

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

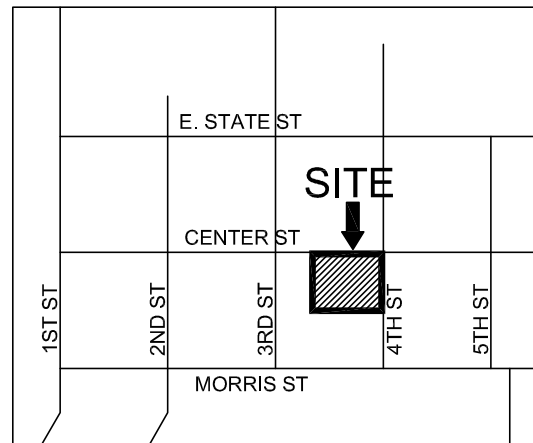
SEPARATE SUBMITTALS:
SPRINKLER SYSTEM, FIRE ALARM, FIRE DEPARTMENT ACCESS PLAN,
SIGNAGE

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 51-56 & 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

THE TALMON
5 AIR B&B UNITS & 14 APARTMENTS
LA CONNER



NORTH ELEVATION - MAIN ENTRY RESIDENTIAL



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, CALHOUN'S 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

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 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 (80% OF LOT)

LOT AREA	15,296 SQ/FT
MAXIMUM LOT COVERAGE	12,236 SQ/FT
LOT COVERAGE PROVIDES	12,010 SQ/FT
LANDSCAPING AREA (MIN 20% OF LOT)	
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	14
COMPACT STALLS	8
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

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 SQ/FT
S-2	TYPE V-A 63,000 SQ/FT

IBC 506.2.3 ALLOWABLE BUILDING AREA

R-2	
Aa	12,600 /342,000
At	36,000
Ns	12,000
If	0.5
Sa	3

FORMULA: 126,000 TOTAL ALLOWABLE BUILDING AREA

BUILDING SQUARE FOOTAGE

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

UNIT BREAKDOWN PER FLOOR

UNIT SQ/FT	AIR B&B (SLEEPING UNITS)			DWELLING UNITS				TOTALS
	"B&B-1" 433	"B&B-2" 433	"B&B-3" 504	1 BR "A" 756	1 BR "B" 756	2 BR "A" 1,106	2 BR "B1" 1,106	2 BR "B2" 1,074
1ST FLR	2	2	1	0	0	0	0	0
1ST FLR SQ/FT	866	866	504	0	0	0	0	0
2ND FLR	0	0	0	1	0	1	4	1
2ND FLR SQ/FT	0	0	0	756	0	1,106	4,424	1,074
3RD FLR	0	0	0	0	1	0	5	1
3RD FLR SQ/FT	0	0	0	0	756	0	5,530	1,074
TOTALS	2	2	1	1	1	1	9	2
TOTAL SQ/FT	866	866	504	756	756	1,106	9,954	2,148

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
S5.4	WOOD FRAMING DETAILS
S6.1	WOOD FRAMING DETAILS
S6.2	WOOD FRAMING DETAILS
S7.1	STEEL FRAMING DETAILS
S7.2	STEEL FRAMING DETAILS

CIVIL

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS, DEMOLITION & TESC PLAN
C1.2	TESC PLAN NOTES & DETAILS
C2.0	GRADING AND DIMENSIONAL PLAN
C2.1	UTILITY PLAN
C2.2	CENTER STREET ROADWAY IMPROVEMENTS - PLAN & PROFILE
C2.3	FOURTH STREET ROADWAY IMPROVEMENTS - PLAN & PROFILE
C3.0	SITE & SEWER DETAILS
C3.1	SEWER & WATER DETAILS
C3.2	WATER, WSDOT STANDARD PLANS & CONSTRUCTION DETAILS
C3.3	WSDOT STANDARD PLANS & SEDIMENT TRAP DETAIL
C4.0	STANDARD SPECIFICATIONS & STORMFILTER DETAIL

LANDSCAPE

L-1	PLANTING PLAN
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HVAC PLANS

A2.1	STUDIO "B&B-1", "B&B-2", "B&B-3" TYPICAL HVAC PLAN
A2.2	1 BR "A" & "B" TYPICAL UNIT HVAC PLAN
A2.3	2 BR "A" & "B1" TYPICAL UNIT HVAC PLAN
A2.4	2 BR "B2" TYPICAL UNIT HVAC PLAN
A3.1	1ST FLOOR HVAC PLAN
A3.2	2ND FLOOR HVAC PLAN
A3.3	3RD FLOOR HVAC PLAN
A3.4	ROOF HVAC PLAN

ONE LINE

ONE LINE DIAGRAM

LIGHTING PLANS

A2.1	STUDIO "B&B-1", "B&B-2", "B&B-3" TYPICAL LIGHTING PLAN
A2.2	1 BR "A" & "B" TYPICAL UNIT LIGHTING PLAN
A2.3	2 BR "A" & "B1" TYPICAL UNIT LIGHTING PLAN
A2.4	2 BR "B2" TYPICAL LIGHTING PLAN
A3.1	1ST FLOOR LIGHTING PLAN
A3.2	2ND FLOOR LIGHTING PLAN
A3.3	3RD FLOOR LIGHTING PLAN
A4.1	ELEVATIONS LIGHTING

PLUMBING PLANS

P1	UNDERGROUND SEWER
P2	WATER PIPING
P3	WATER PIPING
P4	MECHANICAL WASTE PIPING RISERS

DRAWING INDEX

ARCHITECTURAL

A0.1	LIST OF DRAWING, APPLICABLE CODE, BLDG STATS, VICINITY MAP, LEGAL DESCRIPTION
A0.2	GENERAL NOTES
A0.3	BARRIER FREE REQUIREMENTS
A0.4	BARRIER FREE NOTES
A0.5	ADA GUIDELINES & DIAGRAMS
A0.6	WINDOW & DOOR SCHEDULES
A0.7	WINDOW & DOOR ELEVATIONS
A0.8	ROOM FINISHES

SITE PLAN

A1.1	SITE PLAN
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TYPICAL UNITS

A2.1	TYPICAL UNIT - STUDIO "B&B-1", "B&B-2", "B&B-3"
A2.2	TYPICAL UNIT - 1 BEDROOM "A" & "B"
A2.3	TYPICAL UNIT - 2 BEDROOM "A" & "B1"
A2.4	TYPICAL UNIT - 2 BEDROOM "B2"

FLOOR PLANS

A3.1	1ST FLOOR PLAN
A3.2	2ND FLOOR PLAN
A3.3	3RD FLOOR PLAN
A3.4	ROOF PLAN

LIFE SAFETY FLOOR PLANS

A3.1LS	1ST FLOOR PLAN
A3.2LS	2ND FLOOR PLAN
A3.3LS	3RD FLOOR PLAN

ELEVATIONS

A4.1	ELEVATIONS
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SECTIONS

A5.1	SECTION 'A'
A5.2	SECTION 'B'
A5.3	SECTION 'C'
A5.4	SECTION 'D'
A5.5	SECTION 'E-E'
A5.6	SECTION 'F-F'
A5.7	SECTION 'G-G'
A5.8	SECTION 'H-H'
A5.9	SECTION 'J-J'
A5.10	SECTION 'K-K'
A5.11	SECTION 'L-L'

INTERIOR ELEVATIONS

A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS

STAIR PLANS

A7.1	STAIR ENCLOSURE PLANS
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DETAILS

D1.1	DETAILS
D1.2	DETAILS
D1.3	DETAILS

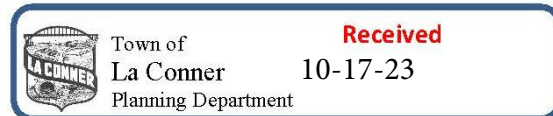
RATED ASSEMBLIES

RA1.1	DETAILS
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RATED PENETRATION ASSEMBLIES

RP1.1	DETAILS
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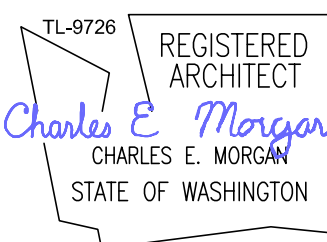
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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DATE 4 OCT 23

REVISION

SHEET

A0.1

AT PROJECT CLOSEOUT, CONTRACTOR TO PROVIDE BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS TO OWNER. DOCUMENTS SHALL INCLUDE MANUFACTURE INFORMATION, SPECIFICATIONS, PROGRAMMING PROCEDURES AND MEANS OF ILLUSTRATION TO OWNER HOW BUILDING, EQUIPMENT, AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED AND OPERATED.



EACH ACCESSIBLE STALL SHALL HAVE A SIGN AS SHOWN CENTERED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 60 INCHES ABOVE THE FLOOR OR GROUND SURFACE.

MATERIALS LEGEND

SECTIONS

EARTH		INSULATION	
CONCRETE		PLYWOOD	
SAND		FINISH WOOD	
GRAVEL		CONT. FRAMING	
ASPHALT		BLOCKING	

FIRE BLOCKING, DRAFT STOPS & SHAFT ENCLOSURES

- FIRE PARTITIONS, FIREBLOCKING AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED BY 2018 IBC SECTIONS 708 AND 718.
 - ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3000 SQ/FT OR TWO DWELLING UNITS WHICHEVER IS SMALLER.
- FIRE BLOCKS AND DRAFT STOPS.
 - GENERAL. IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, AND SHALL SUBDIVIDE ATTIC SPACES, CONCEALED ROOF SPACES AND FLOOR-CEILING ASSEMBLIES. THE INTEGRITY OF ALL FIRE BLOCKS AND DRAFT STOPS SHALL BE MAINTAINED.
 - FIRE BLOCKS, WHERE REQUIRED. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD AND WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- FIREBLOCK CONSTRUCTION. EXCEPT AS PROVIDED IN ITEM D ABOVE, FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESS OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 23/32 INCH PLYWOOD WITH JOINTS BACKED BY 23/32 INCH PLYWOOD OR ONE THICKNESS OF 3/4 INCH TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M PARTICLE BOARD. IBC SECTION 718.2.1 FIRE BLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT ASBESTOS BOARD, MINERAL FIBER, GLASS FIBER OR APPROVED MATERIALS SECURELY FASTENED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY FIRE TESTED. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS.
- ALL SHAFT ENCLOSURES SHALL COMPLY W/ SEC 713.1.1, 713.4, 713.5 & 713.7
- PROTECTION REQUIRED FOR BACK TO BACK ELECTRICAL BOXES WITHIN 24" OF EACH OTHER.

MECHANICAL

- ALL CLOTHES DRYERS SHOULD BE EXHAUSTED TO THE OUTSIDE. IMC SECTION 504.6
- CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE PUT TOGETHER WITH SHEET METAL SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO THE DUCT.
- UNITS TO BE USED FOR ELECTRIC HEAT.
- ALL MECHANICAL VENTING POINTS OF DISCHARGE SHOULD BE AT LEAST 3 FEET FROM ANY MECHANICAL VENTILATING INTAKE PER IMC SECTION 401.4
- SEE ROOF PLANS FOR RESTRICTED AREAS THAT DRYER, BATH & KITCHEN VENTS MAY PENETRATE THE ROOF.
- MECHANICAL DUCTING & FANS MAY NOT PENETRATE CEILING ASSEMBLY UNLESS FIRE DAMPERED
- PROVIDE MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHEN NOT IN USE AT OUTDOOR AIR AND EXHAUST SYSTEMS. MAXIMUM LEAKAGE RATES WHEN CLOSED SHALL COMPLY WITH 2018 IECC.

STANDARD

- ALL FLOORS, CORRIDOR WALLS AND DEMISING WALLS SHALL ATTAIN A STC RATING OF 50 MIN. PER SEC 1207 I.B.C.
- STAIRWAY WALLS WILL REQUIRE RC-1 CHANNELS TO MAINTAIN AN STC OF 50 AS REQ'D PER SEC 1207.1

HANDRAILS

ALL HANDRAILS MUST EXTEND AT THE SAME SLOPE FOR A DISTANCE OF ONE TREAD BEYOND THE BOTTOM RISER AND 12" HORIZONTALLY AT THE TOP RISER. ALL EXTENSIONS SHALL RETURN TO THE WALL AT ENDS 2018 IBC SEC. 1014.

ALL HANDRAILS SHALL HAVE SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND THE HANDRAIL. HANDRAILS MUST HAVE THEIR ENDS RETURNED OR TERMINATED IN NEVEL POST OR SAFETY TERMINALS.

GUARDRAILS FOR STAIRS, BALCONIES AND LANDINGS SHALL CONFORM TO 2018 IBC SEC. 1015 MAXIMUM CLEARANCE BETWEEN INTERMEDIATE RAILS IS LESS THAN 4" AND GUARDRAIL SHALL BE 42". RAILINGS: NOT LESS THAN 34" OR MORE THAN 38" ABOVE NOSING OF TREAD.

STAIR RISE AND RUN: NOT LESS THAN 4" NOR MORE THAN 7" - TREADS SHALL BE NOT LESS THAN 11"

NOTE: STAIRWAYS SHALL BE MINIMUM 36". HANDRAILS MAY PROJECT NOT MORE THAN 3-1/2" INTO EACH SIDE OF THE REQUIRED WITH PROJECTIONS SUCH AS TRIM ARE LIMITED TO 1-1/2" EACH SIDE PER EGRESS WIDTH 2018 IBC SECTION 1005. PROJECTIONS PER 2018 IBC SECTION 1014.8 EXPOSED POSTS AND RAILS AT EXTERIOR BALCONIES SHALL BE PRESSURE TREATED WOOD PER 2018 IBC SEC. 2304.12.2.2

THE HANDGRIP PORTION OR HANDRAILS SHALL BE NOT LESS THAN 1-1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR SHAPE SHOULD PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRASPABILITY PER 2018 IBC SEC. 1014.3

RAILINGS AND PARTIAL HEIGHT WALLS SHALL WITHSTAND A 50 POUND PER FOOT HORIZONTAL FORCE. IBC SECTION 1607.8

MISCELLANEOUS REQUIREMENTS

- WALLS SHALL BE 5/8" GYPSUM BOARD.
- BUILDING DEPARTMENT APPROVED PLAN SHALL BE ON JOB SITE AT ALL TIMES.
- ALL DRYER VENTS, KITCHEN HOOD FANS AND BATH FANS SHALL BE VENTED TO EXTERIOR WITH RIGID, SMOOTH WALL DUCTS.
- ROOF DRAINS SHALL BE CONNECTED TO PERIMETER DRAINS.
- A WEATHER-RESISTIVE BARRIER MUST APPLIED TO EXT. WALLS PER 2018 IBC SEC. 1403.2
- THE BUILDING SHALL HAVE A QUICK-RESPONSE SPRINKLER HEADS AS PER IBC SEC. 903.3.1 NFPA 13R
- ALL EXITS SHALL BE ILLUMINATED IN CONFORMANCE WITH 2018 IBC SEC. 1008.1
- EXIT SIGNS SHALL MEET ALL THE REQUIREMENTS OF 2018 IBC SEC. 1008 & 1013, IN REGARD TO GRAPHICS, ILLUMINATION, & POWER SUPPLY.
- ALL DOORS, WINDOWS, CABINETS, PLUMBING FIXTURES AND STORAGE FACILITIES NEED TO HAVE A LEVER HANDLE OR SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AS PER ICC/ANSI A117.1-2009, SEC. 404.2.6
- GLAZING IN ALL DOORS MUST BE SAFETY GLAZING PER 2018 IBC SEC. 2406.4.
- SHAFT ENCLOSURES ARE REQUIRED TO BE FIRE DAMPERED. SEE IBC SECTIONS 707, 712 & 714
- WHERE WOOD STRUCTURAL PANELS ARE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS IN A RATED ASSEMBLY, THE LENGTH OF THE FASTENERS USED TO ATTACH THE GWB NEEDS TO BE INCREASED BY AN AMOUNT AT LEAST EQUAL TO THE THICKNESS OF THE WOOD STRUCTURAL PANEL.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. WHEN UNLOCKED, DOORS(S) MUST SWING WITHOUT OPERATION OF ANY LATCHING DEVICE PER SEC 1010.1.9, 2018 IBC.
- TACTILE EXIT SIGNS PER ICC/ANSI A117.1-2009 ARE REQUIRED AT THE REQUIRED EXIT DOORS TO THE EXTERIOR PER 2018 IBC SEC 1013.
- LIGHTED EXIT SIGNS SHOWN WILL REQUIRE BATTERY BACKUP (FOR 90 MINUTES) 2018 IBC SEC 1008
- EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS. SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF AN APPROVED SELF-LUMINOUS TYPE. THE BUILDING'S WIRING SYSTEM SHALL PROVIDE CURRENT SUPPLY TO ONE OF THE LAMPS. POWER TO THE OTHER LAMP SHALL BE FROM A BATTERY BACKUP SOURCE OR FROM AN ON-SITE EMERGENCY SYSTEM PER 2018 IBC SEC 1008.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH DOOR. WHEN ACCESS BY THE PHYSICALLY DISABLED IS REQUIRED, THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2-INCH LOWER THAN THE THRESHOLD OF THE DOORWAY AND THE LENGTH OF THE LANDING IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN FIVE (5) FEET. WHEN ACCESS OF THE PHYSICALLY DISABLED IS NOT REQUIRED SUCH DIMENSIONS MAY BE 1-INCH AND 44 INCHES. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGES FOR THE BUILDINGS WILL REQUIRE ILLUMINATION OF ALL EGRESS COMPONENTS PER SEC 1010.1.6
- TACTILE EXIT SIGNS ARE REQUIRED AT ALL EXIT DISCHARGE DOORS PER ICC/ANSI A117.1-2009. RESTROOM SIGNAGE SHALL BE ADJACENT TO THE DOORS ON THE LATCH SIDE AT A HEIGHT OF 60 INCHES TO THE CENTER OF THE DOORS ICC/ANSI A117.1-2009. RESTROOM FACILITIES ARE TO MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009, CHAPTER 6.

GENERAL NOTES

OCCUPANCY AND CONSTRUCTION

- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES PROVIDED ON OR WITHIN THE WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE.
- ALL SHOWER SURROUNDS SHALL HAVE A HARD, SMOOTH AND NON-ABSORBENT WALL SURFACE TO A MINIMUM OF 70" ABOVE THE DRAIN OUTLET.
- ALL GYPSUM WALLBOARD USED AS A BASE FOR THE TILE OR WALL PANELS IN SHOWER ENCLOSURES MUST BE WATER-RESISTANT GYPSUM BACKING BOARD AND NOT INSTALLED OVER A VAPOR BARRIER.
- THE REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- VIEWPORTS IN ENTRY DOORS SHALL NOT EXCEED 1" DIAMETER AND SHALL BE OF AT LEAST 1/4" THICK GLASS DISC WITH METAL HOLDER THAT CAN SUSTAIN A TEMPERATURE OF 1700 DEGREES F PER IBC SEC. 716.5.3 EXCEPTION #1.
- ATTACHMENTS FOR ASPHALT SHINGLES SHALL BE AS FOLLOWS: INSTALLED OVER A VAPOR BARRIER. FASTENER NAILS: USE HOT GALVANIZED STEEL OR ALUMINUM SHARP POINTED CONVENTIONAL BARBED SHANK ROOFING NAILS (11 OR 12 GAUGE) WITH AT LEAST 3/8" DIAMETER HEADS. NAILS ARE TO BE OF SUFFICIENT LENGTH TO PENETRATE 3/4" INTO SOLID DECKING OR THROUGH PLYWOOD SHEATHING.
- RIGID INSULATION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED FOR STANDARD 42-1 IBC SEC. 2603.
- BUILDINGS SHALL BE PROVIDED WITH A MANUAL FIRE ALARM SYSTEM AND PLANS SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL. PER IBC SEC. 907.2.9
- WHERE THRESHOLDS ARE PROVIDED FOR DOORWAYS OTHER THAN ACCESS TO STORAGE ROOMS AND KITCHENS, THE THRESHOLDS SHALL NOT BE MORE THAN 1/2" HIGHER THAN FLOOR LEVEL.
- WHEN HANDICAPPED ACCESS IS NOT REQUIRED, THIS DIMENSION SHOULD NOT EXCEED 3/4".
- ALL ROOFS SHALL HAVE A MINIMUM SLOPE FOR DRAINAGE PER 2018 IBC SEC. 1503.4
- FLOOR TEXTILES IN PUBLIC AREAS, ACCESSIBLE AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND SLIP-RESISTANT.

FIRE DEPARTMENT REQUIREMENTS

- PORTABLE FIRE EXTINGUISHERS ARE TO BE PROVIDED THROUGHOUT THE PROJECT PRIOR TO OCCUPANCY. EXTINGUISHERS SHALL MEET REQUIREMENTS OF LOCAL FIRE DEPARTMENT.
- EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. THEY SHALL BE LOCATED ON LANDINGS OF STAIRS ON EACH FLOOR. MOUNT EXTINGUISHERS WITH THEIR TOPS OF THE HANDLE NO HIGHER THAN FOUR (4) FEET ABOVE FINISH FLOOR, AND SHALL NOT PROJECT MORE THAN 4" INTO CIRCULATION PATH.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" IN HEIGHT WITH A 1/2 INCH STROKE. AN ADDRESS READER BOARD OR MONUMENT AT THE ENTRANCE TO THE PROPERTY MAY BE REQUIRED. (NUMBERS ON THE ADDRESS READER BOARD OR MONUMENT SHALL BE A MINIMUM OF 6" IN HEIGHT WITH A 1/2 INCH STROKE, VISIBLE FROM THE ROAD, AND OF CONTRASTING COLOR.)
- A FIRE ALARM SYSTEM CONFORMING TO REQUIREMENTS OF 2018 IFC, SEC 907 & BMC 18.02; INSTALLED IN ACCORDANCE WITH NFPA 72 IS REQUIRED AND SHALL BE PROVIDED.
 - FIRE ALARM PLANS SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL. PLANS SHALL BE DESIGNED BY A QUALIFIED PERSON, AND REVIEWED BY A REGISTERED FIRE PROTECTION ENGINEER AND/ OR ELECTRICAL ENGINEER WITH REVIEW COMMENTS SUBMITTED. PROVIDE TWO COMPLETE SETS OF DRAWINGS, SPECIFICATIONS AND REVIEW COMMENTS. PLANS IN ELECTRONIC FORM ACCEPTED AND PREFERRED.
- POWER SOURCE FOR SMOKE ALARMS WITHIN TENANTED SPACES SHALL CONFORM TO IBC/IFC 907.2.9
- FIRE ALARM CONTROL PANEL AND ANY OTHER FIRE PROTECTION/ DETECTION EQUIPMENT REQUIRING 120 VAC, SHALL BE SUPPLIED BY DEDICATED CIRCUIT BREAKER(S). OTHER (NON-FIRE PROTECTION/ DETECTION) EQUIPMENT SHALL NOT SHARE THE FIRE ALARM CIRCUIT(S). CIRCUIT BREAKERS(S) FOR FIRE ALARM CIRCUITS(S) SHALL BE RED, "LOCKED" AND CLEARLY MARKED "FIRE ALARM CIRCUIT CONTROL".
 - AT LEAST TWO INDEPENDENT AND RELIABLE POWER SUPPLIES SHALL BE PROVIDED FOR FIRE ALARM SYSTEMS, ONE PRIMARY AND ONE SECONDARY, EACH OF WHICH SHALL BE OF ADEQUATE CAPACITY FOR APPLICATION. (NEPA 72, 4.4.1.3.1)
 - A DEDICATED BRANCH CIRCUIT SHALL SUPPLY PRIMARY POWER. (NEPA 72, 4.4.1.4.1)
 - THE DEDICATED BRANCH CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. (NEPA 72, 4.4.1.4.2.1)
 - CIRCUIT DISCONNECTING MEANS (CIRCUIT BREAKER) SHALL HAVE RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT." (NEPA 72, 4.4.1.4.2.2)
 - THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE ALARM CONTROL UNIT. (NEPA 72, 4.4.1.4.2.3)
- THE SECONDARY POWER SUPPLY SHALL CONSIST OF ONE OF THE FOLLOWING:
 - A STORAGE BATTERY DEDICATED TO THE ALARM SYSTEM ARRANGED IN ACCORDANCE WITH NEPA 72, 4.4.1.8.
 - A DEDICATED BRANCH CIRCUIT OF AN AUTOMATIC-STARTING, ENGINE-DRIVEN GENERATOR ARRANGED IN ACCORDANCE WITH NEPA 4.4.1.9.3.1 AND STORAGE BATTERIES DEDICATED TO THE FIRE ALARM SYSTEM WITH 4 HOURS OF CAPACITY ARRANGED IN ACCORDANCE WITH NEPA 72, 4.4.1.1.8
 - THE SECONDARY POWER SUPPLY SHALL HAVE SUFFICIENT CAPACITY TO OPERATE THE FIRE ALARM SYSTEM UNDER QUIESCENT LOAD (SYSTEM OPERATING IN A NONALARM CONDITION) FOR A MINIMUM OF 60 HOURS AND, AT THE END OF THAT PERIOD, SHALL BE CAPABLE OF OPERATING ALL ALARM NOTIFICATION APPLIANCES USED FOR EVACUATION OR TO DIRECT AID TO THE LOCATION OF AN EMERGENCY FOR 5 MINUTES.
- AN NFPA 13R AUTOMATIC FIRE EXTINGUISHING SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH IFC, SECTION 903 AND NFPA 13R IS REQUIRED AND SHALL BE PROVIDED.
 - AUTOMATIC FIRE SPRINKLER AND UNDERGROUND FIRE MAIN PLANS SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL. PLANS SHALL BE DESIGNED BY A STATE CERTIFIED DESIGNER AND BEAR THE STAMP OF THE DESIGNER. PROVIDE AT LEAST TWO COMPLETE SETS OF DRAWINGS, SPECIFICATIONS AND CALCULATIONS. PLANS IN ELECTRONIC FORM ARE ACCEPTED AND PREFERRED. ALL WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE APPROPRIATE NFPA SPRINKLER SYSTEM DESIGN AND INSTALLATION STANDAR (NFPA 13-R) AND OTHER RELATED PROTECTION SYSTEM DESIGN STANDARDS.NOTE: NOT A CODE REQUIREMENT, HOWEVER, IF SPRINKLERED, USE OF CONCEALED SPRINKLER HEADS IN CLOSETS, ETC. IS ADVISED TO MINIMIZE POTENTIALS FOR SPRINKLER HEAD DAMAGE.
- EMERGENCY VEHICLE ACCESS
- UNOBSTRUCTED FIRE LANES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- EMERGENCY RESPONDER RADIO COVERAGE. PER IBC SECTION 510.1 EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING.
- ALL RISER ROOMS SHALL HAVE A KNOX 3200 SERIES RECESSED KEY BOX AT THE RISER ROOM WITH KEYS FOR ACCESS TO BUILDING SYSTEM CONTROLS PER (IFC 506.1).
- IF VEHICLE PROTECTION IS DEEMED REQUIRED FOR PROTECTION OF ANY EQUIPMENT IT SHALL COMPLY WITH IFC SEC 312. GUARD POSTS (BOLLARDS) ARE REQUIRED FOR PROTECTION OF GAS PIPING, ELECTRICAL EQUIPMENT, FIRE PROTECTION PIPING AND HYDRANTS LOCATED WHERE THEY COULD BE SUBJECT TO VEHICLE DAMAGE.
- FIRE SPRINKLER RISER ROOMS SHALL HAVE IDENTIFICATION SIGNS ON THE DOOR. THEY SHALL BE DARK LETTERS IF ON A LIGHT COLORED BACKGROUND AND LIGHTER COLORS IF DARK BACKGROUND
- ADDRESS NUMBERS SHALL

ADDRESS NUMBERING HEIGHT TABLE	
DISTANCE FROM ROAD:	MINIMUM SIZE:
0-100 FT	6"
1-150 FT	8"
150-200 FT	10"
200-300 FT	12"
300 FEET AND UP	18"

BUILDING CLASSIFICATION

- HOTEL 3 STORY
- OCCUPANCY CLASSIFICATION ROOMS - R-1
- ALARMS & SMOKE DETECTORS SHALL BE PER IBC 2018 SEC 907.2.9
- ALL DEMISING WALLS AND FLOORS BETWEEN UNITS SHALL BE 1 HOUR (PER IBC SEC. 420.2 & 420.3) & HAVE AN STC (50). PER 2018 IBC SEC 1207.2
- ALL BUILDINGS TO HAVE AN NFPA 13R SPRINKLER SYSTEM
- ALL FLOORS BETWEEN UNITS, & UNIT DEMISING WALLS TO BE 1 HR RATED.
- STAIR ENCLOSURES TO BE 1 HR RATED.

CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:
2018 INTERNATIONAL BUILDING CODE (IBC) (INCL. APPENDIX H, SIGNS AND APPENDIX J - GRADING)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 UNIFORM PLUMBING CODE (UPC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE (IFC) (INCL. APPENDICES: B, C, D, F and L),
(2019 NFPA 13 and 2019 NFPA 72 Standards)
ICC A117.1 2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC) (INCLUDING APPENDICES A, B,C & D)
& CITY OF LA CONNER ZONING CODE
DESIGN LOADS - SEE SHEET S-1

INSULATION

EXTERIOR WALLS - R-21
TOP FLOOR CEILING - R-49
DEMISING WALLS - 3-1/2" GLASS FIBER INSULATION IN STUD CAVITY BOTH SIDES
SLAB ON GRADE - R-10 RIGID INSULATION - 2" VERTICAL

ALL BUILDINGS SHALL COMPLY WITH THE FOLLOWING TO MEET THE ENERGY CODE

- ALL EXTERIOR WALLS SHALL BE 2 X 6 STUDS WITH R-21 INSULATION,
- ALL ATTIC CEILING SHALL HAVE R-49 INSULATION
- GLAZING NOT TO EXCEED 30% OF WALL AREA AND HAVE A U-30
- EXTERIOR WALLS TO HAVE A VAPOR BARRIER. (FACED BATT INSULATION WITH TABS STAPLED TO THE FACE EDGE OF STUDS AND/OR JOISTS SHALL BE CONSIDERED A VAPOR BARRIER.
- SHOWERS MUST HAVE A CONTROL DEVICE THAT LIMITS FLOW TO 2.50 G.P.M.
- WATER HEATERS MUST COMPLY WITH 1987 NAECA, AND BE SO LABELED.
- CALUMING, SEALING AND WEATHERSTRIPPING ARE REQUIRED AROUND DOORS AND WINDOWS, BETWEEN FRAMING INTERSECTIONS SUCH AS WALLS AND FOUNDATIONS. PENETRATIONS FOR PLUMBING, WIRING AND DUCTING MUST ALSO BE SEALED.
- A MINIMUM OF 1" OF AIR SPACE MUST BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING AND ATTIC VENTILATION PROVIDED ACCORDING TO THE IBC, SECTION 1203
- ELECTRICAL OUTLET AND LIGHT SWITCH BOXES ON EXTERIOR WALLS MUST BE SEALED AT BACK OF RECEPTACLE OR SEALED WITH FACE PLATE GASKETS.
- SEAL RIM JOIST BETWEEN FLOOR OR USE A PRODUCT LIKE "TYVEK" ON EXTERIOR.
- ALL EXTERIOR WALL CAVITIES ARE FILLED WITH UNCOMPRESSED INSULATION, INCLUDING ALL CAVITIES ISOLATED DURING FRAMING. WIRING AND PLUMBING DO NOT COMPRESS INSULATION.
- ATTIC ACCESS DOOR IS BAFFLED, WEATHERSTRIPPED, AND INSULATED
- SLAB ON GRADE IN HABITABLE AREA SHALL HAVE R-10 PERIMETER INSULATION (RIGID).
- EXTERIOR DOORS U-VALUES ARE SPECIFIED ON DOOR SCHEDULE PER IECC.
- ALL GLAZING TO BE CERTIFIED AND LABELED WITH ITS U-VALUE BY AN INDEPENDENT AGENCY LICENSED BY THE N.F.R.C. (NFRC PRODUCT CERTIFICATION PROGRAM)
- RECESSED LIGHT FIXTURES SHALL BE IC RATED.
- INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.

DIMENSIONS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING ON THE SITE PRIOR TO COMMENCING FABRICATION AND ARCHITECT SHALL BE NOTIFIED OF DISCREPANCIES FOUND WITH INFORMATION GIVEN ON THE DRAWINGS.

SHOP DRAWINGS

SHOP DRAWINGS OF FABRICATED ITEMS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

STUD SIZES AND SPACING

SEE STRUCTURAL PLANS

ATTIC VENTILATION

ALL ATTIC SPACES SHALL BE VENTED AS CALLED FOR IN 2018 IBC SEC. 1203.2 AND AS SHOWN ON ROOF PLANS AND DETAILS

ATTIC SEPARATION

ALL ATTICS SHALL BE SEPARATED INTO AREAS AS CALLED FOR IN 2018 IBC SEC. 718.4. SEE ROOF PLANS AND ROOF FRAMING PLANS FOR LOCATION.

LABELED DOORS

ALL DOORS THAT ARE CALLED OUT TO BE LABELED SHALL HAVE A LABEL ON THE DOOR AND JAMB FROM A NATIONALLY RECOGNIZED TESTING AGENCY.

FLAME SPREAD RATING

LIVING UNITS AND ROOMS, CLASS C
PER 2018 IBC CHAPTER 8, INCLUDING TABLE 803.1.1

HEAT SOURCE

- ALL UNITS ARE HEATED BY ELECTRIC HEAT
- ALL HOT WATER TANKS AND DRYERS ARE ELECTRIC

BARRIER-FREE, HANDICAP ACCESSIBILITY PER APPLICATION SECTIONS OF IBC CHAPTERS 10 & 11 IBC APPENDIX E, SECTIONS E101 THRU E107; ICC/ANSI A117.1-2009, & WA STATE AMENDMENTS

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

GENERAL NOTES

4 OCT 23 PERMIT SUBMITTAL

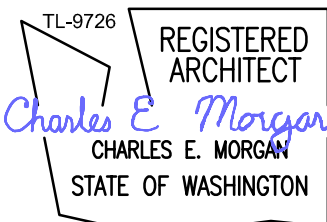
PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

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DATE	4 OCT 23
REVISION	

SHEET

A0.2

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 200 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 IBC SEC. 1003.2 EXCEPT AT DOOR WAYS, 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 HORIZONTAL. 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 1109.9.

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 RAMP OR ACCESSIBLE ROUTE OF TRAVEL SHALL NOT EXCEED 1 VERTICAL IN 20 HORIZONTAL.

CURB RAMPS SHALL BE NOT 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 LEADING EDGE BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR MAY PROJECT NOT MORE THAN 4 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 WITHIN 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 THEN 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 TO ANY AREA NEEDED FOR DOOR SWING. DOORS IN SERIES SHALL SWING EITHER 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. DOORS IN ANY POSITION MAY ENCRORACH 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 THEN 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 SPRING 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 EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. 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 39 AND 41 INCHES FROM THE REAR WALL. EXCEPTIONS: IN TYPE A UNITS, THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED. ICC/ANSI A117.1–2009 SECTION 604.5.1 VERTICAL GRAB BAR 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 OUTLET OF THE DISPENSER SHALL BE 15 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. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE TOP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES. LAVATORY OR SINK.

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 WIDTH. 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 UNDER LAVATORIES OR SINKS.

FAUCET CONTROL HANDLES SHALL BE LOCATED NOT MORE THAN 25 INCHES FROM THE FRONT EDGE OF THE LAVATORY, SINK OR 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 ENCRORACH 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 OVER LAP. AN ALTERNATE T-SHAPED SPACE IS ACCEPTABLE. SEE SHEET A0.4 (NOT APPLICABLE FOR GALLEY TYPE KITCHENS)

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 OPPOSING 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.

BATHTUBS ICC/ANSI A117.1–2009 SECTION 607

CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 IN (760 MM) DEPTH MINIMUM. A LAVATORY COMPLYING WITH SECTION 606 SHALL BE PERMITTED AT THE FOOT END OF 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. EXCEPTION: 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 TUB TRIM. UPPER OR SINGLE GRAB BARS SHALL BE INSTALLED CENTERED NOT LESS THAN 33 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 HEAD END WALL AND EXTEND TO 12 INCHES MAXIMUM FROM THE CONTROL 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 18 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.

EXCEPTION: AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS MAY BE POSITIONED TO SERVE 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.

IN ACCESSIBLE UNITS CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL HAVE A LEVER OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND WHICH DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE.

A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS. HAND SHOWER NOT REQUIRED IN NON ACCESSIBLE UNITS.

GRAB BARS – ICC/ANSI A117.1–2009, SECTION 609

GRAB BARS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1–1/4 INCH OR MORE THAN 2 INCHES AND 18 INCHES AND SHALL PROVIDE A CLEARANCE OF 1–1/2 INCHES BETWEEN THE GRAB BAR AND THE WALL.

THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATION: ICC/ANSI A117.1–2009, SECTION 609.8 AND 610.4.

ALLOWABLE STRESSES IN BENDING, SHEAR, AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

ALLOWABLE STRESSES IN BENDING, SHEAR, AND TENSION SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 POUNDS PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 POUNDS SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.

GRAB BARS ARE NOT REQUIRED TO BE INSTALLED, BUT BACKING FOR GRAB BARS IN ALL UNITS IS REQUIRED TO BE INSTALLED.

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 ALL EXTERIOR 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. HVAC CONTROL ARE NOT LOWER THAN 15" AND AT 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 OUTLETS AND SWITCHES AND THERMOSTATS MAXIMUM 48" TO 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.

ALARMS ICC/ANSI A117.1–2009 SECTION 702

ACCESSIBLE AUDIBLE AND VISUAL ALARMS AND NOTIFICATION APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 LISTED IN SECTION 105.2.2, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.

VISIBLE ALARM SIGNAL APPLIANCES SHALL BE INTEGRATED INTO THE BUILDING OR FACILITY ALARM SYSTEM. WHERE SINGLE-STATION AUDIBLE ALARMS ARE PROVIDED, SINGLE-STATION VISIBLE ALARMS SIGNALS SHALL BE PROVIDED.

VISIBLE ALARMS SHALL BE LOCATED NOT LESS THAN 80 INCHES ABOVE FLOOR LEVEL, OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER, AND AT AN INTERVAL OF NOT MORE THAN 50 FEET HORIZONTAL, IN ROOMS, CORRIDORS AND HALLWAYS.

IN ROOMS OR SPACES EXCEEDING 100 FEET IN HORIZONTAL DIMENSION, WITH NO OBSTRUCTIONS EXCEEDING 6 FEET IN HEIGHT ABOVE THE FINISH FLOOR, VISIBLE ALARMS MAY BE PLACED AROUND THE PERIMETER AT INTERVALS NOT TO EXCEED 100 FEET HORIZONTALLY.

VISIBLE ALARMS SIGNALS SHALL COMPLY WITH THE FOLLOW CRITERIA.

THE LAMPS SHALL BE XENON STROBE TYPE OR EQUIVALENT.

THE COLOR SHALL BE CLEAR OR NOMINAL WHITE.

THE MAXIMUM PULSE DURATION SHALL BE TWO-TENTHS OF ONE SECOND WITH A MAXIMUM DUTY CYCLE OF 40 PERCENT. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INTIAL AND FINAL POINT OF 10 PERCENT OF MAXIMUM SIGNAL.

THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.

THE FLASH RATE SHALL BE A MINIMUM OF 1 Hz AND A MAXIMUM OF 2 Hz.

VISIBLE ALARMS SHOULD BE PROVIDED IN COMMON-USE AREA AS PER W.S.B.C. 1108.4.9 (SOCIAL ROOM, LIBRARY, BEAUTY SHOP, ACTIVITIES ROOM, EXERCISE ROOM, OFFICES, TOILET ROOMS.

SIGNS – ICC/ANSI A117.1–2009 SECTION 703 & WAC 51–50 1101.2.9 SIGNS THROUGHOUT THE SITE AS REQUIRED PER IBC SECTION 1110.

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 BETWEEN 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

CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED AT LEAST 1/32 INCH. RAISED CHARACTERS AND SYMBOLS SHALL BE SIMPLE TYPE FACE UPPERCASE CHARACTERS. RAISED CHARACTERS AND SYMBOLS SHALL BE BETWEEN 5/8 INCH AND 2 INCHES IN HEIGHT. RAISED CHARACTERS 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 & BATH OUTLETS NEED TO BE A MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO THE HIGHEST OUTLET. KITCHEN OUTLETS IN CORNERS SHALL BE LOCATED AT LEAST 36" FROM CABINET/COUNTER CORNERS.

ALL THERMOSTATS SHALL BE A MAXIMUM OF 48" HIGH MEASURED TO THE HIGHEST CONTROL.

PARKING – ICC/ANSI A117.A–2009 SECTION 502

SEE PARKING PAVING PLAN FOR REQUIRED ACCESSIBLE PARKING SPACES.

ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES. WHEREVER PRACTICAL, THE ACCESSIBLE ROUTE OF TRAVEL SHALL NOT CROSS LANES OF VEHICULAR TRAFFIC. WHERE CROSSING TRAFFIC LANES IS NECESSARY, THE ROUTE OF TRAVEL SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.

PARKING SPACES SHALL BE NOT LESS THAN 96 INCHES IN WIDTH AND SHALL HAVE AN ADJACENT ACCESS AISLE NOT LESS THAN 60 INCHES IN WIDTH. VAN ACCESSIBLE PARKING SPACES SHALL BE 132 INCHES MINIMUM IN WIDTH. EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96 INCHES MINIMUM IN WIDTH WHERE THE ADJACENT ACCESS AISLE IS 96 INCHES MINIMUM IN WIDTH.

WHERE TWO ADJACENT SPACES ARE PROVIDED, THE ACCESS AISLE MAY BE SHARED BETWEEN TWO SPACES. BOUNDARIES OF ACCESS AISLES SHALL BE MARKED SO THAT THE AISLES WILL NOT BE USED AS PARKING SPACE.

WHERE ACCESSIBLE PARKING SPACES ARE REQUIRED FOR VANS, THE VERTICAL CLEARANCE SHALL BE NOT LESS THAN 98 INCHES AT THE PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS.

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LOCATED ON A SURFACE WITH A SLOPE NOT TO EXCEED 1 VERTICAL IN 48 HORIZONTAL.

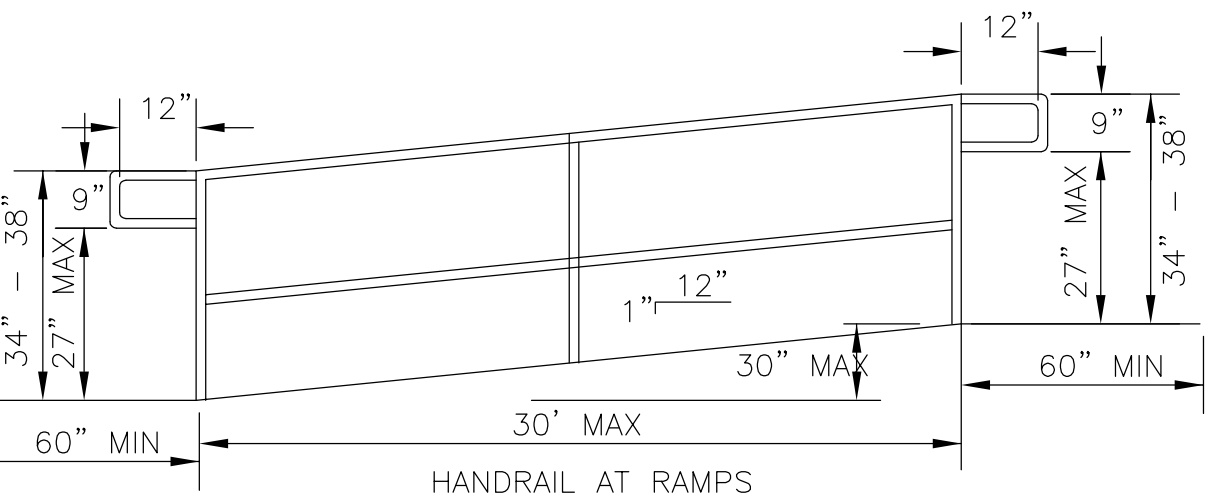
PARKING SPACES AND ACCESS AISLES SHALL BE FIRM, STABLE, SMOOTH AND SLIP RESISTANT.

EVERY ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN, CENTERED WITH BOTTOM NOT LESS THAN 60 INCHES ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED".

VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".



INTERNATIONAL SYMBOL



RAMP DETAIL #1

* BARRIER-FREE, HANDICAP ACCESSIBILITY PER IBC CHAPTERS 10 & 11; IBC APPENDIX E, SECTIONS E101 THRU E107; ICC/ANSI A117.1–2009; WASHINGTON STATE AMENDMENTS PER WAC 51–50.

BARRIER FREE NOTES

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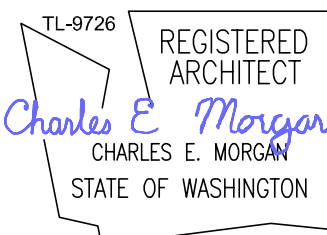
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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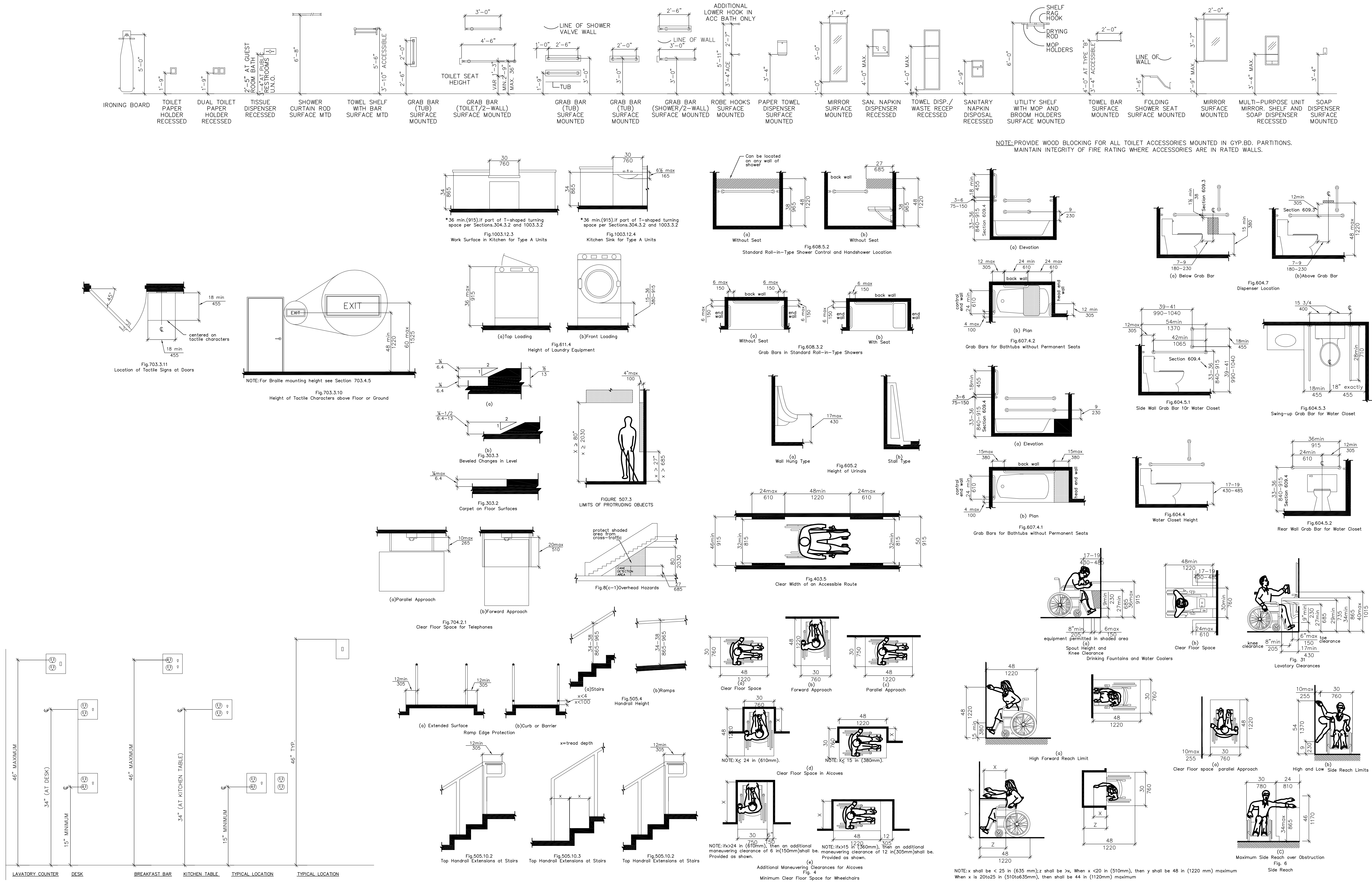
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ELEC. OUTLET & SWITCH HEIGHTS BASED ON LOCATIONS

ADA GUIDELINES & DIAGRAMS

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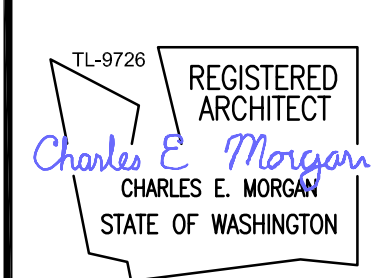
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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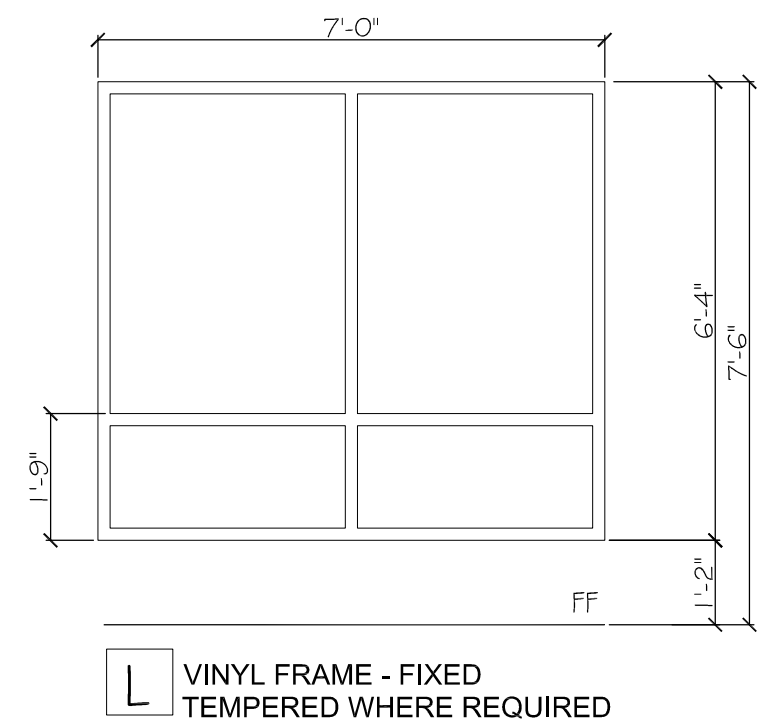
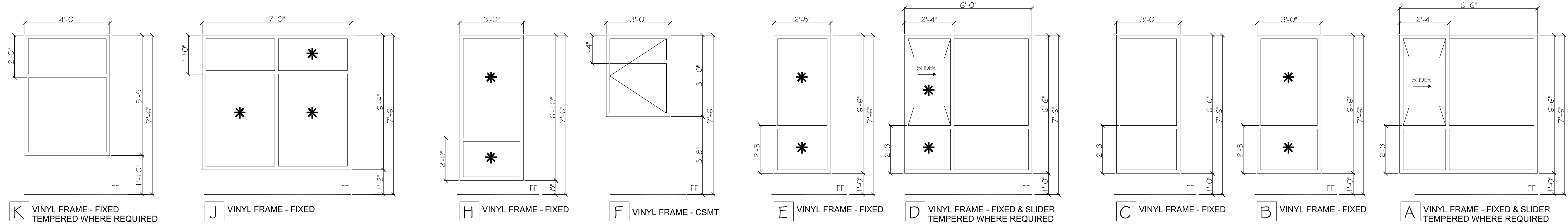
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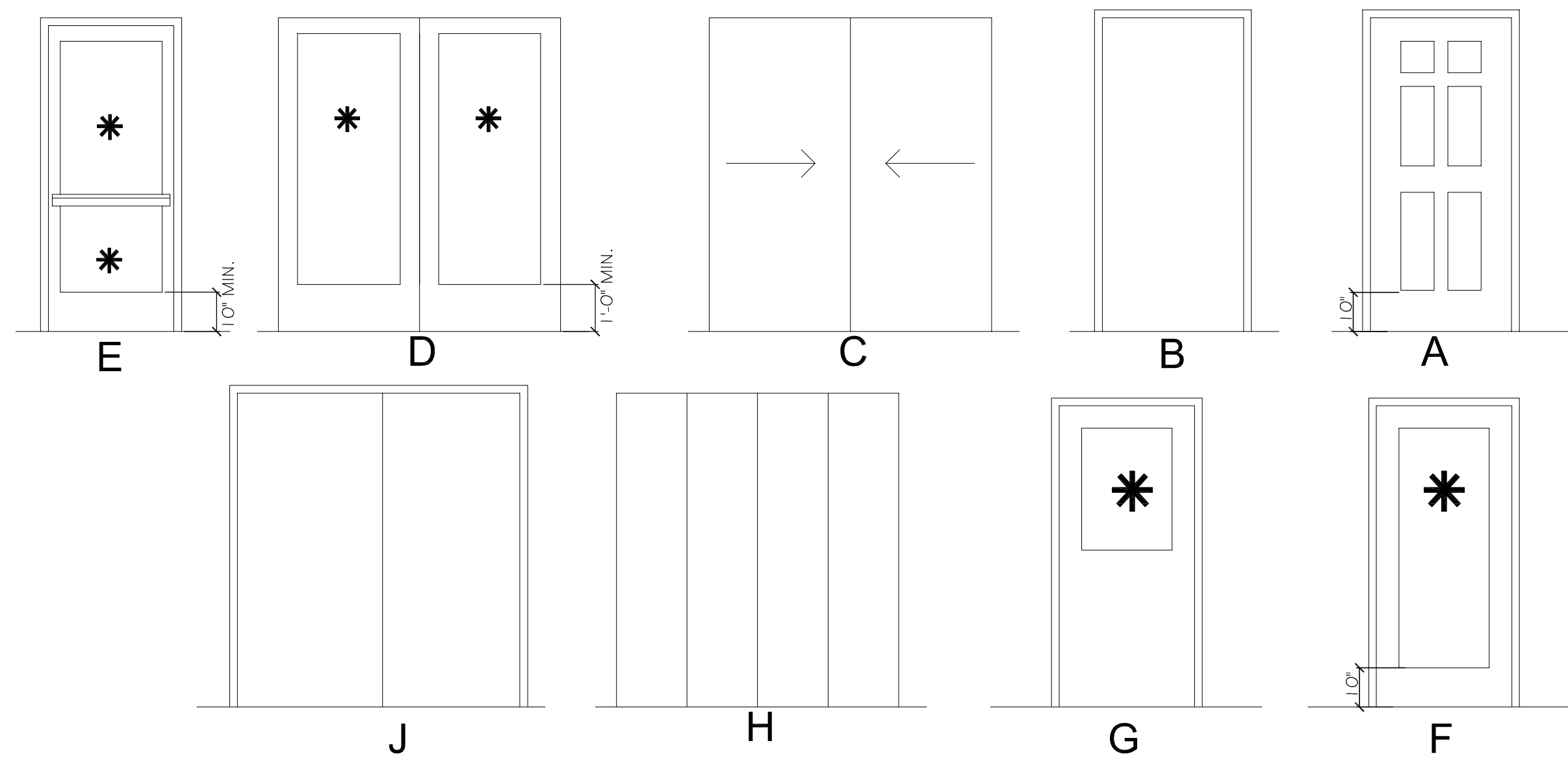
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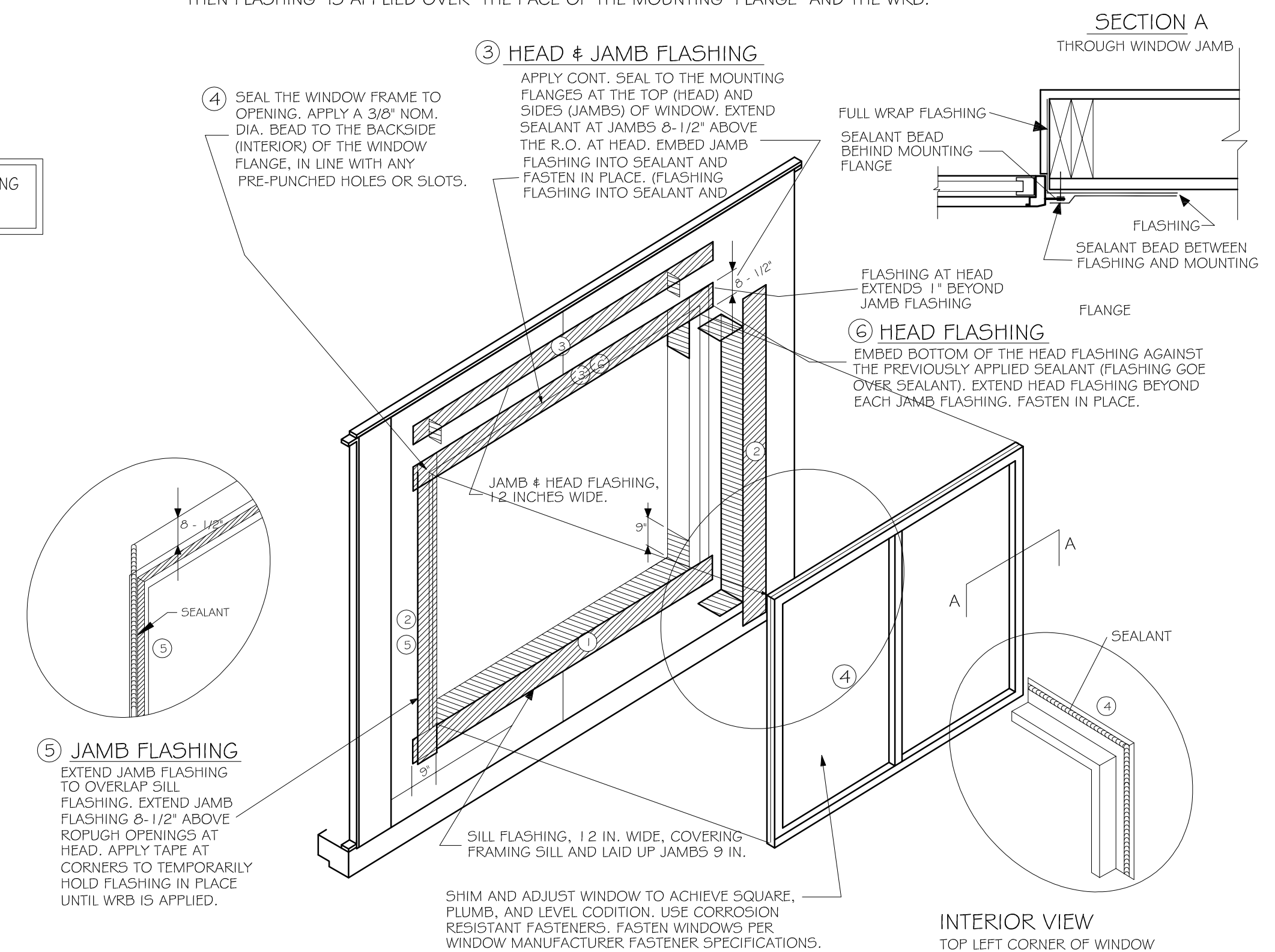
WINDOW INSTALLATION

FULL FLASHING IS APPLIED BEFORE THE WEATHER RESISTANT BARRIER (WRB). NEXT THE WINDOW IS IN THEN FLASHING IS APPLIED OVER THE FACE OF THE MOUNTING FLANGE AND THE WRB.

* 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 HEAD & APPLY 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)



WINDOW AND DOOR ELEVATIONS

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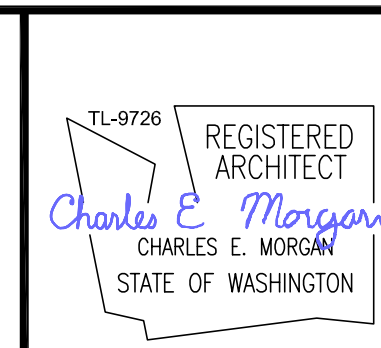
PROJECT
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LOCATION
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DEVELOPER
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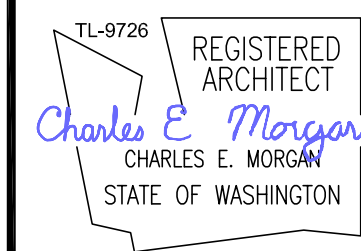
<p>S MORGAN & ASSOCIATES, LLC</p> <div style="display: flex; align-items: center;"> <p style="font-size: 24px; margin: 0;">ARCHITECTS</p> </div> <p style="text-align: right; font-size: 10px;">EMAIL: info@cmqarch.com PHONE: 425-353-2888</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">4 OCT 23</td> </tr> <tr> <td>REVISION</td> <td></td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	4 OCT 23	REVISION										<p style="font-size: 12px;">SHEET</p> <div style="font-size: 36px; font-weight: bold; margin-top: 10px;">A0.8</div>
DATE	4 OCT 23														
REVISION															

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



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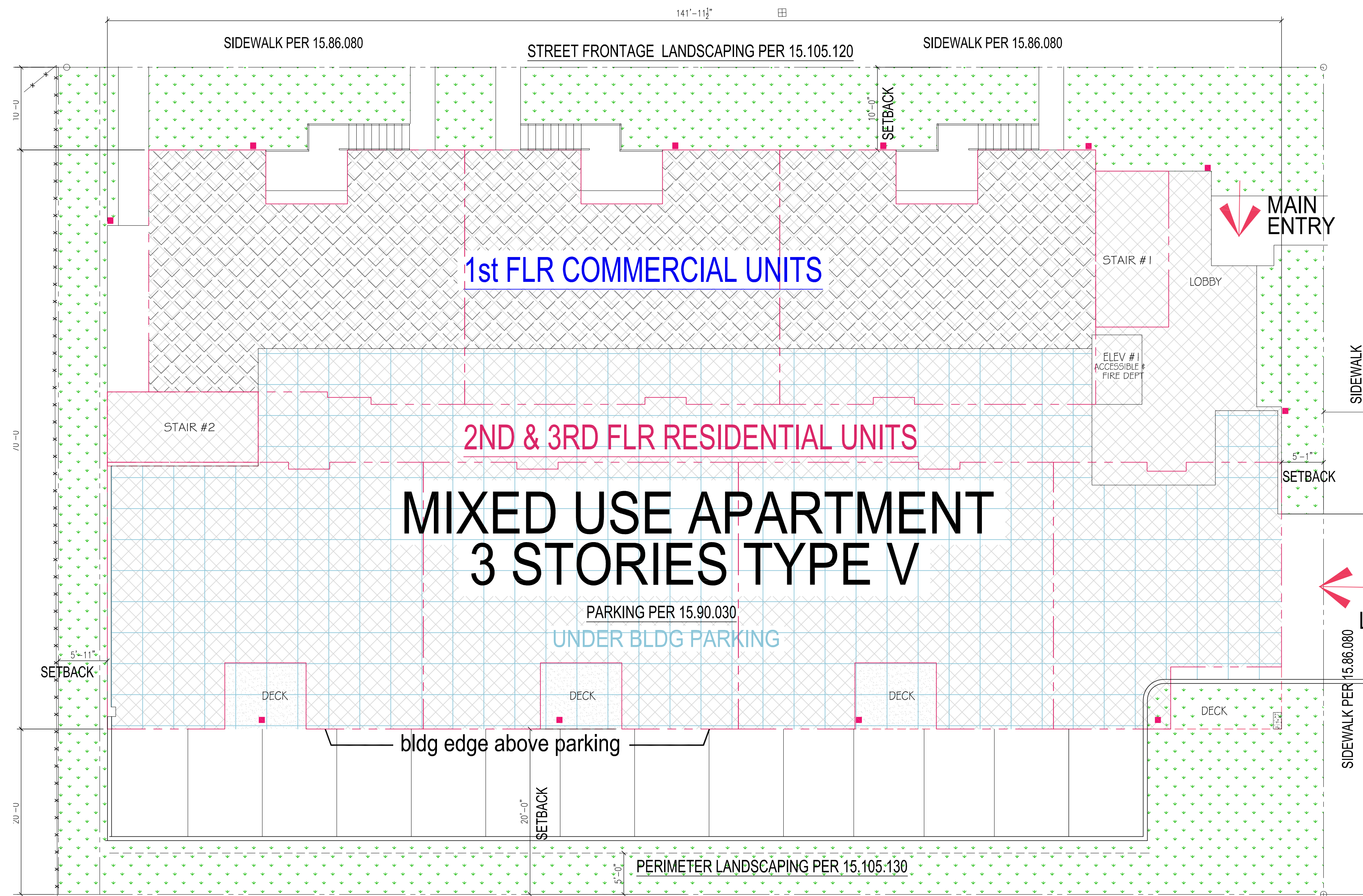


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CENTER ST



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)

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)

LOT AREA	15,296 SQ/FT
MAXIMUM LOT COVERAGE	12,236 SQ/FT
LOT COVERAGE PROVIDED (77%)	11,768 SQ/FT

LANDSCAPING AREA (MIN 20% OF LOT)

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)	

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

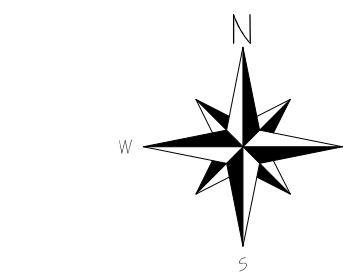
IBC TABLE 506.2 ALLOWABLE AREA WITH SPRINKLER (NFPA 13) TYPE V-A

R-1 & R-2	TYPE V-A 36,000 SQ/FT
S-2	TYPE V-A 63,000 SQ/FT

IBC 506.2.3 ALLOWABLE BUILDING AREA

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

FORMULA: 126,000 TOTAL ALLOWABLE BUILDING AREA



SITE PLAN

SCALE 1/8" = 1'-0"

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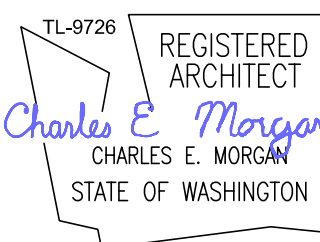
PROJECT
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LOCATION
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DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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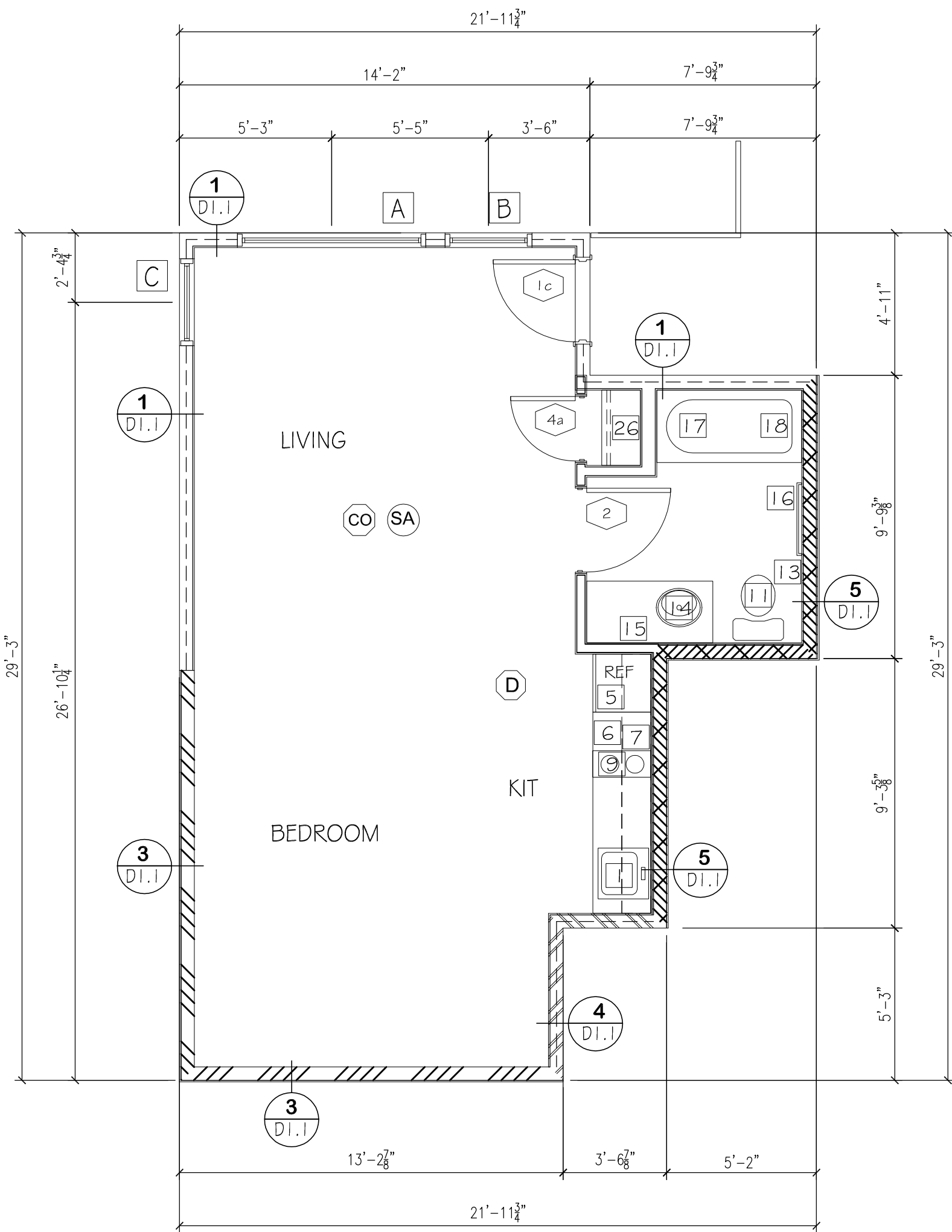
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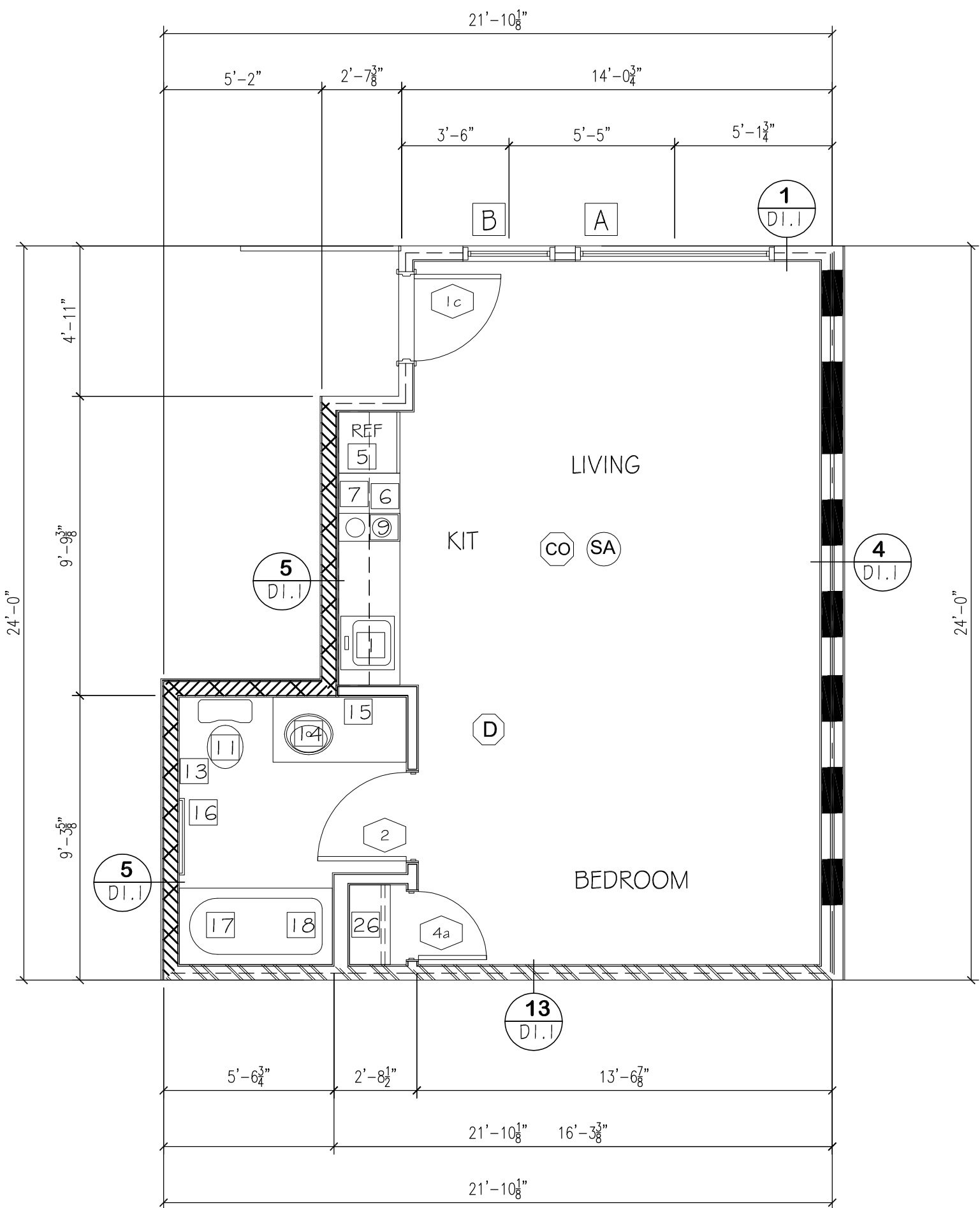
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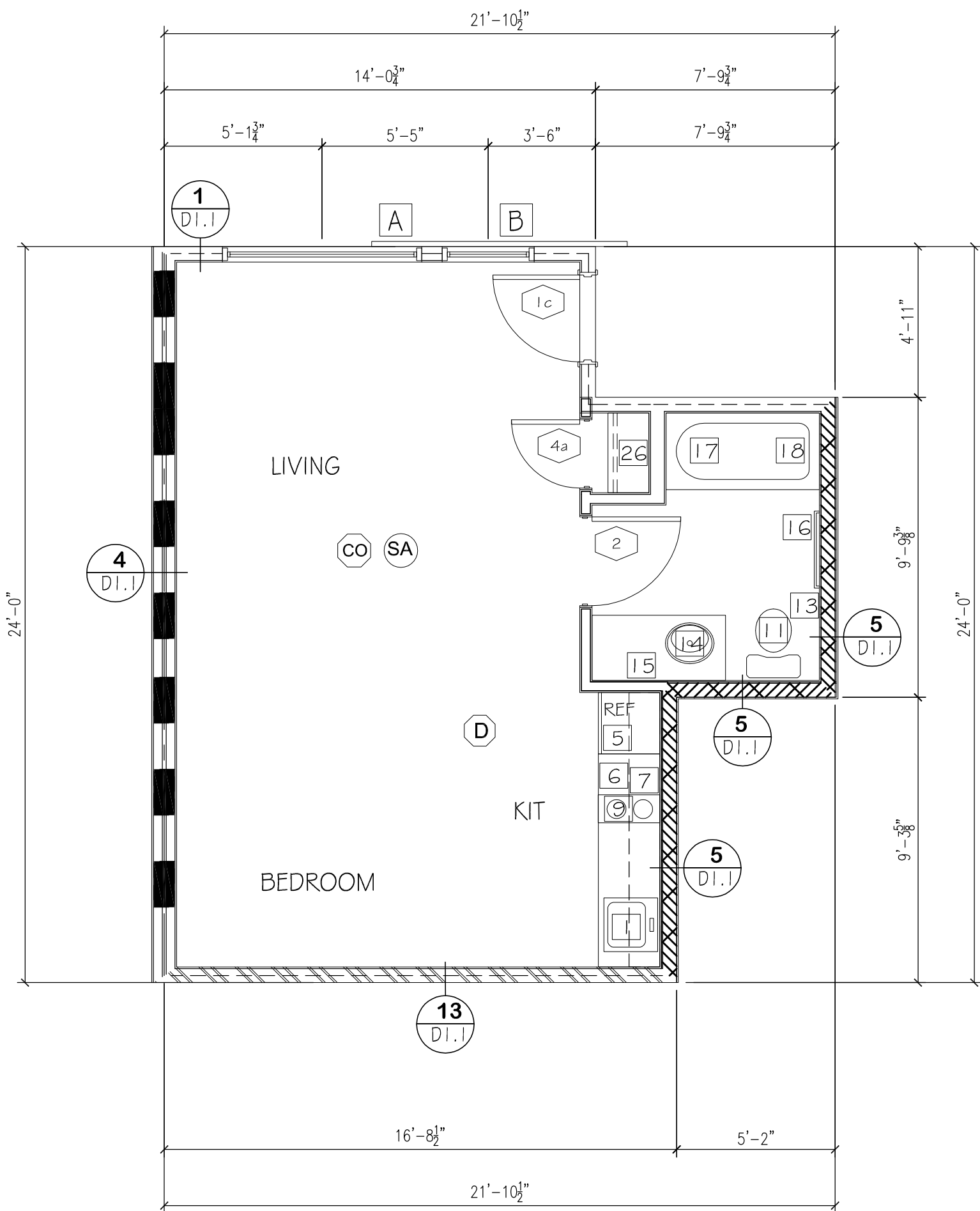
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UNIT "B&B-3"
(SLEEPING UNIT)
504 SQ/FT
1 UNIT
DECK - 56 SQ/FT
UNIT # 105



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
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 BACKSPASH 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
 - 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS
 - 13 GRAB BARS FOR WATER CLOSET
 - 14 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN. 15" AFF & TOP MAX 33" AFF
 - 15 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
 - 16 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
 - 17 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-0" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
 - 18 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
 - 19 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
 - 20 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
 - 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 (60 CFM), ENERGY STAR
 - 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (60 CFM), ENERGY STAR
 - 26 1 - 1/2" WIRE SHELF & POLE
 - 27 5 - 1/2" WIRE SHELVES
 - 28 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 1005.5.1
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 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
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	
VERIFY WALL TYPES AS PER RAI.1 SHEET	
STANDARD WALL (1 HR SEE SHT RAI.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	SOFFITS FOR DUCTS
EXTERIOR WALL (SEE SHT RAI.1 #1)	DETAIL INDICATOR (SEE D1.1 SHITS)
2 HR WALL - GENERIC (SEE SHT RAI.1 #2)	
2 HR WALL - GFCI-XOI (SEE SHT RAI.2 #20)	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR EXTERIOR WALL (SEE SHT RAI.2 #19)	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

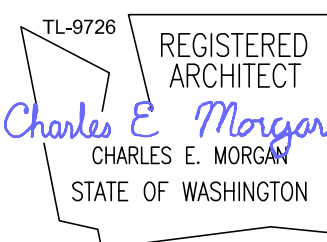
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

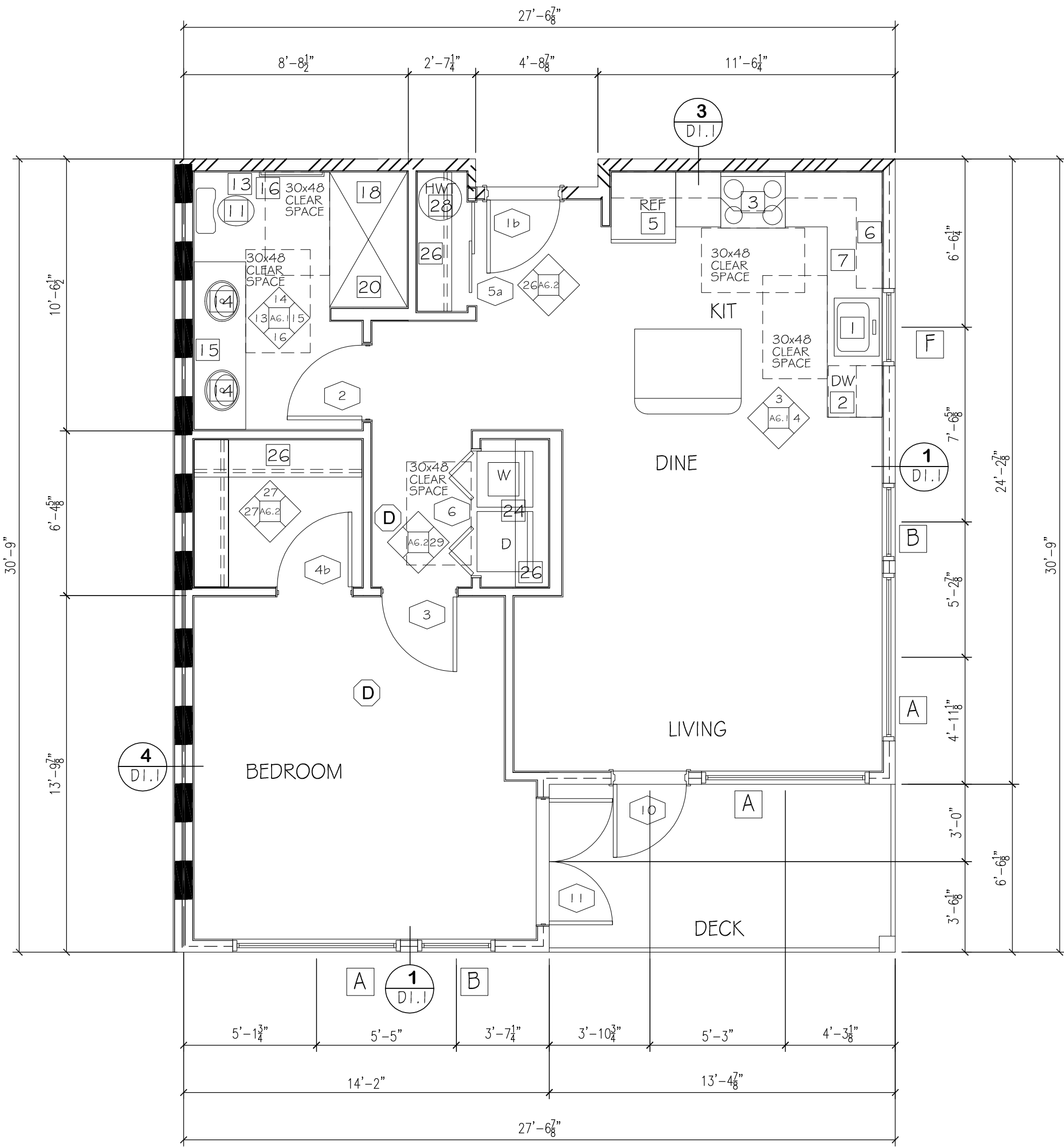
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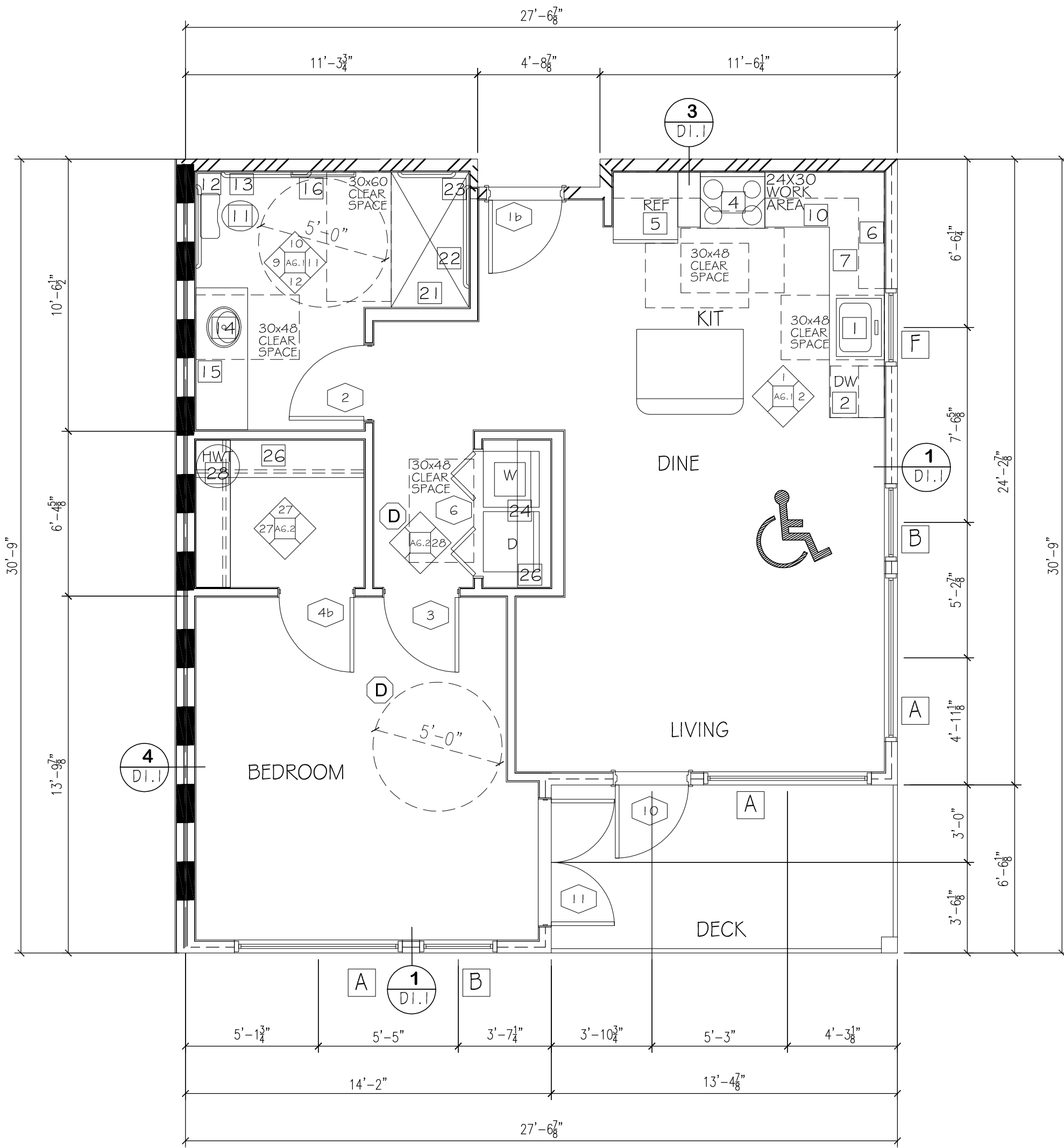
DATE	4 OCT 23
REVISION	

SHEET

A2.1



I BEDROOM "B"
(TYPE "B" UNIT)
756 SQ/FT
1 UNIT
DECK - 87 SQ/FT
UNIT # 30 I



I BEDROOM "A"
(TYPE "A" UNIT)
756 SQ/FT
1 UNIT
DECK - 87 SQ/FT
UNIT # 20 I

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 16 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 403.8.6.1

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, UNIT 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 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 7'-2" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 19 FLUR WALK 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'-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 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

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 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 1/2" FACTOR & .40 SHGC

LEGEND	
1 CORP WALL TYPES AS PER RAI.1 SHEET	1 WINDOW INDICATOR
2 STANDARD WALL (1 HR/SEE SHT RAI.1 #3)	2 DOOR INDICATOR
3 CORRIDOR WALL (SEE SHT RAI.1 #4)	3 SLOTTES FOR DUCTS
4 UNIT PARTITION WALL (SEE SHT RAI.1 #5)	4 DETAIL INDICATOR (SEE D1.1 SHTS)
5 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	5 INTERIOR ELEVATIONS (SEE SHT AG.1)
6 2 HR WALL - GENERIC (SEE SHT RAI.1 #6)	6 SMOKE/CARBON MONOXIDE DETECTOR
7 2 HR WALL - (STC 50) (SEE SHT RAI.1 #20)	
8 2 HR EXTERIOR WALL (SEE SHT RAI.1 #19)	

1 BR "A" & "B"
TYPICAL UNIT

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

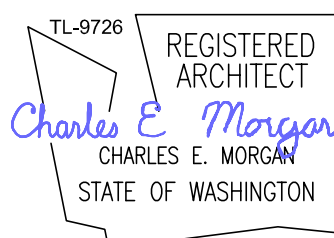
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

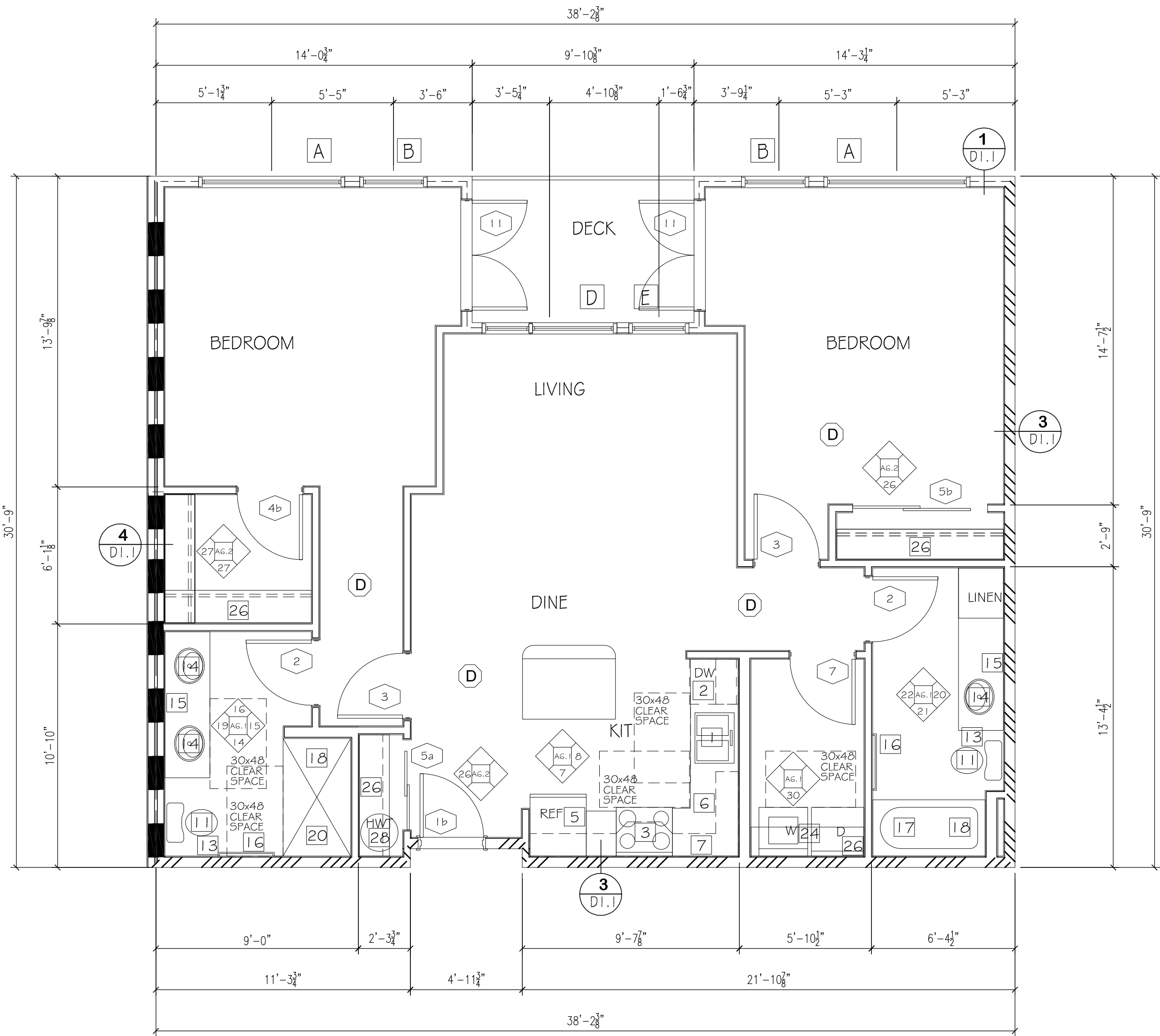
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
REVISION	

SHEET

A2.2



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 PICTURE 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 16 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 W5EC 403.B.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 46" 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 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.

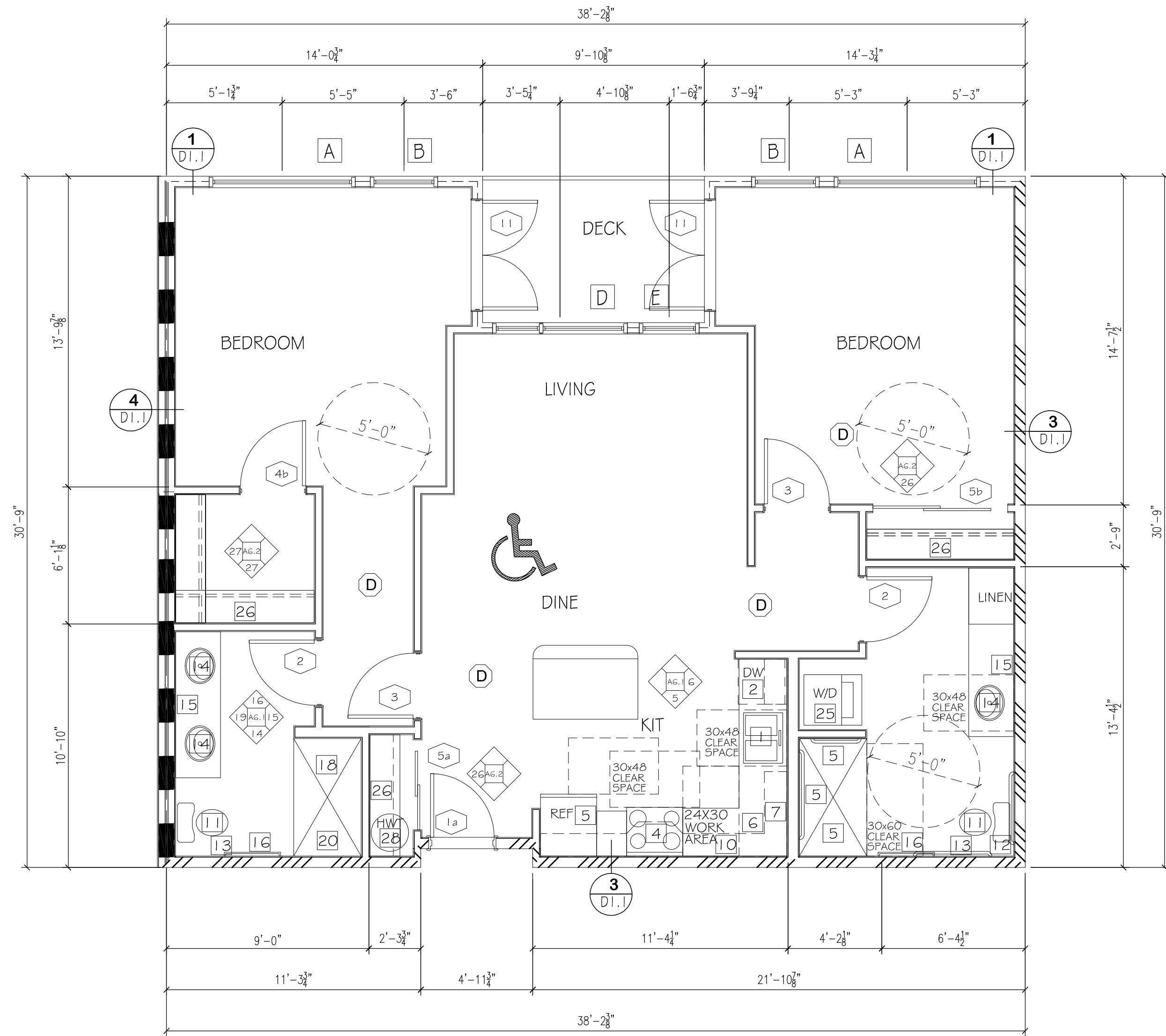
FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED 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.



2 BEDROOM "A"
(TYPE "A" UNIT)
1,106 SQ/FT
1 UNIT
DECK - 64 SQ/FT
UNIT # 207

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
- 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS
- 13 GRAB BARS FOR WATER CLOSET
- 14 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 15 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 16 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 17 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
- 18 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 19 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 20 FLURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 21 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 22 ADA 5' ROLL-IN SHOWER WITH SEAT
- 23 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIRE SHOWER HEAD OR AS A HAND HELD SHOWER
- 24 GRAB BARS FOR ROLL-IN SHOWER
- 25 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 26 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 27 1 - 12" WIRE SHELF & POLE
- 28 5 - 12" WIRE SHELVES
- 29 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 1005.5.1. A REAR 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 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 "L" FACTOR < .40 SHGC

LEGEND	
VERIFY WALL TYPES AS PER RAI.1 SHEET	
STANDARD WALL (HURDIS SHT RAI.1 #3)	A WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	SCOFFITS FOR DUCTS
EXTERIOR WALL (SEE SHT RAI.1 #1)	DETAIL INDICATOR (SEE D1.1 SHTS)
2 HR WALL - GENERIC (SEE SHT RAI.1 #6)	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR WALL - (ETC) (SEE SHT RAI.1 #6)	SMOKEGAS/CO/MONOXIDE DETECTOR
2 HR EXTERIOR WALL (SEE SHT RAI.1 #19)	

2 BR "A" & "B1" TYPICAL UNIT

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

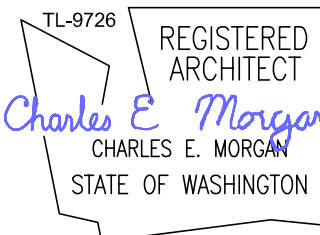
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

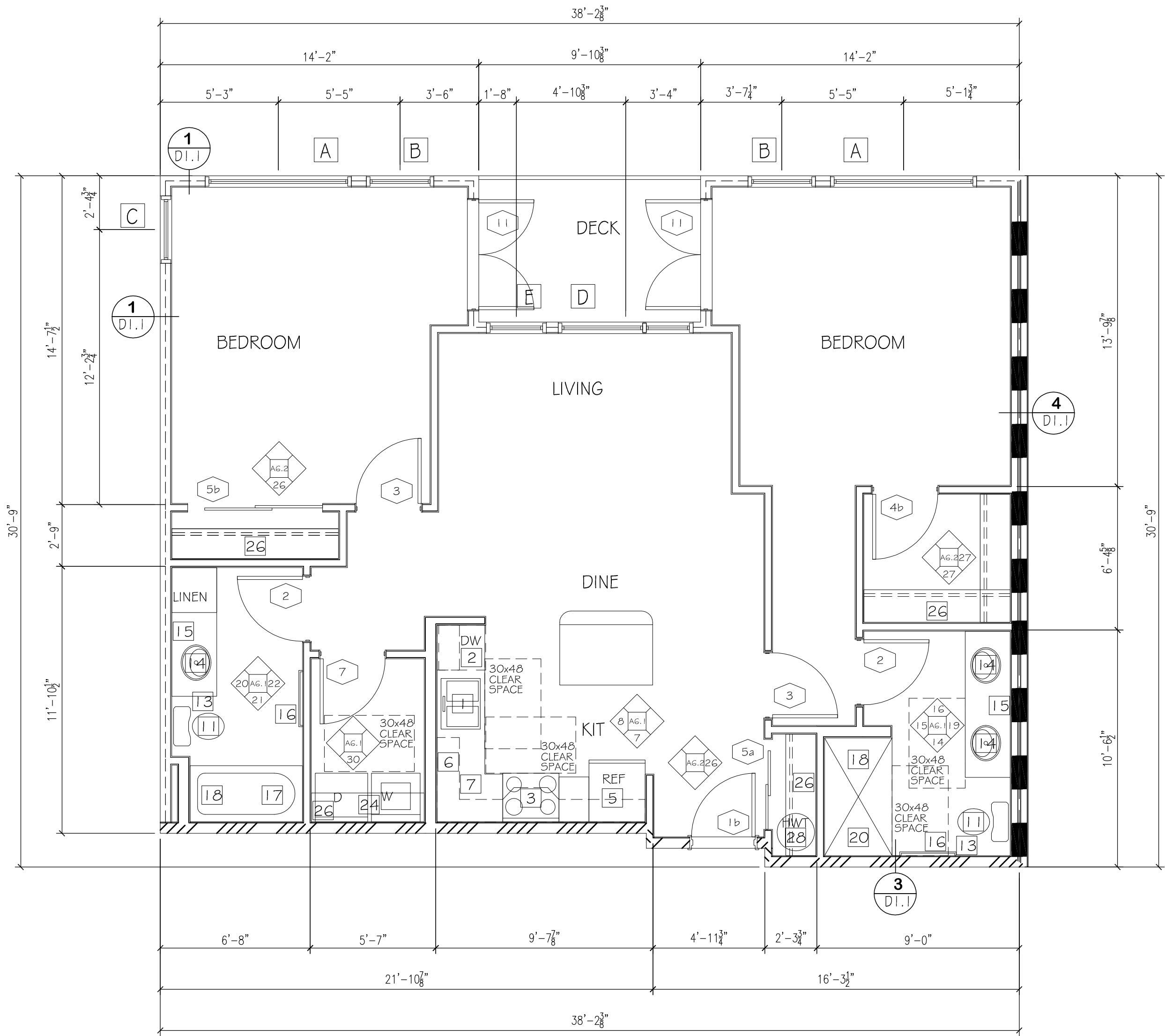
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
REVISION	

SHEET

A2.3



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 403.6.6.1

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" 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 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 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 MICROWAVEHOOD 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
- 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
- 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 13 GRAB BARS FOR WATER CLOSET
- 14 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 15 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 16 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 17 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
- 18 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 19 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 20 FURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 21 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 22 ADA 5" ROLL-IN SHOWER WITH SEAT
- 23 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
- 24 GRAB BARS FOR ROLL-IN SHOWER
- 25 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 26 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 27 1 - 12" WIRE SHELF & POLE
- 28 5 - 12" WIRE SHELVES
- 29 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 1005.5.1 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 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 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	
	VERIFY WALL TYPES AS PER RA.1.1 SHEET
	STANDARD WALL (1 HR/SEE SHT RA.1.1 #3)
	CORRIDOR WALL (SEE SHT RA.1.1 #4)
	UNIT PARTITION WALL (SEE SHT RA.1.1 #5)
	EXTERIOR WALL (SEE SHT RA.1.1 #1)
	2 HR WALL - GENERIC (SEE SHT RA.1.1 #6)
	2 HR WALL - DTC SO (SEE SHT RA.1.2 #20)
	2 HR EXTERIOR WALL (SEE SHT RA.1.2 #19)
	WINDOW INDICATOR
	DOOR INDICATOR
	SOFFITS FOR DUCTS
	DETAIL INDICATOR (SEE D.1.1 SHTS)
	INTERIOR ELEVATIONS (SEE SHT AG.1)
	SMOKE/CARBON MONOXIDE DETECTOR

2 BR "B2" TYPICAL UNIT

SCALE 1/4" = 1'-0"

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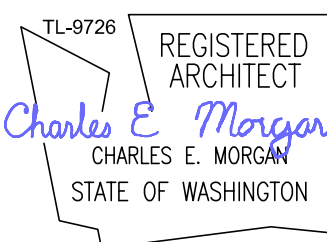
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

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PHONE 425-353-2888

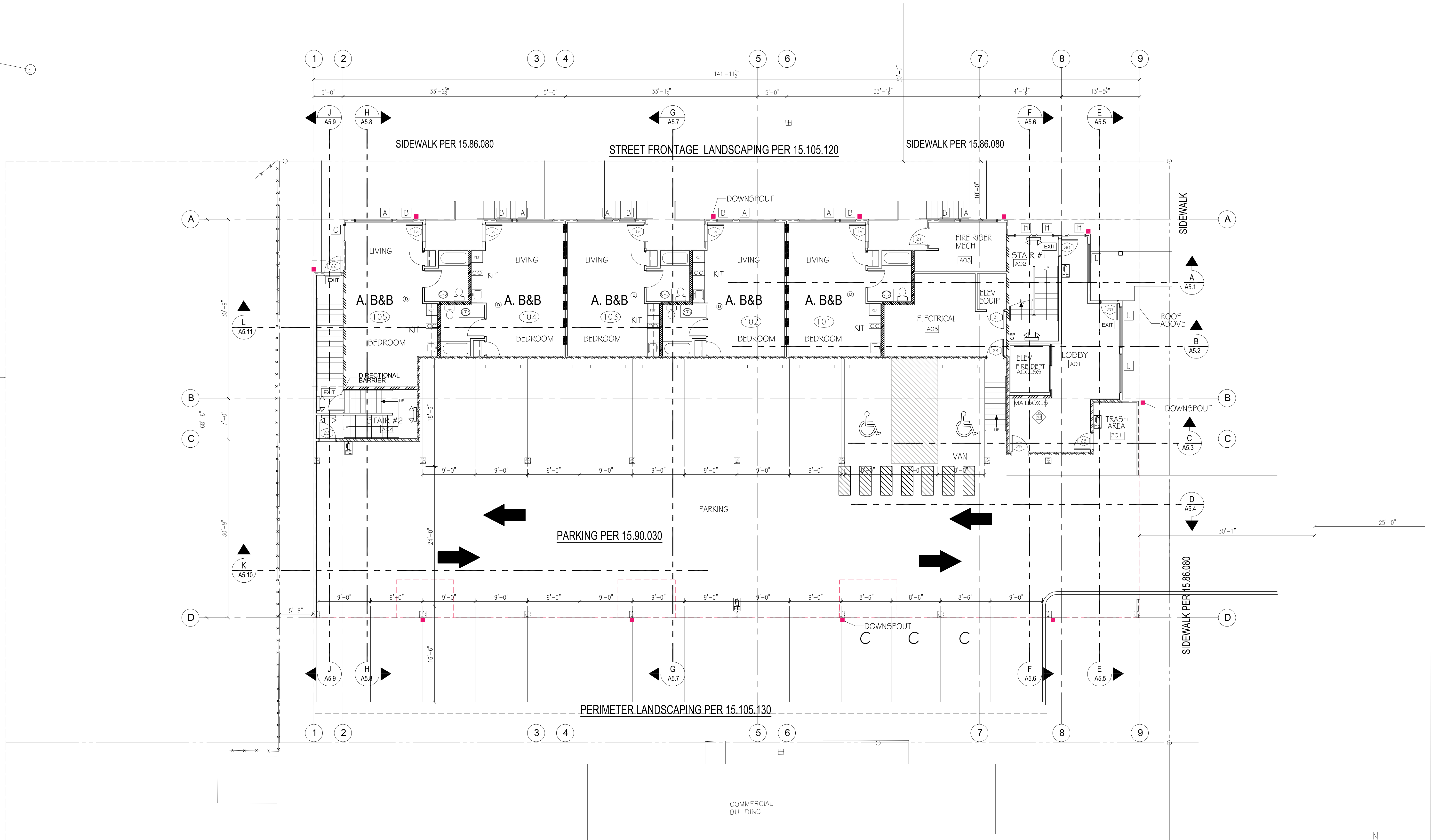


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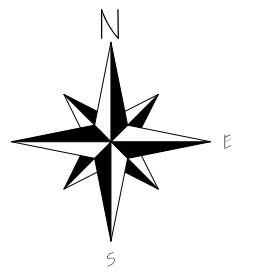
A2.4

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



LEGEND			
	DETAIL INDICATOR (SEE D. SHTS)		UNIT NUMBER INDICATOR
	ROOM NUMBER INDICATOR		WINDOW INDICATOR
	SECTION INDICATOR (SEE A5. SHTS)		DOOR INDICATOR
			FIRE EXTINGUISHER

WALL LEGEND	
VERIFY WALL TYPES AS PER SHEET RA1.1	
	EXTERIOR WALL - FIRE 1 SIDE
	EXTERIOR WALL - FIRE BOTH SIDES
	CORRIDOR WALL - STC 50 MIN
	DEMISING WALL (1 HR) - STC 50 MIN
	STANDARD WALL (1 HR)
	PARTY WALL (1 HR) - STC 50 MIN



1ST FLOOR PLAN

SCALE 1/8" = 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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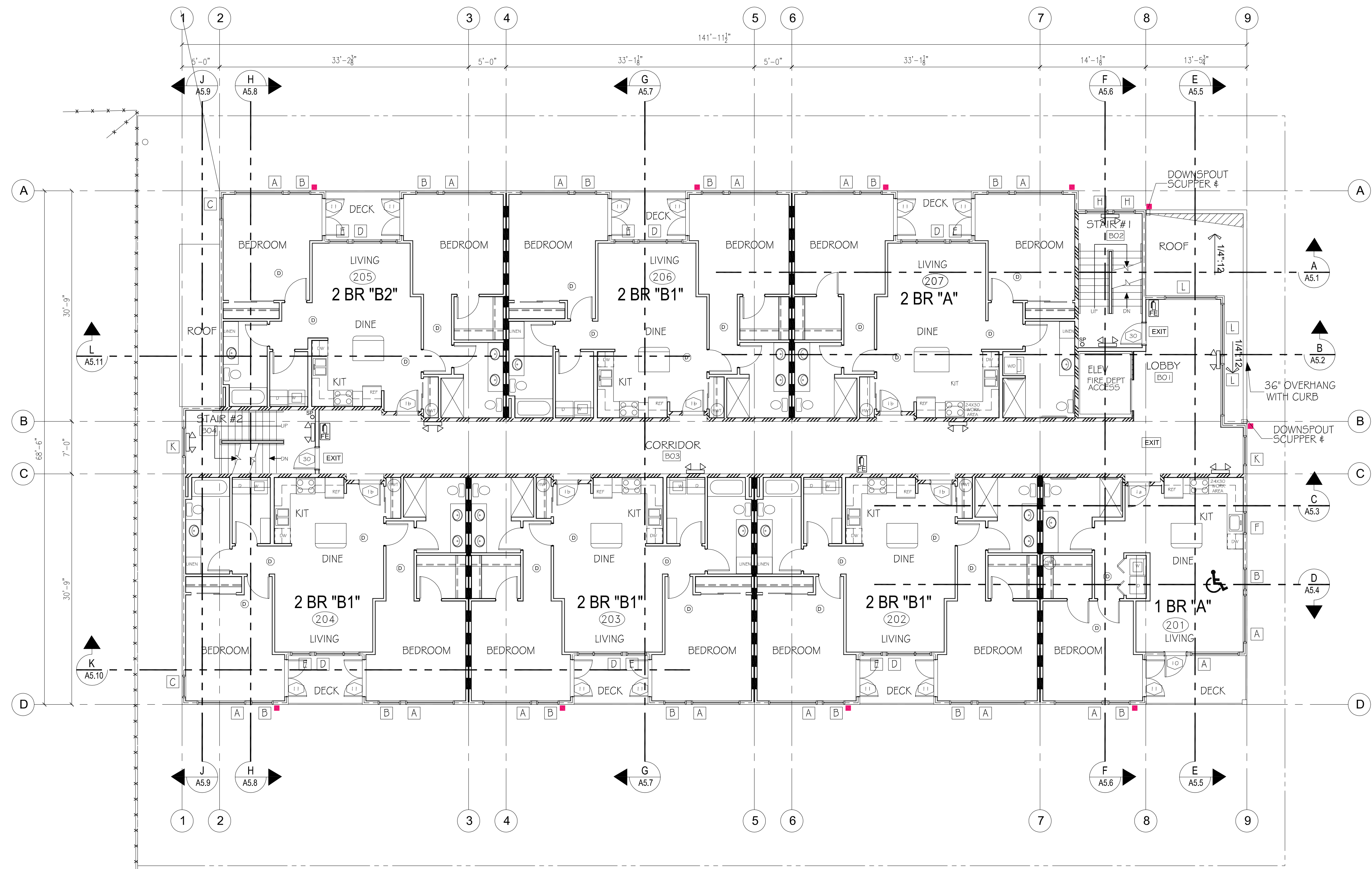
ARCHITECTS

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PHONE 425-353-2888

REGISTERED ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

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SHEET
A3.1

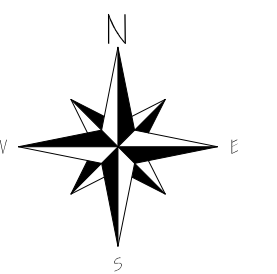


LEGEND

7 D1.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
C02	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.9	SECTION INDICATOR (SEE A5. SHTS)	42	DOOR INDICATOR
		FE	FIRE EXTINGUISHER

WALL LEGEND
VERIFY WALL TYPES AS PER SHEET RA1.1

	EXTERIOR WALL - FIRE 1 SIDE
	EXTERIOR WALL - FIRE BOTH SIDES
	CORRIDOR WALL - STC 50 MIN
	DEMISING WALL (1 HR) - STC 50 MIN
	STANDARD WALL (1 HR)
	PARTY WALL (1 HR) - STC 50 MIN



2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

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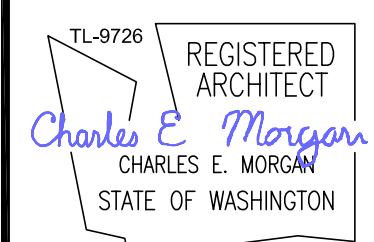
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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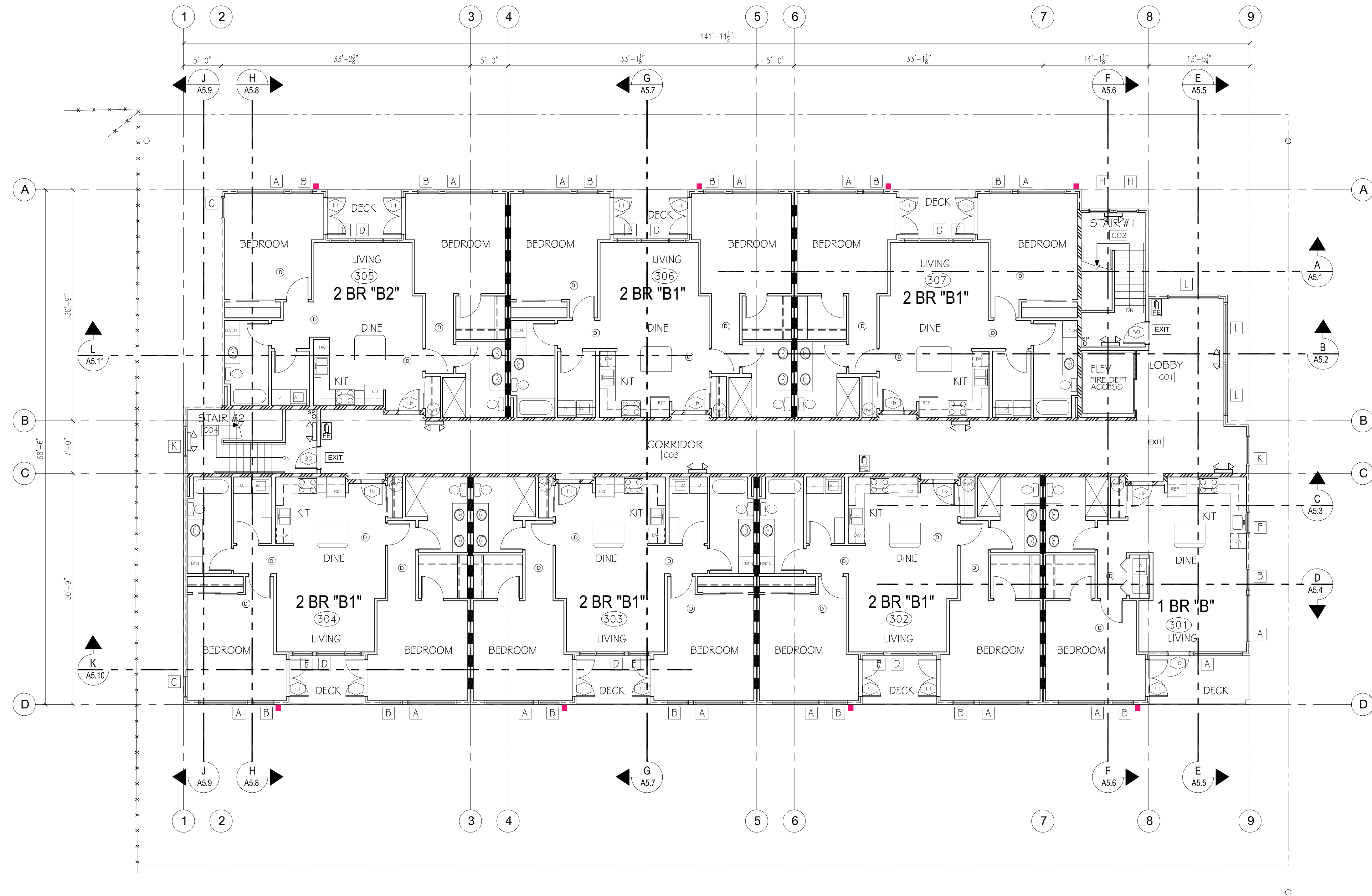
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A3.2

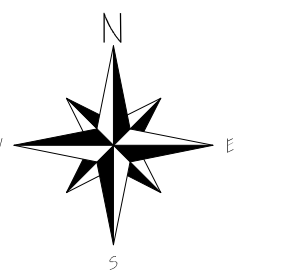


LEGEND

7 BT.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
CO2	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.9	SECTION INDICATOR (SEE A5. SHTS)	43	DOOR INDICATOR
		FE	FIRE EXTINGUISHER

WALL LEGEND
VERIFY WALL TYPES AS PER SHEET RA1.1

	EXTERIOR WALL - FIRE 1 SIDE
	EXTERIOR WALL - FIRE BOTH SIDES
	CORRIDOR WALL - STC 50 MIN
	DEMISING WALL (1 HR) - STC 50 MIN
	STANDARD WALL (1 HR)
	PARTY WALL (1 HR) - STC 50 MIN



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

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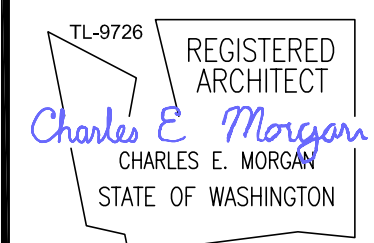
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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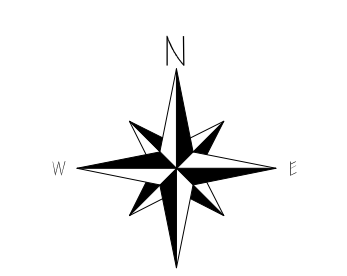
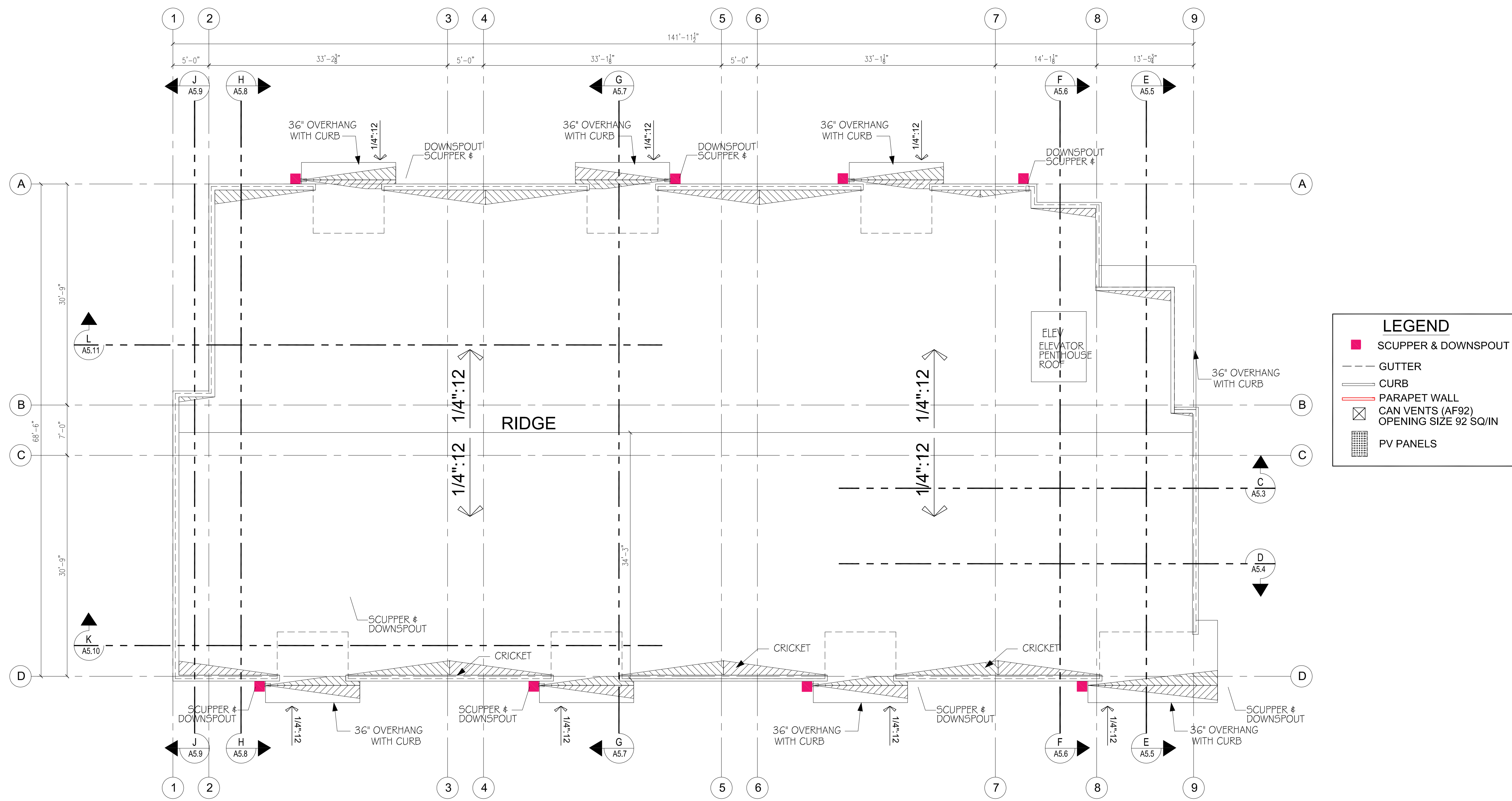
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SHEET

A3.3



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

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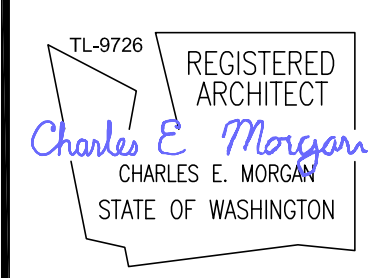
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



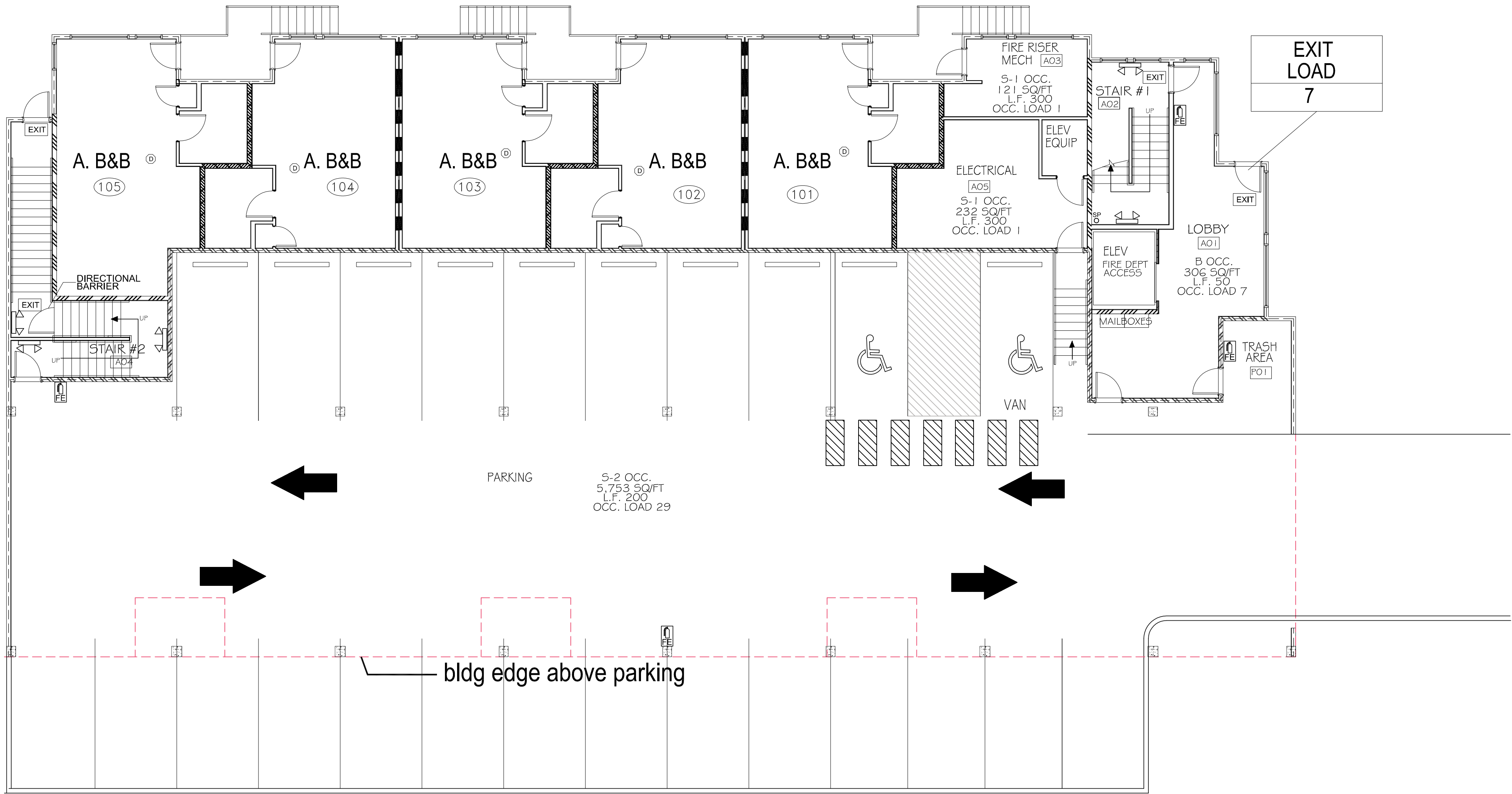
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PHONE 425-353-2888



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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

LIFE SAFETY
1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL

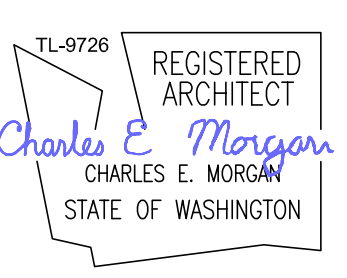
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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EVERETT, WA 98203

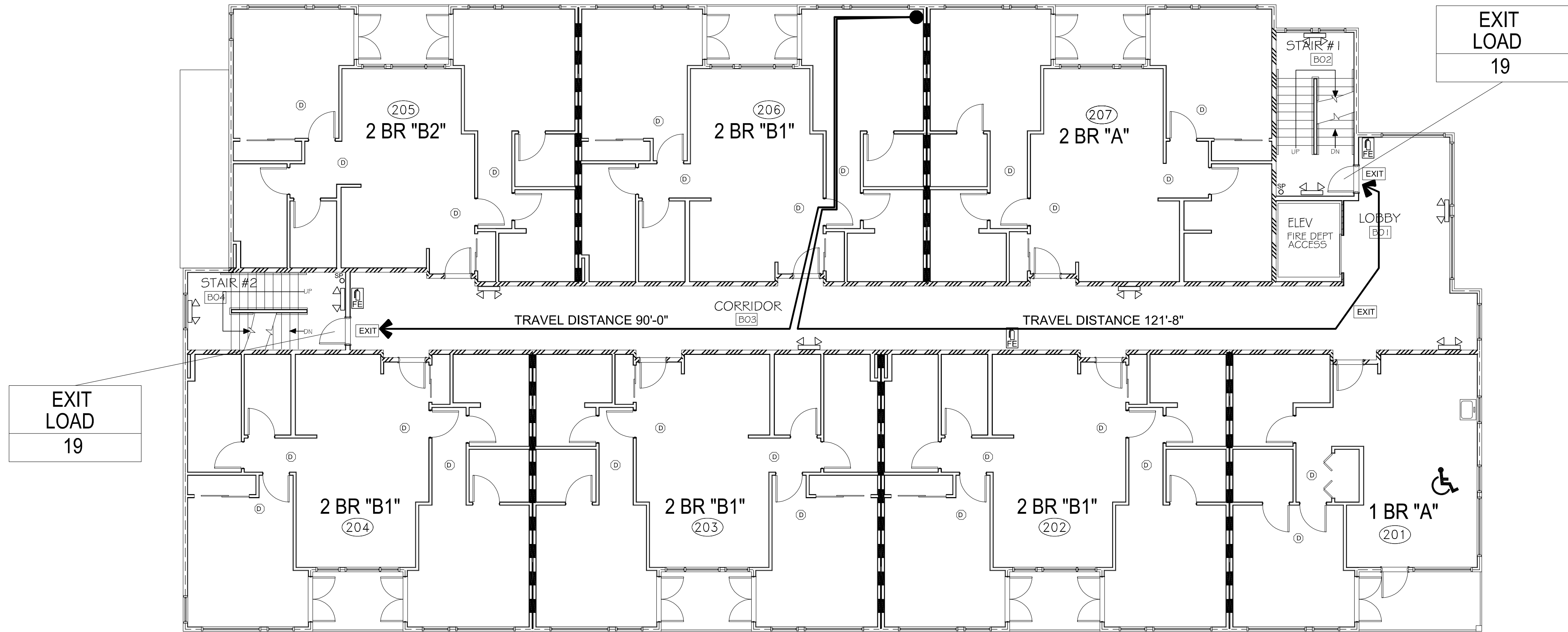
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SHEET

A3.1LS



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 x 0.2 = 3.8"				
ACTUAL CORRIDOR WIDTH ARE 5'-6"				
REQUIRED STAIRWAY WIDTH = 19 x 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
2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

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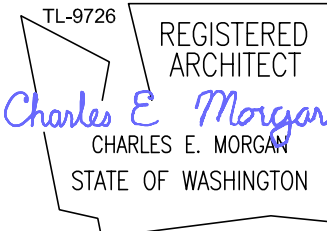
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



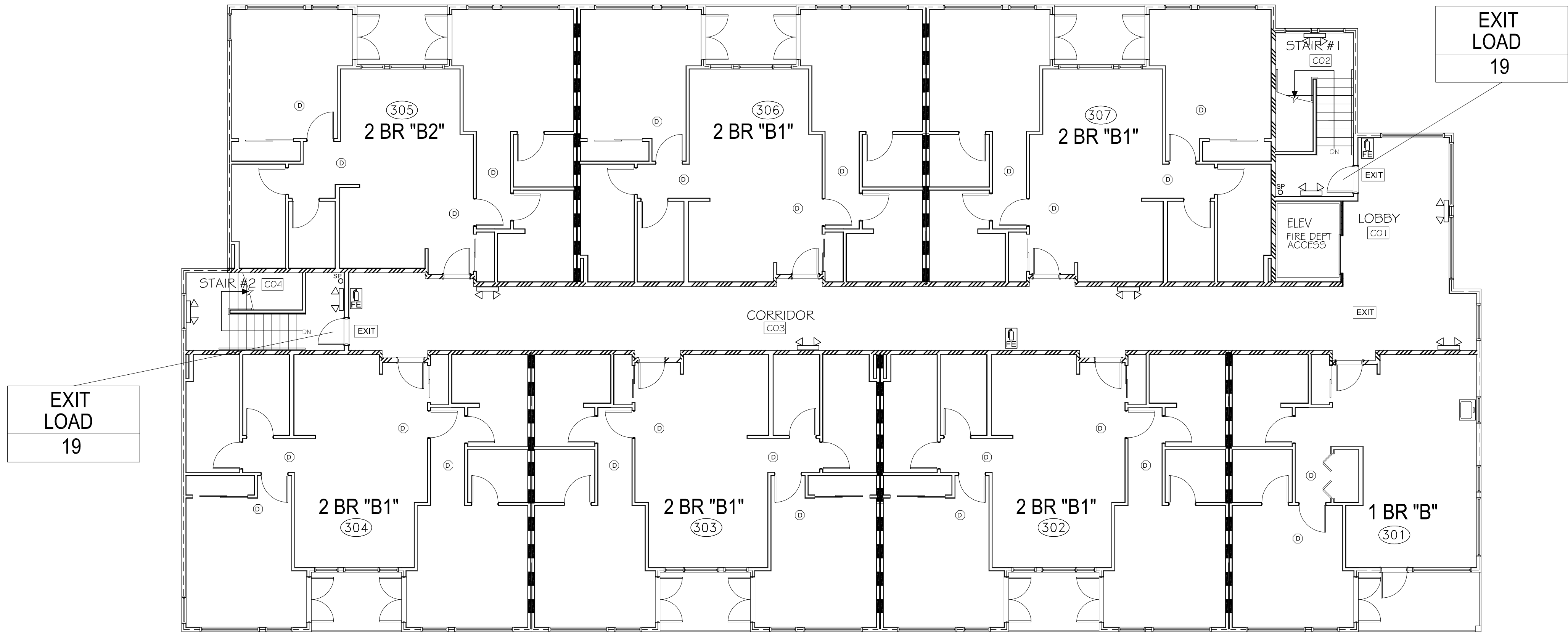
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A3.2LS



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 x 0.2 = 3.8"				
ACTUAL CORRIDOR WIDTH ARE 5'-6"				
REQUIRED STAIRWAY WIDTH = 19 x 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"

4 OCT 23 PERMIT SUBMITTAL

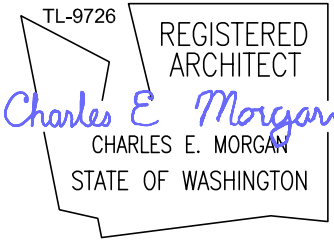
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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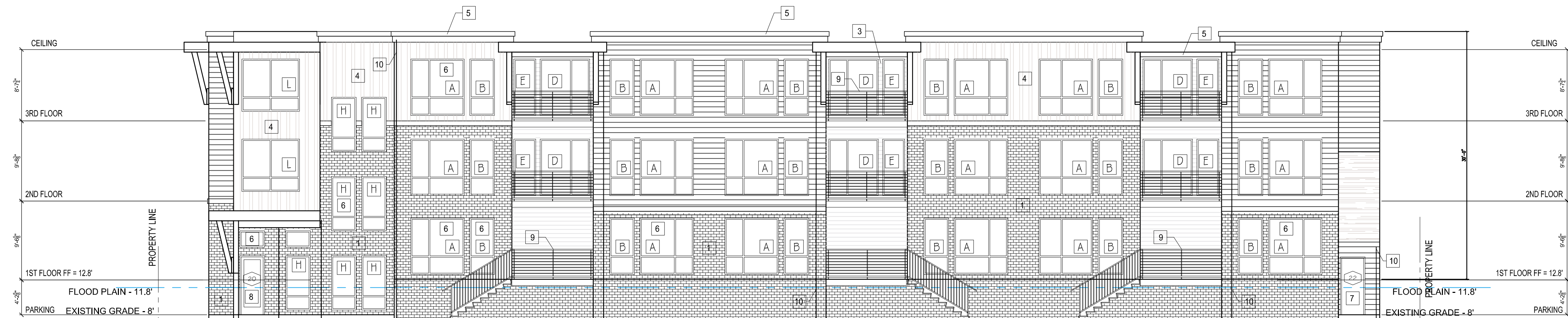
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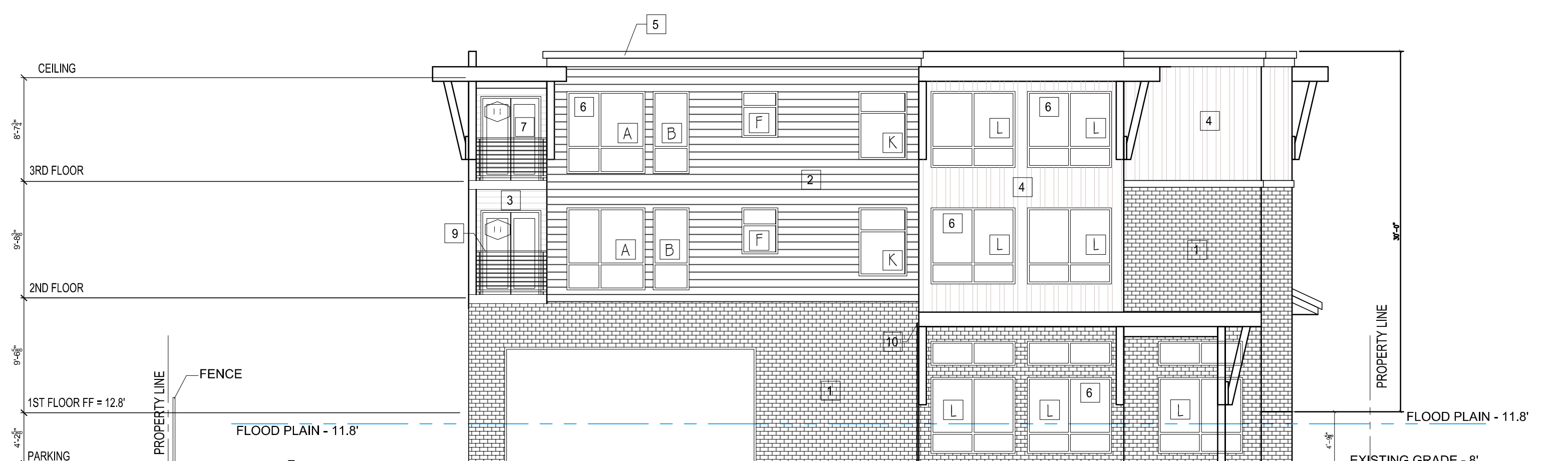
DATE	4 OCT 23
REVISION	

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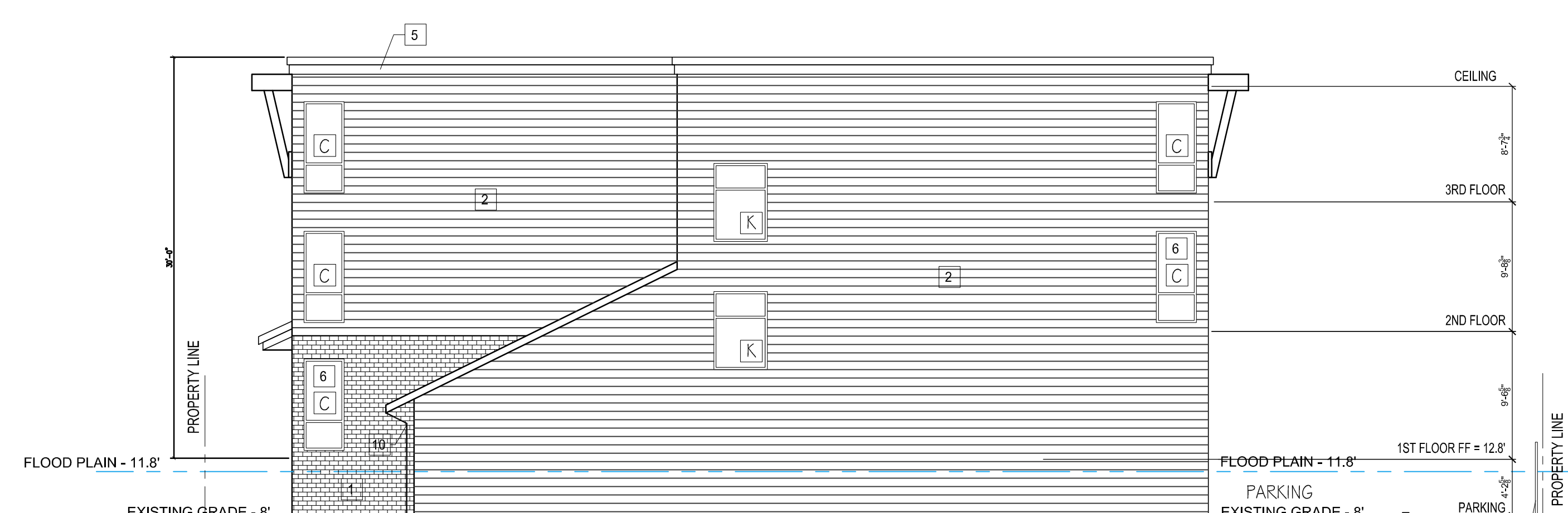
A3.3LS



1 NORTH ELEVATION - MAIN ENTRY RESIDENTIAL



2 EAST ELEVATION - GARAGE ENTRY



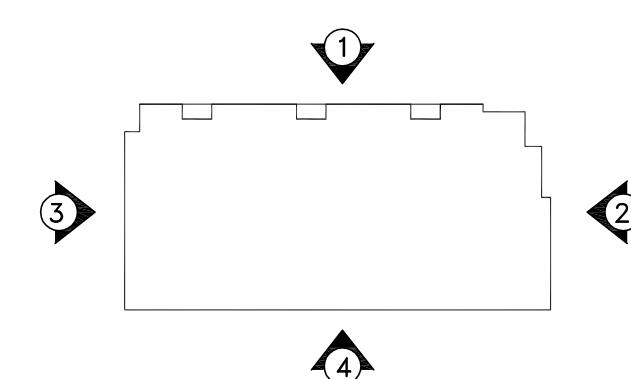
3 WEST ELEVATION



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



ELEVATIONS

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



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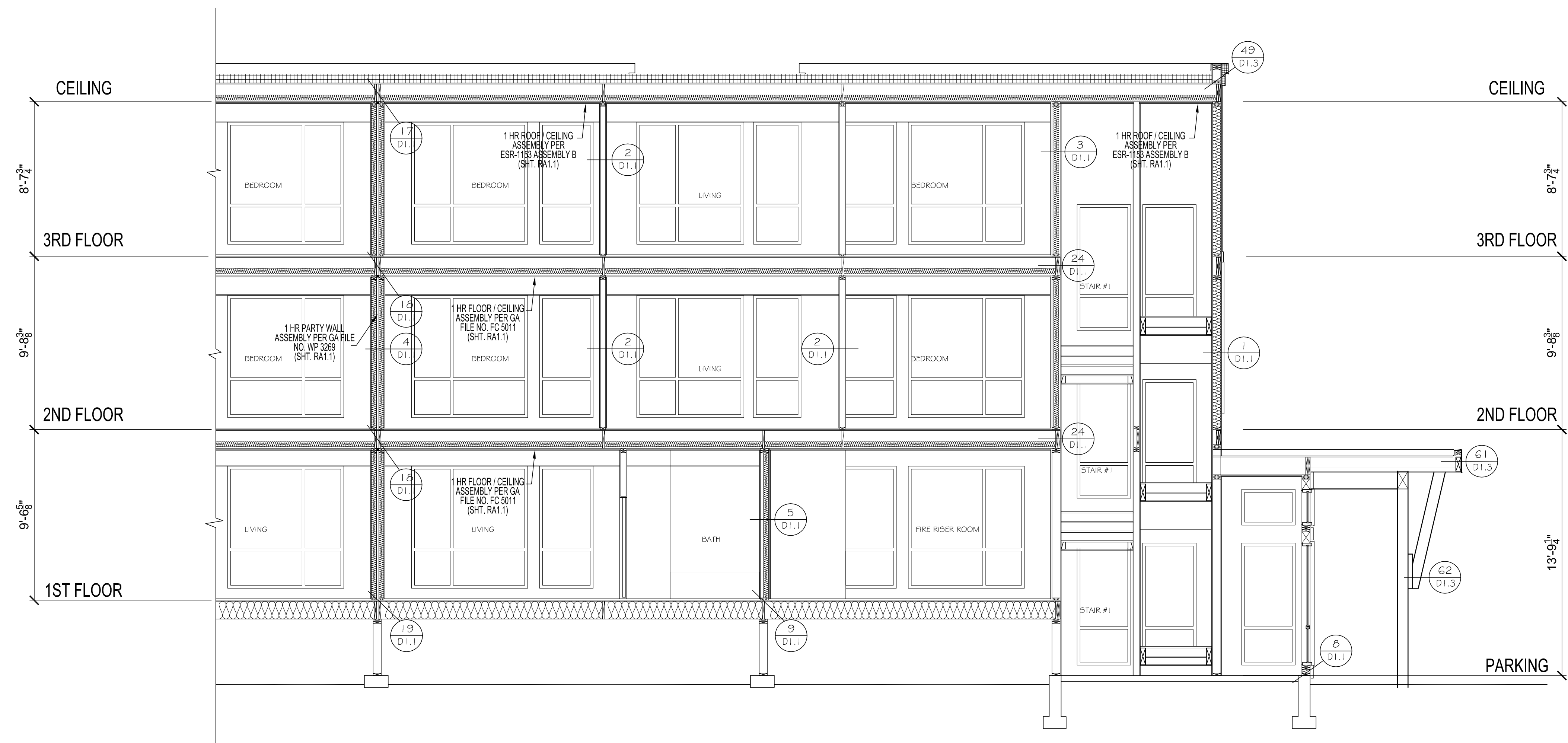
TL-0726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE 4 OCT 23

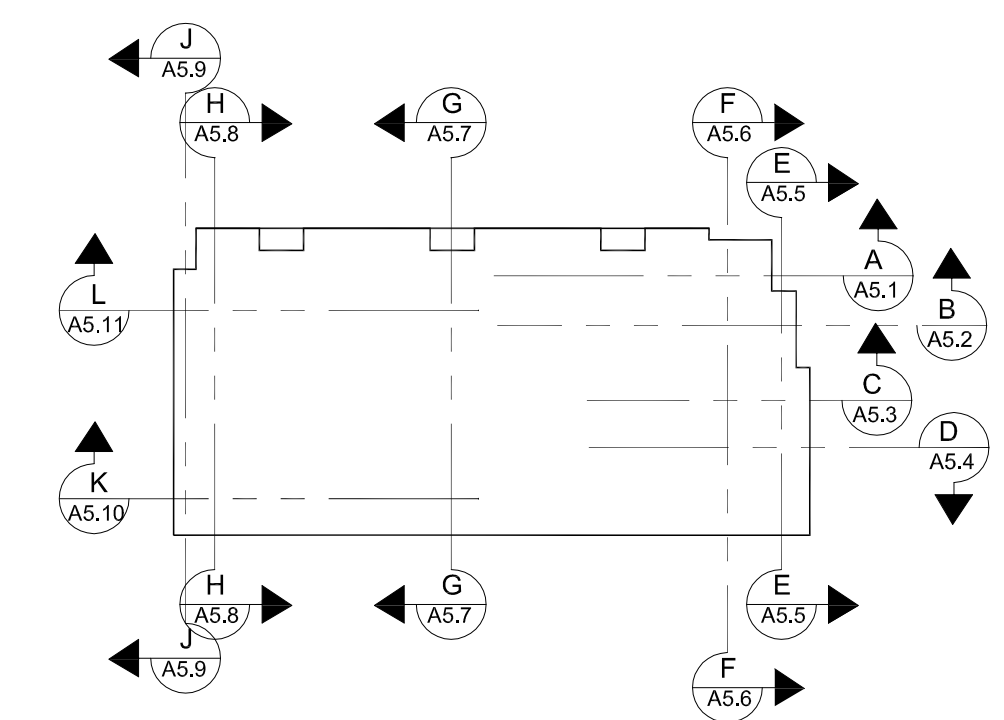
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SHEET

A4.1



SECTION 'A'



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

4 OCT 23 PERMIT SUBMITTAL

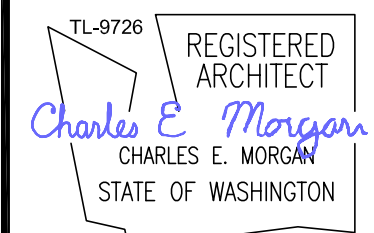
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



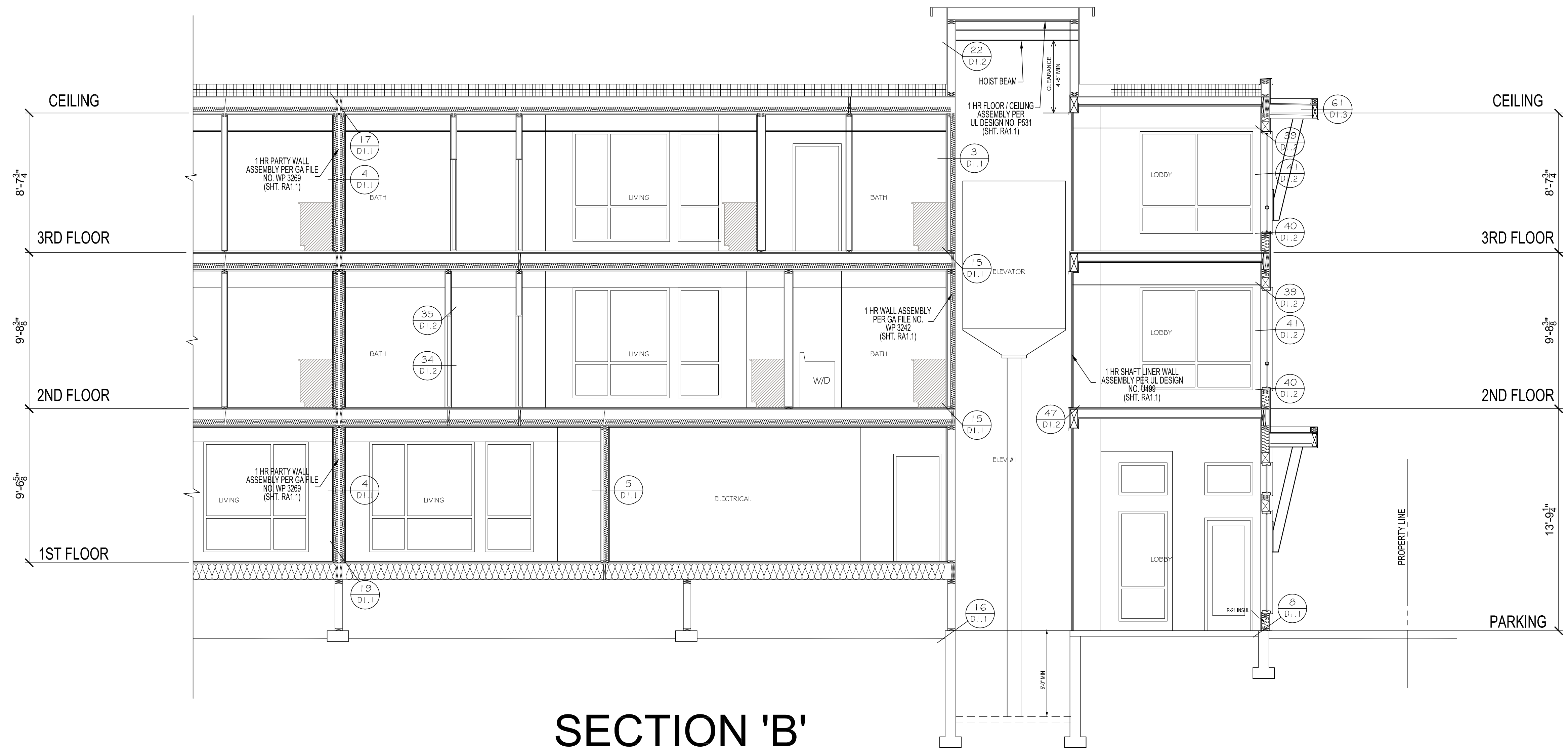
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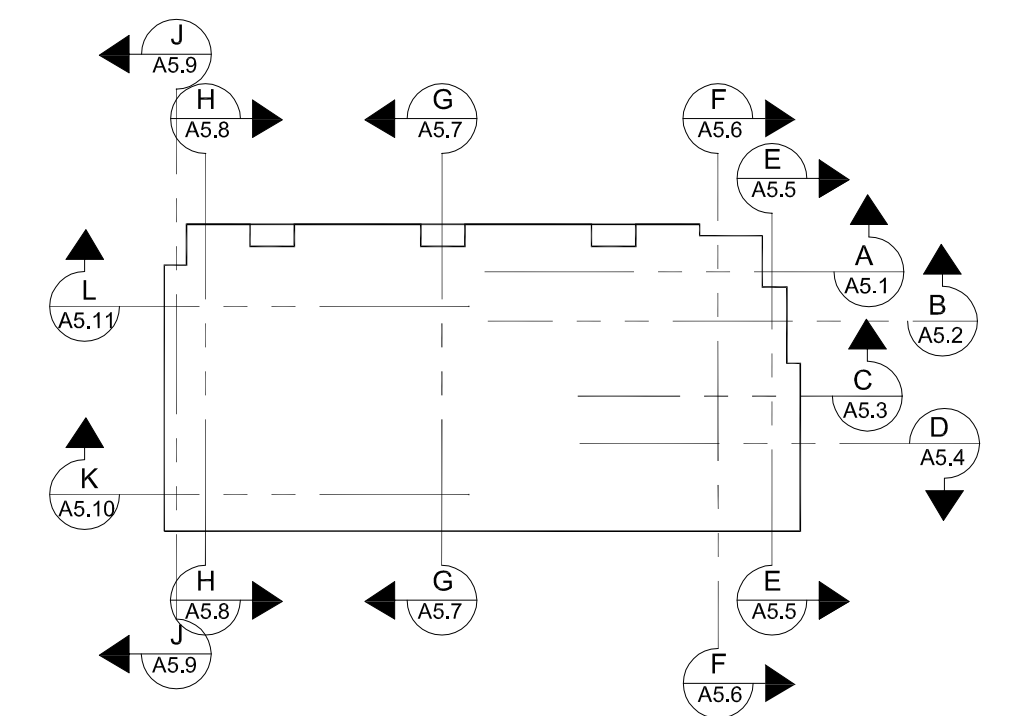


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SHEET
A5.1



SECTION 'B'



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

4 OCT 23 PERMIT SUBMITTAL

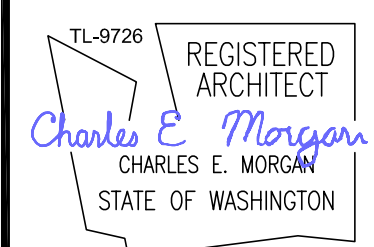
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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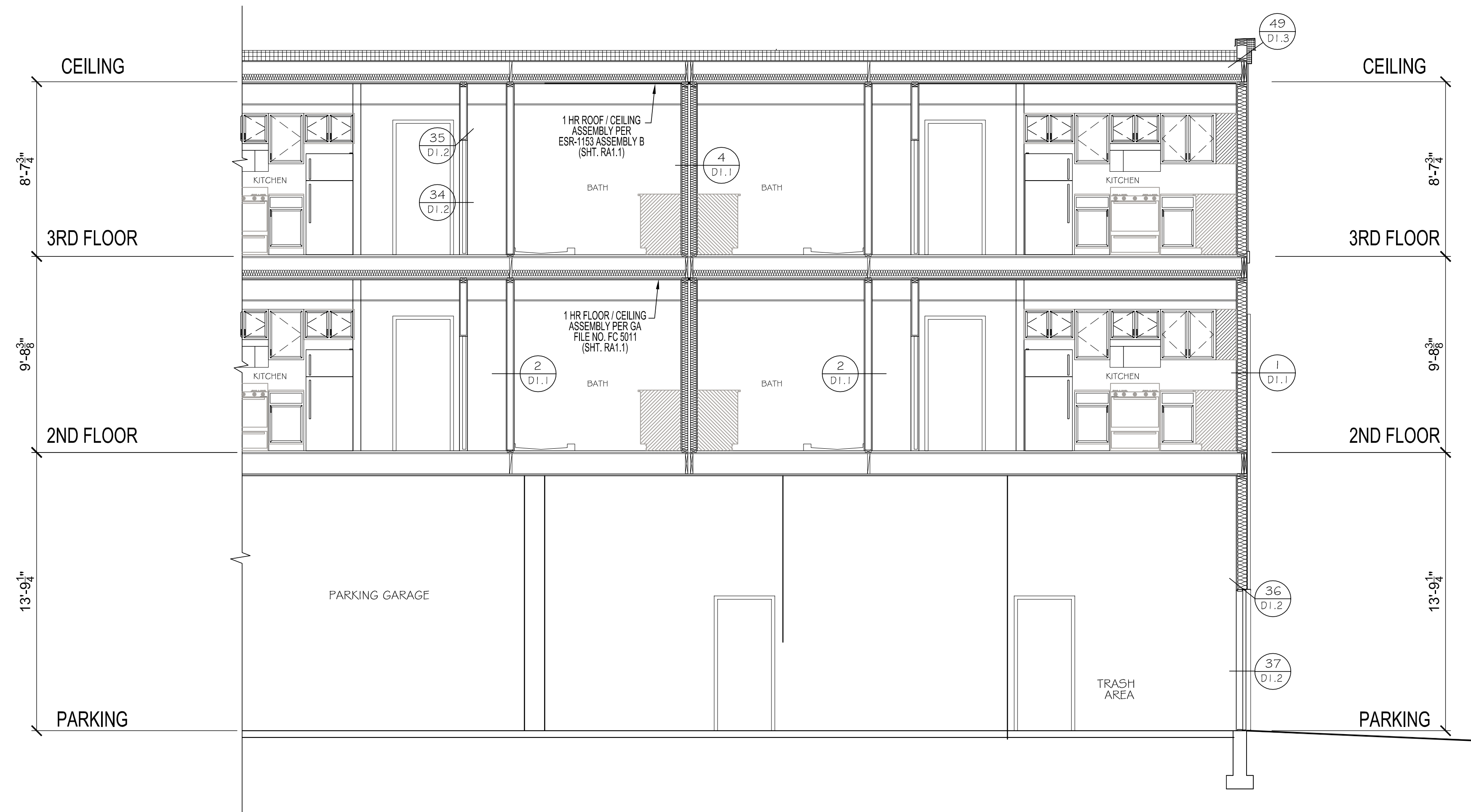
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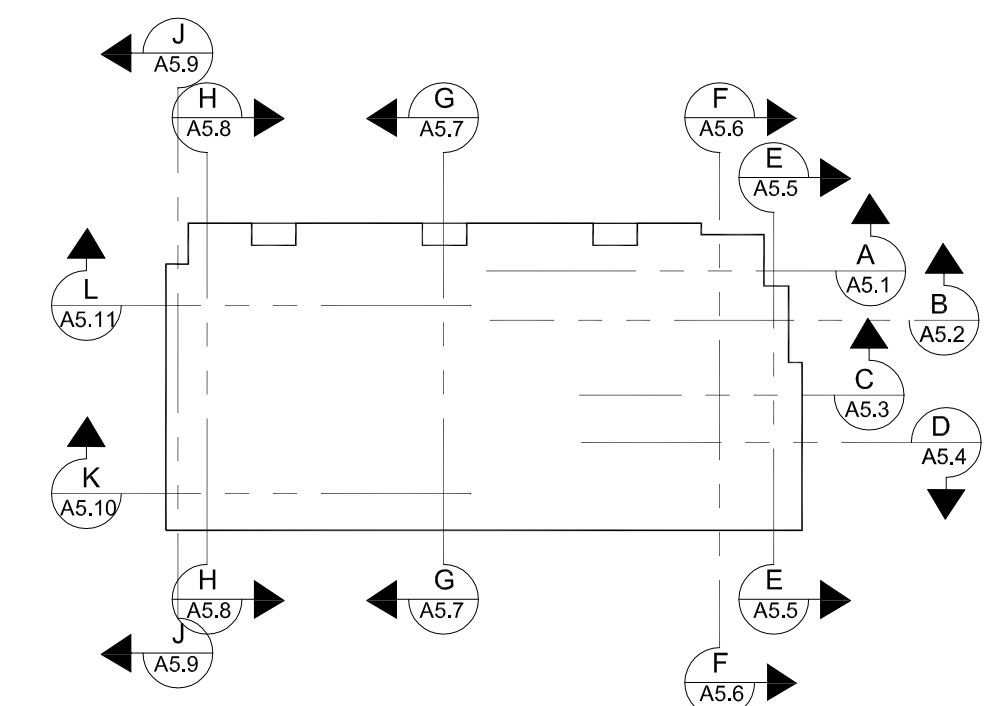
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SHEET

A5.2



SECTION 'C'



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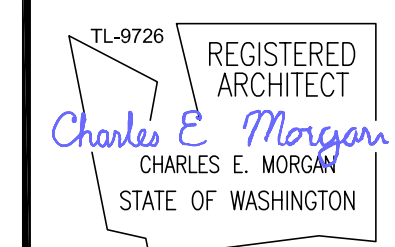
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



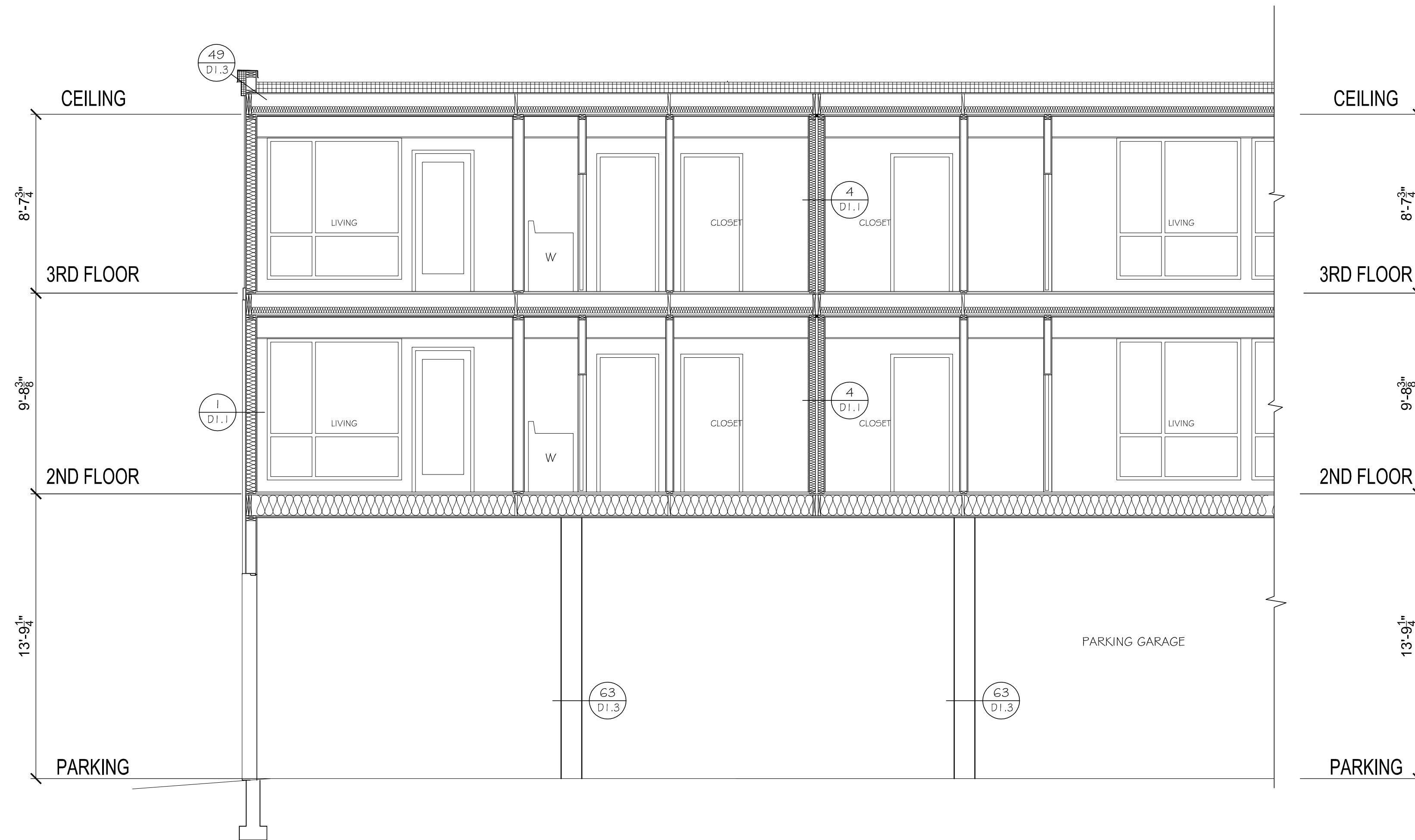
EMAIL info@cmaarch.com
PHONE 425-353-2888



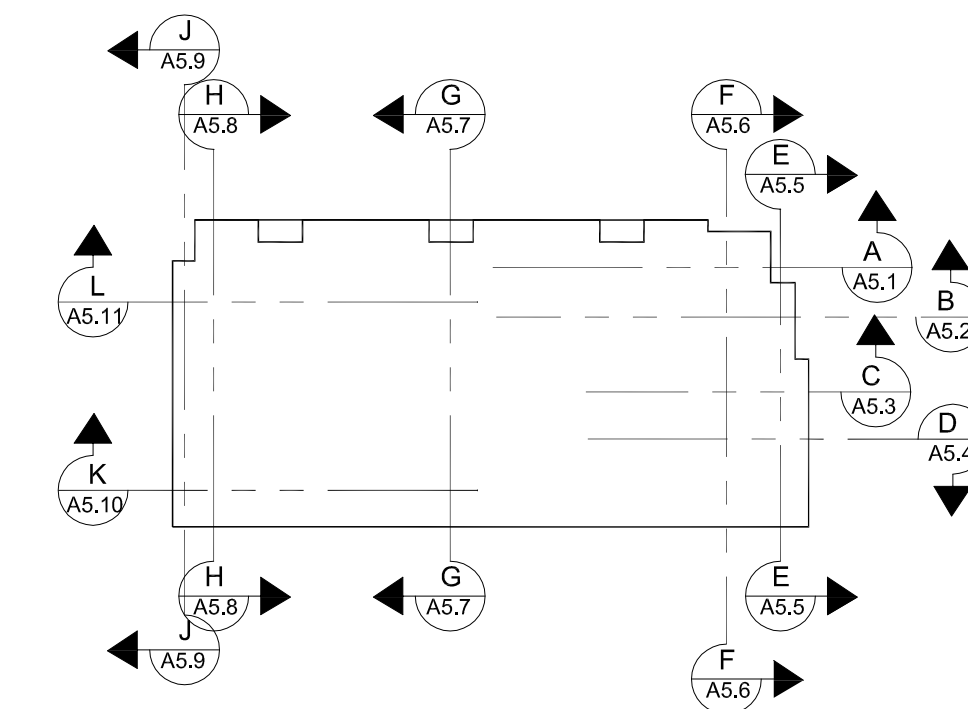
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A5.3



SECTION 'D'



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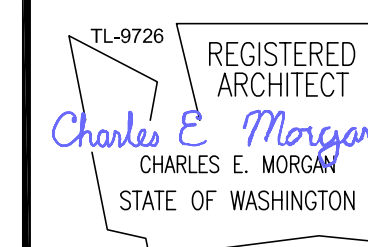
PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

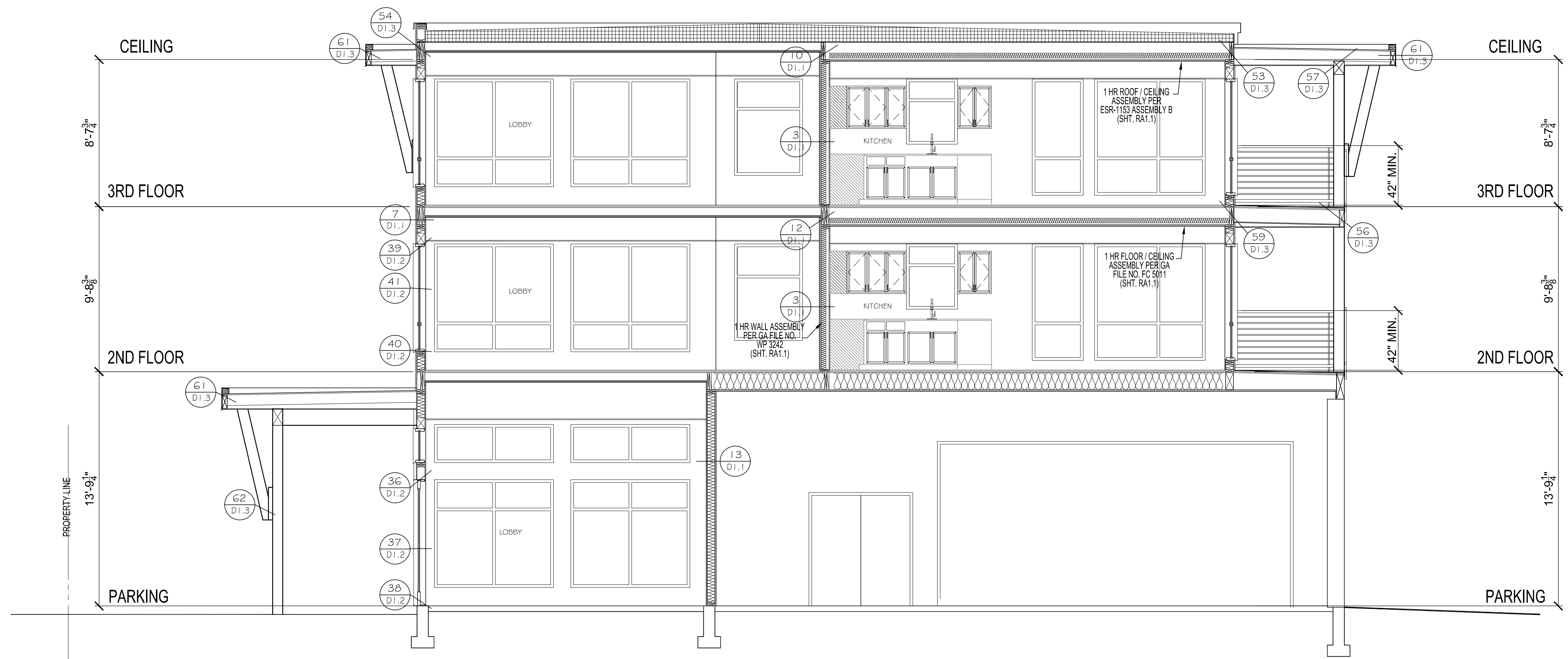


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PHONE 425-353-2888

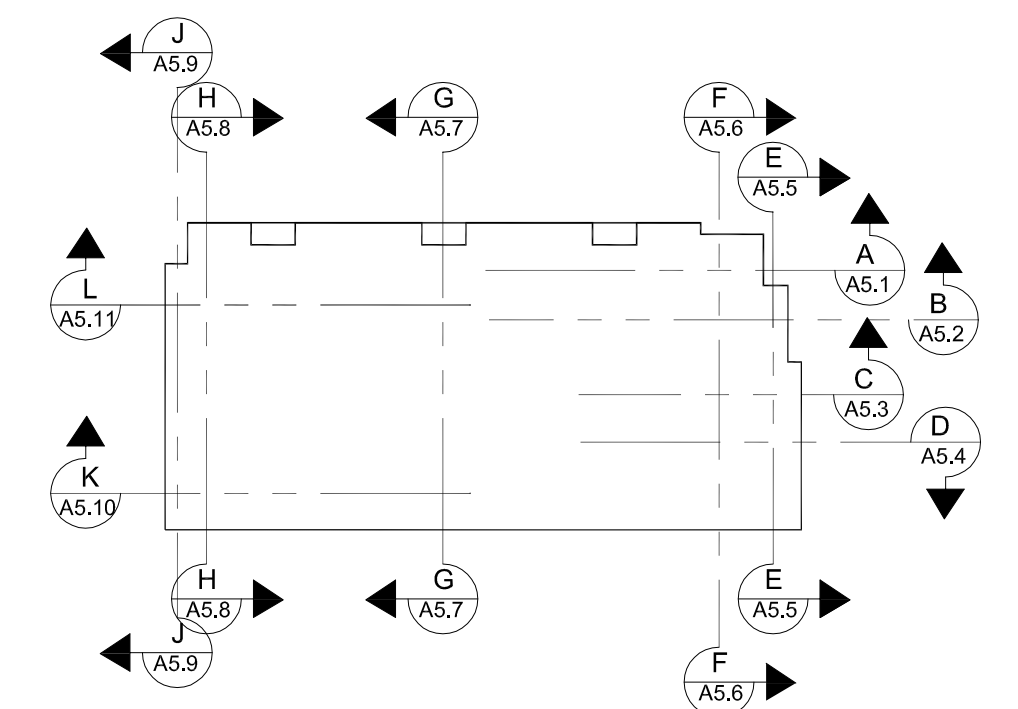


DATE	4 OCT 23
REVISION	

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A5.4



SECTION 'E-E'



SECTION "E-E"
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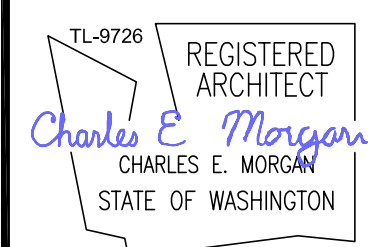
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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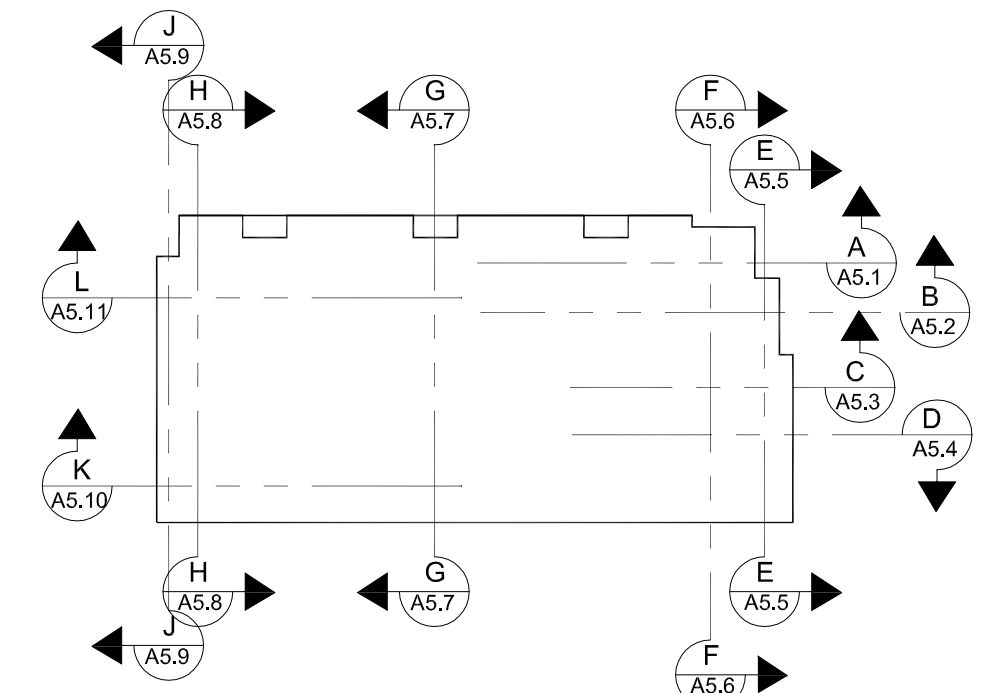
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A5.5



SECTION 'F-F'



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

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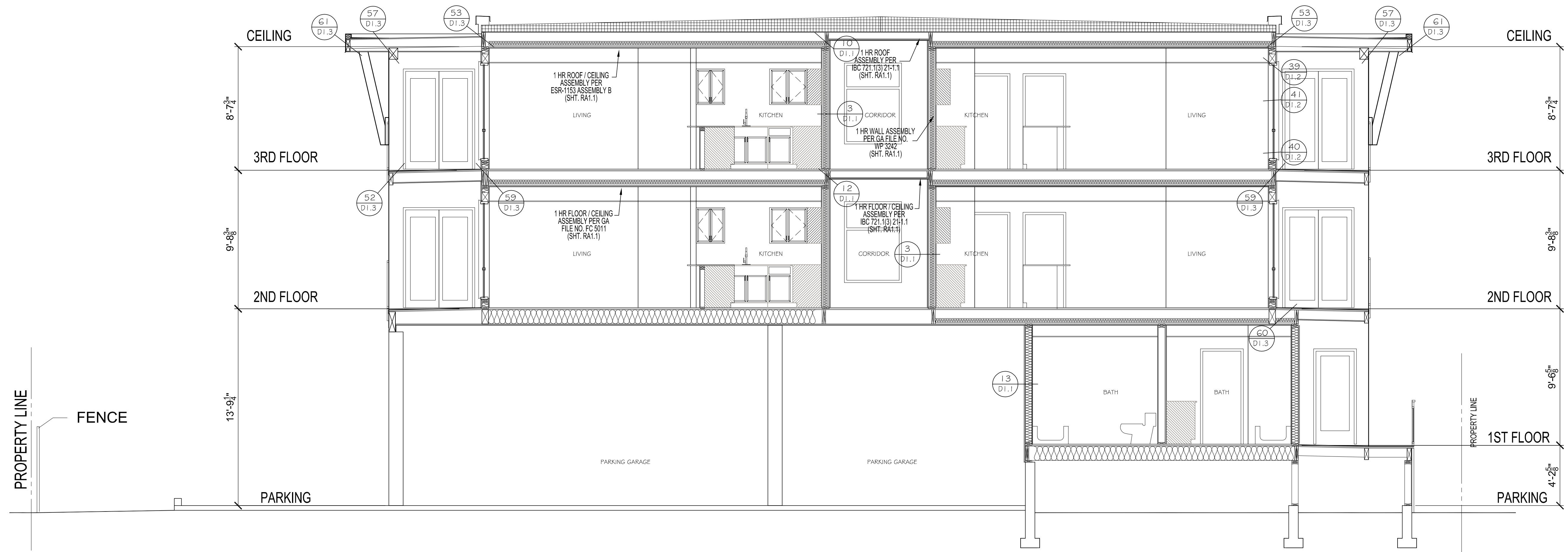
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC
ARCHITECTS
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EVERETT, WA 98203
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PHONE 425-353-2888

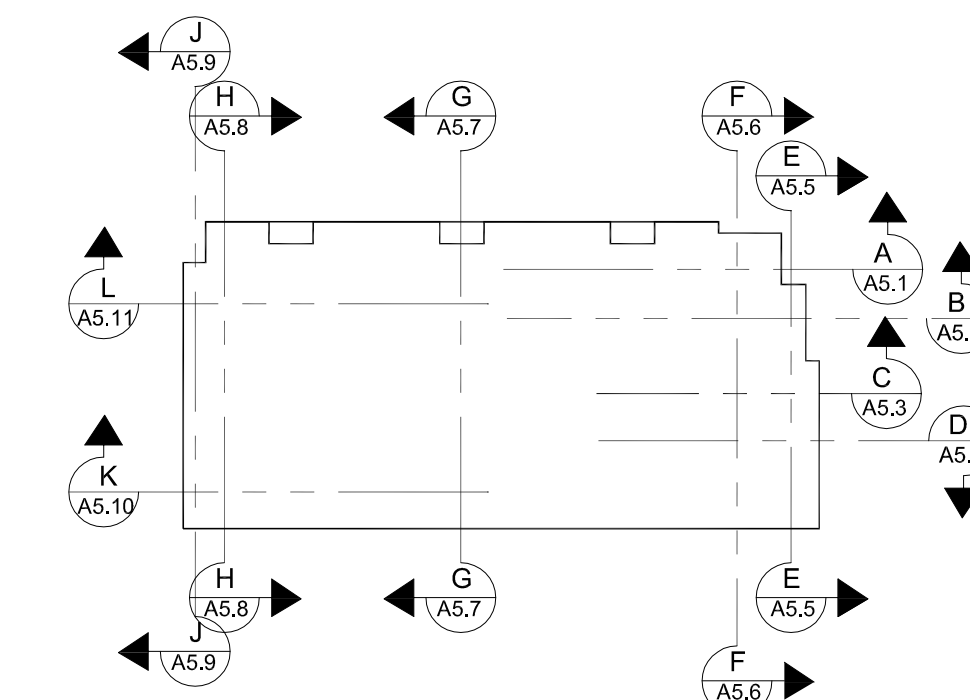
REGISTERED ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
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A5.6



SECTION 'G-G'



SECTIONS 'G-G'
SCALE 1/4" = 1'-0"

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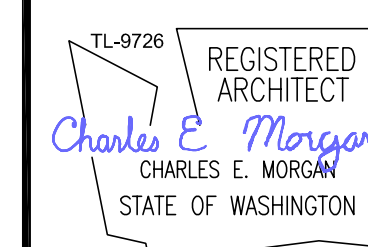
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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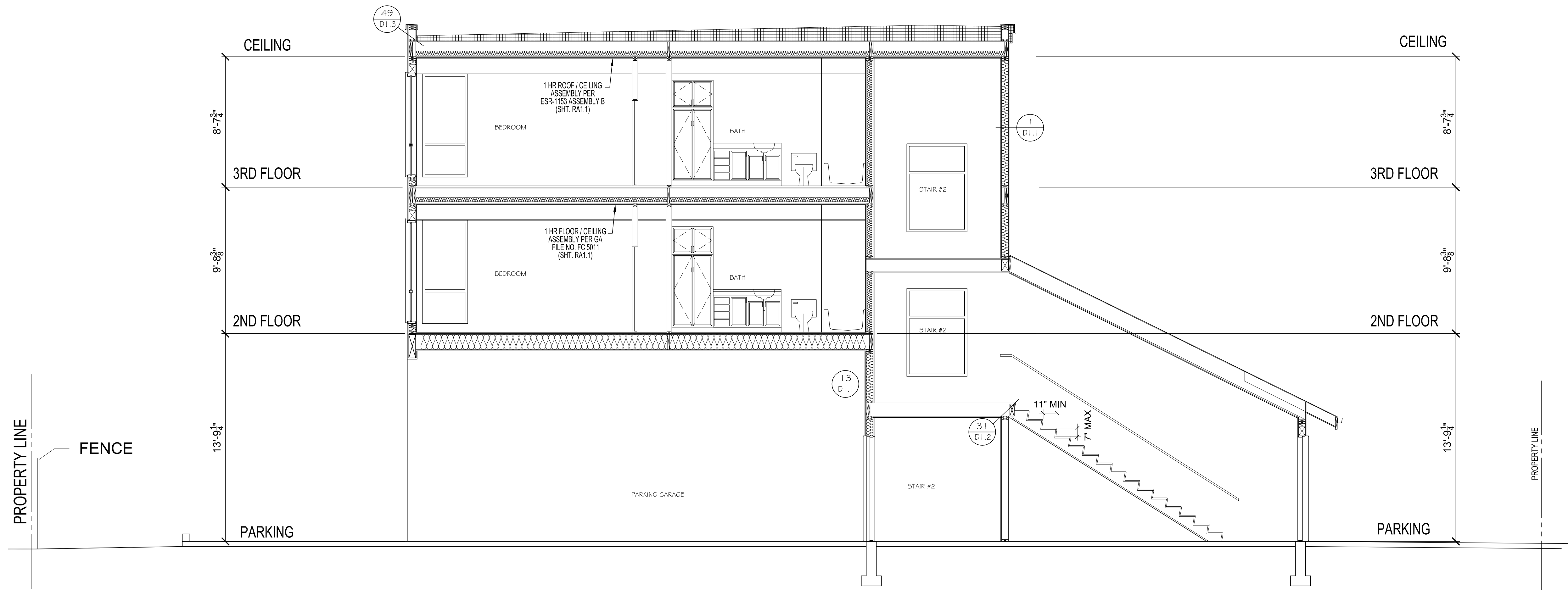
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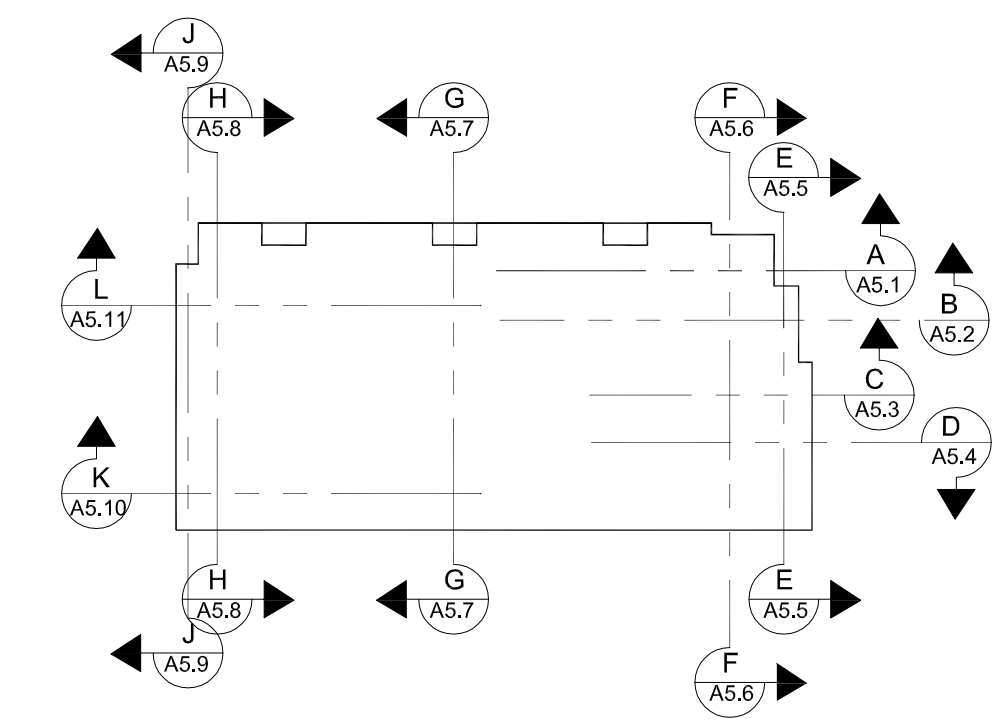
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A5.7



SECTION 'J-J'



SECTION 'J-J'

SCALE 1/4" = 1'-0"

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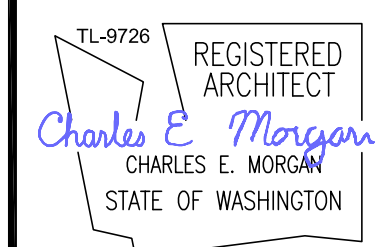
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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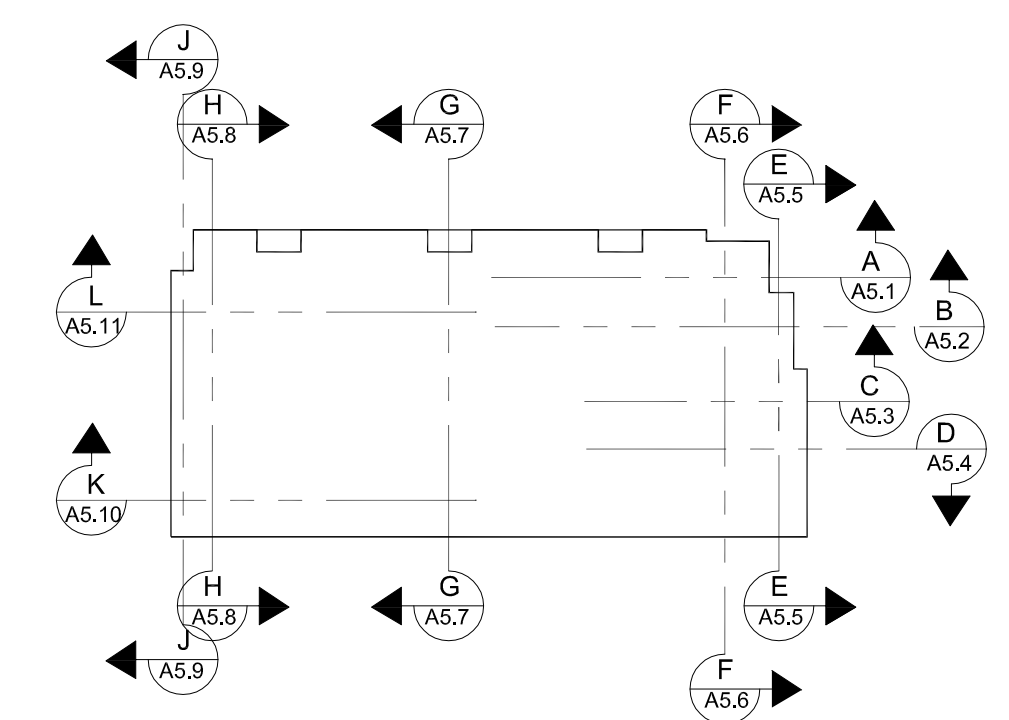
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REVISION	

SHEET

A5.9



SECTION 'K-K'



SECTIONS 'K-K'
SCALE 1/4" = 1'-0"

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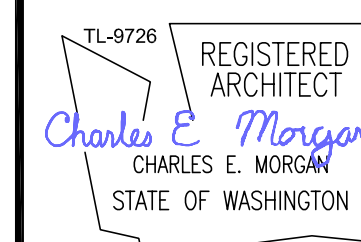
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



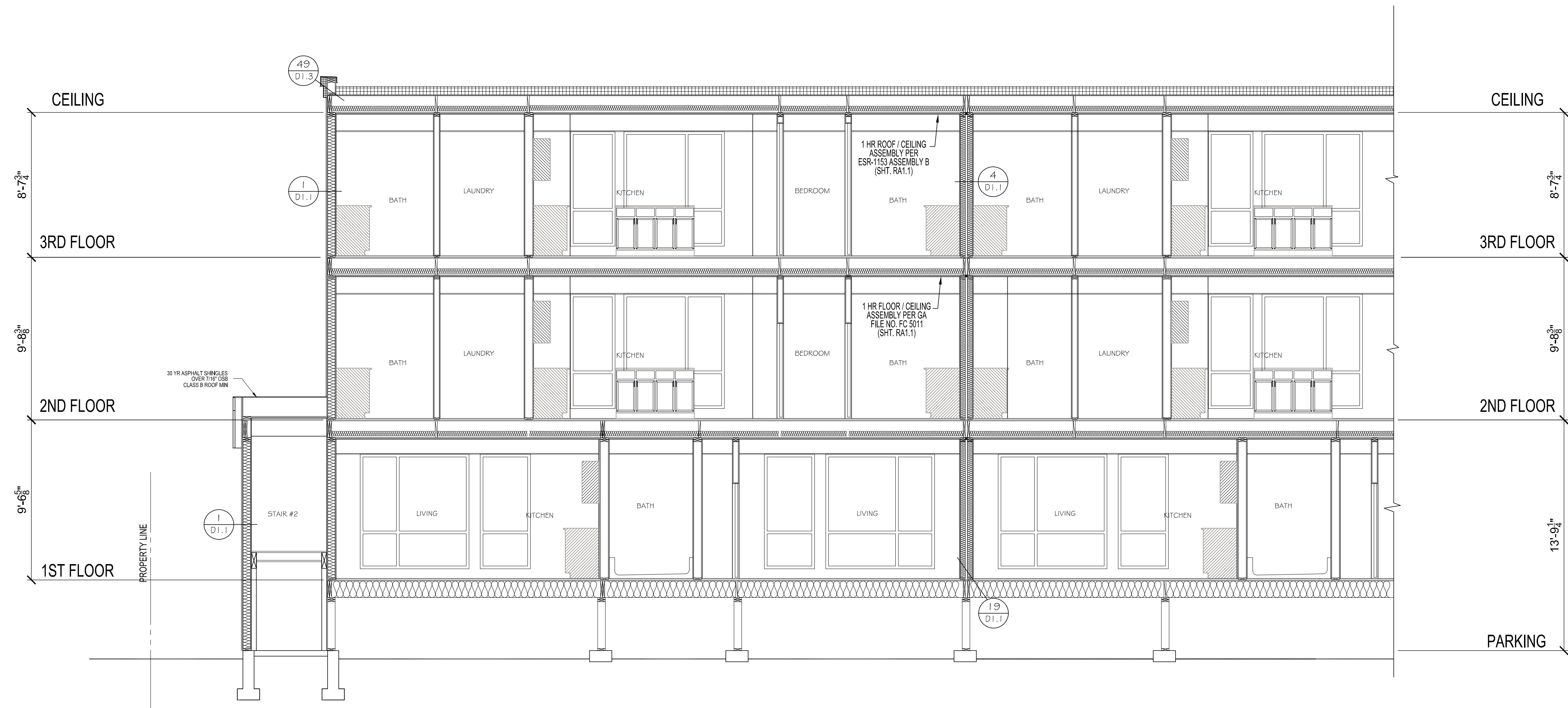
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PHONE 425-353-2888



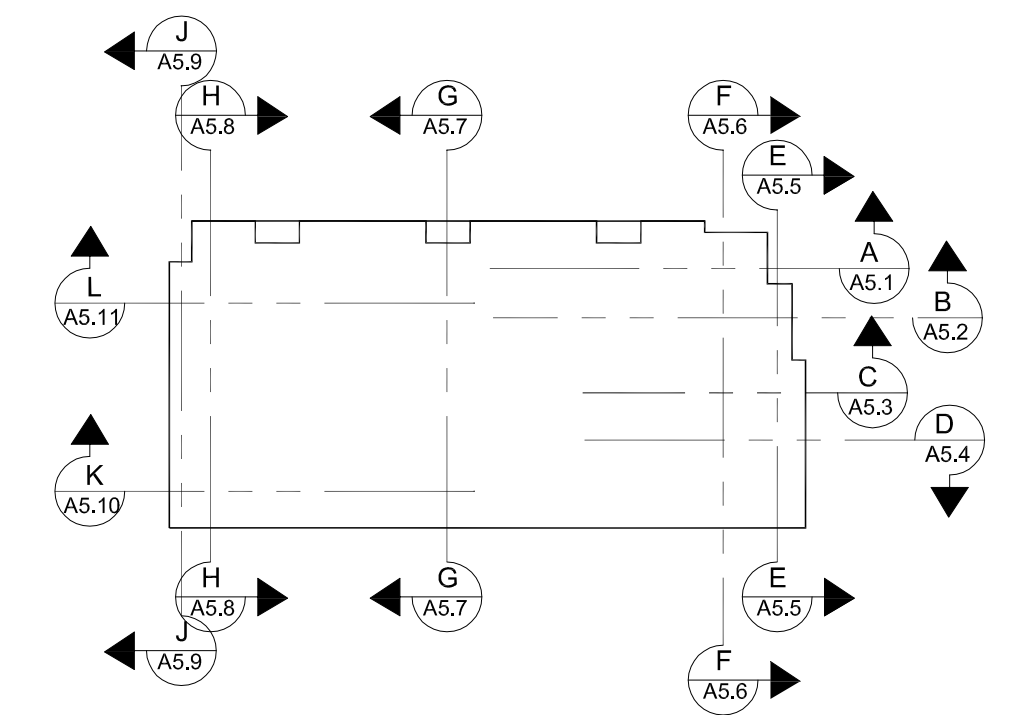
DATE	4 OCT 23
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A5.10



SECTION 'L-L'



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

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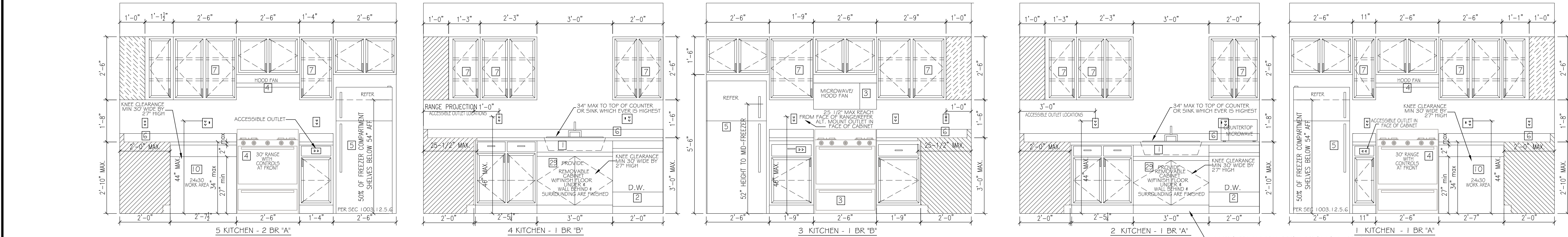
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
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TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	

SHEET
A5.10



TYPE 'B' UNITS (KITCHEN):
MAX. OBSTRUCTED REACH RANGE PER ICC A117.1-2009 SECTIONS 1004.9, 308, 309.2 & 309.3 # FHADM.
MAX 25-1/2" COUNTERTOP DEPTH, MAX 36" AFF TO TOP OF COUNTER.

FOR OPERABLE PARTS - HIGHEST OPERABLE PART MAX 46" AFF. FOR LIGHTING CONTROLS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, ELECTRICAL PANELBOARDS, PLUMBING FIXTURE CONTROLS & ENVIRONMENTAL CONTROLS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, RESET BUTTONS AND SHUT OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES ARE EXEMPT.

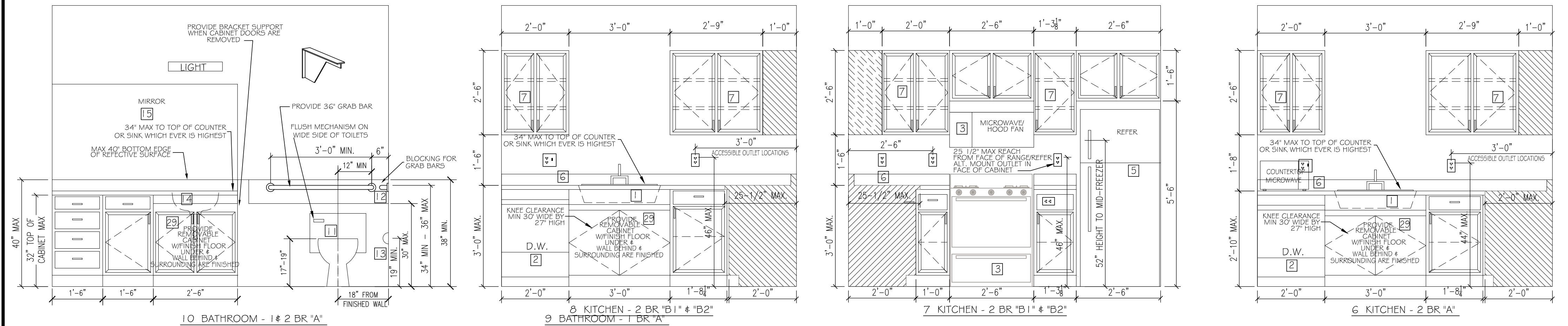
CORNER OUTLETS MIN 36" FROM INSIDE CORNER OF WALL SURFACE IN 'L' AND 'U' SHAPED KITCHENS. WHERE RANGE PROJECTS (FACE OF STOVE DOOR AND/OR FACE OF STOVE DOOR HANDLE) MORE THAN 25-1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". IF OUTLETS ARE NOT WITHIN 25-1/2" REACH, OUTLET EXTENDERS, BASE CABINET OUTLETS, SIDE WALL OUTLETS, ETC. TO PUT THE OPERABLE PARTS WITHIN REACH RANGE. 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 BE EXEMPT.

TYPE 'A' UNITS (KITCHEN):
MAX. OBSTRUCTED REACH RANGE PER ICC A117.1-2009 SECTIONS 1003.9, 308, 309.2 & 309.3 # FHADM.
MAX 24" COUNTERTOP DEPTH, MAX 34" AFF TO TOP OF COUNTER OR TOP OF SINK RIM WHICHEVER IS HIGHER.

FOR OPERABLE PARTS - HIGHEST OPERABLE PART MAX 44" AFF. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR WINDOWS, PLUMBING FIXTURE CONTROLS & ENVIRONMENTAL CONTROLS, RESET BUTTONS AND SHUT OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES ARE EXEMPT.

CORNER OUTLETS MIN 36" FROM INSIDE CORNER OF WALL SURFACE IN 'L' AND 'U' SHAPED KITCHENS. WHERE RANGE PROJECTS (FACE OF STOVE DOOR AND/OR FACE OF STOVE DOOR HANDLE) MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". IF OUTLETS ARE NOT WITHIN 24" REACH, OUTLET EXTENDERS, BASE CABINET OUTLETS, SIDE WALL OUTLETS, ETC. TO PUT THE OPERABLE PARTS WITHIN REACH RANGE. 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 BE EXEMPT.

INSTALL TOP OF GRAB BAR 34"-36" MAX AFF. THIS MEETS ALL 3 ACCESSIBLE REQUIREMENTS # STANDARDS OF FHADM, A117.1-2009 # 2010 ADA



- 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 GRAB BARS FOR WATER CLOSET
- 11 SURFACE MOUNTED TOILET PAPER DISPENSER MOUNT BOTTOM MIN 15" AFF # TOP MAX 33" AFF
- 12 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 13 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 14 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 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 15 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 16 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 17 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 18 ADA 5' ROLL-IN SHOWER WITH SEAT
- 19 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
- 20 GRAB BARS FOR ROLL-IN SHOWER
- 21 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 22 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 23 1 - 12" WIRE SHELF # POLE
- 24 5 - 12" WIRE SHELVES
- 25 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

7301 BEVERLY LANE
EVERETT, WA 98203

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

4 OCT 23 PERMIT SUBMITTAL

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

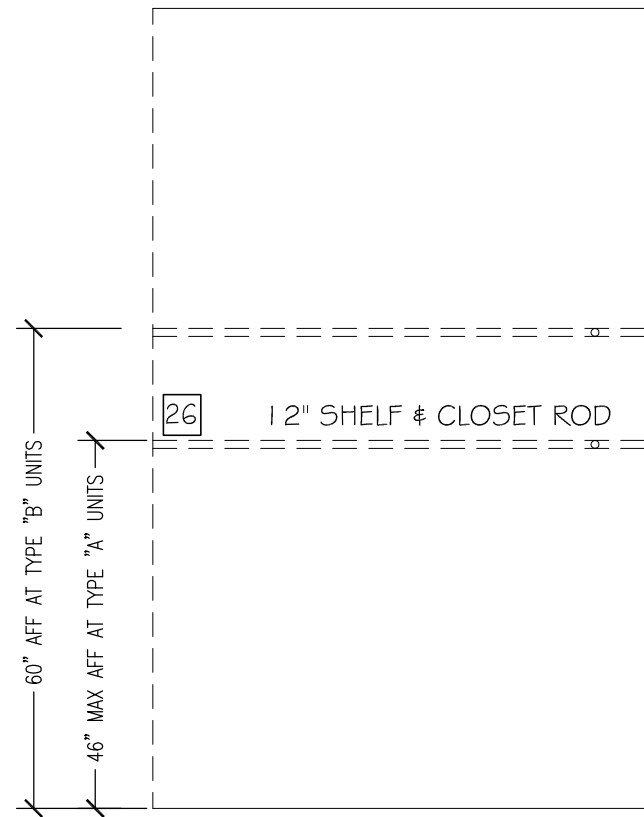
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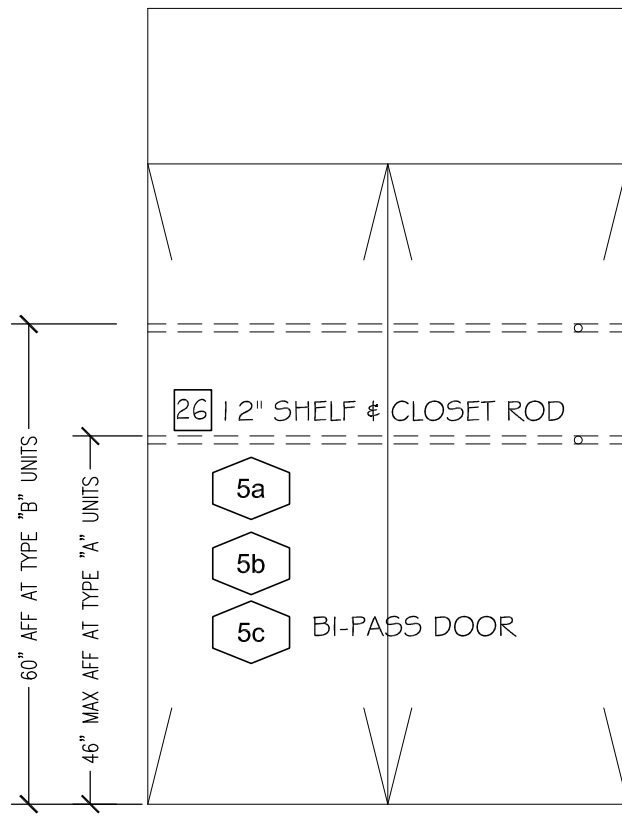
A6.1

INTERIOR ELEVATIONS

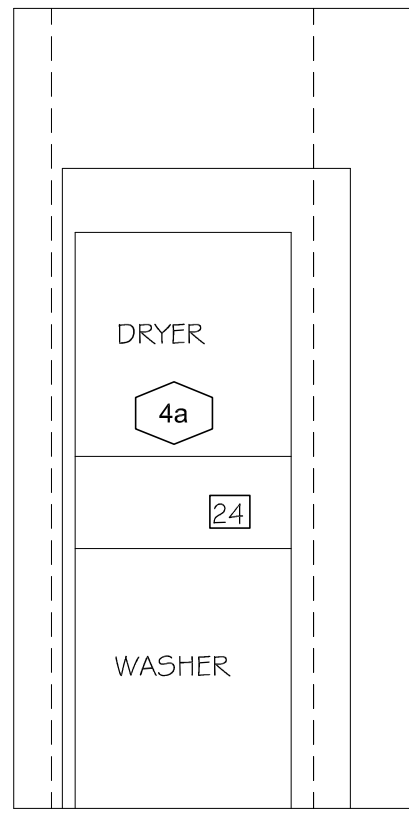
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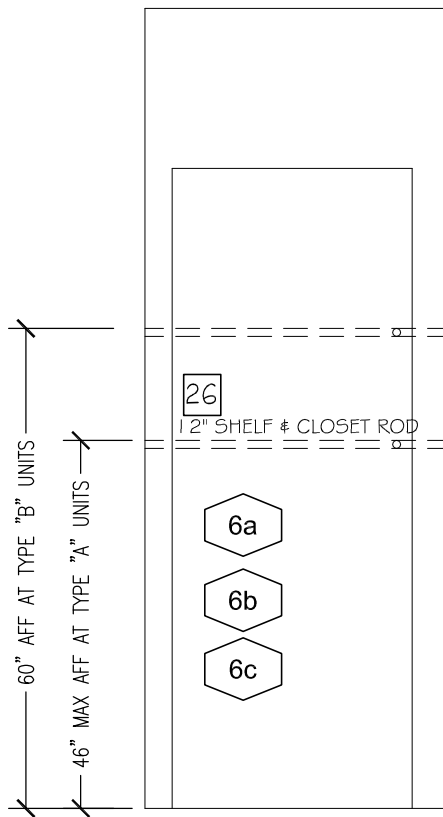
27 WALK-IN CLOSET - TYPICAL



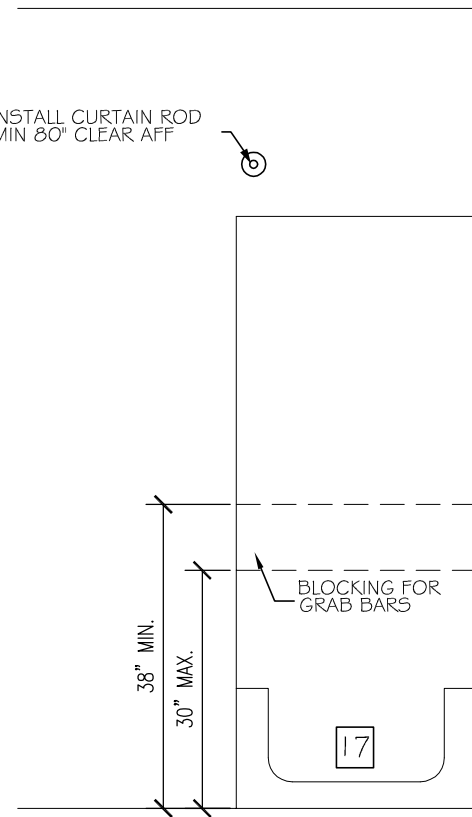
26 WARDROBE - WIDTH MAY VARY



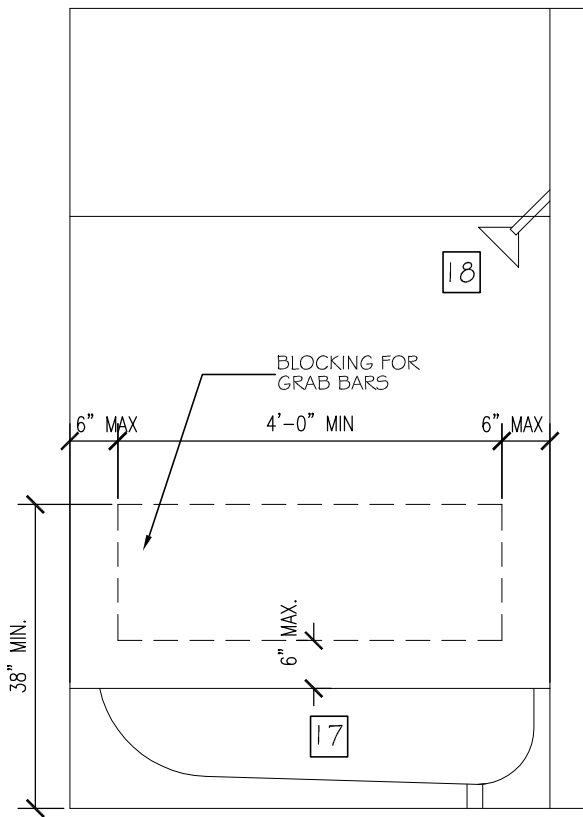
25 LAUNDRY CLOSET



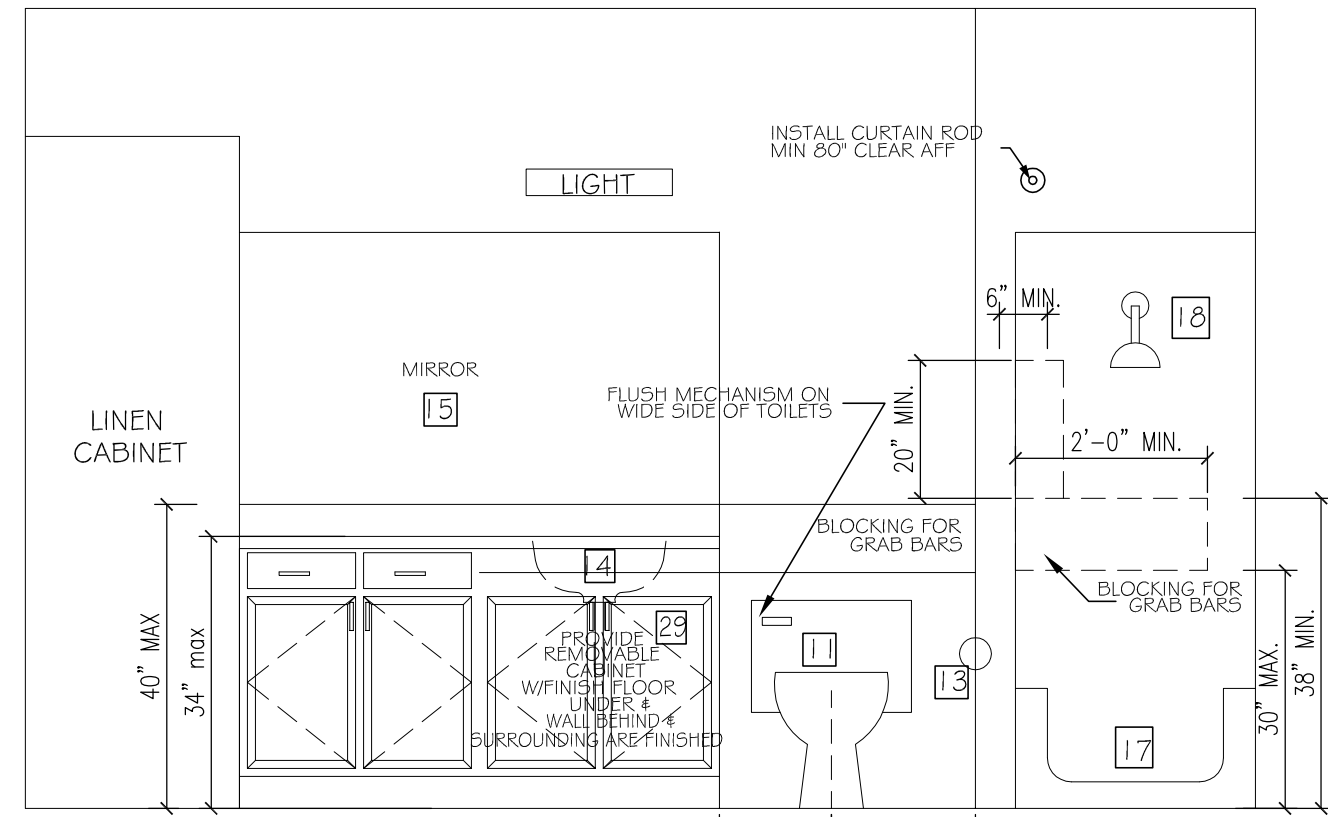
24 GUEST CLOSET



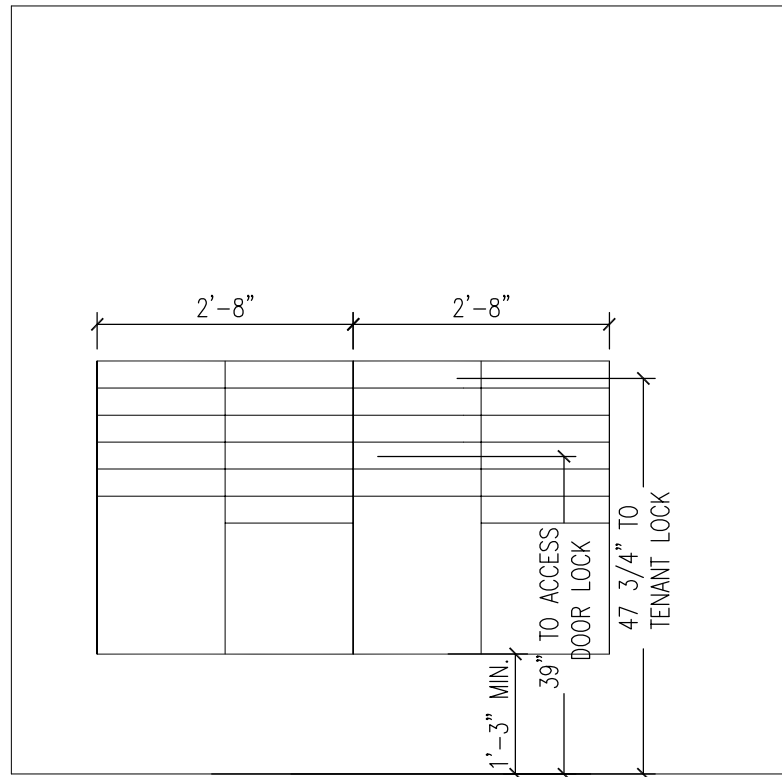
22 BATHTUB END WALL TYPICAL



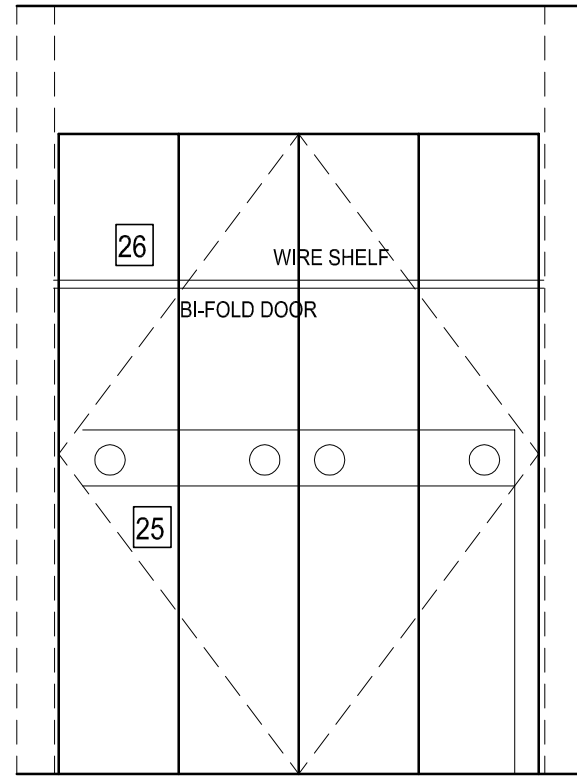
21 BATHTUB TYPICAL



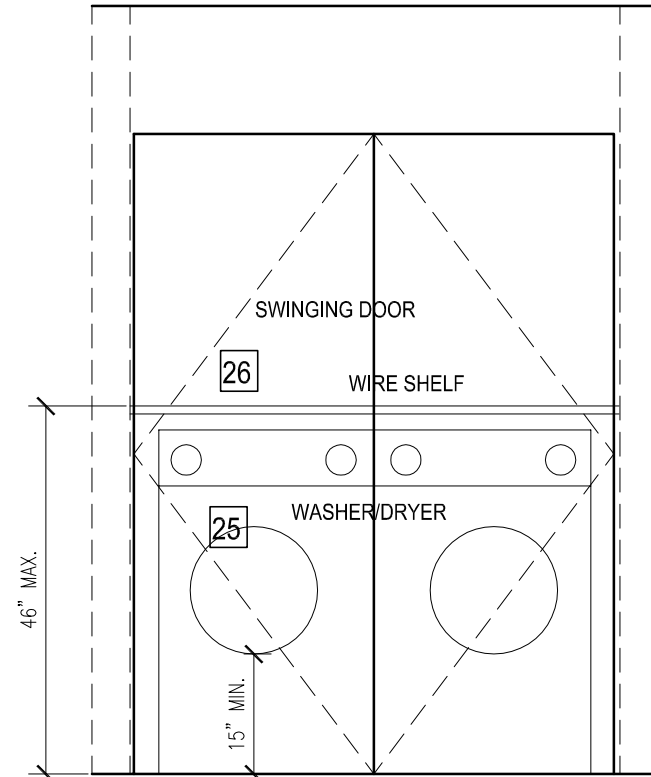
20 BATHROOM - 2 BR "B1" & "B2"



30 MAILBOXES - 20 MAIL BOXES & 4 PARCEL LOCKERS



29 WASHER/DRYER - ALL TYPE "B" UNITS



28 LAUNDRY CLOSET

- 1 SELF-RIMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
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- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH 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
- 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 13 GRAB BARS FOR WATER CLOSET
- 14 SURFACE MOUNTED TOILET PAPER DISPENSER
- 15 MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 16 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
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- 19 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 20 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 21 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 22 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 23 ADA 5' ROLL-IN SHOWER WITH SEAT
- 24 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
- 25 GRAB BARS FOR ROLL-IN SHOWER
- 26 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 27 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 28 1 - 12" WIRE SHELF & POLE
- 29 5 - 12" WIRE SHELVES
- 30 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.

INTERIOR ELEVATIONS

SCALE 1/2" = 1'-0"

CHARLES MORGAN & ASSOCIATES, LLC

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

4 OCT 23 PERMIT SUBMITTAL

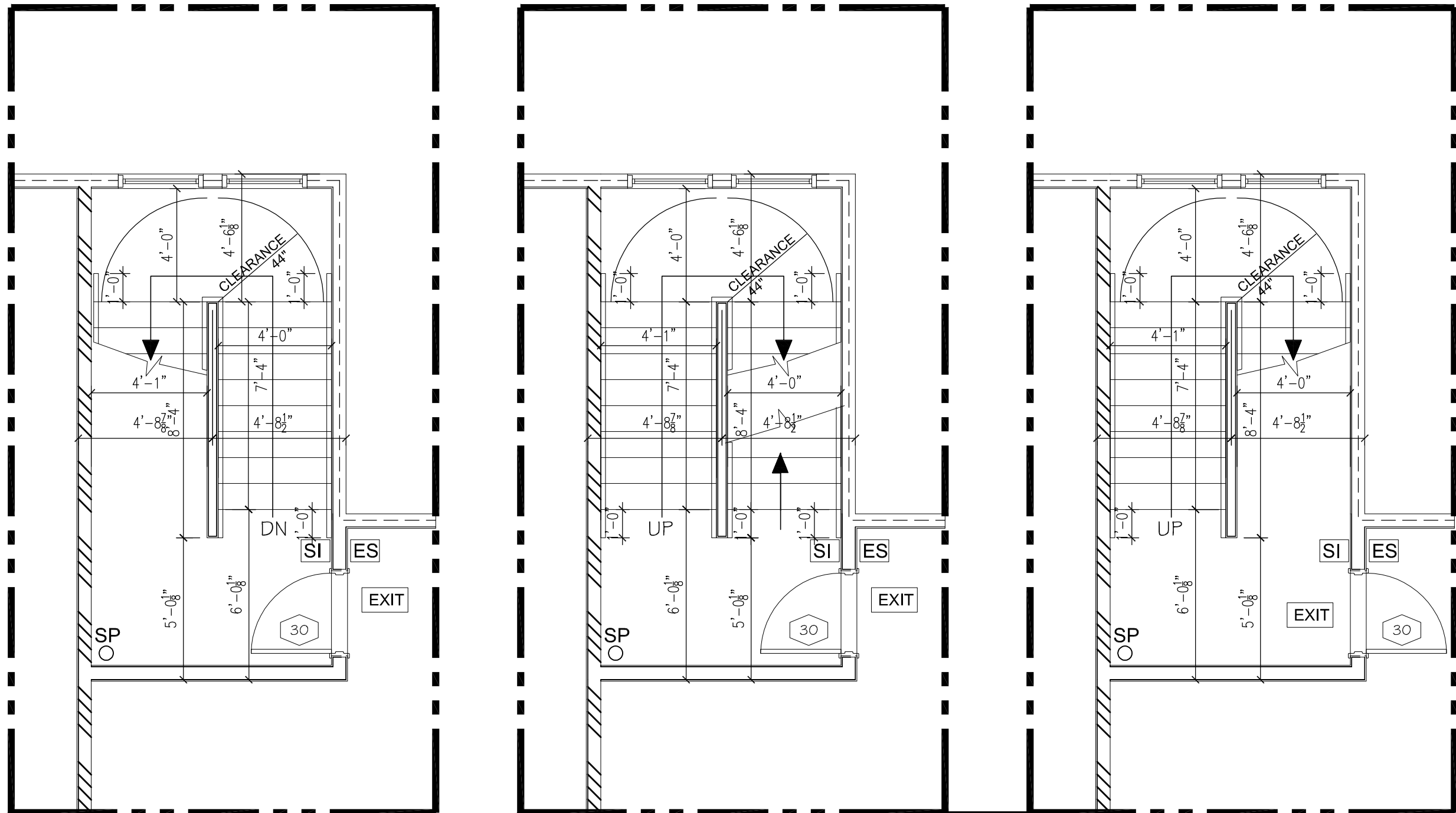
TL-9726
REGISTERED ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE 4 OCT 23

SHEET

A6.2

RCHITECTS
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EVERETT, WA 98203
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3RD FLOOR PLAN

2ND FLOOR PLAN

1ST FLOOR PLAN

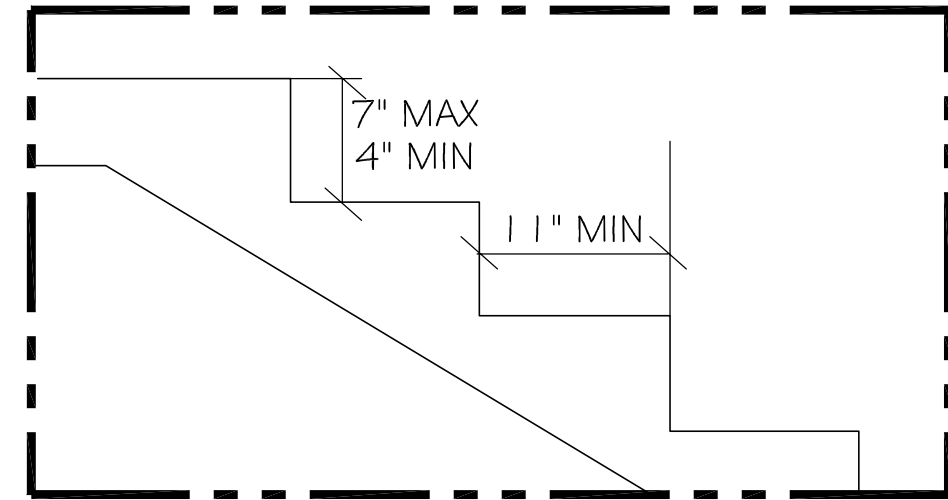
STAIR #1

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



EXTERIOR STAIRS
SEE SHT A0.5 FOR HANDRAILS

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.

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 ICC 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.

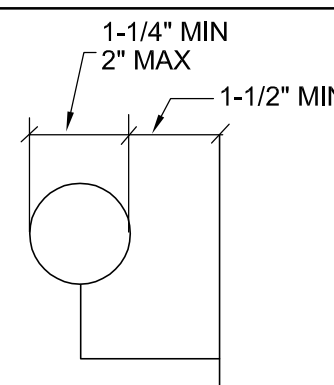
STAIR RISE & RUN

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.

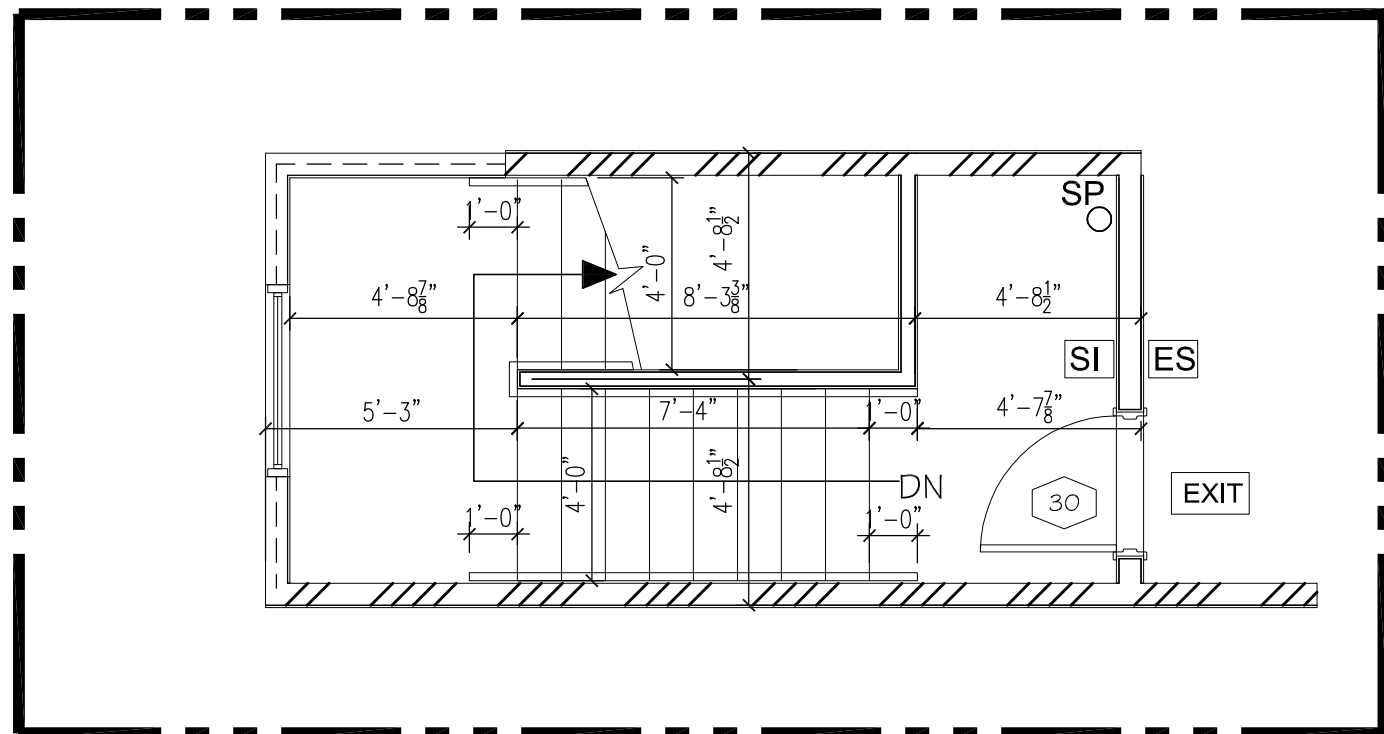
ALL INNER HANDRAILS ARE CONTINUOUS AS PER I.B.C. SEC 1014.6



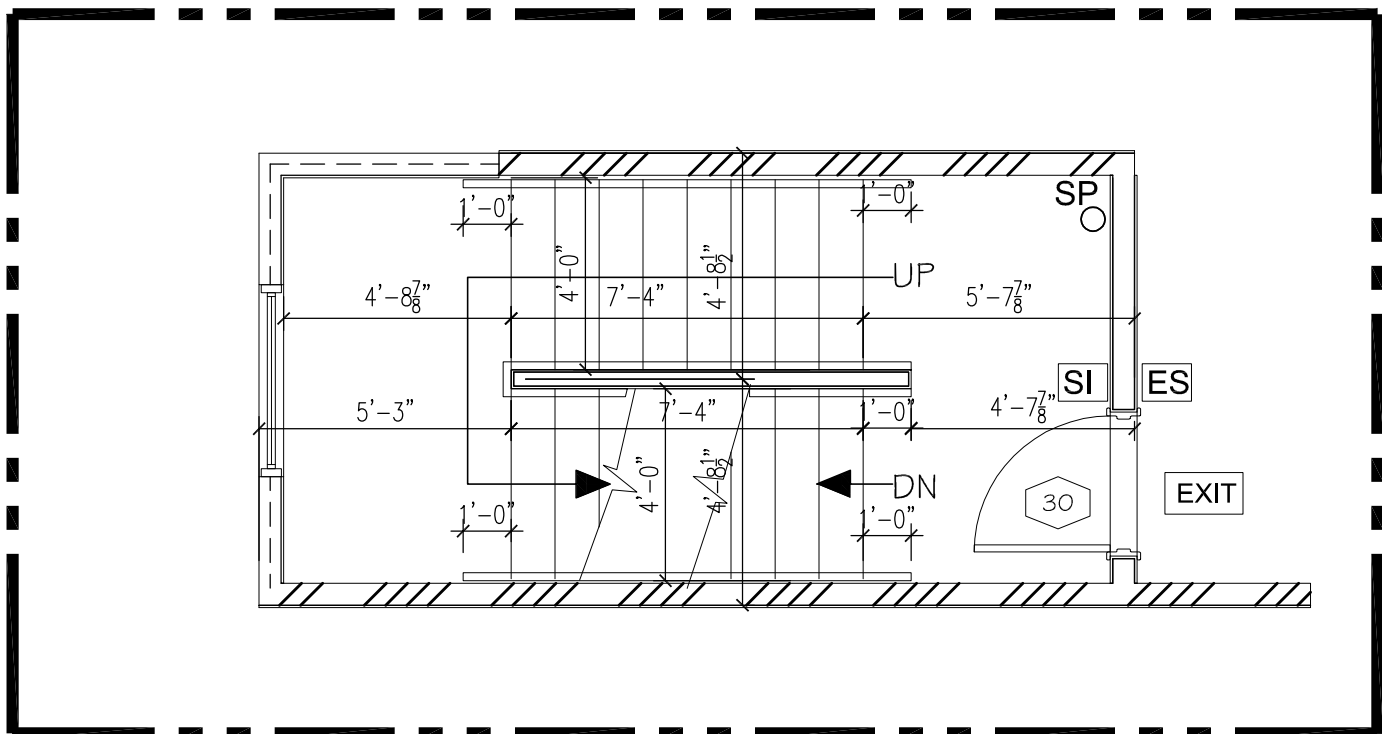
HANDRAIL REQUIREMENTS

LEGEND

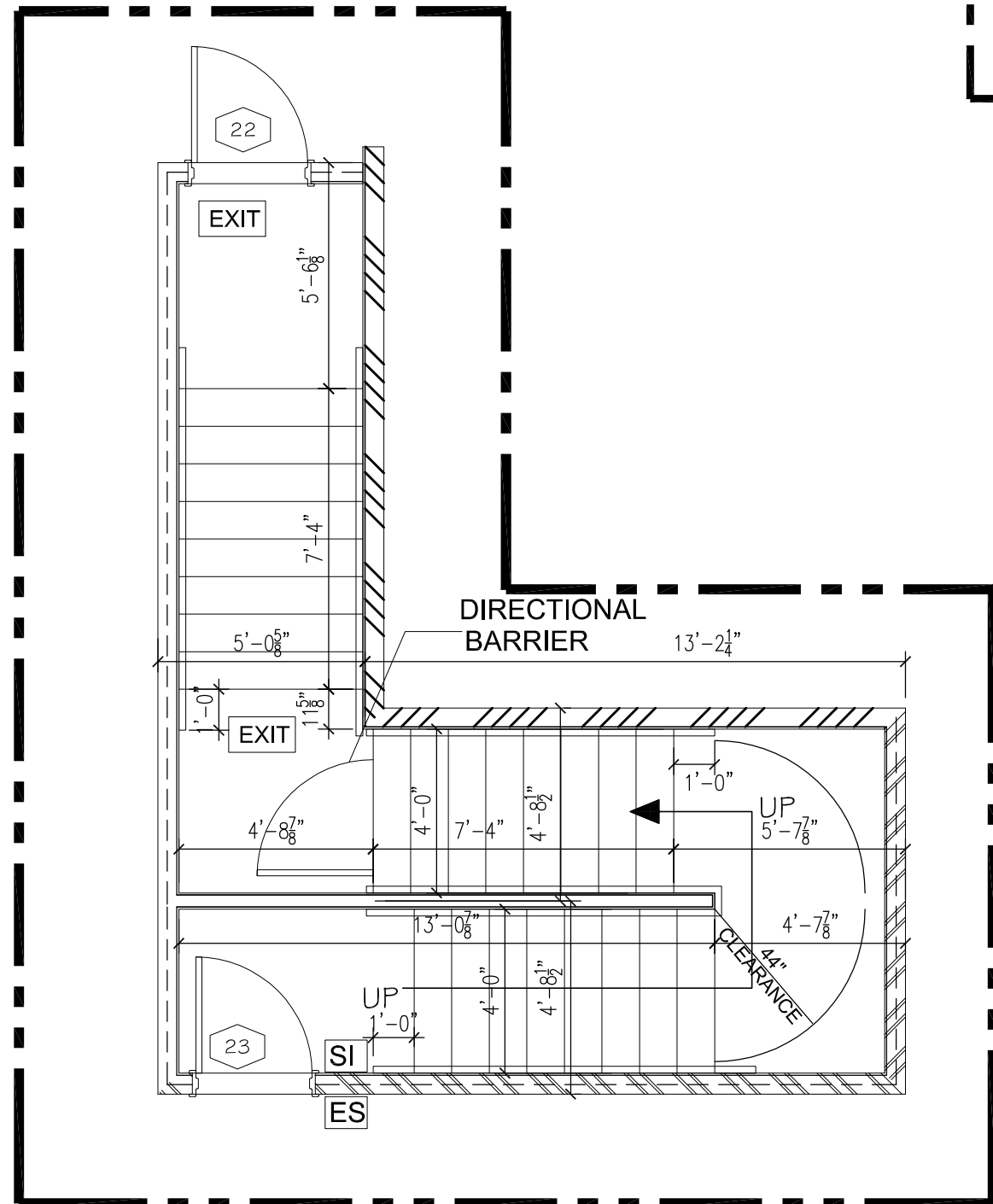
- 2X4 STUD WALL (1 HR)
- CORRIDOR WALL (1 HR)
NOTE: CORRIDOR HANDRAIL
- PLUMBING CORRIDOR WALL (1 HR)
- PARTY WALL (1 HR)
- EXTERIOR WALL
- WALL - (2 HR)
- EXTERIOR WALL (2 HR)
- WALL - GENERIC (2 HR)
- ROOM NUMBER INDICATOR
- DOOR INDICATOR
- DETAIL INDICATOR (SEE D1. SHTS)



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

STAIR #2

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

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

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

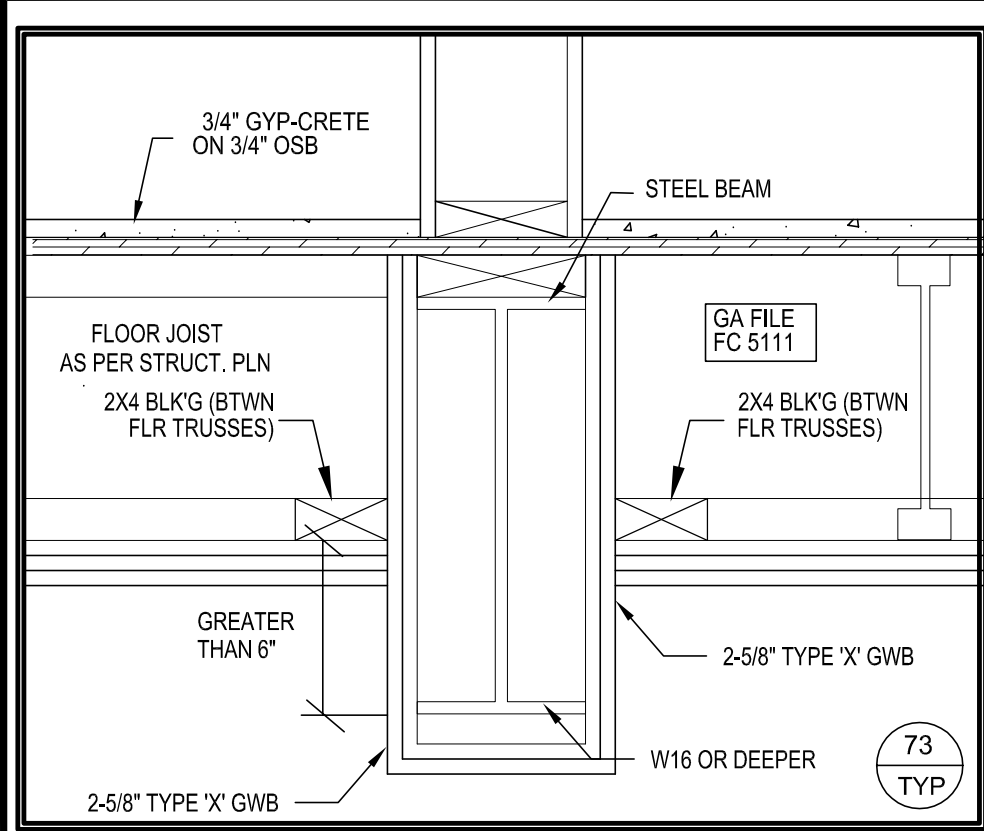
TL-0726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE 4 OCT 23

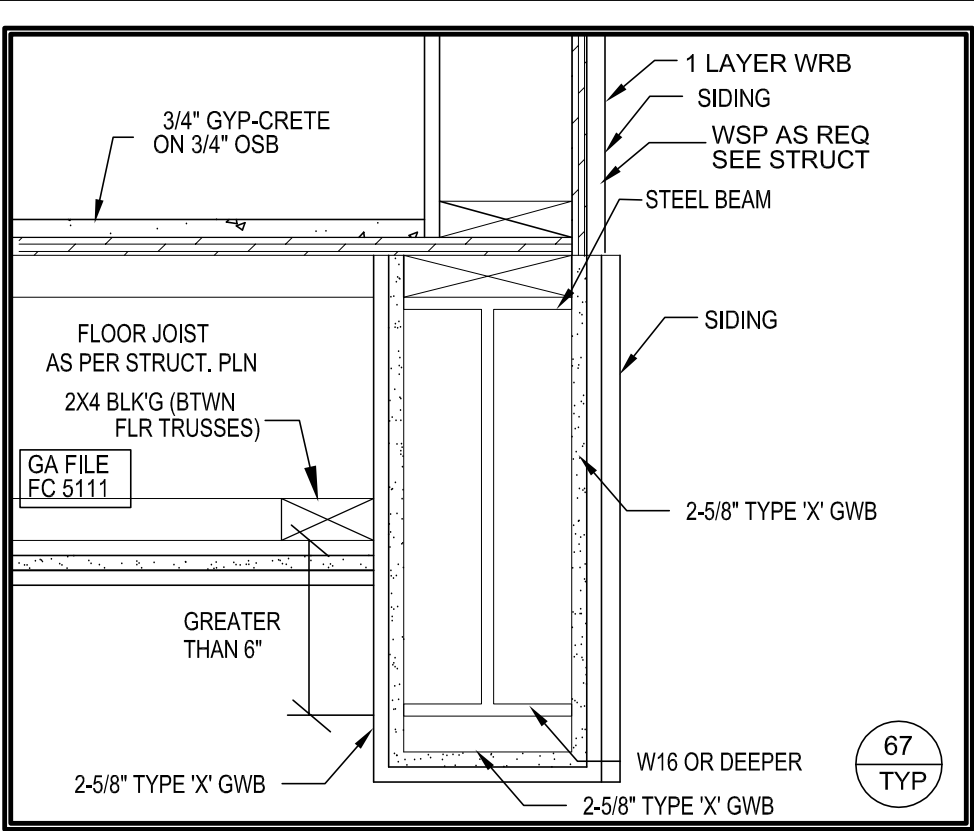
REVISION

SHEET

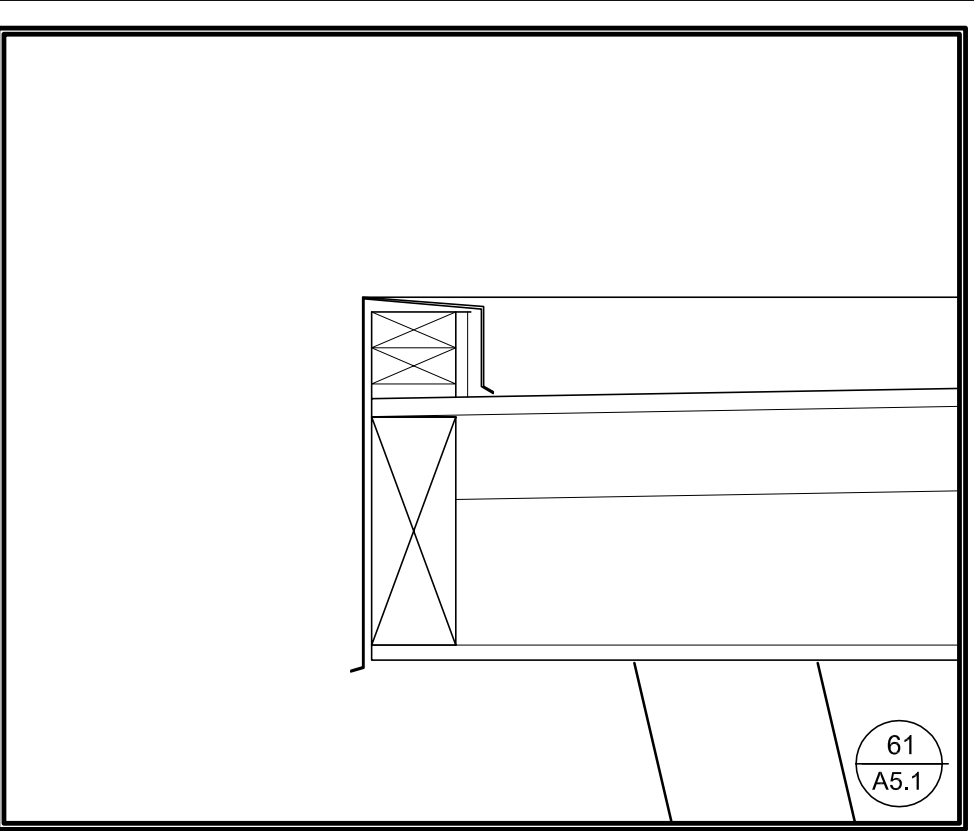
A7.1



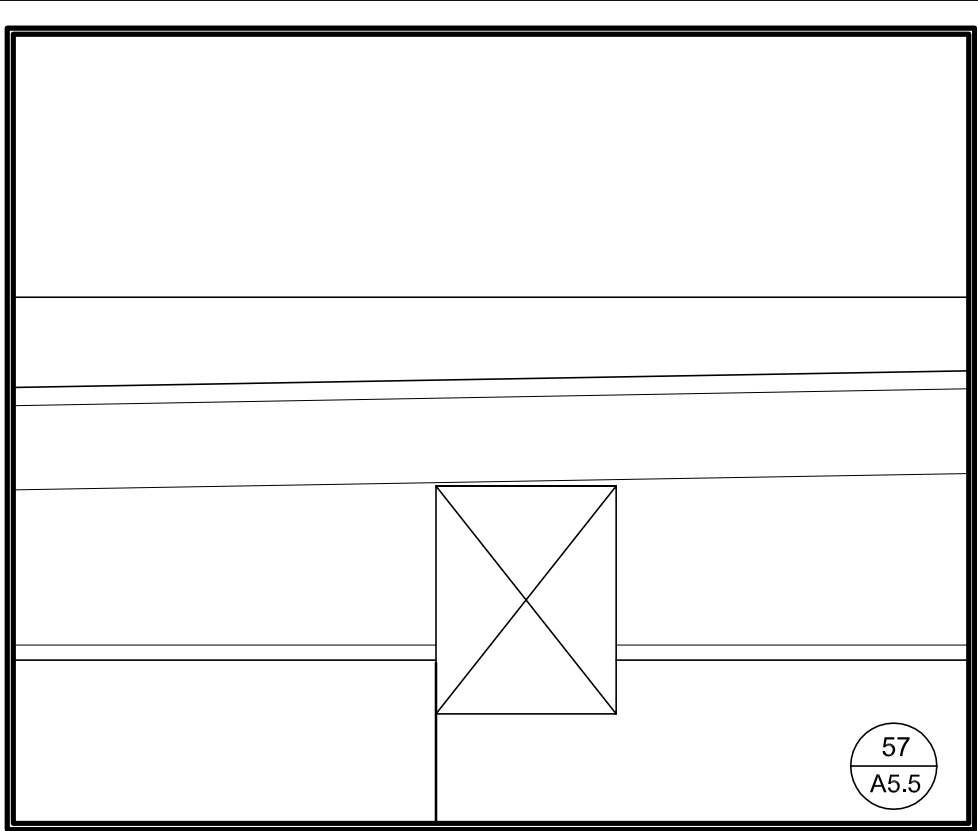
1 HOUR CEILING @ BEAM



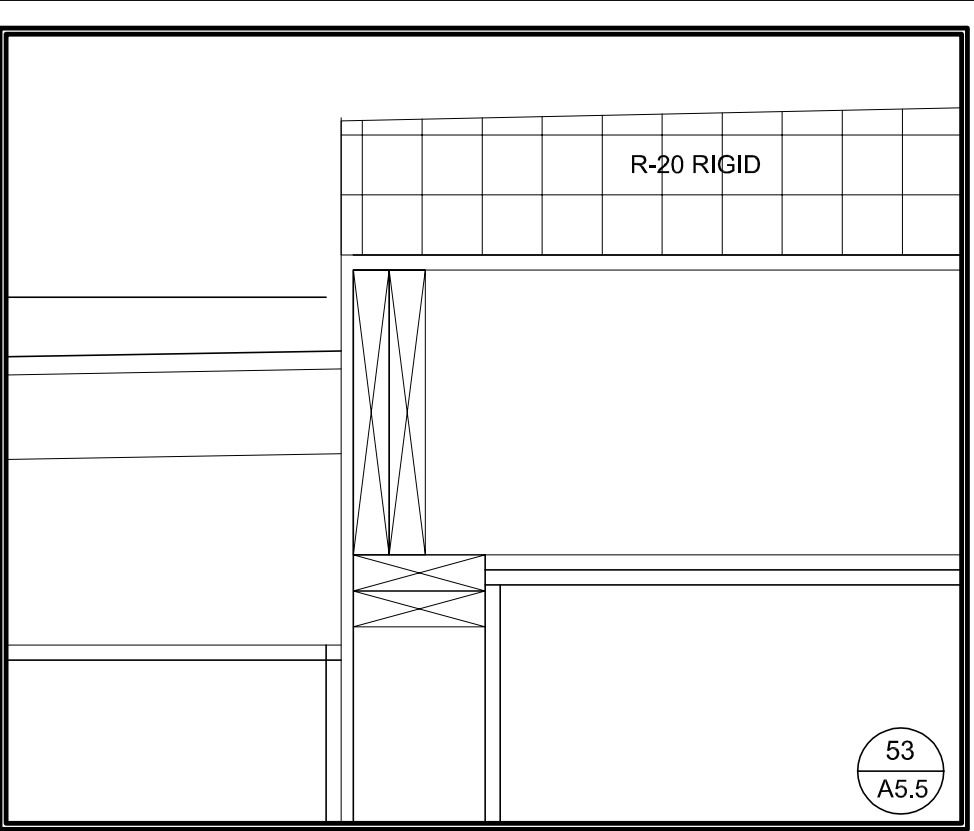
1 HOUR CEILING @ BEAM



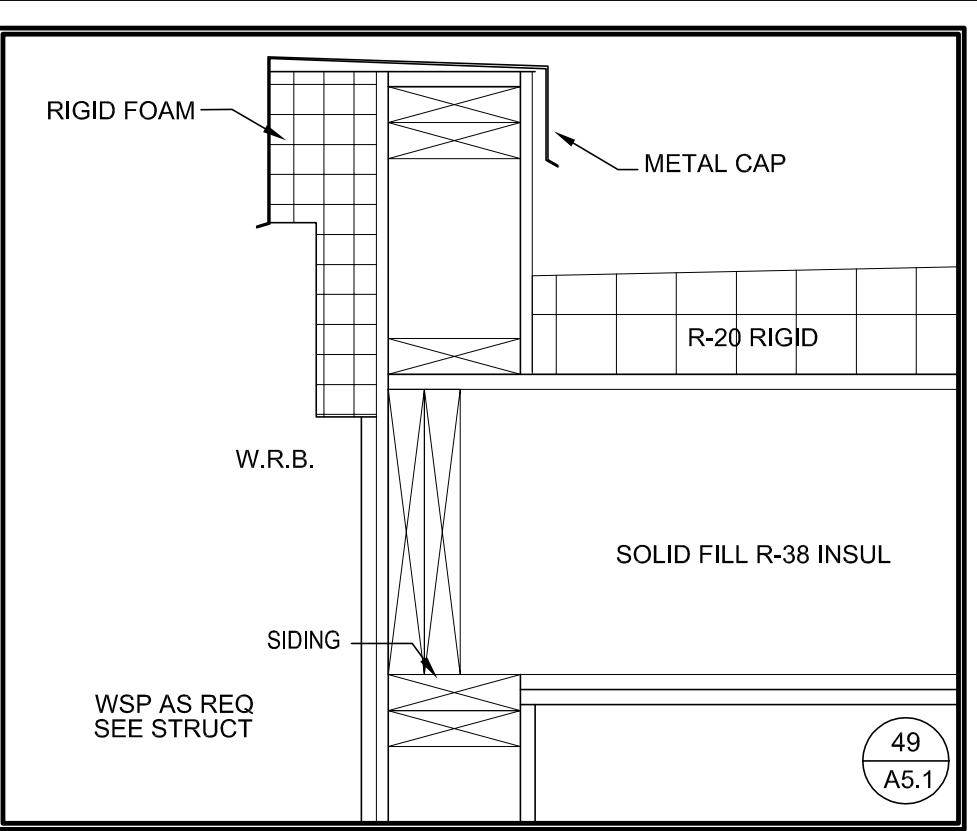
EYEBROW ROOF WITH CURB



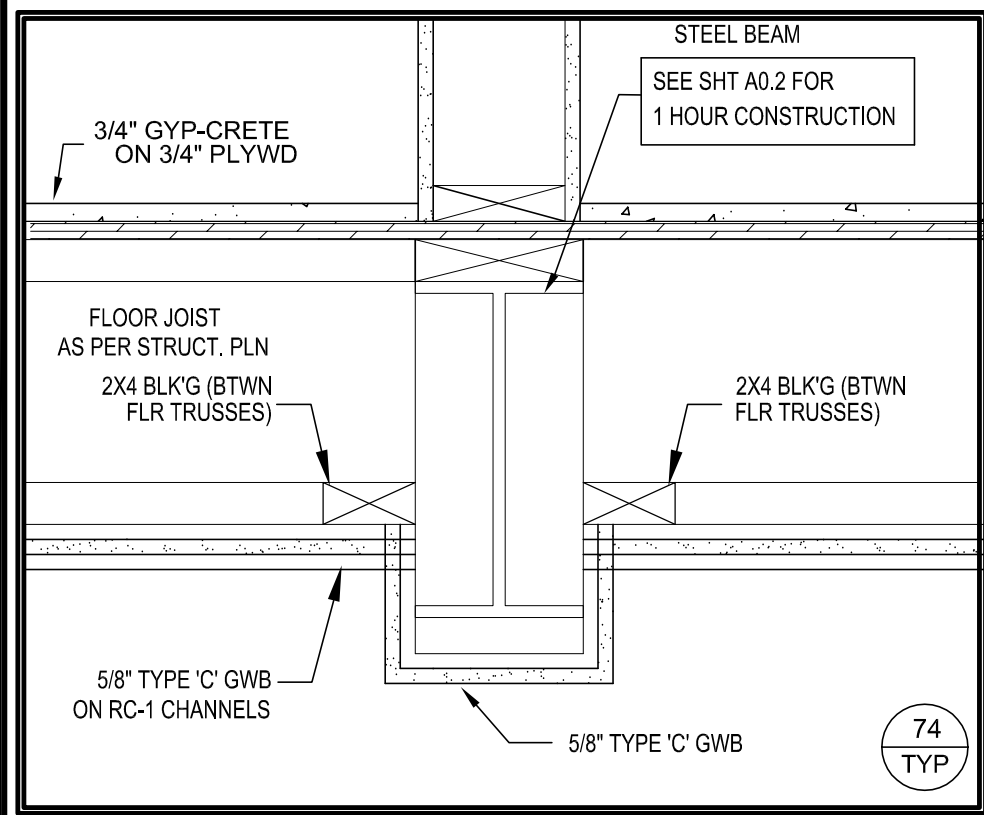
EYEBROW ROOF ABOVE DECK



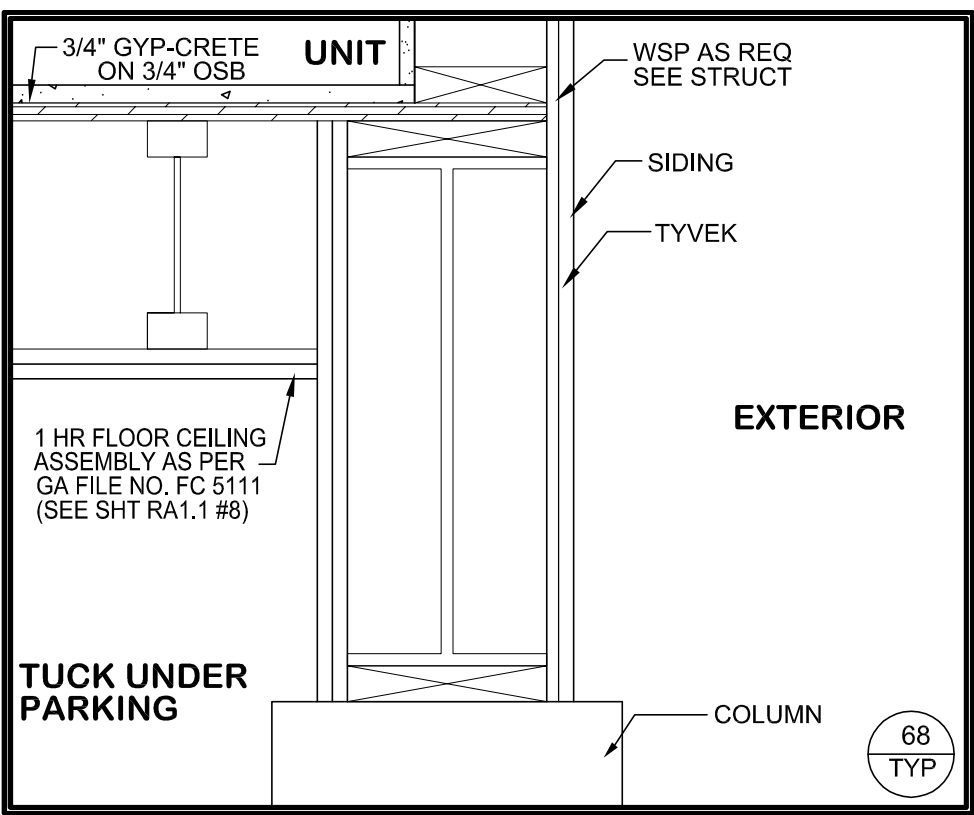
ROOF AT EXTERIOR WALL



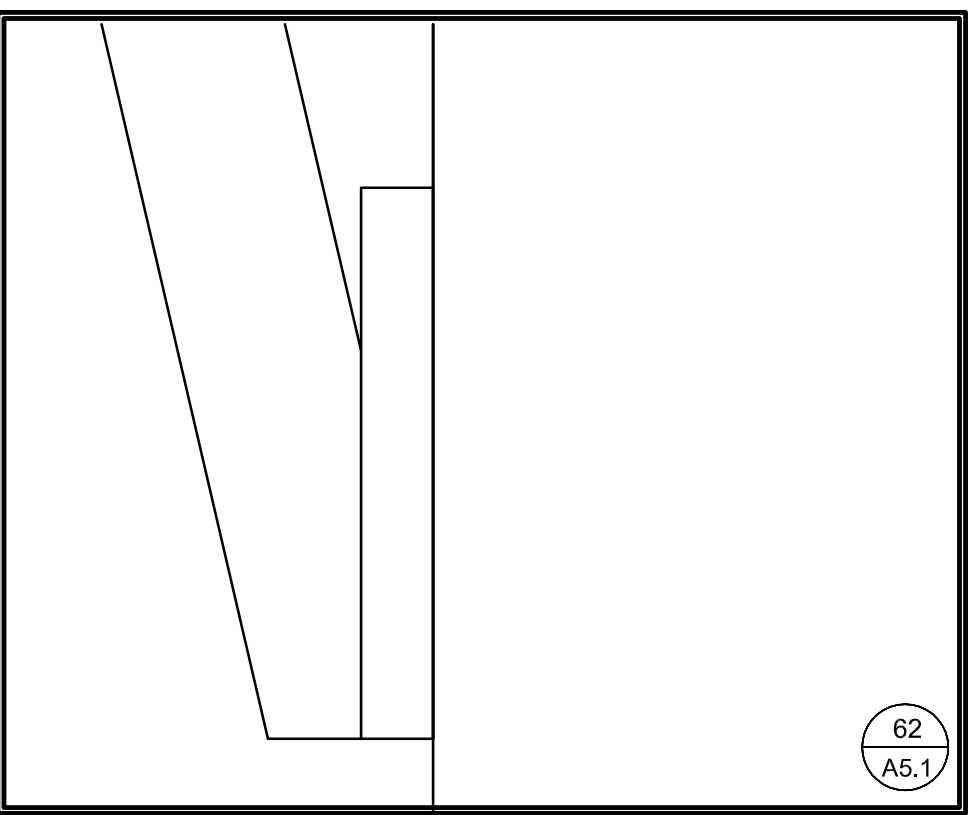
RAISED CURB



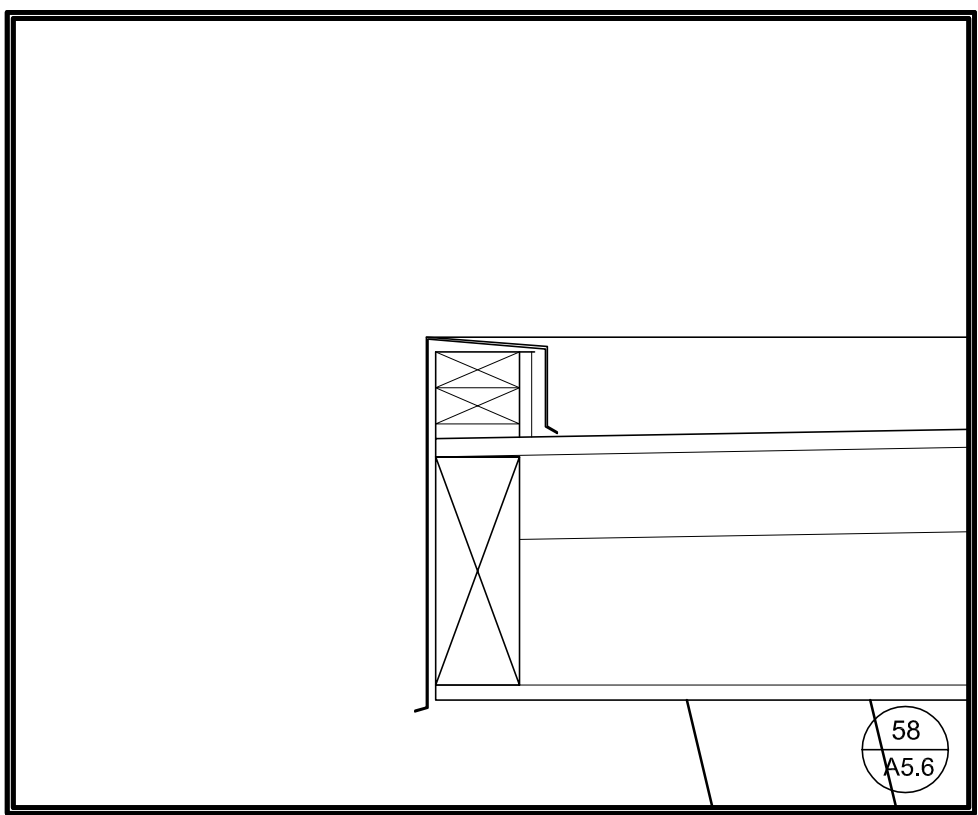
1 HOUR CEILING @ BEAM



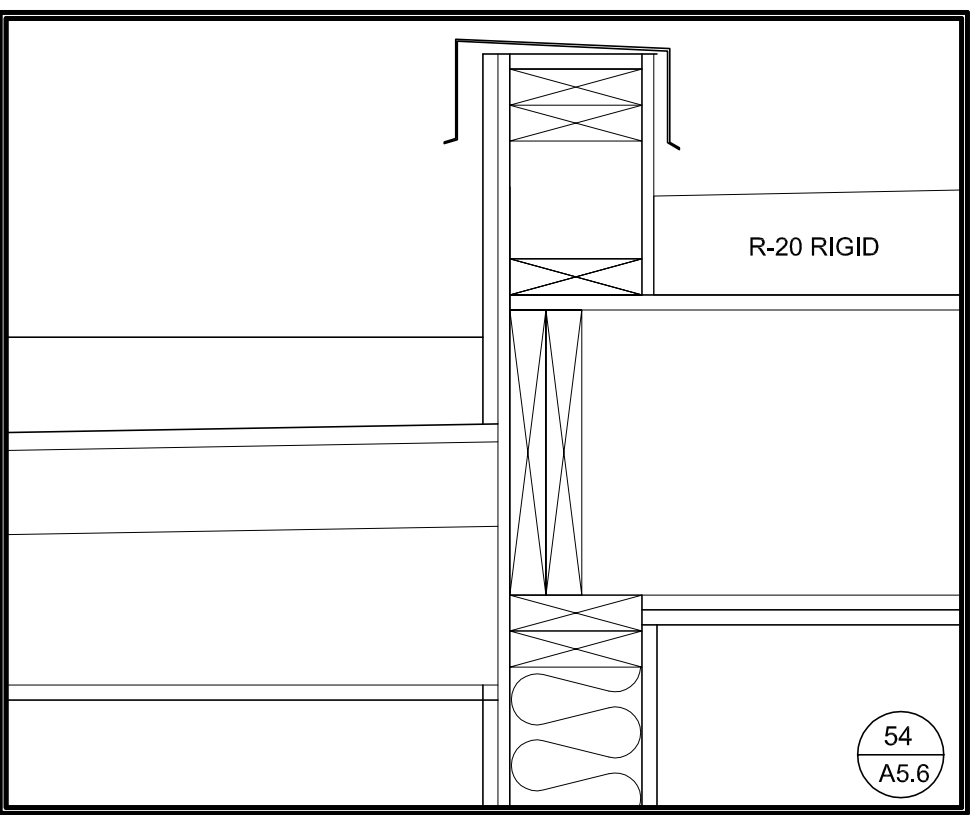
COLUMN TO I-BEAM



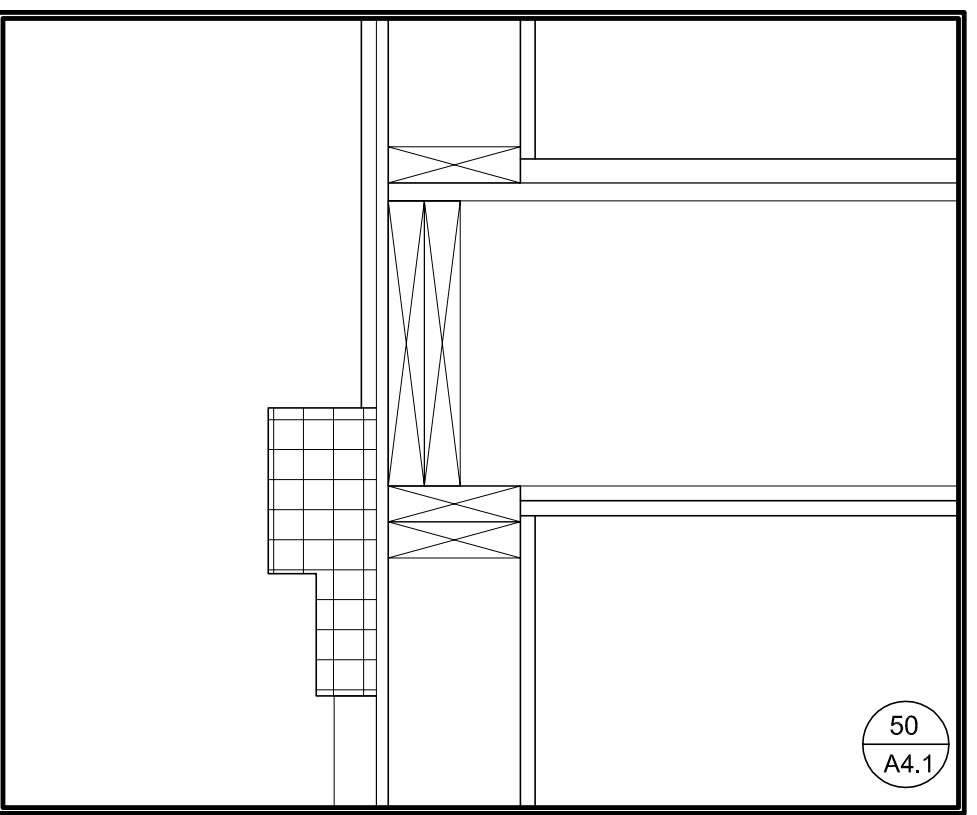
EYEBROW ROOF SUPPORT



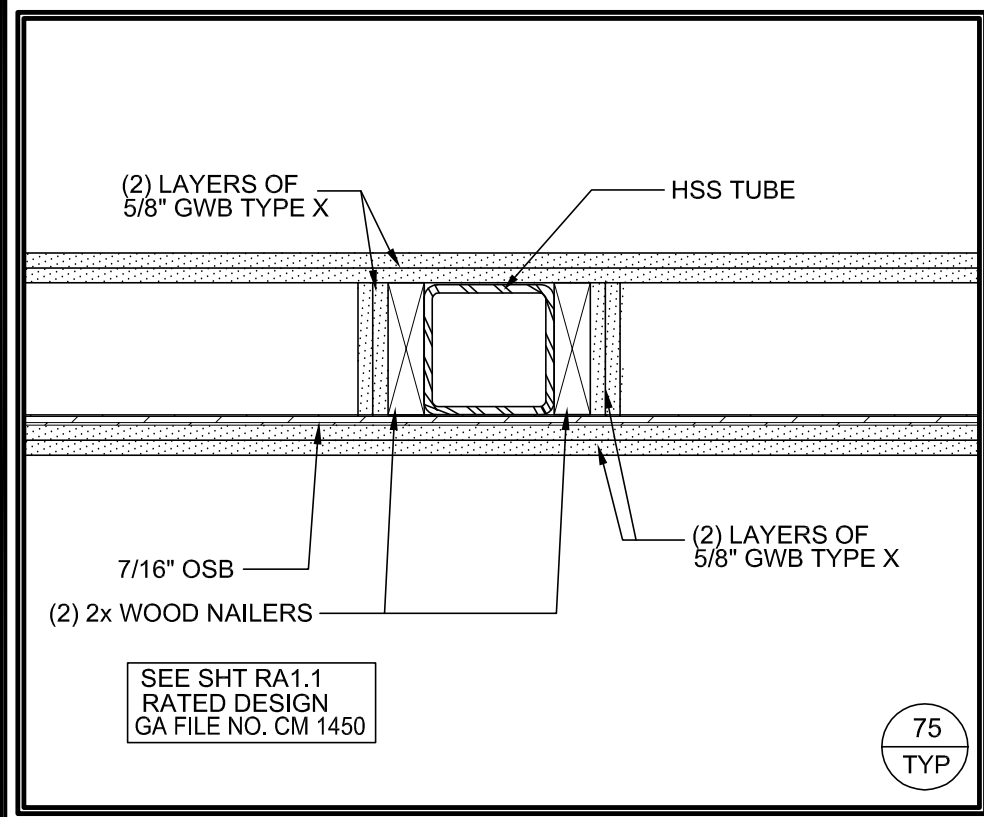
EYEBROW ROOF WITH CURB



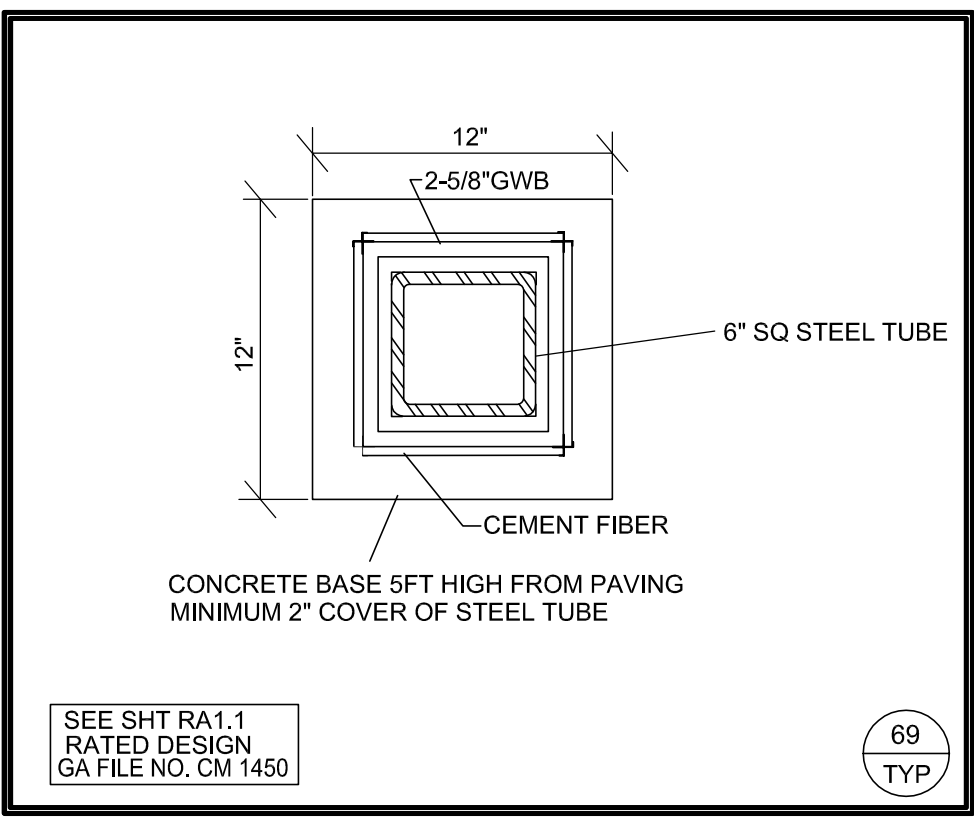
ROOF AT EXTERIOR WALL



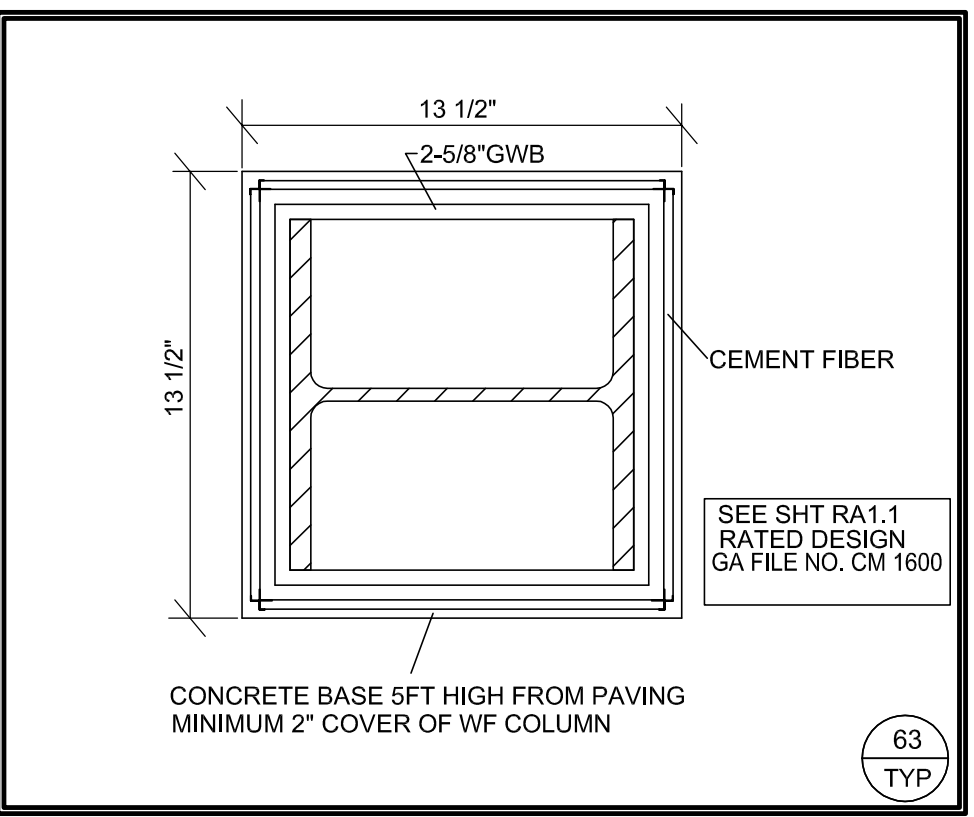
ARCHITECTURAL POPOUT



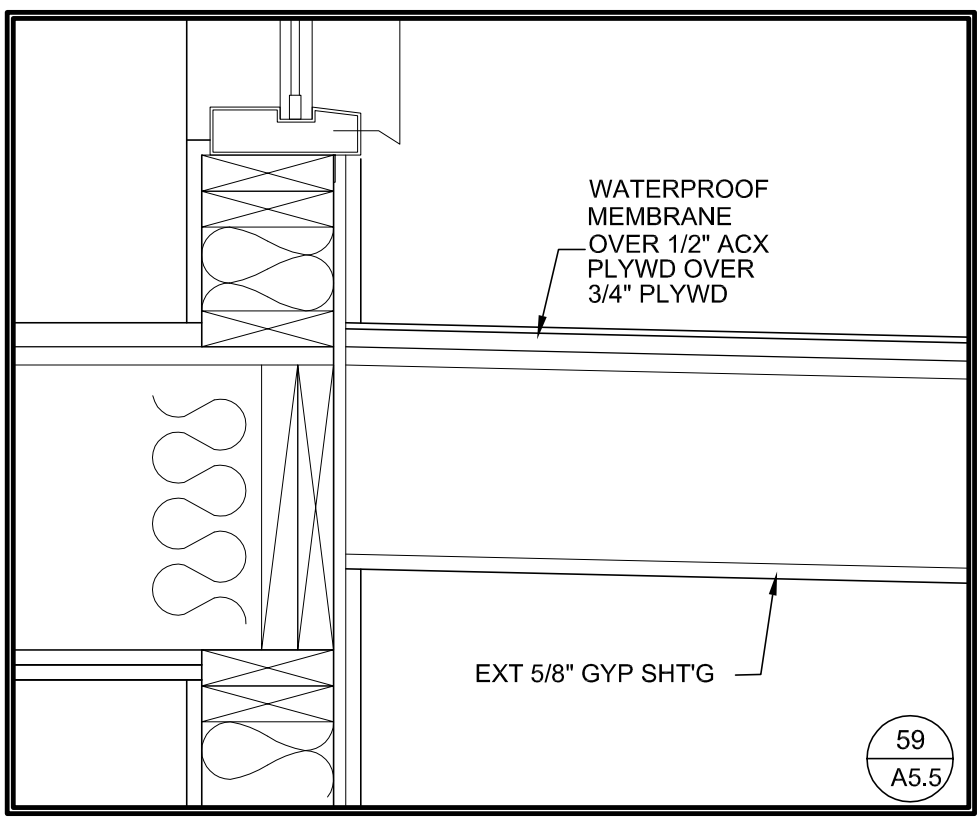
INTERIOR WITHIN STUD WALL HSS FIRE PROTECTION



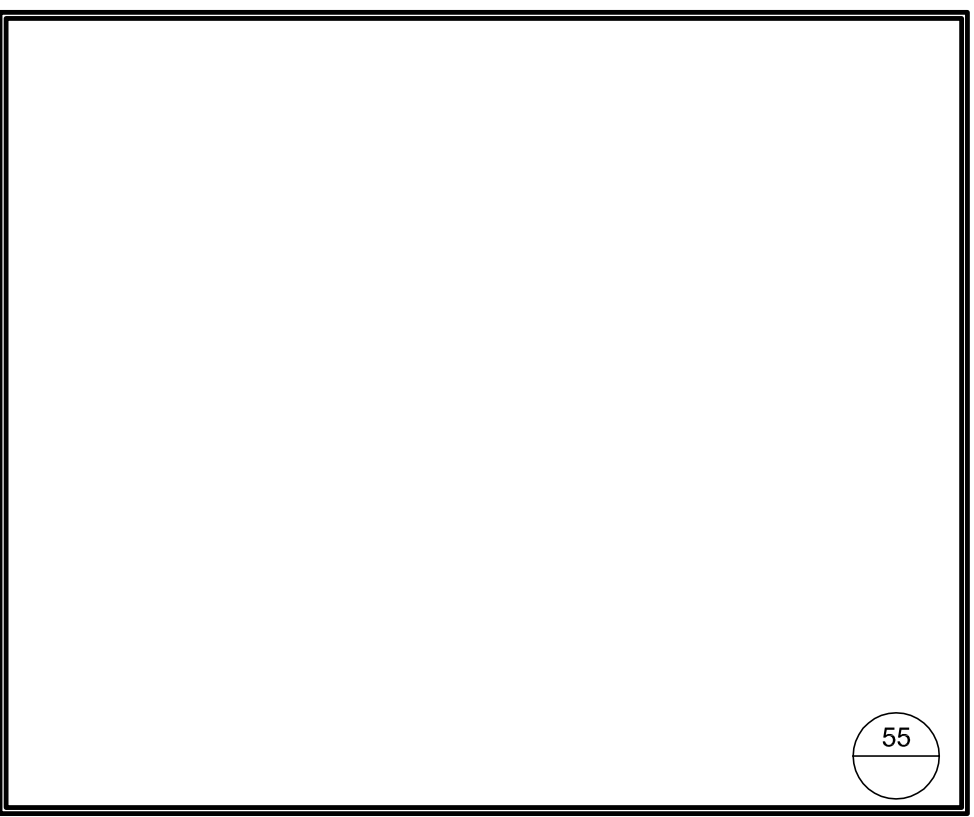
PARKING GARAGE COLUMN



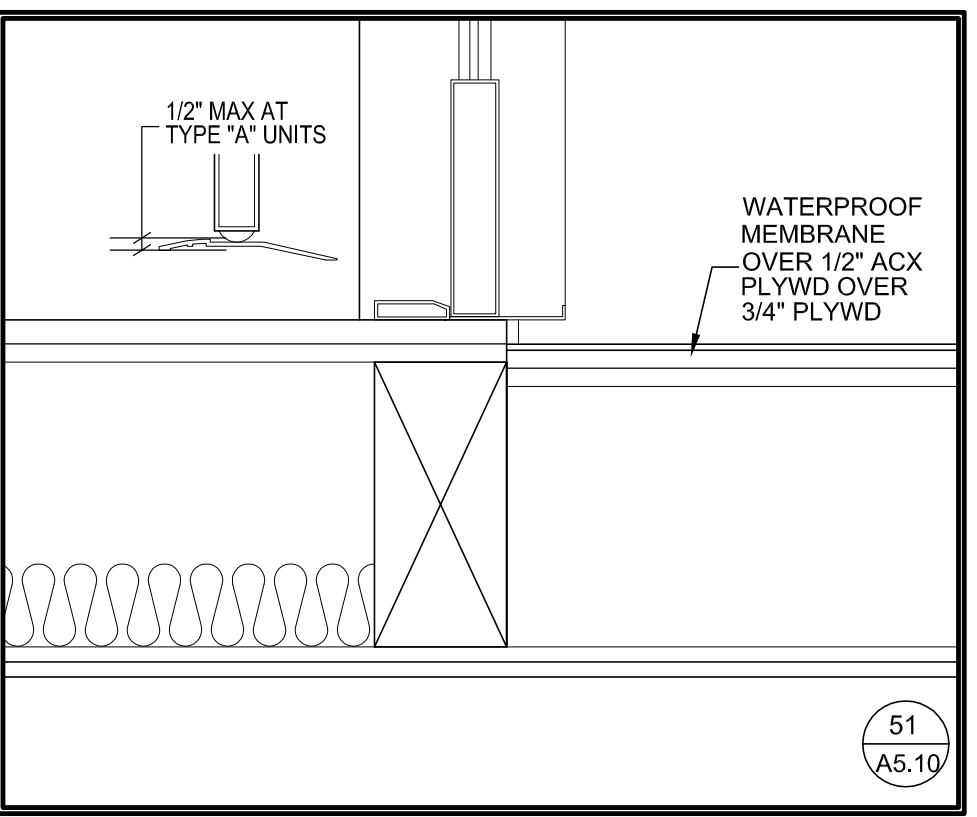
PARKING GARAGE COLUMN



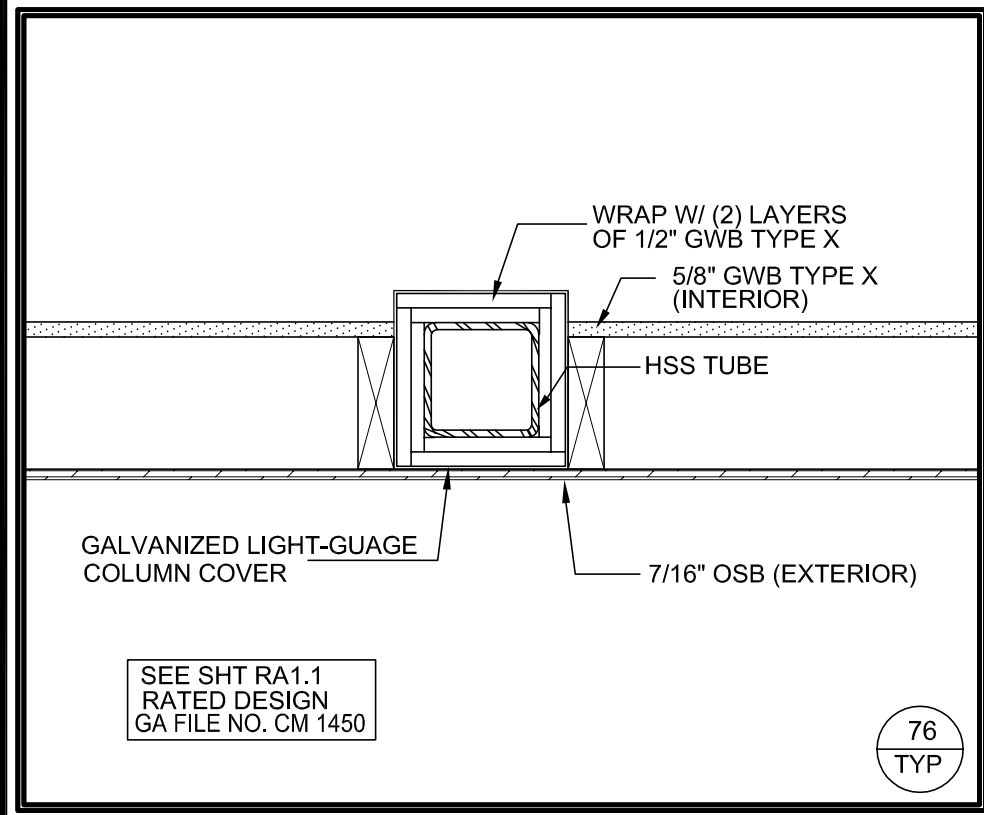
EXTERIOR WALL AT EXT DECK



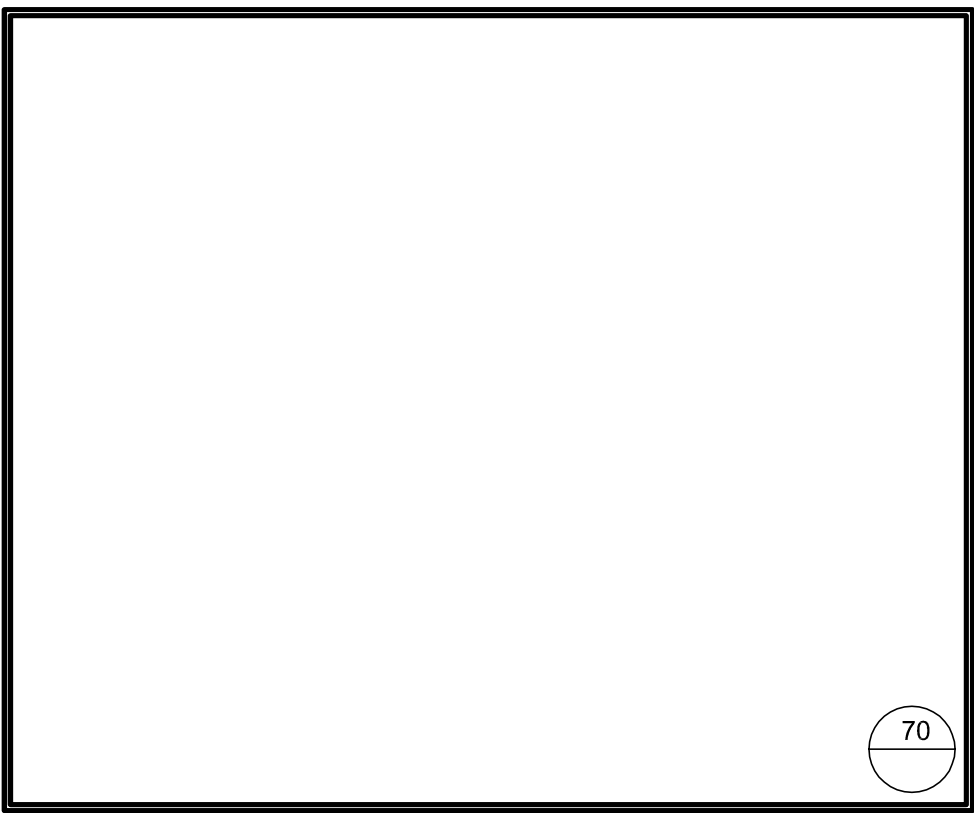
EXTERIOR WALL AT EXT DECK



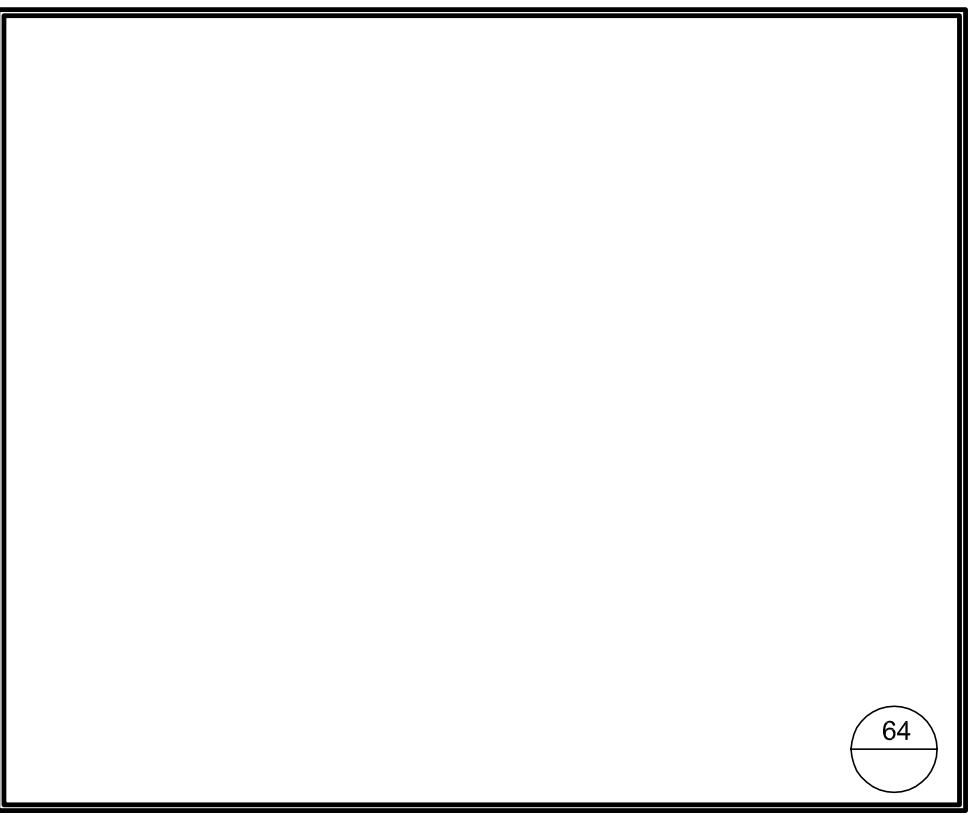
DOOR @ EXT DECK



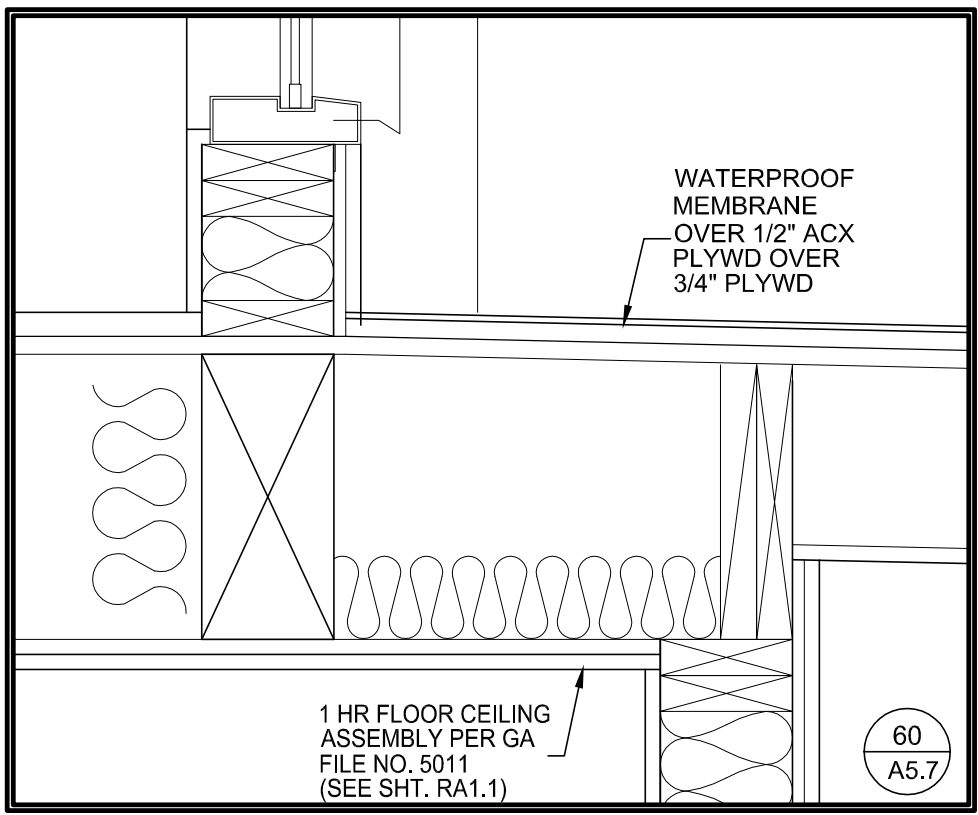
EXTERIOR WITHIN STUD WALL HSS FIRE PROTECTION



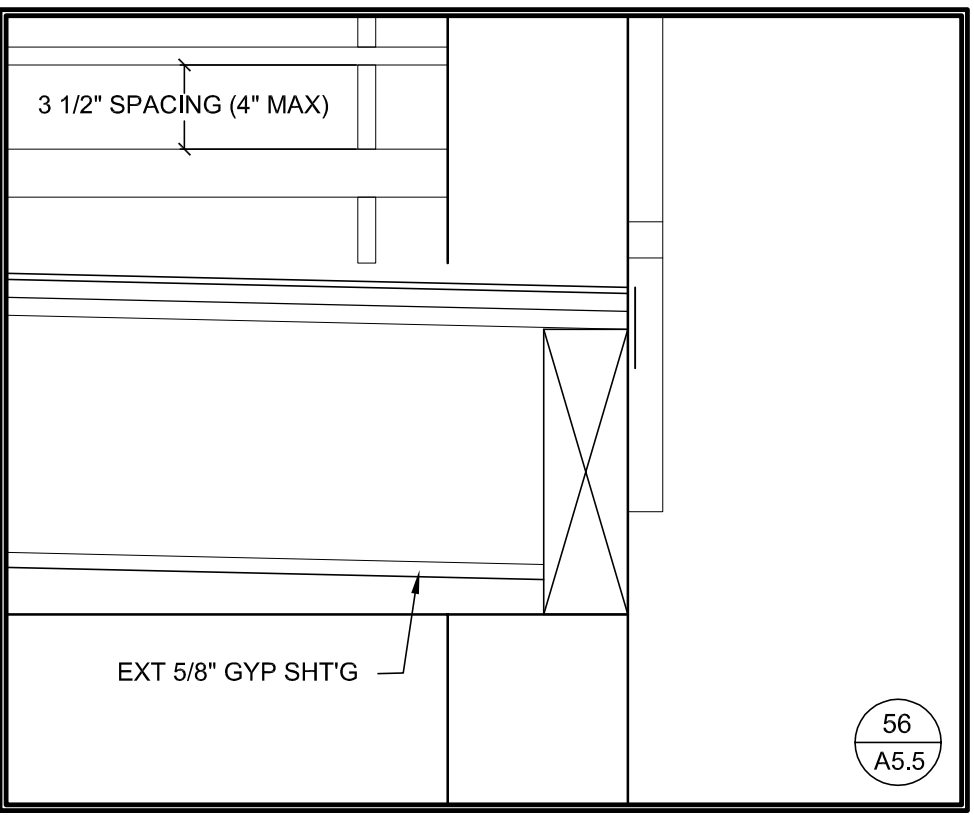
PARKING GARAGE COLUMN



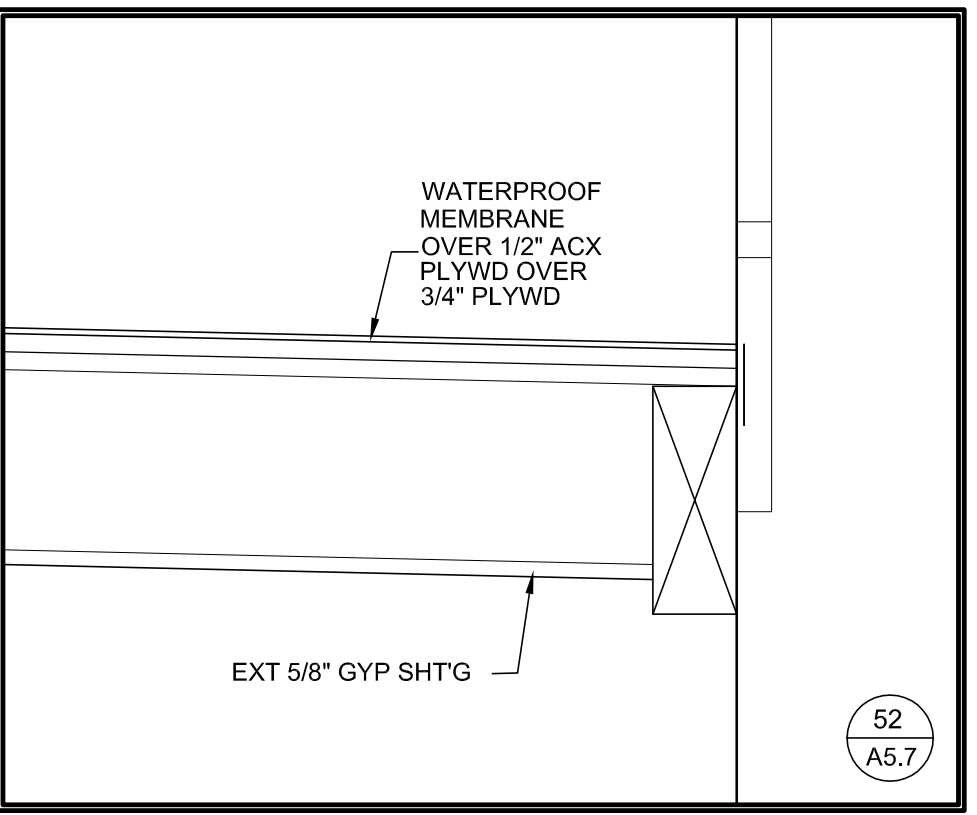
PARKING GARAGE COLUMN



EXTERIOR WALL AT EXT DECK



COLUMN AT DECK



DECK

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

E-MAIL: info@cmarch.com
PHONE: 425-353-2888

PROJECT: THE TALMON

LOCATION: CENTER STREET, LA CONNER, WA

DEVELOPER: KSA INVESTMENTS, LLC

4 OCT 23 PERMIT SUBMITTAL

TL-9726

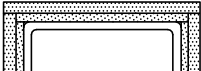
REGISTERED ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON


DATE: 4 OCT 23

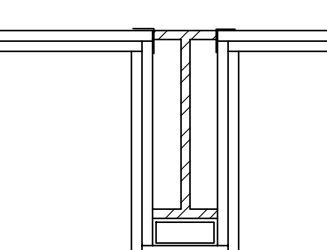
DETAILS

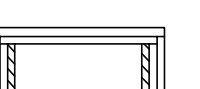
SCALE: NTS


D1.3

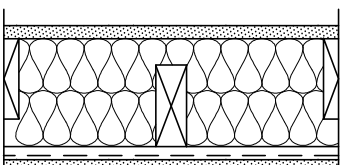

GA FILE NO. CM 1450		GENERIC		1 HOUR FIRE	
10	GYPSUM WALLBOARD, STEEL COLUMN COVER				
	<p><u>Base</u> layer 1/2" type X gypsum wallboard applied around TS4x4x0.186 tube steel column and held in place with paper masking tape. <u>Second</u> layer 1/2" type X gypsum wallboard applied around steel column and held in place with paper masking tape. <u>Face</u> 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.</p>				
				<p>UL NC505 (1-G), 71N1K2639 12-23-75; UL NC505, 77N1K1518 UL Design X526</p>	

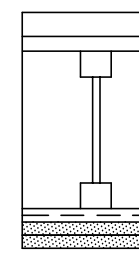
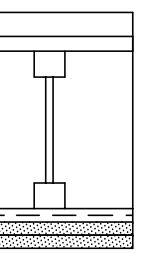
IBC TABLE 721.1(1), ITEM 1-1.6		1 HOUR FIRE
11	<p>Siliceous aggregate concrete and concrete excluded in item 1-1.1, members 12" x 12" or greater</p> 	


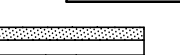
GA FILE NO. BM 1137		
<div data-bbox="408 580 631 611"> 12 </div> <div data-bbox="408 611 631 862"> STEEL FRAME, GYPSUM WALLBOARD BASE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c. FASL layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1-5/8" Type S-12 drywall screws 12" o.c. Joints offset from base layer joints. Beam cage fabricated from No. 24 gage 7/8" x 1-3/8" steel angles secured attached to steel joists at main joist range and No.23 gage 2-1/2" steel studs nailed over beam lower flange and supporting 1-5/8" steel studs 24" o.c. Minimum beam size W8 X 15. (One hour unrestrained beam.) PROPRIETARY GYPSUM BOARD American Gypsum Company BFB America Inc. G-F Gypsum Lafarge North America Inc. National Gypsum Company PABCO Gypsum Temple-Inland Forest Products Corp. United States Gypsum Co. </div>	<div data-bbox="631 580 949 611"> 1/2" FIREBOND 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) Grand FIRE-SHIELD C (TM) Gypsum Wallboard 1/2" FLAME GUARD (R) Super C 1/2" TG-C 1/2" SHEETROCK (R) Brand Gypsum Panels, FIRECODE (R) G Core </div>	<div data-bbox="949 580 1187 611"> 1 HOUR FLOOR SYSTEM </div> <div data-bbox="949 611 1187 737">  </div> <div data-bbox="949 737 1187 862"> Fire test: UL R1319-133, 7-16-75 Based on UL R3660-7-4-B, 1-1-87-87, UL Design L524 </div>

GA FILE NO. CM 1600	GENERIC	1 HOUR FIRE
<div data-bbox="412 915 445 936">13</div> <p>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 making tape. Face layer either no. 24 MSG galvanneal steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 23 MSG galvanneal steel column covers consisting of two L-shaped sections with lap joints fastened with No. 6x1/2" sheet metal screws 12" o.c.</p>		

IBC TABLE 721.1(1), ITEM 1-7.1	1 HOUR FIRE
	<div data-bbox="491 1138 689 1152" style="border: 1px solid black; padding: 5px; display: inline-block;"> 14 </div> <div data-bbox="689 1138 991 1171" style="border: 1px solid black; padding: 10px;"> <p>2 layers 1/2" gypsum wallboard adhesively secured to column flanges and successive layers. Wallboard applied without horizontal joints. Corner edges of each layer staggered. Wallboard layer below outer layer secured to column with doubled 0.049 inch (1.24 mm) (No. 18 B.W. gage) steel wire ties spaced 15" (381 mm) on center. Exposed corners taped and treated.</p> </div> <div data-bbox="991 1138 1181 1171" style="border: 1px solid black; padding: 10px;">  </div>

GA FILE NO. WP 3111	PROPRIETARY		1 HOUR FIRE	55 TO 59 ST SOUND
<div data-bbox="488 1379 647 1391">15</div> <div data-bbox="488 1391 647 1402">GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS, INSULATION</div> <div data-bbox="488 1402 647 1430"> <p>Fire Design:</p> <p>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)</p> <p>Minimum 3-1/2" glass fiber insulation woven in cavity.</p> <p>Sound Design:</p> <p>Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation in stud cavity on both sides.</p> </div>				
<p>PROPRIETARY GYPSUM BOARD</p> <p>American Gypsum Company LLC 5/8" FireBloc Type X Gypsum Board</p>				
		<p>Thickness: 6 3/4" (Fire) 7 1/4" (Sound)</p> <p>Approx. Weight: 8 psf (Fire) 10 psf (Sound)</p> <p>Fire test: UL R 14196, 478711 2070, 10-14-15, UL Design U340</p> <p>Sound Test: RAL TL1-1-165, 7-13-11</p>		
		 <p>SYMBOL ON PLANS</p>		

GA FILE NO. FC 5011	PROPRIETARY	1 HOUR FIRE	60 to 64 STC SOUND
7 WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD			
<p>BASE layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 24" o.c. (16" o.c. when insulation is used) with 1" Type 5 drywall screws 16" o.c. Gypsum 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 1/2" deep wood joists spaced a maximum of 19" o.c. with 1-1/4" (1/2" Type 5 drywall screws).</p> <p>FACE layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 1-5/8" Type 5 drywall screws 8" o.c. and 1-1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation supported on subfloor or loose fill insulation applied directly over gypsum board. Wood joists supported on 19x25 wood structural panel subfloor applied at right angles to joists with construction adhesive and Gd ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.</p> <p>STC rated with 1/2" spaced 24" o.c. 3-1/2" glass fiber insulation in open 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 G4 when sheet vinyl or engineered wood laminate is applied to floor; STC G6 when tested with ceramic tile applied to floor.)</p>			
	Approx. Ceiling Weight	3 psf	
	Fire test:	UL R 1319, OSNKO4569, 2-4-05; UL R 1319, OSNKO39456, 3-31-05; UL Design L879	
	Sound test:	RAL OT03-05, 4-22-03; RAL OT03-07, 4-22-03; UL R103-03, 6-18-03	
	IIC & Test:	(58 sheet vinyl) RAL ot03-06, 4-22-03; (62 engineered wood laminate) RAL ot03-08, 4-22-03; (54 ceramic tile) RAL OT03-10, 6-18-03	
United States Gypsum Company	1/2" SHEETROCK Brand FIRECODE C Core Gypsum Panels	LEVELOCK Brand Floor Underlayment	

IBC 721.1(3) #21 (21-1.1)		1 HOUR FIRE
8	FLOOR/CEILING CONSTRUCTION	
<p>2.1. Wood joists, wood I-joists, floor trusses and flut or pitched roof trusses spaced a maximum 24" o.c. (if 24S spaced 18" o.c. maximum) with 1/2" wood structural panels with exterior glue applied at right angles to top of joist or top chord of trusses with 8d nails. The wood structural panel thickness shall not be less than nominal 1/2" nor less than required by chapter 23.</p> <p>2.1.1.1. Base layer 5/8" Type X gypsum wall-board applied at right angles to joist or truss 24" o.c. with 1 1/4" Type X or Type W drywall screws 24" o.c. Face layer 5/8" Type X gypsum wallboard or veneer base applied at right angles to joist or truss through base layer with 1 7/8" Type 5 or Type W drywall screws 12" o.c. at joints and intermediate joint or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.</p>		 

**1 HOUR
FIRE**

ERS-1153 ASSEMBLY B

1. **SHEATHING** — Single layer of 48/24 span rated, tongue-and-groove, sheathing (Exposure I). When used as a roof-ceiling assembly, the decking is permitted to be any wood deck recognized in the code. Nailed and glued to the top of the TJI joists. Construction adhesive conforming to ASTM D3498 must be applied to the top of the joists prior to placing sheathing. All butt joints of the sheathing must be located over framing members.
2. **GYPSON BOARD** — Two layers of 5/8 inch thick, Type X gypsum board complying with ASTM C 1396. For TJI joists spaced 24 inches on-center or less, attaching ceiling to joist bottom flange. The first layer of gypsum board must be installed perpendicular to the tji joists and attached using 1 5/8-inch-long, type 5 screws spaced 12 inches on-center. The second layer must be installed with the joints staggered from the first layer. The second layer must be fastened to the TJI joists with 2-inch-long, type 5 screws spaced 12 inches on-center in the field and 8 inches on-center at the butt joints. Type G screws, 1 1/2 inches long, must be spaced 8 inches on-center and 6 inches from each side of the transverse joints of the second layer. The second layer must be finished with joint tape and compound.

Test Source: ICC ESR - 1153 ASSEMBY B
Sound test: N/A
Energy Rating: R-30 CI

3. **TJI JOIST** — TJI Joist installed in accordance with the ERS-1153 report, with a maximum spacing of 24 inches on-center for floor-ceiling assemblies. When used in roof-ceiling assemblies, the joists are permitted to be spaced a maximum of 48 inches on-center.
4. **OPTIONAL GLASS FIBER INSULATION** — Minimum 3 1/2 inch-thick glass fiber insulation or glass fiber insulation rated R-30 or less. May be installed in the joist plenum when resilient channels are used. The insulation must be placed above the resilient channels between the joist bottom flanges.
5. **OPTIONAL RESILIENT CHANNELS** — RC-1 Resilient channels spaced 16 inches on-center may be increased to 24 inches on-center if the joists are spaced 16 inches on-center. Fasten perpendicular to the TJI joists using 1-inch long, Type 5 screws. When resilient channels are used, the first layer of the ceiling membrane must be installed perpendicular to the channels and attached to the resilient channels using 1-inch-long, Type 5 screws spaced 12 inches on-center. The second layer must be installed with the joints staggered from the first layer and attached using 1 5/8-inch-long, type 5 screws. The screw spacing for the second layer of gypsum board must be a maximum of 12 inches on-center in the field and 8 inches on-center at the butt joints. Type G screws, 1 1/2 inches long, must be spaced 8 inches on-center and 6 inches from each side of the transverse joints of the second layer. The second layer must be finished with joint tape and compound.

UL DESIGN NO. U356



(EXPOSED TO FIRE ON INTERIOR FACE ONLY)



Bearing Wall Rating - 1 Hr



1 HOUR
FIRE




HORIZONTAL SECTION

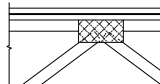
1. WOOD STUDS - Nom 2x4 in., spaced 16 in. OC with two 2 by 4 in. top and one 2x4 in bottom plates. Studs laterally-braced by wood structural panel sheathing (ITEM 5).
2. GYPSUM BOARD - Any Gypsum 5/8 in. 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long with 1/4 in. diam head.
3. BATTIS AND BLANKETS - Mineral fiber or glass fiber insulation, 3-1/2 in., 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 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
4. WOOD STRUCTURAL PANEL SHEATHING - Min 7/16 in. thick, 4ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of plate (strength edge) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.
5. EXTERIOR FINISHING - Installed in accordance with the manufacturer's installation instructions. Facing is to be applied over the sheathing.
6. VINYL SIDING - Contoured rigid vinyl siding having a flame spread value of 20 or less.

GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
<div data-bbox="2121 519 2173 531">2</div> <div data-bbox="2173 519 2371 531">GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS</div> <div data-bbox="2121 531 2371 560"> <p>EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 X 4 wood studs with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints 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.</p> <p>INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)</p> </div>	<div data-bbox="2371 519 2551 531">  </div> <div data-bbox="2371 531 2551 560"> <p>Thickness: Approx. Weight: Fire test:</p> </div>	<div data-bbox="2551 519 2707 531">  </div> <div data-bbox="2551 531 2707 560"> <p>SYMBOL ON PLANS</p> <p>Vanes 7 psf</p> <p>See WP 3510 UL R3501-47, 48, 9-17-65 Design U309: UL R1319-129, 7-22-70, Design U314)</p> </div>

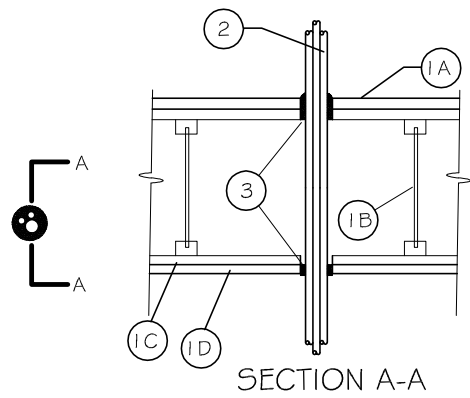
GA FILE NO. WP 3510		GENERIC		1 HOUR FIRE	35 to 39 STC SOUND
3		GYPSUM WALLBOARD, WOOD STUDS			
<p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 (minimum) wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0,0915" shank, 1/4" heads, 7" o.c.</p> <p>Joint staggered 24" on opposite sides</p> <p>(LOAD BEARING)</p>					
SYMBOL ON PLANS					
					
<p>Thickness: 4 7/8"</p> <p>Approx. Weight: 7 psf</p> <p>Fire test: UL R3501-47, A8, 9-17-65 UL R3509, UL R319-129 7-22-70, Design U314 NGC 2404, 10-14-70</p> <p>Sound Test:</p>					

GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
<div data-bbox="2121 1044 2371 1056">4</div> <div data-bbox="2121 1056 2371 1066"> <p>GYPHUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</p> <p>Resilient channels 16" o.c. attached at night angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type X drywall screws. One layer 5/8" gypsum wallboard or gypsum veneer base applied at night angles to channels with 1" Type X drywall screws @ o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space.</p> <p>OPPOSITE SIDE: One layer 5/8" Type X gypsum wallboard or gypsum veneer base applied parallel or at night angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/64" heads, 7" o.c.</p> <p>Vertical joints staggered 24" on opposite sides. (LOAD BEARING)</p> </div> <div data-bbox="2371 1044 2551 1083">  <p>Thickness: 5 5/8" Approx. Weight: 7 pcf Fire test: Based on UL R14196, OSNOK5371, 2-15-05, UL Design U309; NRCC TL-93-098; IRC-I7-61, 3/98</p> </div> <div data-bbox="2551 1044 2707 1083">  <p>2x6 STUDS</p> </div>			

GA FILE NO. WP 3269	GENERIC		1 HOUR FIRE	50 to 54 ST SOUND
<div data-bbox="2121 1316 2328 1330"> <div>5</div> <div>GYPSON WALLBOARD, WOOD STUDS</div> </div> <p data-bbox="2121 1330 2328 1344">One layer 5/8" type X gypson wallboard or gypson 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 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7 o.c.</p> <p data-bbox="2121 1344 2328 1359">Joists staggered 16" on opposite sides. Horizontal bracing required at mid height.</p> <p data-bbox="2121 1359 2328 1365">(LOAD BEARING)</p> <p data-bbox="2121 1365 2328 1379">3" FIBERGLASS INSULATION BOTH SIDES & 7/16" SHEAR PANELS BOTH SIDES WILL GIVE STC RATING IN EXCESS OF 50</p>				
<div data-bbox="2328 1316 2536 1344">  </div> <div data-bbox="2328 1344 2536 1365"> <p>Thickness: 1 1/2"</p> <p>Approx. Weight: 8 psf</p> <p>Fire test: See WP 3605 (UL R1319-4, G-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66, Design U305; ULC Design W301) UL R4024, 10-31-68</p> <p>Sound Test: NRCC TL-93-26, 1, IRC-IR-76 1, 3/96</p> </div>		<div data-bbox="2536 1316 2707 1344">  </div> <div data-bbox="2536 1344 2707 1365"> <p>SYMBOL ON PLANS</p>  </div>		

GA FILE NO. FC 5012	PROPRIETARY	1 HOUR FIRE	60 to 64 STC SOUND
6 WOOD TRUSSES, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR BLANKET INSULATION OR LOOSE FILL CELLULOSE INSULATION, CEILING DRAPE, GYPSUM WALLBOARD			
<p>One layer 5/8" proprietary Type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 16" o.c. (12" o.c. when insulation batts or blankets are draped over resilient channels or when loose fill insulation is applied to the back of the ceiling membrane) with 1" Type 5 drywall screws 8" o.c. gypsum board and joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws 8" o.c. resilient channels applied at right angles to minimum 12" deep parallel chord wood trussed 24" o.c. with 1-1/4" Type 5 drywall screws. Glass fiber or mineral fiber batts or blankets insulation draped over the resilient channels, or loose-fill cellulose insulation spray applied to the back of the ceiling membrane. Wood trusses supporting 23/32" nominal wood structural panel subfloor applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. 3/4" proprietary gypsum floor topping applied over subfloor. Optional ceiling drape (refer to manufacturer for information on the type of drape).</p> <p>STC rated with wood trusses spaced 24" o.c., 3-1/2" glass fiber insulation against the floor side in joist spaces, 1" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with 1/2" thick vinyl sheet STC 61 when tested with wood laminate 1/2" x 9 1/2" floor STC 62 when tested with sheet vinyl, cushioned sheet vinyl, carpet & pad, or ceramic tile applied to floor).</p>			
<p>United States Gypsum Company</p>	<p>5/8" SHEETROCK® Brand FIRECODE® C LEVELOCK® Brand Floor Underlayment</p>	<p>Approx. Ceiling Weight: 3 p/sf Fire test: UL R1319, 97NKC285B2, 11-20-97, UL R5690, 04NKC16820, 6-29-04, UL DESIGN L521</p>	<p>Sound test: RAL OT04-01, 1-19-04; RAL OT04-0C, 1-20-04; RAL OT04-05, 1-21-04; RAL OT04-07, 1-26-04; RAL OT04-11, 4-16-04</p>

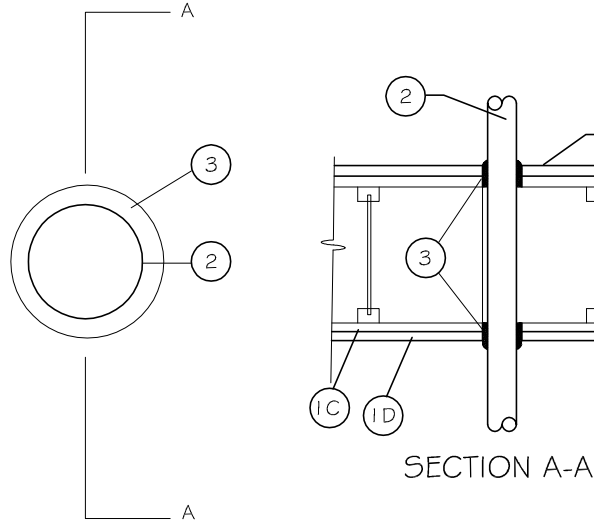
F-RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-1037 OR EQUAL



1. FLOOR ASSEMBLY - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. THROUGH PENETRATIONS - A MAXIMUM OF THREE FLEXIBLE STEEL CONDUITS TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. OF THE THREE CONDUITS, ONLY ONE CONDUIT SHALL HAVE A NOMINAL DIAMETER GREATER THAN 1/2" THE SPACE BETWEEN THE CONDUITS SHALL BE A MINIMUM OF 0" (POINT CONTACT) TO A MAXIMUM OF 1/4". THE ANNULAR SPACE BETWEEN THE CONDUITS AND THE PERIPHERY OF THE OPENING SHALL BE A MINIMUM 1/8" TO A MAXIMUM 1/4". CONDUITS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIAL - SEALANT - MINIMUM 3/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON TOP SURFACE OF FLOOR. MINIMUM 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS ON BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE OF CHASE WALL ASSEMBLY. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MINIMUM 1/4" CROWN IS FORMED AROUND THE THROUGH PENETRATIONS ON TOP SURFACE OF FLOOR AND BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE OF CHASE WALL ASSEMBLY. FILL MATERIAL TO BE FORCED INTO INTERSTICES OF CONDUIT BUNDLE TO MAXIMUM EXTENT POSSIBLE. APPROVED SEALANT PRODUCTS ARE: FS1900, FS1901, FS1905, FS1909, FS1929 MANUFACTURED BY W.R. GRACE 4 CO.; WFS300 CAULK MANUFACTURED BY SPECIFIED TECHNOLOGIES INC.; FS-ONE SEALANT MANUFACTURED BY HILTI INC.; CP25WB & FB-300WMT MANUFACTURED BY 3M COMPANY, OR EQUAL.

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

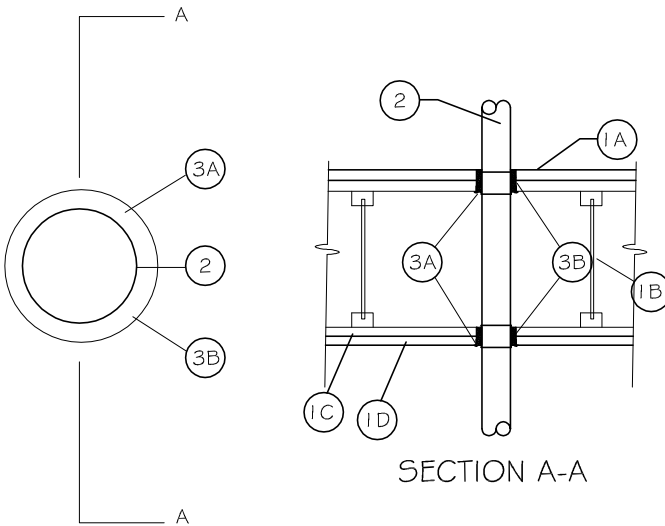
F- RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-1006 OR EQUAL



1. FLOOR ASSEMBLY - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. THROUGH PENETRATIONS - STEEL PIPE, CAST IRON PIPE, STEEL CONDUIT, STEEL ENT OR TYPE L (OR HEAVIER COPPER TUBING. PIPE TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN JOISTS AND CENTERED IN CIRCULAR CUTOUTS. ANNULAR SPACE BETWEEN PENETRANT AND PERIPHERY OF OPENING SHALL BE MINIMUM 1/8" TO MAXIMUM 1/4". PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIALS - SEALANT OR CAULK - MINIMUM 3/4" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTTOM SURFACE OF CEILING OR TOP PLATE. AN ADDITIONAL MINIMUM 1/4" CROWN OF FILL MATERIAL APPLIED TO PERIMETER OF PENETRANT AT ITS EGRESS FROM THE TOP OF FLOORING AND UNDERSIDE OF CEILING OR FROM TOP OF SOLE PLATE AND UNDERSIDE OF TOP PLATE. ACCEPTABLE SEALANT OR CAULK IS CP25WB OR FB-300WMT MANUFACTURED BY 3M COMPANY, OR EQUAL.

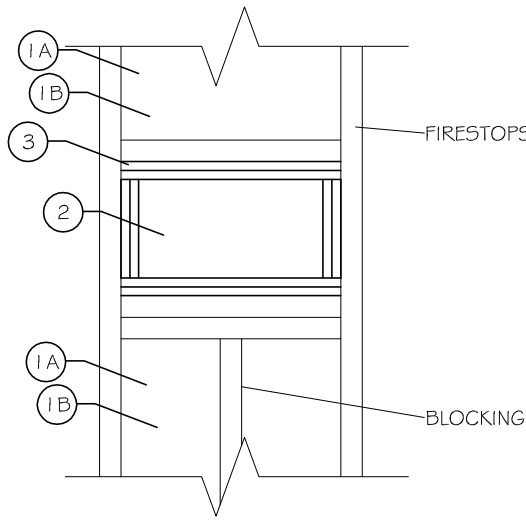
5 SINGLE NONMETALLIC PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

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



1. FLOOR ASSEMBLY - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. THROUGH PENETRATIONS - ONE NONMETALLIC PIPE OF CONDUIT TO BE INSTALLED APPROXIMATELY MIDWAY BETWEEN WOOD JOISTS AND CENTERED WITHIN THE SYSTEM. DIAMETER OF OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH GYPSUM BOARD CEILING TO BE NOMINAL 5/8" LARGER THAN THE OUTSIDE DIAMETER OF THROUGH-PENETRANT. PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY.
3. FIRESTOPPING SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
- A. FILL, VOID OR CAVITY MATERIAL - WRAP STRIP - NOMINAL 1/8" OR 3/16" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 2" WIDE STRIPS OR NOMINAL 1/4" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 1-1/2" WIDE STRIPS. ONE LAYER OF WRAP STRIP IS WRAPPED AROUND THE THROUGH-PENETRANT AT ITS EGRESS FROM BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY WITH END BUTTED AND HELD IN PLACE WITH TWO LAYERS OF 2" WIDE BY 3 mil THICK ALUMINUM FOIL TAPE. THE BOTTOM EDGE OF THE WRAP STRIP SHALL EXTEND 5/8" BELOW THE FLOORING SYSTEM AND 1/4" BELOW THE CEILING. WRAP STRIP SHALL BE SPECIAL BLU WRAP STRIP, OR SPECSEAL BLU2 WRAP STRIP MANUFACTURED BY SPECIFIED TECHNOLOGIES INC. OR EQUAL.
- B. FILL, VOID OR CAVITY MATERIAL - SEALANT - FILL MATERIAL FORCED INTO ANNULUS TO FILL SPACE TO MAXIMUM EXTENT POSSIBLE, FLUSH WITH TOP SURFACE OF FLOOR AND BOTTOM OF SURFACE OF CEILING.

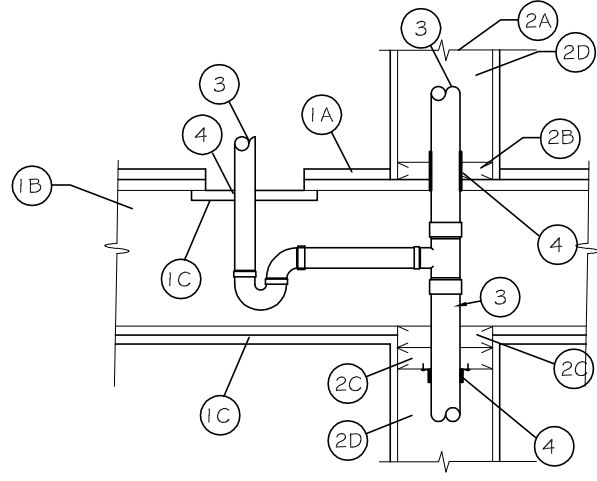
F-RATING - 2 HOUR
T-RATING - 1-3/4 HOUR



1. WALL ASSEMBLY - STUDS - THE 1 AND 2 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIAL ND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING FEATURES:
- A. STUDS - WALL FRAMING TO CONSIST OF 2X4 OR 2X6 WOOD STUDS SPACED 16" O.C.
- B. GYPSUM BOARD - 5/8" THICK, 4" WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENERS TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
- 1.1 FLOOR ASSEMBLY (NOT SHOWN) - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. ONE LAYER OF 5/8" THICK GYPSUM WALLBOARD TYPE "X" FOR 1-HOUR FIRE-RATED ASSEMBLY OR 2 LAYERS OF 5/8" THICK GYPSUM WALLBOARD TYPE "X" FOR 2-HOURS FIRE-RATED ASSEMBLY. INSTALL GWB DIRECTLY BEHIND RECESSED WALL FIXTURE - WALL FIXTURE NOT SHOWN FOR CLARITY.
3. TWO LAYERS OF 5/8" THICK GYPSUM WALLBOARD TYPE "X" INSTALLED INSIDE WALL CAVITY DIRECTLY OVER WOOD FRAMED ASSEMBLY ON ALL FOUR SIDES. GWB SPECIFIED IN 1B TO COVER OVER GWB PIECES ON ALL FOUR SIDES.

2 RECESSED WALL FIXTURE WALL OR CEILING ASSEMBLY

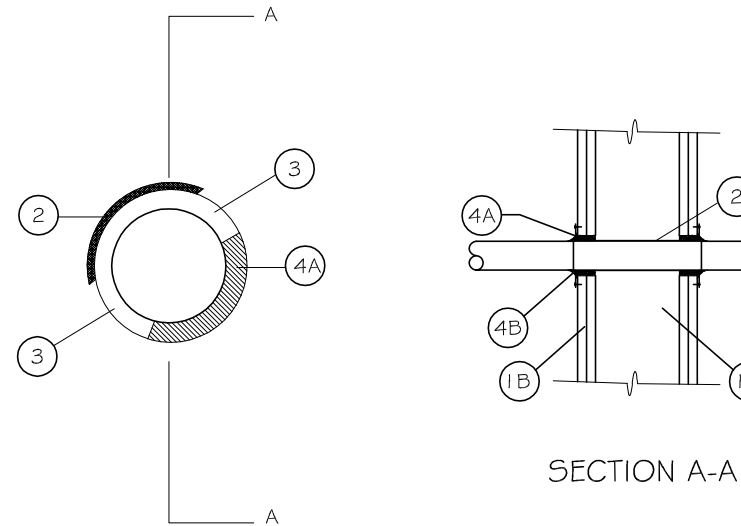
F-RATING - 1 HOUR
T-RATINGS - 3/4 HOUR
SYSTEM # F-C-2094 OR EQUAL



1. FLOOR ASSEMBLY - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. DRAIN PIPING - MAXIMUM 2" DIAMETER CAST IRON PIPE, P-TRAP, DRAIN AND TEE CONNECTED TOGETHER BY MEANS OF STAINLESS STEEL CONNECTORS AND PROVIDED WITH AN ABS, PVC OR BRASS BATHTUB WASTE/OVERFLOW FITTING. DRAIN PIPING SYSTEM TO BE RELIABLY SUPPORTED ABOVE CEILING. THE ANNULAR SPACE BETWEEN DRAIN PIPING AND PERIPHERY OF OPENING SHALL BE 0" (POINT OF CONTACT) TO MAXIMUM 1".
3. FILL, VOID OR CAVITY MATERIALS - MINIMUM 5/8" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF PLYWOOD AND GYPSUM BOARD PATCH, A MINIMUM 1/2" DIAMETER BEAD OF SEALANT APPLIED AT THE PIPE/PLYWOOD OR PIPE/GYPSUM BOARD INTERFACE AT POINT OF CONTACT LOCATION ON THE BOTTOM SIDE OF PATCH.

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

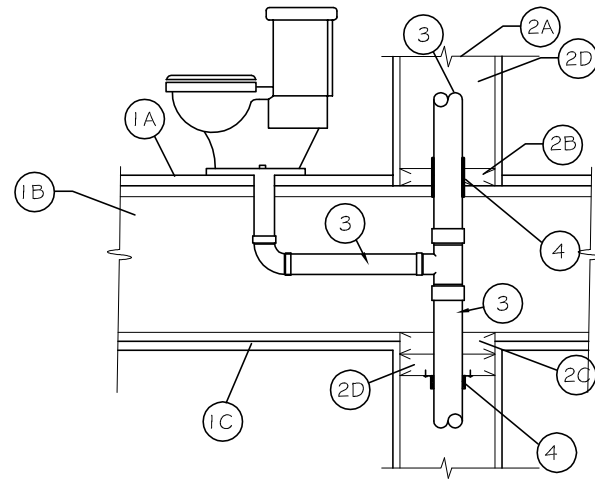
F--RATINGS - 1 & 2 HOUR
T-RATINGS - 1, 1-3/4 & 2 HOUR
SYSTEM # W-L-2048 OR EQUAL



1. WALL ASSEMBLY - THE 1 AND 2 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIAL ND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING FEATURES:
- A. STUDS - WALL FRAMING TO CONSIST OF 2X4 OR 2X6 WOOD STUDS SPACED 16" O.C.
- B. GYPSUM BOARD - 5/8" THICK, 4" WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENERS TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY.
2. STEEL SLEEVE - NOMINAL 3" DIAMETER SCHEDULE 40 STEEL PIPE FRICION-FIT INTO WALL ASSEMBLY, FLUSH WITH BOTH SURFACES OF WALL.
3. THROUGH PENETRATIONS - ONE NONMETALLIC PIPE OR CONDUIT TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE SHALL BE MINIMUM 1/4" TO MAXIMUM 1-1/4". PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.
4. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
- A. FILL, VOID OR CAVITY MATERIAL - WRAP STRIP - NOMINAL 1/8" OR 3/16" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 2" WIDE STRIPS OR 1/8" OR 1/4" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 1-1/2" WIDE STRIPS. SINGLE LAYER OF WRAP STRIP WRAPPED AROUND THE THROUGH PENETRANT WITH THE ENDS BUTTED AND HELD IN PLACE BY MEANS OF FOIL TAPE. THE WRAP STRIP SLID ALONG THE THROUGH PENETRANT INTO ANNULUS SUCH THAT 1/4" OF THE WRAP STRIP PROTRUDES FROM THE WALL. ONE SET OF WRAP STRIPS TO BE INSTALLED ON EACH SIDE OF WALL.
- B. FILL, VOID OR CAVITY MATERIAL - SEALANT - AT ANNULAR SPACE BETWEEN THE WRAP STRIP AND THE EDGE OF THE OPENING, A MINIMUM 5/8" DEPTH OF SEALANT SHALL BE INSTALLED FLUSH WITH EACH SURFACE OF THE WALL. A MINIMUM 1/4" DIAMETER BEAD OF SEALANT SHALL BE APPLIED AT THE GYPSUM BOARD/WRAP STRIP INTERFACE ON BOTH SIDES OF THE WALL.

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

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

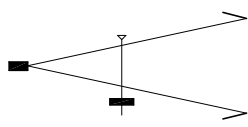


1. FLOOR ASSEMBLY - THE 1-HOUR FIRE-RATED WOOD JOISTS FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE INDIVIDUAL L500 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
- A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. - MAXIMUM DIAMETER OF FLOOR OPENINGS 5 INCHES.
- B. WOOD JOISTS - NOMINAL 2 X 10 LUMBER OR 9-1/2" TJI JOISTS SPACED 16" O.C. WITH BRIDGING AND WITH ENDS FIRESTOPPED.
- C. FURRING CHANNELS - RESILIENT GALV. STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN GYP WALLBOARD AND/OR WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
- D. GYPSUM BOARD - 2 LAYERS OF 5/8" THICK TYPE X SECURED TO WOOD JOISTS.
2. CHASE WALL (WHERE OCCURS) - THE THROUGH PENETRANT MAY BE ROUTED THROUGH A 1-HOUR FIRE-RATED ASSEMBLY CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
- A. STUDS - NOMINAL 2X6 OR DOUBLE NOMINAL 2X4 LUMBER STUDS.
- B. SOLE PLATE - NOMINAL 2X6 OR PARALLEL 2X4 LUMBER PLATES TIGHTLY BUTTED.
- C. TOP PLATE - THE DOUBLE TOP PLATE SHALL CONSIST OF NOMINAL 2X6 OR TWO SETS OF PARALLEL 2X4 LUMBER PLATES, TIGHTLY BUTTED.
- D. GYPSUM BOARD - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS PER WALL ASSEMBLY SCHEDULE FOR 1-HOUR RATED WALL ASSEMBLY.
3. PIPES - ONE NONMETALLIC PIPE (PVC OR ABS) TO BE CENTERED WITHIN THE FIRESTOP SYSTEM. DIAMETER OF OPENING HOLE-SAWED THROUGH FLOORING TO BE EQUAL TO THE OUTSIDE DIAMETER OF PIPE. DIAMETER OF CIRCULAR OPENING HOLE-SAWED THROUGH TOP PLATE TO BE MAXIMUM 1/2" LARGER THAN OUTSIDE DIAMETER OF PIPE THROUGH BOTH THICKNESSES OF THE LUMBER TOP PLATE. MAXIMUM ONE PIPE PER OPENING. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR-CEILING ASSEMBLY. THE VERTICAL PIPE MAY BE PROVIDED WITH A SCHEDULE 40 PVC OR ABS SANITARY TEE ABOVE THE TOP PLATE OF THE CHASE WALL FOR CONNECTION OF A NOMINAL 2" SCHEDULE 40 PVC OR ABS DRAIN PIPE WHICH PENETRATES THE FLOORING AND RUNS HORIZONTALLY THROUGH THE CONCEALED SPACE ABOVE THE CEILING. DIAMETER OF THE CIRCULAR OPENING IN THE FLOORING SHALL BE NOMINAL 1/2" LARGER THAN THE DIAMETER OF THE PIPE SUCH THAT A 1/4" TO 3/8" ANNULAR SPACE IS PRESENT BETWEEN THE PIPE AND PERIPHERY OF THE OPENING.
4. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
- A. FILL, VOID OR CAVITY MATERIALS - WRAP STRIP - NOMINAL 1/4" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH A PLASTIC FILM, SUPPLIED IN 1-1/2" WIDE STRIPS. NOMINAL 1-1/2" WIDE STRIPS TIGHTLY-WRAPPED AROUND NONMETALLIC PIPE WITH THE EDGES BUTTED AGAINST THE UNDERSIDE OF THE CEILING OR TOP PLATE AROUND THE ENTIRE PERIMETER OF THE HOLE-SAWED OPENING. FOR NOMINAL 1/2" TO NOMINAL 2" DIAMETER PIPES, A MINIMUM OF ONE LAYER OF WRAP STRIP IS REQUIRED. FOR NOMINAL 2-1/2" TO 5" DIAMETER PIPES, A MINIMUM OF TWO LAYERS OF WRAP STRIP IS REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED OR ALIGNED. WRAP STRIP LAYERS HELD IN PLACE USING ALUMINUM FOIL TAPE. WHEN A MAXIMUM 2" DIAMETER NONMETALLIC DRAIN PIPE PENETRATES THE FLOORING FOR CONNECTION TO THE SANITARY TEE, A SINGLE LAYER OF NOMINAL 1-1/2" WIDE WRAP STRIP SHALL BE TIGHTLY-WRAPPED AROUND THE PIPE WITH SEAM BUTTED. WRAP STRIP LAYER SECURED TOGETHER WITH 1-1/2" WIDE ALUMINUM FOIL TAPE AND SLD INTO ANNULAR SPACE SUCH THAT THE TOP EDGE OF WRAP STRIP EXTENDS NOMINAL 1/2" ABOVE THE TOP SURFACE OF THE FLOORING. USE SPECSEAL RED WRAP STRIP MANUFACTURED BY SPECIFIED TECHNOLOGIES INC. OR EQUAL.
- B. FILL, VOID OR CAVITY MATERIALS - SEALANT - WHERE THE FIRESTOP CONFIGURATION FOR THE MINIMUM 2" DIAMETER NONMETALLIC DRAIN PIPE IS USED, A GENEROUS BEAD OF FILL MATERIAL SHALL BE APPLIED TO FILL THE ANNULUS BETWEEN THE WRAP STRIP LAYER AND THE FLOORING. ADDITIONAL FILL MATERIAL TO BE INSTALLED SUCH THAT A MINIMUM 1/8" CROWN IS FORMED AROUND THE NONMETALLIC DRAIN PIPE ON TOP SURFACE OF FLOOR. SEALANT SHALL BE SPECSEAL 100, 101, 102, 120, 129 OR 105 SEALANT MANUFACTURED BY SPECIFIED TECHNOLOGIES INC. OR EQUAL.
- C. STEEL COLLAR - COLLAR FABRICATED FROM COILS OR PRECUT 0.016" (0.4 mm) THICK GALV SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. COLLAR SHALL BE NOMINAL 1-1/2" DEEP WITH 1X2" ANCHOR TABS FOR SECUREMENT TO UNDERSIDE OF CEILING TOP PLATE. RETAINER TABS, 3/4" WIDE TAPERING DOWN TO 1/4" WIDE AND LOCATED OPPOSITE THE ANCHOR TABS, ARE FOLDED 90 DEGREES TOWARD THROUGH-PENETRANT SURFACE TO MAINTAIN THE ANNULAR SPACE AROUND THE THROUGH-PENETRANT AND TO RETAIN THE WRAP STRIPS. STEEL COLLAR WRAPPED AROUND WRAP STRIPS AND THROUGH-PENETRANT WITH A 1" WIDE OVERLAP ALONG ITS PERIMETER JOINT AND SECURED TOGETHER BY MEANS OF A MINIMUM 1/2" WIDE STAINLESS STEEL HOSE CLAMP AT MID-HEIGHT OF THE STEEL COLLAR. AS AN ALTERNATE TO THE STEEL HOSE CLAMP, THE STEEL COLLAR MAY BE SECURED TOGETHER BY MEANS OF THREE NO. 8 STEEL SHEET METAL SCREWS.
5. FIRESTOP DEVICE (NOT SHOWN HERE) - AS AN ALTERNATE TO ITEMS 4A AND 4B FOR NOMINAL 4" DIAMETER NONMETALLIC PIPE A FIRESTOP DEVICE, CONSISTING OF A STEEL COLLAR LINED WITH INTUMESCENT MATERIAL SIZED TO FIT THE SPECIFIC DIAMETER OF THE NONMETALLIC PIPE MAY BE USED. FIRESTOP DEVICE TO BE INSTALLED ON UNDERSIDE OF THE CEILING OR TOP PLATE IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS.

4 NONMETALLIC PIPE PENETRATION FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS



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4 OCT 23 PERMIT SUBMITTAL

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