ADMIRALTY

HUD/FHA CASE #127-35207

LOW INCOME - RENT SUPPLEMENT PROJECT

ADMIRALTY APTS.

129 TAYLOR ST. PORT TOWNSEND WASHINGTON

LOTS 1, 2, 3 AND EAST 47' OF LOT 4
BLOCK 9 ORIGINAL TOWNSITE
KITSAP COUNTY WASHINGTON

48 ONE BEDROOM APT'S

The following principals, and parties to this project, accept these documents, and so acknowledge, by their endorsement hereon.

THE CONTRACT SHALL REITERATE ALL DOCUMENTS, AND WILL INCLUDE THE FOLLOWING:

- DRAWINGS -- AS INDEXED ON TITLE SHEET
- REFERENCE SHEETS / SPECS ON 8½" x 13½"
- GENERAL CONDITIONS -- AIA FORM A-201, AND F.H.A. AMENDMENT, FORM 2554
- MIN. PROPERTY STDS., FHA # 2600
- ADDENDAS IF ISSUED.

Owners: JOHN E. AND WM. M. CONNER

Contractor: CONNER CONSTRUCTION CO.

CONTRACTOR HEREBY NAMES _____ CONSTRUCTION SUPERINTENDENT

Architect: _____

KEN KOEHLER, AIA PA 3-7800
5100 SO. DAWSON ST.
SEATTLE WASH. 98118 JOB NO. 7202

INDEX to DOCUMENTS

SHEET NO.	BASIC TITLE	SUPPLEMENTARY DETAILS/INCLUSIONS
1 (34 x 22)	CHECK LIST/ PROJECT CRITERIA	PLOT PLAN @ 1/32", SUMMARY OF SPECIAL CONDITIONS.
2	EXIST & NEW BASEMENT & CRAWL SPACE	EXIST'G STRUCTURAL NOTES, ELEVATOR PIT, REPAIRS TO CONCRETE FOUNDATION
3	EXISTING 1ST FLOOR PLAN @ 1/8"	NEW BATH ELEVATIONS
4	EXISTING 2ND & 3RD FLOOR PLAN @ 1/8"	KITCHEN ELEVATIONS
5	NEW 1ST FLOOR PLAN @ 1/8"	NEW EXIT WALKWAY DETAIL
6	NEW TYPICAL 2ND/3RD FLOOR PLAN @ 1/8"	WINDOW/DOOR DETAILS
7	SECTIONS @ 1/4"	STAIR SECTIONS, SECTION A-A, SOUND WALL, SECTION B-B, SUSPENDED CLG. DTL.
8 (34 x 22)	ELEVATIONS @ 1/8"	ENTRY ELEVATION @ 1/4" INCL. STORE-FRONT REPAIRS
9 (34 x 22)	ROOF/FLOOR FRAMING PLAN @ 1/8"	ELEVATOR FRAMING
10 (42 x 30)	1ST FLOOR PLAN @ 1/4"	
11 (42 x 30)	2ND/3RD FLOOR PLAN @ 1/4"	GENERAL NOTES
12 (42 x 30)	1ST FLOOR ELECTRICAL PLAN @ 1/4"	
13 (42 x 30)	2ND/3RD FLR. ELECTRICAL PLAN @ 1/4"	
14 (34 x 22)	RISER DIAGRAM (ELEC) NO SCALE	

SPECIFICATIONS OF 47 SHEETS SEE INDEX THEREON

PG. 1, 2, 3, 4 & THRU	LINE '0' - GENERAL, DIV. 1 LINES 1 THRU 31 LINES 32 THRU 41 LINES 42 GENERAL REQ.	FOREWARD, FOLMAT, GEN. & RANDOM CONST. REQ'MTS SPECIFIC WORK TYPES, DIV. NOS & SUBS OMITTED - INCLUDED ELSEWHERE IN SPECS. EXECUTION SECTIONS COVERING FHA REQ'MTS GENERAL CONDITIONS, SUBCONTRACTING, RESPONSIBILITIES, LIABILITIES ETC.

LINE NO.'s ARE TO SUIT FHA FORMS AND RELATE TO DIV. NOS OF STANDARD AIA SPECS.

I HEREBY CERTIFY THAT THESE CONTRACT DRAWINGS AND SPECIFICATIONS CONFORM TO THE SCHEMATIC DRAWINGS, BRIEF SPECIFICATIONS, COMMITMENT CONDITIONS (INCLUDING THE CONSTRUCTION BUDGET), APPLICABLE CODES AND ORDINANCES, AND THAT THEY COMPLY WITH THE 'OBJECTIVES' OF FHA MINIMUM PROPERTY STANDARDS FOR MULTI-FAMILY HOUSING.

BY: _____ DATE: _____

TITLE: _____

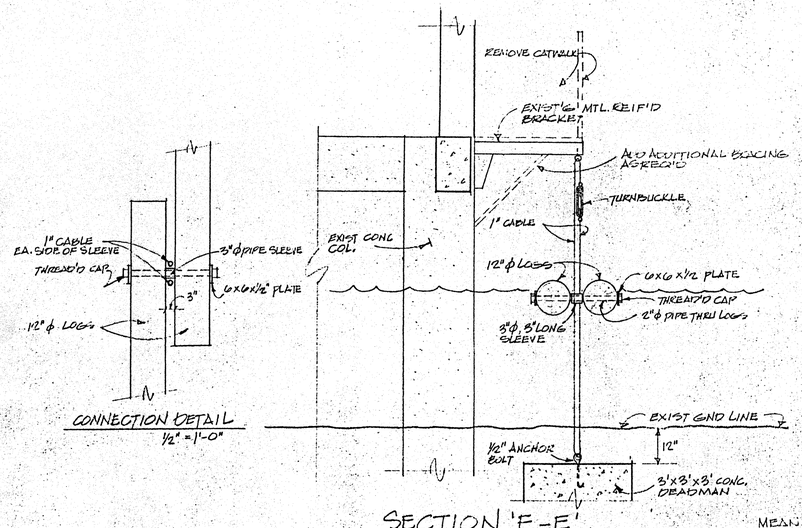
OFFICE COPY

REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON
526

KENNETH E. KOEHLER
ARCHITECT
5633 - RAINIER AVENUE - SOUTH
SEATTLE, 98118 - PA 3-7800

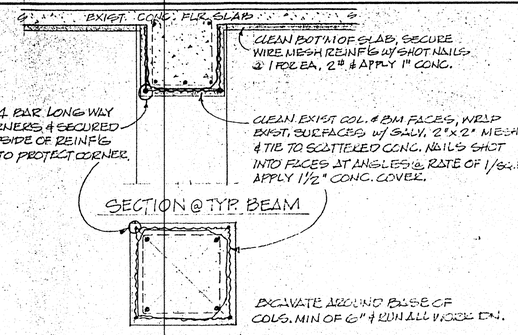
REHABILITATION of ADMIRALTY APTS.
INTO LOW-INCOME RENTAL APARTMENTS (43-12)

DATE	JOB NO.	SHEET
4-17-72 REVISED	7202	TITLE OF



CONNECTION DETAIL
1/2" = 1'-0"

SECTION 'E-E'
1/2" = 1'-0"



SECTION @ TYP. BEAM

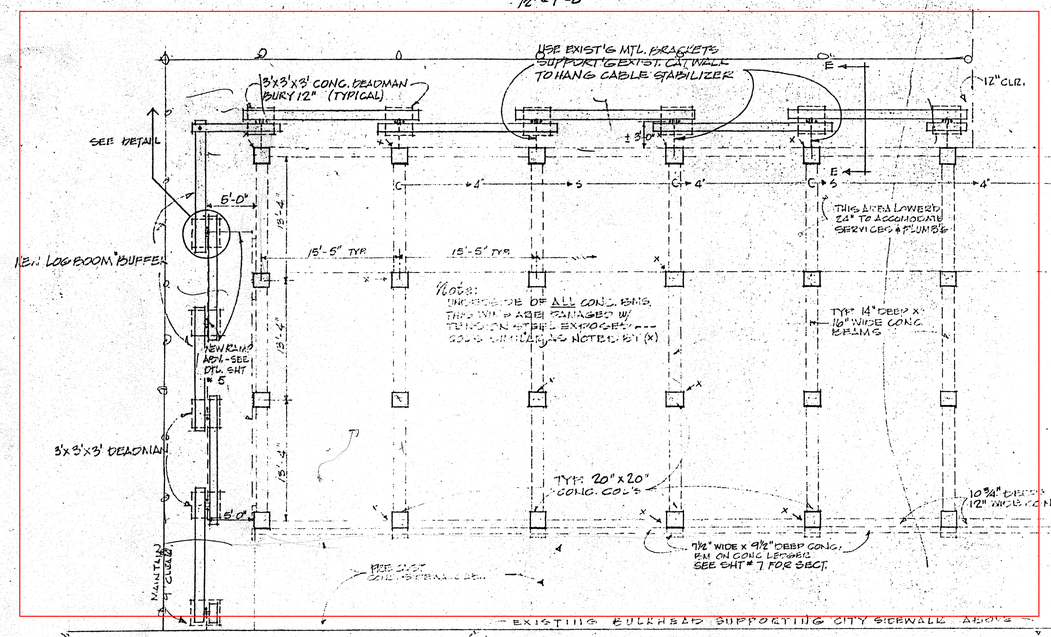
COLUMN PLAN
3/4" = 1'-0"

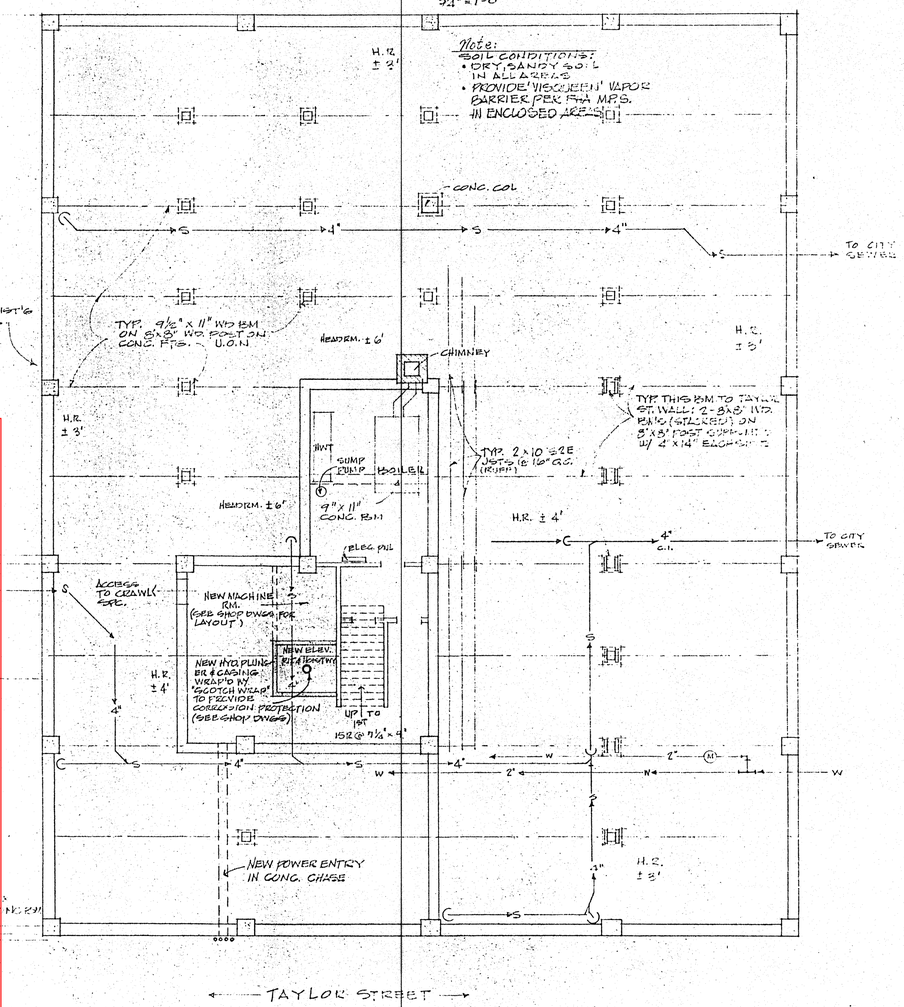
CLEANING & APPLICATION

SAND BLAST ALL SURFACES UNDER SEAL'G WINDOWS AND STEEL BRUSH ANY SCALE REMAINING ON ANY EXP. REINF'G.

REMOVE ANY LOAD'G FROM FLR. SLAB & WELD NEW #4 BARS TO EXIST. w/ 1" MIN. LENGTH EA. DIRE, EACH END.

TREAT ALL SURFACES w/ ANTI-HYDRO BOND'G AGENT BEFORE APPLY'G CONC.





FOUNDATION PLAN
1/8" = 1'-0"

KENNETH E. KOEHLER
REGISTERED ARCHITECT
STATE OF WASHINGTON
526
KENNETH E. KOEHLER
ARCHITECT
A.I.A. & P.E.
6033 - RAINIER AVENUE SOUTH
SEATTLE, WASH. 98118
PA 3-7800

HUD/FHA PROJECT CASE # 107-25027
ROOT SEATTLE AVE SEATTLE WASH.
OWNER: ABR REALTY A. JOULAKIS, INC.
ARCHITECT: KENNETH E. KOEHLER
STRUCTURAL ENGINEER: SOUTH
CIVIL ENGINEER: PACIFIC
UNDERWRITER: FHA

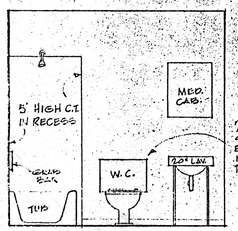
REHABILITATION & ALTERATIONS ADDITIONS & HOTEL
HTD. LOVINGS BUDDY INN
109 S. TAYLOR ST. SEATTLE, WASH.

REVISED
4-16-
CONDITIONS

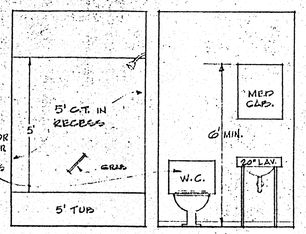
DATE
9-1-

JOB NO.
726

SHEET
1 OF 14

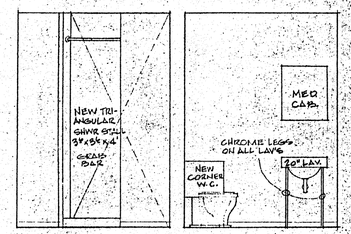


TYPICAL FOR: APTS 101-104, 106, 107, 110, 02, 06-11, 15, 17
▶ 25 UNITS REQ'D
101-104, 106, 107, 110, 02, 06, 07 08, 09, 15, 17 ARE NEW - OTHERS EXIST.



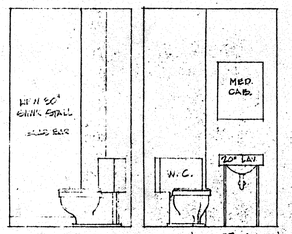
Note: SEE PLAN FOR EXIST F.V. OR NEW TANK-TYPE TOILETS

TYPICAL FOR: APTS 105, 108, 109, '01, 03, '12
▶ 9 UNITS REQ'D
03 EXISTS - OTHERS ALL NEW

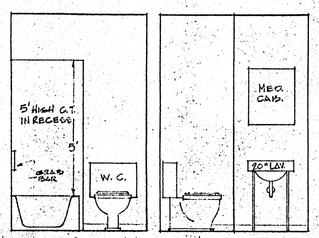


TYPICAL FOR: APT '04 (NEW)
▶ 2 UNITS REQ'D

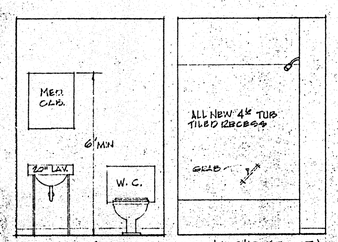
Note:
1ST FLR UNITS ARE SHOWN HERE AS 101, 110 ETC;
2ND & 3RD FLR UNITS ARE SHOWN AS '02, '15, ETC



TYPICAL FOR: APT 05 (NEW)
▶ 2 UNITS REQ'D

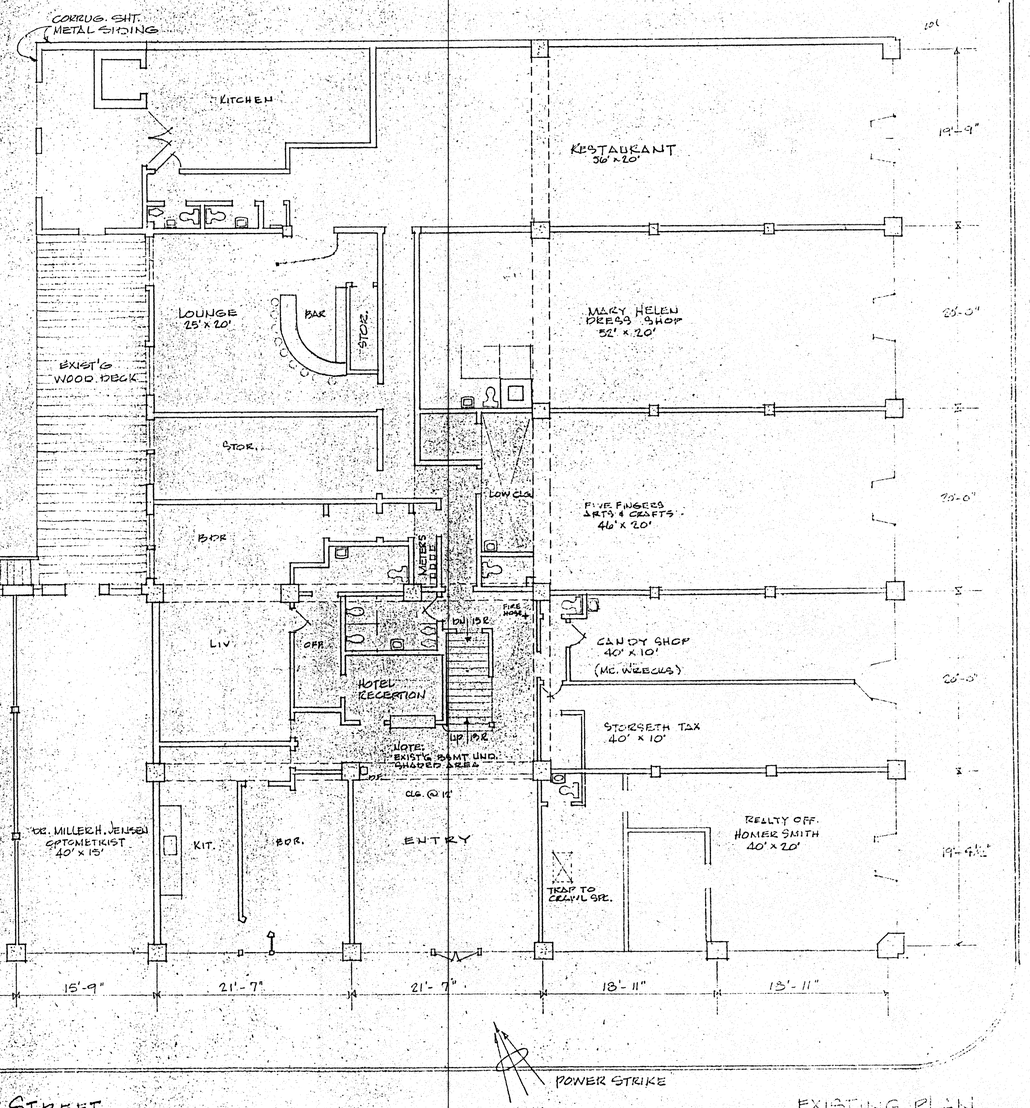


TYPICAL FOR: APTS (ALL EXIST)
'13, 14, '16, 18
▶ 8 UNITS REQ'D



TYPICAL FOR: APT '19 (EXIST.)
▶ 2 UNITS REQ'D

TYPICAL BATH ELEVATIONS
3/8" = 1'-0"



EXISTING PLAN OF 1ST FLOOR
1/8" = 1'-0"

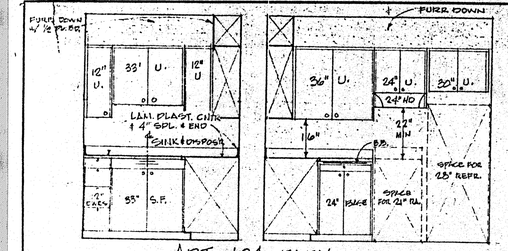
REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON

KENNETH E. KOEHLER
ARCHITECT
~~6533 RAINIER AVENUE SOUTH~~
SEATTLE, 98118 · PA 3-7800

HUD/FHA PROJECT CASE #
1901 SECOND AVE., SEATTLE, WA 98101
OWNER: ADMIRALTY ASSOCIATES, INC.
CONTR. CONRED CO. INC.
REHABILITATION ADMIRALTY HOTEL
INTO LOW INCOME APARTMENTS (26-EFFICIENCIES)

REV	DATE
BLDG DEPT COND. APPL	4-16-78
	5-1-78
	1-12-79
	12-18-79
	6-20-82
	4-1-83

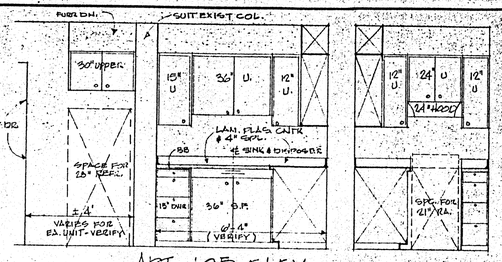
JOB NO. 7202
SHEET 3 OF



APT 104 ELEV. 3/8" = 1'-0"

- APTS 106, 107, -- SAME 3 REQ'D
- APTS 102, 04, 05, 06, 07, 08, 09, 13, 15, 17, --SIMILAR 19 REQ'D

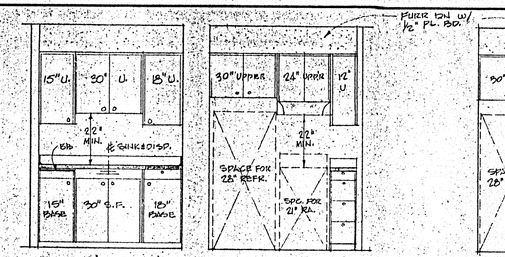
▶ TOTAL 22 REQ'D



APT 105 ELEV. 3/8" = 1'-0"

- APTS: 108, 110 -- SAME 3 REQ'D
- APT 01 -- SIMILAR 2 REQ'D

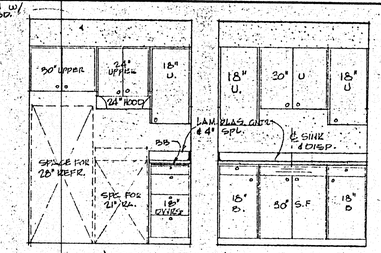
▶ TOTAL 5 " "



APT 02 ELEV. 3/8" = 1'-0"

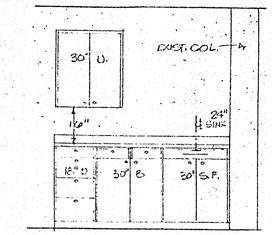
- APTS 101, 03, 10, 18 -- SIMILAR 7 REQ'D

▶ TOTAL 9 " "



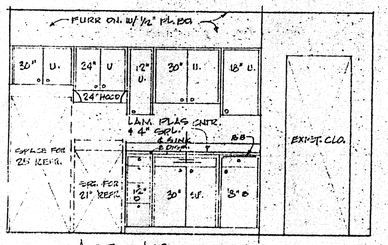
APT 109 ELEV. 3/8" = 1'-0"

▶ TOTAL : 1 UNIT REQ'D



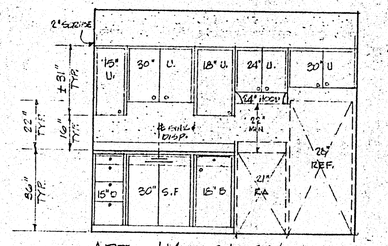
PARTY ROOM SERV'G CAB.

▶ 1 UNIT REQ'D



APT '12 ELEV. 3/8" = 1'-0"

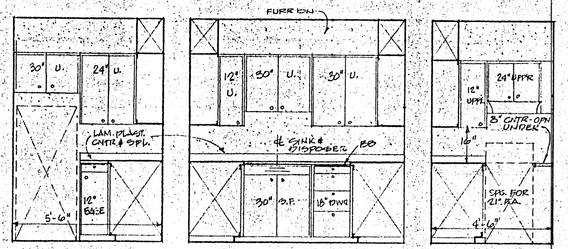
▶ TOTAL 2 REQ'D



APT '14 ELEV. 3/8" = 1'-0"

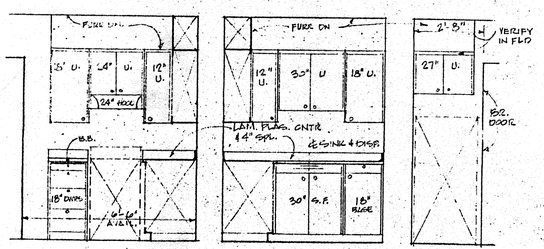
APT '16 -- SIMILAR 2 REQ'D

▶ TOTAL 4 " "



APT '19 ELEVATION 3/8" = 1'-0"

▶ TOTAL: 2 UNITS REQ'D



APT. '11 ELEV. 3/8" = 1'-0"

APT 103 -- SIMILAR 1 UNIT REQ'D

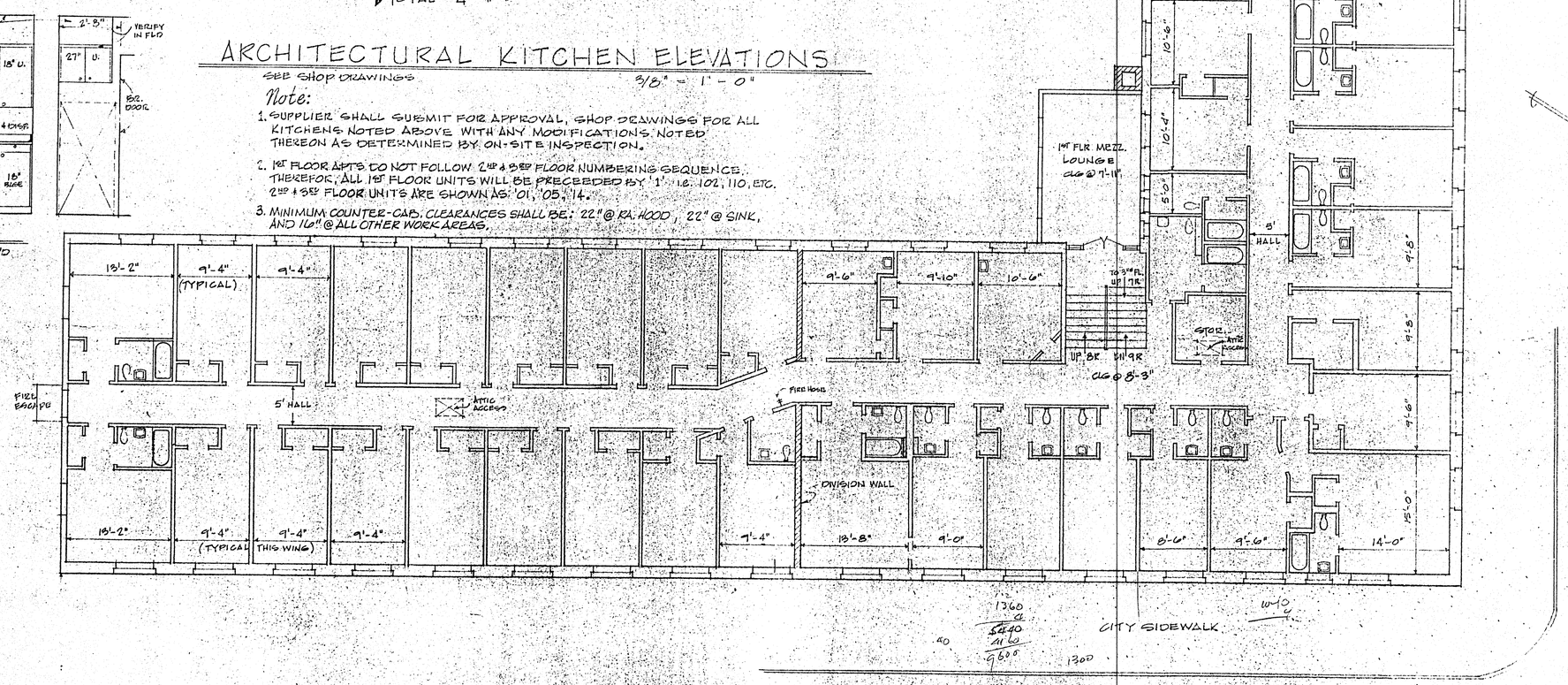
▶ TOTAL 3 REQ'D

ARCHITECTURAL KITCHEN ELEVATIONS

SEE SHOP DRAWINGS 3/8" = 1' - 0"

Note:

1. SUPPLIER SHALL SUBMIT FOR APPROVAL, SHOP DRAWINGS FOR ALL KITCHENS NOTED ABOVE WITH ANY MODIFICATIONS NOTED THEREON AS DETERMINED BY ON-SITE INSPECTION.
2. 1ST FLOOR APTS DO NOT FOLLOW 2ND & 3RD FLOOR NUMBERING SEQUENCE. THEREFOR, ALL 1ST FLOOR UNITS WILL BE PRECEEDED BY '1' i.e. 102, 110, ETC. 2ND & 3RD FLOOR UNITS ARE SHOWN AS: '01, '05, '14.
3. MINIMUM COUNTER-CAB. CLEARANCES SHALL BE: 22" @ RA. HOOD, 22" @ SINK, AND 16" @ ALL OTHER WORK AREAS.



EXISTING PLAN OF 2ND & 3RD FLOOR 1/8" = 1'-0"

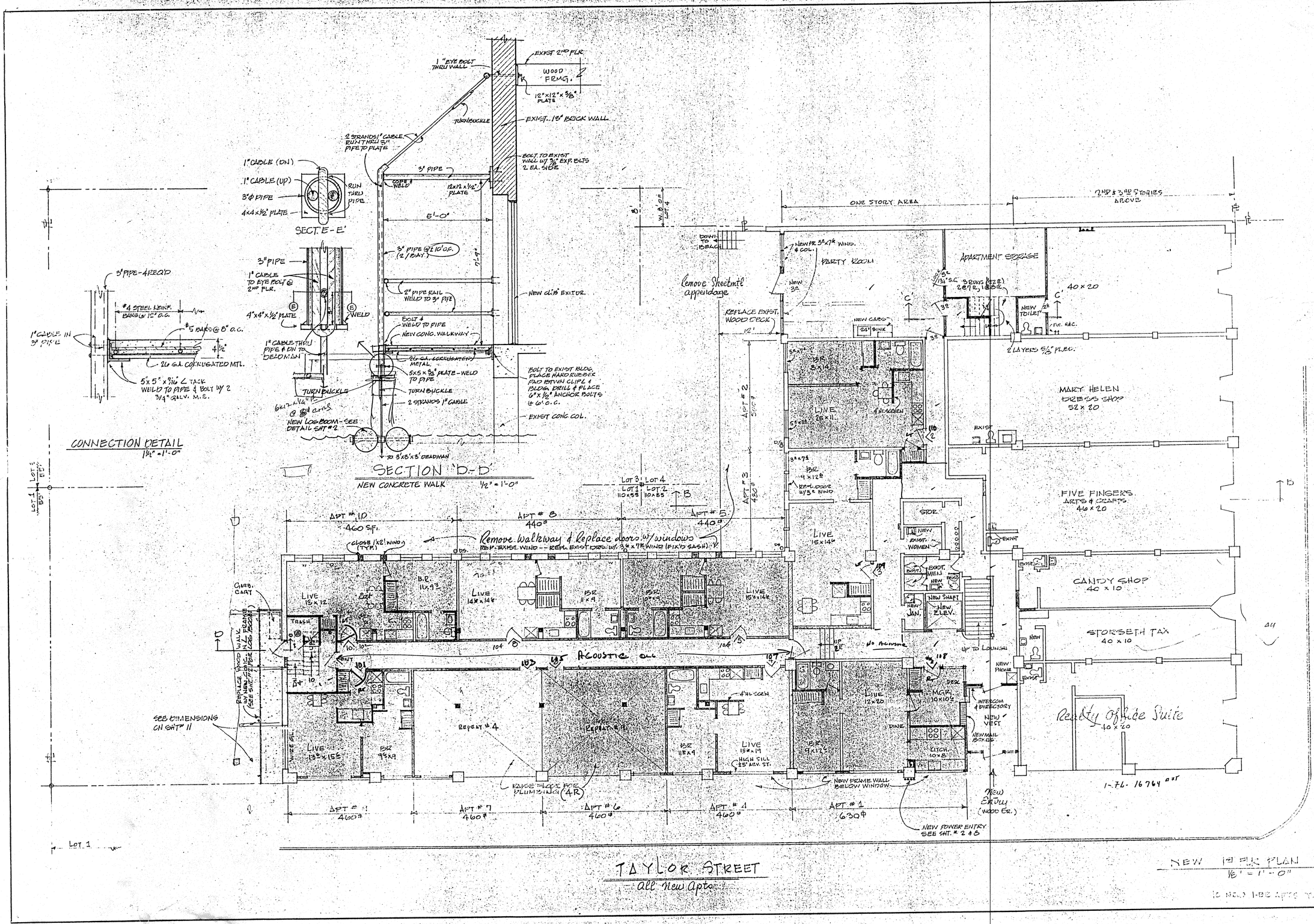
REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON

KENNETH E. KOEHLER
A. R. A. C.
ARCHITECT & ASSOCIATES
6535 RAINIER AVENUE SOUTH
BEACON HILL SQUARE
SEATTLE, 98118 • PA 3-7800

HUD FHA PROJECT CASE #
OWNER: ADMIRALTY APARTMENTS, INC.

REHABILITATION/ALTERATION OF ADMIRALTY HOTEL INTO LOW-INCOME ELDERLY APARTMENTS
AT: 127 Taylor St., Port Townsend, Wash.

BUDGET COND APPL	4- [illegible] 4-16- [illegible] 3-1- [illegible] 1- [illegible] 12-1- [illegible] 10-2- [illegible] 8-1- [illegible]
CITY BLDG.	
DATE	Ja[illegible]
JOB NO.	72-72
SHEET	4 OF [illegible]



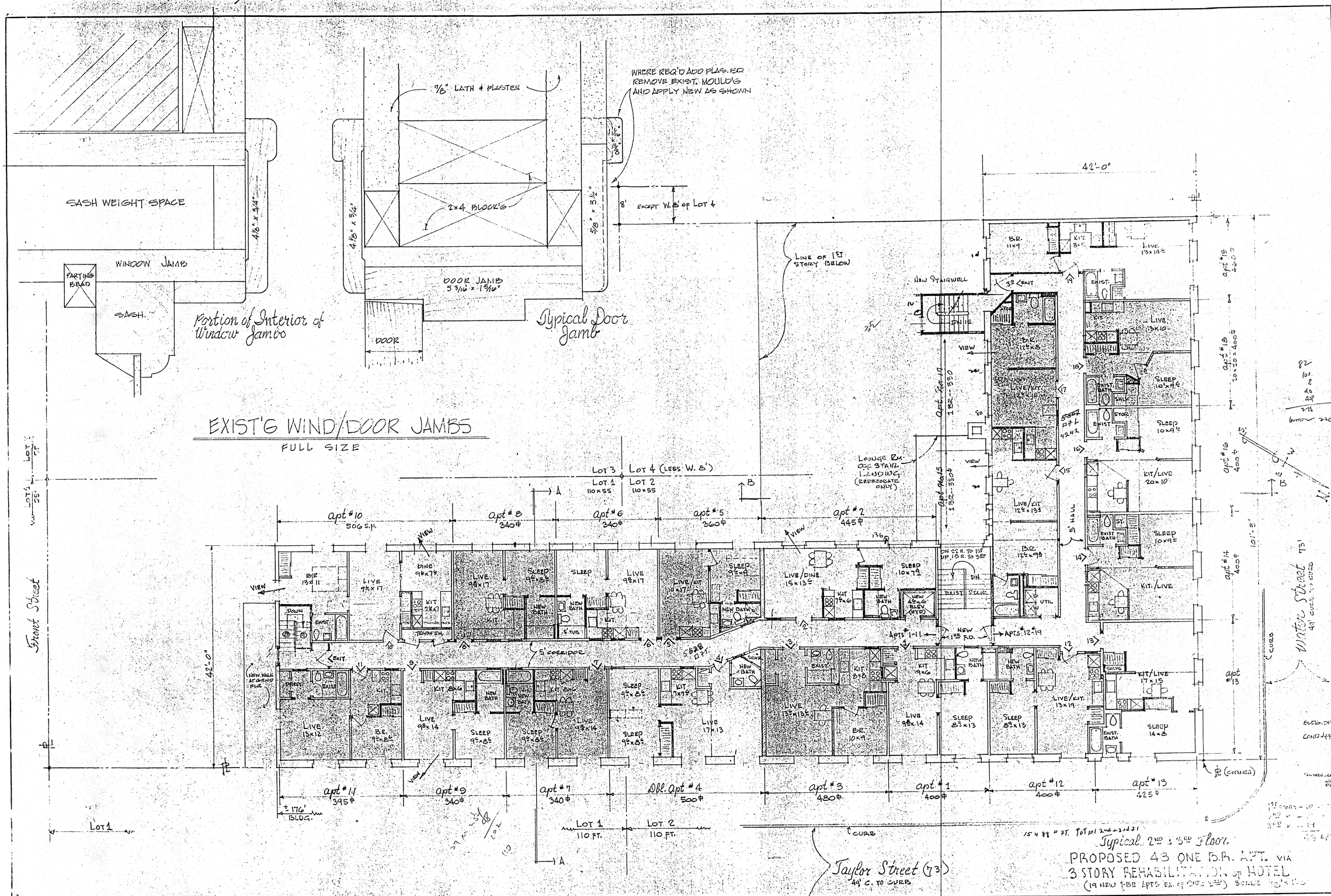
KENNETH E. KOEHLER
ARCHITECT
1633 BROADWAY
SEATTLE, 98118 PA 3-7800

REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON

REHABILITATION & ALTERATION of ADMIRALTY HOTEL
INTO 1-1/2 UNCONDITIONAL ELDERLY APARTMENTS 48-1BR UNITS

JOB NO. 720

SHEET 1 OF 14


SASH WEIGHT SPACE
WINDOW JAMB
PARTING BEAD
SASH
4 1/8" x 3/4"
Portion of Interior of Window Jamb
7/8" LATH & PLASTER
WHERE REQ'D ADD PLAS. ED REMOVE EXIST. MOULD'G AND APPLY NEW AS SHOWN
2x4 BLOCK'G
4 1/8" x 3/4"
5 1/8" x 3/4"
8' EXCEPT W. 8' OF LOT 4
DOOR JAMB 5 3/16" x 1 9/16"
DOOR
Typical Door Jamb
EXIST'G WIND/DOOR JAMBS
FULL SIZE
LOT 3
LOT 4 (LESS W. 8')
LOT 1 110x55
LOT 2 110x55
LOT 1 55'
LINE OF 1ST STORY BELOW
42'-0"
New Stairwell
Lounge Rm. off Stair Landing (Reproducate only)
apt #10 506 S.F.
apt #8 340#
apt #6 340#
apt #5 360#
apt #2 445#
apt #11 395#
apt #9 340#
apt #7 340#
Dbl. apt #4 500#
apt #3 480#
apt #1 400#
apt #12 400#
apt #13 425#
apt #14 400#
apt #15 400#
apt #16 400#
apt #17 400#
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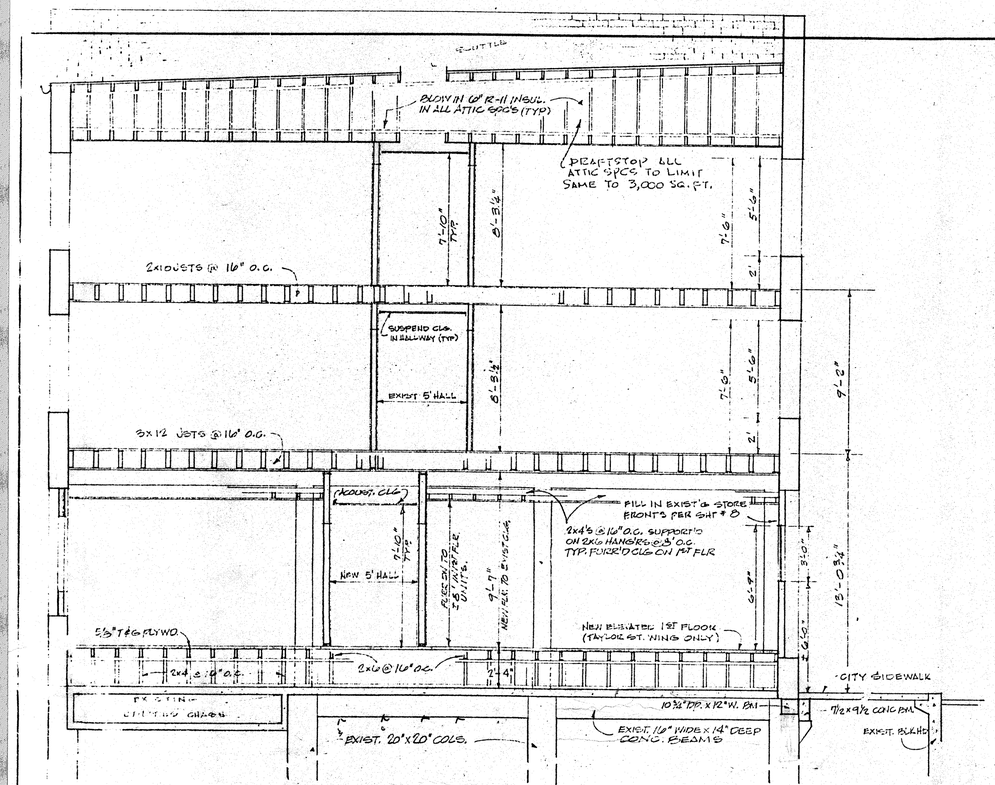
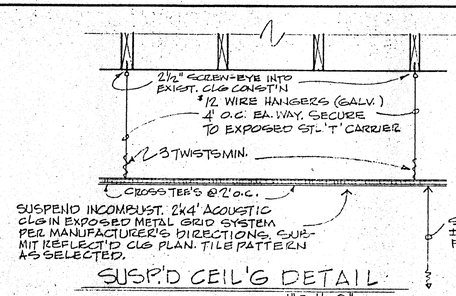
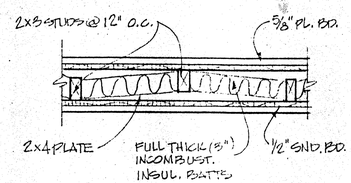
apt #26 400#
apt



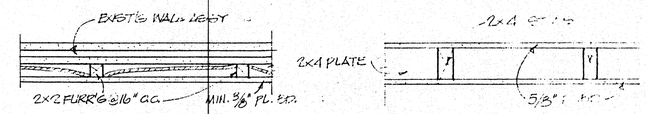
SECTION 'A-A'
1/4" = 1'-0"



SUSP'D CEIL'G DETAIL
1" = 1'-0"

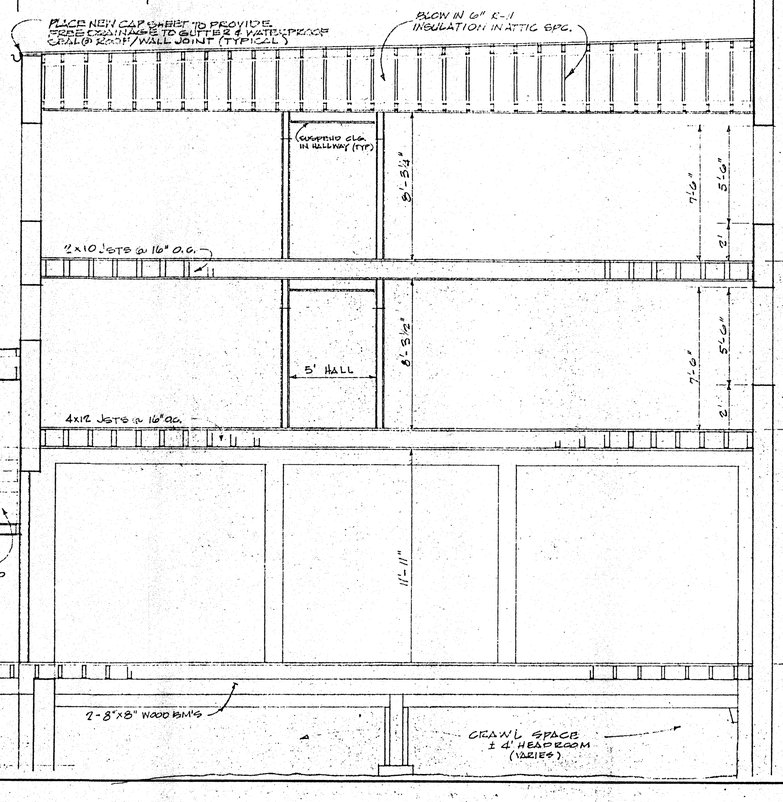


SOUND WALL DETAIL 1 1/2" = 1'-0"

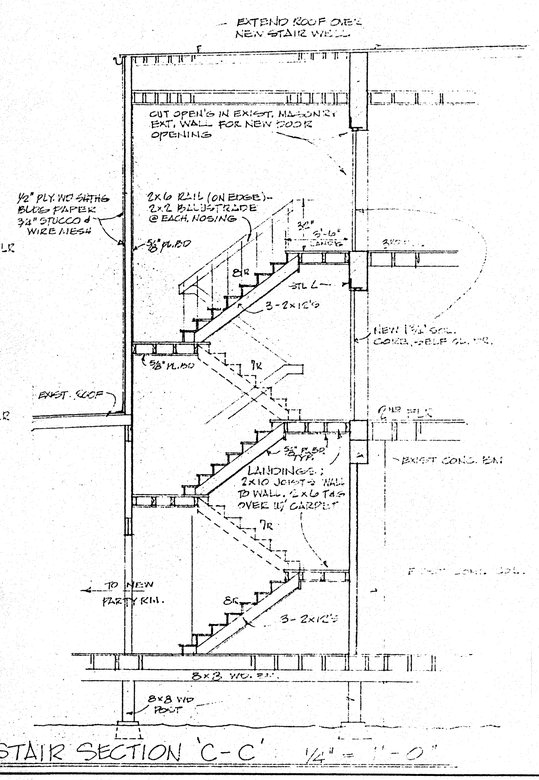


SOUND ASSEMBLY ON EXIST'G PARTITIONS 1 1/2" = 1'

NEW INTERIOR PART[illegible]



SECTION 'B-B'
1/4" = 1'-0"



STAIR SECTION 'C-C' 1/4" = 1'-0"

KENNETH E. KOEHLER
A R C H I T E C T
6633 RAINIER AVENUE SOUTH
SEATTLE, 98118 - PA 3-7800

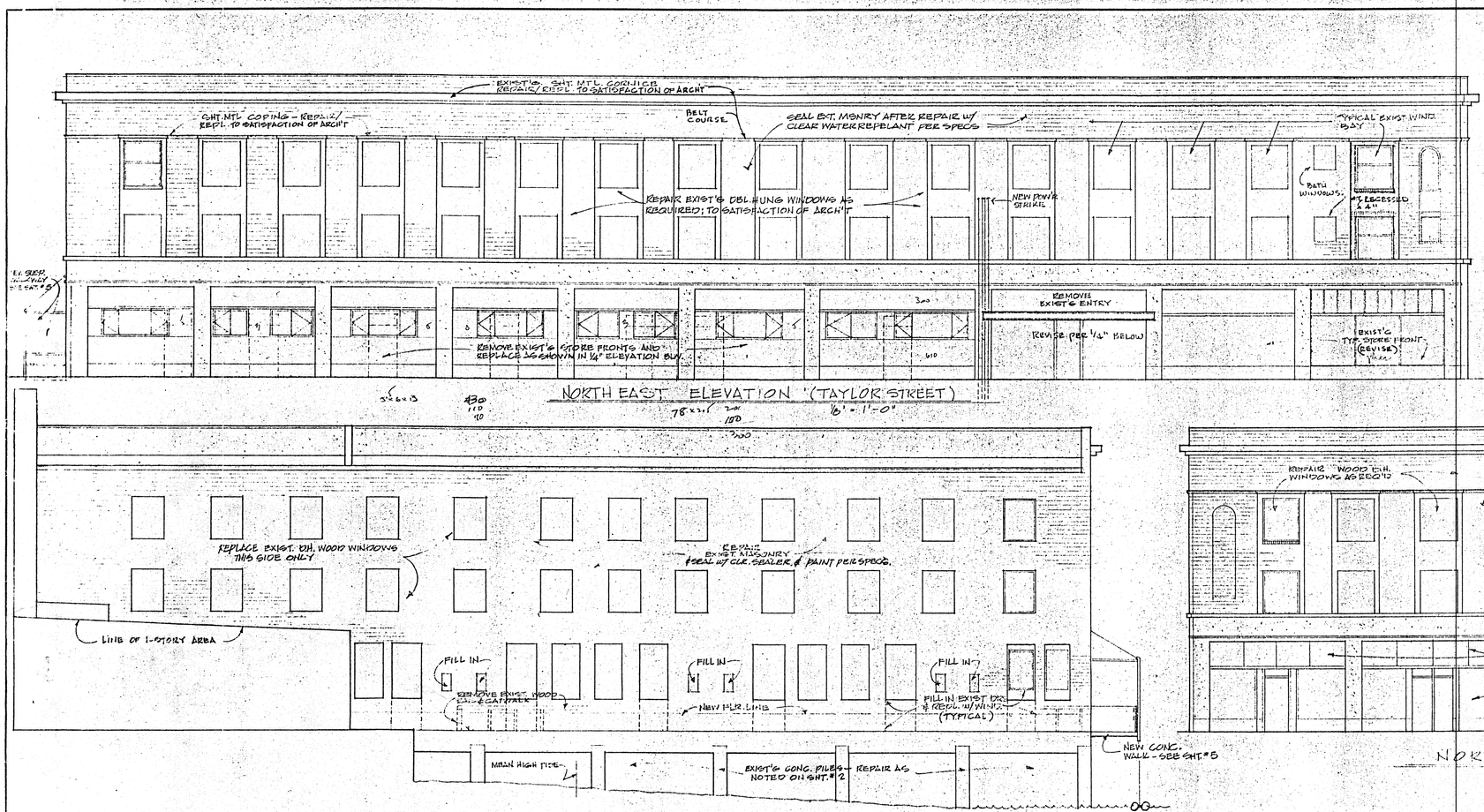
526 REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON

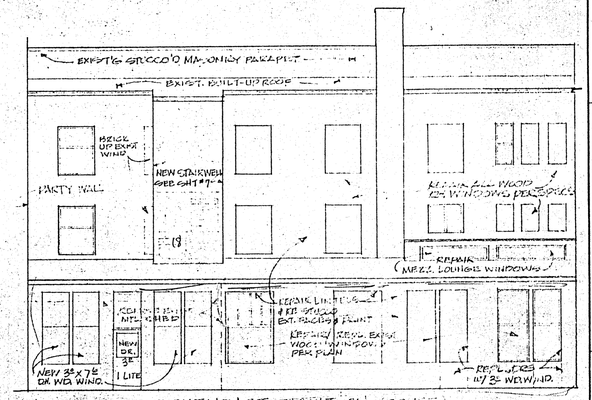
REVISED	
4-17-75	
4-16-75	
3-1-75	
1-[illegible]	
[illegible]	

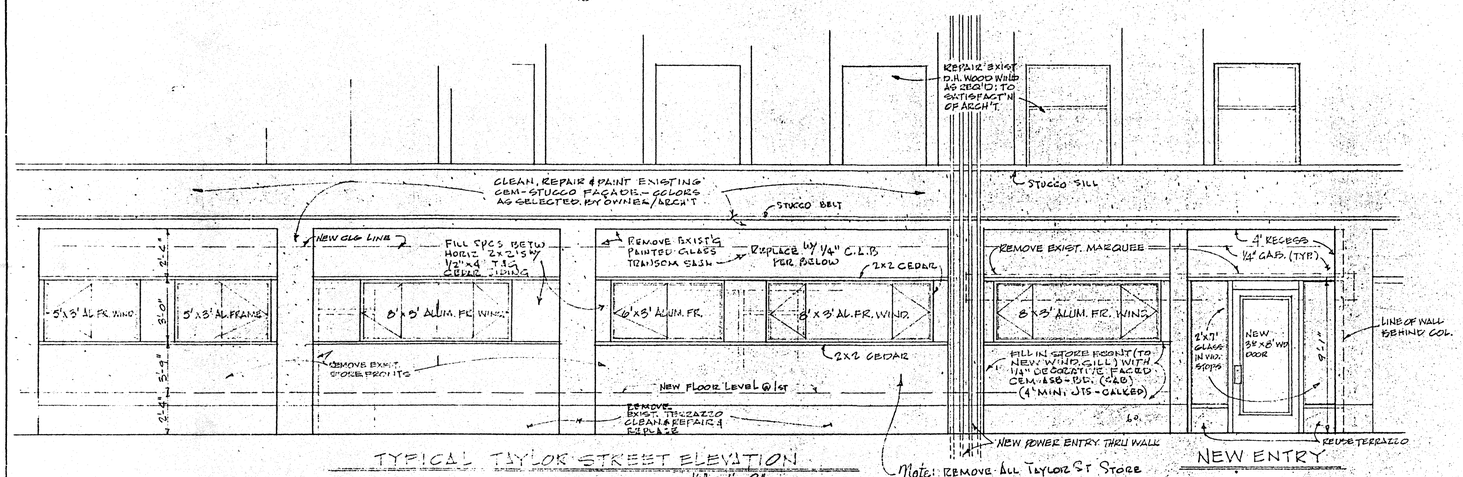
DATE
[illegible]

JOB NO.
[illegible]

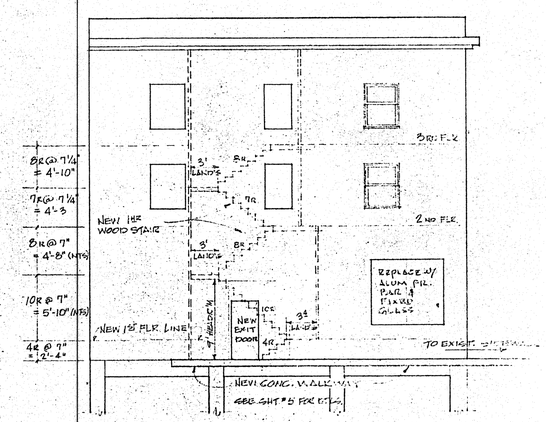
SHEET
7 OF [illegible]







Note: REMOVE ALL TAYLOR ST STORE FRONTS AND INSTALL WOOD STUD WALL BETW. STUCCO COLS/PILASTERS INCORPORATING NEW ALUM FRAME-BLR. WINDOWS. SET STUDS ON 4" HIGH CONC. OR BRICK SILL & CARRY TO EXIST. STUCCO HELD SET BACK TO EXIST. REVEALS @ COLS. (14")



REGISTERED ARCHITECT
KENNETH E. KOEHLER
STATE OF WASHINGTON
526

KENNETH E. KOEHLER
ARCHITECT
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SEATTLE, 98118 · PA 3-7800

REHABILITATION & ALTERATION OF 124 BUILDING

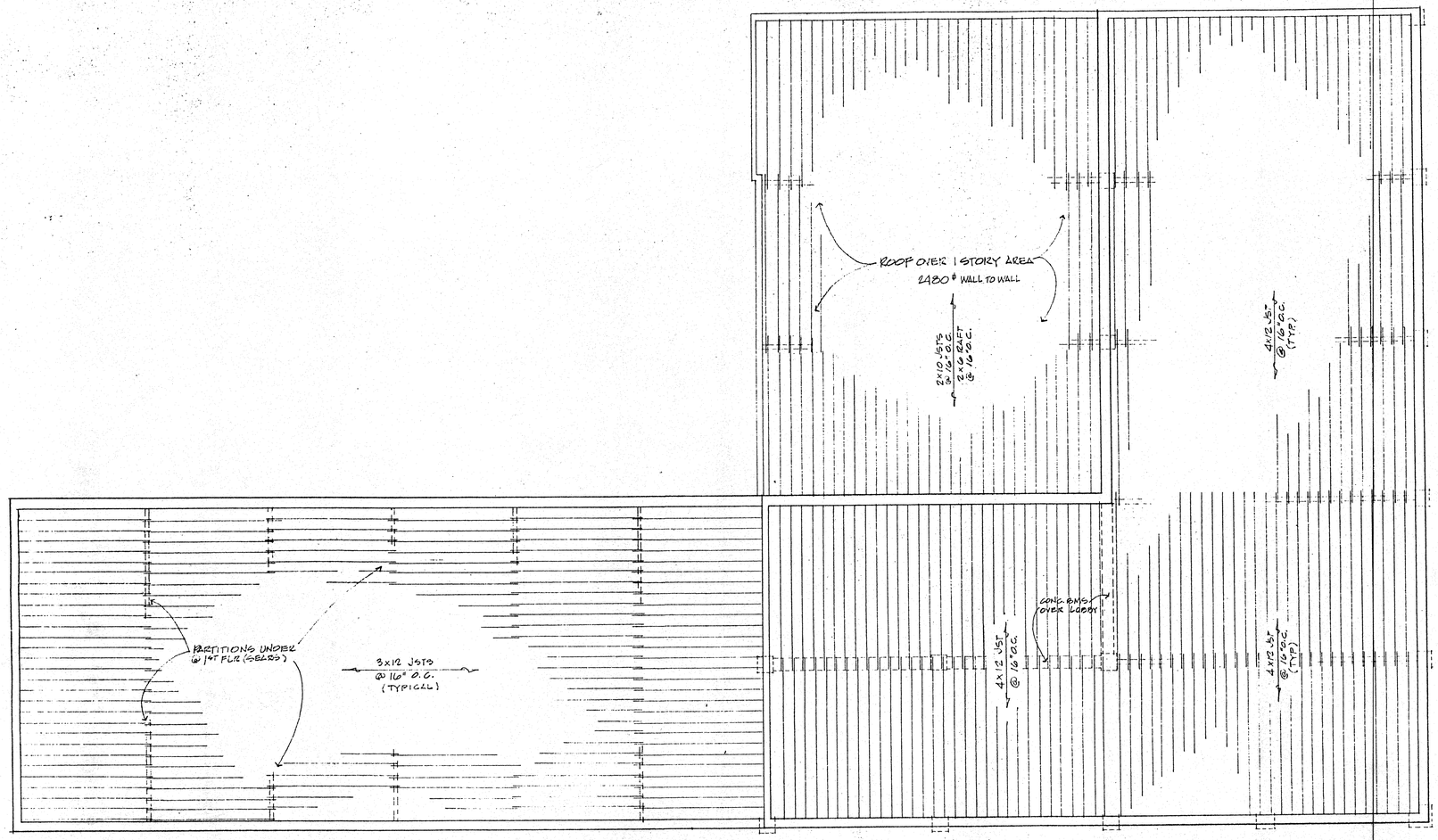
4-1-75	
4-16-75	
8-1-75	
12-15-75	
12-15-75	REVISED

BUILDING PERMIT CONC. APPL.

DATE 9-1-74

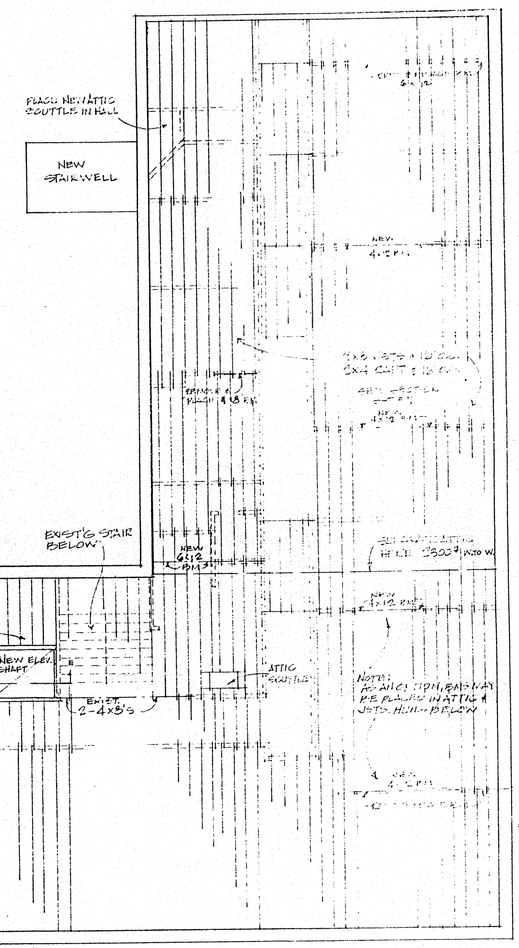
JOB NO.

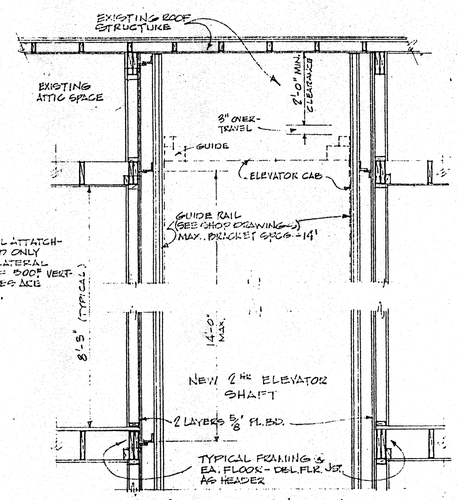
SHEET 8 OF



TYPICAL FLOOR FRAMING PLAN (2ND/3RD FLR)

1/8" = 1'-0"

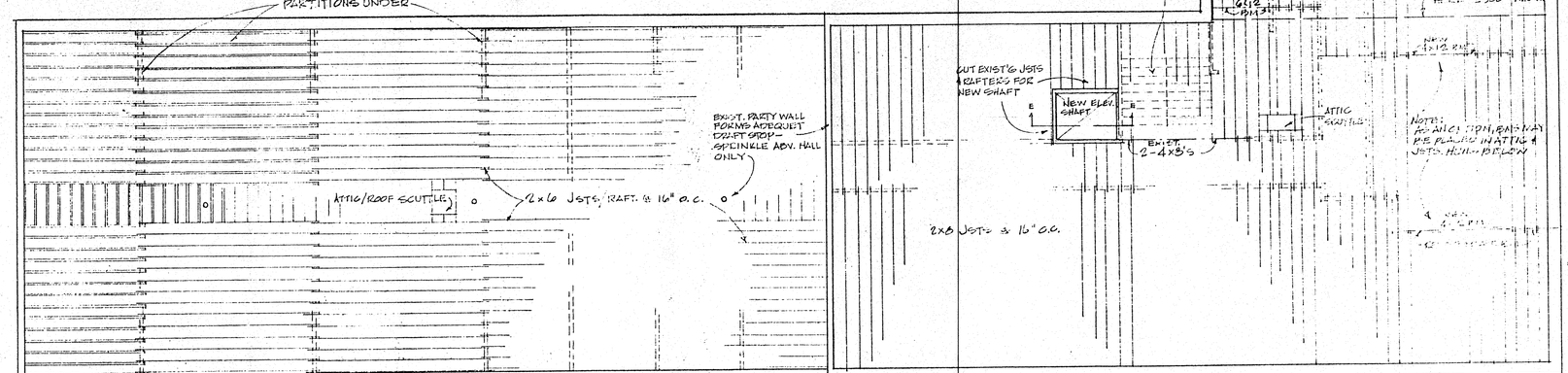




NOTE:
GUIDE RAIL ATTACHMENT NEED ONLY SUPPORT LATERAL FORCES OF 500# VERTICAL FORCES ARE MINIMAL.

SECTION 'E-E' 1/2" = 1'-0"

SEE SHOP DRAWINGS FOR FURTHER DETAILS



ROOF FRAMING PLAN

1/8" = 1'-0"

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REVISED

DATE

JOB NO.

SHEET 9 OF

Abbreviations:

A.B.	ANCHOR BOLT
ACB	ASH. CEP. BD.
ACC	ACCESS
ADJ	ADJACENT OR
ADJUST	ADJUST(ABLE)
ASSR	ASSOCIATE
ALUM	ALUMINUM
ANC	ANCHOR
APT	APARTMENT
ARCH	ARCHITECT
ASB	ASBESTOS
ASPH	ASPHALT(IC)
AUX	AUXILIARY
A.T.	ASPH. TILE
BD	BOARD
BETA	BETWEEN
BF(S)	BOARD FEET
BLD(G)	BUILDING
BLK(G)	BLOCK(ING)
BM	BENCH MARK OR BEAM
BCT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRQ	BARBECUE
BTR	BETTER
C.A.	COLD AIR
CAB	CABINET
C.B.	CATCH BASIN
CEM	CEMENT
C.F.	CUBIC FEET
CH	CHUTE
C.I.	CAST IRON
CIR	CIRCUIT OR CIRCLE
CLR	CLEAR
C.T.	CERAMIC TILE
CLG	CEILING
CLOS	CLOSET
CTR	CENTER (℄)
CTR	COUNTER
CMU	CONC. MASONRY UNIT
C.O.	CLEAN-OUT OR CASED OPENING
CONC	CONCRETE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONTR	CONTRACT(OR)
CY	CUBIC YARDS
C.I.S.	CONC. SEWER
CU	CUBIC
DBL	DOUBLE
D.A.	DBL. ACTING
DET(L)	DETAIL
D.F.	DRINKING FOUNT.
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTRIBUTION
DIR	DIRECT
DNA	DOES NOT APPLY
DR	DOOR/DRAIN
DO	DOWNSPOUT
D.S.	DBL. STRENGTH
(DS)	"B" QUALITY GLASS
DWG	DRAWING
DWR	DRAWER
ELEC	ELECTRIC(AL)
ENT	ENTRANCE(WAY)
EQUAL	EQUAL
ESTAB	ESTABLISH
EXT	EXTERIOR
EXP	EXPANSION
FIRE	FIRE
FIRE	FIRE
FIRE	FIRE