

PROJECT DIRECTORY

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PROJECT INFORMATION

PROJECT NAME: THE TALMON

SITE ADDRESS: 306 CENTER STREET
LA CONNER WA 98257

PARCEL NO.: P74143

LOT AREA: 15,296 SQ/FT .35 ACRE

ZONING: COMMERCIAL

OCCUPANCY: R-1 & R-2

TYPE CONSTRUCTION: 3 STORIES TYPE V-A

SPRINKLERED: NFPA-13

MAX BUILDING HEIGHT 30' ABOVE @ 1 FOOT ABOVE FLOOD PLAIN

DEFERRED SUBMITTALS:
MECHANICAL, ELECTRICAL, PLUMBING, WSEC, ROOF TRUSSES

SEPARATE SUBMITTALS:
SPRINKLER SYSTEM, FIRE ALARM, FIRE DEPARTMENT ACCESS PLAN,
SIGNAGE

APPLICABLE CODES & REFERENCES
2018 INTERNATIONAL BUILDING CODE (IBC) & WAC 51-50
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2018 INTERNATIONAL FIRE CODE (IFC) & WAC 51-54
2018 INTERNATIONAL MECHANICAL CODE (IMC) & WAC 51-52
2020 NATIONAL ELECTRICAL CODE (NEC) & WAC 296-46B
2018 UNIFORM PLUMBING CODE (UPC) & WAC 51-5 & 51-57
2018 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11C & 51-11R
CITY OF LA CONNER DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS
CITY OF LA CONNER STORM WATER MANAGEMENT MANUAL
CITY OF LA CONNER MUNICIPAL CODE, TITLE 15 ZONING



NORTH ELEVATION - MAIN ENTRY RESIDENTIAL

ALLOWABLE USES PER 15.35.020
1ST FLOOR 15.35.020 (10) LODGING ESTABLISHMENT & 15.35.030 (2) DWELLING UNITS
2ND FLOOR 15.35.030 (2) DWELLING UNITS
3RD FLOOR 15.35.030 (2) DWELLING UNITS

MAX FLOOR AREA (NO MORE THAN 2X THE LOT AREA)

LOT AREA 15,296 SQ/FT
MAXIMUM FLOOR AREA 30,592 SQ/FT
1ST FLOOR - FLOOR AREA 9,473 SQFT
2ND FLOOR - FLOOR AREA 9,317 SQFT
3RD FLOOR - FLOOR AREA 9,317 SQFT
TOTAL BUILDING AREA 28,107 SQFT

MAX LOT COVERAGE (80% OF LOT)

LOT AREA 15,296 SQFT
MAXIMUM LOT COVERAGE 12,232 SQFT
LOT COVERAGE PROVIDED 12,010 SQFT

LANDSCAPING AREA (MIN 20% OF LOT)

LOT AREA 15,296 SQFT
MINIMUM LANDSCAPE AREA 3,059 SQFT
LANDSCAPE AREA PROVIDED 3,082 SQFT

PARKING PROVIDED - ONSITE

FULL SIZE STALLS 14
COMPACT STALLS 8
ADA STALLS (INCL 1 VAN) 2
TOTAL 24

PARKING REQUIRED - ONSITE

5 LODGING UNITS 5
14 DWELLING UNITS (>1,200SQFT) 14
TOTAL REQUIRED STALLS 19

SETBACKS

CENTER ST. 5'
NORTH 4TH ST. 5'
WEST SIDE YARD 5'
SOUTH SIDE YARD 5'

IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT

R OCCUPANCY TYPE V-A 70'
S OCCUPANCY TYPE V-A 70'

IBC TABLE 504.4 ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE

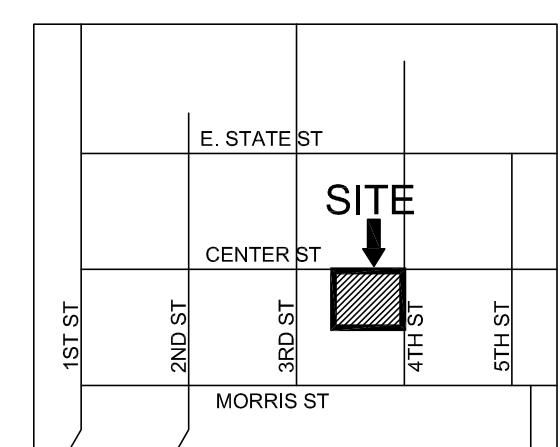
R-1 & R-2 TYPE V-A 4 STORIES
S-2 TYPE V-A 5 STORIES

IBC TABLE 506.2 ALLOWABLE AREA WITH SPRINKLER (NFPA 13) TYPE V-A

R-1 & R-2 TYPE V-A 36,000 SQFT
S-2 TYPE V-A 63,000 SQFT

IBC 506.2.3 ALLOWABLE BUILDING AREA

R-2
Aa 12,600 /34,000
At 36,000
NS 12,000
If 0.5
Sa 3
FORMULA: 126,000 TOTAL ALLOWABLE BUILDING AREA



VICINITY SKETCH

NOT TO SCALE

LEGAL DESCRIPTION

TITLE ELIMINATION) INCL M/H 1994 SKYLINE
40X28 VIN NO. 06910744G; THE EAST 3 FEET
OF LOT 2 AND ALL OF LOTS 3, 6, AND 7 BLOCK
9, CALHOUNS ADDITION TO THE TOWN OF LA
CONNER, AS PER PLAT RECORDED IN VOLUME 1
OF PLATS, PAGE 14, RECORDS OF SKAGIT
COUNTY, WASHINGTON. SURVEY
AF#200904210003

BUILDING SQUARE FOOTAGE

BUILDING DATA							
BLDG	UNITS	SLEEPING/ LIVING	CIRCULATION	TOTAL SQ/FT	DECKS	PARKING GARAGE	GROSS TOTAL SQ/FT
1ST FLOOR	5	2,241 sqft	1,333 sqft	3,574 sqft	146 sqft	5,753 sqft	9,473 sqft
2ND FLOOR	7	7,351 sqft	1,494 sqft	8,845 sqft	472 sqft	0 sqft	9,317 sqft
3RD FLOOR	7	7,351 sqft	1,494 sqft	8,845 sqft	472 sqft	0 sqft	9,317 sqft
TOTALS	19	16,943 sqft	4,321 sqft	21,264 sqft	1,090 sqft	5,753 sqft	28,107 sqft

UNIT BREAKDOWN PER FLOOR

UNIT SQ/FT	AIR B&B (SLEEPING UNITS)			DWELLING UNITS				TOTALS
	"B&B-1"	"B&B-2"	"B&B-3"	1 BR "A"	1 BR "B"	2 BR "A"	2 BR "B1"	
866	866	504	0	0	0	0	0	5
0	0	0	1	0	0	1	4	7
0	0	0	0	756	0	1,106	4,424	7,360
0	0	0	0	756	0	5	1	7
866	866	504	1	1	1	1	9	19
866	866	504	756	756	1,106	9,954	2,148	16,956

STRUCTURAL

S1.1 STRUCTURAL NOTES
S1.2 STRUCTURAL NOTES
S2.1 FOUNDATION PLAN
S2.2 SECOND FLOOR FRAMING PLAN
S2.3 THIRD FLOOR FRAMING PLAN
S2.4 ROOF FLOOR FRAMING PLAN
S3.1 STRUCTURAL NOTES
S4.1 FOUNDATION DETAILS
S4.2 FOUNDATION DETAILS
S5.1 WOOD FRAMING DETAILS
S5.2 WOOD FRAMING DETAILS
S5.3 WOOD FRAMING DETAILS
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ACCESSIBLE ROUTES - ICC/ANSI A117.1-2009 CHAPTER 4

THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE 36 INCHES EXCEPT AT DOORS, WHERE AN ACCESSIBLE ROUTE INCLUDES A 180 DEGREE TURN AROUND AN OBSTRUCTION WHICH IS LESS THAN 48 INCHES IN WIDTH, THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE OF TRAVEL AROUND THE OBSTRUCTIONS SHALL BE 42 INCHES MIN.

WHERE AN ACCESSIBLE ROUTE OF TRAVEL IS LESS THAN 60 INCHES IN WIDTH, PASSING SPACES AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT INTERVALS NOT TO EXCEED 20 FEET. A T-SHAPED INTERSECTION OF TWO CORRIDORS OR WALKS MAY BE USED AS A PASSING SPACE.

ACCESSIBLE ROUTES SHALL HAVE CLEAR HEIGHT OF NOT LESS THAN 7'-6" PER BC SEC. 1003.2 EXCEPT AT DOORWAYS, WHICH ARE PERMITTED TO HAVE A CLEARANCE OF 78 INCHES MINIMUM CLEAR HEIGHT, PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FLOOR SHALL NOT EXCEED 4 INCHES.

AN ACCESSIBLE ROUTE OF TRAVEL SHALL HAVE A RUNNING SLOPE NOT GREATER THAN 1 VERTICAL IN 20 HORIZONTAL, CROSS SLOPES OF AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT EXCEED 1 VERTICAL IN 48 INCHES. ICC/ANSI A117.1-2009, SECTION 403.3.

PASSENGER TRANSIT PLATFORM EDGES BORDERING A DROP-OFF AND NOT PROTECTED BY PLATFORM SCREENS OR GUARDS SHALL HAVE A DETECTABLE WARNING CURB RAMPS SHALL HAVE DETECTABLE WARNINGS. IBC/WA STATE AMENDMENTS SECTION 1109.3.

ILLUMINATION SHALL BE PROVIDED ALONG AN EXTERIOR ACCESSIBLE ROUTE OF TRAVEL AT ANY TIME THE BUILDING IS OCCUPIED, WITH AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE ON THE SURFACE OF THE ROUTE. IBC SECTION 1006.

TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR VEHICULAR WAYS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES IN HEIGHT. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMPS OR ACCESSIBLE ROUTE OF TRAVEL SHALL NOT EXCEED 1 VERTICAL IN 20 HORIZONTAL.

CURB RAMPS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH, EXCLUSIVE OF FLARED SIDES.

PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF A ROUTE OF TRAVEL OR MANEUVERING SPACE. ANY WALL OR POST MOUNTED OBJECT WITH ITS EXPOSED EDGES BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR MAY PROJECT NO MORE THAN 8 INCHES INTO A ROUTE OF TRAVEL, CORRIDOR, PASSAGEWAY OR AISLE. ANY WALL OR POST MOUNTED PROJECTION GREATER THAN 4 INCHES SHALL EXTEND TO THE FLOOR.

THE MAXIMUM SLOPE OF A RAMP SHALL BE 1 VERTICAL IN 12 HORIZONTAL. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES.

THE MINIMUM WIDTH OF A RAMP SHALL BE NOT LESS THAN 36 INCHES. RAMPS IN THE ACCESSIBLE ROUTE OF TRAVEL SHALL HAVE LANDINGS AT THE TOP AND BOTTOM, AND AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 30 INCHES OF RISE. LANDING SHALL BE LEVEL AND HAVE A MIN. DIMENSION MEASURED IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES. WHERE THE RAMP CHANGES DIRECTION AT A LANDING, THE LANDING SHALL BE NOT LESS THAN 60 INCHES BY 60 INCHES. THE WIDTH OF ANY LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE RAMPS.

RAMP RUNS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS AS REQUIRED FOR STAIRWAY. HANDRAILS SHALL BE CONTINUOUS PROVIDED THAT THEY SHALL NOT BE REQUIRED AT ANY POINT OF ACCESS ALONG THE RAMP, NOR AT ANY CURB RAMP. HANDRAILS SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP AND BOTTOM OF ANY RAMP RUN.

DOORS SHALL BE CAPABLE OF BEING OPENED SO THE CLEAR WIDTH OF OPENING IS NOT LESS THAN 32 INCHES.

PRIMARY ENTRANCE DOOR TO THE UNIT, AN ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL HAVE A CLEAR WIDTH OF OPENING NOT LESS THAN 32 INCHES.

ALL DOORS IN COMMON USE AREAS, AND ACCESSIBLE UNITS DOORS SHALL HAVE A MINIMUM MANEUVERING CLEARANCES AS FOLLOWS:

FOR A FORWARD APPROACH, WHERE A DOOR MUST BE PULLED TO BE OPENED, AN UNOBSTRUCTED FLOOR SPACE SHALL EXTEND AT LEAST 18 INCHES BEYOND THE STRIKE JAMB AND EXTEND AT LEAST 60 INCHES PERPENDICULAR TO THE DOORWAY.

FOR A FORWARD APPROACH, WHERE A DOOR MUST BE PUSHED TO BE OPENED AND IS EQUIPPED WITH A CLOSER AND A LATCH, AN UNOBSTRUCTED FLOOR SPACES SHALL EXTEND 12 INCHES BEYOND THE STRIKE JAMB AND EXTEND AT LEAST 48 INCHES PERPENDICULAR TO THE DOORWAY.

FOR A FORWARD APPROACH, WHERE A DOOR MUST BE PUSHED TO BE OPENED AND IS NOT EQUIPPED WITH A CLOSER AND A LATCH, AN UNOBSTRUCTED FLOOR SPACE SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND EXTEND AT LEAST 48 INCHES PERPENDICULAR TO THE DOORWAY.

WHERE TWO DOORS ARE IN SERIES, THE MINIMUM DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS SHALL BE 48 INCHES, IN ADDITION, ANY AREA NECESSARY FOR A PERSON IN A WHEELCHAIR TO TURN, TURN IN THE SAME DIRECTION, OR AWAY FROM THE SPACE BETWEEN THE DOORS. THE SPACE BETWEEN THE DOORS SHALL PROVIDE A TURNING SPACE COMPLYING WITH ICC/ANSI A117.1-2009 SECTION 304.

ALL DOORS IN ALCOVES SHALL COMPLY WITH THE REQUIREMENT FOR A FORWARD APPROACH.

DOOR CLOSURE SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.

PUSH SIDE OF DOOR BOTTOMS TO BE 10" MIN AFF OF SWING DOORS IN A SMOOTH SURFACE AT ALL TYPE A UNITS, COMMON AREA DOORS AS WELL AS GATES, TYPE B ENTRY (NOT APPLICABLE WHERE USED AT TYPE B INTERIOR DOORS).

WHERE A DOOR CONTAINS ONE OR MORE VISION PANELS, THE BOTTOM OF THE GLASS OF AT LEAST ONE PANEL, SHALL BE NOT MORE THAN 43 INCHES ABOVE

ALL PUBLIC RESTROOMS SHALL HAVE UNOBSTRUCTED FLOOR SPACE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER OF NOT LESS THAN 60 INCHES. RAMPS IN ANY POSITION MAY ENTRANCE INTO THIS SPACE. THE CLEAR FLOOR SPACES AT FIXTURES, THE ACCESSIBLE ROUTE OF TRAVEL, AND THE UNOBSTRUCTED FLOOR SPACE MAY OVERLAP.

ALTERNATE: T-SHAPED SPACE AS SHOWN ON SHEET A0.4

CHANGES IN LEVEL OF 1/4" MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT MORE THAN 1:12.

OPENING IN FLOOR SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE IF A 1/2" DIAMETER SPHERE, ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

WATER CLOSETS - ICC/ANSI A117.1-2009 SECTION 604

THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES FROM THE SIDE WALL OR PARTITION. A CLEARANCE AROUND A WATER CLOSET 60 INCHES MINIMUM, MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56 INCHES MINIMUM FOR A WALL MOUNTED FIXTURE, AND 59 INCHES MINIMUM FOR A FLOOR MOUNTED FIXTURE MEASURED PERPENDICULAR FROM THE REAR WALL MEASURED PERPENDICULAR FROM THE REAR WALL SHALL BE PROVIDED.

A LAVATORY MAY BE LOCATED WITHIN THE CLEAR FLOOR SPACE REQUIRED FOR A WATER CLOSET, PROVIDED THAT KNEE AND TOE CLEARANCES FOR THE LAVATORY ARE PROVIDED, IN DWELLING UNITS ONLY.

THE HEIGHT OF WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MAXIMUM OF 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

GRAB BARS SHALL BE INSTALLED PROVIDED ON THE REAR WALL AND ON THE SIDE WALL CLOSEST TO THE WATER CLOSET. FIXED SIDEWALL GRAB BARS SHALL BE 42 INCHES MINIMUM IN LENGTH, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL, AND 36 INCHES MINIMUM FROM THE SIDEWALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 35 INCHES AND 41 INCHES FROM THE REAR WALL. EXCEPT AS IN TYPE B UNITS, THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED. ICC/ANSI A117.1-2009 SECTION 604.5.1

GRAB BARS NOT REQUIRED IN PRIVATE RESIDENCES.

TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OILLET OF THE DISPENSER SHALL BE 18 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

LAVATORIES AND SINKS - ICC/ANSI A117.1-2009 SECTION 606

A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

LAVATORIES AND SINKS IN ACCESSIBLE UNITS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISHED FLOOR

THE TOTAL DEPTH OF THE CLEAR SPACE BENEATH A LAVATORY SHALL BE NOT LESS THAN 17 INCHES, OF WHICH TOE CLEARANCE SHALL BE NOT MORE THAN 6 INCHES OF THE TOTAL DEPTH. KNEE CLEARANCE SHALL BE NOT LESS THAN 27 INCHES IN HEIGHT AND 30 INCHES IN DEPTH. ICC/ANSI A117.1-2009 SECTION 306.

KNEE CLEARANCE NOT LESS THAN 27 INCHES IN HEIGHT, 30 INCHES IN WIDTH AND 17 INCHES IN DEPTH SHALL BE PROVIDED UNDERNEATH SINKS. (APPLY TO COMMON USE AREAS AND TYPE A UNITS ONLY, NOT TYPE B UNITS, EXCEPT WHERE A PARALLEL APPROACH CANNOT BE ACCOMPLISHED.) ICC/ANSI A117.1-2009 SECTION 306.

WATER SUPPLY & DRAIN PIPES EXPOSED UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH LAVATORIES OR SINKS.

FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 25 INCHES FROM THE FRONT EDGE OF THE LAVATORY, SINK, COUNTER, AND OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

MIRRORS OR SHELVES SHALL BE INSTALLED SO THAT THE BOTTOM OF THE MIRROR OR THE TOP OF THE SHELF IS WITHIN 40 INCHES OF THE FLOOR.

KITCHENS - ICC/ANSI A117.1-2009 SECTION 1003.12

AN UNOBSTRUCTED FLOOR SPACE SHALL BE PROVIDED WITHIN KITCHENS OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER OF NOT LESS THAN 60 INCHES. DOORS IN ANY POSITION MAY ENTRANCE INTO THIS SPACE BY NOT MORE THAN 12 INCHES. THE CLEAR FLOOR SPACE AT FIXTURES, THE ACCESSIBLE ROUTE OF TRAVEL, AND THE UNOBSTRUCTED FLOOR SPACE MAY OVERLAP. AN ALTERNATE T-SHAPED SPACE IS ACCEPTABLE. SEE SHEET A0.4

KITCHENS MUST HAVE A CLEAR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AT THE RANGE OR COOK TOP AND ALL OTHER APPLIANCES. REFRIGERATOR IN ACCESSIBLE UNITS MUST HAVE A PARALLEL APPROACH. SINKS MUST ALLOW FOR A FORWARD APPROACH.

CLEARANCE BETWEEN ALL OPPPOSING COUNTERS, BASE CABINETS, COUNTERTOPS, APPLIANCES AND WALLS SHALL BE NOT LESS THAN 40 INCHES.

IN "U" SHAPED KITCHENS AN UNOBSTRUCTED FLOOR SPACE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED.

ALTERNATE: T-SHAPED SPACE AS SHOWN ON SHEET A0.4 (NOT APPLICABLE FOR GALLEY TYPE KITCHENS)

BATHROOMS MUST HAVE CLEAR FLOOR SPACE FOR ALL FIXTURES. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE FOR ANY FIXTURE.

IN ALL PUBLIC AREAS SUCH AS THE COURT YARD, SOCIAL ROOM, GAME ROOM, CRAFTS ROOM AND PRIVATE DINING ROOMS PROVIDE A MINIMUM OF 5% OF SEATING IS ACCESSIBLE WITH 27" HIGH X 30" WIDE X 19" DEEP KNEE SPACE. BENCHES MUST MEET THE REQUIREMENTS FOR SIZE, BACK SUPPORT, HEIGHT AND STRUCTURAL STRENGTH.

ENSURE THAT EXERCISE DOORS HAVE GRADES THAT ARE MAXIMUM 1:48 IN ALL DIRECTION FOR A DEPTH OF 60" PERPENDICULAR TO THE DOOR.

PROVIDE A 36" ACCESSIBLE ROUTE OF TRAVEL TO ALL EXERCISE EQUIPMENT ACCESS POINTS AND BETWEEN EQUIPMENT AND COLUMNS.

HANDRAILS SHALL BE PROVIDED LONG ENOUGH TO COVER ALL ACCESSIBLE UNITS, THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING.

OUTLETS, COUNTERTOP OUTLETS, SWITCHES AND THERMOSTATS, MEET FHA REQ. 5 OUTLETS MUST BE MINIMUM 15" TO THE LOWEST OUTLET, COUNTERTOP OUTLETS 44" TO THE HIGHEST OUTLET AND SWITHES AND THERMOSTATS MAXIMUM 60" FROM THE HIGHEST CONTROLS, KITCHEN CORNER OUTLET MUST BE MINIMUM 36" FROM THE INSIDE CORNER OF THE WALL SURFACE IN "L" SHAPE AND "U" SHAPE KITCHENS.

BATHTUBS - ICC/ANSI A117.1-2009 SECTION 607

THE CENTERLINE OF THE BATHTUB SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 IN (760 MM) PERPENDICULAR TO THE CLEARANCE, WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND A MINIMUM OF 12 IN (305 MM) BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

A LAVATORY MAY BE LOCATED IN THE CLEAR FLOOR SPACE FOR THE TUB.

WHERE A SEAT IS PROVIDED AND A LAVATORY IS LOCATED IN THE CLEAR FLOOR SPACE FOR THE TUB, THE LAVATORY SHALL BE LOCATED AT THE FOOT END OF THE TUB. ICC/ANSI A117.1, SECTION 607.2

A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH SECTION 610. EXCEPION: IN DWELLING UNITS THE REMOVABLE IN-TUB SEAT IS NOT REQUIRED. ICC/ANSI A117.1-2009 SECTION 1003.11.2.5.1

ALL REQUIRED GRAB BARS SHALL BE INSTALLED PARALLEL TO THE FLOOR, UNLESS SPECIFIED OTHERWISE. LOWER GRAB BARS SHALL BE INSTALLED CENTERED 9 INCHES ABOVE THE RIM, TOPPER OR SINGLE GRAB BARS SHALL BE INSTALLED CENTERED NOT LESS THAN 36 INCHES AND NOT MORE THAN 36 INCHES ABOVE THE FLOOR OF THE CLEAR SPACE.

BATHTUBS WITHOUT PERMANENT SEATS: TWO HORIZONTAL GRAB BARS SHALL BE PROVIDED ON THE BACK WALL, ONE COMPLYING WITH SECTION 609.4 AND THE OTHER 9 INCHES ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES MINIMUM IN LENGTH, LOCATED 24 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 12 INCHES MAXIMUM FROM THE REAR END WALL. A HORIZONTAL GRAB BAR 24 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL BEGINNING NEAR THE FRONT EDGE OF THE BATHTUB AND EXTEND TOWARD THE INSIDE CORNER OF THE BATHTUB. A VERTICAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3 INCHES MINIMUM TO 6 INCHES MAXIMUM ABOVE THE HORIZONTAL GRAB BAR, AND 4 INCHES MAXIMUM INWARD FROM THE FRONT EDGE OF THE BATHTUB.

EXCEPT: AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS AND POSITIONING SHALL BE PROVIDED SINCE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS. ICC/ANSI A117.1-2009 SECTION 607.4.2.2

A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

SIGNS - ICC/ANSI A117.1-2009 SECTION 703 & WAC 51-50 1101.2.9

SIGNS THROUGHOUT THE SITE AS REQUIRED PER IBC SECTION 1101.

SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. BASE LINE OF LOWEST AND HIGHEST TACTILE TEXT SHALL BE BETWEEN 48 AND 60 INCHES ABOVE THE FINISHED FLOOR. A CLEAR FLOOR AREA 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING ON THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

CHARACTERS AND SYMBOLS SHALL HAVE A HIGH CONTRAST WITH THEIR BACKGROUND. THE CHARACTER AND BACKGROUND OF INTERIOR SIGNS SHALL HAVE A NONGLARE FINISH.

THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHARACTERS OF A FONT. THE UPPERCASE LETTER "I" OF THE FONT SHALL HAVE A MINIMUM HEIGHT COMPLYING WITH TABLE 703.2.4.

THE UPPERCASE LETTER "O" SHALL BE USED TO DETERMINE THE ALLOWABLE WIDTH OF ALL CHARACTERS OF A FONT. THE WIDTH OF THE UPPERCASE LETTER "O" OF THE FONT SHALL BE 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE "I" OF THE FONT.

CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM CHARACTER HEIGHT FOR SIGNS THAT ARE SUSPENDED OR PROJECTED OVERHEAD IS 3 INCHES FOR UPPER CASE LETTERS. LOWER CASE LETTERS ARE PERMITTED. ANSI SEC 703.7

CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED AT LEAST 1/32 INCH. RAISED CHARACTERS AND SYMBOLS SHALL BE SIMPLE TYPE FACES. UPPERCASE CHARACTERS, RAISED CHARACTERS AND SYMBOLS SHALL BE ACCOMPANIED BY BRAILLE.

BRAILLE SHALL BE BELOW THE CORRESPONDING TEXT, SEPARATED BY AT LEAST 3/8 INCH FROM ANY OTHER TACTILE CHARACTERS OR RAISED BORDERS AND DECORATIVE ELEMENTS. BRAILLE SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE BRAILLE CELLS.

WHERE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED, IT SHALL BE PROPORTIONED COMPLYING WITH ICC/ANSI 117.1-2009 FIGURE 703.6.3.1

ALL INTERIOR AND EXTERIOR SIGNS DEPICTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE WHITE ON A BLUE BACKGROUND.

FOR ACCESSIBLE UNITS

OUTLETS TO BE NOT LOWER THAN 15" HIGH MEASURED FROM THE CENTERLINE OF THE LOWEST OUTLET TO THE FINISH FLOOR.

KITCHEN OUTLETS IN CORNERS SHALL BE LOCATED AT LEAST 36" FROM THE HIGHEST OUTLET.

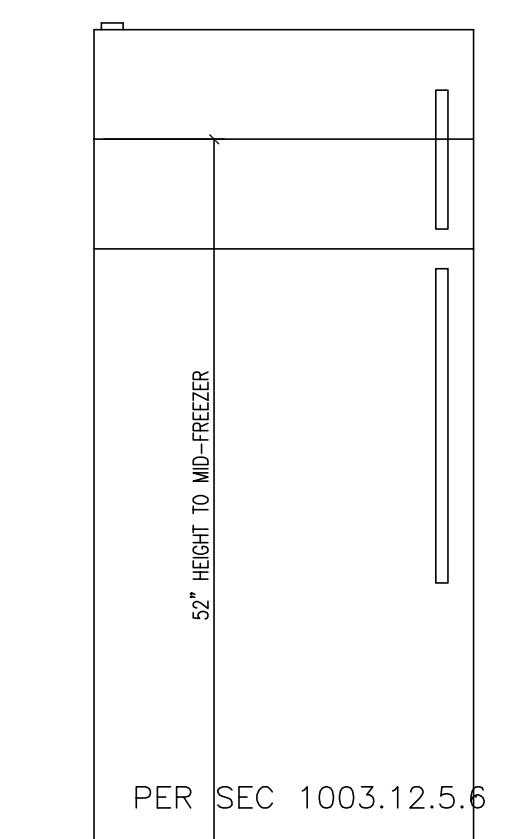
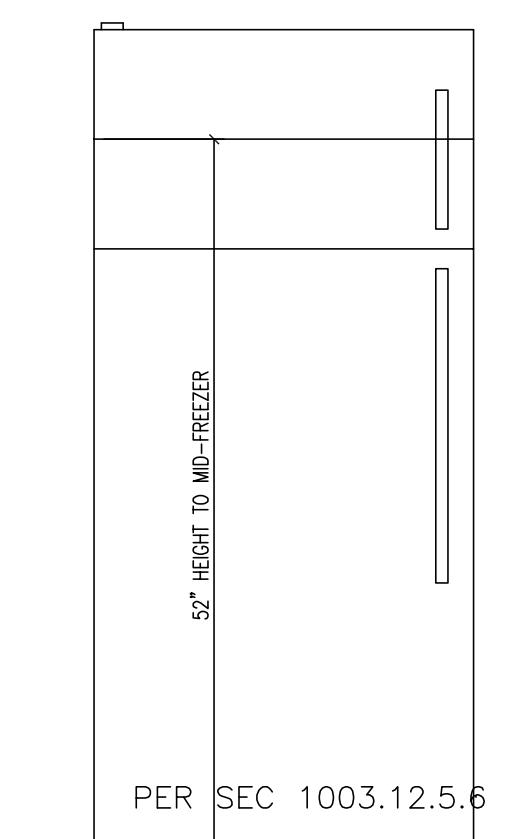
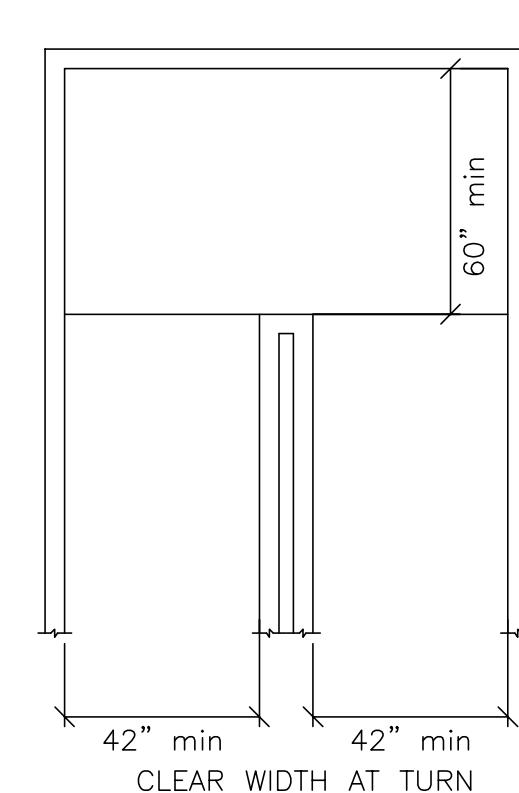
CABINET/ COUNTER CORNERS.

ALL THERMOSTATS SHALL BE A MAXIMUM OF 48" HIGH MEASURED

VISUAL CHARACTER HEIGHT

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 6 FEET	5/8 INCH
6 FEET AND GREATER		5/8 INCH, PLUS 1/8 PER FOOT OF VIEWING DISTANCE ABOVE 6 FEET
GREATER THAN 70 INCHES TO LESS OR EQUAL TO 120 INCHES	LESS THAN 15 FEET	2 INCHES
	15 FEET AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 15 FEET
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

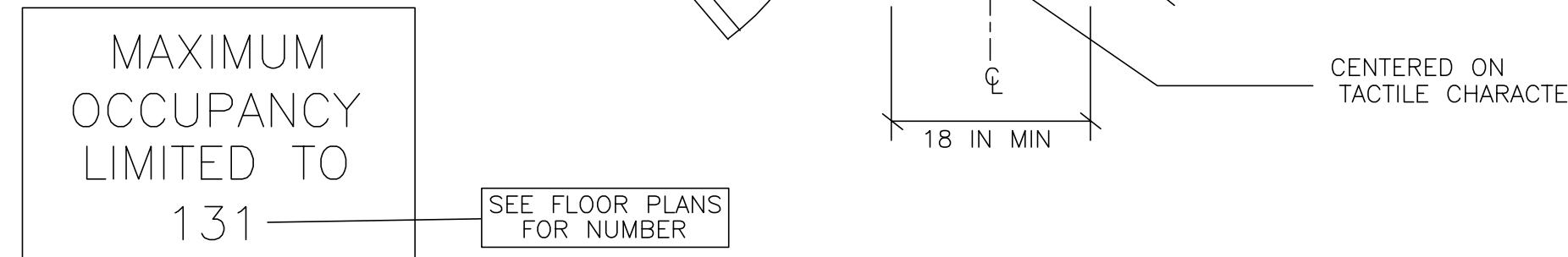
CLEAR WIDTH OF AN ACCESSIBLE ROUTE



BRAILLE DIMENSIONS

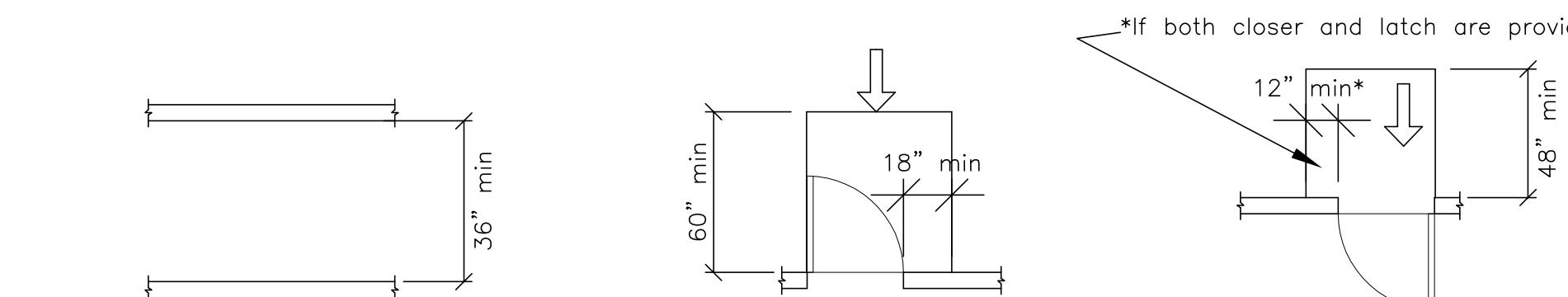
MEASUREMENT RANGE	MINIMUM IN INCHES	MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 TO 0.063	
DISTANCE BETWEEN 2 DOTS IN SAME CELL	0.090 TO 0.100	
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	0.241 TO 0.300	
DOT HEIGHT	0.025 TO 0.037	
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395 TO 0.400	

LOCATION OF TACTILE SIGNS AT DOORS

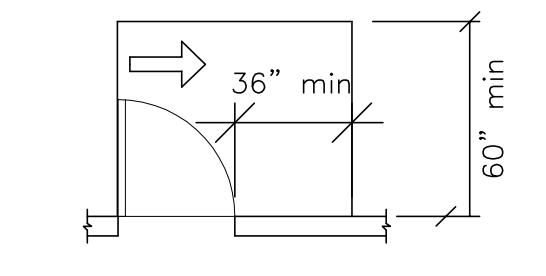


EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT FROM THE ROOM.
 ON PLANS GIVES THE LOCATION

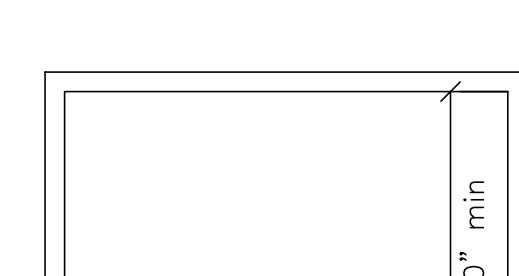
OCCUPANCY LOAD SIGNS



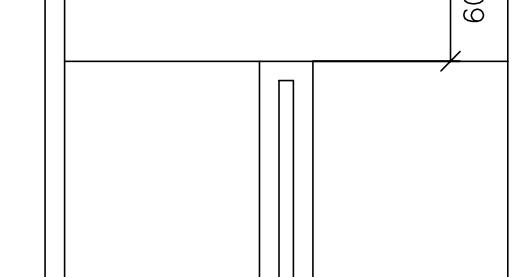
(a) Front Approach, Pull Side



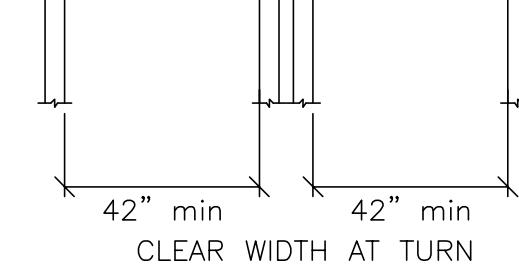
(b) Front Approach, Push Side



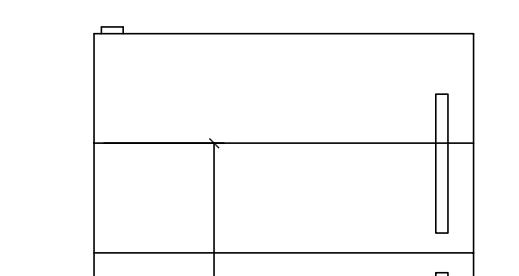
(c) Hinge Approach, Pull Side



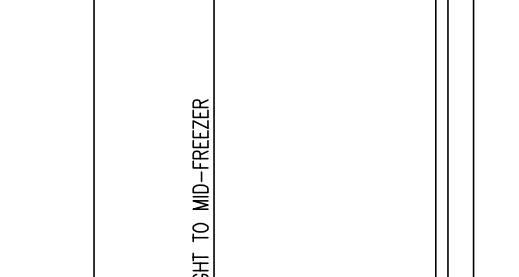
(d) Hinge Approach, Push Side



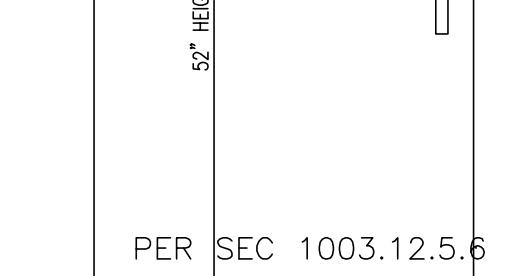
(e) Hinge Approach, Push Side



(f) Latch Approach, Pull Side



(g) Latch Approach, Push Side



THRESHOLD (BEVELED CHANGE IN LEVEL)



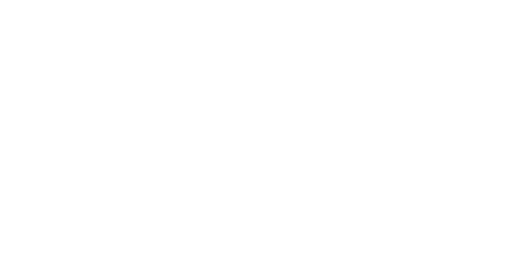
T-SHAPED TURNING SPACE



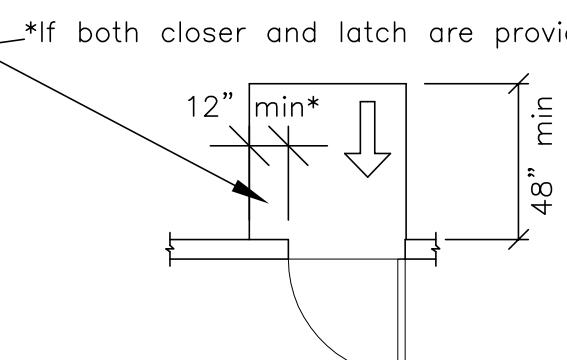
FOR TYPE "A" UNITS



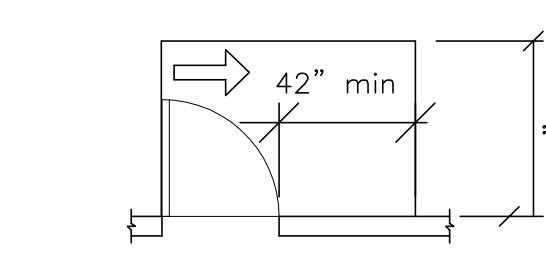
DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



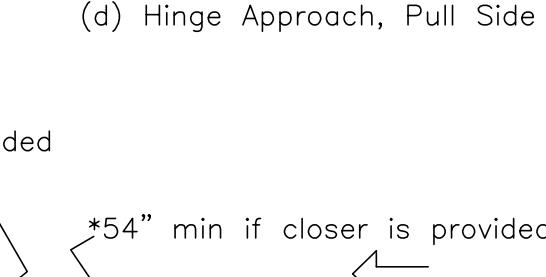
AND ENTRY DOORS OF TYPE "B" UNITS



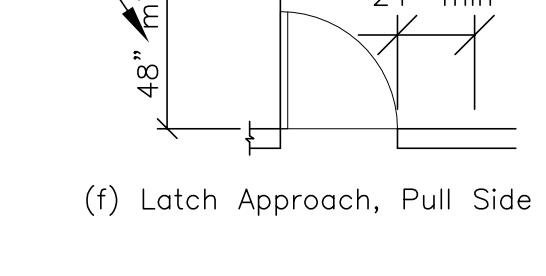
DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



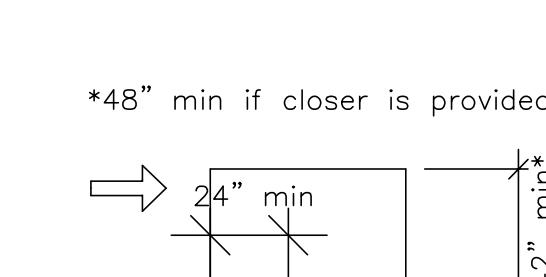
AND ENTRY DOORS OF TYPE "B" UNITS



DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



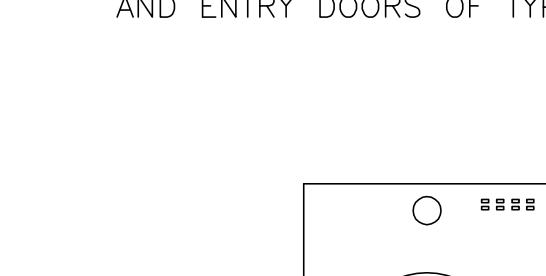
AND ENTRY DOORS OF TYPE "B" UNITS



DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



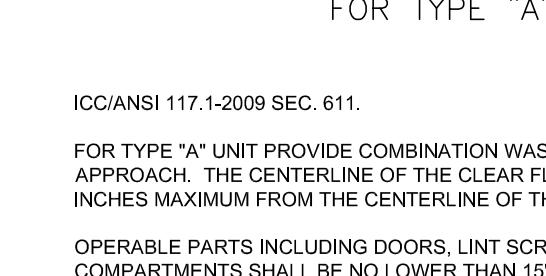
AND ENTRY DOORS OF TYPE "B" UNITS



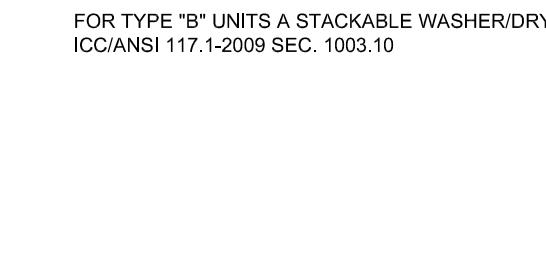
DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



AND ENTRY DOORS OF TYPE "B" UNITS



DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY



AND ENTRY DOORS OF TYPE "B" UNITS



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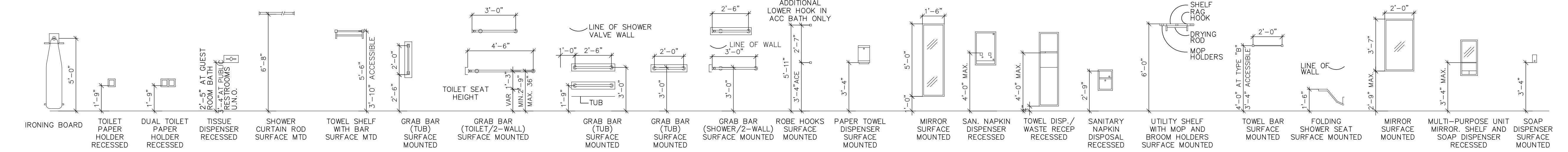
AND ENTRY DOORS OF TYPE "B" UNITS

DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY

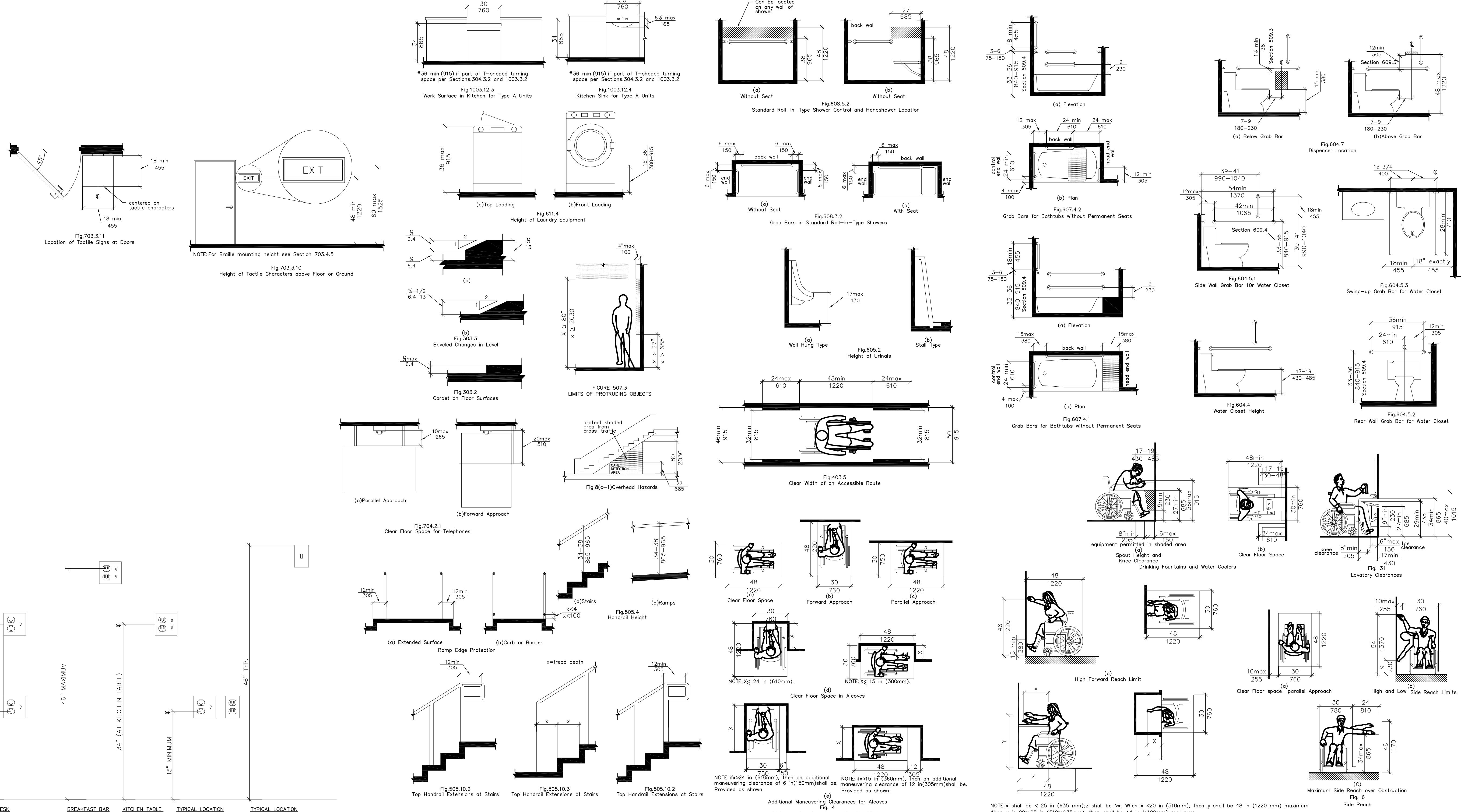
AND ENTRY DOORS OF TYPE "B" UNITS

DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY

AND ENTRY DOORS OF TYPE "B" UNITS



NOTE: PROVIDE WOOD BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP.BD. PARTITIONS. MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS.



ELEC. OUTLET & SWITCH HEIGHTS BASED ON LOCATIONS

4 OCT 23 PERMIT SUBMITTAL

PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

The logo for RCHITECTS is positioned on the right side of the page. It features a stylized letter 'A' composed of two intersecting lines forming a triangle. The top vertex of this triangle has a small square block, and the bottom vertex has a small circle. To the right of the 'A', the word 'RCHITECTS' is written in a bold, sans-serif font. A horizontal line is drawn underneath the word 'RCHITECTS'.

EMAIL info@cmaarch.com
PHONE 425-353-2888

NO.	LOCATION	EXTERIOR/INTERIOR	U VALUE	DOOR SCHEDULE								REMARKS				
				OPENING		DOOR				FRAME						
				WIDTH	HEIGHT	THICK.	MATERIAL	FINISH	Glass	Label	ELEV TYPE	HRDW SET	HEAD	JAMB	LABEL	FINISH
ALL DOORS IN COMMON AREAS, TYPE "A" & "B" SHALL HAVE LEVER HANDLES & 32" MIN. CLEAR OPENING																
1	UNIT 5	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			A		WD			DOOR CLOSURE (SELF-CLOSING)
16	UNIT ENTRY - TYPE "A"	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		20 MIN	A		WD	20 MIN		DOOR CLOSURE (SELF-CLOSING)
17	UNIT ENTRY - TYPE "B"	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		20 MIN	A		WD	20 MIN		DOOR CLOSURE (SELF-CLOSING)
2	BATHROOM	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
3	BEDROOM	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
4	CLOSET	INTERIOR		2'-4"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
48	CLOSET	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
54	CLOSET - BI-PASS	INTERIOR		4'-0"	6'-8"	1-3/8"	HC	FAC FIN			C					HARDWARE PROVIDED BY MANUFACTURER
55	CLOSET - BI-PASS	INTERIOR		6'-0"	6'-8"	1-3/8"	HC	FAC FIN			C					HARDWARE PROVIDED BY MANUFACTURER
56	LAUNDRY - BI-FOLD	INTERIOR		5'-0"	6'-8"	1-3/8"	HC	FAC FIN			H					HARDWARE PROVIDED BY MANUFACTURER
7	LAUNDRY	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B					
10	DECK	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN			F					
11	DECK	EXTERIOR	U.37	dbi 2'-6"	6'-8"	1-3/4"	METAL	FAC FIN			D					
I.B.C. SECTION 2406.4.3 GLAZING IN WINDOWS.																
20	LOBBY	EXTERIOR	U.77	3'-0"	7'-0"	1-3/4"	METAL	FAC FIN			E		HM			SELF-CLOSING
21	ELECTRICAL ROOM	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN			B		HM			SELF-CLOSING
22	STAIR #2	EXTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			B		MTL			SELF-CLOSING
23	STAIR #2	EXTERIOR		3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		45 MIN	B		MTL	45 MIN		SELF-CLOSING
24	MECHANICAL	EXTERIOR	U.77	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		45 MIN	B		MTL	45 MIN		SELF-CLOSING
25	LOBBY	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		45 MIN	B		MTL	45 MIN		SELF-CLOSING
26	TRASH AREA	EXTERIOR		dbi 3'-0"	6'-8"	1-3/4"	METAL	FAC FIN			J		MTL			
30	STAIR #1 & #2	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			B		WD	20 MIN		SELF-CLOSING
31	ELEVATOR EQUIPMENT	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			B		WD	20 MIN		SELF-CLOSING
I.B.C. SECTION 2406.4.3 GLAZING IN WINDOWS.																
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:																
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M ²);																
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR;																
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND																
4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.																
EXCEPTIONS:																
1. DECORATIVE GLAZING.																
2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE, THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 NM) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/2 INCHES (38 MM) IN CROSS-SECTIONAL HEIGHT.																
3. OUTBOARD PANES IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) (0.78 RAD) SURFACE ADJACENT TO THE GLASS EXTERIOR.																
I.B.C. SECTION 101.3.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1029.2.																

ALL EXTERIOR DOORS U VALUE SHOWN PER BLDG ENVELOPE SUMMARY

ALL EXTERIOR DOORS TO HAVE KEY ENTRY

RATED DOORS TO ALSO BE SMOKE RATED PER SECTION 716.5.3.1 OF THE IBC

403.8.6.1 OUTDOOR AIR - EXHAUST FAN ONLY VENTILATION SYSTEMS SHALL PROVIDE OUTDOOR AIR THROUGH ONE OF THE FOLLOWING METHODS:

- OUTDOOR AIR MAY BE DRAWN THROUGH AIR INLETS INSTALLED IN EXTERIOR WALLS OR WINDOWS; FOR INTERIOR SPACES WITHOUT OPENINGS TO THE OUTDOORS, AIR INLETS CANNOT BE USED UNLESS A TRANSFER FAN IS PROVIDED IN COMPLIANCE WITH SECTION 403.8.6.1 ITEM 3. THE AIR INLETS SHALL COMPLY WITH ALL OF THE FOLLOWING:
- INLETS SHALL HAVE CONTROLLABLE, SECURE OPENINGS IN THE THERMAL PROPERTIES OF THE BUILDING ENVELOPE.
- INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIAL.
- INLETS SHALL PROVIDE NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED.
- ANY INLET OR COMBINATION OF INLET WHICH PROVIDE 10 CFM AT 10 PASCALS AS DETERMINED BY THE HOME VENTILATION INSTITUTE AIR FLOW TEST STANDARD (HVI 200 (NOVEMBER 1966)) ARE DEEMED EQUIVALENT TO 4 SQUARE INCHES OF NET FREE AREA.
- Each OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQUARE INCHES OF NET FREE AREA.

TEMPERED GLASS

GLASS DOORS & PANELS IN LOCATIONS SUBJECT TO HUMAN IMPACT OR CLOSER THAN 24" FROM THE ARCH OF DOORS SHALL BE "TEMPERED GLASS" PER SEC 2406

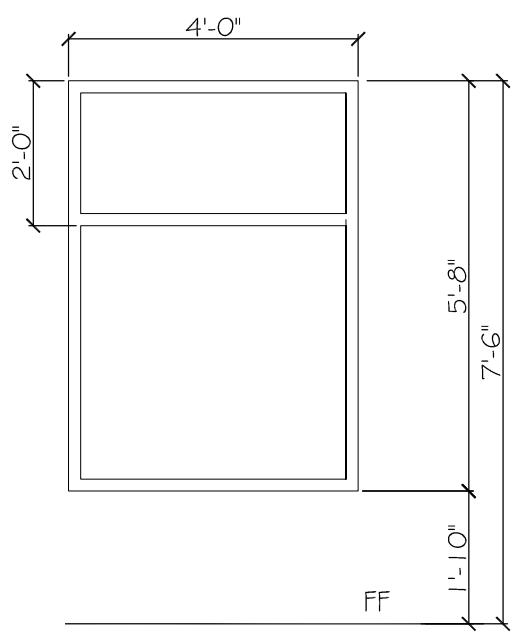
SAFETY GLASS REQUIREMENTS

SAFETY GLAZING SHALL BE USED WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAYS, WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE PER SEC 2406.4.2

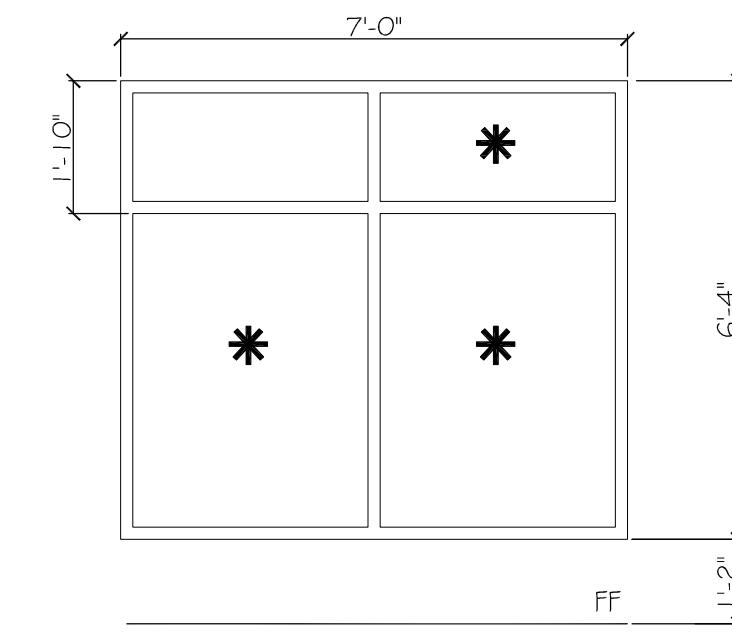
SAFETY GLAZING SHALL BE USED FOR EACH SIDELIGHT WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE PER SECTION 2406.4

WINDOW SCHEDULE

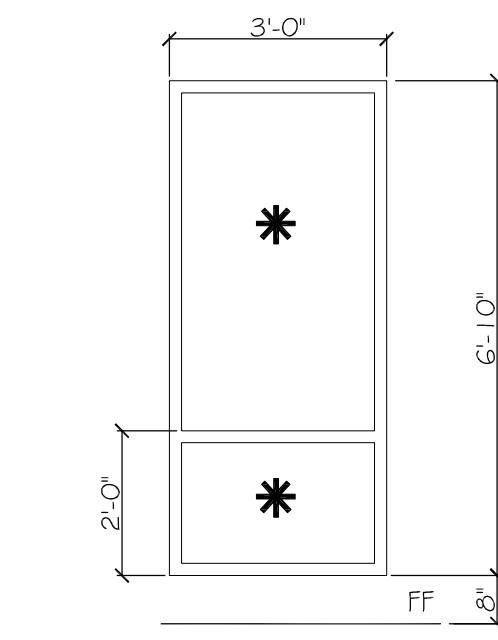
MARK	LOCATION	QUANTITY	SIZE		FRAME	TYPE	REMARKS
			WIDTH	HEIGHT			
A	LIVING & BEDROOM		6'-6"	6'-6"	VINYL	FIXED & HORIZONTAL SLIDER	U.30 MAX.
B	LIVING & BEDROOM		3'-0"	6'-6"	VINYL	FIXED	U.30 MAX.
C	LIVING & BEDROOM		3'-0"	6'-6"	VINYL	FIXED	U.30 MAX.
D	LIVING		6'-0"	6'-6"	VINYL	FIXED & HORIZONTAL SLIDER	U.30 MAX.
E	LIVING		2'-8"	6'-6"	VINYL	FIXED	U.30 MAX.
F	KITCHEN		3'-0"	3'-10"	VINYL	CASEMENT	U.30 MAX.
H	LOBBY 1ST FLOOR & STAIR #1		3'-0"	6'-10"	VINYL	FIXED	U.30 MAX.
J	LOBBY 1ST FLOOR		7'-0"	6'-4"	VINYL	FIXED	U.30 MAX.
K	LOBBY 2ND, 3RD FLOOR & STAIR #2		4'-0"	5			



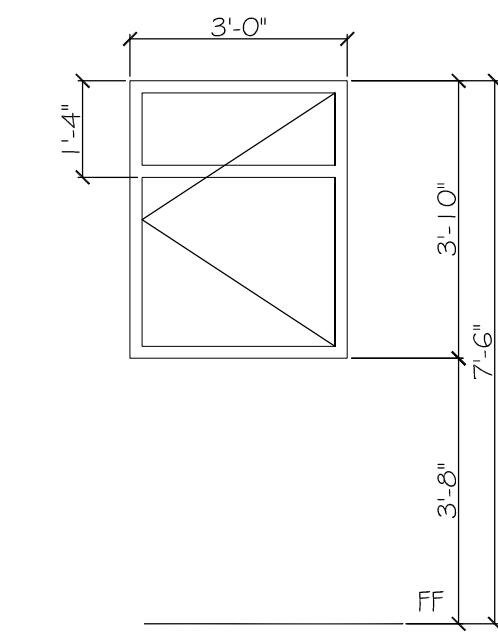
K VINYL FRAME - FIXED
TEMPERED WHERE REQUIRED



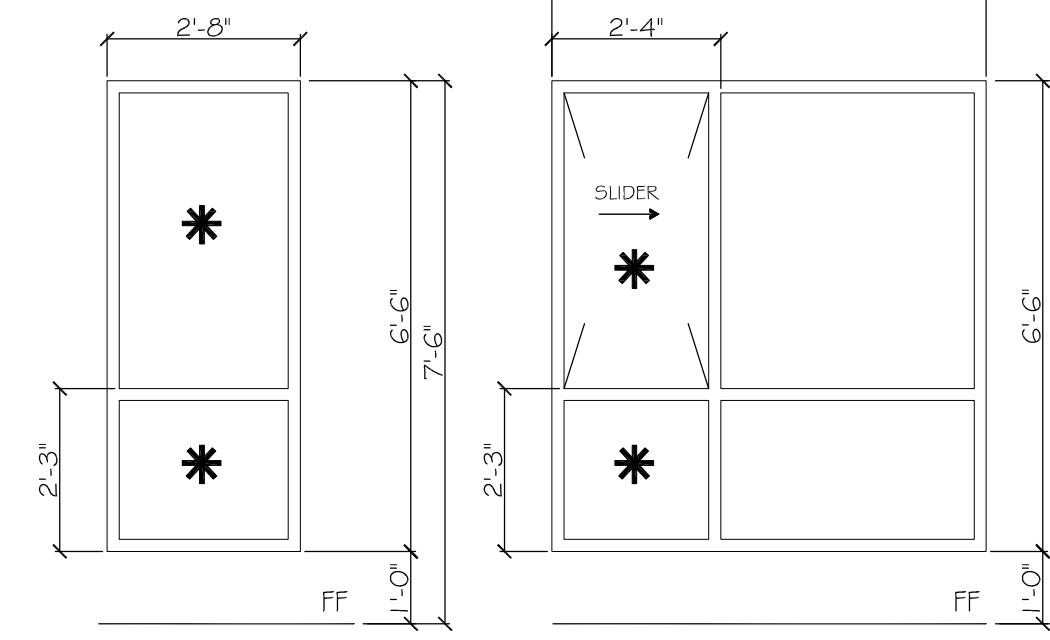
J VINYL FRAME - FIXED



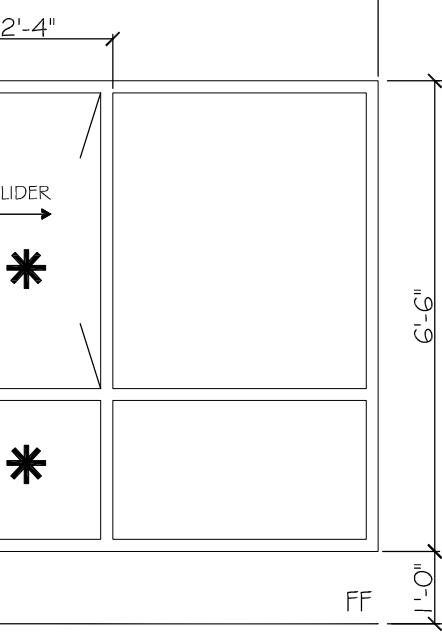
H VINYL FRAME - FIXED



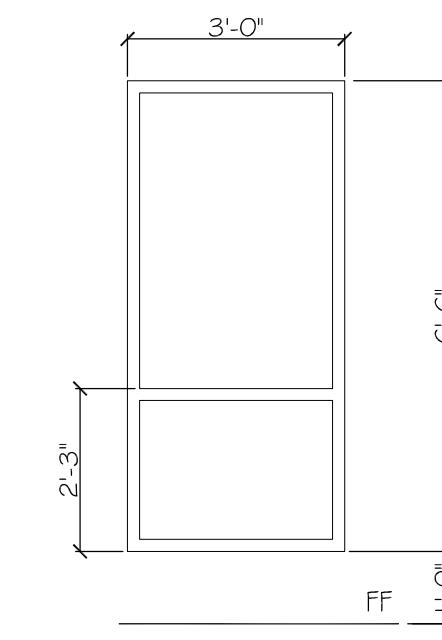
F VINYL FRAME - CSMT



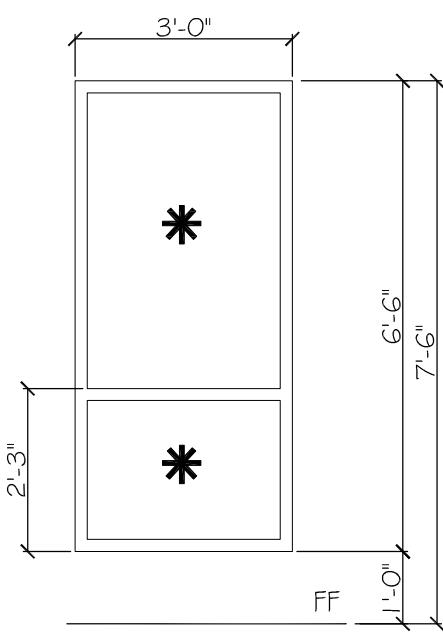
E VINYL FRAME - FIXED



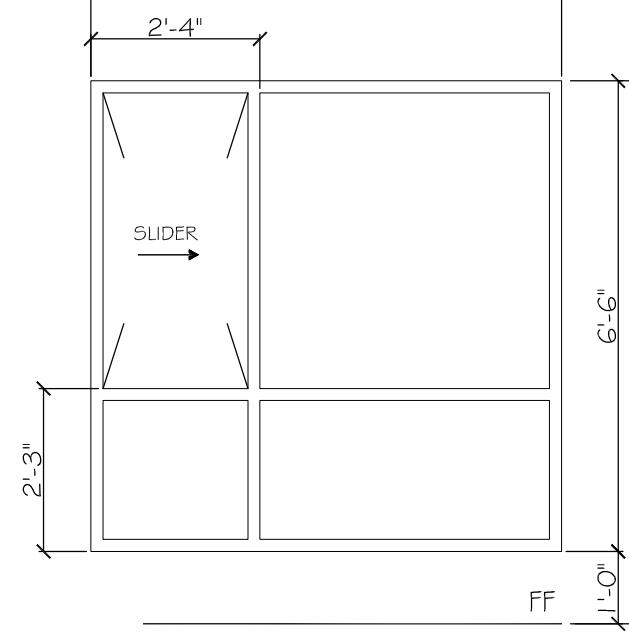
D VINYL FRAME - FIXED & SLIDER
TEMPERED WHERE REQUIRED



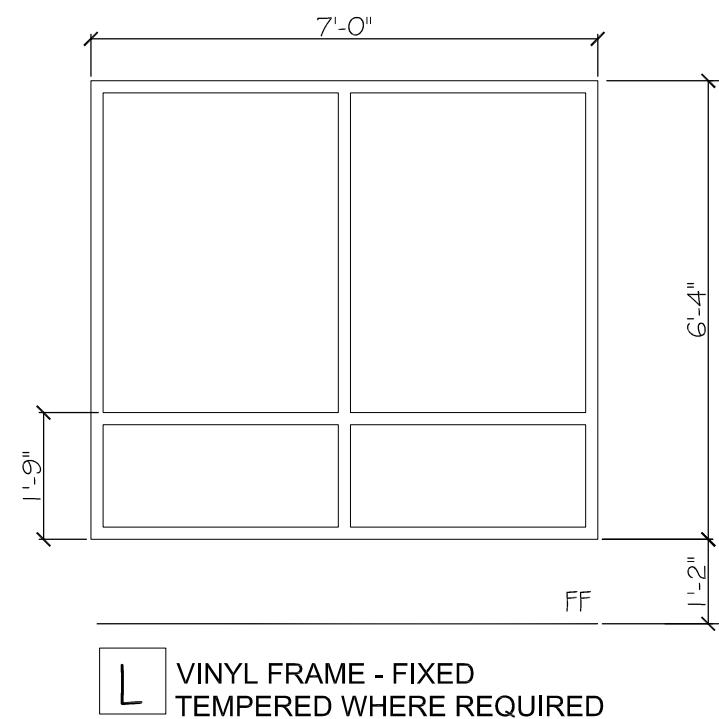
C VINYL FRAME - FIXED



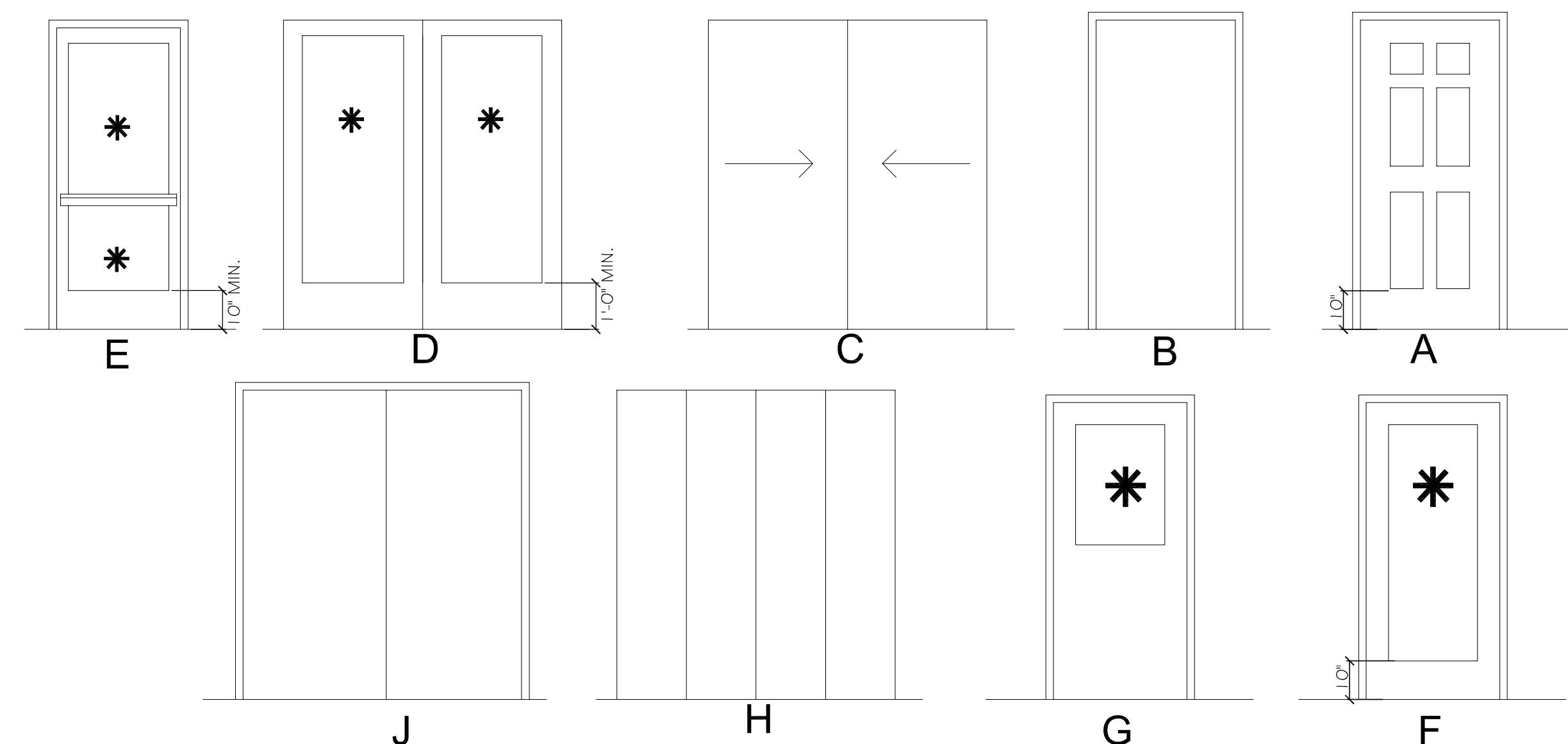
B VINYL FRAME - FIXED



A VINYL FRAME - FIXED & SLIDER
TEMPERED WHERE REQUIRED



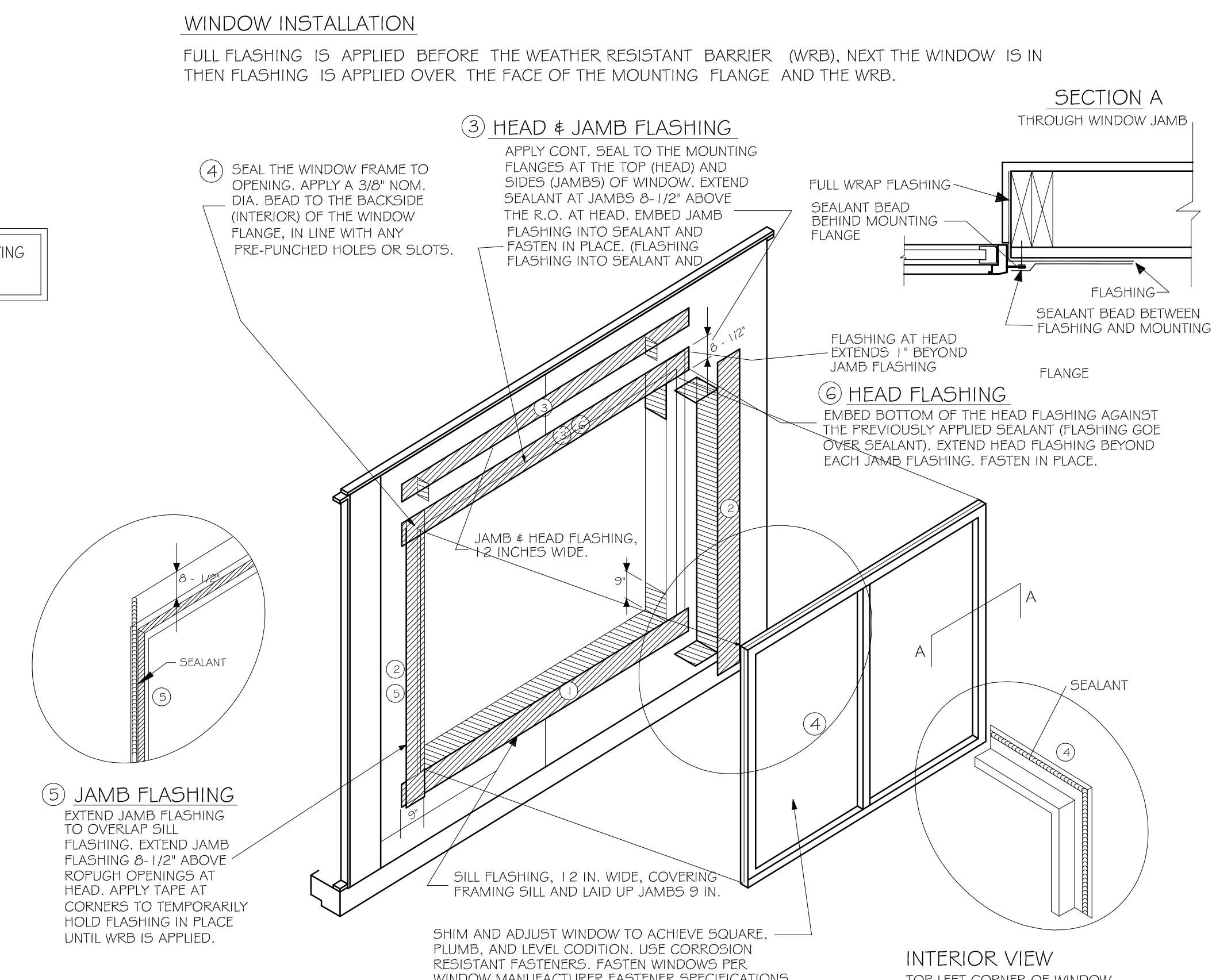
L VINYL FRAME - FIXED
TEMPERED WHERE REQUIRED



INDICATES SAFETY GLAZING
AS PER SEC 2406

STEPS
1 - APPLY SILL FLASHING
2 - APPLY JAMB FLASHING
3 - APPLY HEAD FLASHING
4 - APPLY BEAD OF SEALANT
AT BACK OF WINDOW
FLANGE & WINDOW SET
5 - APPLY BEAD OF SEALANT
AT SIDE JAMBS & APPLY
6' WIDE JAMB FLASHING
6 - APPLY BEAD OF SEALANT
AT BACK OF
6' WIDE HEAD FLASHING
7 - IN WATER SHEDDING FASHION
STARTING AT THE BASE OF
THE WALL & WORKING TOWARDS
THE TOP, INSTALL THE WRB TO
THE FACE OF THE SHEATHING.
TUCK WRB UNDER SILL FLASHING
AND OVER JAMB & HEAD FLASHING
8 - WITH SHEATHING TAPE CONNECT
THE WRB TO THE FLASHING.
(ALL FOUR SIDES)

⑤ JAMB FLASHING
EXTEND JAMB FLASHING
TWO INCHES SILL
FLASHING. EMBED JAMB
FLASHING 6-1/2" ABOVE
ROUGH OPENINGS AT
HEAD. APPLY TAPE AT
CORNERS TO TEMPORARILY
HOLD FLASHING IN PLACE
UNTIL WRB IS APPLIED.



WINDOW AND DOOR ELEVATIONS

4 OCT 23 PERMIT SUBMITTAL

PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

ARCHITECTS

EMAIL: info@cmarch.com
PHONE: 425-353-2888

TL-9726
REGISTERED ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

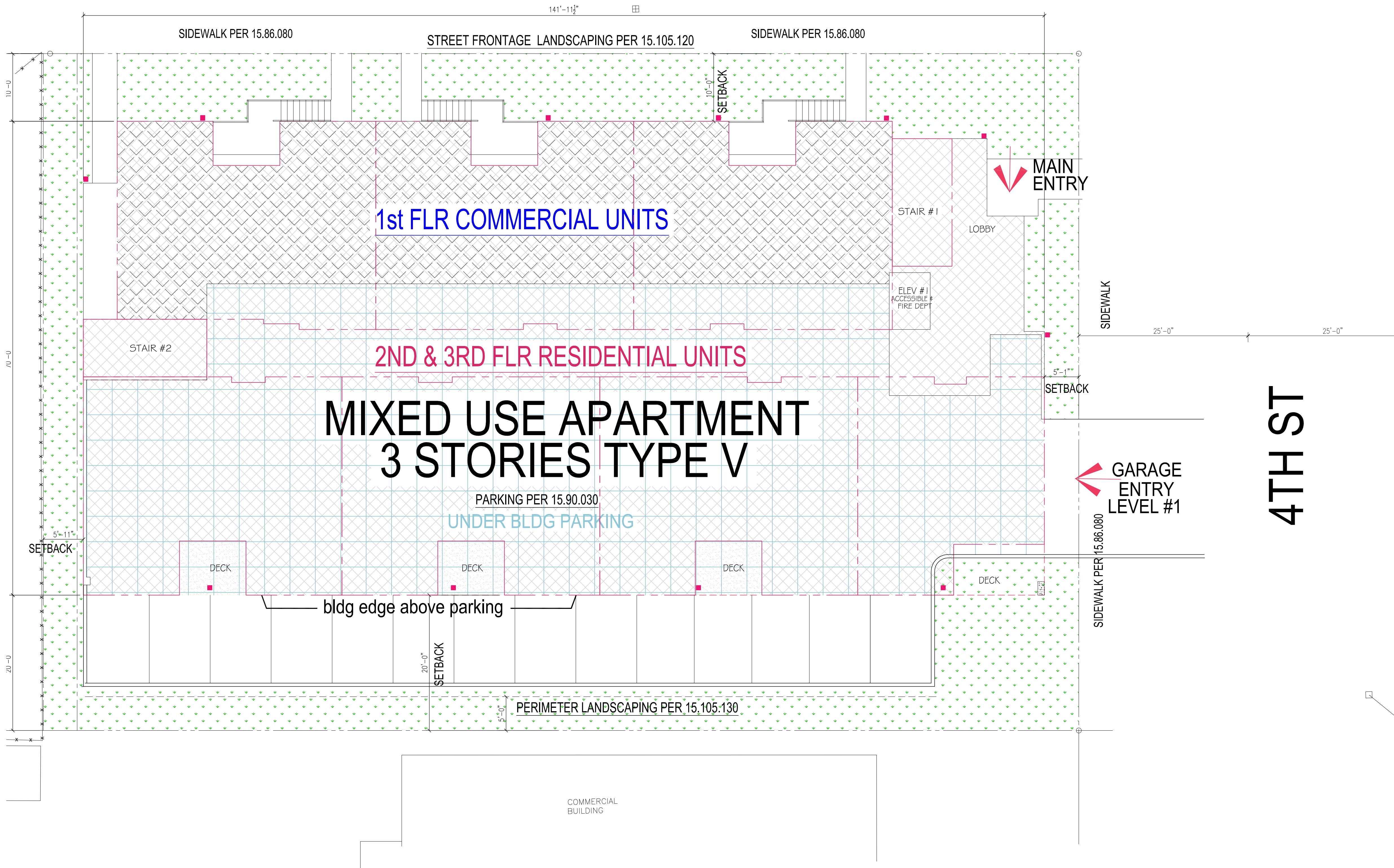
DATE 4 OCT 23
REVISION
A0.7

SHEET

ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS		CEILINGS		REMARKS
				MATERIALS	FINISH	MATERIALS	FINISH	
				CARPET W/PAD SHEET VINYL W/SOUND MAT -2ND & 3RD				
	AIR B& B UNITS			SHEET VINYL				
	ROOM			WATERPROOF MEMBRANE				
	BATH			BRUSHED CONCRETE				
	UNITS 2ND & 3RD FLOOR			CONCRETE SLAB				
	LIVING/DINING			TILE				
	DINING			PRE-FINISHED W/C (2.25") TO MATCH DOORS				
	BATH			4" VINYL				
	BEDROOM			QUARRY TILE				
	KITCHEN			EXTERIOR Siding				
	HALLS			5/8" G/WB TYPE "X"				
	WASHER/ DRYER CLOSET							
	DECK			I COAT LATEX FLAT OVER I COAT SEALER				
	PATIO/ 1ST FLOOR			I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
	VESTIBULE/ LOBBY			4" CERAMIC TILE WAINSOT				
	STAIRWAYS			EXTERIOR Siding				
	ELECTRICAL ROOM			I LAYER TYPE "X" G.W.B. ON RC-1				
	CORRIDORS			I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
				I COAT LATEX FLAT OVER I COAT SEALER				
				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
				4" CERAMIC TILE WAINSOT				
				EXTERIOR Siding				
				I LAYER TYPE "X" G.W.B. ON RC-1				
				I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
				I COAT LATEX FLAT OVER I COAT SEALER				
				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
				4" CERAMIC TILE WAINSOT				
				EXTERIOR Siding				
				I LAYER TYPE "X" G.W.B. ON RC-1				
				I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
				I COAT LATEX FLAT OVER I COAT SEALER				
				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
				4" CERAMIC TILE WAINSOT				
				EXTERIOR Siding				
				I LAYER TYPE "X" G.W.B. ON RC-1				
				I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
				I COAT LATEX FLAT OVER I COAT SEALER				
				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
				4" CERAMIC TILE WAINSOT				
				EXTERIOR Siding				
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				I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
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				ACOUSTICAL TILE				
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				ACOUSTICAL TILE				
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				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
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				I LAYER TYPE "C" G.W.B. @ TOP FLOOR				
				ACOUSTICAL TILE				
				I COAT LATEX FLAT OVER I COAT SEALER				
				I COAT LATEX SEMI-GLOSS OVER I COAT SEALER				
				4" CERAMIC TILE WAINSOT				
				EXTERIOR Siding				
				I LAYER TYPE "X" G.W.B. ON RC-1				
				I LAYER TYPE "C" G.W.B. @ TOP FLOOR	</			

CENTER ST



PROJECT DATA

LOT AREA	15,296 SQ/FT .35 ACRE
PARCEL	P74143
ZONING	COMMERCIAL
MAX BUILDING HEIGHT	30' ABOVE @ 1 FOOT ABOVE FLOOD PLAIN
CONSTRUCTION TYPE	3 STORIES TYPE V-A
FIRE SPRINKLER	NFPA-13

ALLOWABLE USES PER 15.35.020
1ST FLOOR 15.35.020 (10) LODGING ESTABLISHMENT & 15.35.030 (2) DWELLING UNITS
2ND FLOOR 15.35.030 (2) DWELLING UNITS
3RD FLOOR 15.35.030 (2) DWELLING UNITS

MAX FLOOR AREA (NO MORE THAN 2X THE LOT AREA)

<u>MAX FLOOR AREA (NO MORE THAN 2X THE LOT AREA)</u>	
LOT AREA	15,296 SQ/FT
MAXIMUM FLOOR AREA	30,592 SQ/FT
1ST FLOOR - FLOOR AREA	3,720 SQ/FT
- UNDER BLDG PARKING AREA	5,753 SQ/FT
2ND FLOOR - FLOOR AREA	9,317 SQ/FT
3RD FLOOR - FLOOR AREA	9,317 SQ/FT
TOTAL BUILDING AREA	28,107 SQ/FT

MAX LOT COVERAGE (MIN 80% OF LOT)

<u>LANDSCAPING AREA (MIN 20% OF LOT)</u>	
LOT AREA	15,296 SQ/FT
MINIMUM LANDSCAPE AREA	3,059 SQ/FT
LANDSCAPE AREA PROVIDED	3,082 SQ/FT

PARKING PROVIDED - ONSITE	
FULL SIZE STALLS	19
COMPACT STALLS	3
ADA STALLS (INCL. 1 VAN)	2
TOTAL	24

PARKING REQUIRED - ONSITE

5 LODGING UNITS	5
14 DWELLING UNITS (>1,200SQ/FT)	14
TOTAL REQUIRED STALLS	19

PARKING STALL SIZE
REGULAR 9' x 18'-6"
COMPACT 8'-6" x 16' (ALLOWED UP TO 50% REQUIRED PARKING)

<u>SETBACKS</u>	
CENTER ST.	5'
NORTH 4TH ST.	5'
WEST SIDE YARD	5'
SOUTH SIDE YARD	5'

IBC TABLE 504.3 ALLOWABLE BUILDING HEIGHT

R OCCUPANCY	TYPE V-A 70'
S OCCUPANCY	TYPE V-A 70'

37
IBC TABLE 504.4 ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE
P.1 & P.2 - TYPE V, A-4 STORIES

S-2 TYPE V-A 5 STORIES

IBC TABLE 506.2 ALLOWABLE AREA WITH SPRINKLER (NFPA 13) TYPE V-A

R-1 & R-2 TYPE V-A 36,000 SQ/FT

3-2 TYPE V-A 63,000 SQFT

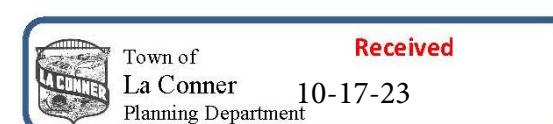
IBC 506.2.3 ALLOWABLE
R-2
Aa 12,6000 /3 42,000
At 36,000
NS 12,000
If 0.5
Sa 3

A compass rose with four points: North (N), South (S), East (E), and West (W). The North and South points are at the top and bottom respectively, with East and West on the sides.

SITE PLAN

SCALE 1/8" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL



PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

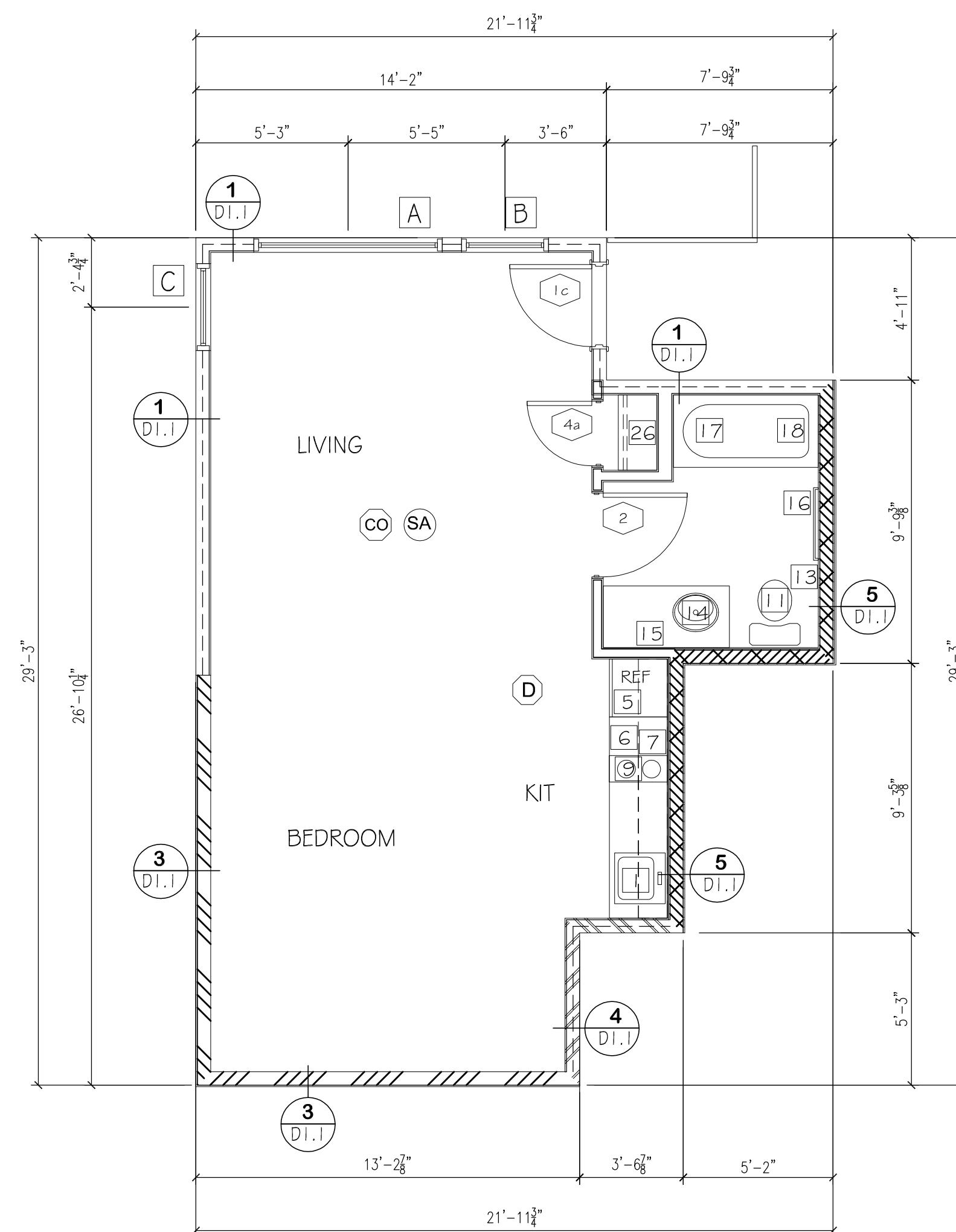
CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



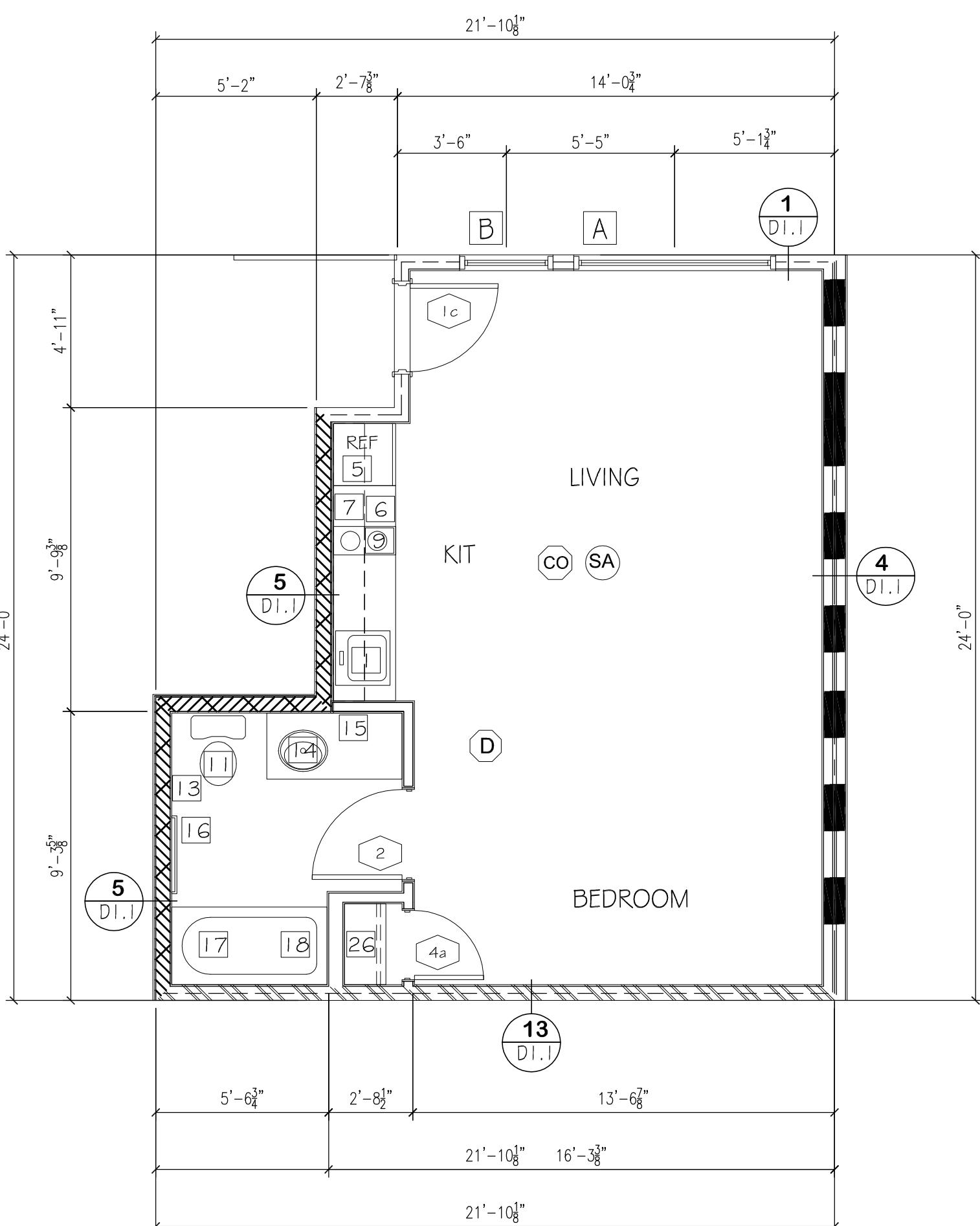
ARCHITECTS

EMAIL info@cmaarch.com
PHONE 425-353-2888



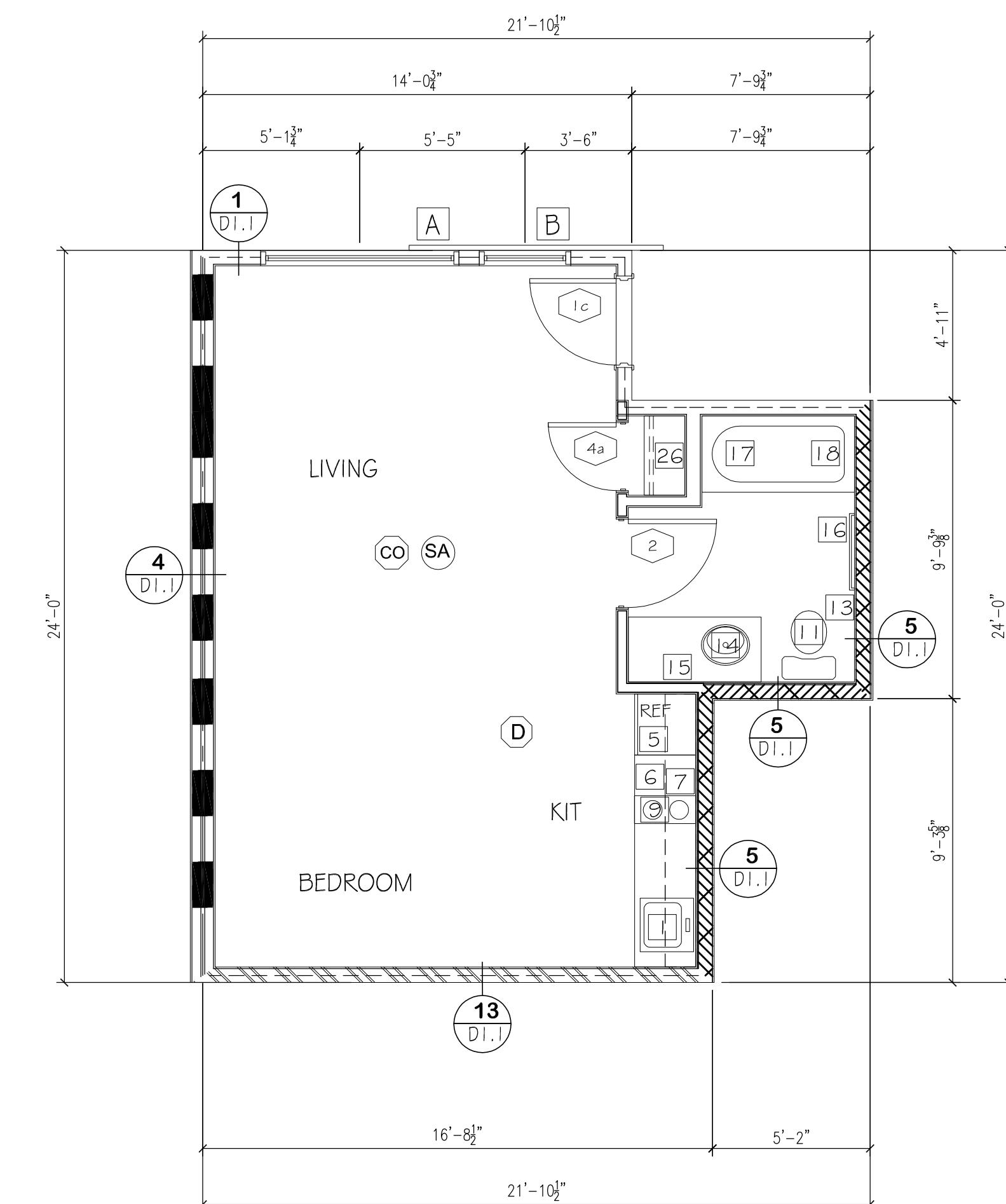
UNIT "B&B-3"
(SLEEPING UNIT)

504 SQ/FT
1 UNIT
DECK - 56 SQ/FT
UNIT # 105



UNIT "B&B-2"
(SLEEPING UNIT)

433 SQ/FT
2 UNIT
DECK - 56 SQ/FT
UNITS # 102 & 104



UNIT "B&B-1"
(SLEEPING UNIT)

433 SQ/FT 866 SQ/FT
2 UNIT
DECK - 52 SQ/FT
UNIT # 101 & 103

SLEEPING UNITS EXEMPT FROM COMPLYING IBC CHAPTER 11 AND WITH A117.1-2009 ACCESSIBILITY.
ALL DOORS WITHIN THE SLEEPING UNIT ARE REQUIRED TO HAVE A CLEAR WIDTH OF 32".
PROVIDE COUNTER TOP MICROWAVE FOR SLEEPING UNITS

SHEET NOTES

1 SELF-RIMMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE 'A' UNITS
2 BUILT-IN DISHWASHER, ENERGY STAR
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
5 REFRIGERATOR SPACE
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
7 PONY WALL
8 COOKTOP
9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
10 1.26 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 30" DEEP FOR ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE 'B' UNITS
11 GRAB BARS FOR WATER CLOSET
12 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
13 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET TO MATCH VANITY
14 SURFACE MOUNTED MIRROR WITH J-CUPS TO MATCH VANITY
15 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL MOUNT CENTER OF BAR, MAX. 4'-0" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BAR @ 45" AFF FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
16 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
17 FUR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
18 5' SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD
19 ADA 3' ROLL-IN SHOWER WITH SEAT
20 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
21 GRAB BARS FOR ROLL-IN SHOWER
22 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
23 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
24 1 - 12" WIRE SHELF & POLE
25 5 - 12" WIRE SHELVES
26 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 6'-8" UNIT ENTRY DOORS TO BE 20 MIN RATED AND BE EQUIPPED WITH VIEWER & DEAD BOLT LOCK. ALL HARDWARE TO HAVE LEVER LOCKSETS
PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 1005.5, I A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2
NOTE: ALL BATHS & KITCHENS TO BE MECHANICALLY VENTED TO EXTERIOR
NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE 'A' BATHROOM AND SUPPORT AT OPEN END. PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET
ALL UNITS NOT DESIGNATED AS TYPE 'A' SHALL BE TYPE 'B' UNITS
ALL TYPE 'A' UNITS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009
OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST OUTLET TO THE FINISH FLOOR.
COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS
WINDOWS W/28.1" FACTOR & .40 SHGC

LEGEND	
■	VERIFY WALL TYPES AS PER RA.1 - SHEET
■	STANDARD (SEE SHT RA.1 #3)
■	CORRIDOR WALL (SEE SHT RA.1 #4)
■	UNIT PARTITION WALL (SEE SHT RA.1 #5)
■	EXTERIOR WALL (SEE SHT RA.1 #1)
■	2 HR WALL - GENERIC (SEE SHT RA.1 #4)
■	2 HR WALL - (STC 50) (SEE SHT RA.1 #2)
■	2 HR EXTERIOR WALL (SEE SHT RA.1 #9)
□	DOOR INDICATOR
□	SOFFITS FOR DUCTS
○	DETAIL INDICATOR (SEE SHT RA.1 #9)
△	INTERIOR ELEVATIONS (SEE SHT RA.1 #1)
□	SMOKE/CARBON MONOXIDE DETECTOR

STUDIO "B&B-1", "B&B-2" & "B&B-3"
TYPICAL UNIT

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

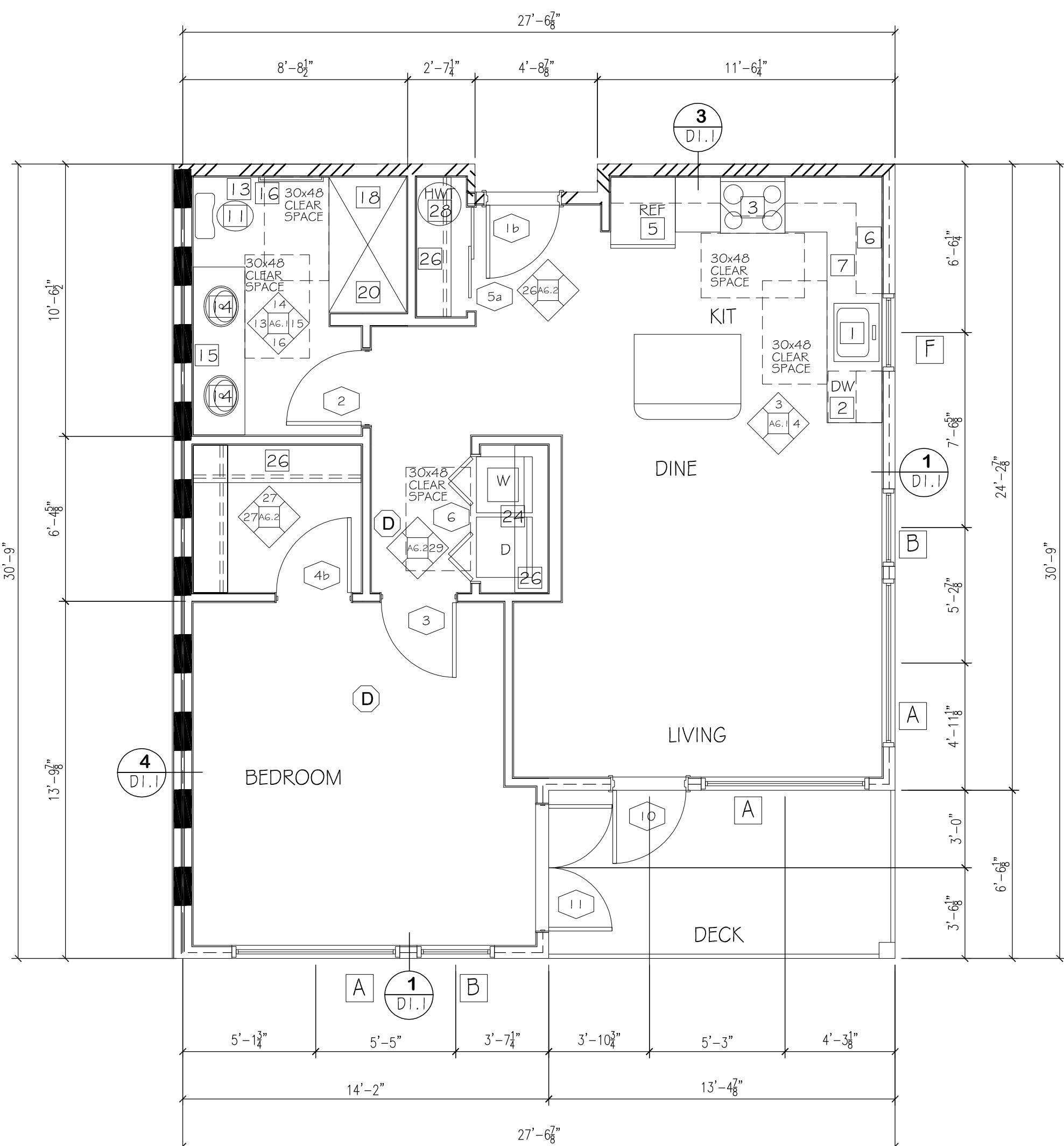
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EVERETT, WA 98203

EMAIL: info@cmarch.com
PHONE: 425-353-2888

TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	

A2.1



I BEDROOM "B"
(TYPE "B" UNIT)
756 SQ/FT
1 UNIT
DECK - 87 SQ/FT
UNIT # 301

ARCHITECT TO REVIEW BATHING FIXTURE SUBMITTAL
PRIOR TO FRAMING TO CONFIRM ADA COMPLIANCE.

SEE SHEET AG.1 INTERIOR ELEVATIONS FOR LOCATION
OF GRAB BARS AND BACKING. ALSO NOTE LOCATION
OF WATER CLOSETS AND TUB CONTROLS

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG.1.
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS.
ENSURE THAT CONTROLS ARE NOT LOWER THAN 15" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE.

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.6.6.1

FOR TYPE "A" UNITS ALL CONTROLS MUST BE ACCESSIBLE (LEVER STYLE OR SIMILAR) WHICH INCLUDES OPERABLE WINDOWS, SINK AND LAVATORY FAUCETS, KITCHEN CABINET DOOR HARDWARE, AND DOOR HARDWARE.

FOR TYPE "A" UNITS AND A PORTION OF ALL STORAGE CLOSETS MUST BE ACCESSIBLE. ENSURE THAT A PORTION OF A CLOSET POLE IS MOUNTED NO GREATER THAN 46 INCHES AFF.

FOR TYPE "A" UNIT PROVIDE A SINK WITH A DRAIN AT THE BACK OF THE BOWL SO THAT DRAIN PIPES AND DISPOSAL UNITS ARE OUT OF THE KNEE CLEARANCE SPACE.

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

FOR ALL UNITS PROVIDE A PORTION OF TOWEL BARS MOUNT AT 48".

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

FOR TYPE "A" UNIT PROVIDE COMBINATION WASHER/DRYER. PROVIDE FOR PARALLEL APPROACH. CLEAR FLOOR SPACE SHALL BE CENTERED ON APPLIANCE.

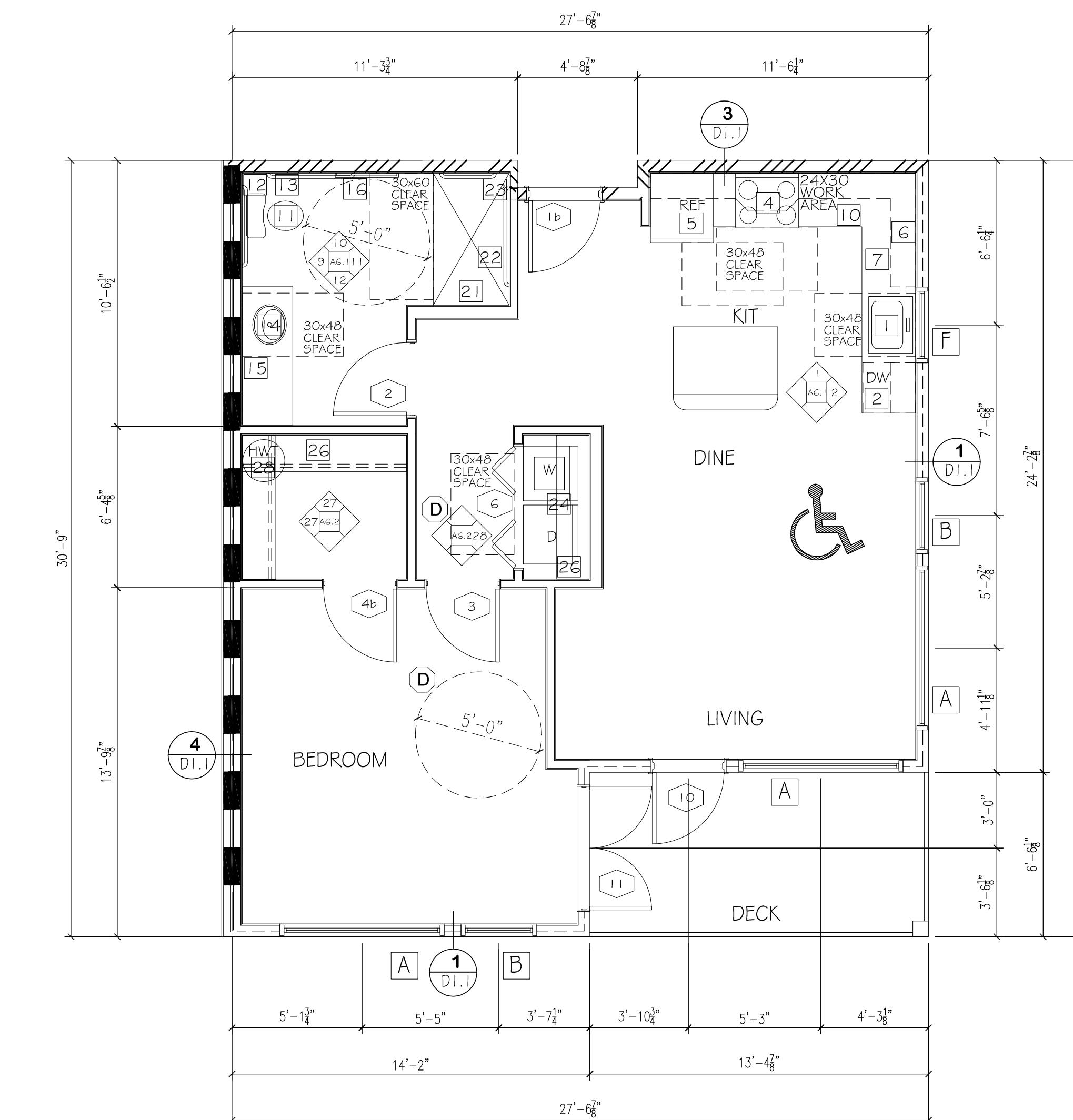
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

TYPE "A" KITCHEN COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "B" KITCHEN COUNTERTOP 25 1/2" MAX. DEPTH, 36" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "A" & "B" BATHROOM COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

FOR TYPE "B" UNITS A STACKABLE WASHER/DRYER COMBINATION CAN BE PROVIDED.



I BEDROOM "A"
(TYPE "A" UNIT)
756 SQ/FT
1 UNIT
DECK - 87 SQ/FT
UNIT # 201

SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
- 7 PONY WALL
- 8 COOKTOP
- 9
- 10 30x24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 12 GRAB BARS FOR WATER CLOSET
- 13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF TOP MAX 33" AFF LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 14 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 15 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX 36" AFF TO FLOOR; MOUNT 18" FROM CENTER OF BARS @ 48" AFF
- 16 TUB/SHOWER COMBO; PROVIDE CURTAIN ROD MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 17 5' SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD
- 18 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 19
- 20 5' SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 21 ADA 5' ROLL-IN SHOWER WITH SEAT
- 22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED/SHOWER HEAD OR AS A HAND HELD SHOWER
- 23 GRAB BARS FOR ROLL-IN SHOWER
- 24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 26 1 - 12" WIRE SHELF & POLE
- 27 5 - 12" WIRE SHELVES
- 28 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 8'-0".
UNIT ENTRY DOORS TO BE 20 MIN RATED
AND BE EQUIPPED WITH VIEWER & DEAD BOLT LOCK.
ALL HARDWARE TO HAVE LEVER LOCKSETS.

PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 1005.5.1
A MIFANG FOR VISUALLY IMPAIRED A VISION AND HEARING. THE UNIT
ENTRANCE DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

NOTE: ALL BATHS & KITCHENS TO BE MECHANICALLY VENTED TO EXTERIOR.
NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE "A" BATHROOM AND SUPPORT AT OPEN END.
PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS
ALL TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009

OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST
OUTLET TO THE FINISH FLOOR.
COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO
HIGH COUNTER TOPS. PROVIDE ACCESSIBLE COUNTER TOPS.
SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL
SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME w/ACCESSIBLE CONTROLS
WINDOWS W. 28" U" FACTOR & .40 SHGC

LEGEND	
	WINDOW INDICATOR
	DOOR INDICATOR
	SOFFITS FOR DUCTS
	DETAIL INDICATOR (SEE D1, SHTS)
	INTERIOR ELEVATIONS (SEE SHT AG.1)
	SMOKE/CARBON MONOXIDE DETECTOR

1 BR "A" & "B"
TYPICAL UNIT

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

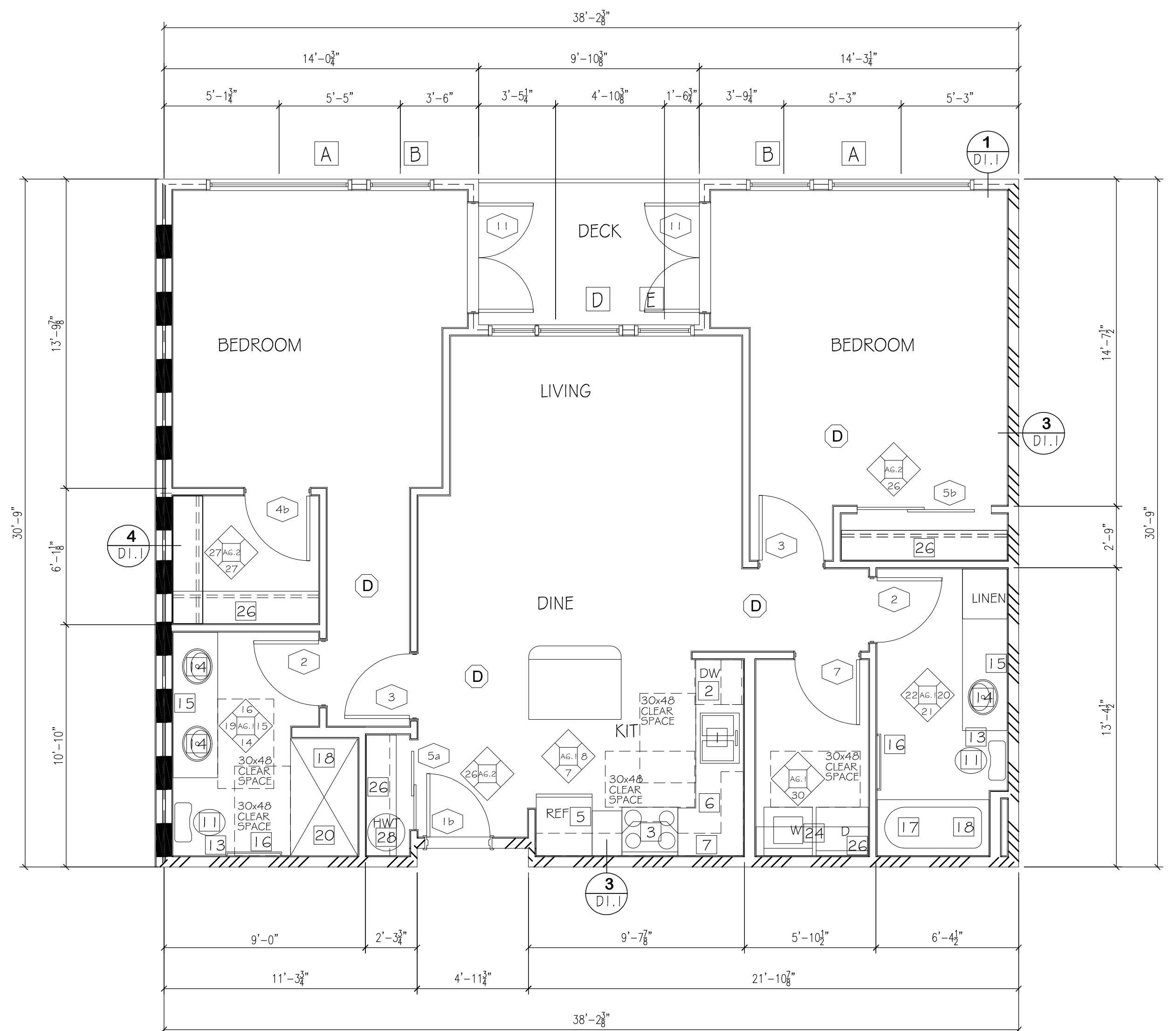
RCHITECTS

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PHONE: 425-353-2888

TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE 4 OCT 23
REVISION
A2.2

SHEET



2 BEDROOM "B1"

(TYPE "B" UNIT)
1,106 SQ/FT 9,954 SQ/FT
9 UNIT

DECK - 64 SQ/FT
UNITS # 202,203,204 \$206
302,303,304,306 \$307

ARCHITECT TO REVIEW BATHING FIXTURE SUBMITTAL
PRIOR TO FRAMING TO CONFIRM ADA COMPLIANCE.

SEE SHEET A6.1 INTERIOR ELEVATIONS FOR LOCATION
OF GRAB BARS AND BACKING. ALSO NOTE LOCATION
OF WATER CLOSETS AND TUB CONTROLS.

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET A6.1.
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS.
ENSURE THAT CONTROLS ARE NOT LOWER THAN 15" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE

AIR INLETS, WINDOW TRickle VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR. MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSECO 403.6.1

FOR TYPE "A" UNITS ALL CONTROLS MUST BE ACCESSIBLE (LEVER STYLE OR SIMILAR) WHICH INCLUDES OPERABLE WINDOWS, SINK AND LAVATORY FAUCETS, KITCHEN CABINET DOOR HARDWARE, AND DOOR HARDWARE.

FOR TYPE "A" UNITS AND A PORTION OF ALL STORAGE CLOSETS MUST BE ACCESSIBLE. ENSURE THAT A PORTION OF A CLOSET POLE IS MOUNTED NO GREATER THAN 46 INCHES AFF.

FOR TYPE "A" UNIT PROVIDE A SINK WITH A DRAIN AT THE BACK OF THE BOWL SO THAT DRAIN PIPES AND DISPOSAL UNITS ARE OUT OF THE KNEE CLEARANCE SPACE.

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

FOR ALL UNITS PROVIDE A PORTION OF TOWEL BARS MOUNT AT 48" AFF.

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICCANSI A117.1-2009 SECTION 309.

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICCANSI A117.1-2009 SECTION 309.

FOR TYPE "A" UNIT PROVIDE COMBINATION WASHER/DRYER. PROVIDE FOR PARALLEL APPROACH. CLEAR FLOOR SPACE SHALL BE CENTERED ON APPLIANCE.

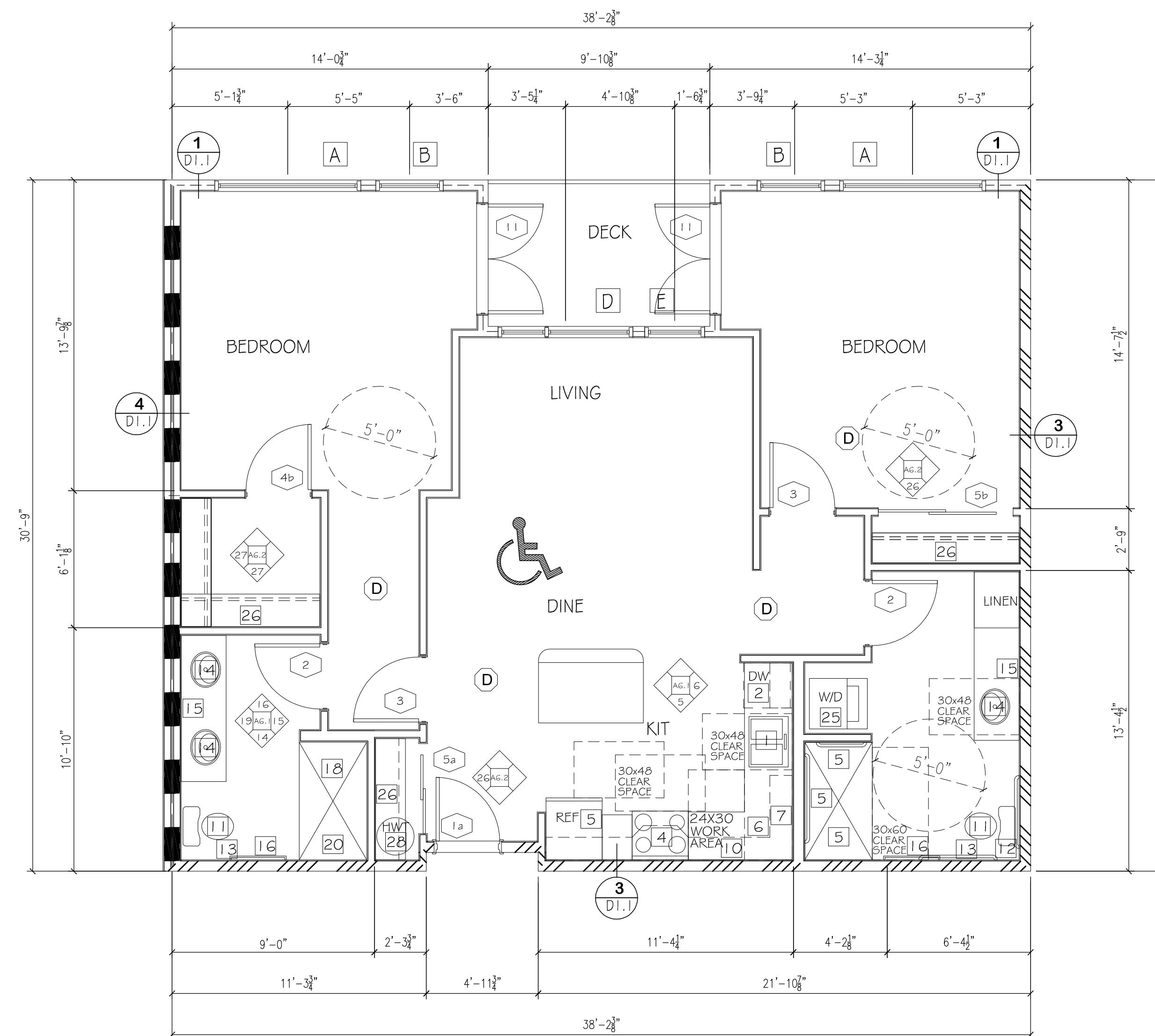
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

TYPE "A" KITCHEN COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "B" KITCHEN COUNTERTOP 25 1/2" MAX. DEPTH, 36" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "A" & "B" BATHROOM COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

FOR TYPE "B" UNITS A STACKABLE WASHER/DRYER COMBINATION CAN BE PROVIDED.



2 BEDROOM "A"

(TYPE "A" UNIT)
1,106 SQ/FT
1 UNIT

DECK - 64 SQ/FT
UNIT # 207

SHEET NOTES

1 SELF RINNING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS

2 BUILT-IN DISHWASHER, ENERGY STAR

3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE

4 30" ELECTRIC RANGE WITH HOOD FAUCET ABOVE

5 REFRIGERATOR SPACE

6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE

7 PONY WALL

8 COOKTOP

9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW

10 11.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS

11 GRAB BARS FOR WATER CLOSET

12 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF

13 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET

14 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY

15 30" TOWEL BAR; PROVIDED SOLID PACKING IN WALL; MOUNT CENTER OF BAR MAX. 416" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF

16 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD

17 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND

18 FURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS

19 GRAB BARS FOR WATER CLOSET

20 ADA 5" ROLL-IN SHOWER WITH SEAT

21 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER

22 GRAB BARS FOR WATER CLOSET

23 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

24 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR

25 1 - 12" WIRE SHELF & POLE

26 5 - 12" WIRE SHELVES

27 HOTWATER TANK

28

NOTE: ALL DOORS TO BE 3' 0" X 8' 0"

NOTE: UNIT ENTRY DOORS TO BE 20 MIN RATED AND BE EQUIPPED WITH VIEWER & DEAD BOLT LOCK

ALL HARDWARE TO HAVE LEVER LOCKSETS

PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 1005.5.1 A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

NOTE: ALL BATHS & KITCHENS TO BE MECHANICALLY VENTED TO EXTERIOR

NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE "A" BATHROOM AND SUPPORT AT OPEN END. PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS

ALL TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF ICCANSI A117.1-2009

OUTLET TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST OUTLET TO THE FINISHED FLOOR. COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO HIGHEST OUTLET.

SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS. KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS

WINDOWS W/28" X 40" SHGC

LEGEND	
STANDARD WALL (THREE SHFT RA.1 #5)	A WINDOW INDICATOR
CORRIDOR WALL (SEE SHFT RA.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHFT RA.1 #5)	SOFFITS FOR DUCTS
EXTERIOR WALL (SEE SHFT RA.1 #1)	DETAILS INDICATOR (SEE D1-SHTS)
2 HR WALL - (STC 50) (SEE SHFT RA.1 #20)	INTERIOR ELEVATIONS (SEE SHFT A6.1)
2 HR EXTERIOR WALL (SEE SHFT RA.1 #19)	SMOKE/CARBON MONOXIDE DETECTOR

4 OCT 23 PERMIT SUBMITTAL

PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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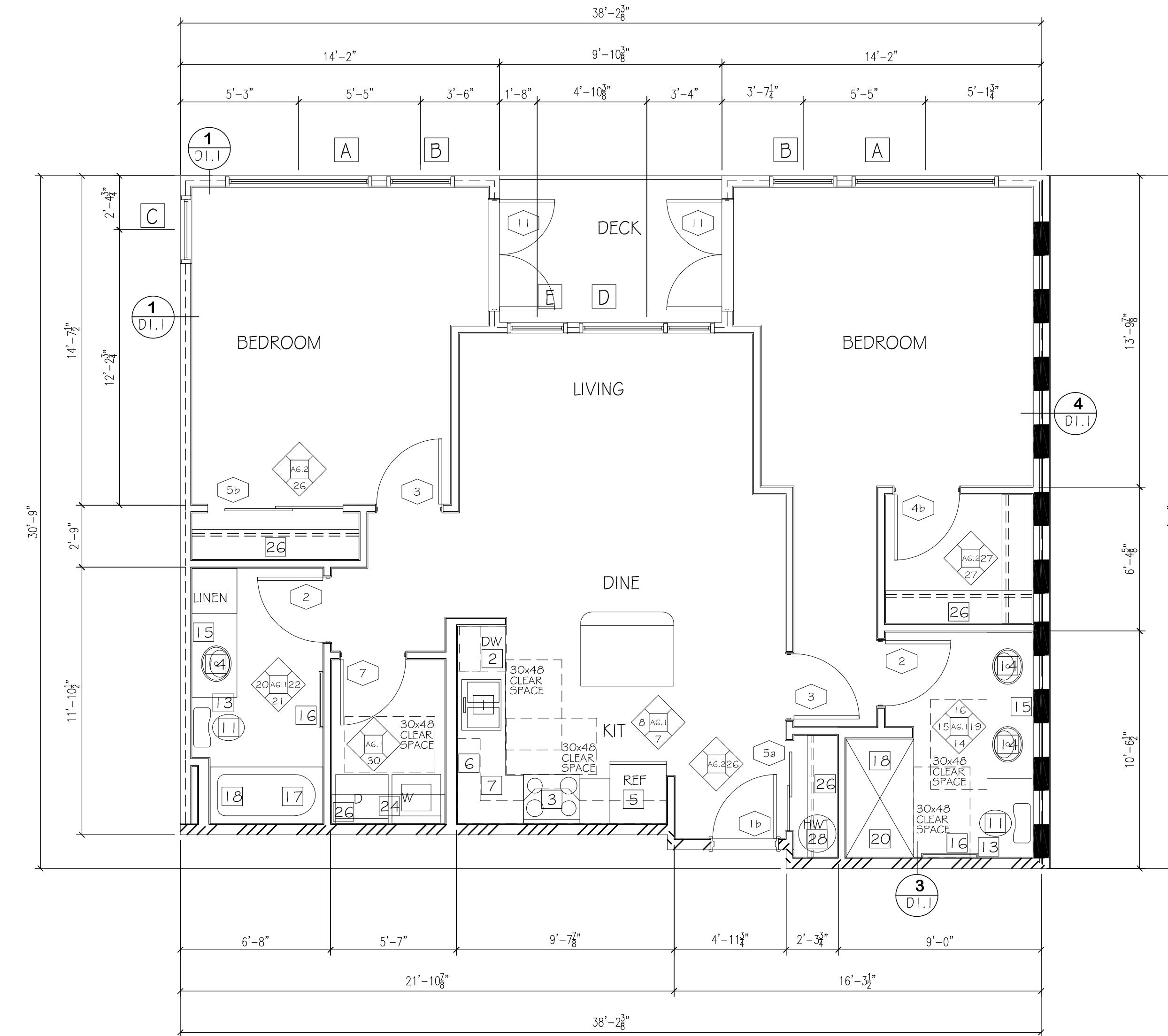
TL-9726
REGISTERED
CHARLES E. MORGAN
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE 4 OCT 23
REVISION
SHEET

A2.3

2 BR "A" & "B1"
TYPICAL UNIT

SCALE 1/4" = 1'-0"



2 BEDROOM "B2"

(TYPE "B" UNIT)

1,074 SQ/FT 2,148 SQ/FT

2 UNIT

DECK - 64 SQ/FT

UNITS # 205 & 305

ARCHITECT TO REVIEW BATHING FIXTURE SUBMITTAL
PRIOR TO FRAMING TO CONFIRM ADA COMPLIANCE.

SEE SHEET AG-1. INTERIOR ELEVATIONS FOR LOCATION
OF GRAB BARS AND BACKING. ALSO NOTE LOCATION
OF WATER CLOSETS AND TUB CONTROLS

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG-1.
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS.

ENSURE THAT CONTROLS ARE NOT LOWER THAN 15" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE

AIR INLETS, WINDOW TRickle VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.5.6.1

FOR TYPE "A" UNITS ALL CONTROLS MUST BE ACCESSIBLE (LEVER STYLE OR SIMILAR) WHICH INCLUDES OPERABLE WINDOWS, SINK AND LAVATORY FAUCETS, KITCHEN CABINET DOOR HARDWARE, AND DOOR HARDWARE.

FOR TYPE "A" UNITS AND A PORTION OF ALL STORAGE CLOSETS MUST BE ACCESSIBLE. ENSURE THAT A PORTION OF A CLOSET POLE IS MOUNTED NO GREATER THAN 46 INCHES AFF.

FOR TYPE "A" UNIT PROVIDE A SINK WITH A DRAIN AT THE BACK OF THE BOWL SO THAT DRAIN PIPES AND DISPOSAL UNITS ARE OUT OF THE KNEE CLEARANCE SPACE.

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

FOR ALL UNITS PROVIDE A PORTION OF TOWEL BARS MOUNT AT 48" AFF.

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "U" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "U" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

FOR TYPE "A" UNIT PROVIDE COMBINATION WASHER/DRYER. PROVIDE FOR PARALLEL APPROACH. CLEAR FLOOR SPACE SHALL BE CENTERED ON APPLIANCE.

OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

TYPE "A" KITCHEN COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "B" KITCHEN COUNTERTOP 25 1/2" MAX. DEPTH, 36" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

TYPE "A" & "B" BATHROOM COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

FOR TYPE "B" UNITS A STACKABLE WASHER/DRYER COMBINATION CAN BE PROVIDED.

SHEET NOTES

1 SELF-RIMMING STAINLESS STEEL SINK- SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
2 BUILT-IN DISHWASHER, ENERGY STAR
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
5 REFRIGERATOR SPACE
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
7 LINE OF CABINETS ABOVE
8 PONY WALL
9 COOKTOP
10 30x24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
12 GRAB BARS FOR WATER CLOSET
13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
14 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
15 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANTY
16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 41-5/8" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
17 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
18 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
19 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
20 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
21 ADA 5' ROLL-IN SHOWER WITH SEAT
22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED-SHOWER HEAD OR AS A HAND HELD SHOWER
23 GRAB BARS FOR ROLL-IN SHOWER
24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
26 1 - 12" WIRE SHELF & POLE
27 5 - 12" WIRE SHELVES
28 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 6'-8"
NOTE: ALL ENTRY DOORS TO BE 20 MIN RATED
AND BE EQUIPPED WITH VIEWER & DEAD BOLT LOCK
ALL HARDWARE TO HAVE LEVER LOCKSETS

PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 1005.5.1
NOTES: DOORS TO BE 3'-0" X 6'-8" FOR AN ACCESSIBLE UNIT
ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

NOTE: ALL BATHS & KITCHENS TO BE MECHANICALLY VENTED TO EXTERIOR

NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE "A" BATHROOM AND SUPPORT AT OPEN END.
PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS

ALL TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009

OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST OUTLET TO THE FINISH FLOOR.

ALL ACCESSIBLE OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO HIGHEST OUTLET.

SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.

KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS
WINDOWS W/28" U" FACTOR & .40 SHGC

LEGEND

VERIFIED WALL TYPES AS PER RA1.1 SHEET
STANDARD WALL (1 THROU SHT RA1.1 #3)
CORRIDOR WALL (SEE SHT RA1.1 #4)
UNIT PARTITION WALL (SEE SHT RA1.1 #5)
EXTERIOR WALL (SEE SHT RA1.1 #1)
2 HR WALL - GENERIC (SEE SHT RA1.2 #20)
2 HR WALL - (TC 50) (SEE SHT RA1.2 #20)
2 HR EXTERIOR WALL (SEE SHT RA1.2 #19)

SMOK/CARBON MONOXIDE DETECTOR

2 BR "B2"
TYPICAL UNIT

SCALE 1/4" = 1'-0"

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PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

RCHITECTS

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PHONE: 425-353-2888

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ARCHITECT
Charles E. Morgan
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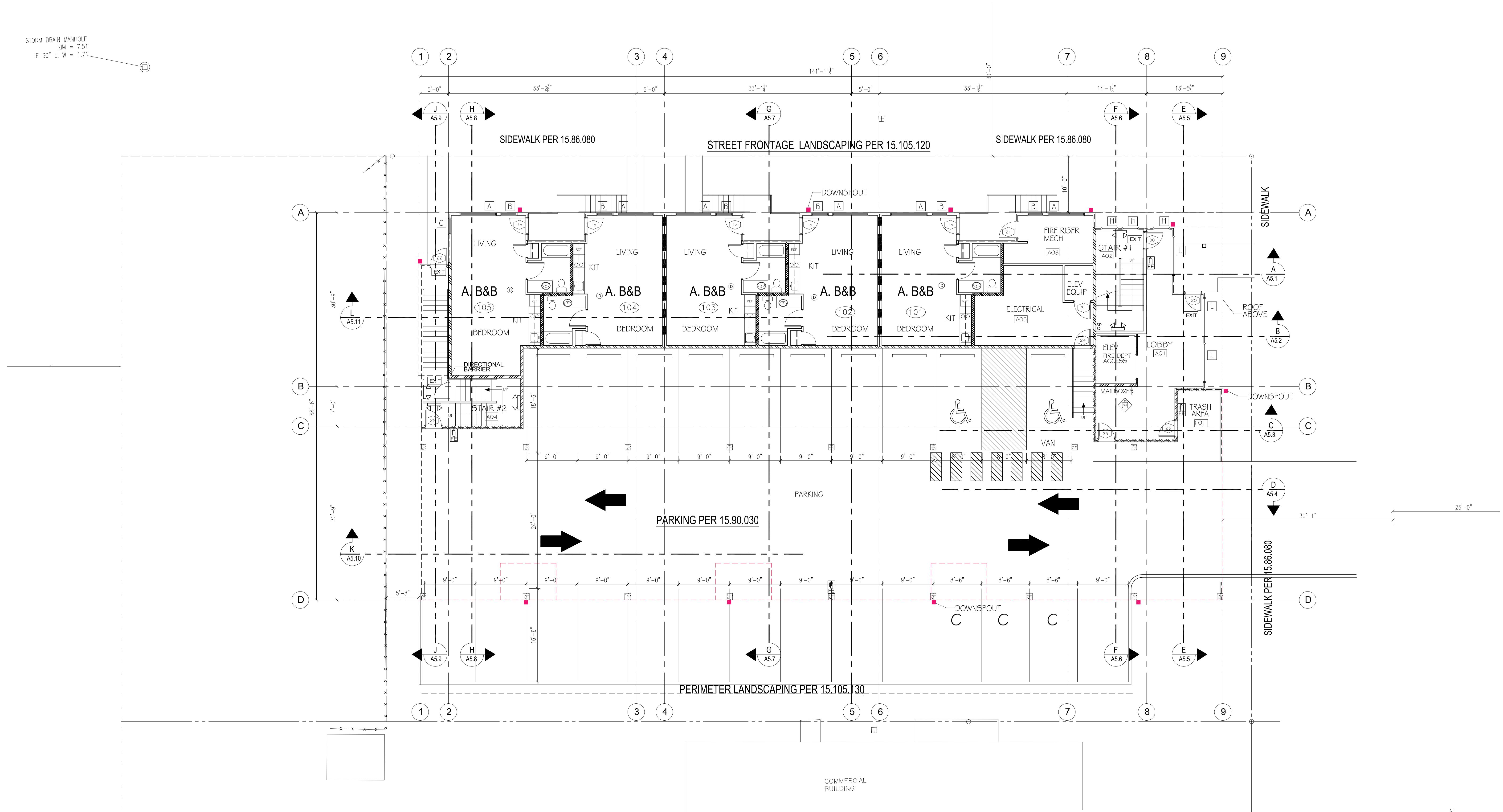
DATE 4 OCT 23

REVISION

SHEET

A2.4

STORM DRAIN MANHOLE
RIM = 7.51
IE 30" E, W = 1.71



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LOCATION
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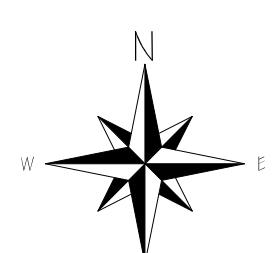
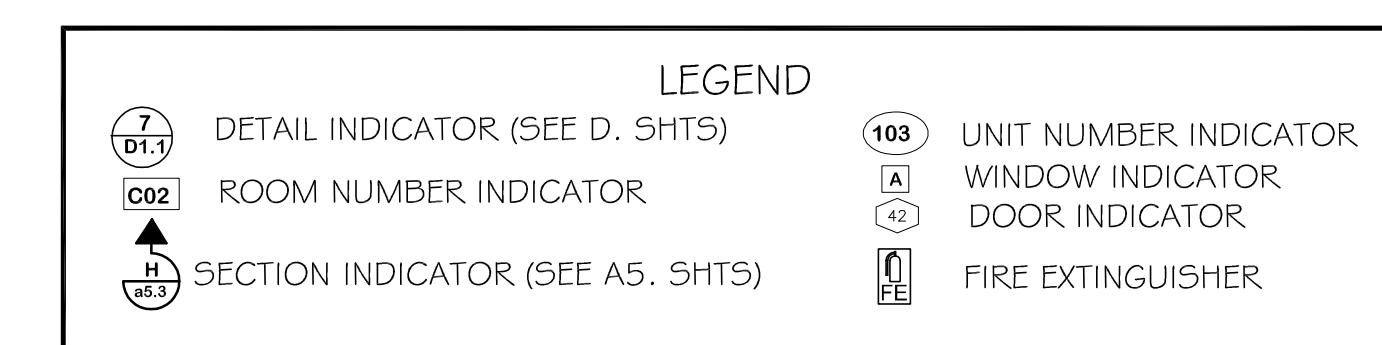
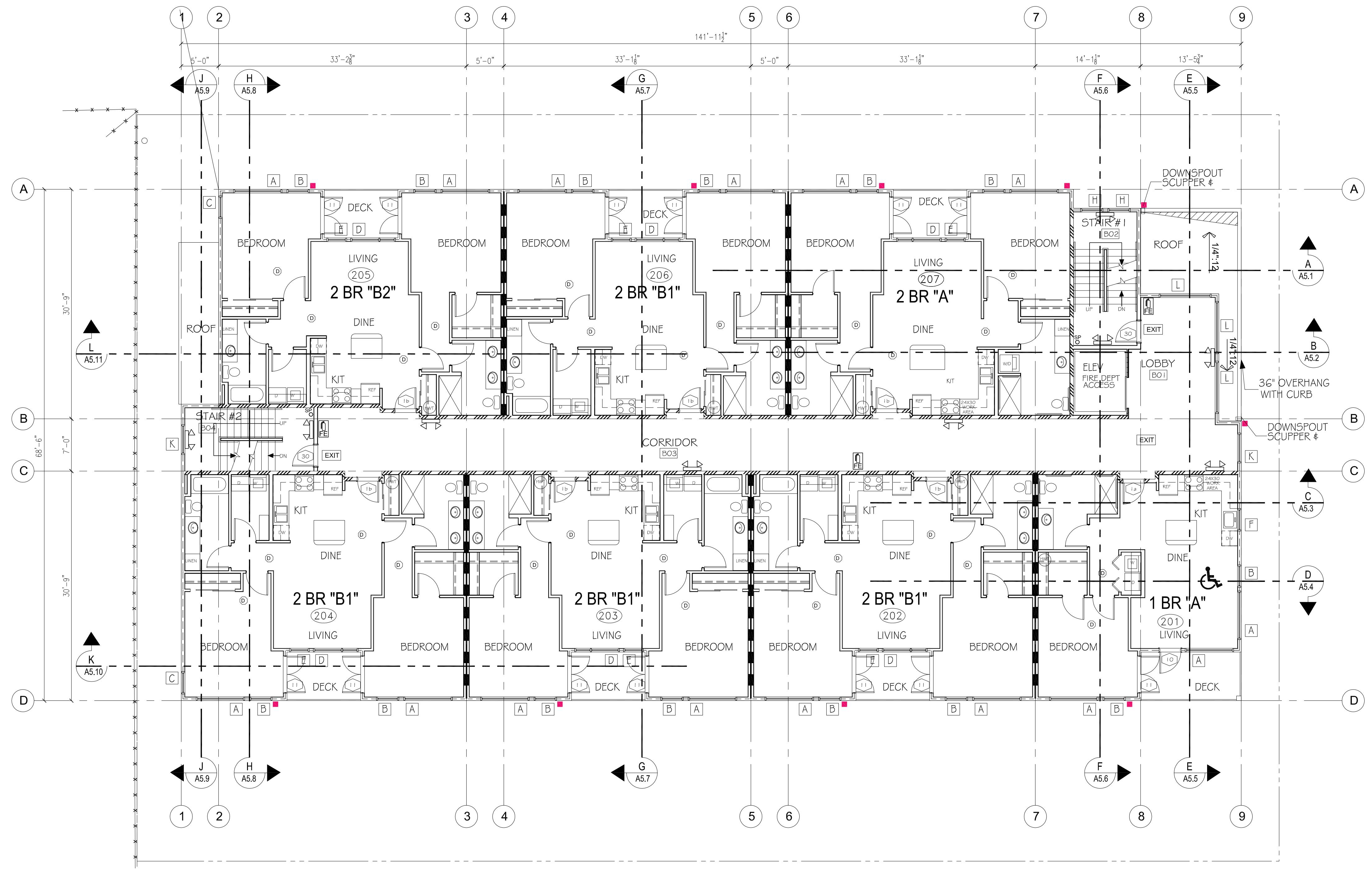
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1ST FLOOR PLAN

SCALE 1/8" = 1'-0"



2ND FLOOR PLAN

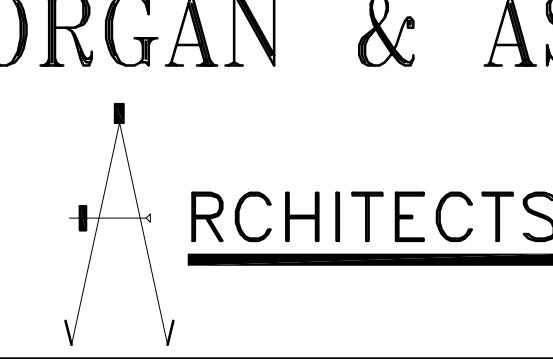
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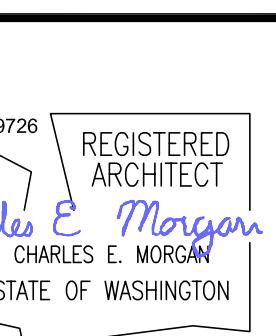
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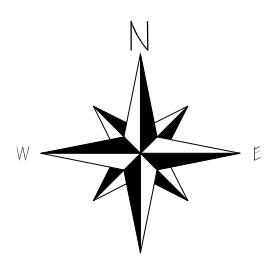
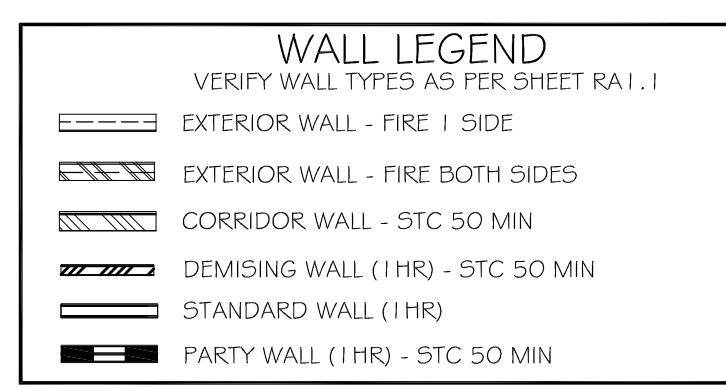
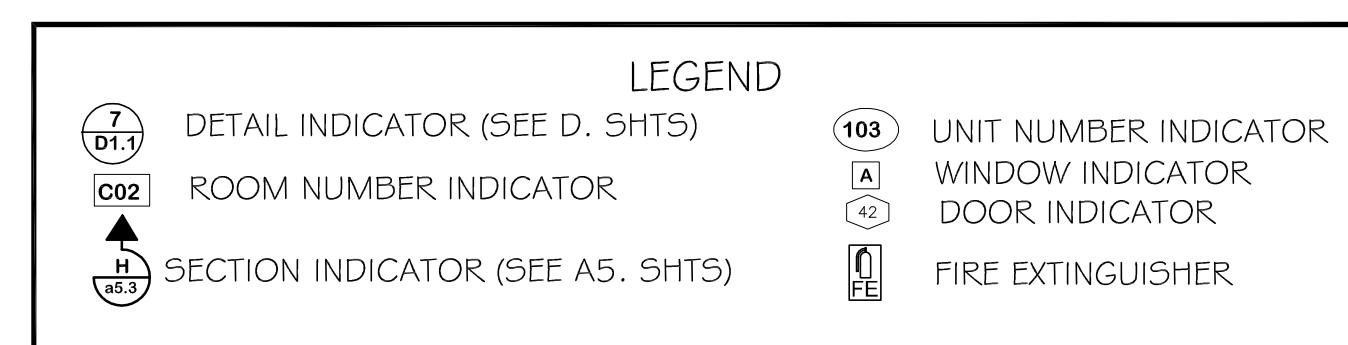
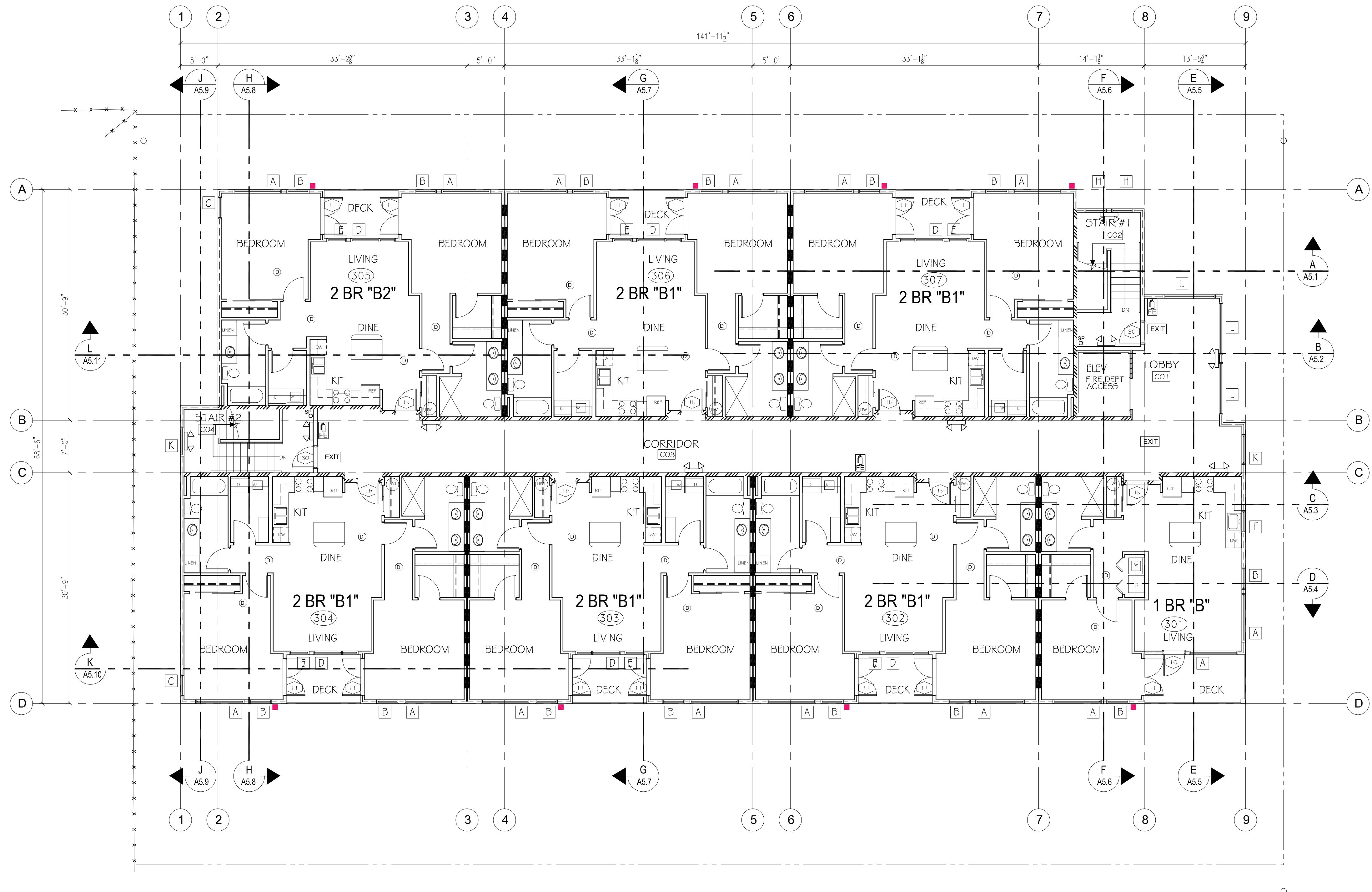


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A3.2



3RD FLOOR PLAN

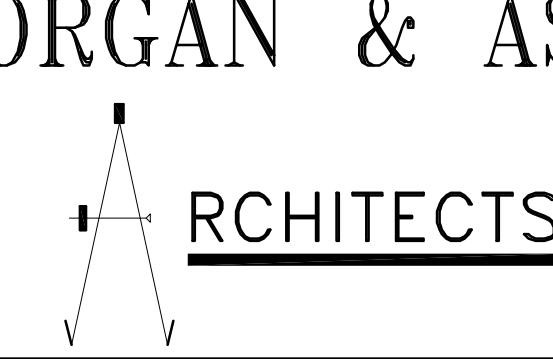
SCALE 1/8" = 1'-0"

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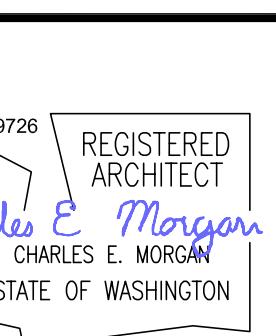
PROJECT
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LOCATION
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DEVELOPER
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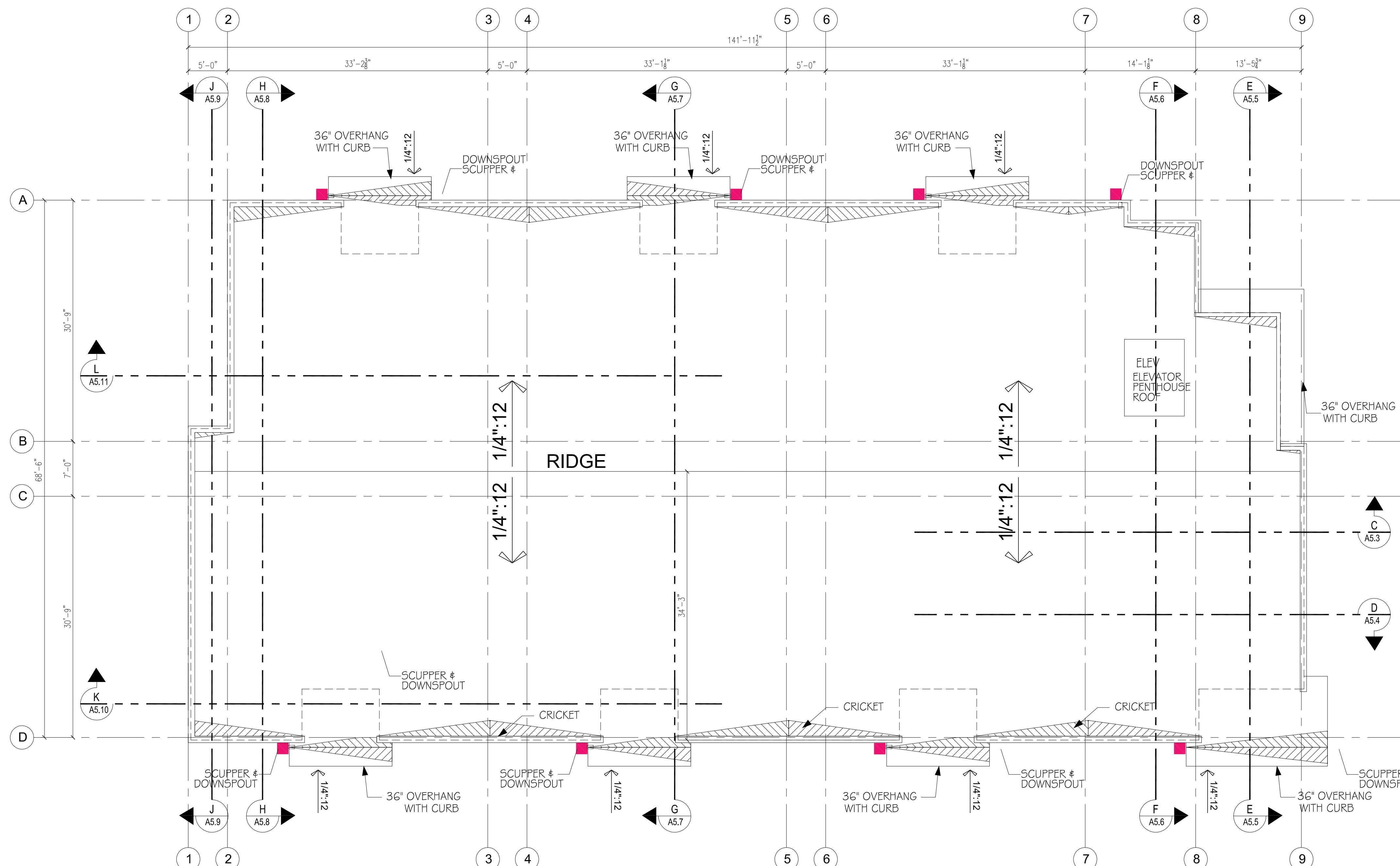


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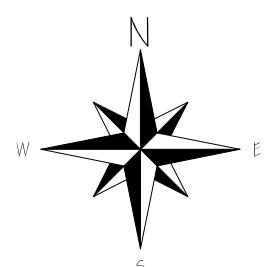
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A3.3



LEGEND

- SCUPPER & DOWNSPOUT
- GUTTER
- CURB
- PARAPET WALL
- CAN VENTS (AF92) OPENING SIZE 92 SQ/IN
- PV PANELS



ROOF PLAN
SCALE 1/8" = 1'-0"

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THE SALMON
LOCATION
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DEVELOPER
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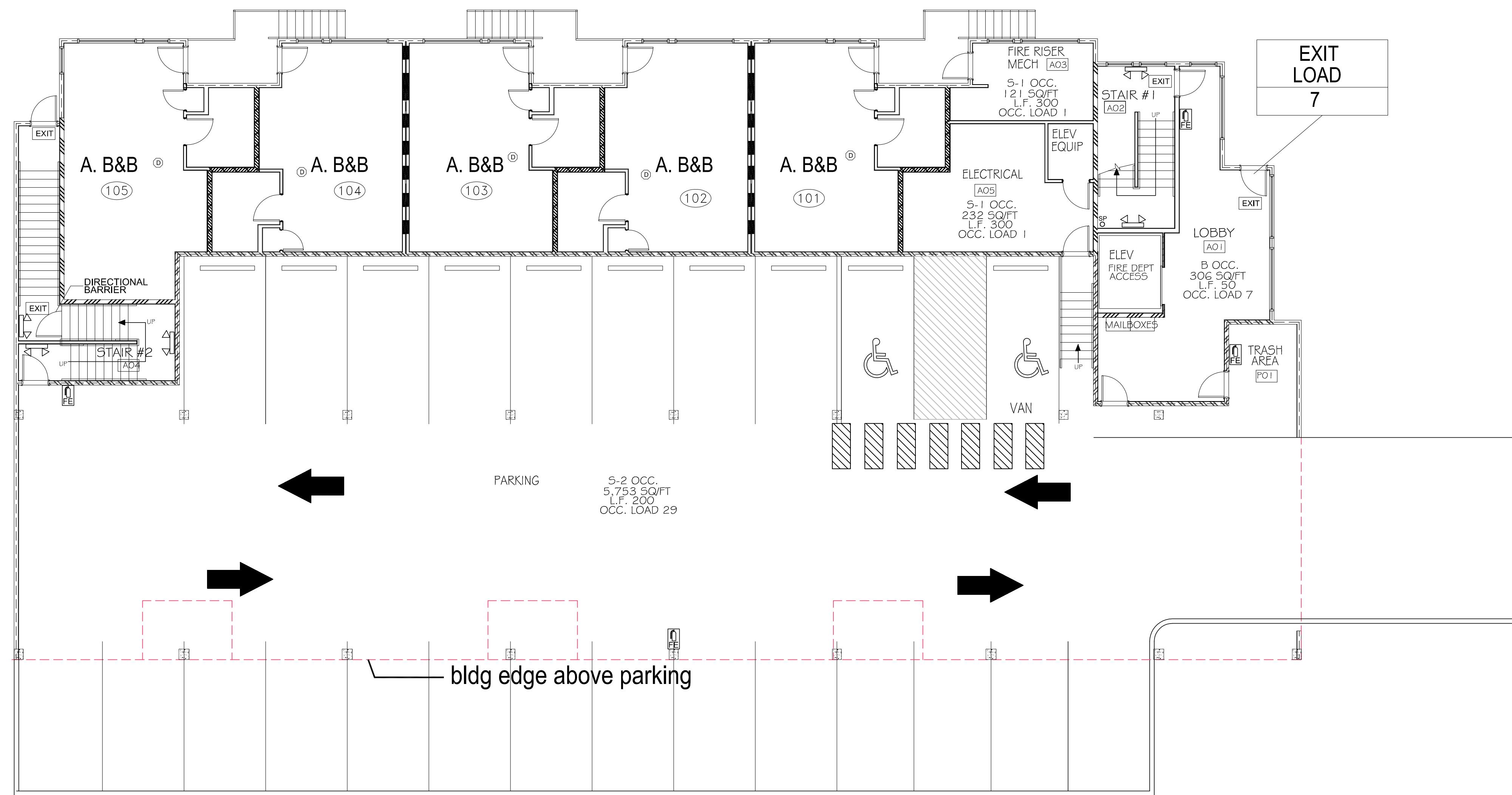
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A3.4



9,473 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
LOBBY	B	50	306 SQ/FT	7
FIRE RISER/MECH.	S-1	300	121 SQ/FT	1
ELECTRICAL	S-1	300	232 SQ/FT	2
RESIDENTIAL	R-1	200	2,241 SQ/FT	12
PARKING GARAGE	S-1	200	5,753 SQ/FT	29

MEANS OF EGRESS ILLUMINATION
BATTERY PACKS TO PROVIDE 1 FOOTCANDLE OF
LIGHT AT THE WALKWAY SURFACE AND SHALL
PROVIDE POWER FOR A MINIMUM OF 90 MINUTES
AS PER SECTIONS 1008.3 & 1013.6.3

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PROJECT
THE TALMON
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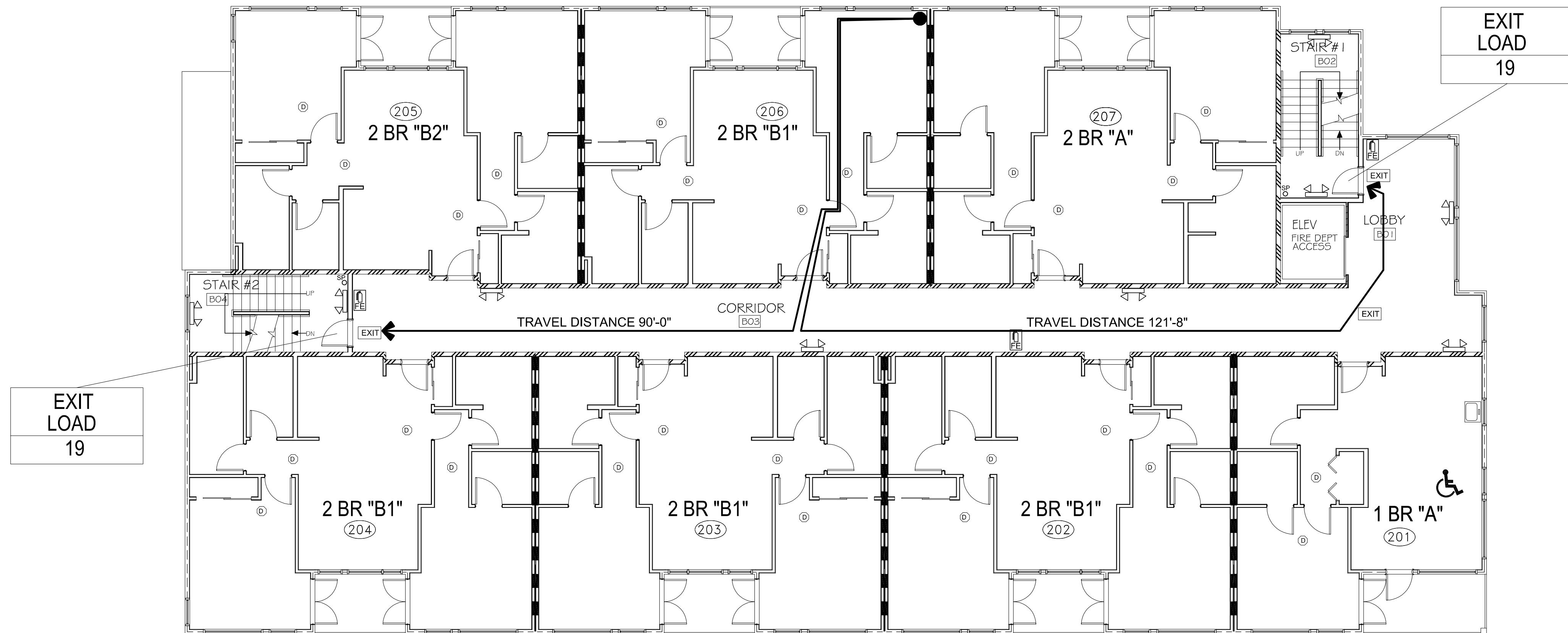
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CHARLES E. MORGAN
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STATE OF WASHINGTON

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A3.1LS

SCALE 1/8" = 1'-0"

LIFE SAFETY
1ST FLOOR PLAN



9,917 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
RESIDENTIAL	R-1	200	7,351 SQFT	37
TOTAL OCCUPANT LOAD — 37				

MAXIMUM OCCUPANT LOAD = 37
 50% OF TOTAL LOAD = 19
 REQUIRED CORRIDOR WIDTH = $19 \times 0.2 = 3.8"$
 ACTUAL CORRIDOR WIDTH ARE 5'-6"
 REQUIRED STAIRWAY WIDTH = $19 \times 0.3 = 5.7"$
 ACTUAL STAIRWAY WIDTH IS 44" MIN

MEANS OF EGRESS ILLUMINATION
 BATTERY PACKS TO PROVIDE 1 FOOTCANDLE OF
 LIGHT AT THE WALKWAY SURFACE AND SHALL
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4 OCT 23 PERMIT SUBMITTAL

PROJECT
 THE TALMON
 LOCATION
 CENTER STREET, LA CONNER, WA
 DEVELOPER
 KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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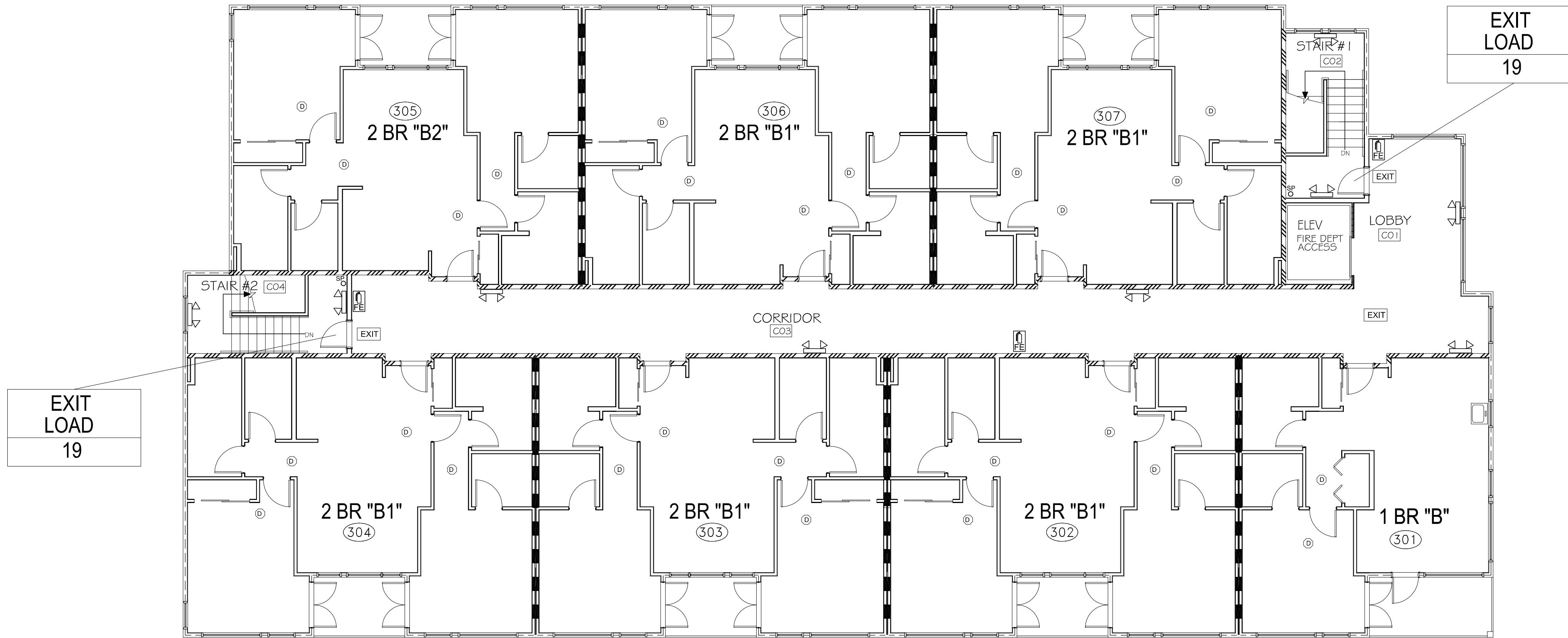
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SCALE 1/8" = 1'-0"

LIFE SAFETY
 2ND FLOOR PLAN



9,917 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
RESIDENTIAL	R-1	200	7,351 SQ/FT	37
TOTAL OCCUPANT LOAD				37

MAXIMUM OCCUPANT LOAD = 37
 50% OF TOTAL LOAD = 19
 REQUIRED CORRIDOR WIDTH = $19 \times 0.2 = 3.8"$
 ACTUAL CORRIDOR WIDTH ARE 5'-6"
 REQUIRED STAIRWAY WIDTH = $19 \times 0.3 = 5.7"$
 ACTUAL STAIRWAY WIDTH IS 44" MIN

MEANS OF EGRESS ILLUMINATION
 BATTERY PACKS TO PROVIDE 1 FOOTCANDLE OF LIGHT AT THE WALKWAY SURFACE AND SHALL PROVIDE POWER FOR A MINIMUM OF 90 MINUTES AS PER SECTIONS 1008.3 & 1013.6.3

LIFE SAFETY
 3RD FLOOR PLAN
 SCALE 1/8" = 1'-0"

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PROJECT
 THE TALMON
 LOCATION
 CENTER STREET, LA CONNER, WA
 DEVELOPER
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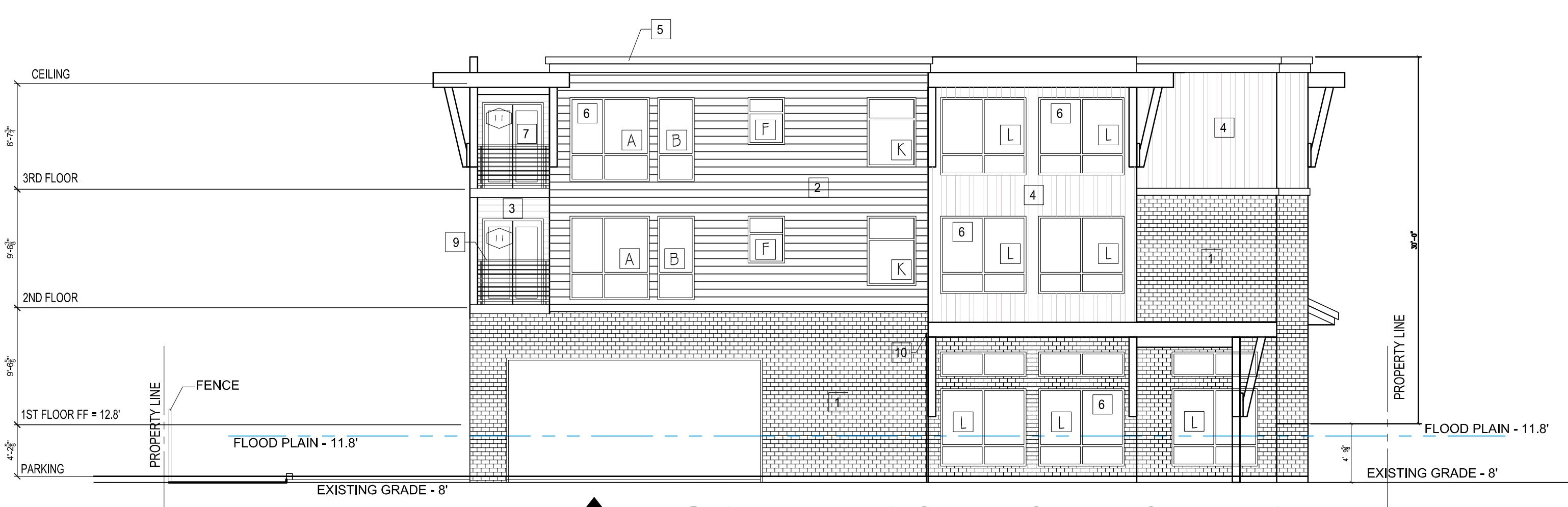
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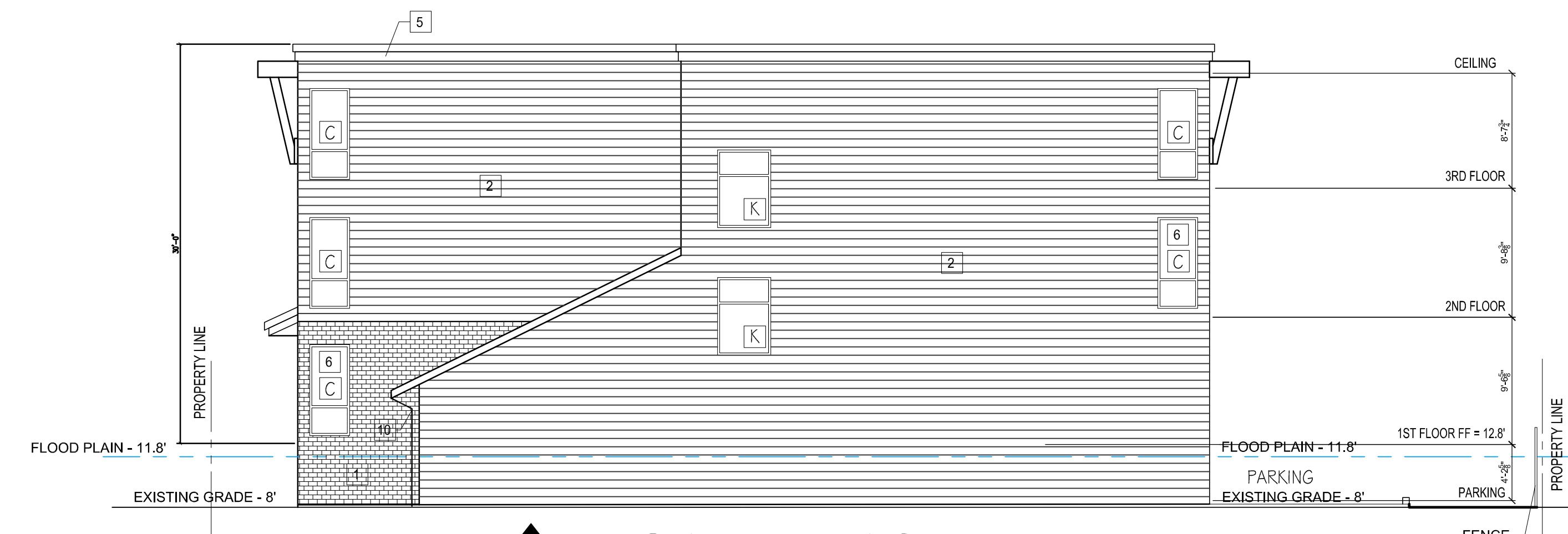
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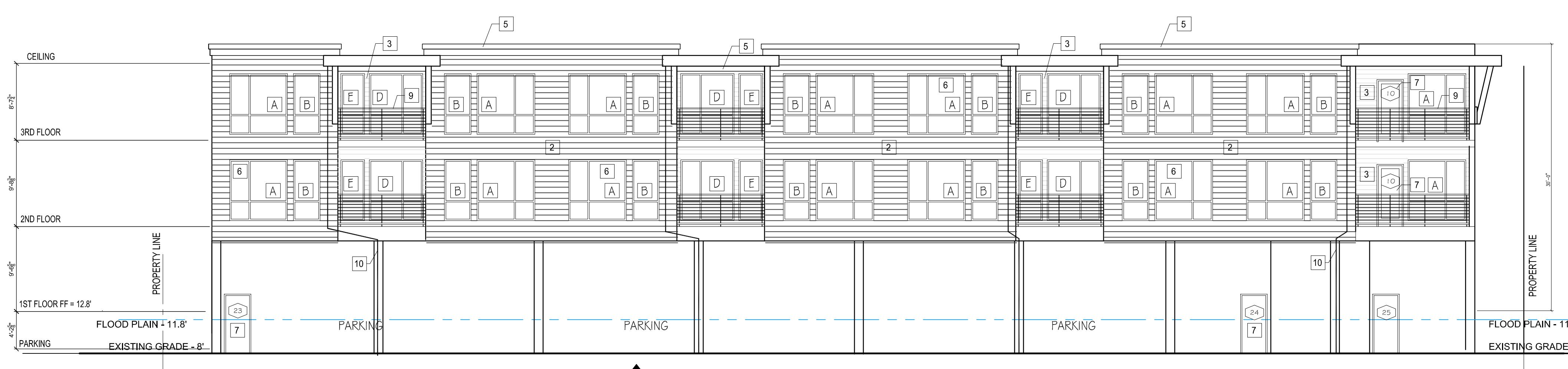
① NORTH ELEVATION - MAIN ENTRY RESIDENTIAL



② EAST ELEVATION - GARAGE ENTRY



③ WEST ELEVATION



 4 SOUTH ELEVATION

KEY NOTES

- 1 THIN BRICK
- 2 HORIZONTAL HARDIE SIDING
- 3 HORIZONTAL HARDIE SIDING
- 4 VERTICAL HARDIE SIDING
- 5 FASCIA
- 6 BLACK VINYL WINDOWS
- 7 FINISHED METAL DOORS
- 8 STOREFRONT DOOR
- 9 METAL RAILINGS
- 10 DOWNSPOUTS

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THE TALMON
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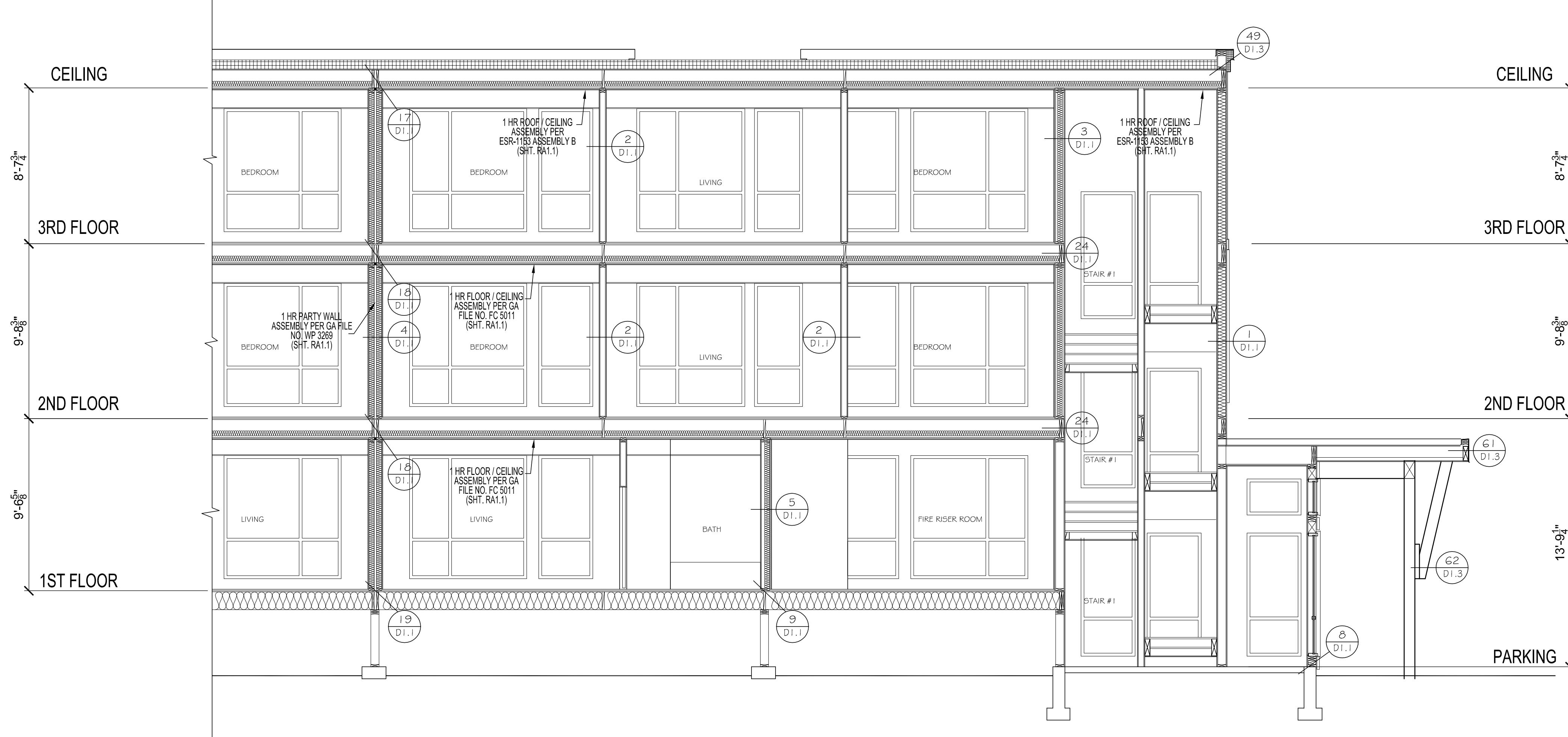
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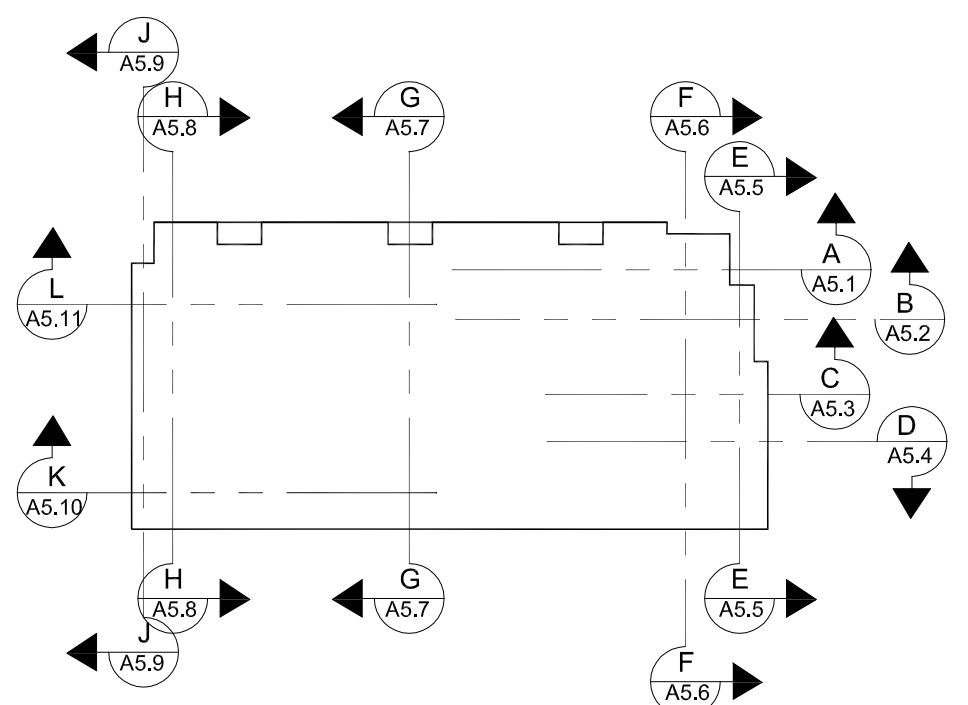
A4.1

ELEVATIONS

SCALE 1/8" = 1'-0"



SECTION 'A'



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

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PROJECT
THE TALMON
LOCATION
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DEVELOPER
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CHARLES MORGAN & ASSOCIATES, LLC

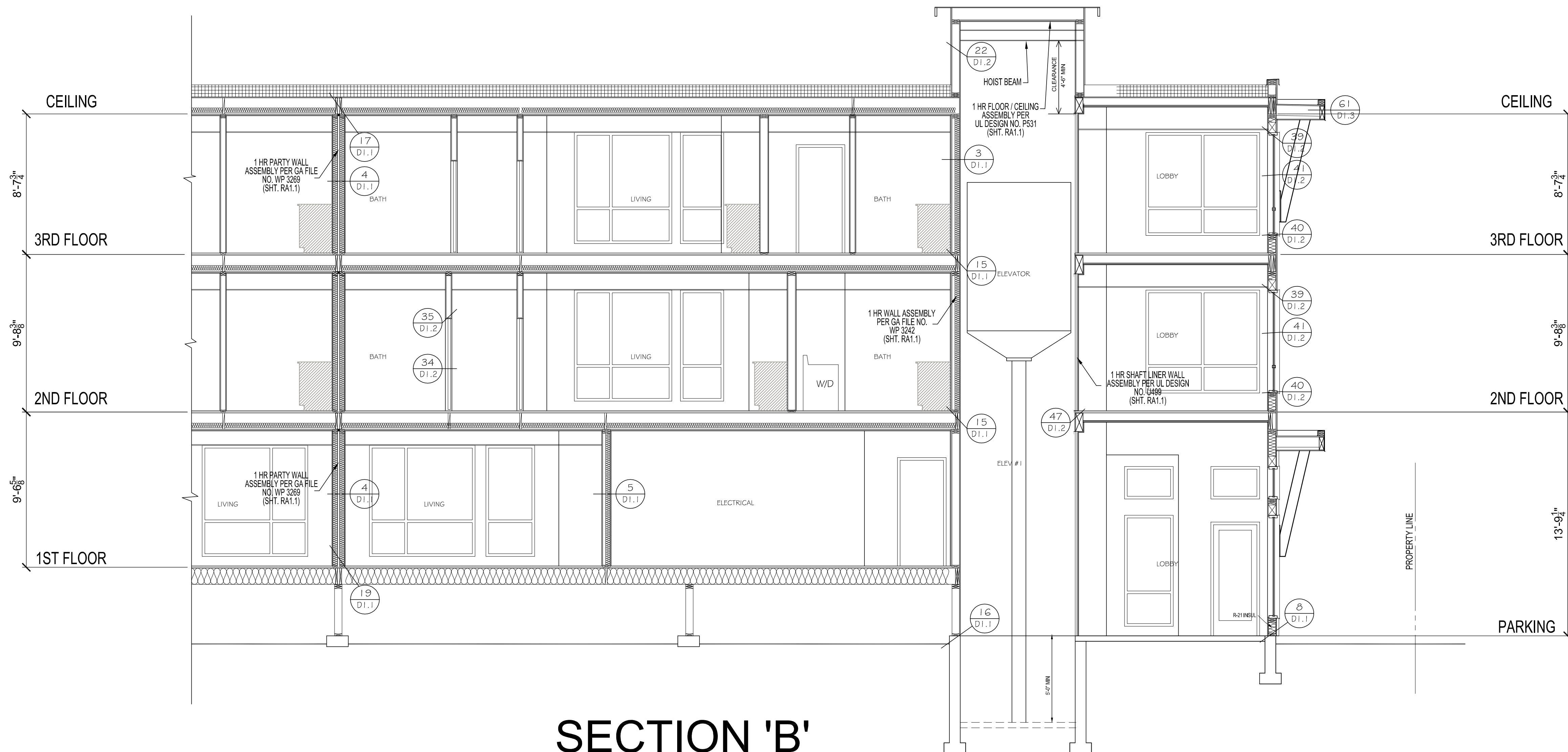
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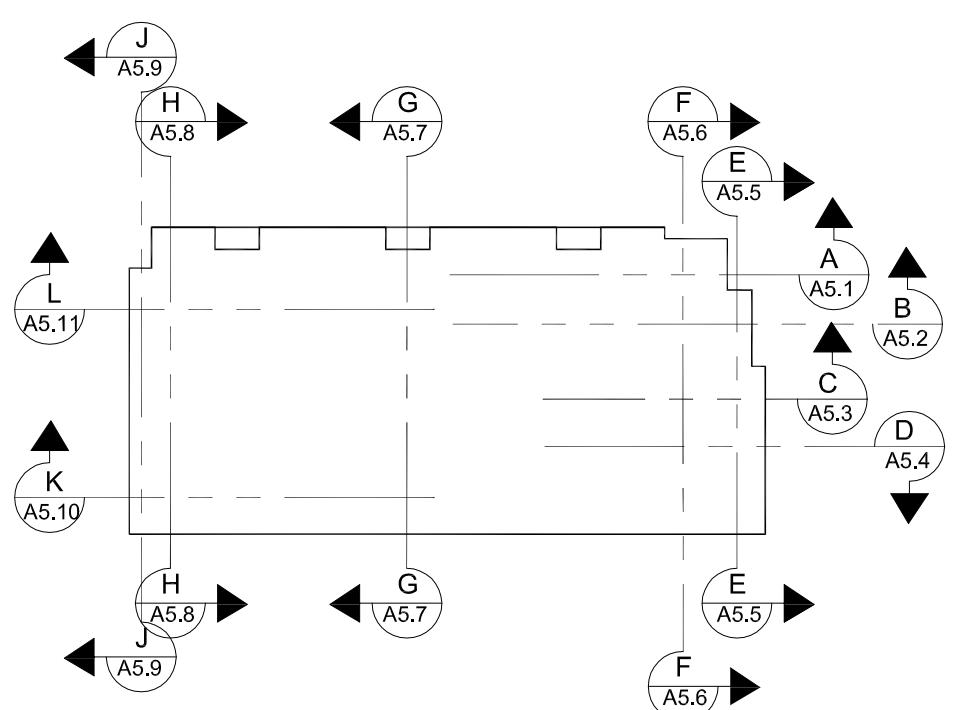
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SECTION 'B'



SECTION 'B'

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

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PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS LLC

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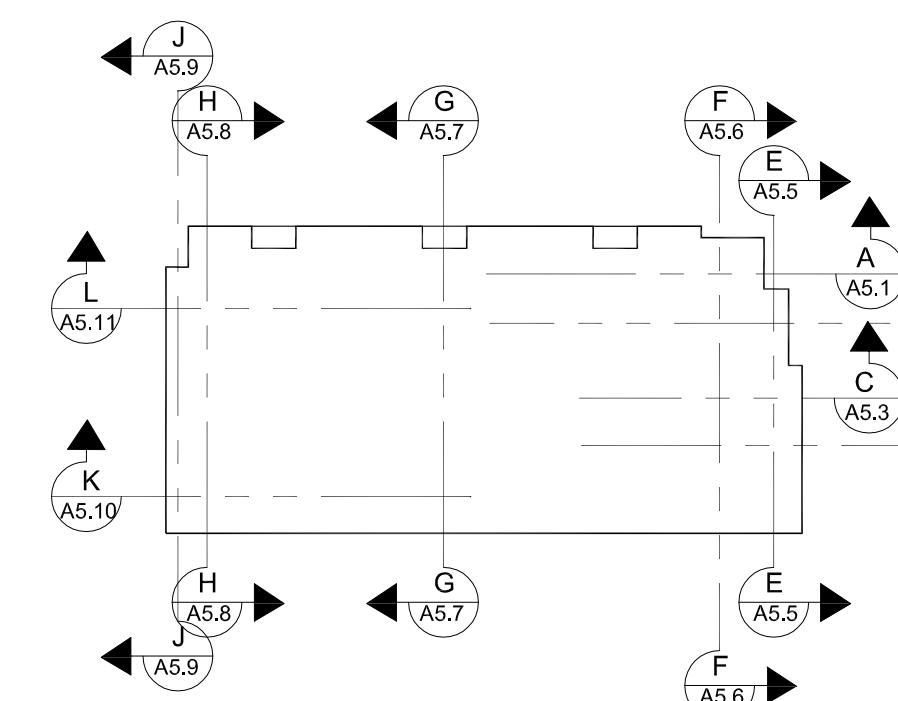
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SECTION 'C'



SECTION 'C'

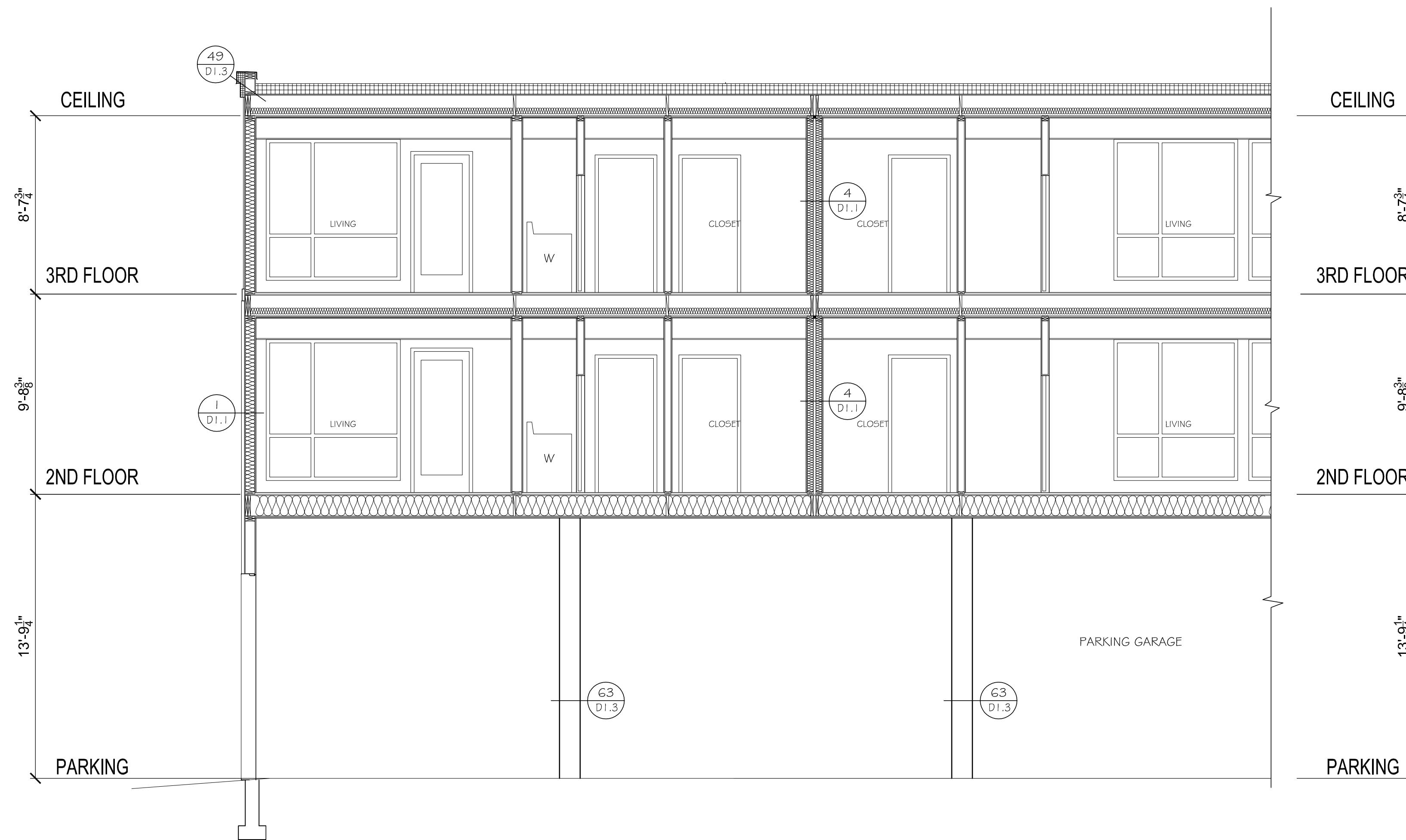
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PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

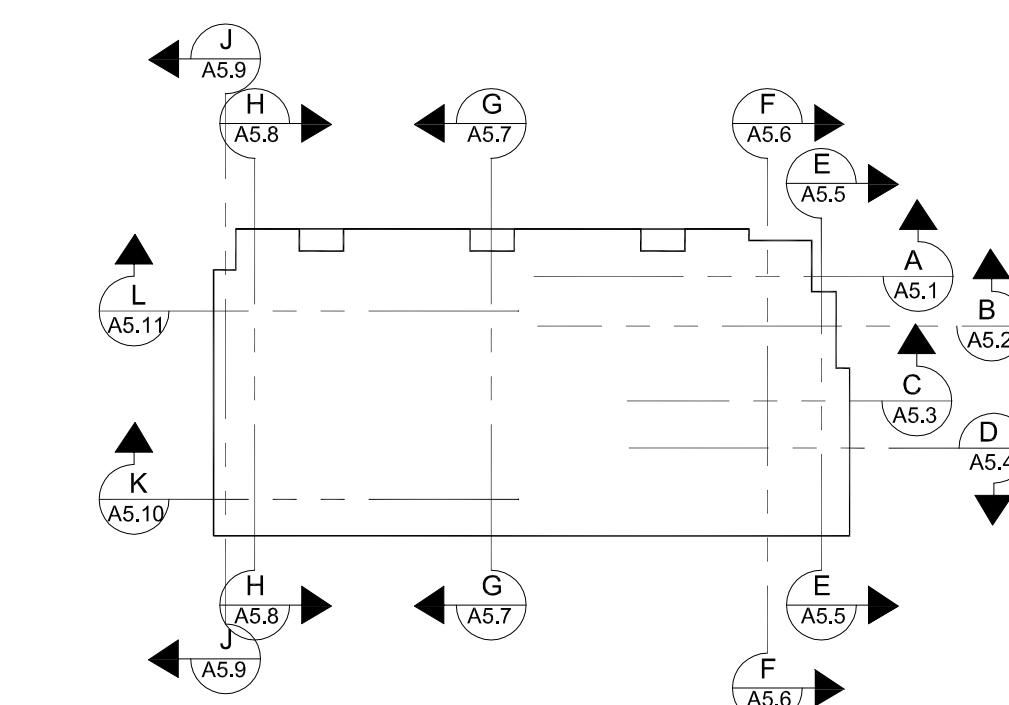
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SECTION 'D'



SECTION 'D'
SCALE 1/4" = 1'-0"

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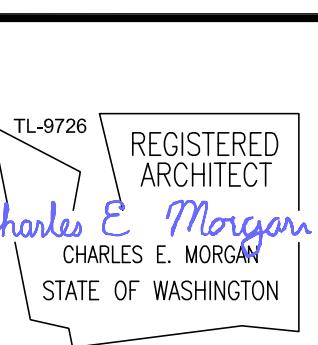
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
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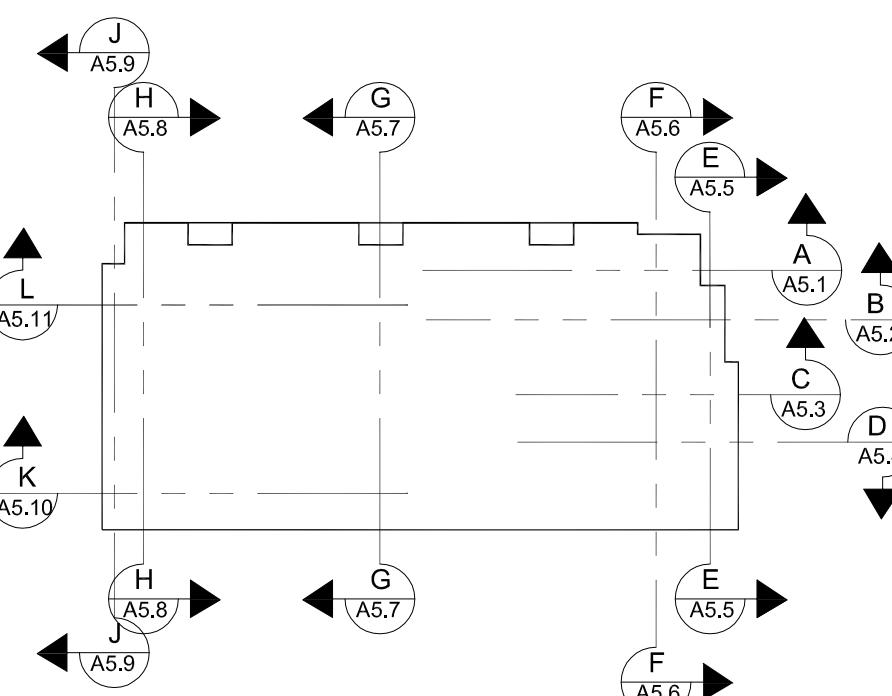


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A5.4



SECTION 'E-E'



SECTION "E-E"

SCALE 1/4" = 1'-0"

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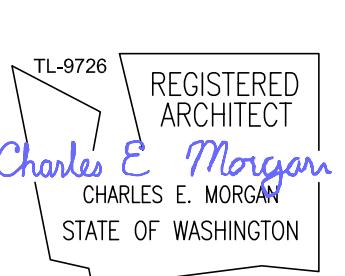
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
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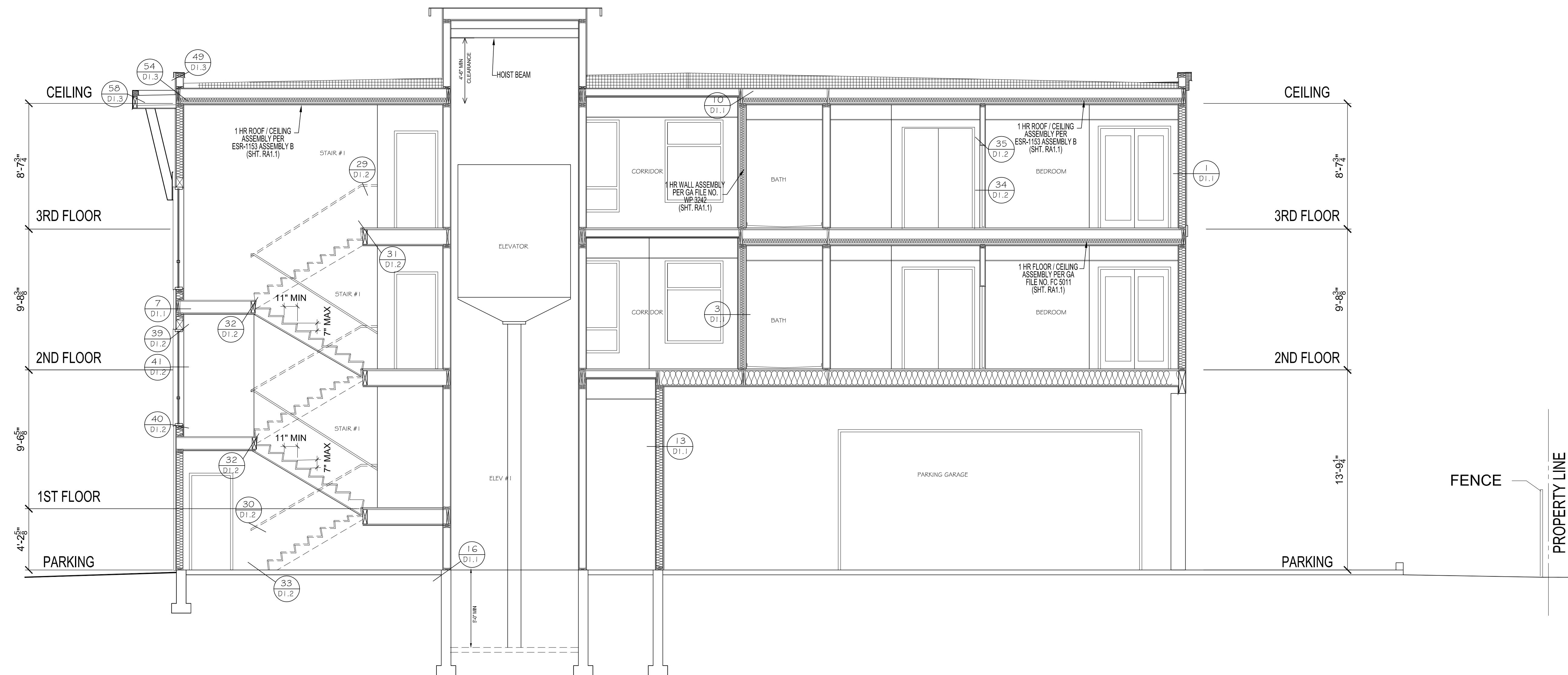
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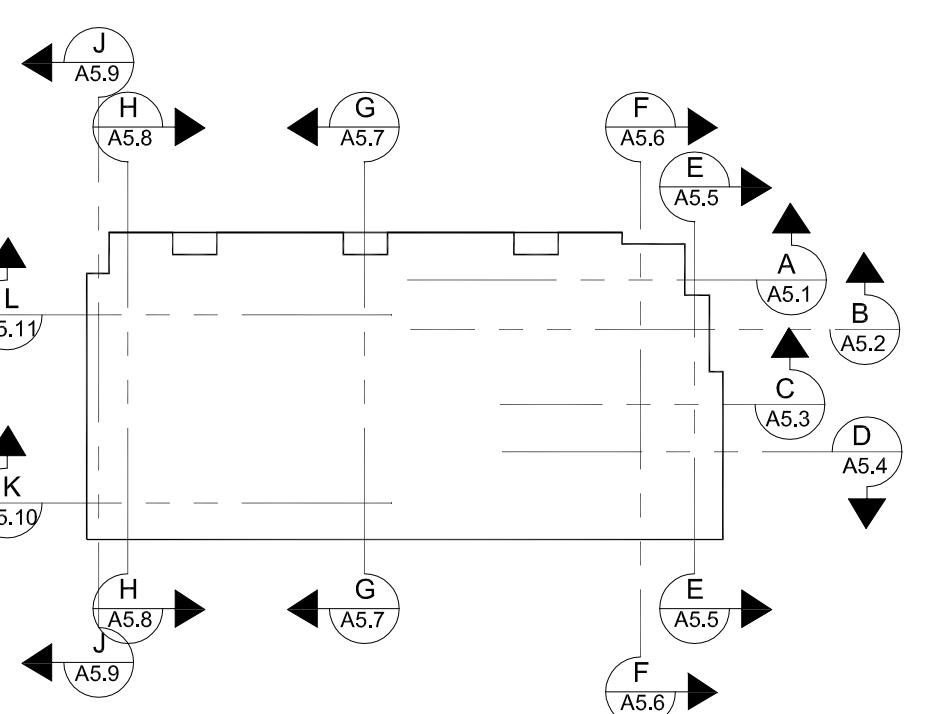
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SECTION 'F-F'



SECTION 'F-F'
SCALE 1/4" = 1'-0"

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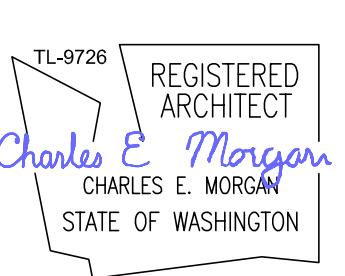
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LOCATION
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DEVELOPER
KSA INVESTMENTS, LLC

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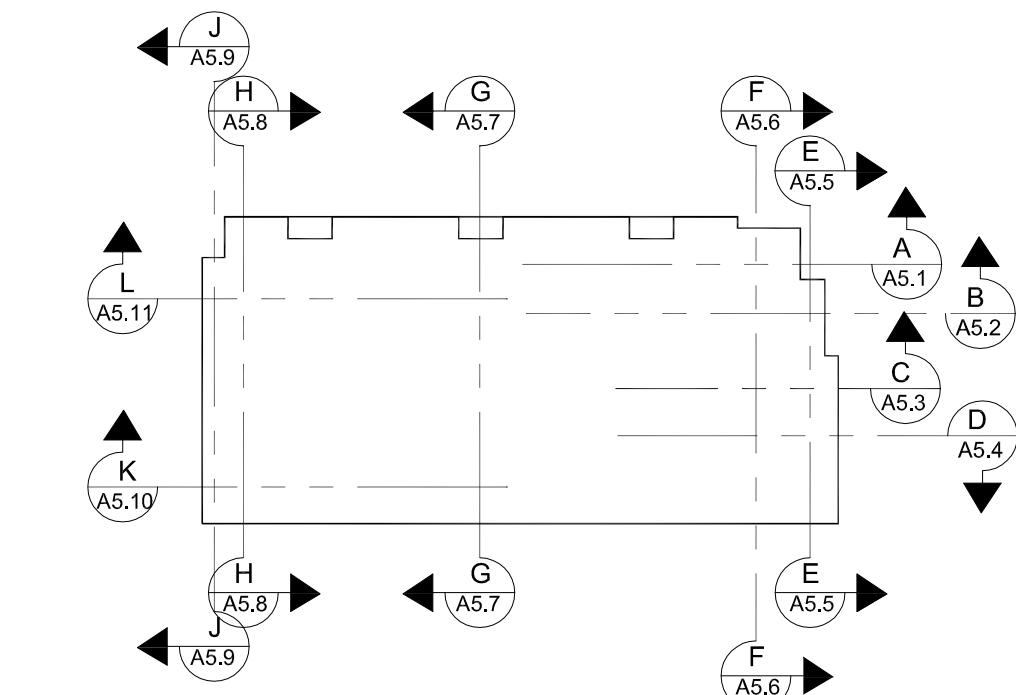


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A5.6



SECTION 'G-G'



SECTIONS 'G-G'

SCALE 1/4" = 1'-0"

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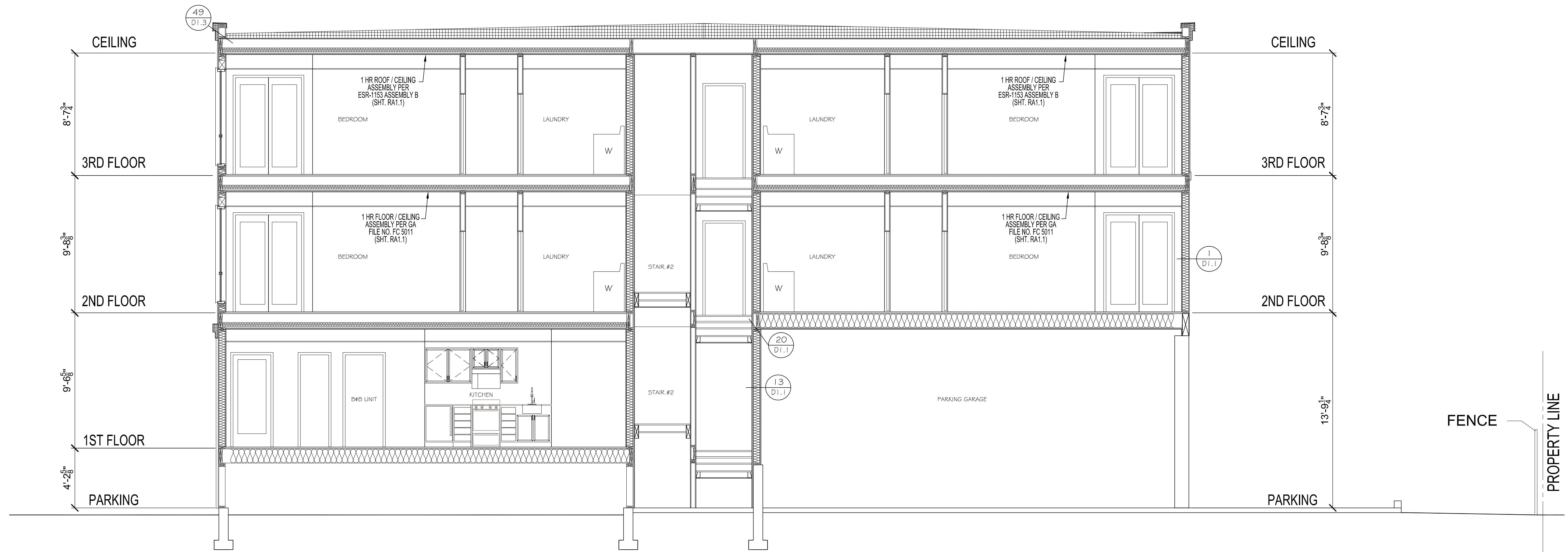
PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS LLC

CHARLES MORGAN & ASSOCIATES, LLC

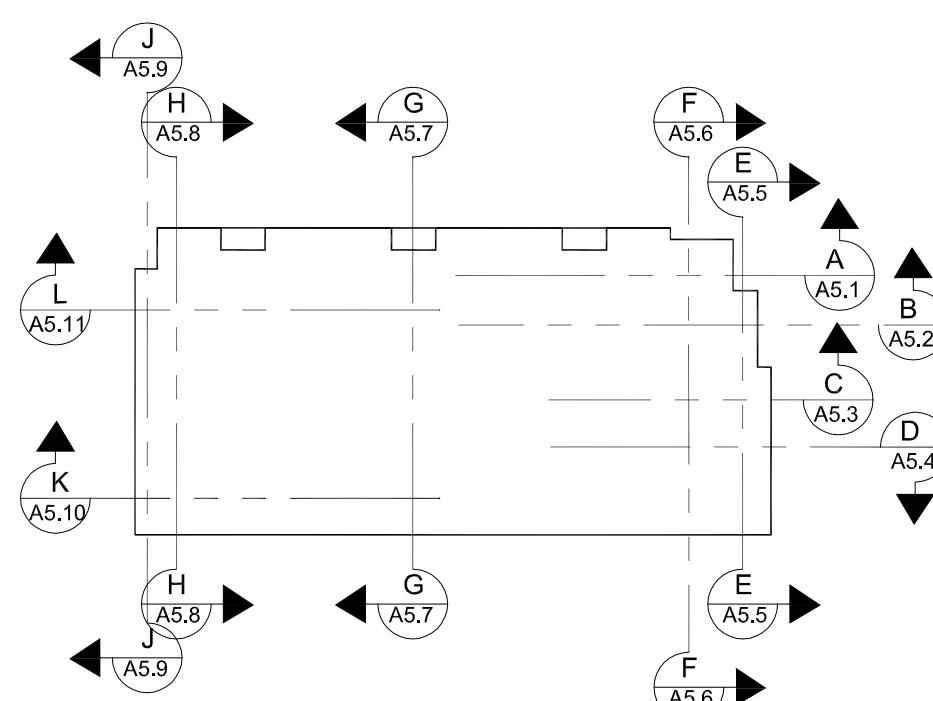
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A5.7



SECTION 'H-H'



SECTION 'H-H'

SCALE 1/4" = 1'-0"

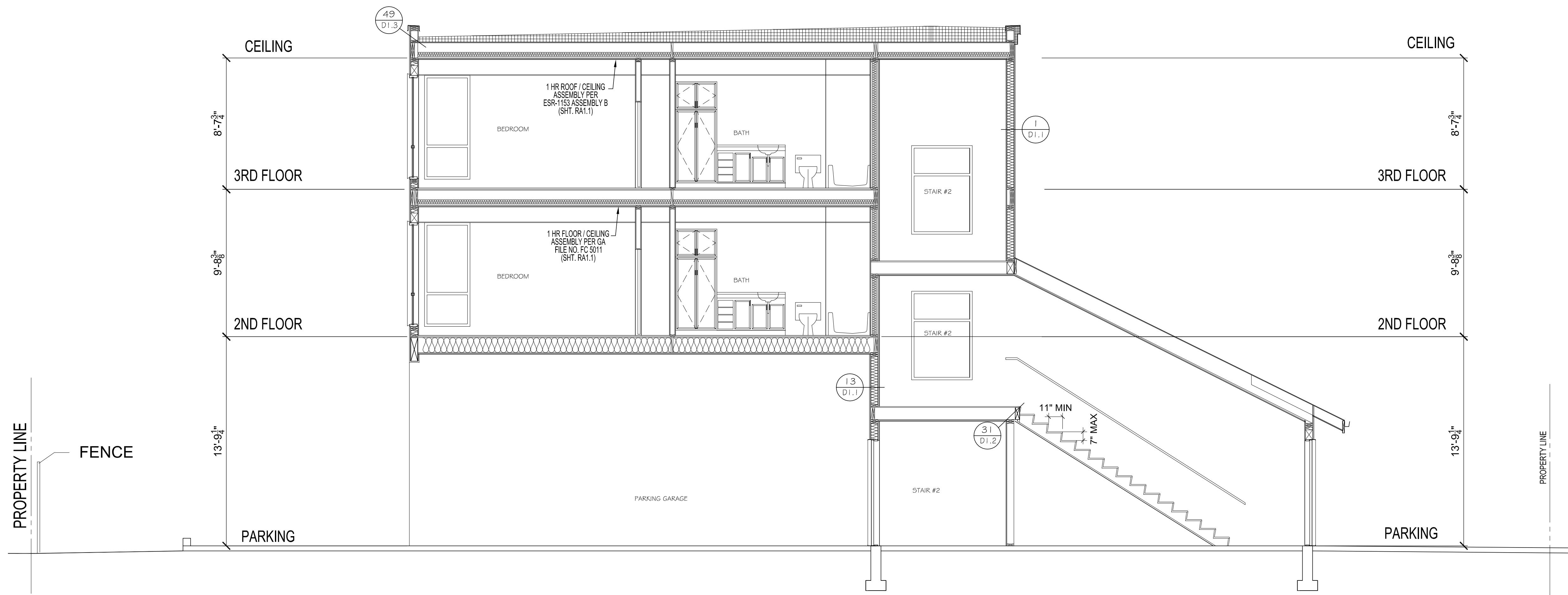
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PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

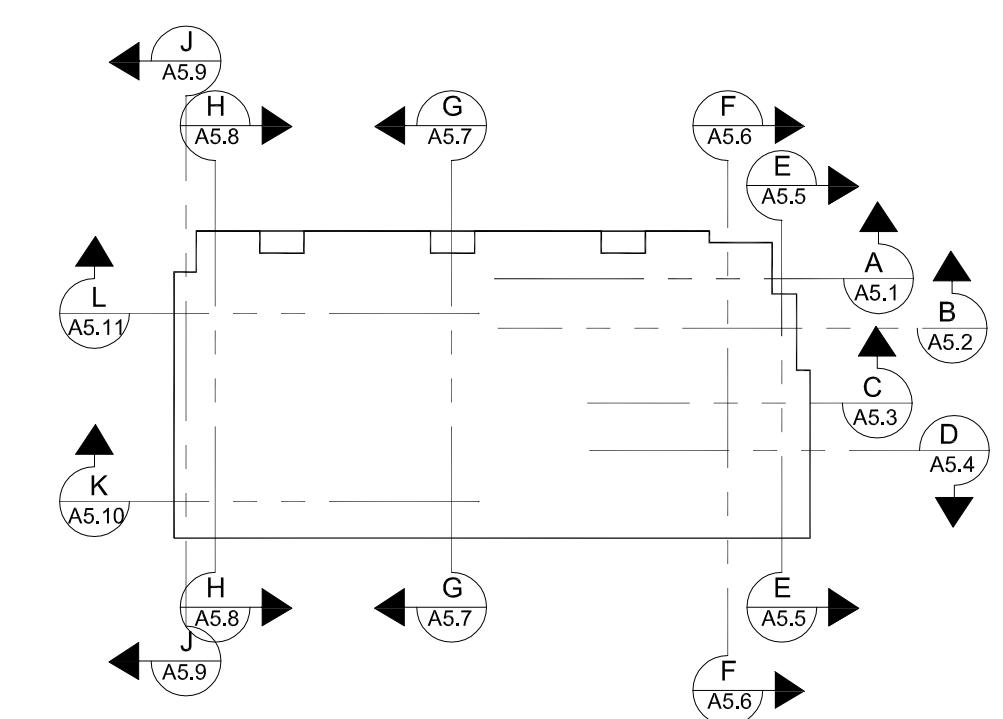
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SECTION 'J-J'



SECTION 'J-J'

SCALE 1/4" = 1'-0"

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PROJECT
THE TALMON
LOCATION
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DEVELOPER
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CHARLES MORGAN & ASSOCIATES, LLC

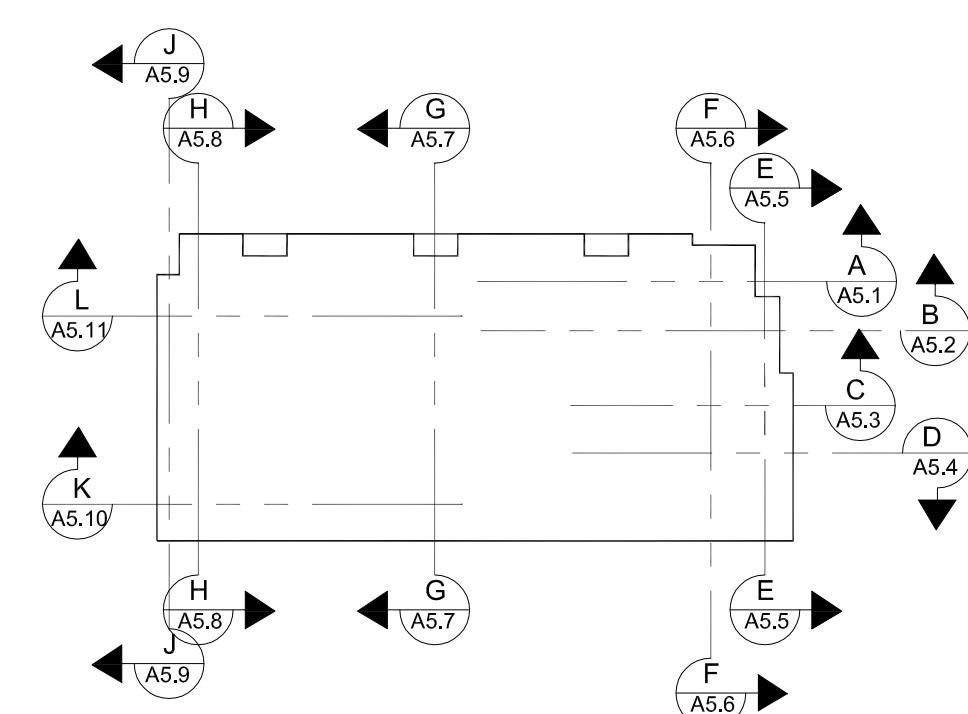
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A5.9



SECTION 'K-K'



SECTIONS 'K-K'

SCALE 1/4" = 1'-0"

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PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS LLC

CHARLES MORGAN & ASSOCIATES LLC

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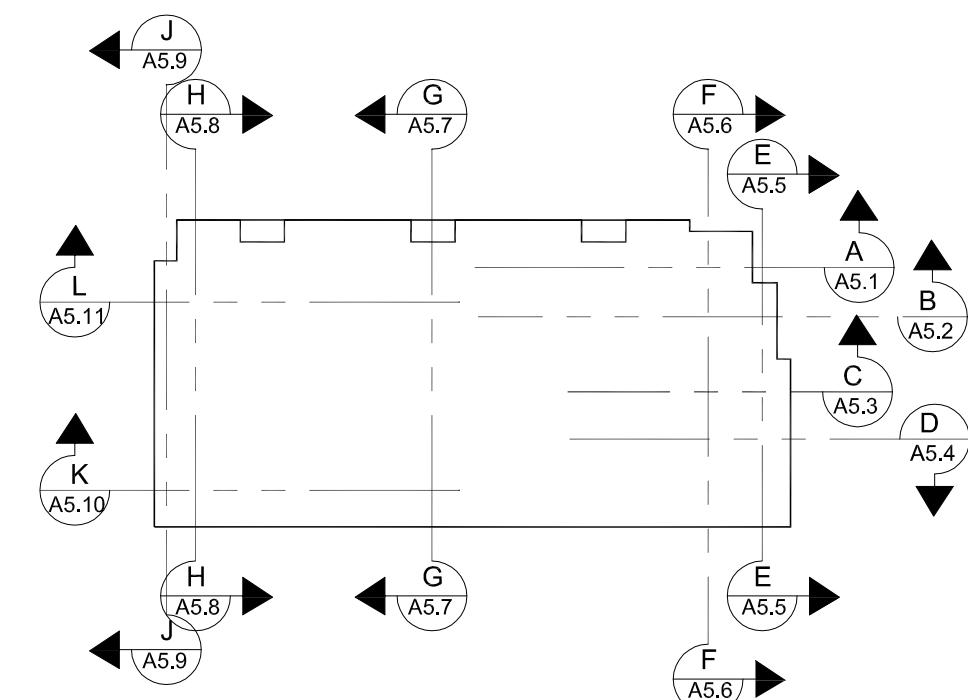
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A5.10



SECTION 'L-L'



SECTION 'L-L'

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

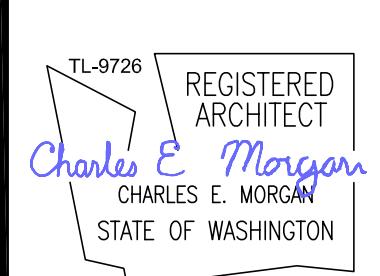
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

CHARLES MORGAN & ASSOCIATES, LLC
ARCHITECTS

EMAIL info@cmaarch.com
PHONE 425-353-2888

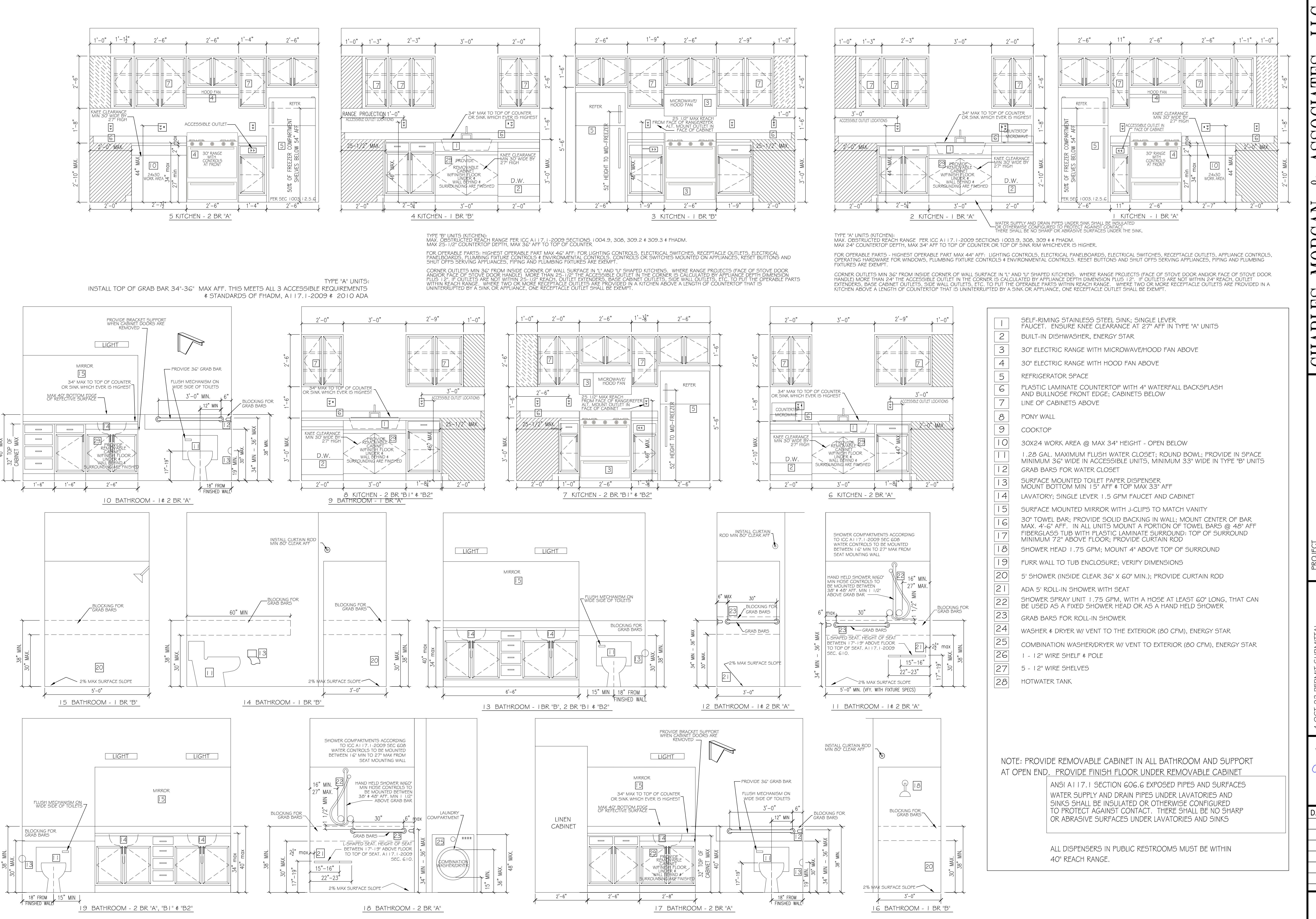
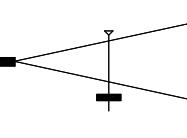


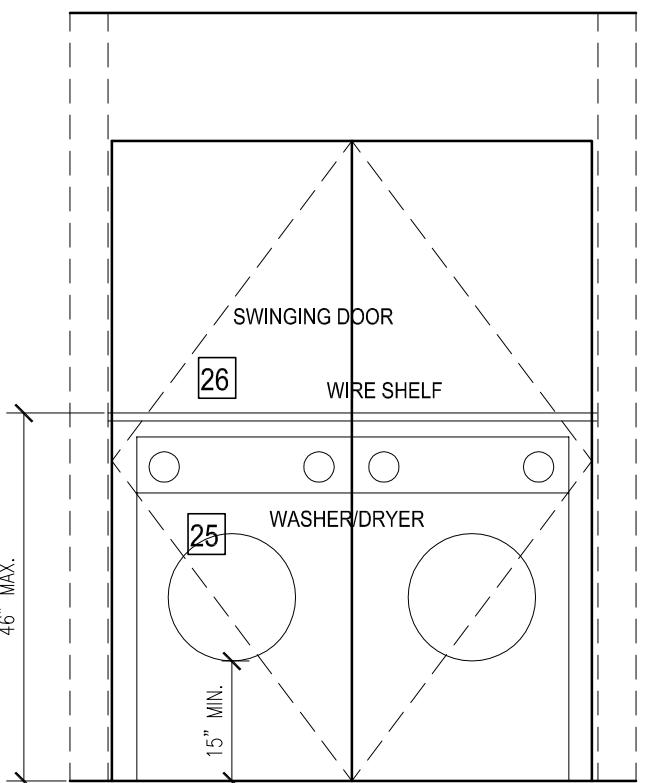
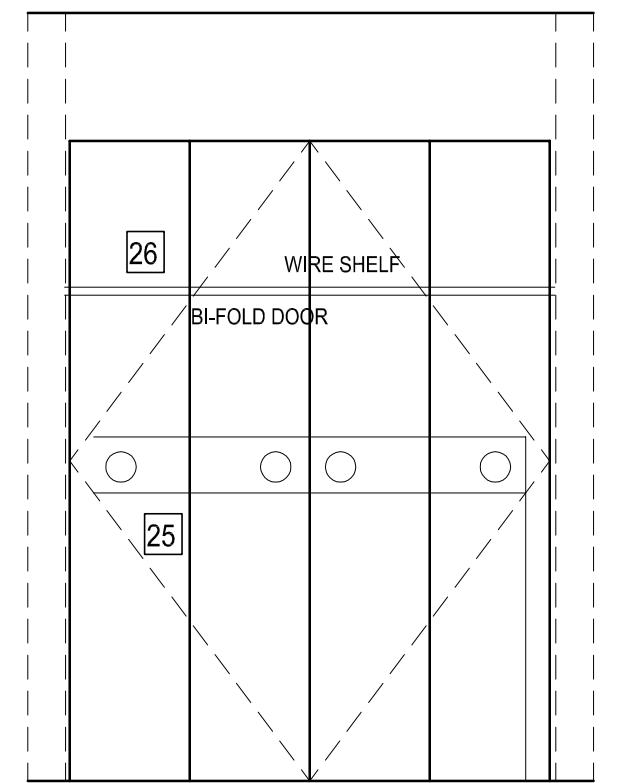
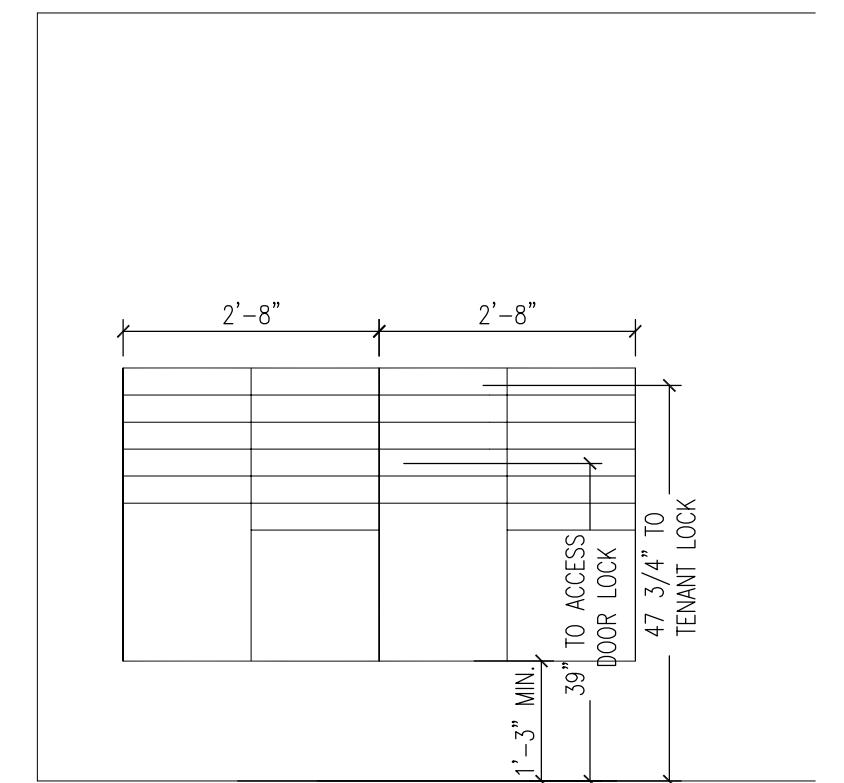
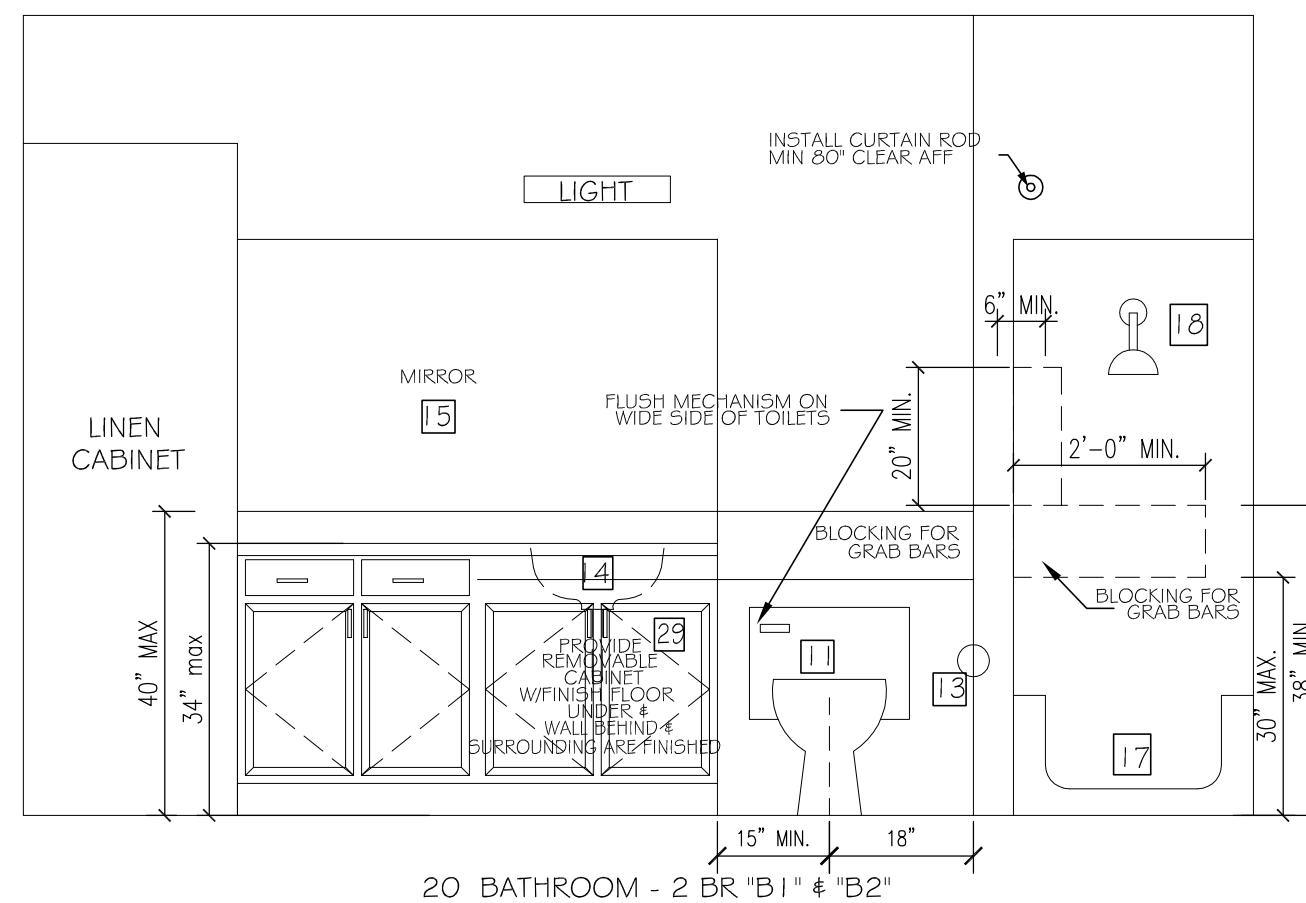
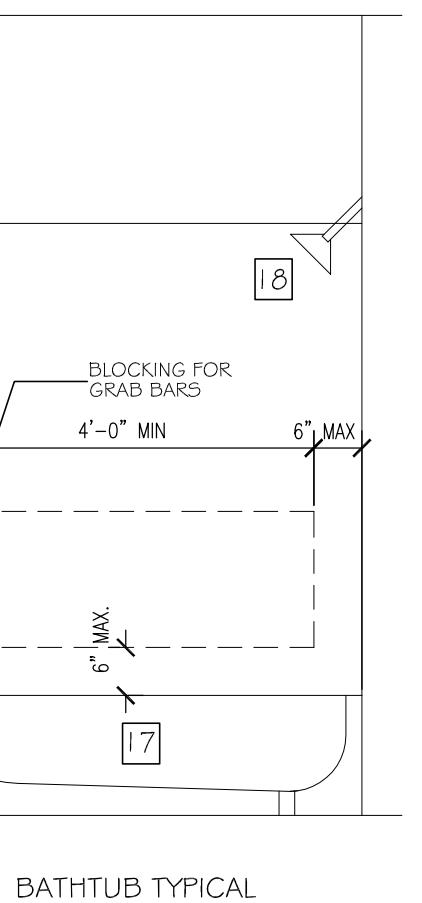
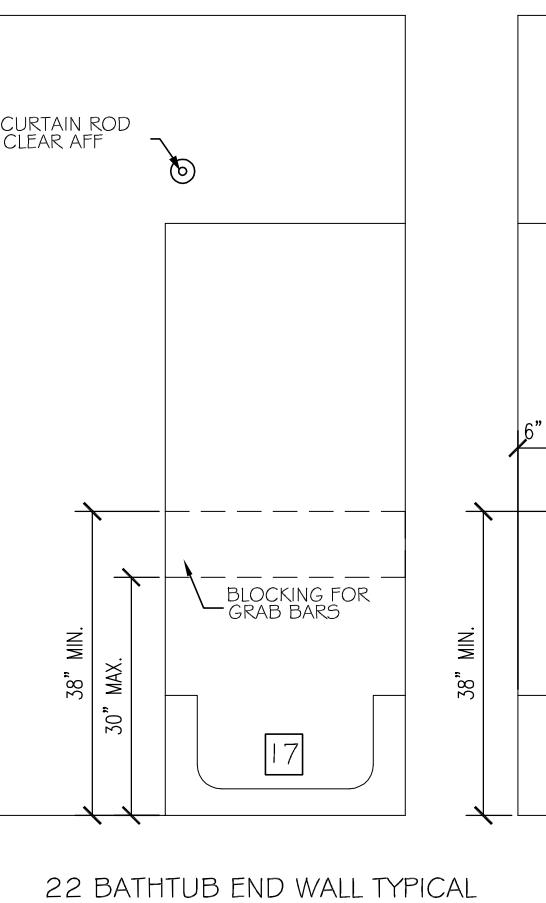
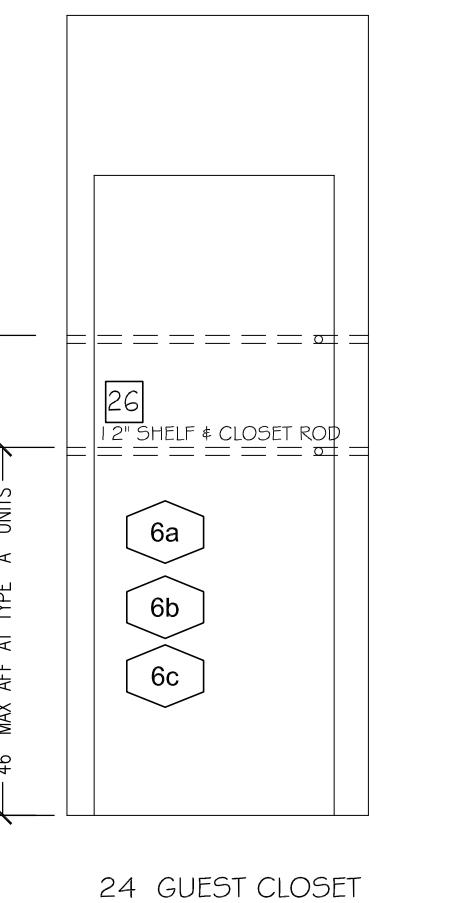
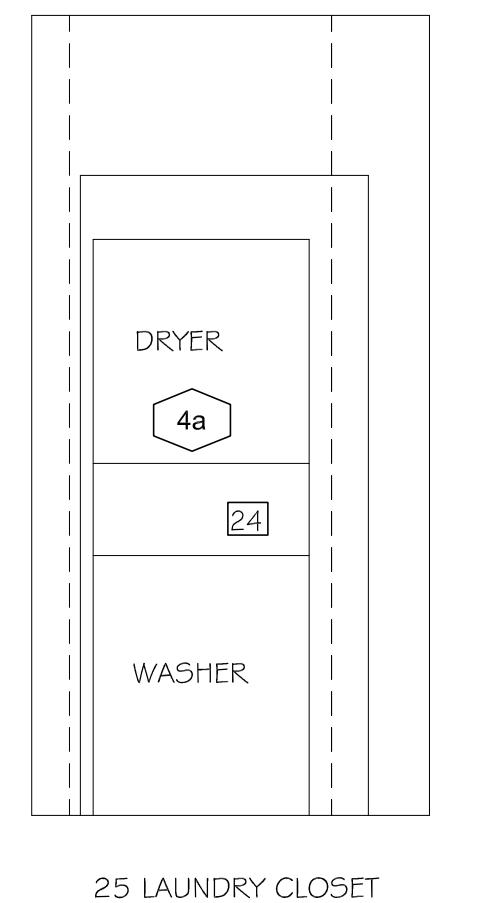
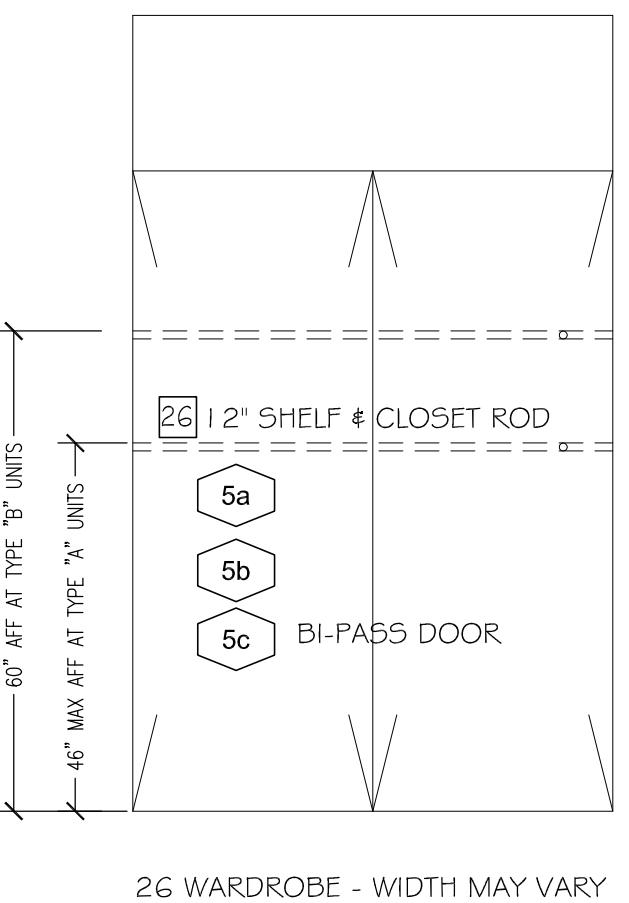
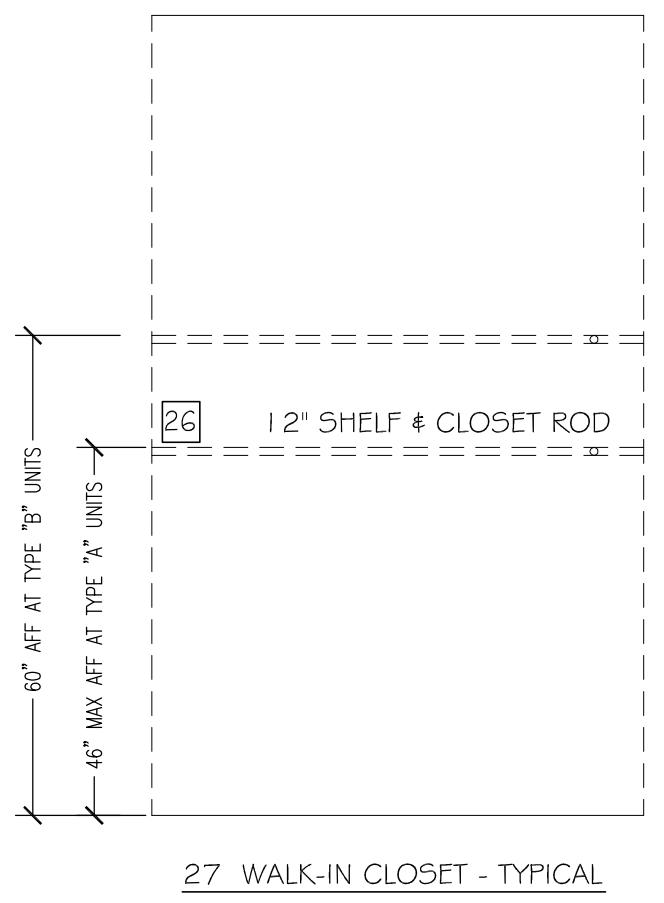
DATE 4 OCT 23

REVISION

SHEET

A5.10





1 SELF-RIMMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE 'A' UNITS
 2 BUILT-IN DISHWASHER, ENERGY STAR
 3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
 5 REFRIGERATOR SPACE
 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
 7 PONY WALL
 8 COOKTOP
 9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
 10 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE 'B' UNITS
 11 GRAB BARS FOR WATER CLOSET
 12 SURFACE MOUNTED TOILET PAPER DISPENSER
 13 MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
 14 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
 15 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
 16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
 17 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
 18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
 19 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
 20 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
 21 ADA 5' ROLL-IN SHOWER WITH SEAT
 22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
 23 GRAB BARS FOR ROLL-IN SHOWER
 24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
 26 1 - 12" WIRE SHELF & POLE
 27 5 - 12" WIRE SHELVES
 28 HOTWATER TANK

NOTE: PROVIDE REMOVABLE CABINET IN ALL BATHROOM AND SUPPORT AT OPEN END. PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

ANSI A117.1 SECTION 606.6 EXPOSED PIPES AND SURFACES
 WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS

ALL DISPENSERS IN PUBLIC RESTROOMS MUST BE WITHIN 40" REACH RANGE.

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

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PROJECT THE TALMON
 LOCATION CENTER STREET, LA CONNER, WA
 DEVELOPER KSA INVESTMENTS, LLC

TL-9726 REGISTERED
 Charles E. Morgan ARCHITECT
 CHARLES E. MORGAN STATE OF WASHINGTON

DATE 4 OCT 23

SHEET

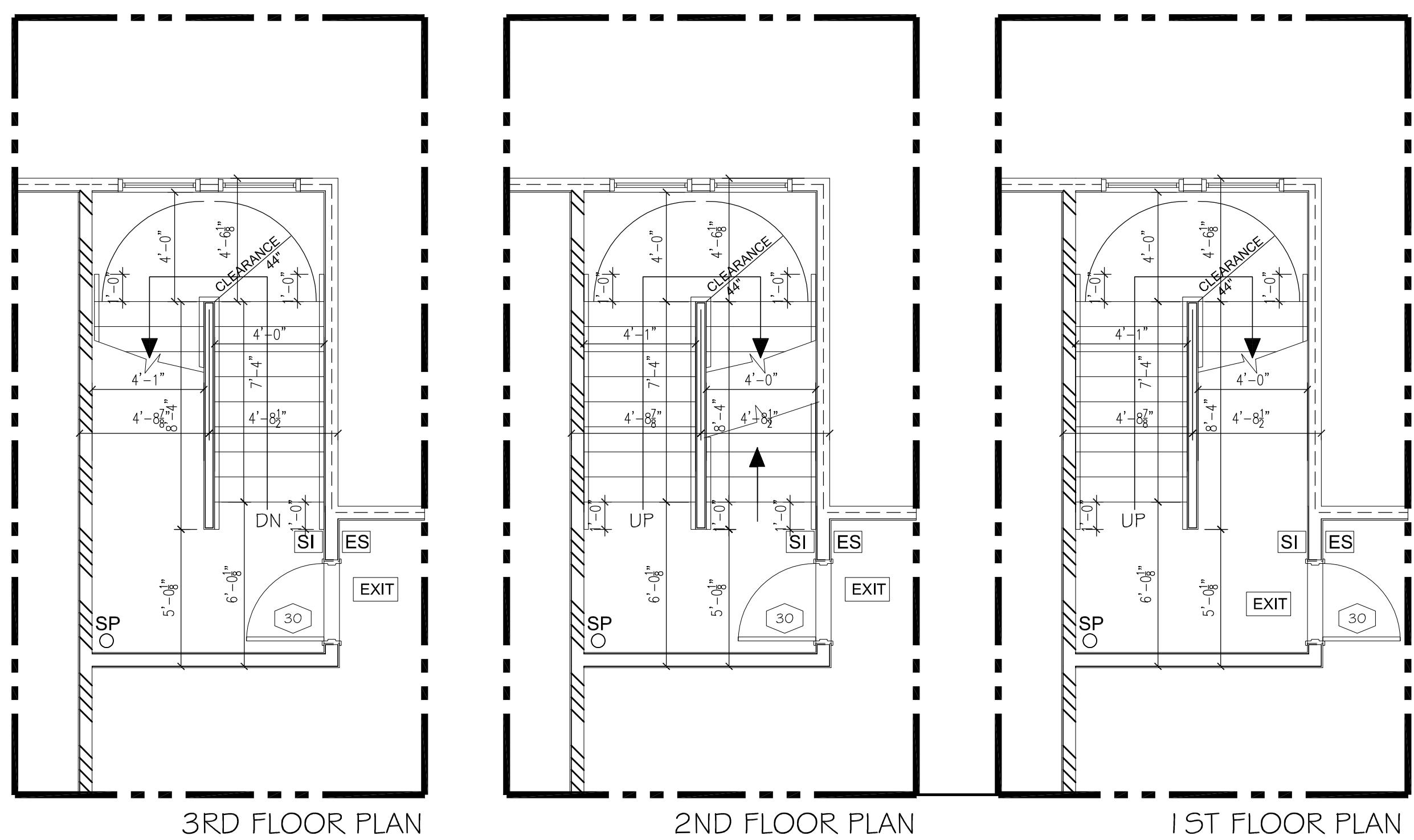
A6.2

SCALE 1/2" = 1'-0"

INTERIOR ELEVATIONS

STAIR STRIPPING
 AT ALL OUTSIDE STAIRS THE UPPER APPROACH AND ALL TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIP SHALL BE ACCEPTABLE.

AT ALL INTERIOR STAIRS THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT 2 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE STEP OR LANDING TO ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIRS.



NOTE
 SEE SHT D1.2 FOR TREAD RISE & RUN DIMENSIONS
 & HANDRAILS

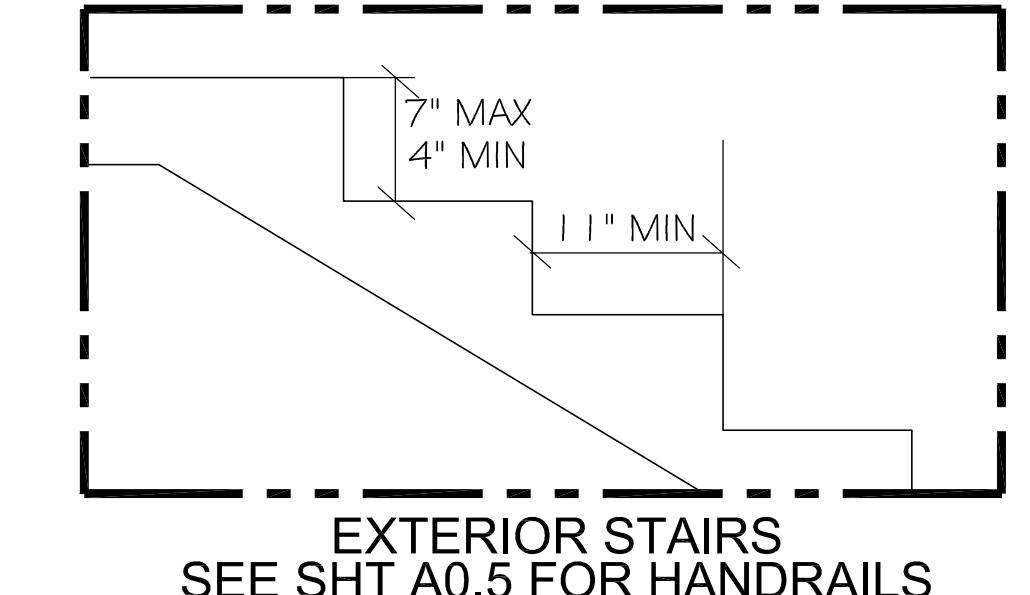
NOTE
 ALL 1 HR STAIR ENCLOSURE WALLS
 & FLOORS MUST HAVE SUPPORTING ELEMENTS
 THAT EXTEND TO THE FOUNDATION

ES INDICATES TACTILE EXIT SIGN
 SEE SHT A0.4

SI INDICATES FLOOR IDENTIFICATION
 SEE SEC 1023.9 FOR SIGNAGE REQUIREMENTS
 & SIGNAGE REQUIREMENTS SHT A0.2

TACTILE STAIR LEVEL SIGN
 A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY CONNECTING MORE THAN THREE STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND THE IDENTIFICATION OF THE STAIR. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSED POSITIONS. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN RAISED CHARACTERS AND BRAILLE COMPLYING WITH IICC A117.1-2009 SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY INTO THE CORRIDOR TO IDENTIFY THE FLOOR LEVEL.

STAIR TREADS
 ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).
 THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW.

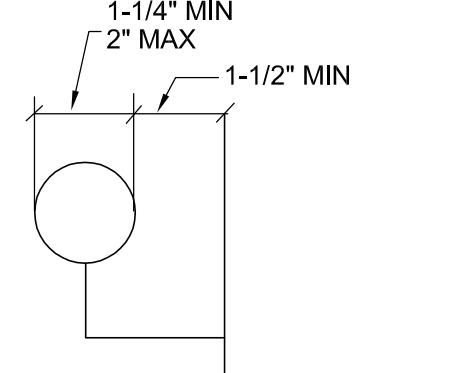


EXTERIOR STAIRS
 SEE SHT A0.5 FOR HANDRAILS

STAIR RISE & RUN
 OPEN RISERS ARE NOT PERMITTED. ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM TREAD WIDTHS CONSISTENT WITH I.B.C. SEC 1011.5.2 STAIR TREADS SHALL BE NO LESS THAN 11" DEEP, MEASURED FROM RISER TO RISER. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

HANDRAILS
 STAIRS SHALL HAVE HANDRAILS ON BOTH SIDES WITH EXTENSIONS ON TOP & BOTTOM AS SHOWN ON PLANS ON THIS SHEET. ENDS SHALL BE RETURNED TO THE WALL OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS AS PER I.B.C. SEC 1014.

ALL INNER HANDRAILS ARE CONTINUOUS AS PER I.B.C. SEC 1014.6



HANDRAIL REQUIREMENTS

LEGEND	
2X4 STUD WALL (1 HR)	
CORRIDOR WALL (1 HR)	NOTE: CORRIDOR HANDRAIL
PLUMBING CORRIDOR WALL (1 HR)	
PARTY WALL (1 HR)	
EXTERIOR WALL	
WALL - (2 HR)	
EXTERIOR WALL (2 HR)	
WALL - GENERIC (2 HR)	
(C02) ROOM NUMBER INDICATOR	
(D01) DOOR INDICATOR	
(D02) DETAIL INDICATOR (SEE D1, SHTS)	

STAIR ENCLOSURE PLANS

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

PROJECT
 THE TALMON
 LOCATION
 CENTER STREET, LA CONNER, WA
 DEVELOPER
 KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

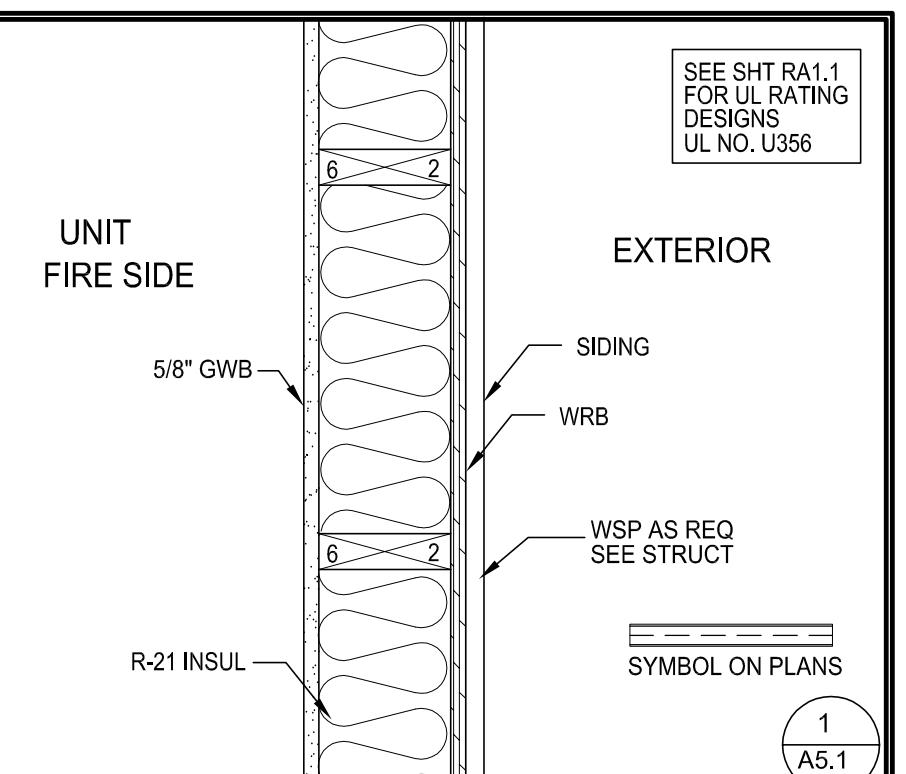
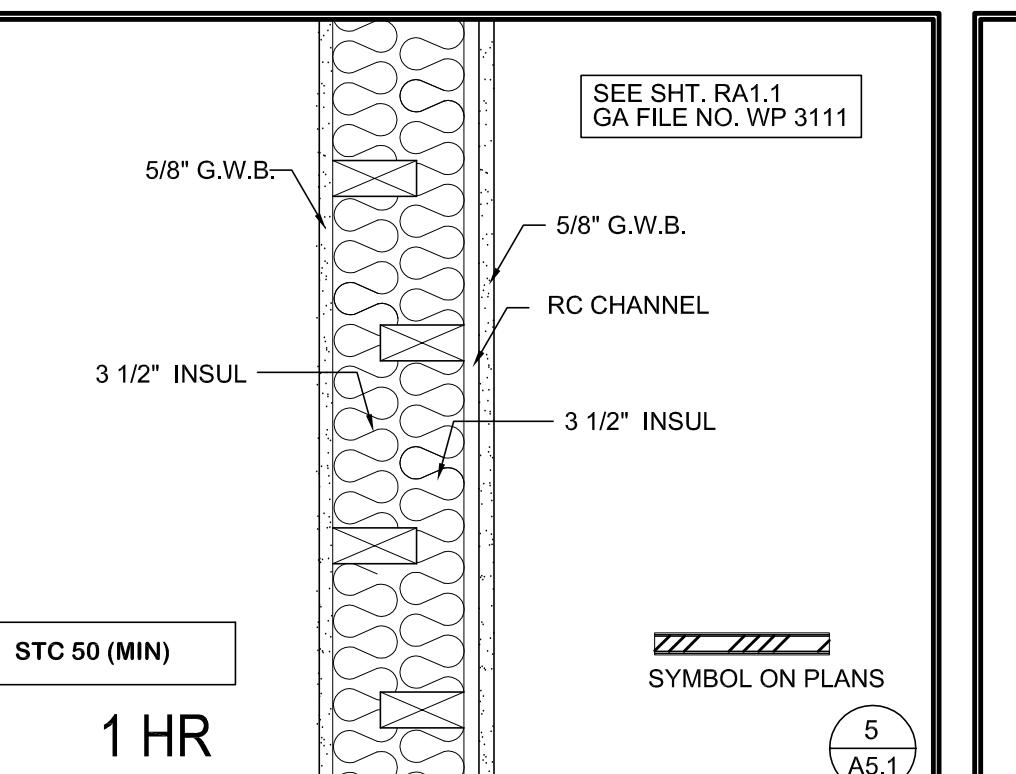
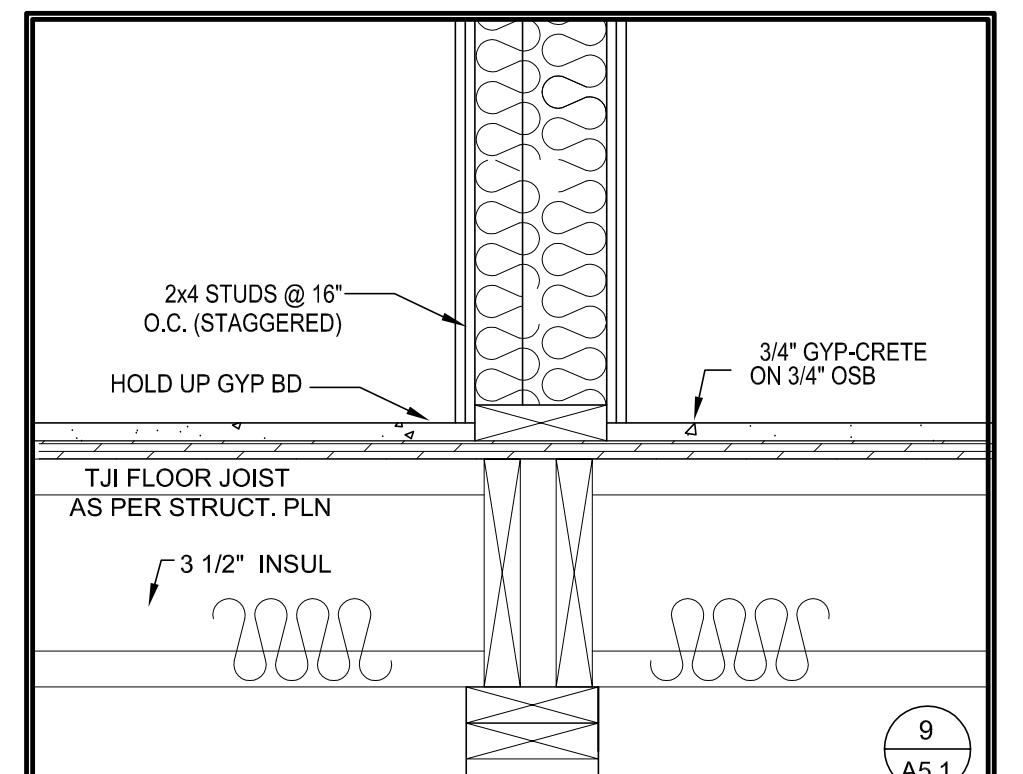
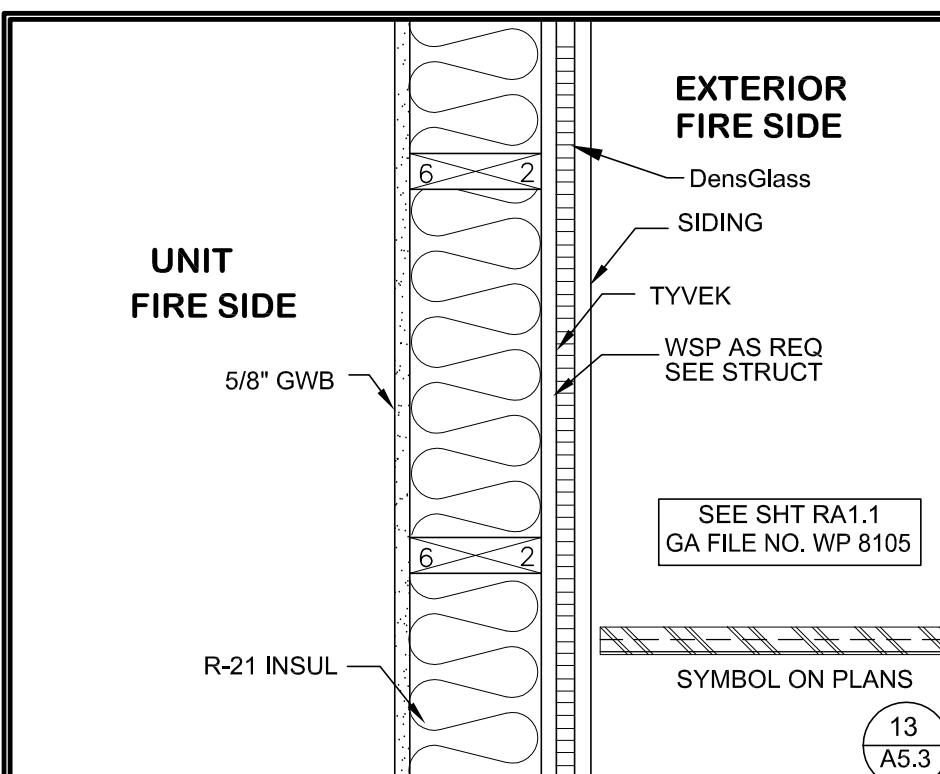
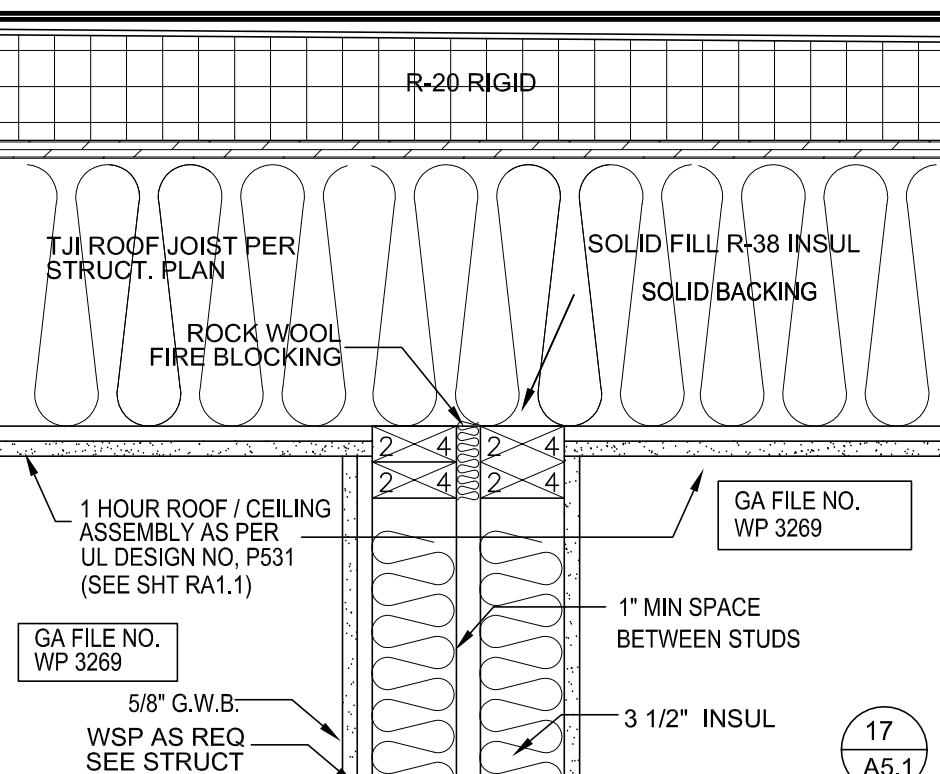
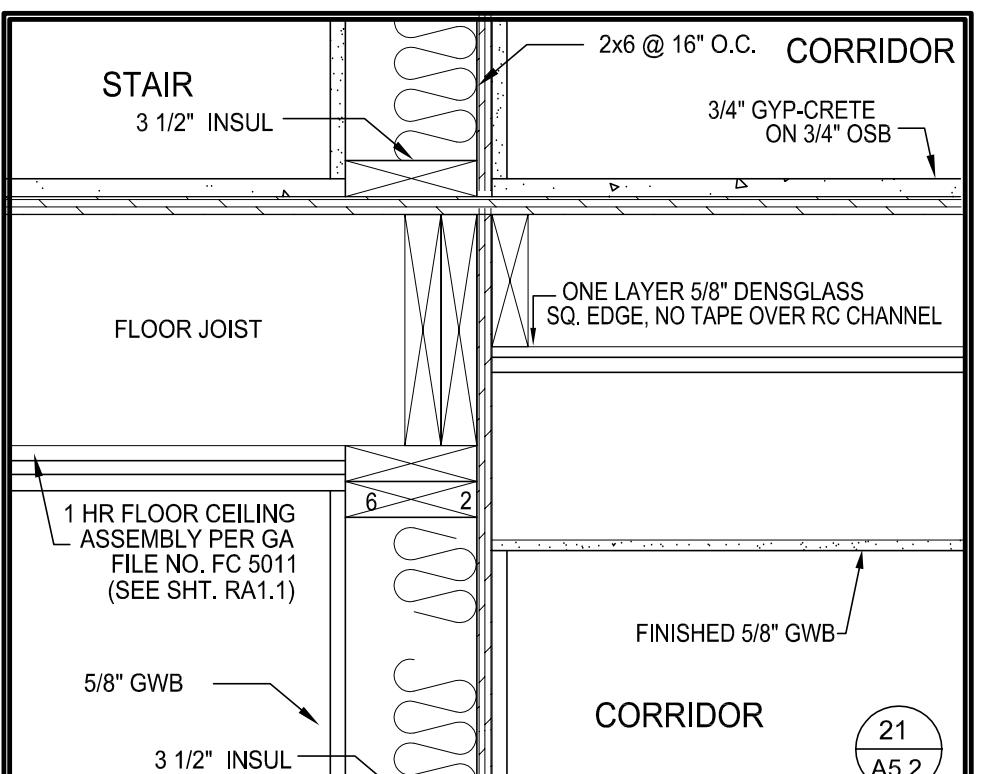
7301 BEVERLY LANE
 EVERETT, WA 98203

ARCHITECTS

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TL-9726	REGISTERED ARCHITECT Charles E. Morgan STATE OF WASHINGTON	DATE 4 OCT 23	REVISION	SHEET

A7.1



CORR'D WALL @ STAIR

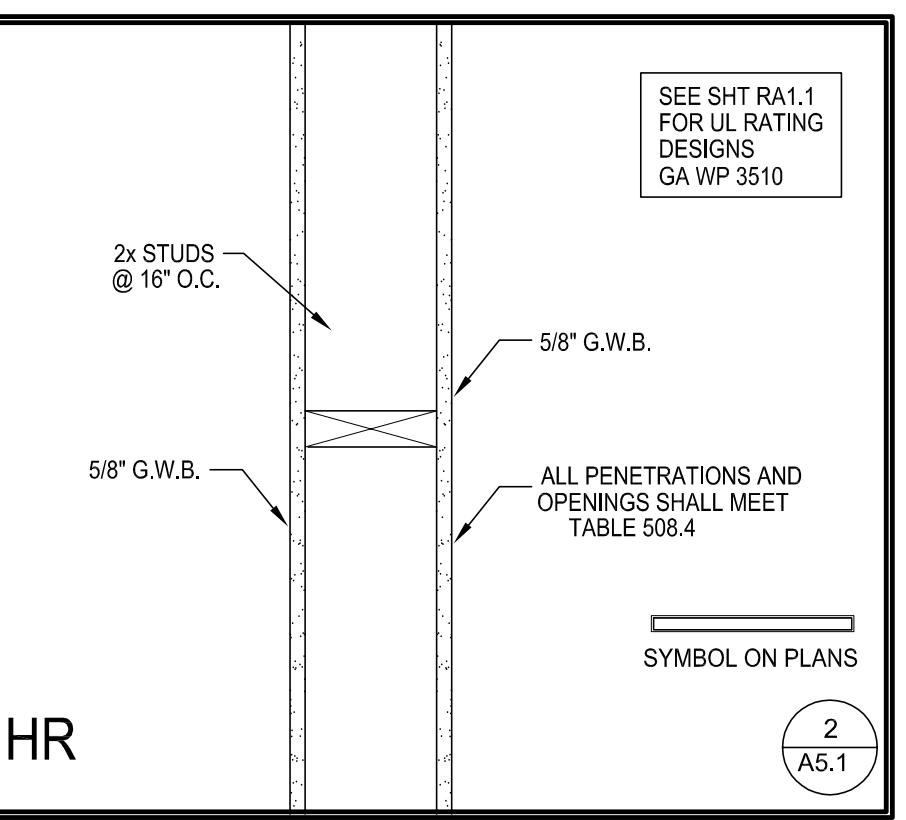
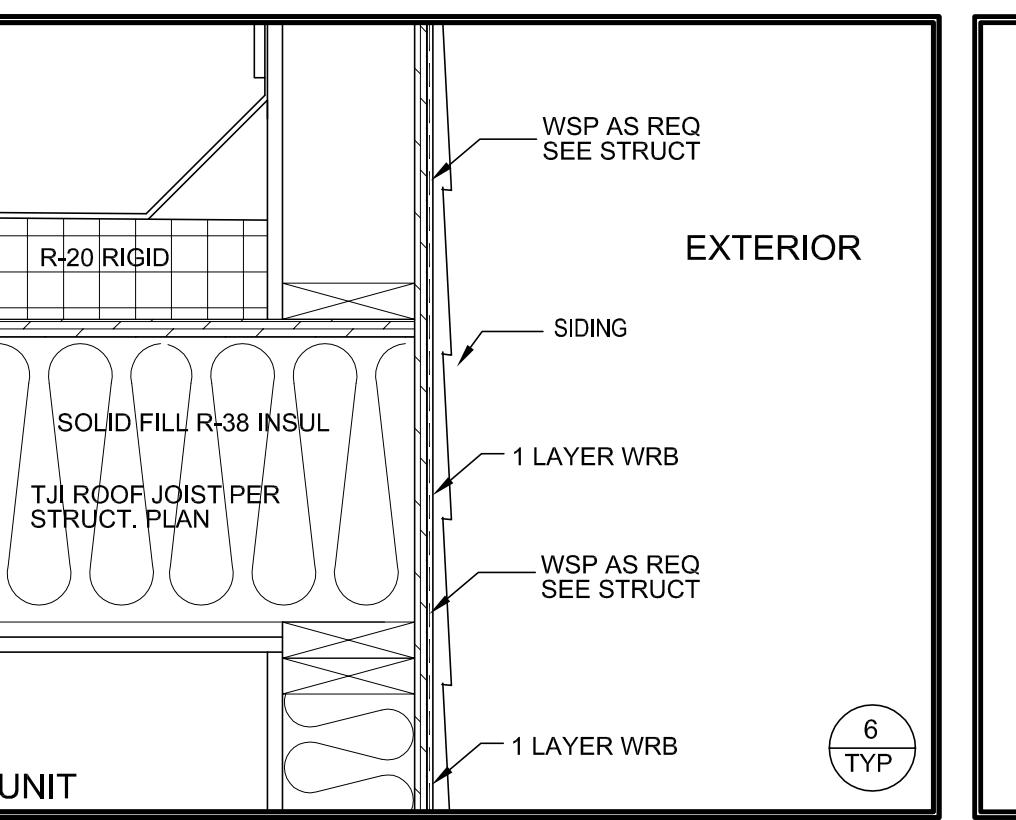
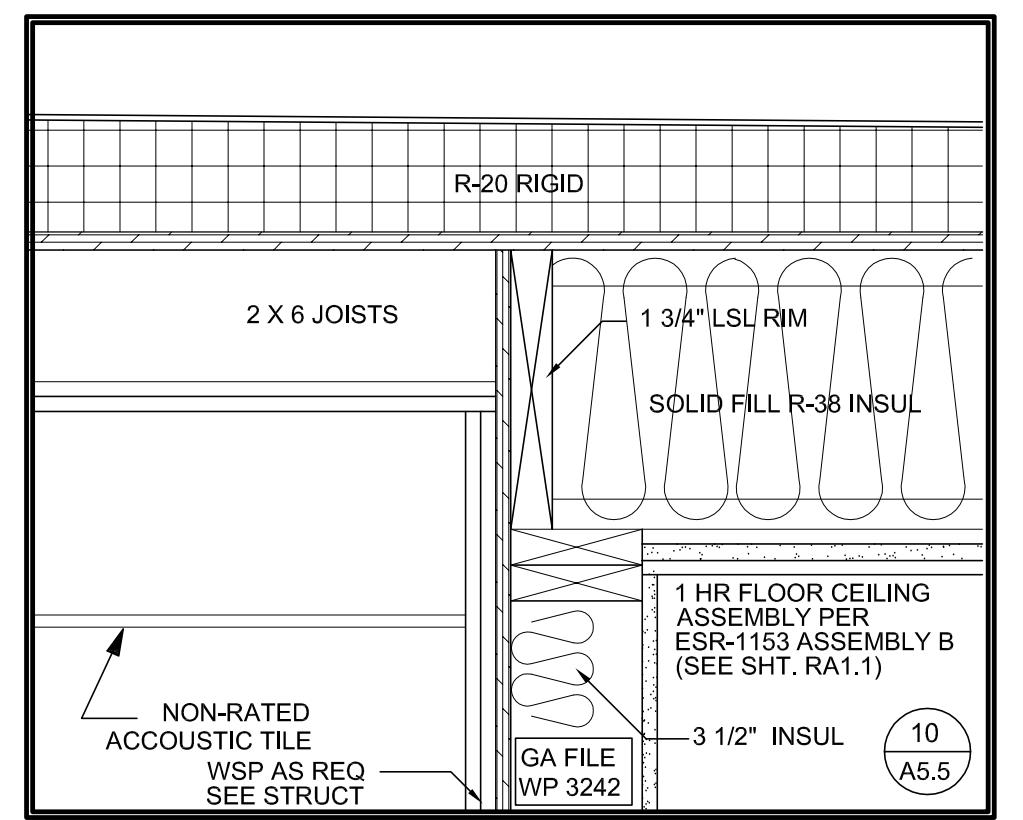
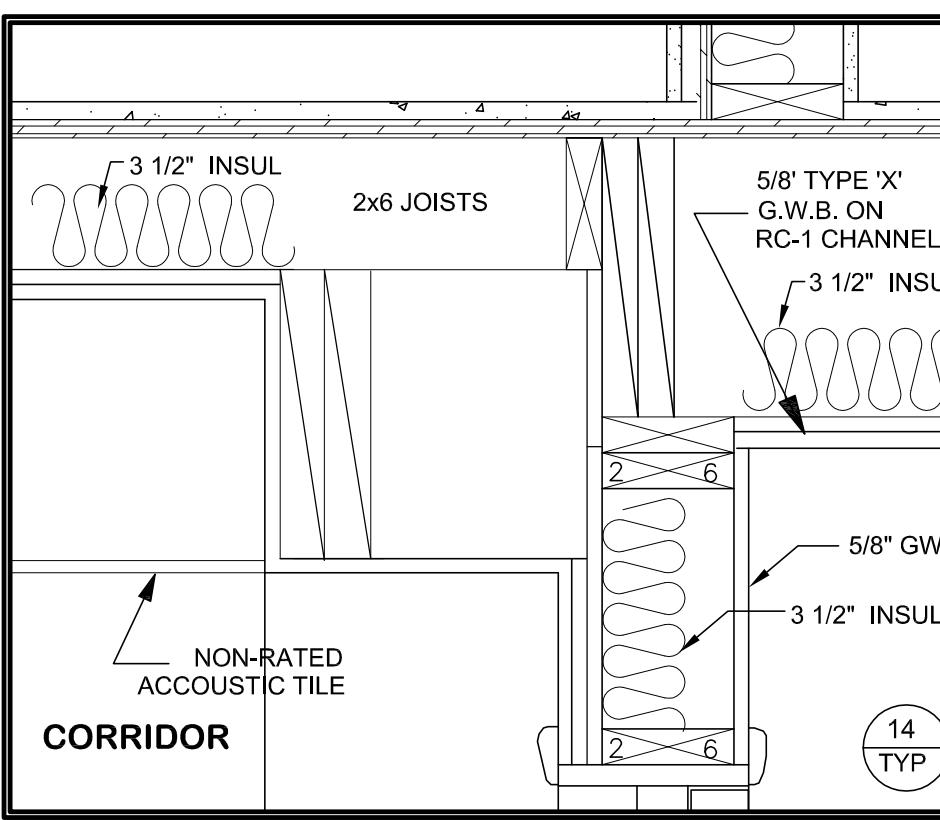
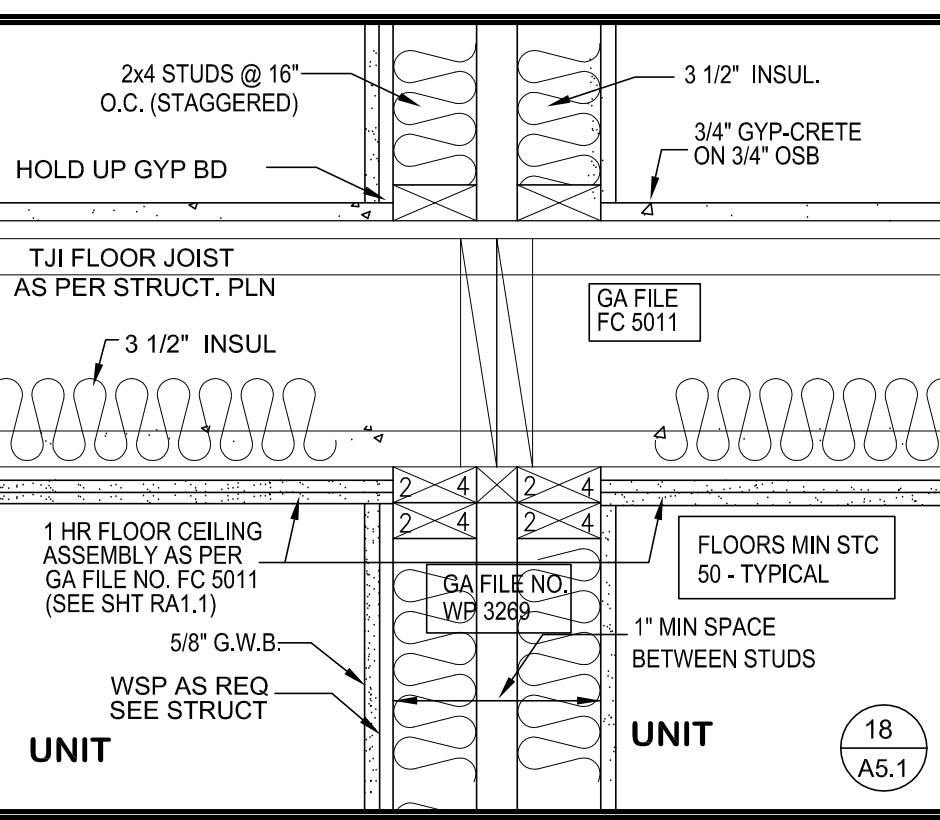
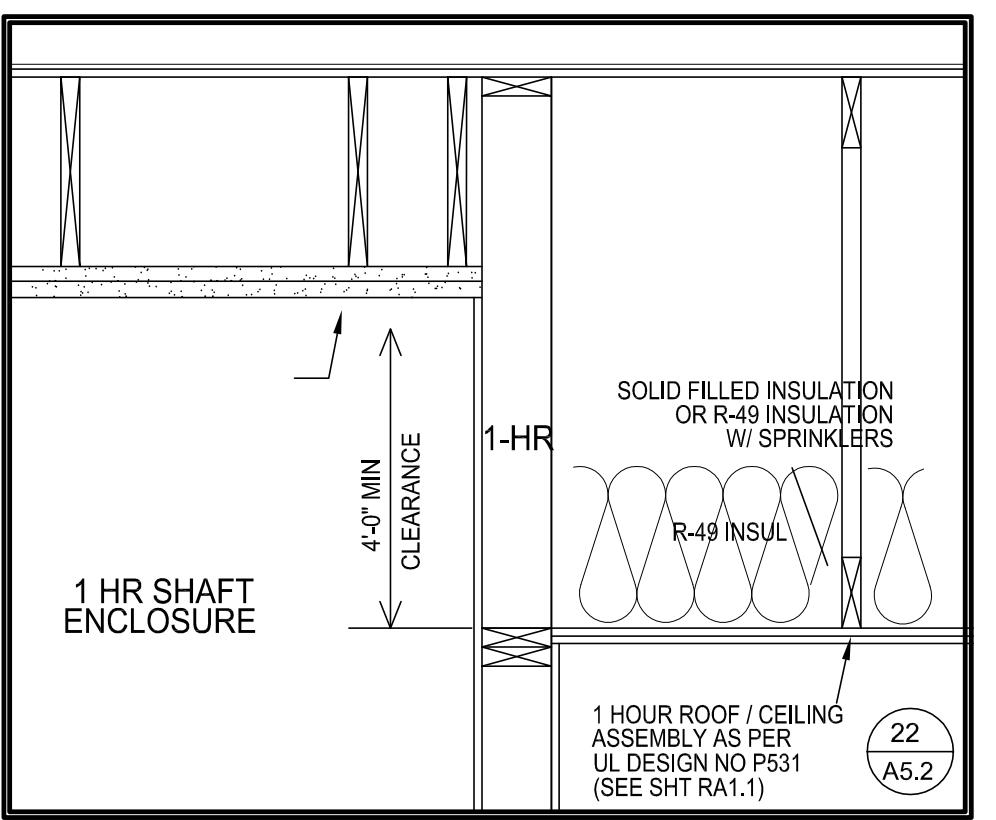
PARTY WALL @ ROOF

EXT WALL (1 HOUR)

DEMISING WALL @ FLOOR

1 HR DEMISING WALL

TYP EXT WALL (FIRESIDE ONLY)



ELEV SHAFT @ CEILING/ ROOF

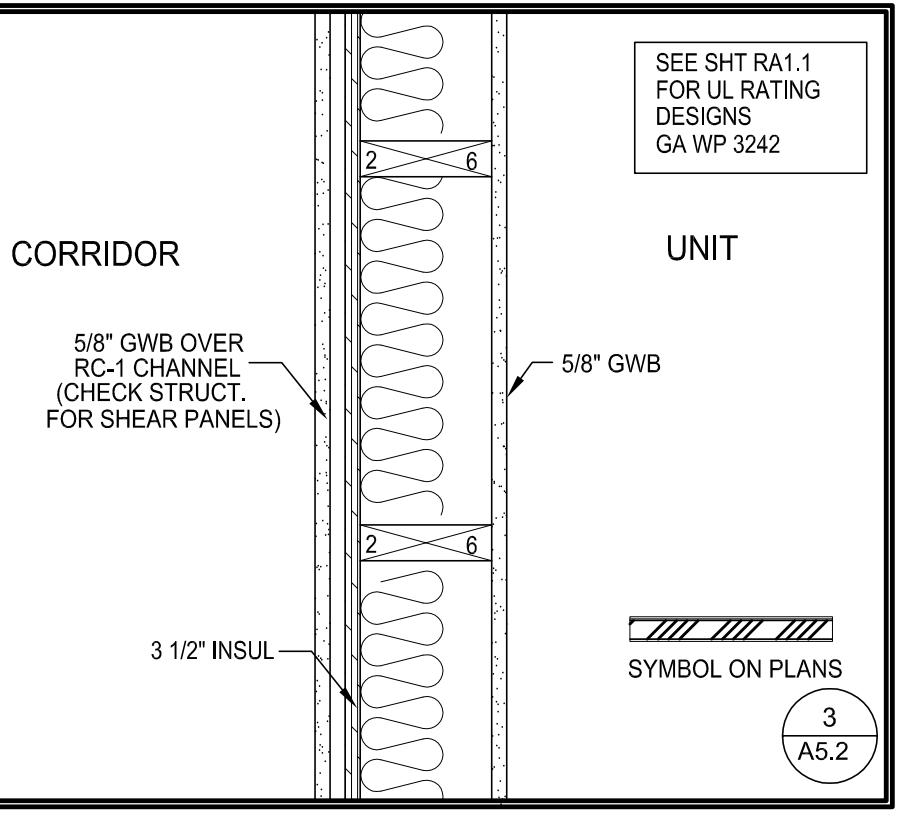
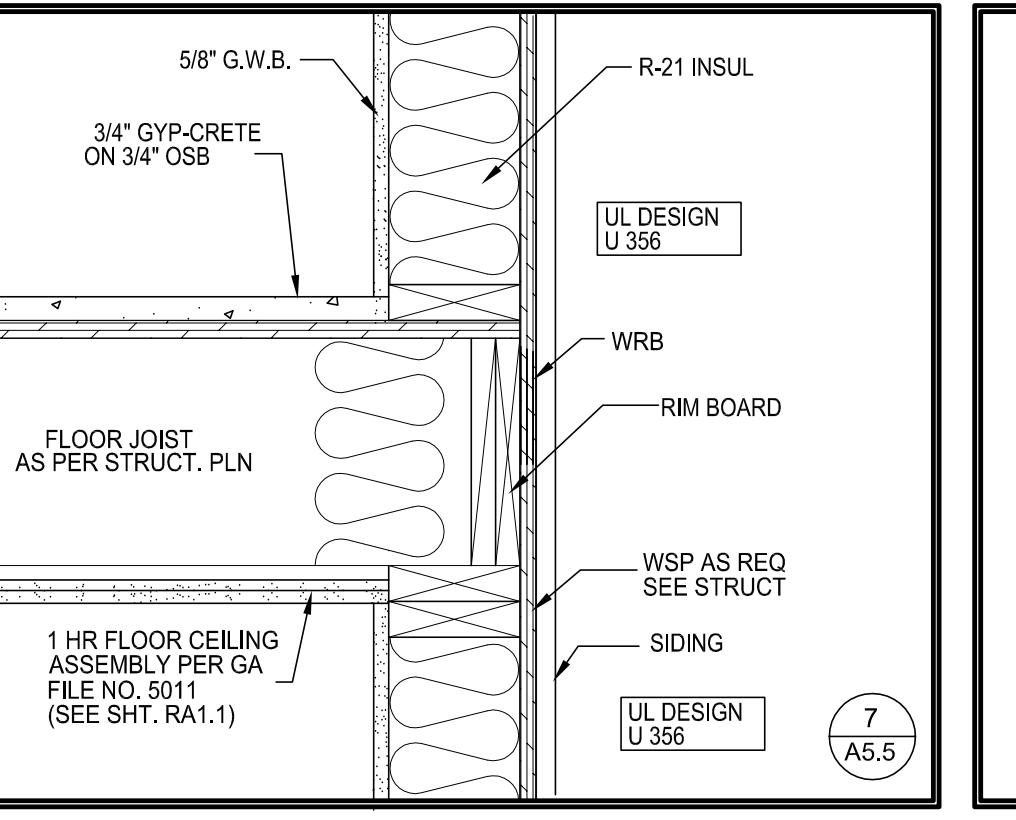
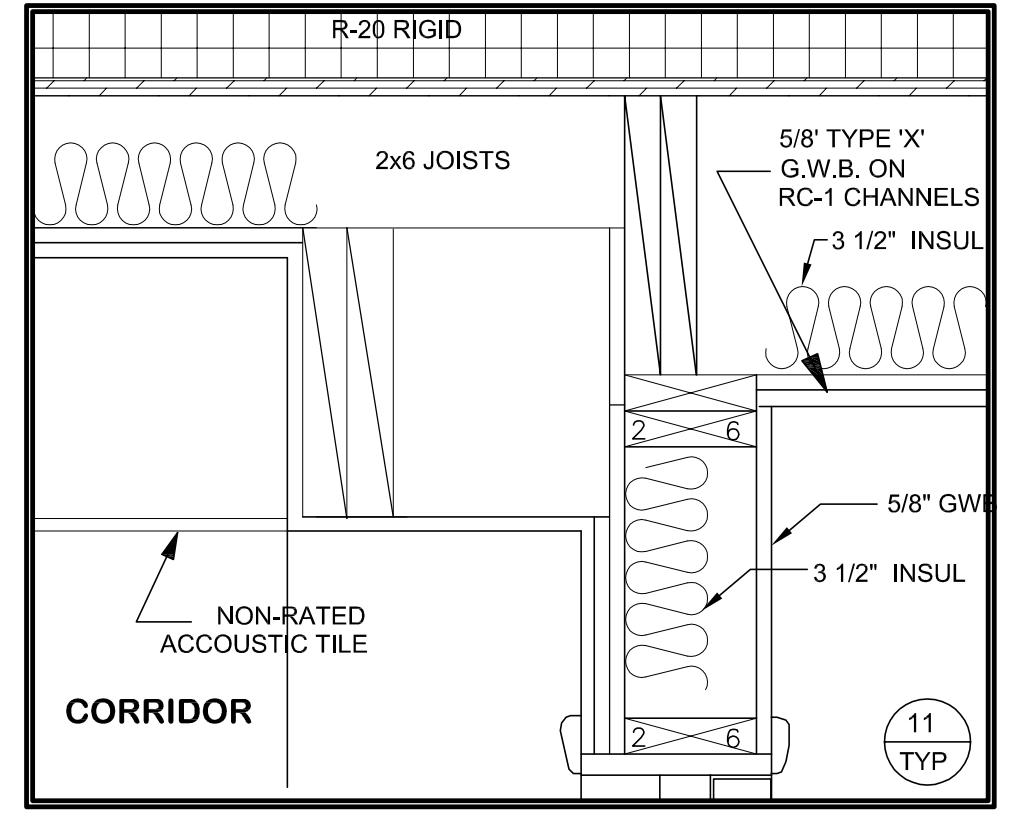
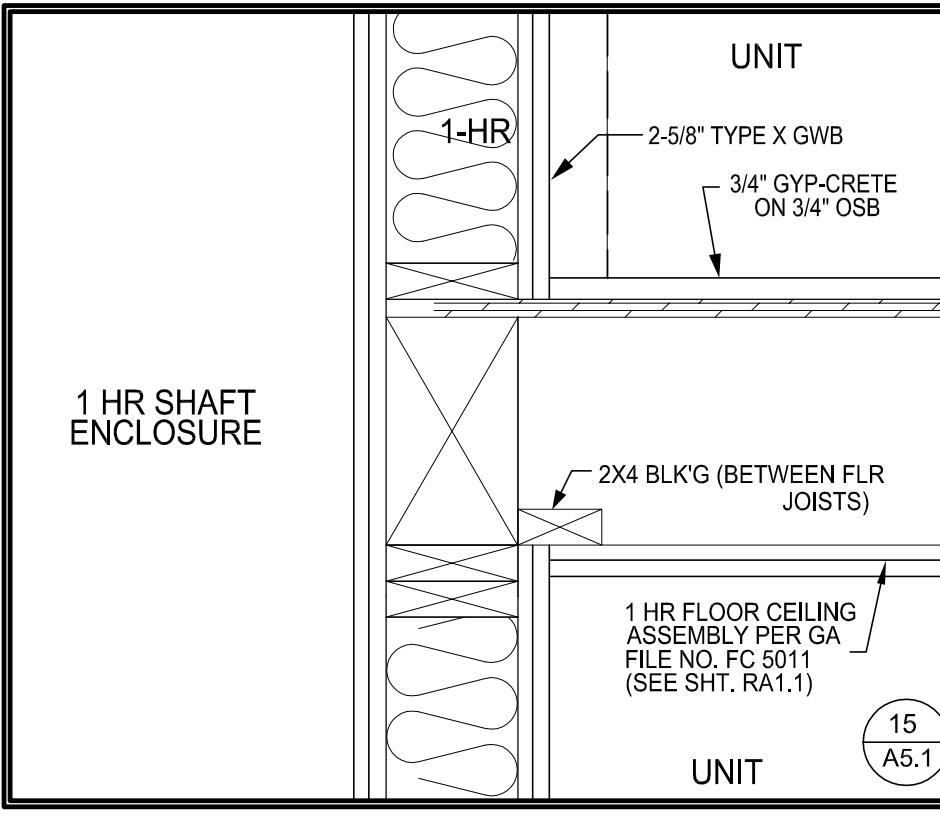
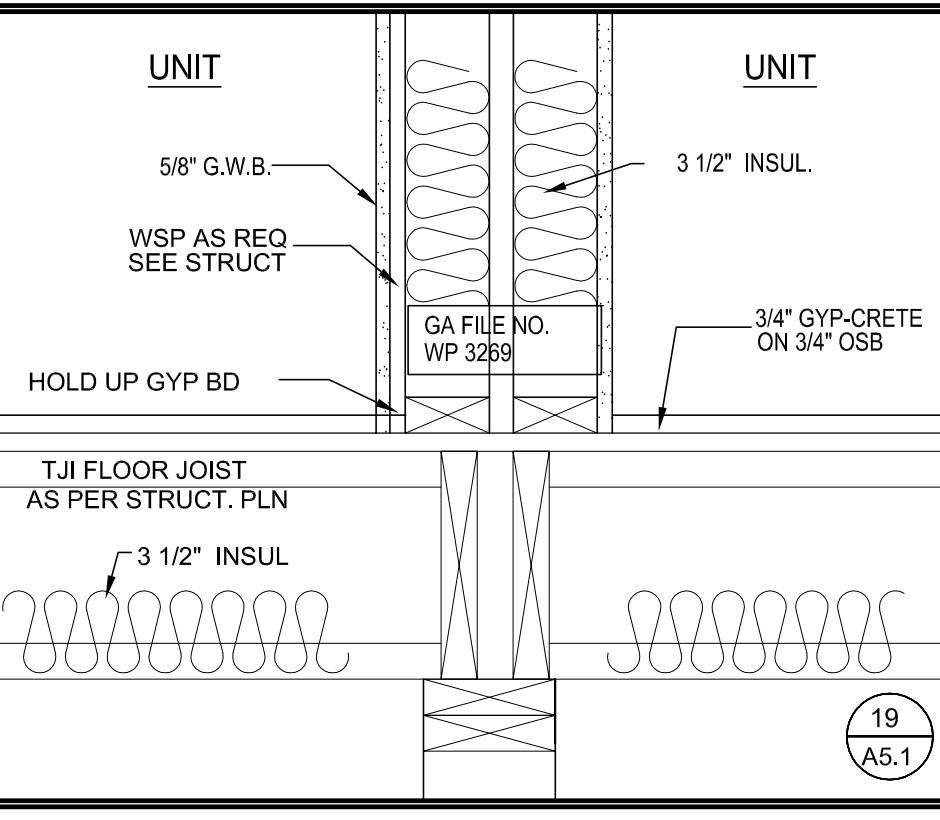
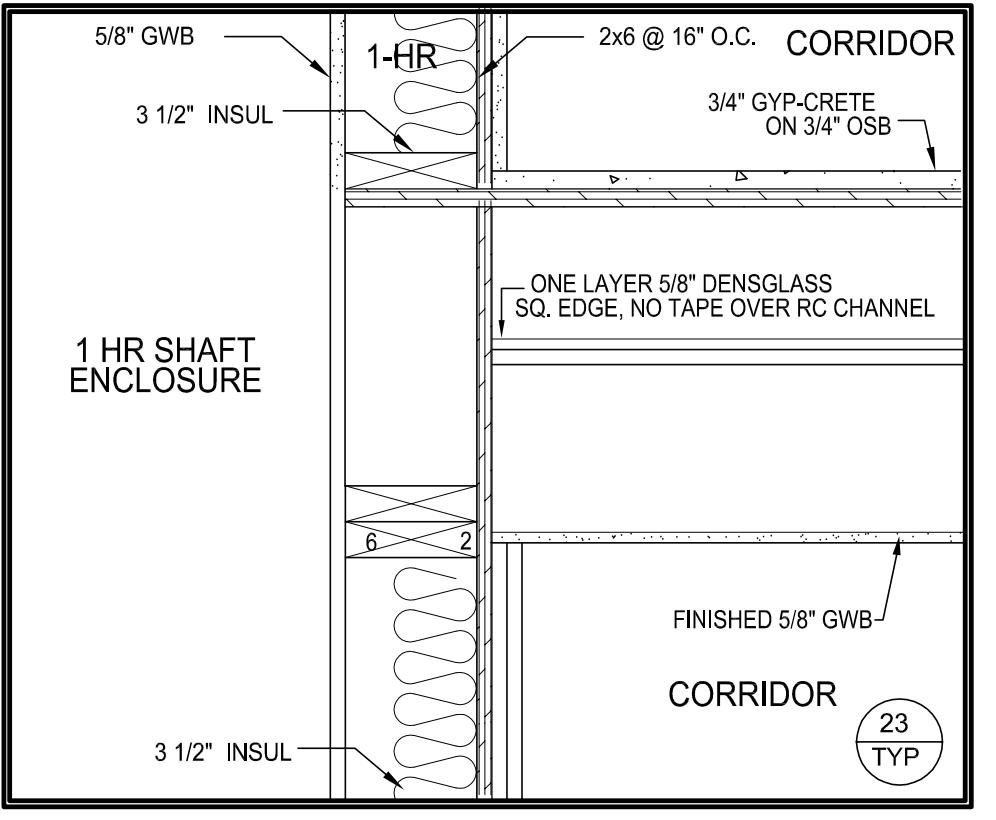
PARTY WALL @ FLOOR

CORRIDOR RECESSED DOORWAY

CORR'D WALL @ CEILING ROOF

ROOF AT EXT WALL

TYPICAL INTERIOR WALL



ENCLOSURE @ CORRIDOR FLOOR

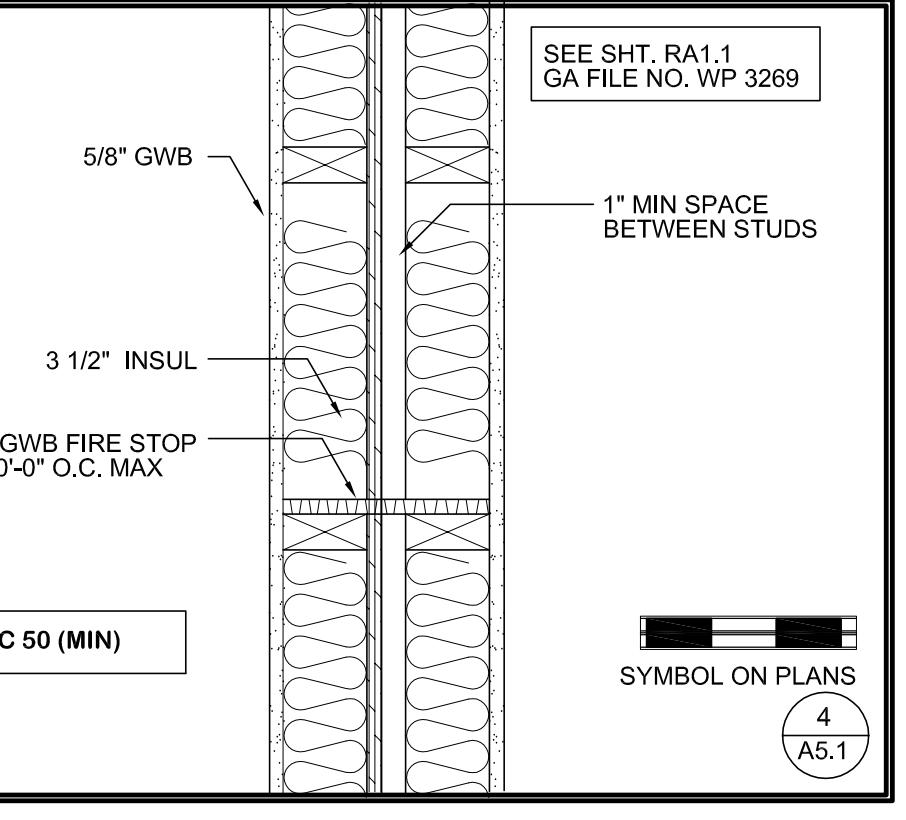
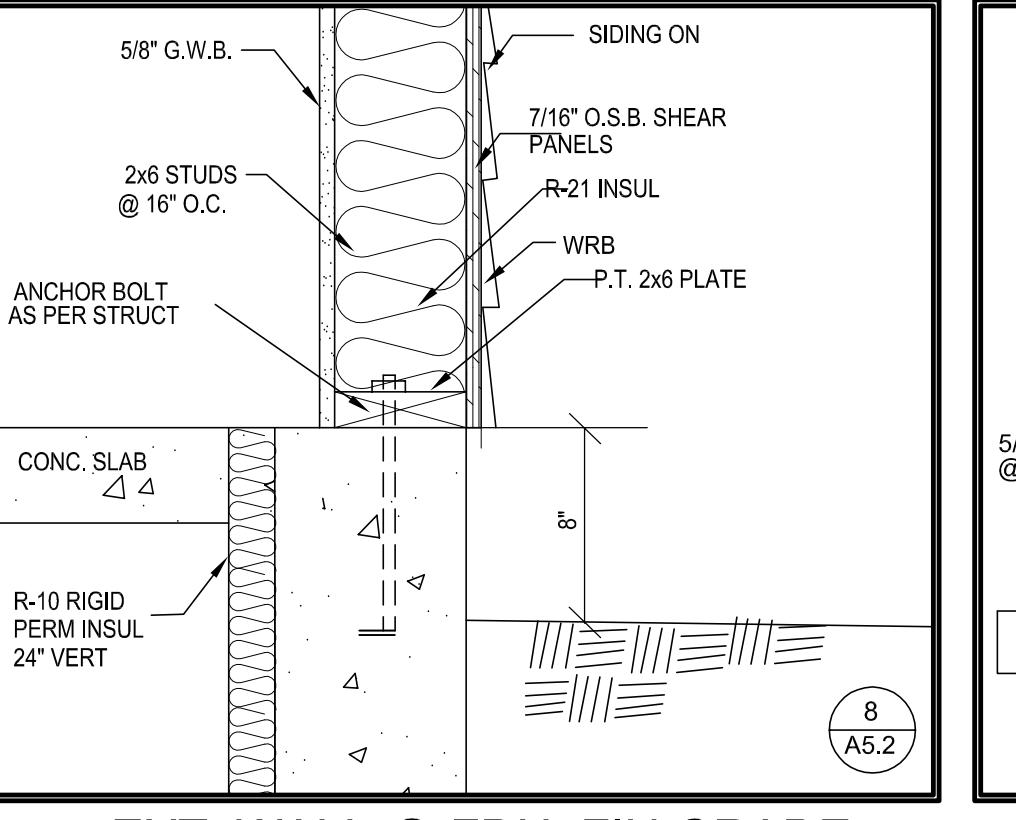
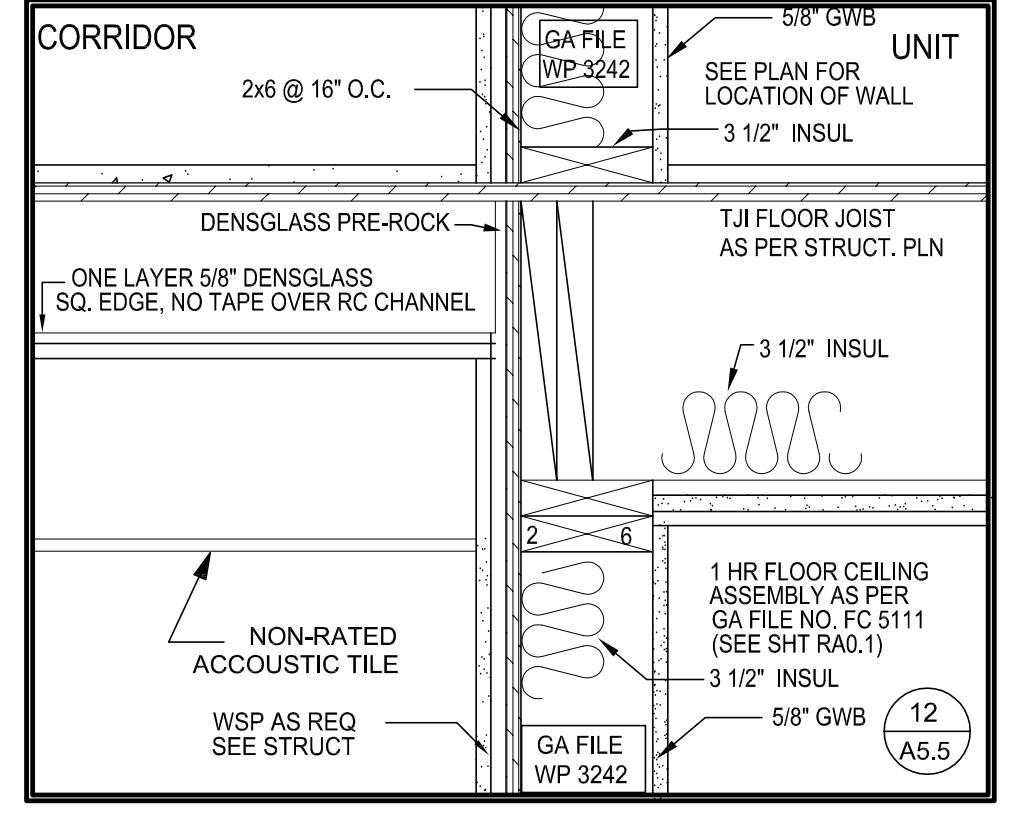
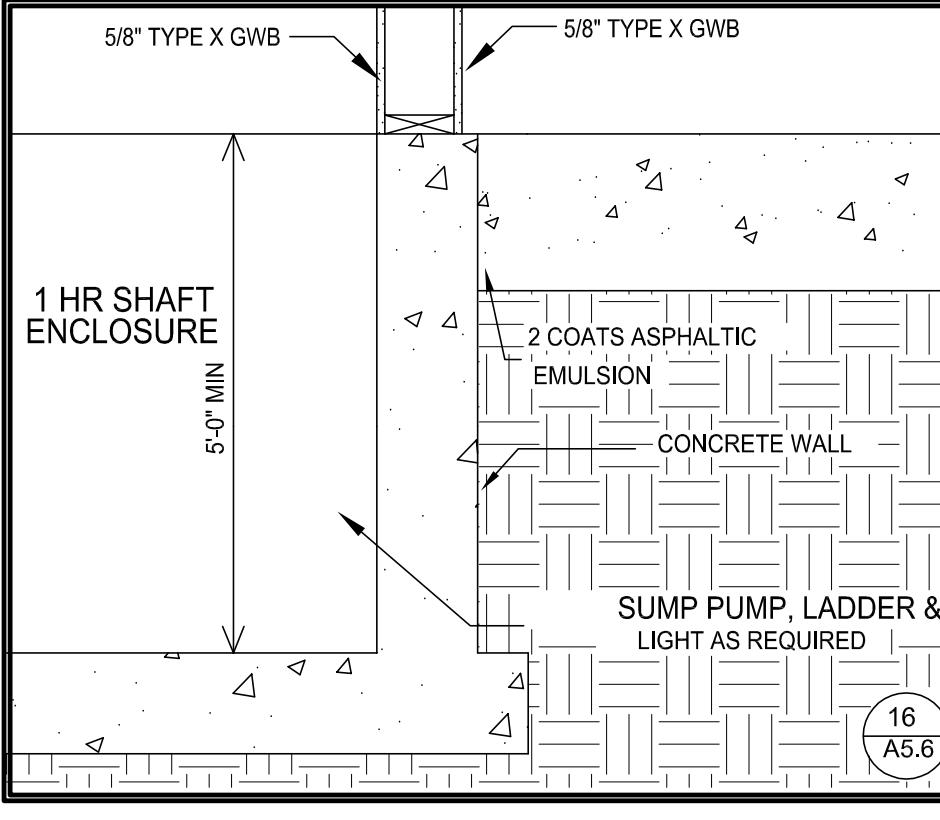
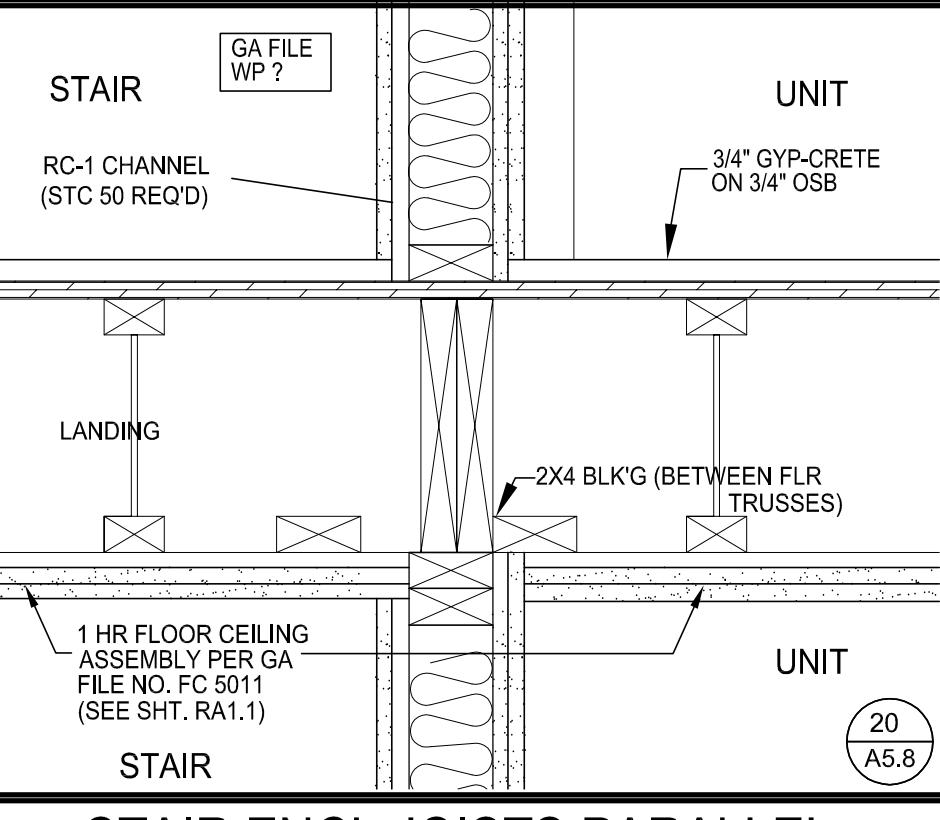
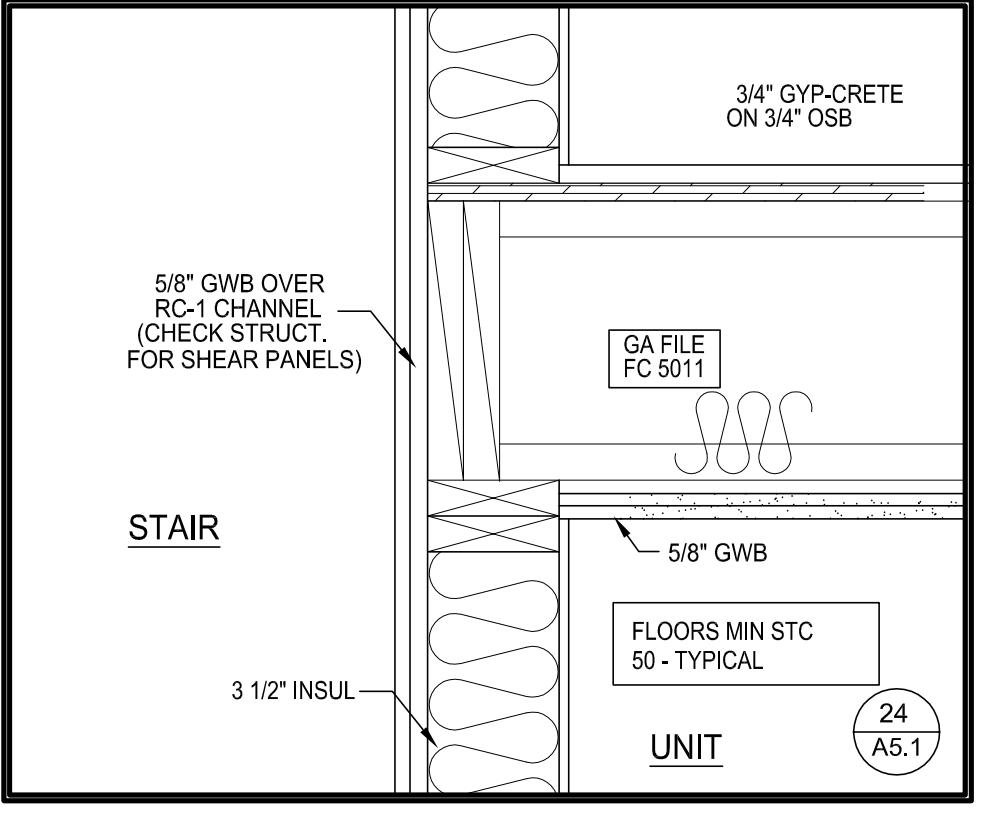
PARTY WALL @ FLOOR

ELEV SHAFT @ FLOOR

RECESSED DOOR @ TOP FLOOR CEILING

EXT. WALL @ FLOOR

TYPICAL CORRIDOR WALL



STAIR WALL @ FLOOR

STAIR ENCL JOISTS PARALLEL

ELEVATOR/ STAIR WALL

CORRIDOR WALL @ FLOOR/CEILING

EXT. WALL @ FDN. FIN GRADE

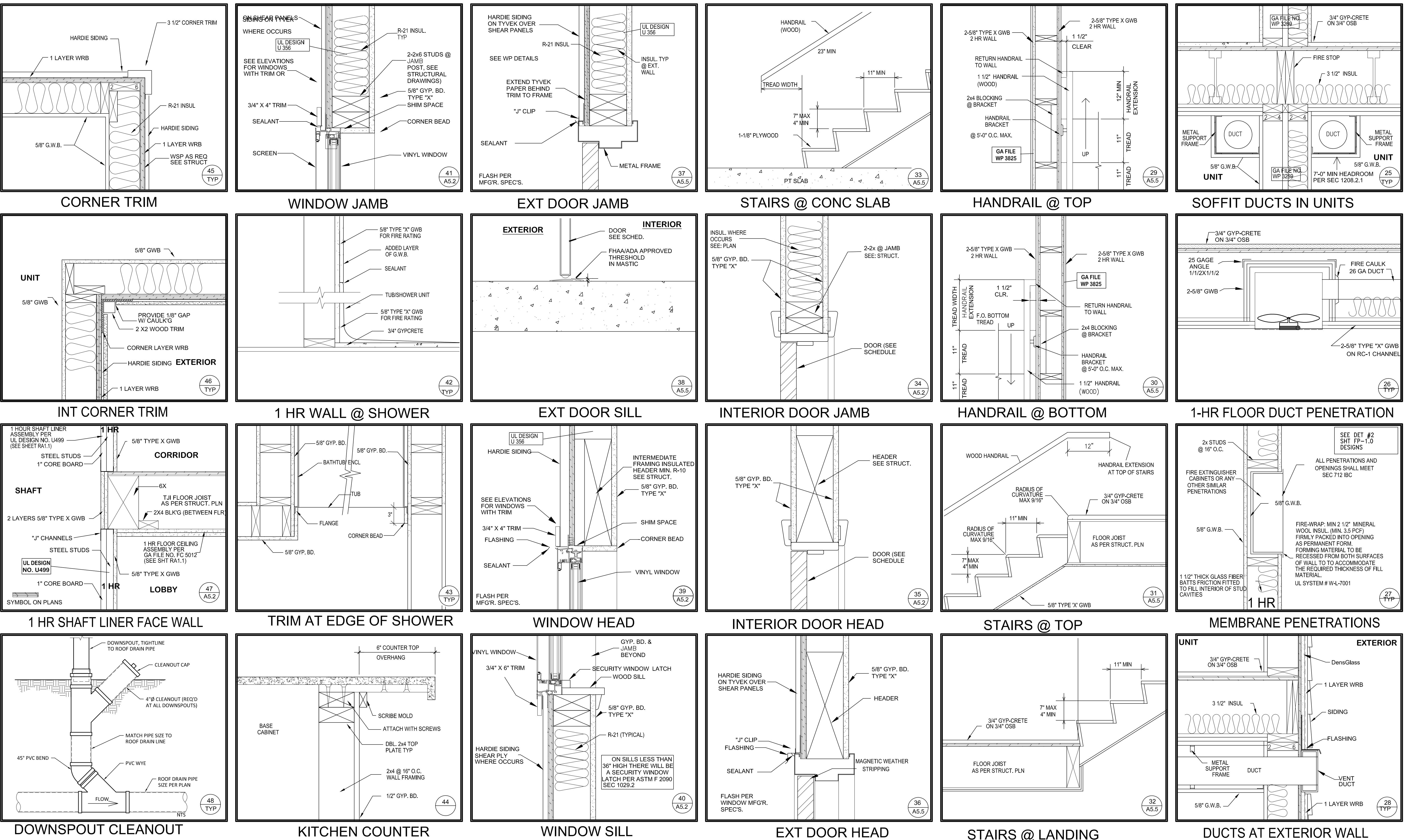
TYPICAL PARTY WALL

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

PROJECT: THE TALMON
LOCATION: CENTER STREET, LA CONNER, WA
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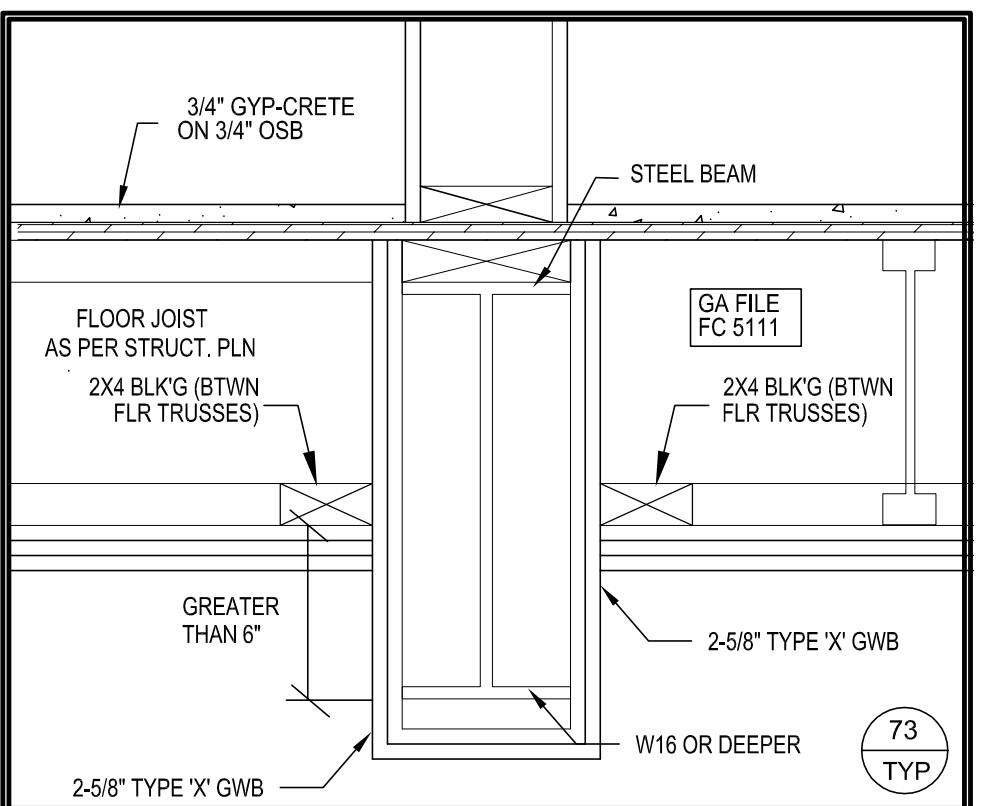
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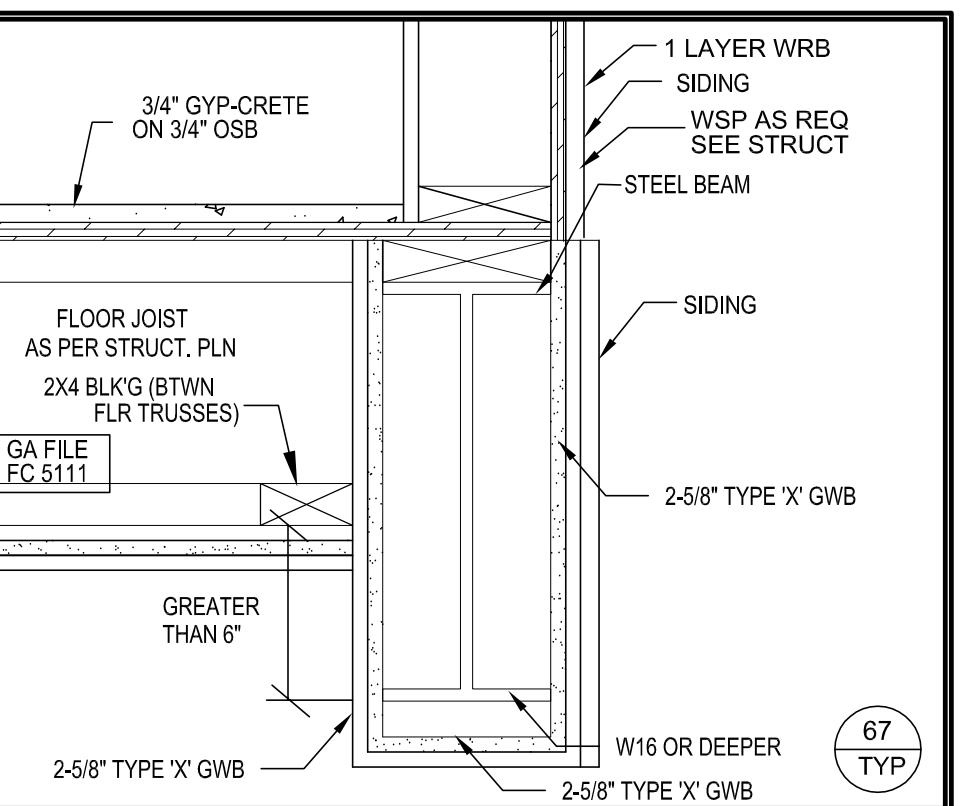
DETAILS
SCALE: NTS

D1.2

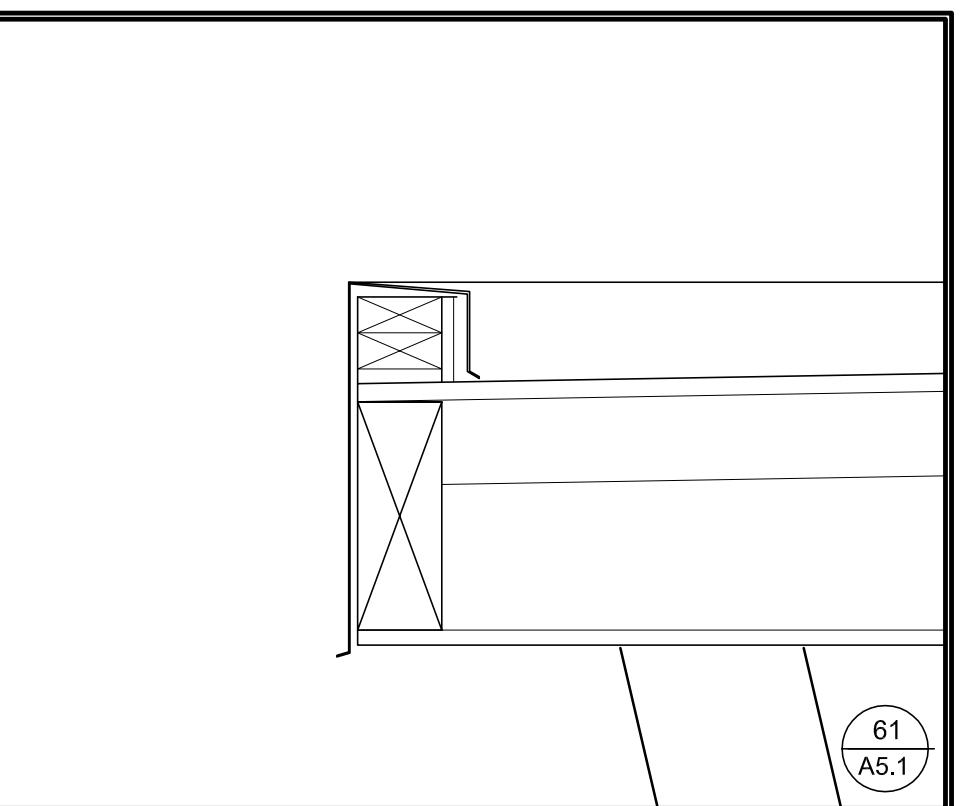
TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON



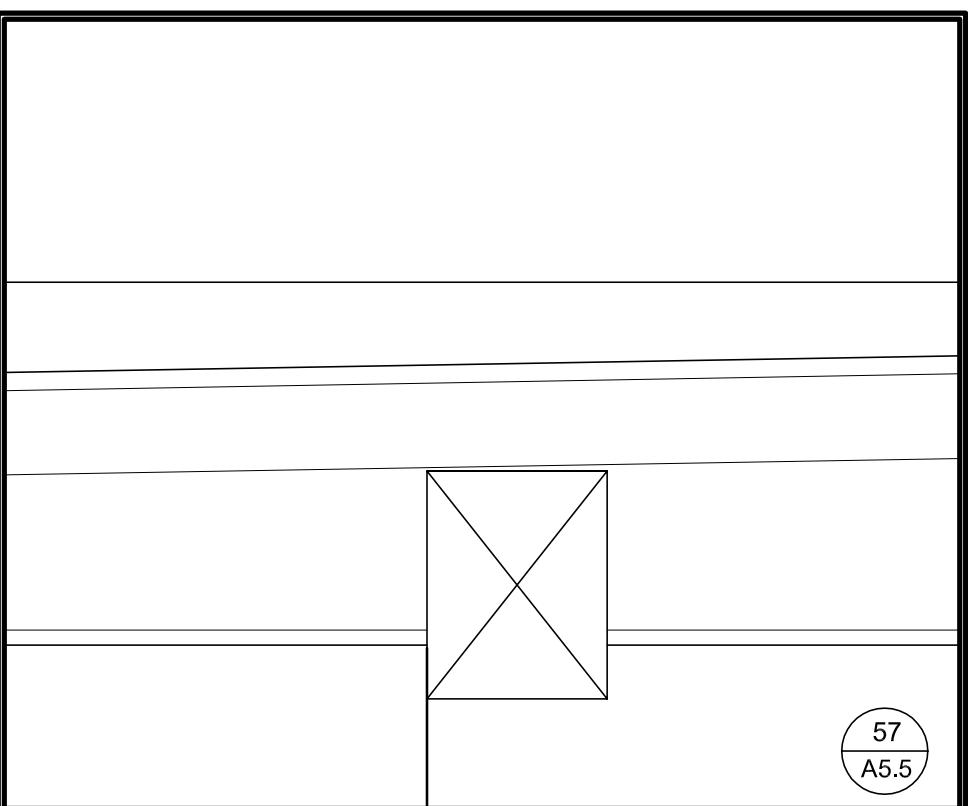
1 HOUR CEILING @ BEAM



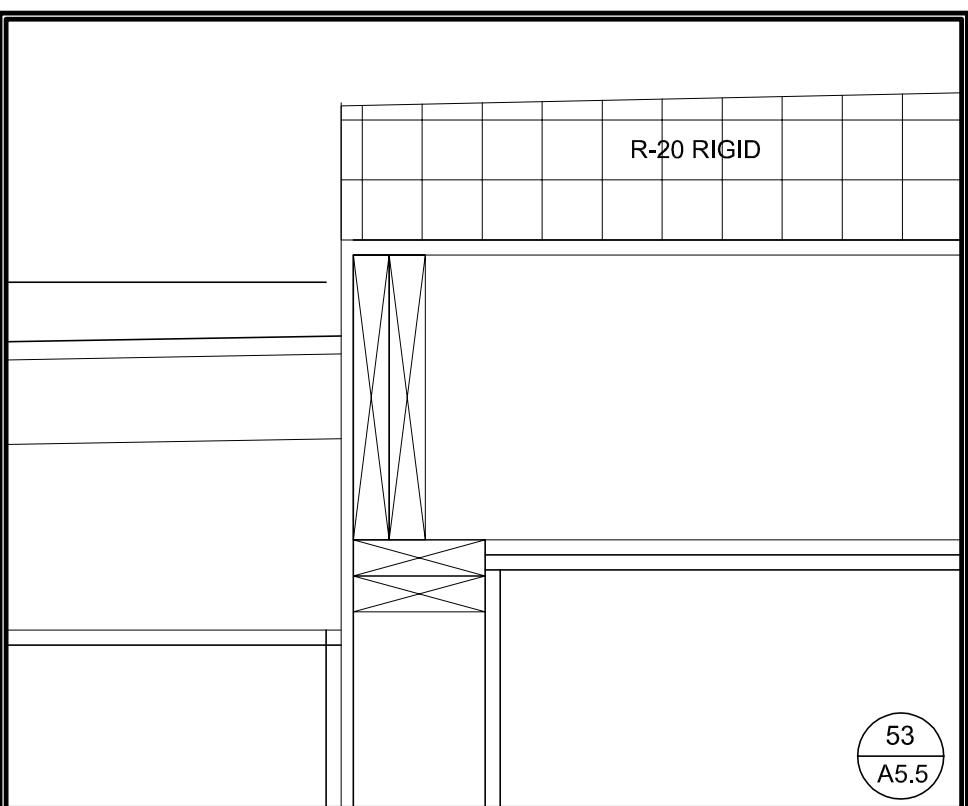
1 HOUR CEILING @ BEAM



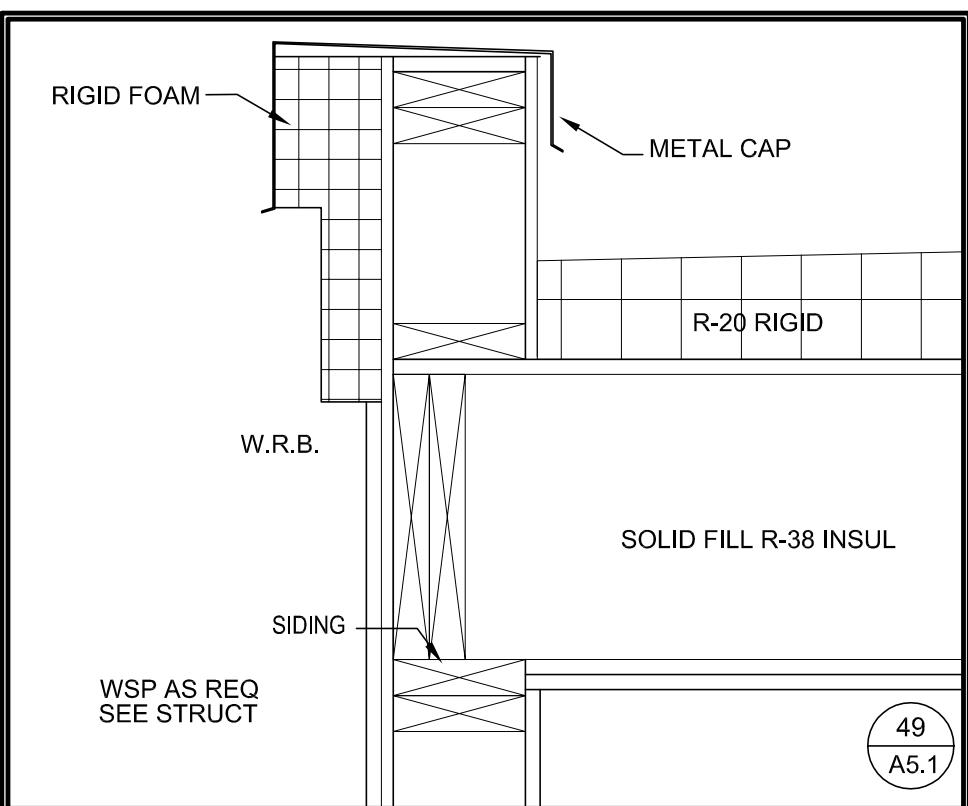
EYEBROW ROOF WITH CURB



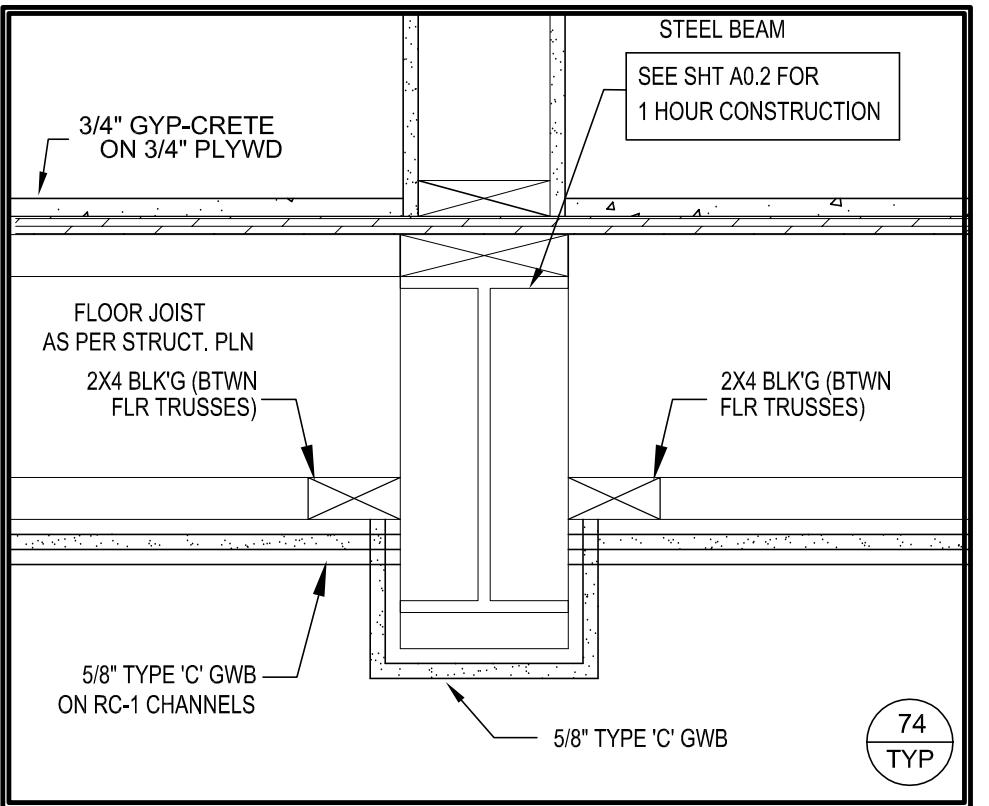
EYEBROW ROOF ABOVE DECK



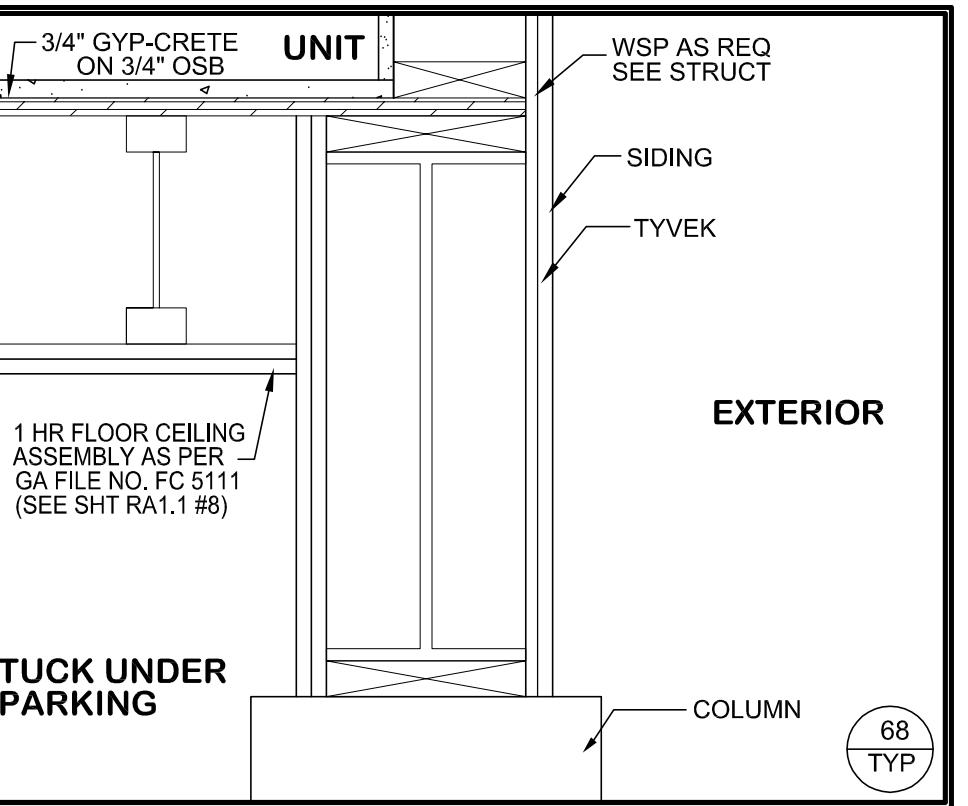
ROOF AT EXTERIOR WALL



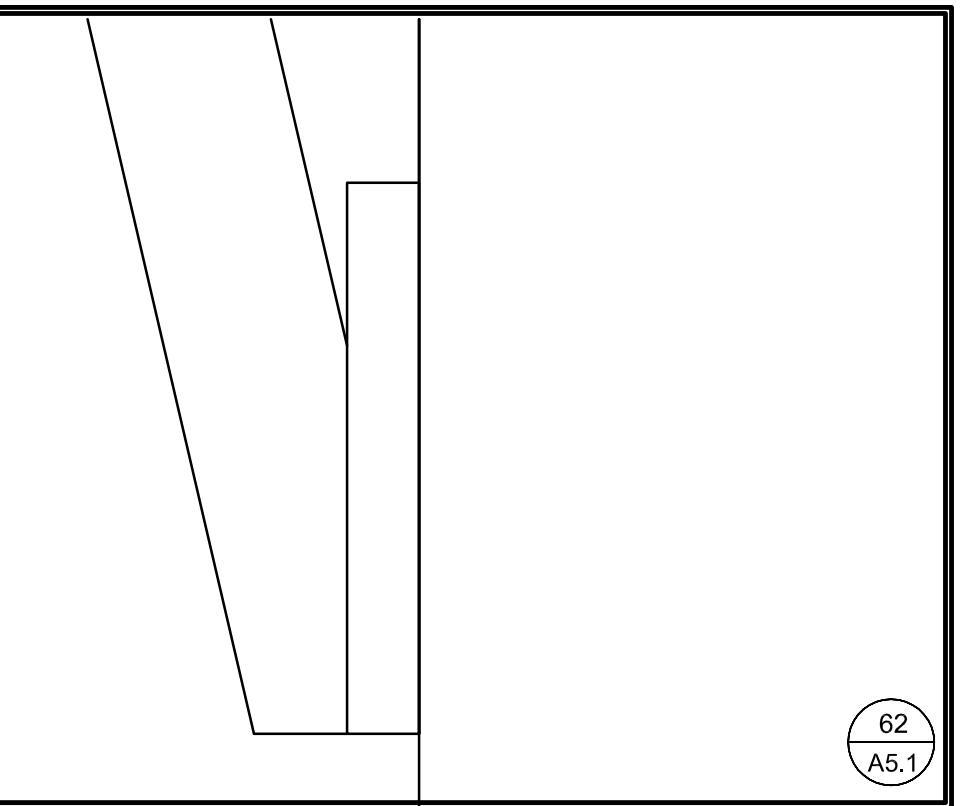
RAISED CURB



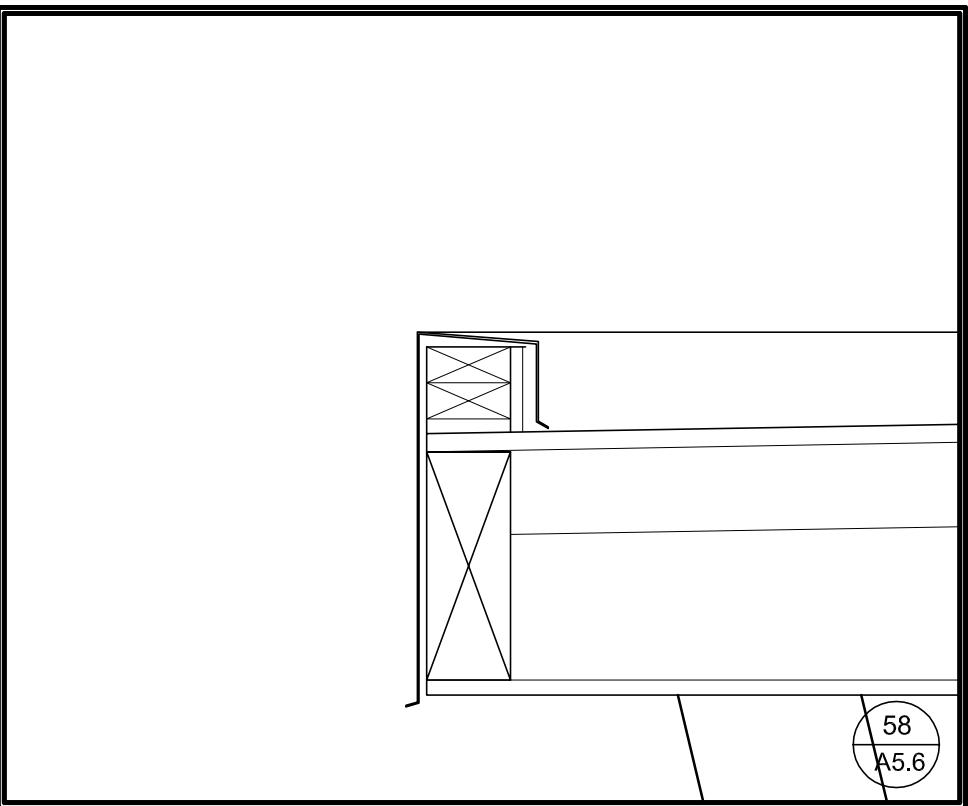
1 HOUR CEILING @ BEAM



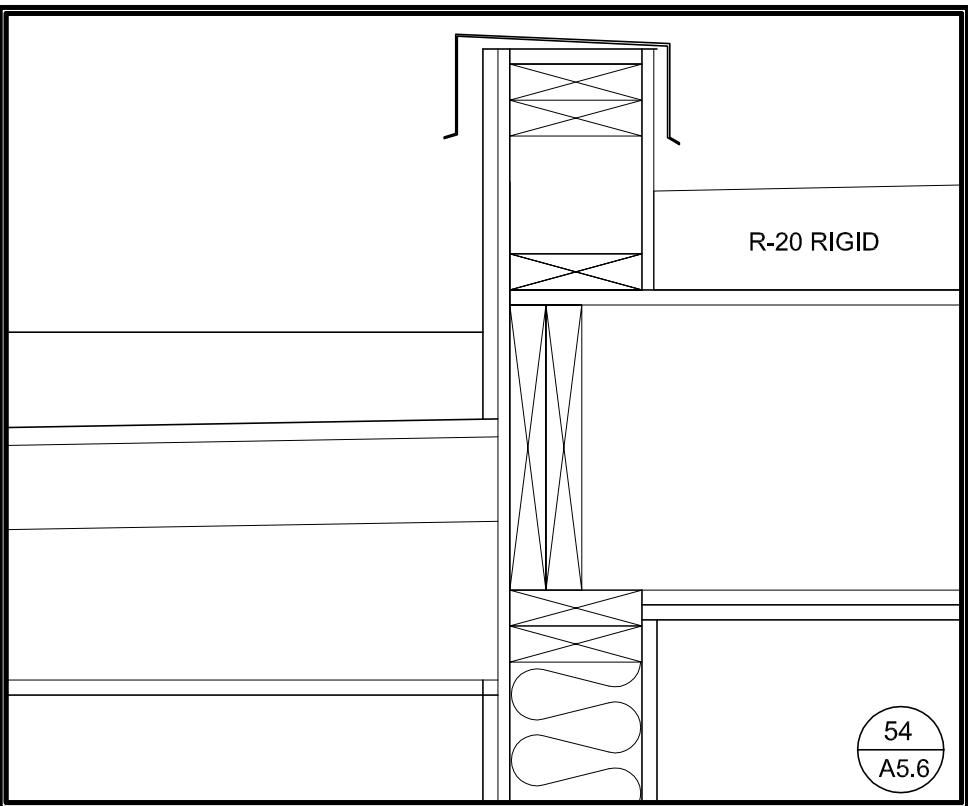
COLUMN TO I-BEAM



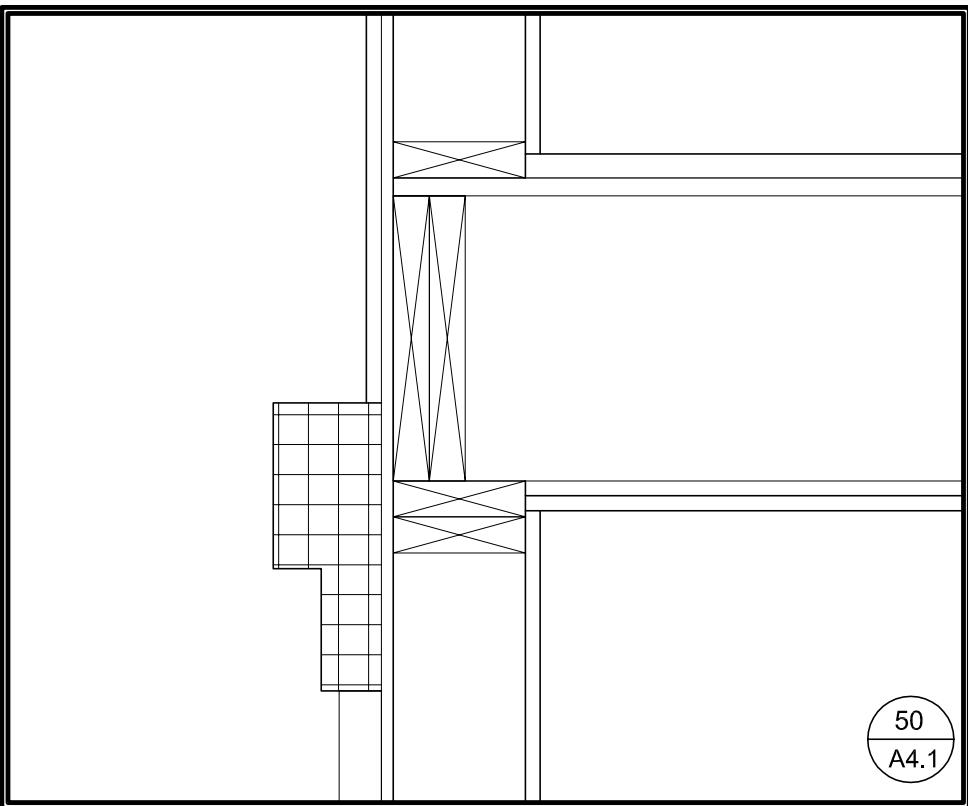
EYEBROW ROOF SUPPORT



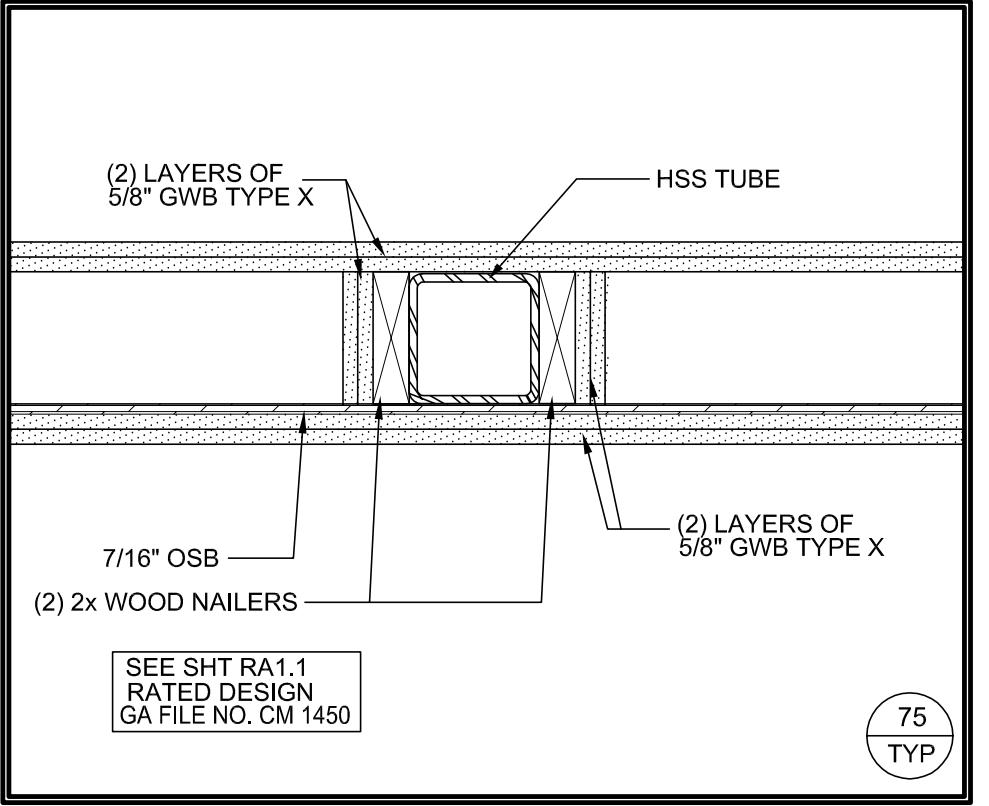
EYEBROW ROOF WITH CURB



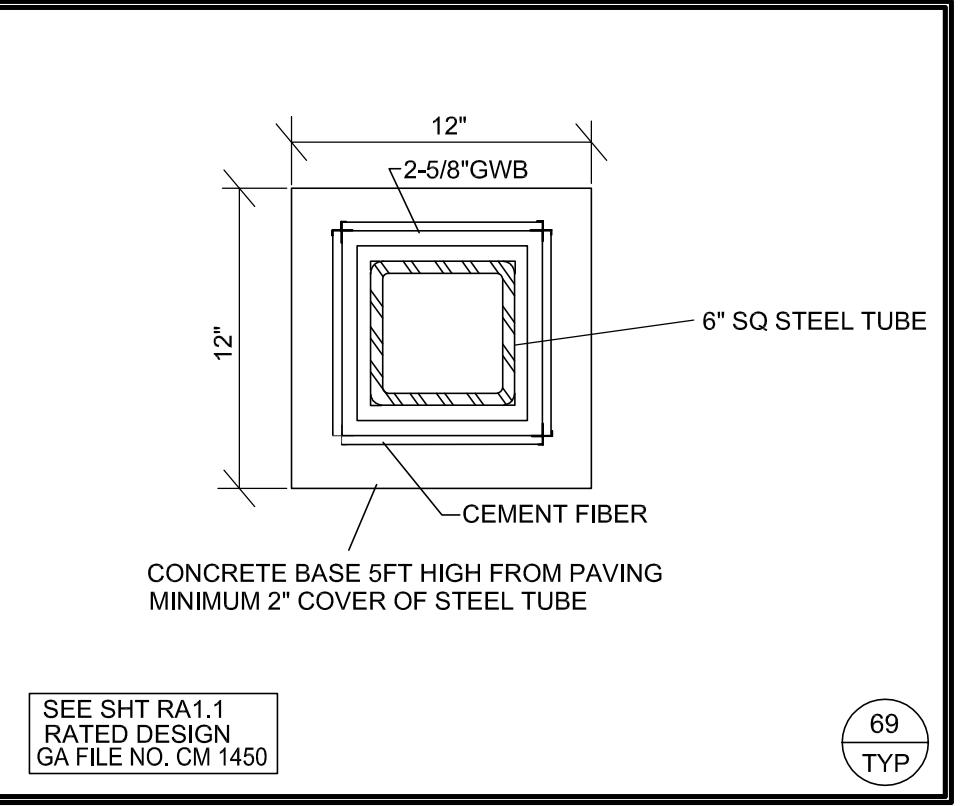
ROOF AT EXTERIOR WALL



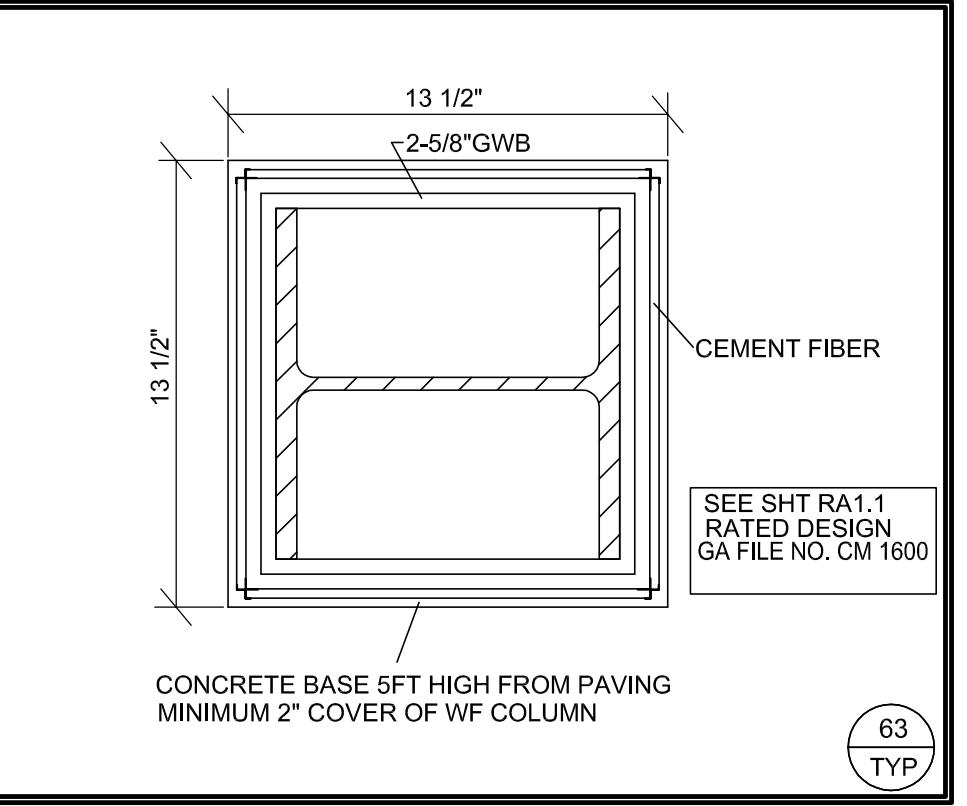
ARCHITECTURAL POPOUT



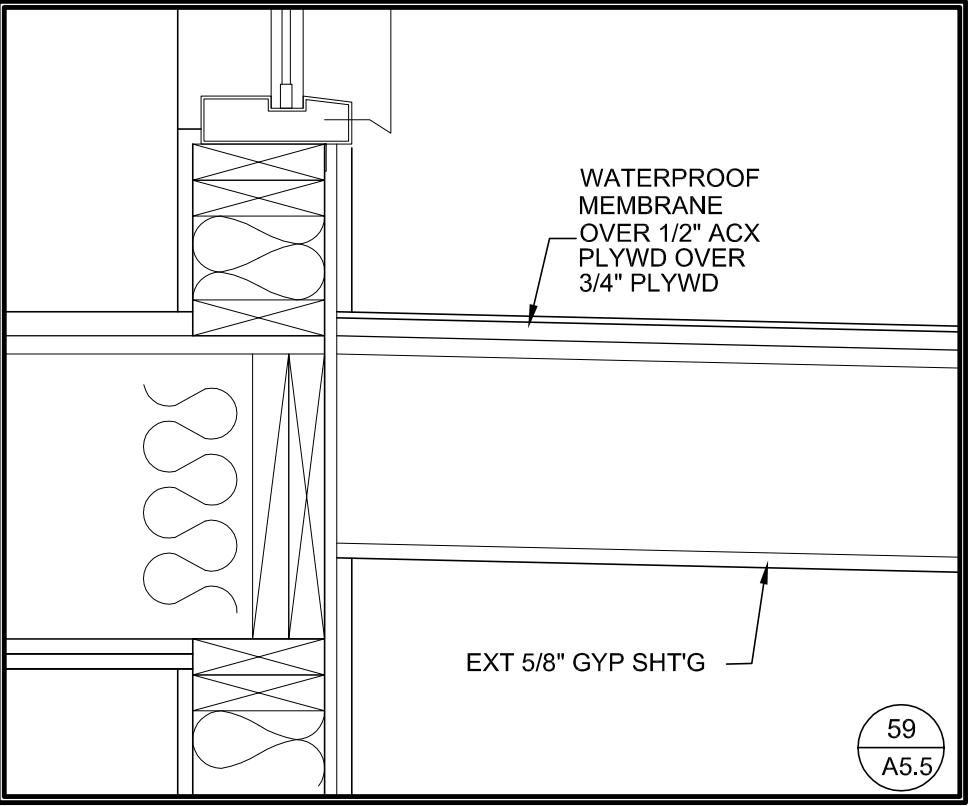
INTERIOR WITHIN STUD WALL HSS FIRE PROTECTION



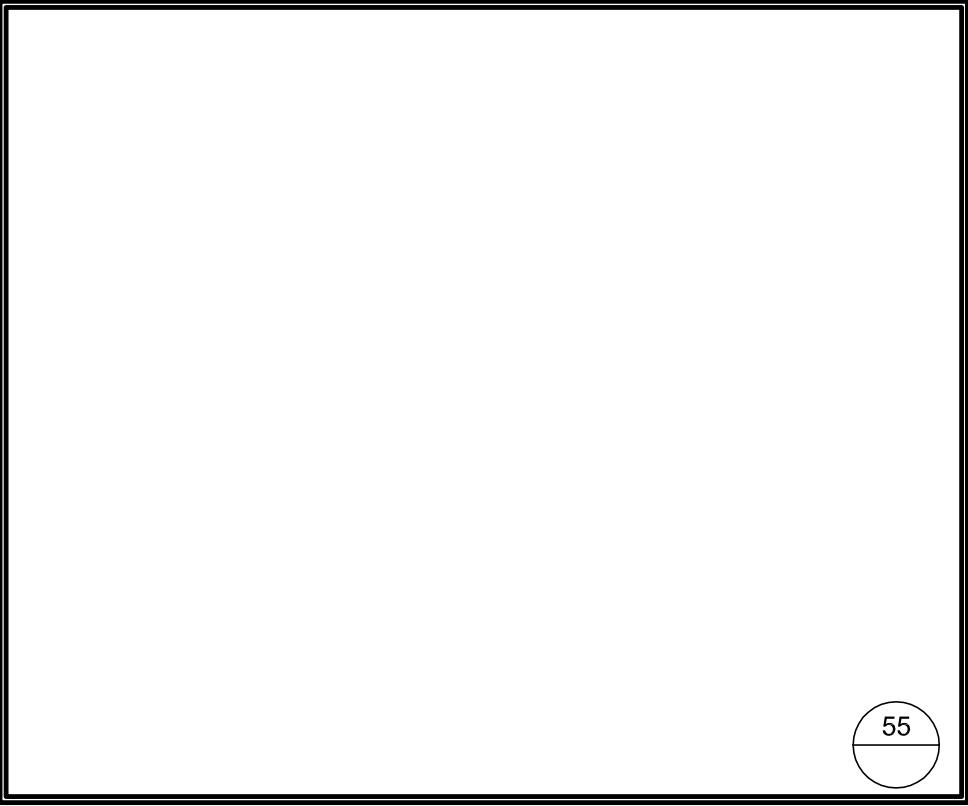
PARKING GARAGE COLUMN



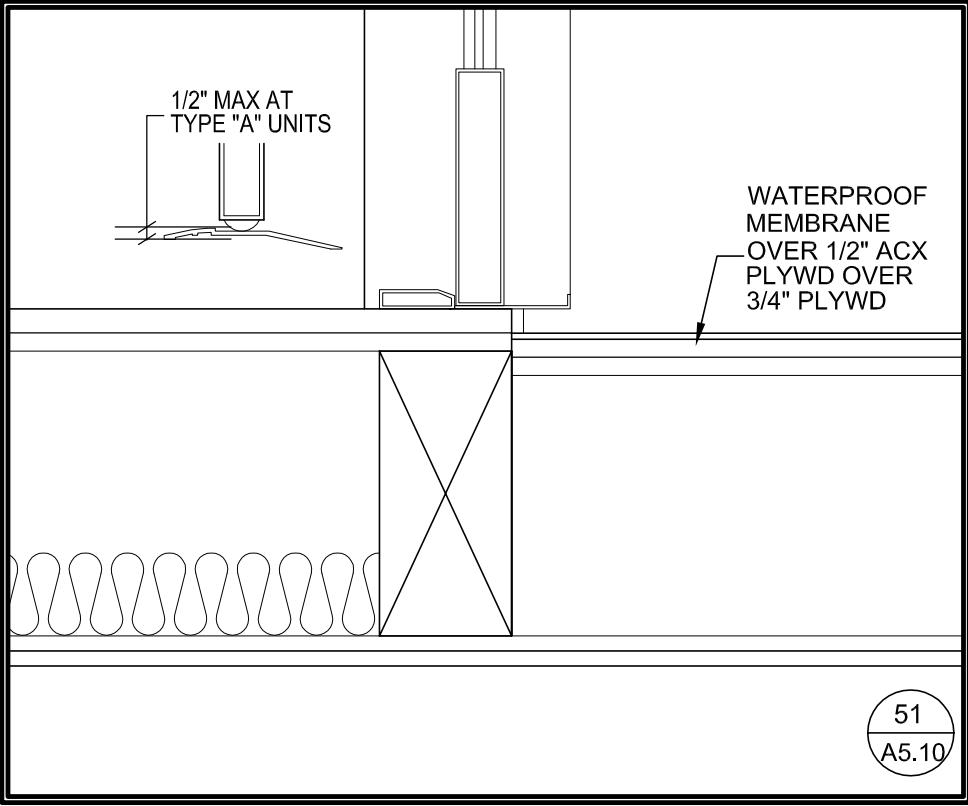
PARKING GARAGE COLUMN



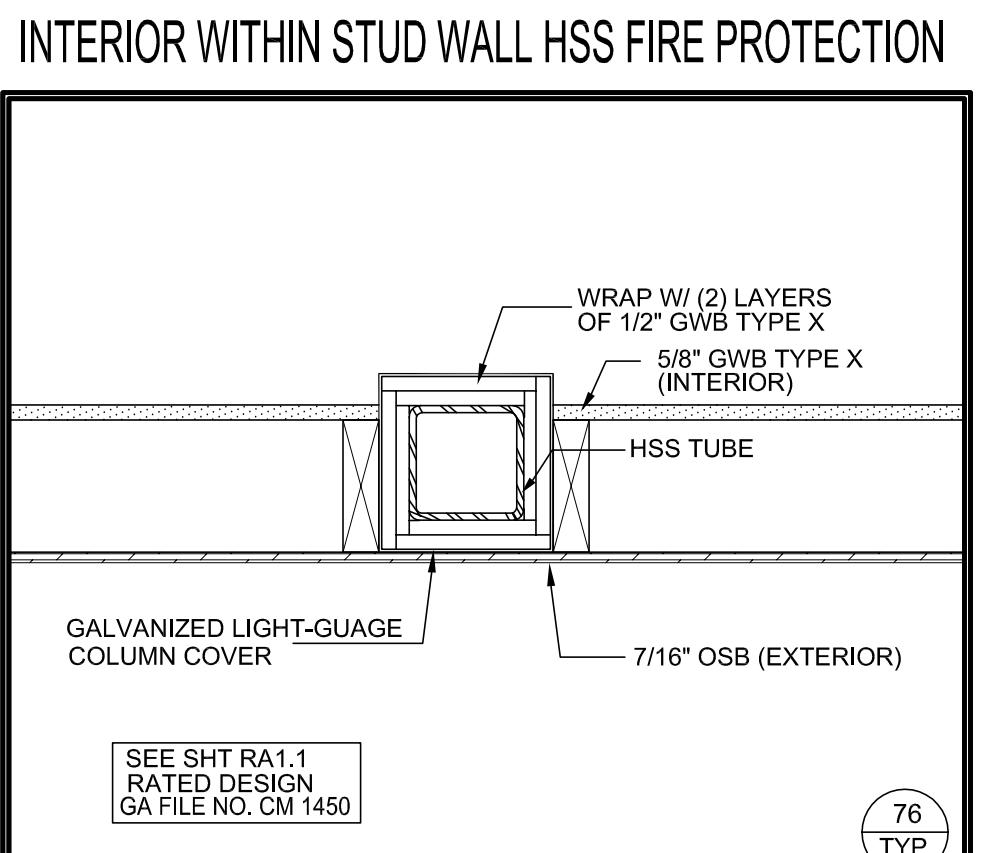
EXTERIOR WALL AT EXT DECK



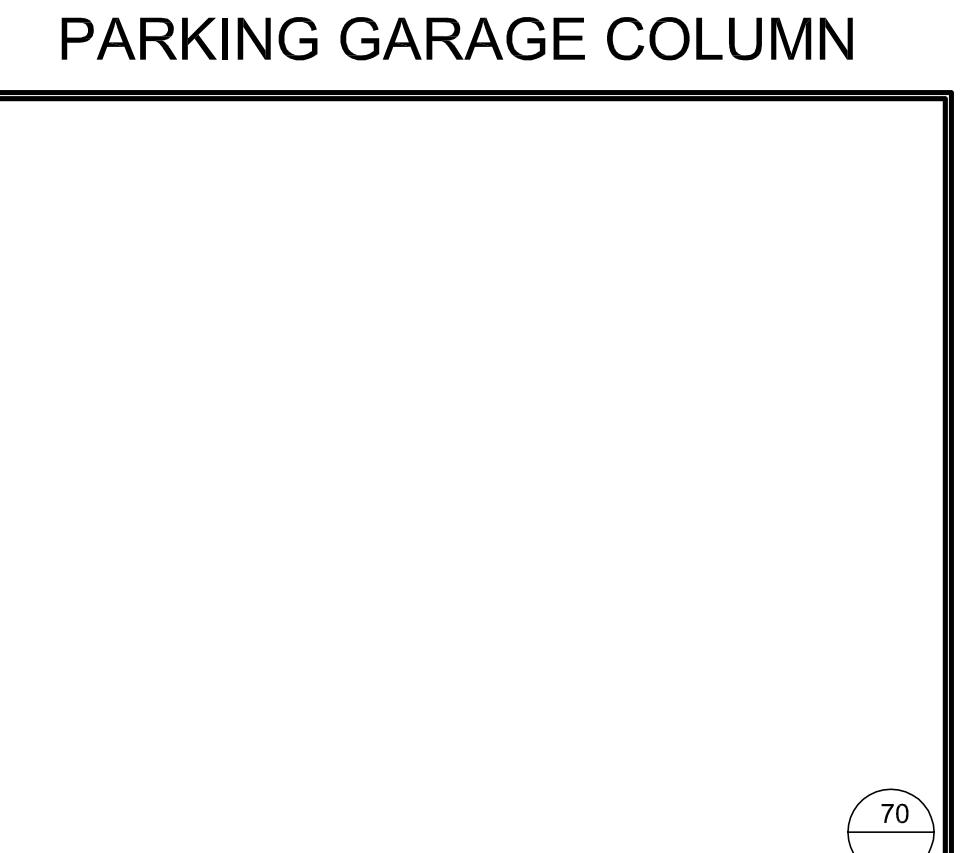
EXTERIOR WALL AT EXT DECK



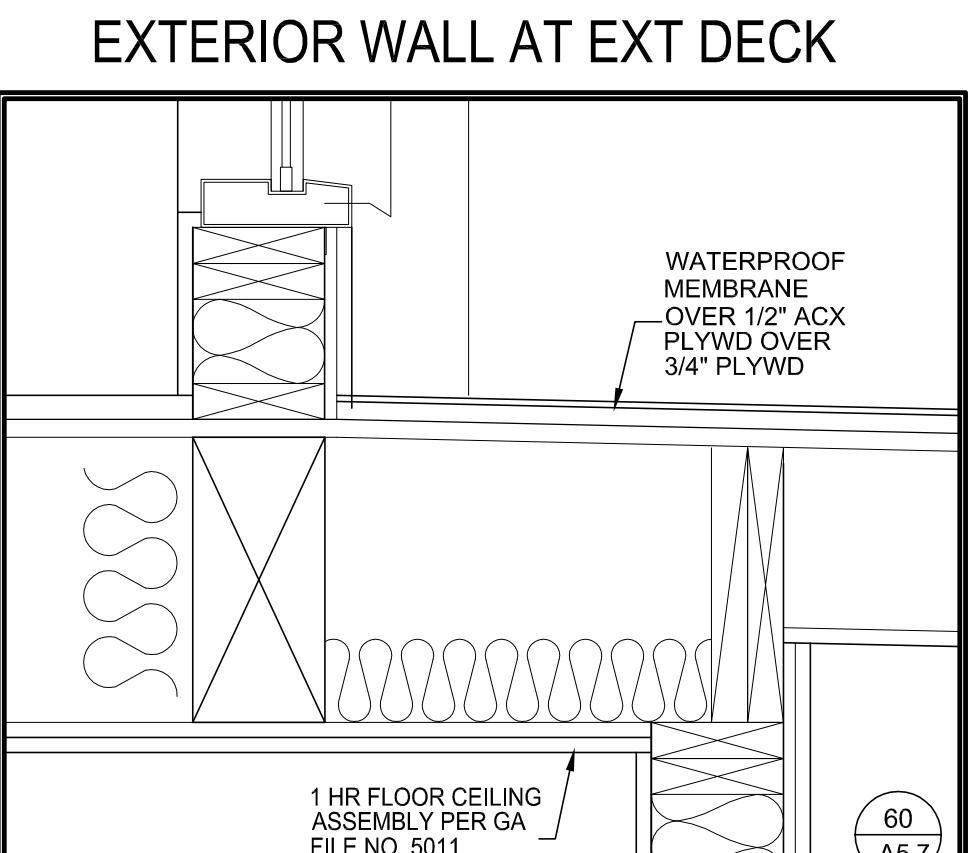
DOOR @ EXT DECK



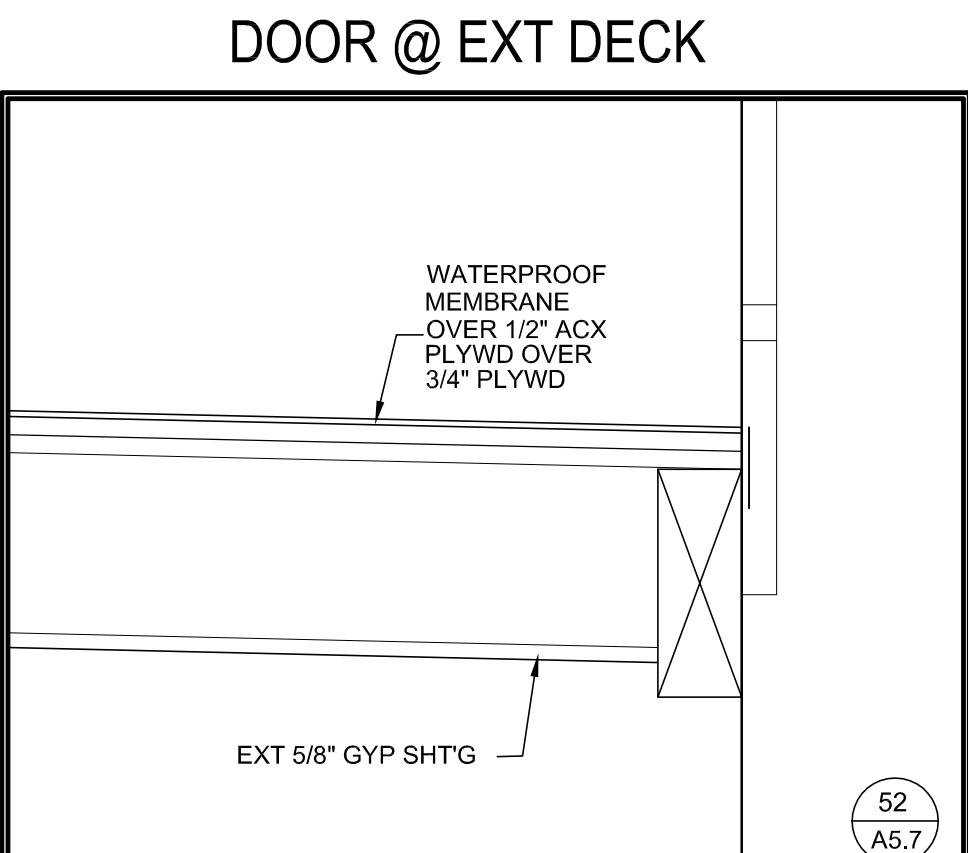
EXTERIOR WITHIN STUD WALL HSS FIRE PROTECTION



EXTERIOR WALL AT EXT DECK



COLUMN AT DECK



DECK

PROJECT: THE TALMON
LOCATION: CENTER STREET, LA CONNER, WA
DEVELOPER: KSA INVESTMENTS, LLC

4 OCT 23 PERMIT SUBMITTAL
TL-9726 REGISTERED
Charles E. Morgan ARCHITECT
CHARLES E. MORGAN STATE OF WASHINGTON

DATE: 4 OCT 23
SHEET:
DETAILS: SCALE: NTS

D1.3

COLUMNS, NONCOMBUSTIBLE (TYPE 1)

GA FILE NO. CM 1450

GENERIC

1 HOUR FIRE

10 GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer: 1/2" type X gypsum wallboard applied around T54x4x0.188 tube steel column and held in place with paper masking tape. Second layer: 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer: either 24 ga galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 ga galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Horizontal joints staggered 24" between layers.

1 HOUR FIRE

Fire test: UL NC505-(1-6), 71NK2639
12-23-75; UL NC505, 77NK1516
UL Design L526

COLUMNS, NONCOMBUSTIBLE

IBC TABLE 721.1(1), ITEM 1-1.6

11

1 HOUR FIRE

Siliceous aggregate concrete and concrete excluded in item 1-1.1, members 12" x 12" or greater

1 HOUR BEAM PROTECTION

GA FILE NO. BM 1137

12 STEEL FRAME, GYPSUM WALLBOARD

Base layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type 5-1/2 drywall screws 12" o.c. FACE layer: 1/2" proprietary type X gypsum wallboard applied to beam cage with 1-5/8" Type 5-1/2 drywall screws 12" o.c. Joints offset from base layer joints.

Beam cage fabricated from No. 24 gauge 7/8" X 1-3/8" steel angles screw attached to steel joints at beam top flange and No. 25 gauge 2-1/2" steel numbers hooked over beam lower flange and supporting 1-5/8" steel studs 24" o.c. Minimum beam size W8 X 15. (One hour unstrained beam.)

PROPRIETARY GYPSUM BOARD

American Gypsum Company
BPI America, Inc.
G-P Gypsum
Lafarge North America Inc.
National Gypsum Company
PABCO Gypsum
Temple-Inland Forest Products Corp.
United States Gypsum Co.

1/2" FIREBLOC TYPE C
1/2" ProRock (TM) Type C gypsum Panels
1/2" ToughRock (R) Fireguard (R) C
1/2" Firecheck (R) Type C
1/2" Gold Bond (R) Brand FIRE-SHIELD C (TM)
Gypsum Wallboard
1/2" FLAME CURB (R) Super 'C'
1/2" SHEETROCK (R) Brand Gypsum
Panels, FIRECODE (R) C Core

Fire test: UL R.319-133, 7-16-75
Based on UL R3660-7 & B,
11-12-67;
UL Design L524

COLUMNS, NONCOMBUSTIBLE

GA FILE NO. CM 1600

GENERIC

1 HOUR FIRE

Base layer 1/2" type X gypsum wallboard applied around W6x15.5 column and held in place with paper masking tape. Second layer 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer: either No. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c.

COLUMNS, NONCOMBUSTIBLE

IBC TABLE 721.1(1), ITEM 1-7.1

14

1 HOUR FIRE

2 layers: 1/2" gypsum wallboard adhesively secured to column flanges and successive layers. Wallboard applied without horizontal joints. Column cover: 1/2" gypsum wallboard layered over outer layer secured to column with doubled 0.049 inch (1.24 mm) (No. 18 B.W. gauge) steel wire ties spaced 15" (381 mm) on center. Exposed corners taped and treated.

1 HOUR DEMISING WALL ASSEMBLY

GA FILE NO. WP 3111

PROPRIETARY

1 HOUR FIRE

55 TO 59 STC SOUND

Fire Design:
One layer: 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 1-1/4" screws 8" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING)
Minimum 3-1/2" glass fiber insulation woven in cavity.

PROPRIETARY GYPSUM BOARD

American Gypsum Company LLC
5/8" FireBlok Type X Gypsum Board

Thickness: 6.3/4" (Fire)
7.1/4" (Sound)
Approx. Weight: 8 psf (Fire)
10 psf (Sound)
Fire test: UL R14196, 4787112870, 10-14-15,
UL Design U340
Sound Test: RAL TL 1-165, 7-13-11

1 HOUR FLLOOR-CEILING SYSTEM, WOOD FLOOR

GA FILE NO. FC 5011

PROPRIETARY

1 HOUR FIRE

60 to 64 STC SOUND

7 WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

Base layer: 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 34" o.c. (12" o.c. when insulation is used) with 1" Type 5 drywall screws 16" o.c. Gyrum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I-joints spaced a maximum of 19" o.c. with 1-1/4" Type 5 drywall screws.

FACE layer: 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 34" o.c. (12" o.c. when insulation is used) with 1" Type 5 drywall screws 8" at the end joints located midway between the resilient channels. Gyrum board insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I-joints supporting 19/32" wood structural panel subfloor applied at right angles to joints with construction adhesive and G ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.

STC rated with 1/4" spacers 24" o.c., 3-1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 62 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.)

PROPRIETARY GYPSUM COMPONENTS
United States Gypsum Company
1/2" SHEETROCK brand FIRECODE C
Core Gypsum Panels
LEVELROCK Brand Floor Underlayment

Approx. Ceiling
Weight

Fire test:

3 psf
UL R.319, 05NK04589,
2-4-05; UL R.319,
2-4-05; UL R.319-129,
UL Design L570

Sound test:

IIC # Test:

4-22-03;
RAL OT03-07, 4-29-03;
RAL OT03-09, 6-18-03

(54 sheet vinyl)

RAL OT03-06, 4-23-03;
(63 gypsum board wood
laminates) RAL OT03-08,
4-29-03;
(54 ceramic tile) RAL OT03-10, 6-18-03

1 HOUR EXTERIOR WALL ASSEMBLY

UL DESIGN NO. U356 (EXPOSED TO FIRE ON INTERIOR FACE ONLY)

Bearing Wall Rating - 1 Hr

1 HOUR FIRE

SYMBOL ON PLANS

1 HORIZONTAL SECTION

1. WOOD STUDS - Non 2x4 in. spaced 16" o.c. with 2 by 4 in. top and one 2x4 in bottom plates. Studs laterally-braced by wood structural panel sheathing ITEM 3510.

2. GYPSUM BOARD - An 8x8 in. 4 ft wide applied vertically and nailed to studs and bearing plates 7 in. OC with Gd cement coated nails, 1-7/8 in. long with 1/4 in. dual head.

3. BATT'S AND BLANKETS - Mineral fiber or glass fiber insulation, 3-1/2" thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 psf. Glass fiber insulation to be faced with aluminum foil or Kraft paper and to have a min density of 0.9 psf (STC 13 thermal insulation rating).

4. WOOD STRUCTURAL PANEL SHEATHING - Min 7/16 in. thick, 4 ft wide wood structural panels, min grade 'C' or "Sheathing". Installed with wood structural panel sheathing of 1/2" thickness applied perpendicular to studs. Vertical joints centered on studs.

5. EXTERIOR FACING - Installed in accordance with the manufacturer's installation instructions. Facing is to be applied over the sheathing.

A. VINYL SIDING - Contoured rigid vinyl siding having a flame spread value of 20 or less.

1 HOUR EXTERIOR WALL ASSEMBLY

GA FILE NO. WP 8105

GENERIC

1 HOUR FIRE

2 GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

SYMBOL ON PLANS

EXTERIOR SIDE: One layer 4" wide 5/8" type X gypsum sheathing applied parallel to 2x4 wood studs with 1-3/4" galvanized roofing nails 4" o.c. at vertical studs and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel to or right angles to studs with Gd coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)

1 HOUR INTERIOR WALL ASSEMBLY

GA FILE NO. WP 3510

GENERIC

1 HOUR FIRE

3 GYPSUM WALLBOARD, WOOD STUDS

SYMBOL ON PLANS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 (minimum) wood studs 24" o.c. with Gd coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joint staggered 24" on opposite sides (LOAD-BEARING)

Thickness: 4 7/8"
Approx. Weight: 7 psf
Fire test: R.3501-47, 48, 9-17-65
Design U309; UL R.319-129, 7-22-70, Design U314
Sound Test: NGC 2404, 10-14-70

1 HOUR CORRIDOR WALL ASSEMBLY

GA FILE NO. WP 3242

GENERIC

1 HOUR FIRE

4 GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

2X6 STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. with 1-1/4" Type 5 drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type 5 drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with Gd cement coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)

Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)

Thickness: 5 5/8"
Approx. Weight: 7 psf
Fire test: Based on UL R.14196, 2-15-05,
UL NK05371, 2-15-05,
UL Design U309;
UL R.319-129, 7-22-70,
IRC-R-761, 3/99

Sound Test:

PROJECT: THE TALMOM
LOCATION: CENTER STREET, LA CONNER, WA
DEVELOPER: KSA INVESTMENTS, LLC

SYMBOL ON PLANS

1 HOUR PARTY WALL

GA FILE NO. WP 3269

GENERIC

1 HOUR FIRE

5 GYPSUM WALLBOARD, WOOD STUDS

SYMBOL ON PLANS

One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 (minimum) wood studs 16" o.c. on separate plates 1" apart with Gd coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.

Joints staggered 16" on opposite sides. Horizontal bracing required at mid height. (LOAD-BEARING)

Thickness: 1 1/8"
Approx. Weight: 8 psf
Fire test: See WP 3269 (UL R.319-4,
6-17-52; UL R.2717-39,
1-20-66; UL R.3501-52,
3-10-66; UL R.319-50,
UL Design W301)
Sound Test:

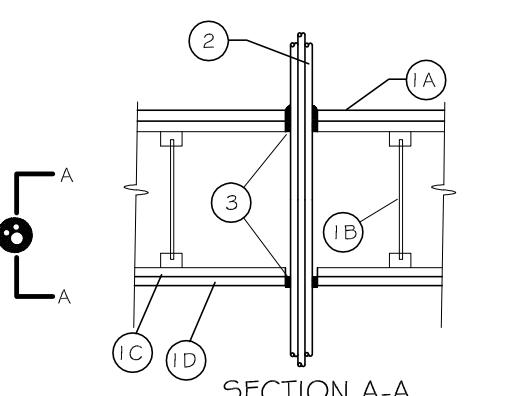
NRC: TL-99-261,
IRC-R-761, 3/99PROJECT: THE TALMOM
LOCATION: CENTER STREET, LA CONNER, WA
DEVELOPER: KSA INVESTMENTS, LLC

Thickness: 1 1/8"
Approx. Weight: 8 psf
Fire test: See WP 3269 (UL R.319-4,
6-17-52; UL R.2717-39,
1-20-66; UL R.3501-52,
3-10-66; UL R.319-50,
UL Design W301)

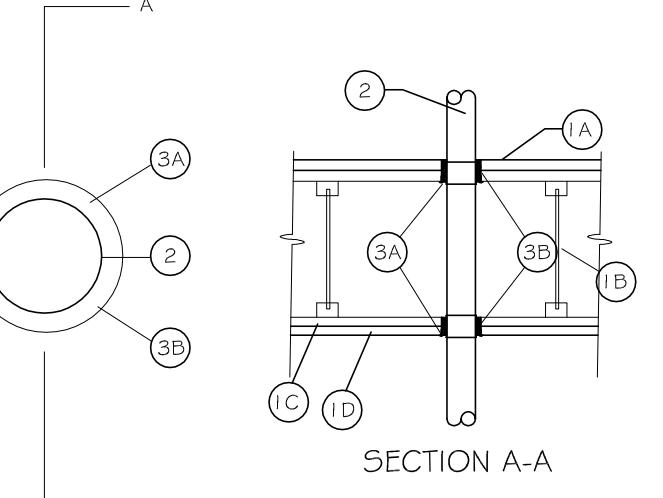
Sound Test:

NRC: TL-99-261,
IRC-R-761, 3/99PROJECT: THE TALMOM
LOCATION: CENTER STREET, LA CONNER, WA
DEVELOPER:

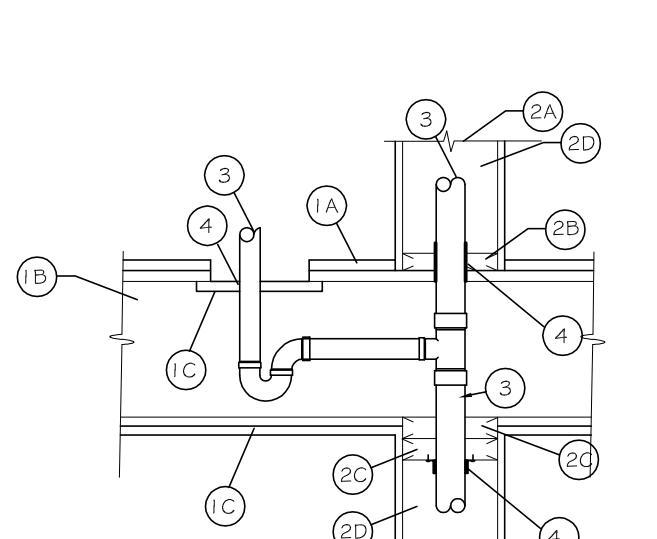
F-RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-1037 OR EQUAL



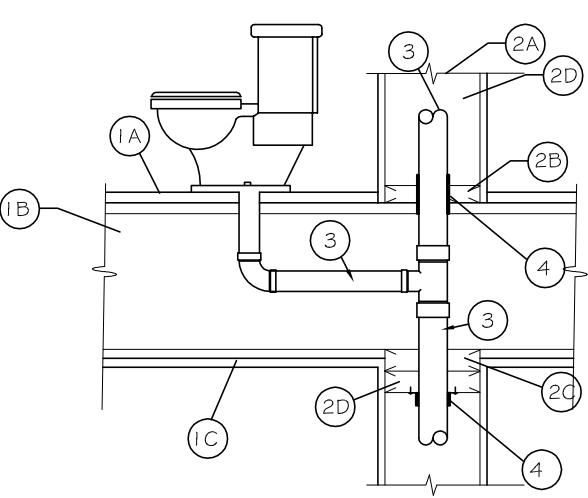
F-RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-2019 OR EQUAL



F-RATING - 1 HOUR
T-RATINGS - 3/4 HOUR
SYSTEM # F-C-2094 OR EQUAL

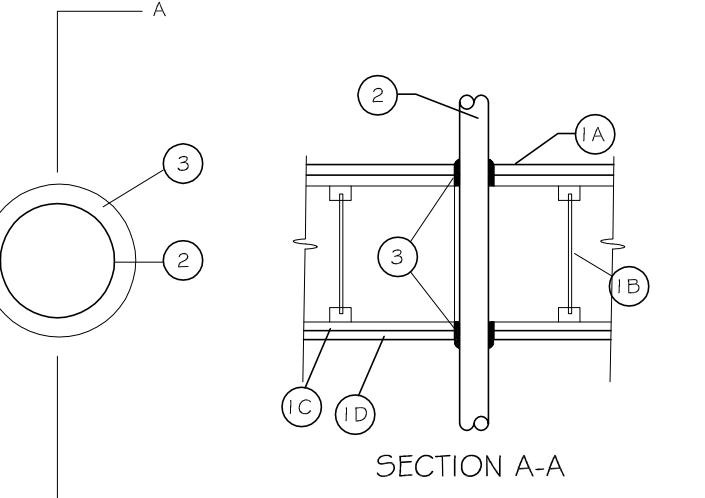


F-RATING - 1 HOUR
T-RATINGS - 3/4 HOUR
SYSTEM # F-C-2095 OR EQUAL



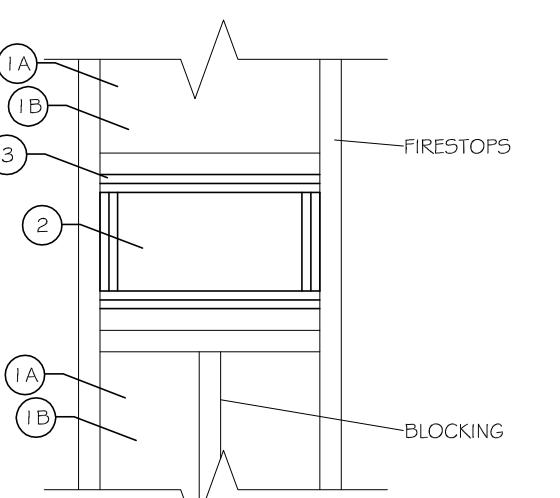
6 MULTI-PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

F- RATING - 1 HOUR
T- RATING - 1 HOUR
UL DESIGN NO. F-C-1006 OR EQUAL



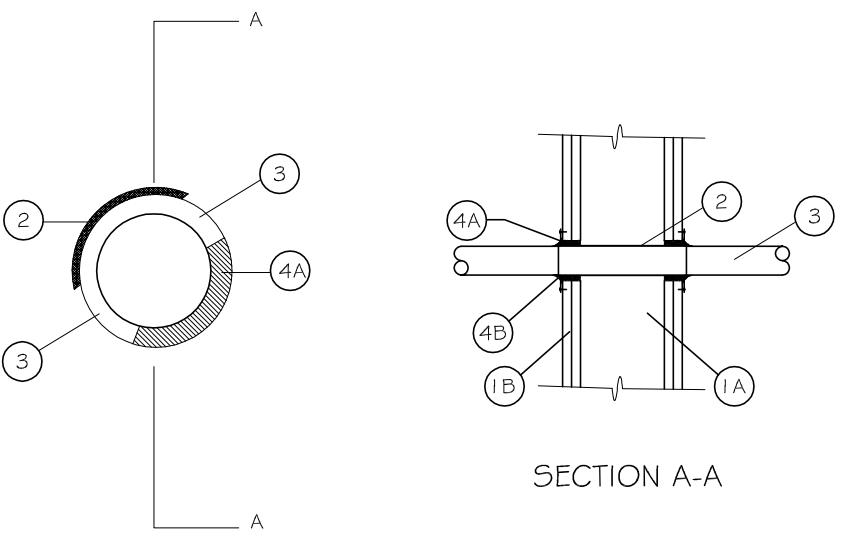
3 SINGLE NONMETALLIC PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

F-RATING - 2 HOUR
T-RATING - 1-3/4 HOUR



7 PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

F-RATINGS - 1 & 2 HOUR
T-RATINGS - 1, 1-3/4 & 2 HOUR
SYSTEM # W-L-2048 OR EQUAL



5 SINGLE NONMETALLIC PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

FP-1.0

2 RECESSED WALL FIXTURE WALL OR CEILING ASSEMBLY

FP-1.0

4 OCT 23 PERMIT SUBMITTAL

PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

DATE 4 OCT 23

SHEET

TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

RP1.1

1 SINGLE NONMETALLIC PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. U300 & U400 SERIES

FP-1.0

RATED PENETRATION ASSEMBLIES