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

ENERGY NOTES

COMMERCIAL

ENERGY CODE: 2018 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-38 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 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 IEBC W/ WA AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL SECTIONS
2018 IFC W/ WA. AMENDMENTS
ANSI A117.1.2017

MULTI-FAMILY ACCESSIBILITY NOTES

ACCESSIBLITY REQ'MTS:

ACCESSIBLE UNITS: TYPE 'A' UNITS AND TYPE 'B' UNITS MUST BE APPORTIONED AMONG EFFICIENCY DWELLING UNITS, SINGLE BEDROOM UNITS AND MULTIPLE BEDROOM UNITS IN PROPORTION TO THE NUMBERS OF SUCH UNITS IN THE BUILDING *(1107.6)*

TYPE 'A' UNITS: GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS, AT LEAST 5%, AND NOT LESS THAN ONE, MUST BE A TYPE 'A' UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND REQUIRED NUMBER OF TYPE 'A' UNITS. EXISTING STRUCTURES CANNOT CONTRIBUTE TO THE TOTAL NUMBER OF UNITS ON A SITE. *(1107.6.2.2.1)*

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)

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COMBINED CONSTRUCTION SET

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

2104.14 Admiralty Apt Rehab.ACD2 Plot Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	3/26/21	PHASE I PERMIT SET
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

TITLE SHEET

A0.1

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FIRE RESISTANCE RATINGS

FIRE RESISTANCE RATING REQUIREMENTS: *(REF. BUILDING ASSEMBLIES ON SHT ____)*

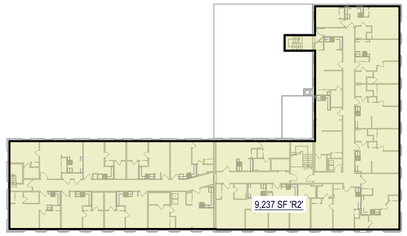
WALL LOC. (N, S, ETC.)	FIRE SEP. DIST. *(FT)*	REQ'D. RATING *(t. 601)*	RATING PROVIDED	LISTED ASSEMBLY	ALLOW. WALL AREA OPENINGS *(t.705.8)*
N ELEV.	>30	1 HR	1 HR	_	NO LIMIT
E ELEV.	>30	1 HR	1 HR	_	NO LIMIT
S ELEV.	>30	1 HR	1 HR	_	NO LIMIT
S @ WATER ST	0	2 HR	2 HR	_	NONE
NW ELEV.	>30	1 HR	1 HR	_	NO LIMIT

	REQ'D. RATING	RATING PROVIDED	LISTED ASSEMBLY	CODE REF.
OCCUPANCY SEPARATION:	*1HR (W/ SPRKL) BETWEEN M & A2 OCCUPANCIES*			*(508.4)*
INCIDENTAL USES:				
TRASH HOLDING AREA	1 HR OR SPRKL	1 HR	_	*(t. 509)*
LAUNDRY RMS >100 SF	*1 HR OR SPRKL*	*1 HR*	_	*(t. 509)*
BUILDING COMPONENTS:				
TYP. FLOOR ASSEMBLIES	1 HR	1 HR	_	*(711)*
FLOORS BTWN DWELLINGS	1 HR	1 HR		*(711.2.4.3)*
SHAFT <4 STORIES	2 HR	2 HR	_	*(713.4)*
DEMISING WALLS	1 HR [FP]	1 HR [FP]	_	*(707.3.3)*
TYP. ROOF ASSEMBLIES	1 HR	1 HR	_	*(711)*
EXTERIOR BEARING WALLS	1 HR	1 HR	_	*(t. 601)*
INTERIOR BEARING WALLS	1 HR	1 HR	_	*(t. 601)*
CORRIDORS	1/2 HR [FP]	1 HR [FP]	_	*(t. 1020.1)*

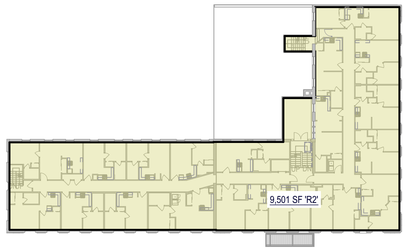
NOTES: [FP] = FIRE PARTITION, [FB]= FIRE BARRIER (CONT. FIRE ASSEMBLY)
[1] - PODIUM SUPPORTS 2 HR CONSTRUCTION AT SHAFTS & FIRE SEP. WALL
[2] - MEMBERS OF PRIMARY FRAME TO BE INDIVIDUALLY ENCASED

BUILDING EGRESS AND OCCUPANT LOAD: PLEASE REFER TO SHEET CS2.1

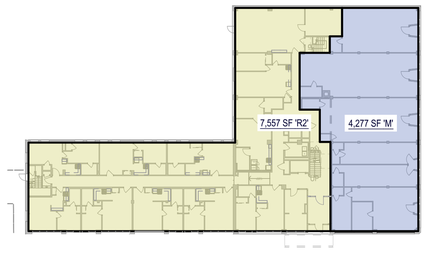
OCCUPANCY SUMMARY



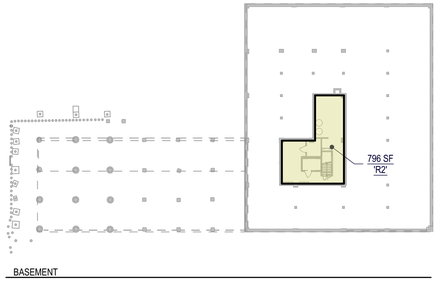
3RD FLOOR



2ND FLOOR



GROUND FLOOR



BASEMENT

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	**31,827 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 IEBC W/ WA AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE, RESIDENTIAL SECTIONS
2018 IFC W/ WA. AMENDMENTS
ANSI A117.1.2017

LIVING UNITS

UNIT DESCRIPTION	QTY.
EXISTING	
1-BEDROOM	48
	48

LIVING UNIT SIZES

UNIT #	TYPE	SF
EXISTING		
UNIT 101	1-BEDROOM	425
UNIT 102	1-BEDROOM	435
UNIT 103	1-BEDROOM	455
UNIT 104	1-BEDROOM	449
UNIT 105	1-BEDROOM	447
UNIT 106	1-BEDROOM	449
UNIT 107	1-BEDROOM	453
UNIT 108	1-BEDROOM	461
UNIT 109	1-BEDROOM	588
UNIT 110	1-BEDROOM	517
UNIT 201	1-BEDROOM	393
UNIT 202	1-BEDROOM	494
UNIT 203	1-BEDROOM	329
UNIT 204	1-BEDROOM	332
UNIT 205	1-BEDROOM	334
UNIT 206	1-BEDROOM	335
UNIT 207	1-BEDROOM	319
UNIT 208	1-BEDROOM	530
UNIT 209	1-BEDROOM	477
UNIT 210	1-BEDROOM	401
UNIT 211	1-BEDROOM	417
UNIT 212	1-BEDROOM	421
UNIT 213	1-BEDROOM	448
UNIT 214	1-BEDROOM	403
UNIT 215	1-BEDROOM	371
UNIT 216	1-BEDROOM	403
UNIT 217	1-BEDROOM	354
UNIT 218	1-BEDROOM	403
UNIT 219	1-BEDROOM	468
UNIT 301	1-BEDROOM	393
UNIT 302	1-BEDROOM	494
UNIT 303	1-BEDROOM	329
UNIT 304	1-BEDROOM	332
UNIT 305	1-BEDROOM	334
UNIT 306	1-BEDROOM	335
UNIT 307	1-BEDROOM	319
UNIT 308	1-BEDROOM	530
UNIT 309	1-BEDROOM	482
UNIT 310	1-BEDROOM	404
UNIT 311	1-BEDROOM	417
UNIT 312	1-BEDROOM	421
UNIT 313	1-BEDROOM	446
UNIT 314	1-BEDROOM	401
UNIT 315	1-BEDROOM	371
UNIT 316	1-BEDROOM	401
UNIT 317	1-BEDROOM	354
UNIT 318	1-BEDROOM	401
UNIT 319	1-BEDROOM	467
		19,938 sq ft

GENERAL SCOPE OF WORK

GENERAL EXTERIORS:
1. REPAIR/REPLACE MASONRY ON ALL ELEVATIONS AS NEEDED
2. REPAIR, GRIND, REPOINT AND WATERPROOF BRICK FAÇADE AS NEEDED
3. REPLACE SHEET–METAL FRIEZE AND CROWN MOLDINGS
4. REPAIR/REPLACE CONCRETE AND STEEL PILING STRUCTURES
5. ASSOCIATED WITH FOUNDATION AND PILE CAP BEAMS (TBD BASED UPON STRUCTURAL ENGINEER ANALYSIS/DESIGN)
6. REPLACE ALL APARTMENT WINDOWS AND ADD SCREENS, INCLUDE ALTERNATIVE TO REPLACE ALL COMMERCIAL STOREFRONTS PATCH ROOF AS NEEDED, CORRECT LOW/PONDING AREAS REPLACE ALL COPING
7. REPAIR AND PAINT COMMUNITY DECK, ADD PLANTERS/COMMUNITY GARDEN
8. DESIGN AND INSTALL EXTERIOR SIGNAGE
9. INSTALL NEW EXTERIOR AWNING
10. INSTALL NEW ROOF SOLAR PANEL ARRAY

GENERAL INTERIORS:
1. ASBESTOS AND LEAD–BASED PAINT ABATEMENT, REMOVE ALL POPCORN CEILINGS
2. REPAIR & REPLACE DRYWALL AS NEEDED
3. REPAIR/REPLACE DOMESTIC WATER PIPING SYSTEM – PEX IS ACCEPTABLE WHERE APPLICABLE LINE SANITARY SEWER PIPING (EXTENT TBD BASED ON CAMERA LINE SCOPING)

COMMON AREAS:
1. MODERNIZE ELEVATOR PER ECS REPORT
2. REPLACE HOT WATER HEATERS AND CIRCULATION PUMPS
3. REPAIR FIRE SPRINKLER SYSTEM AS NEEDED (EXTENT TBD BASED ON SPRINKLER TESTING)
4. REPAIR/REPLACE FIRE RISER VALVE, FIRE ALARM PANEL, MOTOR BELL
5. NEW CARPET TILE IN HALLWAYS, LVP IN OTHER COMMON AREAS
6. NEW ACT AND GRID
7. PAINT HALLWAY WALLS AND TRIM
8. NEW LED LIGHTING
9. NEW INTERIOR SIGNAGE PACKAGE
10. NEW BUILDING–WIDE WI–FI
11. NEW KEY CARD BUILDING ACCESS
12. UPGRADE SECURITY CAMERA SYSTEM
13. UPGRADE ALL COMMON AREAS/COMMUNITY AMENITIES TO RECEIVE NEW FLOORING, LIGHTING, FIXTURES, PAINT
14. 504/ADA ACCESSIBILITY UPGRADES

TYPICAL UNITS:
1. NEW UNIT ENTRY AND INTERIOR DOORS AND HARDWARE, ADD SPRING–HINGE CLOSERS TO UNIT ENTRY DOORS
2. NEW CABINETS AND SOLID SURFACE COUNTERTOPS
3. NEW LVP FLOORING
4. NEW LED LIGHTS
5. NEW KITCHEN AND BATHROOM PLUMBING FIXTURES
6. NEW BATHTUB SINGLE LEVER MIXING VALVES
7. NEW BATHROOM SURROUNDS, TUBS AND LOW FLOW TOILETS (RECOAT OR REPLACE TUBS) NEW ENERGY STAR BATH FANS, INCLUDE TIMER SWITCHES
8. NEW ENERGY STAR APPLIANCES AND ADD MICROWAVES
9. REPLACE ALL ELECTRIC BASE BOARD HEATERS AND T–STAT SWITCHES
10. NEW GFCI OUTLETS, SWITCHES AND PLUGS
11. NEW BLINDS/SHADES
12. NEW HARD-WIRED SMOKE DETECTORS
13. PAINT ALL WALLS AND CEILINGS (LOW OR NO VOC PAINTS, PRIMERS & SEALANTS)

ACCESSIBLE UNITS:
1. 504 ACCESSIBILITY UPGRADES IN 3 UNITS, ADD WASHERS/DRYERS TO THESE UNITS
2. 504 A/V UPGRADES IN 1 UNIT

ADD'L REQ'MTS
* HISTORICAL COMPONENTS WILL NEED TO BE INCORPORATED INTO THE ABOVE SCOPE OF WORK IN ACCORDANCE WITH LOCAL AND NPS REQUIREMENTS

COMBINED CONSTRUCTION SET

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

21041.0 Admiralty Apt Rehab AC22 Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

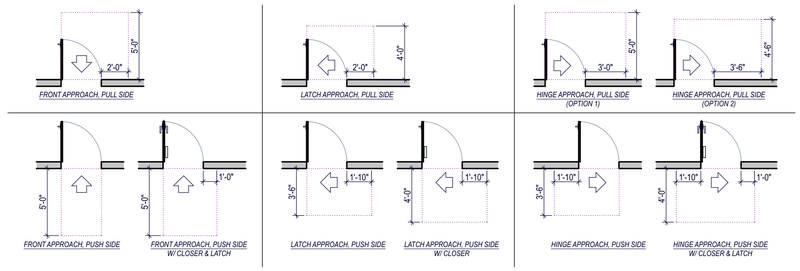
Issue History

NO.	DATE	DESCRIPTION
-	2/2021	PHASE I PERMIT SUBMITTAL
-	4/2021	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

PROJECT SUMMARY

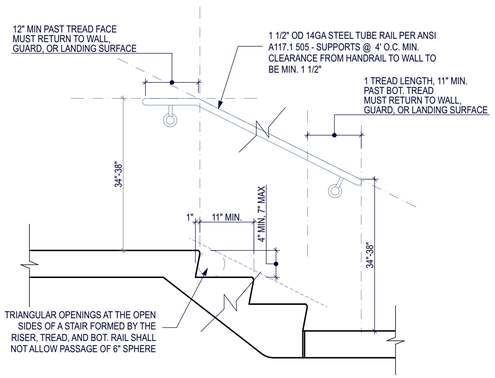
A0.2



1 A0.3 MANEUVERING CLEARANCE @ MANUAL SWING DOORS

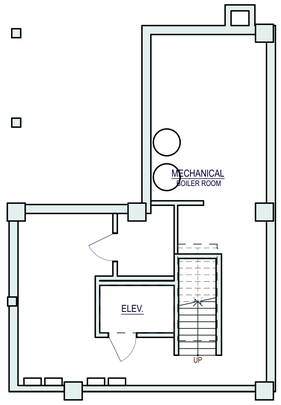
3/16" = 1'-0"

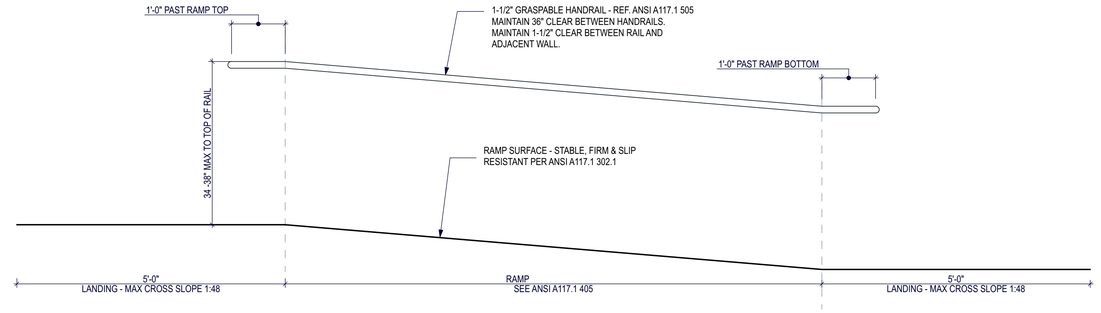
SOURCE: ICC A117.1-2009 FIG 404.2.3.2



6 A0.3 TYP. HANDRAIL @ STAIRS

3/4" = 1'-0"





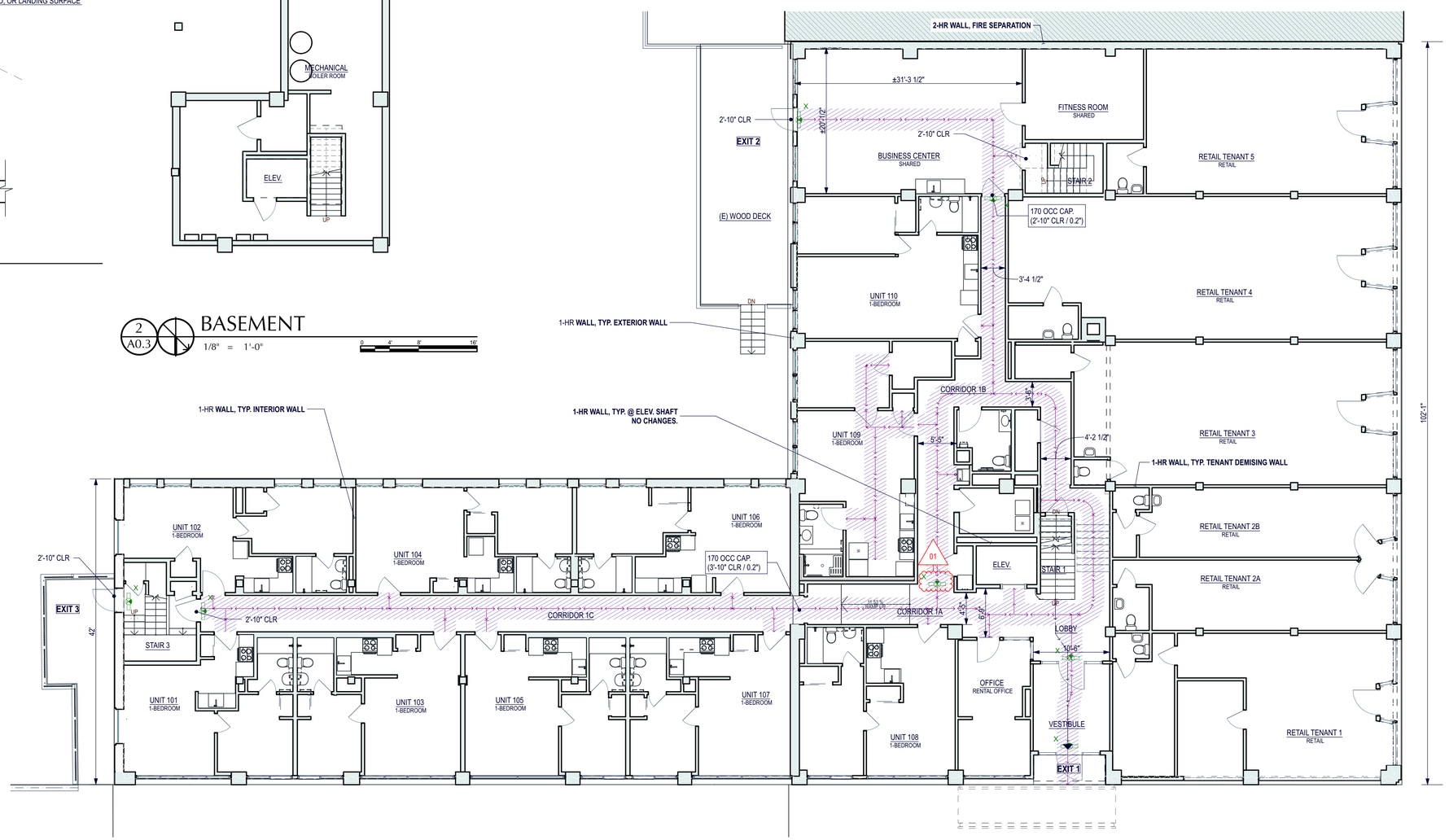
7 A0.3 TYP. HANDRAIL @ RAMP

3/4" = 1'-0"

2 A0.3 BASEMENT

1/8" = 1'-0"

0 4' 8' 16'



3 A0.3 EXITING PLAN - GROUND FLOOR

1/8" = 1'-0"

0 4' 8' 16'

LEGEND

36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

EXIT SIGN

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COMBINED CONSTRUCTION SET

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

215412 Admiralty Apt Rehab ACD Pro Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/16/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

BSMT & GRND FLR EXITING

A0.3

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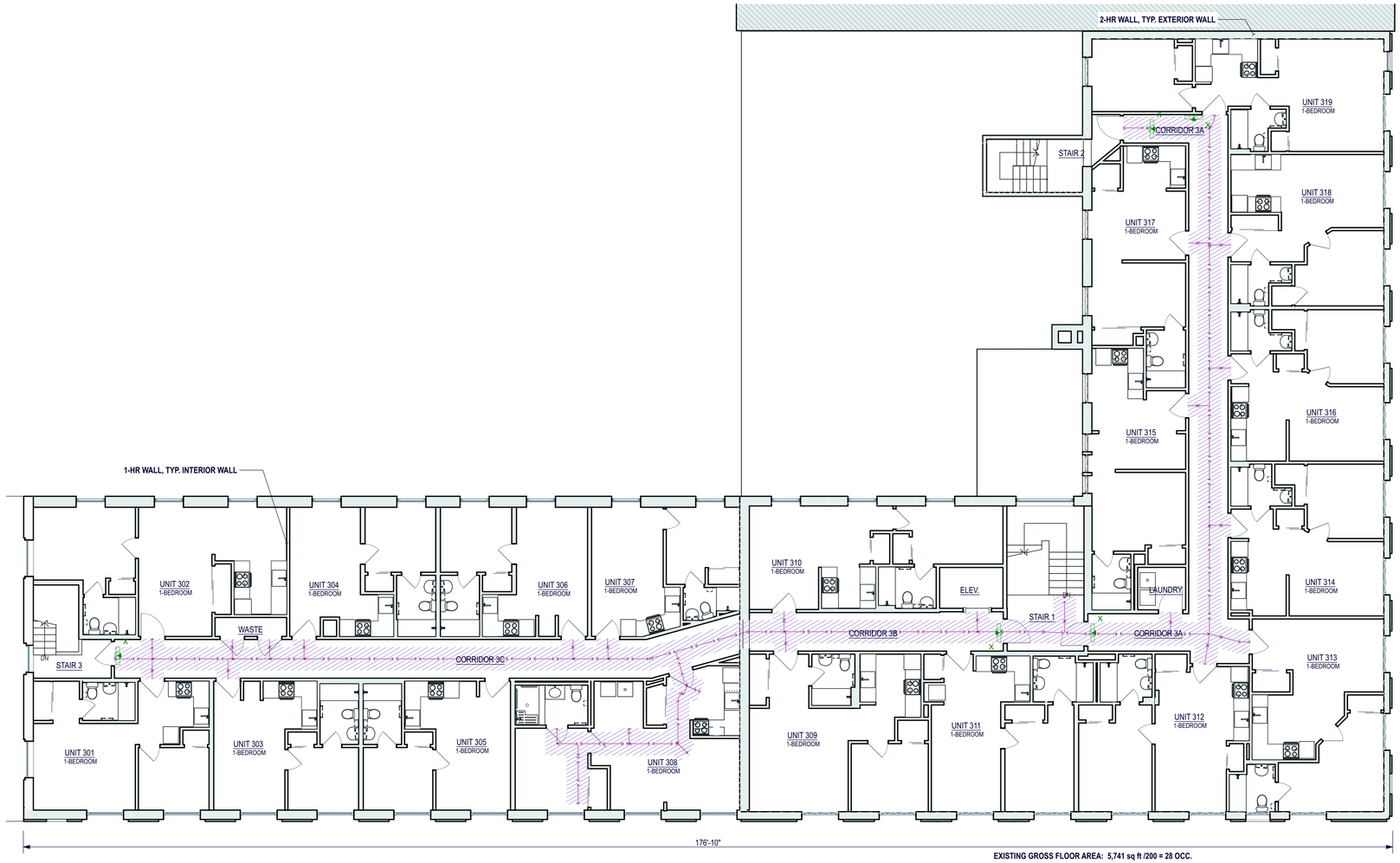
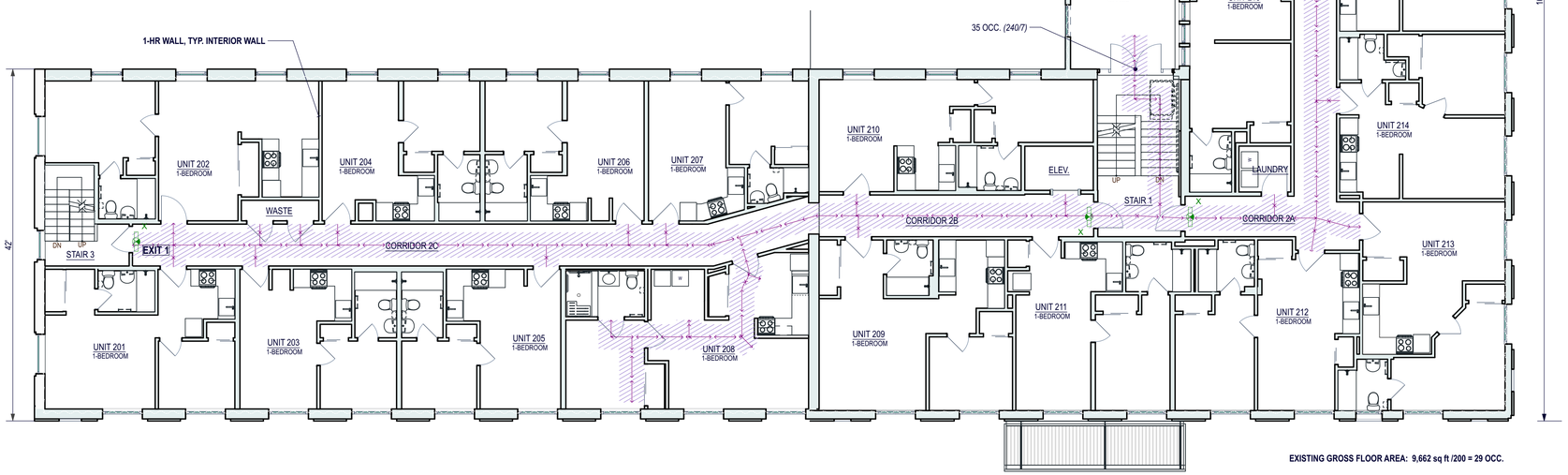


3 A0.4 EXITING PLAN - 3RD FLOOR

1/8" = 1'-0"



2 A0.4 EXITING PLAN - 2ND FLOOR

1/8" = 1'-0"

LEGEND

36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

EXIT SIGN

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Repair ACD2 - Pre Order 5/2021 - Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2021	PHASE I PERMIT SUBMITTAL
-	4/7/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET 5/27/21

2ND & 3RD FLR EXITING

A0.4

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844 WATER ST
2-STORY RETAIL + OFFICE + APARTMENTS

910 WATER ST
4-STORY RETAIL + OFFICE + APARTMENTS

918 WATER ST
2-STORY RETAIL + OFFICE + APARTMENTS

926 WATER ST
2-STORY RETAIL + OFFICE + APARTMENTS

936 WATER ST
2-STORY RETAIL + OFFICE + APARTMENTS

940 WATER ST
3-STORY RETAIL + OFFICE + APARTMENTS

817 WATER ST
1-STORY RETAIL

821 WATER ST
1-STORY RETAIL

825 WATER ST
2-STORY - RETAIL

899 WATER ST
3-STORY RETAIL + OFFICE + APARTMENTS

929 WATER ST
2-STORY RETAIL

955 WATER ST
2-STORY RETAIL (CAFE)

WATER STREET

N7°54'10"E
54.16'

36.50'

36.50'

S-1134

D-1135

15"

4" DIA. X 6' TALL METAL MAP SIGN

TRAFFIC SIGN

P-1066

TRAFFIC SIGN

PLANTER

6"D

APPROX. LIMIT FEMA FLOOD HAZARD AREA

FEMA FLOOD ZONE X
AREA OF MIN. FLOOD HAZARD

FEMA FLOOD ZONE AE
ELEVATION 15 FEET

LOT 6

LOT 8

TAX PARCEL
989700808

BLOCK 8

4" DECID.

2" DIA. METAL LOAD ZONE SIGN

3" DIA. METAL HANDICAP SIGN

BOUNDARY LINE
N59°28'24"E 102.00'

(E) STREETFRONT RETAIL

102.0'

84.9'

ATS ENTRY

2" DIA. METAL 2 HOUR PARKING SIGN

HANDICAP SIGN

P-1186

P-1188

UNKNOWN VAULT

LOT 2

LOT 4

ADMIRALTY APARTMENTS
EXISTING MIXED USE 3 STORY + BASEMENT BUILDING

TAX PARCEL
989700901
23,333 sq ft

S30°31'05"E 229.00'
BOUNDARY LINE

S30°39'54"E 110.00'

84.6'

APPROX. LIMIT FEMA FLOOD HAZARD AREA

FEMA FLOOD ZONE X
AREA OF MIN. FLOOD HAZARD

FEMA FLOOD ZONE AE
ELEVATION 15 FEET

LOT 6

LOT 8

BLOCK 9

DEMO DS

69.0'

EXIT

(E) WOOD DECK
431 SF

12.2'

36.0'

(E) STAIRS TO BEACH

(E) SHARED GARDEN AREA

47.00'

9.80'(OHWM)

N59°28'24"E
BNDY LINE

N30°31'05"W
110.00'

BEACH AREA

LOT 3

LOT 1

S30°31'05"E 110.00'
BOUNDARY LINE

OLD RIP-RAP AREA

S59°28'24"W 110.10'
BOUNDARY LINE

EEL GRASS LINE

60'

LOT 5

LOT 7

S30°31'05"E 229.00'
BOUNDARY LINE

97.0'
PORTION OF BUILDING ON PIERS

55.05'

9.80'(OHWM)

BOARDWALK

TAYLOR STREET

36.50'

4" DECID.

4" DECID.

P-1180

6"D

APPROX. LIMIT FEMA FLOOD HAZARD AREA

LOT 8

LOT 6

LOT 5

LOT 7

BLOCK 8

8" DIA X 3' TALL METAL BOLLARDS (TYP.)

DUMPSTERS

(E) WOOD DECK
204 SF

EXIT

42.0'

0 10' 20' 40'

1 A1.0 SITE PLAN
1" = 20'

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.

COMBINED CONSTRUCTION SET

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

2104142 Admiralty Apt Rehab ACD Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	5/27/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

SITE PLAN

A1.0

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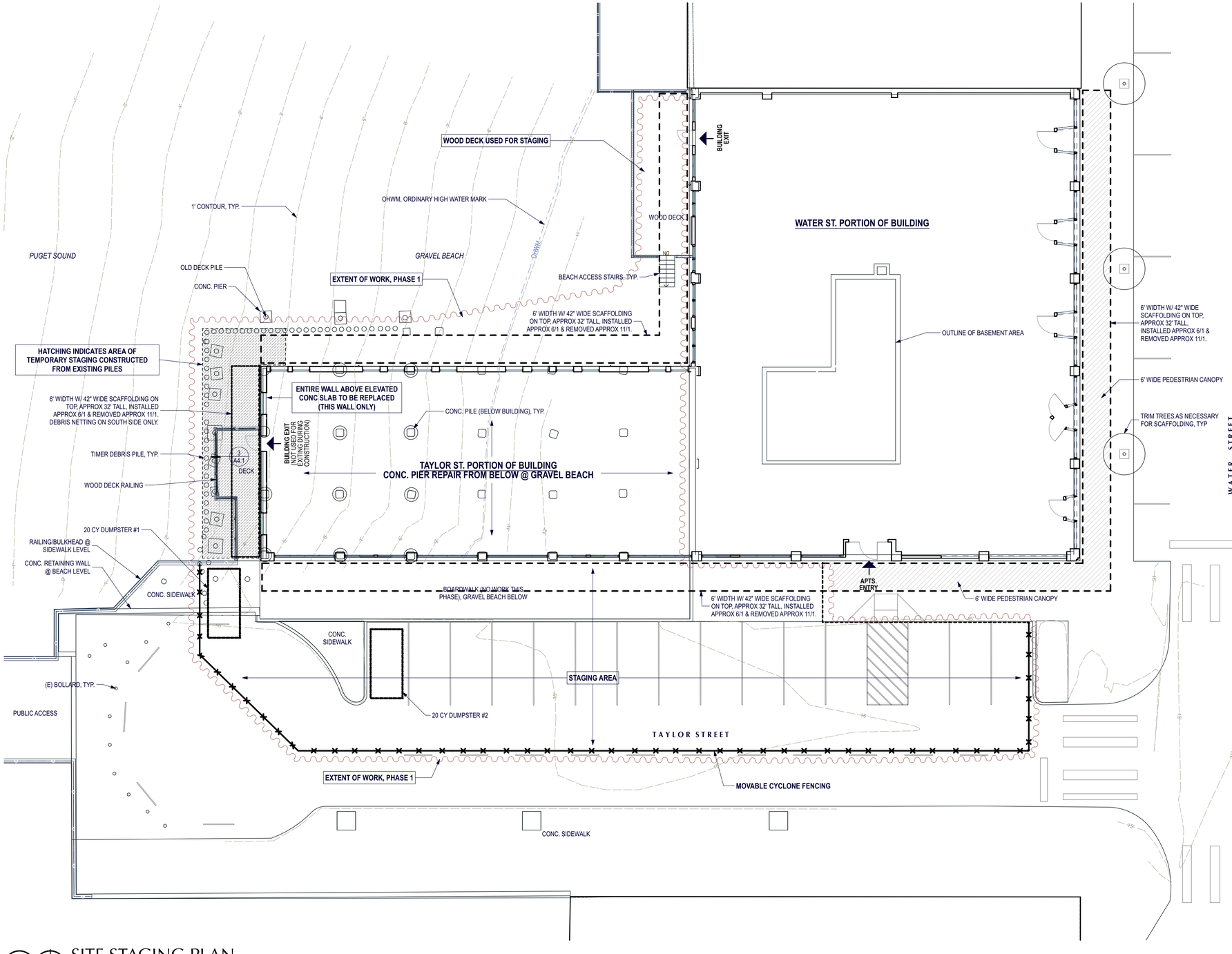


PARCEL INFORMATION

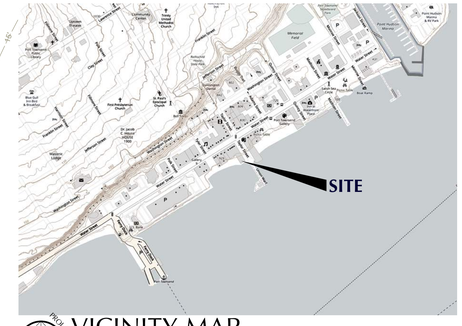
ADDRESS:	129 TAYLOR STREET PORT TOWNSEND, WA 98368
OWNER:	ADMIRALTY APARTMENTS, LP 506 2ND AVENUE, 28TH FLOOR SEATTLE, WA 98104 206.688.2088
PARCEL NUMBER:	989700901
LEGAL DESCRIPTION:	PORT TOWNSEND O.T. BLK 9, LOTS 1 TO 3 (ALL), 4 (E47') TL DIST. 50

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)

STAGING REVISIONS:

- MOVABLE CYCLONE FENCING EXPANDED TO INCLUDE ALL PARKING STALLS ON THE EAST SIDE OF THE BUILDING.
- 6' WIDE SCAFFOLDING ON ALL SIDES OF THE BUILDING. DEBRIS NETTING PROVIDED ALONG SOUTH WATERFRONT FACADE.
- 6' WIDE PEDESTRIAN CANOPY ALONG WATER STREET AND PARTIALLY ALONG TAYLOR STREET TO MAINTAIN BUILDING ACCESS.
- EXISTING TREES ALONG WATER STREET TO BE TRIMMED AS NECESSARY FOR SCAFFOLDING.



VICINITY MAP

N.T.S.

1 A1.1 SITE STAGING PLAN

3/32" = 1'-0"

COMBINED CONSTRUCTION SET

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

Base History

Jurisdiction Approval Stamp

NO.	DATE	DESCRIPTION
-	2/2021	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET 5/27/21

SITE STAGING PLAN

A1.1

2104.12 Admiralty Apt Rehab ACD2 Plot Date: 5/26/21 Sean Hill

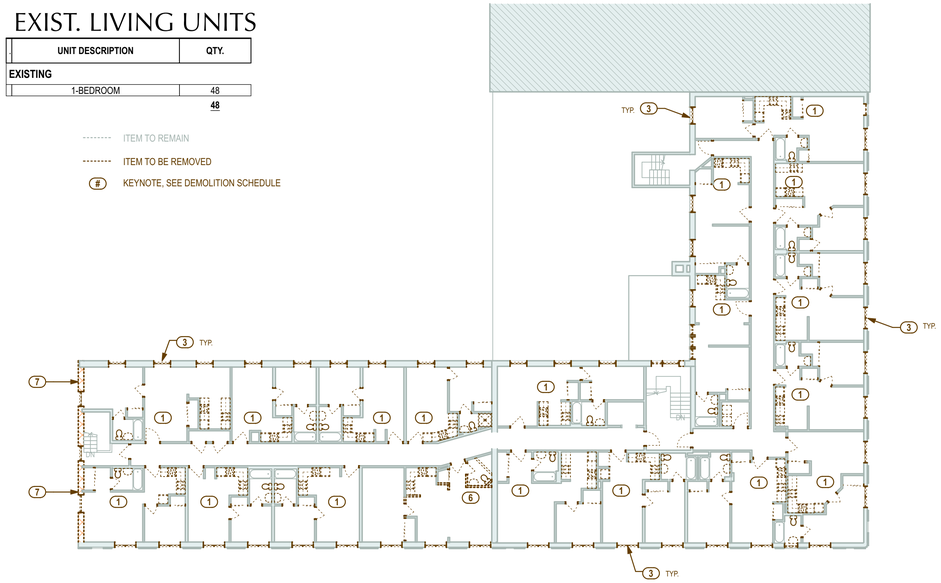
EXIST. LIVING UNITS

UNIT DESCRIPTION	QTY.
EXISTING	
1-BEDROOM	48
	48

ITEM TO REMAIN

ITEM TO BE REMOVED

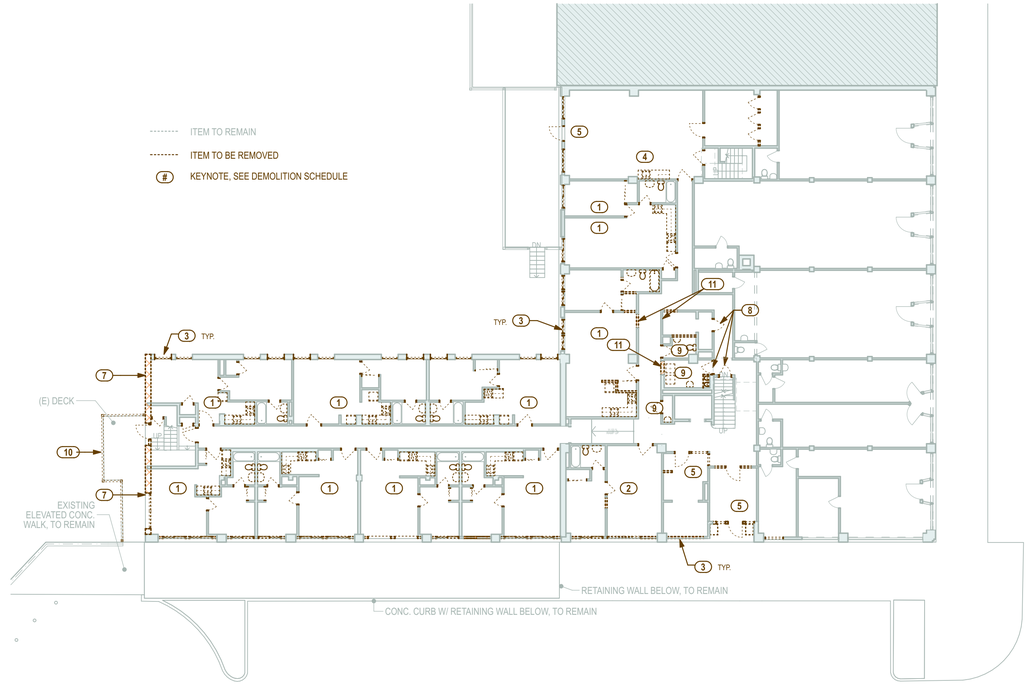
(#) KEYNOTE, SEE DEMOLITION SCHEDULE



1 A2.1 3RD FLOOR

1/16" = 1'-0"

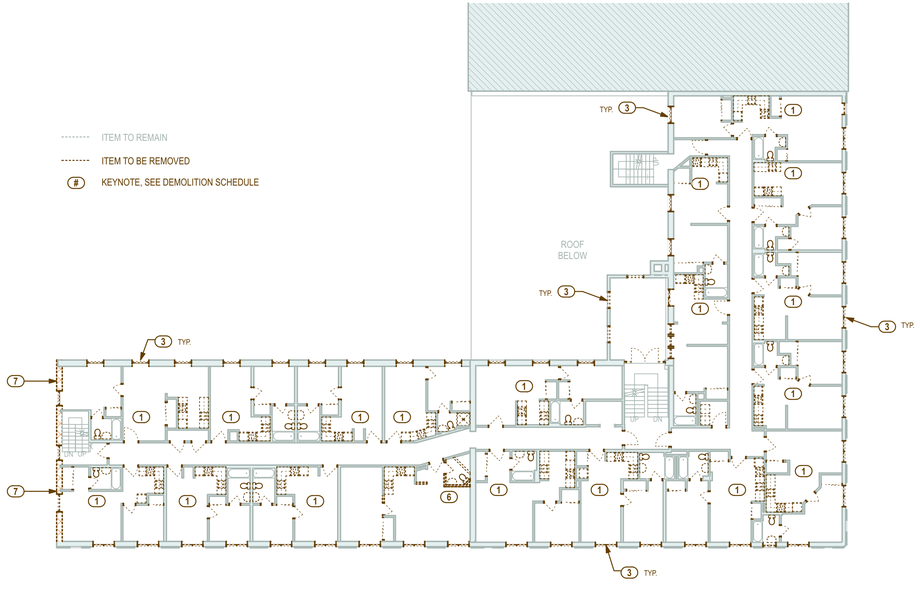
0 8' 16' 32'



2 A2.1 GROUND FLOOR

1/16" = 1'-0"

0 8' 16' 32'



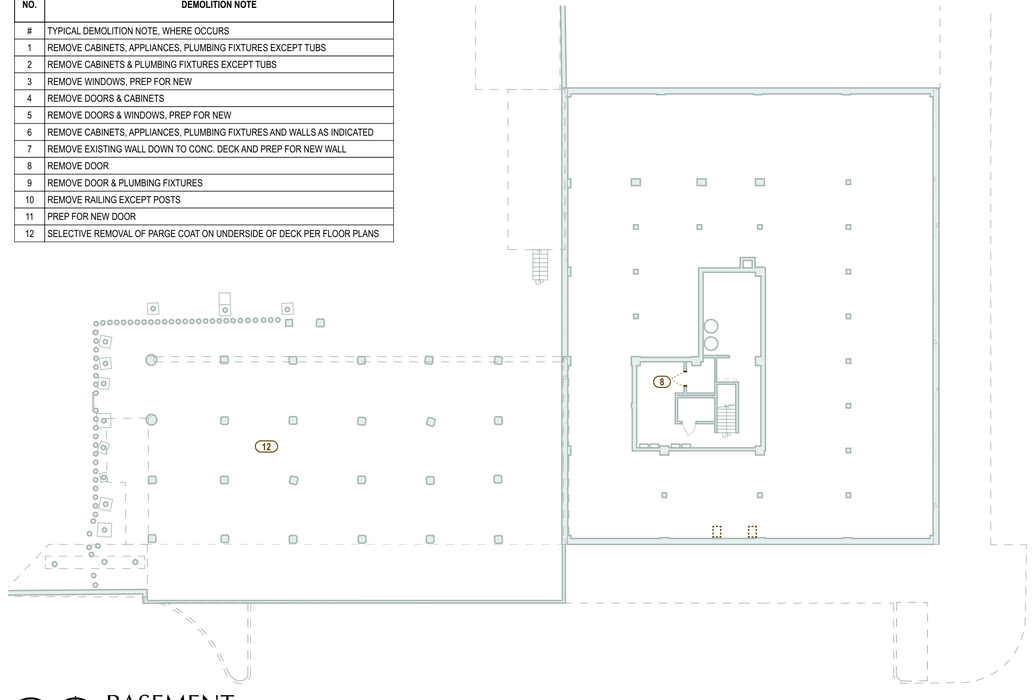
3 A2.1 2ND FLOOR

1/16" = 1'-0"

0 8' 16' 32'

DEMOLITION SCHEDULE

NO.	DEMOLITION NOTE
#	TYPICAL DEMOLITION NOTE, WHERE OCCURS
1	REMOVE CABINETS, APPLIANCES, PLUMBING FIXTURES EXCEPT TUBS
2	REMOVE CABINETS & PLUMBING FIXTURES EXCEPT TUBS
3	REMOVE WINDOWS, PREP FOR NEW
4	REMOVE DOORS & CABINETS
5	REMOVE DOORS & WINDOWS, PREP FOR NEW
6	REMOVE CABINETS, APPLIANCES, PLUMBING FIXTURES AND WALLS AS INDICATED
7	REMOVE EXISTING WALL DOWN TO CONC. DECK AND PREP FOR NEW WALL
8	REMOVE DOOR
9	REMOVE DOOR & PLUMBING FIXTURES
10	REMOVE RAILING EXCEPT POSTS
11	PREP FOR NEW DOOR
12	SELECTIVE REMOVAL OF PARGE COAT ON UNDERSIDE OF DECK PER FLOOR PLANS



4 A2.1 BASEMENT

1/16" = 1'-0"

0 8' 16' 32'

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COMBINED CONSTRUCTION SET

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

2104142 Admiralty Apt Rehab ACD Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

DEMOLITION PLANS

A2.1

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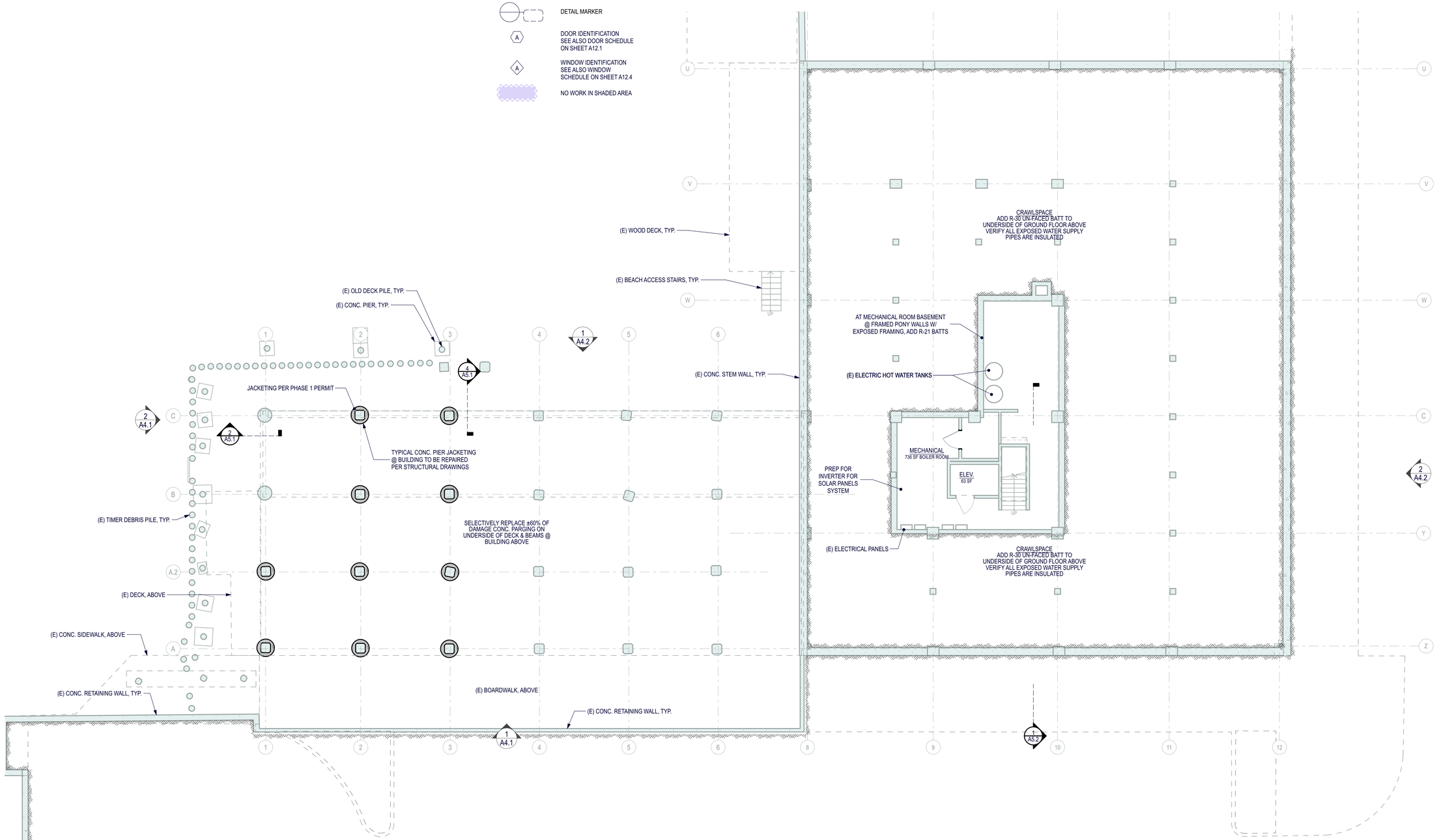
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" — FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

GENERAL PLAN NOTES

ENLARGED DRAWINGS:	**REFER TO ENLARGED FLOOR PLANS, STARTING ON SHEET A8.1 FOR ADDITIONAL NOTES AND DETAILS**
STAIRS:	STAIRS TO REMAIN AS-IS EXCEPT AS NOTED. PROVIDE TEMPORARY BRACING AN SHORING AS NECESSARY DURING CONSTRUCTION OF NEW WALL AT GRID 1.
HANDRAILS:	HANDRAILS TO REMAIN AS-IS. NO CHANGES EXCEPT AS NOTED. IF REPLACED, SEE 6/A0.3
DOORS:	IN COMMON AREAS AND IN TYPE A UNITS, PROVIDE DOOR CLEARANCES PER 1/A0.3.
PUBLIC RESTROOM:	SEE TYP. BATHROOM, ADA CLEARANCES PER 8/A8.16
FIRE EXTINGUISHERS:	VERIFY THAT EXISTING EXTINGUISHERS @ AT LEAST 75' O.C. IN ALL CORRIDORS AND COMMON AREAS
BATHROOM FANS:	PROVIDE ENERGY STAR 100 CFM (1.0 SONE OR LESS) FAN WITH WHOLE HOUSE FAN OPERATION, BACK DAMPER & TIMER SWITCH PER IMC 403.4
RANGE VENTS:	RANGE HOODS W/ BACK DAMPERS TO CONNECT TO EXISTING EXHAUST DUCTS AND VENT TO THE ROOF. AT ACCESSIBLE UNITS, PROVIDE WALL MOUNTED CONTROL SWITCH @ 42" AT THE SIDE WALL ADJACENT THE STOVE
UNIT HEATERS:	REPLACE EXISTING ELECTRIC WALL HEATERS W/ NEW EQUIVALENTS



1 A2.2 — FLOOR PLAN - BASEMENT

1/8" = 1'-0"

0 4' 8' 16'

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Revise AC22 Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

BASEMENT FLOOR PLAN

A2.2

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LEGEND

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- NEW WALL
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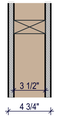
TYPICAL NEW INTERIOR PARTITION



1 HR - TYP INTERIOR PARTITION WALL
(1) 5/8" TYPE 'X' GWB* APPLIED PARALLEL TO EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. W/ 6d COATED NAILS. 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. AT JOINTS AND TOP AND BOTTOM PLATES AND 3/8" BEADS OF ADHESIVE AT INTERMEDIATE STUDS. JOINTS STAGGERED 24" ON OPPOSITE SIDES

REF: GA FILE NO. WP 3520

* - USE MOISTURE RESISTANT GWB AT DAMP LOCATIONS INCL. RESTROOMS, JAN. CLOSETS, ETC.

GENERAL PLAN NOTES

ENLARGED DRAWINGS:	**REFER TO ENLARGED FLOOR PLANS, STARTING ON SHEET A8.1 FOR ADDITIONAL NOTES AND DETAILS**
STAIRS:	STAIRS TO REMAIN AS-IS EXCEPT AS NOTED. PROVIDE TEMPORARY BRACING AN SHORING AS NECESSARY DURING CONSTRUCTION OF NEW WALL AT GRID 1.
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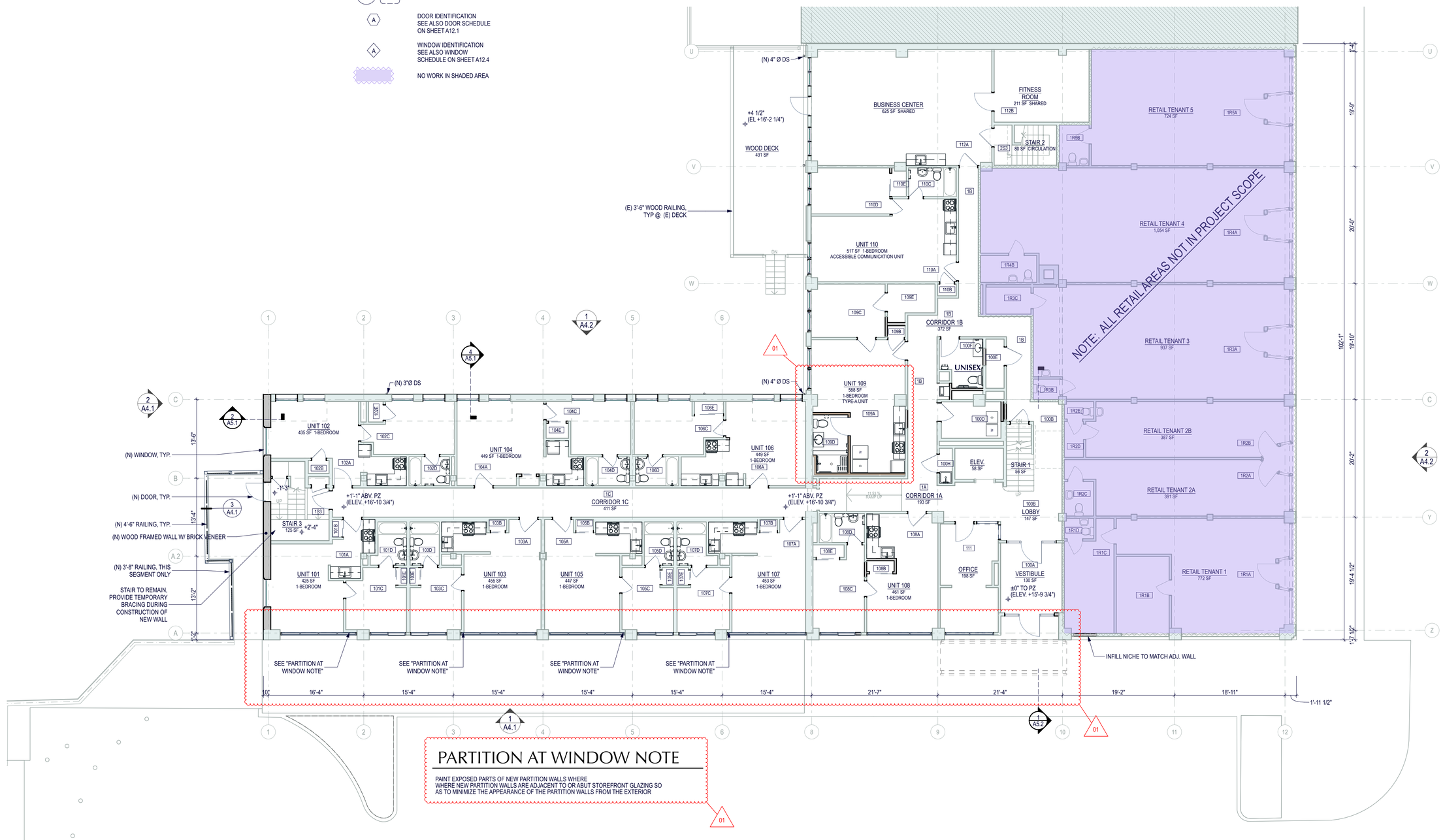
UNIT HEATERS:	REPLACE EXISTING ELECTRIC WALL HEATERS W/ NEW EQUIVALENTS



PARTITION AT WINDOW NOTE

PAINT EXPOSED PARTS OF NEW PARTITION WALLS WHERE
WHERE NEW PARTITION WALLS ARE ADJACENT TO OR ABUT STOREFRONT GLAZING SO
AS TO MINIMIZE THE APPEARANCE OF THE PARTITION WALLS FROM THE EXTERIOR

01

FLOOR PLAN - GROUND FLOOR

1/8" = 1'-0"

0 4' 8' 16'

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Rehab ACD Pre-Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	FOR PERMIT RESUBMITTAL
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

GROUND FLOOR PLAN

A2.3

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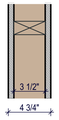
TYPICAL NEW INTERIOR PARTITION



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REF: GA FILE NO. WP 3520

* - USE MOISTURE RESISTANT GWB AT DAMP LOCATIONS INCL. RESTROOMS, JAN. CLOSETS, ETC.

GENERAL PLAN NOTES

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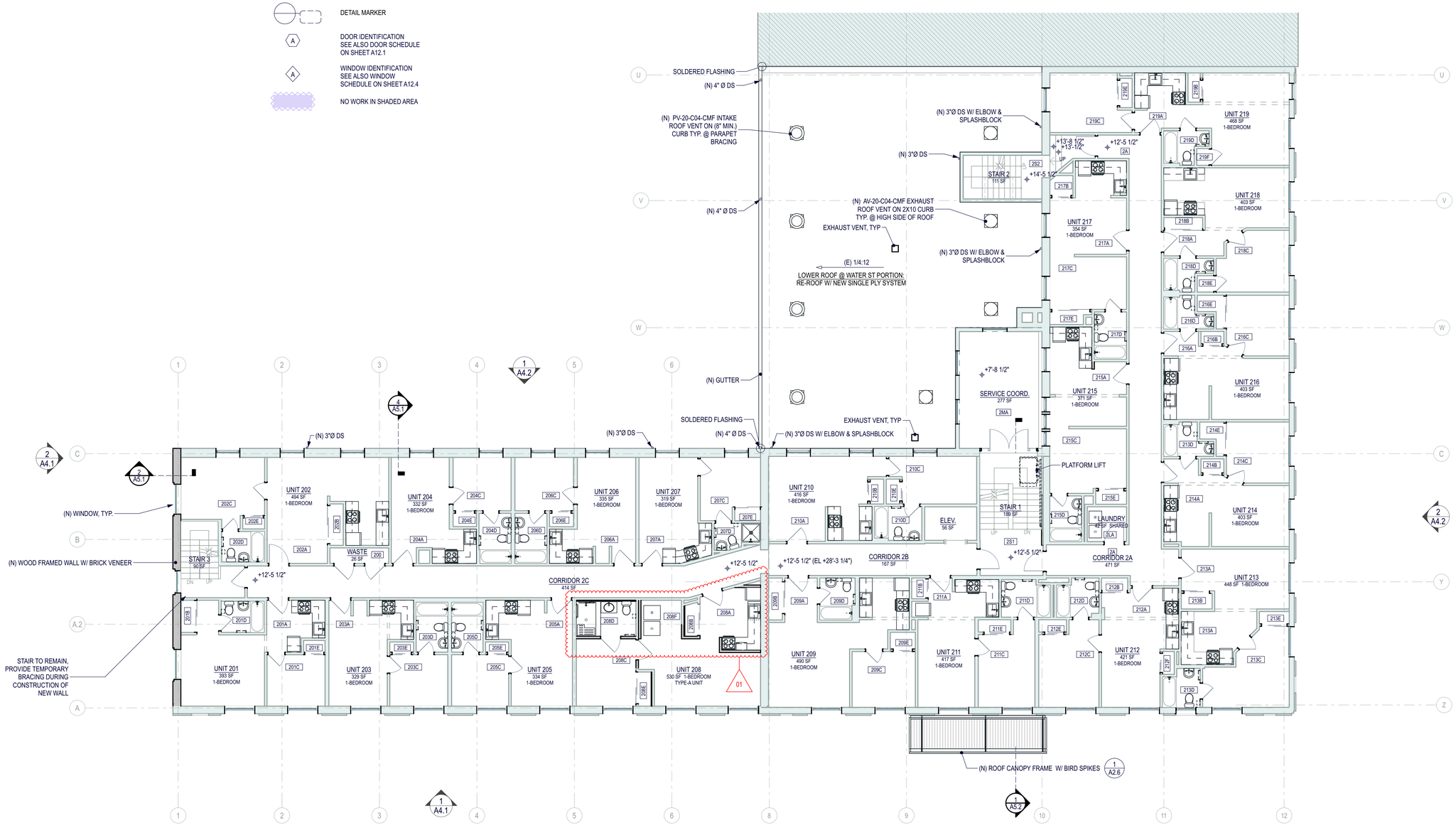

FLOOR PLAN - 2ND FLOOR

2 / A2.4 — 1/8" = 1'-0"

0 4' 8' 16'

COMBINED CONSTRUCTION SET

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

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	PHASE I PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

Jurisdiction Approval Stamp

COMBINED CONSTRUCTION SET
5/27/21

2ND FLOOR PLAN

A2.4

2104.12 Admiralty Apt Rehab #222 Plot Date: 5/28/21 Sean Hill

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LEGEND

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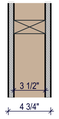
TYPICAL NEW INTERIOR PARTITION



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REF: GA FILE NO. WP 3520

* - USE MOISTURE RESISTANT GWB AT DAMP LOCATIONS INCL. RESTROOMS, JAN. CLOSETS, ETC.

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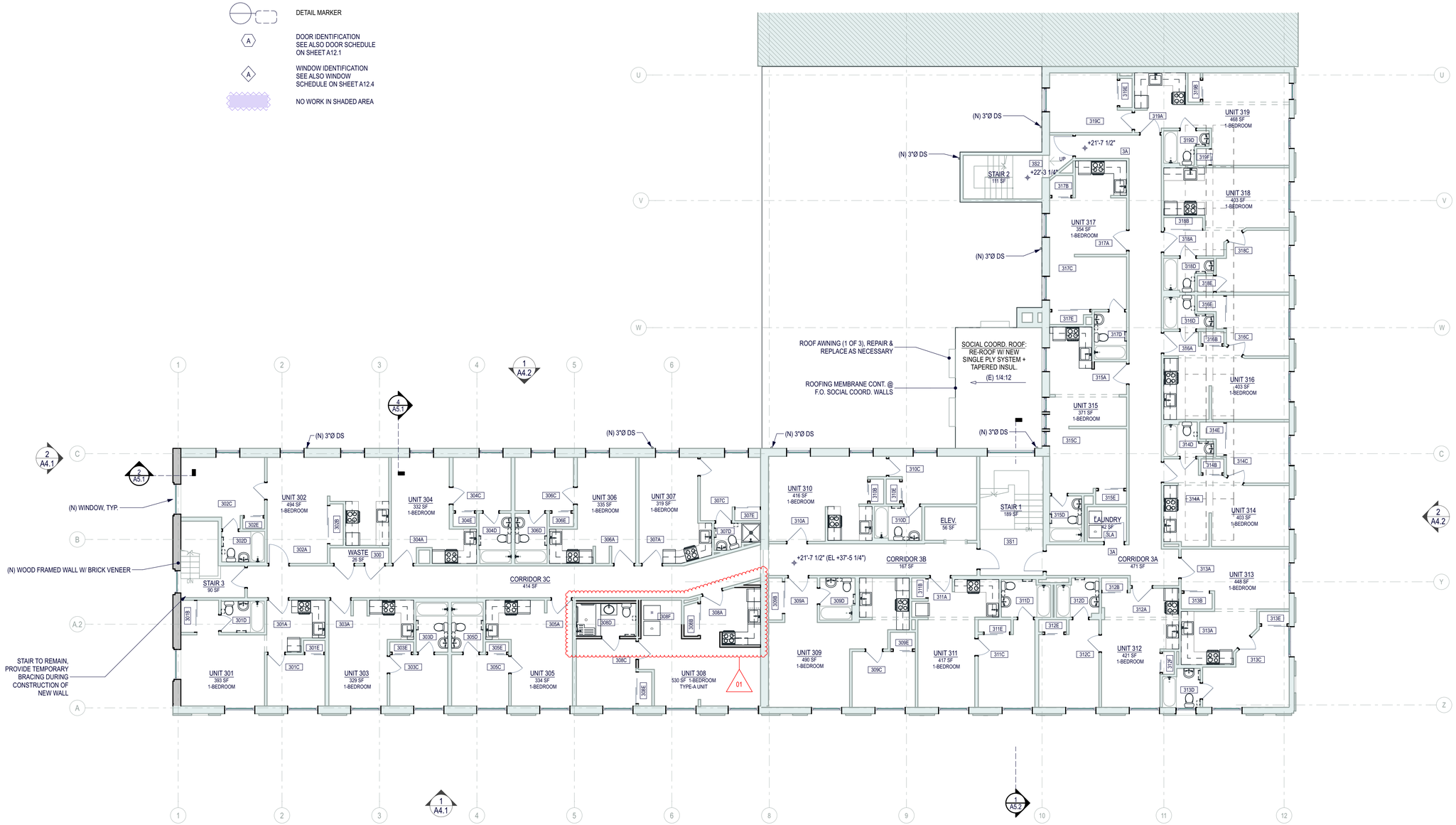

FLOOR PLAN - 3RD FLOOR

1/8" = 1'-0"

0 4' 8' 16'

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Repair ACD Pol Date: 5/28/21 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/5/21	ADDENDUM #1 ISSUED
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

3RD FLOOR PLAN

A2.5

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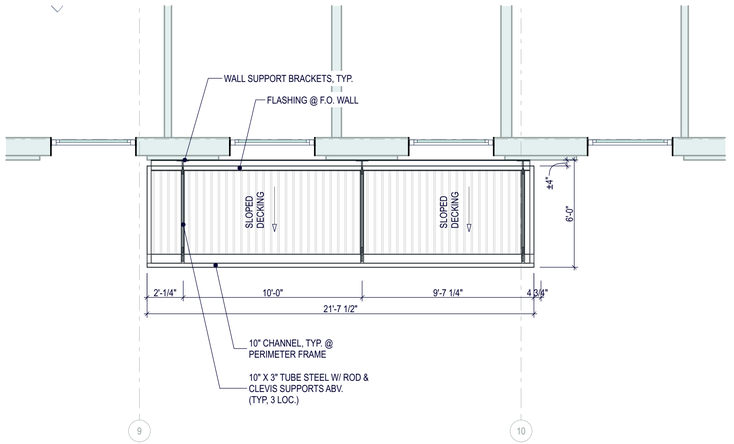


1 A2.6 N

2. ROOF CANOPY PLAN

1/4" = 1'-0"

0 2' 4' 8'

01

VENTING CALCS

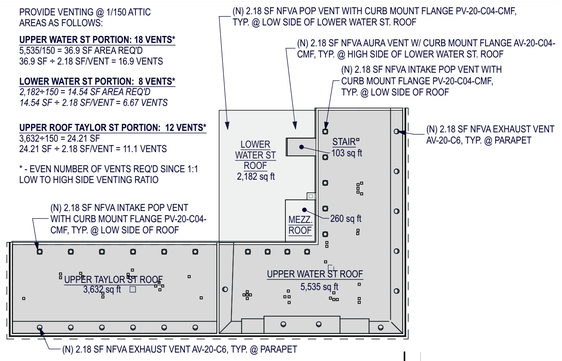
PROVIDE VENTING @ 1/150 ATTIC AREAS AS FOLLOWS:

UPPER WATER ST PORTION: 18 VENTS*
5,535/150 = 36.9 SF AREA REQ'D
36.9 SF ÷ 2.18 SF/VENT = 16.9 VENTS

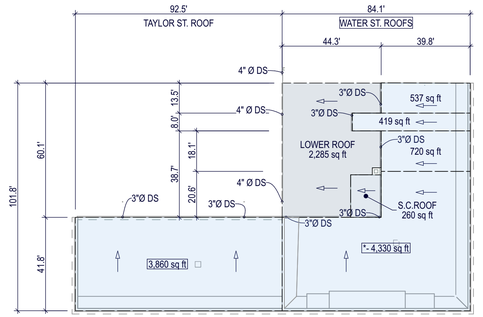
LOWER WATER ST PORTION: 8 VENTS*
2,182÷150 = 14.54 SF AREA REQ'D
14.54 SF ÷ 2.18 SF/VENT = 6.67 VENTS

UPPER ROOF TAYLOR ST PORTION: 12 VENTS*
3,632÷150 = 24.21 SF
24.21 SF ÷ 2.18 SF/VENT = 11.1 VENTS

* - EVEN NUMBER OF VENTS REQ'D SINCE 1:1 LOW TO HIGH SIDE VENTING RATIO



DRAINAGE CALCS



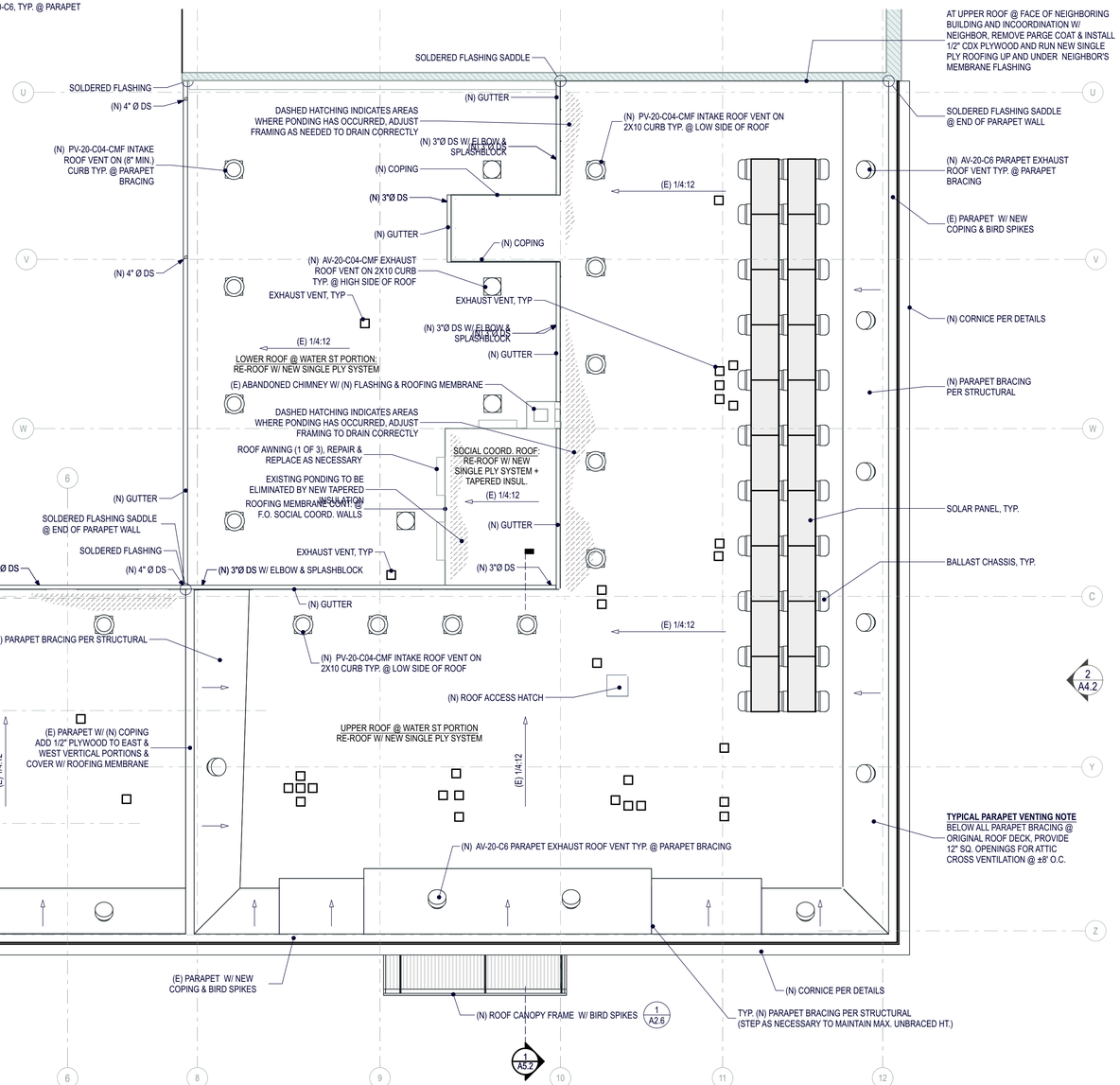
RAINFALL INTENSITY: 3.3 IN/HR

ROOF AREA	AREA	GUTTER	W.	D.	DS	AREA/DS	DSØ
DESIGNATION	*(SF)*	*(LF)*	*(IN.)*	*(IN.)*	*QTY.*	*(IN²)*	*(IN.)*
TAYLOR ST ROOF	3860	92	5.5	4.5	2	5.51	3
WATER ST UPPER(*)	4330	65	5.5	4.5	2	6.19	3
WATER ST (ALL)	8562	60	6	4.5	3	7.93	4

TYPICAL PROPOSED MINIMUM GUTTER & DOWNSPOUT SIZES:
LOWER ROOF GUTTERS: 6" W. X 4.5" D. MIN.
LOWER ROOF DOWNSPOUTS: 3 @ 4"Ø MIN.
UPPER ROOF GUTTERS: 5.5" W. X 4.5" D. MIN.
UPPER ROOF DOWNSPOUTS: 3"Ø TYP. (LOCATED WHERE INDICATED)

NOTE: 50' MAX. GUTTER LENGTHS W/ EXPANSION JOINTS TO BE PROVIDED BETWEEN SECTIONS

WATER ST UPPER ROOFS RUN TO GUTTERS WHICH SPILL ONTO LOWER ROOF. S.C. ROOF SHEET FLOWS ONTO LOWER ROOF (NO GUTTERS OR DS @ S.C. ROOF).



2 A2.6 N

ROOF PLAN

1/8" = 1'-0"

0 4' 8' 16'

NOTE: ALL ROOF HATCH & VENT LOCATIONS ARE APPROXIMATE, FIELD VERIFY ALL LOCATIONS

COMBINED CONSTRUCTION SET

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

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE 1 PERMIT SUBMITTAL
-	4/14/21	PLANNING RESUBMITTAL
Δ1	5/27/21	COMBINED CONSTRUCTION SET

Jurisdiction Approval Stamp

23(44.3 Admiralty Apt Rehab A(22 Plot Date: 5/28/21 Sean Hill

COMBINED CONSTRUCTION SET 5/27/21

ROOF PLAN

A2.6

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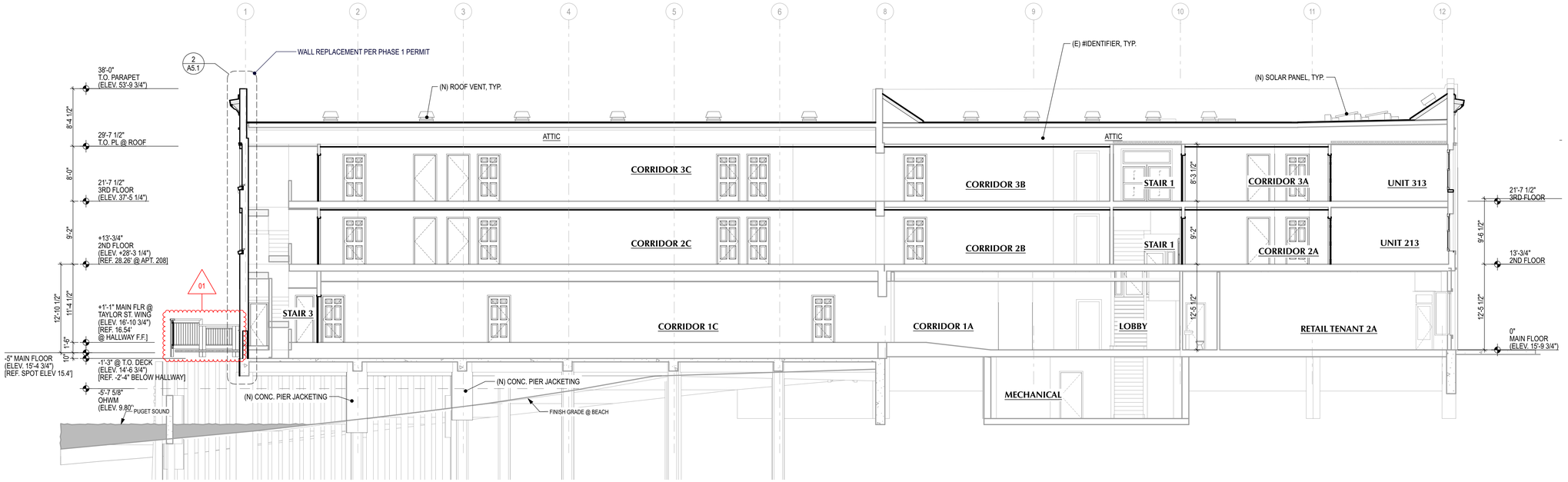
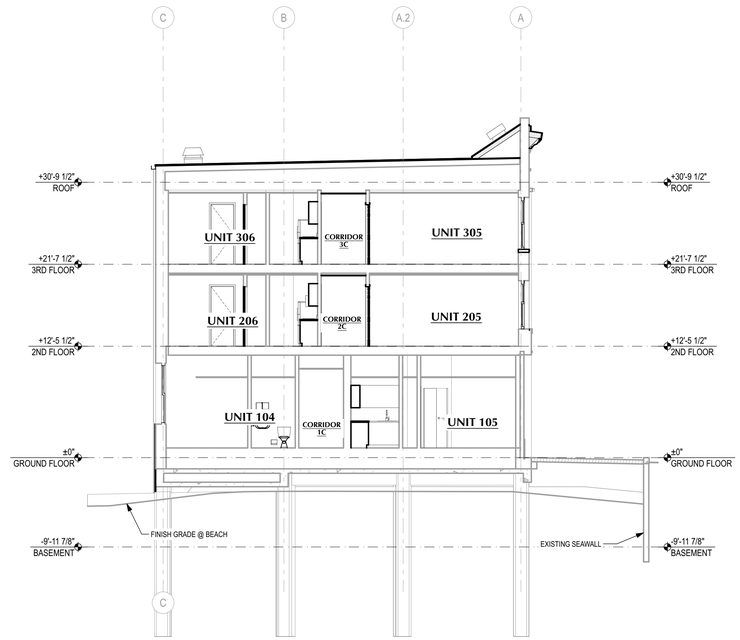


EW1
A3.1

BUILDING SECTION

1/8" = 1'-0"

0 4' 8' 16'



NS1
A3.1

BUILDING SECTION

1/8" = 1'-0"

0 4' 8' 16'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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

21041.2 Admiralty Apt Repair_ACD Pro Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/1/21	PHASE I PERMIT ISSUED
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

BUILDING SECTIONS

A3.1

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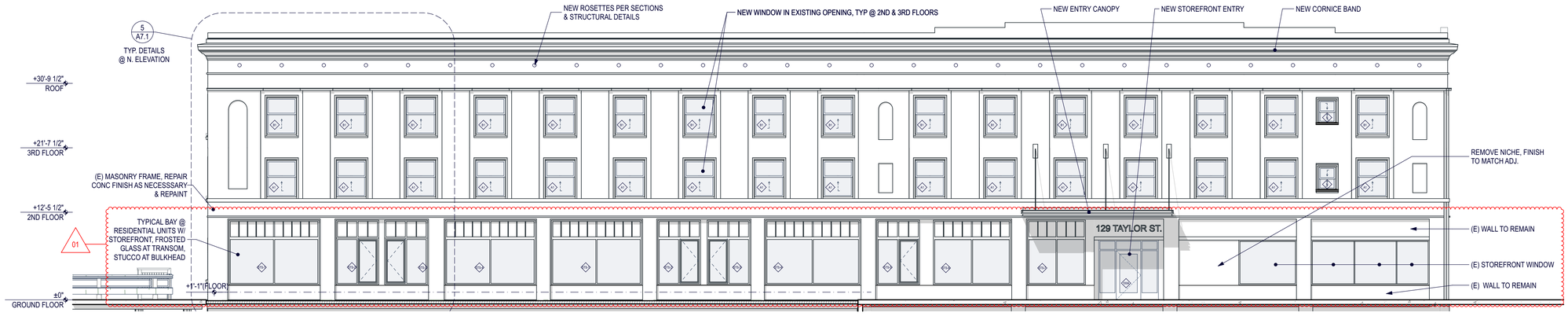
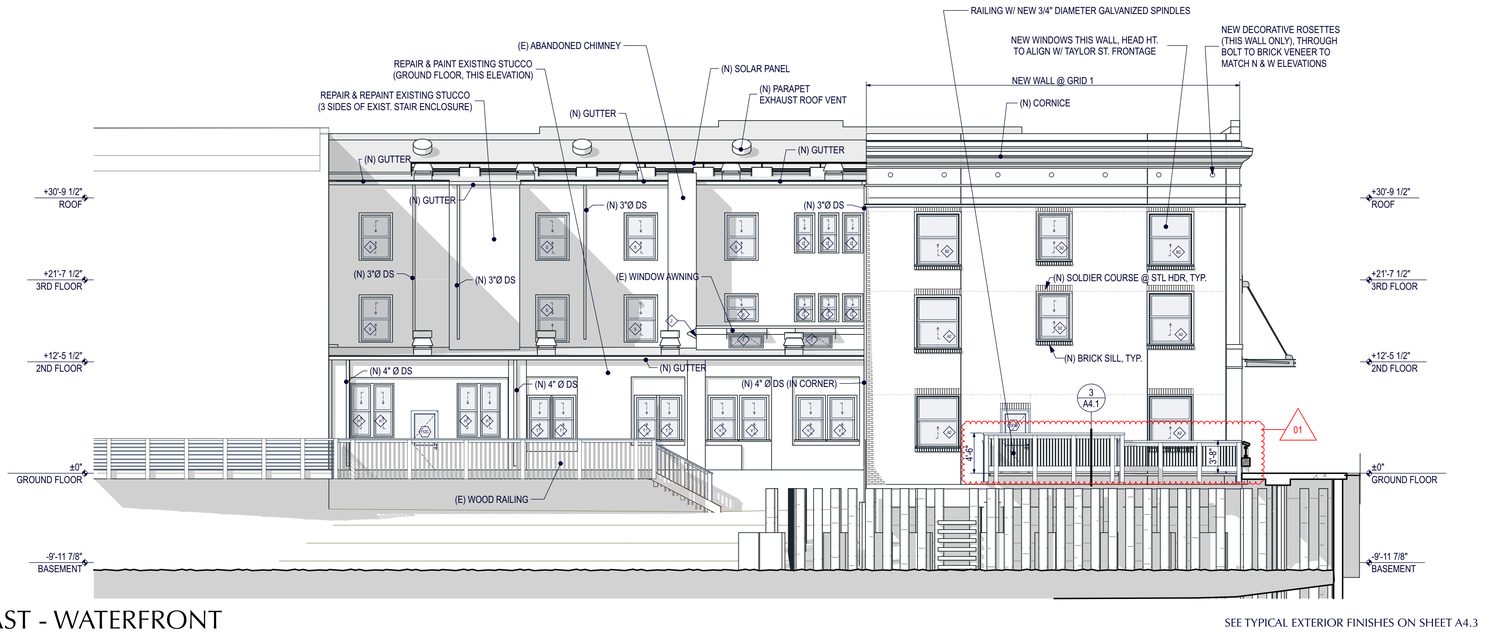


1 A4.1 NORTH - TAYLOR ST.

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

(NE)

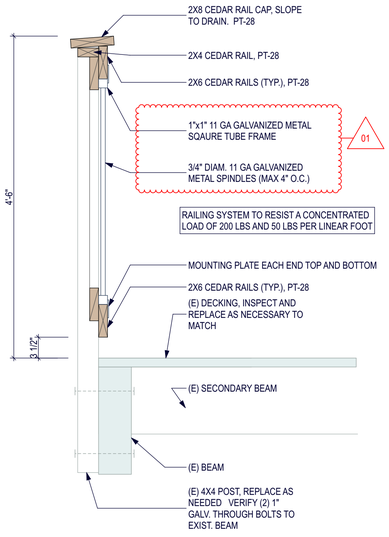


2 A4.1 EAST - WATERFRONT

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

(SE)



3 A4.1 NEW RAILING DETAIL

1" = 1'-0"

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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2104.12 Admiralty Apt Rehab /CD2 Pre/Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ELEVATIONS

A4.1

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1 A4.2 SOUTH - COURTYARD: (SW)

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

0 4' 8' 16'

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

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

0 4' 8' 16'

COMBINED CONSTRUCTION SET

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REPAIRS AND IMPROVEMENTS

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21041.2 Admiralty Apt Rehab ACD Pro Date: 5/2021 Swee Hill

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Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

ELEVATIONS

A4.2

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	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)

STOREFRONT COLOR

Brown

CLAD WINDOW COLOR

1 / A4.3 TYPICAL EXTERIOR FINISHES

PROPOSED COLORS

PORT TOWNSEND #	SHERWIN-WILLIAMS #
PT-1	SW 6250
PT-3	?
PT-28	SW 2856
PT-34	SW 2832

COLORS FROM PORT TOWNSEND NATIONAL LANDMARK HISTORIC DISTRICT APPROVED COLOR PALETTE

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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2104.14 Admralty Apt Rehab ACD Plot Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

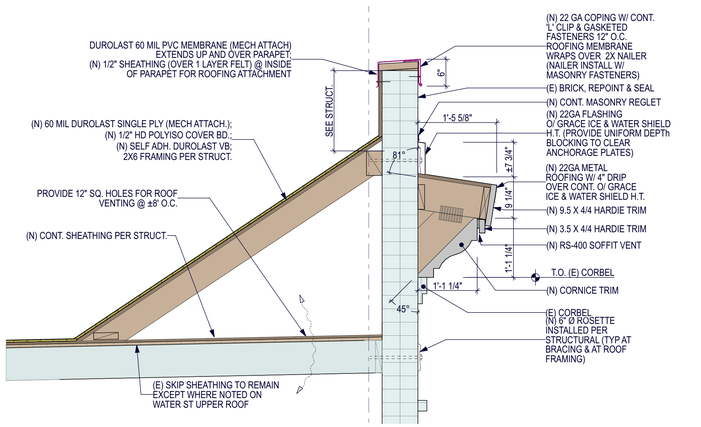
Issue History

NO.	DATE	DESCRIPTION
-	12/21	PHASE I PERMIT SUBMITTAL
-	4/21	PHASE I PERMIT SET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

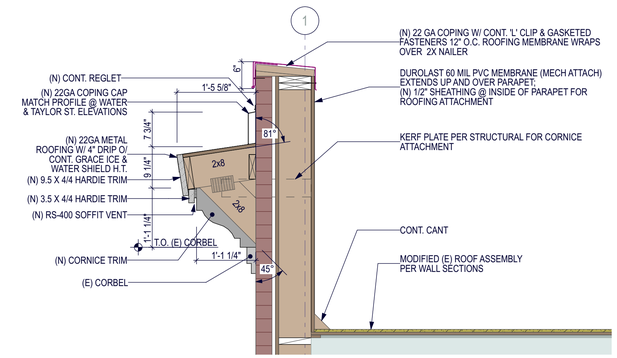
ENTRY AREA FACADE STUDY

A4.3



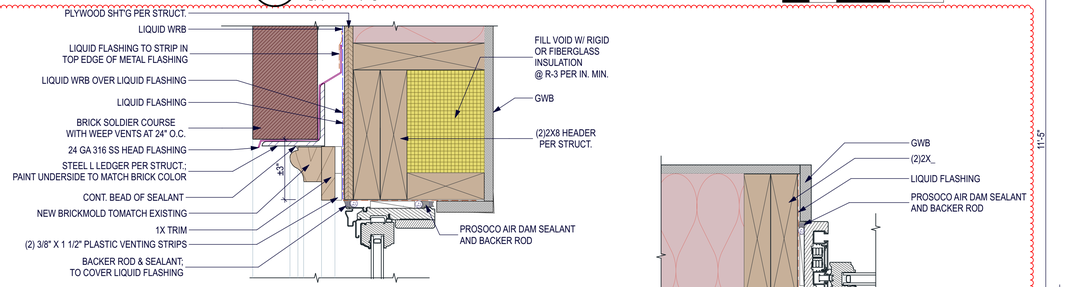
1 A5.1 PARAPET & NEW CORNICE

3/4" = 1'-0"



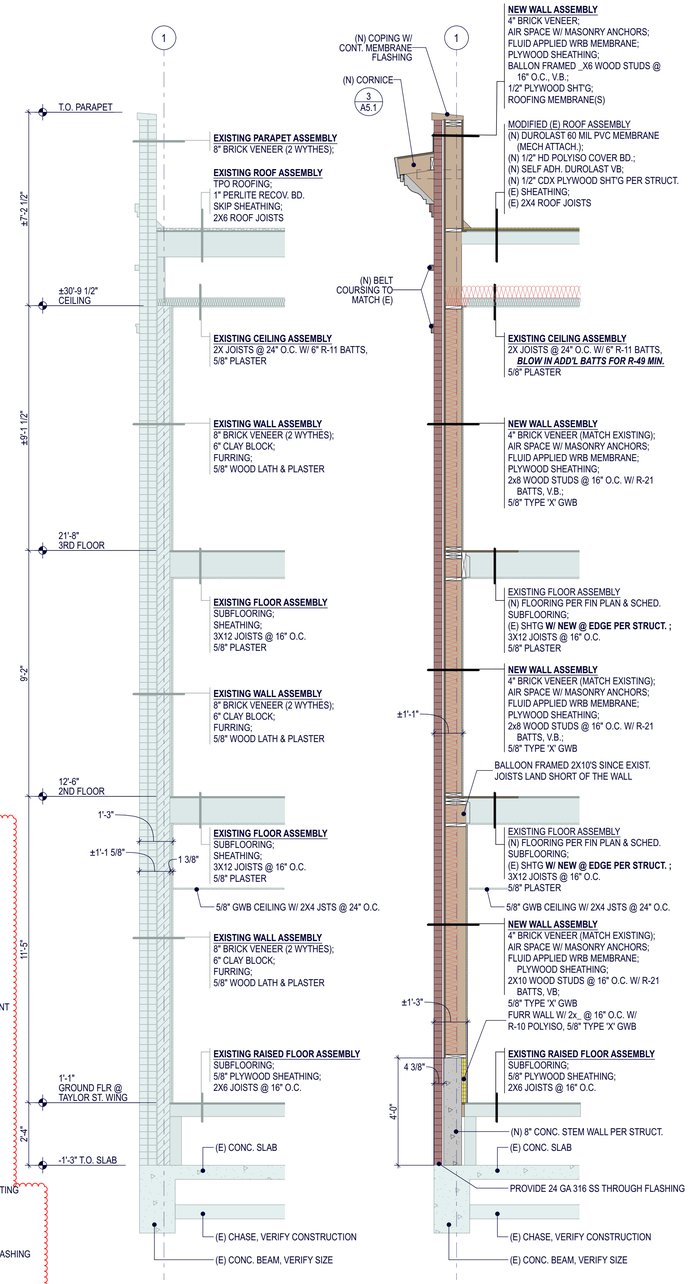
4 A5.1 PARAPET @ NEW WALL

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

3 A5.1 GRID C

3/8" = 1'-0" @ WINDOWS

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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2104.3 Admiralty Apt Repair ACD2 Pat Drake 5/28/21 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/7/21	ADDENDUM #1 - PERMIT ISSUE
A1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

WALL SECTIONS

A5.1

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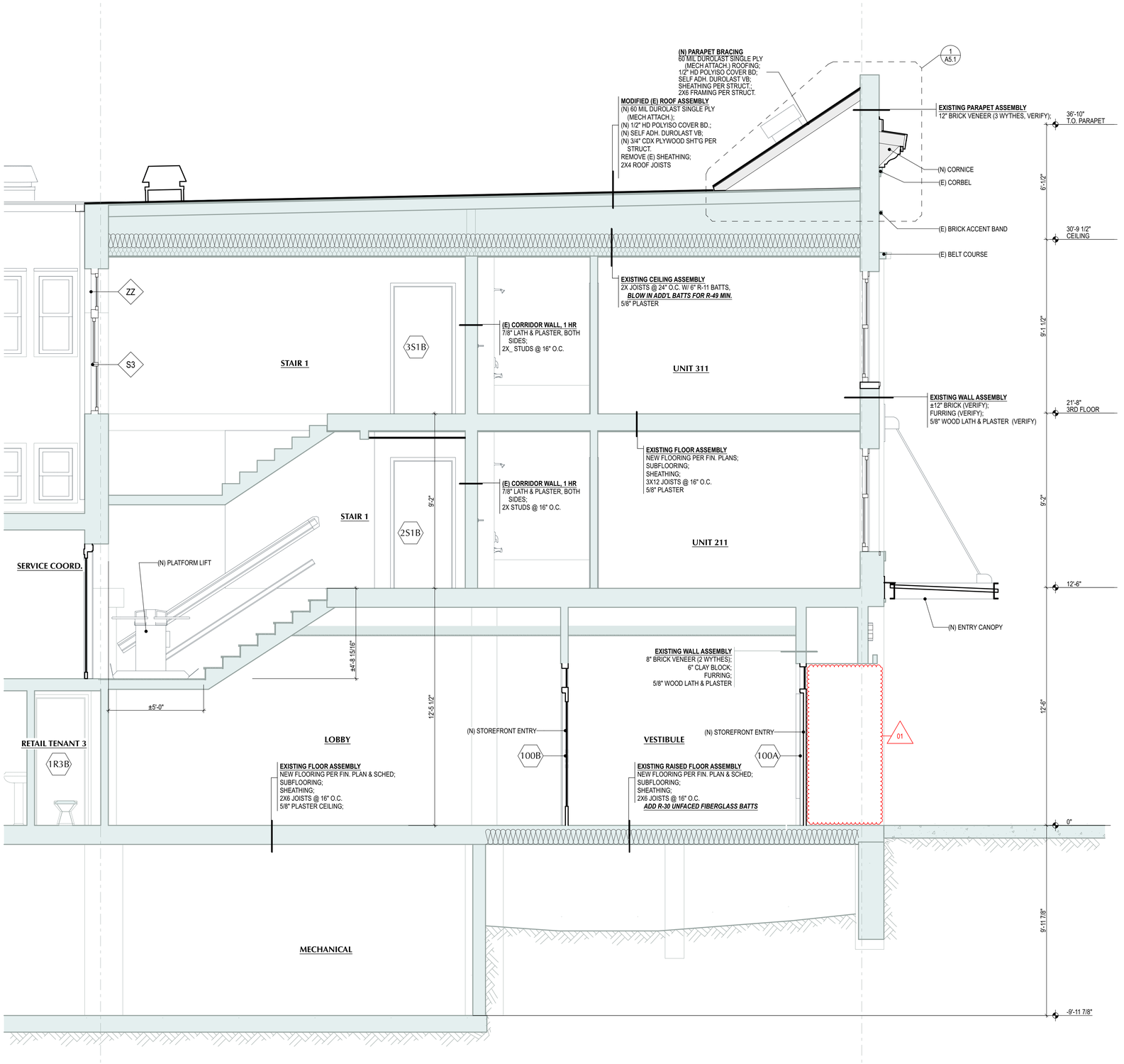

1 A5.2 NS3 BUILDING SECTION @ ENTRY

3/8" = 1'-0"

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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2104.12 Admiralty Apt Rehab ACD Pro Date: 5/28/21 Swan Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PHASE I PERMIT SET
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

BUILDING SECTION

A5.2

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X3 INCLINED PLATFORM LIFT:

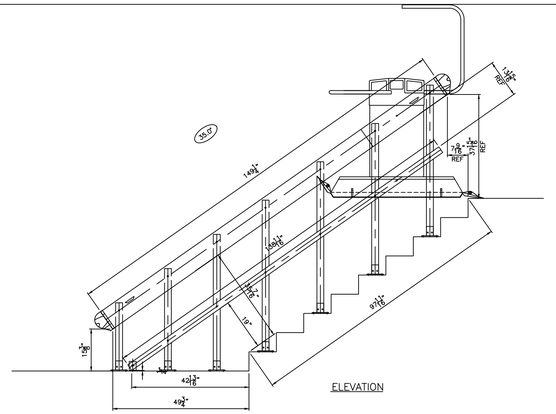
Code Reference:	ASME A17.1 "Safety Code for Elevators and Escalators", Part XX (Commercial Public Buildings) and ASME A18.1 "Safety Standard for Platforms Lifts and Stairway Chairlifts
Emergency Devices:	Emergency stop switch on a control panel, under platform sensing, ramp sensing and grab rail.
Safeties:	Overspeed governor on upper carriage drive, containing mechanical overspeed sensor and lock, with electrical drive cut–out protection.
Drive:	Power Transmission: Worm gear reduction to a pinion moving on a fixedgear rack.
Motor:	374W (0.5 HP) – 24VDC.
Power Supply:	120 VAC / 1 PHASE – 50/60 Hz. Charges 2 x 12VDC, 18 Ah batteries behind conveyance.
Travel Speed:	4 m/min [13 ft/min] traveling up; 5 m/min [16 ft/min] traveling down.
Location:	Indoor Lift – Commercial/Residential
Attachment:	Tower Mount Unit – Freestanding
Platform:	800mm x 1220mm [31 1/2" x 48"] (Keyless) The 16 ga. galvanized platform deck is finished with an electrostatically applied Non–Slip Black Sandex powder coat. The platform is equipped with a grab rail, hour counter and retractable passenger restraining arms.
Capacity:	Maximum 250 kg [550 lb] operating load.
Color:	Upper and lower rails and loading ramps are made of aluminum extrusions. The aluminim and steel components of the lift are finished with an electrostatically applied and baked powder "Silver Moon" finish.
Ramps:	Lower Ramp – Standard 200mm [7 7/8"] Upper Ramp – Standard 200mm [7 7/8"] Sideload Ramp – Required 200mm [7 7/8"]
Call Stations:	Lower Landing – Wireless Surface Mount c/w flush adapter (Keyed) Upper Landing – Wireless Surface Mount c/w flush adapter (Keyed)
Custom Work:	None.
Optional Items:	Fold Down Seat Kit, In–Hanger Alarm with Battery Back–up, Attendant Remote Control Kit, Towers (Mild Steel).

A	INITIAL RELEASE		UNITS: INCHES	01/08/21	AU	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL ±1/16" ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

GARAVENTA LIFT
18920 36TH AVENUE
SURREY,BC,CANADA V3Z 0P6
PH: ++1 604 594 0422
FAX: ++1 604 594 9915
http://www.garaventalift.com

X3 – iGOLDD DRAWING
ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 1 OF 4
Mobility Concepts Inc

619008-IG-A



ELEVATION

STAIR INFORMATION:
HORIZONTAL: 80"
VERTICAL: 56 1/16"
SLOPE: 97 11/16"
FIRST RISER: 7"
UNIT SIDE: LEFT
OF RISERS: 9
STAIR ANGLE: 35.0°

A	INITIAL RELEASE		UNITS: INCHES	01/08/21	AU	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL ±1/16" ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

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ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 2 OF 4
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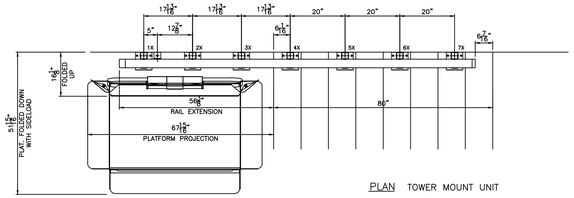

PLAN TOWER MOUNT UNIT

DEDICATED CIRCUIT SUPPLIED BY OTHERS:
120 VAC / 1 PHASE – 50/60 Hz.
Conduit and devices to suit local codes and a recommended 1 amp. dedicated circuit.

A	INITIAL RELEASE		UNITS: INCHES	01/08/21	AU	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL ±1/16" ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

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X3 – iGOLDD DRAWING
ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 3 OF 4
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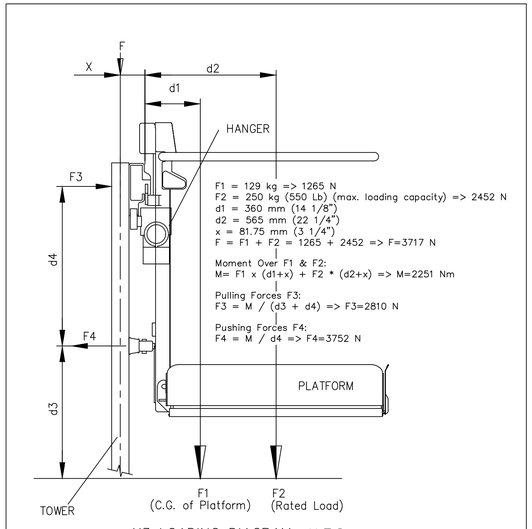

F1 = 129 kg => 1265 N
F2 = 250 kg (550 Lb) (max. loading capacity) => 2452 N
d1 = 360 mm (14 1/8")
d2 = 565 mm (22 1/4")
x = 81.75 mm (3 1/4")
F = F1 + F2 = 1265 + 2452 => F=3717 N

Moment Over F1 & F2:
M= F1 x (d1+x) + F2 * (d2+x) => M=2251 Nm

Pulling Forces F3:
F3 = M / (d3 + d4) => F3=2810 N

Pushing Forces F4:
F4 = M / d4 => F4=3752 N

X3 LOADING DIAGRAM N.T.S.
(Loads are based on a 800 x 1220 [31 1/2" x 48"] platform)

A	INITIAL RELEASE		UNITS: INCHES	01/08/21	AU	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL ±1/16" ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

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X3 – iGOLDD DRAWING
ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 4 OF 4
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Tower "X" Information [mm]				
#	Location	Length	Spacing	To R1
1	Floor	633	0	1204
2	Floor	950	453	752
3	Floor	1268	453	299
4	Tread	1407	453	–154
5	Tread	1407	508	–662
6	Tread	1407	508	–1170
7	Tread	1407	508	–1678
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

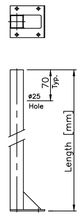
Upper Rail Section Holes [mm]			
#	Sect. 1	Sect. 2	Sect. 3
1	148	100	0
2	701	721	0
3	1255	0	0
4	1808	0	0
5	2428	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

Lower Rail Section Holes [mm]			
#	Sect. 1	Sect. 2	Sect. 3
1	433	0	0
2	986	0	0
3	1539	0	0
4	2159	0	0
5	2780	0	0
6	3400	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	33	Lwr. Rail Brkt. Hole	

Extra Items / Options		
Description	Qty.	Material
Color	–	STANDARD
Custom Form	–	N/A
Ext. Lwr. Ramp	–	N/A
Ext. Upp. Ramp	–	N/A
Sideload Ramp	1	N/A
Shims	–	N/A
Spacers	–	N/A
Spacers	–	N/A
Stringer "M" Plate	–	N/A
Tower	7	MS
Tower Clamp	–	N/A

X3 COMPONENT LENGTHS:

Upper Rail (overall) =	3791
Section 1 (lwr) =	2948
Section 2 (mid) =	843
Section 3 (upp) =	0
Lower Rail (overall) =	3523
Section 1 (lwr) =	3523
Section 2 (mid) =	0
Section 3 (upp) =	0
Slot Cover (overall) =	3791



X–TOWER

A	INITIAL RELEASE		UNITS: INCHES	01/08/21	AU	
REV.	SCALE: NTS	TOLERANCES: DIMENSIONAL ±1/16" ANGULAR ±0.5°	PROJECTION:	DATE	DRN.BY	CHK.BY

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ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 5 OF 5
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619008-IG-A

1 A6.1 PLATFORM LIFT
1' = 1'-0"

COMBINED CONSTRUCTION SET

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206.682.7525

2104.12 Admiralty Apt Rehab ACD Plot Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

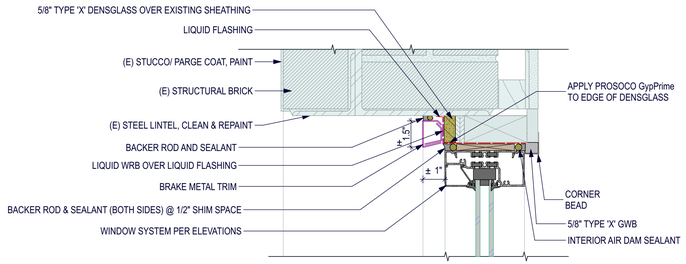
Issue History

NO.	DATE	DESCRIPTION
-	5/5/21	PHASE 1 PERMIT SUBMITTAL
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

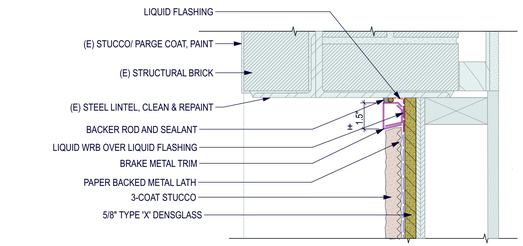
PLATFORM LIFT

A6.1



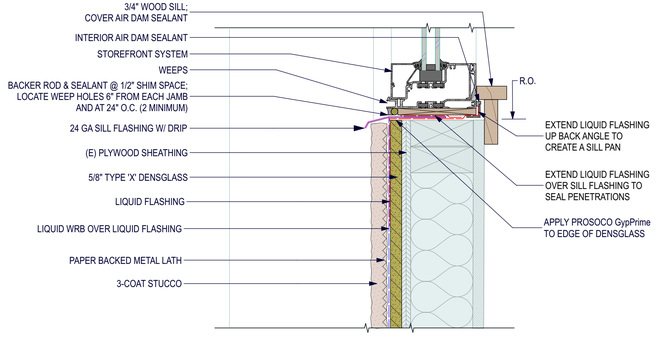
1 A7.1 STOREFRONT WINDOW: HEAD

3" = 1'-0"



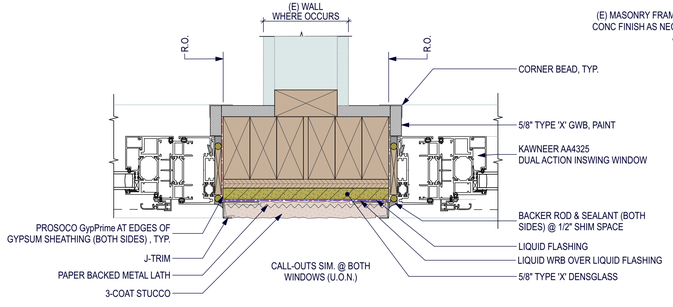
2 A7.1 STUCCO AT TOP OF WALL

3" = 1'-0"



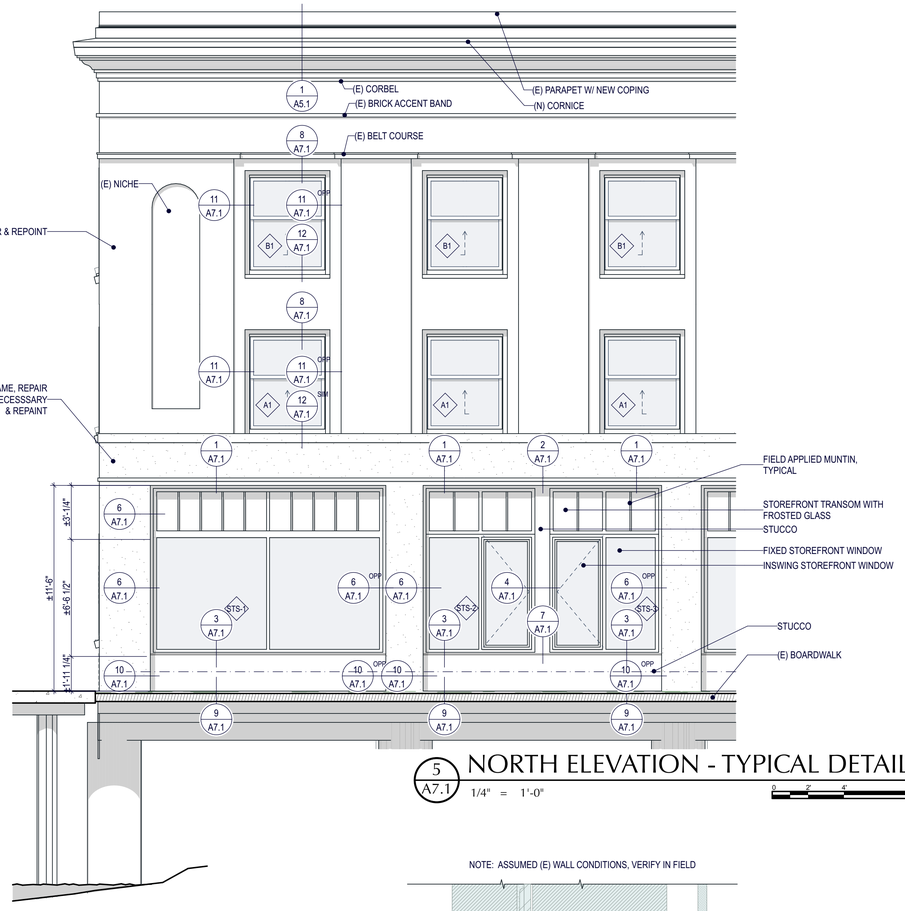
3 A7.1 STOREFRONT WINDOW: SILL

3" = 1'-0"



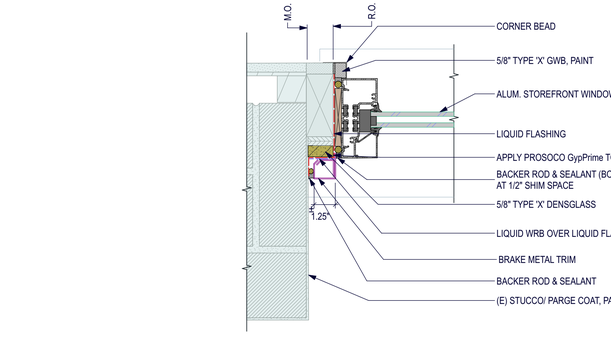
4 A7.1 STUCCO BETWEEN STOREFRONT

3" = 1'-0"



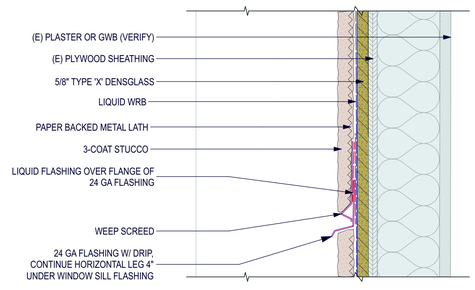
5 A7.1 NORTH ELEVATION - TYPICAL DETAILS

1/4" = 1'-0"



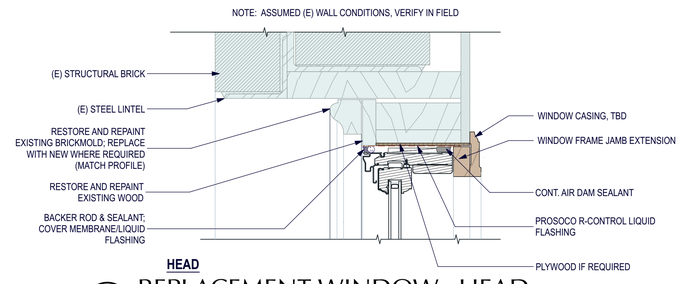
6 A7.1 STOREFRONT WINDOW: JAMB

3" = 1'-0"



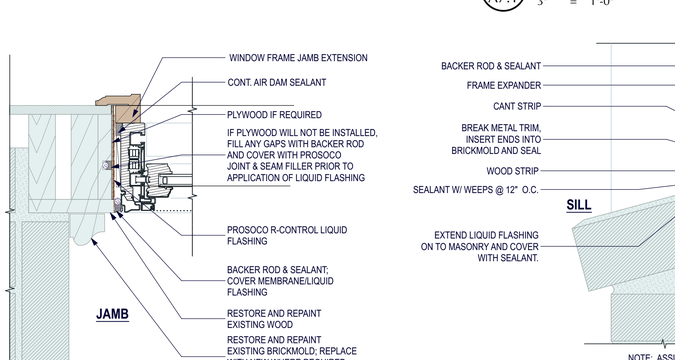
7 A7.1 STUCCO AT FLASHING

3" = 1'-0"



8 A7.1 REPLACEMENT WINDOW: HEAD

3" = 1'-0"

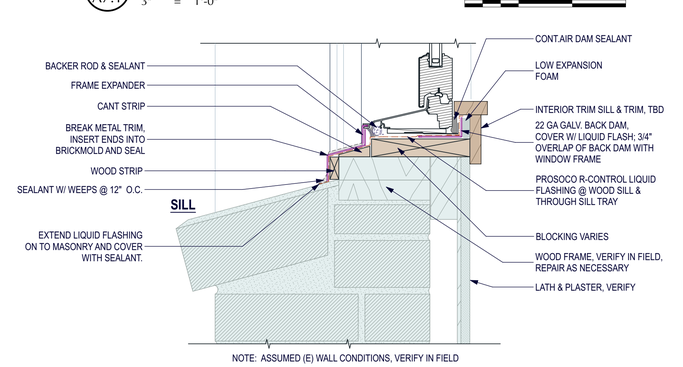


10 A7.1 STUCCO AT PILASTER

3" = 1'-0"

11 A7.1 REPLACEMENT WINDOW: JAMB

3" = 1'-0"



12 A7.1 REPLACEMENT WINDOW: SILL

3" = 1'-0"

COMBINED CONSTRUCTION SET

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

NO.	DATE	DESCRIPTION
-	2021	PHASE I PERMIT SUBMITTAL
-	2021	PHASE I PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

TAYLOR ST INFILL

A7.1

01

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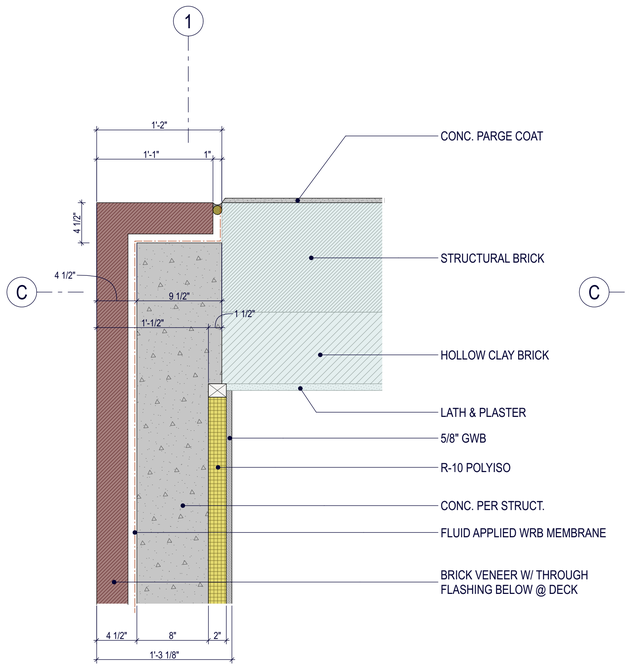
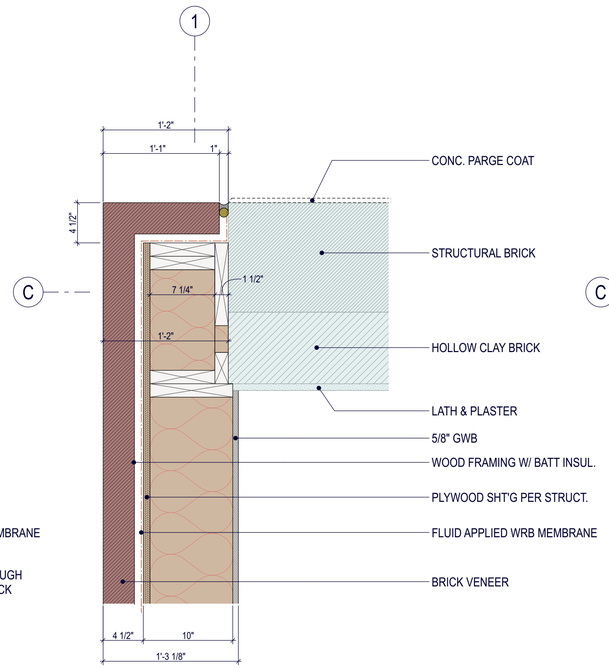
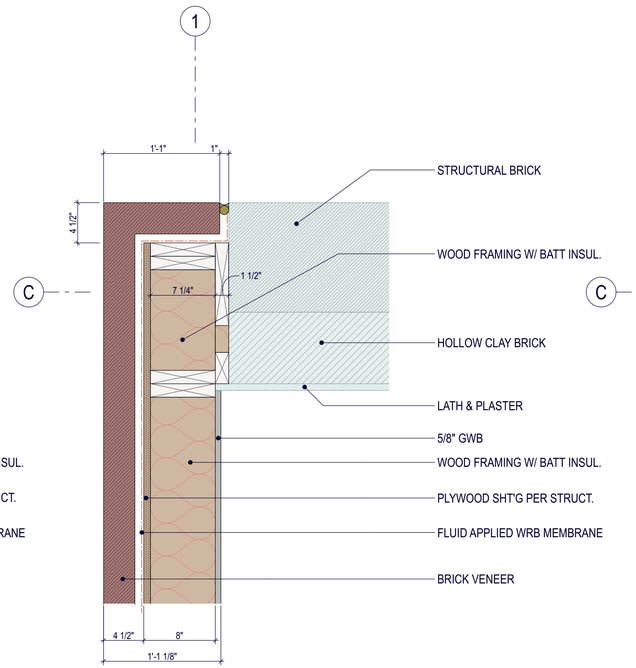


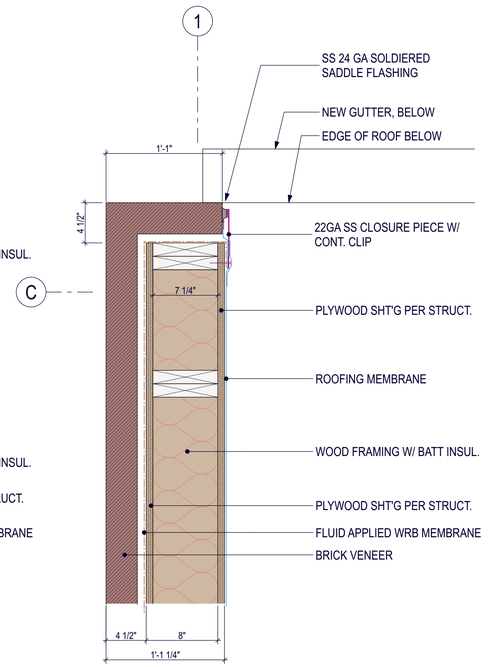
NEW WALL @ BASE
(GROUND FLOOR)



NEW WALL @ 2X10 FRAMING
(GROUND & 2ND FLOOR)



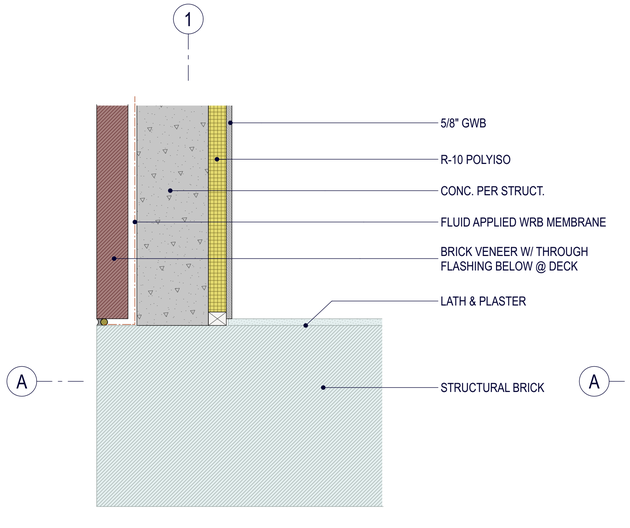
NEW WALL @ 2X8 FRAMING
(3RD FLOOR)



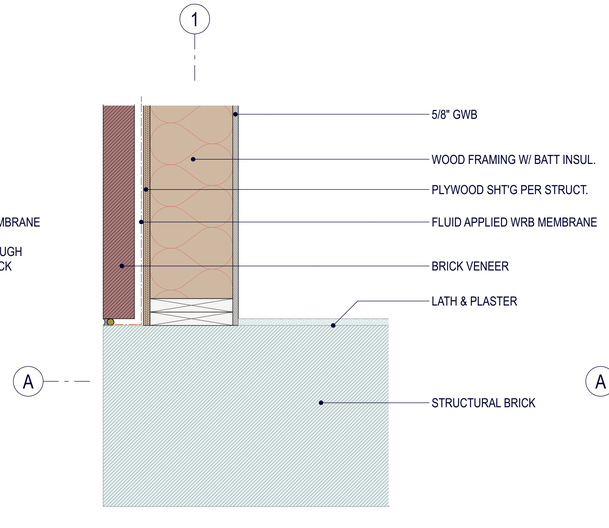
NEW WALL @ PARAPET
(ROOF)

2 A7.4 GRID 1 WALL @ GRID C

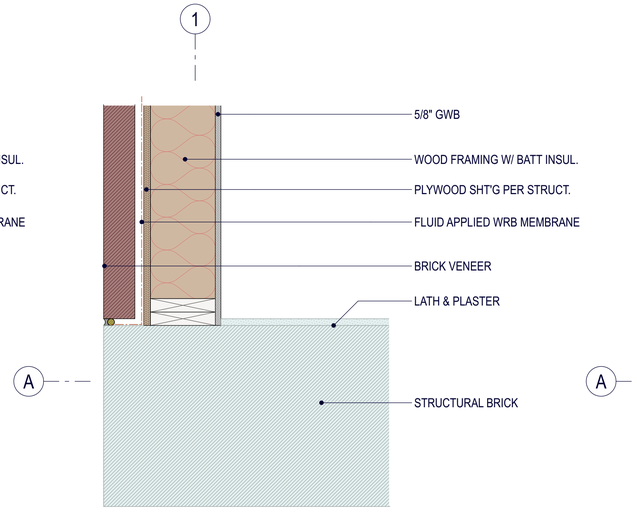
PLAN DETAILS



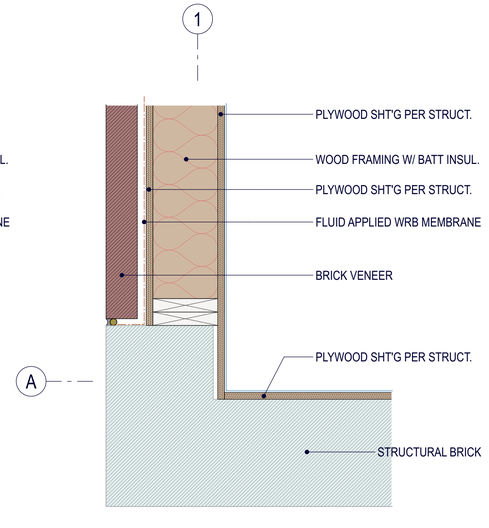
NEW WALL @ BASE
(GROUND FLOOR)



NEW WALL @ 2X10 FRAMING
(GROUND & 2ND FLOOR)



NEW WALL @ 2X8 FRAMING
(3RD FLOOR)



NEW WALL @ PARAPET
(ROOF)

1 A7.4 GRID 1 WALL @ GRID A

PLAN DETAILS

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
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206.682.7525

2104142.Admiralty Apt Rehab.ACD Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE II PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

PLAN DETAILS: GRID 1 WALL

A7.4

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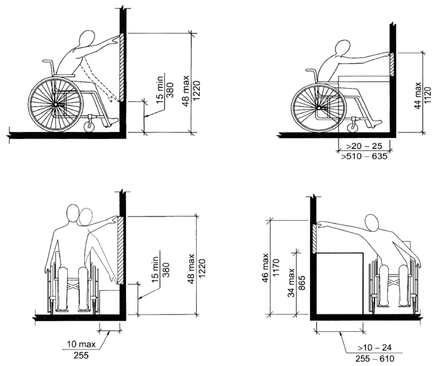
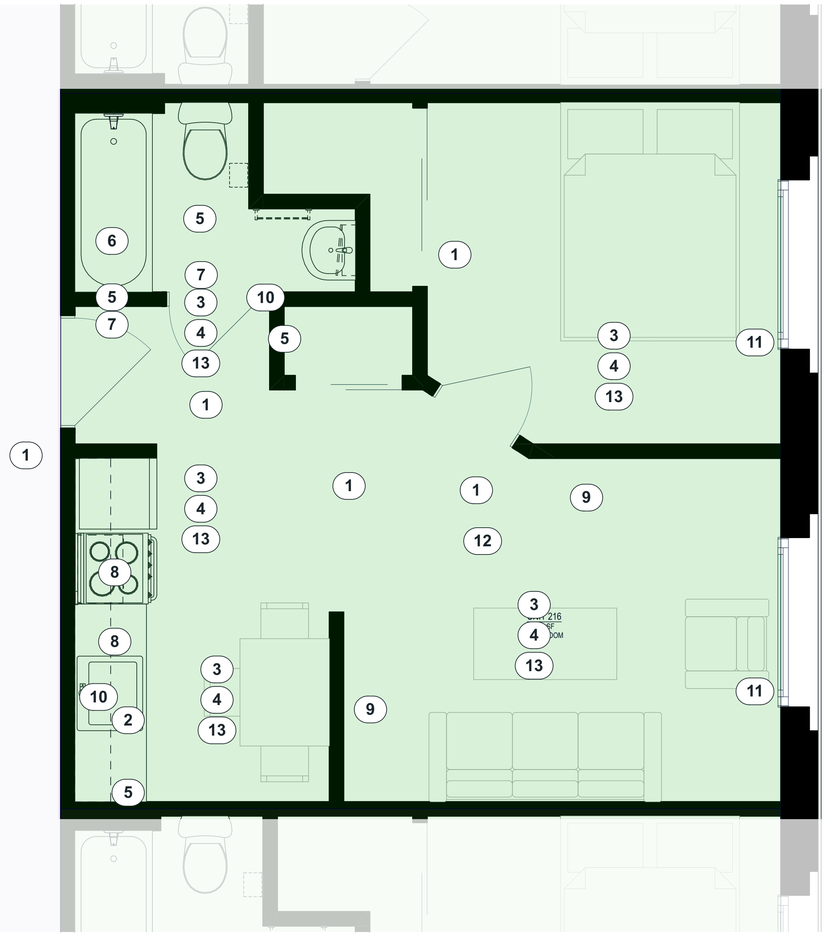
ADA REACH RANGES





TYPICAL UNIT SCOPE OF WORK

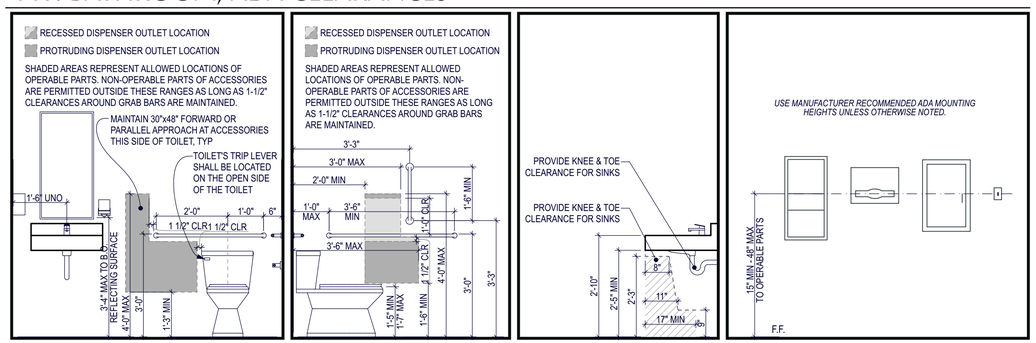
1/2" = 1'-0"

0 1' 2' 4'

TYP. UNIT SCOPE OF WORK

1. NEW UNIT ENTRY AND INTERIOR DOORS AND HARDWARE, ADD SPRING–HINGE CLOSERS TO UNIT ENTRY DOORS
2. NEW CABINETS AND SOLID SURFACE COUNTERTOPS
3. NEW LVP FLOORING
4. NEW LED LIGHTS
5. NEW KITCHEN AND BATHROOM PLUMBING FIXTURES
6. NEW BATHTUB SINGLE LEVER MIXING VALVES
7. NEW BATHROOM SURROUNDS, TUBS AND LOW FLOW TOILETS (RECOAT OR REPLACE TUBS) NEW ENERGY STAR BATH FANS, INCLUDE TIMER SWITCHES
8. NEW ENERGY STAR APPLIANCES AND ADD MICROWAVES
9. REPLACE ALL ELECTRIC BASE BOARD HEATERS AND T–STAT SWITCHES
10. NEW GFCI OUTLETS, SWITCHES AND PLUGS
11. NEW BLINDS/SHADES
12. NEW HARD-WIRED SMOKE DETECTORS
13. PAINT ALL WALLS AND CEILINGS (LOW OR NO VOC PAINTS, PRIMERS & SEALANTS)

TYP. BATHROOM, ADA CLEARANCES



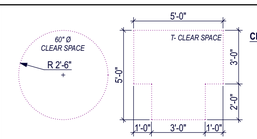
ACCESSIBILITY LEGEND

NTS

36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

__x__ CLR (__)

REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)



CLEAR TURNING SPACES

ACCESSIBLE COMMUNICATION UNIT 110 NOTES

1. UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72 LISTED IN ANSI A117.1-2009 SECTION 105.2.2.
2. BUILDING FIRE ALARM SYSTEM SHALL BE EXTENDED TO A POINT WITHIN THE UNIT IN THE VICINITY OF THE UNIT SMOKE DETECTION SYSTEM.
3. PER UFAS 4.28.2, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15dB OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 dB, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 dB.
4. VISIBLE NOTIFICATION APPLIANCES AS PART OF THE UNIT SMOKE DETECTION SYSTEM OR BUILDING FIRE ALARM SYSTEM SHALL COMPLY WITH ANSI A117.1-2009 SECTION 1006.4 AND NFPA 72.
5. PER UFAS 4.28.3, VISUAL ALARM DEVICES SHALL HAVE A FLASHING FREQUENCY LESS THAN 5 Hz. IF SUCH ALARMS USE ELECTRICITY FROM THE BUILDING AS A POWER SOURCE, THEN THEY SHALL BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.
6. BEDROOM AND LIVING ROOM SHALL BE PROVIDED WITH A VISUAL ALARM CONNECTED TO THE BUILDING EMERGENCY ALARM SYSTEM OR SHALL HAVE A STANDARD 110-VOLT ELECTRICAL RECEPTACLE INTO WHICH SUCH AN ALARM COULD BE CONNECTED. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTION SHALL BE PROVIDED.
7. A HARD-WIRED ELECTRIC DOORBELL WITH A BUTTON OR SWITCH SHALL BE PROVIDED AT THE EXTERIOR SIDE OF THE UNIT'S PRIMARY ENTRANCE. ACTIVATION OF THE BUTTOM OR SWITCH SAHLL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
8. A PEEPHOLE WITH A MINIMUM 180-DEGREE RANGE OF VIEW SHALL BE PROVIDED IN THE UNIT'S PRIMARY ENTRANCE DOOR AS A MEANS TO VISUALLY IDENTIFY A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR.

01

COMBINED CONSTRUCTION SET

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

2104.2 Admiralty Apt Rehab ACD Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/1/21	ADDENDUM #1 ISSUED
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

TYPICAL UNIT SCOPE OF WORK

A8.1

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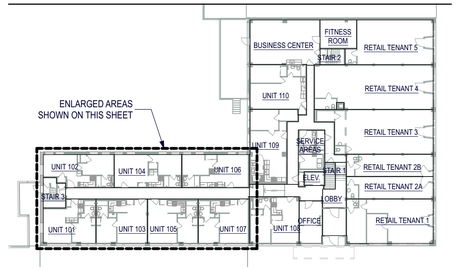
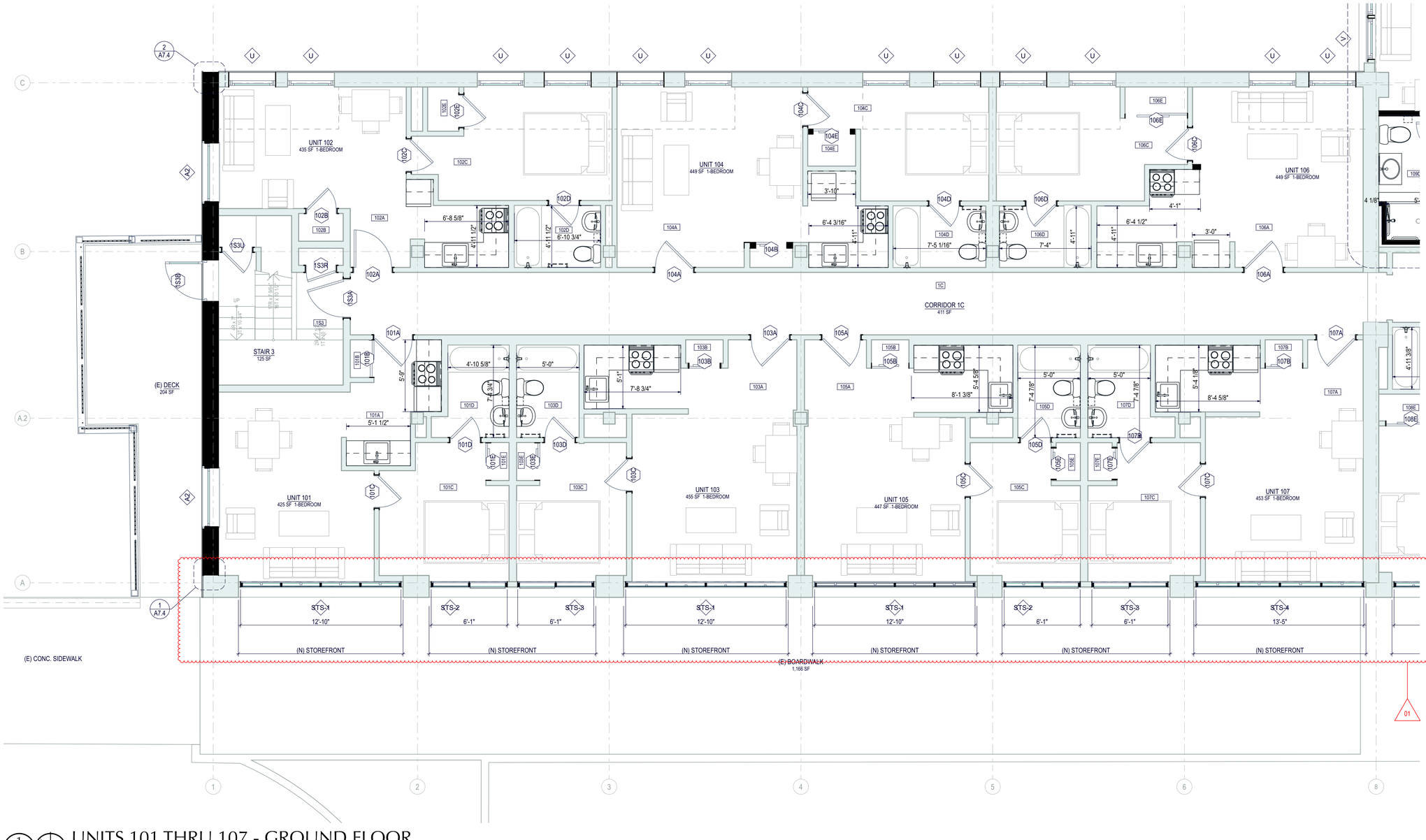
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" — FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

KEY PLAN - GROUND FLOOR





UNITS 101 THRU 107 - GROUND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
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BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

2104.12 Admiralty Apt Rehab ACD Pre-Date: 5/28/21 Sean Hall

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ENLARGED PLANS, GROUND FLOOR

A8.2

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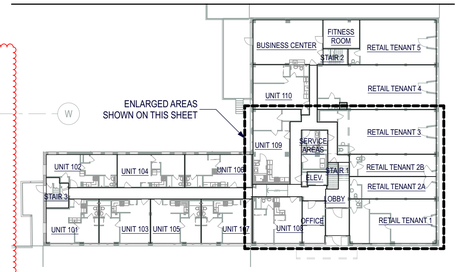
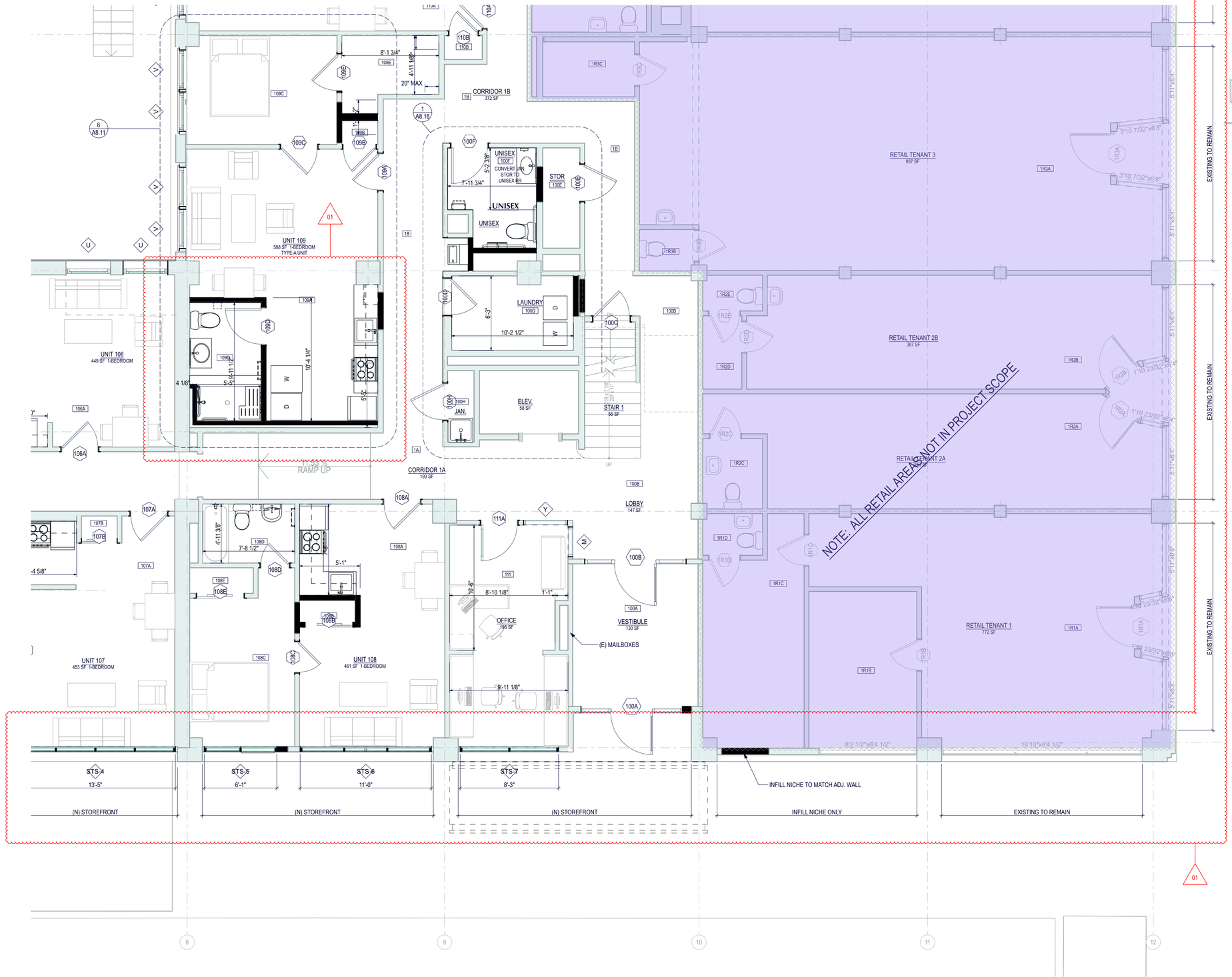
KEY PLAN - GROUND FLOOR





LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" — FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

1 A8.3 UNITS 108 THRU 109 - GROUND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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

2104.12 Admiralty Apt Rehab ACD Print Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/2/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

ENLARGED PLANS, GROUND FLOOR

A8.3

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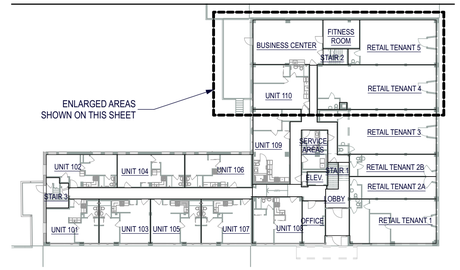
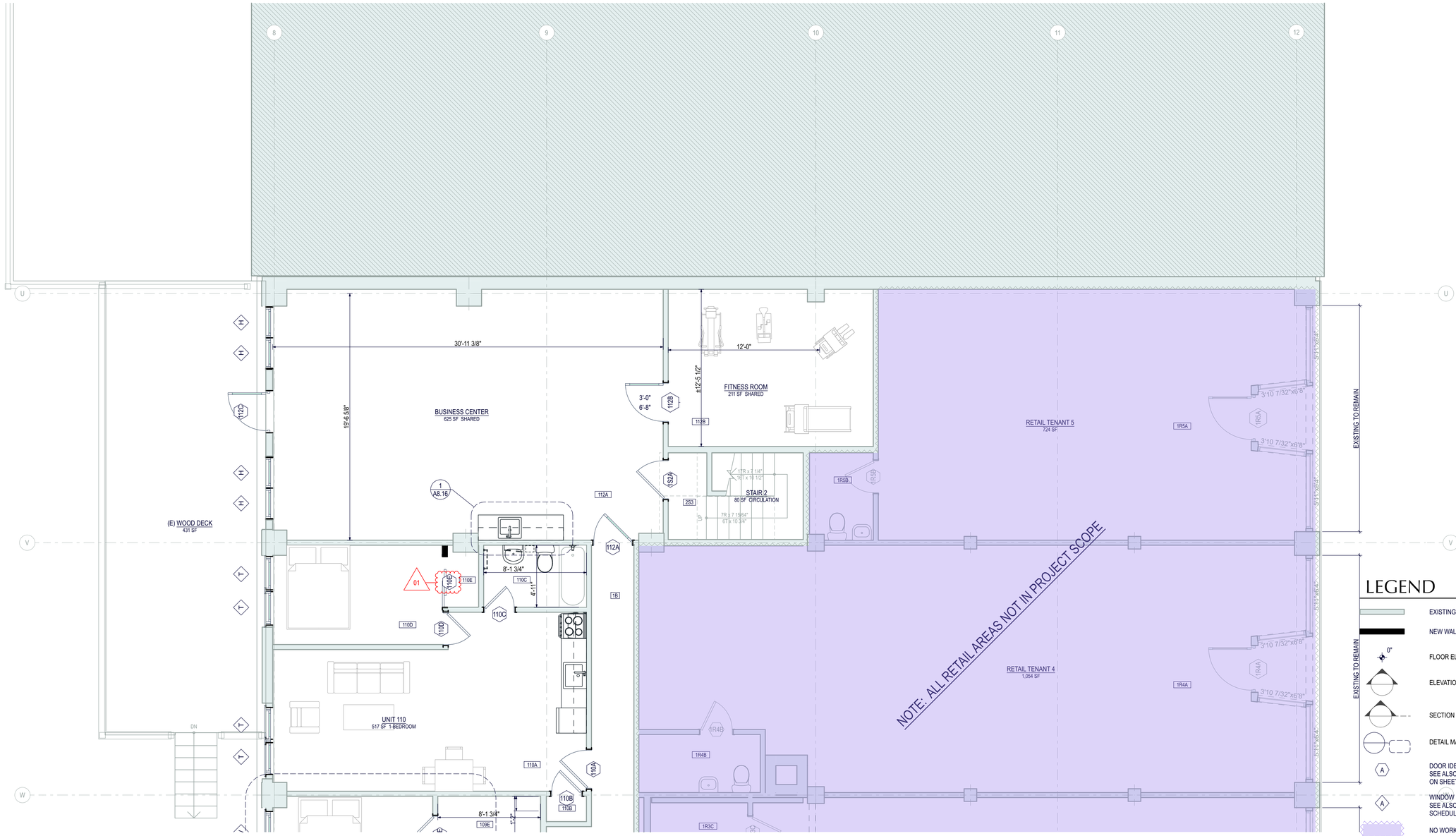
KEY PLAN - GROUND FLOOR





LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

1 A8.4

UNITS 110, BUSINESS CENTER, FITNESS ROOM - GROUND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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SEATTLE, WASHINGTON 98134
206.682.7525

2104.12 Admiralty Apt Rehab ACD Pre Files 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT RESUBMITTAL
-	4/5/21	PHASE I PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

ENLARGED PLANS, GROUND FLOOR

A8.4

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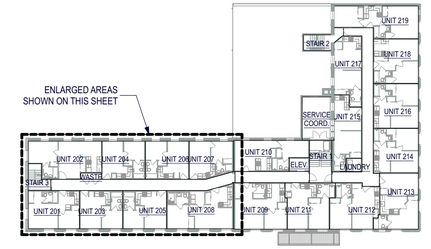
KEY PLAN - 2ND FLOOR



UNITS 201 THRU 208 - SECOND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
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SEATTLE, WASHINGTON 98134
206.682.7525

2/4/4.2 Admiralty Apt Rehab #222 Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/21/21	PHASE 1 PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ENLARGED PLANS, 2ND FLOOR

A8.5

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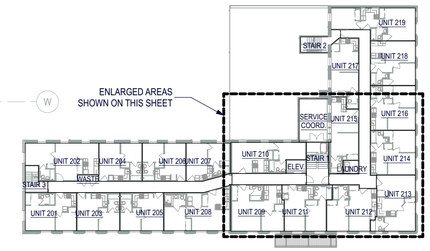
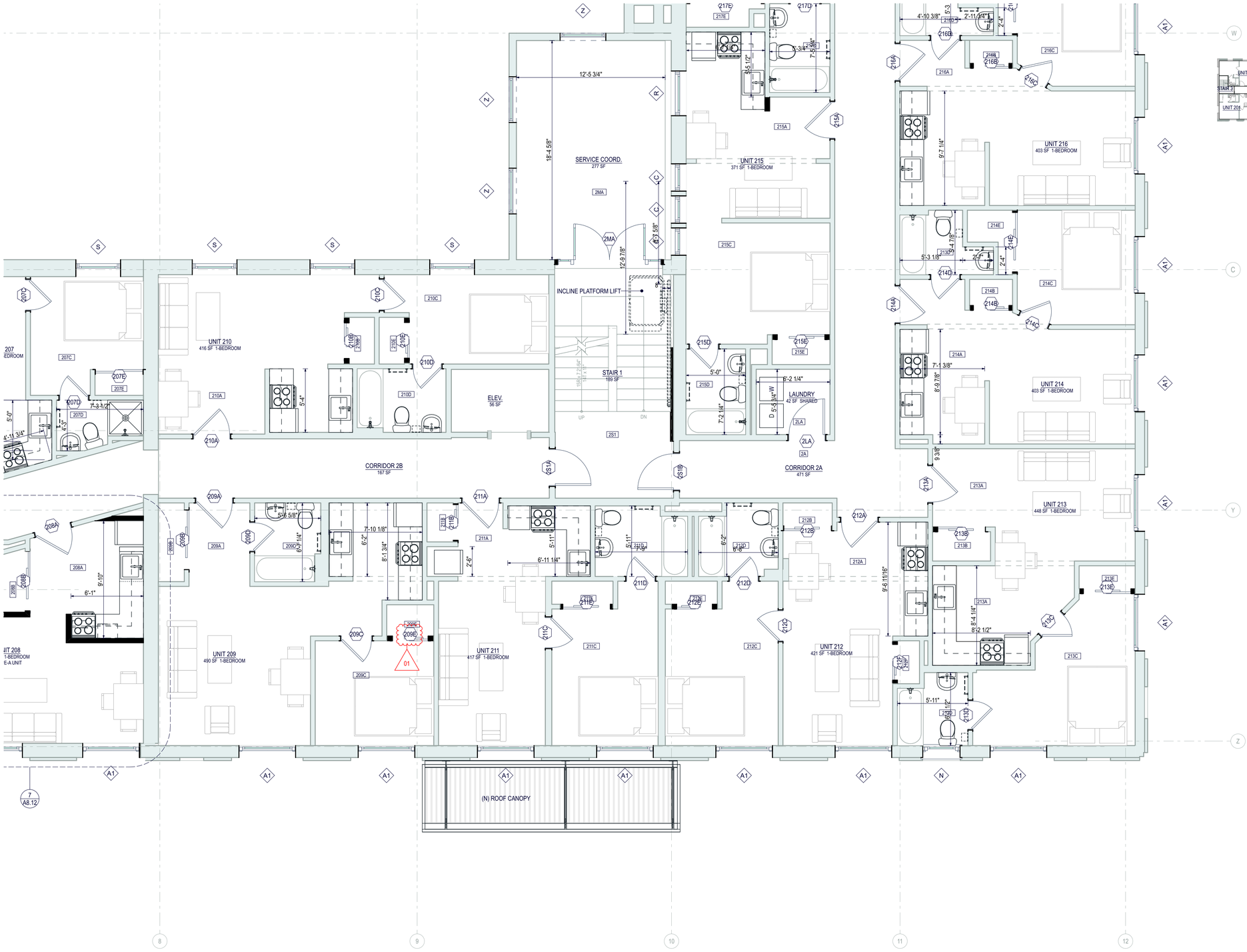
KEY PLAN - 2ND FLOOR





LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- FLOOR ELEVATION (0")
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- DOOR IDENTIFICATION (A) SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- WINDOW IDENTIFICATION (A) SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

1 / A8.6 UNITS 209 THRU 216 - SECOND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Rehab AC22 Pre Date: 5/28/21 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/1/21	PHASE 1 PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

ENLARGED PLANS, 2ND FLOOR

A8.6

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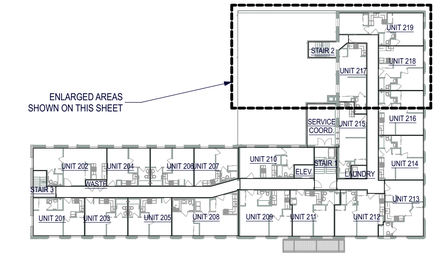
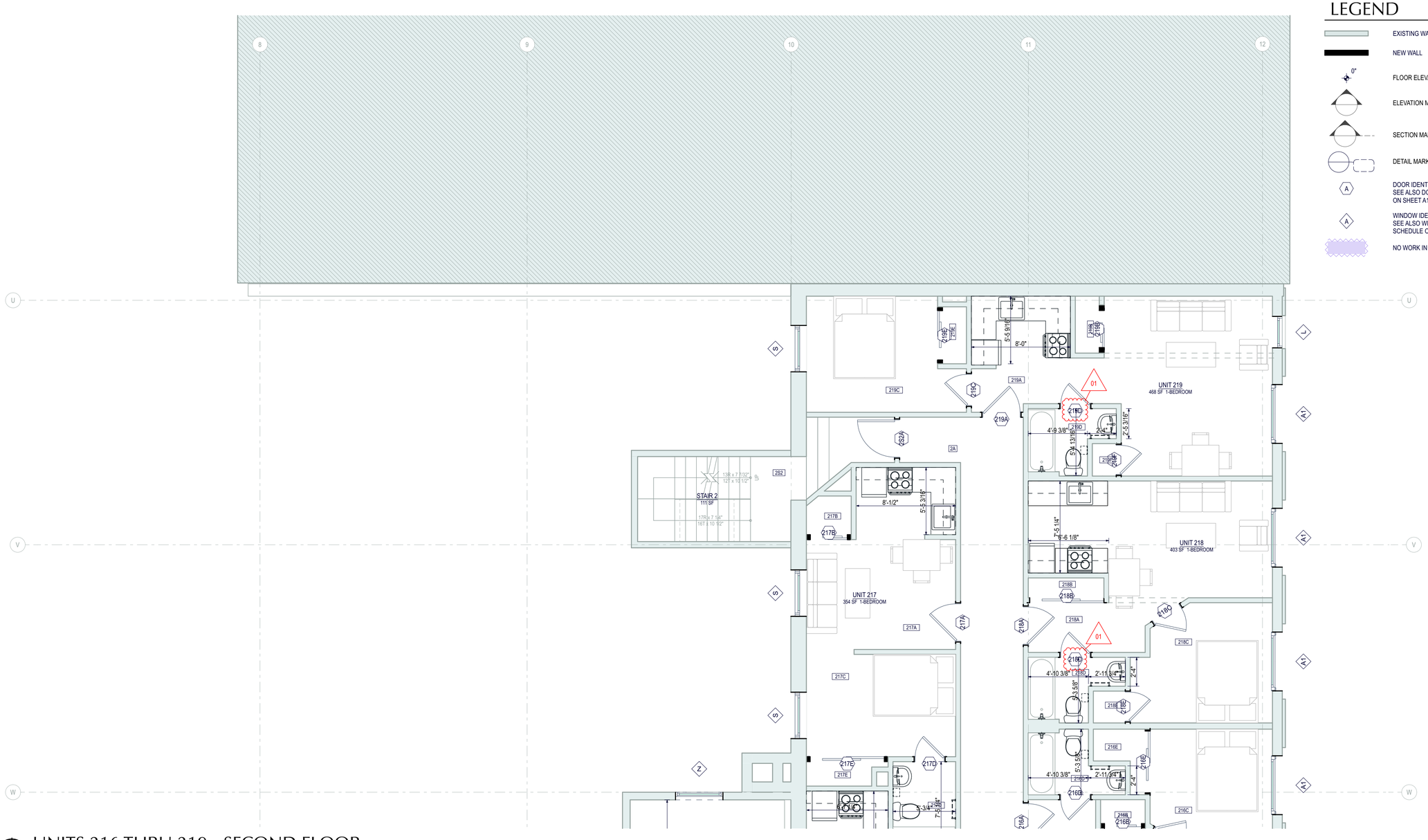
KEY PLAN - 2ND FLOOR



LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" — FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA



UNITS 216 THRU 219 - SECOND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

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

2/24/12 Admiralty Apt Revise ACC2 Pre/Date 5/28/21 Swan Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/9/21	PHASE I PERMIT SUBMITTAL
-	4/1/21	OTHER PROJECTS ADDITIONS
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ENLARGED PLANS, 2ND FLOOR

A8.7

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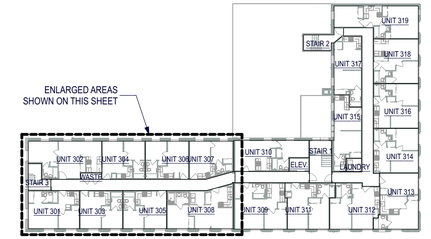
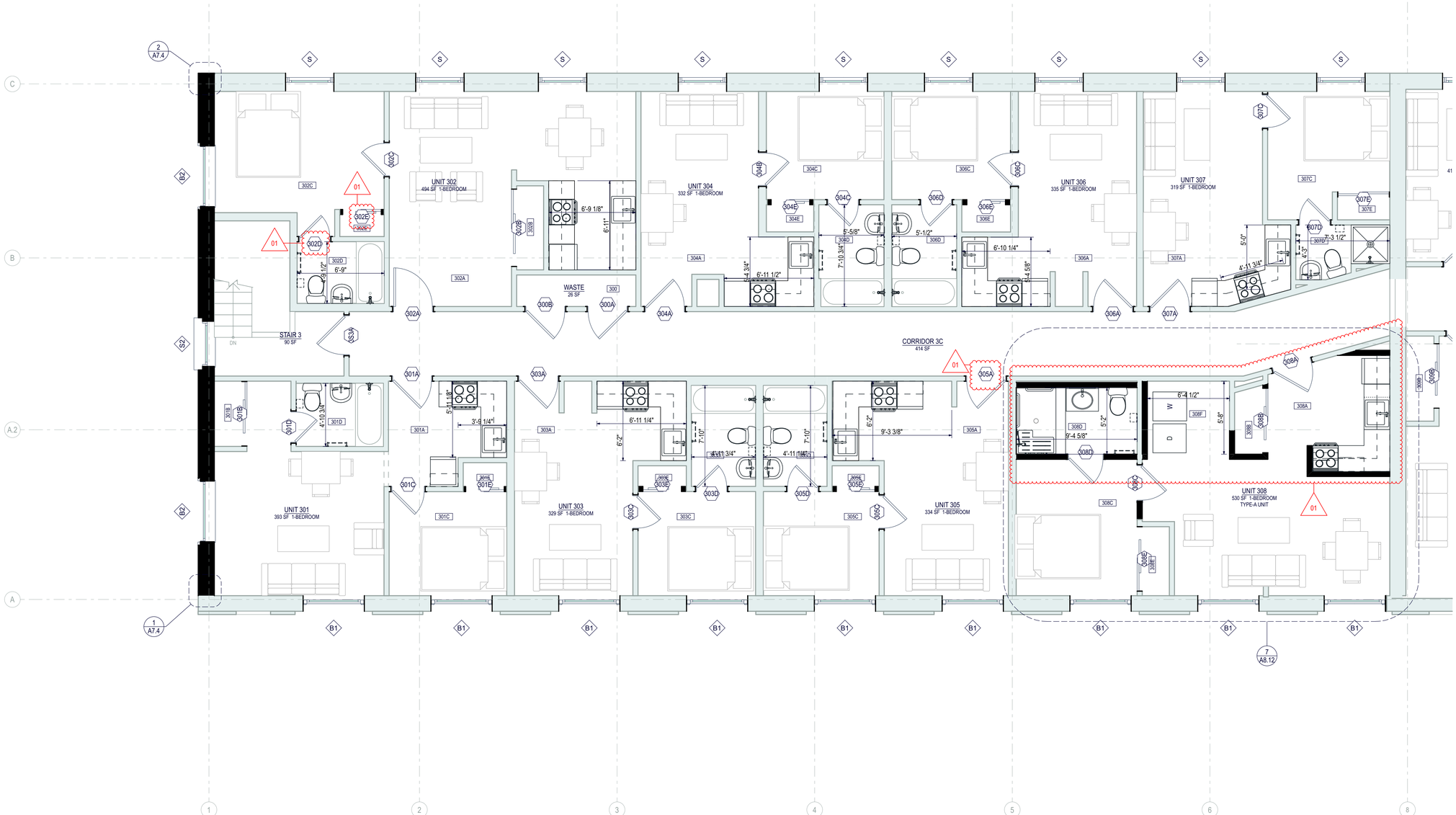
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA

KEY PLAN - 3RD FLOOR





UNITS 301 THRU 308 - THIRD FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

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

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
1	4/14/21	PHASE I PERMIT SET
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

ENLARGED PLANS, 3RD FLOOR

A8.8

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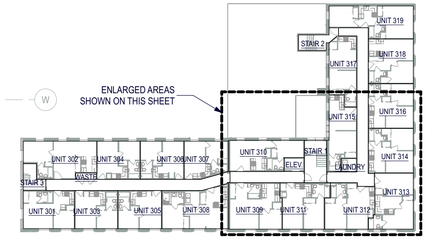
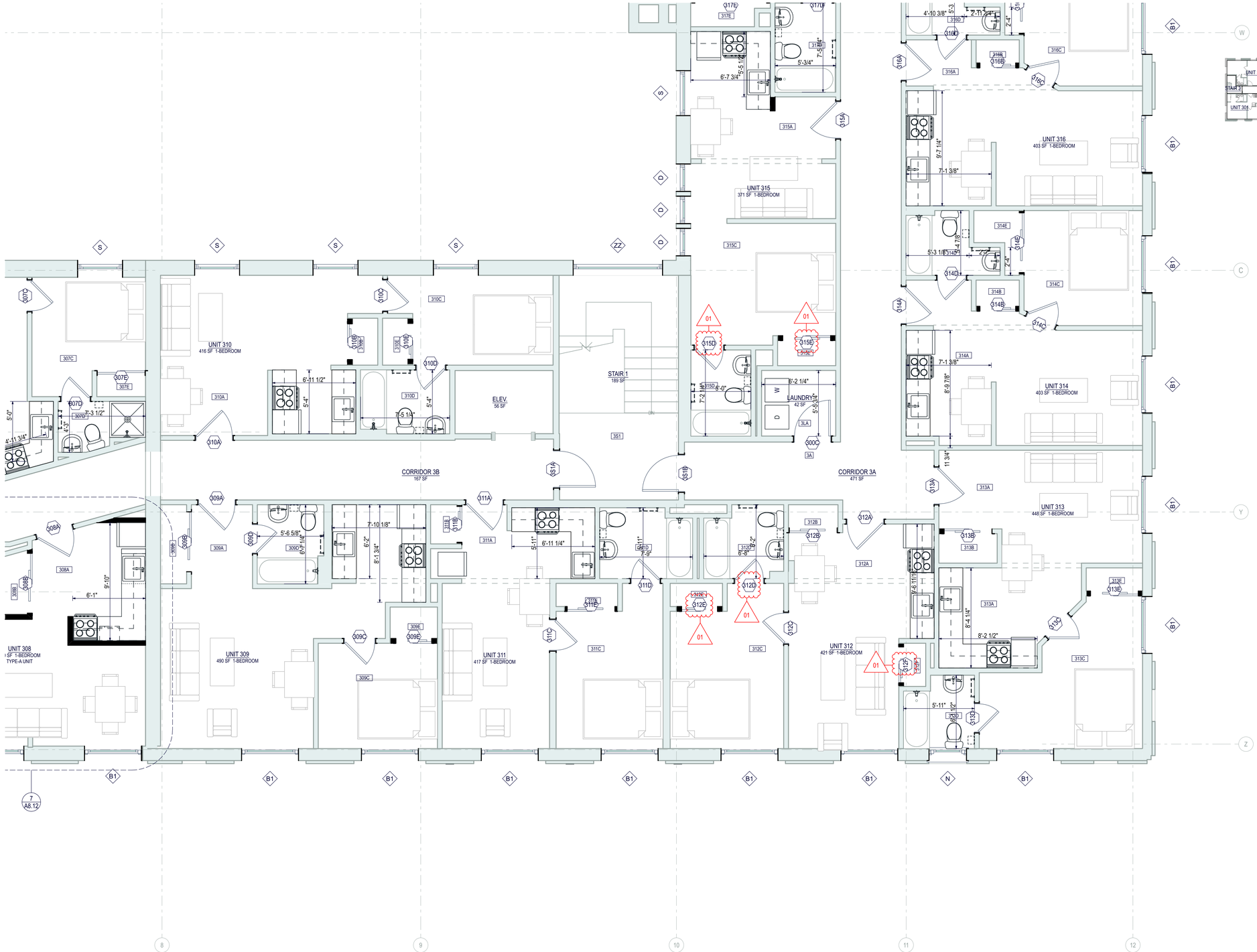
KEY PLAN - 3RD FLOOR



LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 0" FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- A — DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- A — WINDOW IDENTIFICATION SEE ALSO WINDOW SCHEDULE ON SHEET A12.4
- NO WORK IN SHADED AREA



UNITS 309 THRU 316 - THIRD FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Rehab #222 Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/21/21	PHASE 1 PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ENLARGED PLANS, 3RD FLOOR

A8.9

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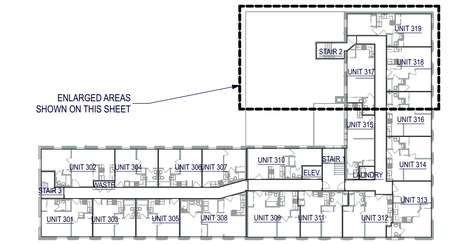
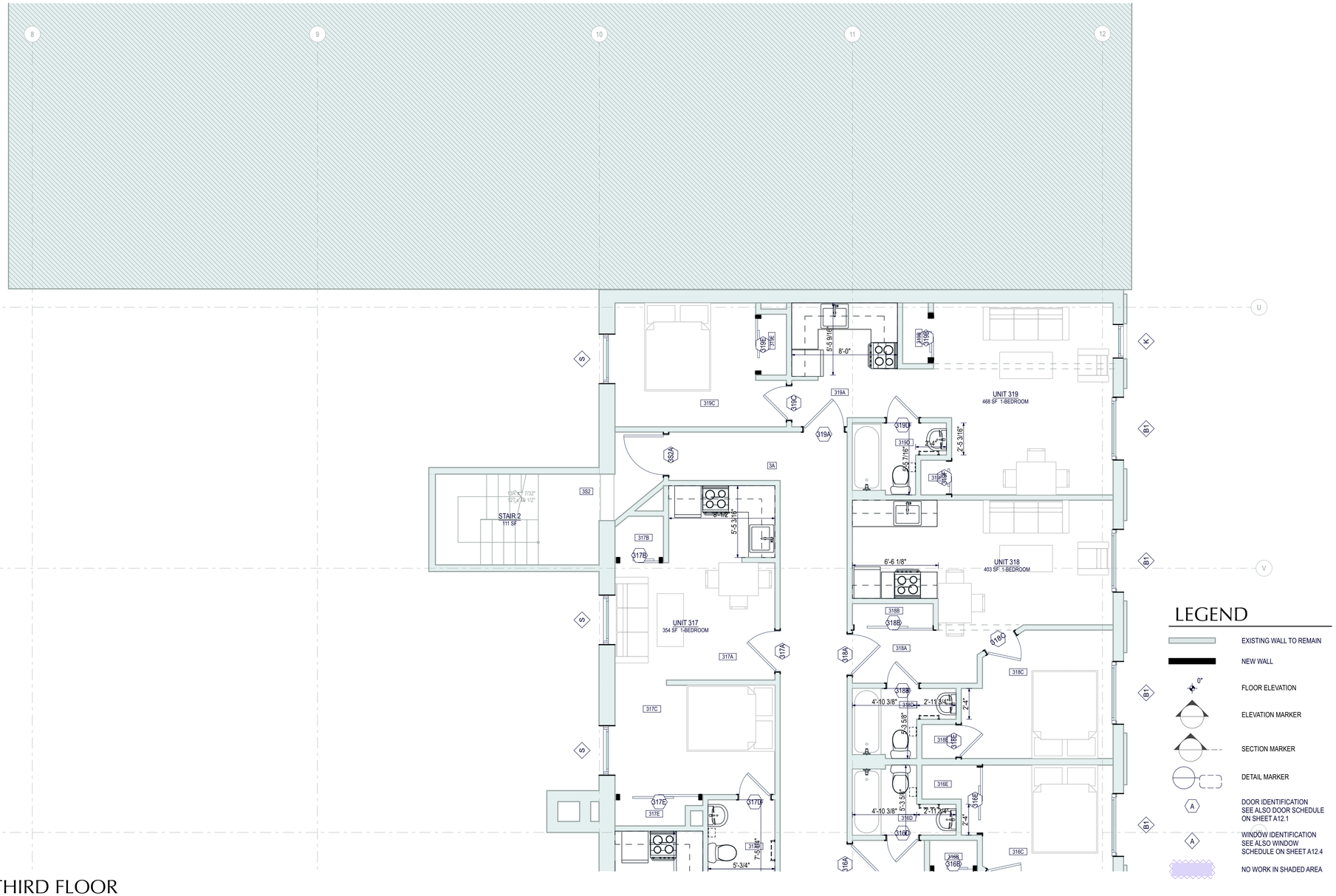
KEY PLAN - 3RD FLOOR





1 A8.10 UNITS 316 THRU 319 - THIRD FLOOR

1/4" = 1'-0"

0 2' 4' 8'

COMBINED CONSTRUCTION SET

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

2104.2 Admiralty Apt Repair ACD2 Pat Drake 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/19/21	OTHER PROJECT SET
A	5/27/21	COMBINED CONSTRUCTION SET

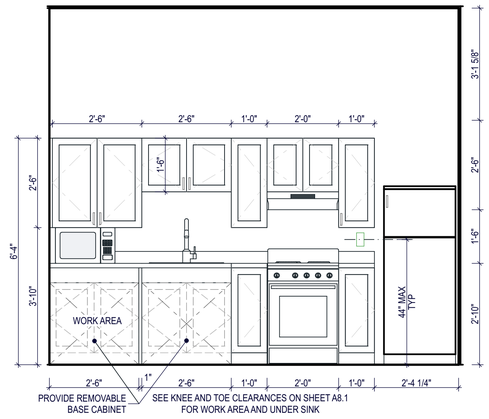
COMBINED CONSTRUCTION SET
5/27/21

ENLARGED PLANS, 3RD FLOOR

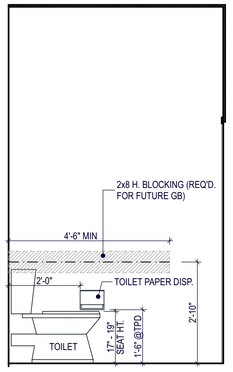
A8.10

ACCESSIBILITY UNIT NOTES

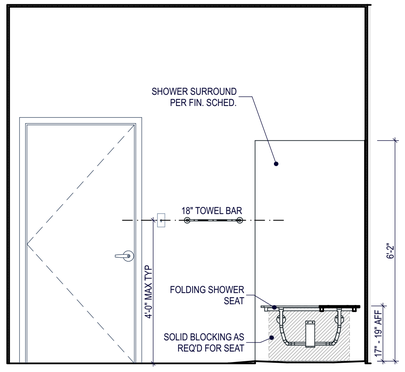
1. PER ANSI A117.1-2009, ALL DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL REQUIRE NO MORE THAN 5 POUNDS OF FORCE TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.
2. ALL PRIMARY ENTRY, BEDROOM, BATHROOM, AND WALK-IN CLOSET DOORS SHALL TAKE NO MORE THAN 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70° TO A POINT 3" FROM THE LATCH.
3. CLOTHING RODS WITHOUT SHELVES SHALL BE INSTALLED NO MORE THAN 54" ABOVE THE FLOOR. CLOTHING RODS WITH SHELVES SHALL BE INSTALLED NO MORE THAN 54" ABOVE THE FLOOR FOR SIDE APPROACH AND NO MORE THAN 48" ABOVE THE FLOOR FOR FORWARD APPROACH.
4. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED AT 15" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR, UNLESS OTHERWISE STATED IN ANSI A117.1-2009 1003.9 EXCEPTIONS.
5. PER ANSI A117.1-2009 1003.11.2.4.4 EXCEPTION, IN TYPE A UNITS THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP A LAVATORY MOUNTED TO THE REAR WALL WHICH MEASURES 24" MAXIMUM IN DEPTH AND IS MOUNTED 18" MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 66" MINIMUM MEASURED PERPENDICULARLY FROM THE REAR WALL.
6. REMOVABLE BASE CABINETS SHALL BE PROVIDED AT KITCHEN SINK AND WORK AREAS. CABINETRY SHALL BE ABLE TO BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF THE SINK AND SHALL PROVIDE THE REQUIRED KNEE AND TOE CLEARANCES WHEN REMOVED. CONTRACTOR SHALL EXTEND FINISH FLOORING UNDER THE CABINETRY AND ALSO FINISH THE WALLS BEHIND AND SURROUNDING THE CABINETRY.
7. CONTRACTOR SHALL PROVIDE PIPE WRAPS AT EXPOSED PIPES AT THE BATHROOM AND KITCHEN SINKS OF EACH ACCESSIBLE UNIT, TYP.
8. BEDROOM AND LIVING ROOM SHALL BE PROVIDED WITH A VISUAL ALARM CONNECTED TO THE BUILDING EMERGENCY ALARM SYSTEM OR SHALL HAVE A STANDARD 110-VOLT ELECTRICAL RECEPTACLE INTO WHICH SUCH AN ALARM COULD BE CONNECTED AND SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTION SHALL BE PROVIDED. IF SUCH ALARMS USE ELECTRICITY FROM THE BUILDING AS A POWER SOURCE, THEN THEY SHALL BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.
9. UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72 LISTED IN ANSI A117.1-2009 SECTION 105.2.2. PER UFAS 4.25.2, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15dB OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 dB, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 dB.



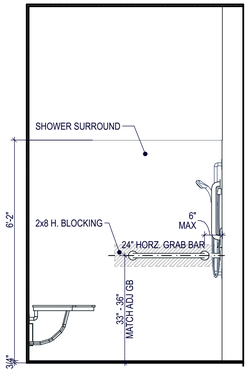
1 A8.11 LIVING AREAS 109A
1/2" = 1'-0" W



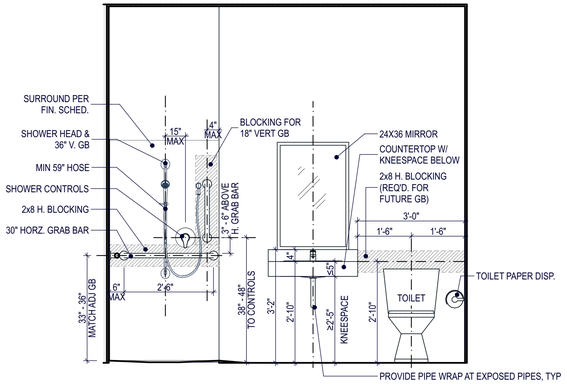
2 A8.11 BATHROOM 109D
1/2" = 1'-0" S



3 A8.11 BATHROOM 109D
1/2" = 1'-0" W



4 A8.11 BATHROOM 109D
1/2" = 1'-0" N



5 A8.11 BATHROOM 109D
1/2" = 1'-0" E

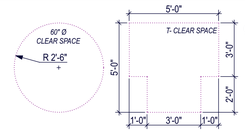
ACCESSIBILITY LEGEND

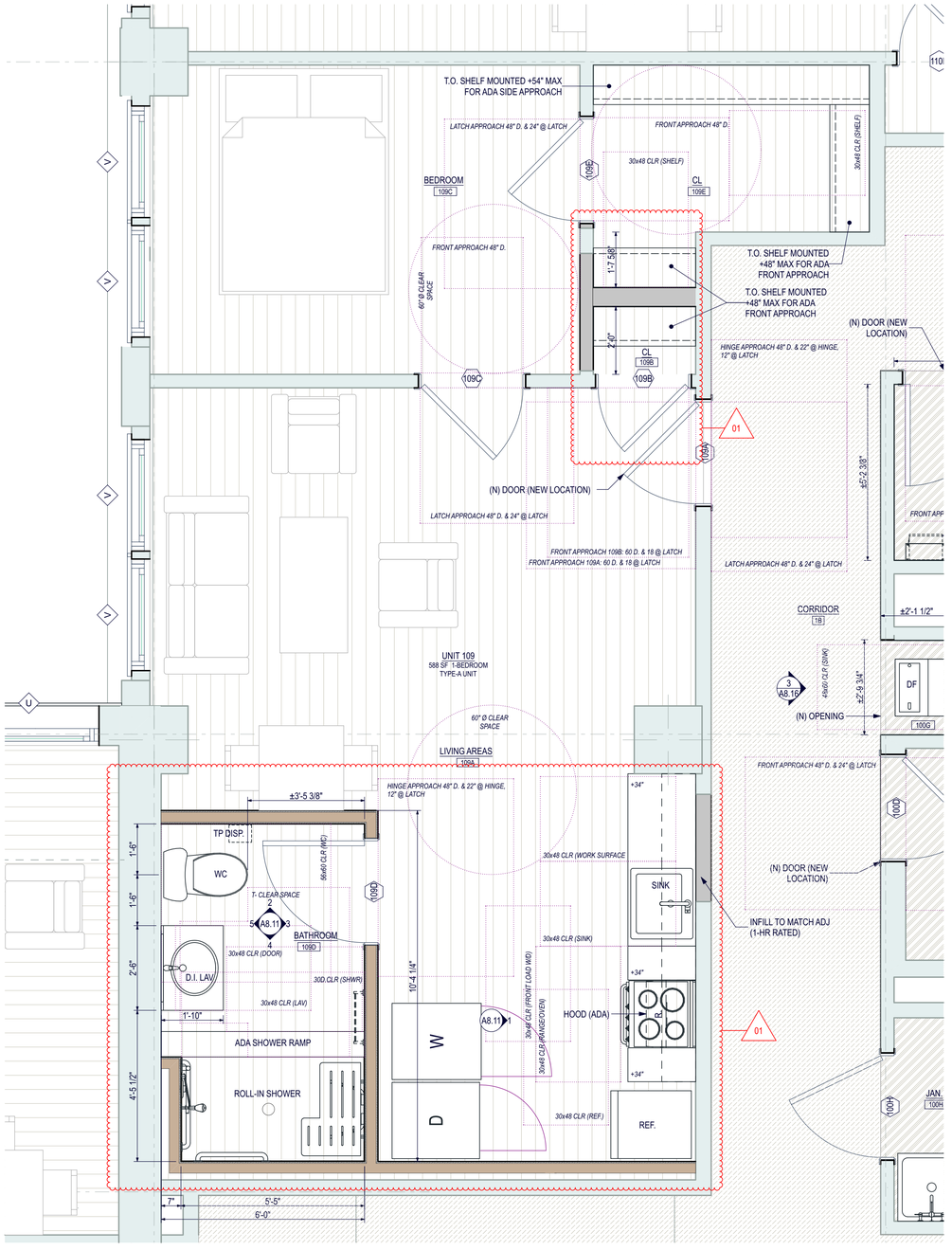
NTS

36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)

CLEAR TURNING SPACES





6 A8.11 UNIT 109 - TYPE A
1/2" = 1'-0"

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COMBINED CONSTRUCTION SET

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

2104.L2 Admiralty Apt Rehab ACD Plot Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	PERMIT RESPONSE SET
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

UNIT 109 - TYPE A

A8.11

ACCESSIBILITY UNIT NOTES

1. PER ANSI A117.1-2009, ALL DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL REQUIRE NO MORE THAN 5 POUNDS OF FORCE TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.
2. ALL PRIMARY ENTRY, BEDROOM, BATHROOM, AND WALK-IN CLOSET DOORS SHALL TAKE NO MORE THAN 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70° TO A POINT 3" FROM THE LATCH.
3. CLOTHING RODS WITHOUT SHELVES SHALL BE INSTALLED NO MORE THAN 54" ABOVE THE FLOOR. CLOTHING RODS WITH SHELVES SHALL BE INSTALLED NO MORE THAN 54" ABOVE THE FLOOR FOR SIDE APPROACH AND NO MORE THAN 48" ABOVE THE FLOOR FOR FORWARD APPROACH.
4. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED AT 15" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR, UNLESS OTHERWISE STATED IN ANSI A117.1-2009 1003.9 EXCEPTIONS.
5. PER ANSI A117.1-2009 1003.11.2.4.4 EXCEPTION, IN TYPE A UNITS THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP A LAVATORY MOUNTED TO THE REAR WALL WHICH MEASURES 24" MAXIMUM IN DEPTH AND IS MOUNTED 18" MINIMUM FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 66" MINIMUM MEASURED PERPENDICULARLY FROM THE REAR WALL.
6. REMOVABLE BASE CABINETS SHALL BE PROVIDED AT KITCHEN SINK AND WORK AREAS. CABINETRY SHALL BE ABLE TO BE REMOVED WITHOUT THE REMOVAL OR REPLACEMENT OF THE SINK AND SHALL PROVIDE THE REQUIRED KNEE AND TOE CLEARANCES WHEN REMOVED. CONTRACTOR SHALL EXTEND FINISH FLOORING UNDER THE CABINETRY AND ALSO FINISH THE WALLS BEHIND AND SURROUNDING THE CABINETRY.
7. CONTRACTOR SHALL PROVIDE PIPE WRAPS AT EXPOSED PIPES AT THE BATHROOM AND KITCHEN SINKS OF EACH ACCESSIBLE UNIT, TYP.
8. BEDROOM AND LIVING ROOM SHALL BE PROVIDED WITH A VISUAL ALARM CONNECTED TO THE BUILDING EMERGENCY ALARM SYSTEM OR SHALL HAVE A STANDARD 110-VOLT ELECTRICAL RECEPTACLE INTO WHICH SUCH AN ALARM COULD BE CONNECTED AND SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72. INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTION SHALL BE PROVIDED. IF SUCH ALARMS USE ELECTRICITY FROM THE BUILDING AS A POWER SOURCE, THEN THEY SHALL BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.
9. UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72 LISTED IN ANSI A117.1-2009 SECTION 105.2.2. PER UFAS 4.25.2, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15dB OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 dB, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 dB.

ACCESSIBILITY LEGEND

NTS

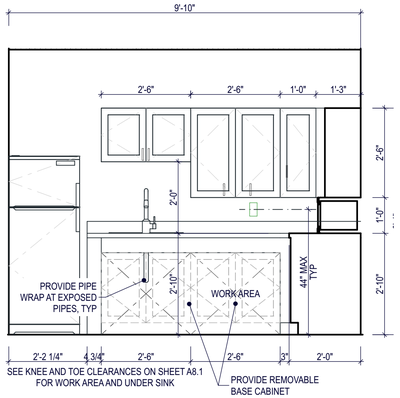
36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

__X__ CLR (__)

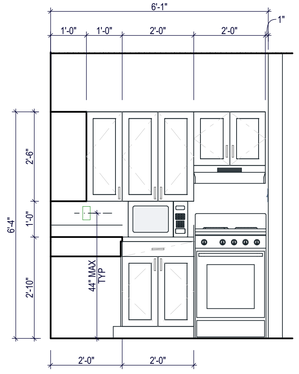
REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)

60" Ø CLEAR SPACE
R 2'-6"
5'-0"
T- CLEAR SPACE
3'-0"
2'-0"
1'-0"
3'-0"
1'-0"

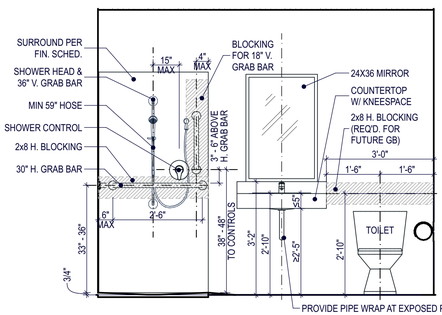
CLEAR TURNING SPACES



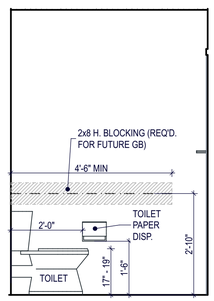
1 A8.12 LIVING AREAS 208A
1/2" = 1'-0" W



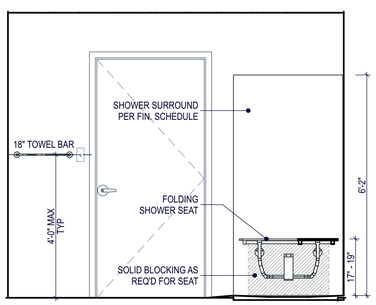
2 A8.12 LIVING AREAS 208A
1/2" = 1'-0" N



3 A8.12 BATHROOM 208D
1/2" = 1'-0" S



4 A8.12 BATHROOM 208D
1/2" = 1'-0" W



5 A8.12 BATHROOM 208D
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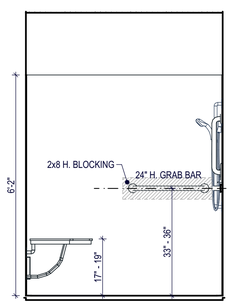
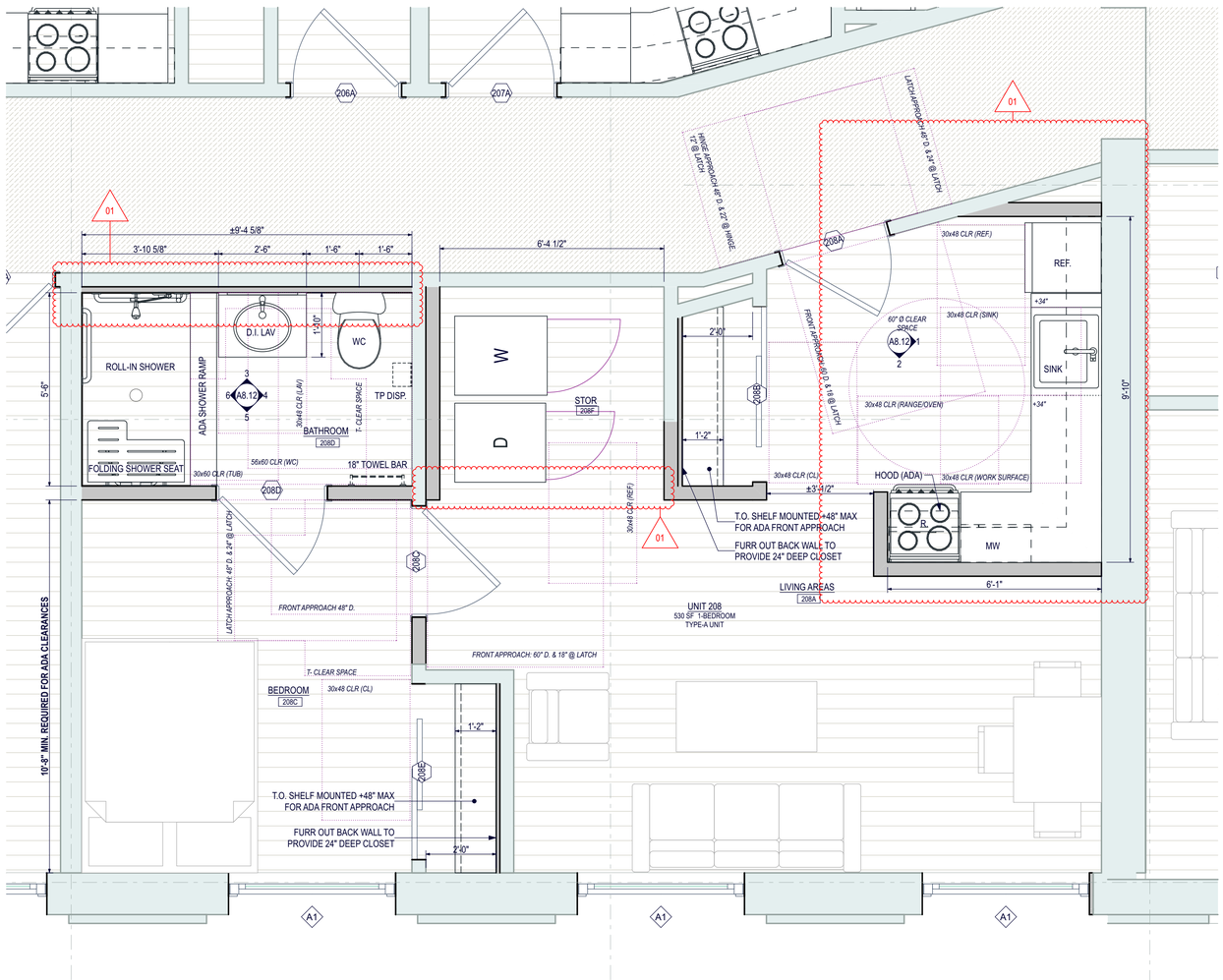


6 A8.12 BATHROOM 208D
1/2" = 1'-0" E



7 A8.12 UNIT 208 - TYPE A (UNIT 308 IDENTICAL)
1/2" = 1'-0"

0 4" 8" 4'

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COMBINED CONSTRUCTION SET

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

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #401
SEATTLE, WASHINGTON 98134
206.682.7525

Jurisdiction Approval Stamp

Issue History

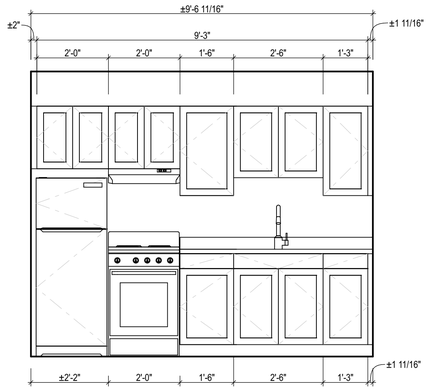
NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1/PERMIT SUBMITTAL
-	4/1/21	PHASE 1/PERMIT SET
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

UNITS 208 & 308 - TYPE A

A8.12

UNIT 212 & 312



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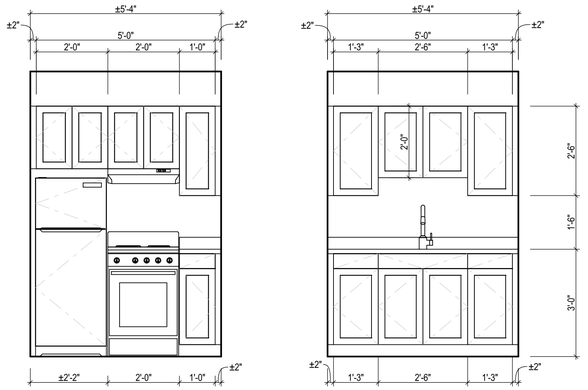
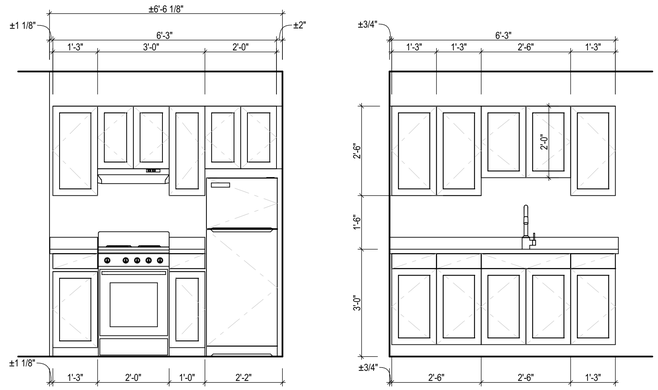


UNIT 218 & 318



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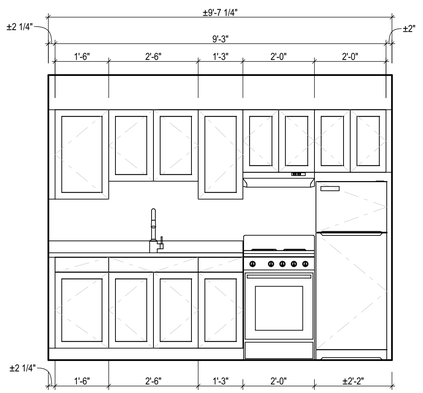

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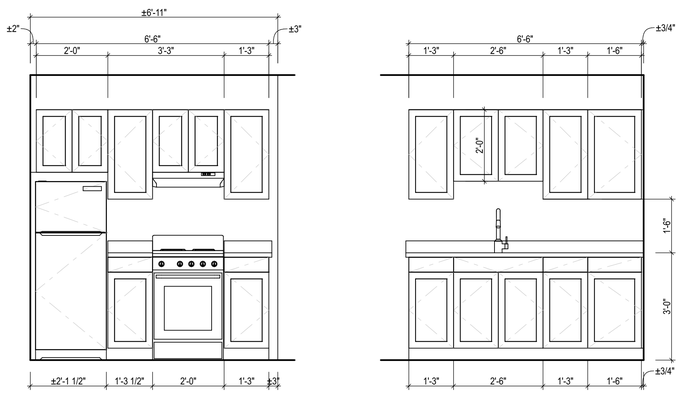
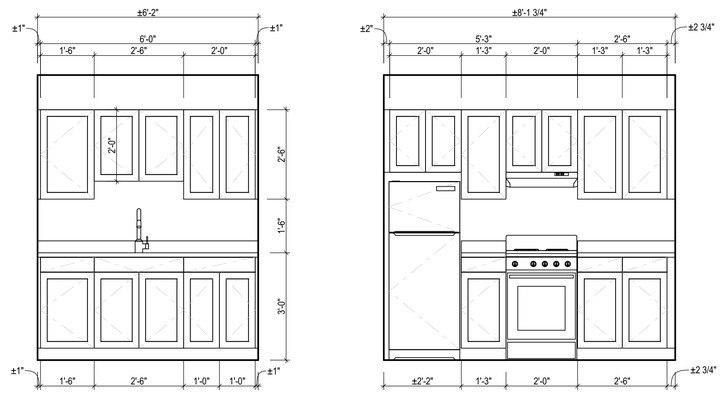
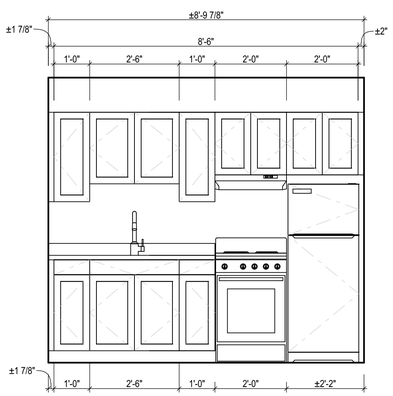


UNIT 209 & 309



UNIT 214 & 314



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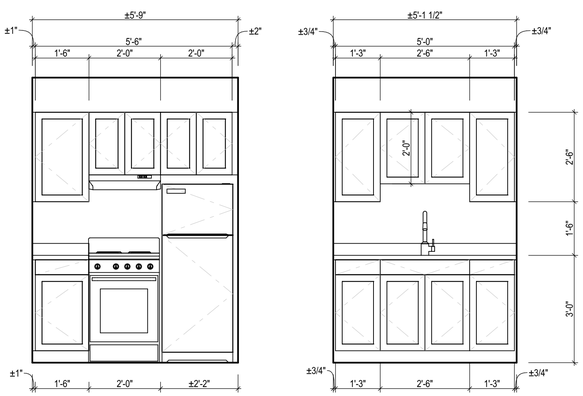

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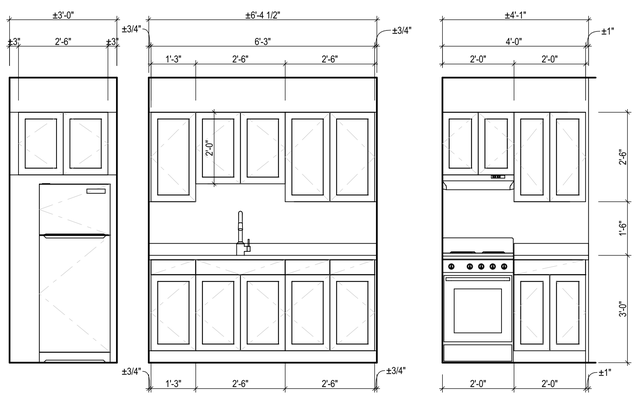

01

NOTE: UNDER-CABINET MICROWAVES HAVE BEEN REPLACED WITH RANGE HOOD TYP THROUGHOUT

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COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Rehab ACCD Proj Date_5/2021 Swan Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PERMIT RESUBMITTAL
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

'GALLEY' KITCHEN ELEVATIONS

A8.13

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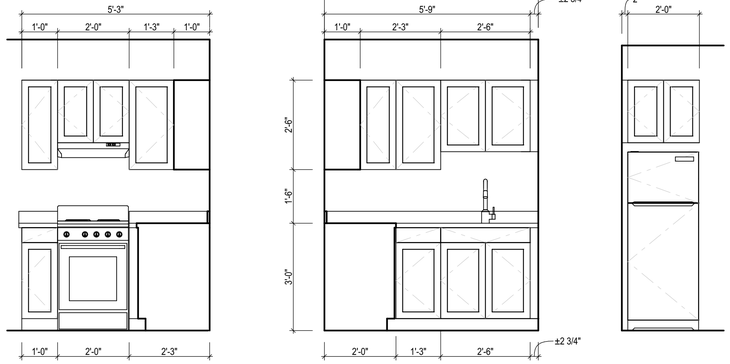
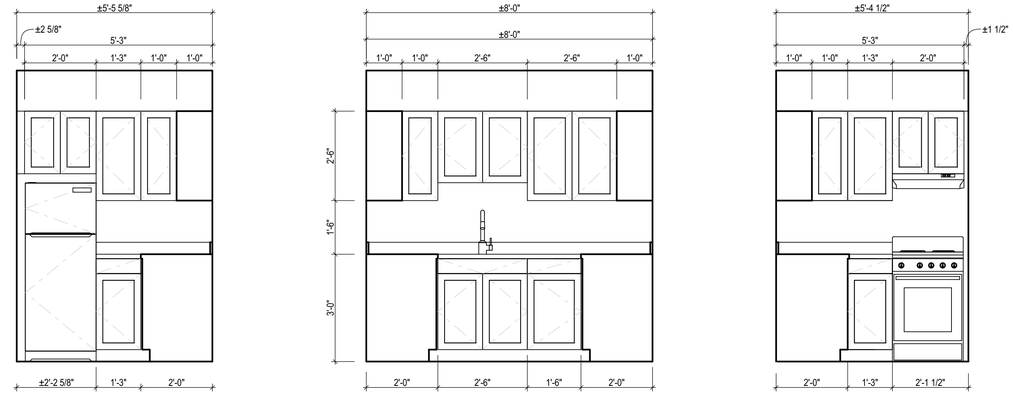
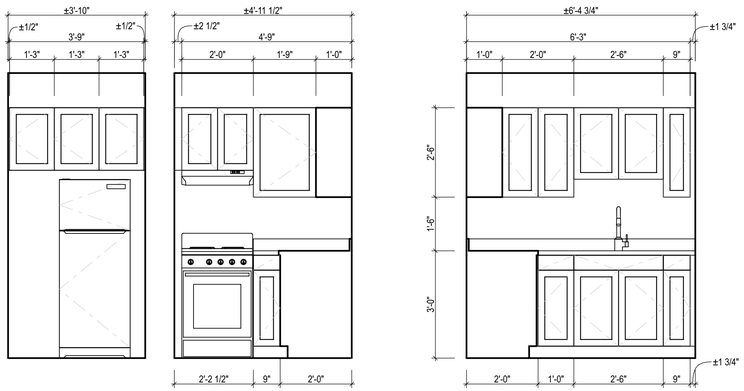
UNIT 201 & 301



UNIT 219 & 319



UNIT 104



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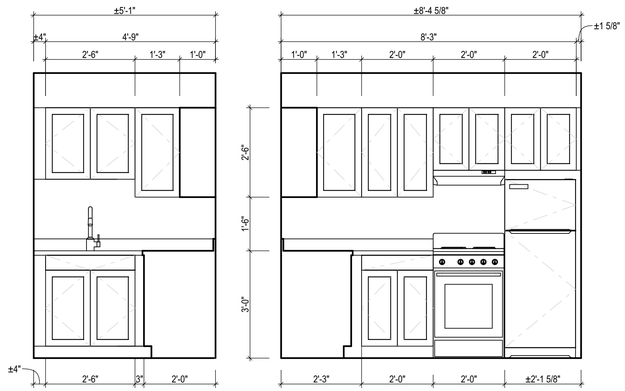

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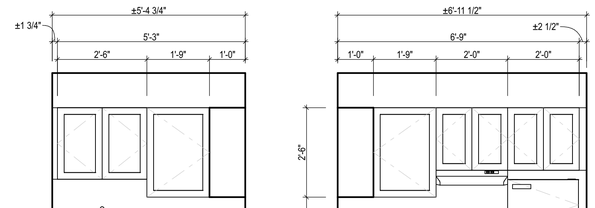
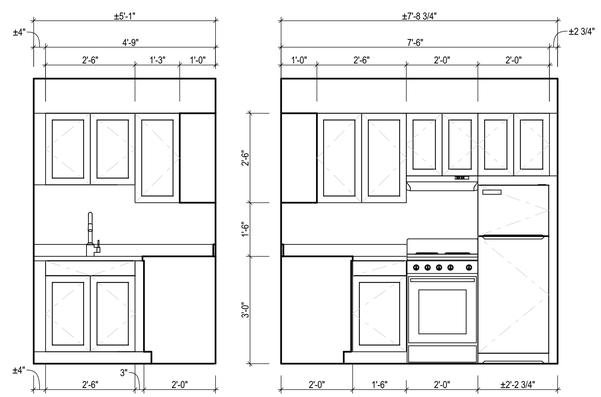


UNIT 102

UNIT 103



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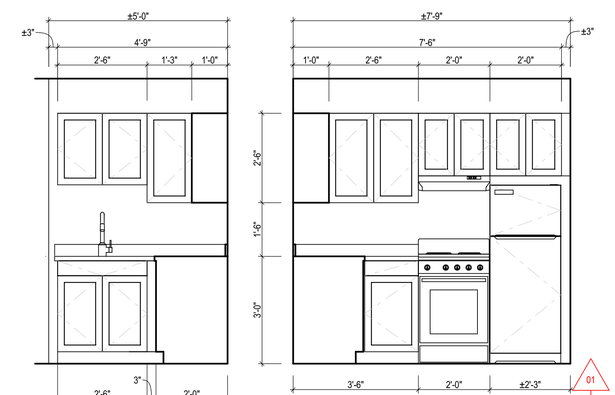


01

NOTE: UNDER-CABINET MICROWAVES HAVE BEEN REPLACED WITH RANGE HOOD TYP THROUGHOUT

COMBINED CONSTRUCTION SET

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

21041.2 Admiralty Apt Rehab ACD Pre-Date: 5/25/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PHASE I PERMIT ISSUED
1	5/27/21	COMBINED CONSTRUCTION SET

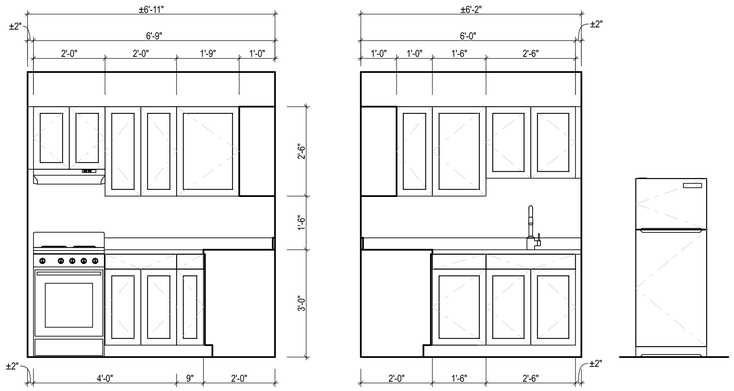
COMBINED CONSTRUCTION SET
5/27/21

'L' & 'U' KITCHEN ELEVATIONS

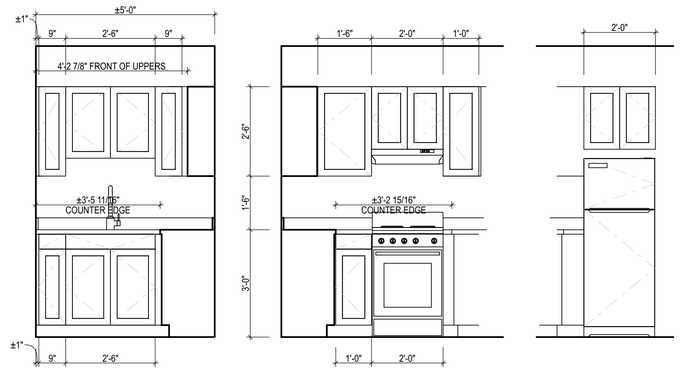
A8.14

UNIT 203 & 303

UNIT 211 & 311



UNIT 207 & 307



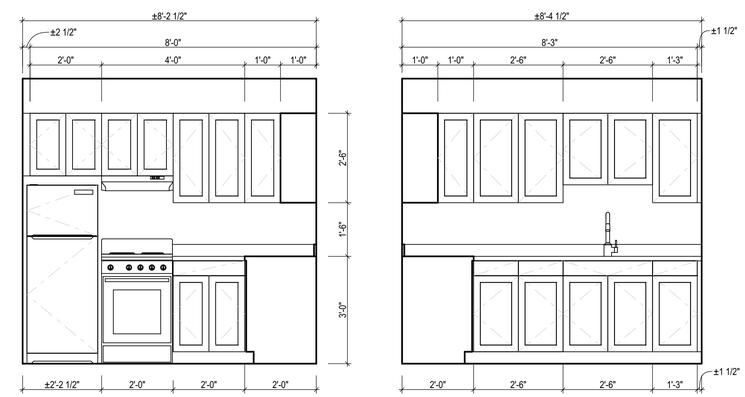
UNIT 206 & 306

UNIT 215 & 315

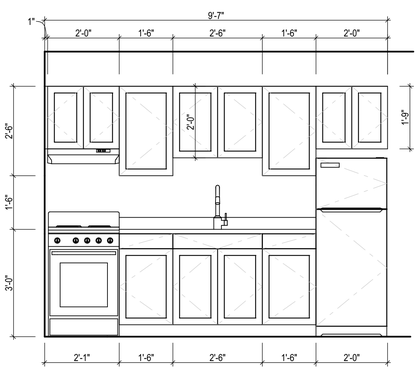
UNIT 205 & 305

UNIT 105, 217 & 317

UNIT 213 & 313



UNIT 110



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NOTE: UNDER-CABINET MICROWAVES HAVE BEEN REPLACED WITH RANGE HOOD TYP THROUGHOUT

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COMBINED CONSTRUCTION SET

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

215412 Admiralty Apt Rehab ACD Pro Date: 5/2021 Sean Hill

Jurisdiction Approval Stamp

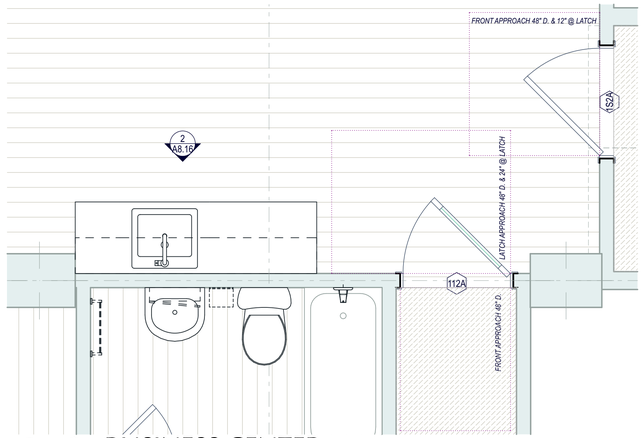
Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PERMIT RESUBMITTAL SET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

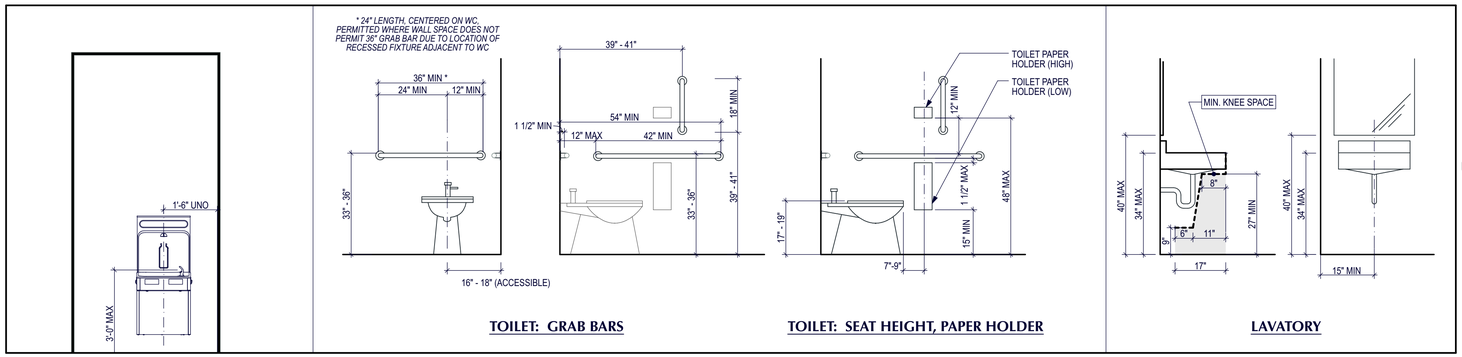
'L' KITCHEN ELEVATIONS

A8.15



11 A8.16 BUSINESS CENTER

1/2" = 1'-0"



TOILET: GRAB BARS | **TOILET: SEAT HEIGHT, PAPER HOLDER** | **LAVATORY**

8 A8.16 TYP. BATHROOM, ADA CLEARANCES

1/2" = 1'-0"

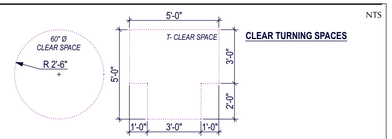
ACCESSIBILITY LEGEND

36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

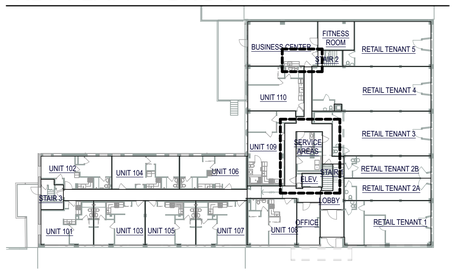
REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)

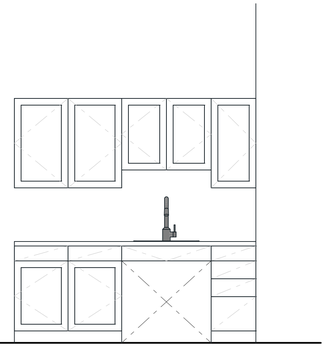
CLEAR TURNING SPACES

NTS



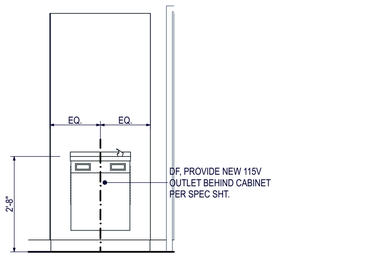
KEY PLAN - GROUND FLOOR





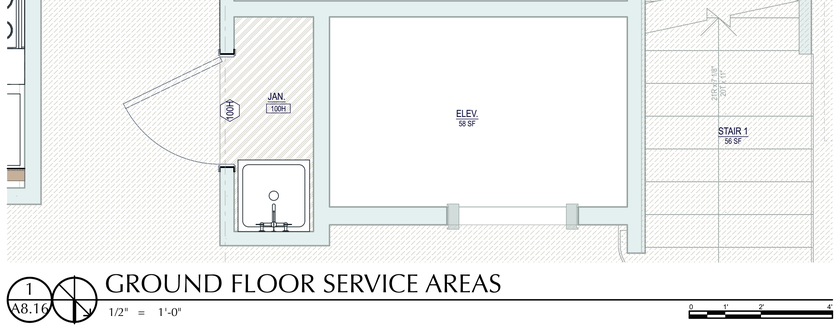
2 A8.16 BUSINESS CENTER 112A

1/2" = 1'-0" N



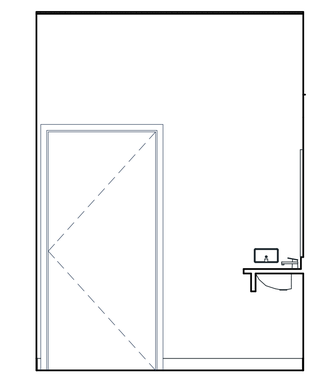
3 A8.16 DRINKING FOUNTAIN NICHE 100G

1/2" = 1'-0" W



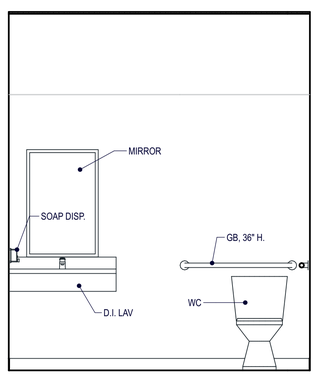
1 A8.16 GROUND FLOOR SERVICE AREAS

1/2" = 1'-0"



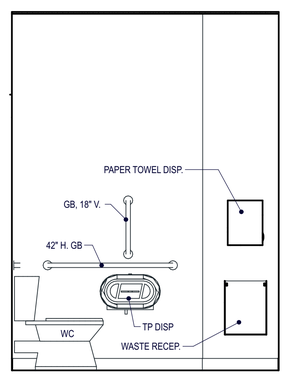
4 A8.16 UNISEX 100F

1/2" = 1'-0" S



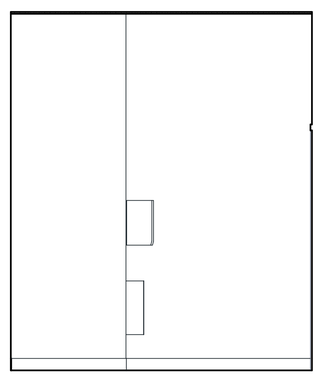
5 A8.16 UNISEX 100F

1/2" = 1'-0" W



6 A8.16 UNISEX 100F

1/2" = 1'-0" N



7 A8.16 UNISEX 100F

1/2" = 1'-0" E

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COMBINED CONSTRUCTION SET

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

2104.12 Admiralty Apt Rehab AC22 Plot Date: 5/28/21 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET 5/27/21

GROUND FLOOR SERVICE AREAS

A8.16

IV. Elevator Modernization Plan

ELEVATOR CONTRACTOR

EQUIPMENT LOCATION	DISPOSITION	NOTES
MACHINE ROOM		
Controller	Replace	New Solid-State Controller.
Pump Unit, Tank, Valve	Replace	New fully contained submersible pump and valve.
Muffler	New	New gas charged muffler.
Oil Lines	Replace	Replace all oil lines
Battery lowering / emergency power	New	New battery lowering device.
Oil Cooler	New	Provide new oil cooler
HOISTWAY		
Hoistway Doors	Retain /Refurbish	Hoistway doors are in good condition and suitable for re-use
Hoistway Door Sills	Retain / Refurbish	Door sills are in good condition and will be cleaned. Install new door gibs.
Hoistway Door Frames	Retain / Refurbish	Door frames are suitable for reuse. Backfill with flame retardant material.
Door Headers, Tracks and Interlocks	Retain / Refurbish	Provide new door headers, track and interlocks.
Car Door Detector	Replace	Provide new 3D door detector
Car Door Operator and Clutch	Replace	Provide new door operator and door rollers.
Hoistway Wiring	Replace	All hoistway wiring will be replaced with new. All existing conduit (EMT) will be retained provided it complies with current NEC.
Slide Guides	Retain	Existing slide guides cleaned with new inserts
Guide Rails and Brackets	Retain / Refurbish	The existing guide rails and brackets are suitable for reuse. Clean and paint as required
Guide Rail Fishplates	Replace	Recommend new seismic rated fishplates be installed.
Platform, Stiles, Crosshead	Retain	The car sling (structural members which support the platform) are suitable for reuse.
Car Top Inspection Station	Replace	A new car top inspection station will be provided for the safety of maintenance and inspection personnel.
Car Landing and Leveling Devices	Replace	A new computer-controlled landing and leveling system will be provided.
Travelling Cables	Replace	All new electrical travelling cables will be provided.
PIT		
In-Ground Jack Unit	Retain	Recommend replacing in-ground jack unit
Seismic Over Speed Valve	New	Over speed valve will be added to the new oil line.
Jack Unit Packing	Replace	Repack with new seals.
Buffers	Retain	Retain existing spring buffers.
CAB ENCLOSURE & FIXTURES		
Cab Enclosure	Retain or Replace	The cab shell is in good condition and can be retained. New wall panels and drop lighting can be installed at owner's discretion.
Braille Plates	New	New braille plates will be provided
Cab Wiring	Replace	All cab wiring will be replaced with new.
Car Operating Panel (COP)	Replace	New vandal resistant car operating fixtures will be provided.
Intercom to Machine Room	New	In-car intercom to machine room will be provided.
Intercom to Main Recall Floor	New	In-car to main recall floor (L1) will be provided.
ADA Emergency Communications	New	ADA approved in car emergency communications will be provided.
Hall Stations	New	New vandal resistant surface mount hall call stations will be provided.
Hall Lanterns and Position Indicators	New	New hall lanterns
Car Riding Lantern	New	New car riding lantern will be provided

WORK BY OTHER TRADES

EQUIPMENT LOCATION	DISPOSITION	NOTES
MACHINE ROOM		
Main Line Disconnect	Relocate	New mainline disconnect with auxiliary contacts for battery lowering. Separate disconnect for cab lights
New fire rated door	New	New self-closing machine room door
Lighting and Electrical Outlets	Retain / Upgrade	Verify machine room lighting meets code required 19ft candles. Add GFCI outlets.
Intercom Circuit Disconnect	New	Currently there is no dedicated intercom circuit disconnect.
Car Light Disconnect Switch	New	Currently there is no dedicated car light disconnect.
PIT		
Lighting	New	Provide pit lighting to meet code required 10ft candles.
New elevator shut-off switch attached to door to prevent elevator from operating when door is open	New	Important safety feature
New fire rated door	New	New self-closing pit door
Electrical Outlet	New	Provide GFCI outlet.
Pit Ladder	NA	This is a walk-in pit
CAB ENCLOSURE & FIXTURES		
Lobby Lighting	New	Provide additional elevator lobby lighting to meet code requirement of 10 ftc at the sill area with the hoistway doors in the closed position.
Cab Flooring	Replace	Provide new cab flooring. Coordinate with elevator contractor regarding weight limitations.
FIRE SAFETY		
Fire Alarm Initiating Devices	New	Provide fire alarm initiating devices in on Landing 1. They are fine on landings 2 and 3

01

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COMBINED CONSTRUCTION SET
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

2104 Admiralty Apt Renov ACD2 Pre Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	COMBINED CONSTRUCTION SET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

ELEVATOR NOTES

A8.17

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LIGHTING SCHEDULE

ID	QTY	MFR.	DESCRIPTION	PRODUCT LINE/ SERIES	ITEM NO.	WATTS	FINISH/COLOR	NOTE
A	48	HD SUPPLY	CEILING LIGHT	GENERIC / LED LOW-PROFILE ROUND CEILING FIXTURE	326889	24	WHITE	
B	48	HD SUPPLY	VANITY LIGHT	GENERIC / FOUR STRIP FIXTURE	321264	36	BRUSHED NICKEL	(4) 9W LED E26 MEDIUM BULBS BY MAXIM, 3000K
C	55	MAXIM	SURFACE MOUNT FLAT 1X4 LED	SKY 48" FLUSH MOUNT, 3000K	57764-WT	45	WHITE	
D	34	LITHONIA	2X2 LED TROFFER, 3500K	2BLT2 SDSM 120 LP835	2BLT	30	WHITE	
F	3	WESTGATE	LED FLOOD LIGHT, 3000K	SERIES 3	LF3-50WW-KN	50	DARK BRONZE	
L-1	74	MAXIM	COMPACT SURFACE MOUNT LED, 3000K	DIVERSE LED 13"	57862	25	WHITE	
L-2	1	MAXIM	COMPACT SURFACE MOUNT LED, 3000K	DIVERSE LED 13"	57862	25	BRONZE	@ ENTRY
M	7	LITHONIA	48" LINEAR LED	FMLWL LOW PROFILE LED WRAPAROUND, 3000K	FMLWL48 8 30	45	WHITE	
X	17	COMPASS	EXIT/EMERGENCY LIGHT + BATT BU	LED COMBO EXIT LT	CCRG	4	WHITE / GREEN LT	@ EXITS
	287							

01

01

CEILING NOTES

SMOKE & CO DETECTORS:

IN GROUP R-2 AREAS, PROVIDE A CO/SMOKE DETECTOR (COMBINED OR SEPARATELY) ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF BEDROOMS AND A SMOKE DETECTOR WITHIN EACH BEDROOM.

UNLESS ALREADY INTERCONNECTED, SMOKE DETECTORS ARE NOT REQUIRED TO BE INTERCONNECTED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE UNLESS THERE IS AN ATTIC, CRAWLSPACE OF BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES. *(1108.8.2 IFC)*

CEILING LEGEND

GWB OR PLASTER, PT-1 — CEILING TO REMAIN, REMOVE EXISTING POPCORN FINISHES W/ SMOOTH FINISH

ACT — REPLACE EXISTING CEILING GRID PER 6/A9.1 & INSTALL NEW TEGULAR TILES

2 A9.1 BASEMENT
1/8" = 1'-0"

1 A9.1 RCP - GROUND FLOOR
1/8" = 1'-0"

COMBINED CONSTRUCTION SET

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

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206.682.7525

2104.12 Admiralty Apt Rehab /K2D Pro/Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	PHASE I PERMIT RESUBMITTAL
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

BASEMENT & GROUND FLOOR RCP

A9.1

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3 A9.2 RCP - 3RD FLOOR

1/8" = 1'-0"

CEILING LEGEND

	GWB OR PLASTER, PT-1	CEILING TO REMAIN, REMOVE EXISTING POPCORN FINISHES W/ SMOOTH FINISH
	ACT	REPLACE EXISTING CEILING GRID PER 6/A9.1 & INSTALL NEW TEGULAR TILES

2 A9.2 RCP - 2ND FLOOR

1/8" = 1'-0"

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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SEATTLE, WASHINGTON 98134
206.682.7525

2104.2 Admiralty Apt Rehab /CD2 Plot Date: 5/28/21 Sean Hall

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
1	2/5/21	PHASE I PERMIT SUBMITTAL
2	4/27/21	PHASE I RESPONSE SET
3	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

2ND & 3RD FLOOR RCP

A9.2

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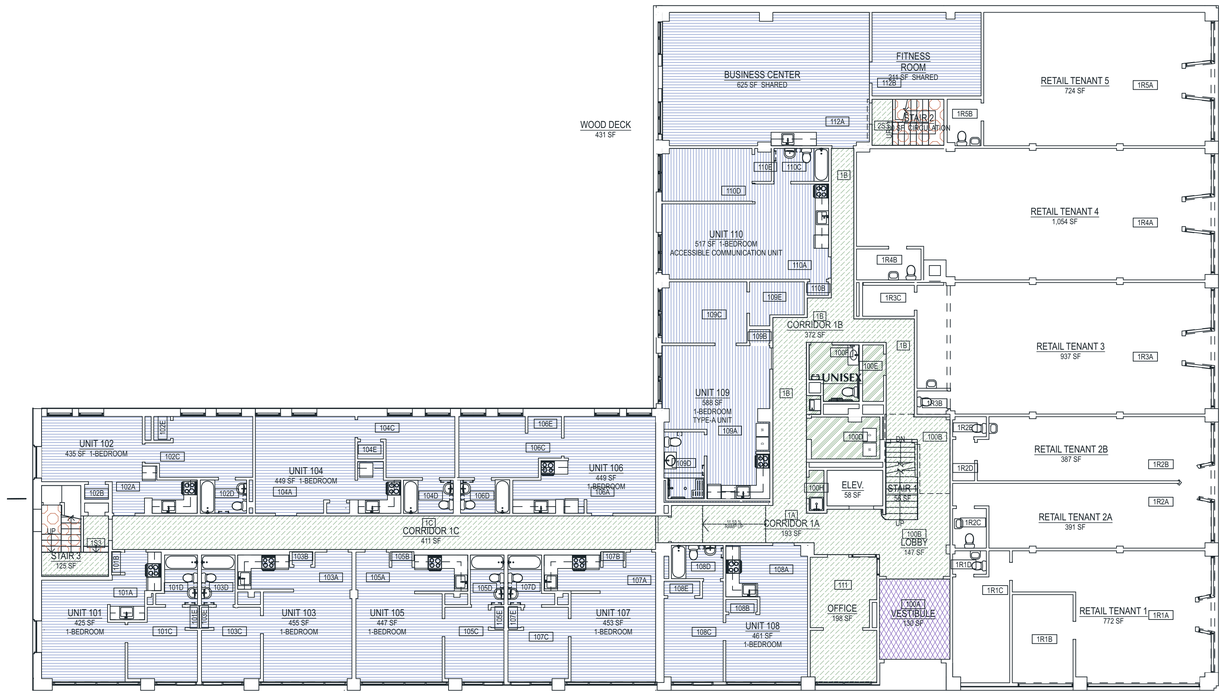
INTERIOR FINISHES LIST

PLAN ID	DESCRIPTION	MFR	SERIES/FINISH	COLOR	INSTALLATION NOTES
PT-1	CEILINGS @ KITCHENS, BATHS, LAUNDRY, CUSTODIAL, WASTE	SHERWIN WILLIAMS	SEMI-GLOSS	CEILING WHITE	FOOTNOTE #1, 2
PT-2	CEILINGS @ BEDROOMS, LIVING ROOMS, HALLWAYS, MISC COMMON AREAS	SHERWIN WILLIAMS	SATIN/EGGSHELL	CEILING WHITE	FOOTNOTE #1, 2
PT-3	WALLS @ KITCHENS, BATHS, LAUNDRY, CUSTODIAL, WASTE RMS, MISC.	SHERWIN WILLIAMS	SEMI-GLOSS	ALABASTER SW 7008	FOOTNOTE #1, 2
PT-4	WALLS @ BEDROOMS, LIVING ROOMS, HALLWAYS, PUBLIC AREAS	SHERWIN WILLIAMS	SATIN	ALABASTER SW 7008	FOOTNOTE #1, 2
PT-5	INTERIOR DOORS & TRIM	SHERWIN WILLIAMS	SEMI-GLOSS	ALABASTER SW 7008	FOOTNOTE #1, 2
ACT-1	ACCOUSTICAL TILES	ARMSTRONG			
CPT-1	CARPET TILE				FOOTNOTE #2
CPT-2	WALK-OFF MAT				FOOTNOTE #2
RUB	RUBBER FLOORING				INSTALL ON TREADS & RISERS, FOOTNOTE #2
SV-1	SHEET VINYL				FOOTNOTE #2

FOOTNOTES: 1.) ALL PAINT TO HAVE FACTORY ADDED ANTI-BACTERIAL ADDITIVES & NO OR LOW VOC. DRAW DOWNS MUST BE PROVIDED FOR APPROVAL. 2.) ALL ADHESIVES AND SEALANTS (INCLUDING CAULKS) MUST HAVE VOLATILE ORGANIC COMPOUND (VOC) LEVELS, IN GRAMS PER LETER, LESS THAN OR EQUAL TO THE THRESHOLDS ESTABLISHED BY THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

FINISH PLAN LEGEND

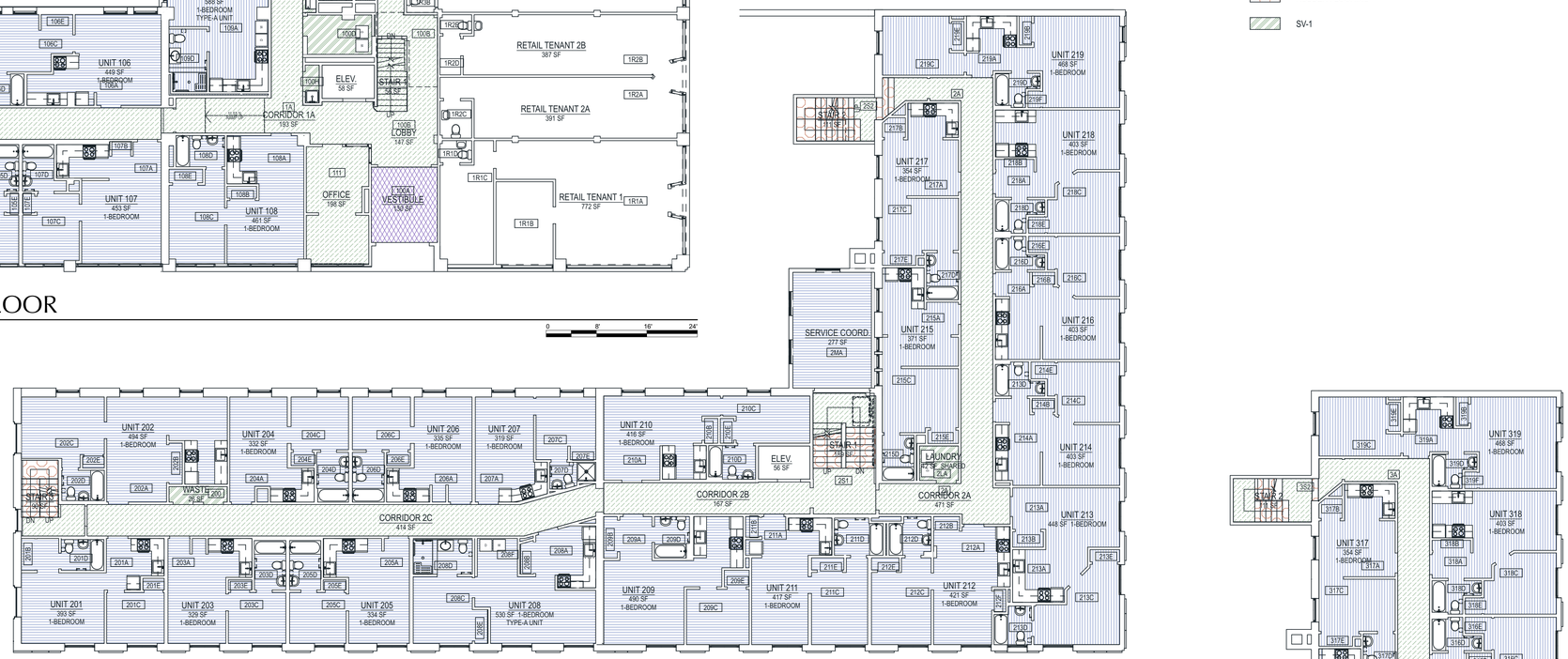
- LVP
- CPT-1
- CPT-2
- RUBBER FLOORING
- SV-1



4 A11.1 FLOOR FINISHES - GROUND FLOOR

3/32" = 1'-0"

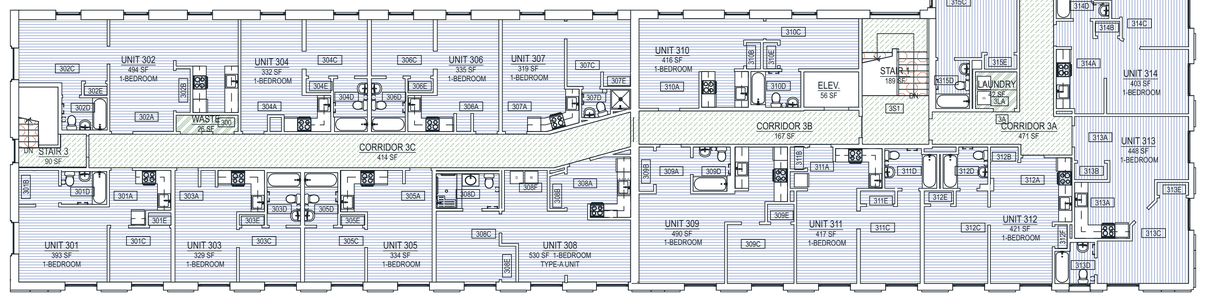
0 8' 16' 24'



2 A11.1 FLOOR FINISHES - 2ND FLOOR

3/32" = 1'-0"

0 8' 16' 24'



3 A11.1 FLOOR FINISHES - 3RD FLOOR

3/32" = 1'-0"

0 8' 16' 24'

COMBINED CONSTRUCTION SET

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
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206.682.7525

2104.13 Admiralty Apt Repair ACD Port Dates: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
.	2/5/21	PHASE I PERMIT SUBMITTAL
.	4/5/21	COMBINED PROGRESS SET

COMBINED CONSTRUCTION SET
5/27/21

MAIN FLOOR FINISH PLAN

A11.1

DOOR SCHEDULE

DOOR SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION
2. ENTRY STOREFRONT DOORS INSTALLED IN KAWNEER 451UT FRAME W/ SIDELITES AND TRANSOMS PER ELEVATIONS. FRAME SURROUNDING THE DOOR HAS FIXED GLAZING CONSISTING OF 1" IG (TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1/2" ARGON X 1/2 IS20 #4 ON CLR) TGI-M. (01)
3. ENTRY STOREFRONT DOORS NFRC REFERENCE: (SEE STOREFRONT INFORMATION 'B' ON SHEET A12.4)
4. SAFETY GLAING REQUIRED IN ALL DOORS

NOTE: DOOR SIZES ARE APPROXIMATE, FIELD VERIFY ALL ROUGH OPENING SIZES

MARK	SIZE		DESCRIPTION				PANEL					FRAME		THERMAL RATINGS				FIRE RATING	HARDWARE		NOTE
	WIDTH	HEIGHT	TYPE/FUNCTION	MFR.	SERIES	NOTE	TYPE	MATERIAL	FINISH	GLAZING	S.G.	MATERIAL	FINISH	U-VALUE	SHGC	VT	ENERGY REF.		SET	HDWR SET DESCRIPTION	
BASEMENT																					
B02	3'-0"	6'-8"	ELEV EQUIP			ELEV MECH FIRE DOOR	Z	STL	PAINT		-	HM	PAINT ☐	-	NR			90 MIN.	11	ELEV MECH ACCESS	
GROUND FLOOR																					
1S2A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 3 EXIT	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN. (01)	10	@ STAIR ENCL	
1S3A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 3 ACCESS	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN.	10	@ STAIR ENCL	
1S3B	3'-0"	7'-0"	EXIT DOOR			DOOR	F	STL	PAINT	TEMPERED	YES	HM	PAINT ☒	0.30	NR			-	08	KEY CARD ACCESS	
1S3R	2'-4"	6'-8"	STORAGE			STAIR 3 STOR	R	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN. (01)	14	WITHIN STAIRWELL	
1S3U	2'-4"	6'-8"	STORAGE			UNDER STAIR 3	R	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	14	WITHIN STAIRWELL (01)	
100A	3'-6"	7'-0"	BLDG ENTRY STOREFRONT	KAWNEER	500T (PANEL) & 451UT	STOREFRONT ENTRY	E	ALUM	PAINT	TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1/2" ARGON X 1/2 IS20 #4 ON CLR) TGI-M	YES	ALUM	BRONZE-... ☒	0.51	0.19	0.31	SEE BID REPORT	-	09		NEW R.O., SEE DR. SCHED. NOTES
100B	3'-6"	7'-0"	BLDG ENTRY STOREFRONT	KAWNEER	500T (PANEL) & 451UT	STOREFRONT ENTRY	E	ALUM	PAINT	TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1/2" ARGON X 1/2 IS20 #4 ON CLR) TGI-M	YES	ALUM	BRONZE-... ☒	0.51	0.19	0.31	SEE BID REPORT	-	09	ENTRY, KEY CARD ACCE...	NEW R.O., SEE DR. SCHED. NOTES
100C	3'-0"	6'-8"	BLDG SERVICE			JANITOR	J	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MN.	15	@ CORRIDOR	
100D	3'-0"	6'-8"	LAUNDRY			LAUNDRY	L	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	18	@ CORRIDOR	NEW OPENING
100E	3'-0"	6'-8"	BLDG SERVICE			JANITOR	J	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MN.	15	@ CORRIDOR	
100F	3'-0"	6'-8"	ADA RESTROOM			UNISEX	K	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	12	PRIVACY, @ CORRIDOR	
100H	3'-0"	6'-8"	BLDG SERVICE			JANITOR	J	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MN.	15	@ CORRIDOR	
101A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
101B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
101C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
101D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
101E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
102A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
102B	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
102C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
102D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
102E	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
103A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
103B	2'-6"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
103C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
103D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
103E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
104A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
104B	2'-6"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
104C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
104D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
104E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
105A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
105B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
105C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
105D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
105E	2'-6"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
106A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
106C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
106D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
106E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
107A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
107B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
107C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
107D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
107E	2'-6"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
108A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
108B	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
108C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		NEW DOOR LOCATION
108D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
108E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
109A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	NEW DOOR LOCATION
109B	2'-8"	6'-8"	INTERIOR			CLOSET	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		NEW DOOR OPENING
109C	3'-0"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
109D	3'-0"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
109E	3'-0"	6'-8"	INTERIOR			CLOSET	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		NEW DOOR OPENING
110A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
110B	2'-4"	6'-8"	INTERIOR			CLOSET	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
110C	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
110D	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
110E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
111A	3'-0"	6'-8"	OFFICE			OFFICE	U	WD - SOLID CORE	PAINT	D-20 MARKING	-	HM	PAINT ☐	-	NR			20 MIN.	02	@ CORRIDOR	
112A	3'-0"	6'-8"	PARTY ROOM			PARTY ROOM	P	WD-SOLID CORE	PAINT	D-20 MARKING	-	HM	PAINT ☐	-	NR			20 MIN.	19	CLASSROOM LOCK	
112B	3'-0"	6'-8"	FITNESS ROOM				T	WD - SOLID CORE	PAINT	D-20 MARKING	-	HM	PAINT ☐	-	NR			-	13	CLASSROOM LOCK	
112C	3'-0"	7'-0"	EXIT DOOR				F	STL	PAINT	TEMPERED	YES	HM	PAINT ☒	0.30	NR			-	08	KEY CARD ACCESS	
2ND FLOOR																					
2LA	3'-0"	6'-8"	LAUNDRY			LAUNDRY	L	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	18	@ CORRIDOR	
2LA	3'-0"	6'-8"	LAUNDRY			LAUNDRY	L	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	18	@ CORRIDOR	
2MA	6'-0"	6'-8"	EXISTING DOUBLE DOOR W/ SIDELITES			LIBRARY DBL DOORS	G	WD	STAIN	EXISTING	-	WD	STAIN ☐	-	NR			-	07	NEW HANDLES	MOVE DOOR & FRAMING IN M.O. TO RM SIDE
2S1A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 1 ACCESS	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN.	10	@ STAIR ENCL	HOLD OPEN TO FIRE ALARM
2S1B	3'-0"	6'-8"	EXIT TO STAIR			STAIR 1 ACCESS	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN. (01)	10	@ STAIR ENCL	HOLD OPEN TO FIRE ALARM
2S2A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 2 ACCESS	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN.	10	@ STAIR ENCL	(01)
2S3A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 3 ACCESS	S	HM	PAINT		-	HM	PAINT ☐	-	NR			60 MIN.	10	@ STAIR ENCL	
200A	3'-0"	6'-8"	WASTE STORAGE			WASTE ROOM	R	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	16	@ CORRIDOR	
200B	3'-0"	6'-8"	WASTE STORAGE			WASTE ROOM	R	WD - SOLID CORE	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	16	@ CORRIDOR	
201A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
201B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
201C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
201D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
201E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
202A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
202B	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
202C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
202D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
202E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
203A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
203C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
203D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
203E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
204A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
204C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
204D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
204E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
205A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
205C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
205D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
205E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
206A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
206C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
206D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
206E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
207A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
207C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		
207D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT ☐	-	NR			-	03		
207E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
208A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT ☐	-	NR			20 MIN.	01	@ CORRIDOR	
208B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	- ☐	-	NR			-	04		
208C	3'-0"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT ☐	-	NR			-	06		

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COMBINED CONSTRUCTION SET

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

21414.2 Admiralty Apt Rehab /A12/ Plot Date: 5/26/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1/PERMIT SUBMITTAL
-	4/16/21	PHASE 1/PERMIT SET
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

DOOR SCHEDULE

A12.1 (01)

DOOR SCHEDULE

NOTE: DOOR SIZES ARE APPROXIMATE, FIELD VERIFY ALL ROUGH OPENING SIZES

DOOR SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION
2. ENTRY STOREFRONT DOORS INSTALLED IN KAWNEER 451UT FRAME W/ SIDELITES AND TRANSOMS PER ELEVATIONS. FRAME SURROUNDING THE DOOR HAS FIXED GLAZING CONSISTING OF 1" IG (TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1/2" ARGON X 1/2 IS20 #4 ON CLR) TGI-M. NFRC PERFORMANCE AT STANDARD SIZES ARE: 0.30 U-FACTOR, 0.33 SHGC, & 0.59 VT. SEE WINDOW SCHEDULE NOTES FOR NFRC REFERENCES FOR 451UT WINDOWS & FRAMES.
3. ENTRY STOREFRONT DOORS NFRC REFERENCE:
   REF: FA-KAW-126922 FOR KAWNEER 500T SINGLE DOOR
   (SEE WINDOW SCHEDULE NOTES FOR 451 UT FRAMES)

MARK	SIZE		DESCRIPTION				PANEL					FRAME			THERMAL RATINGS					FIRE RATING	HARDWARE		NOTE
	WIDTH	HEIGHT	TYPE/FUNCTION	MFR.	SERIES	NOTE	TYPE	MATERIAL	FINISH	GLAZING	S.G.	MATERIAL	FINISH		U-VALUE	SHGC	VT	ENERGY REF.		SET	HDWR SET DESCRIPTION	
208D	3'-0"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
208E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
209A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
209B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
209C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
209D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
209E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
210A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
210B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
210C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
210D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
210E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
211A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
211B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
211C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
211D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
211E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
212A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
212B	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
212C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
212D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
212E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
212F	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
213A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
213B	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
213C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
213D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
213E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
214A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
214B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
214C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
214D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
214E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
215A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
215D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
215E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
216A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
216B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
216C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
216D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
216E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
217A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
217B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
217D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
217E	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
218A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
218B	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
218C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
218D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
218E	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
219A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
219B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
219C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
219D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
219E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
219F	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
3RD FLOOR																						
3S1A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 1 ACCESS	S	HM	PAINT		-	HM	PAINT	☐	-	NR			60 MIN.	10	@ STAIR ENCL	HOLD OPEN TO FIRE ALARM 01
3S1B	3'-0"	6'-8"	EXIT TO STAIR			STAIR 1 ACCESS	S	HM	PAINT		-	HM	PAINT	☐	-	NR			60 MIN.	10	@ STAIR ENCL	HOLD OPEN TO FIRE ALARM 01
3S2A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 2 ACCESS	S	HM	PAINT		-	HM	PAINT	☐	-	NR			60 MIN.	10	@ STAIR ENCL	
3S3A	3'-0"	6'-8"	EXIT TO STAIR			STAIR 3 ACCESS	S	HM	PAINT		-	HM	PAINT	☐	-	NR			60 MIN.	10	@ STAIR ENCL	
300A	3'-0"	6'-8"	WASTE STORAGE			WASTE ROOM	R	WD - SOLID CORE	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	16	@ CORRIDOR	
300B	3'-0"	6'-8"	WASTE STORAGE			WASTE ROOM	R	WD - SOLID CORE	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	16	@ CORRIDOR	
300C	3'-0"	6'-8"	LAUNDRY			LAUNDRY	L	WD - SOLID CORE	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	18	@ CORRIDOR	
301A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
301B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
301C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
301D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
301E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
302A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
302B	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
302C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
302D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
302E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
303A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
303C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
303D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
303E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
304A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
304B	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
304C	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
304E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
305A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
305C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
305D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
305E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
306A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
306C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
306D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
306E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
307A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
307C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
307D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
307E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
308A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
308B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
308C	3'-0"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
308D	3'-0"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
308E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
309A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
309B	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
309C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
309D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
309E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
310A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
310B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
310C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
310D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
310E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
311A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
311B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		

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COMBINED CONSTRUCTION SET
ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS
129 TAYLOR STREET • PORT TOWNSEND, WA 98368
BRODERICK ARCHITECTS 206.682.7525
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134

2104.12 Admiralty Apt Rehab AC22 Plot Date: 5/28/21 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/21/21	PHASE 1 PERMIT RESPONSE
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET 5/27/21

DOOR SCHEDULE

A12.2 01

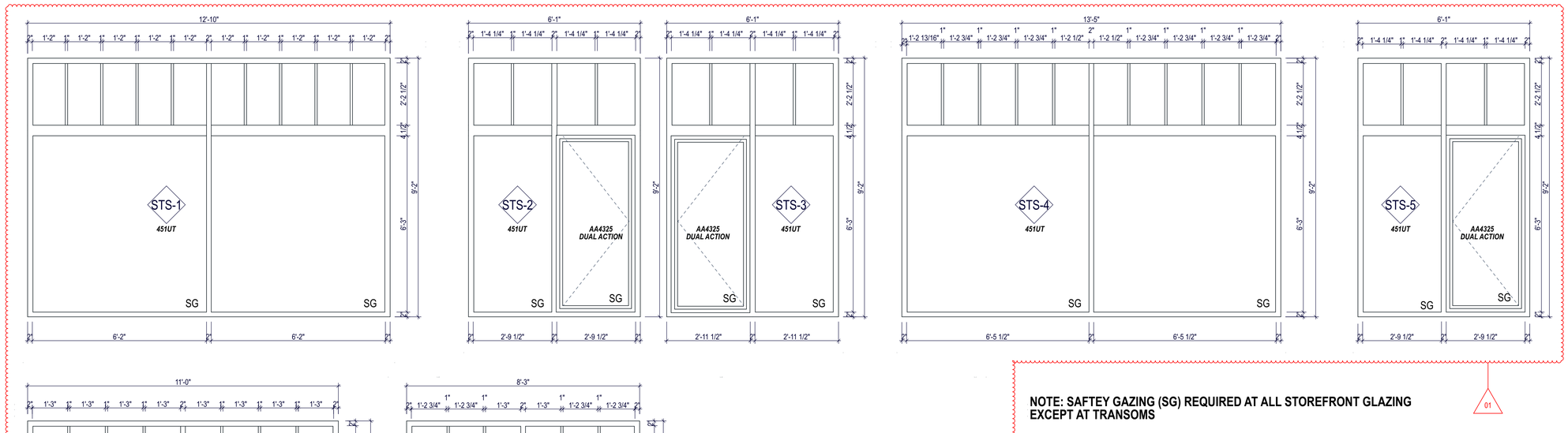
DOOR SCHEDULE

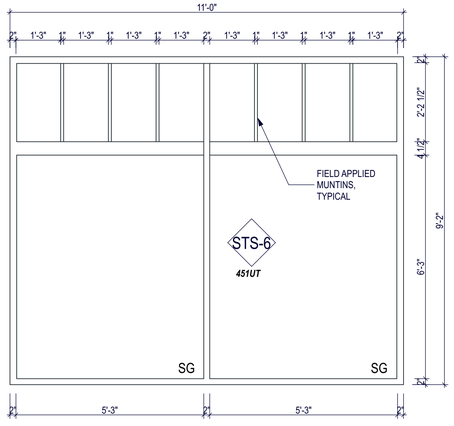
NOTE: DOOR SIZES ARE APPROXIMATE, FIELD VERIFY ALL ROUGH OPENING SIZES

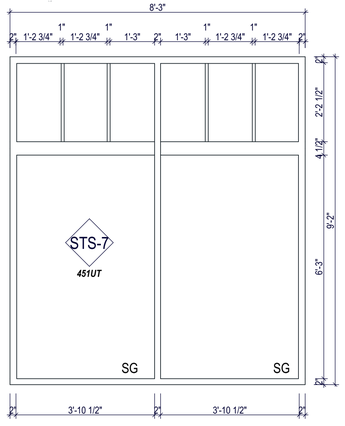
MARK	SIZE		DESCRIPTION				PANEL					FRAME			THERMAL RATINGS					FIRE RATING	HARDWARE		NOTE
	WIDTH	HEIGHT	TYPE/FUNCTION	MFR.	SERIES	NOTE	TYPE	MATERIAL	FINISH	GLAZING	S.G.	MATERIAL	FINISH		U-VALUE	SHGC	VT	ENERGY REF.		SET	HDWR SET DESCRIPTION	
311C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
311D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
311E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
312A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
312B	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-		☐	-	NR			-	04		
312C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
312D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
312E	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
312F	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
313A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
313B	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
313C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
313D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
313E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
314A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
314B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
314C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
314D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
314E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
315A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
315D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
315E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
316A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
316B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
316C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
316D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
316E	5'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
317A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
317B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
317D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
317E	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
318A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
318B	6'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
318C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
318D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
318E	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
319A	3'-0"	6'-8"	UNIT ENTRY			UNIT ENTRY	A	STL	PAINT		-	HM	PAINT	☐	-	NR			20 MIN.	01	@ CORRIDOR	
319B	3'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
319C	2'-6"	6'-8"	BEDROOM			BEDROOM	D	WD	PAINT		-	WD	PAINT	☐	-	NR			-	06		
319D	2'-4"	6'-8"	INTERIOR			BATHROOM	B	WD	PAINT		-	WD	PAINT	☐	-	NR			-	03		
319E	4'-0"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		
319F	2'-6"	6'-8"	CLOSET, DOUBLE SLIDING				C	WD	PAINT		-	-	-	☐	-	NR			-	04		

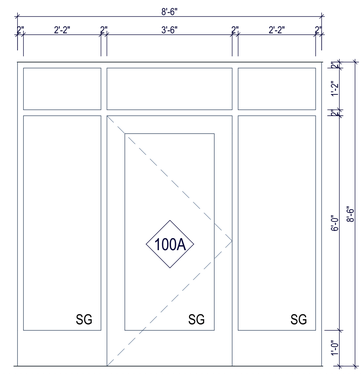
DOOR SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION
2. ENTRY STOREFRONT DOORS INSTALLED IN KAWNEER 451UT FRAME W/ SIDELITES AND TRANSOMS PER ELEVATIONS. FRAME SURROUNDING THE DOOR HAS FIXED GLAZING CONSISTING OF 1" IG (TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1/2" ARGON X 1/2 IS20 #4 ON CLR) TGI-M. NFRC PERFORMANCE AT STANDARD SIZES ARE: 0.30 U-FACTOR, 0.33 SHGC, & 0.59 VT. SEE WINDOW SCHEDULE NOTES FOR NFRC REFERENCES FOR 451UT WINDOWS & FRAMES.
3. ENTRY STOREFRONT DOORS NFRC REFERENCE:
   REF: FA-KAW-126922 FOR KAWNEER 500T SINGLE DOOR
   (SEE WINDOW SCHEDULE NOTES FOR 451 UT FRAMES)









NOTE: SAFTEY GAZING (SG) REQUIRED AT ALL STOREFRONT GLAZING EXCEPT AT TRANSOMS

01

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COMBINED CONSTRUCTION SET

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

21X14.2 Admiralty Apt Rehab AC22 Red Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

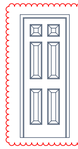
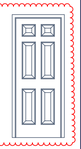
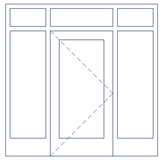
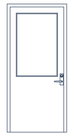
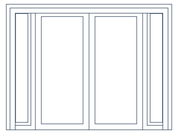
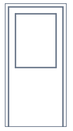
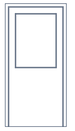
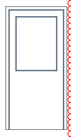
NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/27/21	CITY COMMENTS RESPONSE
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

DOOR SCHEDULE & STOREFRONT

A12.3

DOOR TYPES

TYPE	A	B	C	D	E	F	G	J	K	L	P	R	R	S	T	U	Z
1/4" = 1'-0"																	
TYPE/FUNCTION	UNIT ENTRY	INTERIOR	CLOSET, DOUBLE SLIDING	BEDROOM	BLDG ENTRY STOREFRONT	EXIT DOOR	EXISTING DOUBLE DOOR W/ SIDELITES	BLDG SERVICE	ADA RESTROOM	LAUNDRY	PARTY ROOM	STORAGE	WASTE STORAGE	EXIT TO STAIR	FITNESS ROOM	OFFICE	ELEV EQUIP
MATERIAL	STL	WD	WD	WD	ALUM	STL	WD	WD - SOLID CORE	WD - SOLID CORE	WD - SOLID CORE	WD-SOLID CORE	WD - SOLID CORE	WD - SOLID CORE	HM	WD - SOLID CORE	WD - SOLID CORE	STL
FINISH	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	STAIN	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
GLAZING					TEMPERED, 1" IG (1/4" SB60 #2 ON CLR X 1...	TEMPERED	EXISTING				D-20 MARKING				D-20 MARKING	D-20 MARKING	
S.G.	-	-	-	-	YES	YES	-	-	-	-	-	-	-	-	-	-	-
THERMAL ENVELOPE	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
U-VALUE	-	-	-	-	0.51	0.30	-	-	-	-	-	-	-	-	-	-	-
FIRE RATING	20 MIN.	-	-	-	-	-	-	20 MN.	20 MIN.	20 MIN.	20 MIN.	20 MIN.	20 MIN.	60 MIN.	-	20 MIN.	90 MIN.
HDWR SET	01	03	04	06	09	08	07	15	12	18	19	14	16	10	13	02	11
HDWR NOTE	@ CORRIDOR				ENTRY, KEY CARD ACCESS @ INNER DOOR	KEY CARD ACCESS	NEW HANDLES	@ CORRIDOR	PRIVACY, @ COR...	@ CORRIDOR	CLASSROOM LOCK	WITHIN STAIRWELL	@ CORRIDOR	@ STAIR ENCL	CLASSROOM LOCK	@ CORRIDOR	ELEV MECH ACCESS
FRAME MATERIAL	HM	WD	-	WD	ALUM	HM	WD	HM	HM	HM	HM	HM	HM	HM	HM	HM	HM
FRAME FINISH	PAINT	PAINT	-	PAINT	BRONZE-ANNO	PAINT	STAIN	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
QUANTITY	48	55	79	45	2	2	1	3	1	4	1	2	4	10	1	1	1

HARDWARE SCHEDULE

HDWR SET	01	02	03	04	06	07	08	09	10	11	12	13	14	15	16	18	19
QTY	48	1	55	79	45	1	2	2	10	1	1	1	2	3	4	4	1
DOOR DESCRIPTION	UNIT ENTRY	OFFICE	INTERIOR	CLOSET, DOUBLE SLIDING	BEDROOM	EXISTING DOUBLE DOOR W/ SIDELITES	EXIT DOOR	BLDG ENTRY STOREFRONT	EXIT TO STAIR	ELEV EQUIP	ADA RESTROOM	FITNESS ROOM	STORAGE	BLDG SERVICE	WASTE STORAGE	LAUNDRY	PARTY ROOM
PANEL TYPE	A	U	B	C	D	G	F	E	S	Z	K	T	R	J	R	L	P
HDWR NOTE	@ CORRIDOR	@ CORRIDOR				NEW HANDLES	KEY CARD ACCESS	ENTRY, KEY CARD ACCESS @ INNER DOOR	@ STAIR ENCL	ELEV MECH ACCESS	PRIVACY, @ CORRIDOR	CLASSROOM LOCK	WITHIN STAIRWELL	@ CORRIDOR	@ CORRIDOR	@ CORRIDOR	CLASSROOM LOCK
HANDLE	ADA LEVER	ADA LEVER	ADA LEVER	ROUND PULLS	ADA LEVER	ADA LEVER	PANIC BAR, ADA LEVER	PANIC BAR, ADA LEVER	PANIC BAR, ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER	ADA LEVER
HINGE(S)	SPRING HINGE						STD (3) HINGE										
PANEL EXTRAS		KICK PLATES					HALF LITE, CLEAR GLAZING										
CLOSER	SPRING HINGE SELF CLOSER	SELF CLOSER				SELF CLOSER	SELF CLOSER	SELF CLOSER	SELF CLOSER	SELF CLOSER	SELF CLOSER			SELF CLOSER	SELF CLOSER	SELF CLOSER	SELF CLOSER
DOOR STOP							FLOOR STOP	FLOOR STOP									
FRAME EXTRAS							WEATHER SEAL	WEATHER SEAL	SMOKE SEALS	SMOKE SEALS	SMOKE SEAL			SMOKE SEAL			
SWEEP							BROOM SWEEP	BROOM SWEEP	FIRE & SMOKE SWEEP	FIRE & SMOKE SWEEP				BRUSHED SMOKE SWEEP			
THRESHOLD							ALUM ADA THRESHOLD	ALUM ADA THRESHOLD									

WINDOW SCHEDULE

ID		SIZE WIDTH	SIZE HEIGHT	QTY	OPERATION	DESCRIPTION	MFR.	PRODUCT LINE/ SERIES	EGRESS	FRAME MATERIAL	FRAME FINISH (EXTERIOR / INTERIOR)	GLAZING DESCRIPTION	GLAZING S.G.		THERMAL U-VALUE	THERMAL SHGC	THERMAL VT	THERMAL REF.	STD. DETAILS HEAD	STD. DETAILS JAMB	STD. DETAILS SILL	HARDWARE	NOTE
A1		4'-8"	5'-8"	25	SH	2ND FLR STREETSIDE	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
A2		4'-8"	5'-8"	4	SH	2ND FLR	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A5.1	5/A5.1	5/A5.1		
B1		4'-8"	5'-8"	25	SH	2ND FLR STREETSIDE	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
B2		4'-8"	5'-8"	2	SH	3RD FLR	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A5.1	5/A5.1	5/A5.1		
C		2'-0"	3'-0"	3	SH	UNIT 215	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
D		2'-0"	4'-4 1/4"	3	SH	UNIT 315	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
H		2'-4"	6'-0"	4	SH	PARTY ROOM	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
K		2'-6"	2'-11"	1	SH	UNIT 309	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
L		2'-6"	5'-8"	1	SH	UNIT 209	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
M		2'-6"	4'-0"	1	FIXED	OFFICE RELITE	TBD		☐	HM	PAINT	FIRE GLAZING	-	☐	-	-							
N		2'-10"	3'-8"	2	SH	UNIT 213 & 313	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	YES	☒	0.25	-0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
R		3'-5 1/2"	3'-0"	1	SH	UNIT 215	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
S		3'-5 1/2"	5'-2"	31	SH	UPPER FLOORS, COURTYARD	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
S2		3'-5 1/2"	5'-2"	2	SH	STAIR 3	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A5.1	5/A5.1	5/A5.1		
S3		3'-5 1/2"	5'-2"	2	SH	STAIR 3, SEE ELEV FOR GANGING W/ S-3 & ZZ	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	GANGED	7/A7.3	6/A7.3		
STS-1		12'-10"	6'-7 1/4"	3	FIXED	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A					
STS-2		3'-1/2"	6'-7 1/4"	5	FIXED/INSWING	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A,C					OPERABLE = U .34,SHGC .25,VT .44
STS-3		3'-1/2"	6'-7 1/4"	4	FIXED/INSWING	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A,C					OPERABLE = U .34,SHGC .25,VT .44
STS-4		13'-5"	6'-7 1/4"	1	FIXED	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A					
STS-5		3'-1/2"	6'-7 1/4"	1	FIXED/INSWING	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A,C					OPERABLE = U .34,SHGC .25,VT .44
STS-6		11'-0"	6'-7 1/4"	1	FIXED	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A					
STS-7		8'-3"	6'-7 1/4"	1	FIXED	STOREFRONT	KAWNEER	Trifab 451UT	☐	ALUM	BRONZE-ANNODIZED	SOLARBAN 60 / SUNGUARD 20	-	☒	0.30	0.33	0.59	A					
T		2'-8"	5'-0"	4	SH	UNIT 110	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
U		3'-5 1/2"	6'-8"	12	SH	GRND FL, S. ELEV.	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
V		3'-0"	5'-0"	4	SH	GROUND FLOOR	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
Y		3'-8"	4'-0"	1	FIXED	OFFICE RELITE	TBD		☐	HM	PAINT	FIRE GLAZING	-	☐	-	-							
Z		3'-10"	1'-6"	3	AWNING	MEDIA ROOM	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	6/A7.3		
ZZ		7'-2"	2'-2"	1	FIXED	FIXED, TRANSOM @ 'S-3' WIN.	PELLA	RESERVE	☐	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.25	0.25	0.47	NFRC# PEL-N-235-00669-00001	5/A7.3	7/A7.3	GANGED		

NOTE: WINDOW SIZES ARE APPROXIMATE, FIELD VERIFY ALL ROUGH OPENING SIZES

WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENINGS PRIOR TO CONSTRUCTION

3. STOREFRONT INFORMATION FROM BID REPORT

A	P-KAW-103636	451UT 1" IG (1/4" SB60 #2 X 1/2" ARGON X 1/4" IS20 #4 ON CLEAR) TGI-M	FA-KAW-130084	GA-VTA-22730	SA-TCN-6673	0.30	0.33	0.59
B	P-KAW-103638	500T (SINGLE) 1" IG (1/4" SB60 #2 X 1/2" ARGON X 1/4" IS20 #4 ON CLEAR) TGI-M	FA-KAW-130093	GA-VTA-22730	SA-TCN-6673	0.51	0.19	0.31
C	P-KAW-103645	AA4325 TTI/SC/SP 1" IG (1/4" SB60 #2 X 1/2" ARGON X 1/4" IS20 #4 ON CLEAR) TGI-M	FA-KAW-130090	GA-VTA-22730	SA-TCN-6673	0.34	0.25	0.44

GLAZING LISTING:

Glazing Ref.	Supplier ID	Description
GA-VTA-22730	Vitro	1" IG (1/4" SB60 #2 X 1/2" ARGON X 1/4" IS20 #4 ON CLEAR)

SPACER LISTING:

Spacer Ref.	Supplier ID	Description
SA-TCN-6673	Technoform	TGI M Spacer 15/32" Spacer

FRAMING LISTING:

Framing Ref	Supplier ID	Description
FA-KAW-130084	Kawneer Company Inc.	451UT
FA-KAW-130087	Kawneer Company Inc.	500T (DOUBLE DOOR)
FA-KAW-130090	Kawneer Company Inc.	AA4325 TTI/SC/SP
FA-KAW-130093	Kawneer Company Inc.	500T (SINGLE)

Cashen Report

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COMBINED CONSTRUCTION SET

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

BRODERICK ARCHITECTS
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2104112 Admiralty Apt Rehab ACCD Pro/Date: 5/28/21 Swee Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PLANNING RESUBMITTAL
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

DOOR TYPES & WINDOW SCHEDULE

A12.4

APPLIANCE & EQUIPMENT SCHEDULE

PLAN ID	()	NAME	MFR.	MODEL NO.	DESCRIPTION	ACCESSIBILITY NOTE	PRODUCT LINE/ SERIES	FINISH/COLOR	VOLTAGE	ENERGY STAR	QTY.	NOTE	Length (A)	Width	Height
D	(N)	DRYER	GE	GTD65EBSJ/EBPL	7.4 CU. FT. FRONT LOAD DRYER		GE	WHITE	120	☒	3	VENT TO EXTERIOR REQ'D.	2'-3"	2'-7"	2'-10 1/8"
D	(N)	DRYER - SHARED			LEASED COMMERCIAL UNIT				-	☒	3		2'-0"	2'-0"	3'-7"
HOOD (ADA)	(N)	RANGE HOOD	BROAN	40000- 24" W	24" RANGE HOOD W ADA SWITCH & 160 CFM FAN	WALL MOUNTED CONTROLS @ SIDE WALL	40000 SERIES	WHITE	120	☒	48	CONNECT TO WALL MT ROCKER SWITCHES	2'-0"	1'-5 1/2"	6"
MW	(N)	COUNTERTOP MICROWAVE	GE	PEB9159DJ	1.5 CU. FT. CONTERTOP CONV/MICROWAVE	ADA COMPLIANT ON COUNTERTOP	GE PROFILE	WHITE	120	☒	48	800W	1'-8"	1'-2 1/4"	1'-0"
PLATFORM LIFT	(N)	INCLINED PLATFORM LIFT	GARAVENTA LIFT	X3	STRAIGHT RUN INCL. PLATFORM LIFT	SIDE LOADING @ BOT.	X3 INCLINED PLATFORM LIFT	-	-	☐	1	VERIFY LANDING CLR	---	---	---
R.	(N)	ELECTRIC RANGE	HOTPOINT	RAS240DMWW	24" RANGE	ADA COMPLIANT, FRONT CONTROLS	FREE STANDING	WHITE	240	☐	48		1'-11 3/4"	2'-2 5/8"	3'-5 7/8"
REF.	(N)	REFRIGERATOR	GE	GPE12FGK/FSK	59 7/8" H.(INCL HINGE), 24" W..28 5/8" D.	ADA COMPLIANT	GE	WHITE	115	☒	48	REVERSIBLE DOORS, SEE ELEV.	2'-0"	2'-4 5/8"	4'-11 7/8"
W	(N)	WASHER	GE	GTW490ACJWS	4.4 DOE CU FT WASHER	FRONT LOADING REQ. FOR TYPE 'A' UNITS	GE	WHITE/SILVER	120	☒	3	DEDICATED 15 OR 20 AMP CIRCUIT	2'-3"	2'-7 9/16"	2'-10 1/8"
W	(N)	WASHER - SHARED			LEASED COMMERCIAL UNIT				-	☒	3		1'-11 5/8"	2'-0"	3'-7"

FOOTNOTES: 1.) FOR ESDS CREDITS, SHOWERHEAD AND BATHROOM FAUCETS MUST BE WATERSENSE LABELED. 2.) IF SUPPLY WATER PRESSURE EXCEEDS 60 PSI, PRESSURES SHOULD BE CONTROLLED BY A PRESSURE REGULATOR.

PLUMBING FIXTURES & ACCESSORIES

TYPE	()	NAME	MFR.	ITEM NO.	DESCRIPTION	ACCESSIBILITY NOTE	PRODUCT LINE/ SERIES	FINISH/COLOR	QTY.	NOTE
ACCESSORY										
	(N)	18" TOWEL BAR	BOBRICK	B-6747	18" TOWEL BAR		TOWEL BAR / B-674	SATIN SS	48	18" TOWEL BAR
	(N)	18" V. GRAB BAR	BOBRICK	B-6806-18	1 1/2" Ø GRAB BAR	SEE ELEV.	GRAB BAR / B6806	SATIN SS	4	
	(N)	24" H. GRAB BAR	BOBRICK	B-6806-24	1 1/2" Ø GRAB BAR	SEE ELEV.	GRAB BAR / B6806	SATIN SS	3	
	(N)	24X36 MIRROR	BOBRICK	B-165 2436	24"W X 36"T GLASS MIRROR W/ FRAME	SEE ELEV.	MIRROR / B-165		49	01
	(N)	30" H. GRAB BAR	BOBRICK	B-6806-30	1 1/2" Ø GRAB BAR	SEE ELEV.	GRAB BAR / B6806	SATIN SS	3	
	(N)	36" H. GRAB BAR	BOBRICK	B-6806-36	1 1/2" Ø GRAB BAR	SEE ELEV.	GRAB BAR / B2606	SATIN SS	1	
	(N)	42" H. GRAB BAR	BOBRICK	B-6806-42	1 1/2" Ø GRAB BAR	SEE ELEV.	GRAB BAR / B2606	SATIN SS	1	
	(N)	ADA SHOWER RAMP	INPRO		SOLID SURFACE 12" W. RAMP	1:10 SLOPE	BIOPRISM / ADA RAMP	WHITE	3	TRIM TO MATCH HT. OF SHWR
	(N)	MEDICINE CABINET	BOBRICK	B-165 2436	GLASS MIRROR W/ FRAME	SEE ELEV.	MIRROR / B-165		45	
	(N)	PAPER TOWEL DISPENSER	BOBRICK	B-2111	SURF. MT PAPER TOWEL DISPENSER	SEE ELEV.	PAPER TOWEL DISPENSER	SATIN SS	1	
	(N)	SHOWER SEAT	BOBRICK	B-6806-36	REVERSIBLE FOLDING SHOWER SEAT	SEE ELEV.	SHOWER SEAT / B-5181	IVORY	3	
	(N)	SOAP DISPENSER	BOBRICK	B-2860	SURF. MT SOAP DISPENSER	SEE ELEV.	SOAP DISPENSER	SATIN SS	1	
	(N)	TOILET PAPER DISP.	BOBRICK	B-685	WALL MOUNTED TP DISPENSER	SEE ELEV.	TP DISPENSER	SATIN SS	48	
	(N)	TOILET TISSUE DISPENSER	BOBRICK	B-2892	SURF. MT TWIN JUMBO-ROLL TP DISP.	SEE ELEV.	TOILET TISSUE DISPENSER	SATIN SS	1	
	(N)	WASTE RECEPTACLE	BOBRICK	B-275	SURF. MT WASTE RECPTACLE	SEE ELEV.	WASTE RECEPTICAL	SATIN SS	1	
FIXTURE										
	(N)	3X3 SHOWER PAN	MINCEY MARBLE	SP-3636-C-SF	36 X 36 CENTER DRAIN PAN	NA	SHOWER PAN / SP	WHITE #2250	2	VERIFY R.O. PRIOR TO ORDERING
	(E)	BATH TUB	-	-	-	-	-	WHITE	43	RE-FINISH
	(N)	BATHROOM FAUCET	AMERICAN STD	7075.050	0.5 GPM ONE HANDLE FAUCET, EPA WATERSENSE	ADA, ONE LEVER	COLONY PRO / SINGLE CONTROL	POLISHED CHROME	48	
	(N)	BATHROOM SINK	PROFLO	PF194R	19" ROUND SELF RIMMING, 4" HOLES	ADA IN COUNTERTOP	DROP-IN-LAVATORY, VIT. CHINA, 19" Ø	WHITE	1	
	(N)	BATHROOM SINK	PROFLO	PF20174	17" X 20 1/2" SELF RIMMING. 4" HOLES	ADA IN COUNTERTOP	DROP-IN-LAVATORY, VIT. CHINA, ELIPSE	WHITE	3	
	(N)	DRINKING FOUNTAIN	HALSEY TAYLOR	HAC8BLPV-NF	WALL MT W/ COOLER	SEE ELEV.	DRINKING FOUNTAIN / SINGLE STA.	PLATINUM VINYL	1	PROVIDE NEW 115V OUTLET BEHIND CABINET PER SPEC SHT.
	(N)	FITNESS ROOM SINK	ELKAY	ELUHAD281645	SINGLE BOWL U.M. 30 1/2" X 18 1/2" X 4 3/8", 3-HOLE	ADA IN COUNTERTOP	SINGLE BOWL UNDERMOUNT ADA SINK	SATIN SS	1	
	(N)	KIT. SINK	ELKAY	ECTSRAD25226TBG	SINGLE BOWL D.I. 25" X 22" X 6", 3-HOLE	ADA, KNEESPACE BELOW	SINGLE BOWL DROP-IN SINK	SATIN SS	3	@ TYPE 'A' UNITS
	(N)	KIT. SINK	ELKAY	ECTSRAD25229TBG	SINGLE BOWL D.I. 25" X 22" X 9", 3-HOLE		SINGLE BOWL DROP-IN SINK	SATIN SS	45	@ STANDARD KITCHENS
	(N)	KITCHEN FAUCET	MOEN	CA427519	ONE HANDLE PULL-DOWN	ADA, ONE LEVER	CA427519 SERIES		49	
	(N)	MOP SINK	STERN WILLIAMS	T-15-VB	SERVICE SINK FAUCET W/ BUCKET HOOK	NA	SERVICE SINK FAUCET / T-15	CHROME	1	
	(E)	PEDESTAL SINK	-	-	-	-	-	-	6	NIC, IN RETAIL SPACE
	(N)	ROLL-IN SHOWER PAN	MINCEY MARBLE	RI-31-ADJ-62	31X62 ADJUSTABLE ROLL-IN PAN	ADA LEVER	SHOWER PANS / R1	WHITE #2250	3	
	(N)	SHOWER +TUB CONTROL	MOEN	TL 183 EP	1.75 GPM POSI-TEMP VALVE + SHOWER HEAD + DIVERTER	ADA LEVER	CHATEAU/TL182EP	CHROME	43	
	(N)	SHOWER CONTROL	MOEN	TL	1.75 GPM POSI-TEMP VALVE + SHOWER HEAD	ADA LEVER	CHATEAU/	CHROME	3	
	(N)	SHOWER HEAD & 36" V. GRAB BAR	MOEN	52236GBM17 CBN	1.75 GPM SHOWER HEAD + 36" GRAB BAR	ADA LEVER + V. GB	52236GBM17	BRUSHED NICKEL	3	@ ADA TUBS
	(N)	SHOWER*	MOEN	TL182 EP	1.75 GPM POSI-TEMP VALVE + SHOWER HEAD	ADA LEVER	CHATEAU/TL182EP	CHROME	2	@ SHOWER STALL
	(E)	TOILET	-	-	-	-	-	-	6	NIC, IN RETAIL SPACE
	(N)	TOILET	KOHLER	K-5298	1.1 GPM TOILET W/ K-4636-0 SEAT (WHITE), EPA WATERSENSE	ADA HT.,	HIGHLINE COMFORT HEIGHT	WHITE	49	MEETS MaP PREMIUM REQ. (<1.1GPF & >600GR WASTE/FLUSH)
	(N)	WALL MOUNT SINK	PRO FLO	PF5518WH	WALL MT SINK, 3-HOLE	SEE ELEV.	WALL MOUNT SINK	WHITE	45	VERIFY & PROVIDE BLOCKING
	(N)	WALL MT. FAUCET	MOEN	CA42711	1.5 GPM ONE HANDLE FAUCET	ADA, ONE LEVER	CA427AA SERIES (1/2) ISP W/ WASTE	CHROME	1	

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COMBINED CONSTRUCTION SET

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

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SEATTLE, WASHINGTON 98134
206.682.7525

2104.12 Admiralty Apt Rehab /K22 Pre/Date: 5/28/21 Sean Hill

Jurisdiction Approval Stamp

Issue History

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-	4/27/21	CONSTRUCTION SET
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED CONSTRUCTION SET
5/27/21

EQUIPMENT & PLUMBING SCHEDULES

A12.5

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 (2018 EDITION) WITH LOCAL AMENDMENTS. THIS STRUCTURE DOES NOT CONFORM TO PRESENT EARTHQUAKE CODE REQUIREMENTS. IT HAS BEEN VOLUNTARILY ANALYZED PER ASCE 41-17 BSE-2E HAZARD AT THE COLLAPSE PREVENTION PERFORMANCE LEVEL 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:

   UNOCCUPIED ROOF LIVE LOAD . . . . . 25 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 . . . . . N/A
   EARTHQUAKE ANALYSIS PROCEDURE: ASCE 41-17 LINEAR STATIC PROCEDURE, BSE-2E
   LATERAL SYSTEM: URM BEARING WALLS, Vs = N/A
   SITE CLASS=D (Default), Ss=48, Sxs=68, S1=15, Sx1=35, Sa=0.681

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.

    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
    EXPANSION BOLTS AND THREADED EXPANSION INSERTS 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. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704.6 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

    PARAPET BRACING

    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

14. 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.

15. 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.

16. 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.

17. 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.

ANCHORAGE

18. 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.

STEEL

19. 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.

20. 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.

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

22. 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.

23. 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.

24. 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.

25. 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

26. 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

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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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DAN J. SAY — STATE OF WASHINGTON — 21603 — REGISTERED PROFESSIONAL ENGINEER — 02/05/21

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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase II
129 Taylor St.
Port Townsend, WA 98368

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

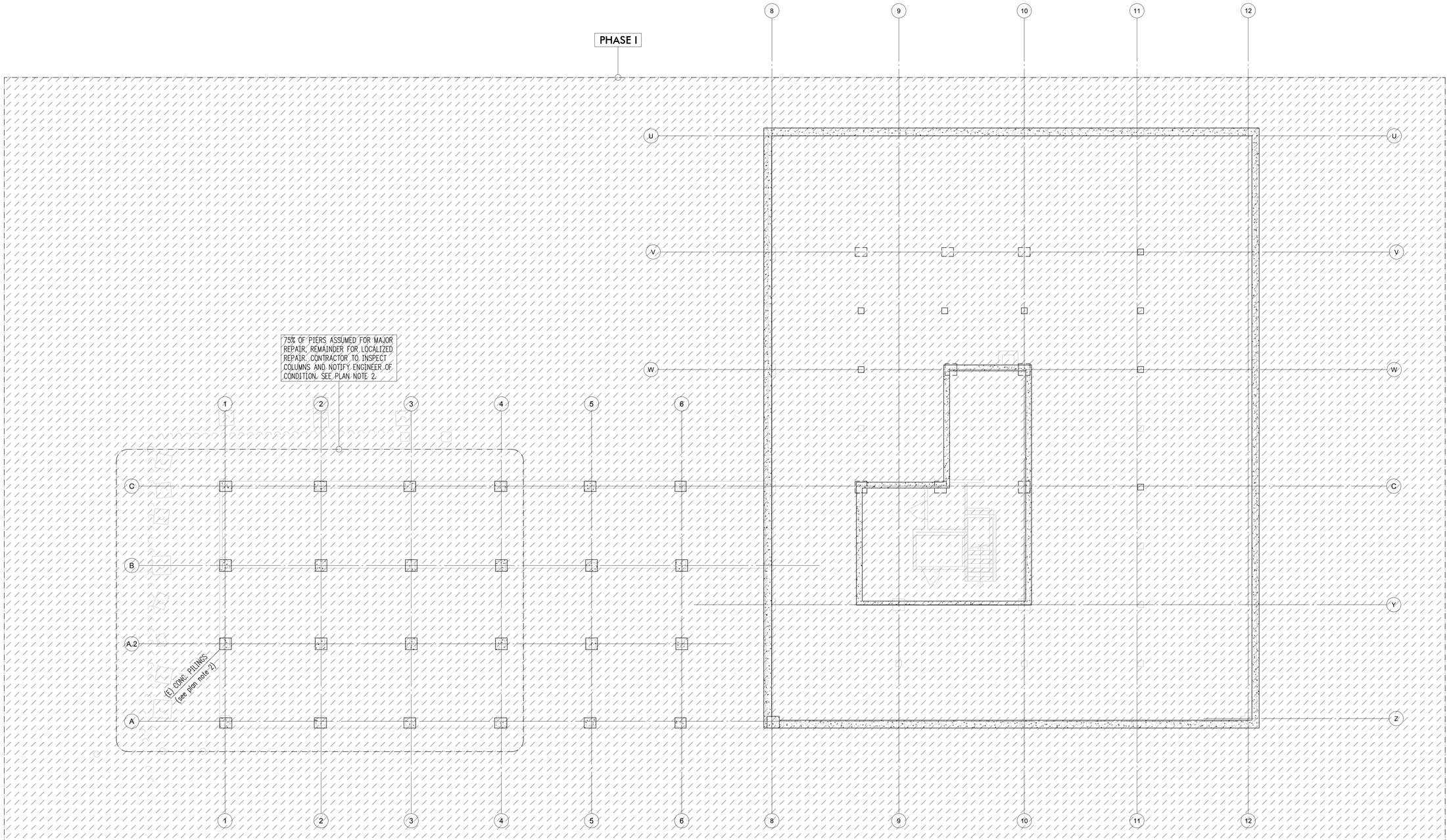
SHEET TITLE: General Structural Notes

SCALE:

DATE: February 05, 2021

PROJECT NO: 01325-2020-07

SHEET NO: S1.1



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"

STRUCTURAL ENGINEERING

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DAN J. SAY — STATE OF WASHINGTON — 53001 — REGISTERED PROFESSIONAL ENGINEER

02/05/21

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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase II

129 Taylor St.
Port Townsend, WA 98368

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

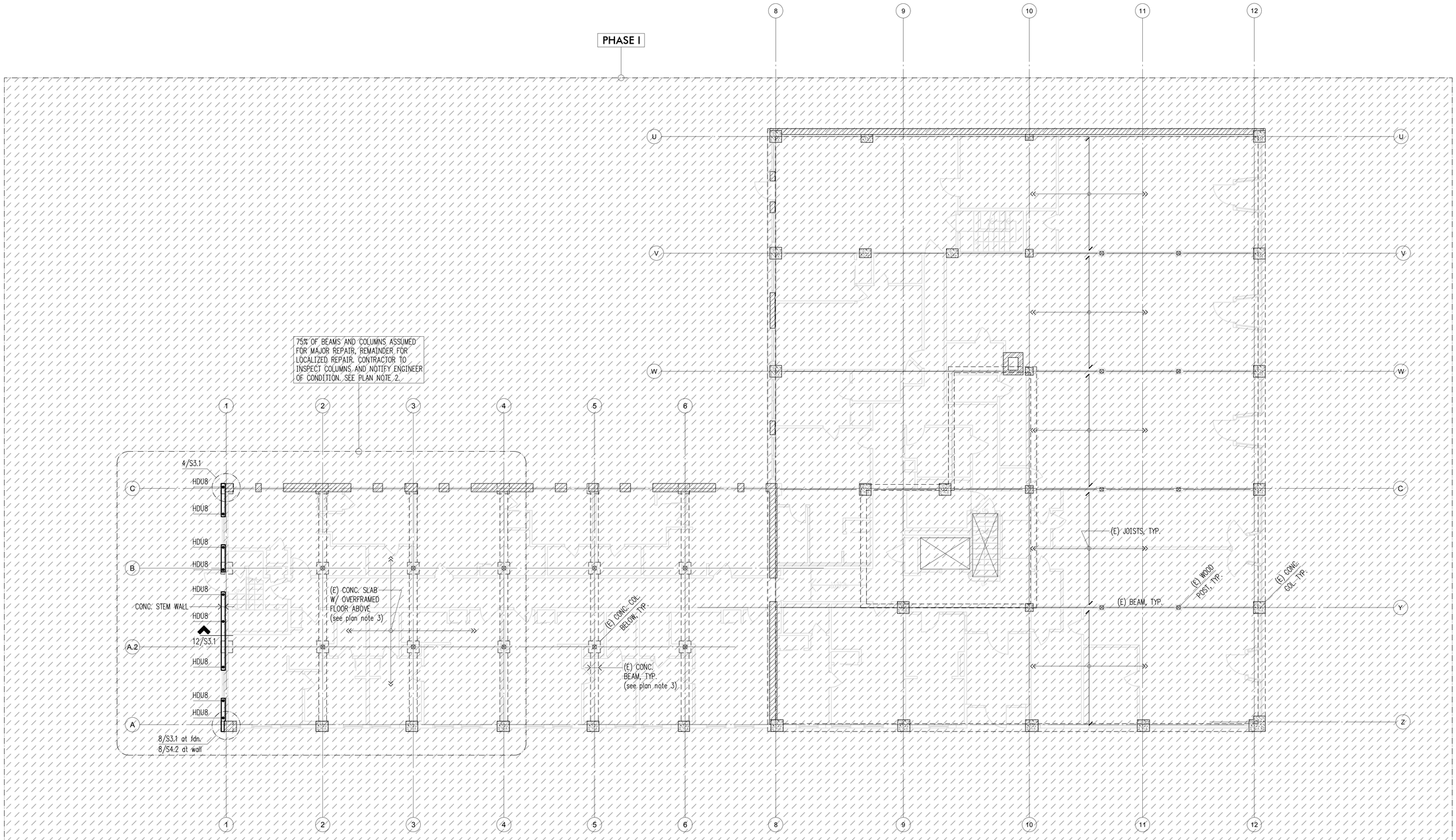
ISSUE:
Permit

SHEET TITLE:
Foundation Plan

SCALE: 1/8" = 1'-0"
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO:

S2.1

PHASE I



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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DAN J. SAY — STATE OF WASHINGTON — 53000 — REGISTERED PROFESSIONAL ENGINEER
02/05/21

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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase II
129 Taylor St.
Port Townsend, WA 98368

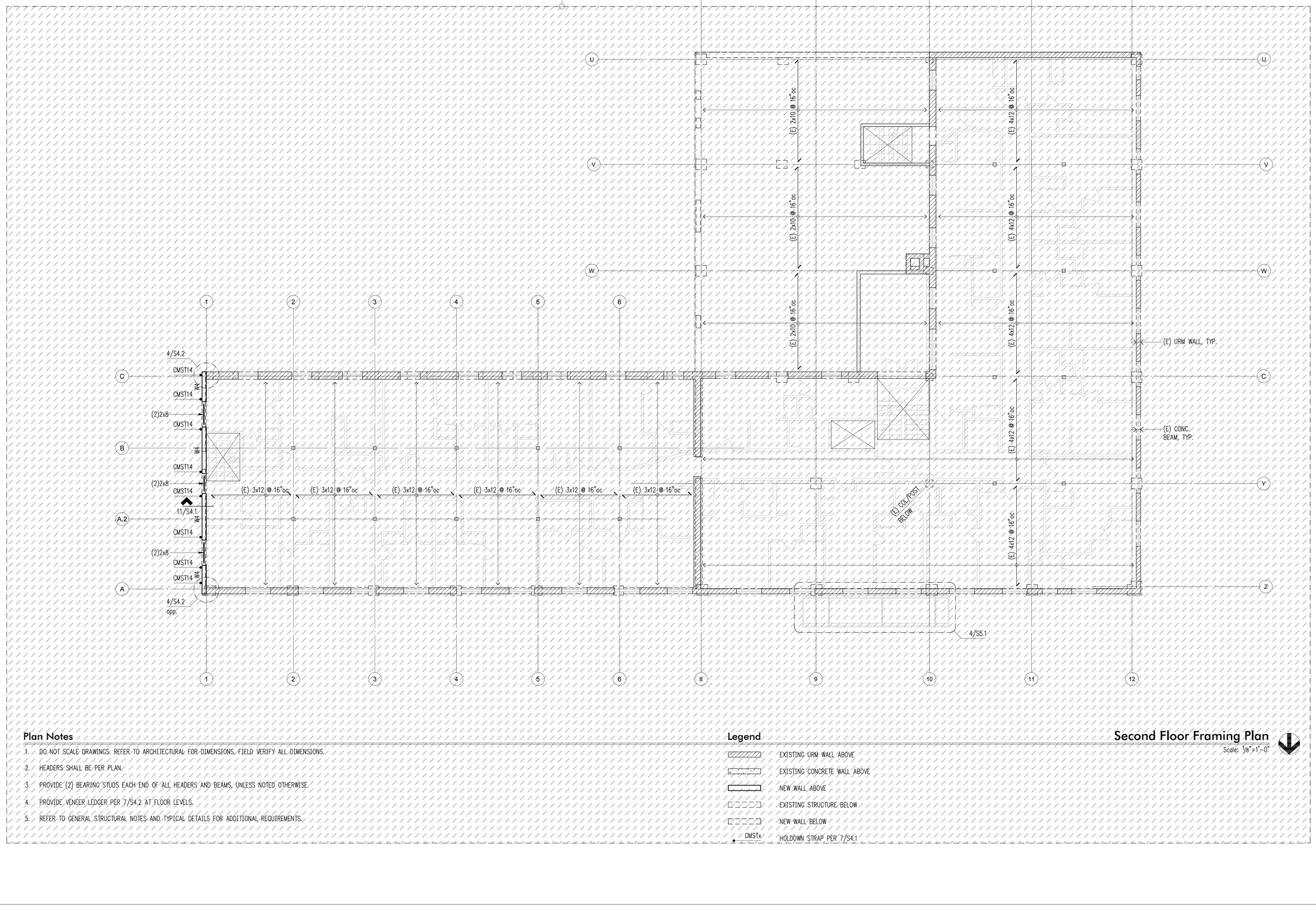
ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE:
Permit

SHEET TITLE:
Ground Floor Framing Plan

SCALE: 1/8" = 1'-0"
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO:
S2.2

PHASE I



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"

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02/05/21

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DESIGN: RDO
CHECKED: RGC
APPROVED: DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Admiralty Apartments
Repairs & Improvements
Phase II

129 Taylor St.
Port Townsend, WA 98368

ARCHITECT:

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Seattle, WA 98134
PH 206.682.7525

ISSUE:

Permit

SHEET TITLE:

Second Floor Framing Plan

SCALE: 1/8" = 1'-0"
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO:

S2.3

PHASE I

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

Third Floor Framing Plan

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

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02/05/21

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CHECKED:	RGC
APPROVED:	DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Admiralty Apartments
Repairs & Improvements
Phase II

129 Taylor St.
Port Townsend, WA 98368

ARCHITECT:

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

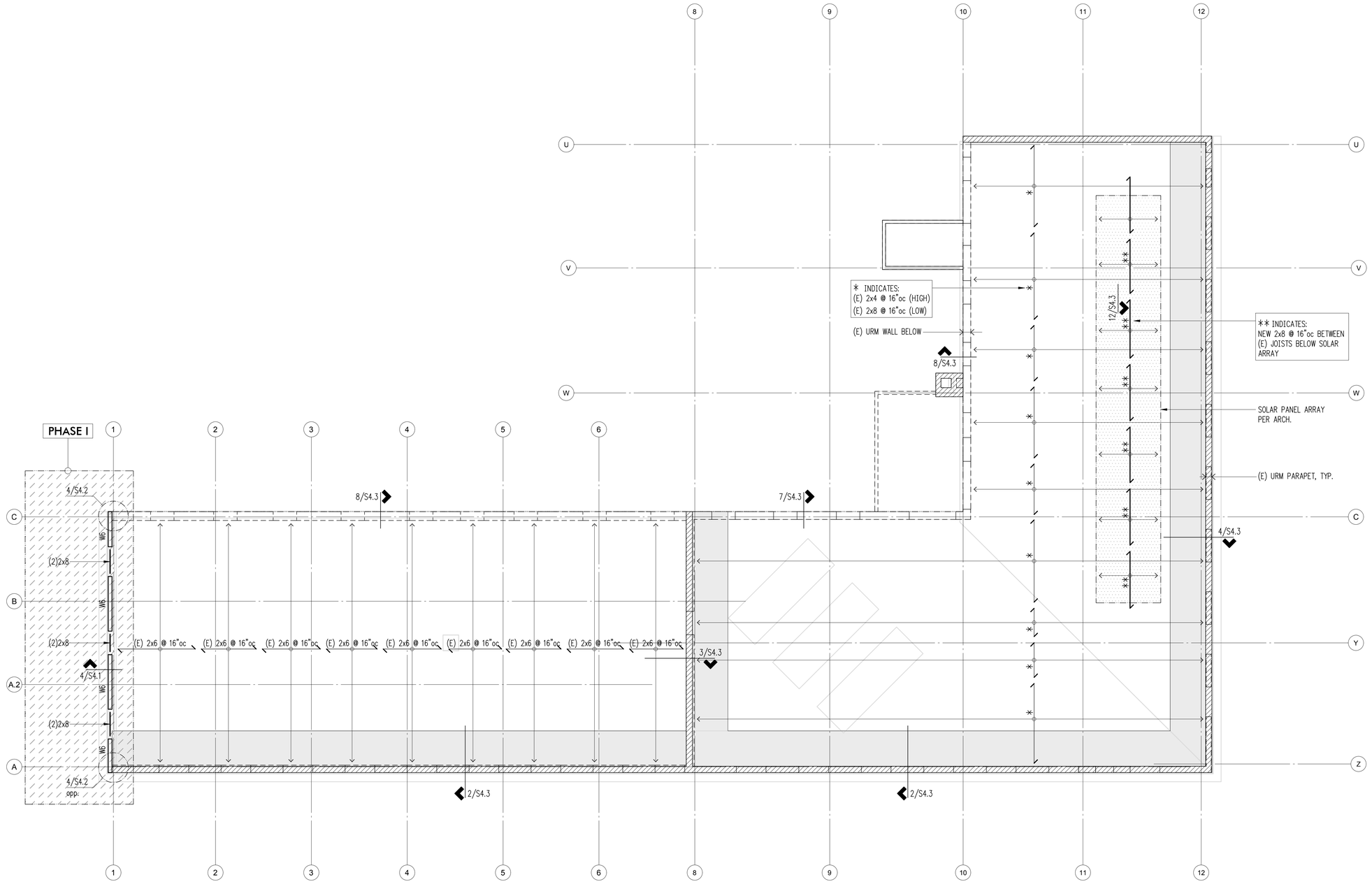
ISSUE:

Permit

SHEET TITLE:

Third Floor Framing Plan

SCALE:	1/8" = 1'-0"
DATE:	February 05, 2021
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.
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. (GRIDS 8-12 REMOVE (E) STRAIGHT SHEATHING AND INSTALL 3/4" CDX PLYWOOD. NAIL ALL PANEL EDGES W/ 8d @ 4 O.C.)
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.

PHASE I

Legend

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

Roof Framing Plan

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

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02/05/21

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DESIGN: RDO
CHECKED: RGC
APPROVED: DJS

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase II
129 Taylor St.
Port Townsend, WA 98368

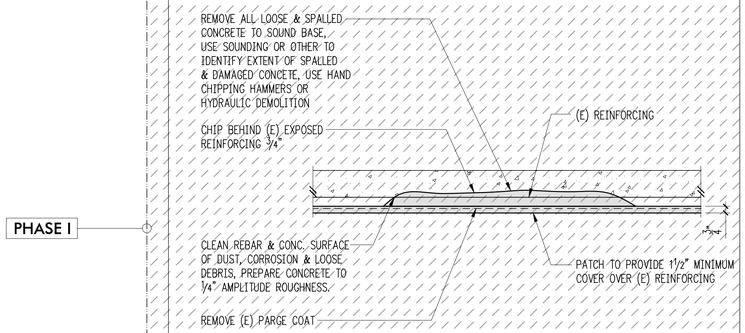
ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE:
Permit

SHEET TITLE:
Roof
Framing Plan

SCALE: 1/8" = 1'-0"
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO:
S2.5

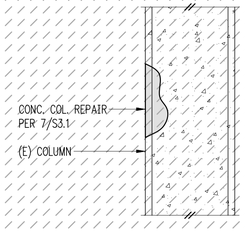
PHASE I



1

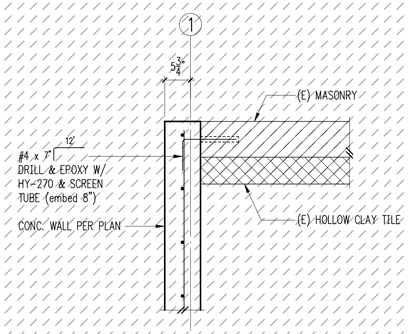
1 1/2" = 1'-0"

Concrete Slab Repair 2



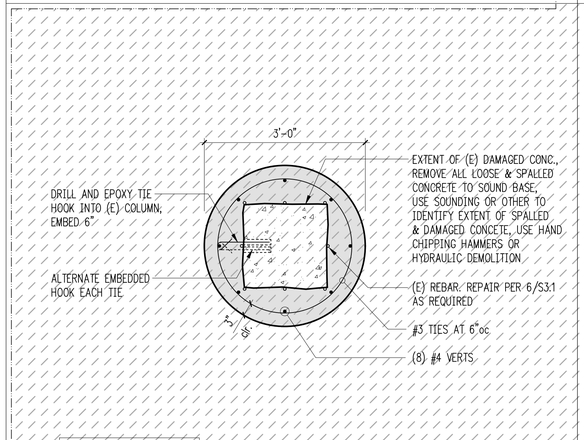
NOTES:
1. STOP WORK AND CONTACT STRUCTURAL ENGINEER IF TOTAL AREA OF DAMAGED CONCRETE EXCEEDS 50in².
2. PRIOR TO PATCHING, PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION.

Minor Concrete Column Repair 3



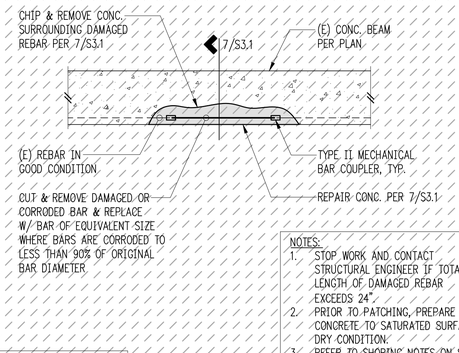
Plan

Wall Termination at Gridline C 4



ALL NEW REINFORCING STEEL TO BE EPOXY COATED

Concrete Column Full Jacket Repair 5

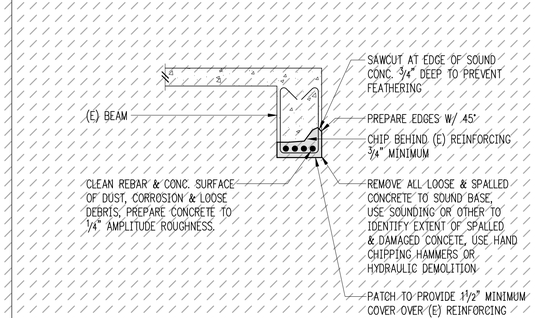


NOTES:
1. STOP WORK AND CONTACT STRUCTURAL ENGINEER IF TOTAL LENGTH OF DAMAGED REBAR EXCEEDS 24".
2. PRIOR TO PATCHING, PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION.
3. REFER TO SHORING NOTES ON S2.2 PRIOR TO REPAIR

ALL NEW REINFORCING STEEL TO BE EPOXY COATED

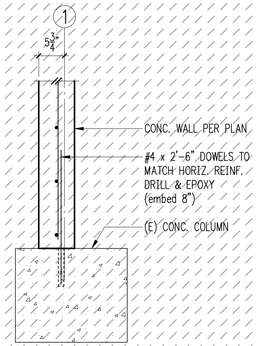
Localized Concrete Beam Rebar Repair 6

PRIOR TO PATCHING PREPARE CONCRETE TO SATURATED SURFACE DRY CONDITION

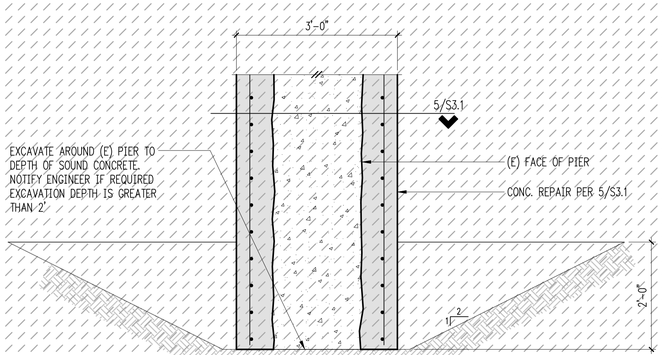


1 1/2" = 1'-0"

Concrete Beam Repair 7



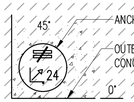
Wall Termination at Gridline A 8



9

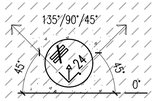
(Install with arrow on top of the bolt oriented as shown)

Corner Installation



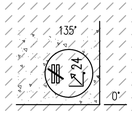
(Bolt may be installed @ 45° to 135° as shown)

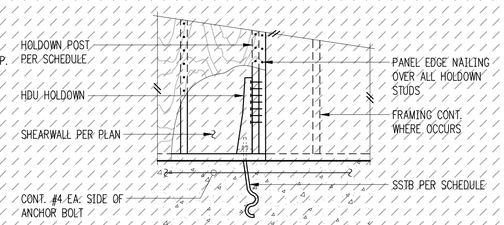
Non-Corner Installation



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

Corner Installation





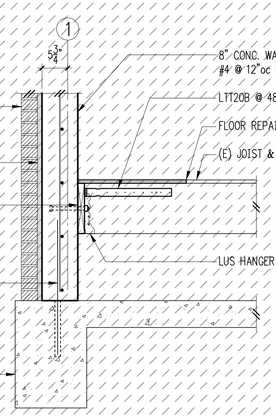
Holdown Schedule ②

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ① if 2x4	Holdown Post ① if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	SSTB20	16 5/8"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	SB5/8x24	18"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	SSTB28	24 7/8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	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

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02/05/21

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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

Admiralty Apartments
Repairs & Improvements
Phase II

129 Taylor St.
Port Townsend, WA 98368

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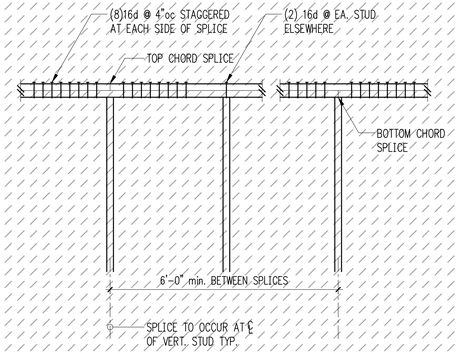
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

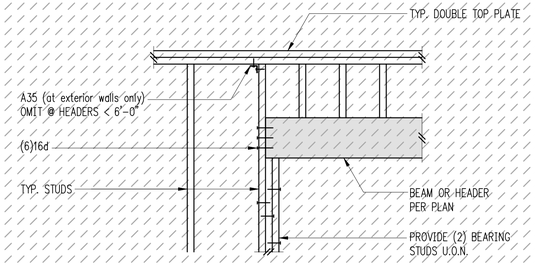
ISSUE: Permit

SHEET TITLE: Concrete Details

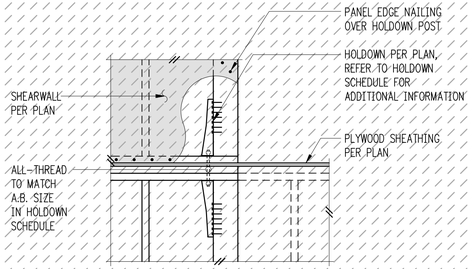
SCALE: 3/4" = 1'-0" U.N.O.
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO: S3.1



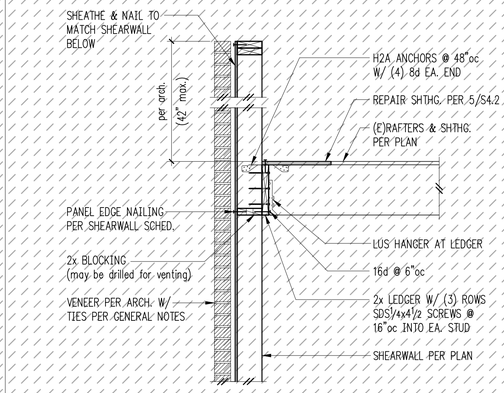
Typical Top Plate Splice 1



Typical Header Support w/2 Bearing Studs 2

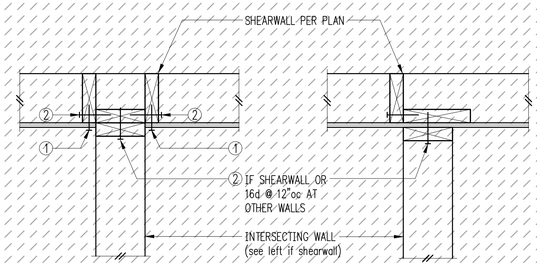


Typical HDU Holdowns 3



Balloon Frame Parapet 4

PHASE I



① PLYWOOD PANEL EDGE NAILING PER SHEARWALL SCHEDULE

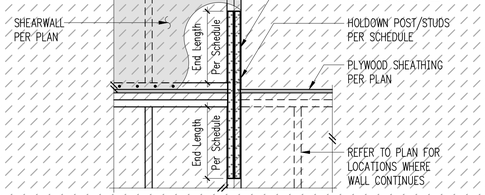
② BASE PLATE NAILING PER SHEARWALL SCHEDULE

5

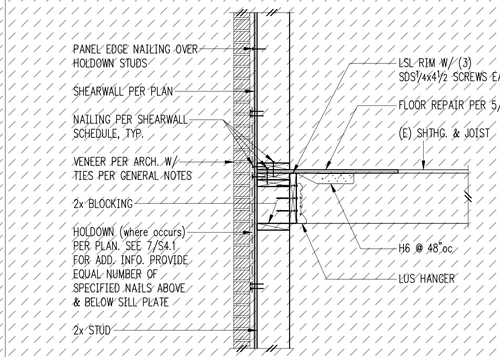
Typical Shearwall Intersections 6

Holdown Strap Schedule

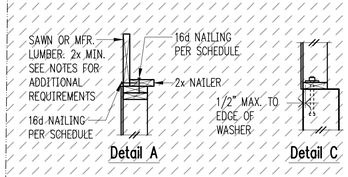
Plan Mark	End Length	#Nails Ea. End Length	Holdown Studs/Post 2x6
CS16	1'-2"	(13) 8d	(1) 2x8
CMST14	2'-6"	(33) 10d	4x8
CMST12	3'-3"	(43) 10d	6x8



Typical Holdown Schedule 7

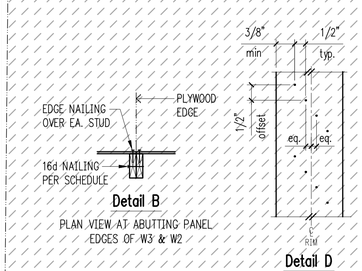


Level 3 Wall Framing 8



Detail A

Detail C



Detail B

PLAN VIEW AT ABUTTING PANEL EDGES OF W3 & W2

Detail D

Shearwall Schedule ①②③④⑤⑥⑦

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection if TJI	Top Plate Connection if Wood ⑧⑨	Base Plate Connection at Wood ⑩	Base Plate Connection 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 SUBSTITUTED FOR 15/32" CDX.

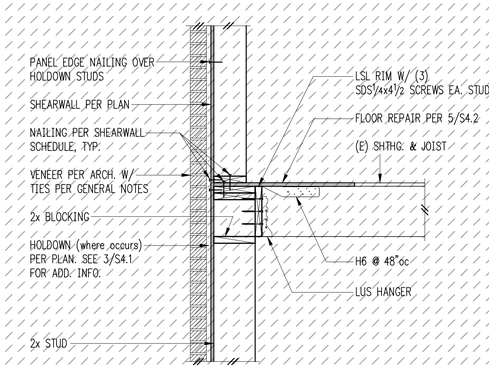
⑧ LTP4's (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.

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

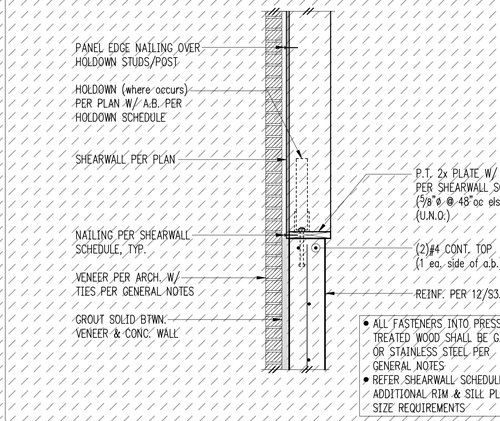
⑩ AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2", SEE DETAIL D.

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

02/05/21

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

REVISIONS:

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:
Admiralty Apartments
Repairs & Improvements
Phase II
129 Taylor St.
Port Townsend, WA 98368

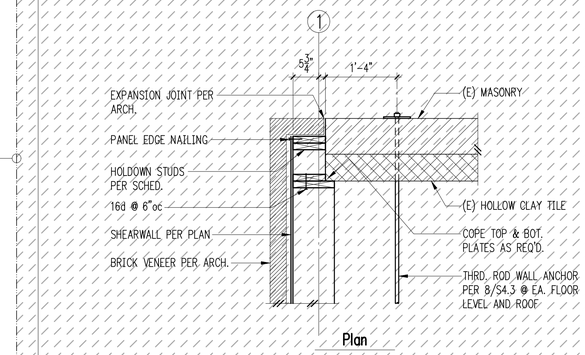
ARCHITECT:
Broderick Architects
55 S. Atlantic St. Suite #301
Seattle, WA 98134
PH 206.682.7525

ISSUE: Permit

SHEET TITLE: Framing Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: February 05, 2021
PROJECT NO: 01325-2020-07
SHEET NO: S4.1

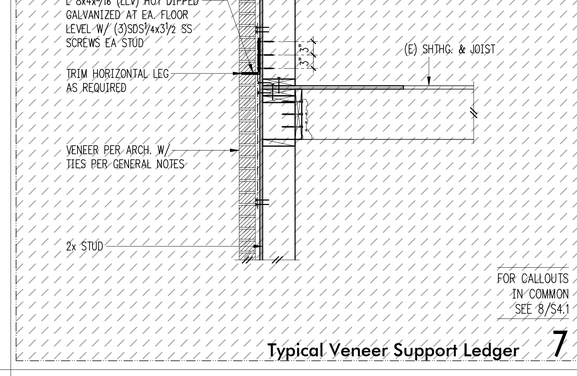
PHASE I



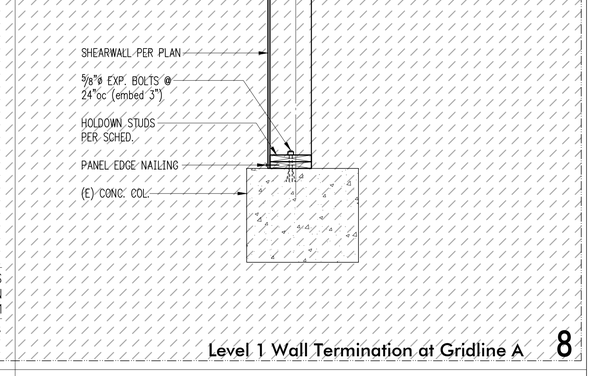
Plan

OPP. AT GRIDLINE A

Wall Termination at Gridline C



Typical Veneer Support Ledger



Level 1 Wall Termination at Gridline A

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S4.2

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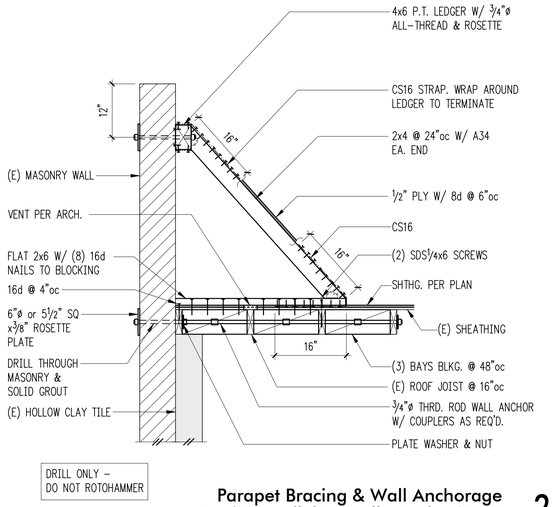
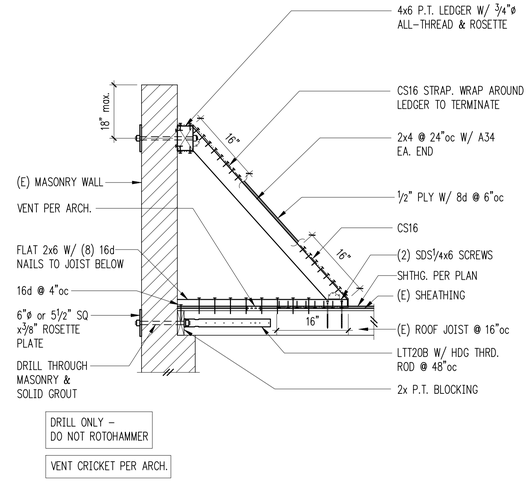


Parapet Bracing & Wall Anchorage at Joist Parallel to Wall - Taylor Street

2



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

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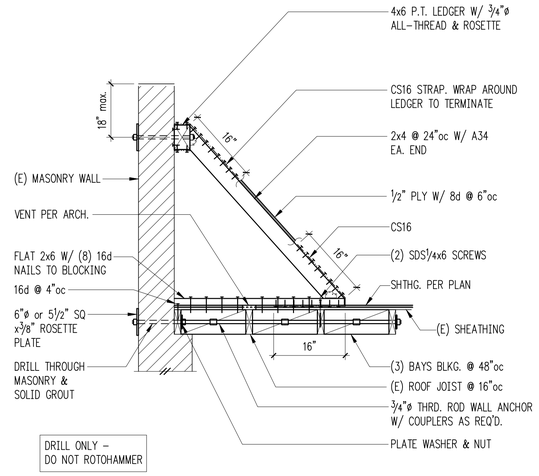

Parapet Bracing & Wall Anchorage at Joist Parallel to Wall - Water Street

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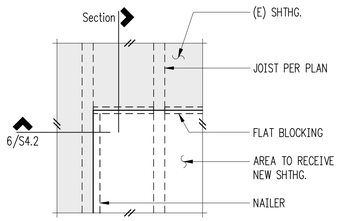
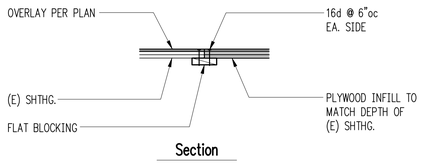


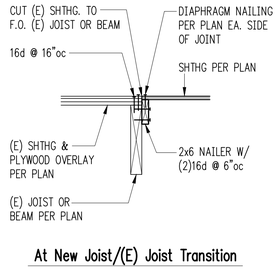
Partial Plan



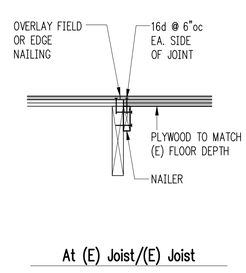
Section

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

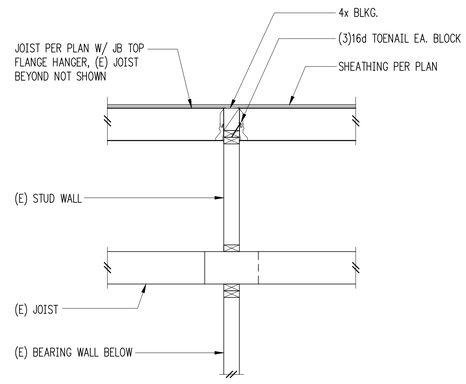
7

8

9

10

11



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02/05/21

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ISSUE:
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SHEET TITLE:
Renovation Details

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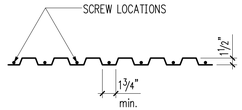
PROJECT NO: 01325-2020-07
SHEET NO:

S4.3

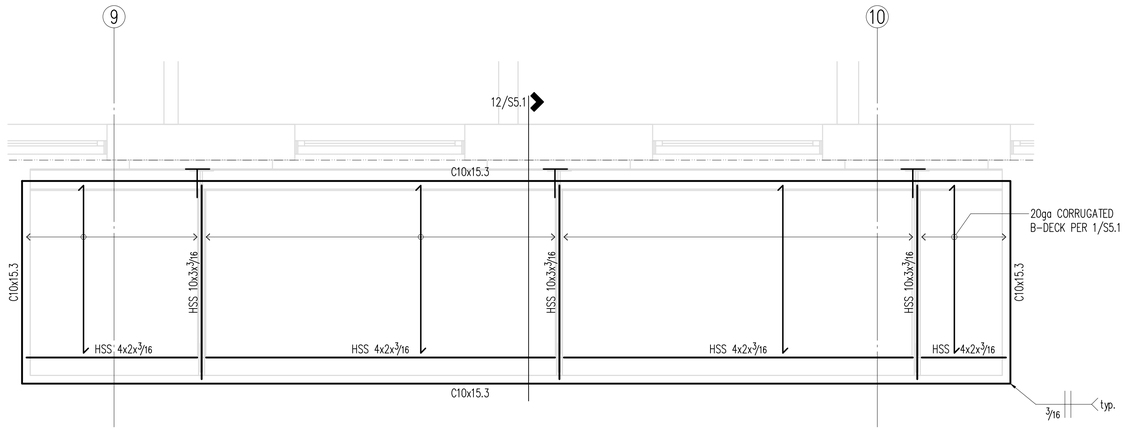


Corrugated B-Deck, 20 ga.

1. MAXIMUM DECK SPAN = 5'-0" CENTER TO CENTER.
2. PROVIDE (6)#10 SELF-DRILLING STAINLESS STEEL SCREWS PERPENDICULAR TO DECK FLUTES.
3. PROVIDE (6)#10 SELF-DRILLING STAINLESS STEEL SCREWS TO ALL STRUTS PARALLEL TO DECK FLUTES.
4. CONNECT DECK SEAMS WITH BUTTON PUNCHES @ 6"oc.
5. AT CONTRACTORS OPTION, SDI RECOGNIZED #10 SELF DRILLING SCREWS MAY BE SUBSTITUTED AT SUPPORTS AND SIDELAP CONNECTIONS.

no scale
1 1/2" Roof Deck 1

2



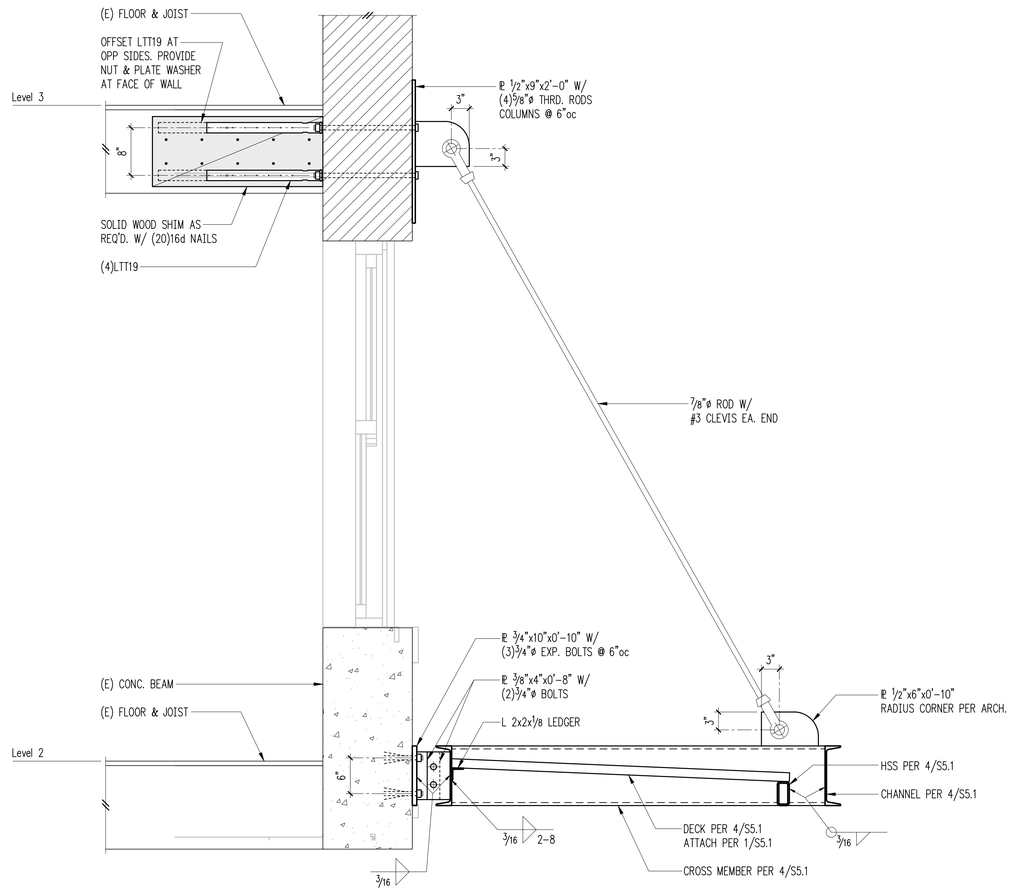
½" = 1'-0"
Canopy Plan 4

5

6

9

10



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S5.1