ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

GENERAL NOTES

1. ALL GENERAL NOTES GIVEN HEREIN APPLY TO ALL ALLIED TRADES FOR THE PROJECT AMENDED ELSEWHERE TO INCLUDE ISOLATED CONDITIONS
2. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC THEY ARE NOT INTENDED TO BE SCALED.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, CONDITIONS, AND DIMENSIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK.
5. CONTRACTOR AND SUBCONTRACTORS SHALL OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LIINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR OWN.
6. PROTECTION:
   - A. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE HAVING JURISDICTION AND ALL LOCAL,STATE, AND FEDERAL LAWS.
   - B. PROVIDE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
   - C. PROVIDE AND MAINTAIN GUARD LIGHTS AND BARRICADES AT ALL AREAS OF WORK ADJACENT TO PUBLIC WAYS OR PUBLIC SPACES.
   - D. AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM DAMAGE.
   - E. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR TO ANY PUBLIC UTILITIES.
7. CONTRACTOR AGREES THAT HE WILL HOLD THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS AND/OR SUBCONTRACTOR'S MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THIS CONTRACT; AND IN CASE ANY ACTION IS BROUGHT BEFORE THEREOF AGAINST THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, AND UPON HIS FAILURE TO DO SO ON PROPER NOTICE, OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COSTS THEREOF TO CONTRACTOR.
8. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID; OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
9. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. ALL WOOD WALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING. LIGHT GA STEEL WALLS ARE DIMENSIONED TO CL OF FRAMING.
11. SOME CONNECTIONS INDICATED ON THE DRAWINGS ARE SCHEMATIC. SECURE ALL COMPONENTS RIGIDLY TO STRUCTURE AND EACH OTHER. USE FASTENERS DESIGNED FOR EACH INSERVICE CONNECTION.
12. OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS. INCLUDE ADDITIONAL DETAIL, DIRECTLY FROM ARCHITECT.
13. WASTE MATERIAL AND RUBBISH FROM DEMOLITION AND ALTERATION OPERATIONS SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPEN FIRES WILL NOT BE PERMITTED FOR DISPOSAL OF WASTE. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED NOT TO BE REUSED. THIS AREA SHALL BE SAFE AND UN-OBSTRUCTING THE BUILDING FUNCTION AND THE OWNER'S DAILY BUSINESS OPERATIONS.
14. EXISTING UTILITY LINES INDICATED OR NOTED ON THE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE PROBABLY INCOMPLETE AND ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THE AREA.
15. GLAZING TO BE INSULATED GLASS LABELED WITH NFRC CERTIFIED U-VALUE, AND MEETING THE REQUIREMENTS OF THE ENERGY CODE.

ABBREVIATIONS

@	AT	FF	FINISH FLOOR	PNL	PANEL
&	AND	FOC	FACE OF CONCRETE	PROP	PROPERTY
°	DEGREE	FOF	FACE OF FINISH	PT	PRESSURE TREATED
Ø	DIAMETER	FOS	FACE OF STUD	PTD	PAINTED
#	POUNDS	FTG	FOOTING		
		FT	FOOT OR FEET	R	RISER OR RADIUS
AB	ANCHOR BOLT	FURN	FURNITURE	RA	RETURN AIR
ABV	ABOVE			RAD	RADIUS
ACT	ACOUSTICAL TILE	GA	GAUGE OR GAGE	RCP	REFLECTED CEILING PLAN
A/E	ARCHITECT / ENGINEER	GALV	GALVANIZED		
AFF	ABOVE FINISH FLOOR	GL	GLASS	REINF	REINFORCING
ALUM	ALUMINUM	GLB	GLUE LAMINATED BEAM	REQD	REQUIRED
ALT	ALTERNATE	GLZ	GLAZING	RM	ROOM
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	GYP	GYPSUM	RO	ROUGH OPENING
		GWB	GYPSUM WALL BOARD		
ARCH	ARCHITECT OR ARCHITECTURAL				
		HB	HOSE BIB	S	SOUTH
BD	BOARD	HC	HOLLOW CORE	SA	SUPPLY AIR
BLK'G	BLOCKING	HDWD	HARDWOOD	SC	SOLID CORE
BLDG	BUILDING	HDR	HEADER	SCHED	SCHEDULE
BM	BEAM	HDW	HARDWARE	SD	STORM DRAIN
BTU	BRITISH THERMAL UNIT	HF	HEM-FIR	SECT	SECTION
BUR	BUILT UP ROOF	HGT	HEIGHT	SF	SQUARE FEET
		HM	HOLLOW METAL	SIM	SIMILAR
CB	CATCH BASIN	HR	HOUR	SPEC	SPECIFIED OR SPECIFICATION
CJ	CONSTRUCTION JOINT	HW	HOT WATER		
CL	CENTER LINE			SST	STAINLESS STEEL
CLG	CEILING	IBC	INTERNATIONAL BUILDING CODE	STC	SOUND TRANSMISSION COEFFICIENT
CLR	CLEAR				
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	STD	STANDARD
		IFC	INTERNATIONAL FIRE CODE	STL	STEEL
				STOR	STORAGE
CO	CLEAN OUT	IN	INCHES	STRUCT	STRUCTURAL
COL	COLUMN	INSUL	INSULATION	SUSP	SUSPENDED
CONF	CONFERENCE	INT	INTERIOR	SYS	SYSTEM
CONC	CONCRETE	IPC	INTERNATIONAL PLUMBING CODE		
CONT	CONTINUOUS			T	TREAD OR TEMPERED
COORD	COORDINATE	IRC	INTERNATIONAL RESIDENTIAL CODE	T&G	TOUNGUE AND GROOVE
CPT	CARPET				
CT	CERAMIC TILE			TB	TOWEL BAR
CW	COLD WATER	LAM	LAMINATE	TOW	TOP OF WALL
		LAV	LAVATORY	TEMP	TEMPERED
d	PENNY	LB	POUNDS	THK	THICK OR THICKNESS
DBL	DOUBLR	LF	LINEAR FEET	THRU	THROUGH
DEG	DEGREE	LT	LIGHT	TOPO	TOPOGRAPHIC MAP
DEMO	DEMOLISH OR DEMOLITION	LWC	LIGHT WEIGHT CONCRETE	TPD	TOILET PAPER DISPENSER
DF	DOUGLAS FIR			TYP	TYPICAL
DIAM	DIAMETER	MATL	MATERIAL		
DIAG	DIAGONAL	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DIM	DIMENSION	MECH	MECHANICAL		
DN	DOWN	MFR	MANUFACTURER	UTIL	UTILITY
DG	DOUBLE GLAZING	MIN	MINIMUM		
DTL	DETAIL	MIR	MIRROR	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	MISC	MISCELLANEOUS		
DW	DISH WASHER			VERT	VERTICLE
		NEC	NATIONAL ELECTRICAL CODE	VEST	VESTIBULE
(E)	EXISTING			VTR	VENT THROUGH ROOF
E	EAST OR EXISTING	(N)	NEW	VTO	VENT TO OUTSIDE
EA	EACH	N	NORTH OR NEW		
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NIC	NOT IN CONTRACT	W	WEST
		NO.	NUMBER	W/	WITH
ELECT	ELECTRICAL	NOM	NOMINAL	WC	WATER CLOSET
EXT	EXTERIOR	NRC	NOISE REDUCTION COEFFICIENT	WD	WOOD
ELEV	ELEVATION			WDW	WINDOW
EQUIP	EQUIPMENT	NTS	NOT TO SCALE	WF	WIDE FLANGE
EQ	EQUAL			WG	WIRE GLASS
EW	EACH WAY	OC	ON CENTER	WH	WATER HEATER
EXIST	EXISTING	OPNG	OPENING	W/O	WITHOUT
				WP	WATERPROOF
FD	FLOOR DRAIN	PL	PROPERTY LINE OR PLATE	WSEC	WASHINGTON STATE ENERGY CODE
FDN	FOUNDATION			WT	WEIGHT
FEC	FIRE EXTINGUISHER CABINET	P LAM	PLASTIC LAMINATE	WWF	WELDED WIRE FABRIC
		PLYWD	PLYWOOD	WWM	WELDED WIRE MESH
				YD	YARD

ENERGY NOTES

COMMERCIAL

ENERGY CODE: 2015 WSEC

CLIMATE ZONE: MARINE 4

COMPLIANCE PATH: PRESCRIPTIVE. FULLY CONDITIONED COMMERCIAL ADDITION(S). MINIMUM INSULATION REQUIREMENTS PER R-VALUE METHOD

ADDITIONS: NEW PORTIONS OF THE BUILDING ENVELOPE MUST COMPLY WITH THE PROVISIONS OF THE ENERGY CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTION TO COMPLY WITH THE [CURRENT] CODE.

ALTERATIONS: EXPOSED FRAMING CAVITIES EXPOSED DURING CONSTRUCTION ARE TO BE FILLED TO FULL DEPTH WITH INSULATION HAVING A MIN. NOM. VALUE OF R-3.0 PER INCH.

ROOF REPLACEMENTS: WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK THEN INSULATION MUST MEET INSULATION REQUIREMENTS OF A NEW ROOF.

INSULATION (MIN. R-VALUE):

ROOF - ABOVE DECK	R-38 ci
ROOF - METAL BLDG	R-25 + R-11 LS
ROOF- ATTIC & OTHER	R-49
WALLS - MASS	R-9.5 ci
WALLS - METAL BLDG	R-19 ci
WALLS - STEEL FRAMED	R-13 + R-10 ci
WALLS - WOOD FRAMED & OTHER	R-21
NOTE: BELOW GRADE WALLS - SAME AS ABOVE GRADE WALL	
FLOOR - MASS	R-30 ci
FLOOR - WOOD FRAMING	R-30
FLOOR - STEEL JOISTS	R-38 + R-10 ci
UNHEATED SLAB	R-10 PERIMETER, EXTEND 2' DOWNWARD OR HORIZONTALLY. NOT REQ'D TO EXTEND BELOW TOP OF FOOTING.
HEATED SLAB	R-10 UNDER ENTIRE SLAB & PERIMETER

INSTALLATION: WHERE INSULATION REQUIRED, ALL CAVITIES IN THE THERMAL ENVELOPE SHALL BE FILLED WITH INSULATION, INCLUDING CORNERS, HEADERS, RIM JOISTS, AND THE JUNCTION OF FOUNDATION TO SILL PLATE. FLOOR INSULATION SHALL BE INSTALLED IN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR - AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

LABELING: INDICATE IDENTIFICATION MARK SHALL BE APPLIED TO ALL INSULATION MATERIALS AND INSULATION INSTALLED SUCH THAT THE MARK IS READILY OBSERVABLE DURING INSPECTION.

RIGID INSULATION: WHERE TWO OR MORE LAYERS OF RIGID INSULATION ARE USED, EDGE JOINTS BETWEEN LAYERS MUST BE STAGGERED.

EXTERIOR DOORS: NOTE: DOORS HAVING 50% OR MORE OPAQUE GLASS ARE CONSIDERED VERTICAL FENESTRATION

SWINGING DOORS	U 0.37 MAX. U-FACTOR
ROLL-UP OR SLIDING DOORS	R-4.75 MAX. U-FACTOR

VERTICAL FENESTRATION: TO COMPLY WITH DEFAULT PRESCRIPTIVE REQUIREMENTS, TOTAL BUILDING'S VERTICAL FENESTRATION MUST BE 30% OR LESS OF GROSS ABOVE-GRADE WALL AREA.

MAX U-FACTORS:

NON-METAL - FIXED OR OPERABLE	0.30 MAX. U-FACTOR
METAL FRAMED - FIXED WINDOW	0.38 MAX. U-FACTOR
METAL FRAMED - OPERABLE WINDOW	0.40 MAX. U-FACTOR
METAL FRAMED - ENTRANCE DOORS	0.60 MAX. U-FACTOR

SHGC: UNLESS SHADING ELEMENTS OR ROOF OVERHANGS ARE PROVIDED, USE MAX. SHGC VALUE OF 0.64 (WORST CASE).

WHERE SHADING IS PROVIDED, CALCULATE PF VALUE (PROJECTION FACTOR) PER WINDOW AS FOLLOWS:
PF = A/B, WHERE 'A' = HORIZ. DIST. FROM VERTICAL GLAZING TO FURTHEST EXTREMITY OF OF SHADING DEVICE AND 'B' = VERT. DIST. FROM BOTTOM OF GLAZING TO UNDERSIDE OF SHADING DEVICE.
MAX. SHGC IS THEN DETERMINED FROM TABLE BELOW:

ORIENTATION:	S,E,W	N
PF <0.2	0.40 SHGC	0.53 SHGC
0.2≤ PF < 0.5	0.48 SHGC	0.58 SHGC
PF >0.5	0.64 SHGC	0.64 SHGC

LABELING: FENESTRATION PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, VT, AND LEAKAGE RATING

SKYLIGHTS: SKYLIGHTS 0.50 MAX. U-FACTOR / 0.35 MAX. SHGC

NOTE: MIN. SKYLIGHT FENESTRATION AREA REQ'D FOR CERTAIN SINGLE STORY BUILDINGS OVER 2,500 SF WITH 15' OR GREATER CEILING HEIGHTS IN 75% OR MORE OF THE BUILDING. (SOME EXCEPTIONS)

AIR LEAKAGE:

TESTING REQUIREMENTS: AIR LEAKAGE TESTING IS NOT REQUIRED FOR ALTERATION AND REPAIRS. NOTE THAT NO CHANGE OF SPACE CONDITIONING OR CHANGE OF OCCUPANCY IS PROPOSED.

LIGHTING FIXTURES: RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED IN ACCORDANCE WITH ASTM E283 WITH NO MORE THAN 2.0 CU FT PER MINUTE AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY, AT 1.57 PSF PRESSURE (75 Pa) DIFFERENCE AND SHALL BE LABELED. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERAGE.

PROJECT CLOSE-OUT: PROJECT CLOSE-OUT DOCUMENTATION IS REQUIRED, INCLUDING APPLICABLE WSEC ENVELOPE COMPLIANCE FORMS AND CALCULATIONS, AND GENESTRATION NFRC RATING CERTIFICATES

BUILDING NOTES

COMMERCIAL

COMPLIANCE PATH: EXISTING (SINGLE) BUILDING

NUMBER OF STORIES: 3 STORIES + BASEMENT (NO CHANGES)

HEIGHT: ±39.5' TO TOP OF PARAPET (NO CHANGES)

GROSS SF: 31,821 GSF (PROPOSED, NO CHANGES)

TYPE OF CONSTRUCTION: V-A

OCCUPANCY TYPE: R2 - RESIDENTIAL , MIXED USE

SPRINKLERS: YES, PARTIALLY.

BLDG AREA SUMMARY:

	EXIST.	NEW	COMBINED
3RD FLOOR:	9,387 SF		9,387 SF
2ND FLOOR:	9,658 SF		9,658 SF
GROUND FLOOR:	11,914 SF		11,914 SF
BASEMENT:	862 SF		862 SF
TOTAL BUILDING	***31,821 SF***		***31,821 SF***
ABOVE GRADE AREAS:	*30,959 SF*		*30,959 SF*

APPLICABLE CODES:
PORT TOWNSEND LAND USE CODE: TITLE 23
2018 IBC W/ WA. AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE
2018 IFC W/ WA. AMENDMENTS
ANSI A117.1.2017

PROJECT NOTES

PROJECT NAME: ADMIRALTY APARTMENTS REPAIRS AND IMPROVEMENTS

PROJECT ADDRESS: 129 TAYLOR STREET
PORT TOWNSEND, WA 98368

PROJECT DESCRIPTION: PHASE 1 OF REPAIRS AND IMPROVEMENTS TO A HISTORIC 3 STORY MIXED USE BUILDING CONTAINING 48 EXISTING RESIDENTIAL UNITS. STRUCTURAL SAFETY ENHANCEMENTS INCLUDE REPAIRS TO CONC. PIERS AND REPLACEMENT STRUCTURAL ENHANCEMENTS TO A WALL OVER THE WATERFRONT.

OWNER: ADMIRALTY APARTMENTS, LP
506 2ND AVENUE, 28TH FLOOR
SEATTLE, WA 98104
206.688.2088

CONTACT: BREANA BROWN breana@redwoodhousing.com

ARCHITECT: BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE 301
SEATTLE, WA 98134
206.682.7525
206.682.7529 (F)

CONTACT: SEAN HILL sean@broderickarchitects.com

STRUCTURAL ENGINEER: SWENSON SAY FAGET STRUCTURAL ENGINEERING
2124 THIRD AVENUE, SUITE 100
SEATTLE, WA 98121
206.443.6212

CONTACT: GREG COONS, PE gcoons@ssfengineers.com

PARCEL NUMBER: 989700901

LEGAL DESCRIPTION: PORT TOWNSEND O.T. BLK 9, LOTS 1 TO 3 (ALL), 4 (E47') TL DIST. 50

PLANNING NOTES

JURISDICTION: PORT TOWNSEND

ZONING: C-III HISTORIC COMMERCIAL, PTUGA

ZONING OVERLAY: 50' SPECIAL HT. OVERLAY

SHORELINES: HISTORIC WATERFRONT

LOT AREA: 23,333 SF (0.34 AC.)

HEIGHT: 50 FT ALLOWABLE (39.5 FT PROPOSED, NO CHANGE)

PARKING: NO ON-SITE PARKING (NO CHANGE)

SHEET INDEX

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

19.038.1 Admiralty Apt Rehab AC22_ Plot Date: 12/28/20 Ben Hruska

Jurisdiction Approval Stamp

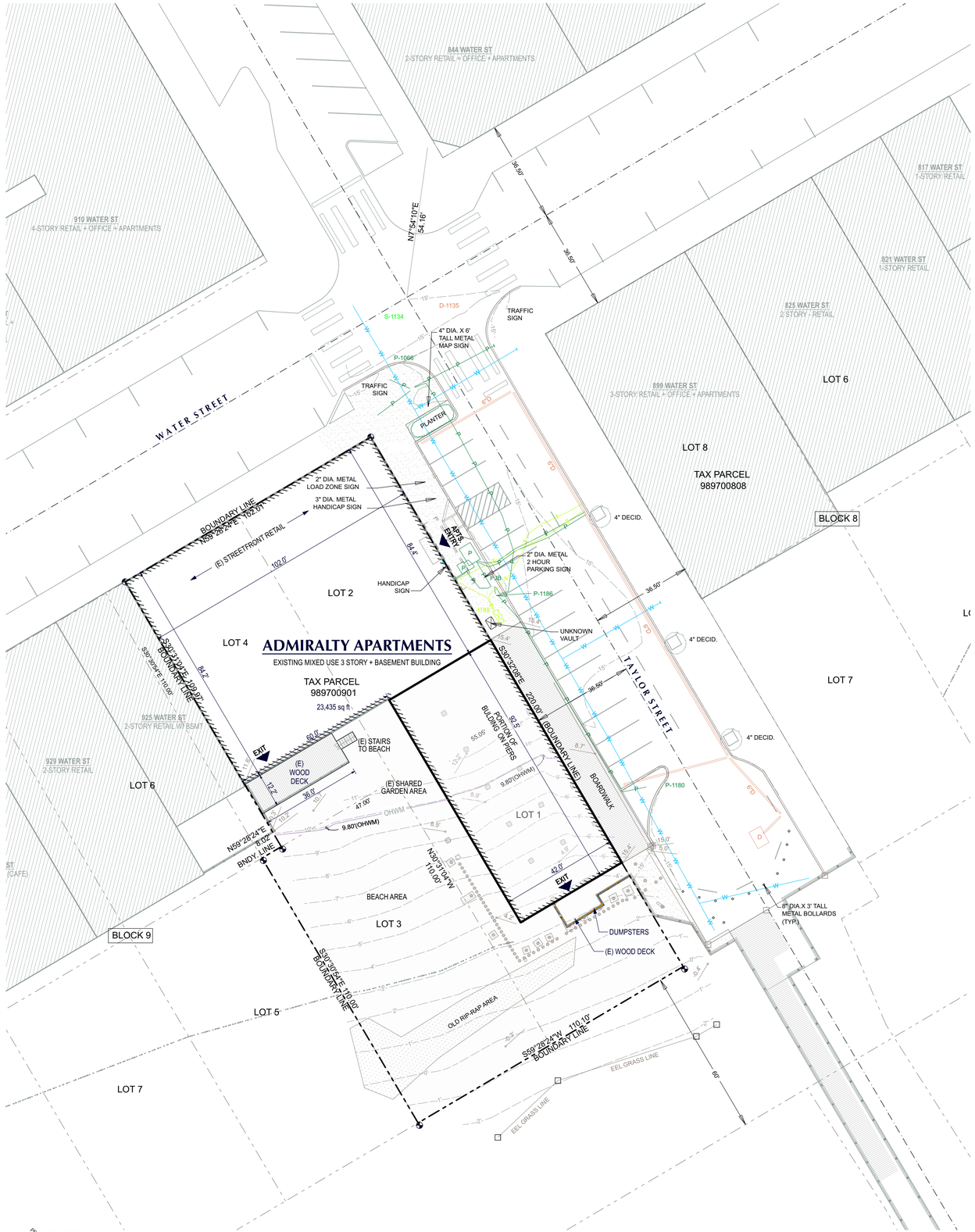
Issue History

NO.	DATE	DESCRIPTION
*	12/23/20	PHASE 1 PERMIT SUBMITTAL

PERMIT SET (PHASE 1) 12/28/20

TITLE SHEET

A0.1



PROJECT N. SITE PLAN

1" = 20'

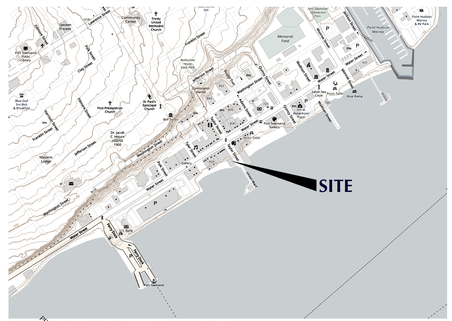
0 10' 20' 40'

PARCEL INFORMATION

ADDRESS:	129 TAYLOR STREET PORT TOWNSEND, WA 98368
OWNER:	ADMIRALTY APARTMENTS, LP 506 2ND AVENUE, 28TH FLOOR SEATTLE, WA 98104 206.688.2088
PARCEL NUMBER:	989700901
LEGAL DESCRIPTION:	PORT TOWNSEND O.T. BLK 9, LOTS 1 TO 3 (ALL), 4 (E47') TL DIST. 50

PLANNING NOTES

JURISDICTION:	PORT TOWNSEND
ZONING:	C-III HISTORIC COMMERCIAL, PTUGA
ZONING OVERLAY:	50' SPECIAL HT. OVERLAY
SHORELINES:	HISTORIC WATERFRONT
LOT AREA:	23,333 SF (0.34 AC.)
HEIGHT:	50 FT ALLOWABLE (39.5 FT PROPOSED, NO CHANGE)
PARKING:	NO ON-SITE PARKING (NO CHANGE)



PROJECT N. VICINITY MAP

N.T.S.

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

19.008.1 Admiralty Apt Repair ACC2_ Plot Date: 12/28/20 Ben Hruska

Jurisdiction Approval Stamp

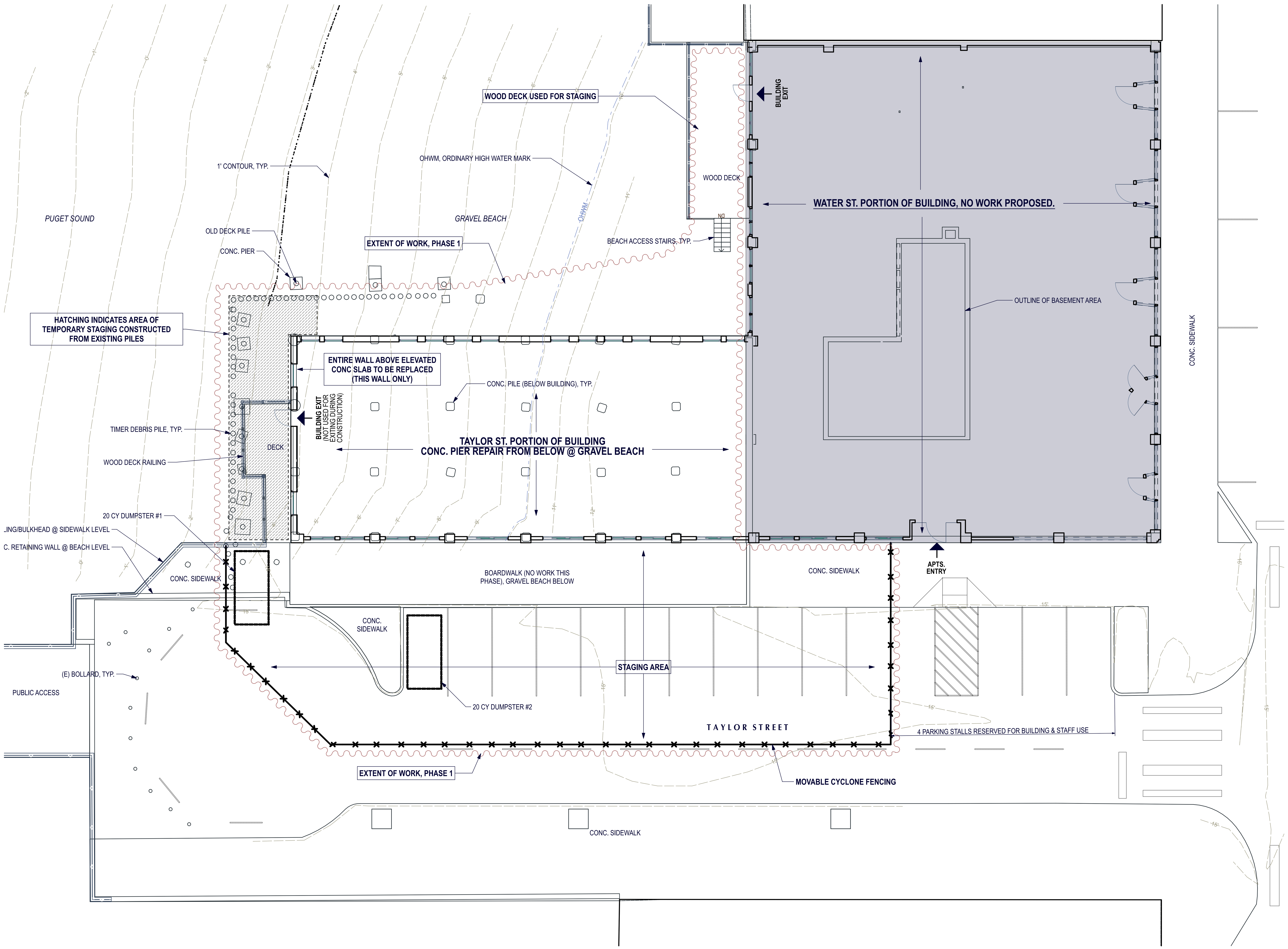
Base History

NO.	DATE	DESCRIPTION
1	12/23/20	PHASE 1 PERMIT SUBMITTAL

PERMIT SET (PHASE 1) 12/28/20

SITE PLAN

A1.0



1. SITE STAGING PLAN

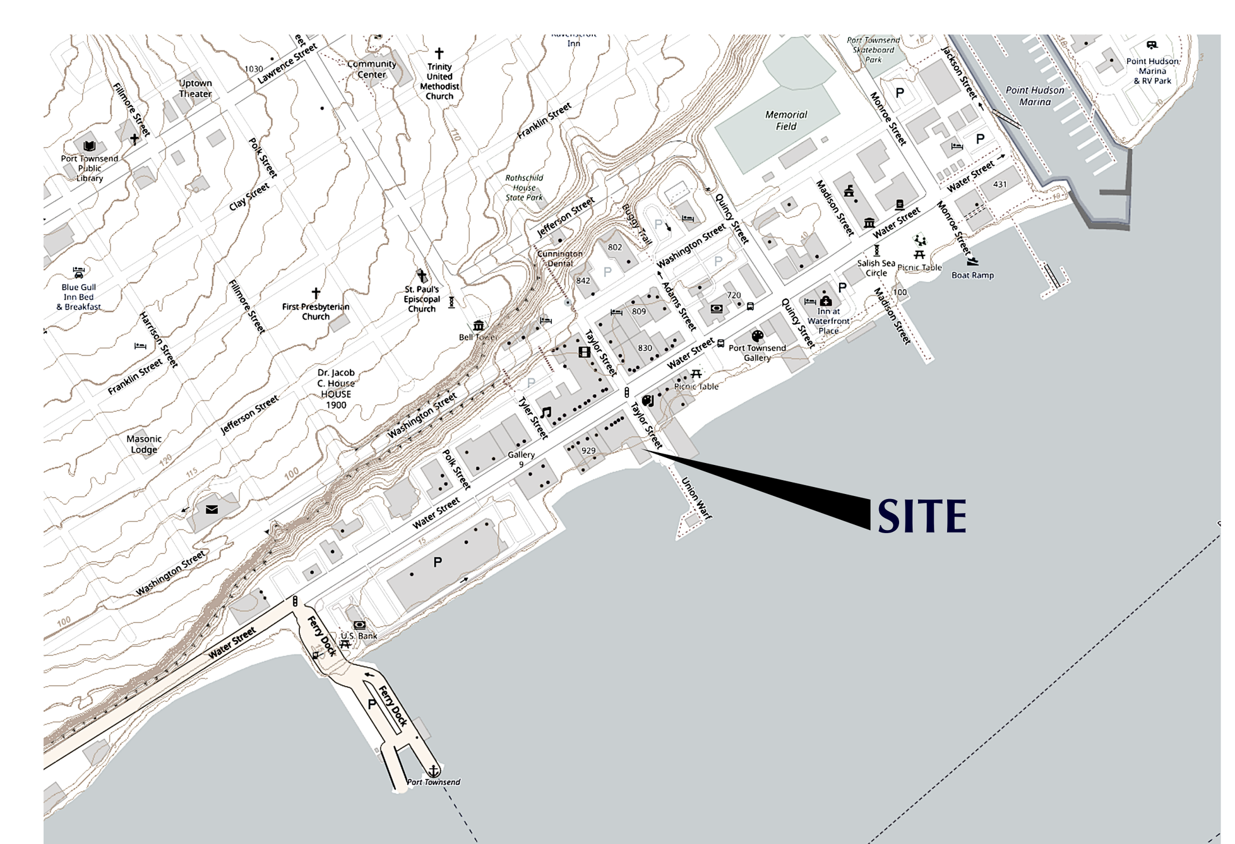
1 A1.1 — 3/32" = 1'-0"

PARCEL INFORMATION

ADDRESS:	129 TAYLOR STREET PORT TOWNSEND, WA 98368
OWNER:	ADMIRALTY APARTMENTS, LP 506 2ND AVENUE, 28TH FLOOR SEATTLE, WA 98104 206.688.2088
PARCEL NUMBER:	989700901
LEGAL DESCRIPTION:	PORT TOWNSEND O.T. BLK 9, LOTS 1 TO 3 (ALL), 4 (E47') TL DIST. 50

PLANNING NOTES

JURISDICTION:	PORT TOWNSEND
ZONING:	C-III HISTORIC COMMERCIAL, PTUGA
ZONING OVERLAY:	50' SPECIAL HT. OVERLAY
SHORELINES:	HISTORIC WATERFRONT
LOT AREA:	23,333 SF (0.34 AC.)
HEIGHT:	50 FT ALLOWABLE (39.5 FT PROPOSED, NO CHANGE)
PARKING:	NO ON-SITE PARKING (NO CHANGE)



VICINITY MAP

N.T.S.

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

19.038.1 Admiralty Apt Rehab AC22_ Plot Date: 12/28/20 Ben Hruska

Jurisdiction Approval Stamp

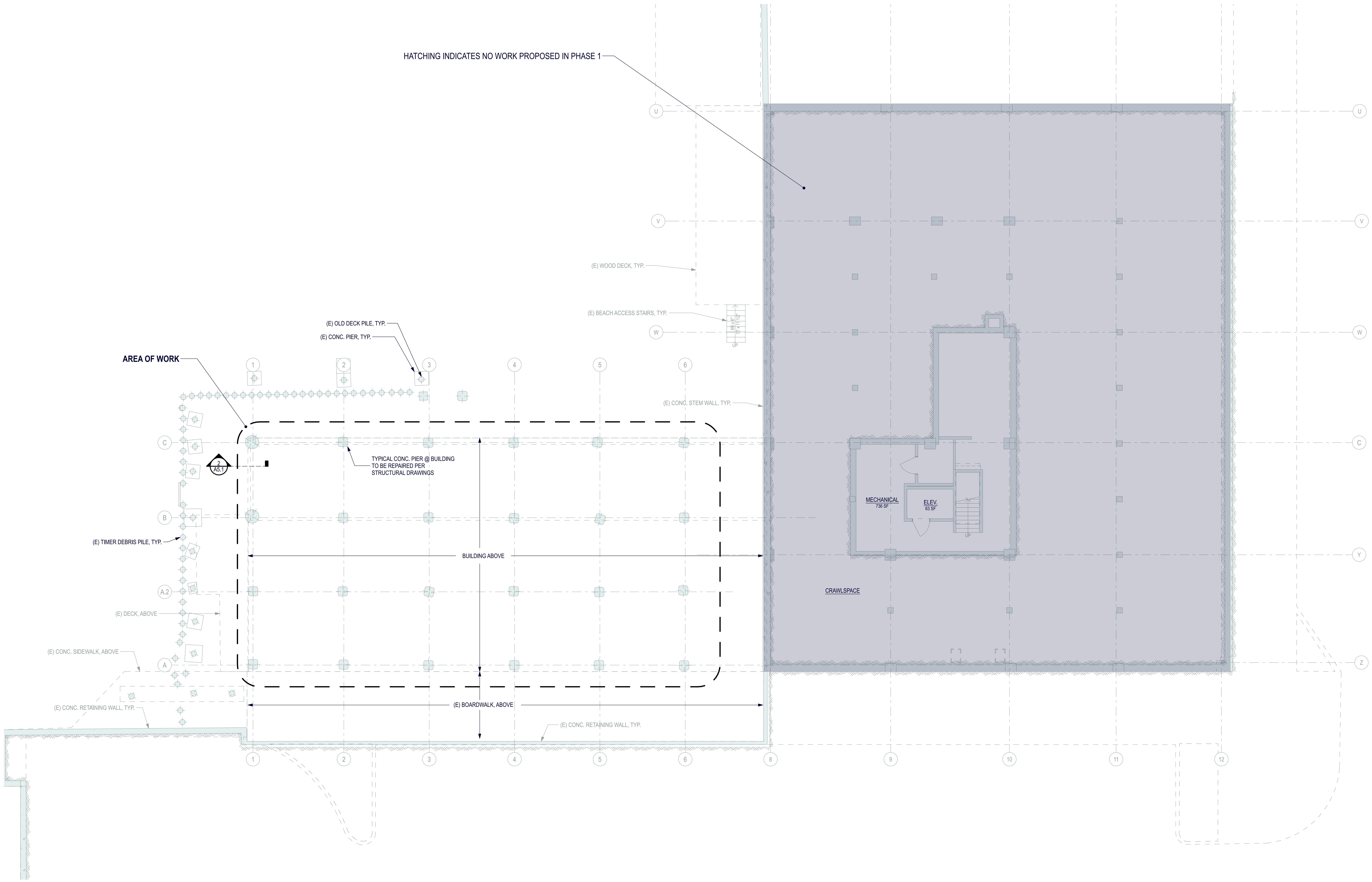
Issue History

NO.	DATE	DESCRIPTION
*	12/23/20	PHASE 1 PERMIT SUBMITTAL

PERMIT SET (PHASE 1) 12/28/20

SITE STAGING PLAN

A1.1



1 A2.1 FLOOR PLAN - BASEMENT

1/8" = 1'-0"

0 4' 8' 16'

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

19.038.1 Admiralty Apt Rehab AC22_ Plot Date: 12/28/20 Ben Hruska

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
*	12/23/20	PHASE 1 PERMIT SUBMITTAL

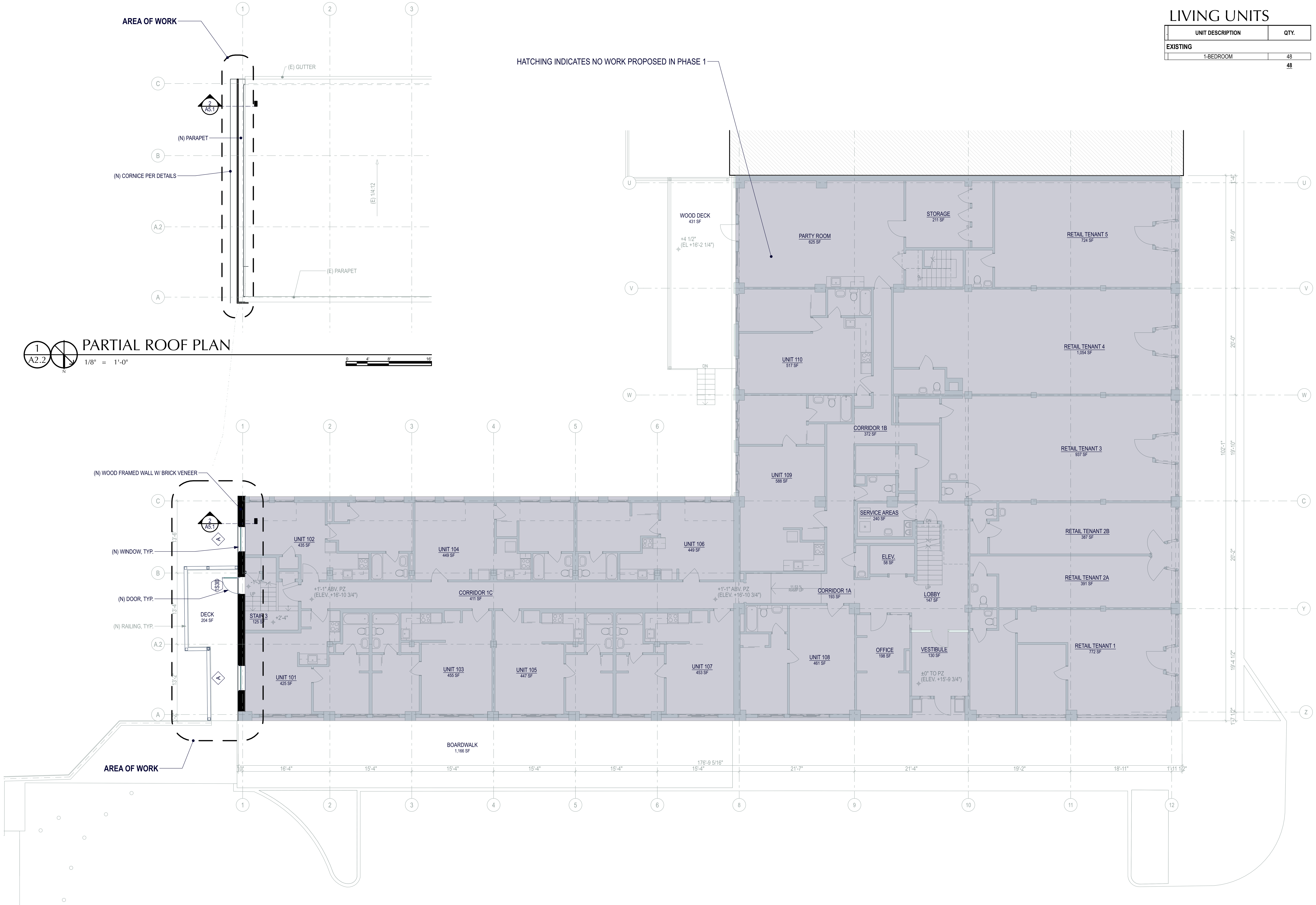
PERMIT SET
(PHASE 1) 12/28/20

BASEMENT FLOOR PLAN

A2.1

LIVING UNITS

UNIT DESCRIPTION	QTY.
EXISTING	
1-BEDROOM	48
	48



1 A2.2 PARTIAL ROOF PLAN
1/8" = 1'-0"

HATCHING INDICATES NO WORK PROPOSED IN PHASE 1
(N) WOOD FRAMED WALL W/ BRICK VENEER
(N) WINDOW, TYP.
(N) DOOR, TYP.
(N) RAILING, TYP.
AREA OF WORK
DECK
204 SF
STAIR 3
125 SF
UNIT 101
425 SF
UNIT 102
435 SF
UNIT 103
455 SF
UNIT 104
449 SF
UNIT 105
447 SF
UNIT 106
449 SF
UNIT 107
453 SF
UNIT 108
461 SF
UNIT 109
588 SF
UNIT 110
517 SF
CORRIDOR 1C
411 SF
CORRIDOR 1A
193 SF
CORRIDOR 1B
372 SF
+1'-1" ABV. PZ
(ELEV. +16'-10 3/4")
11.53 % RAMP UP
PARTY ROOM
625 SF
STORAGE
211 SF
WOOD DECK
431 SF
+4 1/2"
(EL +16'-2 1/4")
SERVICE AREAS
240 SF
ELEV.
58 SF
LOBBY
147 SF
OFFICE
198 SF
VESTIBULE
130 SF
±0" TO PZ
(ELEV. +15'-9 3/4")
RETAIL TENANT 5
724 SF
RETAIL TENANT 4
1,054 SF
RETAIL TENANT 3
937 SF
RETAIL TENANT 2B
387 SF
RETAIL TENANT 2A
391 SF
RETAIL TENANT 1
772 SF
BOARDWALK
1,166 SF
176'-9 5/16"
16'-4"
15'-4"
21'-7"
21'-4"
19'-2"
18'-11"
1'-11 1/2"
102'-1"
19'-9"
20'-0"
19'-10"
20'-2"
19'-4 1/2"
1'-7 1/2"
1'-4"
13'-6"
13'-4"
13'-2"

2 A2.2 GROUND FLOOR PLAN (AREA OF WORK SIMILAR ON 2ND & 3RD FLOORS)
1/8" = 1'-0"

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

19.038.1 Admiralty Apt Rehab AC22_ Plot Date: 12/28/20 Ben Hruska

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
*	12/23/20	PHASE 1 PERMIT SUBMITTAL

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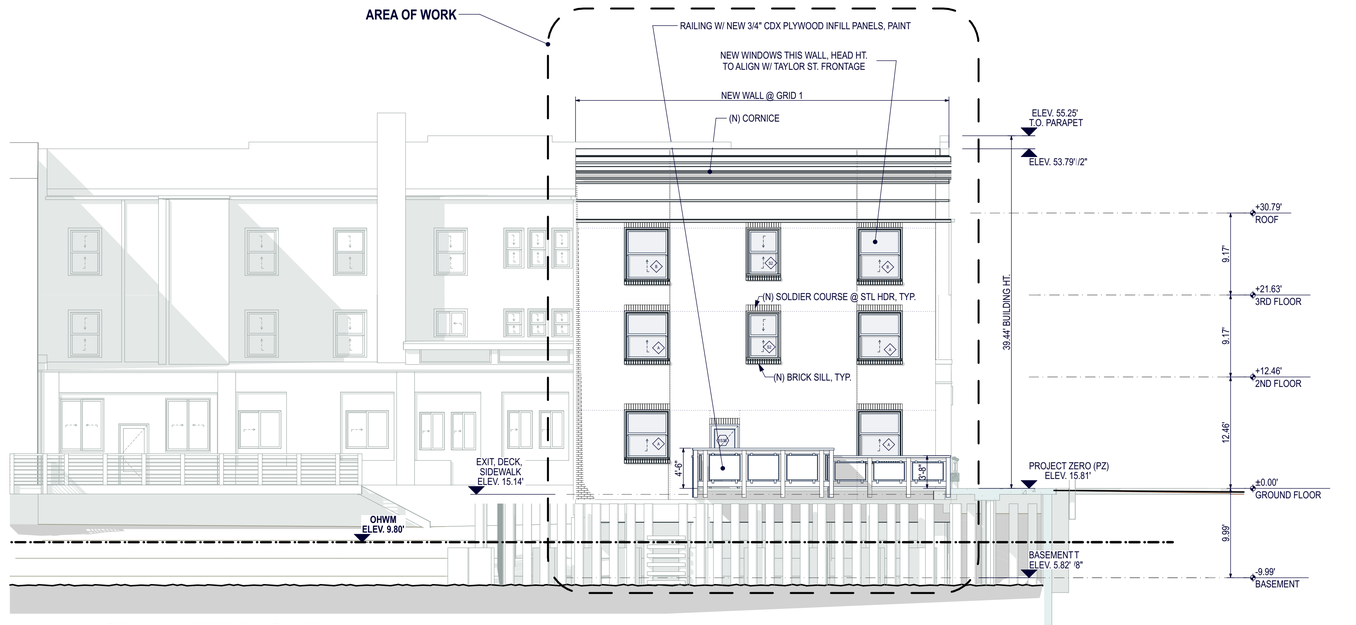
FLOOR & ROOF PLANS

A2.2

1 A4.1 NORTH - TAYLOR ST.

1/8" = 1'-0"

(NE)



2 A4.1 EAST - WATERFRONT

1/8" = 1'-0"

(SE)

DOOR TYPES (PHASE 1)

TYPE	F
1/4" = 1'-0"	
TYPE/FUNCTION	EXIT DOOR
MATERIAL	STL
FINISH	PAINT
GLAZING	TEMPERED
S.G.	-
THERMAL ENVELOPE	☒
U-VALUE	0.30
FIRE RATING	-
HDWR SET	08
HDWR NOTE	EXTERIOR KEYING
FRAME MATERIAL	HM
FRAME FINISH	PAINT
QUANTITY	1

HARDWARE SCHEDULE (PHASE 1)

HDWR SET	08
QTY	1
DOOR DESCRIPTION	EXIT DOOR
HDWR NOTE	EXTERIOR KEYING
HANDLE	PANIC BAR, ADA LEVER
HINGE(S)	STD (3) HINGE
PANEL EXTRAS	HALF LITE, CLEAR GLAZING
CLOSER	SELF CLOSER
DOOR STOP	FLOOR STOP
FRAME EXTRAS	WEATHER SEAL
SWEEP	BROOM SWEEP
THRESHOLD	ALUM ADA THRESHOLD

DOOR SCHEDULE (PHASE 1)

MARK	SIZE		DESCRIPTION				PANEL					FRAME		THERMAL RATINGS			FIRE RATING	HARDWARE		PHASE
	WIDTH	HEIGHT	TYPE/FUNCTION	MFR.	SERIES	NOTE	TYPE	MATERIAL	FINISH	GLAZING	S.G.	MATERIAL	FINISH		U-VALUE	SHGC		SET	HDWR SET DESCRIPTION	
GROUND FLOOR																				
1S3B	3'-0"	7'-0"	EXIT DOOR			DOOR	F	STL	PAINT	TEMPERED	-	HM	PAINT	☒	0.30	NR	-	08	EXTERIOR KEYING	1

WINDOW SCHEDULE (PHASE 1)

ID		SIZE		QTY	OPERATION	DESCRIPTION	MFR.	PRODUCT LINE/ SERIES	EGRESS	FRAME		GLAZING		NFRC THERMAL RATINGS				STD. DETAILS			HARDWARE	NOTE
		WIDTH	HEIGHT							MATERIAL	FINISH	DESCRIPTION	S.G.		U-VALUE	SHGC	VT	HEAD	JAMB	SILL		
A		4'-8"	5'-3"	4	SH	SINGLE HUNG @ 2ND FLR	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN, TBD	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	5/A5.1	5/A5.1	5/A5.1		
B		4'-8"	5'-8"	2	SH	SINGLE HUNG @ 3RD FLR	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN, TBD	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	5/A5.1	5/A5.1	5/A5.1		
S2		3'-5 1/2"	5'-2"	2	DH	DOUBLE HUNG @ STAIR 3	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN, TBD	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	5/A5.1	5/A5.1	5/A5.1		

NOTE: AT 'A' AND 'B' WINDOWS, FIELD VERIFY THAT THESE NEW WINDOWS MATCH THE SIZE OF PROPOSED FUTURE WINDOWS ON THE TAYLOR STREET ELEVATION.

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS

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PERMIT SET (PHASE 1)

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15108 Admiralty Apt Revise A122_ Plot Date: 12/28/20 Ben Hruska

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-	12/23/20	PHASE 1 PERMIT SUBMITTAL

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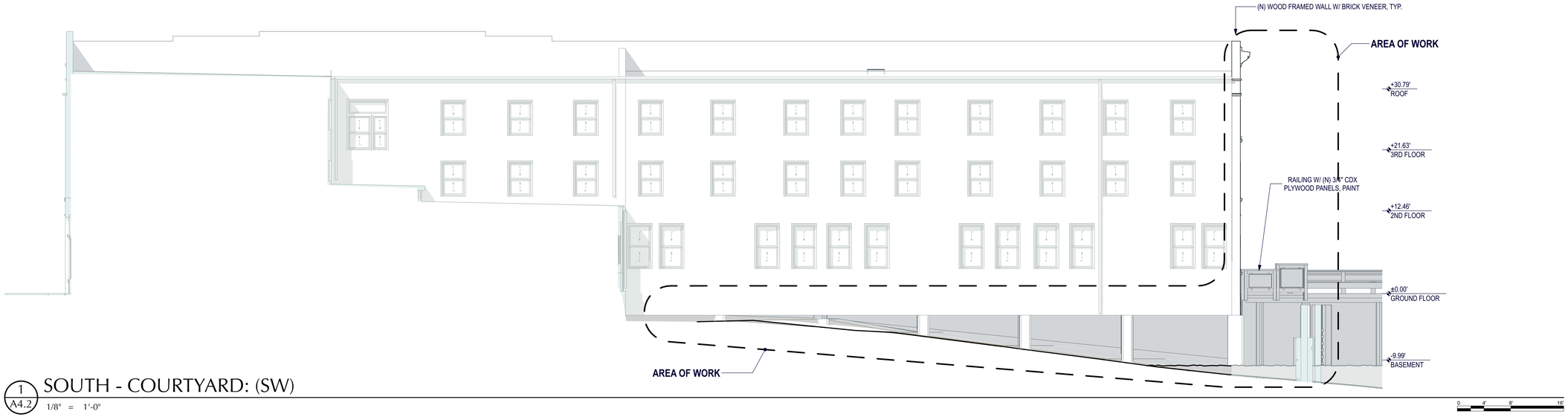
ELEVATIONS

A4.1



1 A4.2 SOUTH - COURTYARD: (SW)

1/8" = 1'-0"

2 A4.2 WEST - WATER ST.: (NW)

1/8" = 1'-0"

NO WORK PROPOSED, THIS ELEVATION

0 4' 8' 16'

REGISTERED ARCHITECT
4532
KEVIN J BRODERICK
STATE OF WASHINGTON

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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15.008.1 Admiralty Apt Repair A4.2_ Plot Date: 12/28/20 Ben Hruska

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1	12/23/20	PHASE 1 PERMIT SUBMITTAL

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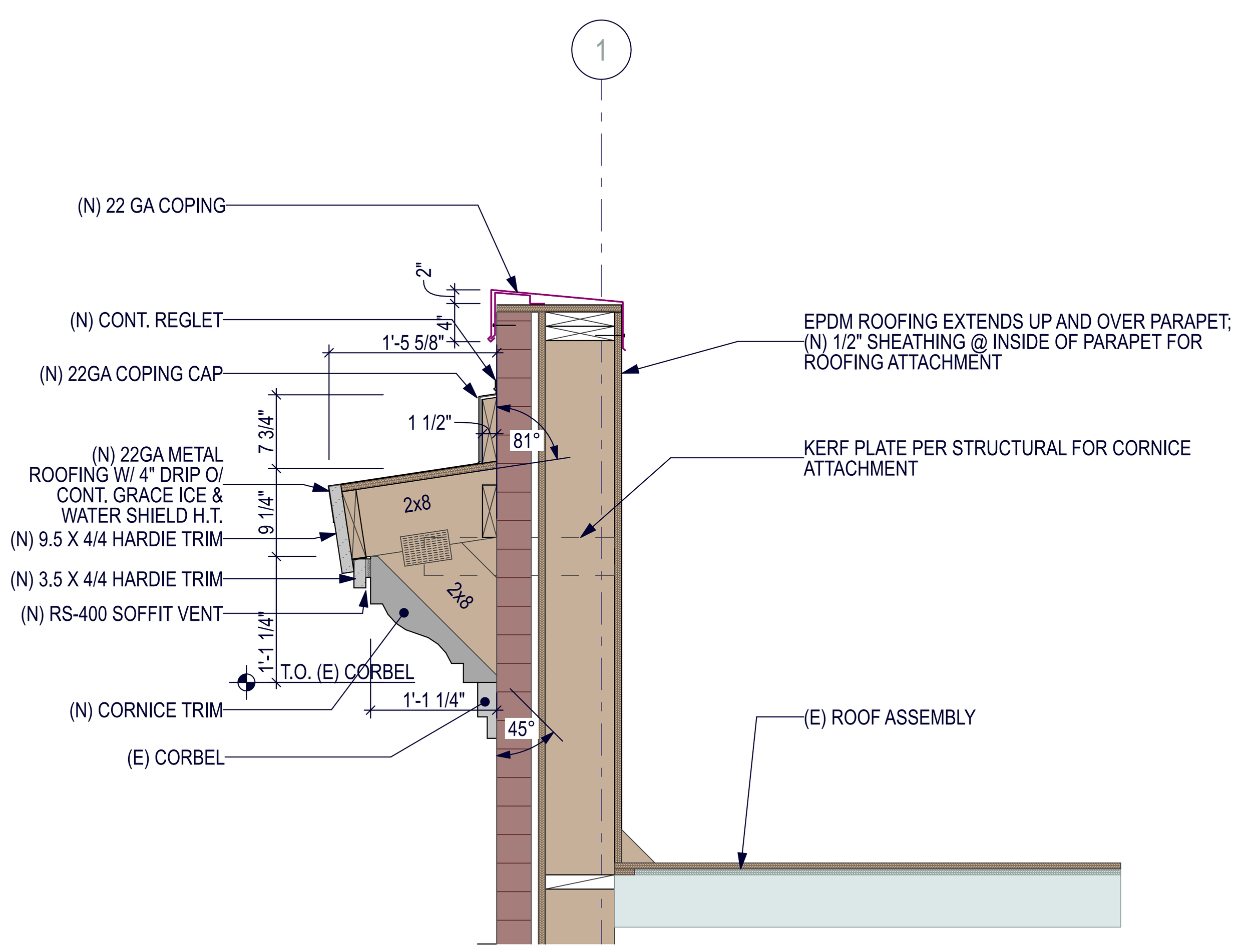
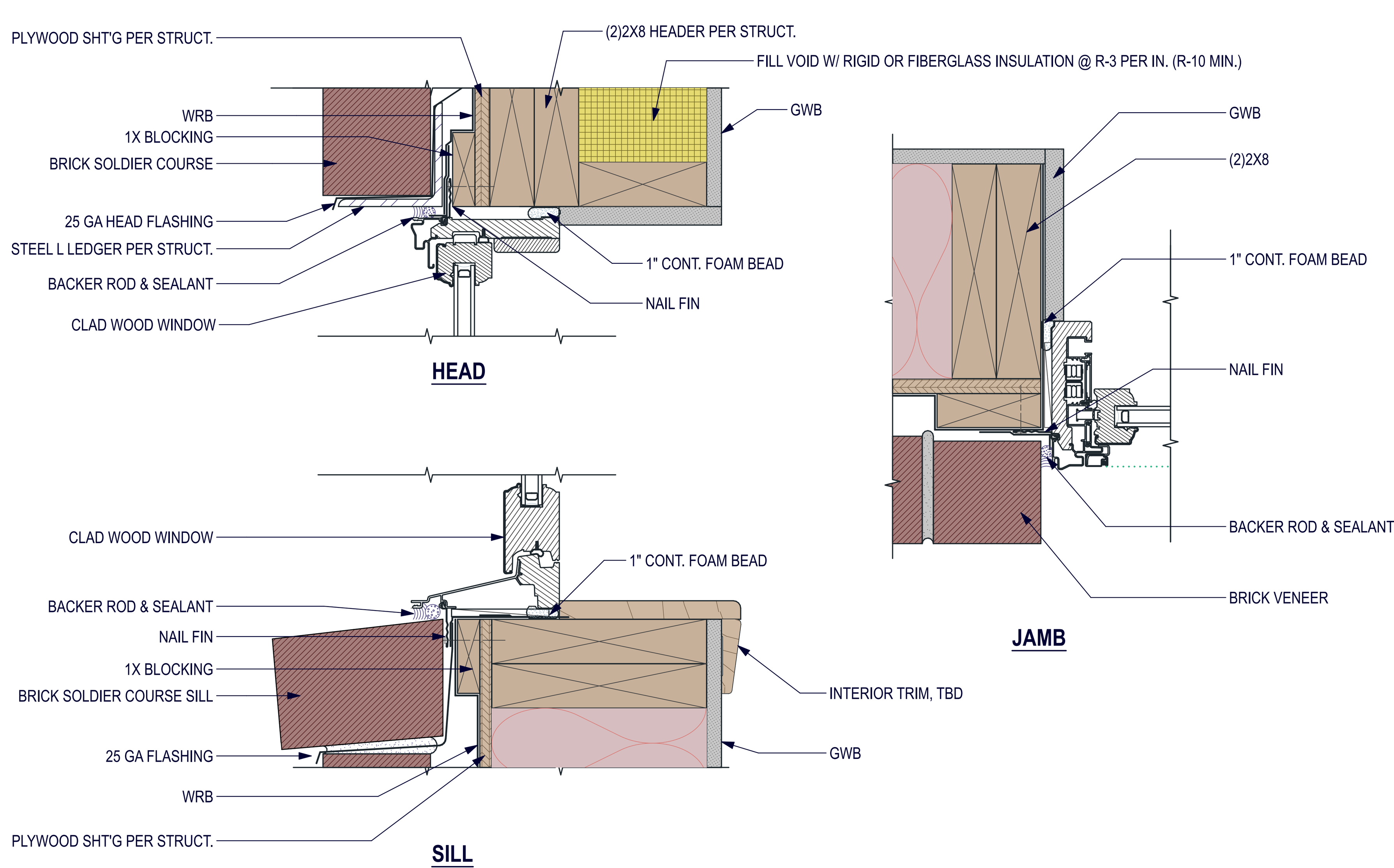
ELEVATIONS

A4.2



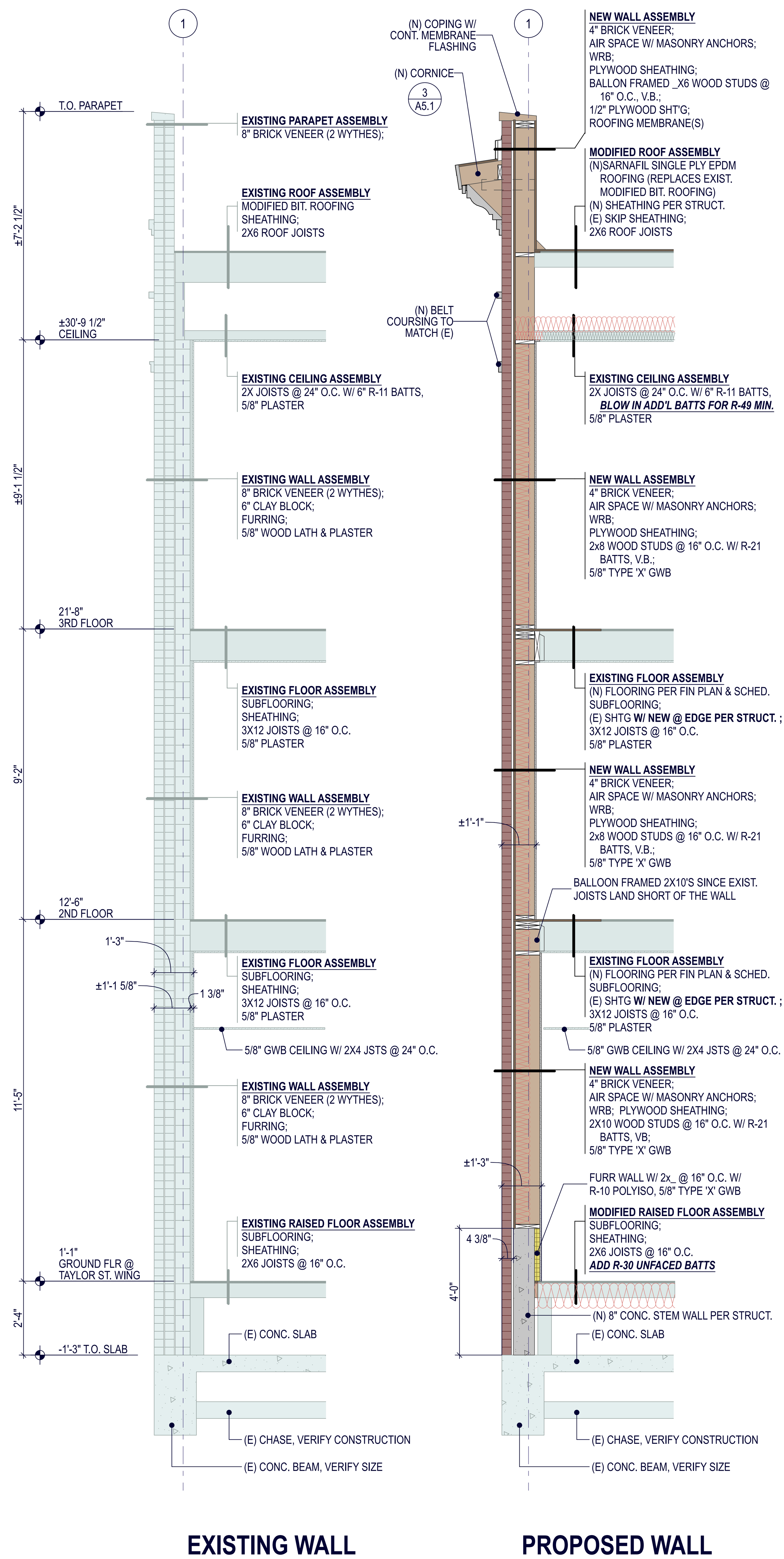
3 / A5.1 PARAPET @ NEW WALL

3/4" = 1'-0"



5 / A5.1 NEW WINDOW IN BRICK VENEER

3" = 1'-0"



2 / A5.1 GRID 1

3/8" = 1'-0" @ B.5

PERMIT SET (PHASE 1)

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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KEVIN J. BRODERICK
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WALL SECTIONS

A5.1

General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE INTERNATIONAL BUILDING CODE (2015 EDITION) WITH LOCAL AMMENDMENTS. THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN ANALYZED AND REINFORCED FOR MINIMUM MAINTENANCE IN ACCORDANCE WITH INTERNATIONAL EXISTING BUILDING CODE, AND IS WITHIN THE CURRENT PRACTICE FOR THE RENOVATION OF EXISTING BUILDINGS OF THIS AGE AND TYPE OF CONSTRUCTION.

2. DESIGN LOADING CRITERIA:

RESIDENTIAL -MULTIFAMILY DWELLINGS
FLOOR LIVE LOAD (PRIVATE ROOMS AND CORRIDORS SERVING THEM) . . . 40 PSF
ROOF LIVE LOAD . . . . 25 PSF
MISCELLANEOUS LOADS
STAIR AND CORRIDOR LIVE LOAD (UNLESS OTHERWISE INDICATED) . . . 100 PSF
PARTITION LOADING . . . . 15 PSF
MECHANICAL UNITS . . . . WEIGHTS FURNISHED BY MANUFACTURER
DEFLECTION CRITERIA
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240
ENVIRONMENTAL LOADS
SNOW . . . . Ce=1.0, Is=1.0, Ct=1.1, Pg=25 PSF, Pf=20 PSF
WIND . . . . GCpi=0.18, 110 MPH, RISK CATEGORY II, EXPOSURE "B"
EARTHQUAKE . ANALYSIS PROCEDURE: 75% EQUIVALENT LATERAL FORCE PROCEDURE
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS, Vs = 8.2 KIPS
SITE CLASS=D, Ss=133, Sds=89, S1=54, SD1=54, Cs=0.136
SDC D, Ie=1.0, R=6.5

3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATION, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

6. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

9. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

REINFORCING STEEL (FOR BOTH CONCRETE AND MASONRY CONSTRUCTION)
STRUCTURAL STEEL

APPROVED SETS OF ALL SHOP DRAWINGS SHALL ALSO BE SUBMITTED TO THE BUILDING DEPARTMENT.

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.

QUALITY ASSURANCE

12. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL FABRICATION AND ERECTION	PER AISC 360
CONCRETE CONSTRUCTION	PER TABLE 1705.3
MECHANICAL SPLICES IN CONCRETE REINFORCING	CONTINUOUS
EXPANSION BOLTS AND THREADED EXPANSION INSERTS	PER MANUFACTURER
EPOXY GROUTED INSTALLATIONS	PER MANUFACTURER

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.
CONTINUOUS INSPECTION: INSPECTOR SHALL BE ONSITE AND OBSERVE THE WORK REQUIRING INSPECTION AT ALL TIMES THAT WORK IS PERFORMED.

13. UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH SECTION 1705.12 OF THE INTERNATIONAL BUILDING CODE.

A. STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

14. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704.6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

LIGHT FRAMED SHEAR WALLS
HOLDDOWNS
CONCRETE CONSTRUCTION

THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

RENOVATION

15. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

16. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

17. ALL EXTERIOR MASONRY WALLS SHALL BE INSPECTED AND REPAIRED AS FOLLOWS:

SCRAPE ALL LOOSE AND WEAKENED MORTAR OUT TO FULL DEPTH OF THE DETERIORATION; REMOVE AND REPLACE ANY LOOSE MASONRY UNITS; CHECK FOR LOOSE FACING BRICK VENEERS, TUCK POINT ALL JOINTS SOLID. ALL MASONRY RESTORATION AND REPAIR SHALL BE PERFORMED IN SUCH A MANNER THAT THE EXISTING STRUCTURE IS NOT WEAKENED OR LEFT UNSUPPORTED DURING THE PROCESS OF THE WORK. ALL EXTERIOR APPENDAGES SUCH AS FIRE ESCAPES, CORNICES AND EYEBROWS SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY AND THE CONDITION OF THE CONNECTIONS TO THE STRUCTURE. THE CONTRACTOR SHALL PROVIDE THE STRUCTURAL ENGINEER WITH THE RESULTS OF THE INSPECTION.

18. CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL AREAS OF NEW WORK. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

CONCRETE

19. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3,000 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS f'c = 2,500 PSI.

20. ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.

21. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, FY = 40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, FY = 60,000 PSI.

22. WELDING OF GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615 (S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN AWS D1.4 ARE SUBMITTED. WELDING OF GRADE 60 REINFORCING BARS SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS SHALL BE PERFORMED USING E70XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED.

23. DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

24. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) . . . . 2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER). . 1-1/2"
COLUMN TIES OR SPIRALS AND BEAM STIRRUPS . . . . 1-1/2"
SLABS AND WALLS (INT. FACE). . . GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

25. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 12 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
10" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS

26. CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES, BOTH CAST-IN-PLACE AND PRECAST.

27. NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

28. MECHANICAL SPLICING OF REINFORCING BARS, WHERE INDICATED ON THE DRAWINGS, SHALL BE BY AN ICC-ES APPROVED SYSTEM (SUCH AS LENTON, FOX-HOWLETT, ETC.) AND SHALL DEVELOP 125% OF THE SPECIFIED YIELD STRENGTH OF THE BARS. SPLICE LOCATIONS OF ALTERNATE BARS SHALL BE OFFSET BY A DISTANCE WHICH CONFORMS TO THE ICC-ES REPORT OF THE SPLICE USED. REFER TO THE STRUCTURAL PLANS FOR LIMITATIONS ON PLACEMENT OF MECHANICAL SPLICES.

ANCHORAGE

29. EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "KWIK BOLT TZ" AS MANUFACTURED BY THE HILTI CORP., INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1917 FOR CONCRETE, AND ESR-3785 FOR MASONRY, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SUBSTITUTES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

30. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-RE 500 V3" AS MANUFACTURED BY HILTI CORP. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-3814. CONCRETE BASE TEMPERATURE MUST BE BETWEEN 23 DEGREES, AND 104 DEGREES, F AT THE TIME OF INSTALLATION. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS. OVERHEAD INSTALLATIONS REQUIRE THE USE OF PISTON PLUGS (HIT-SZ,-IP) DURING INJECTION. OVERHEAD ANCHORS OR BARS MUST BE SUPPORTED WITH HIT-OWH, OR EQUIVALENT, UNTILL FULLY CURED. CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR HORIZONTAL AND OVERHEAD INSTALLATIONS.

31. EPOXY RENOVATION ANCHORS TO EXISTING UNREINFORCED BRICK MASONRY WALLS SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "HIT-HY270" AS MANUFACTURED BY THE HILTI CORP. SCREEN TUBE IS REQUIRED. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4144. MINIMUM BASE MATERIAL TEMPERATURE IS 23 DEGREES, F. HOLES SHALL BE DRILLED ONLY. ROTO-HAMMERS SHALL HAVE THE HAMMER OPTION TURNED OFF. RODS SHALL BE THREADED ASTM-A36 MATERIAL UNLESS OTHERWISE NOTED.

32. DRILLED-IN WALL ANCHORS INSTALLED IN MASONRY WALLS SHALL BE TESTED IN PULLOUT BY AN APPROVED AGENCY. THE MINIMUM NUMBER TESTED SHALL BE FOUR PER FLOOR AND ROOF, WITH TWO TESTS AT WALLS WITH JOISTS PARALLEL TO THE WALL. THE NUMBER OF TESTS AND TEST LOCATIONS SHALL BE DETERMINED AT THE BUILDING SITE BY THE STRUCTURAL ENGINEER. THE TEST APPARATUS SHALL BE SUPPORTED ON THE MASONRY WALL AT A MINIMUM DISTANCE EQUAL TO THE WALL THICKNESS FROM THE ANCHOR TESTED. THE ROD SHALL BE TESTED TO A LOAD DETERMINED BY THE STRUCTURAL ENGINEER PRIOR TO TESTING OR TO FAILURE (ULTIMATE). RESULTS OF ALL TESTS SHALL BE RECORDED. THE REPORT SHALL INCLUDE TEST RESULTS AS RELATED TO THE WALL THICKNESS AND JOIST ORIENTATION. THE RESULTS OF THE TEST SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT ALONG WITH A LETTER FROM THE STRUCTURAL ENGINEER OUTLINING THE PROPOSED ALLOWABLE PULL-OUT CAPACITY, FACTOR OF SAFETY AND THE MAXIMUM ACTUAL ANTICIPATED PULL-OUT.

MASONRY

33. MASONRY VENEER, 5" MAXIMUM THICKNESS, SHALL BE ANCHORED TO BACKING WALLS PER SECTION 1405.6 OF THE INTERNATIONAL BUILDING CODE WITH "RJ-711" OR "HB-200" ADJUSTABLE VENEER ANCHORS AS MANUFACTURED BY WIRE-BOND, INC. ANCHORS SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN TWO SQUARE FEET OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY. ATTACHMENTS SHALL BE WITH CORROSION RESISTANT FASTENERS AND CONNECT TO FRAMING MEMBERS OR CONCRETE OR MASONRY BACKING. INSTALL ANCHORS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SHEAR LUGS OF EACH ANCHOR SHALL ENGAGE A NO. 9 GAUGE JOINT REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

STEEL

34. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON:

A. AISC 360 AND SECTION 2205.2 OF THE INTERNATIONAL BUILDING CODE.
B. APRIL 14, 2010 AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AMENDED AS FOLLOWS: AS NOTED IN THE CONTRACT DOCUMENTS, BY THE DELETION OF PARAGRAPH 4.4.1, AND REVISE REFERENCE FROM "STRUCTURAL DESIGN DRAWINGS" TO "CONTRACT DOCUMENTS" IN PARAGRAPH 3.1.
C. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

35. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, FY = 50 KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, FY = 42 KSI (ROUND), FY = 46 KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS SHALL CONFORM TO ASTM A307.

36. ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

37. ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

38. SHOP PRIME ALL STEEL EXCEPT:

A. STEEL ENCASED IN CONCRETE.
B. SURFACES TO BE WELDED.
C. CONTACT SURFACES AT HIGH-STRENGTH BOLTS.
D. MEMBERS TO BE GALVANIZED.
E. MEMBERS WHICH WILL BE CONCEALED BY INTERIOR FINISHES.
F. SURFACES TO RECEIVE SPRAYED FIREPROOFING.
G. SURFACES TO RECEIVE OTHER SPECIAL SHOP PRIMERS.

39. ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

40. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT -20 DEGREES F AND 40 FT - LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

WOOD

41. FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WWPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1000 PSI
BEAMS	(INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI
POSTS	(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI
	(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI
STUDS, PLATES & MISC. FRAMING:		DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

42. PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

43. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

44. PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

General Structural Notes Continued on S1.2

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General Structural Notes Continued

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

45. FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

46. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER FOR MAXIMUM LOAD CARRYING CAPACITY. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

47. WOOD FASTENERS

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

48. NOTCHES AND HOLES IN WOOD FRAMING:

A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

49. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @12" ON-CENTER. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH NO. 6 X 1-1/4" TYPE S OR W SCREWS @ 8" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNLESS OTHERWISE NOTED.

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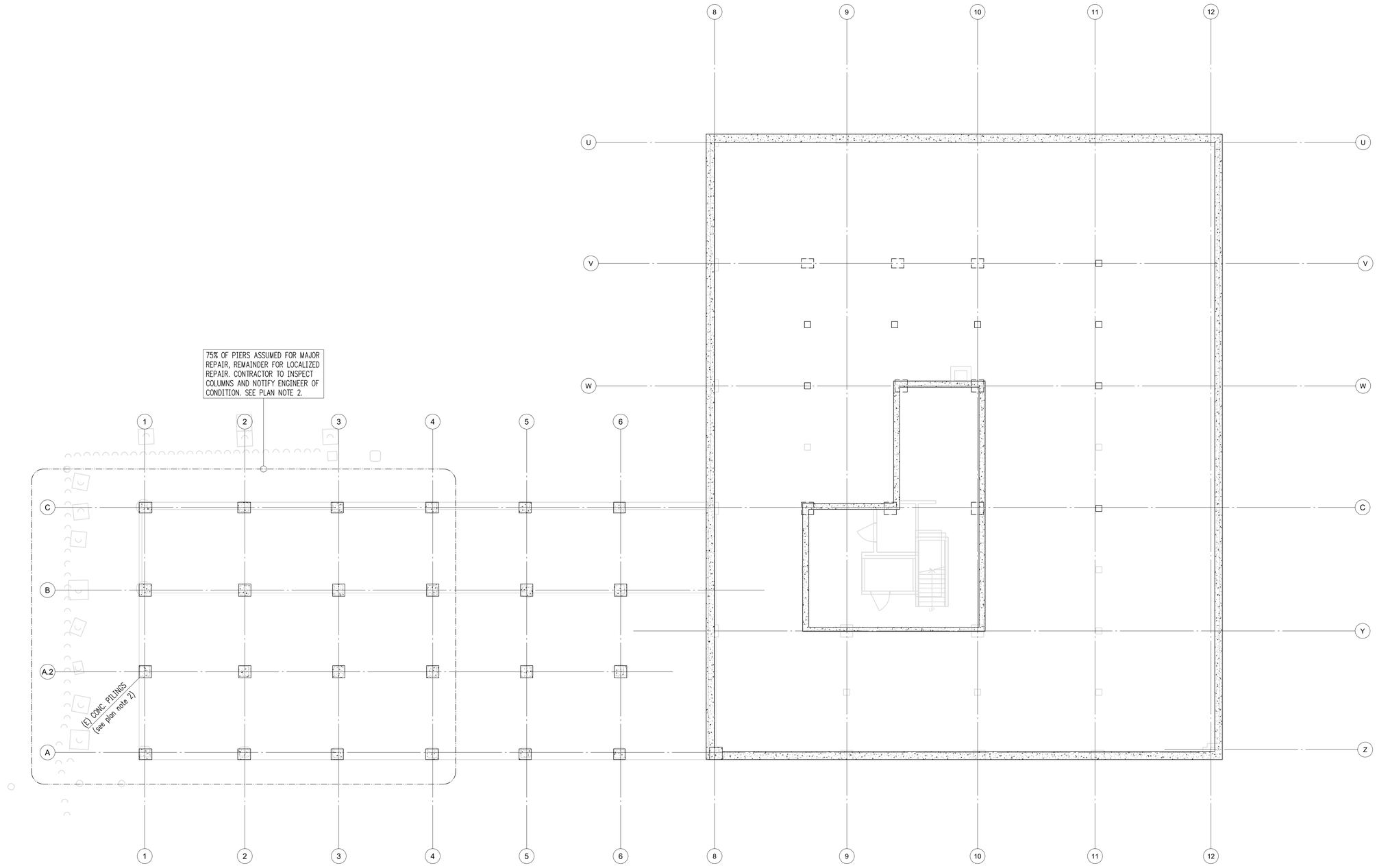

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR TO INSPECT ALL CONCRETE PIERS AND NOTIFY E.O.R. OF FINDINGS. DAMAGED PIERS SHALL BE REPAIRED PER 1/S3.1, 5/S3.1 AND 9/S3.1.
3. NOTIFY E.O.R. IF TOTAL VOLUME OF EXCAVATION FOR PIER REPAIR IS EXPECTED TO EXCEED 50 CU. YDS.
4. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION

Legend

EXISTING CONCRETE WALL ABOVE

EXISTING EMBEDDED CONCRETE PILING

Foundation Plan

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

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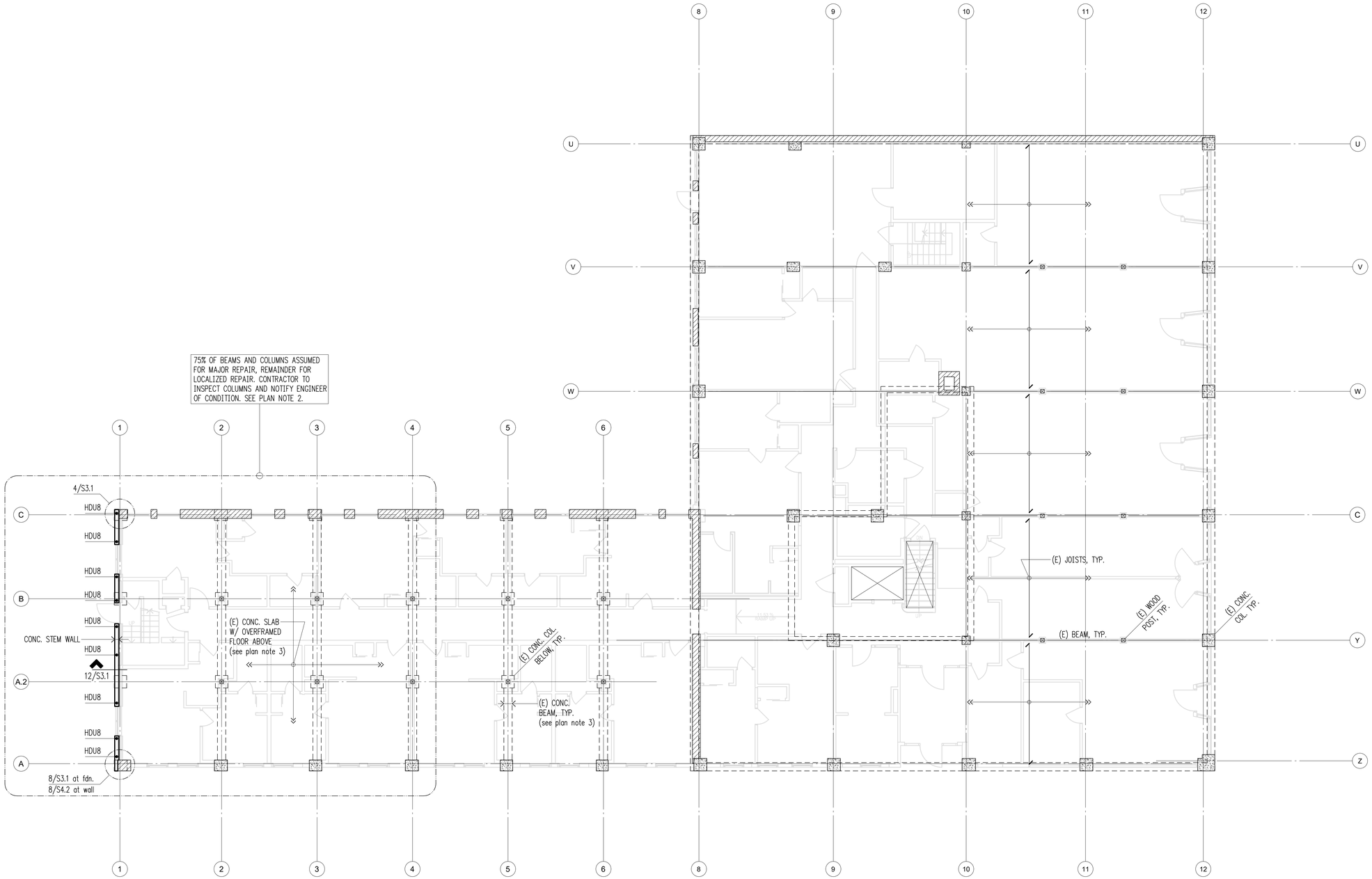

Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS.
2. HOLDOWNS AND ALL ASSOCIATED HARDWARE AT GRID 1 SHALL BE HOT DIPPED GALVANIZED.
3. CONTRACTOR TO INSPECT ALL CONCRETE BEAMS, COLUMNS AND SLABS AND NOTIFY E.O.R. OF FINDINGS. DAMAGED BEAMS, COLUMNS AND SLABS SHALL BE REPAIRED PER 6/S3.1 AND 7.S3.1.
4. 5/8" DIAMETER A.B. SPACED PER SHEARWALL SCHEDULE BASEPLATE CONNECTION.
5. REFER TO GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.

Shoring Notes

1. DURING REPAIR OF CONCRETE STRUCTURE THAT MAY REDUCE LOAD BEARING CAPACITY, SHORING SHALL BE PROVIDED BY THE CONTRACTOR. BEAMS ALONG GRIDS 1-6 SHALL BE SHORED FOR 1650plf DEAD LOAD AND 400plf LIVE LOAD. PERIMETER BEAMS SUPPORTING MASONRY WALLS AT GRIDS A & C SHALL BE SHORED FOR 5000plf DEAD LOAD. GIVEN LOADS ARE UN-FACTORED.
2. DEMO EXISTING WALL AT GRIDLINE 1 PRIOR TO SHORING AND REPAIR WORK.
3. SHORING SHALL BE PRELOADED TO 80% OF DEAD LOAD PRIOR TO DEMOING CONCRETE FOR REPAIR. CONTACT ENGINEER OF RECORD PRIOR TO EXECUTING SHORING.
4. PROVIDE SHORING AT THIRD POINTS OF BEAM WHERE DEMO TO SOUND CONCRETE IS GREATER THAN 3/4" BEHIND EXISTING REBAR OR EXISTING REBAR REQUIRES REPLACEMENT.

Legend

- EXISTING URM WALL ABOVE
- EXISTING CONCRETE WALL ABOVE
- NEW CONCRETE WALL ABOVE
- EXISTING STRUCTURE BELOW
- NEW STRUCTURE BELOW
- HDx — HOLDOWN PER 11/S3.1

Ground Floor Framing Plan

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

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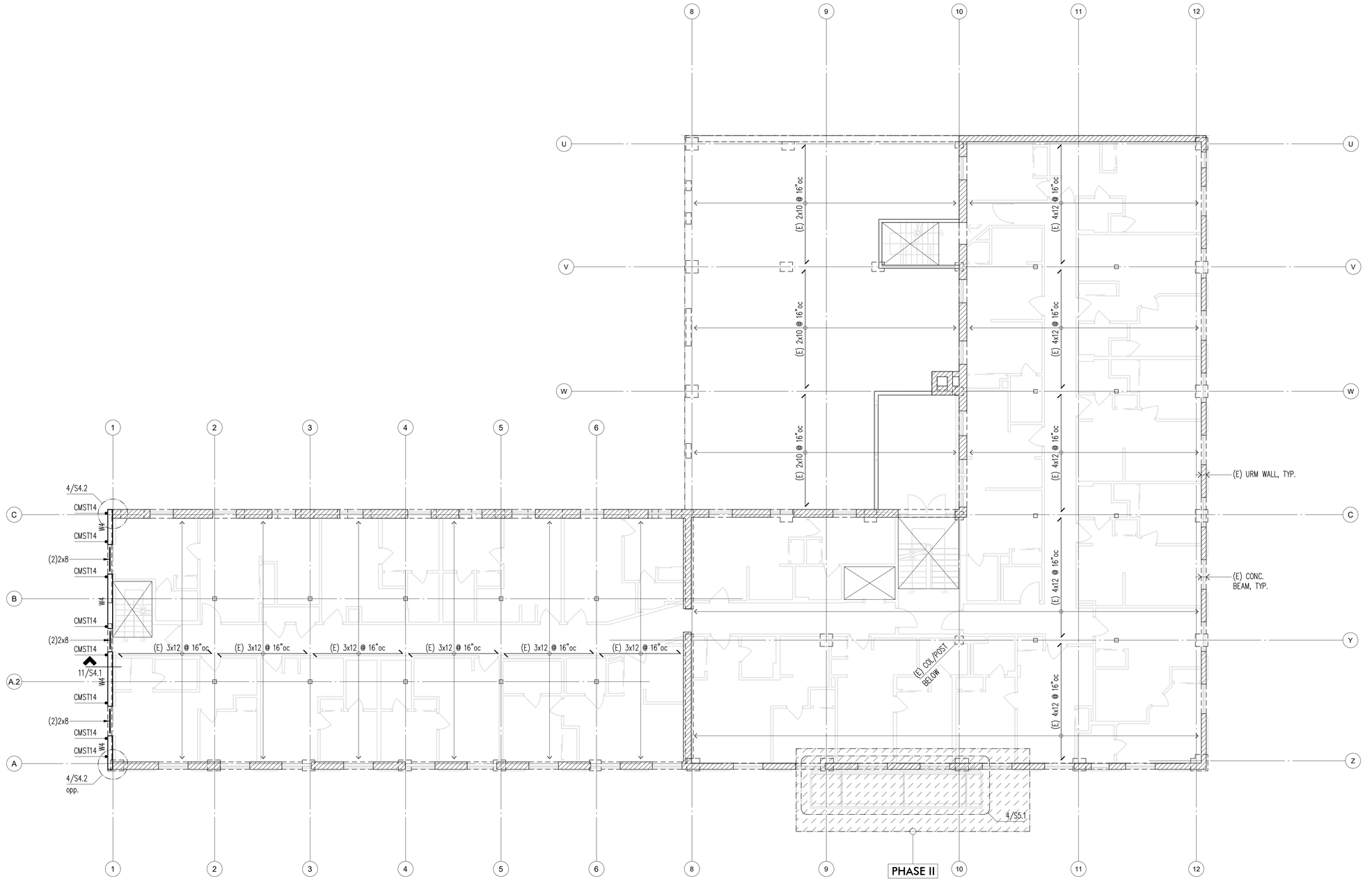
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE:
Permit

SHEET TITLE:
Ground Floor Framing Plan

SCALE: 1/8" = 1'-0"
DATE: December 23, 2020
PROJECT NO: 01325-2020-07
SHEET NO:
S2.2



Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS.
2. HEADERS SHALL BE PER PLAN.
3. PROVIDE (2) BEARING STUDS EACH END OF ALL HEADERS AND BEAMS, UNLESS NOTED OTHERWISE.
4. PROVIDE VENEER LEDGER PER 7/S4.2 AT FLOOR LEVELS.
5. REFER TO GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.

Legend

- EXISTING URM WALL ABOVE
- EXISTING CONCRETE WALL ABOVE
- NEW WALL ABOVE
- EXISTING STRUCTURE BELOW
- NEW WALL BELOW
- CMSTx — HOLDOWN STRAP PER 7/S4.1

Second Floor Framing Plan

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

STRUCTURAL ENGINEERING

2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com

934 Broadway - Tacoma, WA 98402
p: 253.284.9470 ssfengineers.com

DAN J. SAY — STATE OF WASHINGTON — 23000 — REGISTERED PROFESSIONAL ENGINEER

12/23/20

DRAWN: SJB
DESIGN: RDO
CHECKED: RGC
APPROVED: DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase I

129 Taylor St.
Port Townsend, WA 98368

ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE:
Permit

SHEET TITLE:
Second Floor Framing Plan

SCALE: 1/8" = 1'-0"
DATE: December 23, 2020
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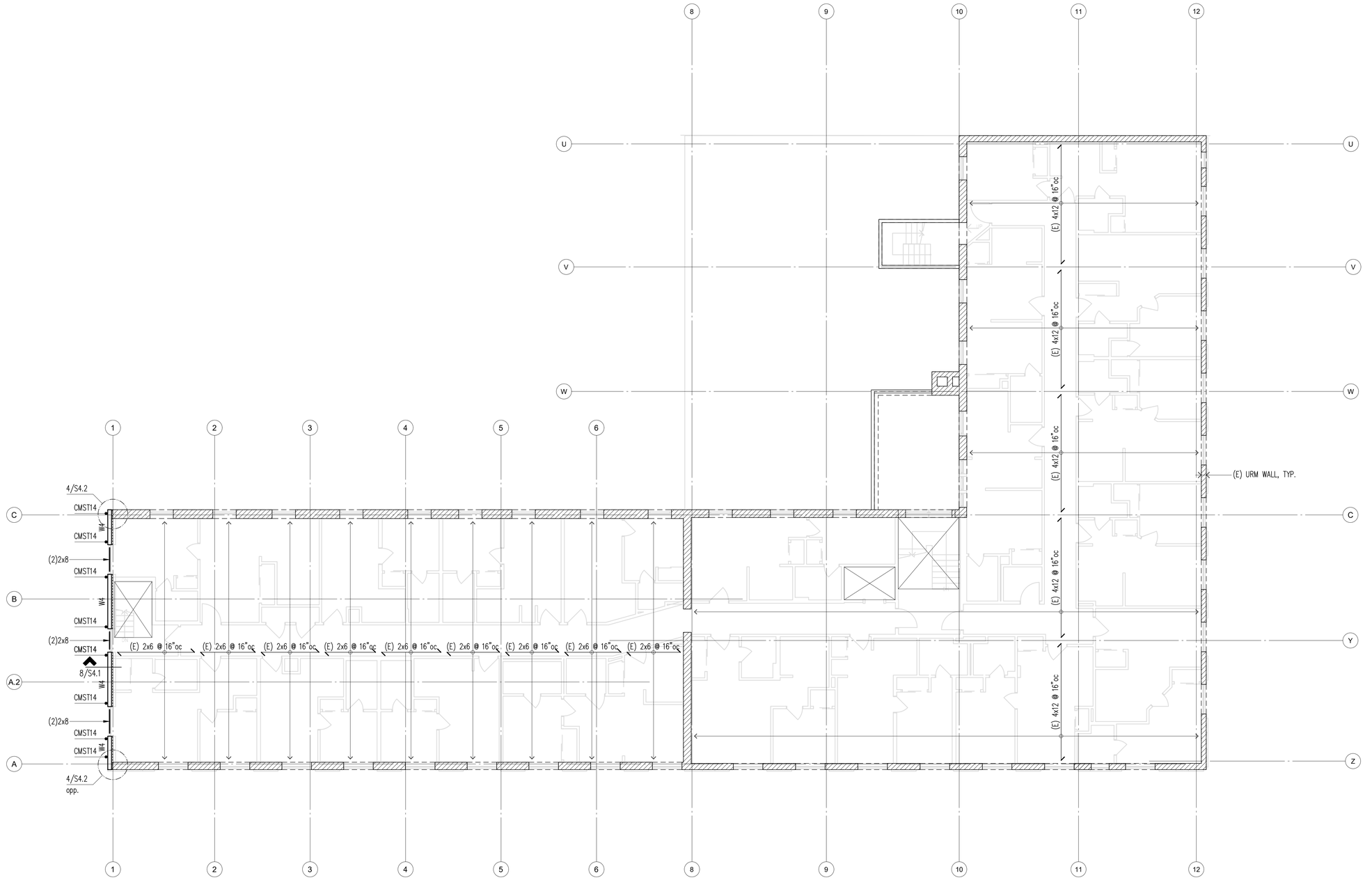
SHEET NO:

S2.3



Plan Notes

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4. PROVIDE VENEER LEDGER PER 7/S4.2 AT FLOOR LEVELS.
5. REFER TO GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.

Legend

- EXISTING URM WALL ABOVE
- EXISTING CONCRETE WALL ABOVE
- NEW WALL ABOVE
- EXISTING STRUCTURE BELOW
- NEW WALL BELOW
- CMSTx — HOLDOWN STRAP PER 7/S4.1

Third Floor Framing Plan

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

STRUCTURAL ENGINEERING

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DAN J. SAY — STATE OF WASHINGTON — 53000 — REGISTERED PROFESSIONAL ENGINEER

12/23/20

DRAWN: SJB
DESIGN: RDO
CHECKED: RGC
APPROVED: DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase I

129 Taylor St.
Port Townsend, WA 98368

ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
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PH 206.682.7525

ISSUE:
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SHEET TITLE:
Third Floor Framing Plan

SCALE: 1/8" = 1'-0"
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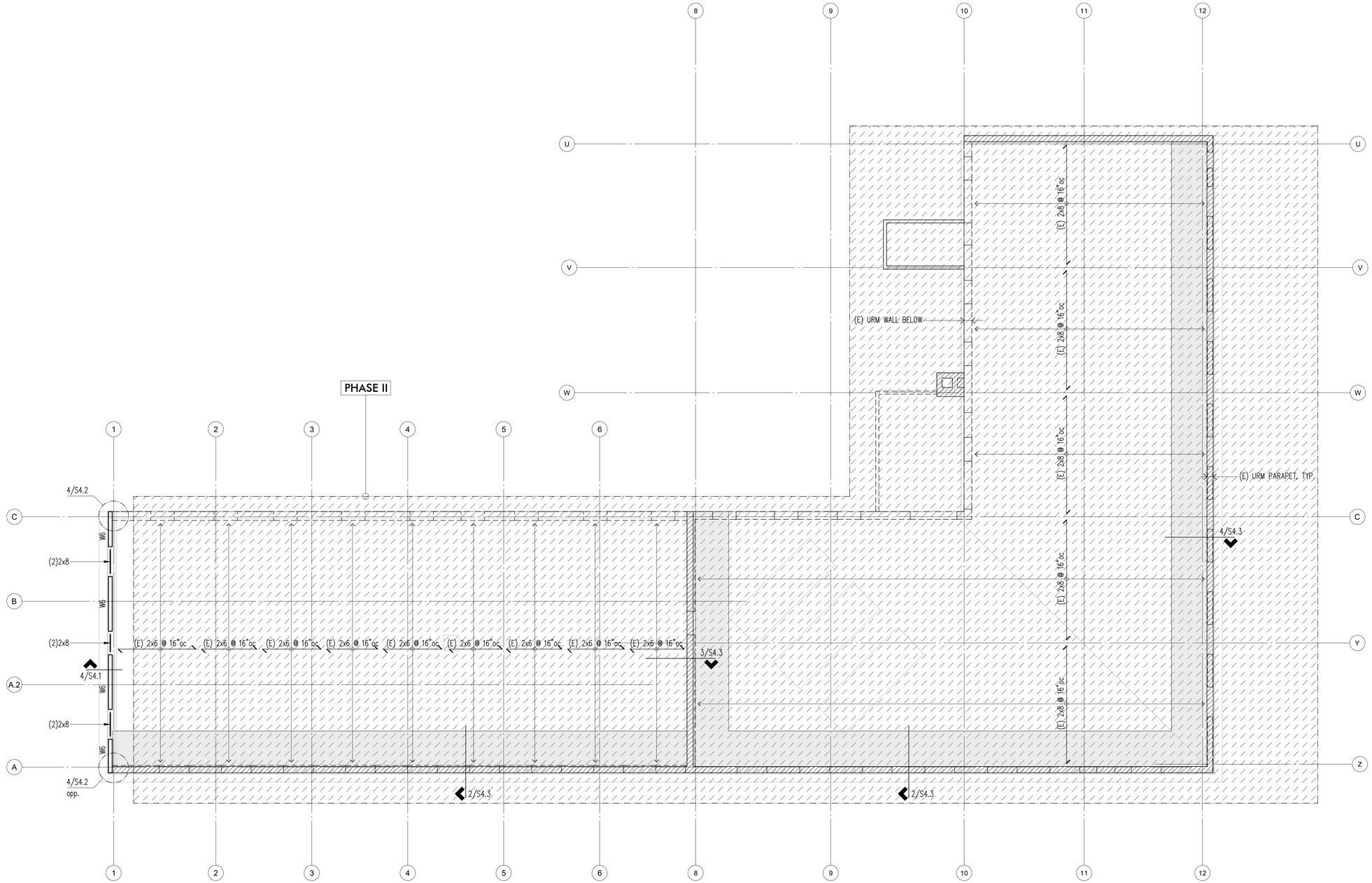
PROJECT NO: 01325-2020-07
SHEET NO:
S2.4



Plan Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL FOR DIMENSIONS. FIELD VERIFY ALL DIMENSIONS.
2. TYPICAL ROOF CONSTRUCTION IS EXISTING 2x JOISTS AND STRAIGHT SHEATHING WITH NEW PLYWOOD OVERLAY PER PLAN NOTE 3. — PHASE II
3. REMOVE EXISTING ROOF COVERINGS AND OVERLAY STRAIGHT SHEATHING WITH 15/32" CDX PLYWOOD SHEATHING. NAIL ALL PANEL EDGES WITH 10d @ 4"oc INTO EXISTING JOISTS.
4. HEADERS SHALL BE PER PLAN.
5. PROVIDE (2) BEARING STUDS EACH END OF ALL HEADERS AND BEAMS, UNLESS NOTED OTHERWISE.
6. REFER TO GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL REQUIREMENTS.

Legend

- EXISTING URM WALL ABOVE
- EXISTING CONCRETE WALL ABOVE
- NEW WALL ABOVE
- EXISTING STRUCTURE BELOW
- NEW WALL BELOW
- CRICKETED PARAPET BRACE — PHASE II

Roof Framing Plan

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

STRUCTURAL ENGINEERING
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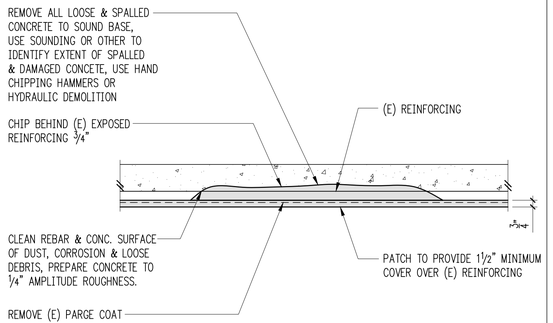
S2.5

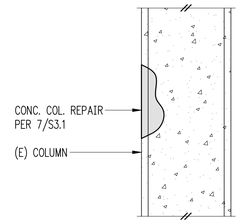
1



ALL NEW REINFORCING STEEL TO BE EPOXY COATED

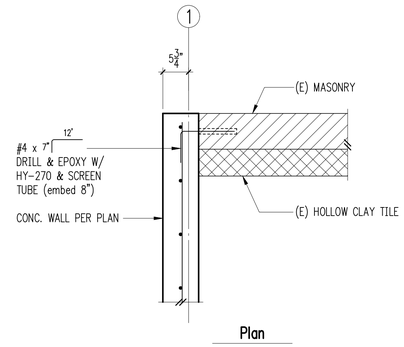
1½" = 1'-0"

Concrete Slab Repair 2



NOTES:
1. STOP WORK AND CONTACT STRUCTURAL ENGINEER IF TOTAL AREA OF DAMAGED CONCRETE EXCEEDS 50in².
2. PRIOR TO PATCHING, PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION.

Minor Concrete Column Repair 3



Plan

Wall Termination at Gridline C 4

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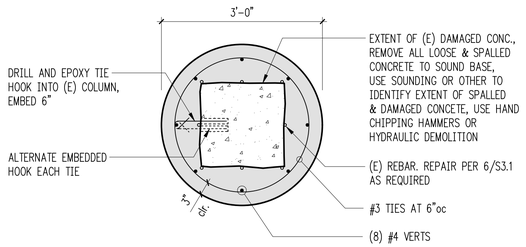
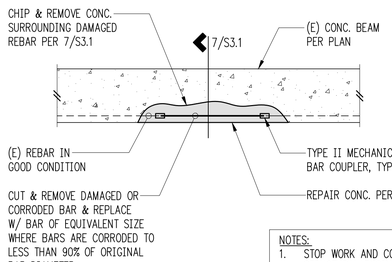


ALL NEW REINFORCING STEEL TO BE EPOXY COATED

Concrete Column Full Jacket Repair 5

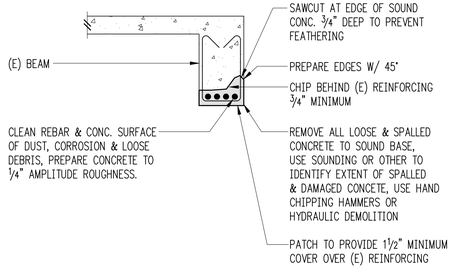


NOTES:
1. STOP WORK AND CONTACT STRUCTURAL ENGINEER IF TOTAL LENGTH OF DAMAGED REBAR EXCEEDS 24".
2. PRIOR TO PATCHING, PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION.
3. REFER TO SHORING NOTES ON S2.2 PRIOR TO REPAIR

ALL NEW REINFORCING STEEL TO BE EPOXY COATED

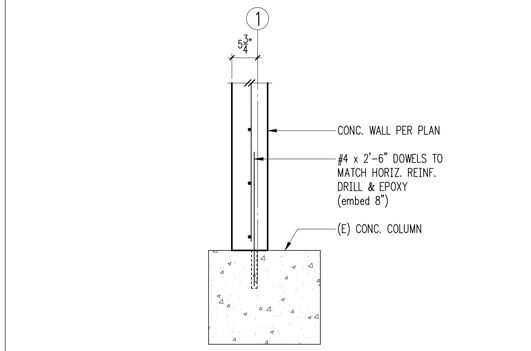
Localized Concrete Beam Rebar Repair 6

PRIOR TO PATCHING PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION

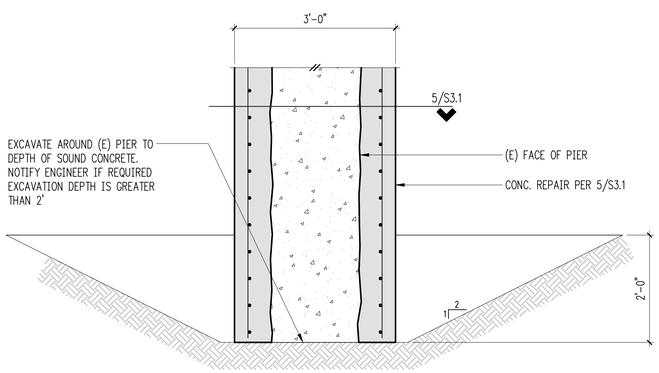


1½" = 1'-0"

Concrete Beam Repair 7



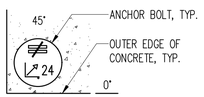
Wall Termination at Gridline A 8



9

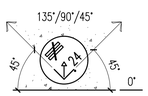
(Install with arrow on top of the bolt oriented as shown)

Corner Installation



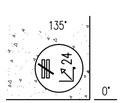
(Bolt may be installed @ 45° to 135° as shown)

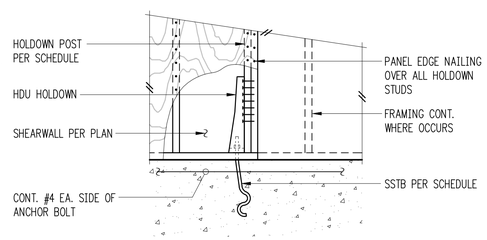
Non-Corner Installation



(Install with arrow on top of the bolt oriented as shown)

Corner Installation





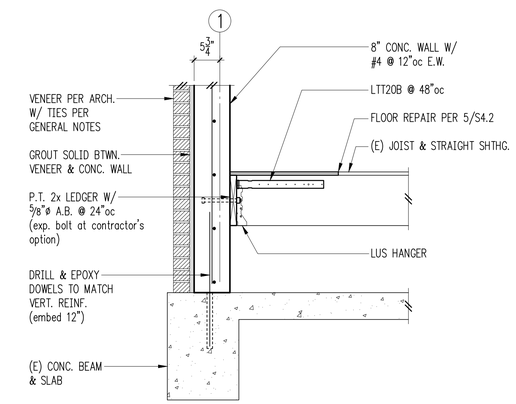
Holdown Schedule ②

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ① if 2x4	Holdown Post ① if 2x6
HDU2-SDS2.5	(6)SDS ¼"x2½"	SSTB20	16⅝"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS ¼"x2½"	SB⅝x24	18"	4x4	4x6
HDU5-SDS2.5	(14)SDS ¼"x2½"	SB⅝x24	18"	4x4	4x6
HDU8-SDS2.5	(20)SDS ¼"x2½"	SSTB28	24⅞"	4x6	6x6
HDU11-SDS2.5	(30)SDS ¼"x2½"	SB1x30	24"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

② HOLDOWN, SCREWS, AND ANCHOR BOLT TO BE HOT DIPPED GALVANIZED

Typical HDU Holdown 11



Concrete Wall Section 12

PROJECT TITLE:

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Repairs & Improvements
Phase I

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Port Townsend, WA 98368

ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE: Permit

SHEET TITLE: Concrete Details

SCALE: ¾" = 1'-0" U.N.O.
DATE: December 23, 2020
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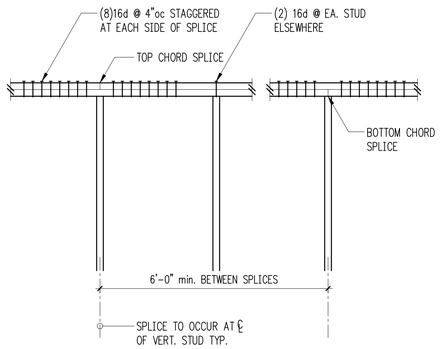
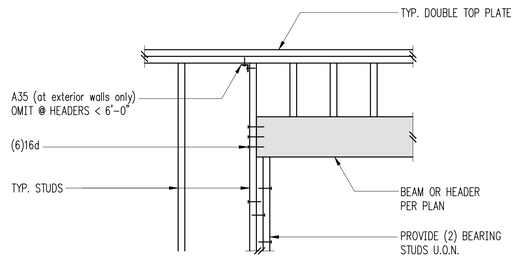
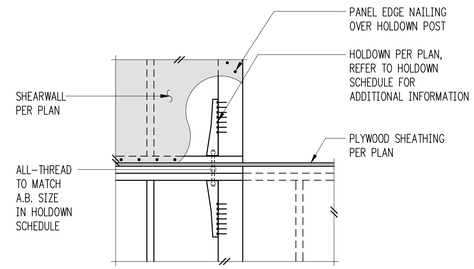
SHEET NO: S3.1



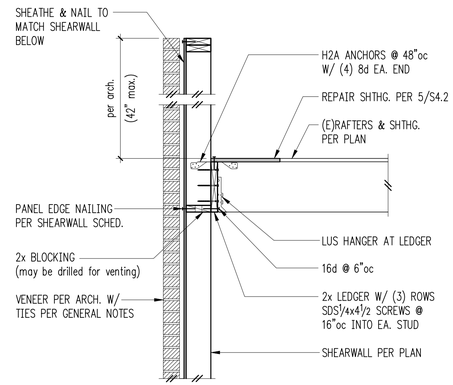
Typical Top Plate Splice 1



Typical Header Support w/2 Bearing Studs 2

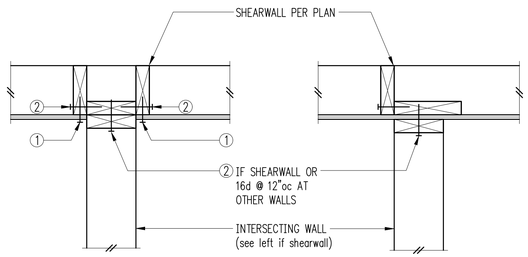


Typical HDU Holdowns 3



Balloon Frame Parapet 4

5



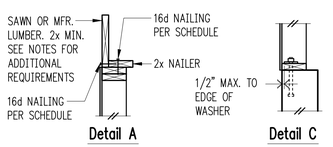
Typical Shearwall Intersections 6

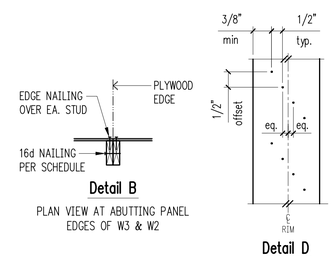
Holdown Strap Schedule

Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post 2x6
CS16	1'-2"	(13) 8d	(1) 2x8
CMST14	2'-6"	(33) 10d	4x8
CMST12	3'-3"	(43) 10d	6x8

Typical Holdown Schedule 7

Level 3 Wall Framing 8





Shearwall Schedule ①②③⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood ⑧⑨	at Wood ⑩	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	A35 @ 24"oc	16d @ 6"oc	⅝"ø A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 4"oc	16d @ 4"oc	A35 @ 16"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 32"oc
W3 ④	15/32" CDX PLYWOOD	8d @ 3"oc	(2)rows 16d @ 4"oc	A35 @ 12"oc	(2)rows 16d @ 6"oc	⅝"ø A.B. @ 24"oc
W2 ④	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	A35 @ 9"oc	(2)rows 16d @ 4"oc ⑪	⅝"ø A.B. @ 16"oc

① BLOCK PANEL EDGES WITH 2x MIN. LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"o.c.

② 8d NAILS SHALL BE 0.131"ø x 2 1/2" (common) – 16d NAILS SHALL BE 0.135"ø x 3 1/2" (box)

③ EMBED ANCHOR BOLTS AT LEAST 7". EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.

④ 3x STUDS OR DOUBLE STUDS NAILED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER NAILS AT ADJOINING PANEL EDGES.

⑤ TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.

⑥ ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.

⑦ 7/16" O.S.B. MAY BE SUBSITUTED FOR 15/32" CDX.

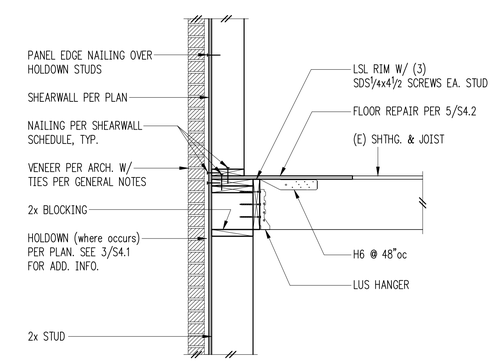
⑧ LTP4's (HORIZIONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑨ A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

⑪ PROVIDE (3) ROWS 16d @ 6"oc AT LVL RIMS.

Shearwall Schedule - (Sheathed One Side) 10



Level 2 Wall Framing 11

Ground Floor Wall Framing 12

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SCALE: 3/4" = 1'-0" U.N.O.
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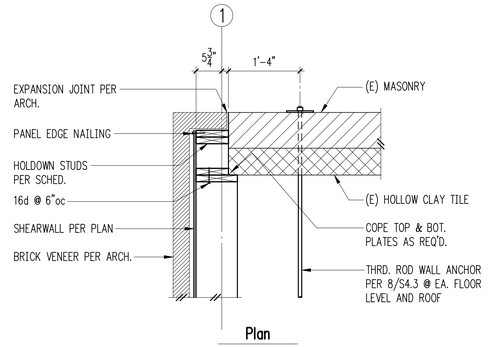
1

2

3



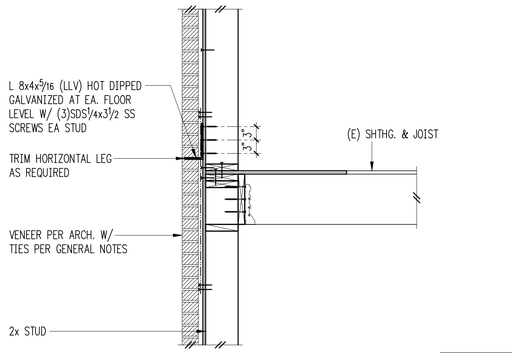
OPP. AT GRIDLINE A

Wall Termination at Gridline C

4

5

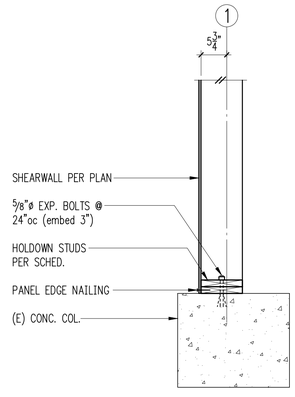
6



FOR CALLOUTS IN COMMON SEE 8/S4.1

Typical Veneer Support Ledger

7



Level 1 Wall Termination at Gridline A

8

9

10

11

12

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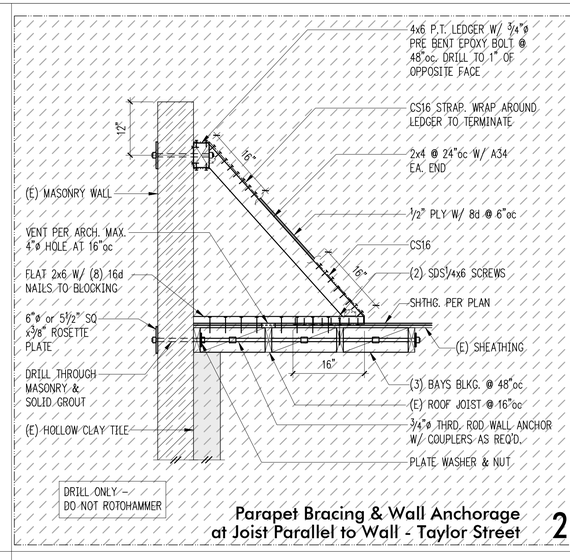
SHEET NO:

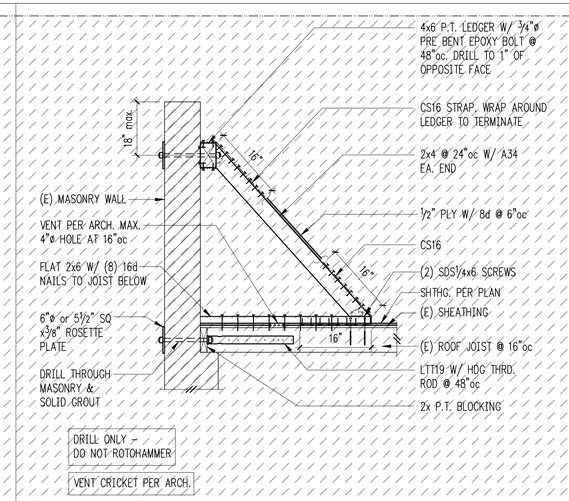
S4.2



1

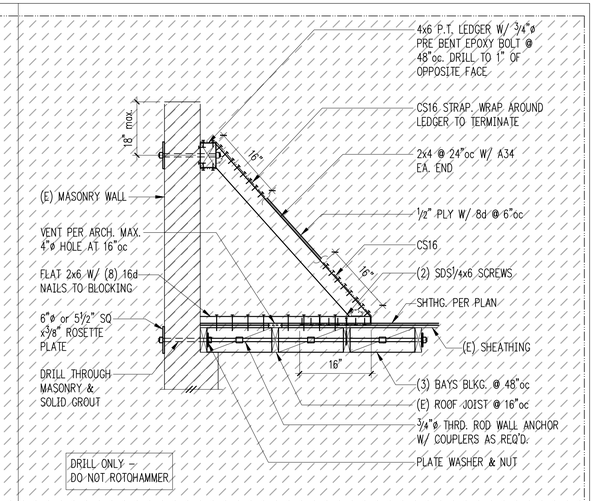
Parapet Bracing & Wall Anchorage at Joist Parallel to Wall - Taylor Street

2



3

Parapet Bracing & Wall Anchorage at Joist Perpendicular to Wall - Water Street



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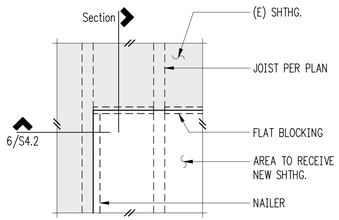
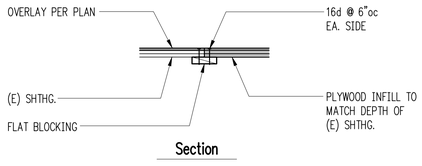
Parapet Bracing & Wall Anchorage at Joist Parallel to Wall - Water Street



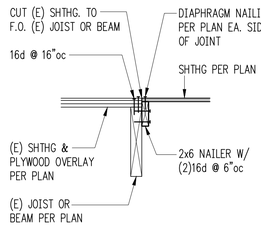
Partial Plan



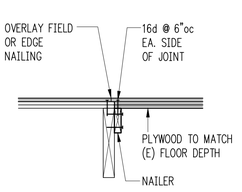
Section

Typical Floor Repair with New Overlay

5



At New Joist/(E) Joist Transition

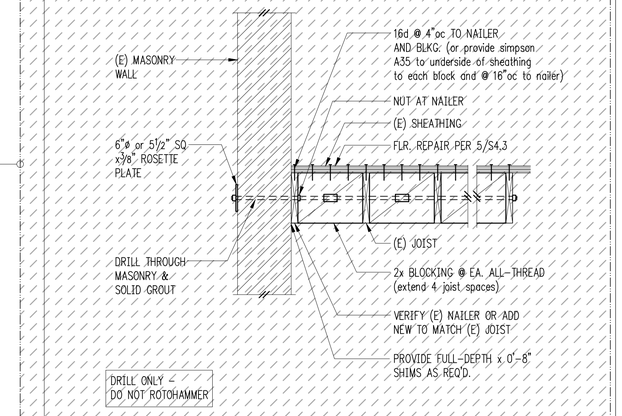


At (E) Joist/(E) Joist

Typical Floor Repair with New Overlay

6

PHASE II



7

Typical Wall Anchor - Joists Parallel

8

9

10

11

12

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DAN J. SAY — STATE OF WASHINGTON — 43000 — REGISTERED PROFESSIONAL ENGINEER

12/23/20

DRAWN: SJB
DESIGN: RDO
CHECKED: RGC
APPROVED: DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase I

129 Taylor St.
Port Townsend, WA 98368

ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE:
Permit

SHEET TITLE:
Renovation Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: December 23, 2020
PROJECT NO: 01325-2020-07
SHEET NO:

S4.3