ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

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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
&	AND
°	DEGREE
Ø	DIAMETER
#	POUNDS
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL TILE
A/E	ARCHITECT / ENGINEER
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
ARCH	ARCHITECT OR ARCHITECTURAL
BD	BOARD
BLK'G	BLOCKING
BLDG	BUILDING
BM	BEAM
BTU	BRITISH THERMAL UNIT
BUR	BUILT UP ROOF
CB	CATCH BASIN
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONF	CONFERENCE
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
CW	COLD WATER
d	PENNY
DBL	DOUBLR
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DF	DOUGLAS FIR
DIAM	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DG	DOUBLE GLAZING
DTL	DETAIL
DS	DOWNSPOUT
DW	DISH WASHER
(E)	EXISTING
E	EAST OR EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELECT	ELECTRICAL
EXT	EXTERIOR
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FTG	FOOTING
FT	FOOT OR FEET
FURN	FURNITURE
GA	GAUGE OR GAGE
GALV	GALVANIZED
GL	GLASS
GLB	GLUE LAMINATED BEAM
GLZ	GLAZING
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDR	HEADER
HDW	HARDWARE
HF	HEM-FIR
HGT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HW	HOT WATER
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IFC	INTERNATIONAL FIRE CODE
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
IPC	INTERNATIONAL PLUMBING CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LF	LINEAR FEET
LT	LIGHT
LWC	LIGHT WEIGHT CONCRETE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
NEC	NATIONAL ELECTRICAL CODE
(N)	NEW
N	NORTH OR NEW
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
PL	PROPERTY LINE OR PLATE
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
PROP	PROPERTY
PT	PRESSURE TREATED
PTD	PAINTED
R	RISER OR RADIUS
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REINF	REINFORCING
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SA	SUPPLY AIR
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD OR TEMPERED
T&G	TOUNGUE AND GROOVE
TB	TOWEL BAR
TOW	TOP OF WALL
TEMP	TEMPERED
THK	THICK OR THICKNESS
THRU	THROUGH
TOPO	TOPOGRAPHIC MAP
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VERT	VERTICLE
VEST	VESTIBULE
VTR	VENT THROUGH ROOF
VTO	VENT TO OUTSIDE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WG	WIRE GLASS
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WSEC	WASHINGTON STATE ENERGY CODE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
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-30 ci
FLOOR - WOOD FRAMING	R-30
FLOOR - STEEL JOISTS	R-38 + R-10 ci
UNHEATED SLAB	R-10 PERIMETER, EXTEND 2' DOWNWARD OR HORIZONTALLY. NOT REQ'D TO EXTEND BELOW TOP OF FOOTING.
HEATED SLAB	R-10 UNDER ENTIRE SLAB & PERIMETER

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

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

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

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

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

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

MAX U-FACTORS:

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

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

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

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

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

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

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

AIR LEAKAGE:

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

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

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

BUILDING NOTES

COMMERCIAL

COMPLIANCE PATH: EXISTING (SINGLE) BUILDING

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

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

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

TYPE OF CONSTRUCTION: V-A

OCCUPANCY TYPE: R2 - RESIDENTIAL , MIXED USE

SPRINKLERS: YES, PARTIALLY.

BLDG AREA SUMMARY:

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

APPLICABLE CODES:
PORT TOWNSEND LAND USE CODE: TITLE 23
2018 IBC W/ WA AMENDMENTS
2018 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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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

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

BRODERICK ARCHITECTS
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210414.2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
*	2/5/21	PHASE II PERMIT SUBMITTAL
*	4/14/21	COMBINED PROGRESS SET
△	5/27/21	COMBINED CONSTRUCTION SET
△	1/12/22	COMBINED PERMIT SET

COMBINED PERMIT SET
1/12/22

TITLE SHEET

A0.1

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FIRE RESISTANCE RATINGS

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

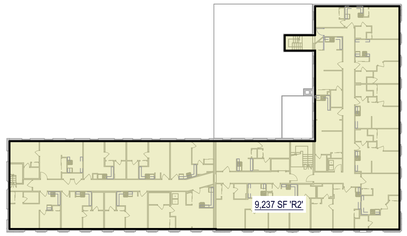
WALL LOC. (N, S, ETC.)	FIRE SEP. DIST. *(FT)*	REQ'D. RATING *(t. 601)*	RATING PROVIDED	LISTED ASSEMBLY	ALLOW. WALL AREA OPENINGS *(t.705.8)*
N ELEV.	>30	1 HR	1 HR	_	NO LIMIT
E ELEV.	>30	1 HR	1 HR	_	NO LIMIT
S ELEV.	>30	1 HR	1 HR	_	NO LIMIT
S @ WATER ST	0	2 HR	2 HR	_	NONE
NW ELEV.	>30	1 HR	1 HR	_	NO LIMIT

	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)*

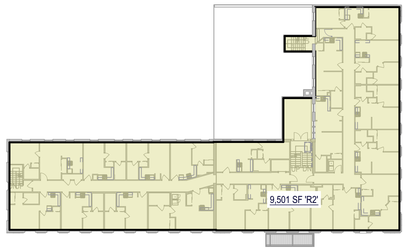
NOTES: [FP] = FIRE PARTITION, [FB]= FIRE BARRIER (CONT. FIRE ASSEMBLY)
[1] - PODIUM SUPPORTS 2 HR CONSTRUCTION AT SHAFTS & FIRE SEP. WALL
[2] - MEMBERS OF PRIMARY FRAME TO BE INDIVIDUALLY ENCASED

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

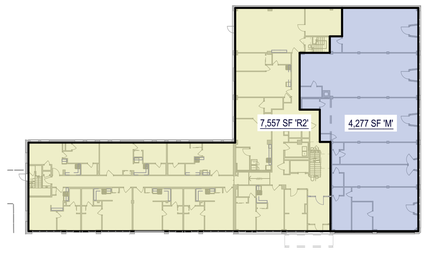
OCCUPANCY SUMMARY



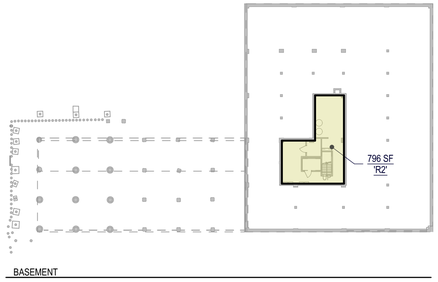
3RD FLOOR



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

REGISTERED ARCHITECT
4552
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

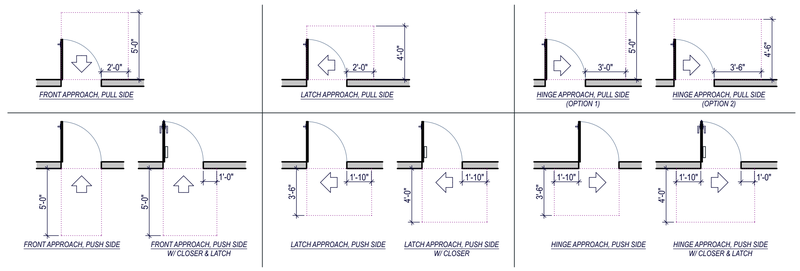
Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	4/7/21	PHASE I PERMIT RESET
-	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

PROJECT SUMMARY

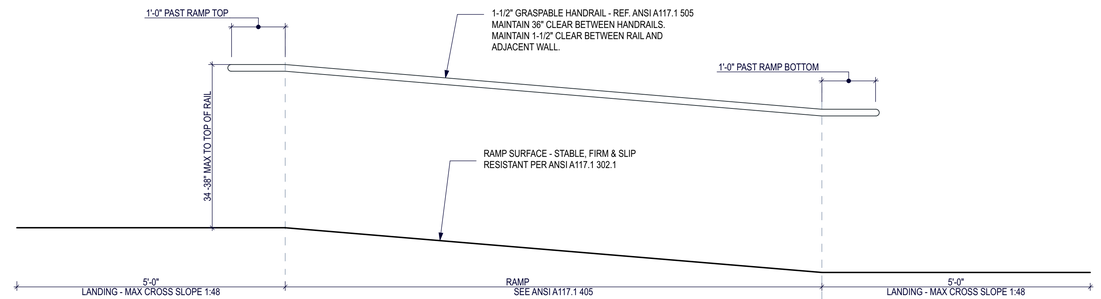
A0.2



1 A0.3 MANEUVERING CLEARANCE @ MANUAL SWING DOORS

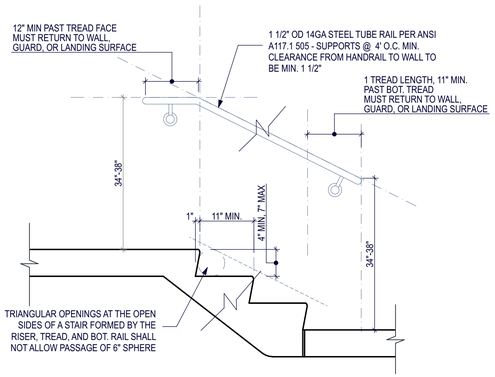
3/16" = 1'-0"

SOURCE: ICC A117.1-2009 FIG 404.2.3.2



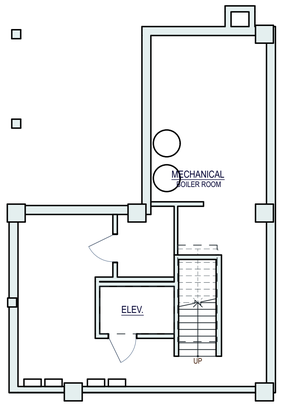
7 A0.3 TYP. HANDRAIL @ RAMP

3/4" = 1'-0"



6 A0.3 TYP. HANDRAIL @ STAIRS

3/4" = 1'-0"



2 A0.3 BASEMENT

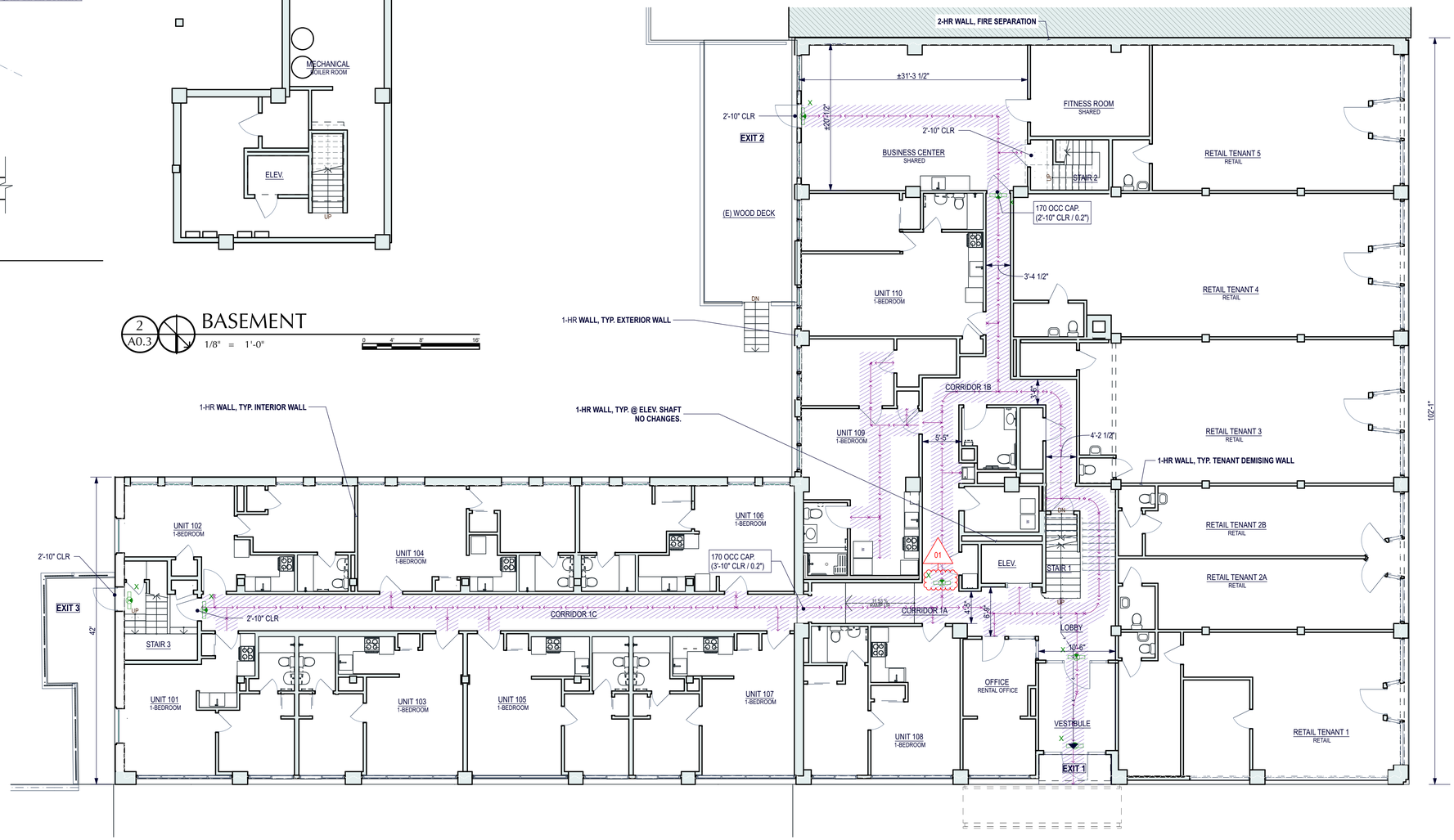
1/8" = 1'-0"

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



3 A0.3 EXITING PLAN - GROUND FLOOR

1/8" = 1'-0"

0 4" 8" 16"

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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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
-	6/4/21	PLANNING RESUBMITTAL
Δ	9/27/21	COMBINED CONSTRUCTION SET

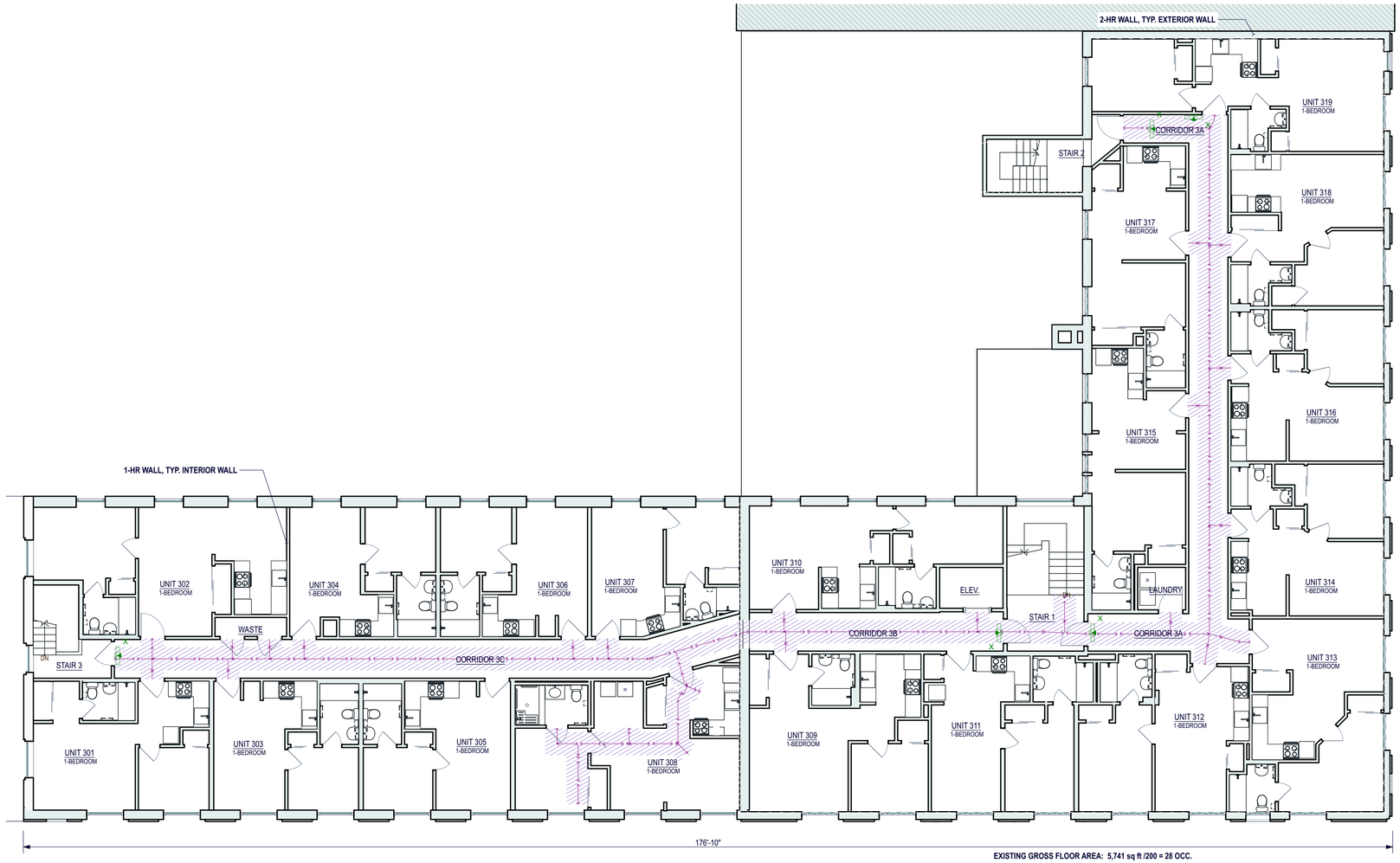
Jurisdiction Approval Stamp

215414.2 Admiralty Apt Rehab ACD Pro Date: 1/12/22 Steve Hill

COMBINED PERMIT SET
1/12/22

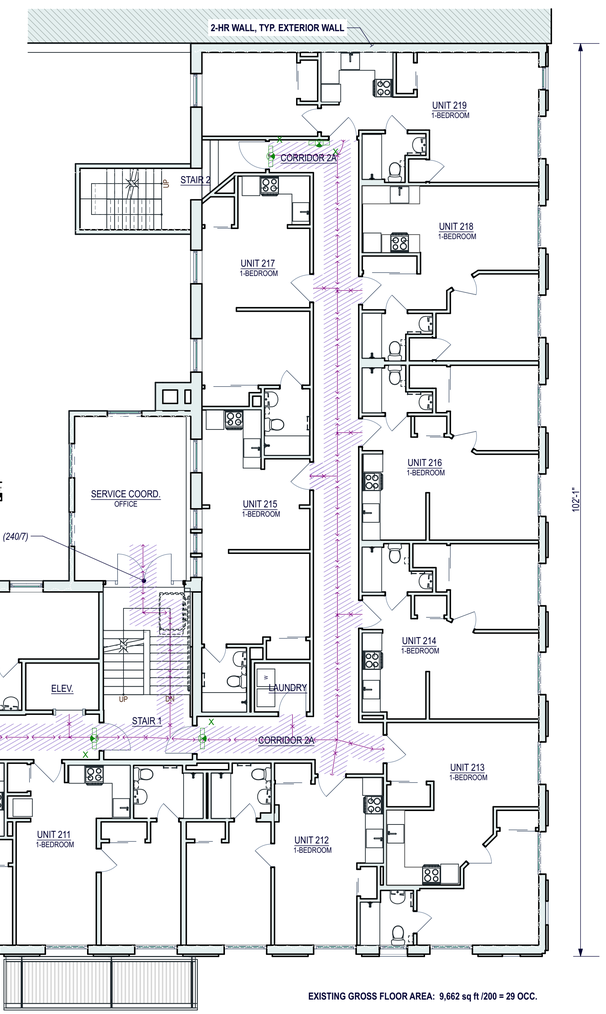
BSMT & GRND FLR EXITING

A0.3



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

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COMBINED PERMIT 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

4532 REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON

21/04/14 2 Admiralty Apt Reliab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

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

COMBINED PERMIT SET
1/12/22

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'

15'

D-1135

S-1134

P-1066

TRAFFIC SIGN

4" DIA. X 6' TALL METAL MAP SIGN

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 13 FEET)

LOT 6

LOT 8

TAX PARCEL
989700808

4" DECID.

BLOCK 8

LOT 5

LOT 7

2" DIA. METAL LOAD ZONE SIGN

3" DIA. METAL HANDICAP SIGN

BOUNDARY LINE
N59°28'24"E 102.07'

(E) STREETFRONT RETAIL

102.0'

84.9'

ACCESS 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°31'04"E 84.2'
BOUNDARY LINE

S30°39'54"E 110.00'

S30°31'04"E 220.00' (BOUNDARY LINE)

92.0'
PORTION OF BUILDING ON PIERS

BOARDWALK

TAYLOR STREET

APPROX. LIMIT FEMA FLOOD HAZARD AREA

FEMA FLOOD ZONE X
AREA OF MIN. FLOOD HAZARD

FEMA FLOOD ZONE AE
(ELEVATION 13 FEET)

LOT 6

LOT 8

929 WATER ST
2-STORY RETAIL

955 WATER ST
2-STORY RETAIL (CAFE)

BLOCK 9

DEMO DS

EXIT

(E) WOOD DECK
431 SF

(E) STAIRS TO BEACH

(E) SHARED GARDEN AREA

9.80'(OHWM)

N59°28'24"E
8.02'
BNDY LINE

N30°31'04"W
110.00'

BEACH AREA

LOT 1

LOT 3

EXIT

DUMPSTERS

(E) WOOD DECK
204 SF

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

S30°39'54"E 110.00'
BOUNDARY LINE

OLD RIP-RAP AREA

S59°28'24"W 110.10'
BOUNDARY LINE

EEL GRASS LINE

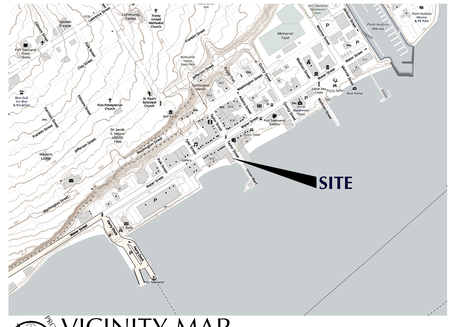
60'

LOT 5

LOT 7

0 10' 20' 40'

1 A1.0 SITE PLAN
1" = 20'



N.T.S. VICINITY MAP

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)

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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 Repairs ACD Pre Files 1/12/22 Sean Hill

Jurisdiction Approval Stamp

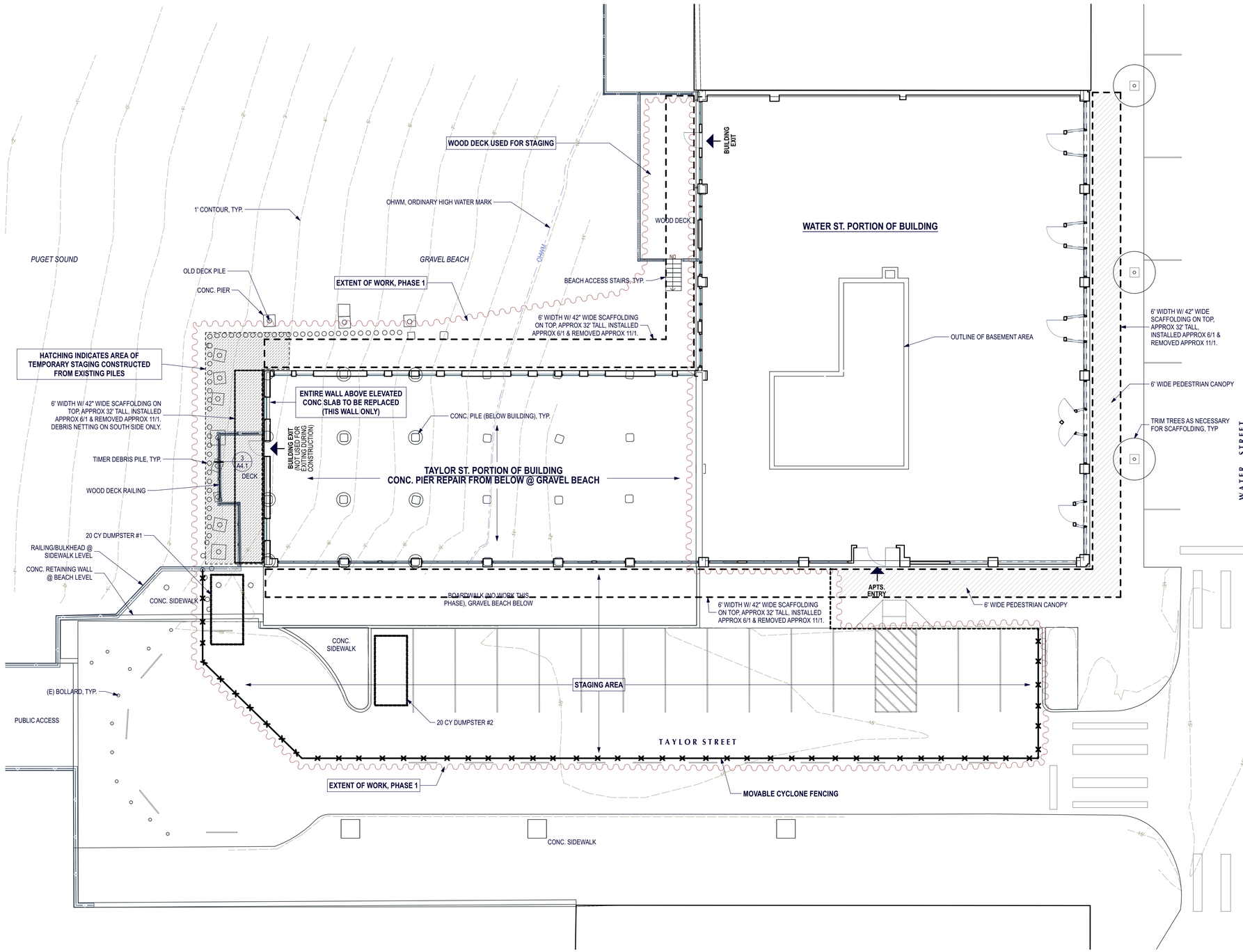
Issue History

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

COMBINED PERMIT SET
1/12/22

SITE PLAN

A1.0



1 A1.1 SITE STAGING PLAN

3/32" = 1'-0"

PARCEL INFORMATION

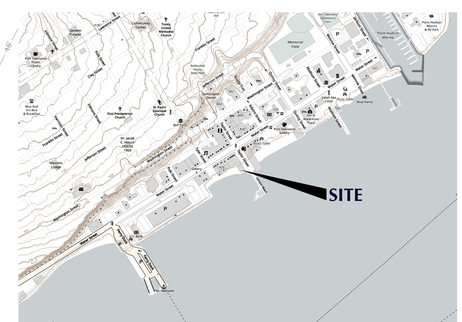
ADDRESS:	129 TAYLOR STREET PORT TOWNSEND, WA 98368
OWNER:	ADMIRALTY APARTMENTS, LP 506 2ND AVENUE, 28TH FLOOR SEATTLE, WA 98104 206.688.2088
PARCEL NUMBER:	989700901
LEGAL DESCRIPTION:	PORT TOWNSEND O.T. BLK 9, LOTS 1 TO 3 (ALL), 4 (E47') TL DIST. 50

PLANNING NOTES

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

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.



PROJECT VICINITY MAP

0 8' 16' 24'

N.T.S.

REGISTERED ARCHITECT
4532
KEVIN J BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

21041.2 Admiralty Apt Rehab ACD Plot Date: 1/12/22 Drawn: HM

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	5/14/21	PHASE I PERMIT ISSUED
-	1/7/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

SITE STAGING PLAN

A1.1

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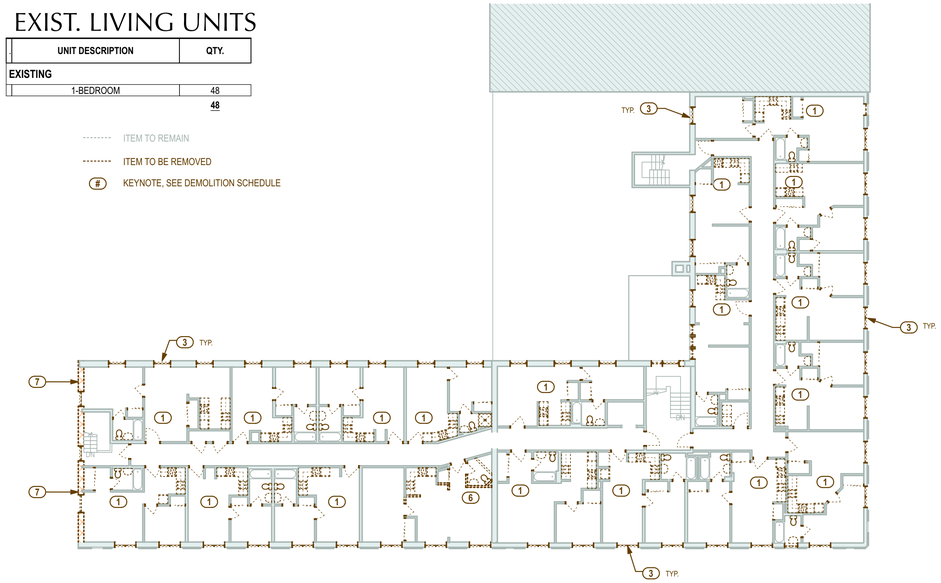
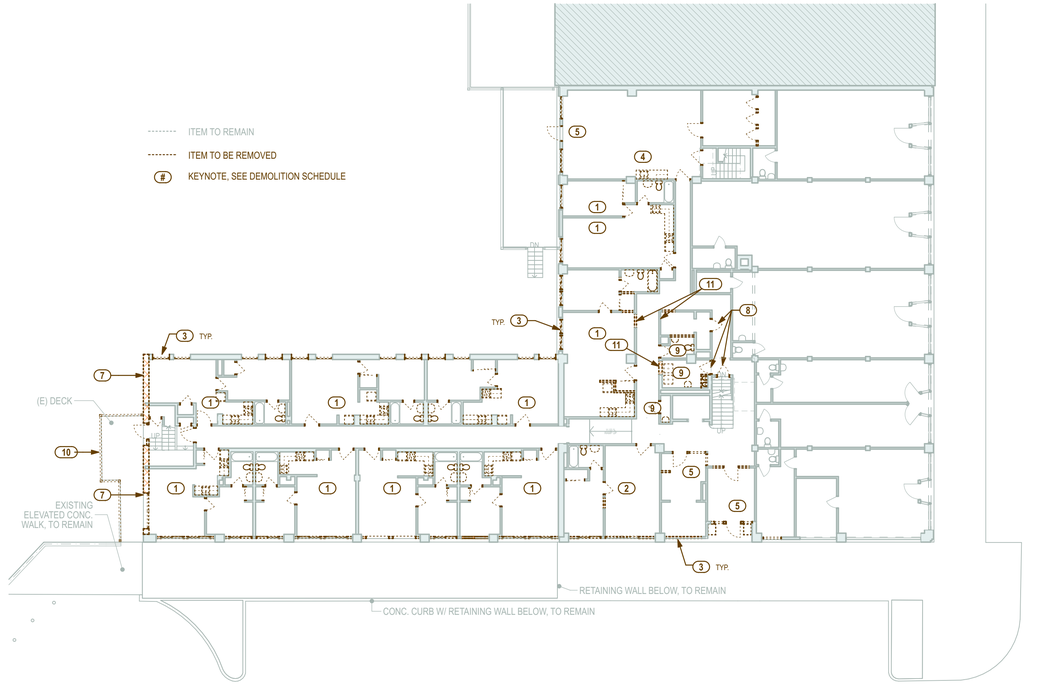
EXIST. LIVING UNITS

UNIT DESCRIPTION	QTY.
EXISTING	
1-BEDROOM	48
	48

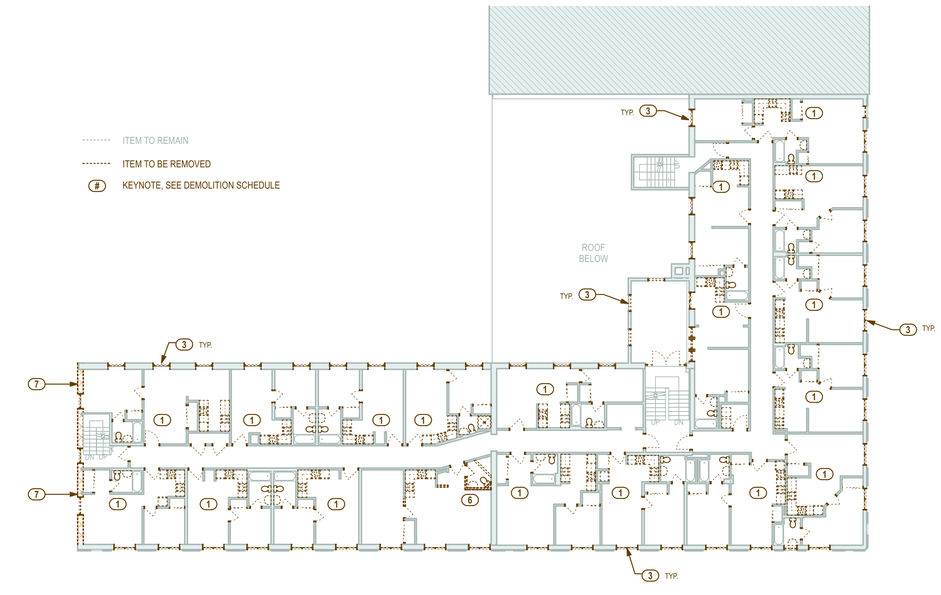
ITEM TO REMAIN
ITEM TO BE REMOVED
KEYNOTE, SEE DEMOLITION SCHEDULE



1 A2.1 3RD FLOOR
1/16" = 1'-0"



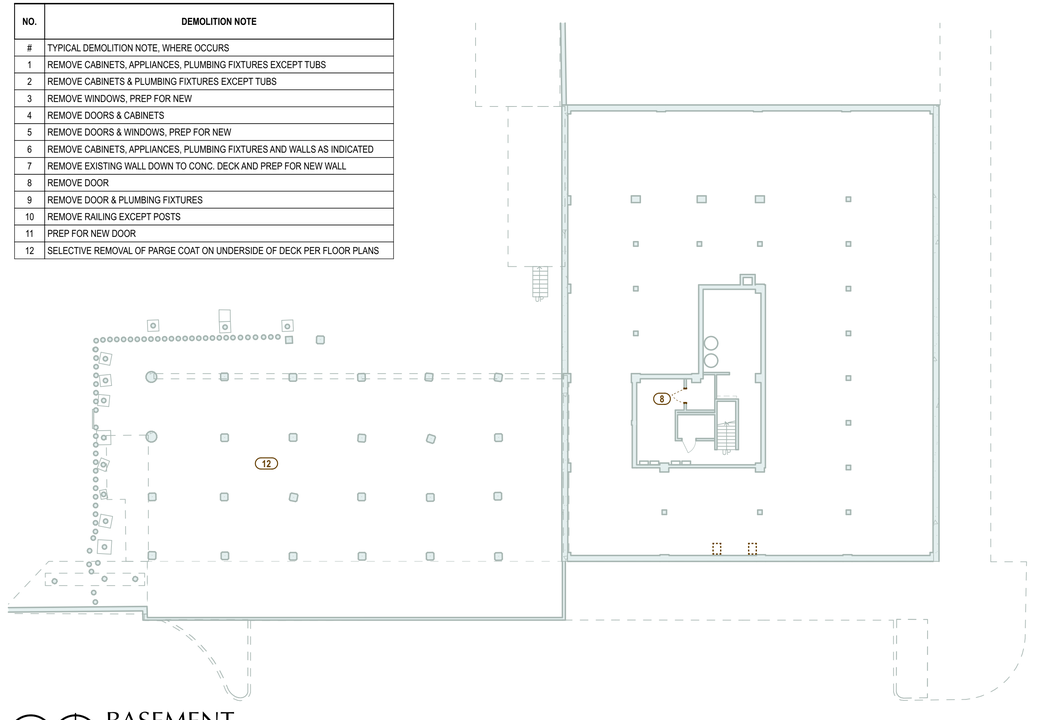
2 A2.1 GROUND FLOOR
1/16" = 1'-0"



3 A2.1 2ND FLOOR
1/16" = 1'-0"

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"

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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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 AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	25/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS SET
-	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

DEMOLITION PLANS

A2.1

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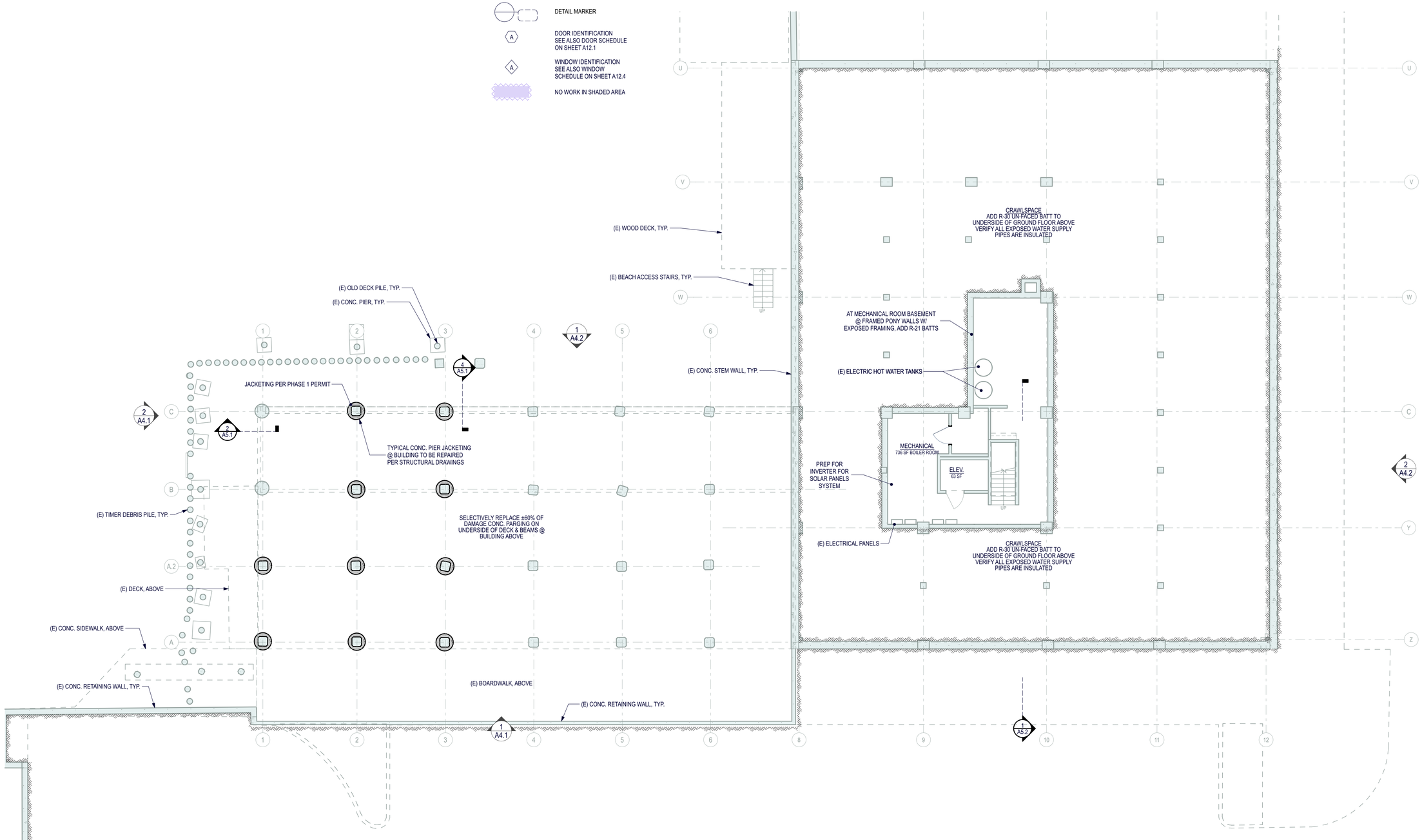
LEGEND

- 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'

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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 ACD2 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	PHASE I PERMIT ISSUED
-	5/7/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

BASEMENT FLOOR PLAN

A2.2

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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
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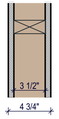
- NO WORK IN SHADED AREA

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.
HANDRAILS:	HANDRAILS TO REMAIN AS-IS. NO CHANGES EXCEPT AS NOTED. IF REPLACED, SEE 6/A0.3
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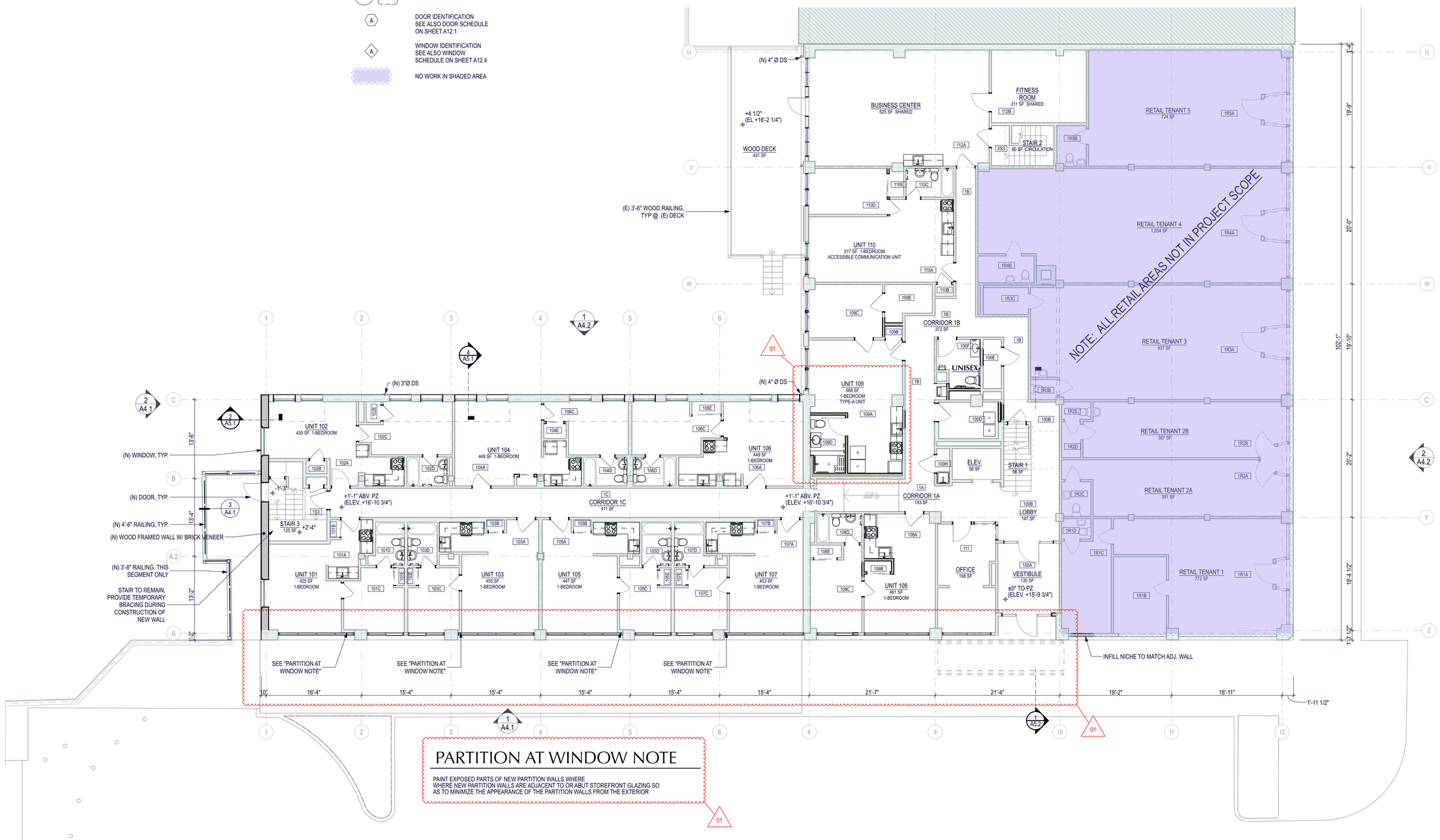
UNIT HEATERS:	REPLACE EXISTING ELECTRIC WALL HEATERS W/ NEW EQUIVALENTS



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'

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

2104142Admiralty Apt Repair, ACD Pre-Date: 1/2022 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2021	PHASE I PERMIT SUBMITTAL
-	6/14/21	PERMIT RESPONSE SET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

GROUND FLOOR PLAN

A2.3

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LEGEND

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- NEW WALL
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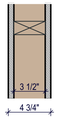
- NO WORK IN SHADED AREA

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

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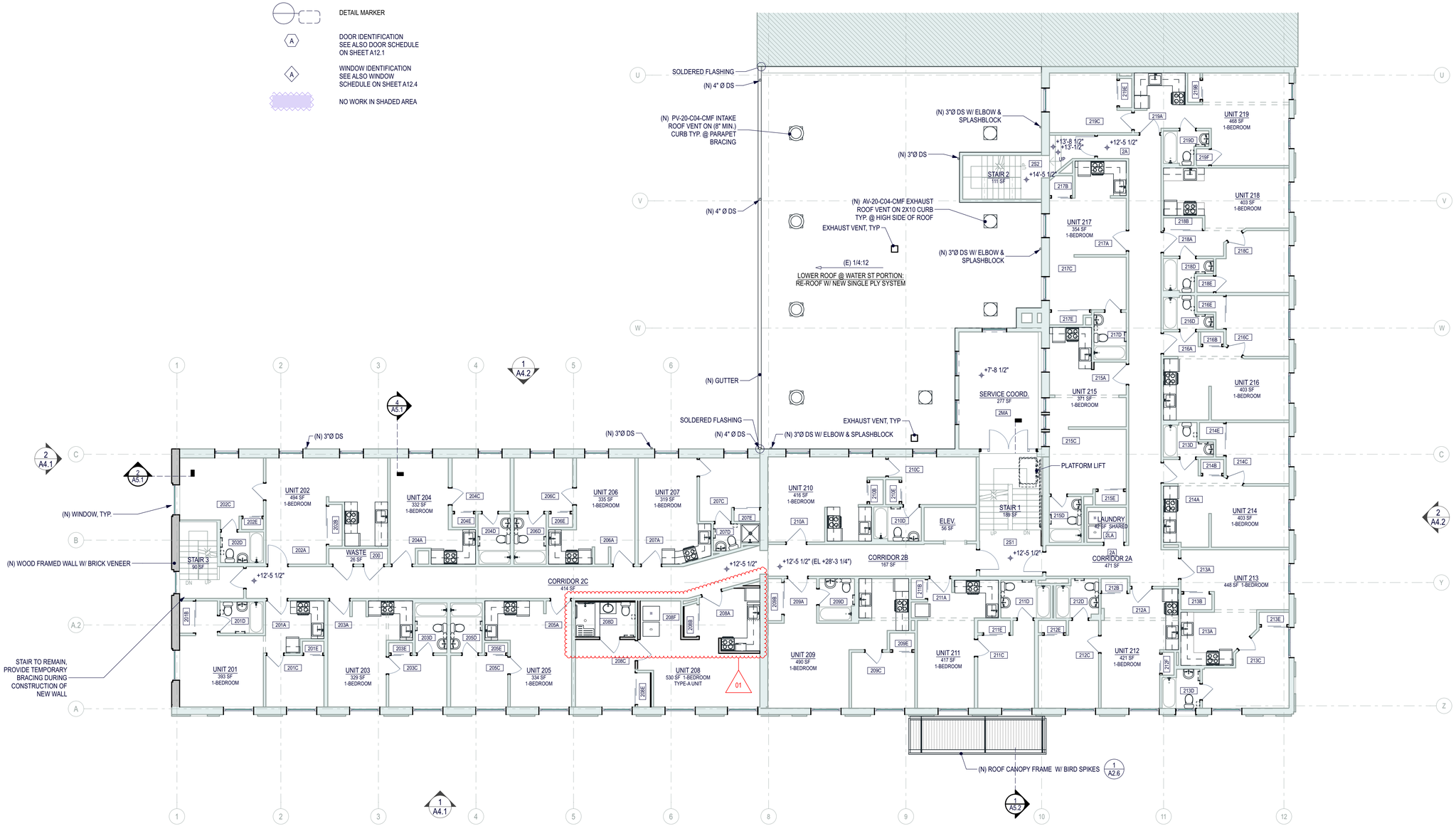

FLOOR PLAN - 2ND FLOOR

1/8" = 1'-0"

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

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

COMBINED PERMIT SET

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

2104.12 Admiralty Apt Rehab #222 Plot Date: 1/12/22 Save 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 PERMIT SET
1/12/22

2ND FLOOR PLAN

A2.4

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LEGEND

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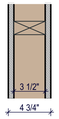
TYPICAL NEW INTERIOR PARTITION



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REF: GA FILE NO. WP 3520

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

GENERAL PLAN NOTES

ENLARGED DRAWINGS:	**REFER TO ENLARGED FLOOR PLANS, STARTING ON SHEET A8.1 FOR ADDITIONAL NOTES AND DETAILS**
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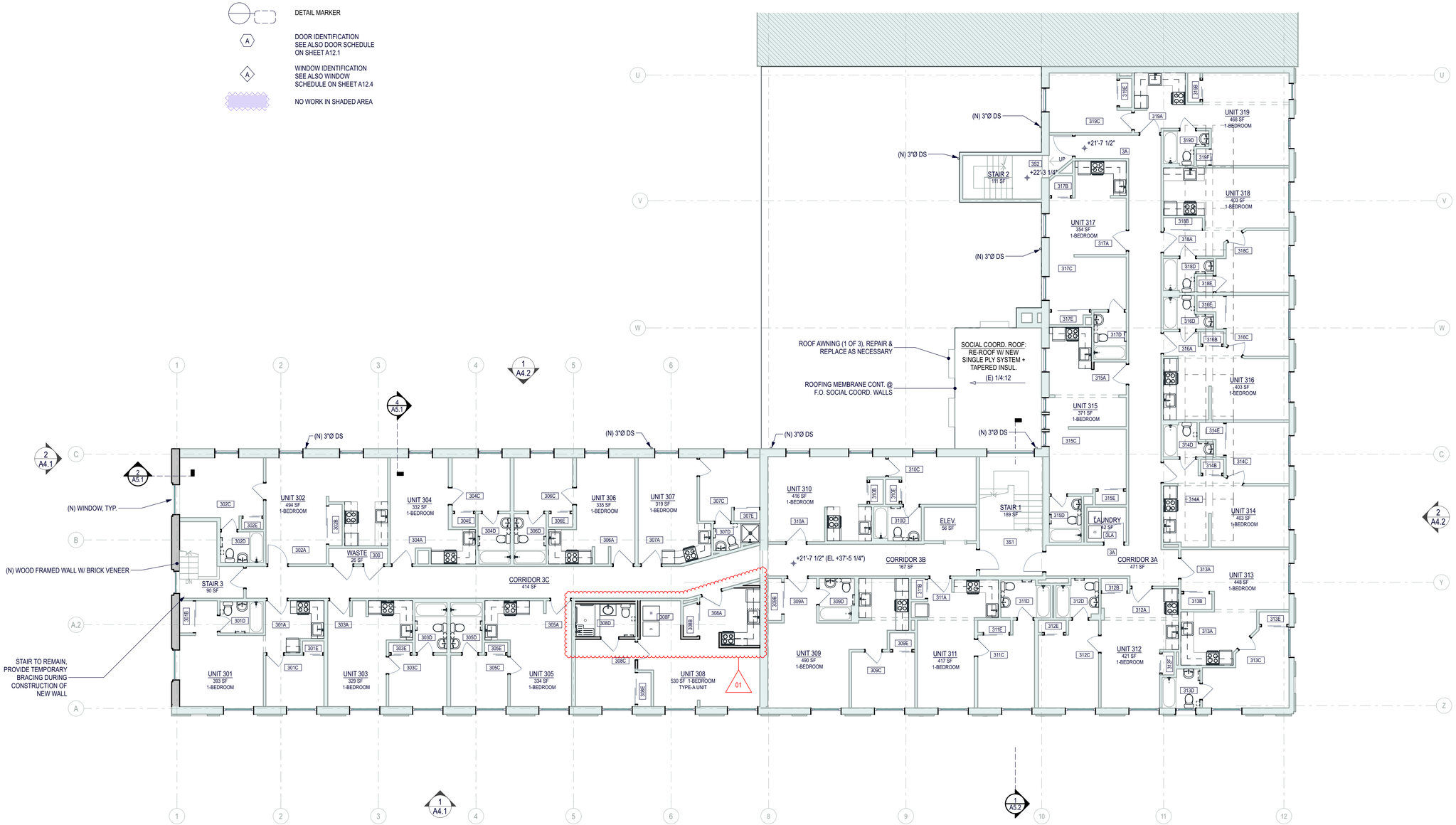

FLOOR PLAN - 3RD FLOOR

1 A2.5 — 1/8" = 1'-0"

0 4' 8' 16'

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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

2104112-Admiralty Apt Rehab ACD Pre-Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

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

COMBINED PERMIT SET
1/12/22

3RD FLOOR PLAN

A2.5

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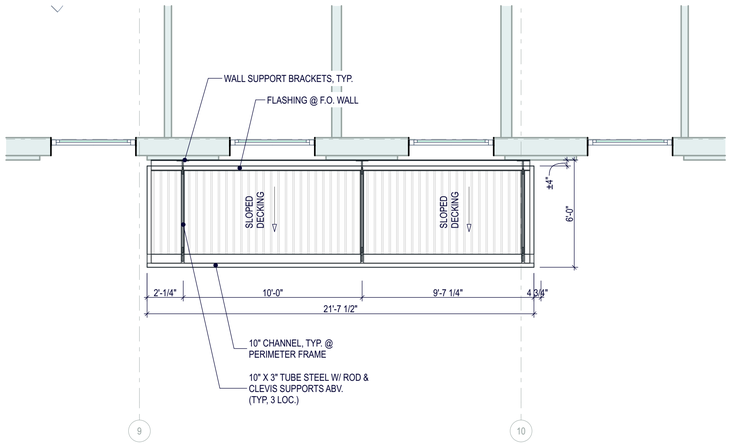


1 A2.6 — 2. ROOF CANOPY PLAN

1/4" = 1'-0"

0 2' 4' 8'

01

VENTING CALCS

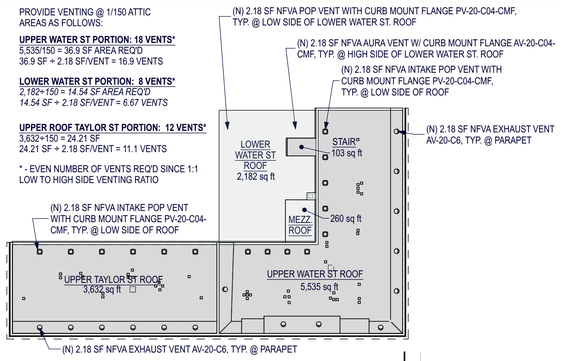
PROVIDE VENTING @ 1/150 ATTIC AREAS AS FOLLOWS:

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

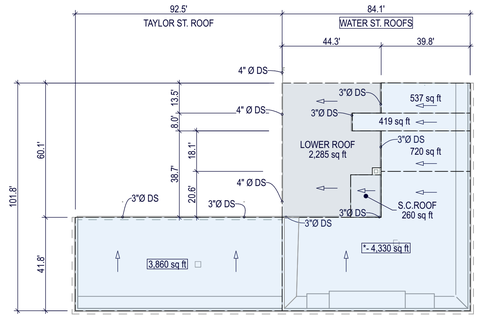
LOWER WATER ST PORTION: 8 VENTS*
2,182÷150 = 14.54 SF AREA REQ'D
14.54 SF ÷ 2.18 SF/VENT = 6.67 VENTS

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



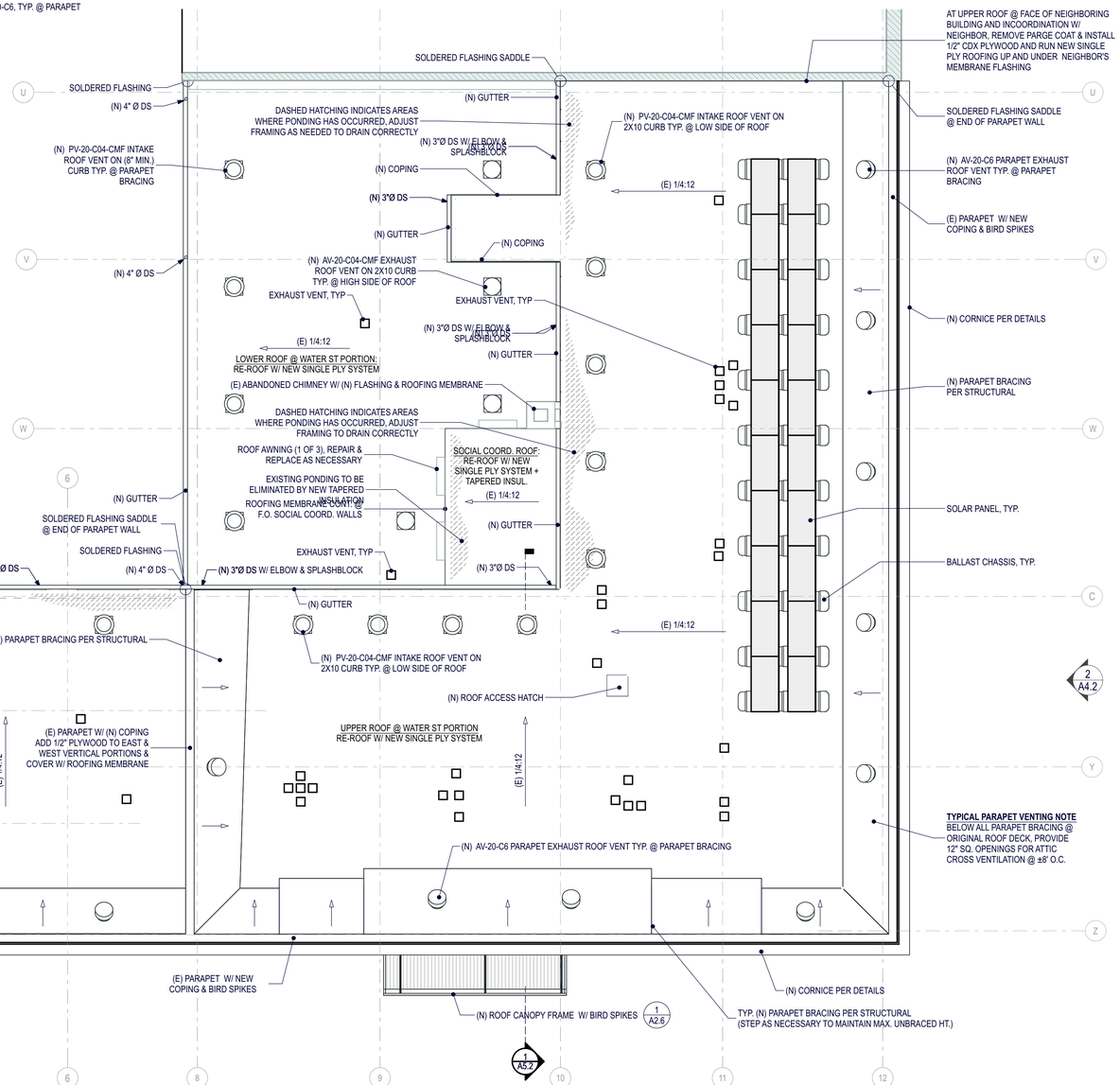
RAINFALL INTENSITY: 3.3 IN/HR

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 — ROOF PLAN

1/8" = 1'-0"

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

0 4' 8' 16'

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

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206.682.7525

Jurisdiction Approval Stamp

Issue History

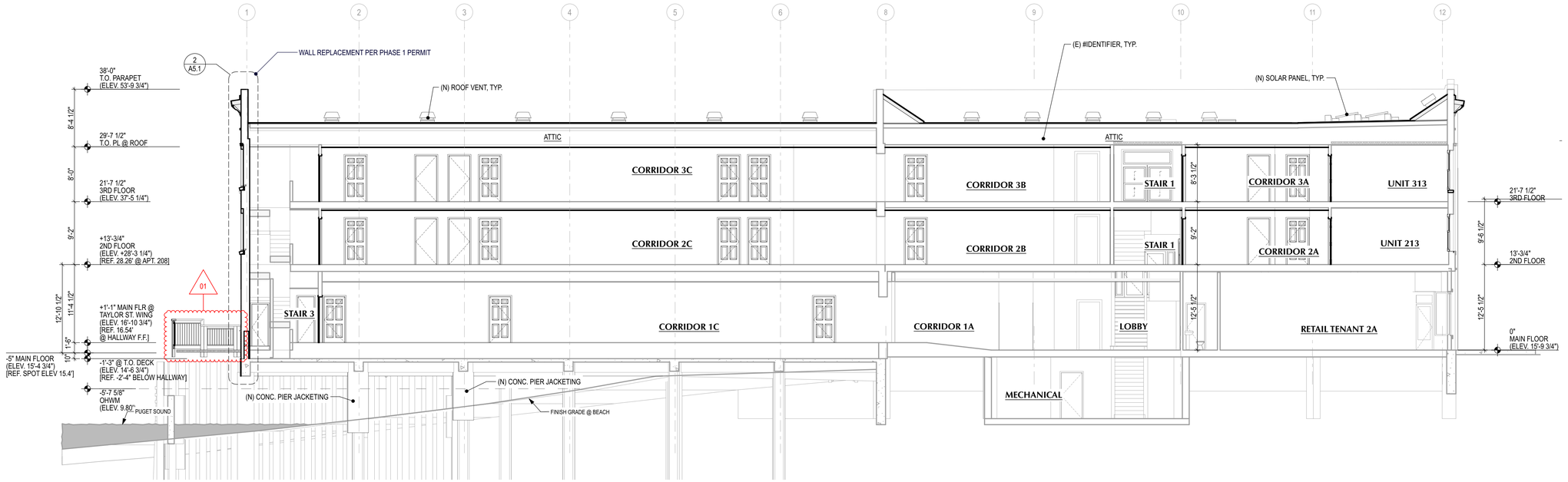
NO.	DATE	DESCRIPTION
-	10/21	PHASE 1 PERMIT SUBMITTAL
-	12/21	PHASE 1 PERMIT ISSUED
Δ1	03/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ROOF PLAN

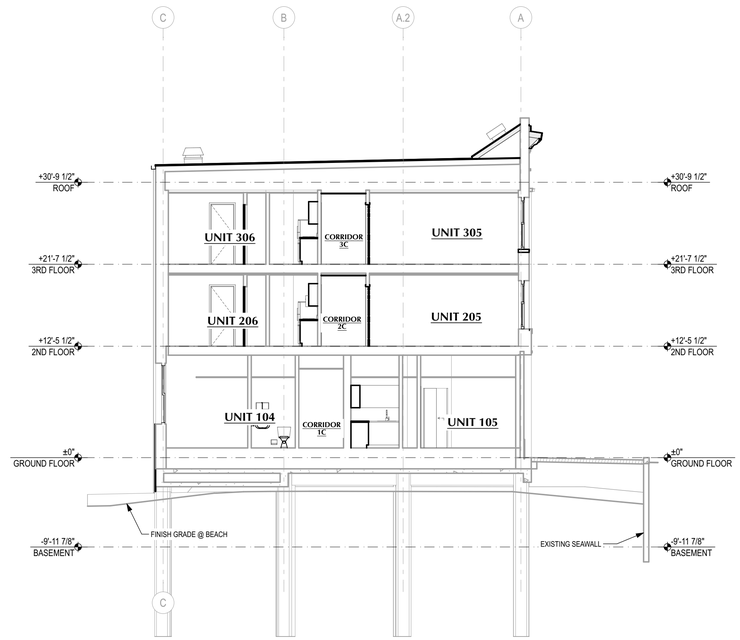
A2.6

23043.3 Admiralty Apt Retrofit ACD Plot Date: 1/12/22 Sean Hill



EW1 A3.1 BUILDING SECTION

1/8" = 1'-0"



NS1 A3.1 BUILDING SECTION

1/8" = 1'-0"

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KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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

21/04/14 2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	25/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS ET
1	5/21/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

BUILDING SECTIONS

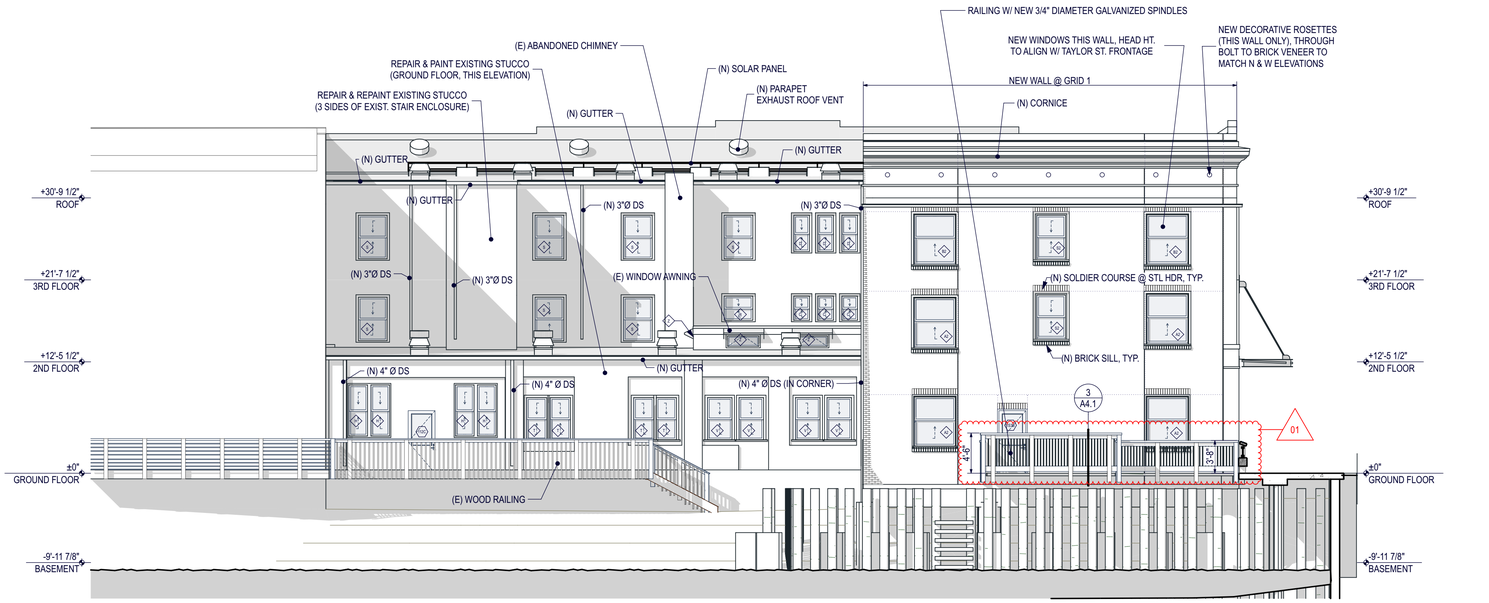
A3.1

1 A4.1 NORTH - TAYLOR ST.

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

(NE)

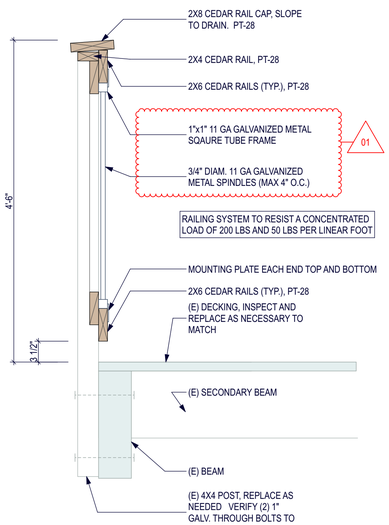


2 A4.1 EAST - WATERFRONT

1/8" = 1'-0"

SEE TYPICAL EXTERIOR FINISHES ON SHEET A4.3

(SE)



3 A4.1 NEW RAILING DETAIL

1" = 1'-0"

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Issue History

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

COMBINED PERMIT SET
1/12/22

ELEVATIONS

A4.1

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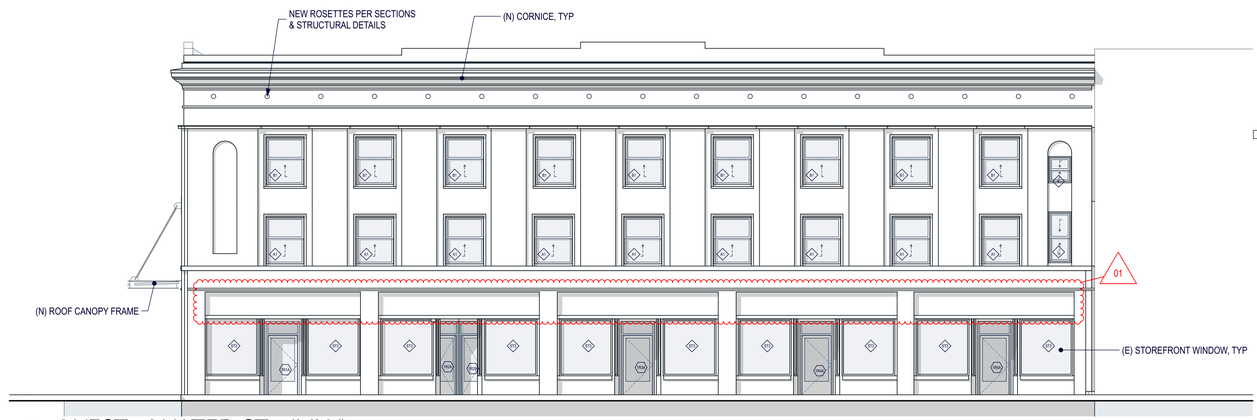
1 / A4.2 SOUTH - COURTYARD: (SW)

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'

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2104.12 Admiralty Apt Revise AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

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

COMBINED PERMIT SET
1/12/22

ELEVATIONS

A4.2

#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~~	~~2132-40~~
PT-3	2126-40
PT-29	HC-~~68~~ 67
PT-5	2140-50

1/5/22

COLORS FROM PORT TOWNSEND NATIONAL LANDMARK HISTORIC DISTRICT APPROVED COLOR PALETTE

02

10/11/21 REVISION PER PORT TOWNSEND'S UPDATED STANDARDS:
1) PT-28 CHANGED TO PT-29
2) PT-34 CHNAGED TO PT-5
3) SHERWIN WILLIAMS CHANGED TO BENJAMIN MOORE

REVISED 1/5/22

4532 REGISTERED ARCHITECT KEVIN J. BRODERICK STATE OF WASHINGTON

COMBINED PERMIT SET

ADMIRALTY APARTMENTS
REPAIRS AND IMPROVEMENTS

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Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS ET
1	5/27/21	COMBINED CONSTRUCTION SET
2	1/12/22	COMBINED PERMIT SET

COMBINED PERMIT SET
1/12/22

ENTRY AREA FACADE STUDY

A4.3

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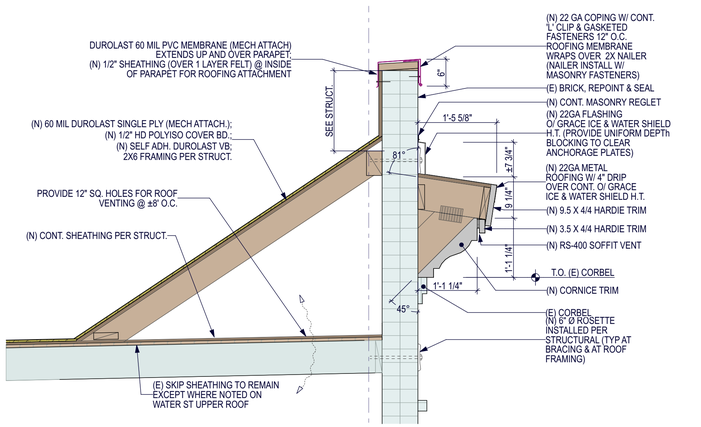
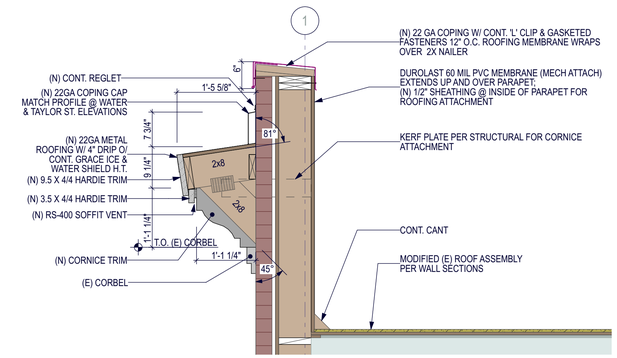


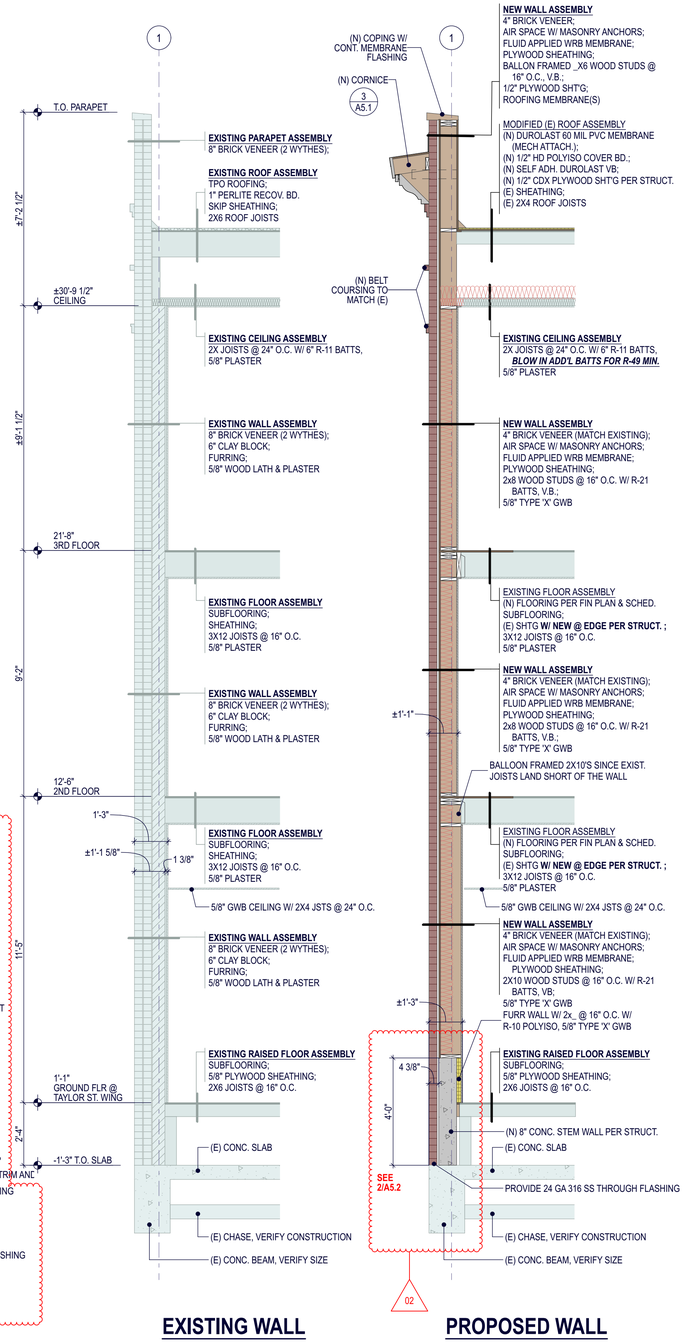
1 / A5.1 PARAPET & NEW CORNICE

3/4" = 1'-0"



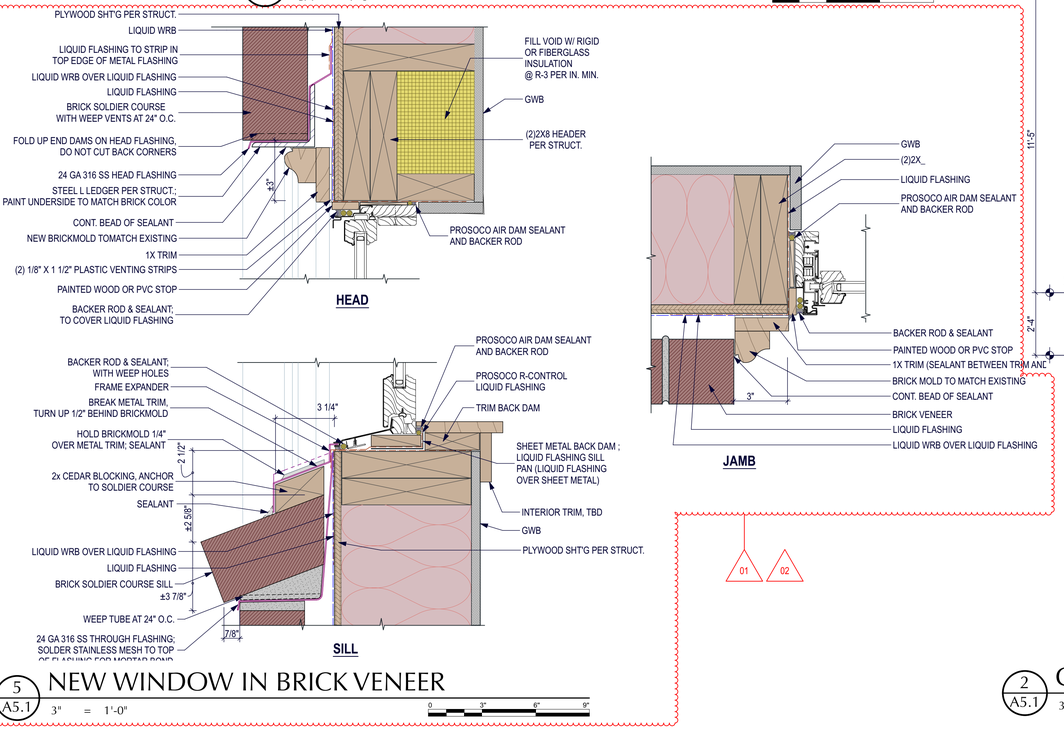
4 / A5.1 PARAPET @ NEW WALL

3/4" = 1'-0"



EXISTING WALL

PROPOSED WALL



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

01 02

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

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2104.3 Admiralty Apt Repair ACD2 Pre Files 1/12/22 Sean Hill

Jurisdiction Approval Stamp

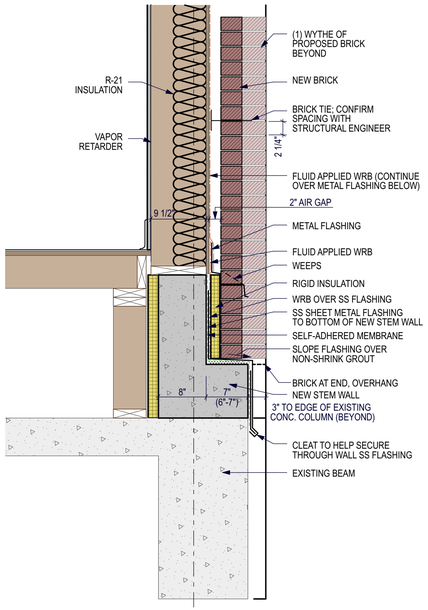
Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/5/21	PHASE I PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET
-	1/12/22	COMBINED PERMIT SET

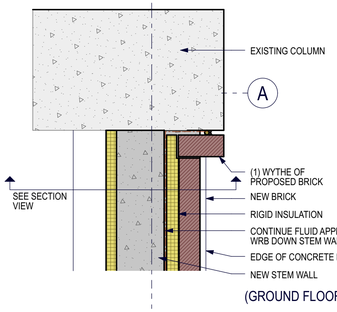
COMBINED PERMIT SET
1/12/22

WALL SECTIONS

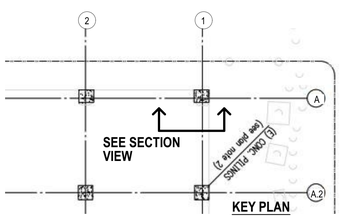
A5.1



SECTION VIEW: NEW WALL

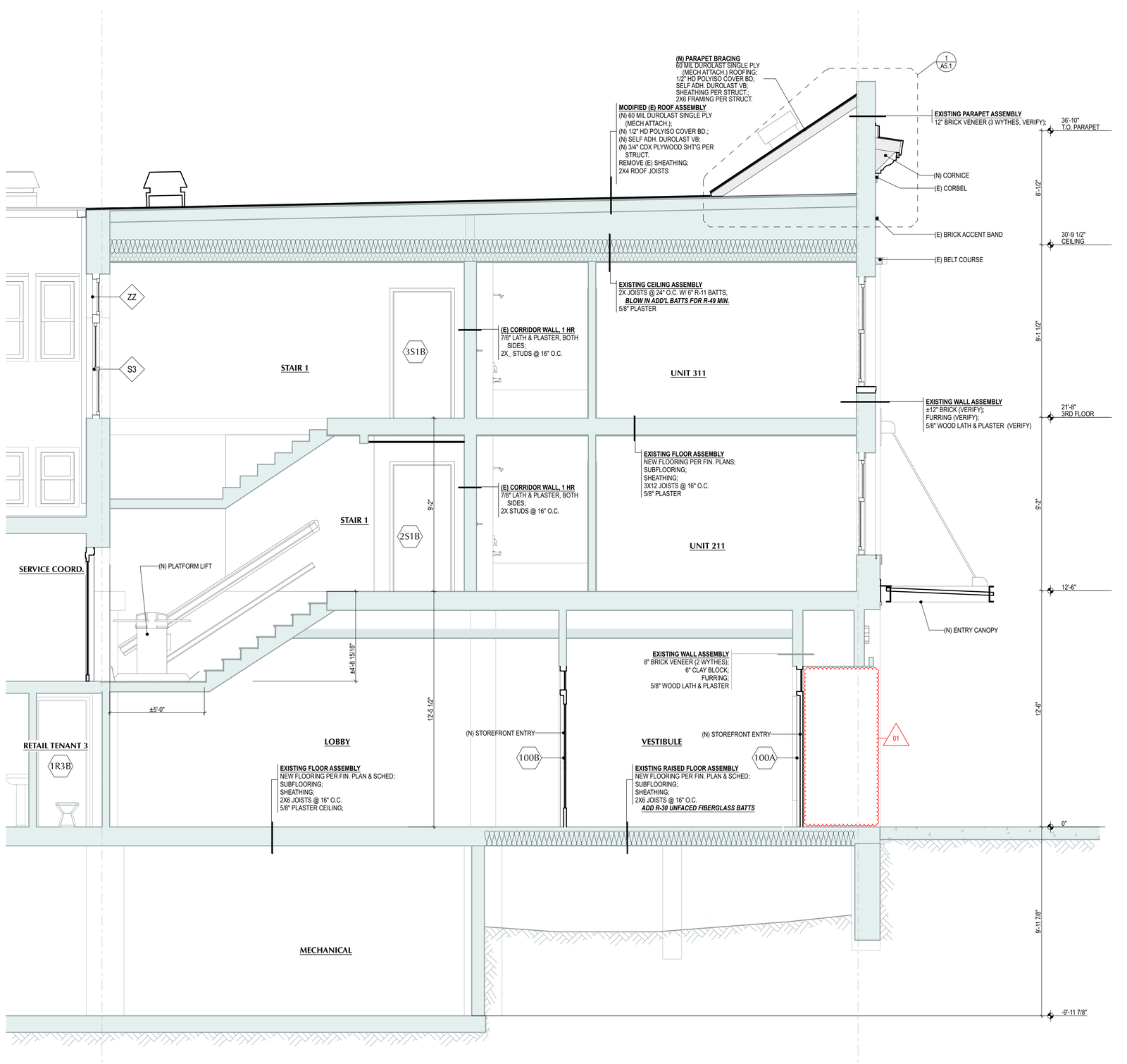


1 PLAN VIEW: NEW WALL @ BASE



2 BEAM AND BRICK VENEER
A5.2 1" = 1'-0"

02



1 NS3 BUILDING SECTION
A5.2 3/8" = 1'-0"

@ ENTRY

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2104112 Admiralty Apt Rehab ACD Pro Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	7/14/21	PHASE I PERMIT SET
-	5/27/21	COMBINED CONSTRUCTION SET
1	11/5/22	COMBINED PERMIT SET
2		

COMBINED PERMIT SET
1/12/22

BUILDING SECTION

A5.2

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X3 INCLINED PLATFORM LIFT:

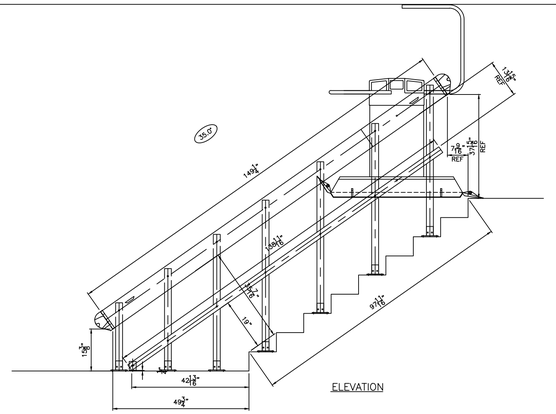
Code Reference:	ASME A17.1 "Safety Code for Elevators and Escalators", Part XX (Commercial Public Buildings) and ASME A18.1 "Safety Standard for Platforms Lifts and Stairway Chairlifts
Emergency Devices:	Emergency stop switch on a control panel, under platform sensing, ramp sensing and grab rail.
Safeties:	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
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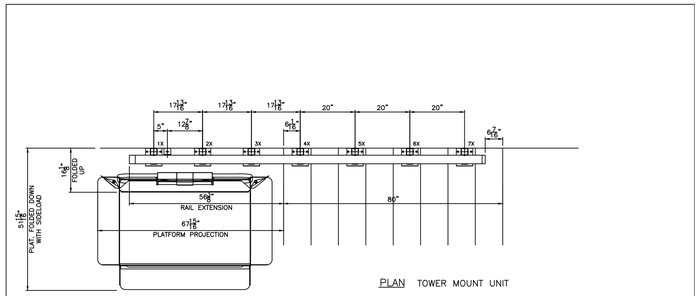

PLAN TOWER MOUNT UNIT

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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129 TAYLOR ST
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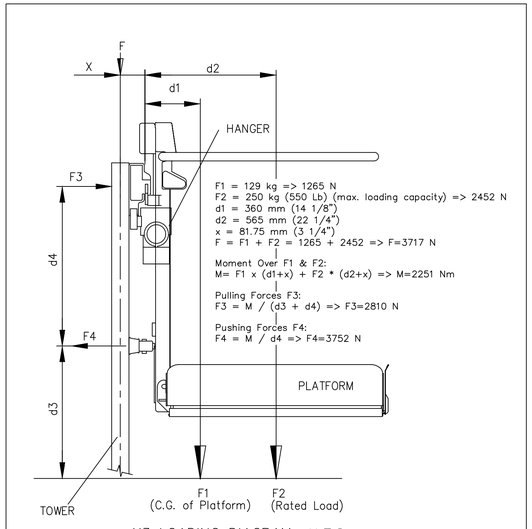

F1 = 129 kg => 1265 N
F2 = 250 kg (550 Lb) (max. loading capacity) => 2452 N
d1 = 360 mm (14 1/8")
d2 = 565 mm (22 1/4")
x = 81.75 mm (3 1/4")
F = F1 + F2 = 1265 + 2452 => F=3717 N

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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619008-IG-A

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
0	0	0	0	0

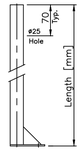
Upper Rail Section Holes [mm]			
#	Sect. 1	Sect. 2	Sect. 3
1	148	100	0
2	701	721	0
3	1255	0	0
4	1808	0	0
5	2428	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

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	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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http://www.garaventalift.com

X3 – iGOLDD DRAWING
ADMIRALITY APARTMENTS
129 TAYLOR ST
PORT TOWNSEND WA PAGE 5 OF 5
Mobility Concepts Inc

619008-IG-A

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

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

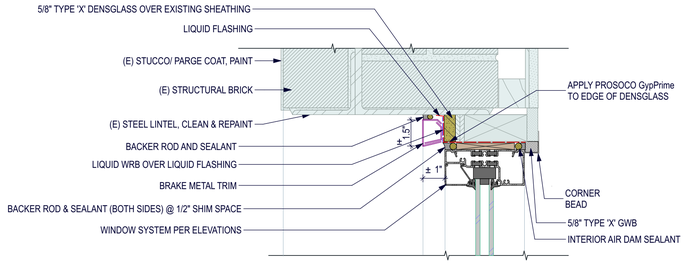
Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	7/14/21	PHASE 1 PERMIT RESUBMITTAL
-	9/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

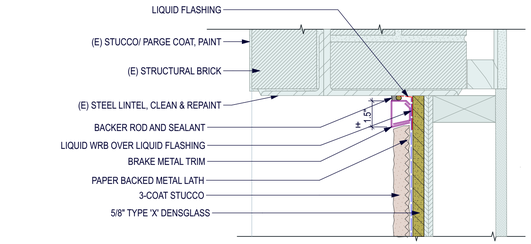
PLATFORM LIFT

A6.1



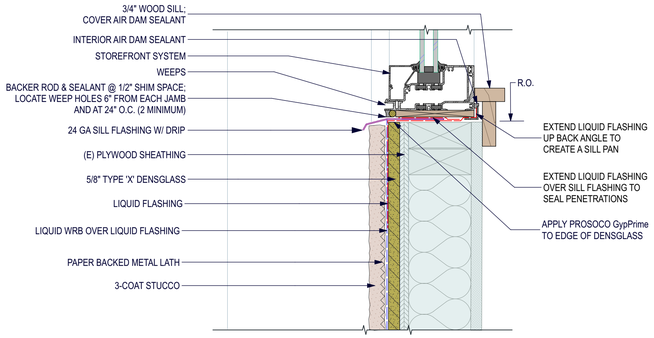
1 A7.1 STOREFRONT WINDOW: HEAD

3" = 1'-0"



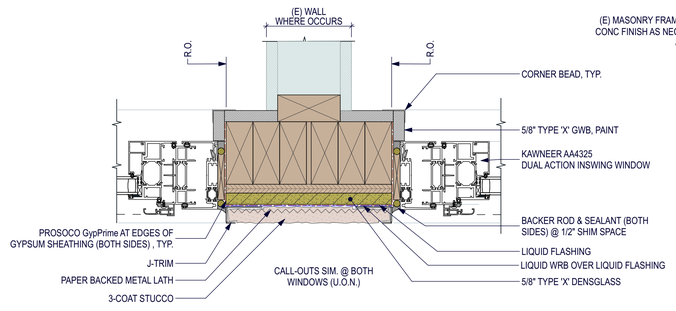
2 A7.1 STUCCO AT TOP OF WALL

3" = 1'-0"



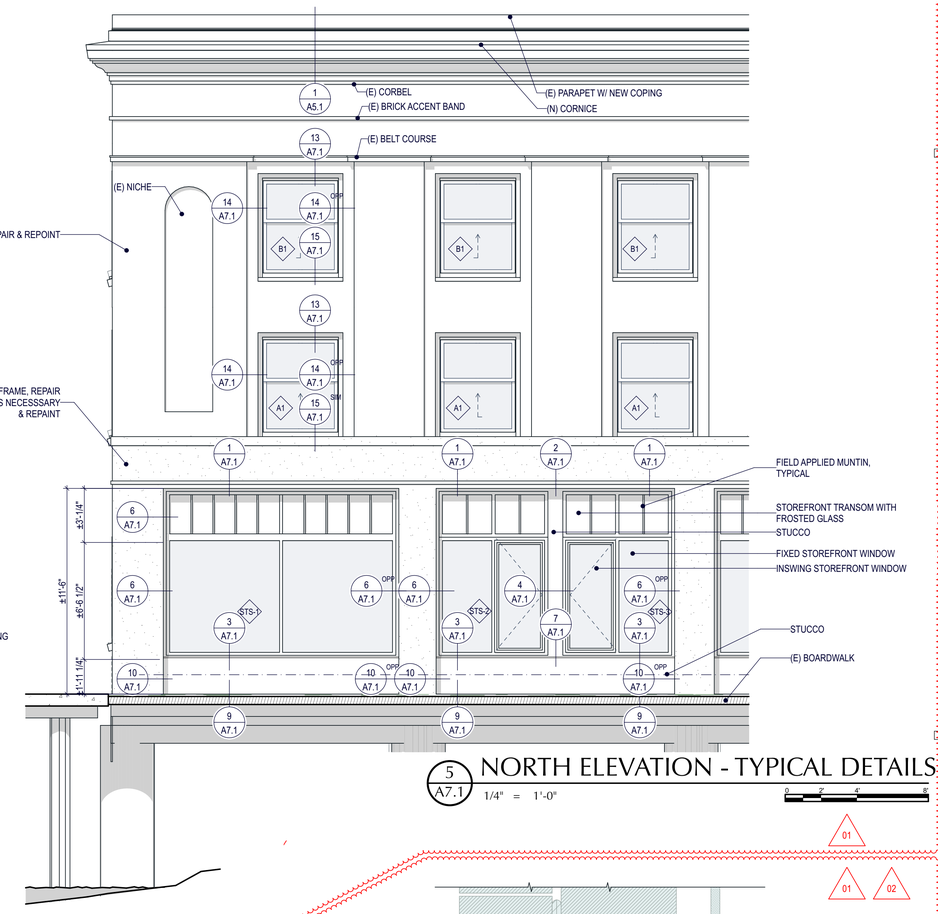
3 A7.1 STOREFRONT WINDOW: SILL

3" = 1'-0"



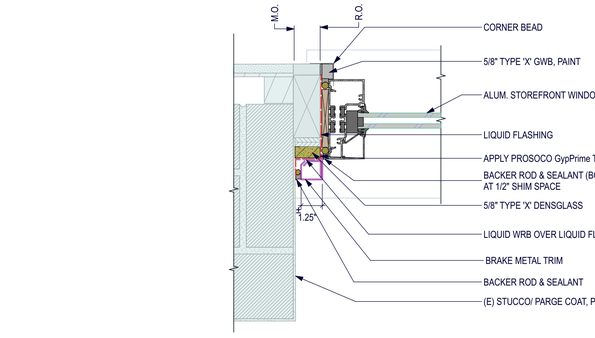
4 A7.1 STUCCO BETWEEN STOREFRONT

3" = 1'-0"



5 A7.1 NORTH ELEVATION - TYPICAL DETAILS

1/4" = 1'-0"



6 A7.1 STOREFRONT WINDOW: JAMB

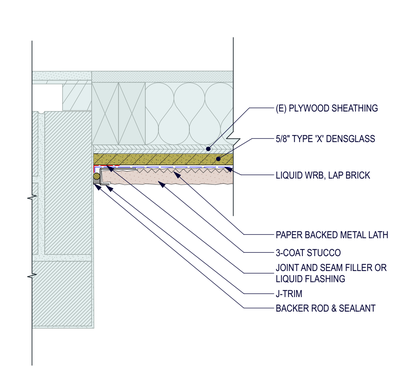
3" = 1'-0"

7 A7.1 STUCCO AT FLASHING

3" = 1'-0"

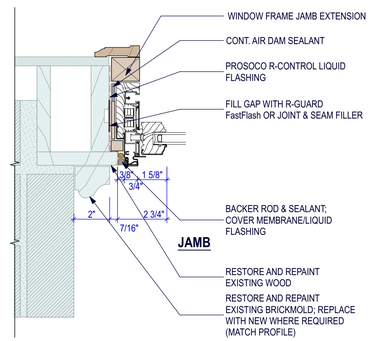
8 A7.1 REPLACEMENT WINDOW: HEAD

3" = 1'-0"



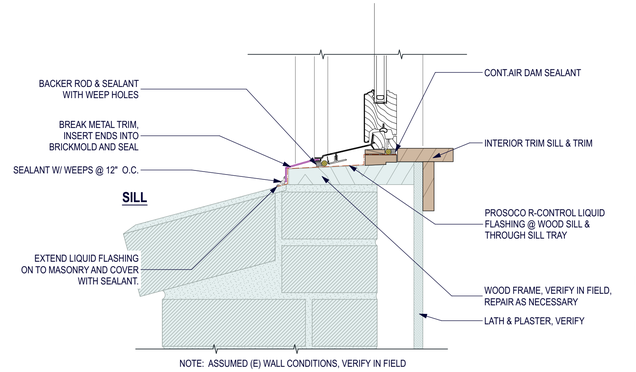
10 A7.1 STUCCO AT PILASTER

3" = 1'-0"



11 A7.1 REPLACEMENT WINDOW: JAMB

3" = 1'-0"



NOTE: ASSUMED (E) WALL CONDITIONS, VERIFY IN FIELD

12 A7.1 REPLACEMENT WINDOW: SILL

3" = 1'-0"

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

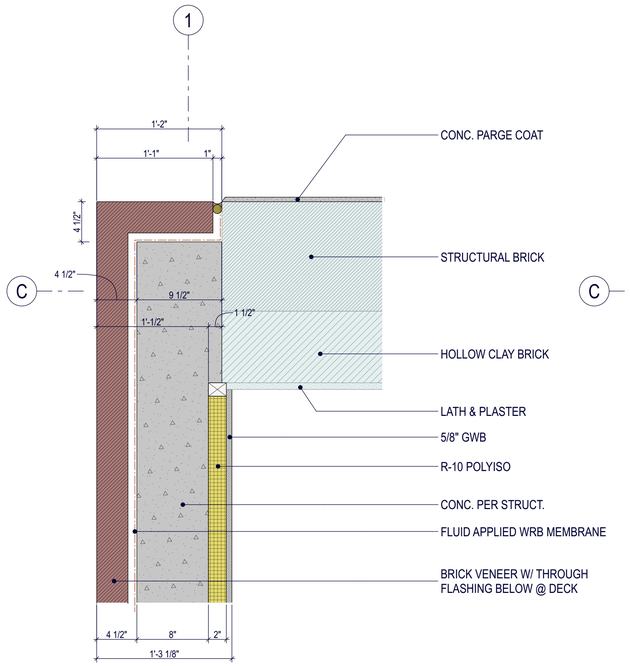
Mark Kelley

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	5/21/21	PHASE 1 PERMIT RESUBMITTAL
1	5/27/21	COMBINED CONSTRUCTION SET
2	11/9/22	COMBINED PERMIT SET

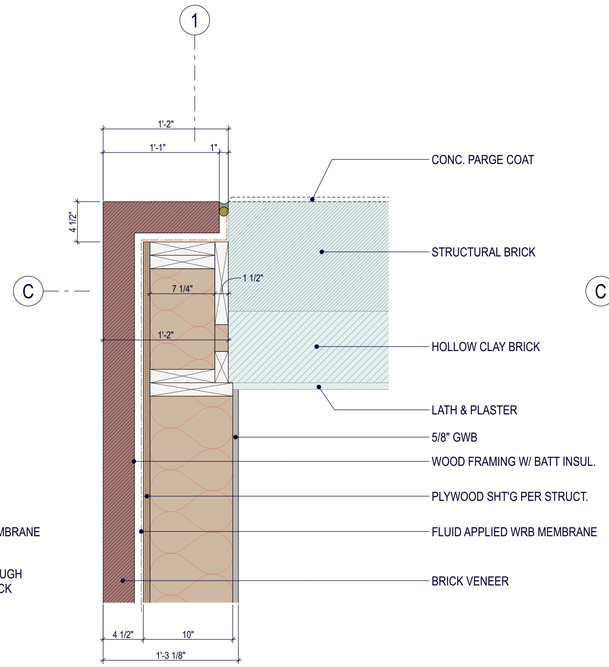
COMBINED PERMIT SET
1/12/22

TAYLOR ST INFILL

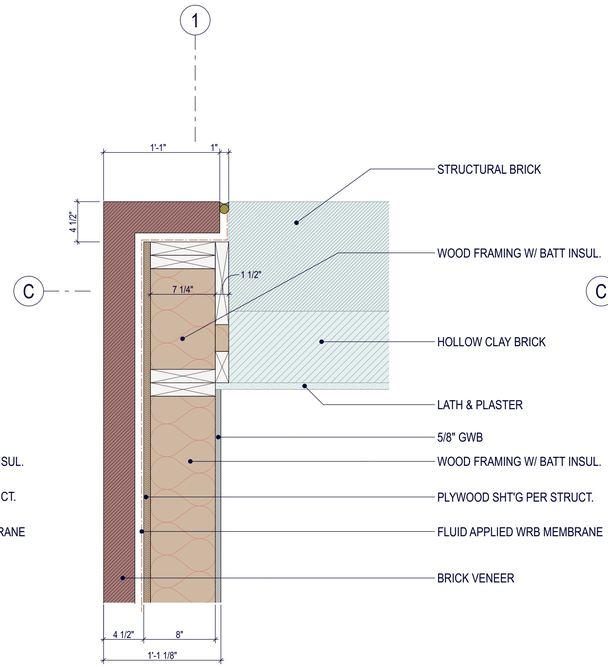
A7.1



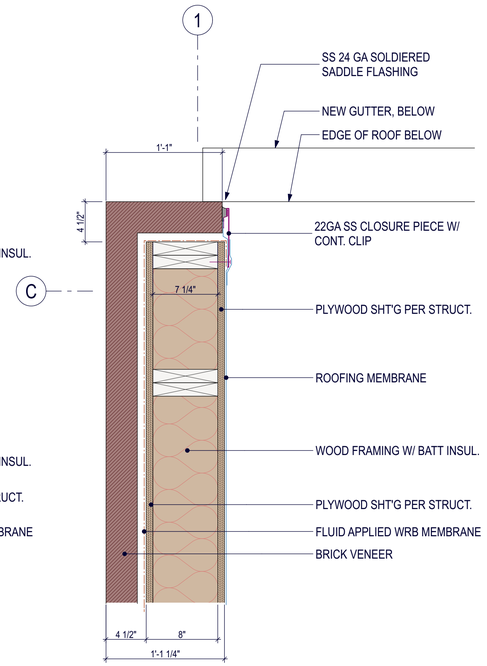
NEW WALL @ BASE
(GROUND FLOOR)



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



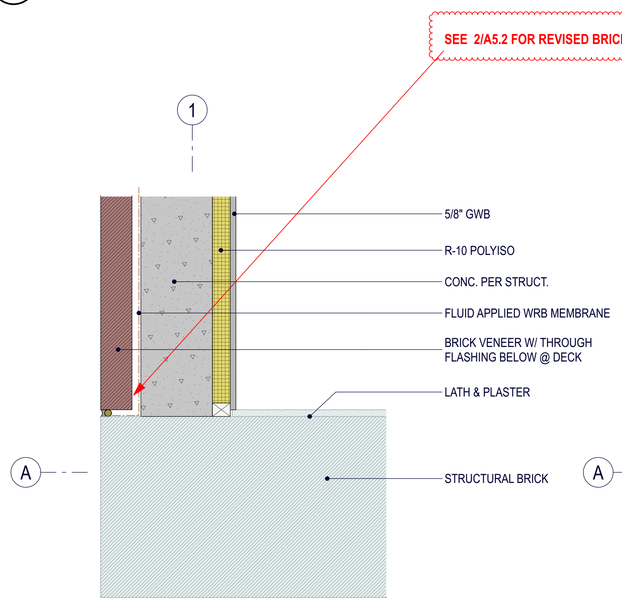
NEW WALL @ 2X8 FRAMING
(3RD FLOOR)



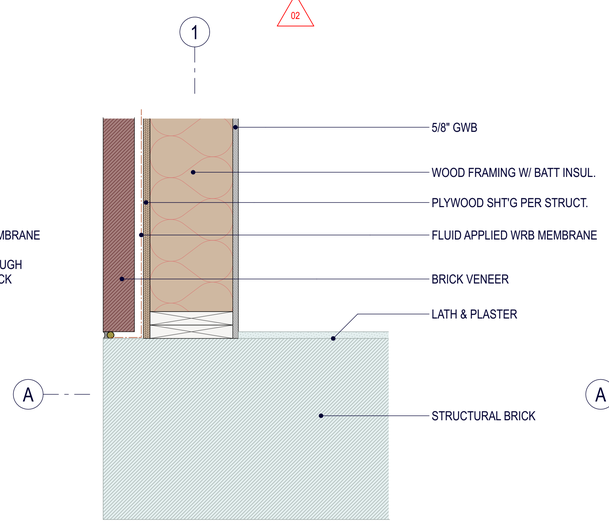
NEW WALL @ PARAPET
(ROOF)

2 A7.4 GRID 1 WALL @ GRID C

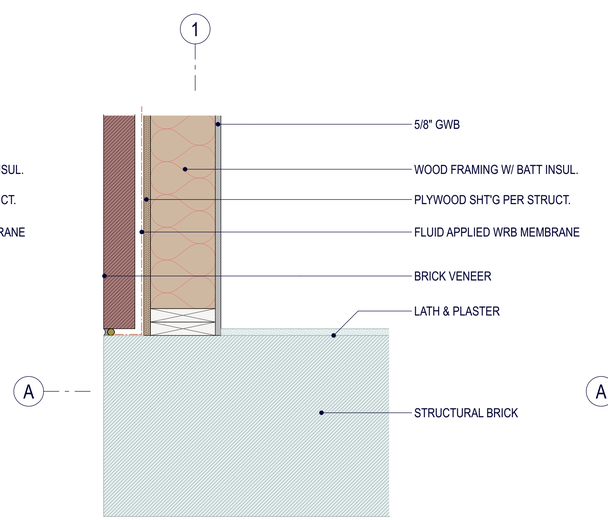
PLAN DETAILS



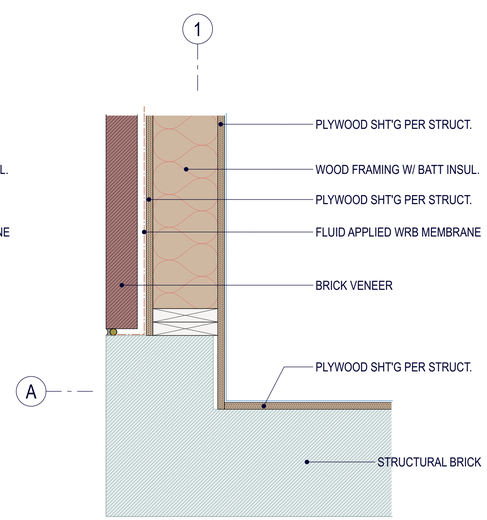
NEW WALL @ BASE
(GROUND FLOOR)



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

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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

23043.2 Admiralty Apt Rehab.AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	12/6/21	PHASE I PERMIT RESPONSE
-	12/7/21	COMBINED CONSTRUCTION SET
1	1/12/22	COMBINED PERMIT SET

COMBINED PERMIT SET
1/12/22

PLAN DETAILS: GRID 1 WALL

A7.4

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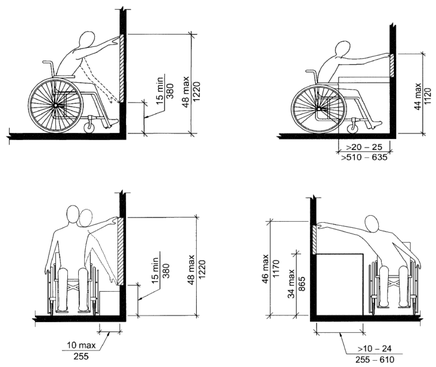
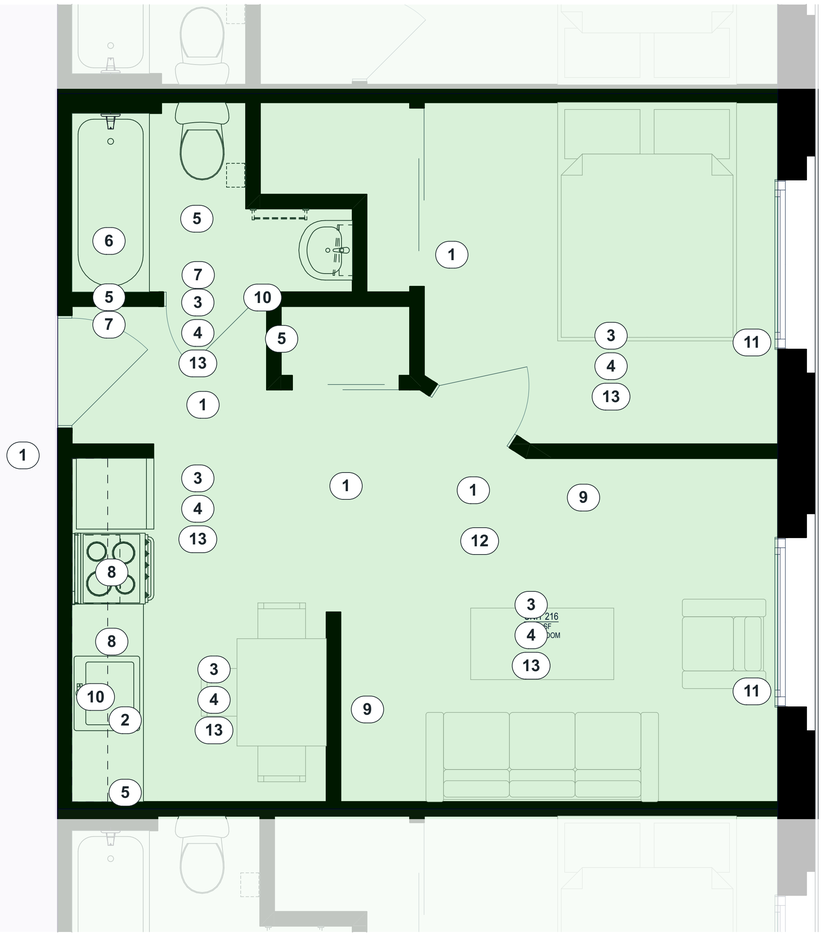
ADA REACH RANGES





TYPICAL UNIT SCOPE OF WORK

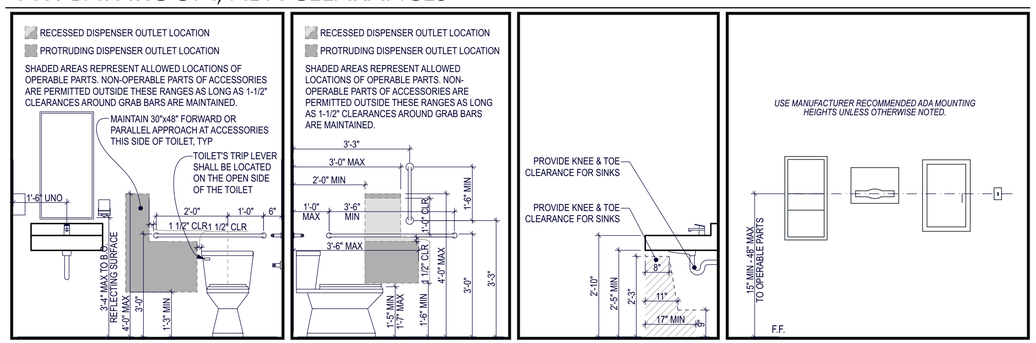
1/2" = 1'-0"

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



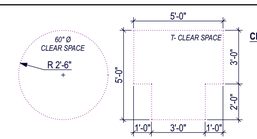
ACCESSIBILITY LEGEND

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

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

2304.2 Admiralty Apt Rehab ACD Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/3/21	PHASE I PERMIT SUBMITTAL
-	4/7/21	ADDITIONAL INFORMATION SET
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

TYPICAL UNIT SCOPE OF WORK

A8.1

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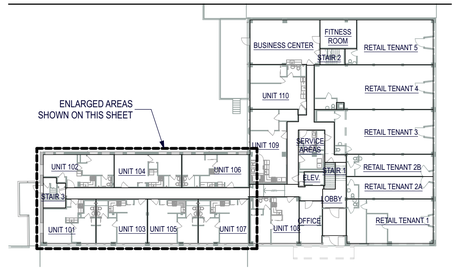
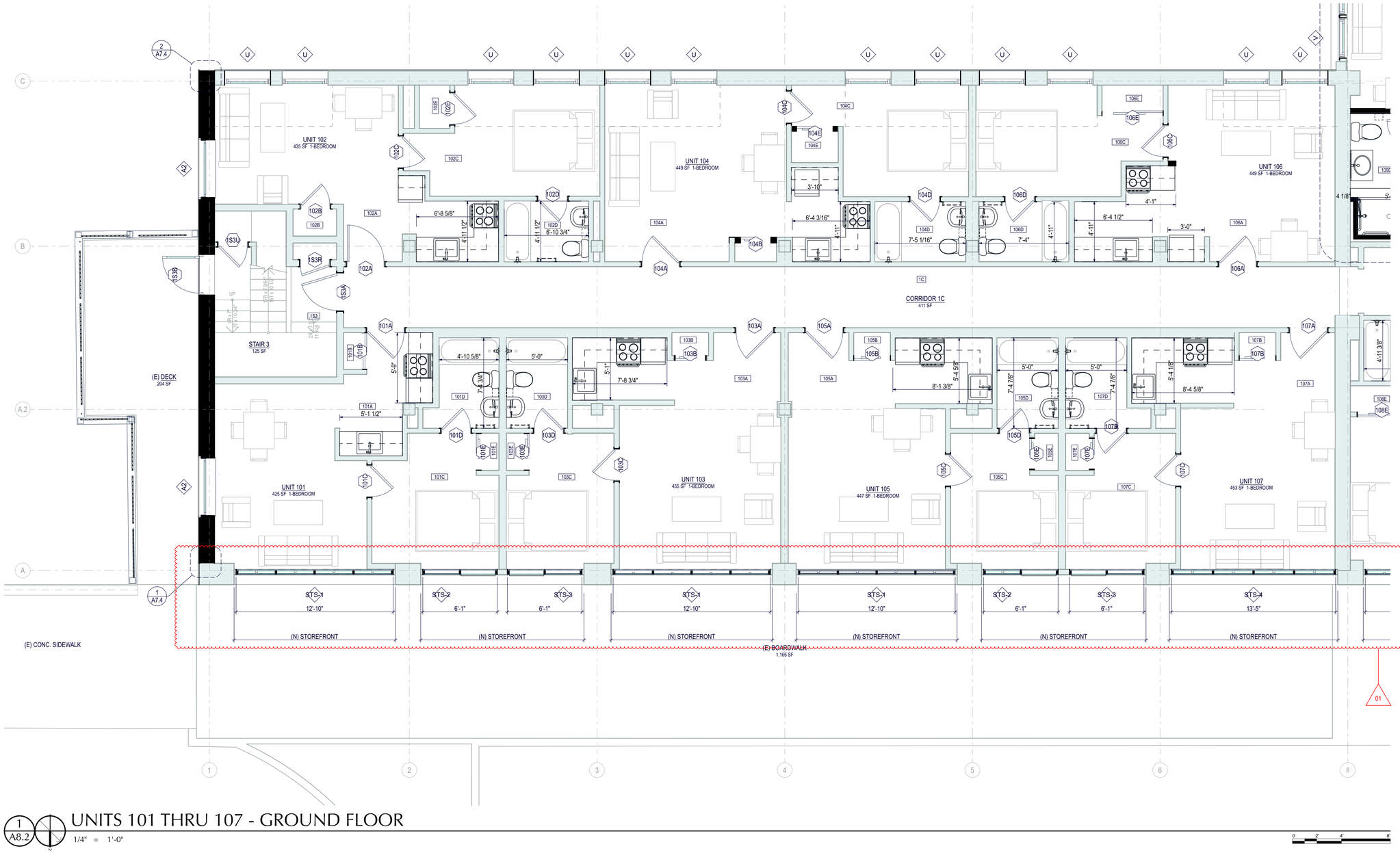
LEGEND

- 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'

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

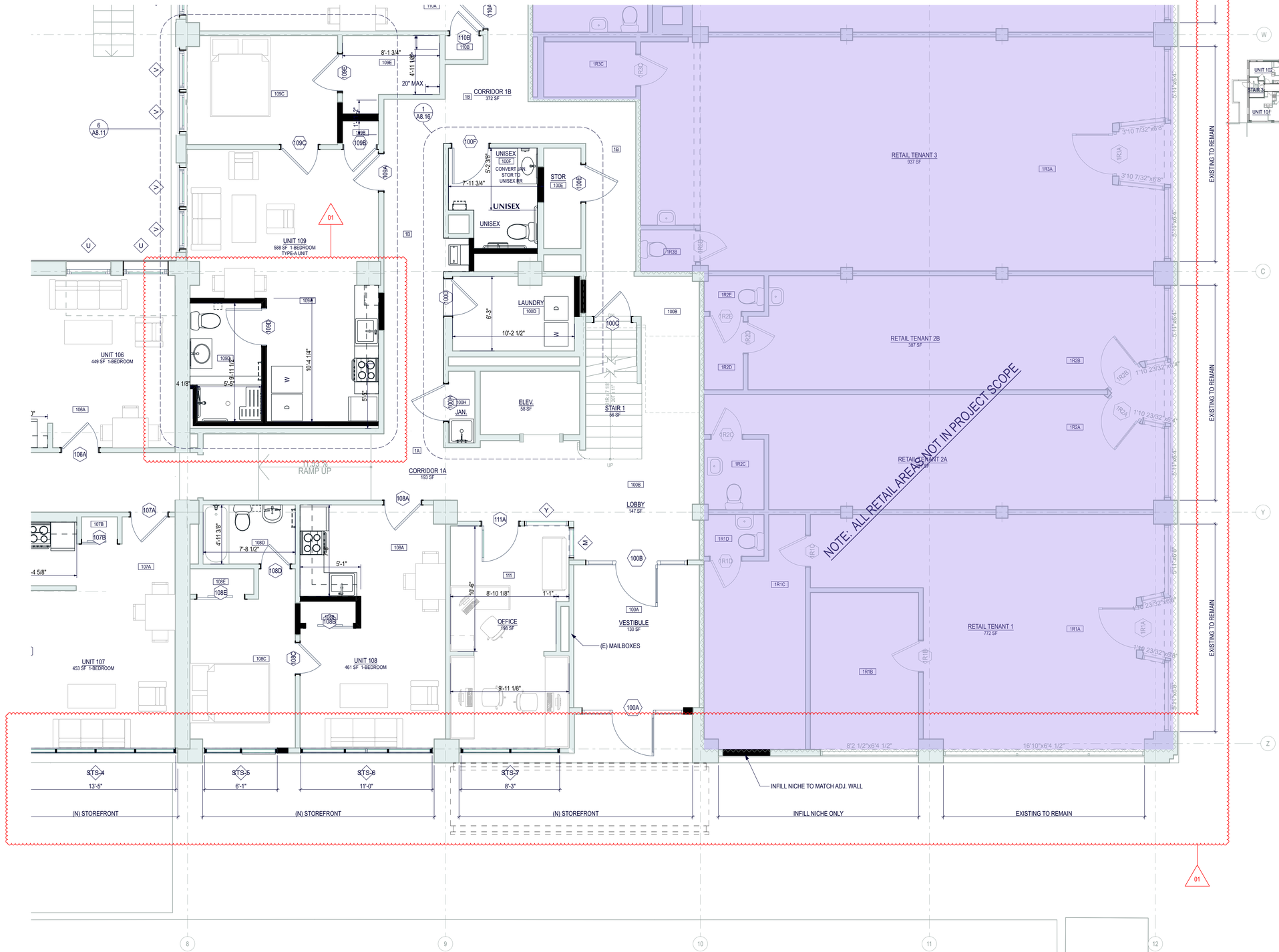
Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	11/4/21	PHASE I PERMIT RESUBMITTAL
Δ	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, GROUND FLOOR

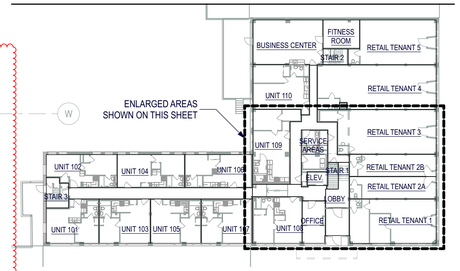
A8.2



1 A8.3 UNITS 108 THRU 109 - GROUND FLOOR

1/4" = 1'-0"

KEY PLAN - GROUND FLOOR



LEGEND

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

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT SET

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206.682.7525

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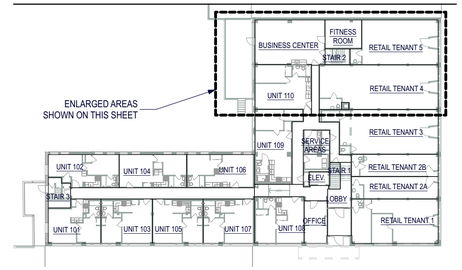
NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS ET
1	5/27/21	COMBINED CONSTRUCTION SET

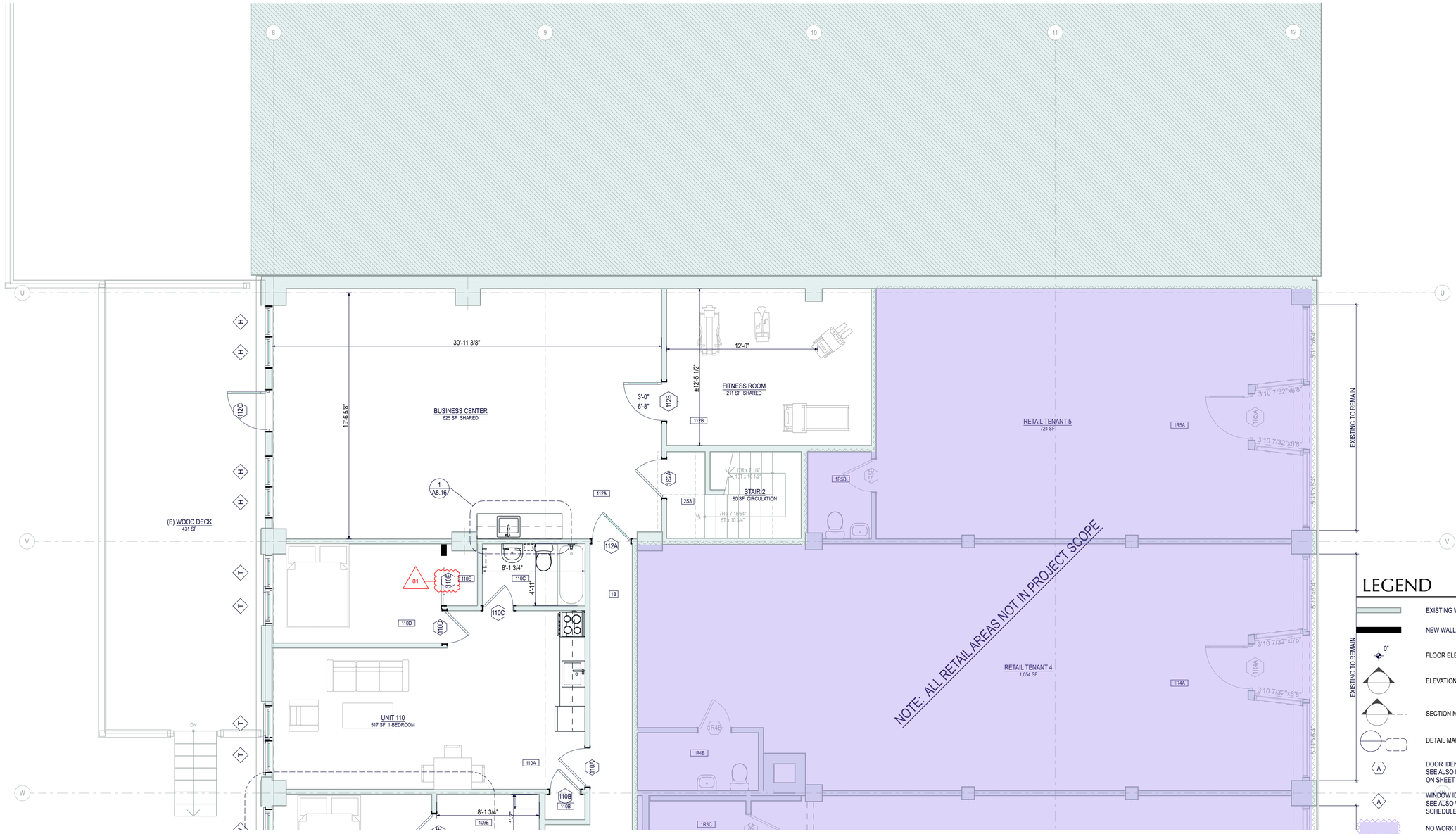
COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, GROUND FLOOR

A8.3

KEY PLAN - GROUND FLOOR





LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- FLOOR ELEVATION
- ELEVATION MARKER
- SECTION MARKER
- DETAIL MARKER
- DOOR IDENTIFICATION SEE ALSO DOOR SCHEDULE ON SHEET A12.1
- 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"

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-	4/14/21	COMBINED PROGRESS ET
0	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, GROUND FLOOR

A8.4

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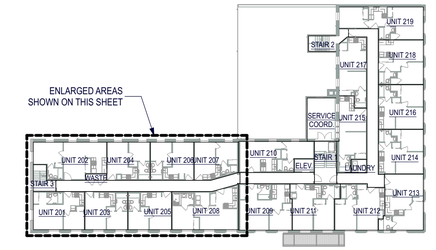
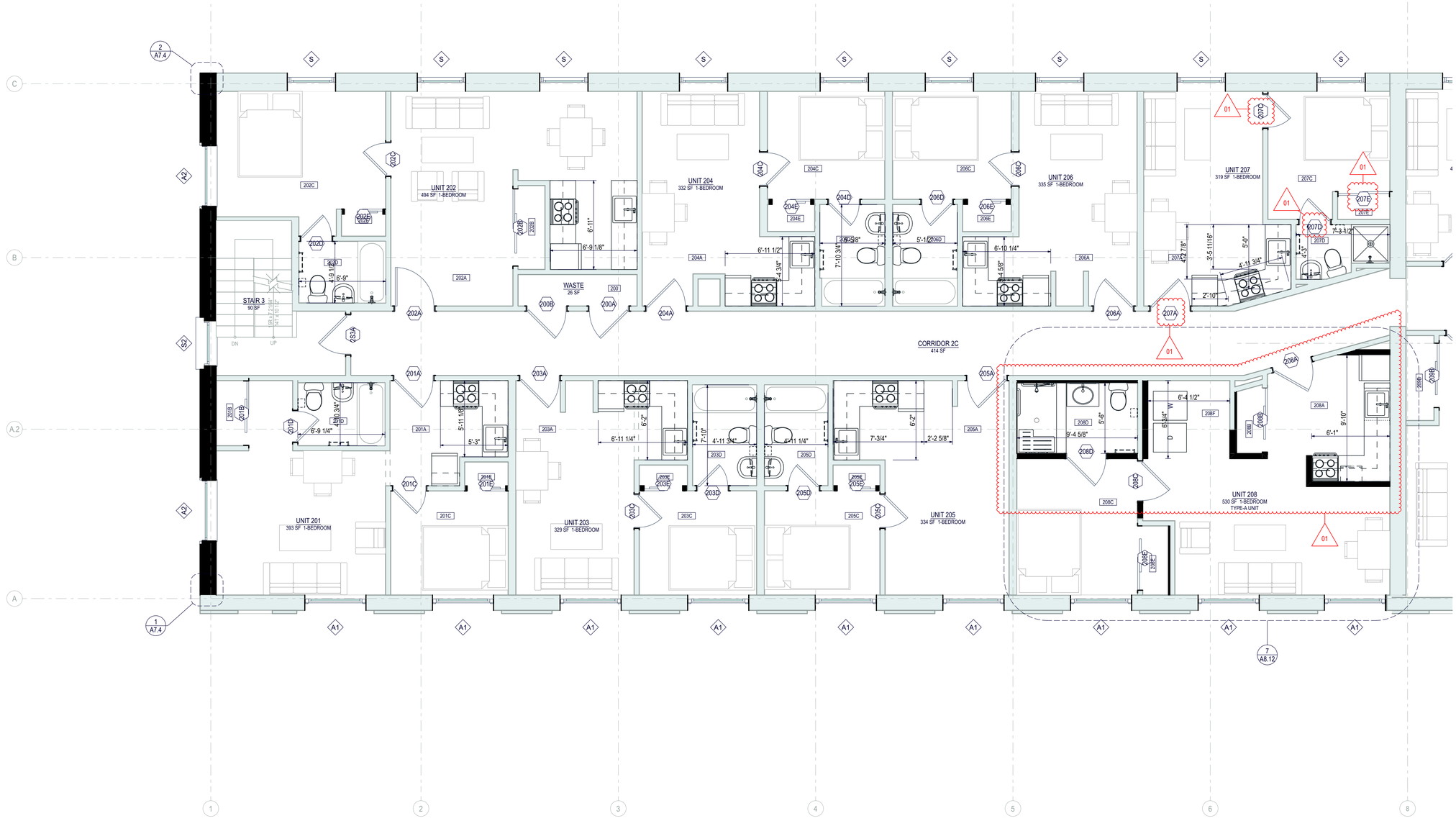
KEY PLAN - 2ND FLOOR





UNITS 201 THRU 208 - SECOND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

REGISTERED ARCHITECT
KEVIN J BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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

2/14/12 Admiralty Apt Rehab #222 Plot Date: 1/12/22 Sam Hill

Jurisdiction Approval Stamp

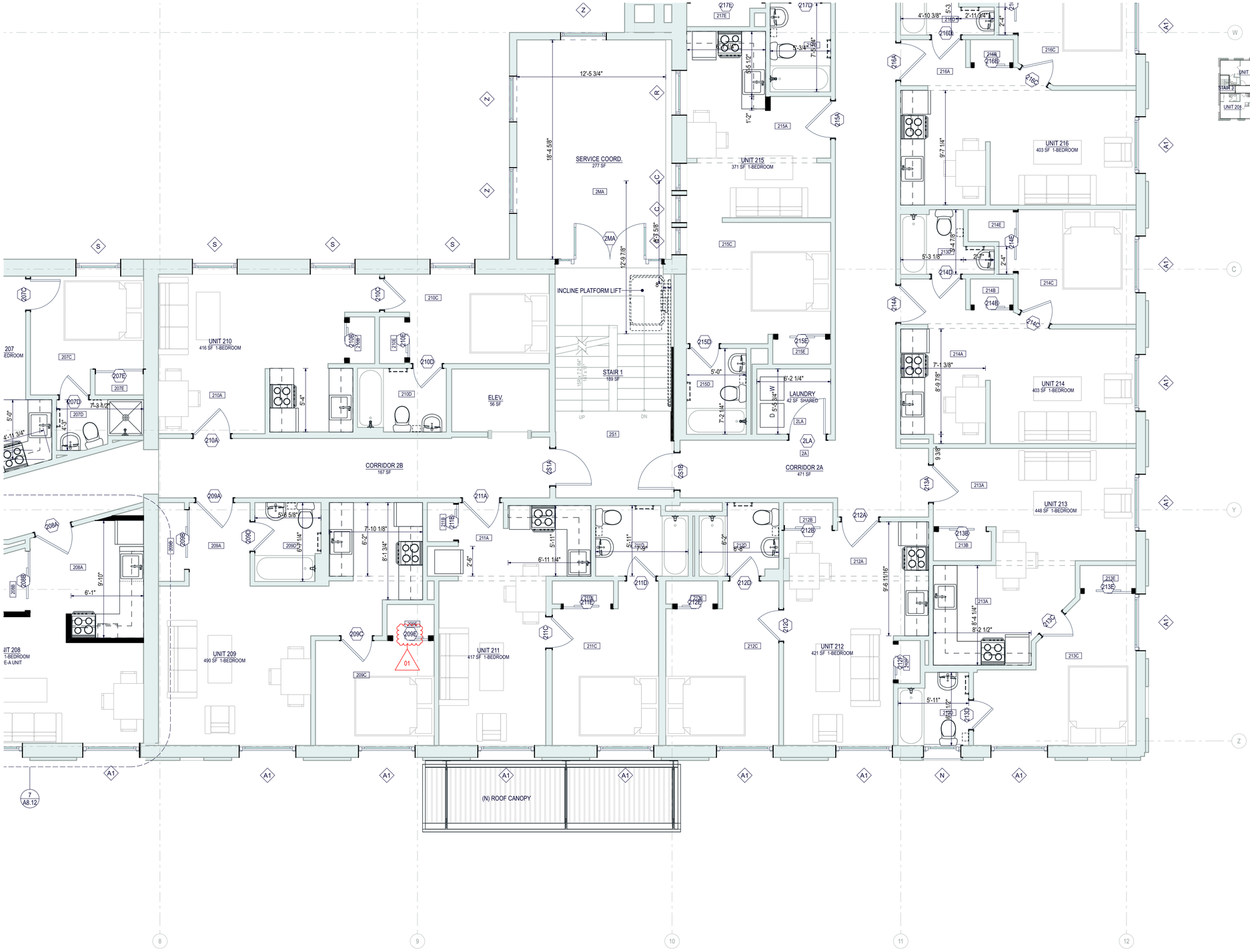
Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE 1 PERMIT SUBMITTAL
-	4/7/21	PHASE 1 PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 2ND FLOOR

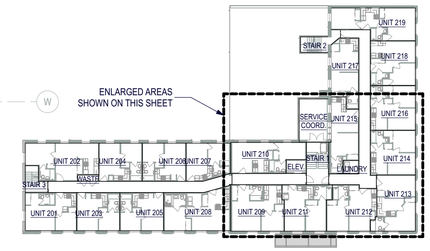
A8.5



1 A8.6 UNITS 209 THRU 216 - SECOND FLOOR

1/4" = 1'-0"

KEY PLAN - 2ND FLOOR



LEGEND

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

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KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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 II PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS ET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 2ND FLOOR

A8.6

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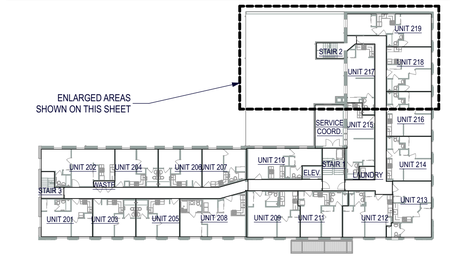
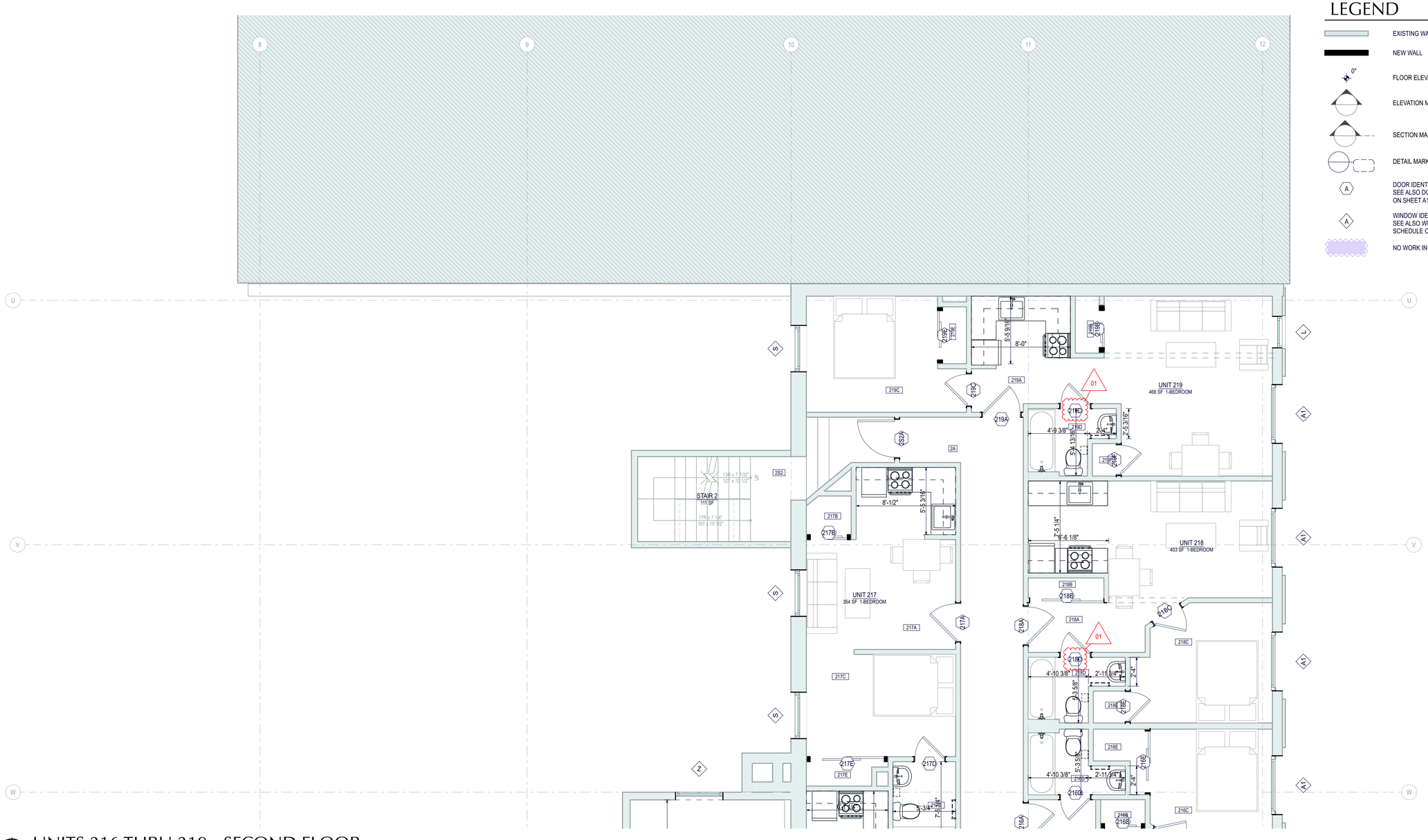
KEY PLAN - 2ND FLOOR



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



1 A8.7 — UNITS 216 THRU 219 - SECOND FLOOR

1/4" = 1'-0"

0 2' 4' 8'

REGISTERED ARCHITECT
KEVIN J BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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

2104.13 Admiralty Apt Repairs ACC2 Pre Draw 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

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

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 2ND FLOOR

A8.7

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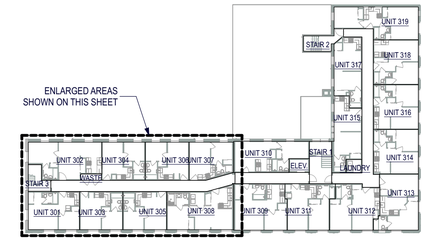
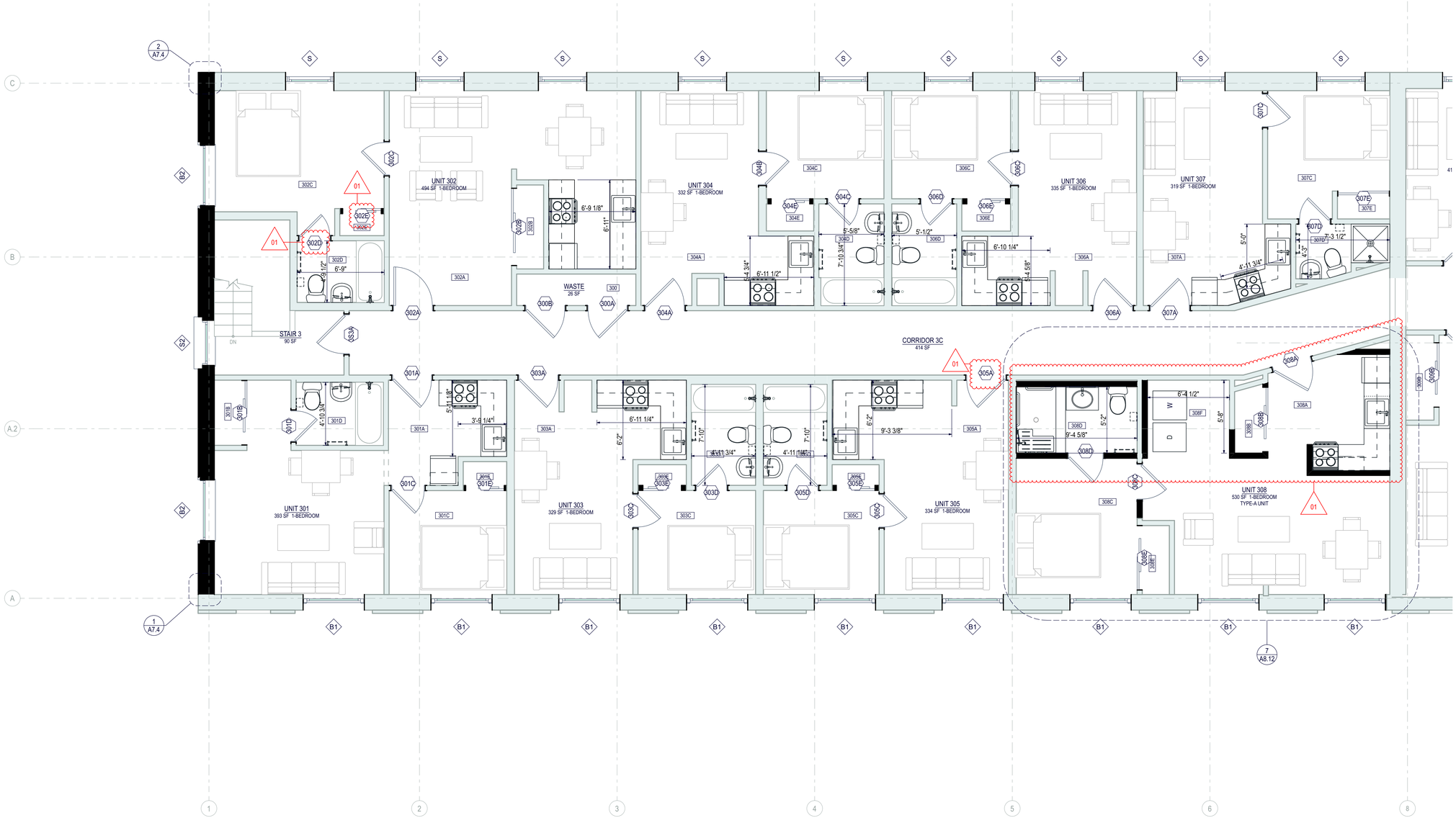
LEGEND

- 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'

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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	5/7/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 3RD FLOOR

A8.8

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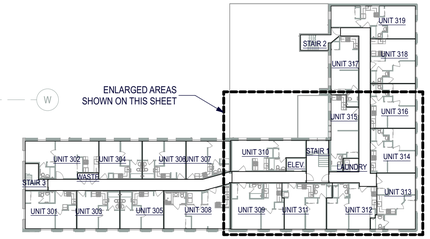
KEY PLAN - 3RD FLOOR



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

UNIT 310
416 SF 1-BEDROOM

UNIT 315
371 SF 1-BEDROOM

UNIT 316
403 SF 1-BEDROOM

UNIT 314
403 SF 1-BEDROOM

UNIT 313
448 SF 1-BEDROOM

UNIT 312
421 SF 1-BEDROOM

UNIT 311
417 SF 1-BEDROOM

UNIT 309
490 SF 1-BEDROOM

UNIT 308
SF 1-BEDROOM
TYPE-A UNIT

STAIR 1
189 SF

ELEV.
56 SF

LAUNDRY
42 SF

CORRIDOR 3B
167 SF

CORRIDOR 3A
471 SF

UNITS 309 THRU 316 - THIRD FLOOR

1/4" = 1'-0"

0 2" 4" 8"

REGISTERED ARCHITECT
KEVIN J BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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 Revise ACD Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	4/2/21	PHASE I PERMIT RESUBMITTAL
A1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 3RD FLOOR

A8.9

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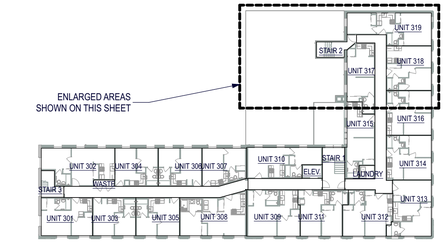
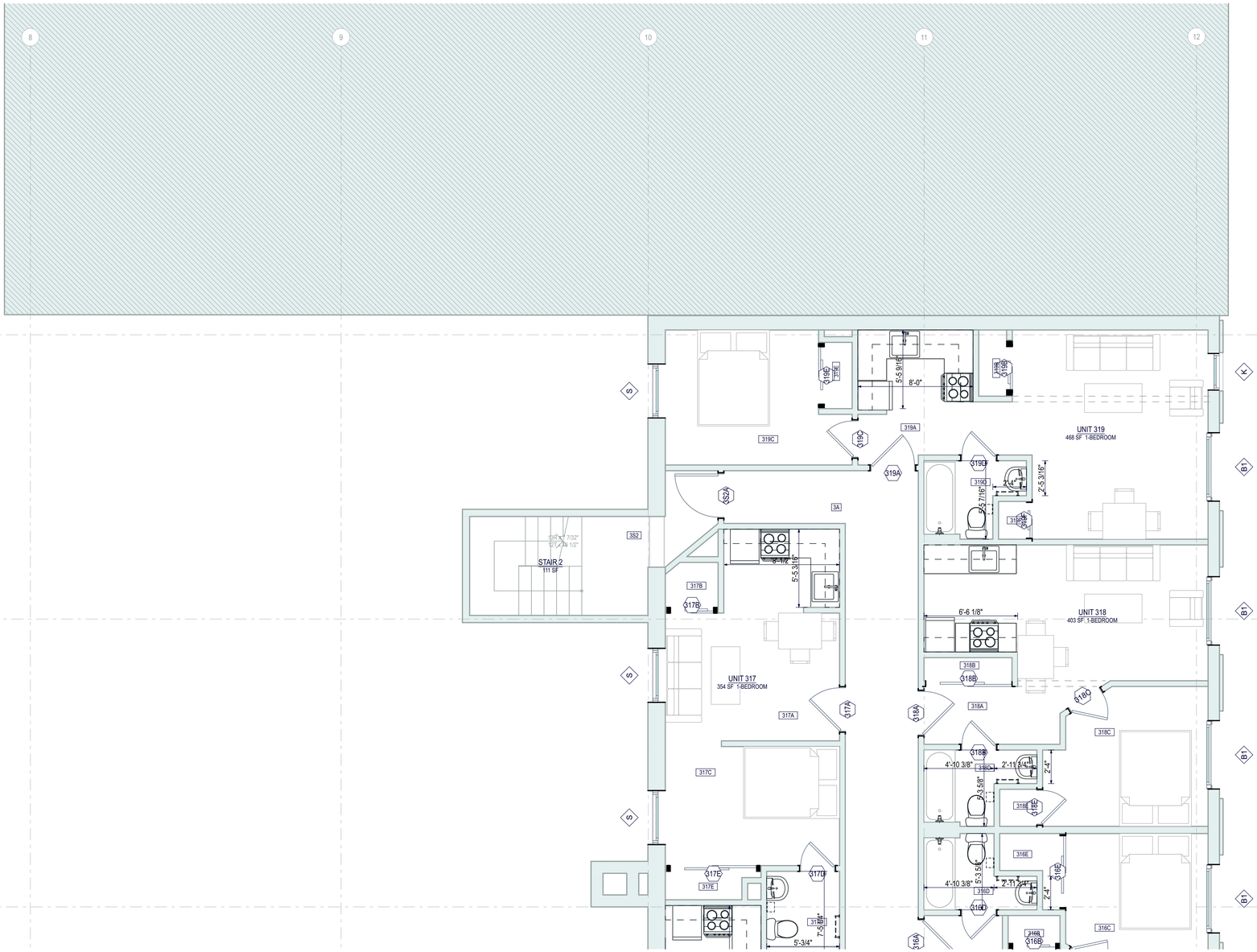
KEY PLAN - 3RD FLOOR





LEGEND

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

1 A8.10 UNITS 316 THRU 319 - THIRD FLOOR

1/4" = 1'-0"

0 2' 4' 8'

REGISTERED ARCHITECT
KEVIN J BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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

23044.2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Base History

NO.	DATE	DESCRIPTION
-	10/21	PHASE I PERMIT SUBMITTAL
-	11/21	PHASE I PERMIT RESPONSE SET
A	12/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ENLARGED PLANS, 3RD FLOOR

A8.10

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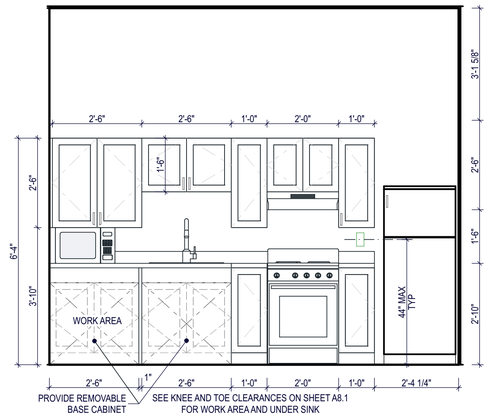
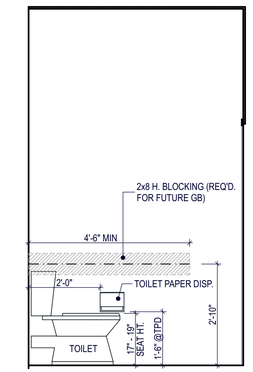
ACCESSIBILITY UNIT NOTES

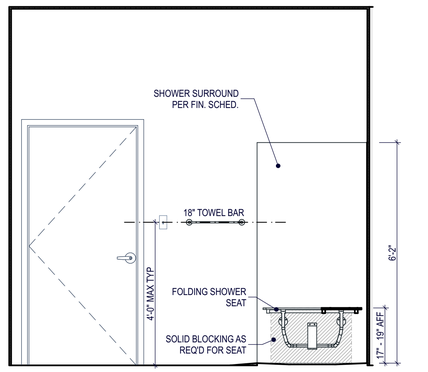
1. PER ANSI A117.1-2009, ALL DOOR HARDWARE SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL REQUIRE NO MORE THAN 5 POUNDS OF FORCE TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 48" MAXIMUM ABOVE 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.



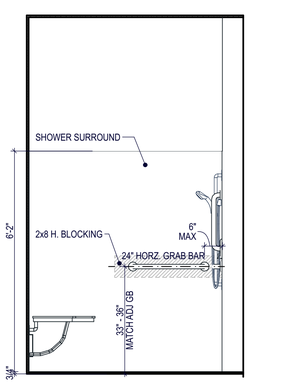
1 A8.11 LIVING AREAS 109A
1/2" = 1'-0" W



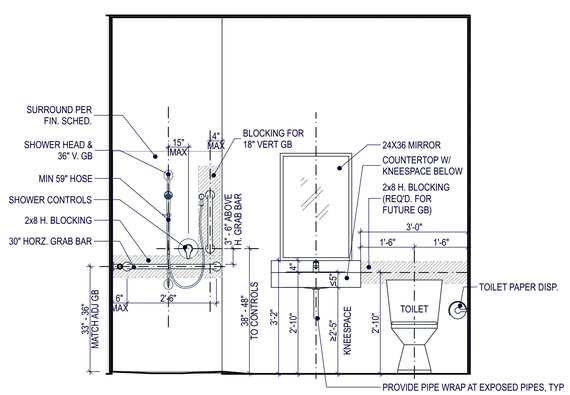
2 A8.11 BATHROOM 109D
1/2" = 1'-0" S



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

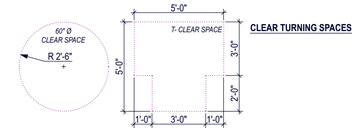
ACCESSIBILITY LEGEND

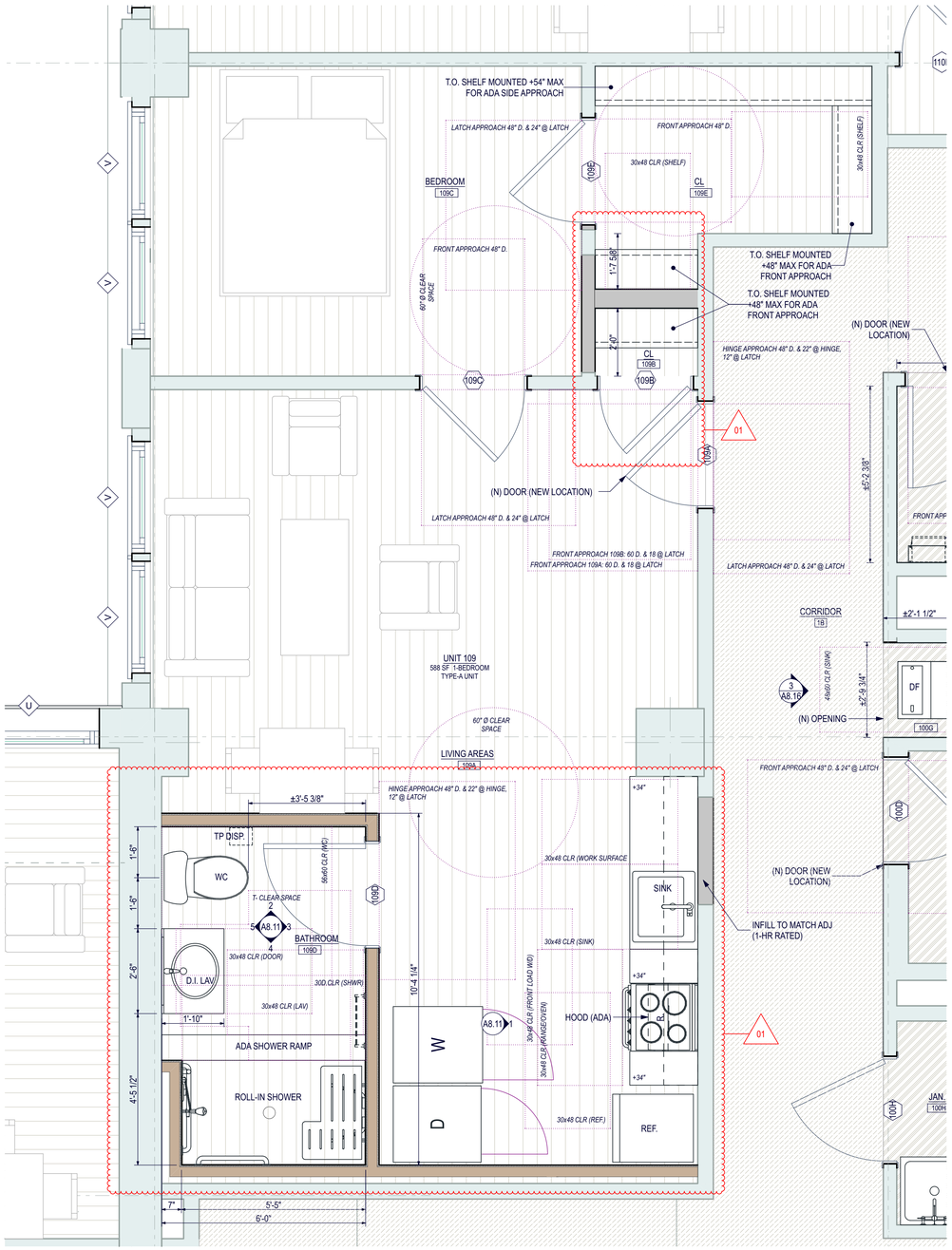
NTS

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"

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	12/17/21	PHASE I PERMIT RESUBMITTAL
A	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

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

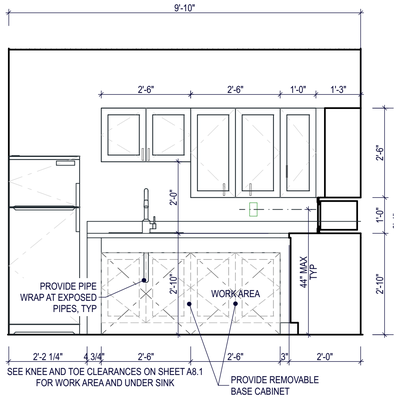
36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

__x__ CLR (__)

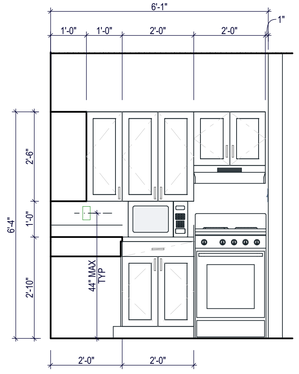
REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)

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

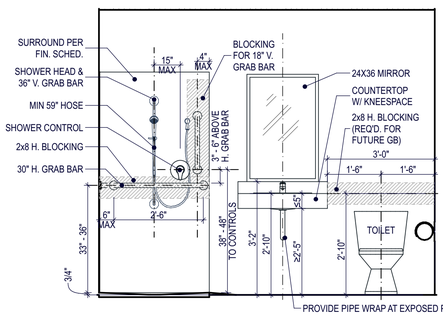
CLEAR TURNING SPACES



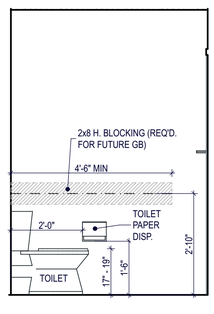
1 A8.12 LIVING AREAS 208A
1/2" = 1'-0" W



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
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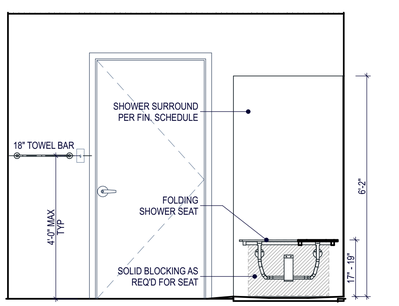

5 A8.12 BATHROOM 208D
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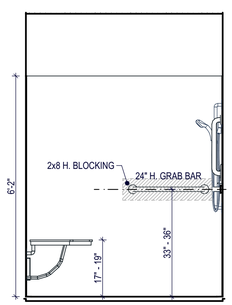
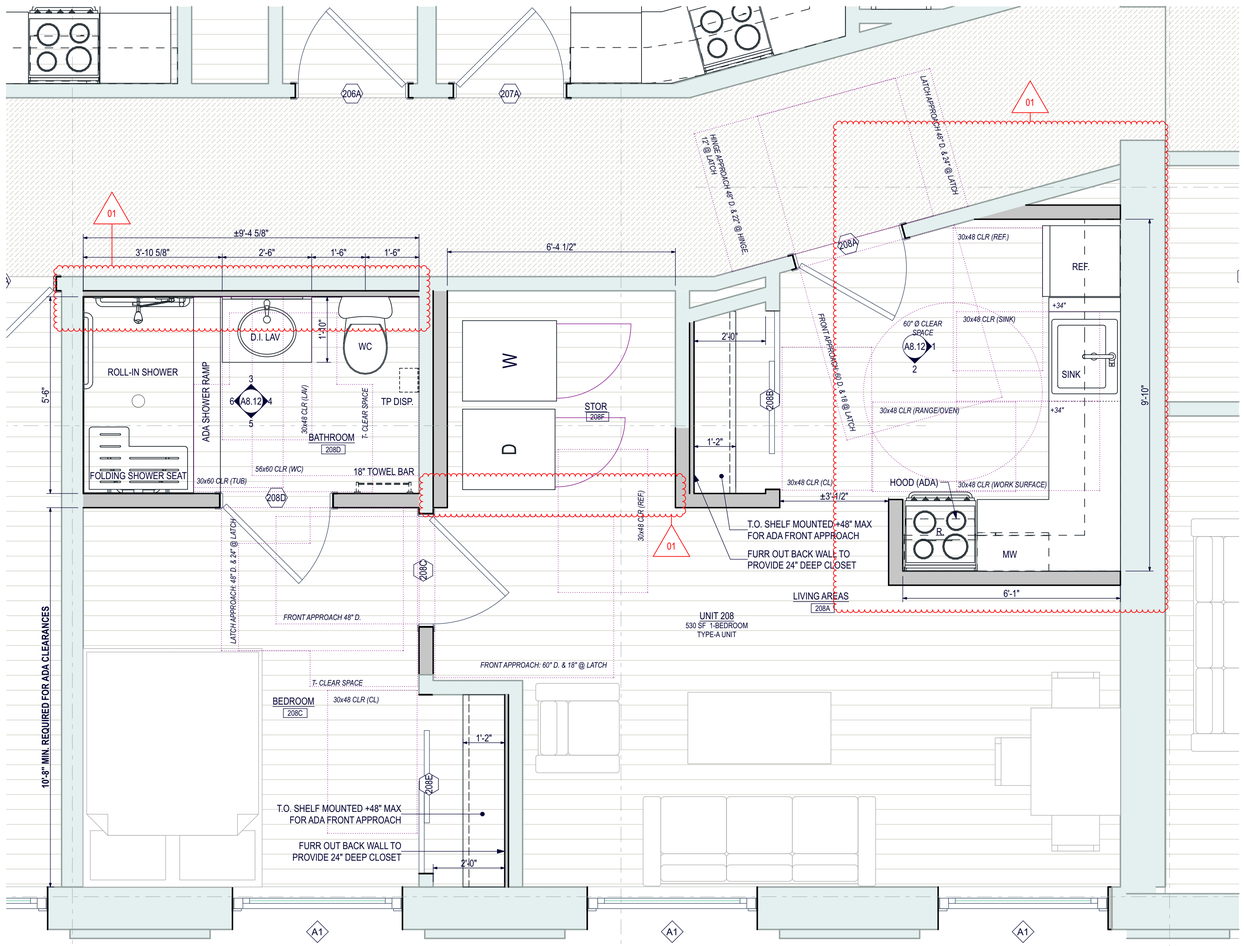


6 A8.12 BATHROOM 208D
1/2" = 1'-0" E



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

0 1' 2' 4'

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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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
-	12/21	PHASE I PERMIT SUBMITTAL
-	12/21	PHASE I PERMIT SET
A	03/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

UNITS 208 & 308 - TYPE A

A8.12

23(44.1) Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

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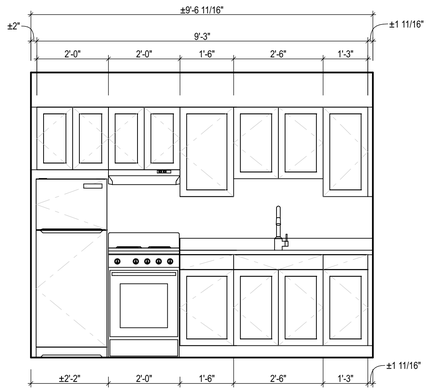
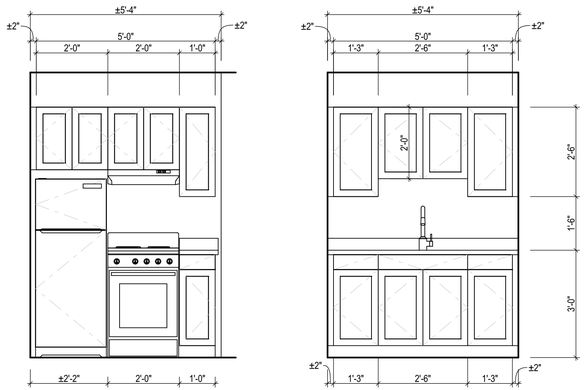
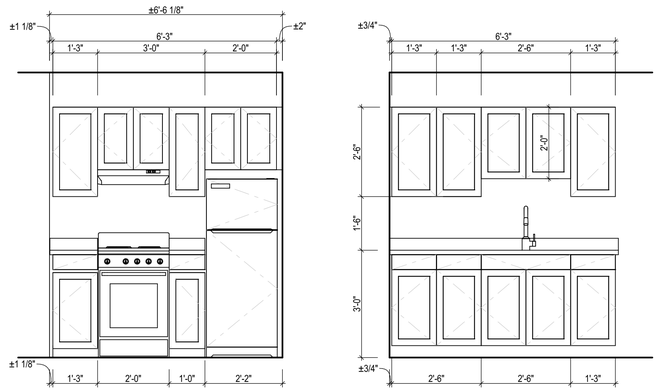
UNIT 212 & 312



UNIT 210 & 310



UNIT 218 & 318



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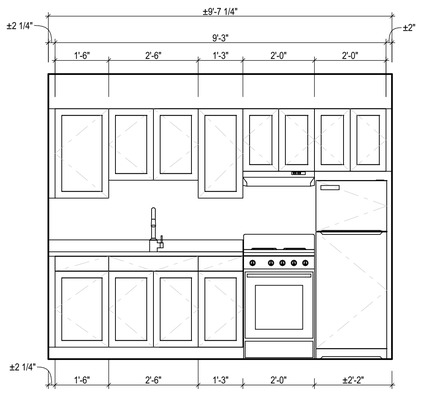

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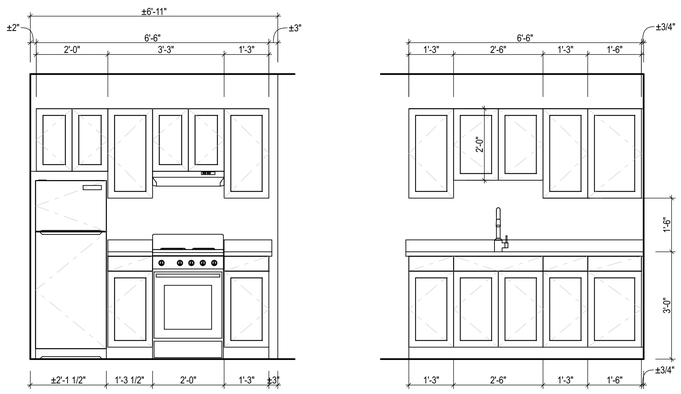
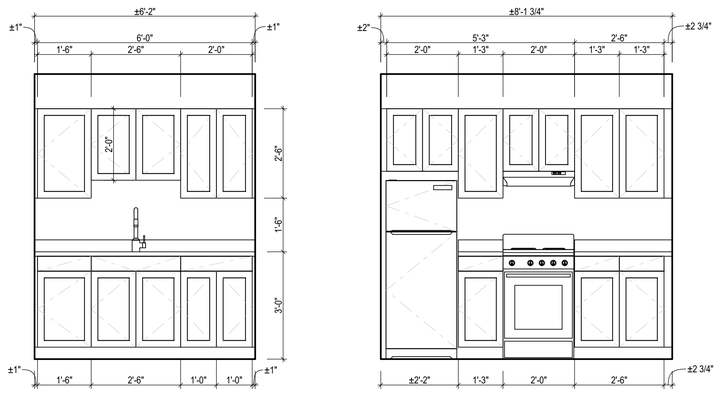


UNIT 209 & 309



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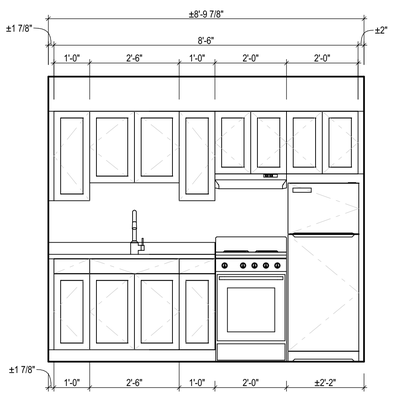

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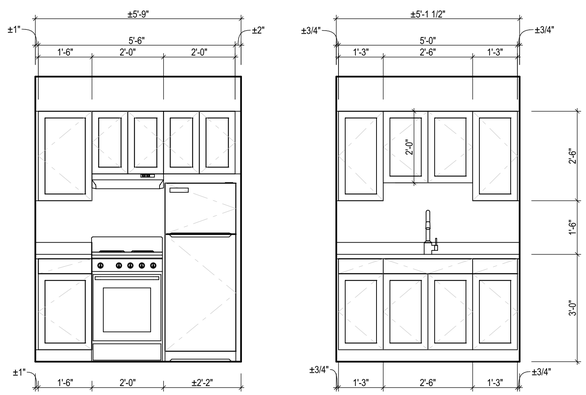

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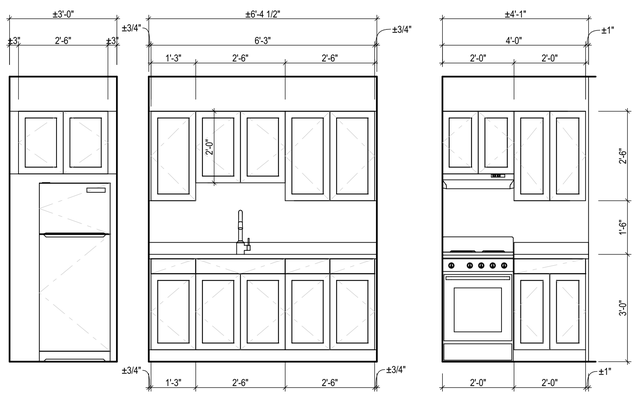

NOTE: UNDER-CABINET MICROWAVES HAVE BEEN REPLACED WITH RANGE HOOD TYP THROUGHOUT

01

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	4/15/21	PLANNING RESUBMITTAL
A1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

'GALLEY' KITCHEN ELEVATIONS

A8.13

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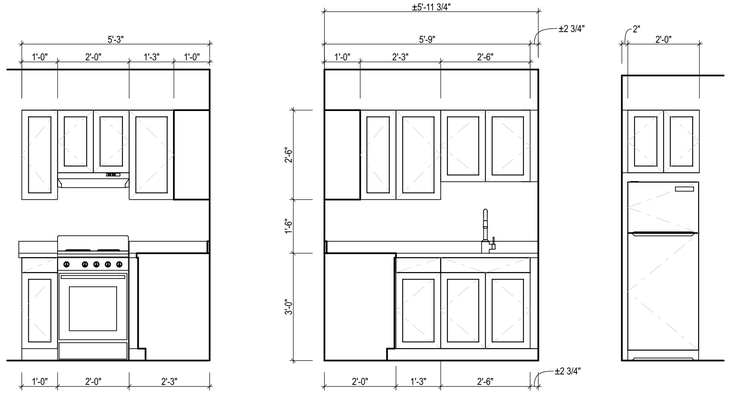
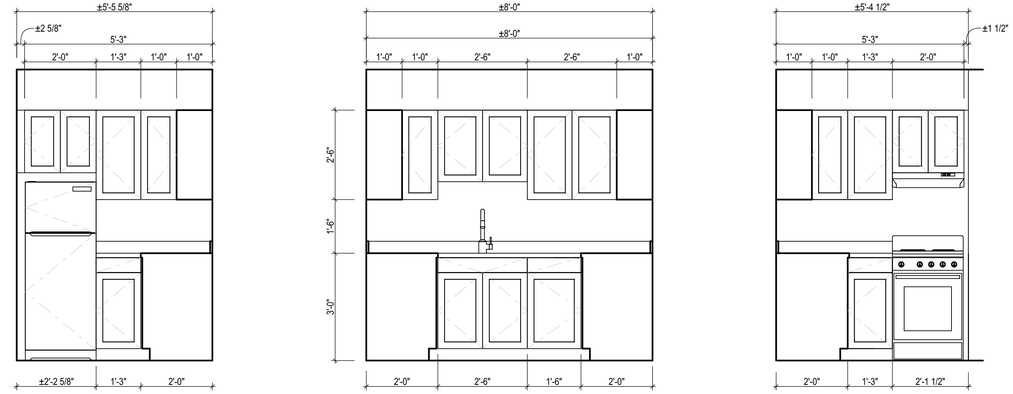
UNIT 201 & 301



UNIT 219 & 319



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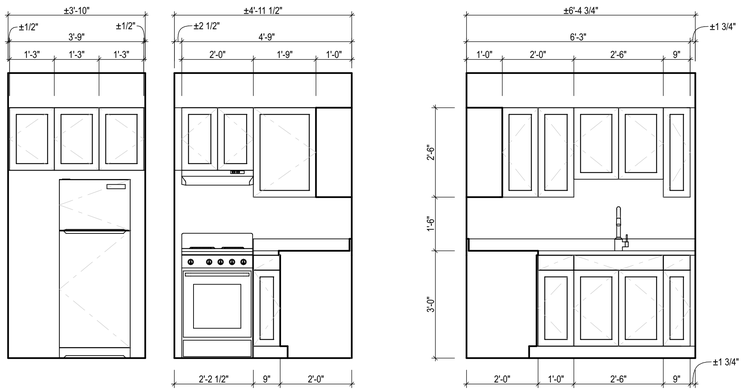

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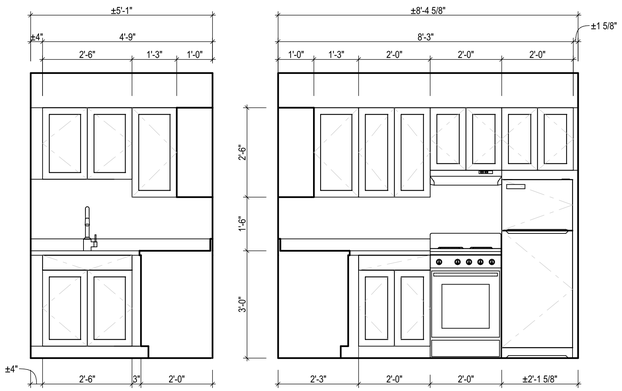
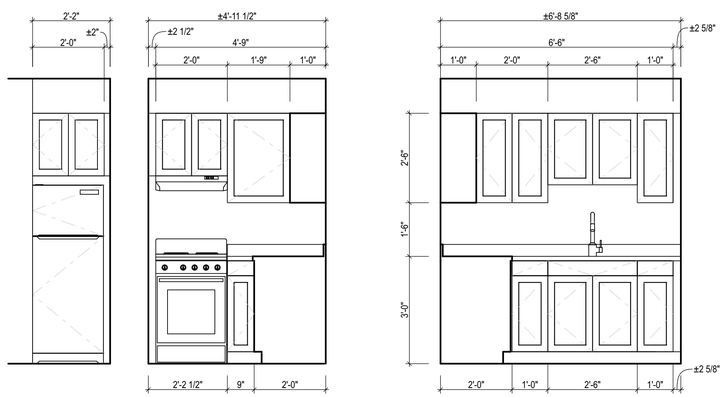


UNIT 204 & 304

UNIT 102



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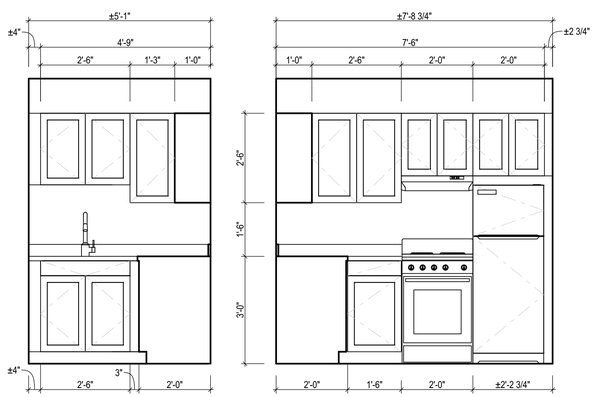
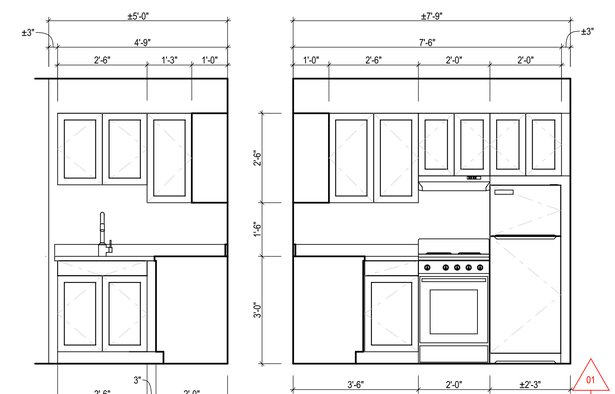


UNIT 108



01

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

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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 A/C22 Plot Date: 1/12/22 Sam Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	12/7/21	PHASE I PERMIT RESUBMITTAL
Δ1	1/12/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

'L' & 'U' KITCHEN ELEVATIONS

A8.14

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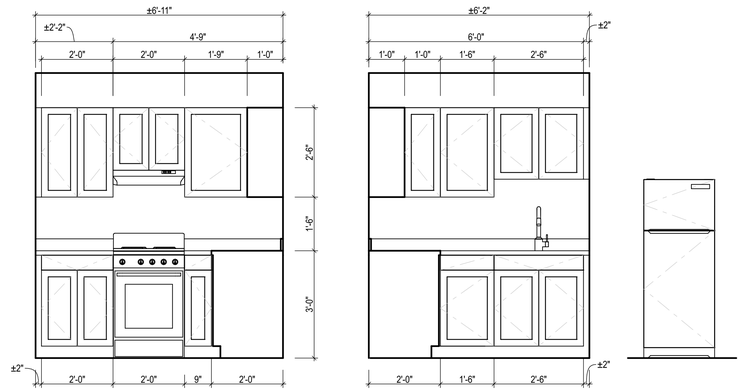
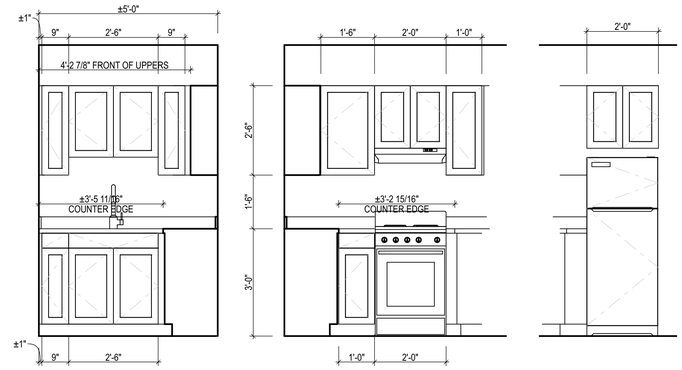
UNIT 203 & 303

UNIT 211 & 311

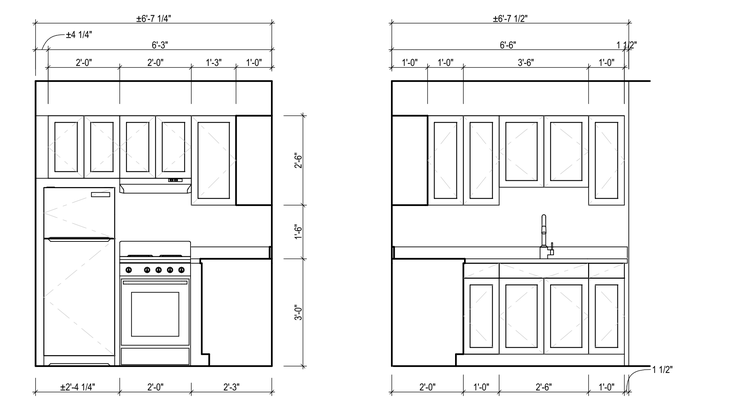


UNIT 207 & 307



UNIT 206 & 306

UNIT 215 & 315

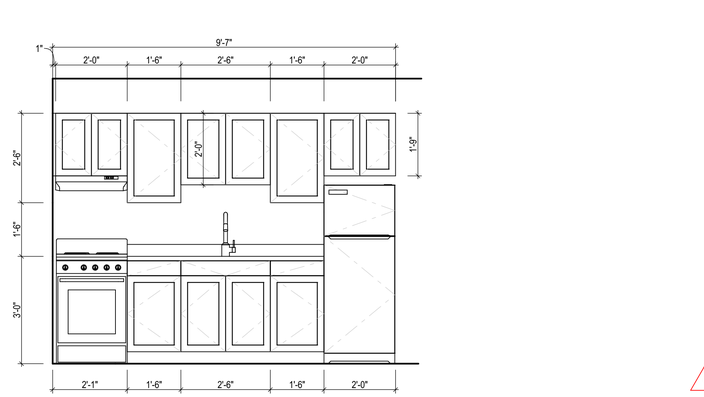


UNIT 205 & 305

UNIT 105, 217 & 317

UNIT 213 & 313

UNIT 110



01

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

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

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

COMBINED PERMIT SET
1/12/22

'L' KITCHEN ELEVATIONS

A8.15

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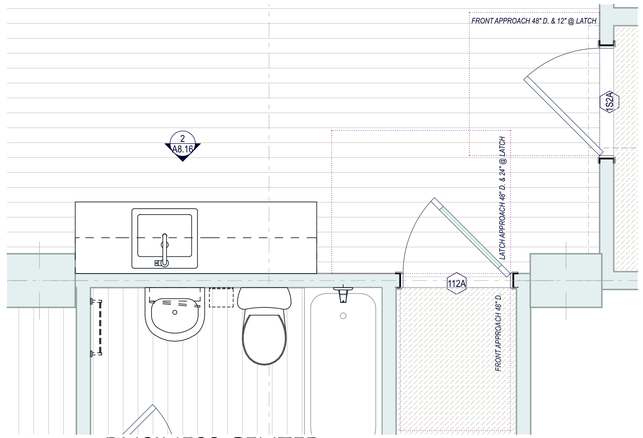
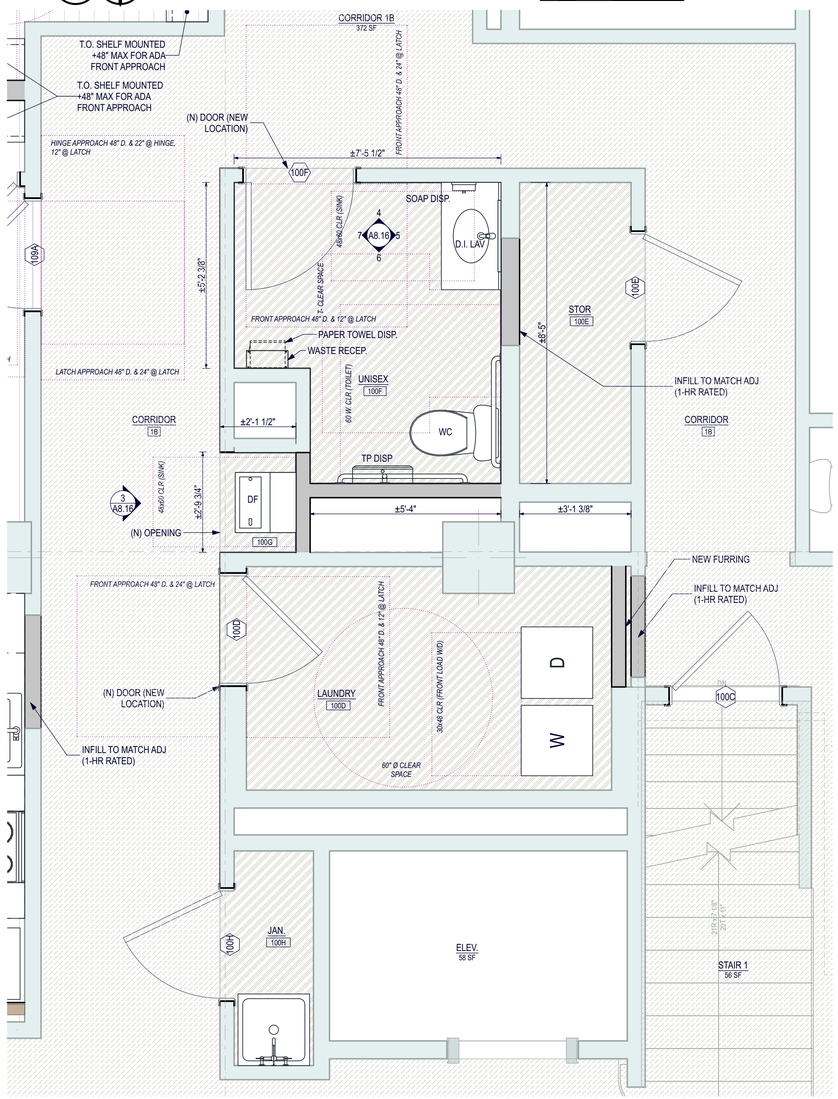
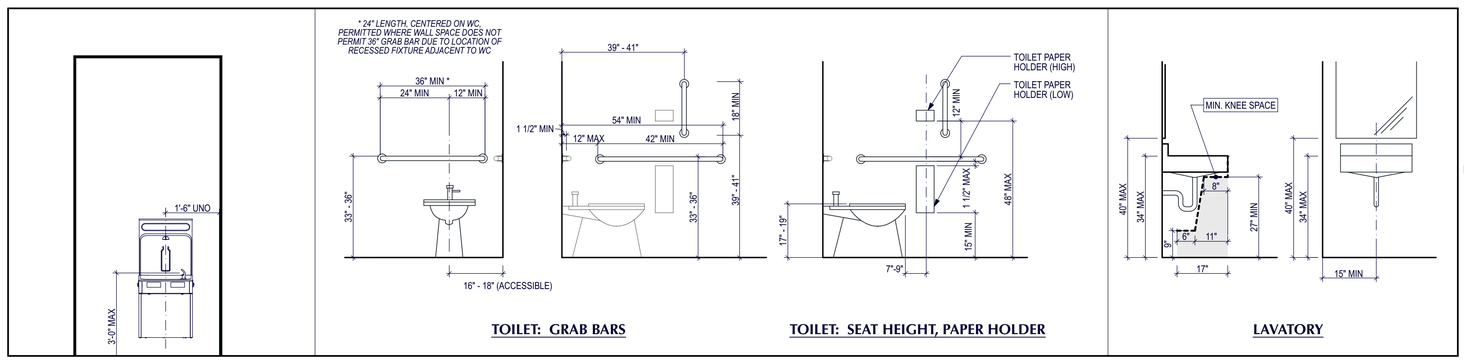


11 A8.16 BUSINESS CENTER
1/2" = 1'-0"



1 A8.16 GROUND FLOOR SERVICE AREAS
1/2" = 1'-0"



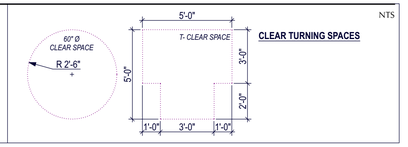
8 A8.16 TYP. BATHROOM, ADA CLEARANCES
1/2" = 1'-0"

ACCESSIBILITY LEGEND

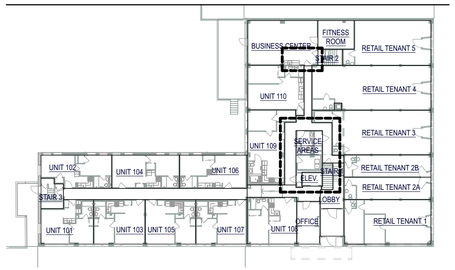
36" W. ACCESSIBLE ROUTE
CLEAR WIDTH CAN BE REDUCED TO 32" INCHES FOR 24" MAX. PROVIDED REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LENGTH AND 36" MIN. WIDE

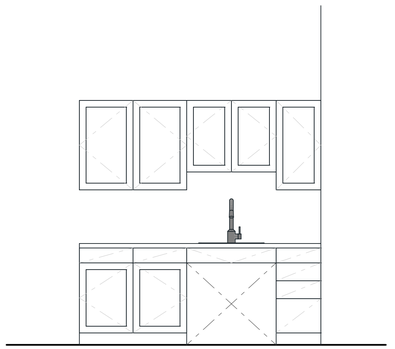
REQUIRED CLEAR FLOOR AREA, SIZE AS NOTED
(AT DOORS, APPLIANCES, FIXTURES, ETC.)

CLEAR TURNING SPACES
NTS

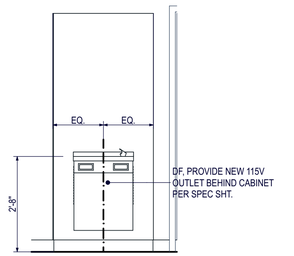


KEY PLAN - GROUND FLOOR

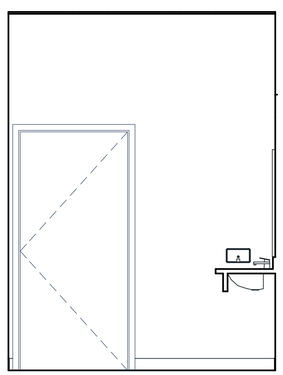




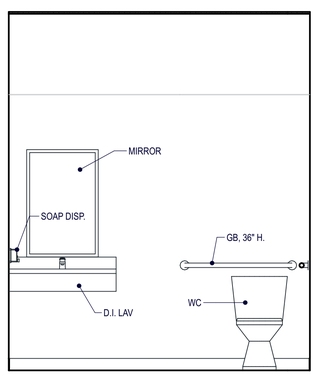
2 A8.16 BUSINESS CENTER 112A
1/2" = 1'-0" N



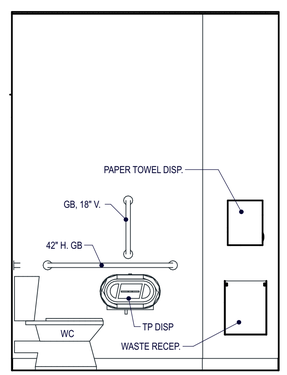
3 A8.16 DRINKING FOUNTAIN NICHE 100G
1/2" = 1'-0" W



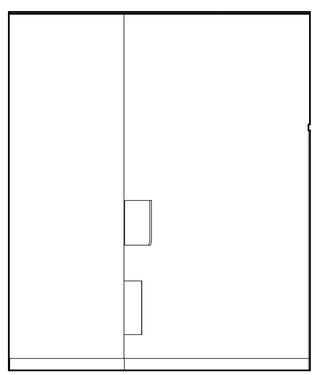
4 A8.16 UNISEX 100F
1/2" = 1'-0" S



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

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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 1 PERMIT SUBMITTAL
-	5/27/21	PHASE 1 PERMIT RESPONSE
-	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

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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REGISTERED ARCHITECT
4552
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

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

BRODERICK ARCHITECTS
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206.682.7525

2104142 Admiralty Apt Repair ACD2 Pw Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/5/21	PHASE I PERMIT SUBMITTAL
-	6/4/21	60% CONSTRUCTION ASSET
Δ1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

ELEVATOR NOTES

A8.17

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

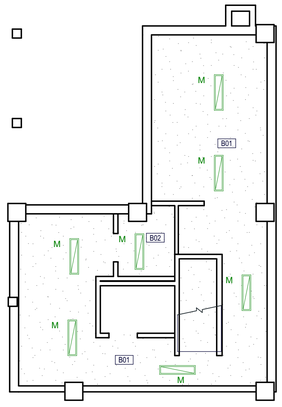
SMOKE & CO DETECTORS:

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)*

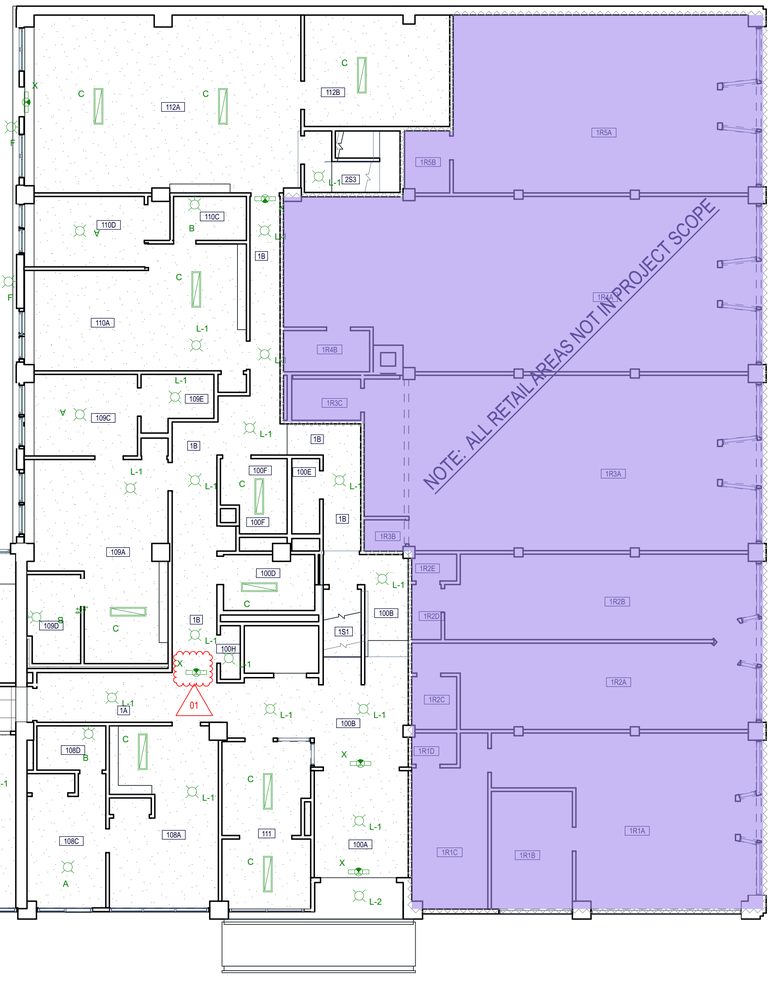
CEILING LEGEND

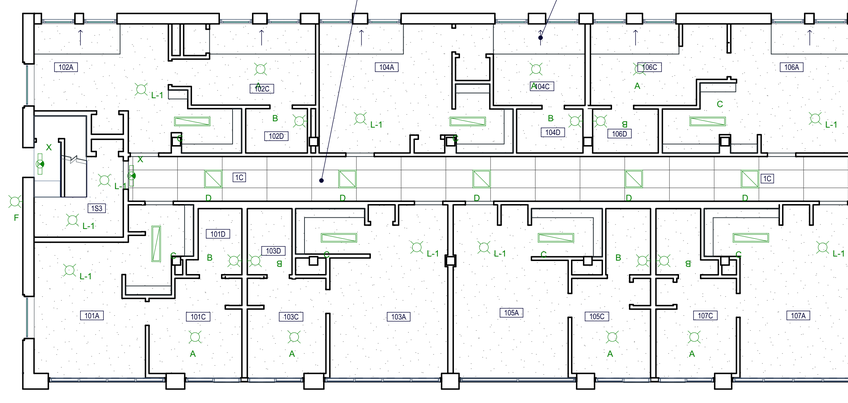
GWB OR PLASTER, PT-1	CEILING TO REMAIN, REMOVE EXISTING POPCORN FINISHES W/ SMOOTH FINISH
ACT	REPLACE EXISTING CEILING GRID PER 6/A9.1 & INSTALL NEW TEGULAR TILES



2 A9.1 BASEMENT

1/8" = 1'-0"





1 A9.1 RCP - GROUND FLOOR

1/8" = 1'-0"

0 4' 8' 16'

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REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

129 TAYLOR STREET • PORT TOWNSEND, WA 98368

BRODERICK ARCHITECTS
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206.682.7525

2104.12 Admiralty Apt Rehab; ACD Pro/Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

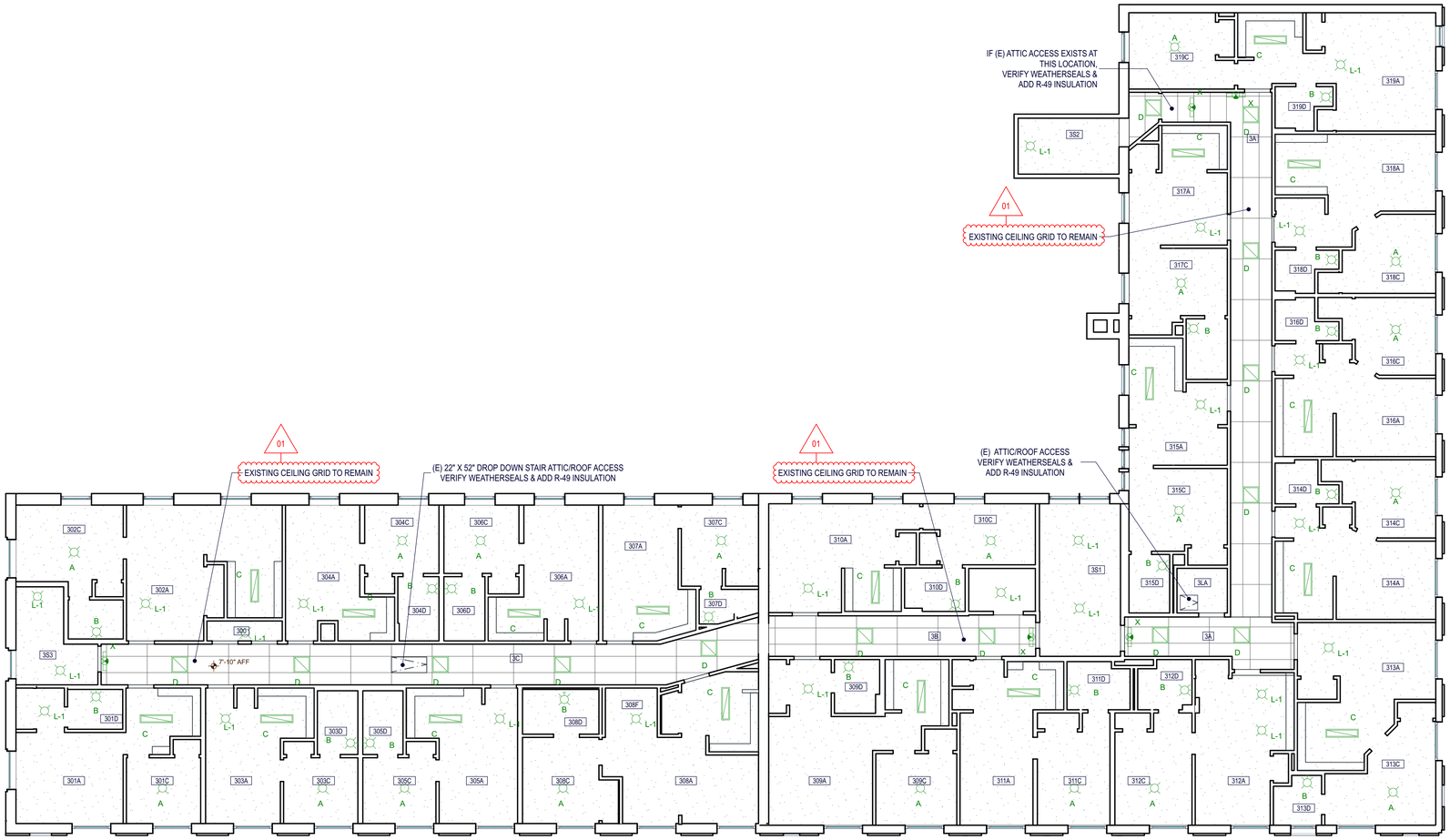
Issue History

NO.	DATE	DESCRIPTION
-	10/21	PHASE I PERMIT SUBMITTAL
-	12/21	PHASE I PERMIT RESUBMITTAL
Δ1	5/22/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

BASEMENT & GROUND FLOOR RCP

A9.1



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"

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KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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21/04/14 2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	25/21	PHASE I PERMIT SUBMITTAL
-	4/14/21	COMBINED PROGRESS ET
△	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

2ND & 3RD FLOOR RCP

A9.2

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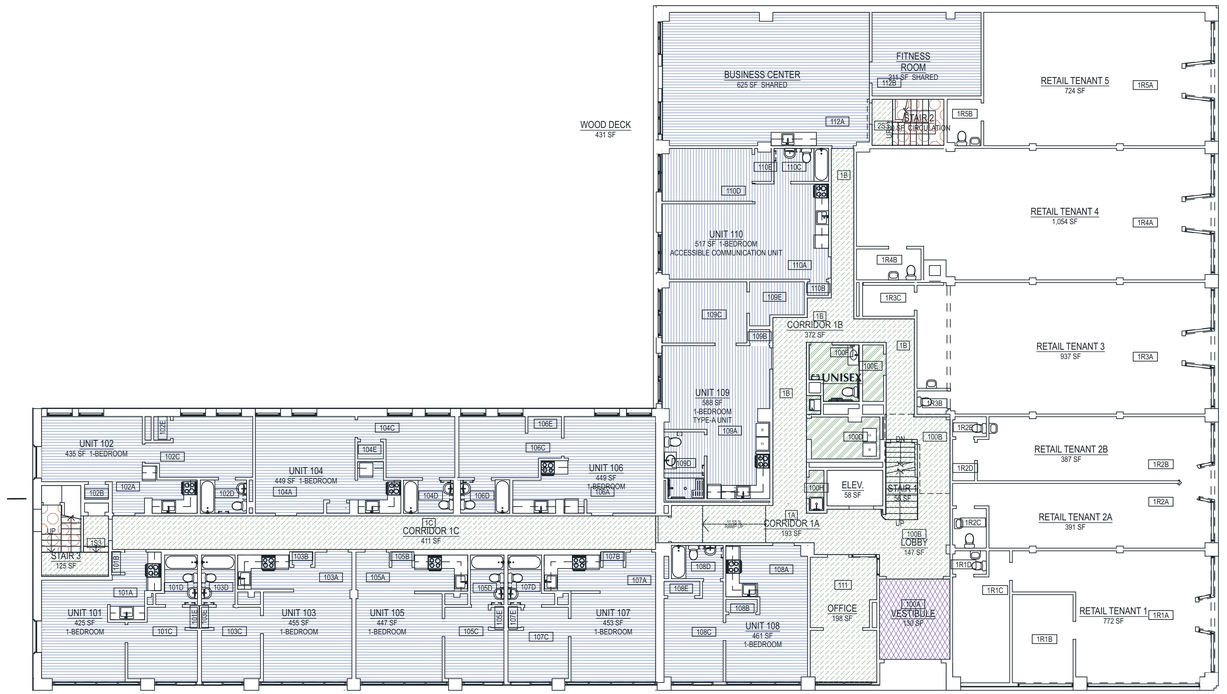


4 A11.1 FLOOR FINISHES - GROUND FLOOR

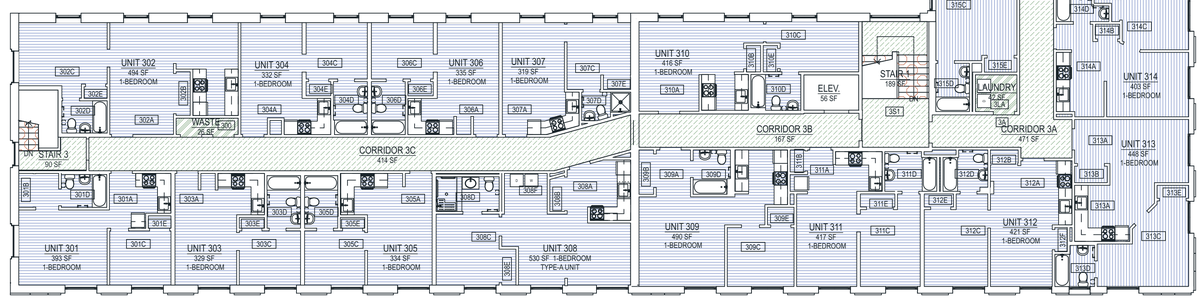
3/32" = 1'-0"

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'

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

REGISTERED ARCHITECT
KEVIN J BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT SET

ADMIRALTY APARTMENTS

REPAIRS AND IMPROVEMENTS

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206.682.7525

2104.13 Admiralty Apt Repair ACD Port Townsend

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	10/21	PHASE I PERMIT SUBMITTAL
-	12/21	CORRECTIONS PER CITY COMMENTS
-	5/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

MAIN FLOOR FINISH PLAN

A11.1

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.
3. ENTRY STOREFRONT DOORS NFRC REFERENCE: (SEE STOREFRONT INFORMATION 'B' ON SHEET A12.4)
4. SAFETY GLAING REQUIRED IN ALL DOORS

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	
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.	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.	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	
100A	3'-6"	7'-0"	BLDG ENTRY STOREFRONT	KAWNEER	500T (PANEL) & 45IUT	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) & 45IUT	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.	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	
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		

THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR ARRANGEMENT IN WRITING COPYRIGHT © 1:38 PM ON Wednesday, January 12, 2022 BY BRODERICK ARCHITECTS, PLLC

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

COMBINED PERMIT 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

210414.2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
*	2/5/21	PHASE II PERMIT SUBMITTAL
*	4/14/21	COMBINED PROGRESS SET
1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

DOOR SCHEDULE

A12.1

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
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
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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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

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

COMBINED PERMIT SET

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

2104.12 Admiralty Apt Rehab #222 Plot Date: 1/12/22 Sam 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 PERMIT SET
1/12/22

DOOR SCHEDULE

A12.2
01

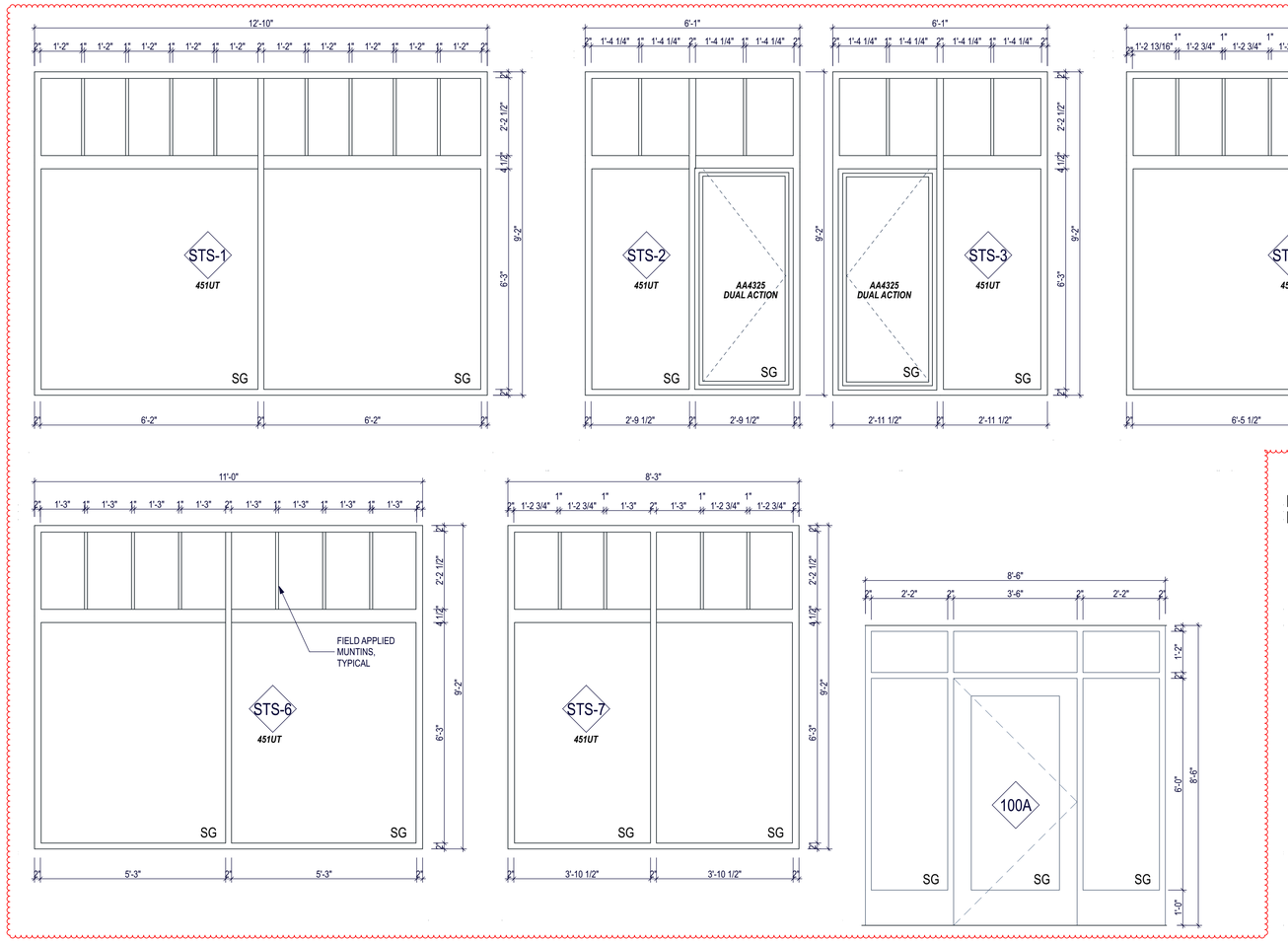
DOOR SCHEDULE

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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REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT 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

2304.14 Admiralty Apt Rehab ACD Plot Date: 1/2022 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	12/21	PHASE I PERMIT SUBMITTAL
-	4/22	PLANNING RESPONSE SET
1	5/2/22	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

DOOR SCHEDULE & STOREFRONT

A12.3

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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

EGRESS NOT REQUIRED

ID		SIZE		QTY	OPERATION	DESCRIPTION	MFR.	PRODUCT LINE/ SERIES	EGRESS	FRAME		GLAZING			THERMAL				STD. DETAILS			HARDWARE	NOTE
		WIDTH	HEIGHT							MATERIAL	FINISH (EXTERIOR / INTERIOR)	DESCRIPTION	S.G.		U-VALUE	SHGC	VT	NFRC REF#	HEAD	JAMB	SILL		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00281-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00281-00001	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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00281-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00281-00001	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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00277-00001	TBD	TBD	TBD		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00281-00001	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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00281-00001	GANGED	11/A7.1	12/A7.1		
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	1/A7.1	6/A7.1	3/A7.1		
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	1/A7.1	6/A7.1	3/A7.1		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	1/A7.1	4/A7.1	3/A7.1		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	1/A7.1	6/A7.1	3/A7.1		
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	1/A7.1	6/A7.1	3/A7.1		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	1/A7.1	6/A7.1	3/A7.1		
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	1/A7.1	6/A7.1	3/A7.1		
T		2'-6"	5'-0"	4	SH	UNIT 110	PELLA	RESERVE	☒	WOOD CLAD	ENDURACLAD - BROWN / WHITE PT	13/16" DUAL PANE ADV. COMFOR LOW-E IG	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00277-00001	TBD	TBD	TBD		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-233-00277-00001	8/A7.1	11/A7.1	12/A7.1		
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	-	☒	0.26 MAX.	0.28	0.51-0.52	PEL-N-232-00277-00001	TBD	TBD	TBD		
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	-	☒	0.26 MAX.	0.25	0.51-0.52	PEL-N-30-13233-00001	TBD	TBD	TBD		
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	-	☒	0.26 MAX.	0.28	0.54	PEL-N-168-01036-00001	8/A7.1	11/A7.1	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-103640	AA4325 TT/ISC/ISP 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 TT/ISC/ISP
FA-KAW-130093	Kawneer Company Inc.	500T (SINGLE)

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

COMBINED PERMIT SET

ADMIRALTY APARTMENTS
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210414.2 Admiralty Apt Rehab AC22 Plot Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
*	2/5/21	PHASE II PERMIT SUBMITTAL
*	4/14/21	COMBINED PROGRESS SET
1	5/27/21	COMBINED CONSTRUCTION SET
2	1/12/22	COMBINED PERMIT SET

COMBINED PERMIT SET
1/12/22

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		4	02
	(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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REGISTERED ARCHITECT
4532
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STATE OF WASHINGTON

COMBINED PERMIT SET

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2104.12 Admiralty Apt Revise AC22 Per Date: 1/12/22 Sean Hill

Jurisdiction Approval Stamp

Issue History

NO.	DATE	DESCRIPTION
-	2/2/21	PHASE I PERMIT SUBMITTAL
-	4/5/21	PLANNING RESUBMITTAL
A1	5/27/21	COMBINED CONSTRUCTION SET

COMBINED PERMIT SET
1/12/22

EQUIPMENT & PLUMBING SCHEDULES

A12.5