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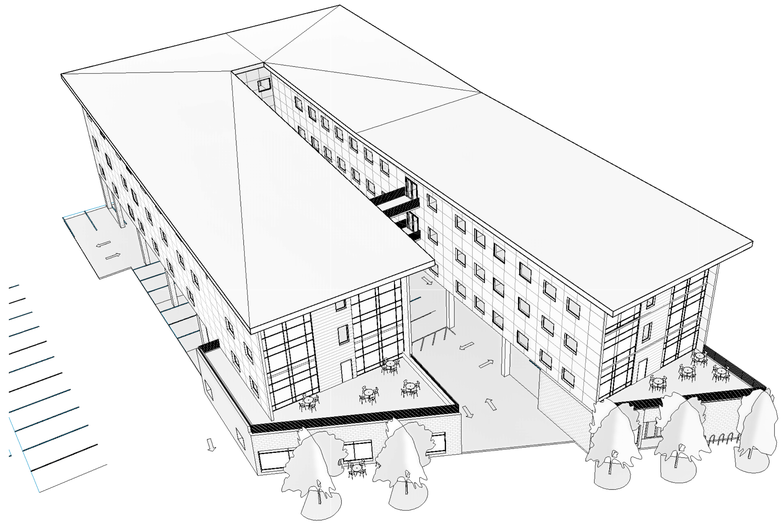
GILMAN POINT STUDIO LOFTS

180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027
ISSUED FOR SCHEMATIC DESIGN MEETING
MAY 24TH 2016



4 AERIAL PERSPECTIVE

3 PEDESTRIAN PERSPECTIVE

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CIVIL		
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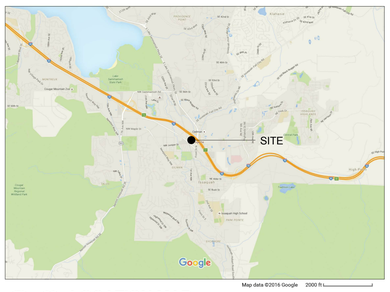
STRUCTURAL		
S0.01	Unnamed	
MECHANICAL		
M1.00	Unnamed	
PLUMBING		
P1.00	Unnamed	
ELECTRICAL		
E1.00	Unnamed	
INTERIORS		
ID2.00	Unnamed	

PROJECT NORTH 1 VICINITY MAP
N.T.S



PROJECT NORTH 2 LOCATION MAP
N.T.S

LEGAL DESCRIPTION:

TAX LOT NO:
ZONING:
OVERLAY:
ZONING MAP:
PLAN DISTRICT:
COMP PLAN:
RNO ND:

PROJECT DESCRIPTION:

STATE ID

SECTION

DEFERRED SUBMITTALS:

?

DELEGATED DESIGN:

?

OWNER:

?
?
?
PHONE: ?
FAX: ?
CONTACT: ?

ARCHITECT:

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CIVIL ENGINEER:

?
?
?
PHONE: ?
FAX: ?
CONTACT: ?

STRUCTURAL ENGINEER:

?
?
?
PHONE: ?
FAX: ?
CONTACT: ?

MECHANICAL ENGINEER:

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PHONE: ?
FAX: ?
CONTACT: ?

PLUMBING ENGINEER:

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PHONE: ?
FAX: ?
CONTACT: ?

ELECTRICAL ENGINEER:

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PHONE: ?
FAX: ?
CONTACT: ?

CONSULTANT

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SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	Designer
DRAWN BY:	Drafter
CHECKED BY:	QC Ckeck

COVER SHEET

G0.00

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TYPICAL HATCHES:

- ALUMINUM
- CONCRETE
- EARTH
- INSULATION, BATT
- INSULATION, GRID
- GLASS
- GRAVEL
- GYPSUM WALL BOARD
- LUMBER, FINISHED
- CONCRETE MASONRY (CMU)
- MASONRY, BRICK / VENEER
- PLYWOOD
- SAND
- STEEL
- WOOD BLOCKING
- WOOD MEMBER

GENERAL NOTES:

A. UNLESS OTHERWISE NOTED, ALL MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENT BUILDING CODE.

B. THESE ARCHITECTURAL NOTES ARE A SUPPLEMENT TO THE PROJECT SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER AND IN WRITING TO THE ARCHITECT WHO SHALL CLARIFY ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

C. CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.

D. THE ARCHITECTURAL DRAWINGS REPRESENT THE DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THIS PROJECT.

E. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT.

F. ALL PRODUCTS AND MATERIALS BEING PROVIDED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

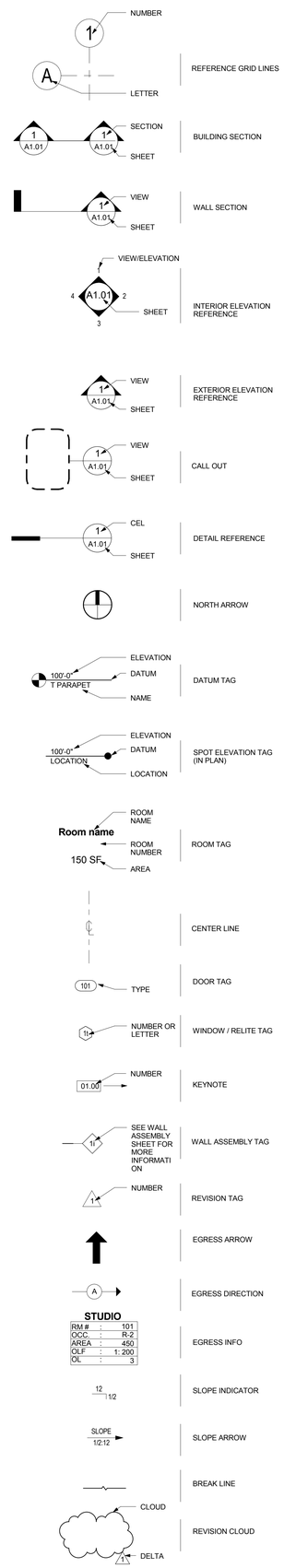
G. THESE DOCUMENTS CONTAIN NOTES THAT MAY APPLY GENERALLY TO ALL DESIGN ELEMENTS, SPECIFICALLY TO ONE SHEET, OR SPECIFICALLY TO ONE OR MORE DESIGN ELEMENTS. THE NOTES ARE NOT MERE GUIDELINES, THEY ARE PART AND PARCEL OF THE DESIGN. ANY WORK THAT IS PERFORMED THAT IS NOT IN COMPLIANCE WITH THE NOTES IS NOT IN COMPLIANCE WITH THE DESIGN AND IS SUBJECT TO REJECTION. ANY ALTERATION, MODIFICATION, DELETION, OR ADDITION TO THE NOTES BY WRITING, ACT OR FAILURE TO ACT, SHALL BE CARRIED OUT ONLY WITH THE PRIOR EXPRESS WRITTEN CONSENT AND APPROVAL OF THE ARCHITECT.

ARCHITECTURAL ABBREVIATIONS:

NOTE: ALL ABBREVIATIONS MAY NOT BE USED, ABBREVIATIONS MAY BE USED IN CONJUNCTION WITH EACH OTHER.

AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJUSTABLE)
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHJ	AUTHORITIES(ITY) HAVING JURISDICTION
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ALT	ALTERNATE or ALTERNATIVE
ALUM	ALUMINUM
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AOR	ARCHITECT OF RECORD
AP	ACCESS PANEL
ARCH	ARCHITECT
ASSOC	ASSOCIATION(S)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AXON	AXONOMETRIC
BATT	BATT INSULATION
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM or BENCH MARK
BMU	BRICK MASONRY UNIT
BO	BOTTOM OF
BP	BUILDING PAPER
BRK	BRICK
BTB	BACK TO BACK
BTWN	BETWEEN
BW	BACK OF WALK or BOTTOM WIDTH
BUR	BUILT UP ROOF
BYD	BEYOND
CAB	CABINET
CB	CATCH BASIN
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE or CHAIN LINK
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION(AL)
CONT	CONTINUE(UOUS)
CSMT	CASEMENT
CSWK	CASEWORK
CTR	CENTER
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLISH(ED) or DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER or DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG(S)	DRAWING(S)
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EOR	ENGINEER OF RECORD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EPX	EPOXY (PAINT)
EQ	EQUAL
EQP	EQUIPMENT
ETC	ET CETERA
EXT	EXTERIOR
(F)	FUTURE
FC	FIBER CEMENT
FE	FIRE EXTINGUISHER & BRACKET
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH(ED)
FLR	FLOOR(ING)
FND	FOUND(ATION)
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD or FACE OF STEEL
FOW	FACE OF WALL
FRM	FRAME (D)
FT	FOOT or FEET
FURN	FURNISH
FURR	FURRING
GA	GAUGE or GYPSUM ASSOCIATION
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GD	GRID LINE
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GYP CEM	GYPSUM CEMENT
GYP SH	GYPSUM SHEATHING
HB	HOSE BIB
HDRL	HANDRAIL
HDW	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
IFC	INTERNATIONAL FIRE CODE
IMC	INTERNATIONAL MECHANICAL CODE
IPC	INTERNATIONAL PLUMBING CODE
IN	INCH
INCL	INCLUDE(D) or (ING)
INSUL	INSULATE(D) or INSULATION
INT	INTERIOR or INTERSECTION
JAN	JANITOR
JC	JANITOR'S CLOSET
JCT	JUNCTION
JST	JOIST
JT	JOINT
KD	KNOCK DOWN
KIT	KITCHEN
KP	KICKPLATE
KO	KNOCK OUT
LAM	LAMINATE(D)
LAV	LAVATORY
LOC	LIMITS OF CONSTRUCTION
LIDA	VEGETATIVE SWALE
MAINT	MAINTENANCE
MANF	MANUFACTURE(R) or (D)
MATL	MATERIAL
MAX	MAXIMUM
MBX	MAILBOX
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANIC(AL)
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, & PLUMBING
MIN	MINIMUM or MINUTE
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTD	MOUNTED
MTL	METAL
MULL	MULLION
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE or NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER or OUTSIDE DIMENSION
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OL	OCCUPANT LOAD
OLF	OCCUPANT LOAD FACTOR
OPP	OPPOSITE
OPT	OPTION(AL)
ORIG	ORIGINAL
OSCP	OWNER SELECTED, CONTRACTOR PROVIDED
OTS	OPEN TO STRUCTURE
OVHD	OVERHEAD
P	PAINT(ED)
PANL	PANEL
PC	PORTLAND CEMENT or PRECAST CONCRETE
PED	PEDESTRIAN
PEN	PENETRATION
PERF	PERFORATE(D)
PERIM	PERIMETER
PKG	PARKING or PACKAGE
PL	PROPERTY LINE or PLATE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
POC	POINT OF CONNECTION
PR	PAIR
PRE-FIN	PRE-FINISHED
PRCST	PRECAST
PROP	PROPERTY
PT	PRESSURE TREATED
PUD	PLANNED URBAN DEVELOPMENT
QA	QUALITY ASSURANCE
QC	QUALITY CONTROL
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE or REFER TO
REFR	REFRIGERATOR
REINF	REINFORCE(D) or (ING)
RELOC	RELOCATE(D) or (TION)
REM	REMOVAL or REMARK
REPL	REPLACE
REQD	REQUIRED
RES	RESIDENCE or (TIAL)
RET	RETENTION or RETURN
RETW	RETAINING WALL
REV	REVISE(D) or (ION)
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RP	REFERENCE POINT
RSF	RESURFACE
RSVR	RESERVOIR
S	SOUTH
SAM	SELF ADHERING MEMBRANE
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET (FOOT)
SIM	SIMILAR
SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
SP	STANDPIPE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASSIFICATION
STD	STANDARD
STOR	STORAGE
STRUC	STRUCTURE, (AL)
SUB	SUBSTITUTION
SUPP	SUPPLEMENT OR SUPPLY(IER)
SURF	SURFACE
SUSP	SUSPENDED
SWK	SIDEWALK
SYM	SYMBOL OR SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TEMP	TEMPORARY or TEMPERATURE
THK	THICK(NESS)
TM	TO MATCH
TO	TOP OF
TOC	TOP OF CURB
TRANS	TRANSFORMER
TYP	TYPICAL
UFC	UNIFORM FIRE CODE
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UNTR	UNTREATED
UON	UNLESS OTHERWISE NOTED
UOS	UNDERSIDE OF STRUCTURE
UPS	UNINTERRUPTED POWER SUPPLY
USPS	UNITED STATES POSTAL SERVICE
UTIL	UTILITIES
UV	UNIT VENTILATOR or ULTRA VIOLET
V	VENT or VOLTS
VAR	VARIES
VB	VAPOR BARRIER
VD	VOLUME DAMPER
VE	VALUE ENGINEERING
VECP	VALUE ENGINEERING CHANGE PROPOSA
VERP	VERTICAL PANEL
VERT	VERTICAL
VG	VERTICAL GRAIN or VARIABLE GRADE
VIF	VERIFY IN FIELD
VOL	VOLUME
VW	VARIABLE WIDTH
W	WEST or WIDTH or WIDE
W/	WITH
WC	WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WF	WIDE FLANGE
WG	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WOM	WALK OFF MAT
WP	WATERPROOF(ING)
WPM	WATERPROOFING MEMBRANE
WRB	WEATHER RESISTANT BARRIER
WS	WATERSTOP or WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD(S)
@	AT

TYPICAL SYMBOLS:



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SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	LM
DRAWN BY:	MC
CHECKED BY:	Checker

NOTES, LEGENDS AND ABBREVIATIONS

G0.02

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SW VIEW FROM GILMAN

NW VIEW FROM GILMAN

E VIEW FROM GILMAN

W VIEW FROM GILMAN

S VIEW FROM GILMAN

N VIEW FROM GILMAN

SE VIEW FROM GILMAN

NE VIEW FROM GILMAN

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SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	SB
DRAWN BY:	NW
CHECKED BY:	Checker

CONTEXT IMAGES

G0.01

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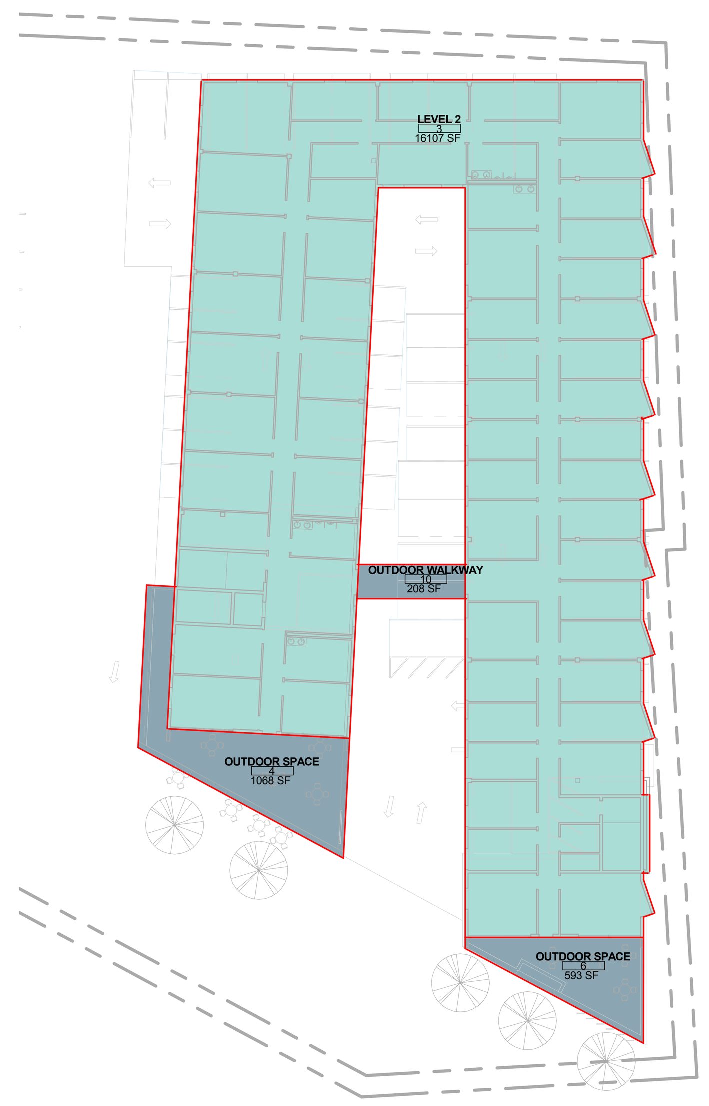
LEVEL 01

TRUE NORTH PROJECT NORTH

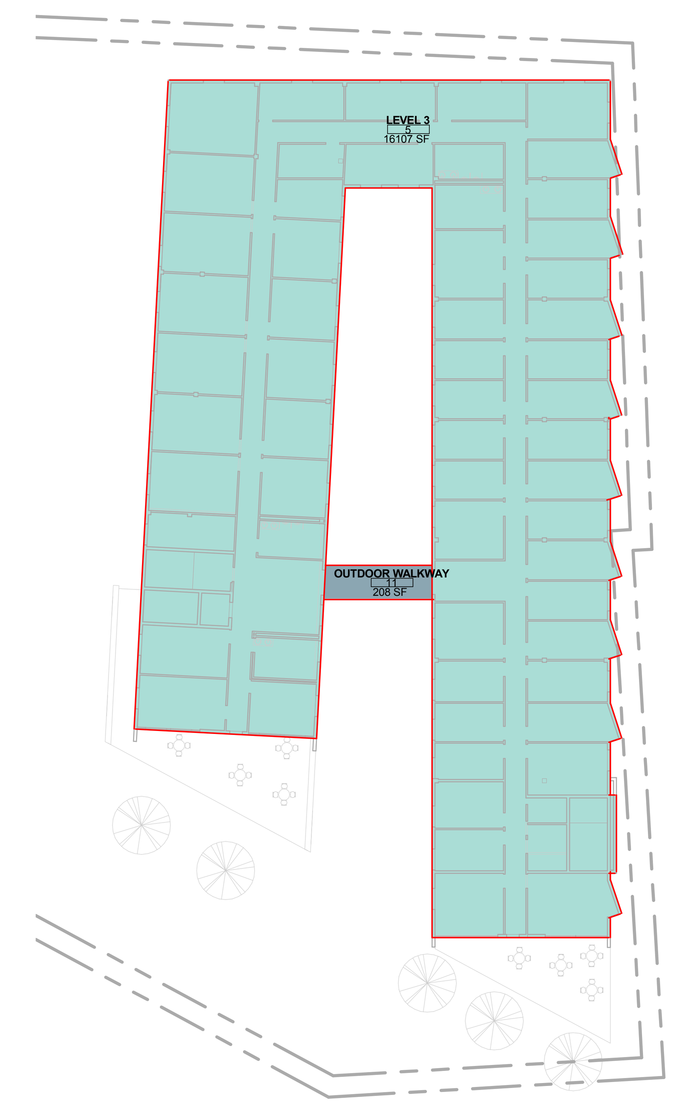
1" = 30'-0"



LEVEL 02

TRUE NORTH PROJECT NORTH

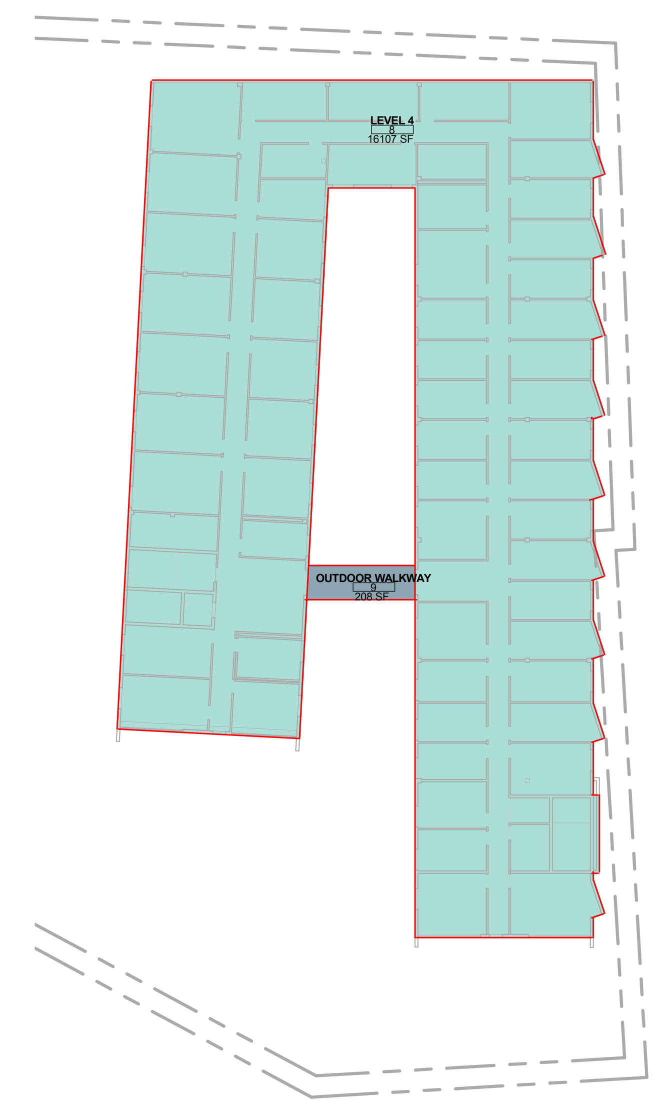
1" = 30'-0"



LEVEL 03

TRUE NORTH PROJECT NORTH

1" = 30'-0"



LEVEL 04

TRUE NORTH PROJECT NORTH

1" = 30'-0"

Building Area Legend

- Exterior Area
- Gross Building Area

5 LEVEL 01

TRUE NORTH

1" = 30'-0"

6 LEVEL 02

PROJECT NORTH

1" = 30'-0"

Rentable Area Legend

- CIRCULATION
- COMMERCIAL
- WORK LOFTS

SHEET NOTES:

GBA (conditioned space)	
Name	**Area**
LEVEL 1	4912 SF
LEVEL 2	16107 SF
LEVEL 3	16107 SF
LEVEL 4	16107 SF
Grand total	53234 SF

GROSS EXTERIOR AREAS SCHEDULE		
Name	**Level**	**Area**
LEVEL 1 PARKING	LEVEL 01	18372 SF
OUTDOOR SPACE	LEVEL 02	1068 SF
OUTDOOR SPACE	LEVEL 02	593 SF
OUTDOOR WALKWAY	LEVEL 02	208 SF
OUTDOOR WALKWAY	LEVEL 03	208 SF
OUTDOOR WALKWAY	LEVEL 04	208 SF
Grand total		20657 SF

RETAIL AREA SCHEDULE	
Name	**Area**
RETAIL 1	2316 SF
RETAIL 2	1430 SF
Grand total: 2	3746 SF

TYP. FLOOR RENTABLE STUDIO COUNT		
Name	**Count**	**Area**
STUDIO	53	12137 SF
Grand total: 53		12137 SF

3 TYPICAL FLOORS

159 STUDIO / WORKLOFT UNITS TOTAL

36,411 SF TOTAL LEASEABLE STUDIO WORKLOFT AREA

3,760 SF GROUND FLOOR RETAIL

53,271 SF GROSS BUILDING AREA (NOT INCLUDING PARKING)

18,403 SF GROUND FLOOR PARKING

40,171 SF / 53,271 SF = 75.4% NET LEASEABLE / GBA

KEYNOTES:

#	NOTE

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SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS

180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	LM
DRAWN BY:	NW
CHECKED BY:	LM

GROSS AREA PLAN

G0.03

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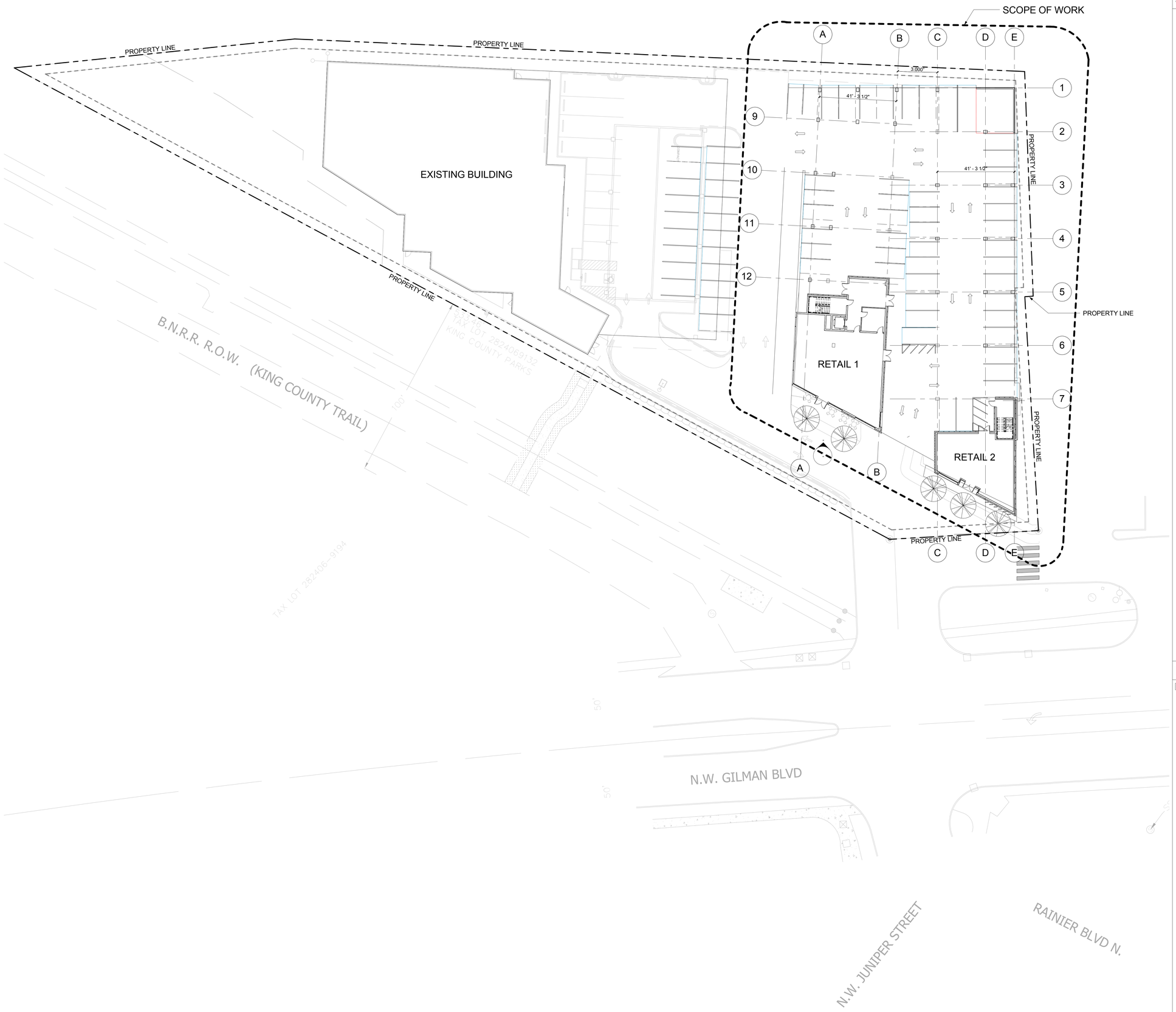

SHEET NOTES:

KEYNOTES:

#	NOTE

1 **SITE PLAN**
1" = 20'-0"
TRUE NORTH

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SEACON GENERAL CONTRACTORS

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180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	SB
DRAWN BY:	SB
CHECKED BY:	GP

SITE PLAN

A1.00

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SHEET NOTES:

KEYNOTES:

#	NOTE

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SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
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LEVEL 01 FLOOR PLAN

A2.00

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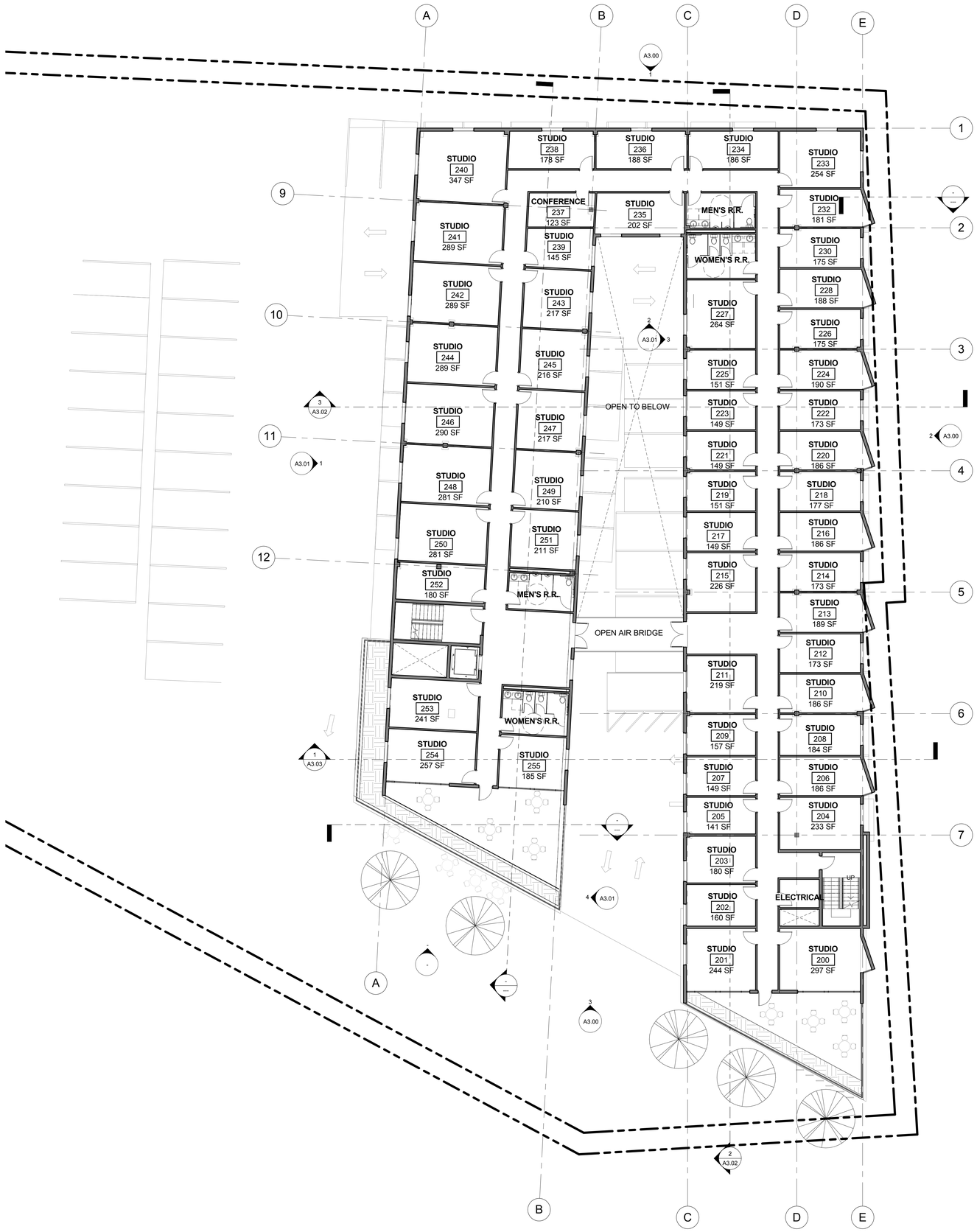

SHEET NOTES:

KEYNOTES:

#	NOTE

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LEVEL 02 FLOOR PLAN

A2.01

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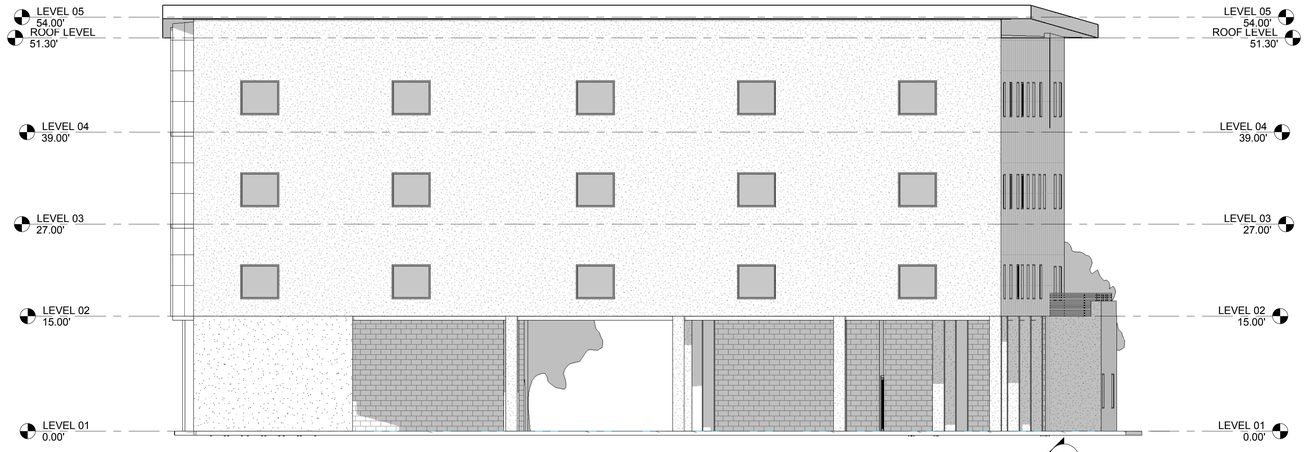
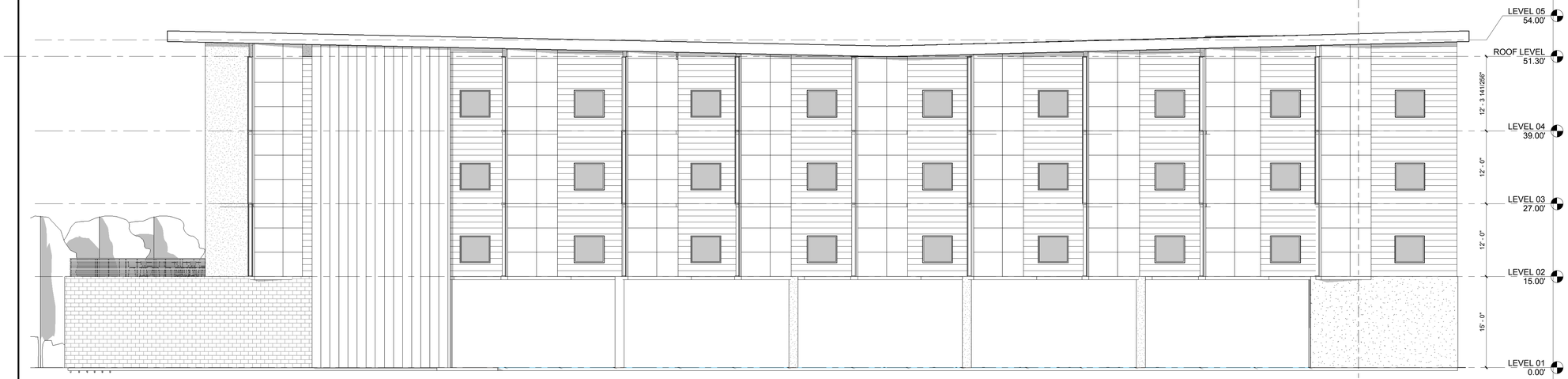
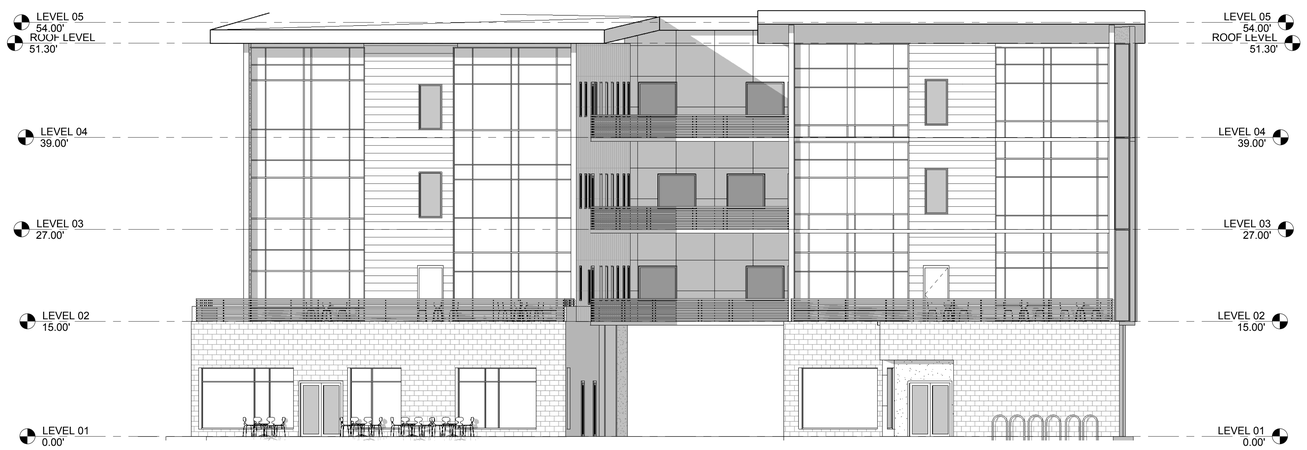


1 **NORTH ELEVATION**
1/8" = 1'-0"



2 **EAST ELEVATION**
1/8" = 1'-0"



3 **SOUTH ELEVATION**
1/8" = 1'-0"

SHEET NOTES:

KEYNOTES:

#	NOTE

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ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

SEACON GENERAL CONTRACTORS

GILMAN POINT STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
PROJECT MGR.:	LM
DRAWN BY:	MC
CHECKED BY:	LM

ELEVATIONS

A3.00

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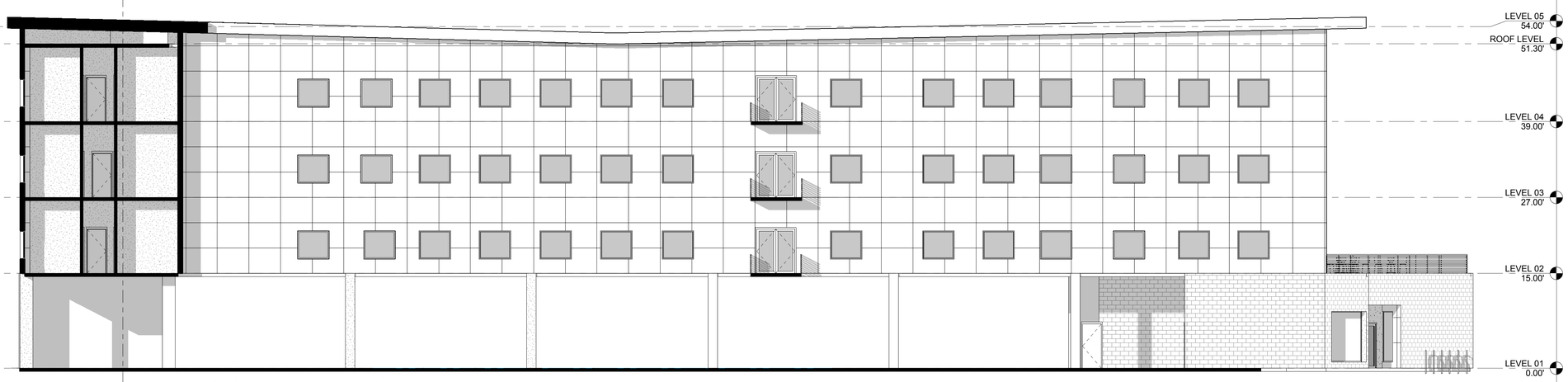
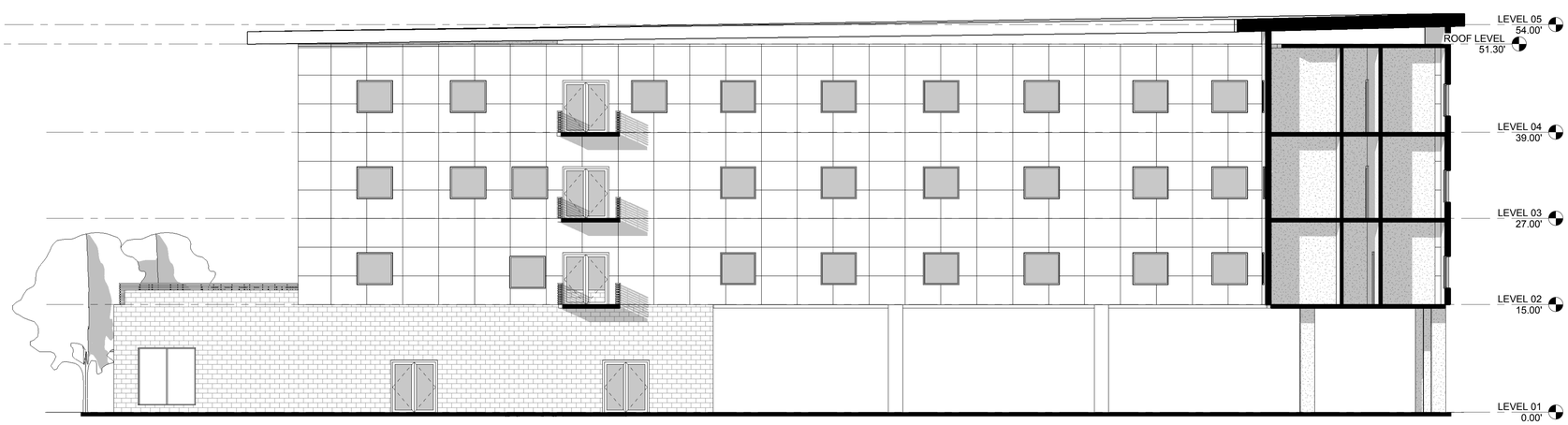
2 NORTH COURTYARD ELEVATION
1/8" = 1'-0"

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



3 EAST COURTYARD ELEVATION
1/8" = 1'-0"



4 WEST COURTYARD ELEVATION
1/8" = 1'-0"

SHEET NOTES:

KEYNOTES:

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ELEVATIONS

A3.01

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