FIXED | F | VINYL | | | | |
| 9 | 2'-6"x1'-3" | TRANSOM | G | VINYL | | | | |

## Window Types




*NOTE:
-OPERABLE PANEL AT SLGL DOORS PER PLAN
-PROVIDE SCREENS FOR OPERABLE WINDOWS AND SLGL DOORS
-FIELD MEASURE WINDOW SIZES
-OPERABLE WINDOWS AT 24" AFF. MIN. UNLESS PROTECTED BY GUARDS
-SFTY GLASS TO BE PROVIDED PER CODE REQMNTS




1 EXT. ELEVATION – SOUTH FACADE @ WEST BUILDING
SCALE: 1/8"=1'-0"

COUNTER COMPLETE
Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

PW21-002
PW21-003

2 EXT. ELEVATION – WEST FACADE @ WEST BUILDING
SCALE: 1/8"=1'-0"

| no. | revision | date |
|---|---|---|
| 03 | 1 DAY Supplemental Submittal | 12-18-20 |

#15-15
ADM job #
MV/AM
drawn by
ADM
checked
12-18-20
date

INITIAL PERMIT SUBMITTAL
NOT FOR CONSTRUCTION

PLISKO APARTMENTS
1601 Plisko Lane
Parcel # 252401-3-042-2002
Port Orchard, Wa 98366


ADM ARCHITECTURE
AARON D. MURPHY ARCHITECT CAPS
5819 NE Minder Rd. Poulsbo, Wa. 98370
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ELEVATIONS WEST BLDG

sheet
A-3.2

## 1 EXT. ELEVATION – NORTH FACADE @ SOUTH BUILDING

SCALE: 1/8"=1'-0"

## EXTERIOR ELEVATIONS – GENERAL NOTES:

1. BASED ON DESIGN INTENT DOCUMENTS AND GRAPHIC REPRESENTATIONS PROVIDED HEREIN, THE GC AND OWNER ARE TO PROVIDE, VERIFY, OR OTHERWISE APPROVE VIA OWNER/CLIENT ALL PRODUCT AND MATERIAL SELECTIONS PRIOR TO GC ORDER AND OR INSTALLATION OF ANY PRODUCTS / MATERIALS RELATED TO PROJECT. THIS IS INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, BUILT IN CABINETRY, FIXTURES, APPLIANCES, BUILDING AND STRUCTURAL SYSTEMS, MATERIALS, FINISHES, AND THE LIKE. THIS IS TO INCLUDE INFORMATION SHOWN SPECIFICALLY AND/OR THAT INFORMATION THAT IS TO BE UNDERSTOOD AS IMPLIED AND EXPECTED (POSSIBLY NOT SHOWN FOR GRAPHIC CLARITY) BY INDUSTRY STANDARDS OF QUALITY CRAFTSMANSHIP AND COMPLETE WORK FOR THE PROJECT.

2. PROVIDE THERMAL AND SOUND BATT INSULATION AT ALL FLOORS, WALLS, RAFTERS, AND INTERIOR PARTITIONS UNLESS OTHERWISE NOTED. SEE THERMAL VALUES / TABLES IN GENERAL ARCHITECTURAL NOTES SHEET(S). INSULATION MAY NOT BE SHOWN FOR CLARITY, BUT IS REQUIRED REGARDLESS OF GRAPHIC REPRESENTATION HEREIN PER IRC CODES FOR FLOORS, WALLS, RAFTERS, AND THE LIKE.

3. DOORS AND WINDOWS SHOWN FOR DESIGN INTENT AND PERMIT APPD. SIZE AND LOCATION ONLY. SEE PLAN &/OR SCHEDULES AND OWNER APPD SELECTIONS FOR FINAL COORDINATION AND APPROVAL PRIOR TO GC ORDER / INSTALLATION. SEE SHEETS A-2.1 , A-3.1 AND A-4.1 FOR ALL DOOR AND WINDOW TYPES, DIMENSIONS OVERALL (O.A.), ROUGH OPENINGS (R.O.) OR CENTER LINE (C.L.), TRIM STYLE, SIZES, AND ADDITIONAL INFO. RELATED.

4. UNLESS OTHERWISE NOTED, ALL EXTERIOR STUDS ARE NOMINAL 2x6. ALL INTERIOR PLUMBING WALLS ARE NOMINAL 2x6. ALL OTHER INTERIOR STUDS ARE NOMINAL 2x4. SEE BUILDING AND WALL SECTIONS FOR TYPICAL WALLTYPES AND ADDITIONAL INFO.

5. UNLESS OTHERWISE NOTED, ALL DIMENSION LINES ARE ASSUMED TO BE FROM FACE OF STUD AND/OR FACE OF STEM WALL / CONC.

6. ALL PRODUCTS, SYSTEMS, MATERIALS, FINISHES, AND THE LIKE SHALL BE INSTALLED PER INDUSTRY STANDARDS, APPROVED INDUSTRY BEST PRACTICES, AND INSTALLED BY GC. APPROVED AND/OR CERTIFIED PERSONNEL WHEN APPLICABLE AND/OR REQUIRED. INSTALLATIONS TO BE COMPLETED BY LICENSED (AND IF REQUIRED BONDED AND INSURED) CONTRACTORS, SUB-CONTRACTORS, AND/ANY OTHER ADDITIONAL REQUIREMENTS FOR QUALIFIED INDIVIDUALS OR ENTITIES.

7. FOOTINGS, STEM WALLS, AND STEPPED CONDITIONS SHOWN ARE FOR DESIGN INTENT ONLY. ALL FOOTING SIZES, STEM WALL THICKNESSES AND OTHER STRUCTURAL BEARING CONSIDERATIONS ARE PER PRESCRIPTIVE PATH AND/OR STRUCTURAL ENGINEERING CALCULATIONS PROVIDED & ATTACHED HEREIN, BY A WASHINGTON STATE LICENSED ENGINEER. CODE REQ'D SIZES, HEIGHTS, DEPTHS, COVERAGES MUST BE COMPLIANT W/ MOST RESTRICTIVE APPLICABLE CODE AND LOCAL JURISDICTIONAL REQ'MTS.

8. ANYWHERE MINIMUM REQUIREMENTS ARE CALLED OUT ON DRAWINGS, REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADHERENCE TO MOST RESTRICTIVE CODE AND / OR SPECIFICATION REFERENCE. ALL PRODUCTS, SPECIFICATIONS, AND INSTALLATIONS SHALL MEET THE MOST CURRENT AND STRINGENT OF REQUIRED CODE COMPLIANCES APPLICABLE AND RELATED TO THE SPECIFIC PROJECT, INDUSTRY, CONTRACTOR, INSTALLER, JURISDICTION, AND MATERIALS BEING USED.

9. ALL TRANSITIONS BETWEEN MATERIALS AND ADJACENT PLANES ARE TO BE FLASHED, CALLKED, SEALED, AND/OR OTHERWISE CLOSED, CONCEALED, WATERPROOFED, AND INSTALLED FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ITS PRODUCTS, OPENINGS, AND MATERIAL TRANSITIONS.

10. ALL GLAZING W/IN DOORS AND WINDOWS W/IN 24" RADIUS OF OPERABLE DOORS SHALL BE TEMPERED.

11. SEE ALL OTHER ARCHITECTURAL GENERAL NOTES, AS REQ'D. FOR ADDITIONAL INFO. RELATED TO DESIGN INTENTIONS & COMPLIANCE.

12. ALL GLAZING TO BE MIN. OF DOUBLE PANE & LOW-E COATING PER ARCH. NOTE

13. GC & MANUFACTURER SHALL VFY. THAT ALL EGRESS REQUIRED LOCATIONS & SIZES ARE COMPLIANT, PRIOR TO ORDER AND INSTALL.

14. GC SHALL ADHERE TO ALL OTHER CONSTRUCTION, CODE, AND INDUSTRY STANDARDS FOR CONSTRUCTION CRAFTSMANSHIP, QUALITY, AND WARRANTY OF THE PRODUCTS & WORK TO EXTENT ALLOWED AND POSSIBLE.

## EXTERIOR ELEVATIONS – KEY NOTES

* NOTE: ALL FINISHES ARE PRELIMINARY AND FOR "DESIGN INTENT" AT THIS APPLICATION. SUBJECT TO CHANGE "SIMILAR / OR EQUAL" PER D/B WITH CLIENT / GC. ALL MATERIALS & COLOR SELECTIONS ARE TO BE VERIFIED AND APPROVE BY DESIGN TEAM AND CLIENT/GC PRIOR TO ORDER & INSTALLATION, TYP. ALL LOCS.

1 ROOF VENTING: CONTINUOUS RIDGE VENT AT ALL RIDGE LOCATIONS ABOVE HEATED AND SEMI-HEATED INTERIORS, U.N.O. GABLE END VENTS @ 12x36 EA, MONITOR ROOF WALL VENTS @ 24x36 WEST BUILDING, 24x72 SOUTH BUILDING, (3) EA. PER MONITOR VERTICAL WALL AS SHOWN.

2 ROOFING: STANDING SEAM METAL ROOFING @ 16-18" O/C RIB SPACING. ALT. 3-TAB ARCHITECTURAL REVEAL SHINGLE STYLE ROOFING, MIN. 40 YR. WARRANTY.

3 GUTTERS & DOWNSPOUTS: 4" COLD ROLLED ALUM. (OR APPD ALT.), PROFILE (K-LINE OR SIM.). TIGHT LINE ALL LOCS. TO SUB-GRADE DRAINAGE SYSTEM AT PERIMETER FOOTINGS, TYP.

4 ROOF SOFFITS: METAL SHEET PANELS, RIBBED/RECESSED AT 1x6 VISUAL RECESS SPACING W/ CONT. STRIP VENTING ALL LOCATIONS U.N.O. ALT 1x6 T&G TK CEDAR W/ CONT. STRIP VENTING, TYP.

5 SIDINGS (AS SHOW PER GRAPHICS / HATCH PATTERNS):
BASE: BOARD-FORM CONCRETE, STAMP PATTERN W/ RIVET HEAD ENDS & SEAMS AT 18x36 SPACING.
HORIZONTAL: "HARDI-PLANK" OR EQ. LAP SIDING, 9" / 2" REVEAL SPACING INTERVALS
VERTICAL: "HARDI-PLANK" OR EQ. ROUGH SAWN FIELD, 1x3 BATT VERTS. @ 16" O.C.
VERTICAL PANELS: "HARDI-PLANK" OR EQ. RUNNING BOND 18x60 PANEL/SEAM SYSTEM & SPACING.

6 SIDING TRIM & TRANSITIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ SIDING SYSTEM
2x14's @ FIRST FLOOR LINES / BASE GRADE LEVEL "WATER TABLE" LOCS., U.N.O.
5/4x12's @ TOP PLATE / FLOOR LINE SIDING TRANSITIONS, FIRST FLOOR ABOVE GRADE, TYP. U.N.O.
5/4x4's @ EXTERIOR CORNERS U.N.O. PER SIDING SYSTEM SELECTION @ ADJ. WALL LOCS.
2x2 @ INTERIOR CORNERS, U.N.O. PER SIDING SYSTEM SELECTION @ ADJ. WALL LOCS.

7 ROOF TRIM & TRANSITIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ ROOFING SYSTEM
SHED TOP FASCIAS: 5/4x4's OVER 5/4x14's (ALT. 12's)
SHED GABLE SIDE FASCIAS: 5/4x4's OVER 5/4x10's (ALT. 8's)
EAVES @ SIDING WALLS: 5/4x4's OVER 8's HORIZONTAL @ CONDITIONS UNDER EAVES. APPLIED TIGHT TO UNDERSIDE @ RAFTER TAILS INTERSECTION W/ VERTICAL WALLS

8 FENSTRATION TRIM LOCATIONS: * PRE-PRIMED WHITE WOOD OR APPD. ALT. W/ SIDING SYSTEM
WINDOWS & MAN DOORS:
- VERTICALS @ JAMBS, 5/4x4
- HEADS, & SILLS 5/4x4 (APT. 2x SILL LEDGE TABLE RIPPED & FLASHED FOR POSITIVE DRAINAGE, & 5/4x4 SKIRT BLW.)
- GARAGE DOOR TRIM: 2x10's HEADS/JAMBS, BUTT TO TOP OF BELLY BANDS, TYP.

9 DIRECT VENT FP. OUTLET: COORDINATE OUTLET ROUTES, LOCATION, SIZES, AND REQUIRED CLEARANCES & SEPARATIONS, AS D/D W/ GC & CLIENT PER MFR. SPECS. AND ALL APPLICABLE INDUSTRY AND LOCAL CODES, TYP. EA LOC.

CONCRETE SYSTEMS – STEM WALLS / FOUNDATIONS / FOOTINGS:

10A – CONCRETE PATIOS & WALKWAYS: SLOPE 2% MIN. AWAY FROM BLDG. IN ALL DIRECTIONS, WEATHER SEALANT & STAIN/STAMP FINISH PER GC & CLIENT, TYP. ALL LOCS. – SEE STRUCT. ENG. FOR THICKNESS & REINFORCING, TYP. BASED ON SIZES OF SLABS, CONSIDER INDUSTRY STANDARDS FOR SCORE JOINT SPACING &/OR CONTROL JOINTS AS REQUIRED, TO ALLOW FOR LINEAR CRACKING EXPECTED.

10B – STEM WALL & CRAWL SPACE FOUNDATION: FOOTINGS, STEM WALL THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING ELEVATIONS, TYP. ALL LOCS. SEE BUILDING SECTIONS FOR BATT INSULATION, EXTERIOR RIGID INSULATION (FOR W.S.E.C. IF/AS REQ'D.), WEATHERPROOFING & FLASHING (PER INDUSTRY STANDARDS) AND ANY ADDITIONAL INFORMATION, TYP.

10C – SLAB ON GRADE FOUNDATIONS: FIELD SLAB, TURN-DOWN EDGE THICKNESSES, AND REINFORCING / CONNECTIONS PER STRUCTURAL ENGINEERING. ALL WOOD IN CONNECTION WITH SLABS / CONCRETE SHALL BE PRESSURE TREATED, FLASHED, AND/OR SEPARATED AS REQUIRED FOR WEATHERPROOF AND CODE COMPLIANT CONNECTIONS AND TRANSITIONS. HOLD WOOD SIDING MATERIALS MIN. 7" ABOVE EXISTING OR PROPOSED FINISH GRADING, TYP. ALL LOCS.

11 NOT USED:

12 GROUND / SUBSTRATE PREPARATIONS: TYPICAL FOUNDATIONS TO BE PLACED (OVER CONT. & LAPPED @ INTERIOR SIDE) 6 MIL. V.B. OVER 2" SAND OVER 4" CRUSHED ROCK OVER UNDISTURBED SOILS (OR FULL COMPACTION OF PREP. MATERIAL SOILS FREE OF ORGANICS). ADD. INFO. PER STRUCTURAL NOTES & FOUNDATION PLANS, BUILDING & WALL SECTIONS, TYP. ALL LOCS. U.N.O. PROVIDE CONTINUOUS VAPOR BARRIERS, & WATERPROOFING/BITUMINOUS COATINGS @ SUB-GRADE WALLS & CONDITIONS, TYP. ALL LOCS. COORDINATE W/ TIGHTLINE DOWNSPOUT LOCATIONS & PERIMETER FOOTING DRAINAGE, AS REQ'D. FOR DIMENSIONAL INDUSTRY/CODE REQUIREMENTS AND SEPARATIONS, SURROUNDING MATERIALS SUCH AS FILTER FABRICS, AND THE LIKE.

13 LIGHT FIXTURES PER CLIENT/GC. TO BE OF WEATHERPROOF DESIGN & PROVIDE 5 FC @ WALKWAYS WHERE REQUIRED AND APPLICABLE.

14 WINDOWS (EXTERIOR GLAZING): PER DESIGN INTENT AND CODE COMPLIANCE AS SHOWN GRAPHICALLY HEREIN. SIZING PER PLAN, OPERATION STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, SASH AND GRILL LAYOUT, HARDWARE, AND THE LIKE, SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

15 DOORS (EXTERIOR FENESTRATION): PER DESIGN INTENT AND CODE COMPLIANCE AS SHOWN GRAPHICALLY HEREIN. SIZING AND OPERATION DIRECTION PER PLAN, STYLE PER EXT. ELEVATIONS. PRODUCT SELECTION, INCLUDING BRAND, STYLE, SASH AND GRILL LAYOUT. HARDWARE AND THE LIKE, SHALL BE THE SELECTION OF THE CLIENT PER GC OPTIONS. ARCHITECT AVAILABLE FOR CONSULTATION IF/AS NEEDED.

16 COLUMNS & COLUMN TRIM/WRAP: STRUCTURAL COLUMN SIZING PER S.E. DRAWINGS AND CALCULATIONS. COLUMN FURRING FRAMING TO MATCH HOUSE WALL FRAMING. TYP WRAP TO INCLUDE ROUGH SAWN WHITE WOOD EXTERIOR GRADE PRE-PRIMED 5/4"x TRIM WRAP (SEE DETAILS IF APPLICABLE) W/ 5/4x8 BASE (PROUD OF COLUMN WRAP) AND 5/4x6 COLUMN CAP (PROUD OF COLUMN WRAP @ UNDERSIDE OF WRAPPED BEAM OR CEILING ABOVE). FINAL PRODUCT SELECTIONS, STAIN/FINISH, TO BE PER GC/CLIENT.

17 BEAMS/FRAMING: SIZE, SPECIES, AND CONNECTIONS PER STRUCTURAL, TYP. ALL LOCS. U.N.O.

18 CONCRETE STEPS: TREAD DIMENSIONS PER PLANS / SITE PLAN, SEE DETAILS IN A-5.x SHEET SERIES FOR ADDITIONAL INFORMATION, TYP.

19 CONCRETE WALKWAYS & GARAGE APRONS: DIMENSIONS PER PLANS / SITE PLAN, SEE DETAILS IN A-5.X SHEET SERIES FOR ADDITIONAL INFORMATION, TYP.

20 DECKING: DIMENSIONS PER PLAN, 5/4"x6 EXTERIOR GRADE "TREX" (OR EQUAL) PER GC/CLIENT, RUN PERPENDICULAR TO S.E. FRAMING, TYP. U.N.O. GC VERIFY SPAN RATINGS WITH S.E. DESIGN PRIOR TO ORDER & INSTALLATION

21 DECK STEPS AND RAILINGS: ADHERE TO CODE MINIMUMS, RAILING TYP. @ 36" AFF CONTINUOUS, EQUAL TREADS @ 11" MIN. EQUAL RISERS @ 7" MAX. ALL TREADS AND RISERS TO BE EQUAL IN ANY & ENTIRE RUN SEQUENCE BETWEEN LANDINGS, TYP. ALL LOCS.

22 CRAWL SPACE VENTING: SIZE/ SPACING FOR 1: 150 CLR. FREE VENTING & CROSS BREEZE S.F. AREA RATIO TO FLOOR S.F. AREA, SPEC PER GC, SHALL MEET I.D.C. SPACING & CODE COMPLIANCE, INCLUDING ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BLDG. WHERE REQUIRED

23 NOT USED:

## EXTERIOR ELEVATIONS – KEY NOTES

(*) = EGRESS WINDOW: TO MEET IRC CODE FOR CLEAR DIMENTIONS IN WIDTH, HEIGHT OF OPENING AND CLEAR S.F. NET OPENING – SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION. GC. TO COORDINATE MANUFACTURER / PRODUCT MEETS CODE REQM'TS. PRIOR TO FINALIZING OF R.O. FABRICATION / INSTALLATION.

(T) = TEMPERED: ALL GLAZING REQUIRED TO BE TEMPERED SHALL MEET UL LISTING AND ANY/ALL ASTM STANDARDS AND IRC CODE FOR LOCATIONS REQUIRED. SEE ARCHITECTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION

## WINDOW STYLES:

| | | | |
|---|---|---|---|
| SL = SLIDING | DH = DOUBLE HUNG | HPR = HOPPER | FX = FIXED |
| SH = SINGLE HUNG | AWN = AWNINGED | CS = CASEMENT | E = EXIST'G. (IF/AS) |

COUNTER COMPLETE
Permit Center
JAN 13, 2021
City of Port Orchard
Community Development

PW21-002
PW21-003

## 2 EXT. ELEVATION – EAST FACADE @ SOUTH BUILDING

SCALE: 1/8"=1'-0"

| no. | revision | date |
|---|---|---|
| 1 | DAI - Supplemental Submittal | 12-18-20 |

| | |
|---|---|
| ADM job # | #15-115 |
| drawn by | MV/AM |
| checked | ADM |
| date | 12-18-20 |

INITIAL PERMIT SUBMITTAL
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PLISKO APARTMENTS
1601 Plisko Lane
Parcel # 252401-3-042-2002
Port Orchard, Wa 98366

ELEVATIONS SOUTH BLDG


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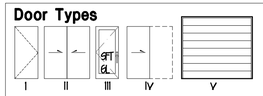
5819 NE Minder Rd. Poulsbo, Wa. 98370
ph: 360-881-0282
www.ADM-Architecture.com


sheet
A-3.3

## Door Schedule

| # | SIZE | TYPE | REF | MATERIAL | FINISH | REMARKS |
|---|---|---|---|---|---|---|
| A | 3'-0"x6'-8"x1-3/4" | STORE | III | FIBERGLASS | PAINT | WSTRIP, THRESHOLD, P-BOLT & SFT GL |
| B | 3'-0"x6'-8"x1-3/4" | FLUSH SC | | METAL | PAINT | 1 HR. UL RATED (DOOR), SELF CLSG |
| C | 3'-0"x6'-8"x1-3/4" | FLUSH SC | | WOOD | PAINT | 1/2 MIN. UL RATING, DEADBOLT,SMK GSK |
| D | 3'-0"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | LOCKING HARDWARE |
| E | 3'-0"x6'-8"x1-3/4" | FLUSH SC | | WOOD | PAINT | 1/2 MIN. UL RATING, DEADBOLT,VIEWPORT,SMK GSK |
| F | 3'-0"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | PASSAGE LOCK |
| G | 3'-0"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | |
| H | 2'-0"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | |
| I | (PR) 2'-8"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| J | 2'-6"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | |
| K | 2'-2"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | |
| L | 2'-0"x6'-8"x1-3/4" | FLUSH HC | | WOOD | PAINT | |
| M | 3'-0"x6'-8"x1-3/4" | POCKET | IV | WOOD | PAINT | |
| N | (PR) 3'-0"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| O | (PR) 2'-6"x6'-8"x1-3/4" | FLUSH HC | II | WOOD | PAINT | |
| P | 9'-0"x8'-0" | GARAGE | V | METAL | PAINT | |

## Door Types




## Window Schedule

| # | SIZE | TYPE | REF | MTRL/FAN | REMARKS | QTY | AREA | TOTAL |
|---|---|---|---|---|---|---|---|---|
| **Residential** | | | | | | | | |
| 1 | 2'-10"x5'-6" | FIXED (SIDE-LITE) | A | VINYL | SFT-GL | | | |
| 2 | 6'-0"x4'-0" | CASEMENT | B | VINYL | EGRESS | | | |
| 3 | 6'-0"x5'-0" | CASEMENT | C | VINYL | EGRESS | | | |
| 4 | 6'-0"x2'-10" | TRANSOM | D | VINYL | | | | |
| 5 | 4'-0"x4'-0" | 1/2 SLIDER | E | VINYL | EGRESS | | | |
| 6 | 4'-0"x2'-10" | TRANSOM | D | VINYL | | | | |
| 7 | 6'-0"x1'-5" | TRANSOM | D | VINYL | | | | |
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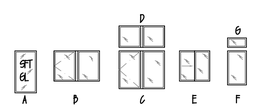


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PW21-002
PW21-003

2 EXT. ELEVATION – SOUTH FACADE @ SOUTH BUILDING
SCALE: 1/8"=1'-0"

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| 03 | 1 DAY Transmittal Schedule | 12-18-20 |

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A-3.4