

PROJECT DIRECTORY

DEVELOPER:
KSA INVESTMENTS

16559 COUNTRY CLUB DRIVE
BURLINGTON WA 98233
360-706-9255 E-MAIL: Brandon.Kate.Atkinson@gmail.com

ARCHITECT:
CHARLES MORGAN & ASSOCIATES

7301 BEVERLY LANE
EVERETT, WA 98203
OFFICE: 425-353-2888
CONTACT: CHARLIE MORGAN, JR. E-MAIL: charliejr@cmaarch.com

STRUCTURAL ENGINEER:
CG ENGINEERING

250 FOURTH AVENUE SOUTH, SUITE 200
EDMONDS, WA 98020
425-778-8500

CIVIL ENGINEER:
SOUND DEVELOPMENT GROUP

1111 CLEVELAND STREET SUITE 202
MOUNT VERNON WA 98273
OFFICE: 360-404-2010
CONTACT: PAT SEVERIN E-MAIL: pat@sdg-llc.com

LANDSCAPE ARCHITECT:
ECCOS DESIGN LLC

505 SOUTH FIRST STREET, SUITE B
MOUNT VERNON WA 98273
OFFICE: 360-419-7400
CONTACT: PATRIK DYLAN E-MAIL: eccosdesign@gmail.com

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

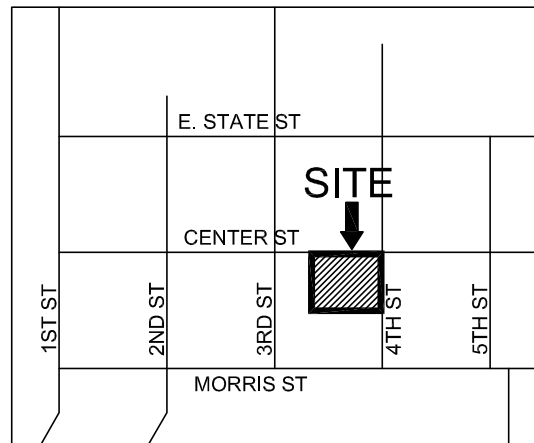
APPLICABLE CODES & REFERENCES
2018 INTERNATIONAL BUILDING CODE (IBC) & WAC 51-50
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2018 INTERNATIONAL FIRE CODE (IFC) & WAC 51-54
2018 INTERNATIONAL MECHANICAL CODE (IMC) & WAC 51-52
2020 NATIONAL ELECTRICAL CODE (NEC) & WAC 296-46B
2018 UNIFORM 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
6 AIR B&B UNITS & 14 APARTMENTS
LA CONNER



NORTH ELEVATION - MAIN ENTRY RESIDENTIAL



VICINITY SKETCH

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	9,491 SQ/FT
2ND FLOOR - FLOOR AREA	9,317 SQ/FT
3RD FLOOR - FLOOR AREA	9,317 SQ/FT
TOTAL BUILDING AREA	28,125 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	10
COMPACT STALLS	12
ADA STALLS (INCL 1 VAN)	2
TOTAL	24

PARKING REQUIRED - ONSITE

6 LODGING UNITS	6
14 DWELLING UNITS (>1,200SQ/FT)	14
TOTAL REQUIRED STALLS	20

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	6	2,524 sq/ft	1,034 sq/ft	3,558 sq/ft	146 sq/ft	5,787 sq/ft	9,491 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	20	17,226 sq/ft	4,022 sq/ft	21,248 sq/ft	1,090 sq/ft	5,787 sq/ft	28,125 sq/ft

UNIT BREAKDOWN PER FLOOR

UNIT SQ/FT	AIR B&B (SLEEPING UNITS)				DWELLING UNITS					TOTALS
	"B&B-1" 296	"B&B-2" 433	"B&B-3" 433	"B&B-4" 496	1 BR "A" 755	1 BR "B" 755	2 BR "A" 1,105	2 BR "B1" 1,105	2 BR "B2" 1,071	
1ST FLR	1	2	2	1	0	0	0	0	0	6
1ST FLR SQ/FT	296	866	866	496	1	0	0	0	0	2,524
2ND FLR	0	0	0	0	1	0	1	4	1	7
2ND FLR SQ/FT	0	0	0	0	755	0	1,105	4,420	1,071	7,351
3RD FLR	0	0	0	0	0	1	0	5	1	7
3RD FLR SQ/FT	0	0	0	0	0	755	0	5,525	1,071	7,351
TOTALS	1	2	2	1	1	1	1	9	2	20
TOTAL SQ/FT	296	866	866	496	755	755	1,105	9,945	2,142	17,226

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- 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 ROOF FRAMING DETAILS
- S6.2 ROOF FRAMING DETAILS
- S7.1 STEEL FRAMING DETAILS
- S7.2 STEEL FRAMING DETAILS

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- 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

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 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
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- P3 WATER PIPING
- P4 MECHANICAL WASTE PIPING RISERS

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- 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

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- A1.1 SITE PLAN

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- 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"

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- A3.3 3RD FLOOR PLAN
- A3.4 ROOF PLAN

LIFE SAFETY FLOOR PLANS

- A3.1L5 1ST FLOOR PLAN
- A3.2L5 2ND FLOOR PLAN
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- A4.1 ELEVATIONS

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- A5.2 SECTION 'B'
- A5.3 SECTION 'C'
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- A5.6 SECTION 'F-F'
- A5.7 SECTION 'G-G'
- A5.8 SECTION 'H-H'
- A5.9 SECTION 'J-J'
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- A6.1 INTERIOR ELEVATIONS
- A6.2 INTERIOR ELEVATIONS

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- D1.2 DETAILS
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- RA1.1 DETAILS

RATED PENETRATION ASSEMBLIES

- RP1.1 DETAILS

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

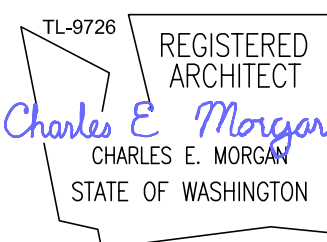
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

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



DATE 4 OCT 23
REVISION 7 MAR 24

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.

STOUND CONTROL

- 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, CHAPTER 6. 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. (NFPA 72, 4.4.1.3.1)
 - A DEDICATED BRANCH CIRCUIT SHALL SUPPLY PRIMARY POWER. (NFPA 72, 4.4.1.4.1)
 - THE DEDICATED BRANCH CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. (NFPA 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." (NFPA 72, 4.4.1.4.2.2)
 - THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE ALARM CONTROL UNIT. (NFPA 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 NFPA 72, 4.4.1.8.
 - A DEDICATED BRANCH CIRCUIT OF AN AUTOMATIC-STARTING, ENGINE-DRIVEN GENERATOR ARRANGED IN ACCORDANCE WITH NFPA 4.4.1.9.3.1 AND STORAGE BATTERIES DEDICATED TO THE FIRE ALARM SYSTEM WITH 4 HOURS OF CAPACITY ARRANGED IN ACCORDANCE WITH NFPA 72, 4.4.1.8.
 - 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 STANDARO (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 BE POSTED FOR THE JOB SITE AND NEW BUILDING PER THIS TABLE:

ADDRESS NUMBERING	HEIGHT TABLE
DISTANCE FROM ROAD:	MINIMUM SIZE:
0–100 FT	6"
101–150 FT	8"
150–200 FT	10"
201–300 FT	12"
301 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
7 MAR 24 PERMIT RESUBMITTAL

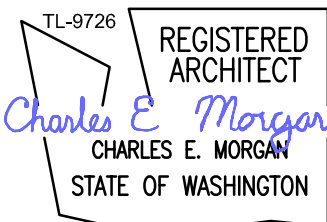
PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

EMAIL info@cmearch.com
PHONE 425–353–2888



DATE	4 OCT 23
REVISION	7 MAR 24

SHEET

A0.2

PARKING - ICC/ANSI A117.1-2009 SECTION 502

A0.3

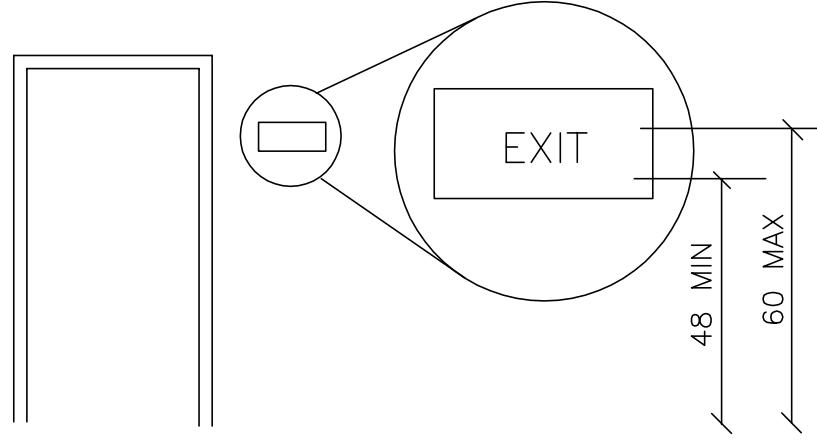
BARRIER FREE NOTES

VISUAL CHARACTER HEIGHT

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

CHARACTER HEIGHT

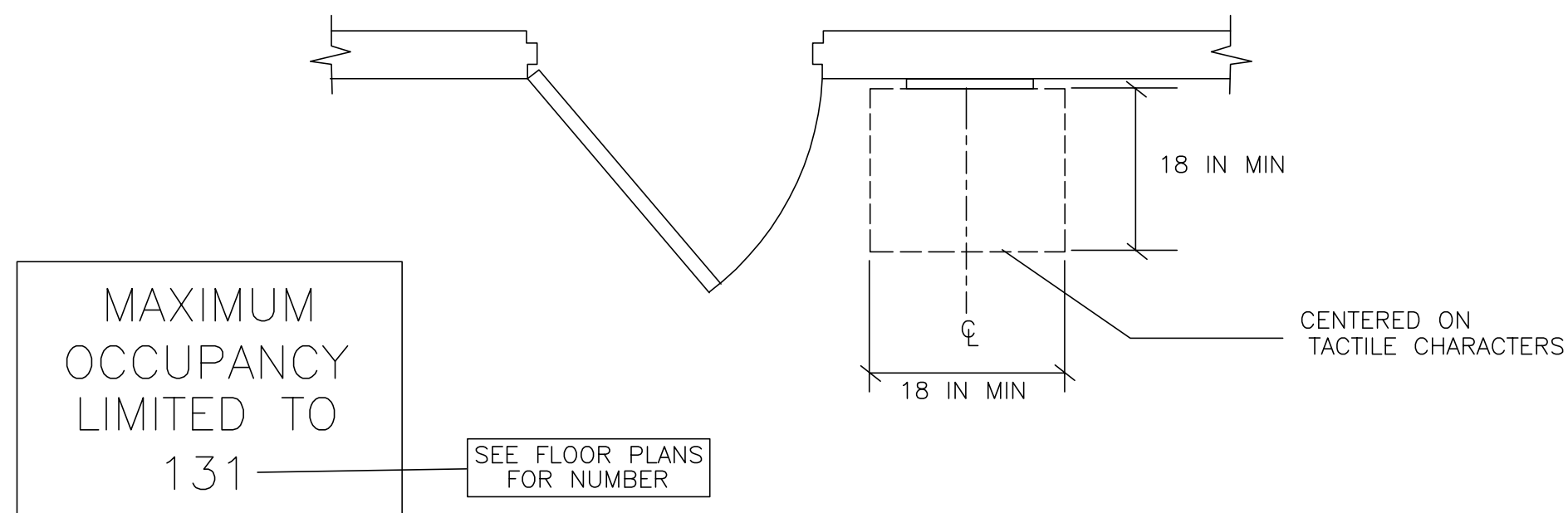
THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHACTERS OF A FONT, MEASURED VERTICALLY FROM THE BASELINE OF THE CHACTER, SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM



BRAILLE DIMENSIONS

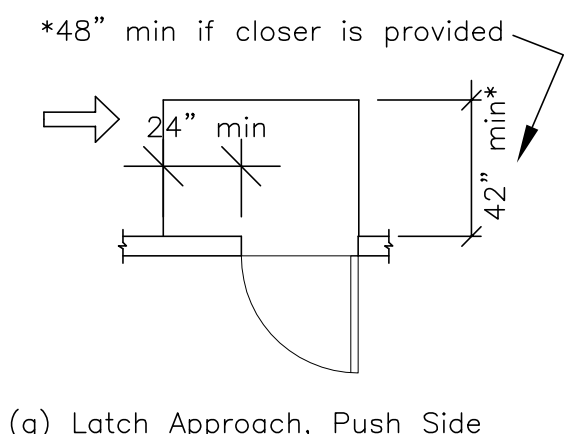
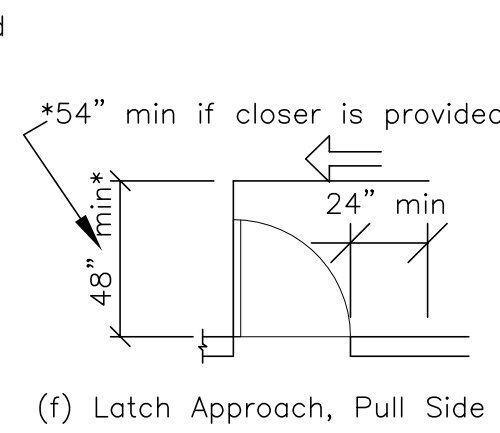
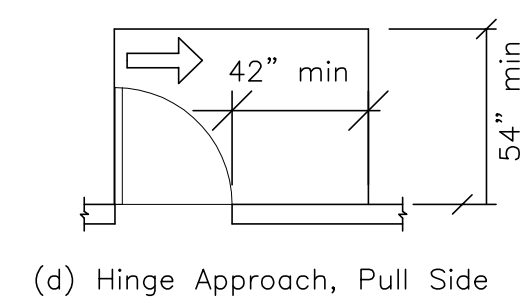
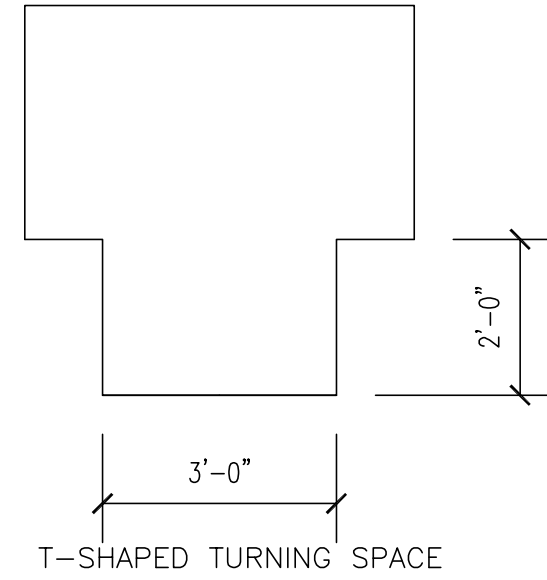
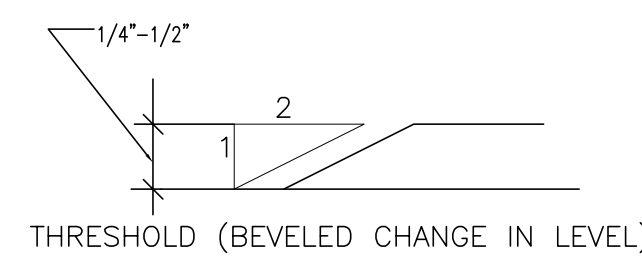
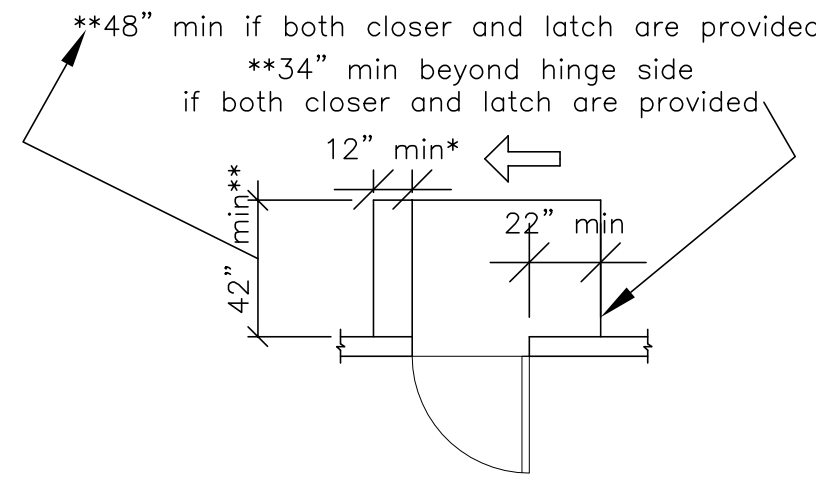
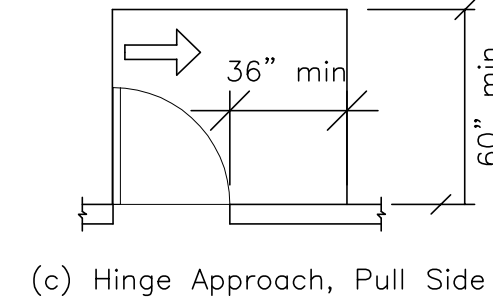
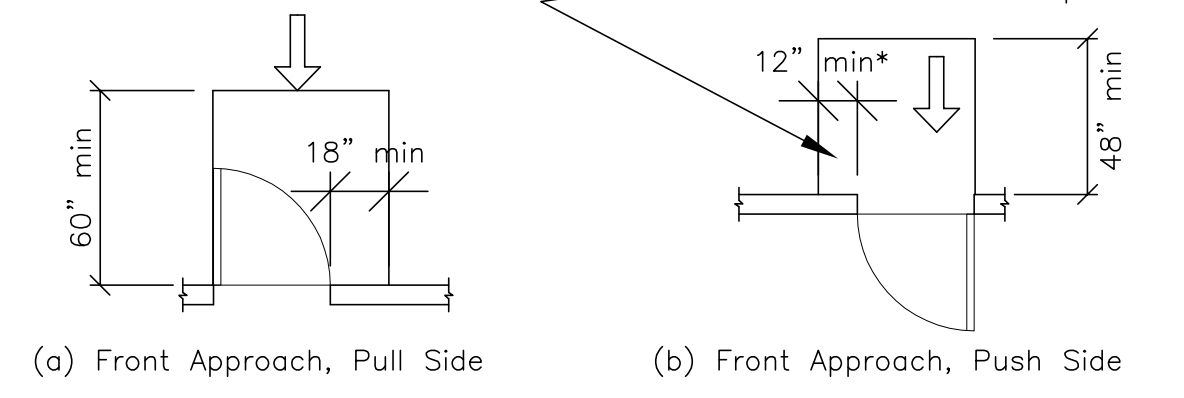
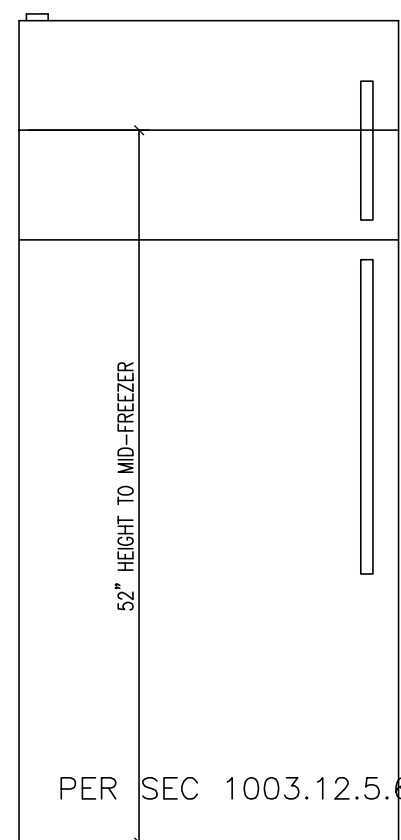
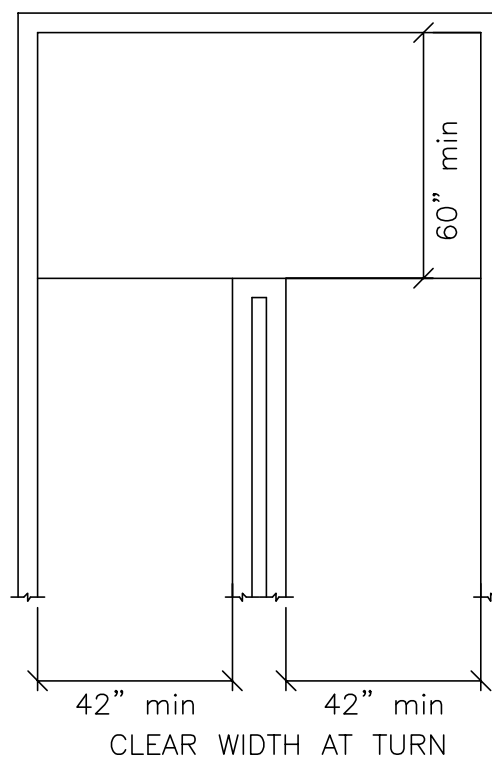
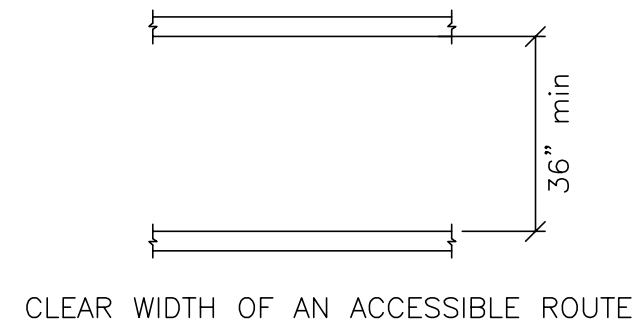
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 TO 0.063
DISTANCE BETWEEN 2 DOTS IN SAME CELL	0.090 TO 0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CSLLS	0.241 TO 0.300
DOT HEIGHT	0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395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

LOCATION OF TACTILE SIGNS AT DOORS

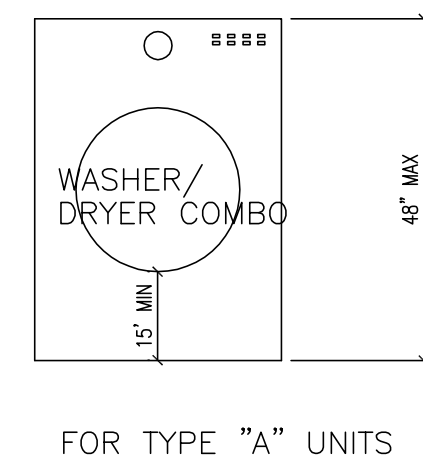


EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT FROM THE ROOM
[Symbol] ON PLANS GIVES THE LOCATION

OCCUPANCY LOAD SIGNS



DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY AND ENTRY DOORS OF TYPE "B" UNITS

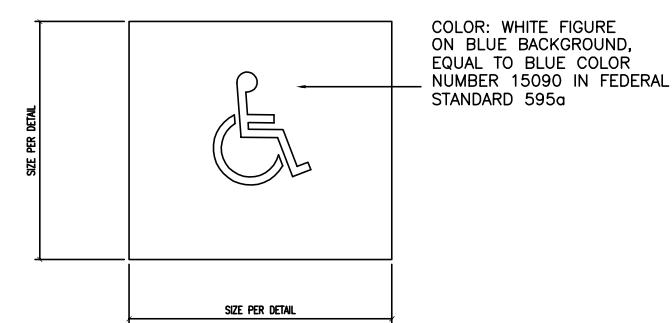


ICC/ANSI 117.1-2009 SEC. 611.

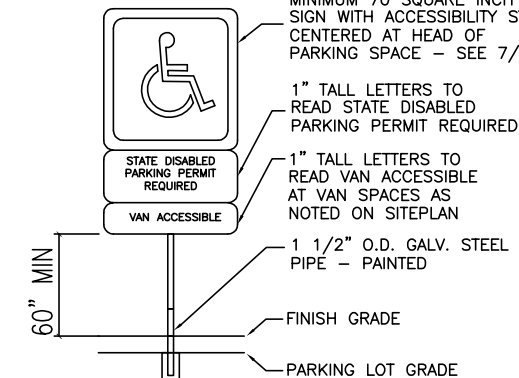
FOR TYPE "A" UNIT PROVIDE COMBINATION WASHER/DRYER. PROVIDE FOR PARALLEL APPROACH. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DOOR OPENING.

OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 48" ABOVE F.F.

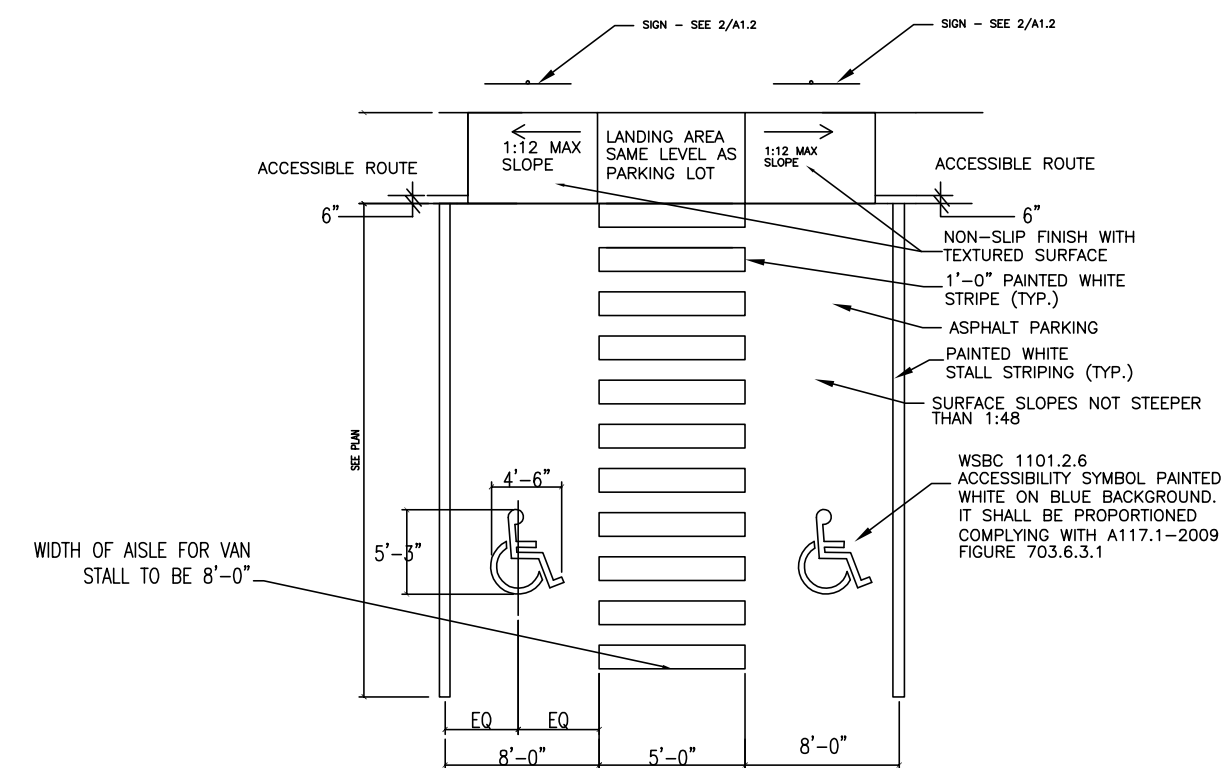
FOR TYPE "B" UNITS A STACKABLE WASHER/DRYER COMBINATION CAN BE PROVIDED. ICC/ANSI 117.1-2009 SEC. 1003.10



1 DISABLED ACCESSIBILITY SYMBOL

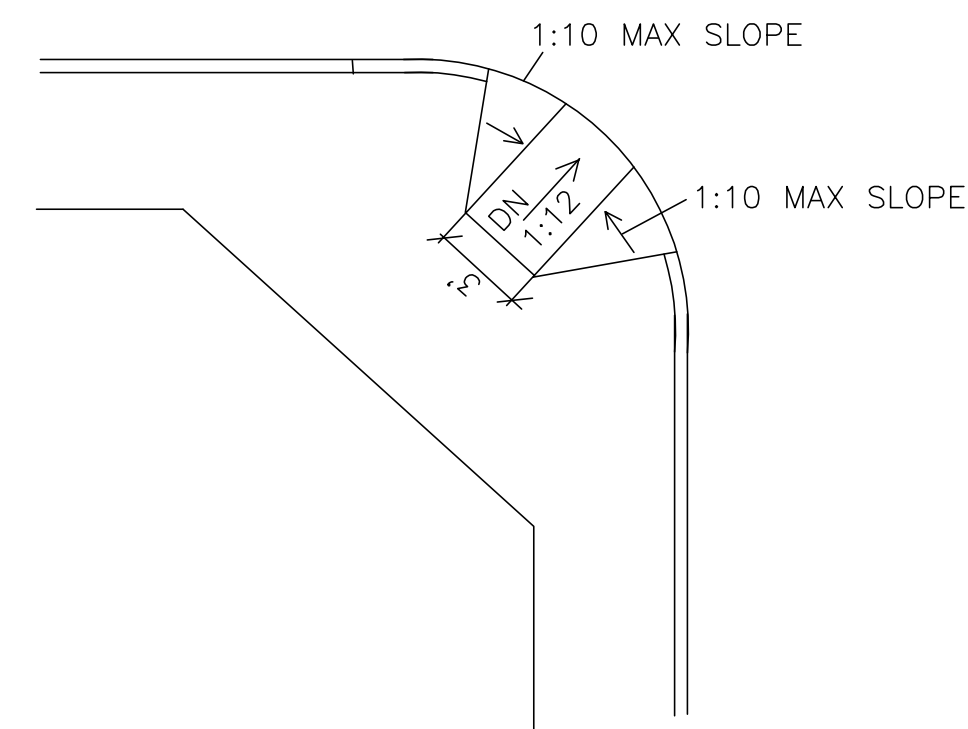


2 DISABLED PARKING SIGN



3 HANDICAPPED & VAN STALL PARKING

AT A LANDING OF A RAMP THAT IS PART OF AN ACCESSIBLE ROUTE, THE LENGTH OF THE LANDING SHALL BE 60" MINIMUM.



4 ACCESSIBLE RAMP

SEE SHT C5.2 FOR ADDITIONAL DETAILS

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

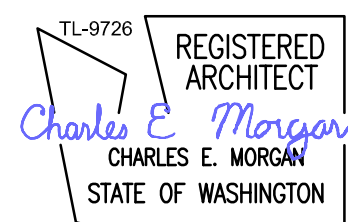
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

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

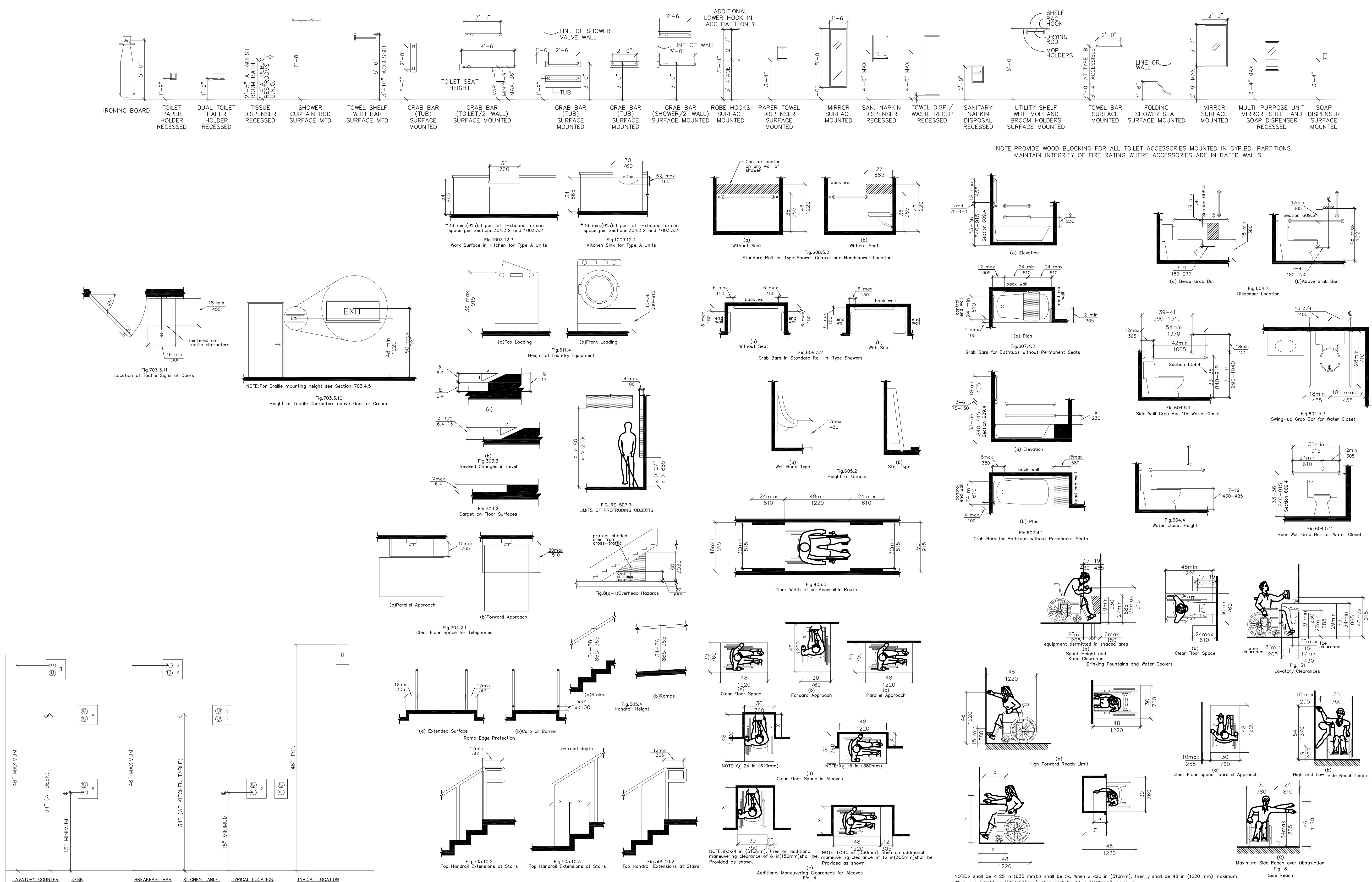


DATE	4 OCT 23
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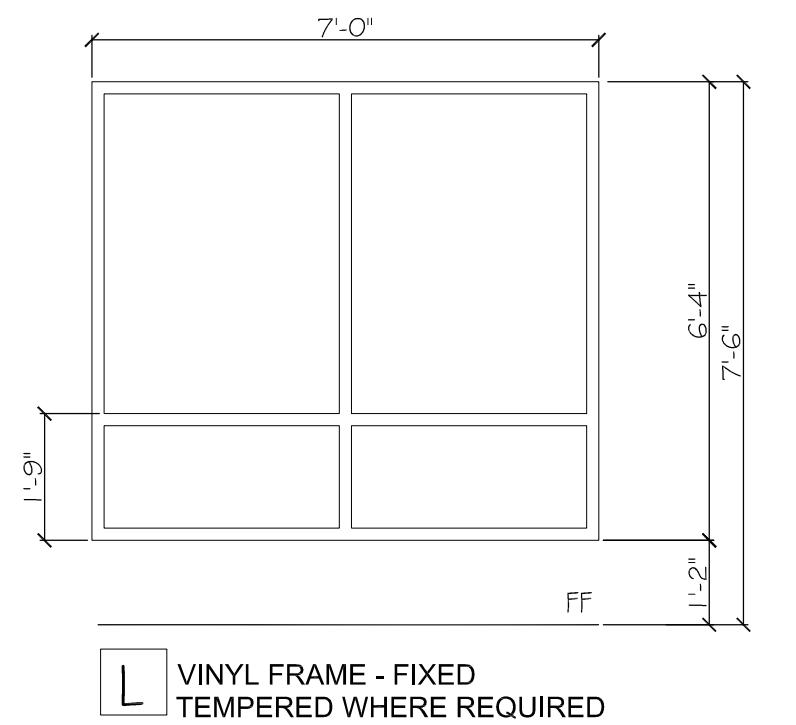
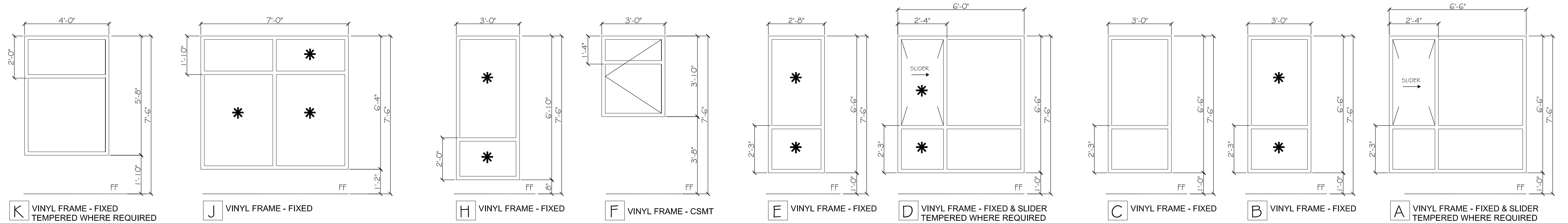
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BARRIER FREE REQUIREMENTS



ELEC. OUTLET & SWITCH HEIGHTS BASED ON LOCATIONS

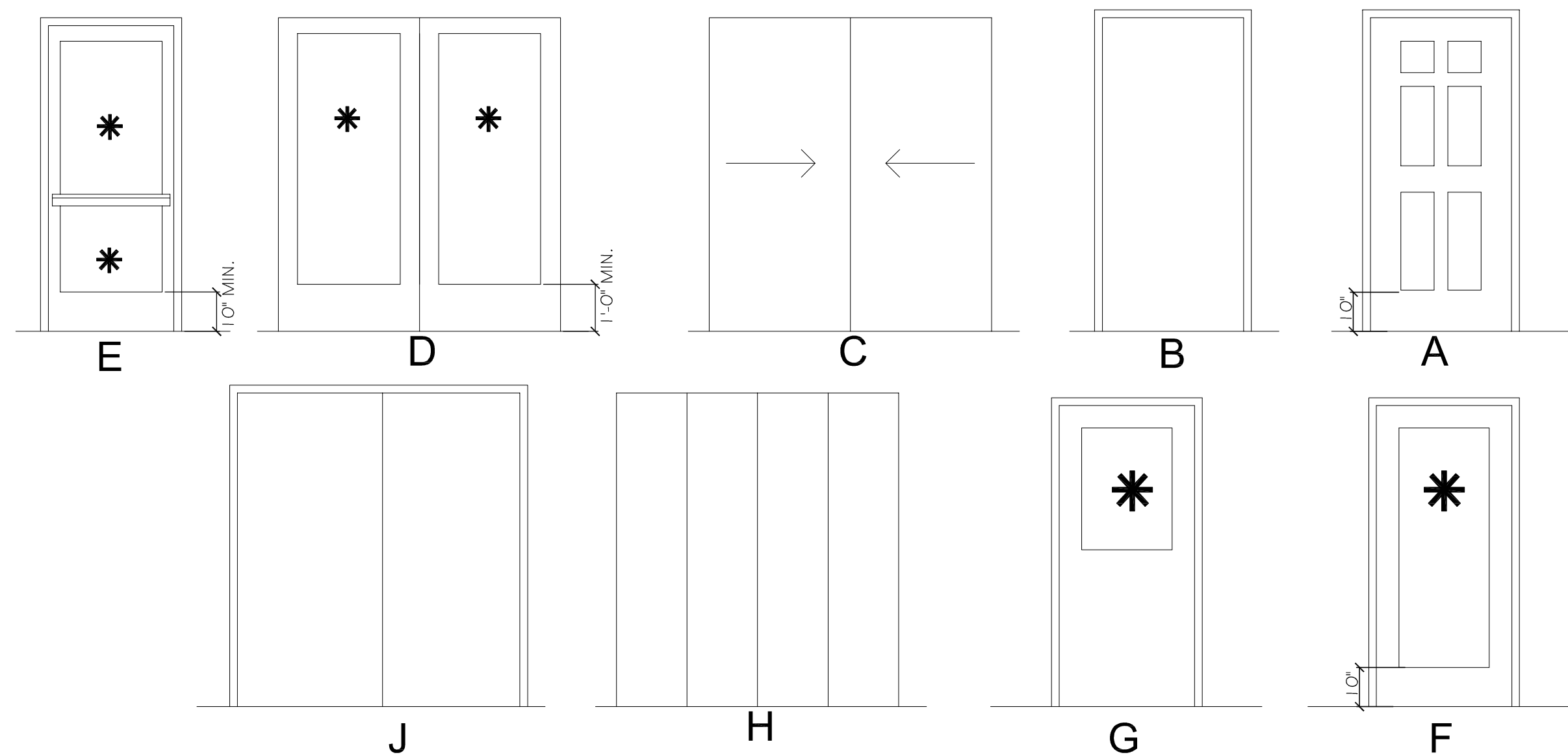
ADA GUIDELINES & DIAGRAMS



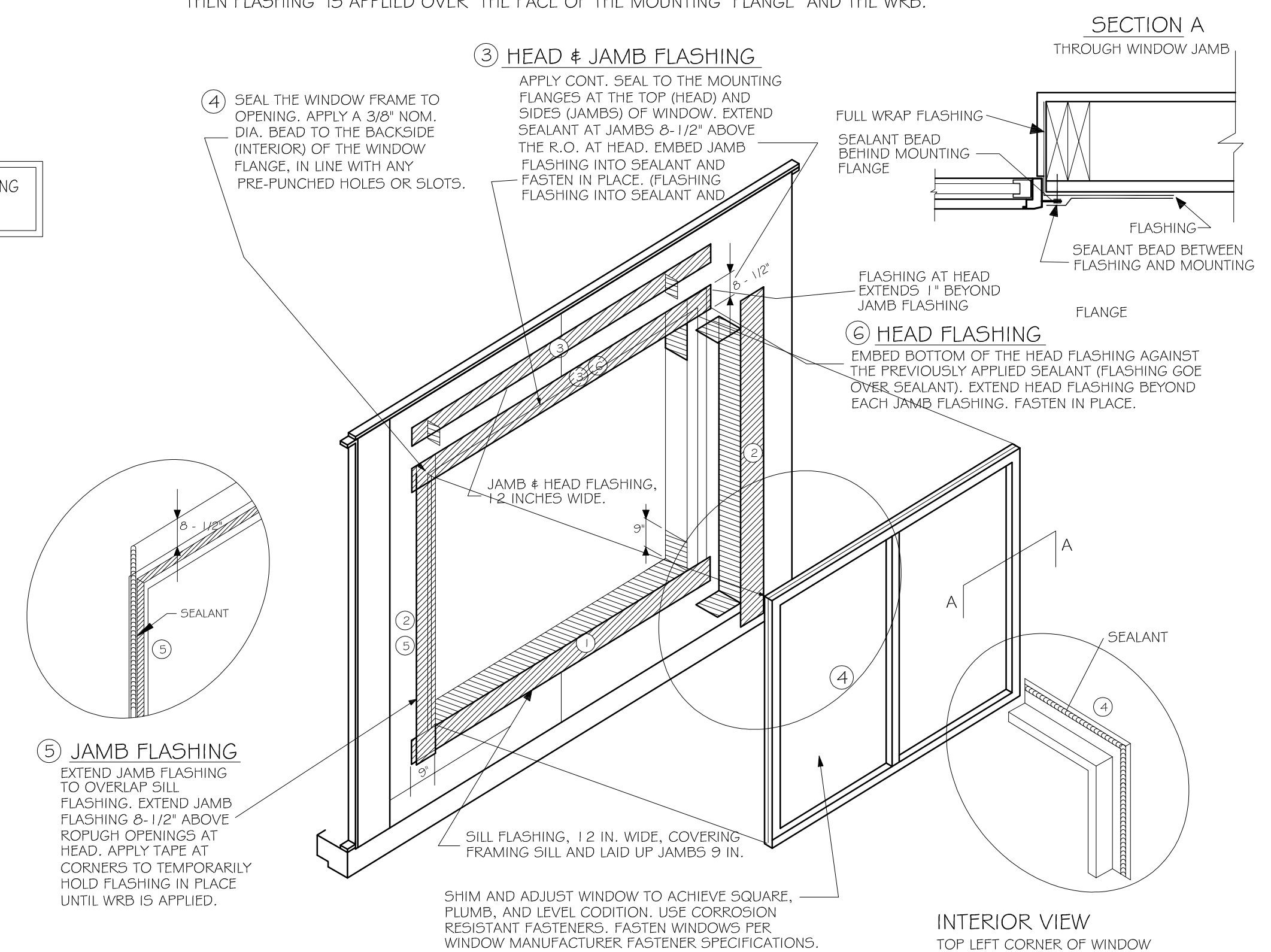
WINDOW INSTALLATION

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)



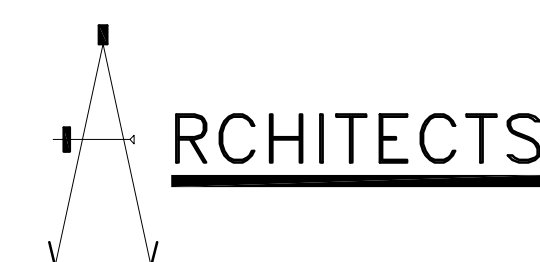
WINDOW AND DOOR ELEVATIONS

4 OCT 23 PERMIT SUBMITTAL

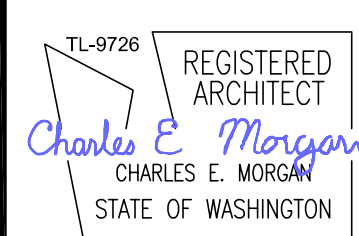
PROJECT
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 DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



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



DATE	4 OCT 23
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A0.7

NO.	ROOM	FLOOR	BASE	WALLS		CEILINGS		REMARKS
				MATERIALS	FINISH	MATERIALS	FINISH	
		CARPET W/PAD SHEET VINYL W/SOUND MAT -2ND & 3RD SHEET VINYL WATERPROOF MEMBRANE BRUSHED CONCRETE CONCRETE SLAB TILE PRE-FINISHED WD (2.25") TO MATCH DOORS 4" VINYL QUARRY TILE		5/8" GWB TYPE "X"	1 COAT LATEX FLAT OVER 1 COAT SEALER 1 COAT LATEX SEMI-GLOSS OVER 1 COAT SEALER 48" CERAMIC TILE WAINSCOT EXTERIOR SIDING	1 LAYER TYPE "X" G.W.B. ON RC-1 1 LAYER TYPE "C" G.W.B. @ TOP FLOOR ACOUSTICAL TILE 1 COAT LATEX FLAT OVER 1 COAT SEALER 1 COAT LATEX SEMI-GLOSS OVER 1 COAT SEALER		
	AIR B& B UNITS							
	ROOM	●	●	●	●	●	●	
	BATH	●	●	●	●	●	●	
	UNITS 2ND & 3RD FLOOR							
	LIVING/DINING	●	●	●	●	●	●	
	DINING	●	●	●	●	●	●	
	BATH	●	●	●	●	●	●	
	BEDROOM	●	●	●	●	●	●	
	KITCHEN	●	●	●	●	●	●	
	HALLS	●	●	●	●	●	●	
	WASHER/ DRYER CLOSET	●	●	●	●	●	●	
	DECK	●						
	PATIO/ 1ST FLOOR	●						
	VESTIBULE/ LOBBY	●	●	●	●	●	●	
	STAIRWAYS	●	●	●	●	●	●	
	ELECTRICAL ROOM	●		●	●	●	●	
	CORRIDORS	●		●	●	●	●	

CMAARCH
ARCHITECTS

C. E. MORGAN & ASSOCIATES, LLC

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

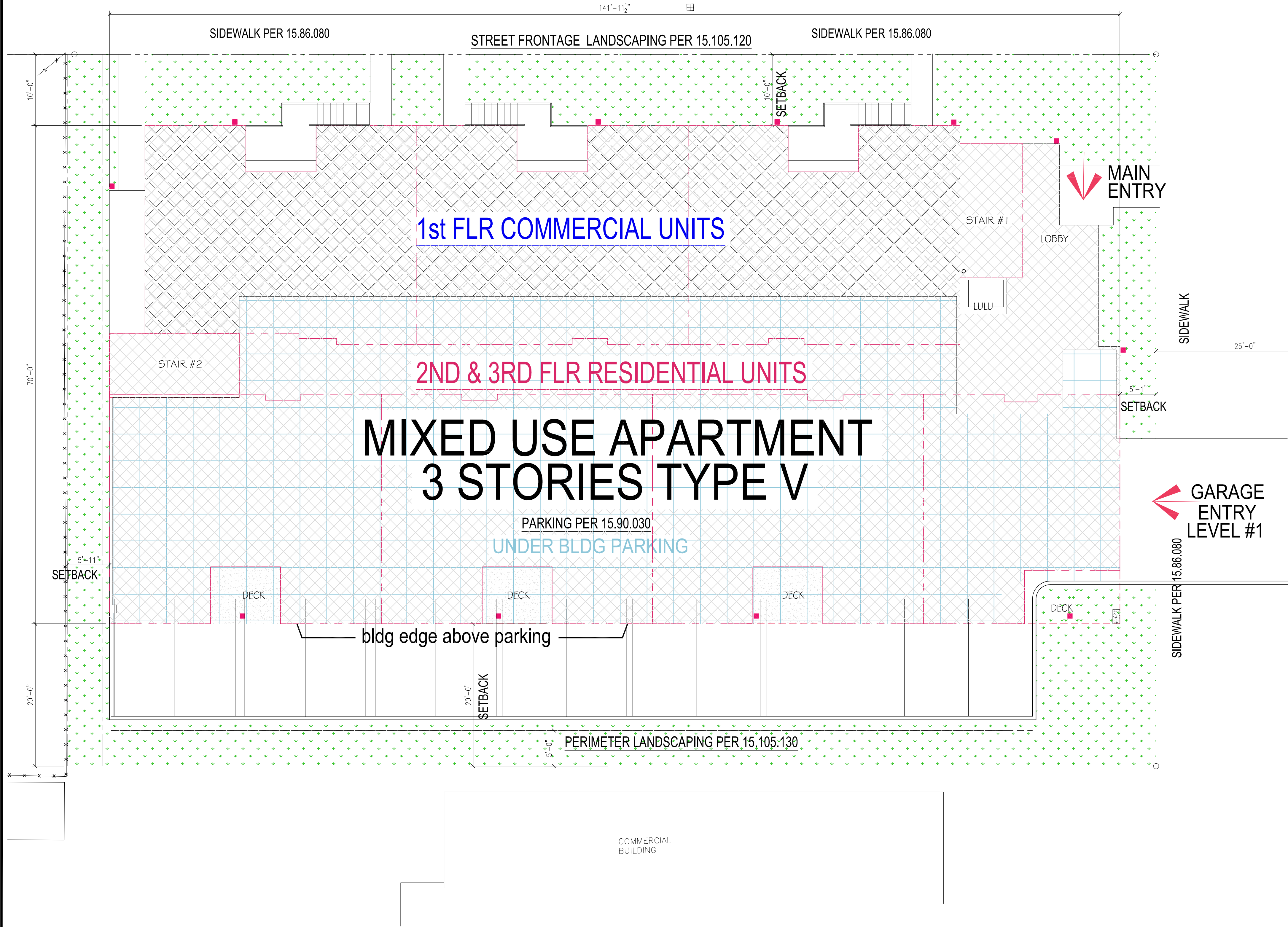
DATE	4 OCT 23
REVISION	A 7 MAR 24

SHEET

A0.

A0.8

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	3,558 SQ/FT
- UNDER BLDG PARKING AREA	5,787 SQ/FT
2ND FLOOR - FLOOR AREA	9,317 SQ/FT
3RD FLOOR - FLOOR AREA	9,317 SQ/FT
TOTAL BUILDING AREA	28,125 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	10
COMPACT STALLS	12
ADA STALLS (INCL. 1 VAN)	2
TOTAL	24

PARKING REQUIRED - ONSITE

6 LODGING UNITS	6
14 DWELLING UNITS (>1,200SQ/FT)	14
TOTAL REQUIRED STALLS	20

PARKING STALL SIZE

REGULAR 9' x 18'-6"
COMPACT 8'-6" x 16' (no more than 50% required spaces may be compact)

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

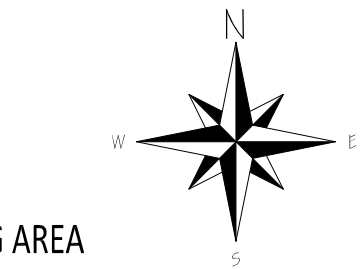
R-1 & R-2 TYPE V-A 4 STORIES
S-2 TYPE V-A 5 STORIES

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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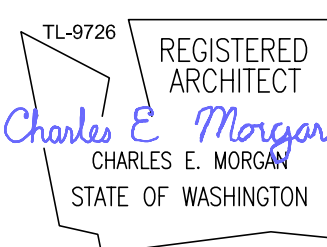
PROJECT
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LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
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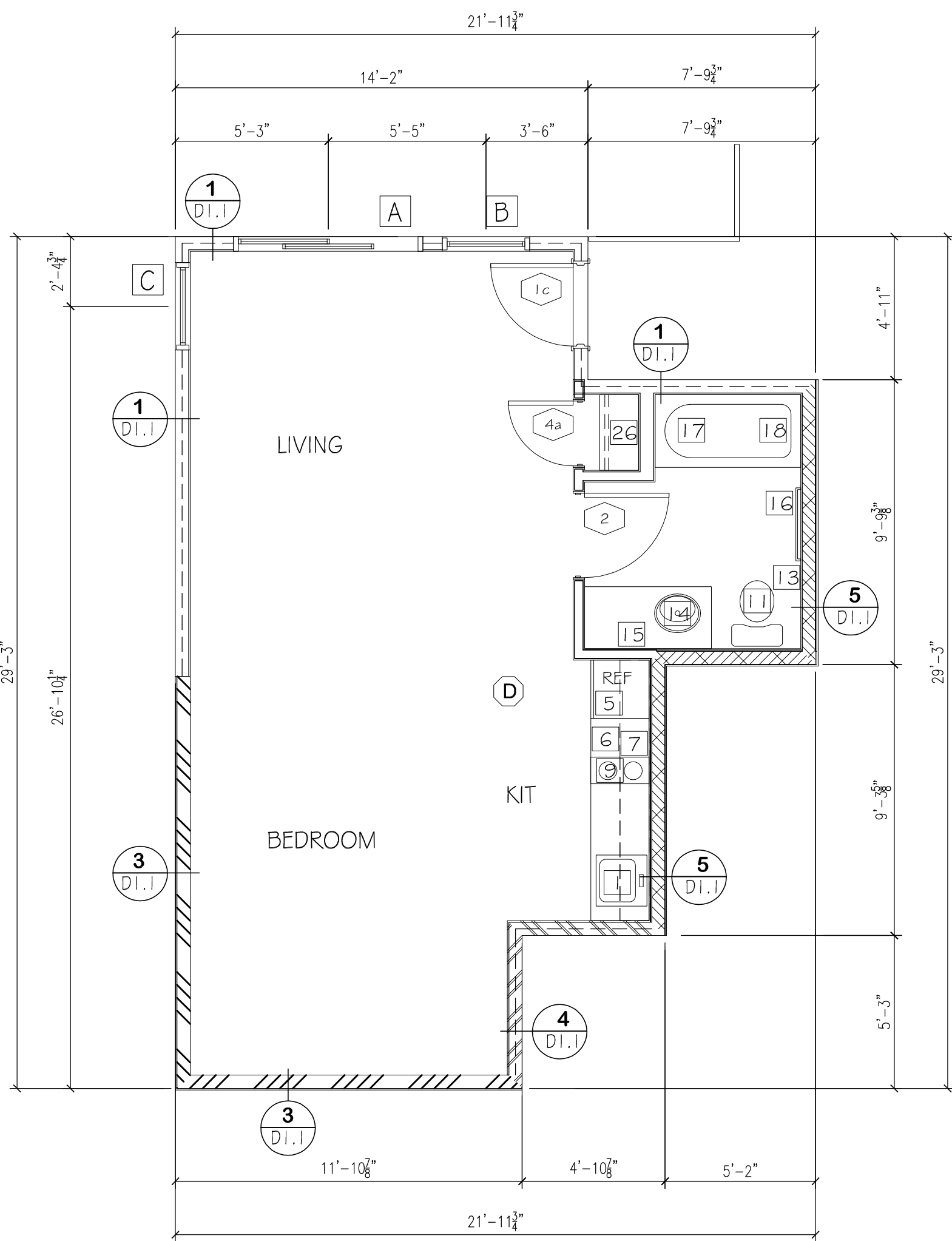
7301 BEVERLY LANE
EVERETT, WA 98203

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



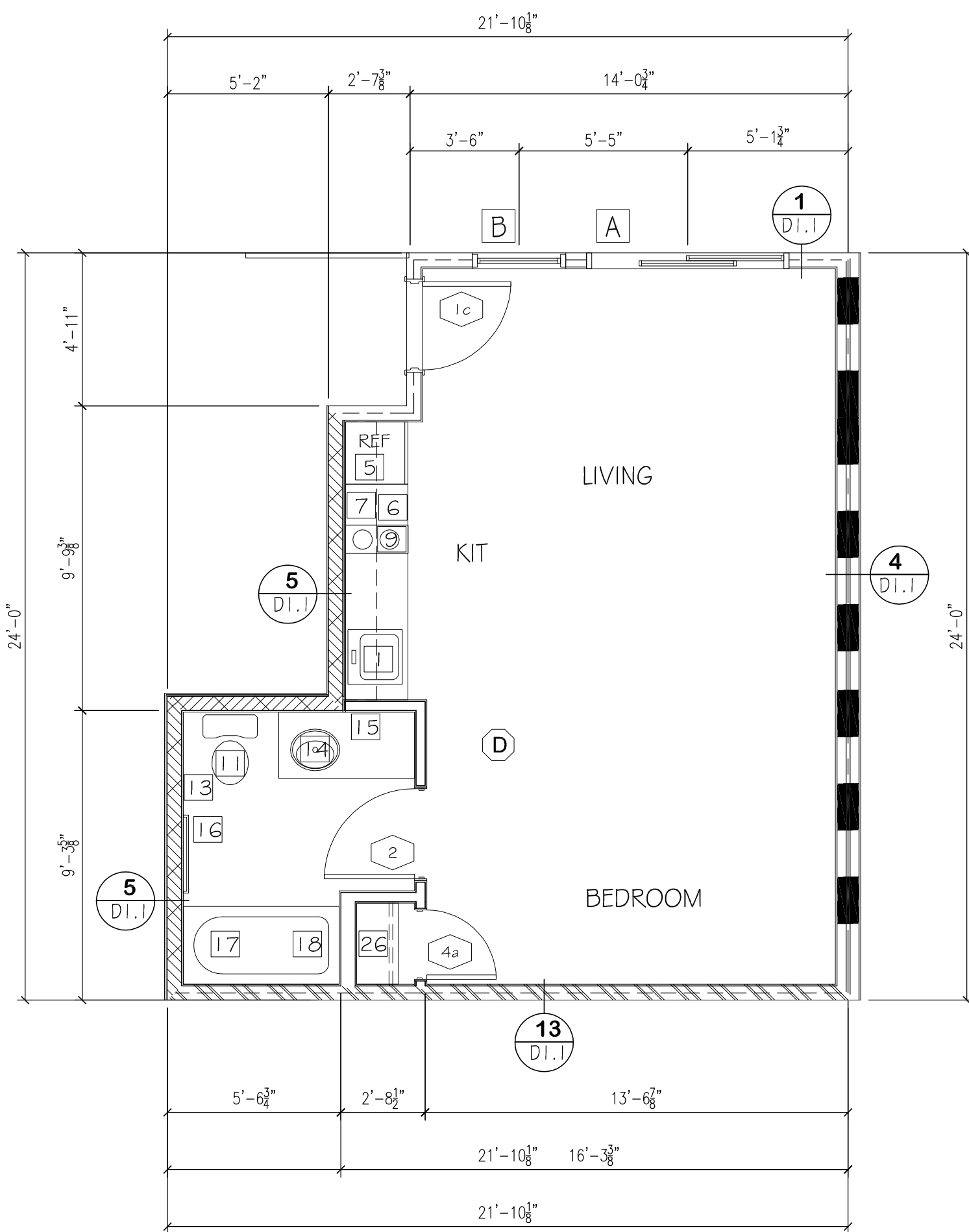
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SHEET
A1.1



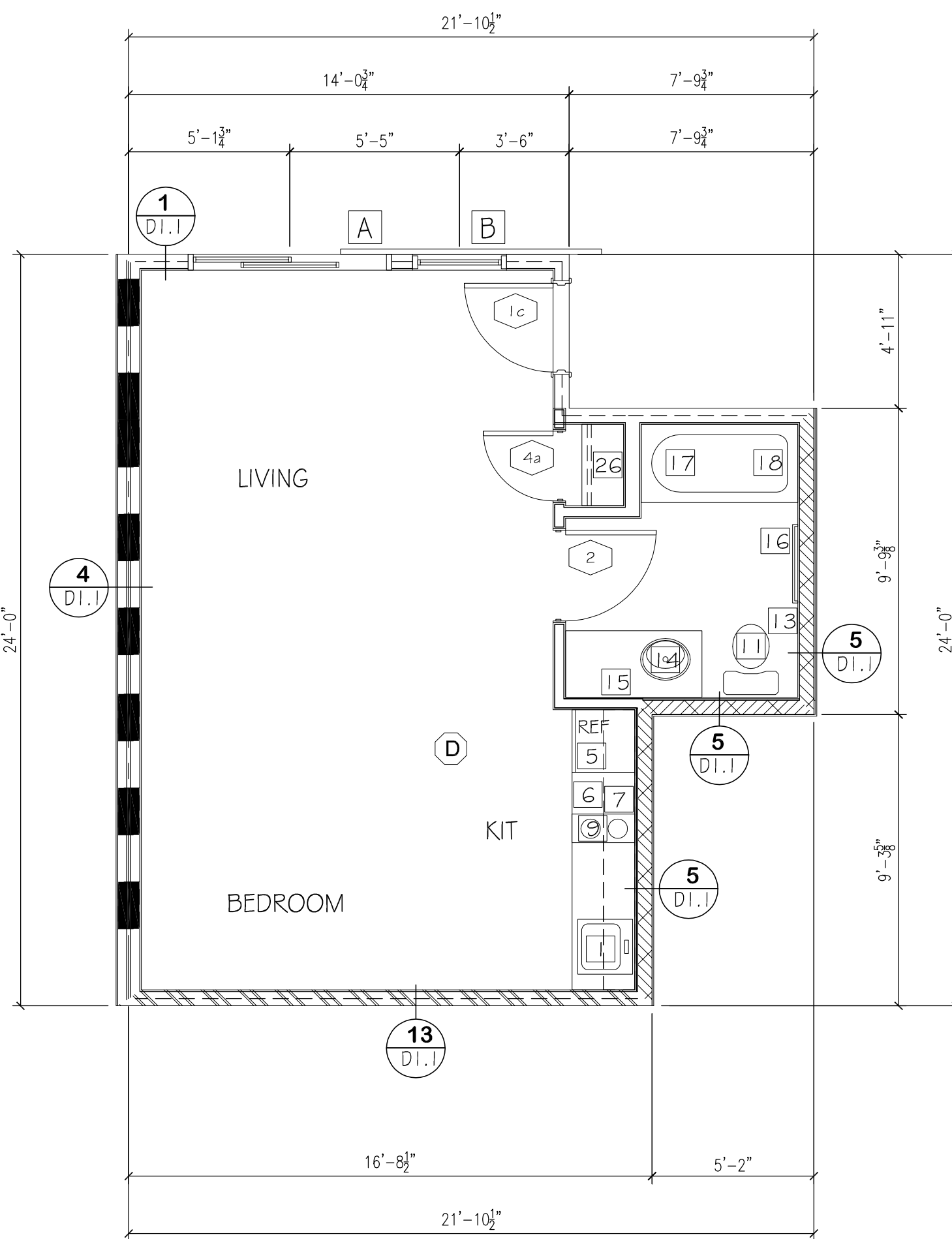
UNIT "B&B-4"
(SLEEPING UNIT)

496 SQ/FT
1 UNIT
DECK - 56 SQ/FT
UNIT # 106



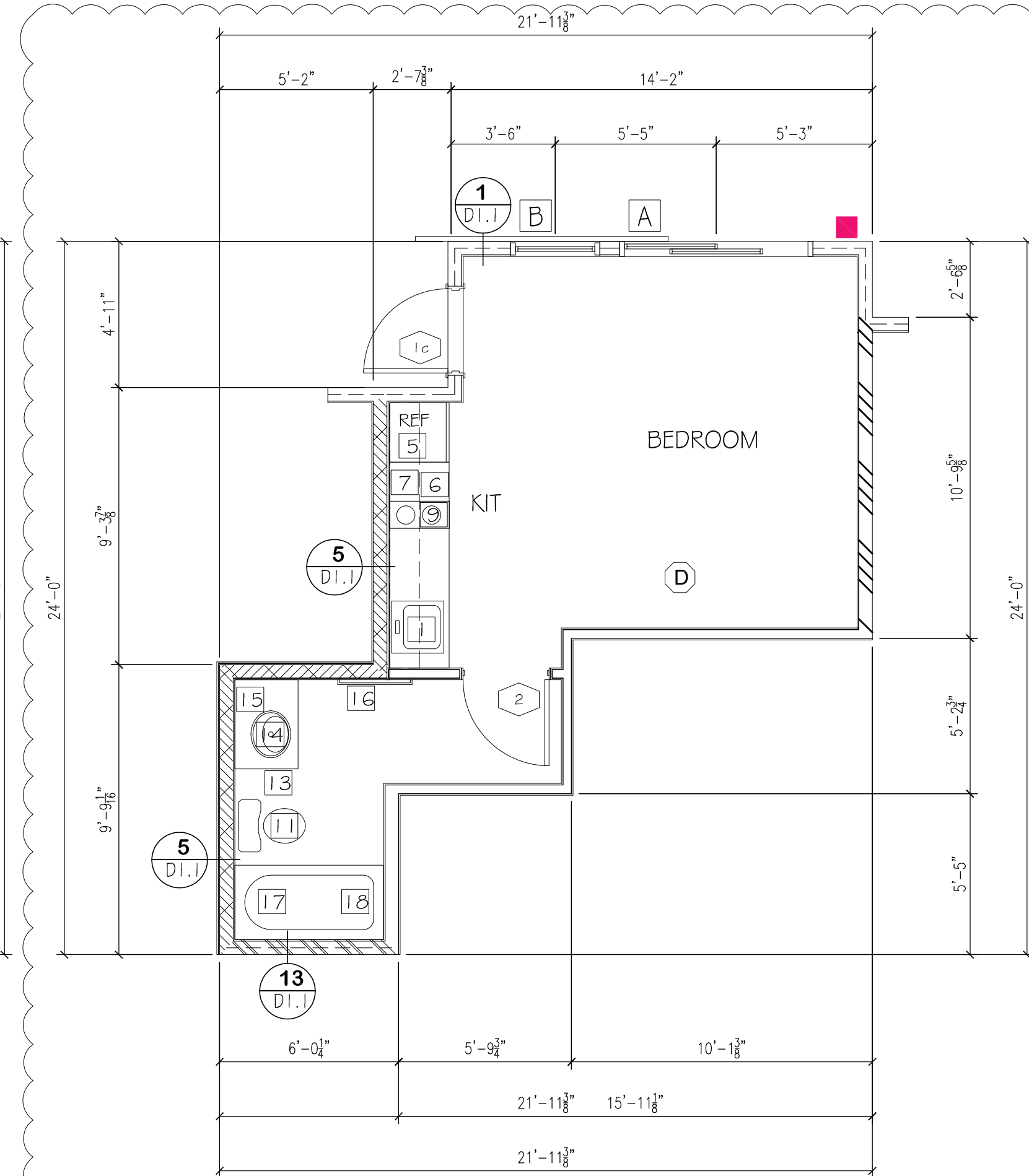
UNIT "B&B-3"
(SLEEPING UNIT)

433 SQ/FT
2 UNIT
DECK - 56 SQ/FT
UNITS # 103 & 105



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

433 SQ/FT
2 UNIT
DECK - 52 SQ/FT
UNITS # 102 & 104



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

296 SQ/FT
1 UNIT
DECK - 52 SQ/FT
UNIT # 101



SHEET NOTES

- SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- BUILT-IN DISHWASHER, ENERGY STAR
- 30" ELECTRIC RANGE WITH MICROWAVE/hood FAN ABOVE
- 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- REFRIGERATOR SPACE
- PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- LINE OF CABINETS ABOVE
- PONY WALL
- COOKTOP
- 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 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
- SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-2" 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
- SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- ADA 5" ROLL-IN SHOWER WITH SEAT
- 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
- GRAB BARS FOR ROLL-IN SHOWER
- WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 1 - 12" WIRE SHELF & POLE
- 5 - 12" WIRE SHELVES
- 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	
	STANDARD WALL (1) (PER 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 - 0.50 (SEE SHT RA.1.2 #2)
	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

STUDIO "B&B-1", "B&B-2", "B&B-3" & "B&B-4" TYPICAL UNIT

SCALE 1/4" = 1'-0"

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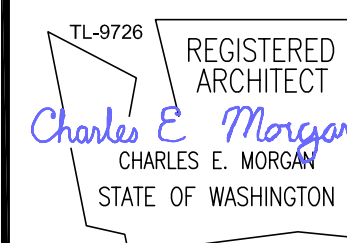
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

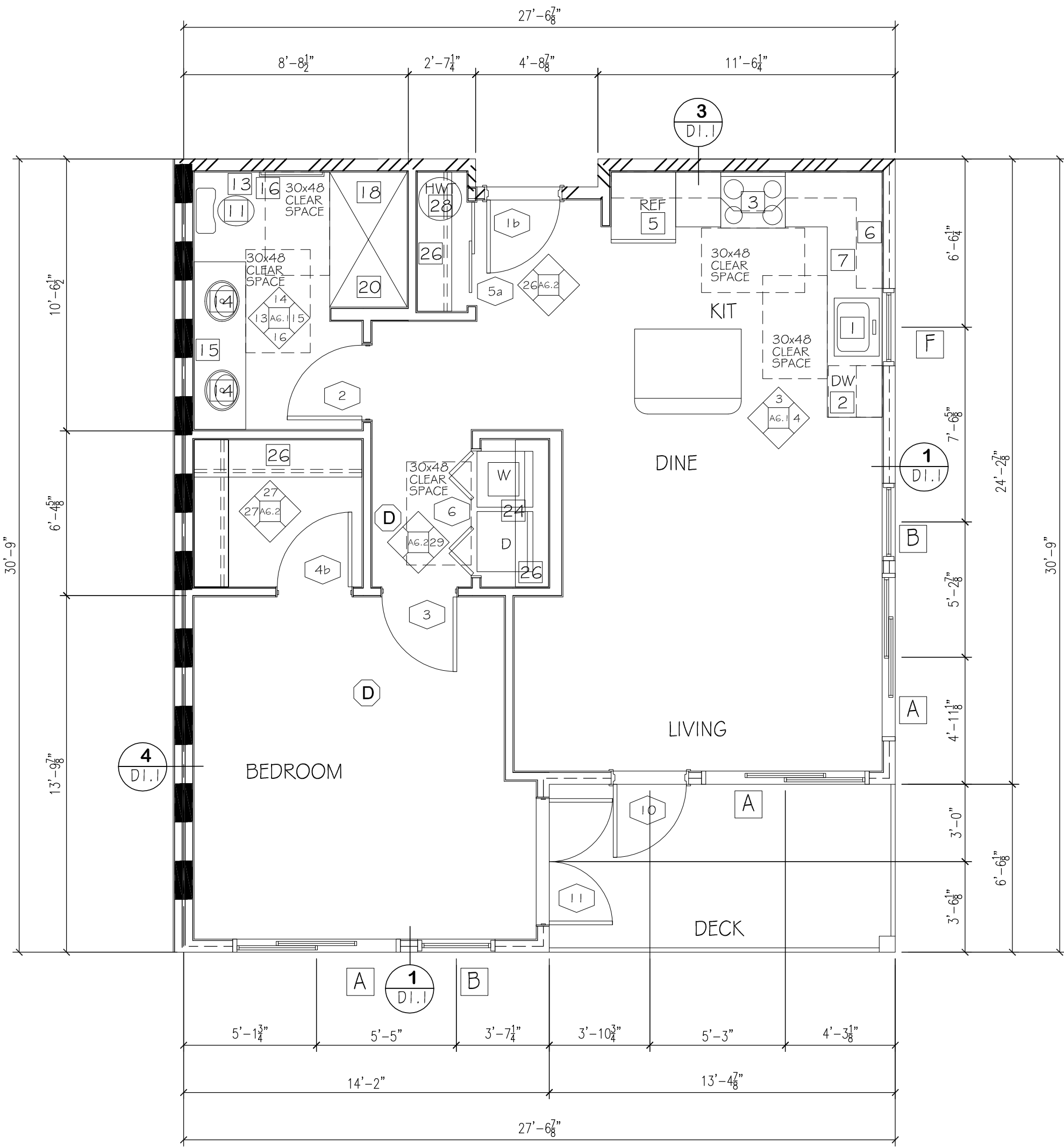
EMAIL info@cmaarch.com
PHONE 425-353-2888



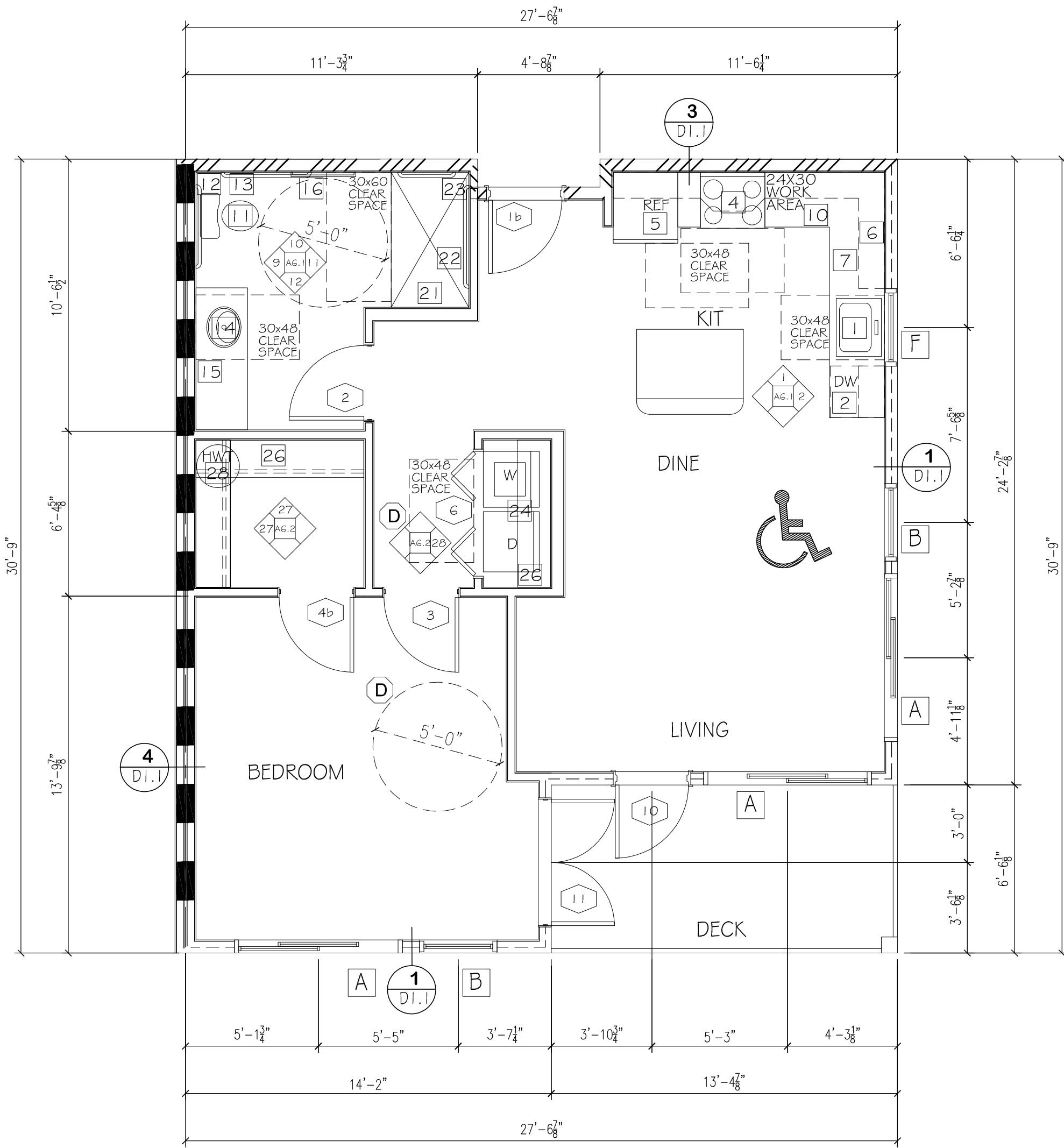
DATE	4 OCT 23
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SHEET

A2.1



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



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

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 30K24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 11 1.29 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 FIREKICK ASS. 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 WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 20 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 21 ADA 5' ROLL-IN SHOWER WITH SEAT
- 22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 23 GRAB BARS FOR ROLL-IN SHOWER
- 24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 26 1 - 12" WIRE SHELF & POLE
- 27 5 - 12" WIRE SHELVES
- 28 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 6'-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 1.005.5.1 A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1.005.5.2

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	
1/8" W/ 1/8" WALL TYPES AS PER RAI 1.1 SHEET	WINDOW INDICATOR
STANDARD WALL (SEE SHT RAI.1 #3)	DOOR INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	SOFFITS FOR DUCTS
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	DETAIL INDICATOR (SEE D1.1 SHTS)
EXTERIOR WALL (SEE SHT RAI.1 #1)	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR WALL - GENERIC (SEE SHT RAI.1 #2)	SMOKE/CARBON MONOXIDE DETECTOR
2 HR WALL - (STC 50) (SEE SHT RAI.2 #20)	
2 HR EXTERIOR WALL (SEE SHT RAI.2 #19)	

1 BR "A" & "B" TYPICAL UNIT

SCALE 1/4" = 1'-0"

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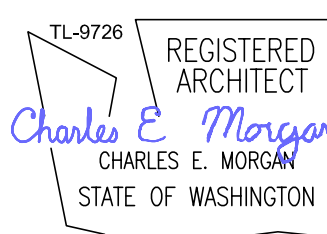
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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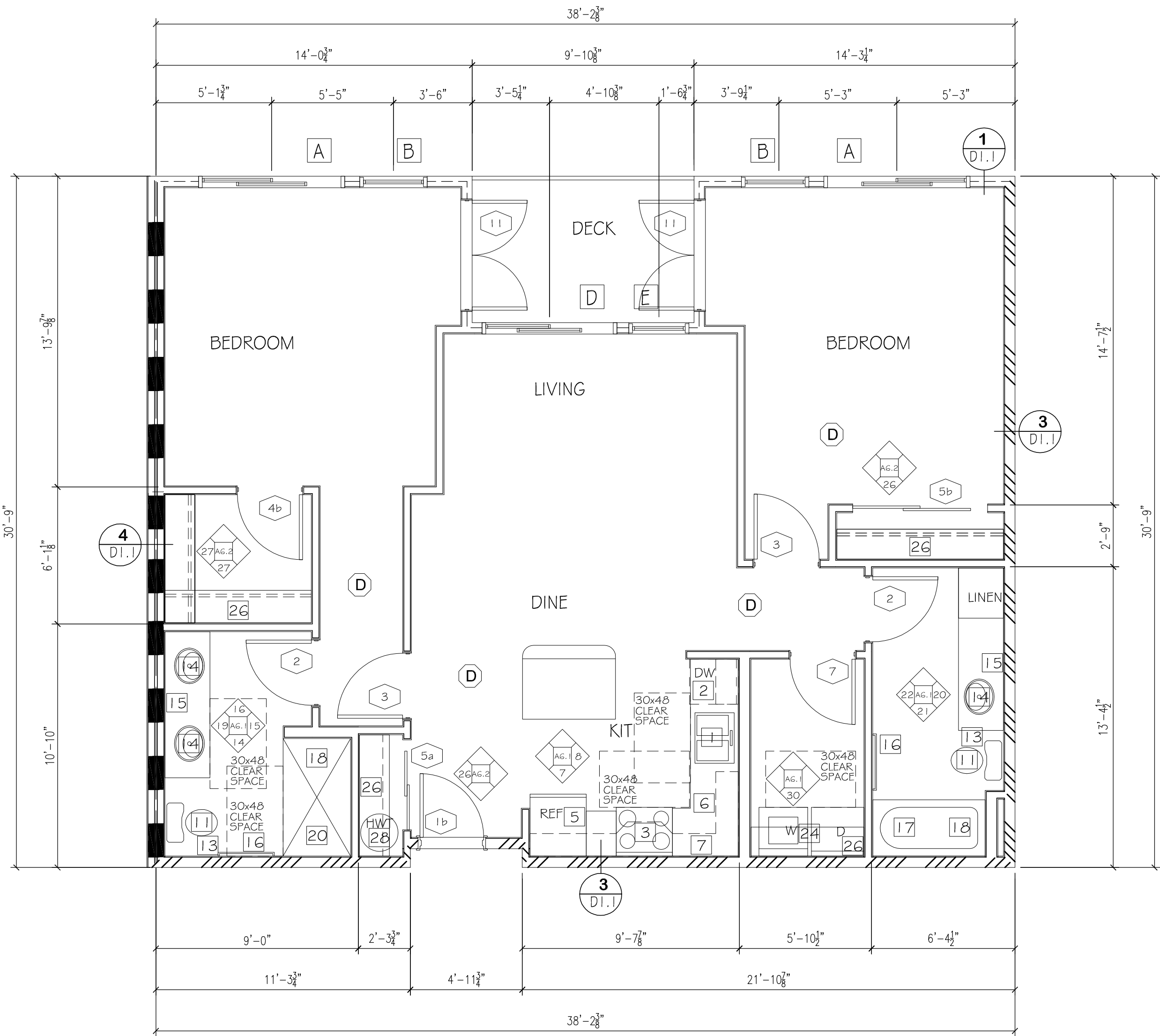
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PHONE 425-353-2888



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SHEET

A2.2



2 BEDROOM "B1"

(TYPE "B" UNIT)

1,105 SQ/FT 9,945 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 AFFLUENCE 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 AFFLUENCE 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 AFFLUENCE.

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.

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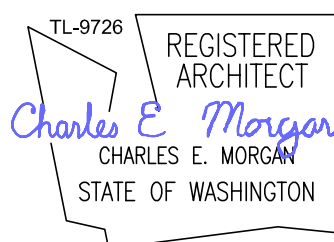
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7301 BEVERLY LANE
EVERETT, WA 98203

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



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SHEET

A2.3

SCALE 1/4" = 1'-0"

SHEET NOTES

- SELF-DRAINING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- BUILT-IN DISHWASHER, ENERGY STAR
- 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- REFRIGERATOR SPACE
- PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- LINE OF CABINETS ABOVE
- PORNY WALL
- COOKTOP
- 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 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
- SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 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
- SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- FLOOR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- ADA 5' ROLL-IN SHOWER WITH SEAT
- SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIBERGLASS HEAD OR AS A HAND HELD SHOWER
- GRAB BARS FOR ROLL-IN SHOWER
- WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 1 - 12" WIRE SHELF & POLE
- 5 - 12" WIRE SHELVES
- 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

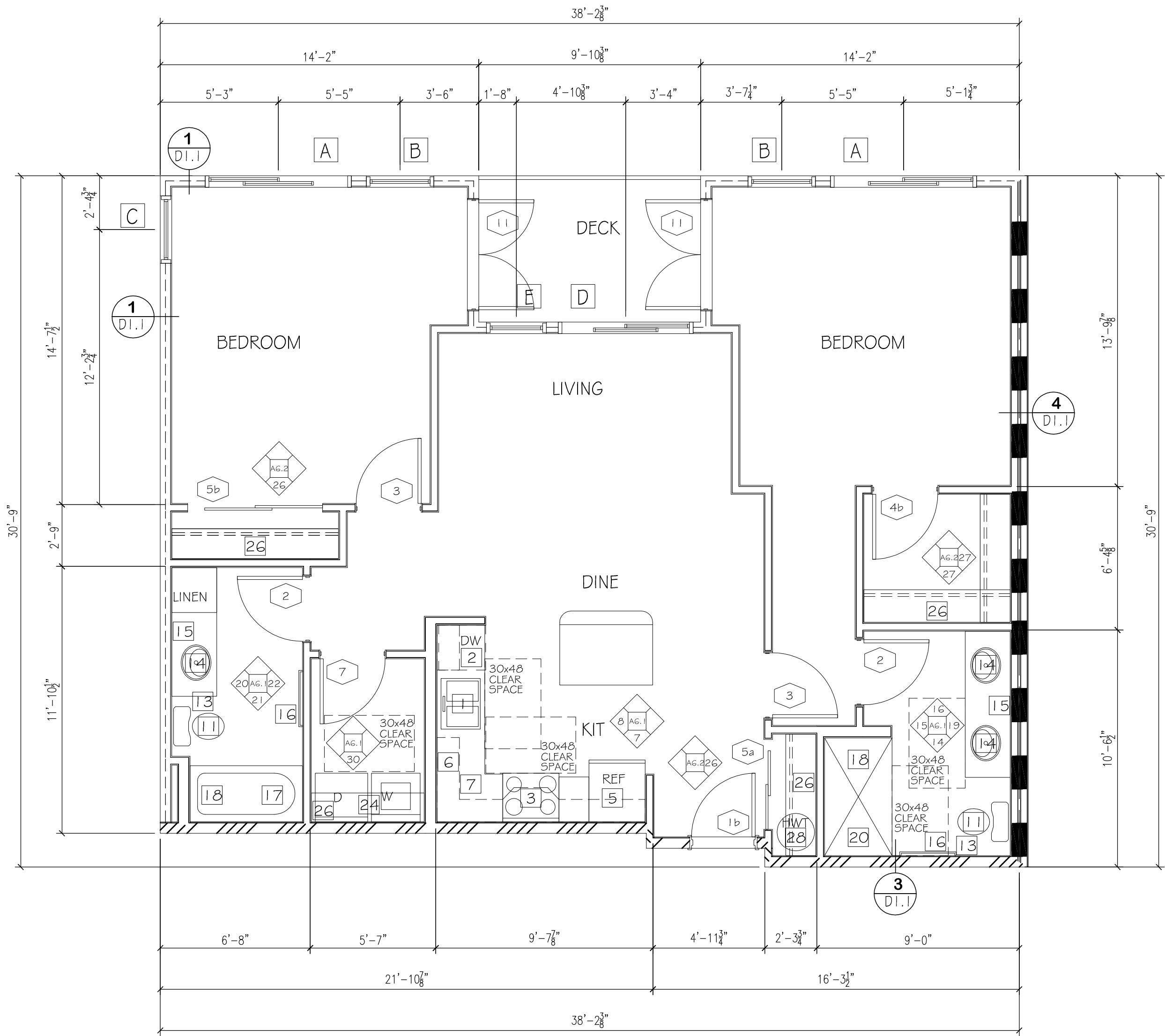
ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS
ALL TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009

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

VERIFY WALL TYPES AS PER RAI.1 SHEET	LEGEND
STANDARD WALL (HURSEE SHT RAI.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	SCISSORS 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)
1 HR WALL - (ETC. SO) (SEE SHT RAI.1 #5)	SMOKE/GAS/ODOR MONITOR DETECTOR
2 HR EXTERIOR WALL (SEE SHT RAI.1 #19)	



2 BEDROOM "B2"
(TYPE "B" UNIT)
1,071 SQ/FT 2,142 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.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 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 FIREGLASS 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

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

LEGEND	
	WINDOW INDICATOR
	DOOR INDICATOR
	SOPRITS FOR DUCTS
	DETAIL INDICATOR (SEE D.1. SHTS)
	INTERIOR ELEVATIONS (SEE SHT AG.1)
	SMOKE/CO CARBON MONOXIDE DETECTOR

2 BR "B2" TYPICAL UNIT

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

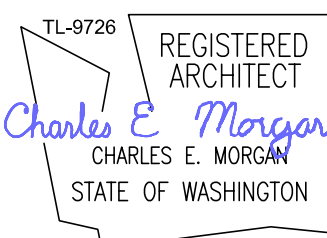
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

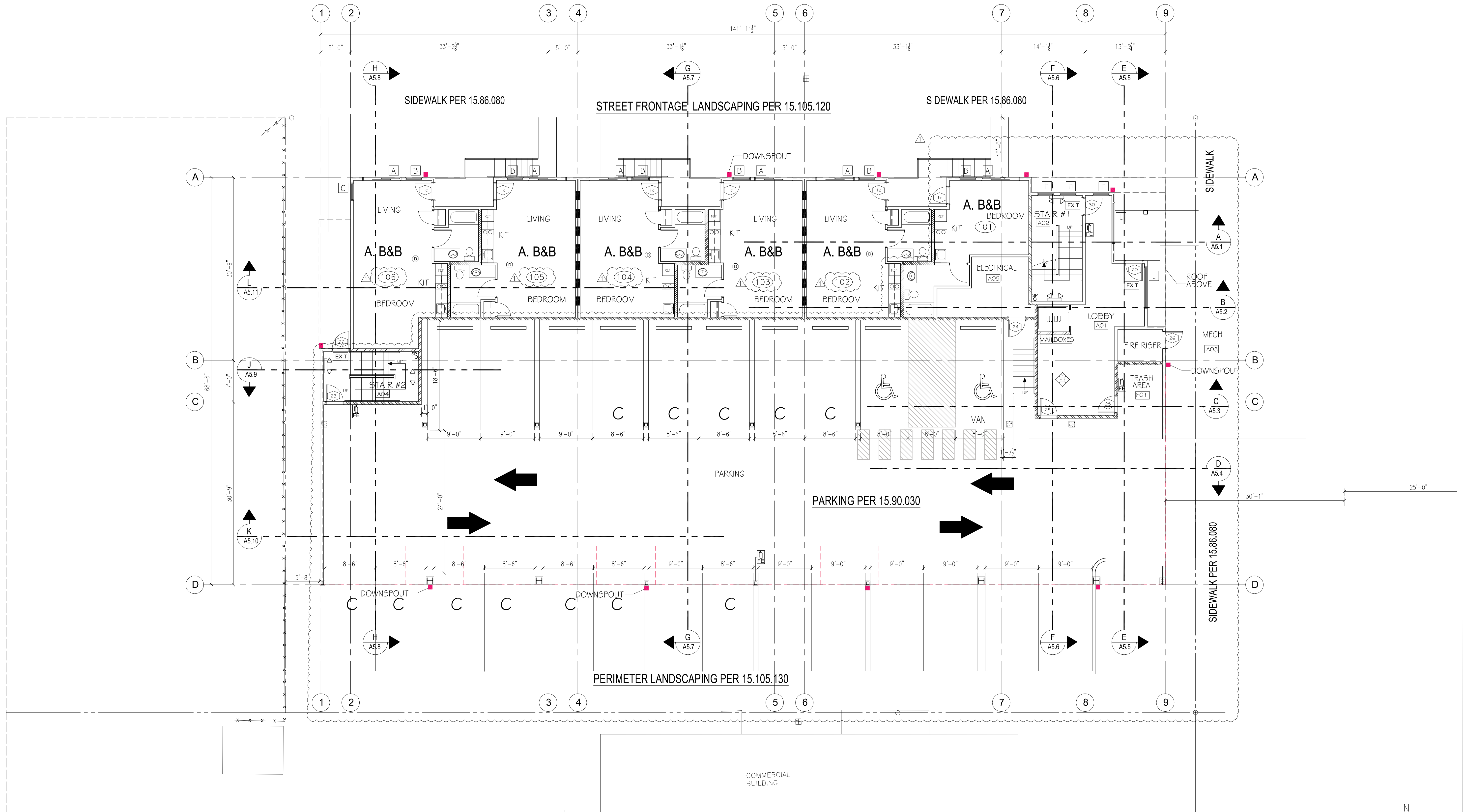
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
REVISION	7 MAR 24

SHEET

A2.4



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"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

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

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

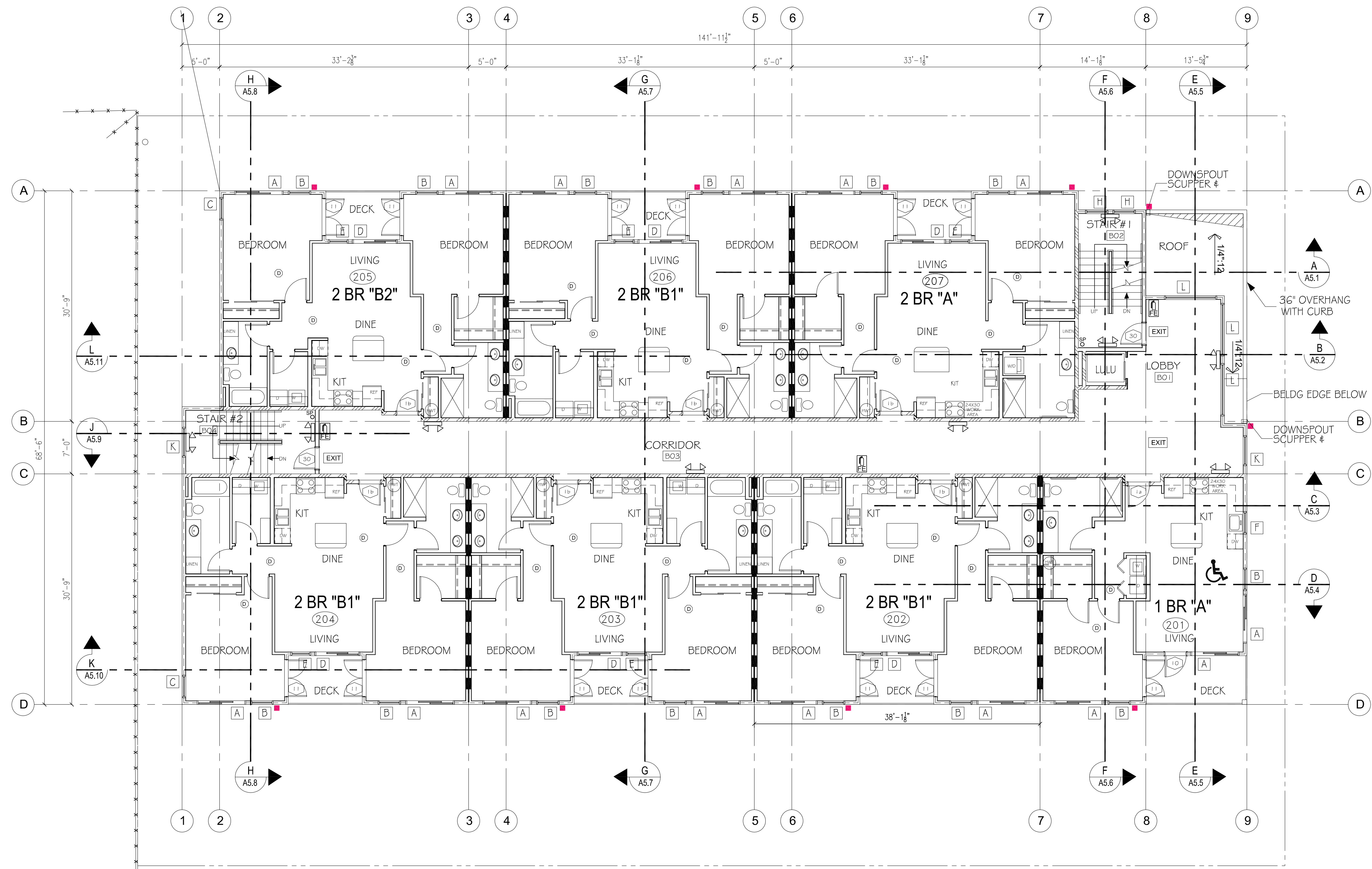


EMAIL info@cmaarch.com
PHONE 425-353-2888

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

DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A3.1

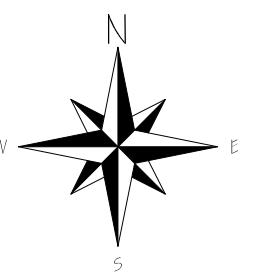


LEGEND

7 D1.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
C02	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.8	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"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

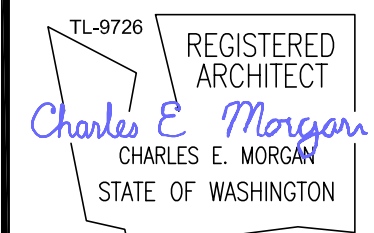
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

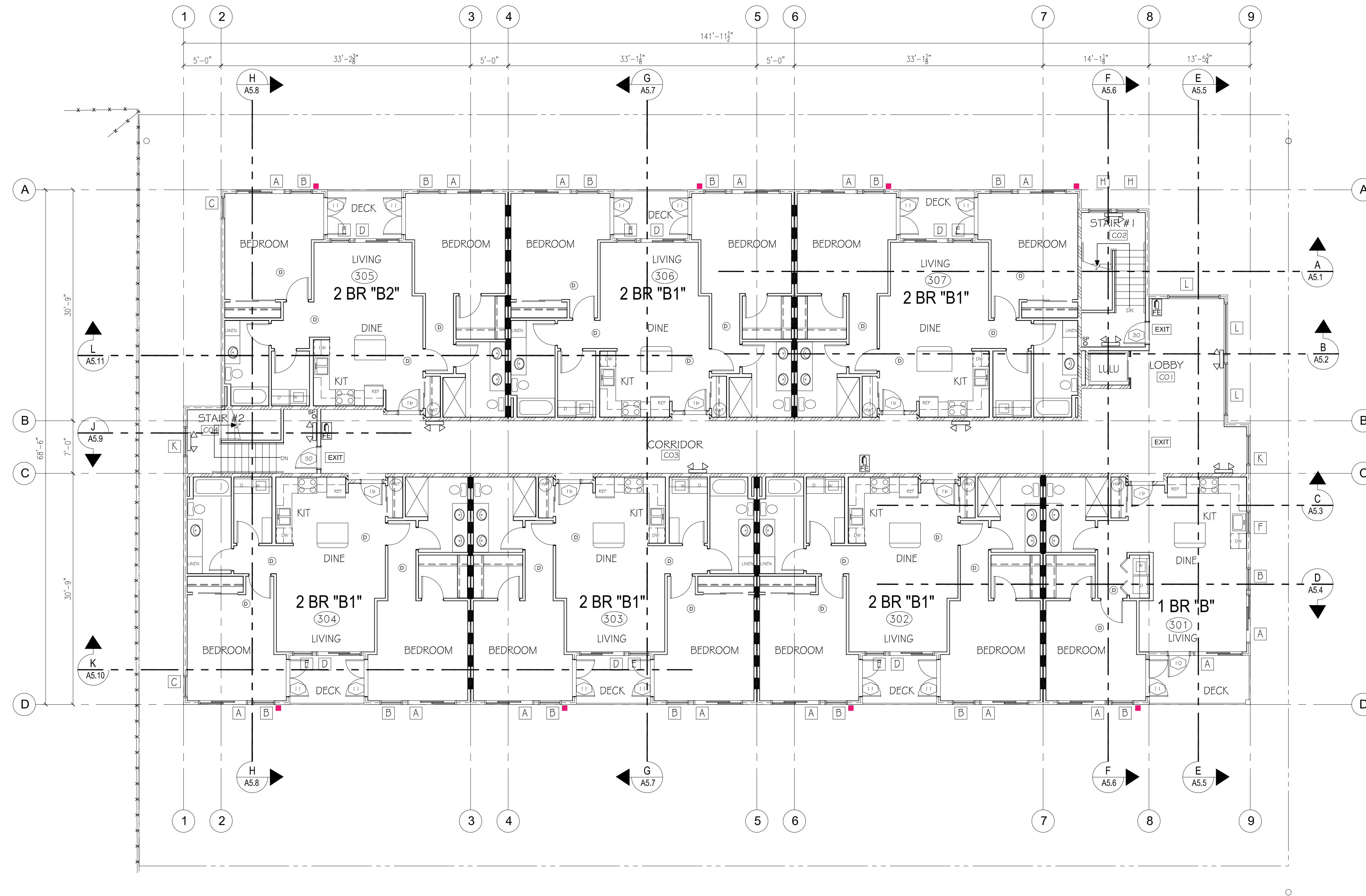
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
REVISION	7 MAR 24

SHEET

A3.2

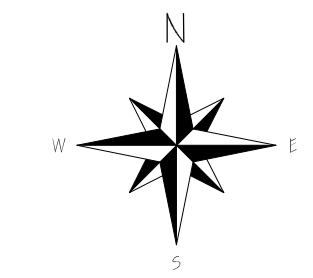


LEGEND

7 BT.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
CO2	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.8	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

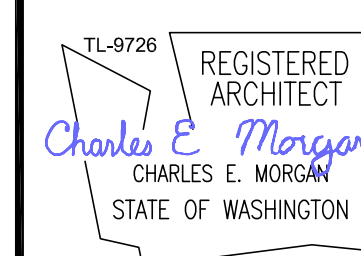


3RD FLOOR PLAN
SCALE 1/8" = 1'-0"

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7 MAR 24 PERMIT RESUBMITTAL

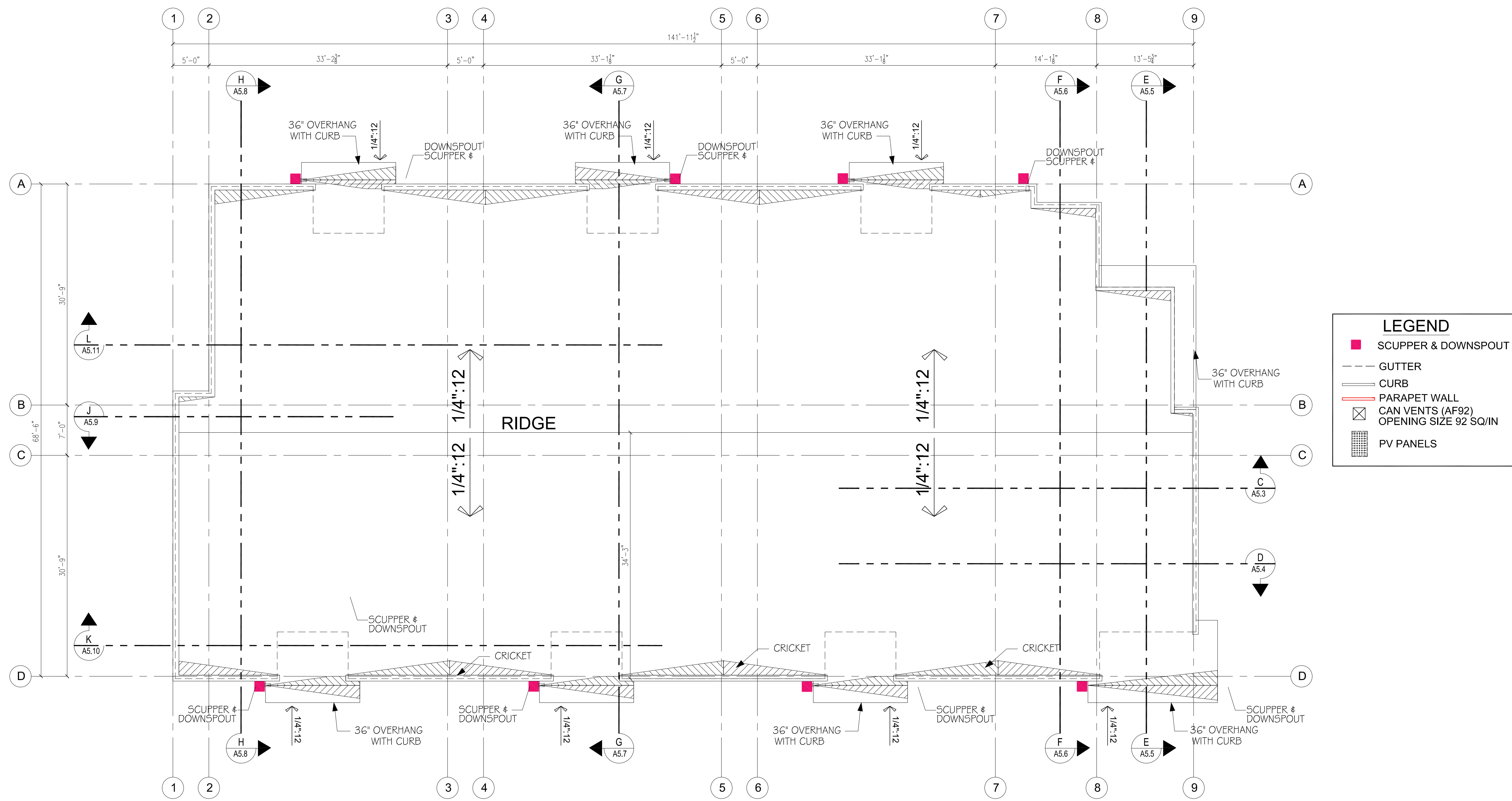
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC
ARCHITECTS
7301 BEVERLY LANE
EVERETT, WA 98203
EMAIL info@cmaarch.com
PHONE 425-353-2888



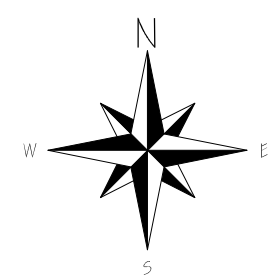
DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A3.3



LEGEND

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



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

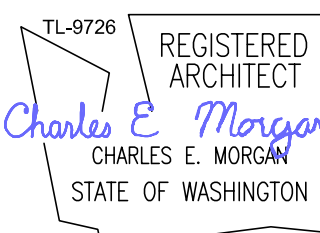
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



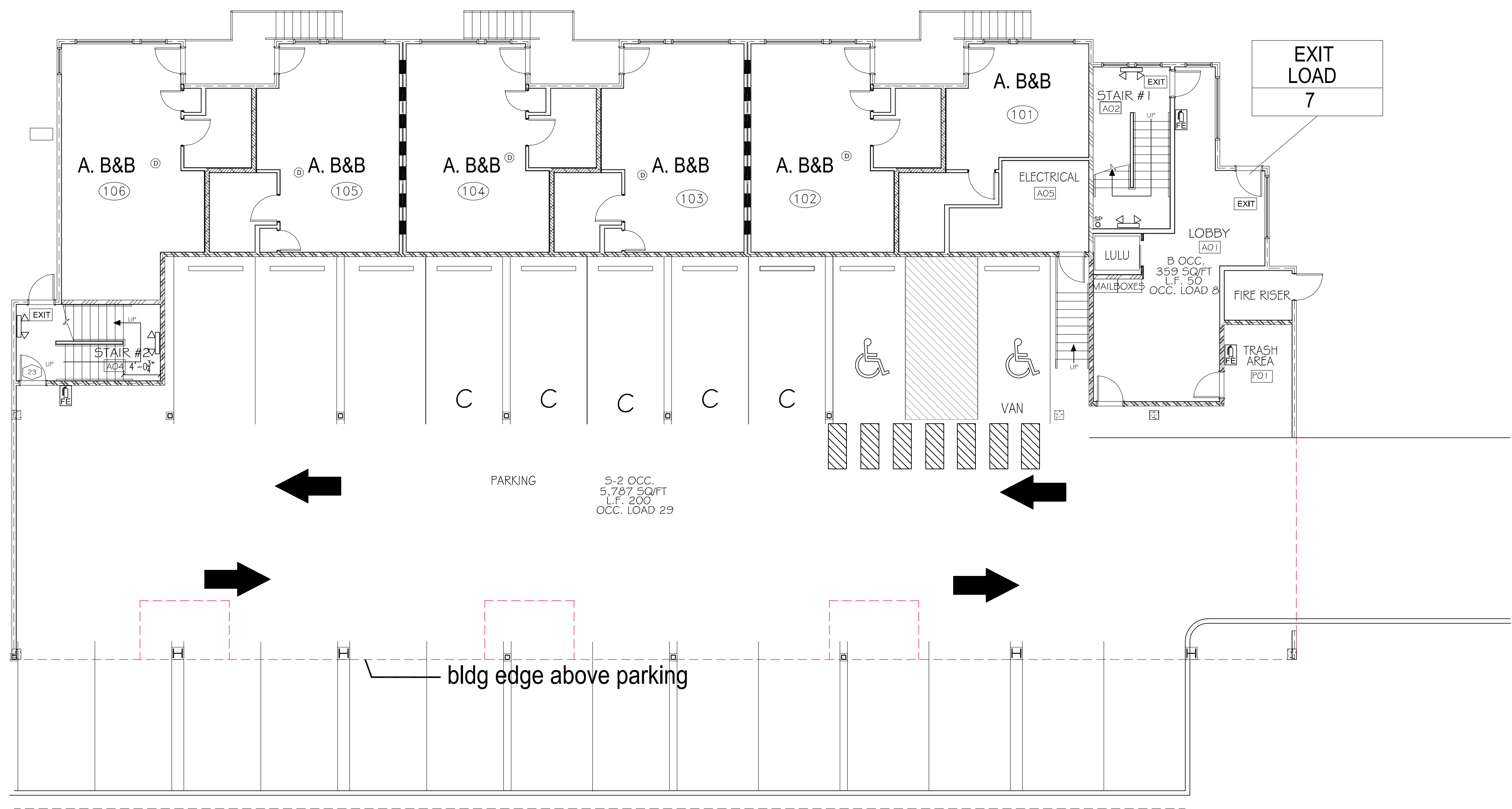
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EVERETT, WA 98203

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



DATE	4 OCT 23
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SHEET
A3.4



9,473 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
LOBBY	B	50	358 SQ/FT	8
FIRE RISER/MECH.	S-1	300	40 SQ/FT	1
ELECTRICAL	S-1	300	125 SQ/FT	1
RESIDENTIAL	R-1	200	2,524 SQ/FT	13
PARKING GARAGE	S-1	200	5,787 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
7 MAR 24 PERMIT RESUBMITTAL

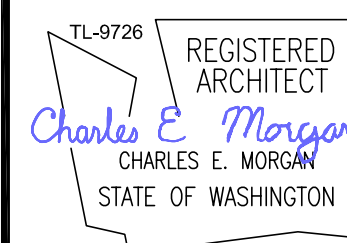
PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



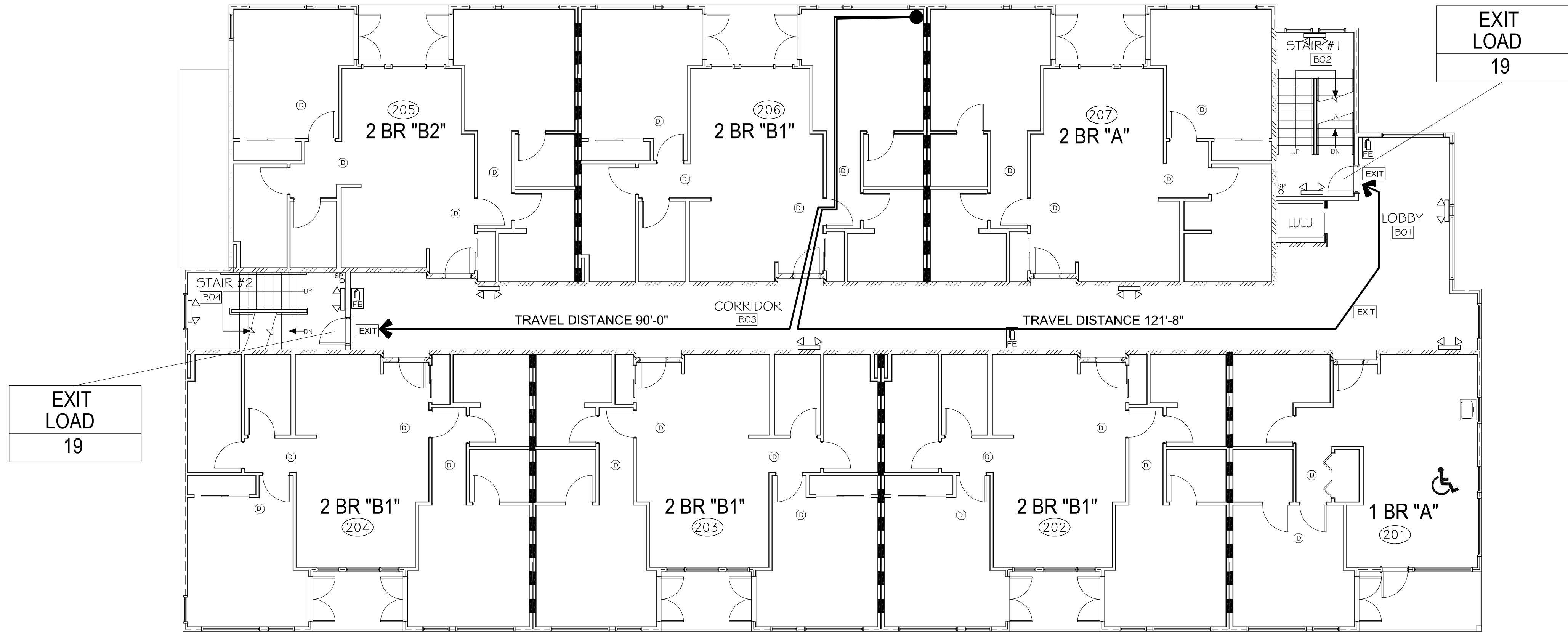
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DATE	4 OCT 23
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SHEET
A3.1LS



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"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

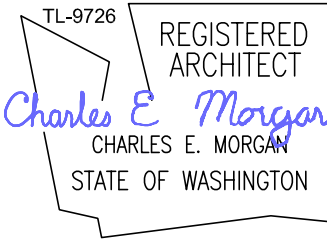
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

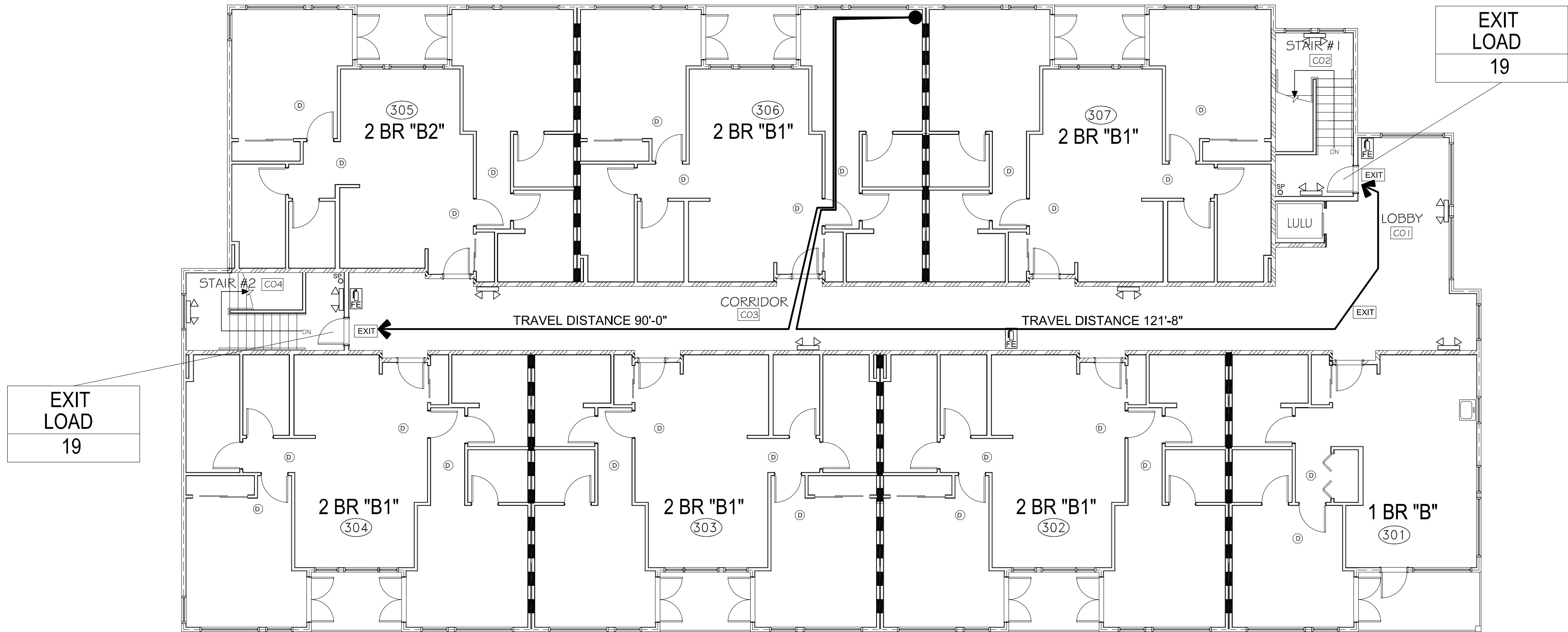
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
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SHEET

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"				
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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
7 MAR 24 PERMIT RESUBMITTAL

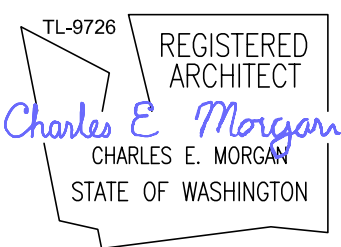
PROJECT
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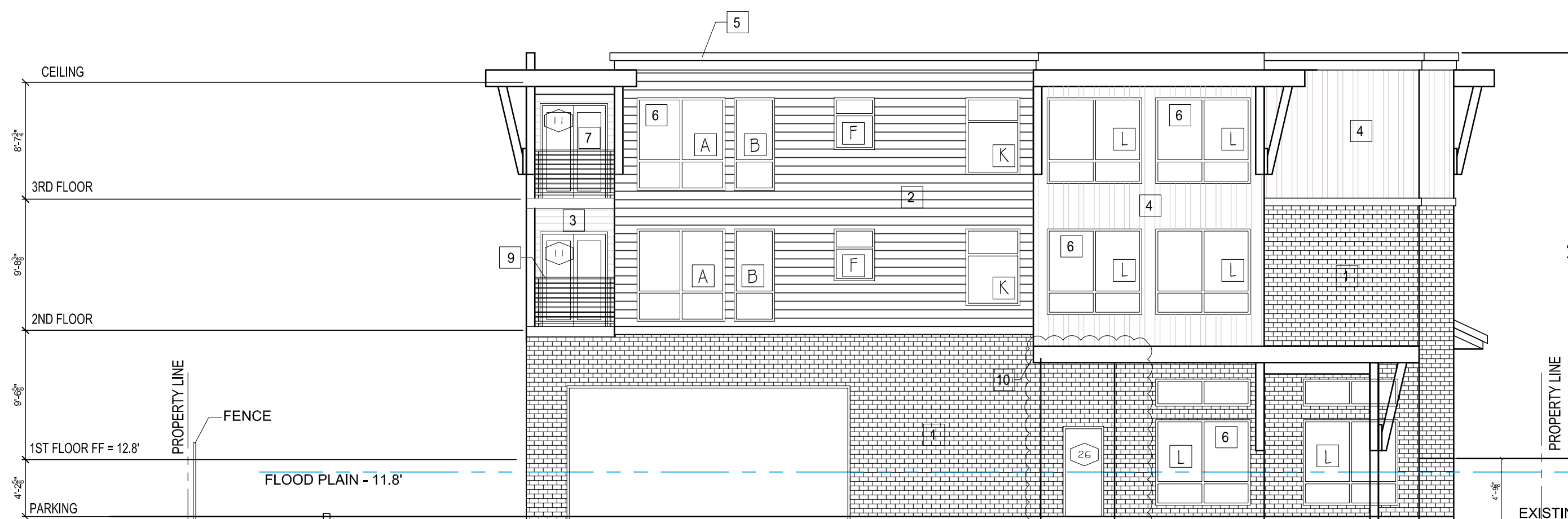


DATE	4 OCT 23
REVISION	7 MAR 24

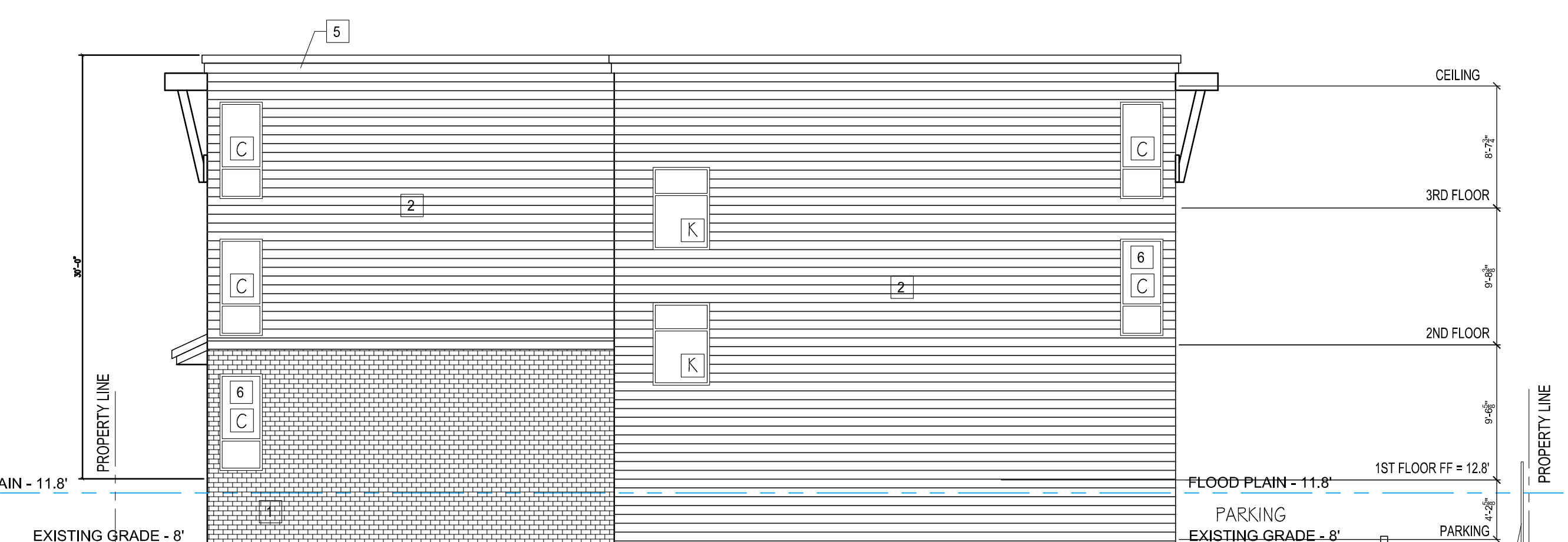
SHEET
A3.3LS



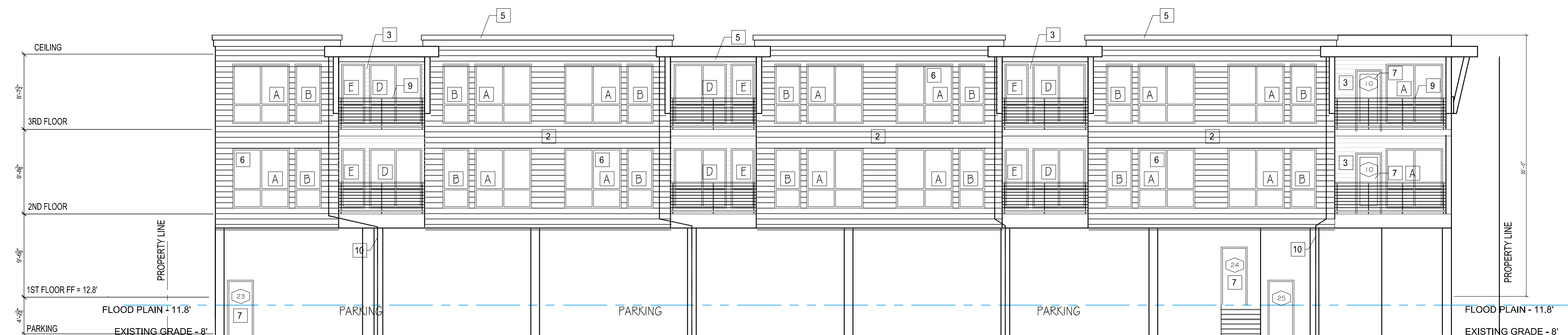
1 NORTH ELEVATION - MAIN ENTRY RESIDENTIAL



2 EAST ELEVATION - GARAGE ENTRY

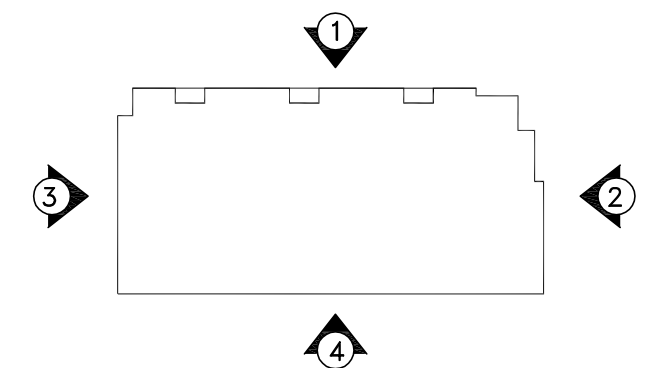


3 WEST ELEVATION



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
7 MAR 24 PERMIT RESUBMITTAL

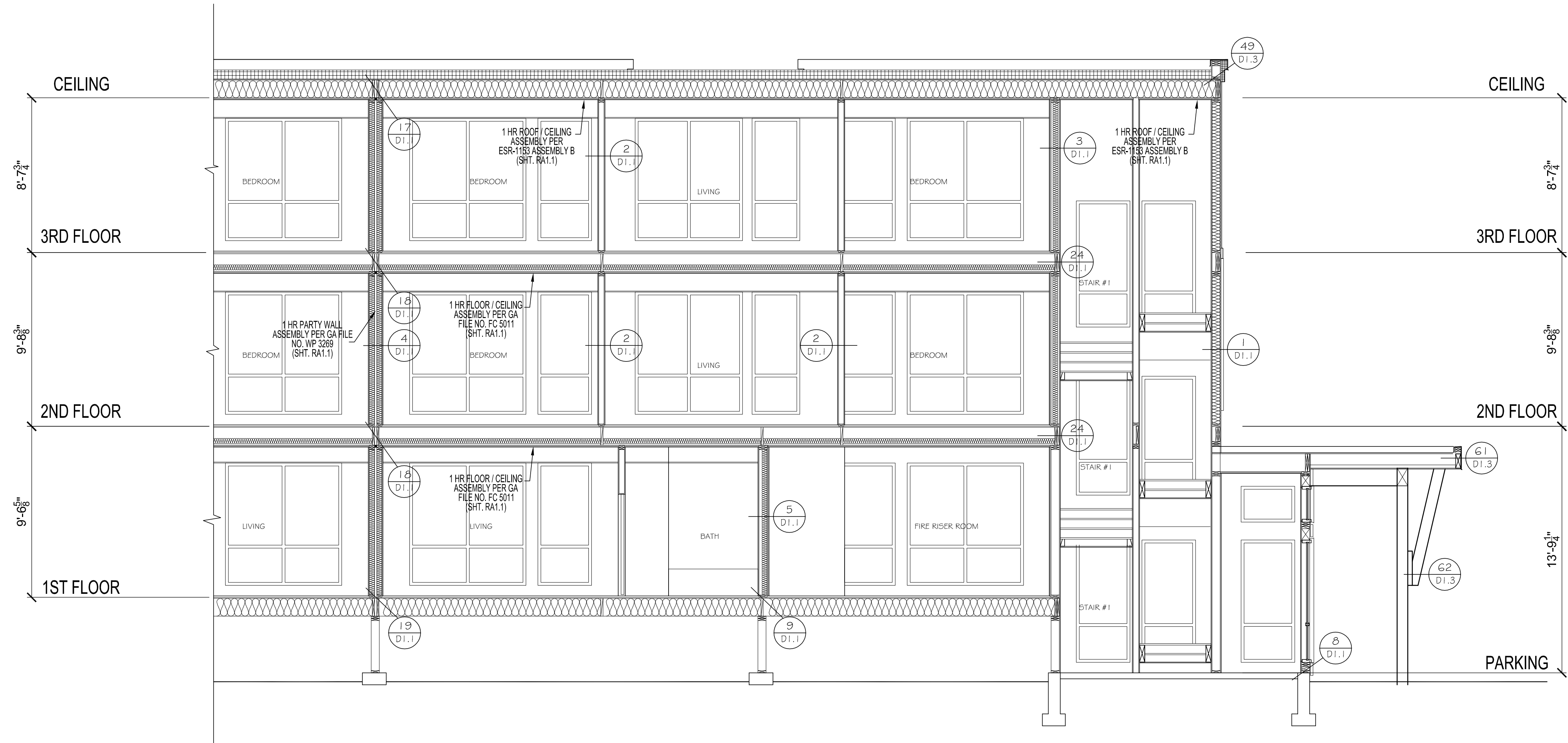
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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	7 MAR 24

SHEET
A4.1



SECTION 'A'

SECTION 'A'

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

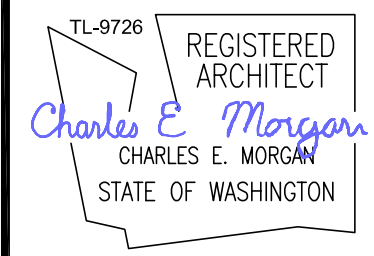
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

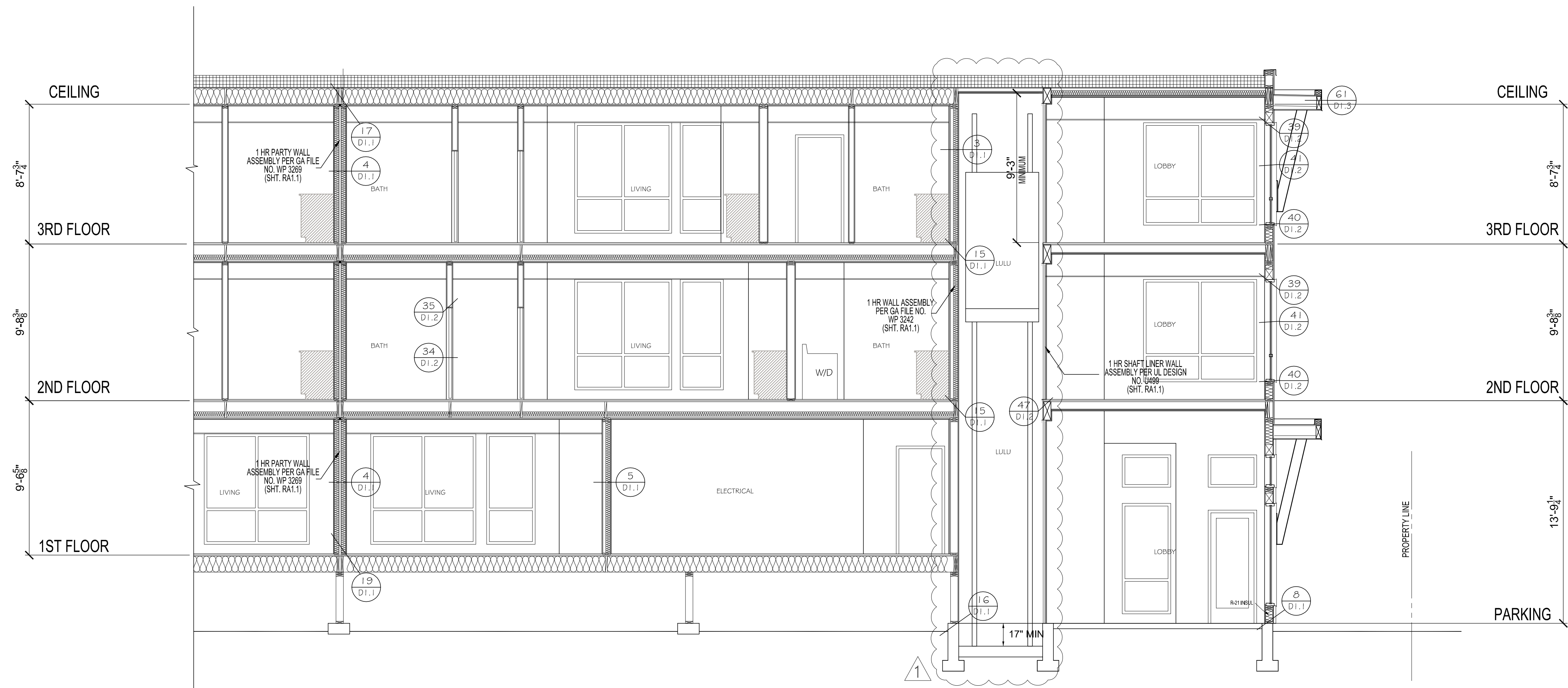
EMAIL info@cmaarch.com
PHONE 425-353-2888



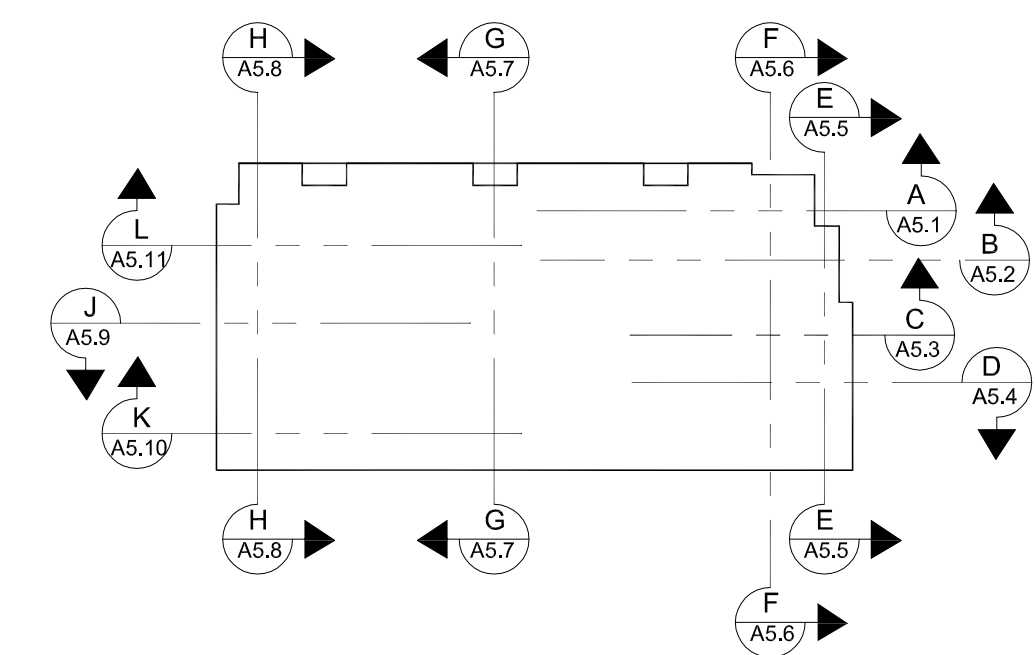
DATE	4 OCT 23
REVISION	7 MAR 24

SHEET

A5.1



SECTION 'B'



SECTION 'B'

SCALE 1/4" = 1'-0"

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7 MAR 24 PERMIT RESUBMITTAL

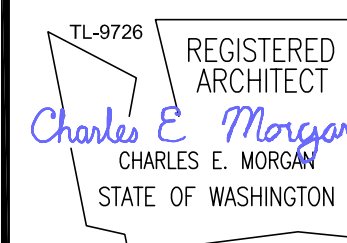
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THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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EVERETT, WA 98203

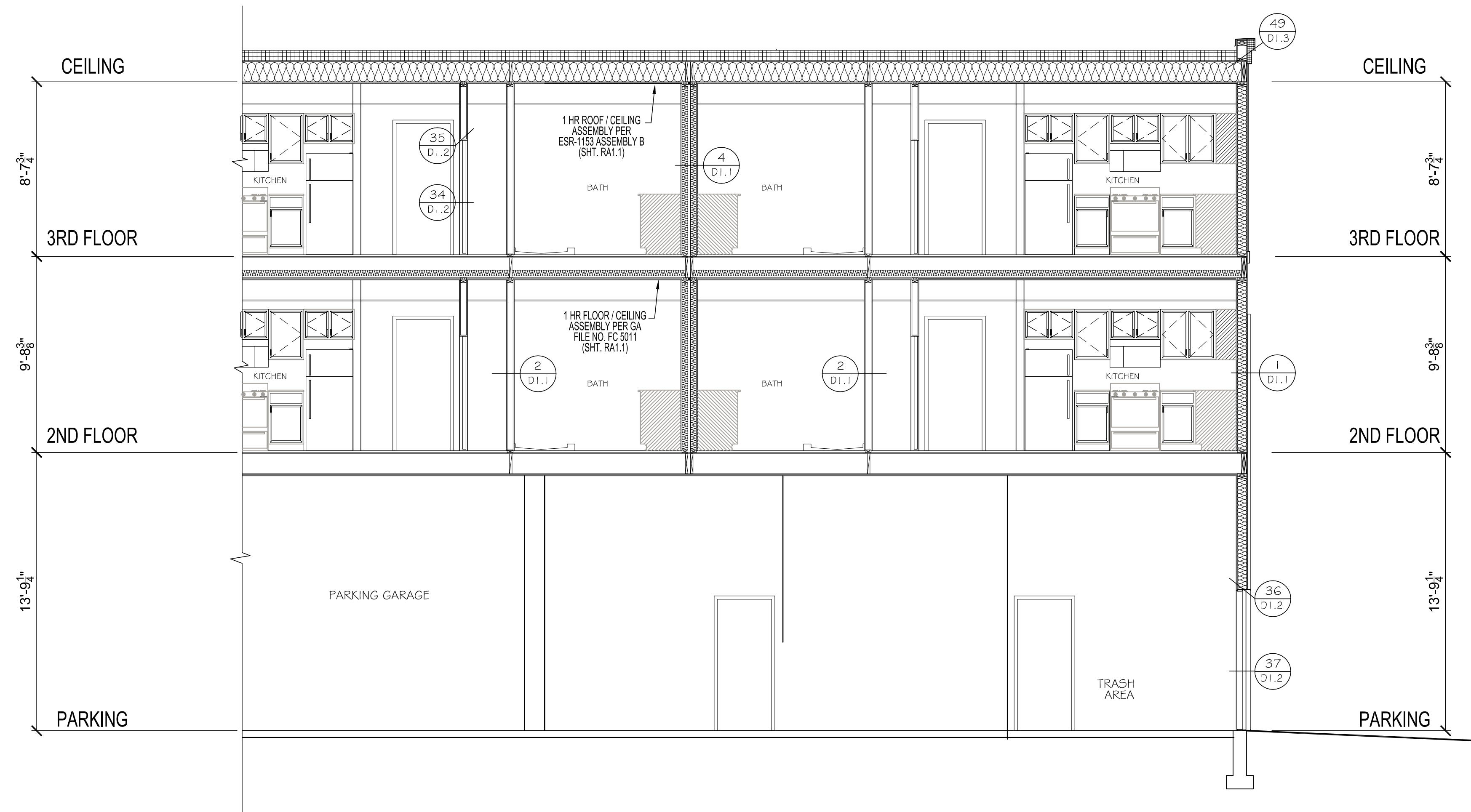


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PHONE 425-353-2888

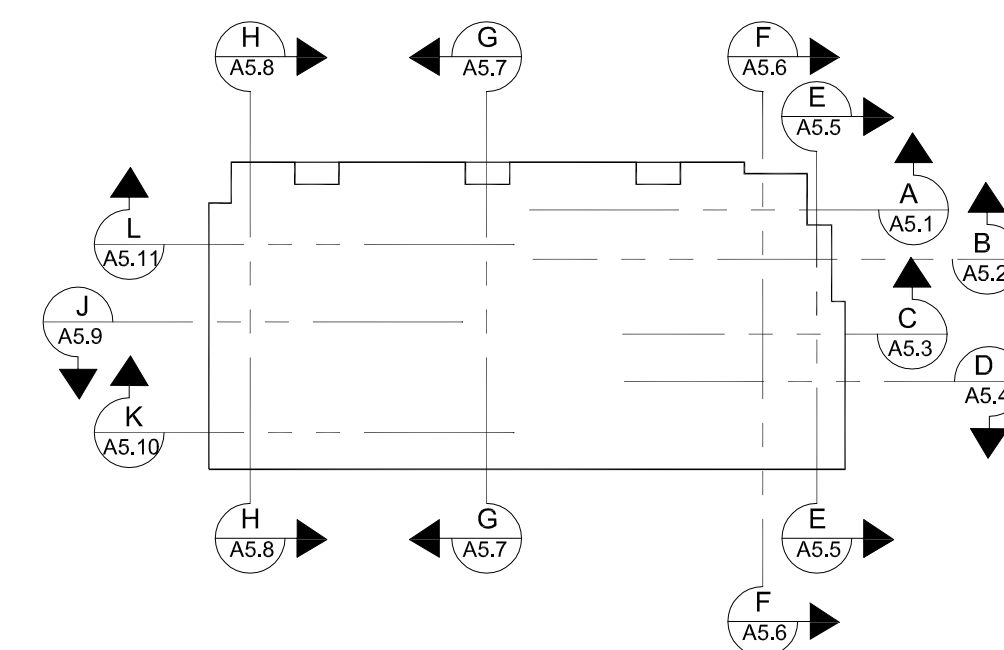


DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.2



SECTION 'C'



SECTION 'C'

SCALE 1/4" = 1'-0"

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7 MAR 24 PERMIT RESUBMITTAL

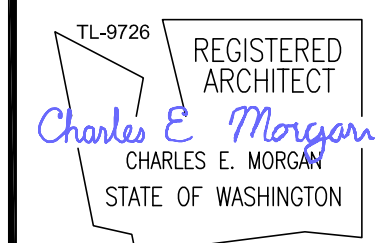
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

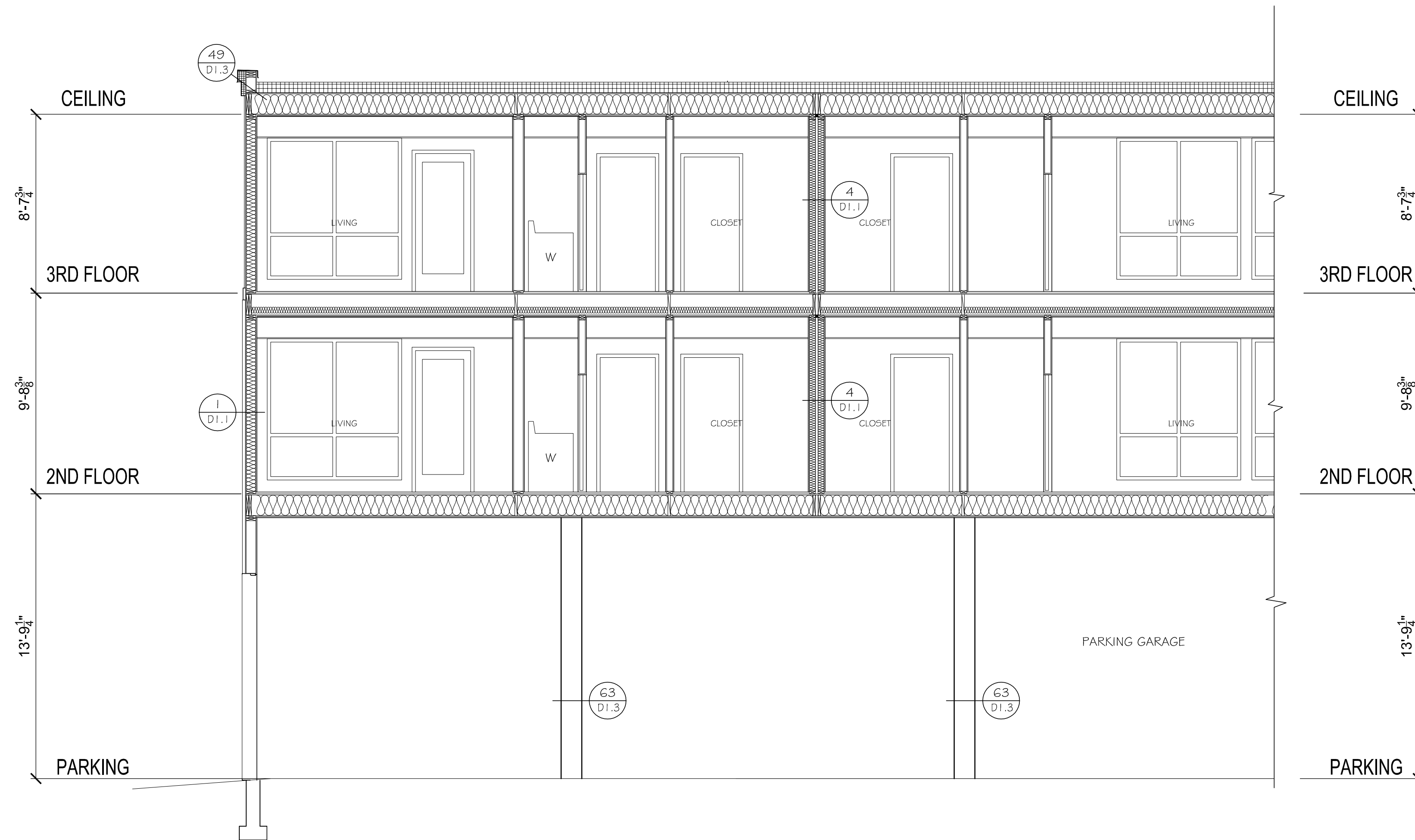
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PHONE 425-353-2888



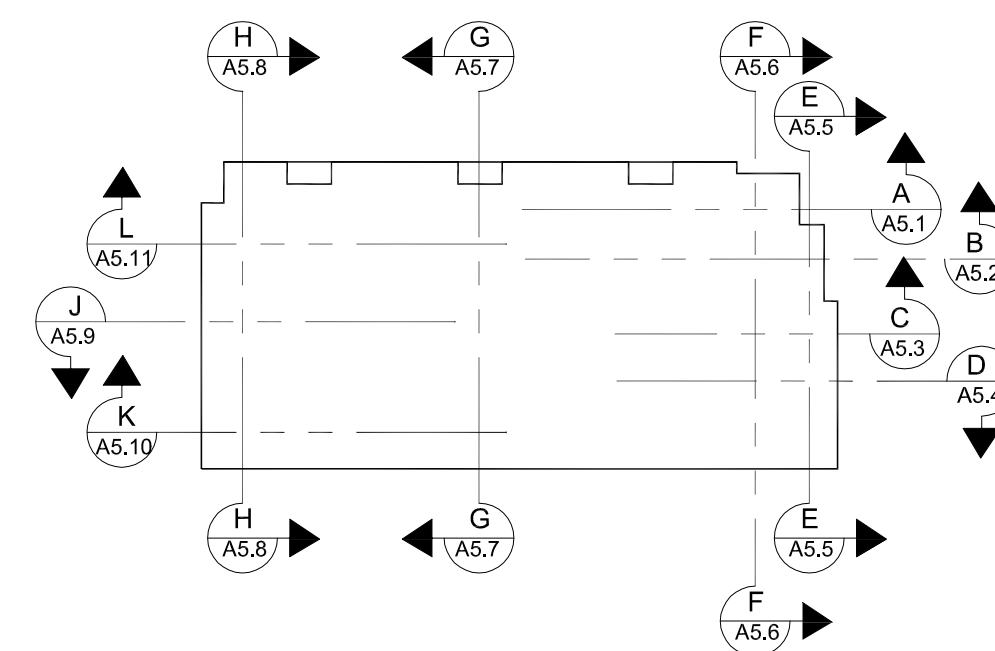
DATE	4 OCT 23
REVISION	7 MAR 24

SHEET

A5.3



SECTION 'D'



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

PROJECT
THE TALMON
LOCATION
CENTRE 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

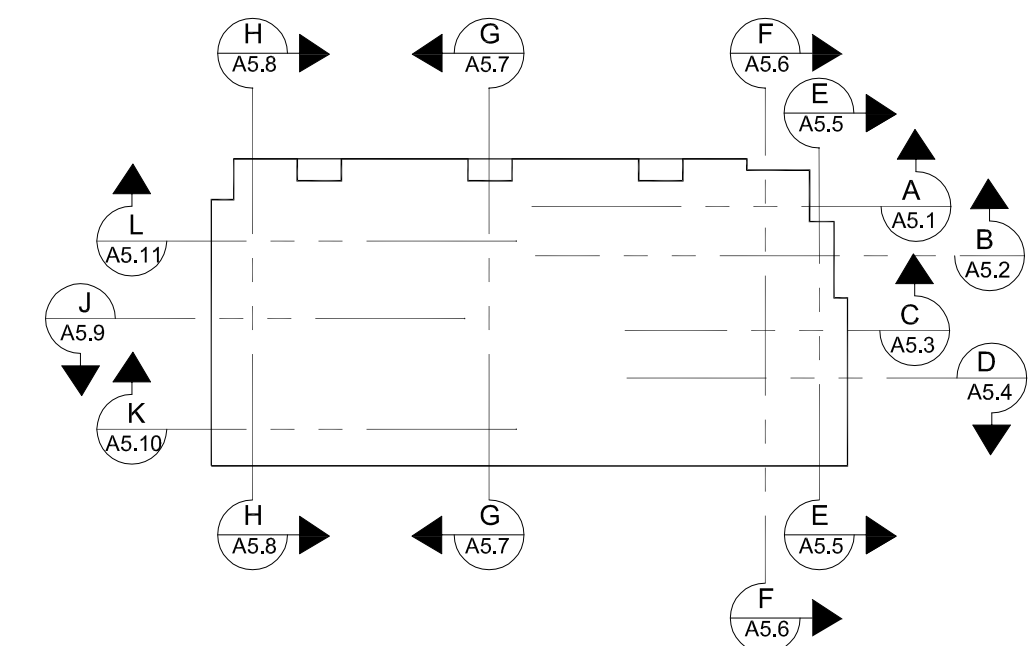
TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.4



SECTION 'E-E'



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

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7 MAR 24 PERMIT RESUBMITTAL

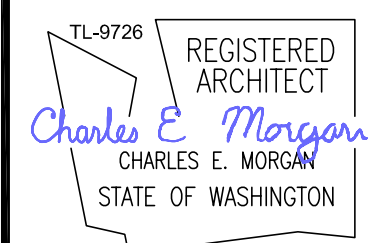
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

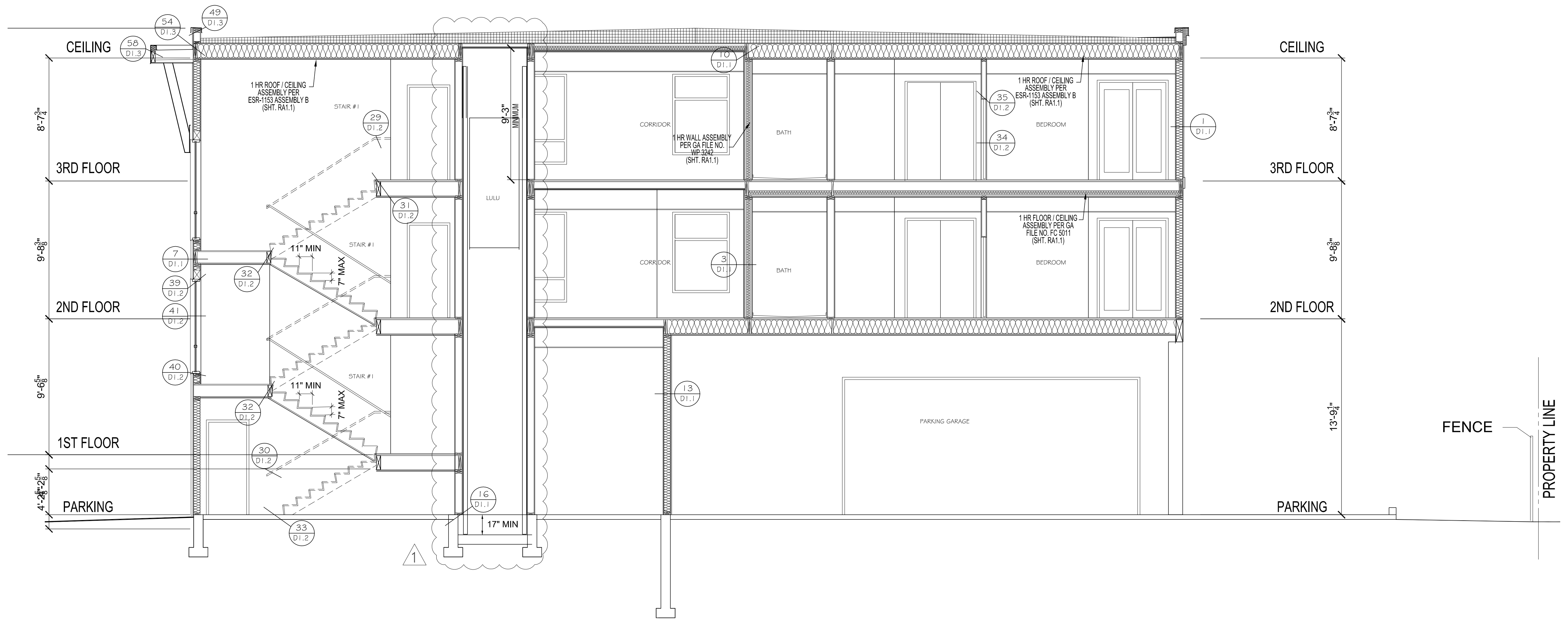
EMAIL info@cmaarch.com
PHONE 425-353-2888



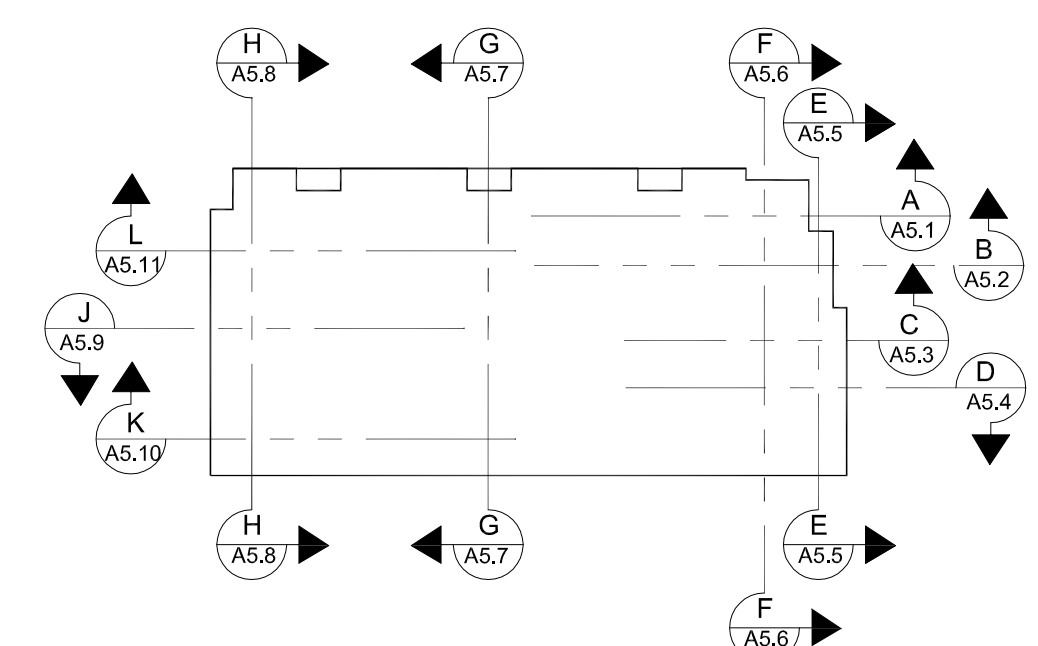
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REVISION	7 MAR 24

SHEET

A5.5



SECTION 'F-F'



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

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7 MAR 24 PERMIT RESUBMITTAL

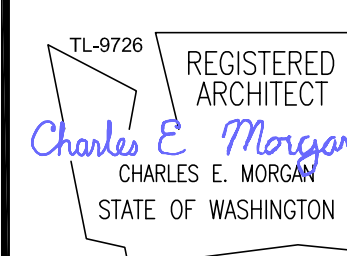
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

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

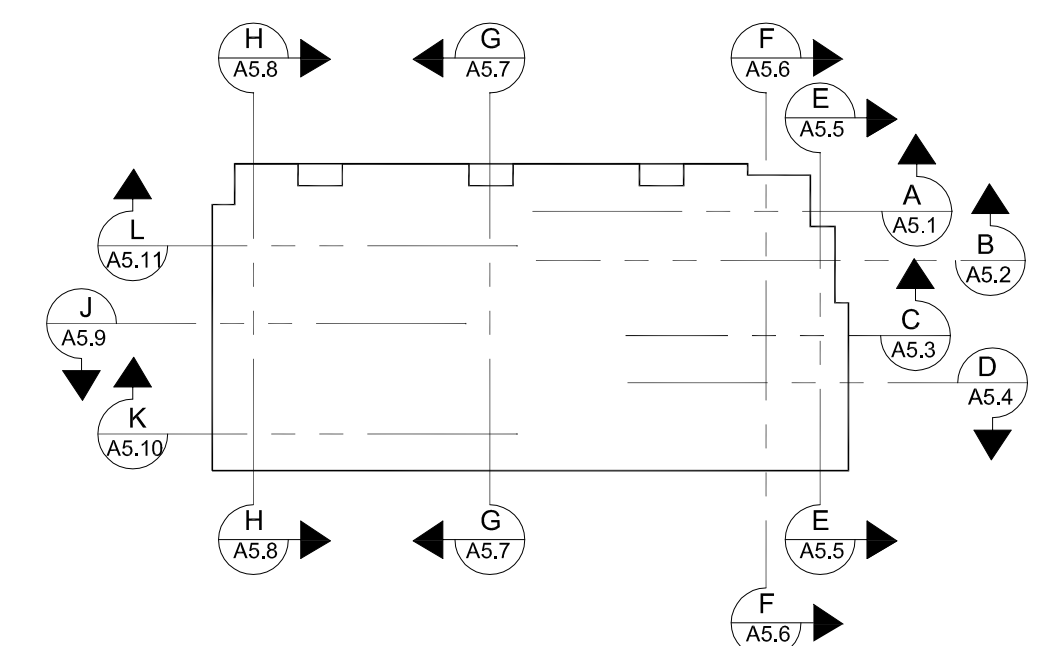


DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.6



SECTION 'G-G'



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

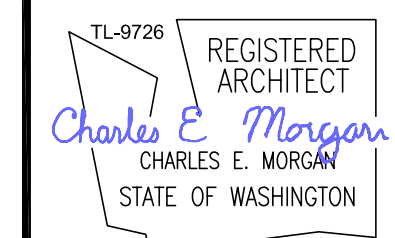
PROJECT THE TALMON
LOCATION CENTRE STREET, LA CONNER, WA
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



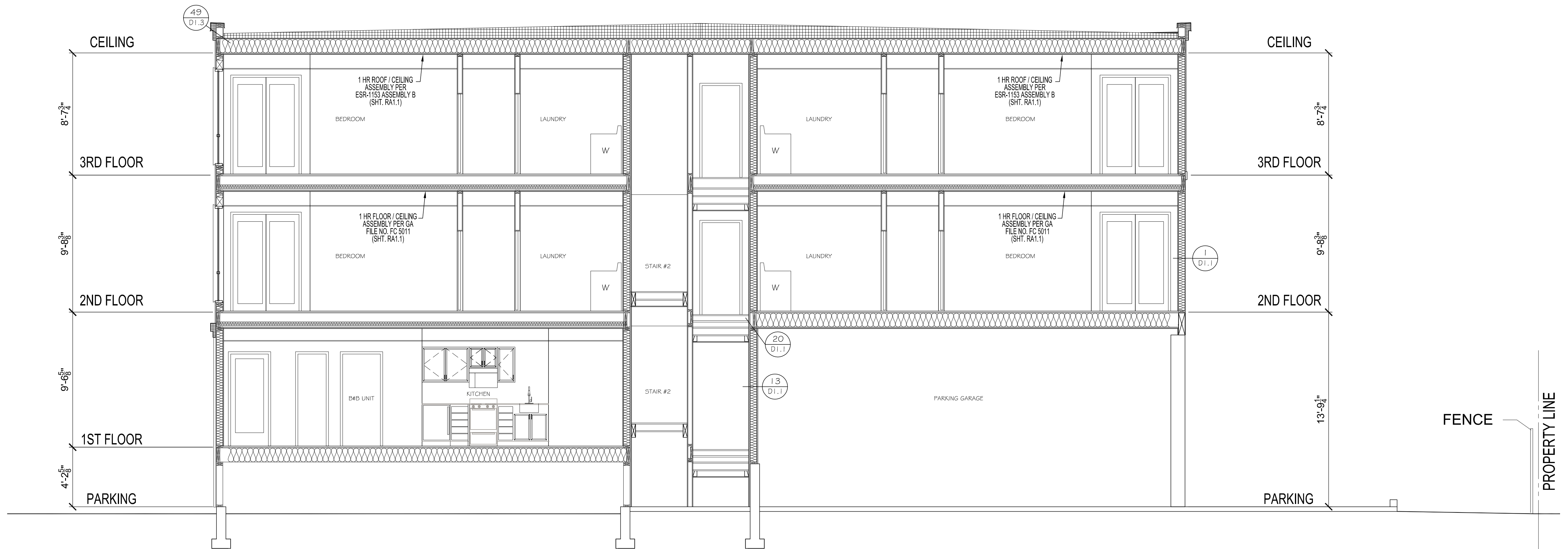
7301 BEVERLY LANE
EVERETT, WA 98203

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PHONE 425-353-2888

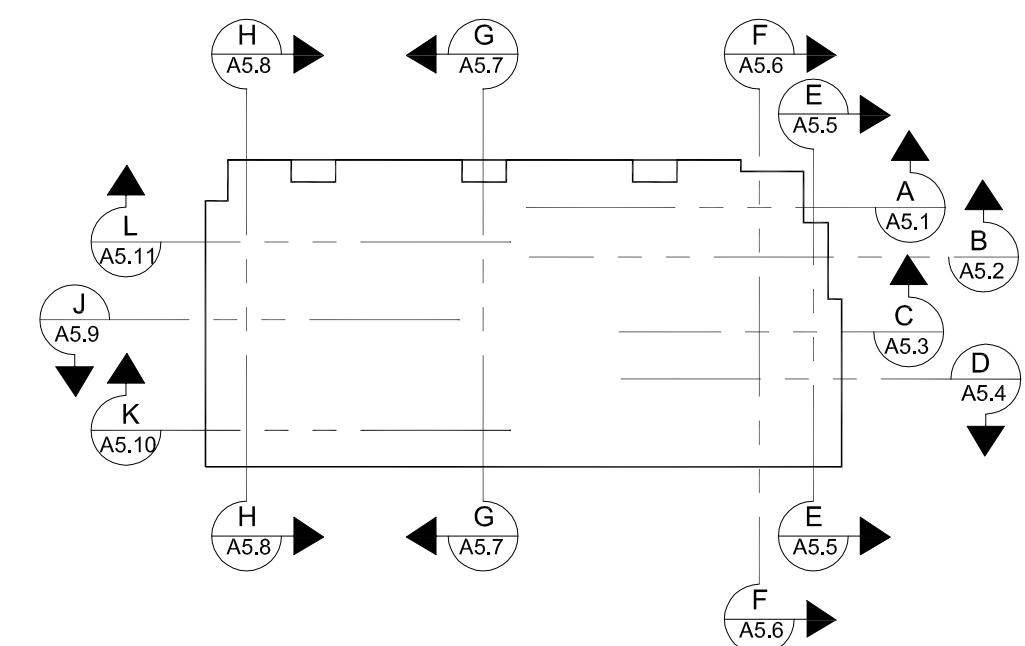


DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.7



SECTION 'H-H'



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

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7 MAR 24 PERMIT RESUBMITTAL

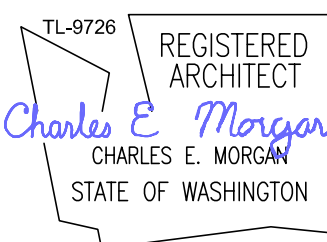
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

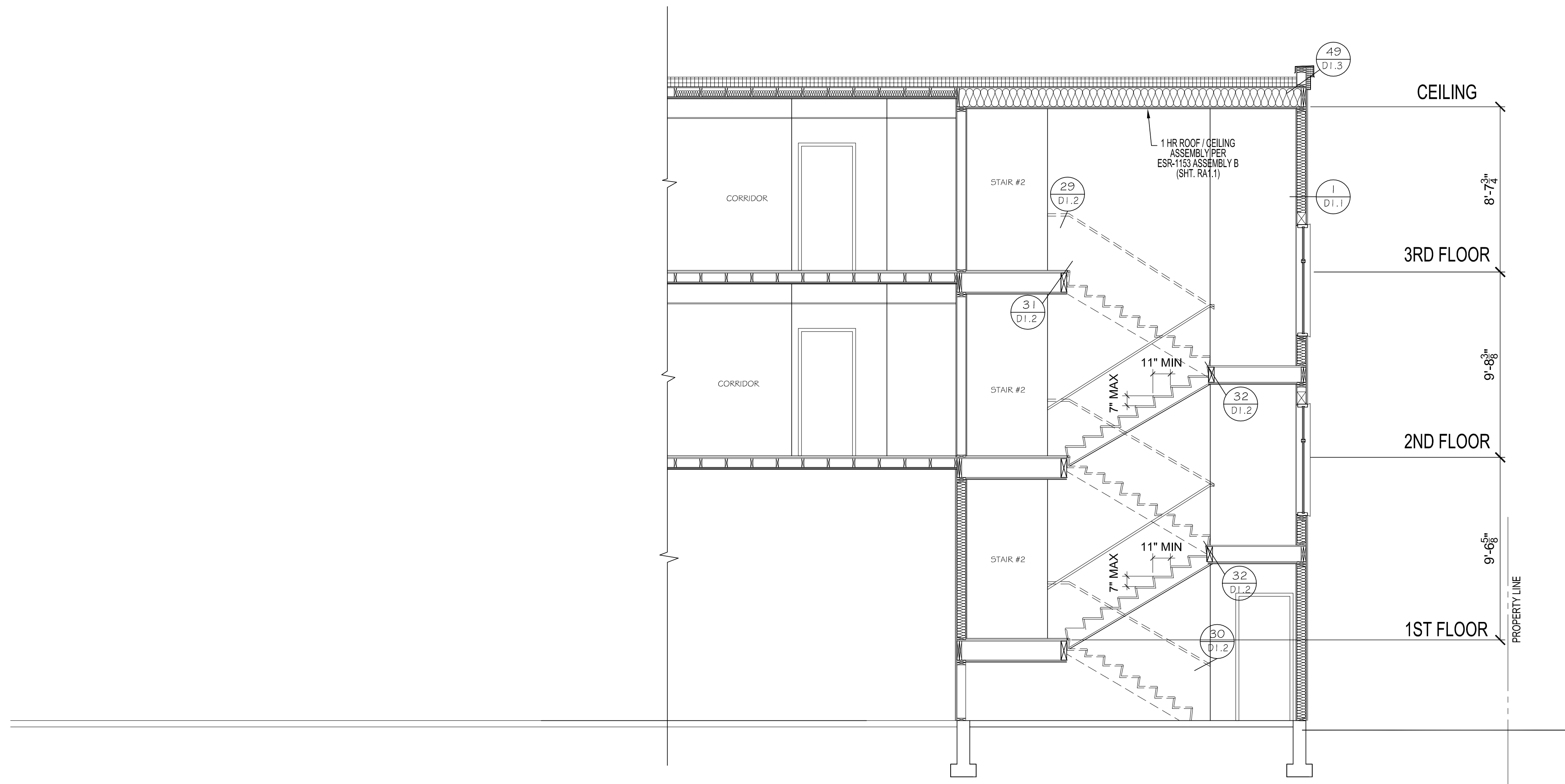
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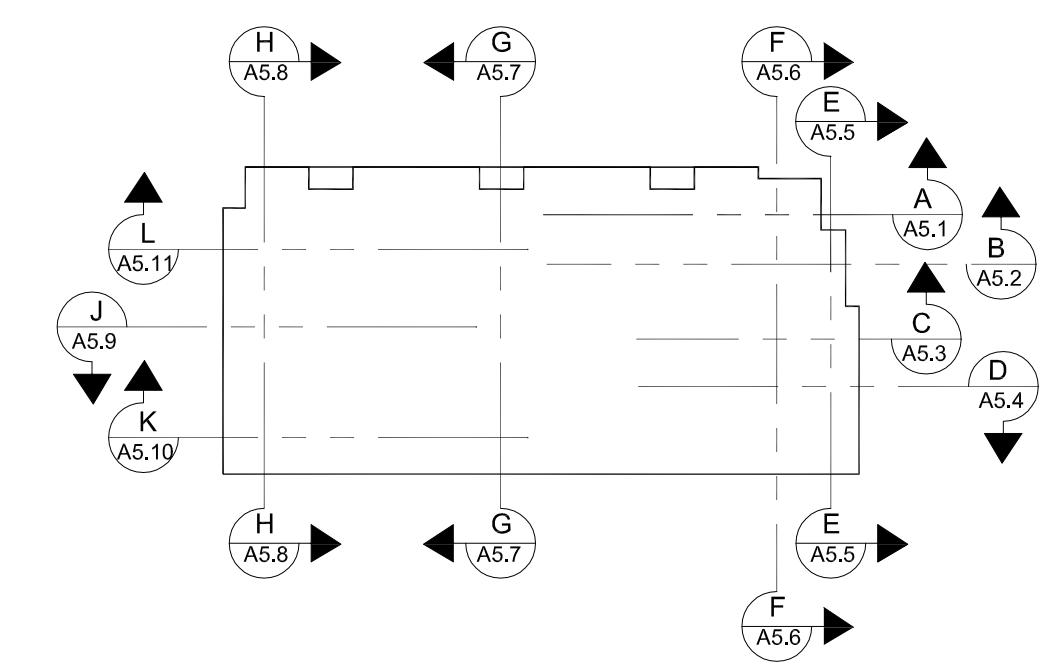
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REVISION	7 MAR 24

SHEET

A5.8



SECTION 'J-J'



SECTION 'J-J'

SCALE 1/4" = 1'-0"

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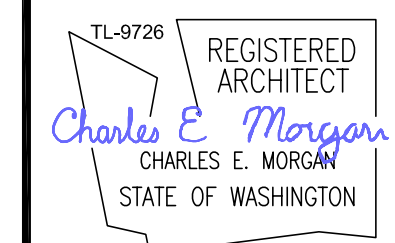
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



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



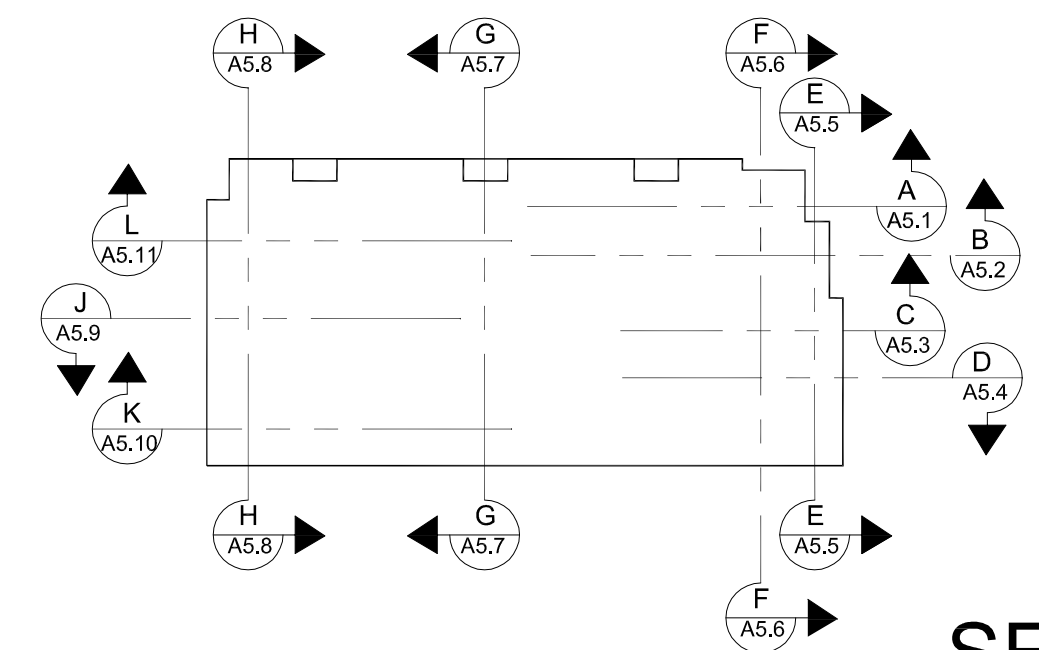
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REVISION	7 MAR 24

SHEET

A5.9



SECTION 'K-K'



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

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7 MAR 24 PERMIT RESUBMITTAL

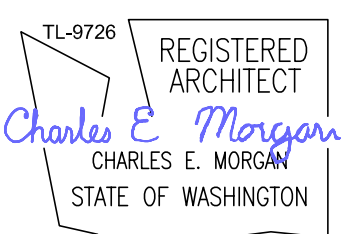
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



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

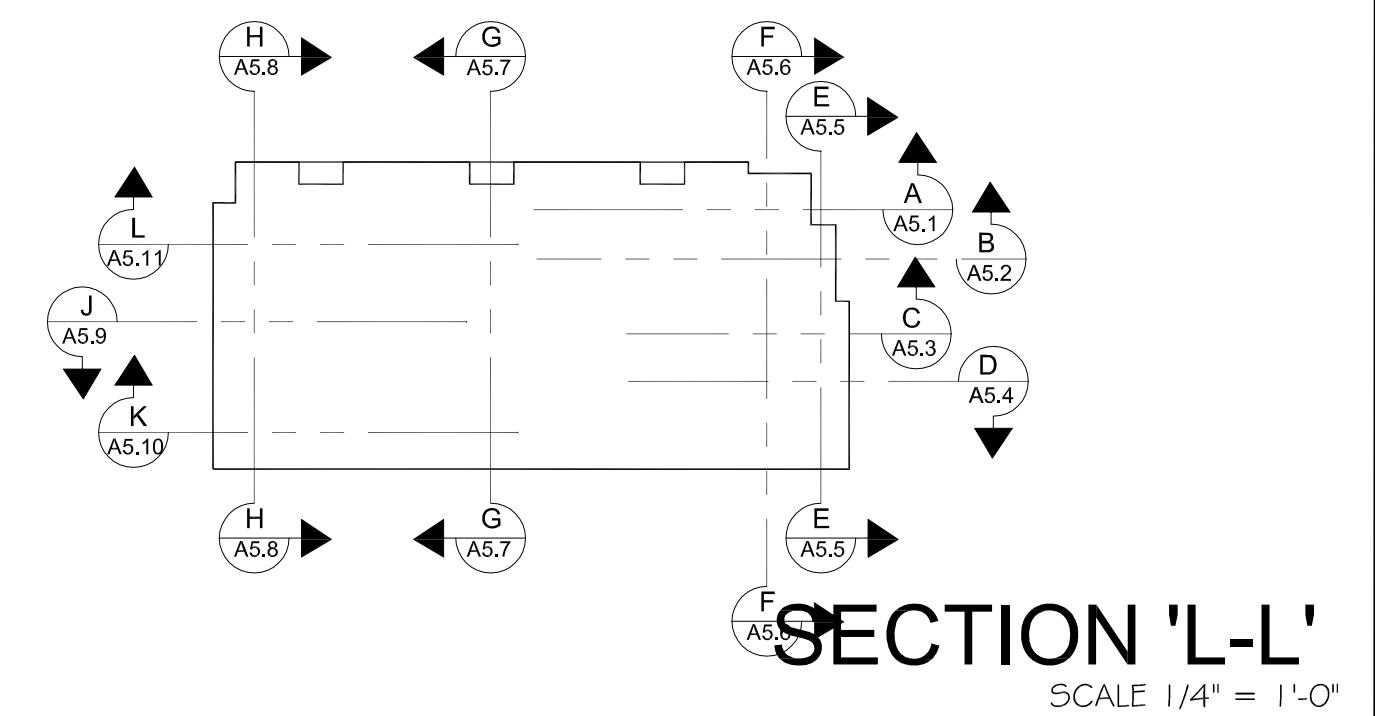


DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.10



SECTION 'L-L'



4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

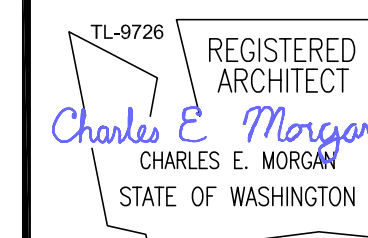
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



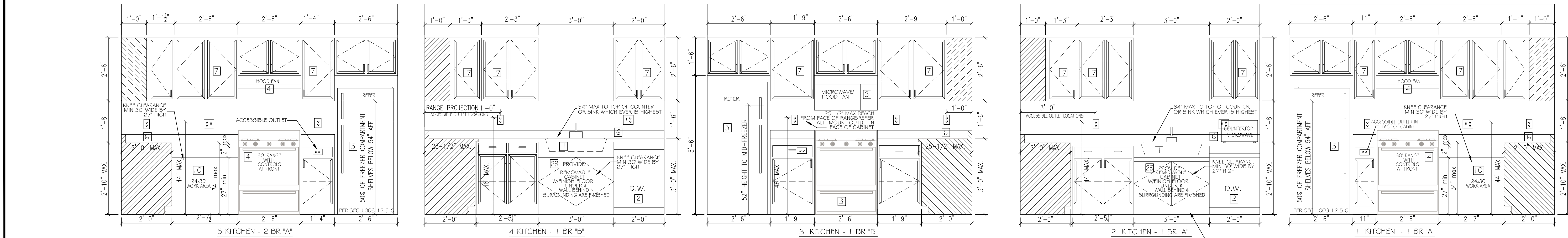
EMAIL info@cmaarch.com
PHONE 425-353-2888



DATE	4 OCT 23
REVISION	7 MAR 24

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.

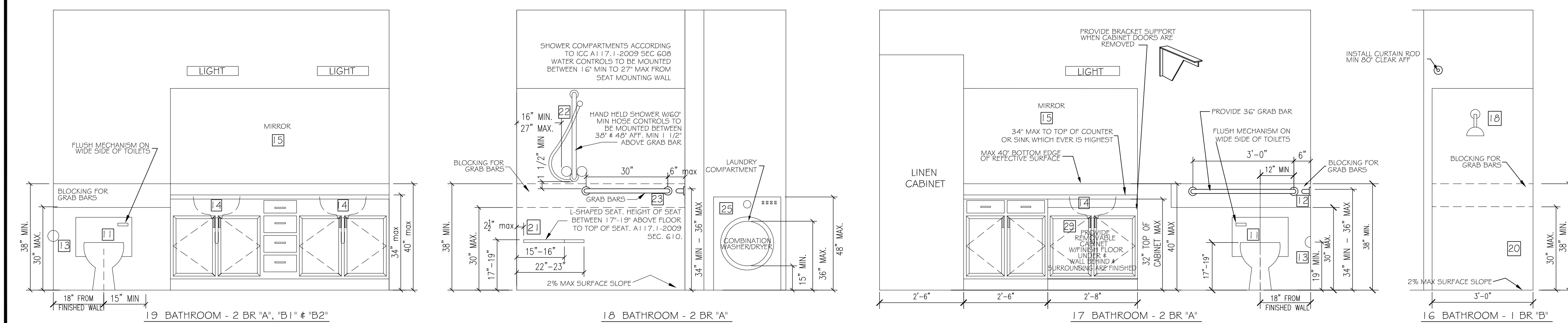
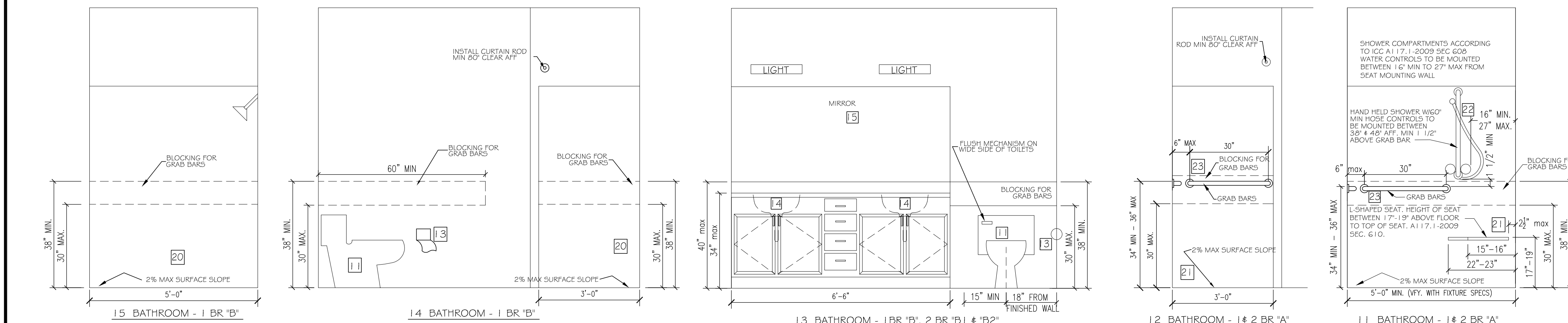
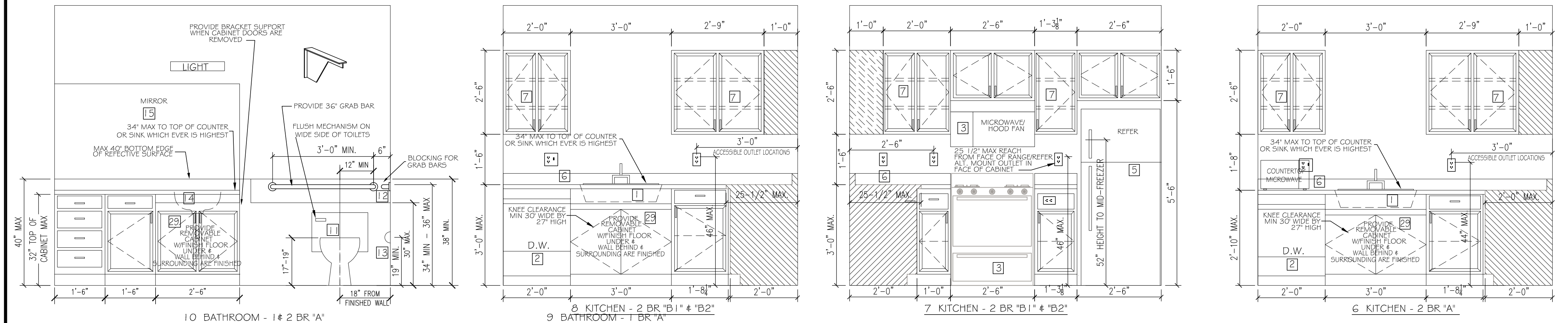
CORNER OUTLETS MIN 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS (FACE OF STOVE DOOR AND/OR FACE OF STOVE DOOR HANDLE) MORE THAN 25-1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". IF OUTLETS ARE NOT WITHIN 25-1/2" 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.

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
7 MAR 24 PERMIT RESUBMITTAL

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

DATE 4 OCT 23
REVISION 7 MAR 24

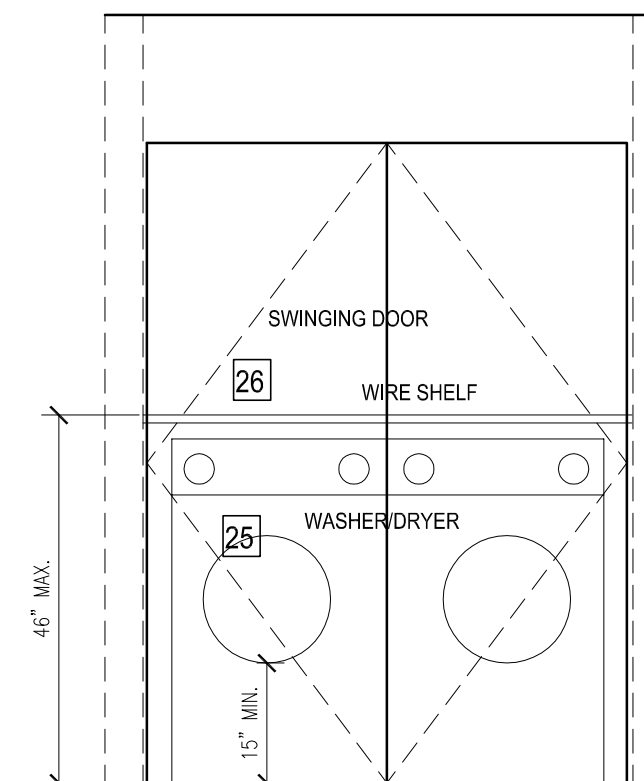
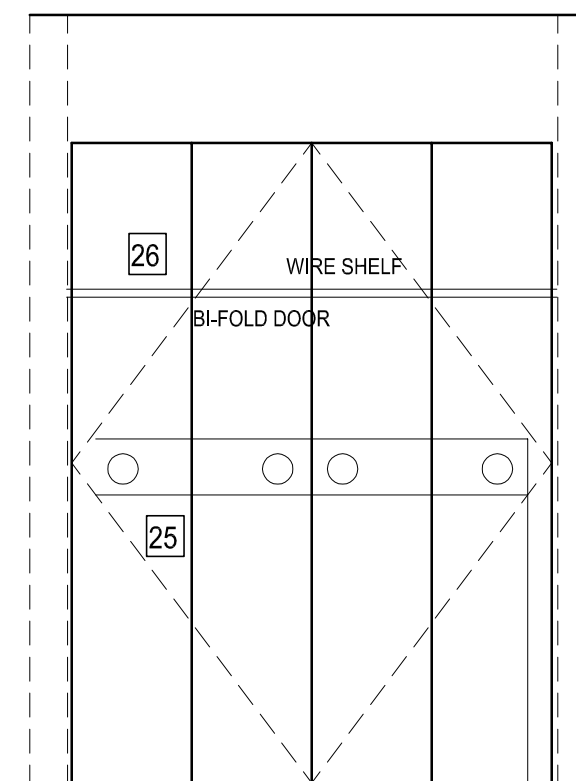
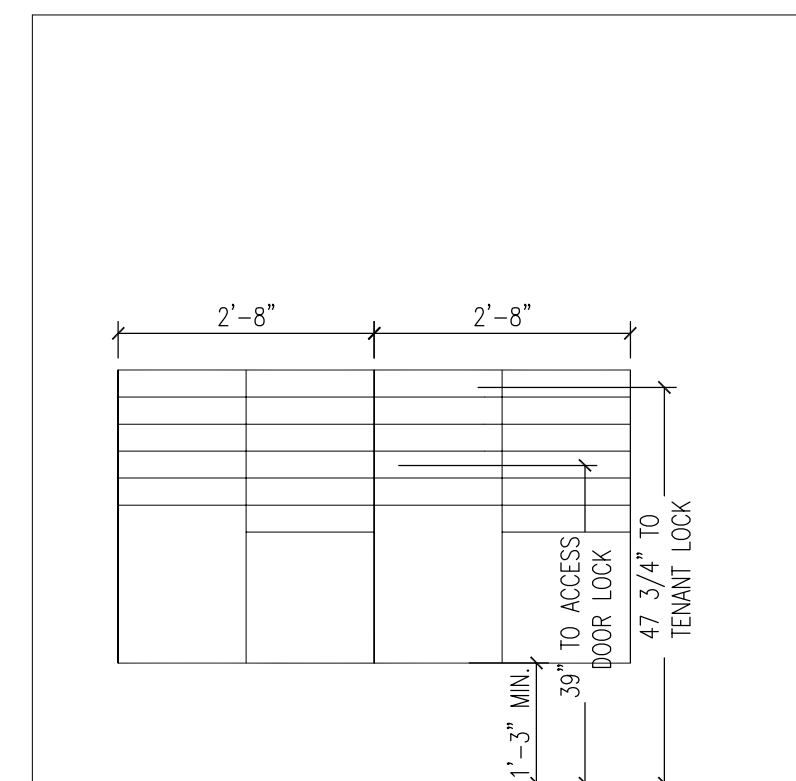
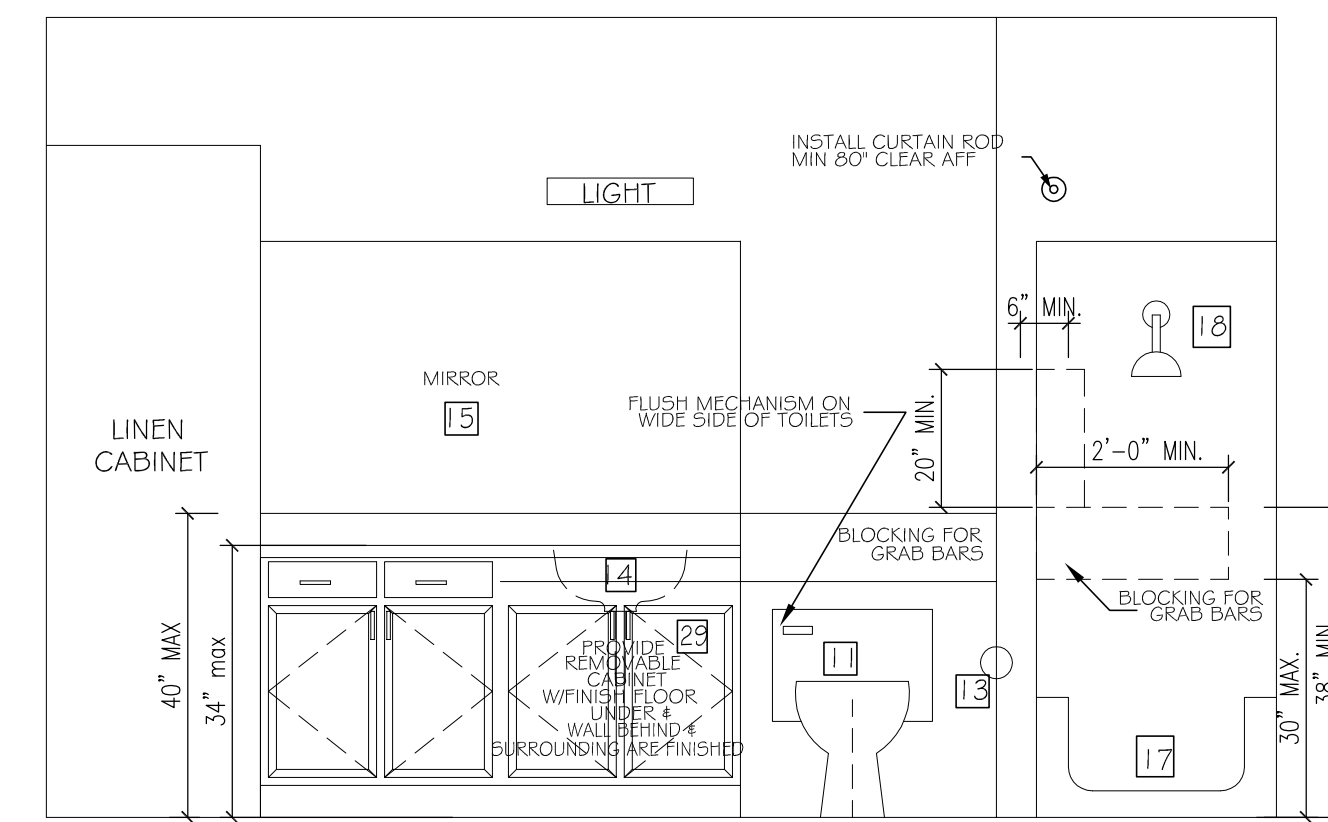
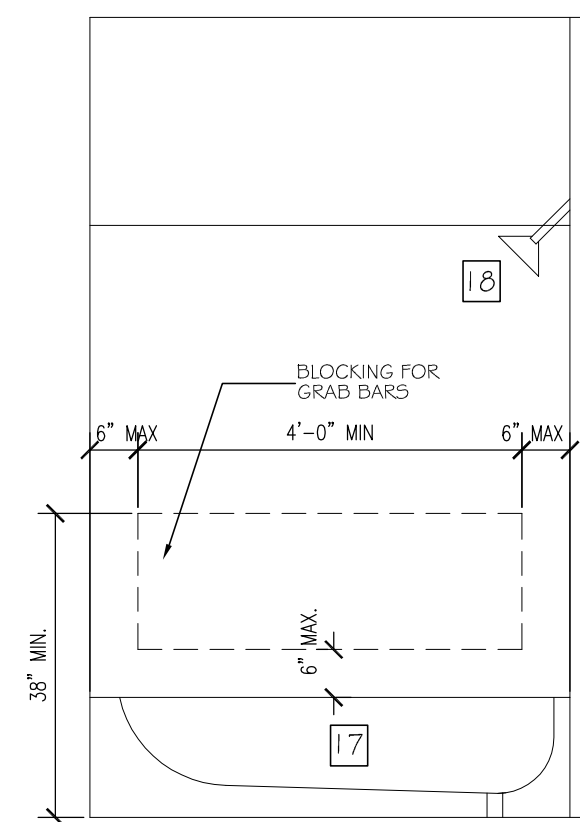
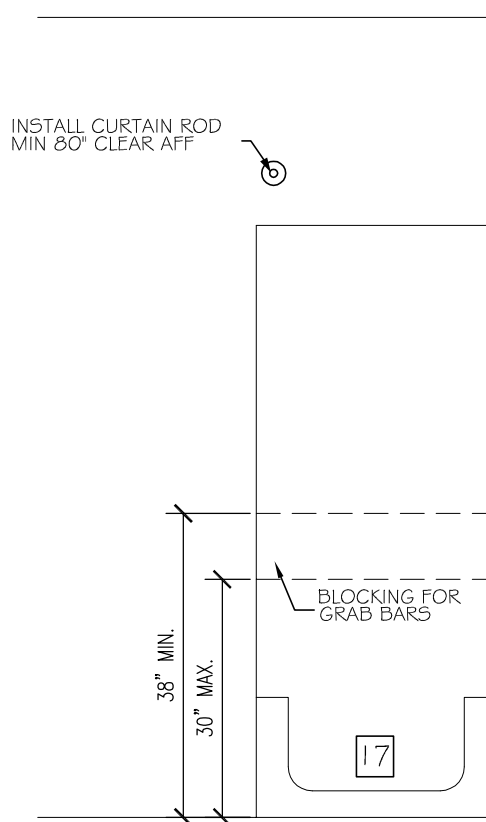
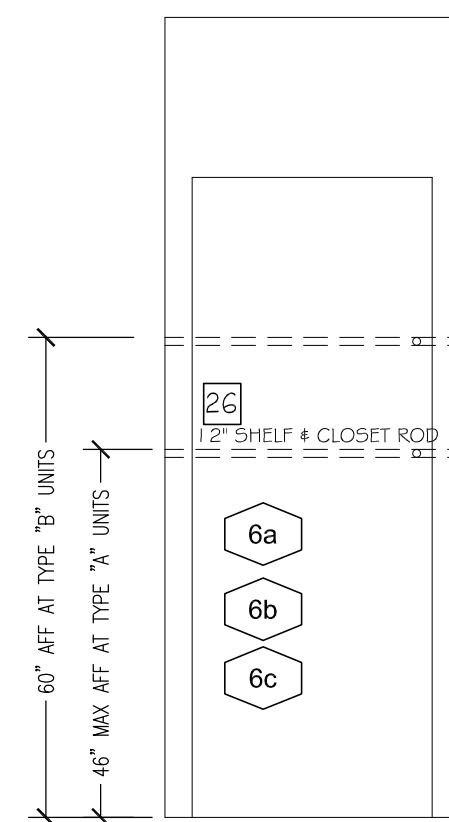
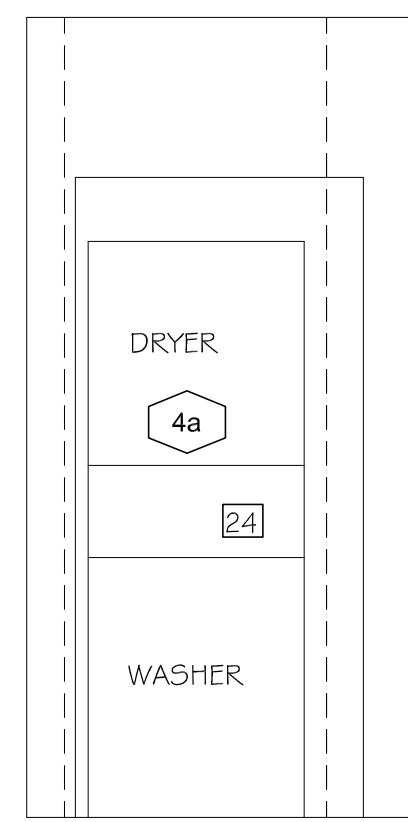
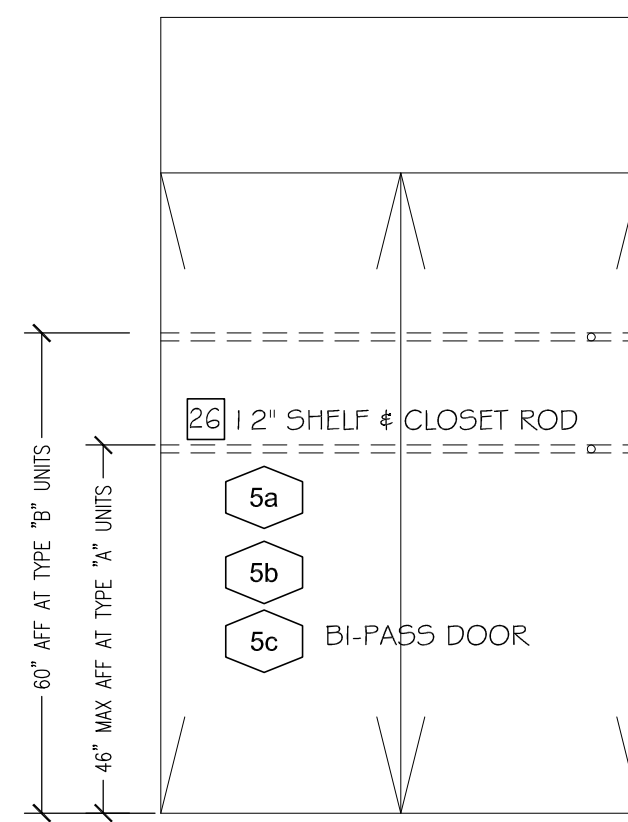
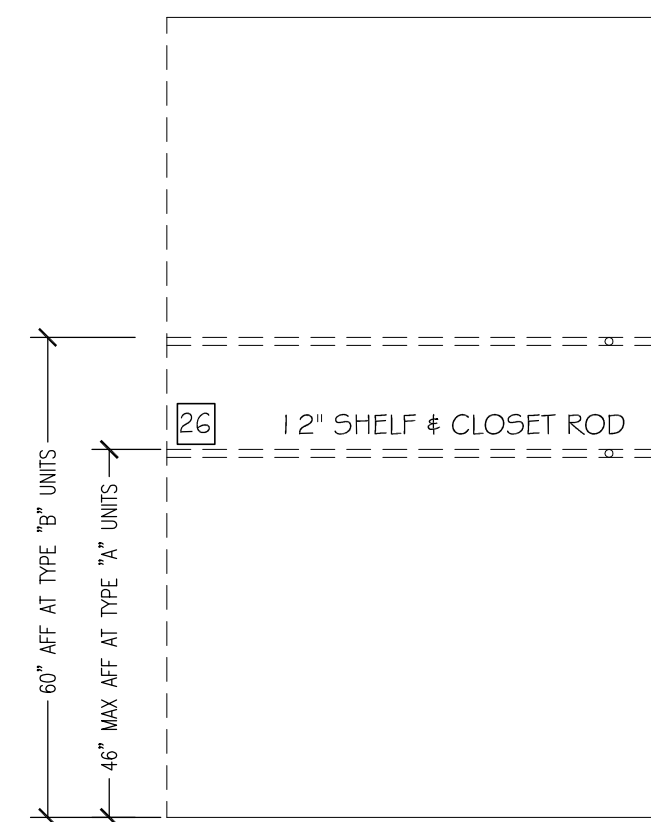
SHEET

A6.1

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

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

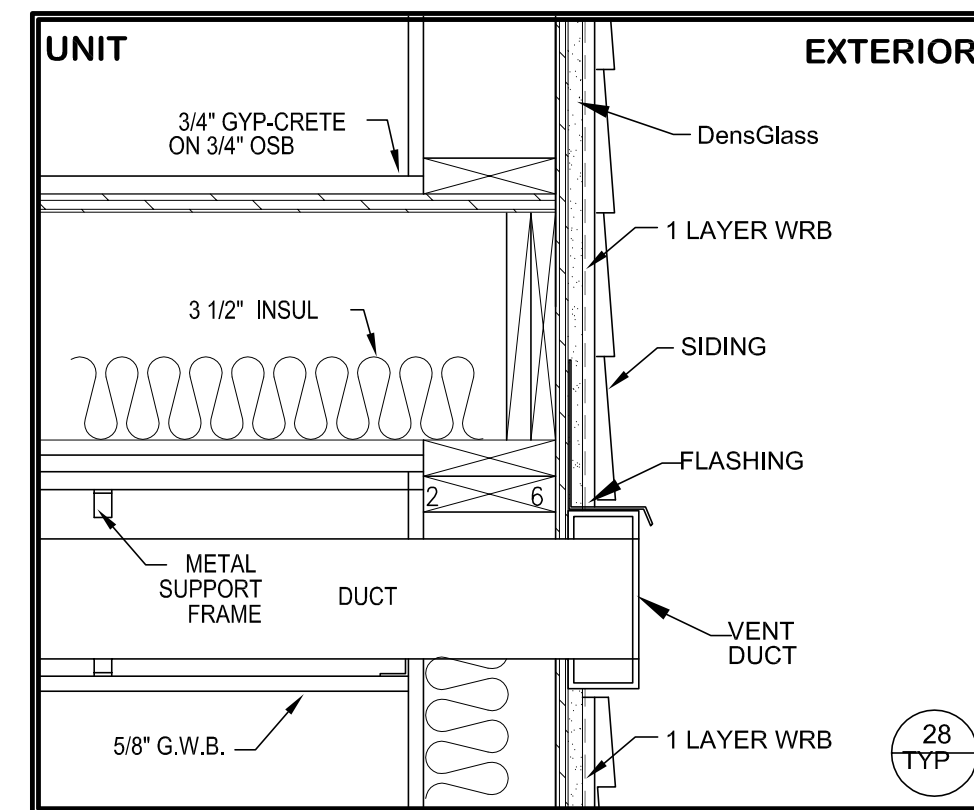
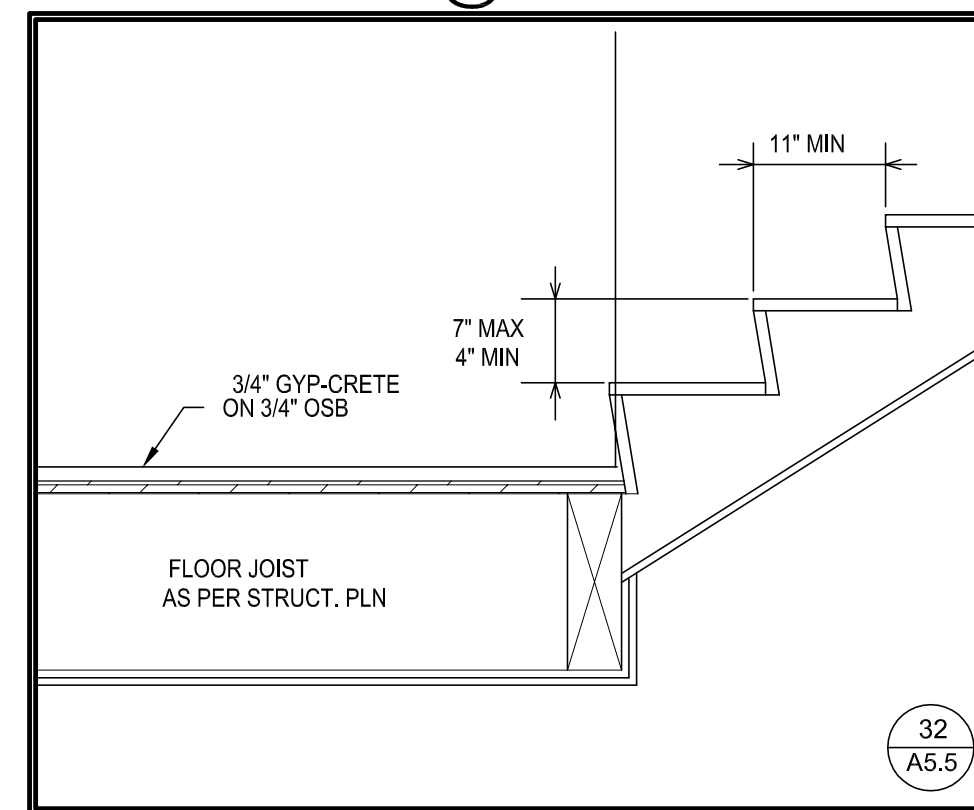
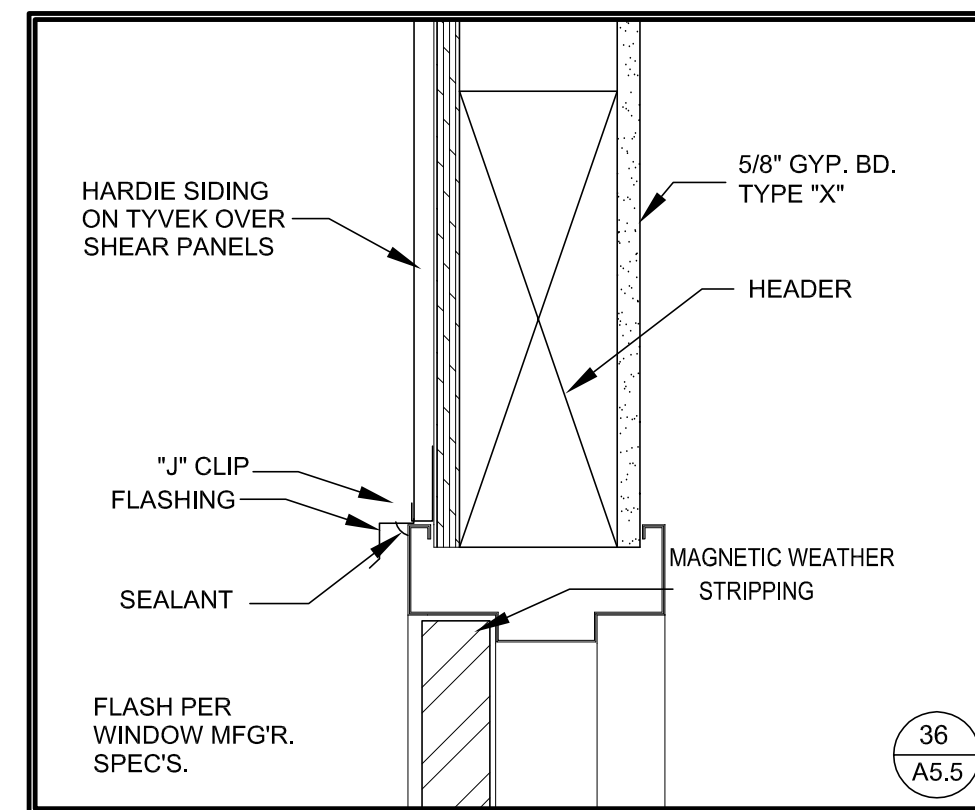
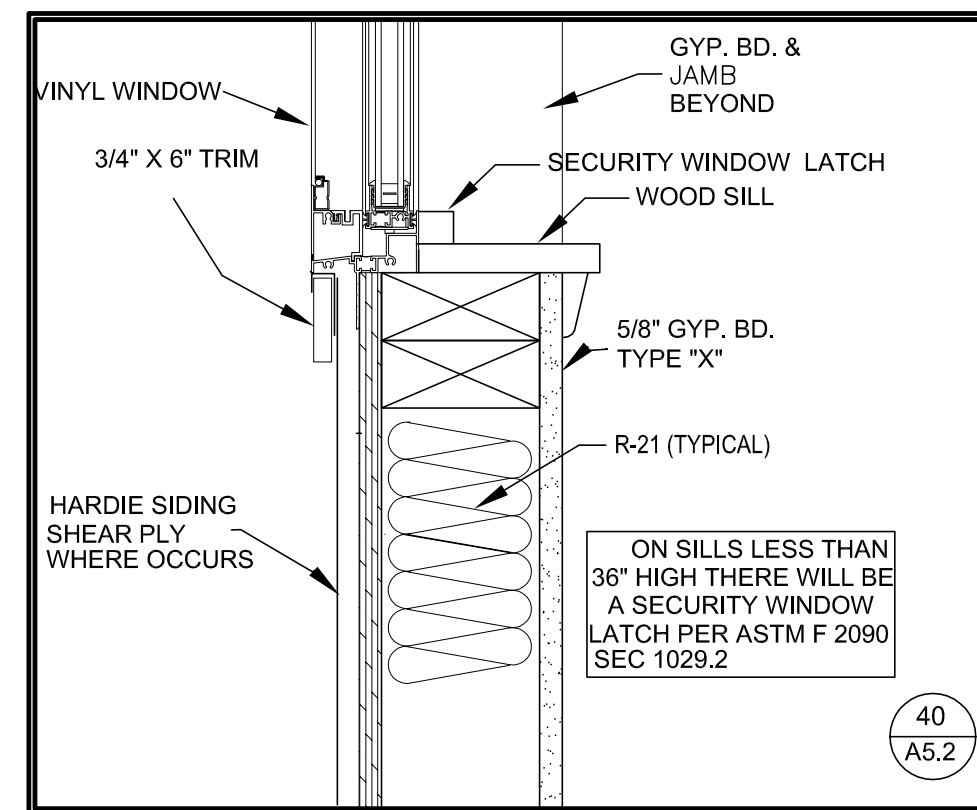
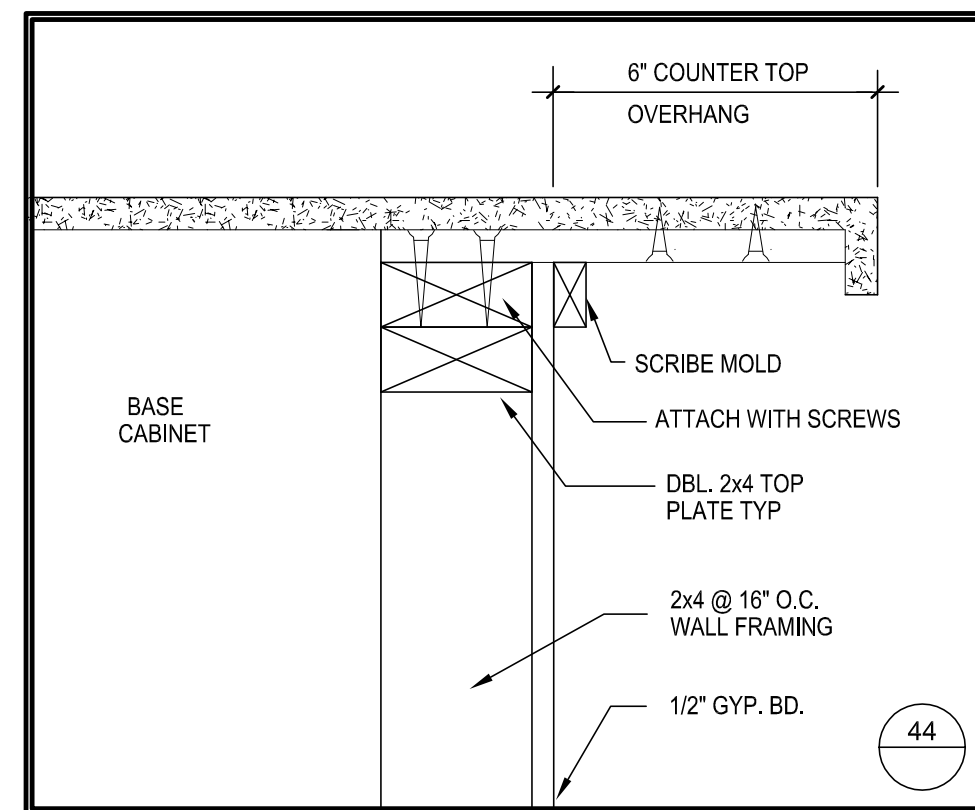
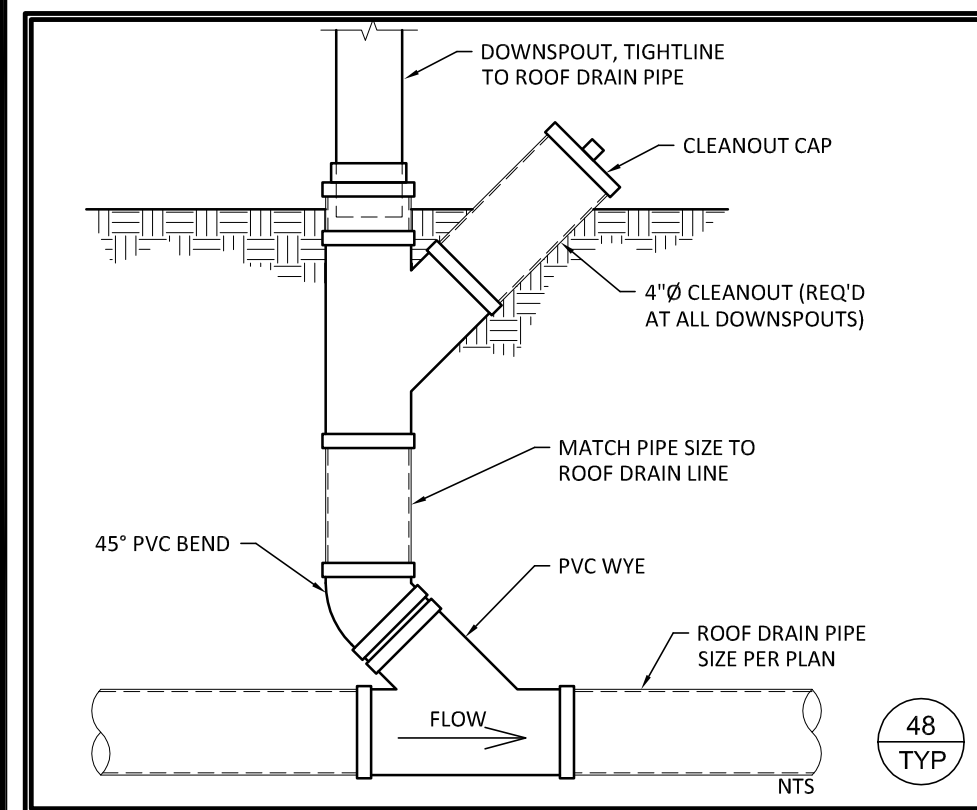
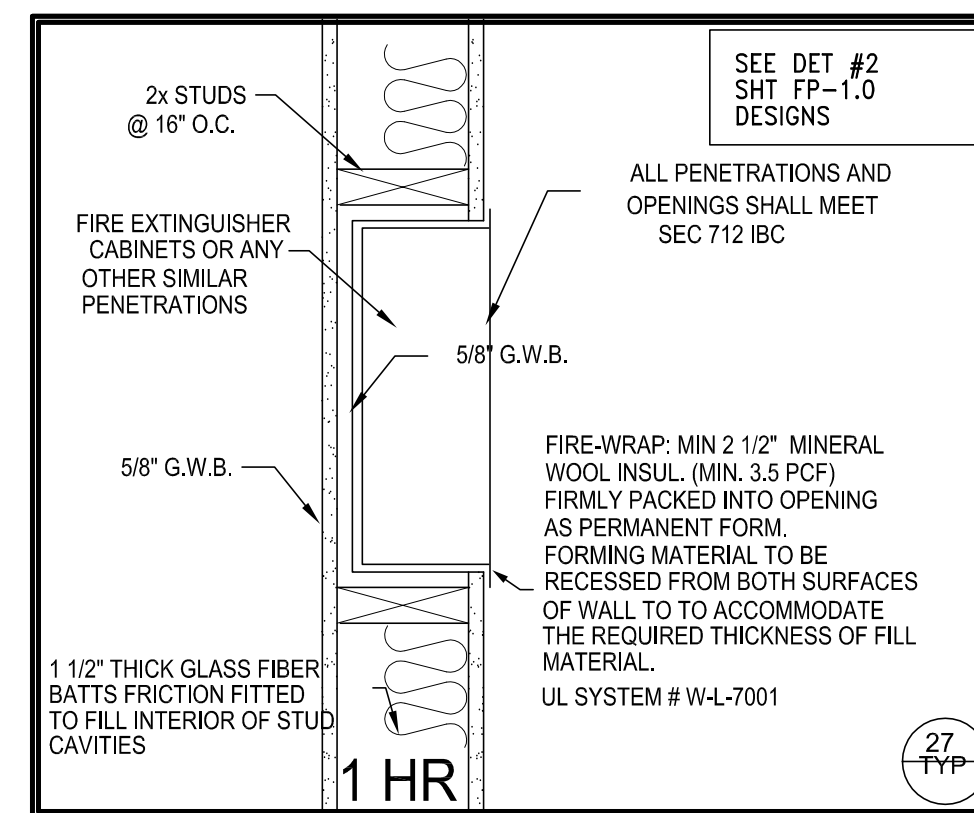
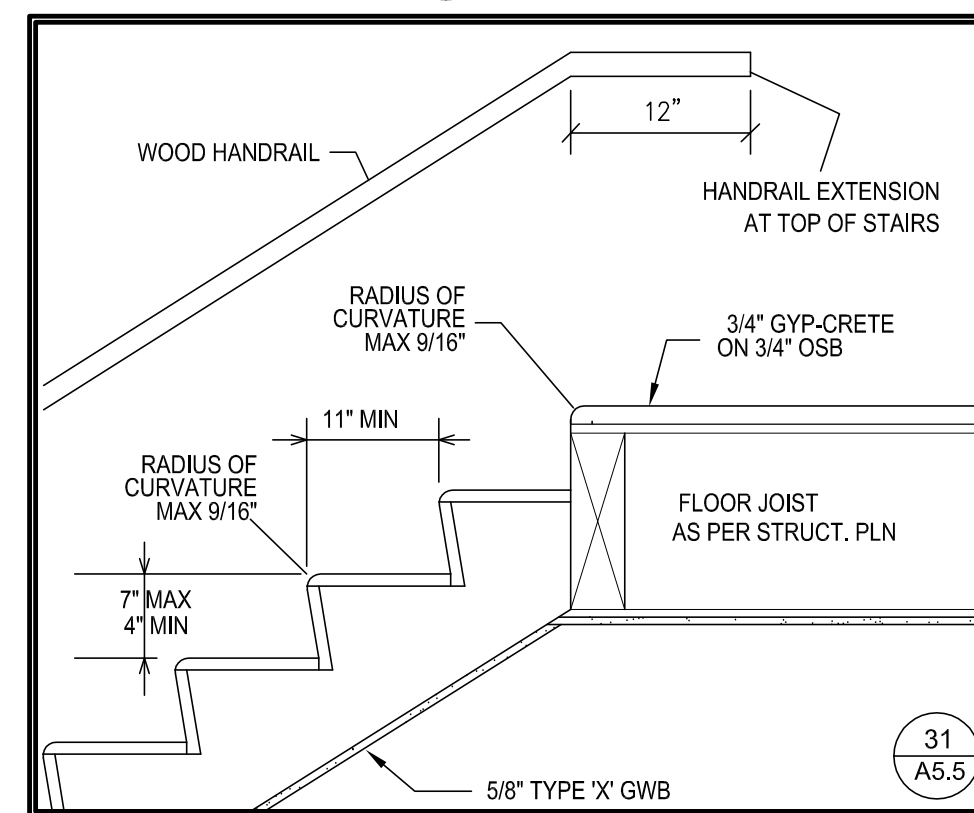
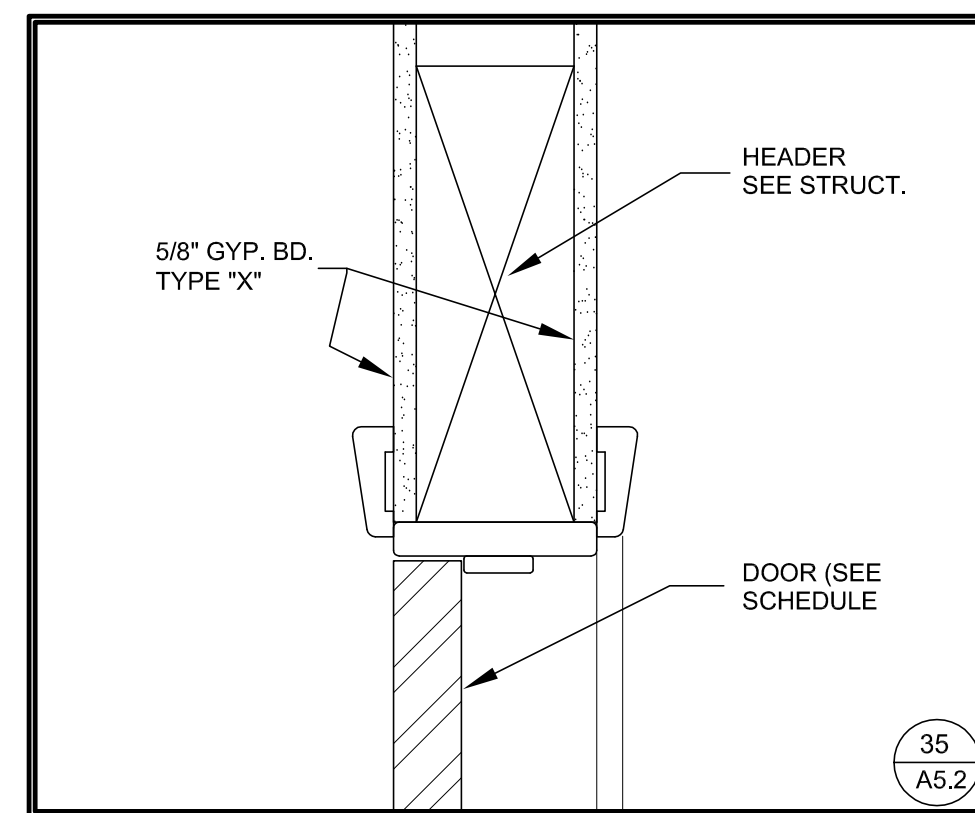
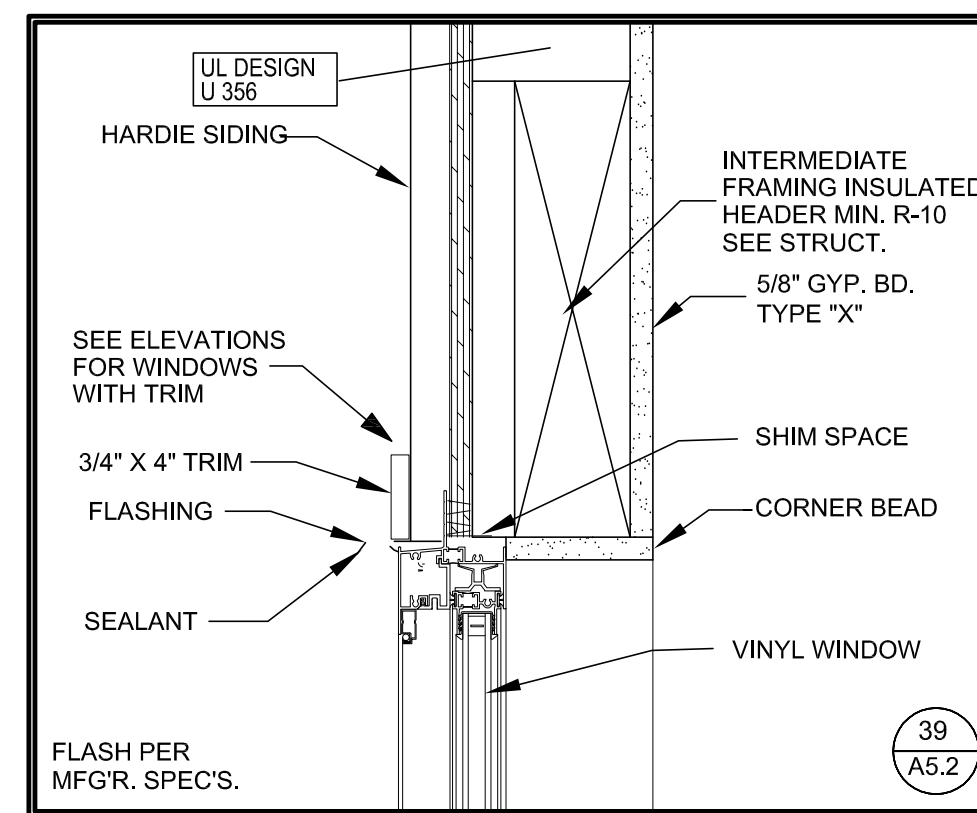
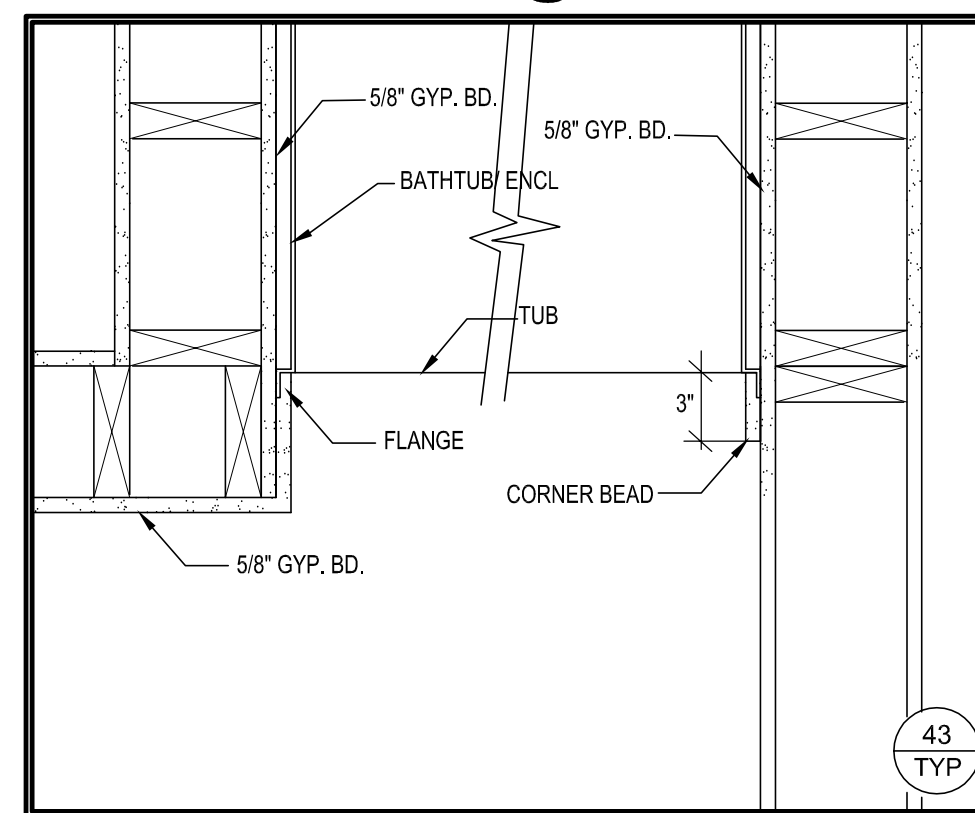
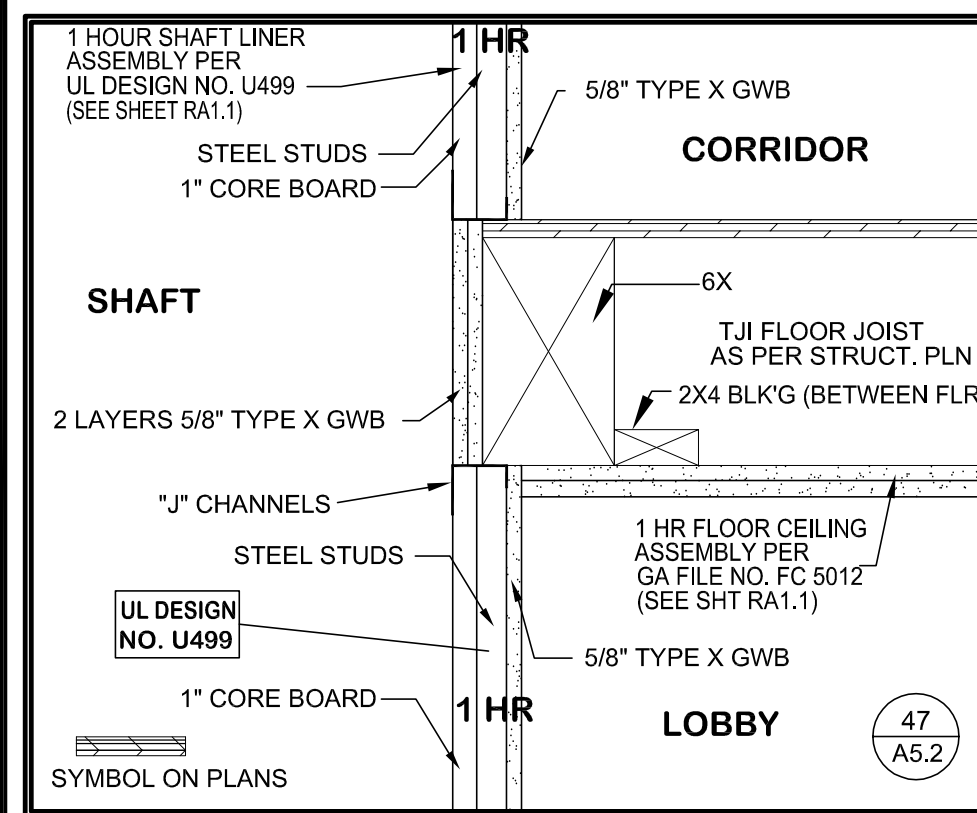
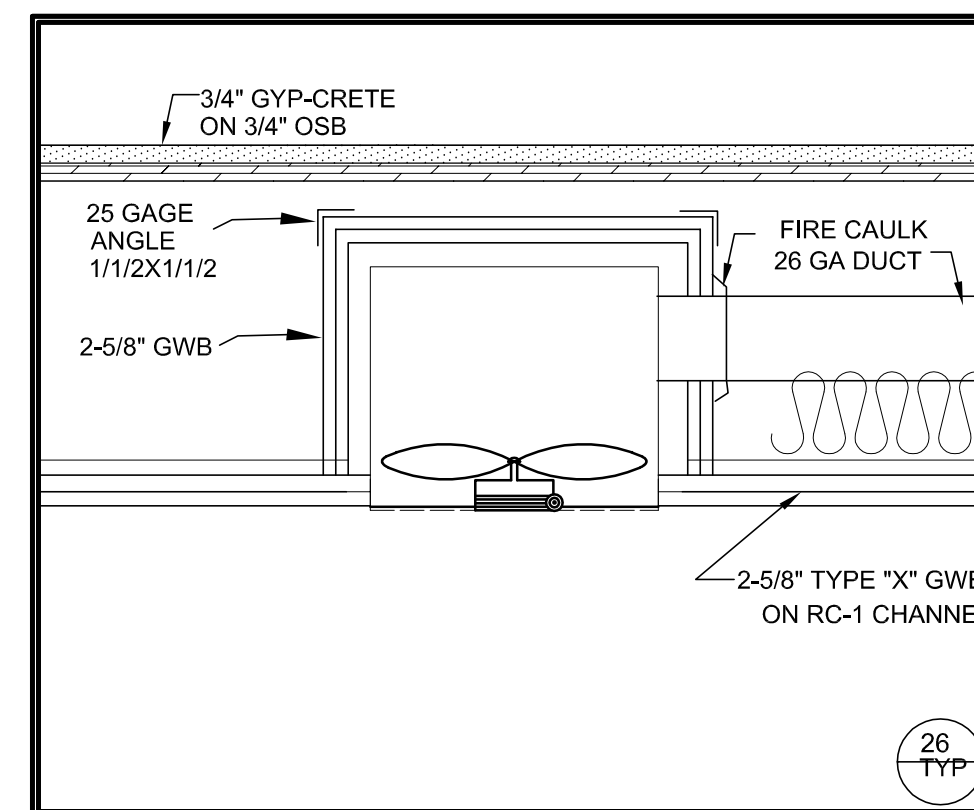
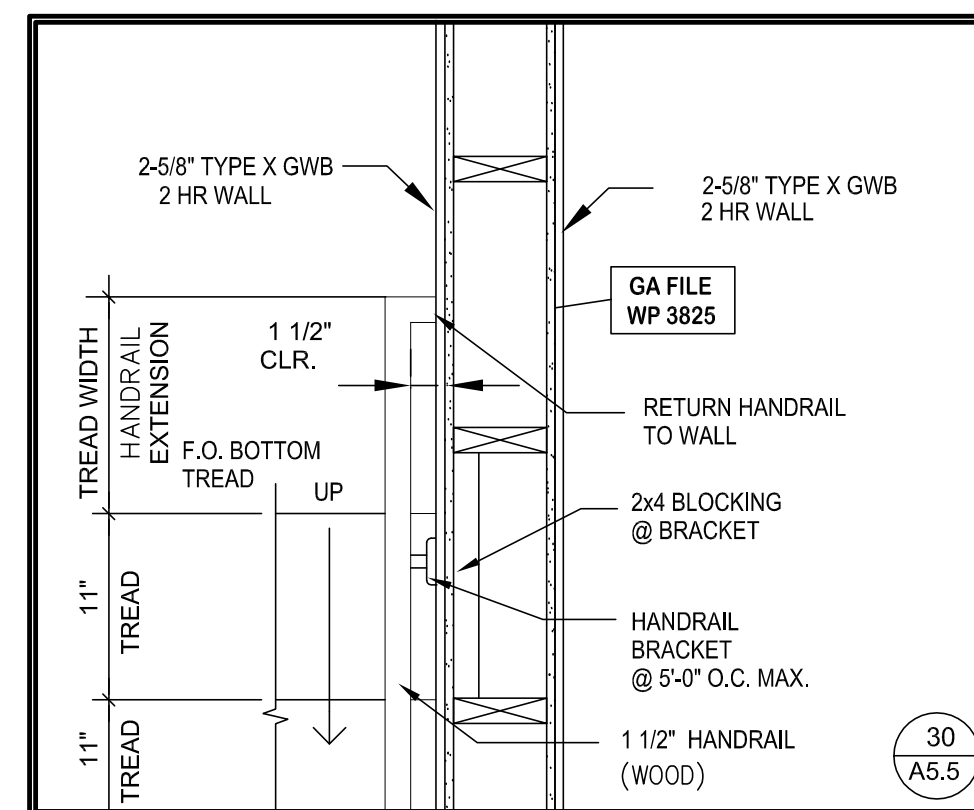
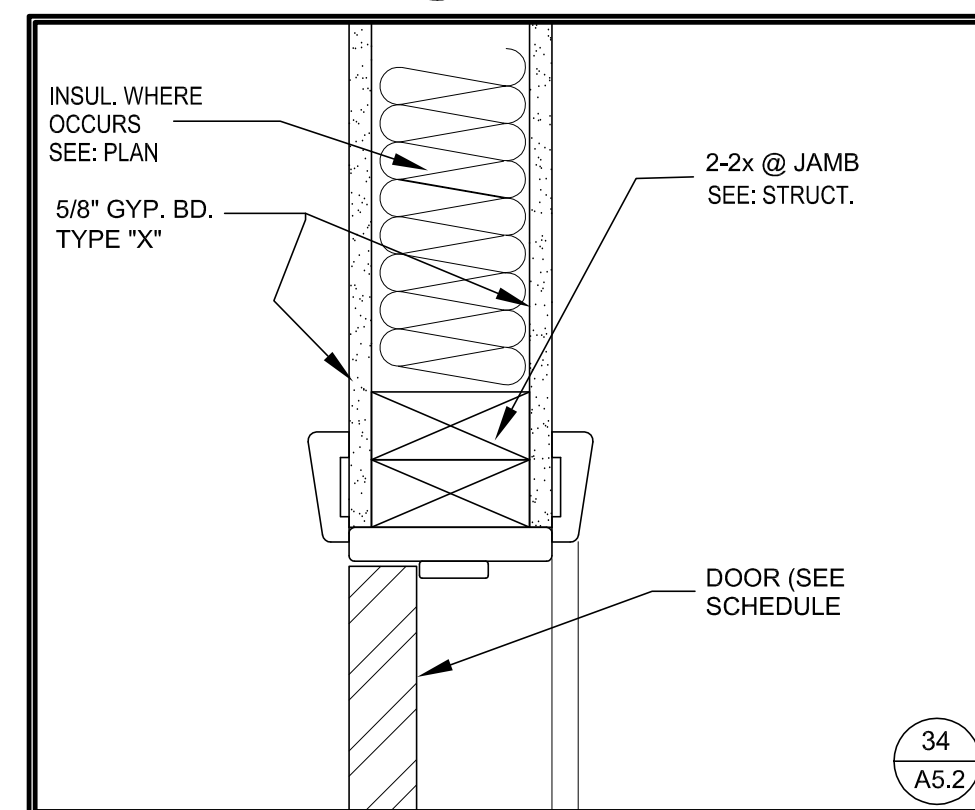
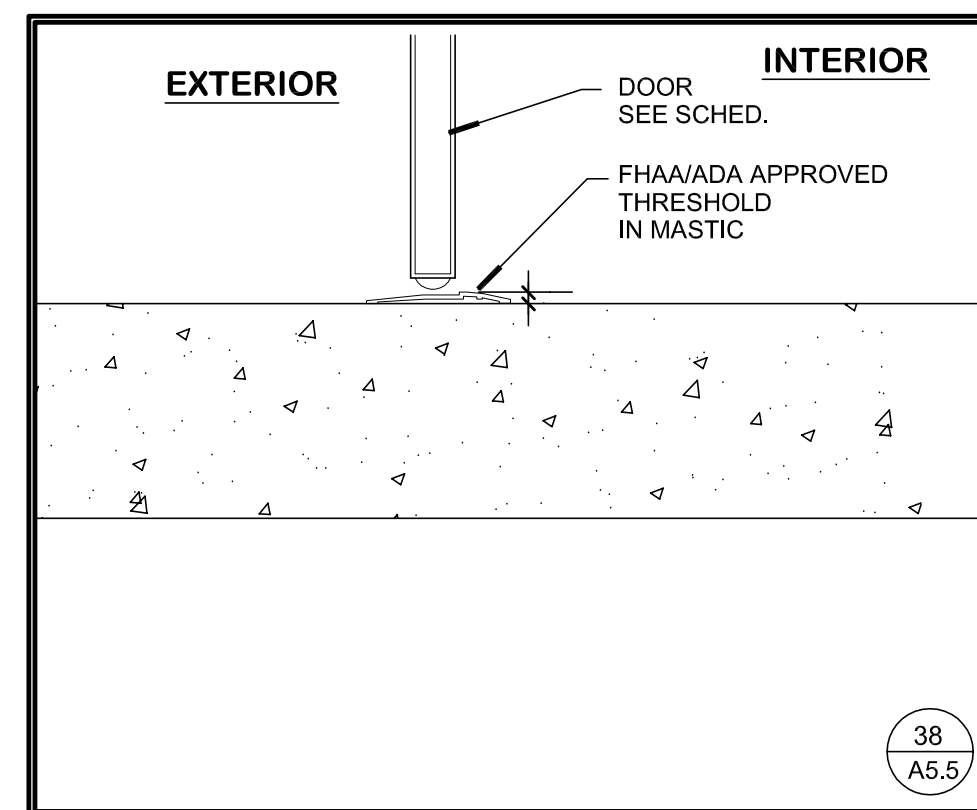
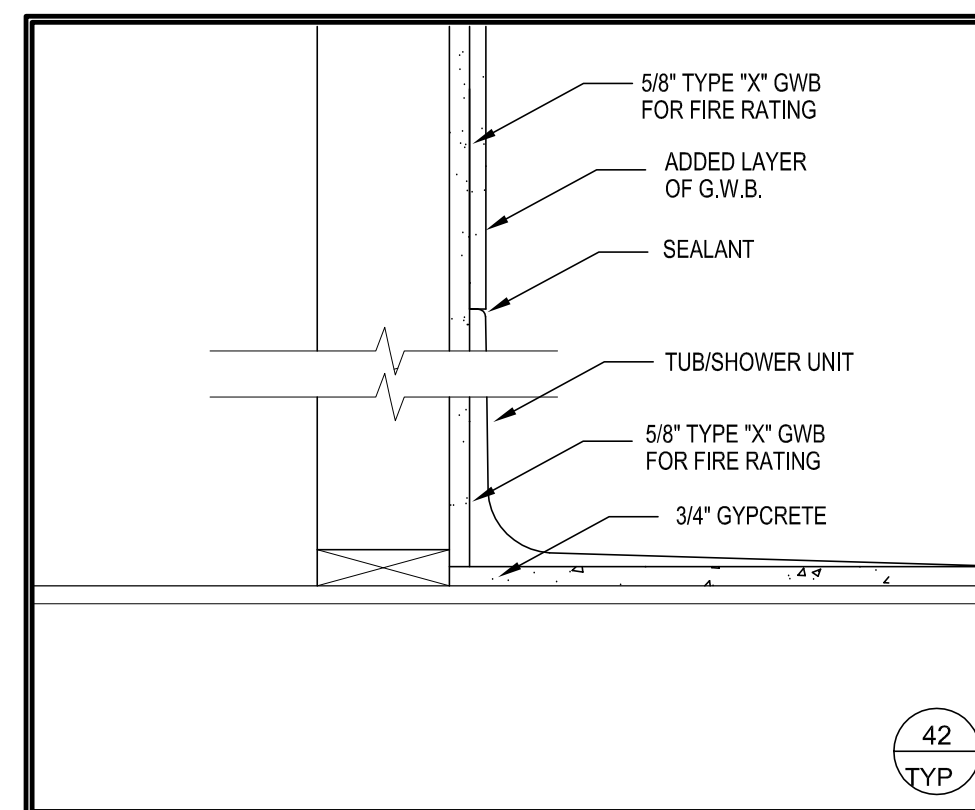
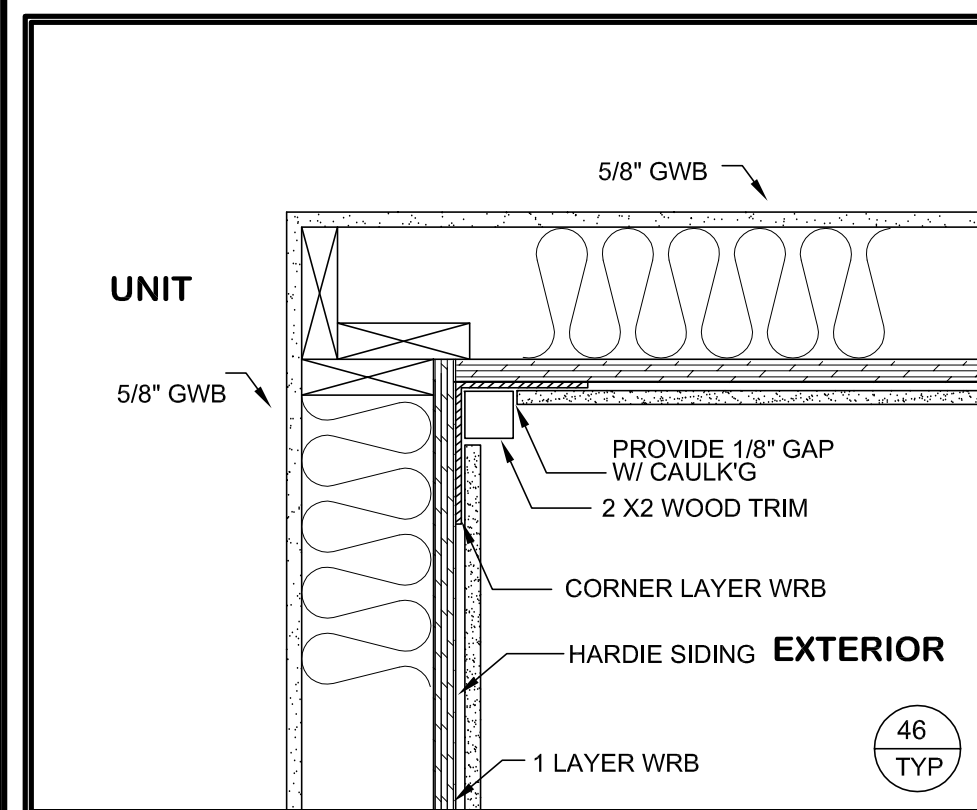
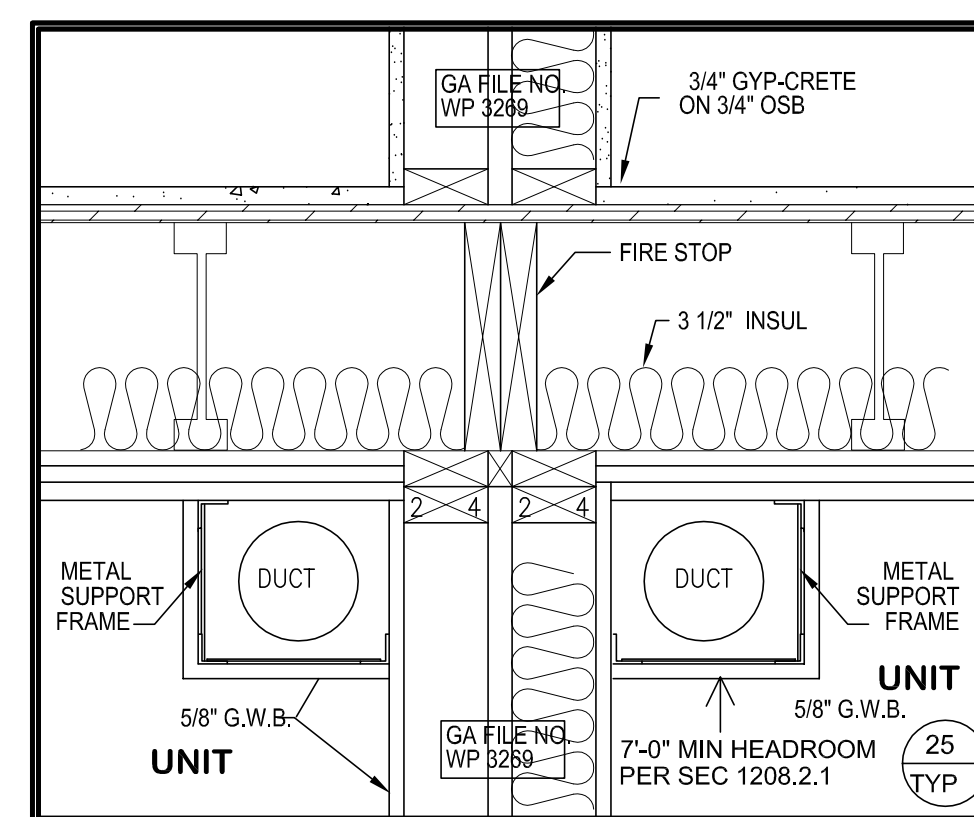
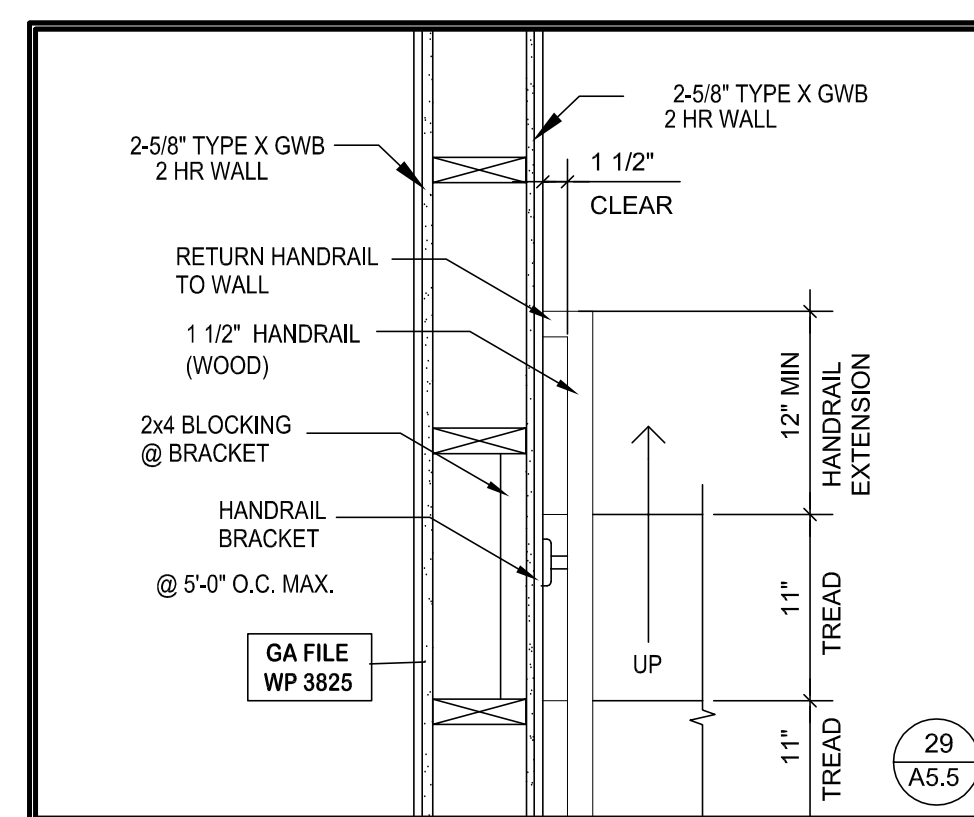
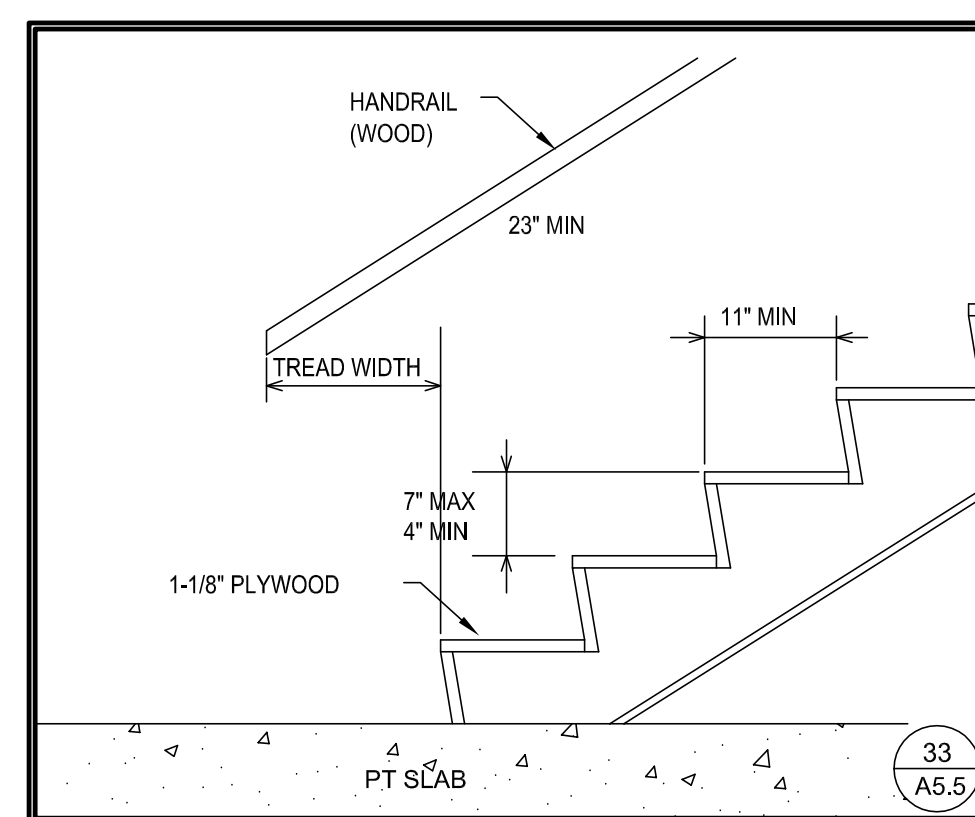
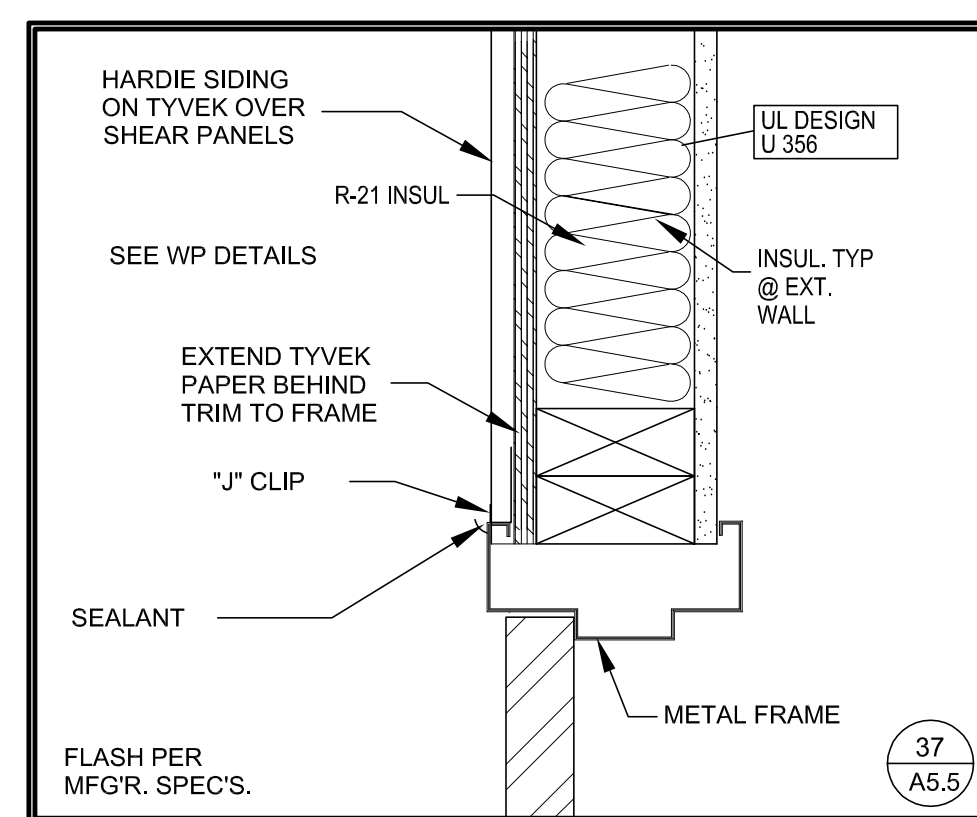
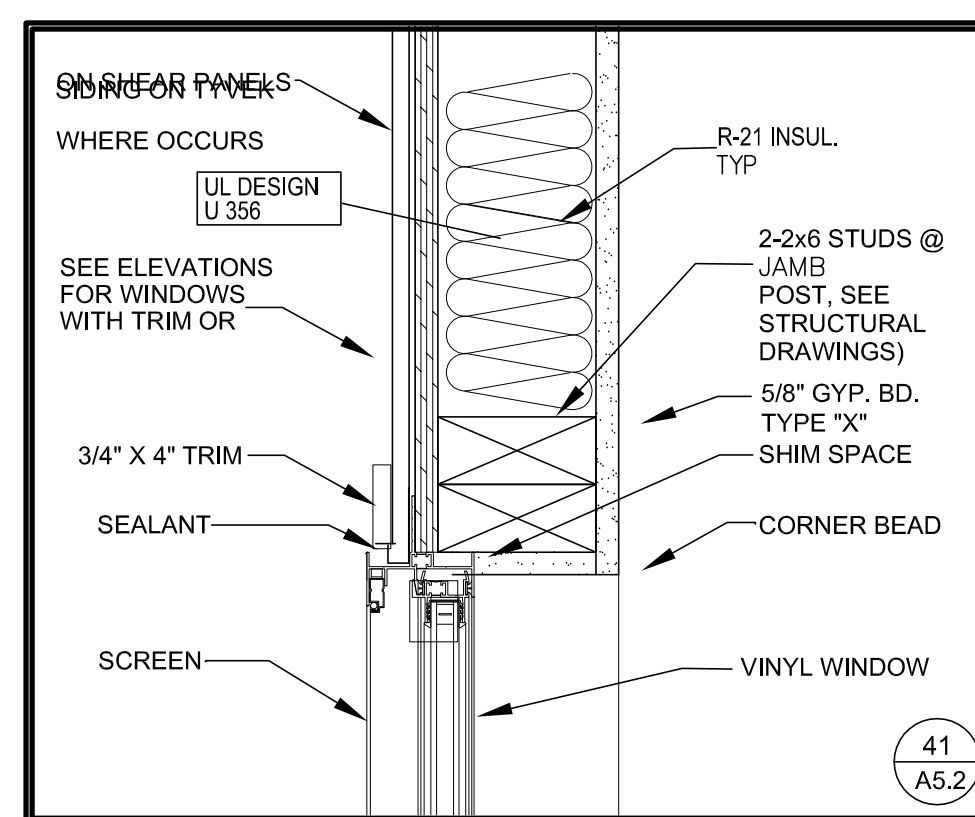
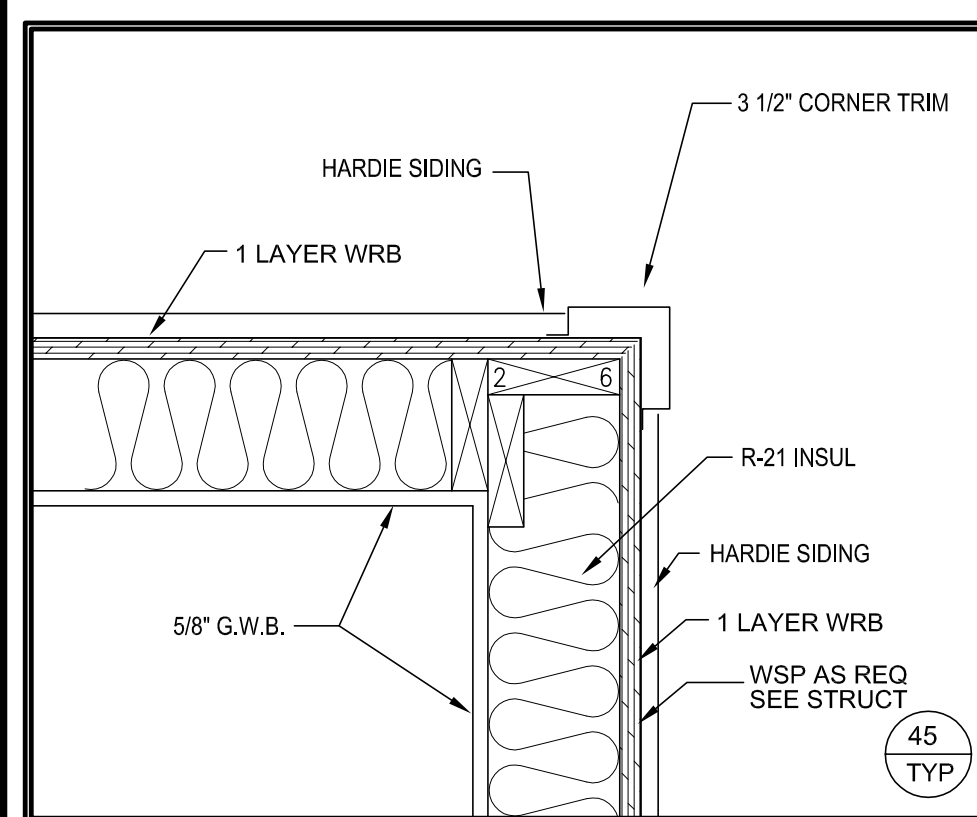


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|----|--|
| 1 | SELF-RIMMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS |
| 2 | BUILT-IN DISHWASHER, ENERGY STAR |
| 3 | 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE |
| 4 | 30" ELECTRIC RANGE 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 |
| 15 | MINUT BOTTOM MIN 15" AFF & TOP MAX 33" AFF |
| 16 | LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET |
| 17 | SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY |
| 18 | 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR |
| 19 | MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF |
| 20 | FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND |
| 21 | MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD |
| 22 | SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND |
| 23 | FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS |
| 24 | 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD |
| 25 | ADA 5' ROLL-IN SHOWER WITH SEAT |
| 26 | SHOWER SPRAY UNIT 1.75 GPM. WITH A HOSE AT LEAST 60" LONG, THAT CAN |
| 27 | BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER |
| 28 | GRAB BARS FOR ROLL-IN SHOWER |
| 29 | WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR |
| 30 | COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR |
| 31 | 1 - 12" WIRE SHELF & POLE |
| 32 | 5 - 12" WIRE SHELVES |
| 33 | 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.



COLUMNS, NONCOMBUSTIBLE (TYPE 1)		
GA FILE NO. CM 1450	GENERIC	1 HOUR FIRE
10	GYPSUM WALLBOARD, STEEL COLUMN COVER	
Base layer 1/2" type X gypsum wallboard applied around 154x4x0.186 tube steel column and held in place with paper masking tape. Second layer 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer either 24 ga galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 ga galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Horizontal joints staggered 24" between layers.		
Fire test: UL NC505-(1-6), 71NK2639 12-23-75; UL NC505, 77NK1518 UL Design X526		

COLUMNS, NONCOMBUSTIBLE		
IBC TABLE 721.1(1), ITEM 1-1.6		1 HOUR FIRE
11		
Siliceous aggregate concrete and concrete excluded in Item 1-1.1, members 12" x 12" or greater		
1" mm. 1" mm.		

1 HOUR BEAM PROTECTION		
GA FILE NO. BM 1137		
12	STEEL FRAME, GYPSUM WALLBOARD	
BASE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type S-12 drywall screws 12" o.c. FACE 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 screw attached to steel joists at beam top flange and No.25 gage 2-1/2" steel runners hooked over beam lower flange and supporting 1-5/8" steel studs 24" o.c. Minimum beam size WB X 15. (One hour unrestrained beam.) PROPRIETARY GYPSUM BOARD American Gypsum Company BFB America Inc. G-P Gypsum Lafarge North America Inc. National Gypsum Company 1/2" FIREBLOC Type C 1/2" ProRoc (TM) Type C gypsum Panels 1/2" ToughRock (R) Fireguard (R) C 1/2" Firecheck (R) Type C 1/2" Gold Bond (R) Brand FIRE-SHIELD C (TM) Gypsum Wallboard 1/2" FLAME CURB (R) Super C 1/2" T6-C 1/2" SHEETROCK (R) Brand Gypsum Panels, FIRECODE (R) C Core Fire test: UL R1319-133, 7-16-75 Based on UL R3660-7 4 -B, 1-1-12-87; UL Design L524		
1 HOUR FLOOR SYSTEM		Fire test: UL R1319-133, 7-16-75 Based on UL R3660-7 4 -B, 1-1-12-87; UL Design L524

COLUMNS, NONCOMBUSTIBLE		
GA FILE NO. CM 1600	GENERIC	1 HOUR FIRE
13		
Base layer 1/2" type X gypsum wallboard applied around WGx15.5 column and held in the place with paper masking tape. Second layer 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer either no. 24 MSG galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 MSG galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c.		

COLUMNS, NONCOMBUSTIBLE		
IBC TABLE 721.1(1), ITEM 1-7.1		1 HOUR FIRE
14		
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.		
1" mm.		

1 HOUR DEMISING WALL ASSEMBLY		
GA FILE NO. WP 3111	PROPRIETARY	1 HOUR FIRE 55 TO 59 STC SOUND
15	GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS, INSULATION	
Fire Design: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 1-1/4" screws 8" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING) Minimum 3-1/2" glass fiber insulation woven in cavity. Sound Design: Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation in stud cavity on both sides. PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" FireBloc Type X Gypsum Board Thickness: 6 3/4" (Fire) 7 1/4" (Sound) Approx. Weight: 8 psf (Fire) 10 psf (Sound) Fire test: UL R14196, 47871 12670, 10-14-15; UL Design U340 Sound Test: RAL TL11-165, 7-13-11		

1 HOUR FL00R-CEILING SYSTEM, WOOD FLOOR		
GA FILE NO. FC 5011	PROPRIETARY	1 HOUR FIRE 60 TO 64 STC SOUND
7	WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD	
BASE layer 1/2" 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 S 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 10" deep wood I-joists spaced a maximum of 19" o.c. with 1-1/4" Type S drywall screws. FACE layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 1-5/8" Type S 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 secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I-joists supporting 1/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor. STC rated with I-joists spaced 24" o.c., 3-1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet vinyl or engineered wood laminate is applied to floor; STC 66 when tested with ceramic tile applied to floor.) PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company 1/2" SHEETROCK brand FIRECODE C Core Gypsum Panels LEVELROCK Brand Floor Underlayment		
Approx. Ceiling Weight: 3 psf Fire test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L570 Sound test: RAL OT03-05, 4-22-03; RAL OT03-07, 4-29-03; RAL OT03-09, 6-18-03 ILC 4 Test: (58 sheet vinyl) RAL ot03-06, 4-22-03; (62 engineered wood laminate) RAL ot03-08, 4-29-03; (54 ceramic tile) RAL OT03-10, 6-18-03		

1 HOUR- FLOOR/CEILING ASSEMBLY		
IBC 721.1(3) #21 (21-1.1)		1 HOUR FIRE
8	FLOOR/CEILING CONSTRUCTION	
21. Wood joists, wood I-joists, floor trusses and flat or pitched roof trusses spaced a maximum 24" o.c. (if 2x6 spaced 16" 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. 21-1.1 Base layer 5/8" Type X gypsum wallboard applied at right angles to joist or truss 24" o.c. with 1 1/4" Type X or Type W drywall screws 4" 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 S or Type W drywall screws 12" o.c. at joints and intermediate joist or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.		

1 HOUR ROOF-CEILING SYSTEM, WOOD FLOOR		
ESR-1153 ASSEMBLY B		1 HOUR FIRE
9	WOOD I-JOISTS, WOOD STRUCTURAL PANELS, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD	
1. SHEATHING — Single layer of 48/24 span rated, tongue-and-groove, sheathing (Exposure 1). When used as a roof-ceiling assembly, the decking is permitted to be any wood deck recognized in the code. Nailed and glue 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. GYPSUM 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, attach 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 S 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 S 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. 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 S 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 S 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 S 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.		
Test Source: ICC ESR-1153 ASSEMBLY B Sound test: N/A Energy Rating: R-36 CI		

1 HOUR EXTERIOR WALL ASSEMBLY		
UL DESIGN NO. U356	(EXPOSED TO FIRE ON INTERIOR FACE ONLY) Bearing Wall Rating - 1 Hr	1 HOUR FIRE
1		
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 Classification 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. 4. BATTS 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 psf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.39 pcf (min R-13 thermal insulation rating). 5. 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 sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 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. 6. EXTERIOR FACING - Installed in accordance with the manufacturer's installation instructions. Facing is to be applied over the sheathing A. VINYL SIDING - Contoured rigid vinyl siding having a flame spread value of 20 or less.		
		SYMBOL ON PLANS

1 HOUR INTERIOR WALL ASSEMBLY		
GA FILE NO. WP 8105	GENERIC	1 HOUR FIRE
2	GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS	
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. 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)		
Thickness: 7 psf Approx. Weight: 7 psf Fire test: See WP 3510 (UL R3501-47, 48, 9-17-65 Design U309; UL R1319-129, 7-22-70, Design U314)		SYMBOL ON PLANS

1 HOUR INTERIOR WALL ASSEMBLY		
GA FILE NO. WP 3510	GENERIC	1 HOUR FIRE 35 TO 39 STC SOUND
3	GYPSUM WALLBOARD, WOOD STUDS	
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. Joint staggered 24" on opposite sides (LOAD BEARING)		
Thickness: 4 7/8" Approx. Weight: 7 psf Fire test: UL R3501-47, 48, 9-17-65 Design U309; UL R1319-129, 7-22-70, Design U314 NCC 2404, 10-14-70		SYMBOL ON PLANS

1 HOUR CORRIDOR WALL ASSEMBLY		
GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE 50 TO 54 STC SOUND
4	GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS	
Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 1/564" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)		
Thickness: 5 5/8" Approx. Weight: 7 psf Fire test: Based on UL R14196, 05NA05371, 2-15-05; UL Design U309; NRCC TL-93-098, IRC-R-761, 398		2X6 STUDS

1 HOUR PARTY WALL		
GA FILE NO. WP 3269	GENERIC	1 HOUR FIRE 50 TO 54 STC SOUND
5	GYPSUM WALLBOARD, WOOD STUDS	
Fire Design: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of double row of 2 x 4 (minimum) wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 16" on opposite sides. Horizontal bracing required at mid height. (LOAD BEARING) Sound Design: Sound tested as constructed for fire.		
Thickness: 9 1/2" (Fire and Sound) Approx. Weight: 8.5 psf (Fire and Sound) Fire test: UL R4024, 10-31-68 UL Design U341, NOAL 17-0637, 8-25-17		SYMBOL ON PLANS

1 HOUR-FLOOR/CEILING ASSEMBLY		
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 DAMPER, GYPSUM WALLBOARD	
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 S drywall screws 8" o.c. gypsum board end 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 chole wood trusses 24" o.c. with 1-1/4" Type S drywall screws. Glass fiber or mineral fiber batt 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 damper (refer to manufacturer for information on the type of damper). 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 finish flooring of sheet vinyl, (STC 61 when engineered wood laminate is applied to floor; STC 62 when tested with sheet vinyl, cushioned sheet vinyl, carpet 4 psf, or ceramic tile applied to floor.) PROPRIETARY GYPSUM BOARD United States Gypsum Company 5/8" SHEETROCK® Brand FIRECODE C Core Gypsum Panels LEVELROCK® Brand Floor Underlayment		
Approx. Ceiling Weight: 3 psf Fire test: UL R1319, 97NK26582, 11-20-97; UL R5698, 04NK16820, 6-29-04; UL DESIGN L521 Sound test: RAL OT04-01, 1-19-04; RAL OT04-06, 1-20-04; RAL OT04-05, 1-21-04; RAL OT04-07, 1-26-04; RAL OT04-11, 4-16-04		

PROJECT

THE TALMON

LOCATION

CENTER STREET, LA CONNER, WA

DEVELOPER

KSA INVESTMENTS, LLC

4 OCT 23 PERMIT SUBMITTAL

7 MAR 24 PERMIT RESUBMITTAL

TL-9726

REGISTERED ARCHITECT

Charles E. Morgan

CHARLES E. MORGAN

STATE OF WASHINGTON

DATE

4 OCT 23

REVISION

7 MAR 24

SHEET

RA1.1

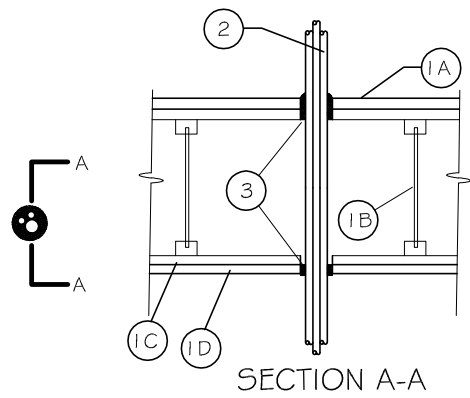
CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98003

E-MAIL info@cmarch.com
PHONE 425-355-2866

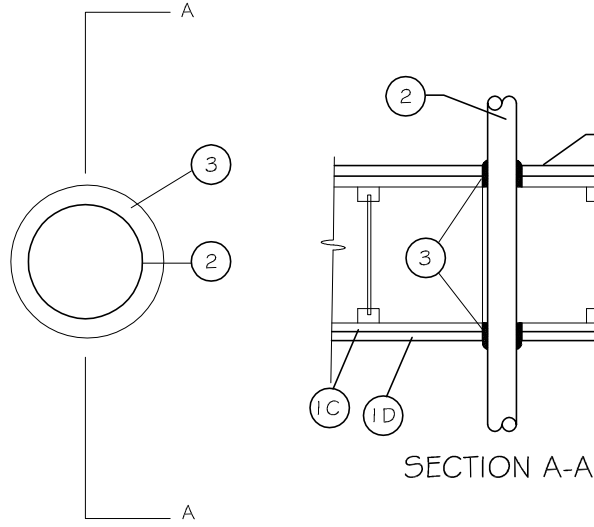
F-RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-1037 OR EQUAL



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 ANNUAL 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 & CO.; WFS300 CALK 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

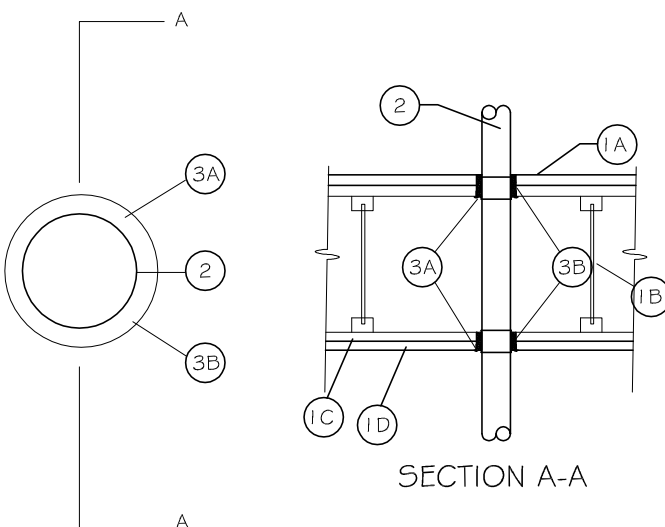
F- RATING - 1 HOUR
T-RATING - 1 HOUR
UL DESIGN NO. F-C-1006 OR EQUAL



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. ANNUAL 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.

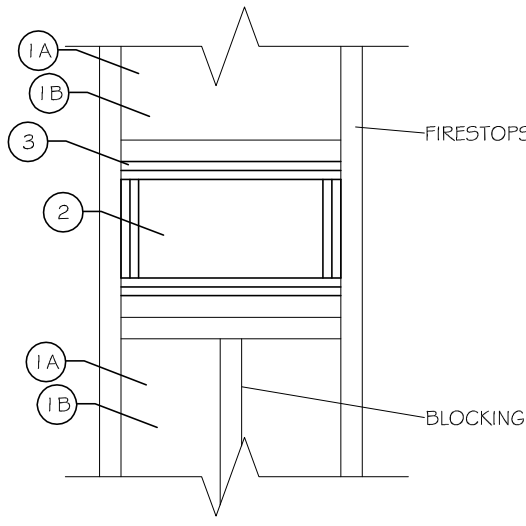
5 SINGLE NONMETALLIC PIPE PENETRATIONS FLOOR-CEILING ASSEMBLY UL DESIGN NO. L500 SERIES

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 SPECSEAL 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.

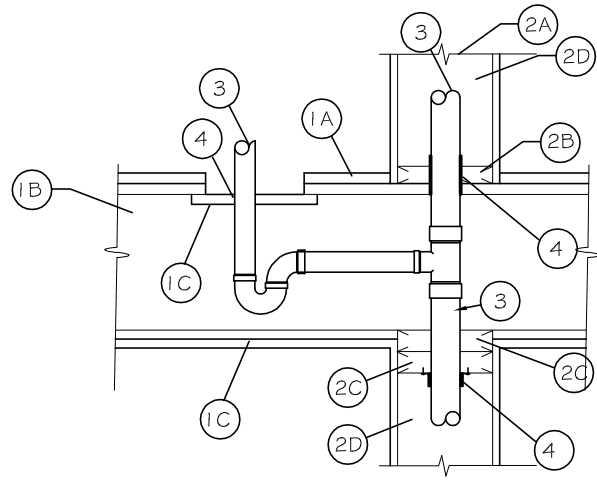
F-RATING - 2 HOUR
T-RATING - 1-3/4 HOUR



1. WALL ASSEMBLY - STUDS - THE 1 AND 2 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIAL AND 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

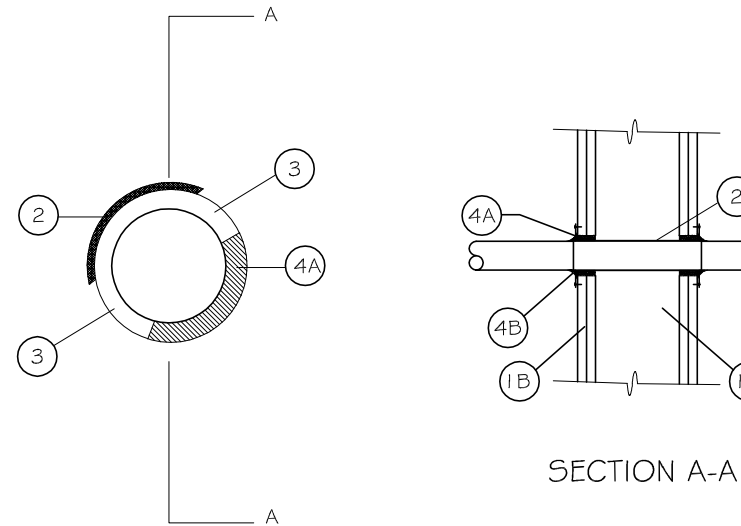
F-RATING - 1 HOUR
T-RATINGS - 3/4 HOUR
SYSTEM # F-C-2094 OR EQUAL



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

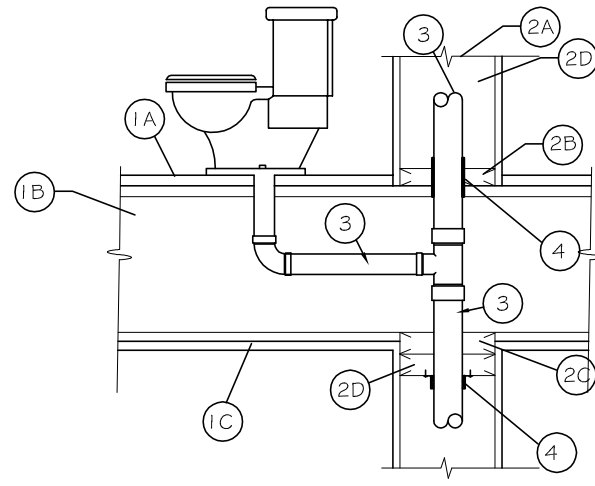
F--RATINGS - 1 & 2 HOUR
T-RATINGS - 1, 1-3/4 & 2 HOUR
SYSTEM # W-L-2048 OR EQUAL



1. WALL ASSEMBLY - THE 1 AND 2 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIAL AND 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 GLID 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 SUD 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. 6 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

7301 BEVERLY LANE
EVERETT, WA 98203

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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

REGISTERED ARCHITECT
Charles E. Morgan
STATE OF WASHINGTON

DATE 4 OCT 23
REVISION 7 MAR 24

SHEET

RP1.1

RATED PENETRATION ASSEMBLIES

E-MAIL info@march.com
PHONE 425-353-2888