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PROJECT INFORMATION

PROJECT NAME: THE TALMON

SITE ADDRESS: 306 CENTER STREET  
LA CONNER WA 98257

PARCEL NO.: P74143

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

ZONING: COMMERCIAL

OCCUPANCY: R-1 & R-2

TYPE CONSTRUCTION: 3 STORIES TYPE V-A

SPRINKLERED: NFPA-13

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

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

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

APPLICABLE CODES & REFERENCES

2018 INTERNATIONAL BUILDING CODE (IBC) & WAC 51-50  
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES  
2018 INTERNATIONAL FIRE CODE (IFC) & WAC 51-54  
2018 INTERNATIONAL MECHANICAL CODE (IMC) & WAC 51-52  
2020 NATIONAL ELECTRICAL CODE (NEC) & WAC 296-46B  
2018 UNIFORM PLUMBING CODE (UPC) & WAC 51-56 & 51-57  
2018 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11C & 51-11R  
CITY OF LA CONNER DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS  
CITY OF LA CONNER STORM WATER MANAGEMENT MANUAL  
CITY OF LA CONNER MUNICIPAL CODE, TITLE 15 ZONING

WASHINGTON STATE ENERGY CODE:  
PROJECT HAS CHOSEN COMPLIANCE METHOD 1 - GENERAL. PER C406 REQUIREMENTS, THE  
PROJECT IS REQUIRED TO ACHIEVE THE 6 POINTS VIA THE FOLLOWING MEASURES:  
C406.3.2: REDUCED LIGHTING POWER (3 PTS)  
C406.5: ON-SITE RENEWABLE ENERGY (3 PTS)



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



NORTH ELEVATION - MAIN ENTRY RESIDENTIAL

A MUTUAL AGREEMENT HAS BEEN PLACED WITH THE FIRE CHIEF.

DURING CONSTRUCTION THE FIRE CHIEF WILL DO A SITE VISIT TO  
CONFIRM THAT THE LADDER CAN HOOK TO THE DECK AWNING TO GAIN  
ROOF ACCESS. IF THE LADDER CANNOT HOOK TO THE DECK AWNING  
TO GAIN ACCESS A 10' LADDER WILL BE INSTALLED FROM THE TOP OF  
PARAPET WALL COMING DOWN AT THE NORTHWEST CORNER ABOVE  
THE EXIT DOOR.

SPECIAL HEIGHT INSPECTION.

THE OWNERS SHALL SUBMIT A SPECIAL HEIGHT INSPECTION. THE SPECIAL  
INSPECTION SHALL BE PERFORMED BY A SURVEYOR, AND SHALL SHOW THE  
ELEVATION OF THE HIGHEST PORTION OF THE BUILDING, EITHER PARAPET OR  
ELEVATOR. THIS CAN BE SUBMITTED ANY TIME AFTER THE BUILDING HAS BEEN  
FULLY FRAMED.

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  
(COMMON 1ST FLOOR - FLOOR AREA 9,471 SQ/FT)  
2ND FLOOR - FLOOR AREA 9,537 SQ/FT  
3RD FLOOR - FLOOR AREA 9,537 SQ/FT  
TOTAL BUILDING AREA 28,545 SQ/FT

MAX LOT COVERAGE (80% OF LOT)

LOT AREA 15,296 SQ/FT  
MAXIMUM LOT COVERAGE 12,236 SQ/FT  
(LOT COVERAGE PROVIDED 12,053 SQ/FT)

LANDSCAPING AREA (MIN 20% OF LOT)

LOT AREA 15,296 SQ/FT  
MINIMUM LANDSCAPE AREA 3,059 SQ/FT  
(LANDSCAPE AREA PROVIDED 3,243 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 (>1,200 SQ/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

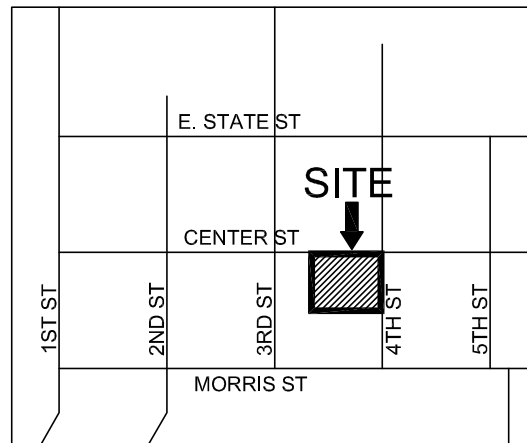
IBC TABLE 506.2 ALLOWABLE AREA WITH SPRINKLER (NFPA 13) TYPE V-A

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



VICINITY SKETCH

NOT TO SCALE

LEGAL DESCRIPTION

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

BUILDING SQUARE FOOTAGE

BUILDING DATA							
BLDG	UNITS	SLEEPING/ LIVING	CIRCULATION BLDG USE	TOTAL SQ/FT	DECKS	PARKING GARAGE	GROSS TOTAL SQ/FT
GROUND FLOOR	0	0 sq/ft	893 sq/ft	893 sq/ft	0 sq/ft	5,767 sq/ft	6,660 sq/ft
1ST FLOOR	6	2,461 sq/ft	207 sq/ft	2,665 sq/ft	146 sq/ft	0 sq/ft	2,811 sq/ft
2ND FLOOR	7	7,327 sq/ft	1,756 sq/ft	9,083 sq/ft	454 sq/ft	0 sq/ft	9,537 sq/ft
3RD FLOOR	7	7,332 sq/ft	1,751 sq/ft	9,083 sq/ft	454 sq/ft	0 sq/ft	9,537 sq/ft
TOTALS	20	17,120 sq/ft	4,604 sq/ft	21,724 sq/ft	1,054 sq/ft	5,767 sq/ft	28,545 sq/ft

UNIT BREAKDOWN PER FLOOR

UNIT SQ/FT	AIR B&B (SLEEPING UNITS)					DWELLING UNITS					TOTALS
	"B&B-1" 242	"B&B-2" 421	"B&B-3" 432	"B&B-4" 433	"B&B-5" 498	1 BR "A" 740	1 BR "B" 744	2 BR "A" 1,105	2 BR "B1" 1,105	2 BR "B2" 1,071	
1ST FLR	1	2	1	1	0	0	0	0	0	0	6
1ST FLR SQ/FT	242	421	864	433	498	0	0	0	0	0	2,458
2ND FLR	0	0	0	0	0	1	0	1	4	1	7
2ND FLR SQ/FT	0	0	0	0	0	740	0	1,105	4,420	1,071	7,336
3RD FLR	0	0	0	0	0	0	1	0	5	1	7
3RD FLR SQ/FT	0	0	0	0	0	0	744	0	5,525	1,071	7,340
TOTALS	1	2	1	1	1	1	1	1	9	2	20
TOTAL SQ/FT	242	421	864	433	498	740	744	1,105	9,945	2,142	17,134

STRUCTURAL

S1.1 STRUCTURAL NOTES  
S1.2 STRUCTURAL NOTES  
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S2.2 SECOND FLOOR FRAMING PLAN  
S2.3 THIRD FLOOR FRAMING PLAN  
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S3.1 STRUCTURAL NOTES  
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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 "B4B-1", "B4B-2", "B4B-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 "B4B-1", "B4B-2", "B4B-3" TYPICAL LIGHTING PLAN  
A2.2 1 BR "A" & "B" TYPICAL UNIT LIGHTING PLAN  
A2.3 2 BR "A" & "B1" TYPICAL UNIT LIGHTING PLAN  
A2.4 2 BR "B2" TYPICAL LIGHTING PLAN  
A3.1 1ST FLOOR LIGHTING PLAN  
A3.2 2ND FLOOR LIGHTING PLAN  
A3.3 3RD FLOOR LIGHTING PLAN  
A4.1 ELEVATIONS LIGHTING

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

DRAWING INDEX

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A0.1 LIST OF DRAWING, APPLICABLE CODE, BLDG STATS,  
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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

SITE PLAN

A1.1 SITE PLAN

TYPICAL UNITS

A2.1 TYPICAL UNIT - STUDIO "B4B-1", "B4B-2", "B4B-3" & "B4B-4"  
A2.2 TYPICAL UNIT (STUDIO "B4B-5") 1 BEDROOM "A" & "B"  
A2.3 TYPICAL UNIT - 2' BEDROOM "A" & "B1"  
A2.4 TYPICAL UNIT - 2 BEDROOM "B2"

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A3.2 1ST FLOOR PLAN  
A3.3 2ND FLOOR PLAN  
A3.4 3RD FLOOR PLAN  
A3.5 ROOF PLAN

LIFE SAFETY FLOOR PLANS

A3.1LS GROUND FLOOR PLAN  
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A3.3LS 2ND FLOOR PLAN  
A3.4LS 3RD FLOOR PLAN

ELEVATIONS

A4.1 ELEVATIONS

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A5.2 SECTION 'B'  
A5.3 SECTION 'C'  
A5.4 SECTION 'D'  
A5.5 SECTION 'E-E'  
A5.6 SECTION 'F-F'  
A5.7 SECTION 'G-G'  
A5.8 SECTION 'H-H'  
A5.9 SECTION 'J-J'  
A5.10 SECTION 'K'  
A5.11 SECTION 'L'  
A5.12 SECTION 'M'

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A6.1 INTERIOR ELEVATIONS  
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DETAILS

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D1.2 DETAILS  
D1.3 DETAILS  
D1.4 DETAILS

RATED ASSEMBLIES

RA1.1 DETAILS

RATED PENETRATION ASSEMBLIES

RP1.1 DETAILS

4 OCT 23 PERMIT SUBMITTAL  
7 MAR 24 PERMIT RESUBMITTAL  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

PROJECT

THE TALMON

LOCATION

CENTER STREET, LA CONNER, WA

DEVELOPER

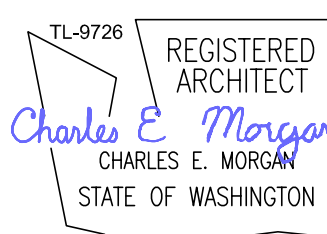
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DATE 4 OCT 23

REVISION 7 MAR 24

REVISION 30 MAY 24

REVISION 20 DEC 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	
1.	FIRE PARTITIONS, FIREBLOCKING AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED BY 2018 IBC SECTIONS 708 AND 718. A. ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3000 SQ/FT OR TWO DWELLING UNITS WHICHEVER IS SMALLER.
	FIRE BLOCKS AND DRAFT STOPS. 1. 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.
2.	FIRE BLOCKS, WHERE REQUIRED. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: A. 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. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. C. 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. D. 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. E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
4.	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
6.	PROTECTION REQUIRED FOR BACK TO BACK ELECTRICAL BOXES WITHIN 24" OF EACH OTHER.
MECHANICAL	
1.	ALL CLOTHES DRYERS SHOULD BE EXHAUSTED TO THE OUTSIDE. IMC SECTION 504.6
2.	CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE PUT TOGETHER WITH SHEET METAL SCREWS OR OTHER FASTENING MEANS WHICH EXTEND INTO THE DUCT.
3.	UNITS TO BE USED FOR ELECTRIC HEAT
4.	ALL MECHANICAL VENTING POINTS OF DISCHARGE SHOULD BE AT LEAST 3 FEET FROM ANY MECHANICAL VENTILATING INTAKE PER IMC SECTION 401.4
5.	SEE ROOF PLANS FOR RESTRICTED AREAS THAT DRYER, BATH & KITCHEN VENTS MAY PENETRATE THE ROOF
6.	MECHANICAL DUCTING & FANS MAY NOT PENETRATE CEILING ASSEMBLY UNLESS FIRE DAMPERED
7.	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.
SOUND CONTROL	
1.	ALL FLOORS, CORRIDOR WALLS AND DEMISING WALLS SHALL ATTAIN A STC RATING OF 50 MIN. PER SEC 1207 I.B.C.
2.	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	
1.	WALLS SHALL BE 5/8" GYPSUM BOARD.
2.	BUILDING DEPARTMENT APPROVED PLAN SHALL BE ON JOB SITE AT ALL TIMES.
3.	ALL DRYER VENTS, KITCHEN HOOD FANS AND BATH FANS SHALL BE VENTED TO EXTERIOR WITH RIGID, SMOOTH WALL DUCTS.
4.	ROOF DRAINS SHALL BE CONNECTED TO PERIMETER DRAINS.
5.	A WEATHER-RESISTIVE BARRIER MUST APPLIED TO EXT. WALLS PER 2018 IBC SEC. 1403.2
6.	THE BUILDING SHALL HAVE A QUICK-RESPONSE SPRINKLER HEADS AS PER IBC SEC. 903.3.1 NFPA 13R
7.	ALL EXITS SHALL BE ILLUMINATED IN CONFORMANCE WITH 2018 IBC SEC. 1008.1
8.	EXIT SIGNS SHALL MEET ALL THE REQUIREMENTS OF 2018 IBC SEC. 1008 & 1013, IN REGARD TO GRAPHICS, ILLUMINATION, & POWER SUPPLY.
9.	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
10.	GLAZING IN ALL DOORS MUST BE SAFETY GLAZING PER 2018 IBC SEC. 2406.4.
11.	SHAFT ENCLOSURES ARE REQUIRED TO BE FIRE DAMPERED. SEE IBC SECTIONS 707, 712 & 714
12.	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.
13.	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.
14.	TACTILE EXIT SIGNS PER ICC/ANSI A117.1–2009 ARE REQUIRED AT THE REQUIRED EXIT DOORS TO THE EXTERIOR PER 2018 IBC SEC 1013.
15.	LIGHTED EXIT SIGNS SHOWN WILL REQUIRE BATTERY BACKUP (FOR 90 MINUTES) 2018 IBC SEC 1008
16.	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.
17.	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
18.	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	
1.	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.
2.	ALL SHOWER SURROUNDS SHALL HAVE A HARD, SMOOTH AND NON-ABSORBENT WALL SURFACE TO A MINIMUM OF 70" ABOVE THE DRAIN OUTLET
3.	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.
4.	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.
5.	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.
6.	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.
7.	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.
8.	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
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.
10.	WHEN HANDICAPPED ACCESS IS NOT REQUIRED, THIS DIMENSION SHOULD NOT EXCEED 3/4".
11.	FLOOR TEXTILES IN PUBLIC AREAS, ACCESSIBLE AND TYPE A DWELLING UNITS MUST BE FIRM, STABLE AND SLIP-RESISTANT.
FIRE DEPARTMENT REQUIREMENTS	
1.	PORTABLE FIRE EXTINGUISHERS ARE TO BE PROVIDED THROUGHOUT THE PROJECT PRIOR TO OCCUPANCY. EXTINGUISHERS SHALL MEET REQUIREMENTS OF LOCAL FIRE DEPARTMENT.
2.	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.
3.	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.)
4.	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. a. 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.
5.	POWER SOURCE FOR SMOKE ALARMS WITHIN TENANTED SPACES SHALL CONFORM TO IBC/IFC 907.2.9
6.	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". a. 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) b. A DEDICATED BRANCH CIRCUIT SHALL SUPPLY PRIMARY POWER. (NFPA 72, 4.4.1.4.1) 1. THE DEDICATED BRANCH CIRCUIT(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. (NFPA 72, 4.4.1.4.2.1) 2. 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) 3. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE ALARM CONTROL UNIT. (NFPA 72, 4.4.1.4.2.3) c. THE SECONDARY POWER SUPPLY SHALL CONSIST OF ONE OF THE FOLLOWING: 1. A STORAGE BATTERY DEDICATED TO THE ALARM SYSTEM ARRANGED IN ACCORDANCE WITH NFPA 72, 4.4.1.8. 2. 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, 4.4.1.1.8. 3. 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. 4. 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. a. 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.
7.	EMERGENCY VEHICLE ACCESS UNOBSTRUCTED FIRE LANES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
8.	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.
9.	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).
10.	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.
11.	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
12.	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	
1.	HOTEL 3 STORY
2.	OCCUPANCY CLASSIFICATION ROOMS – R-1
3.	ALARMS & SMOKE DETECTORS SHALL BE PER IBC 2018 SEC 907.2.9
4.	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
5.	ALL BUILDINGS TO HAVE AN NFPA 13R SPRINKLER SYSTEM
6.	ALL FLOORS BETWEEN UNITS, & UNIT DEMISING WALLS TO BE 1 HR RATED.
7.	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 CAVITY + INTERMEDIATE FRAMING 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 1. ALL EXTERIOR WALLS SHALL BE 2 X 6 STUDS WITH R-21 INSULATION 2. ALL ATTIC CEILING SHALL HAVE R-49 INSULATION 3. GLAZING NOT TO EXCEED 30% OF WALL AREA AND HAVE A U-30 4. 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. 5. SHOWERS MUST HAVE A CONTROL DEVICE THAT LIMITS FLOW TO 2.50 G.P.M. 6. WATER HEATERS MUST COMPLY WITH 1987 NAECA, AND BE SO LABELED. 7. CLOSMING, 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. 8. A MINIMUM OF 1" OF AIR SPACE MUST BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING AND ATTIC VENTILATION PROVIDED ACCORDING TO THE I.B.C. SECTION 1203 9. ELECTRICAL OUTLET AND LIGHT SWITCH BOXES ON EXTERIOR WALLS MUST BE SEALED AT BACK OF RECEPTACLE OR SEALED WITH FACE PLATE GASKETS. 10. SEAL RIM JOIST BETWEEN FLOOR OR USE A PRODUCT LIKE "TYVEK" ON EXTERIOR. 11. ALL EXTERIOR WALL CAVITIES ARE FILLED WITH UNCOMPRESSED INSULATION, INCLUDING ALL CAVITIES ISOLATED DURING FRAMING. WIRING AND PLUMBING DO NOT COMPRESS INSULATION. 12. ATTIC ACCESS DOOR IS BAFFLED, WEATHERSTRIPPED, AND INSULATED 13. SLAB ON GRADE IN HABITABLE AREA SHALL HAVE R-10 PERIMETER INSULATION (RIGID). 14. EXTERIOR DOORS U-VALUES ARE SPECIFIED ON DOOR SCHEDULE PER IECC. 15. 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) 16. RECESSED LIGHT FIXTURES SHALL BE IC RATED. 17. 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	
1. ALL UNITS ARE HEATED BY ELECTRIC HEAT 2. 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  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

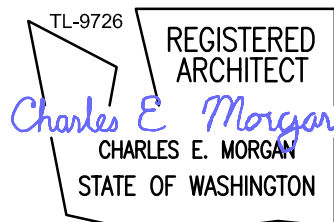
PROJECT THE TALMON  
LOCATION CENTER STREET, LA CONNER, WA  
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

SHEET

A0.2



ACCESSIBLE ROUTES – ICC/ANSI A117.1–2009 CHAPTER 4

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

WHERE AN ACCESSIBLE ROUTE OF TRAVEL IS LESS THAN 60 INCHES IN WIDTH, PASSING SPACES AT LEAST 60 INCHES BY 60 INCHES SHALL BE LOCATED AT INTERVALS NOT TO EXCEED 200 FEET. A T-SHAPED INTERSECTION OF TWO CORRIDORS OR WALKS MAY BE USED AS A PASSING SPACE.

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

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

PASSENGER TRANSIT PLATFORM EDGES BORDERING A DROP–OFF AND NOT PROTECTED BY PLATFORM SCREENS OR GUARDS SHALL HAVE A DETECTABLE WARNING. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS. IBC/WA STATE AMENDMENTS SECTION 1109.9.

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

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

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

PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF A ROUTE OF TRAVEL OR MANEUVERING SPACE. ANY WALL OR POST MOUNTED OBJECT WITH ITS LEADING EDGE BETWEEN 27 AND 80 INCHES ABOVE THE FLOOR MAY PROJECT NOT MORE THAN 4 INCHES INTO A ROUTE OF TRAVEL, CORRIDOR, PASSAGEWAY OR AISLE. ANY WALL OR POST MOUNTED PROJECTION GREATER THAN 4 INCHES SHALL EXTEND TO THE FLOOR.

THE MAXIMUM SLOPE OF A RAMP SHALL BE 1 VERTICAL IN 12 HORIZONTAL. THE MAXIMUM RISE FOR ANY RUN SHALL BE 3 INCHES.

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

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

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

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

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

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

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

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

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

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

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

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

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

ALL PUBLIC RESTROOMS SHALL HAVE UNOBSTRUCTED FLOOR SPACE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER OF NOT LESS THAN 60 INCHES. DOORS IN ANY POSITION MAY ENCRoACH INTO THIS SPACE. THE CLEAR FLOOR SPACES AT FIXTURES, THE ACCESSIBLE ROUTE OF TRAVEL, AND THE UNOBSTRUCTED FLOOR SPACE MAY OVERLAP. ALTERNATE: T-SHAPED SPACE AS SHOWN ON SHEET A0.4

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

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

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

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

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

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

GRAB BARS SHALL BE INSTALLED PROVIDED ON THE REAR WALL AND ON THE SIDE WALL CLOSEST TO THE WATER CLOSET. FIXED SIDEWALL GRAB BARS SHALL BE 42 INCHES MINIMUM IN LENGTH, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES FROM THE REAR WALL. EXCEPTIONS: IN TYPE A UNITS, THE VERTICAL GRAB BAR COMPONENT IS NOT REQUIRED. ICC/ANSI A117.1–2009 SECTION 604.5.1 VERTICAL GRAB BAR NOT REQUIRED IN PRIVATE RESIDENCES.

TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR, AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

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

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

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

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

KNEE CLEARANCE NOT LESS THAN 27 INCHES IN HEIGHT, 30 INCHES IN WIDTH AND 17 INCHES IN DEPTH SHALL BE PERMITTED TO SERVE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS. ICC/ANSI A117.1–2009 SECTION 607.4.2.2 A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

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

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

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

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

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

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

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

IN "U" SHAPED KITCHENS AN UNOBSTRUCTED FLOOR SPACE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED. ALTERNATE: T-SHAPED SPACE AS SHOWN ON SHEET A0.4 (NOT APPLICABLE FOR GALLEY TYPE KITCHENS)

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

BATHTUBS ICC/ANSI A117.1–2009 SECTION 607

CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 IN (760 MM) DEPTH MINIMUM. A LAVATORY COMPLYING WITH SECTION 606 SHALL BE PERMITTED AT THE FOOT END OF THE CLEARANCE. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND A MINIMUM OF 12 IN (305 MM) BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.

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

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

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

ALL REQUIRED GRAB BARS SHALL BE INSTALLED PARALLEL TO THE FLOOR, UNLESS SPECIFIED OTHERWISE. LOWER GRAB BARS SHALL BE INSTALLED CENTERED 9 INCHES ABOVE THE TUB TRIM. UPPER OR SINGLE GRAB BARS SHALL BE INSTALLED CENTERED NOT LESS THAN 33 INCHES AND NOT MORE THAN 36 INCHES ABOVE THE FLOOR OF THE CLEAR SPACE.

BATHTUBS WITHOUT PERMANENT SEATS: TWO HORIZONTAL GRAB BARS SHALL BE PROVIDED ON THE BACK WALL, ONE COMPLYING WITH SECTION 609.4 AND THE OTHER 9 INCHES ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES MINIMUM IN LENGTH, LOCATED 24 INCHES MAXIMUM FROM THE HEAD END WALL AND EXTEND TO 12 INCHES MAXIMUM FROM THE CONTROL END WALL. A HORIZONTAL GRAB BAR 24 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL BEGINNING NEAR THE FRONT EDGE OF THE BATHTUB AND EXTEND TOWARD THE INSIDE CORNER OF THE BATHTUB. A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE CONTROL END WALL 3 INCHES MINIMUM TO 6 INCHES MAXIMUM ABOVE THE HORIZONTAL GRAB BAR, AND 4 INCHES MAXIMUM INWARD FROM THE FRONT EDGE OF THE BATHTUB.

EXCEPTION: AN L-SHAPED CONTINUOUS GRAB BAR OF EQUIVALENT DIMENSIONS MAY BE POSITIONED TO SERVE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS. ICC/ANSI A117.1–2009 SECTION 607.4.2.2 A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

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

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

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

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

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

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

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

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

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

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

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

IN ALL PUBLIC AREAS SUCH AS THE COURT YARD, SOCIAL ROOM, GAME ROOM, CRAFTS ROOM AND PRIVATE DINING ROOMS PROVIDE A MINIMUM OF 5% OF SEATING IS ACCESSIBLE WITH 27" HIGH X 30" WIDE X 19" DEEP KNEE SPACE. BENCHES MUST MEET THE REQUIREMENTS FOR SIZE, BACK SUPPORT, HEIGHT AND STRUCTURAL STRENGTH. ENSURE ALL EXTERIOR DOORS HAVE GRADES THAT ARE MAXIMUM 1:48 IN ALL DIRECTION FOR A DEPTH OF 60" PERPENDICULAR TO THE DOOR. PROVIDE A 36" ACCESSIBLE ROUTE OF TRAVEL TO ALL EXERCISE EQUIPMENT ACCESS POINTS AND BETWEEN EQUIPMENT AND COLUMNS. HVAC CONTROL ARE NOT LOWER THAN 15" AND AT ACCESSIBLE UNITS, THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OUTLETS, COUNTERTOP OUTLETS, SWITCHES AND THERMOSTATS, MEET FHA REQ. 5 OUTLETS MUST BE MINIMUM 15" TO THE LOWEST OUTLET, COUNTERTOP OUTLETS 44" TO THE HIGHEST OUTLETS AND SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS. KITCHEN CORNER OUTLET MUST BE MINIMUM 36" FROM THE INSIDE CORNER OF THE WALL SURFACE IN "L" SHAPE AND "U" SHAPE KITCHENS.

ALARMS ICC/ANSI A117.1–2009 SECTION 702

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

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

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

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

VISIBLE ALARMS SIGNALS SHALL COMPLY WITH THE FOLLOW CRITERIA.

THE LAMPS SHALL BE XENON STROBE TYPE OR EQUIVALENT.

THE COLOR SHALL BE CLEAR OR NOMINAL WHITE.

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

THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA.

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

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

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

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

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

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

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

CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM CHARACTER HEIGHT FOR SIGNS THAT ARE SUSPENDED OR PROJECTED OVERHEAD IS 3 INCHES FOR UPPER CASE LETTERS. LOWER CASE LETTERS ARE PERMITTED. ANSI SEC 703

CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED AT LEAST 1/32 INCH. RAISED CHARACTERS AND SYMBOLS SHALL BE SIMPLE TYPE FACE UPPERCASE CHARACTERS. RAISED CHARACTERS AND SYMBOLS SHALL BE BETWEEN 5/8 INCH AND 2 INCHES IN HEIGHT. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE.

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

WHERE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED, IT SHALL BE PROPORTIONED COMPLYING WITH ICC/ANSI 117.1–2009 FIGURE 703.6.3.1 ALL INTERIOR AND EXTERIOR SIGNS DEPICTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE WHITE ON A BLUE BACKGROUND.

FOR ACCESSIBLE UNITS

OUTLETS TO BE NOT LOWER THAN 15" HIGH MEASURED FROM THE CENTERLINE OF THE LOWEST OUTLET TO THE FINISH FLOOR. KITCHEN & BATH OUTLETS NEED TO BE A MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO THE HIGHEST OUTLET. KITCHEN OUTLETS IN CORNERS SHALL BE LOCATED AT LEAST 36" FROM CABINET/COUNTER CORNERS.

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

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

SEE PARKING PAVING PLAN FOR REQUIRED ACCESSIBLE PARKING SPACES.

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

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

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

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

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

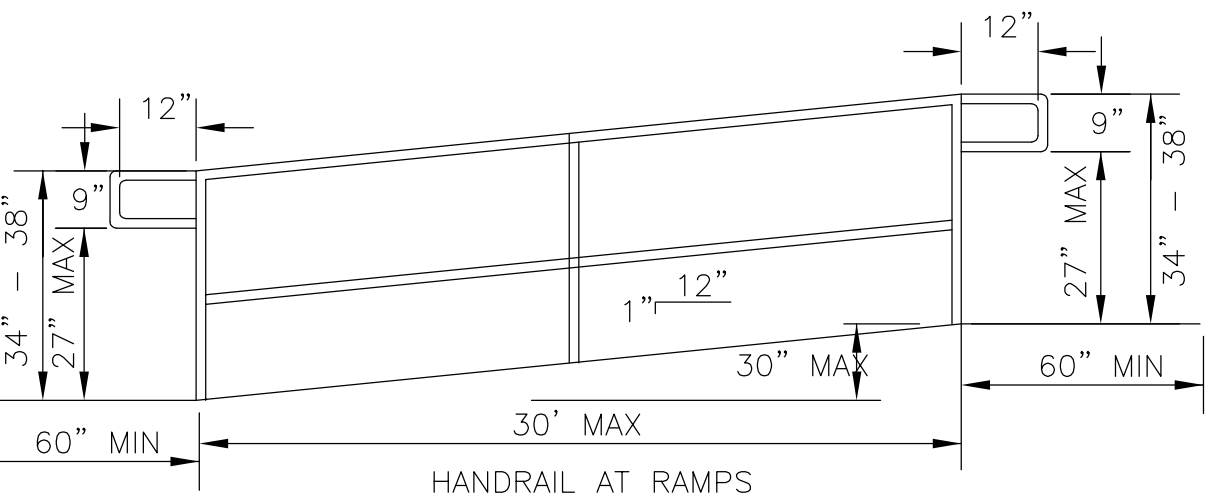
PARKING SPACES AND ACCESS AISLES SHALL BE FIRM, STABLE, SMOOTH AND SLIP RESISTANT.

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

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



INTERNATIONAL SYMBOL



RAMP DETAIL #1

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

BARRIER FREE NOTES

4 OCT 23 PERMIT SUBMITTAL  
7 MAR 24 PERMIT RESUBMITTAL  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

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

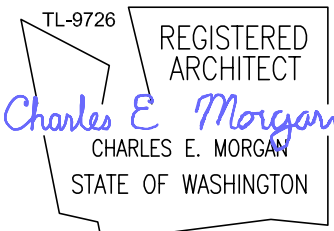
CHARLES MORGAN & ASSOCIATES, LLC



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7301 BEVERLY LANE  
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DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

SHEET

A0.3

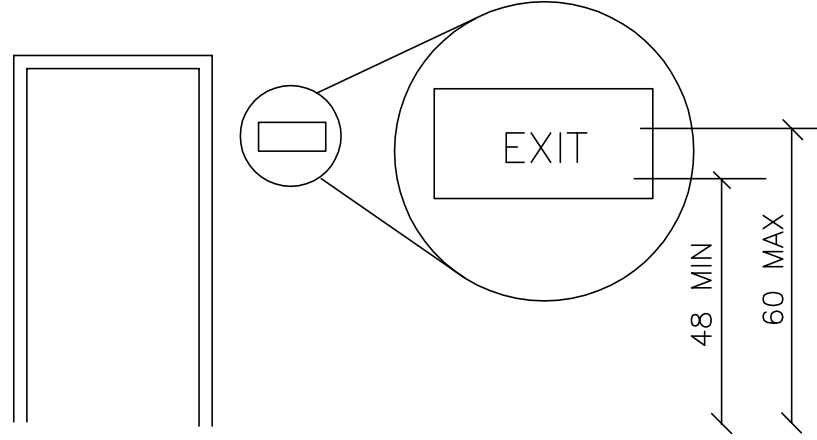


## VISUAL CHARACTER HEIGHT

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

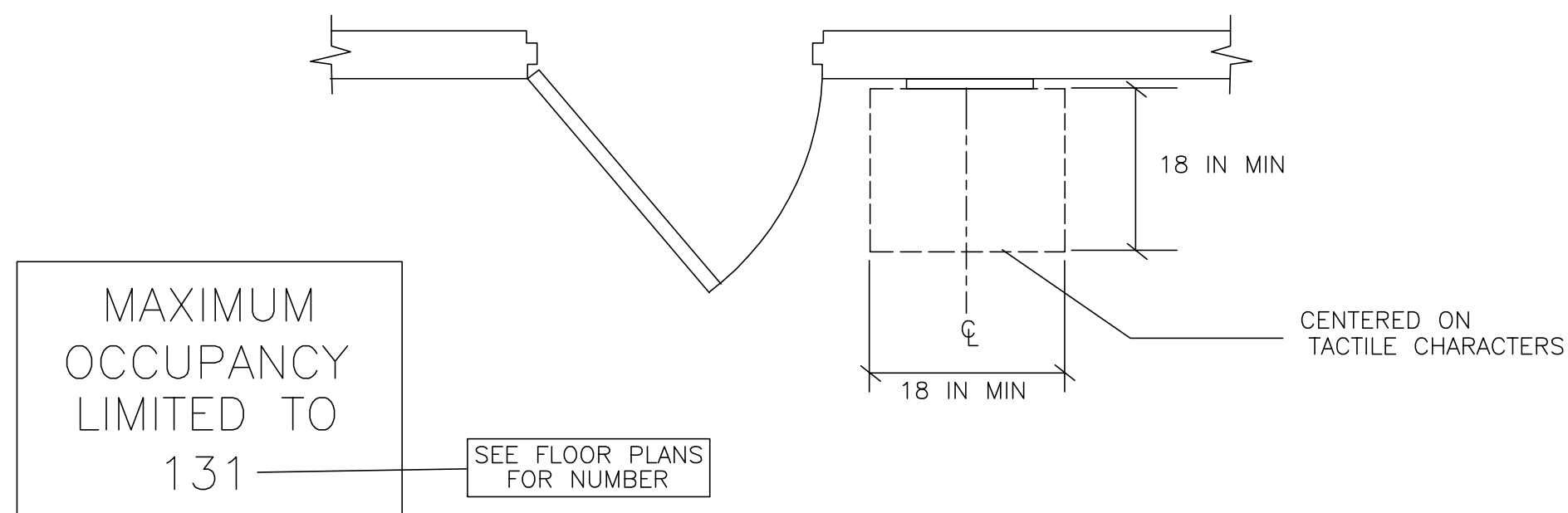
THE UPPERCASE LETTER "I" SHALL BE USED TO DETERMINE THE ALLOWABLE HEIGHT OF ALL CHACTERS OF A FONT, MEASURED VERTICALLY FROM THE BASELINE OF THE CHACTER, SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM



## BRAILLE DIMENSIONS

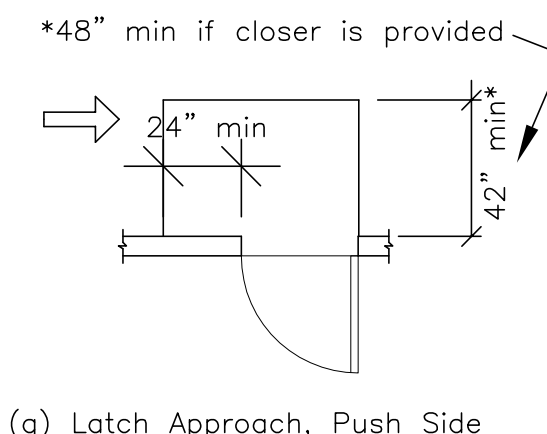
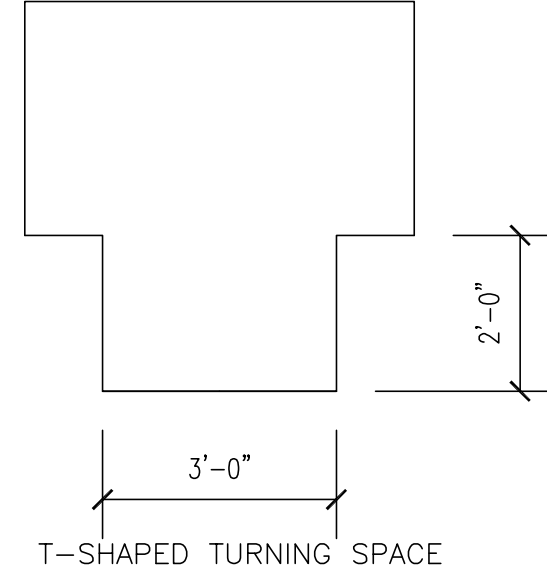
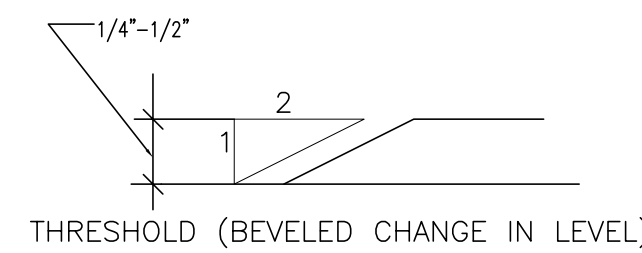
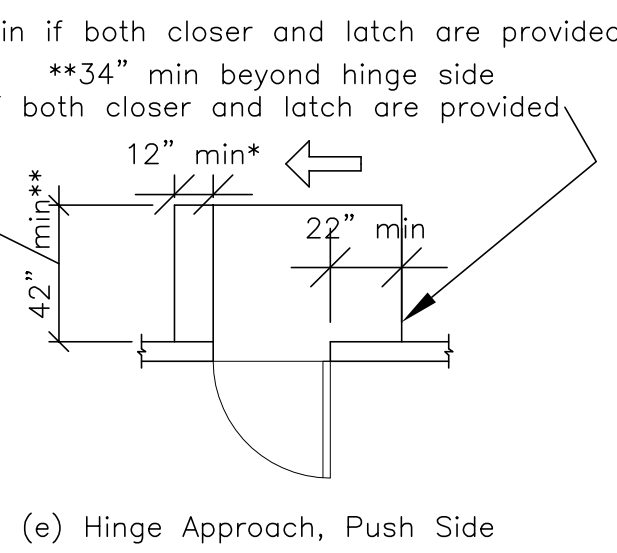
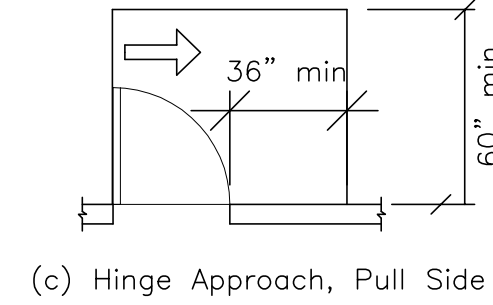
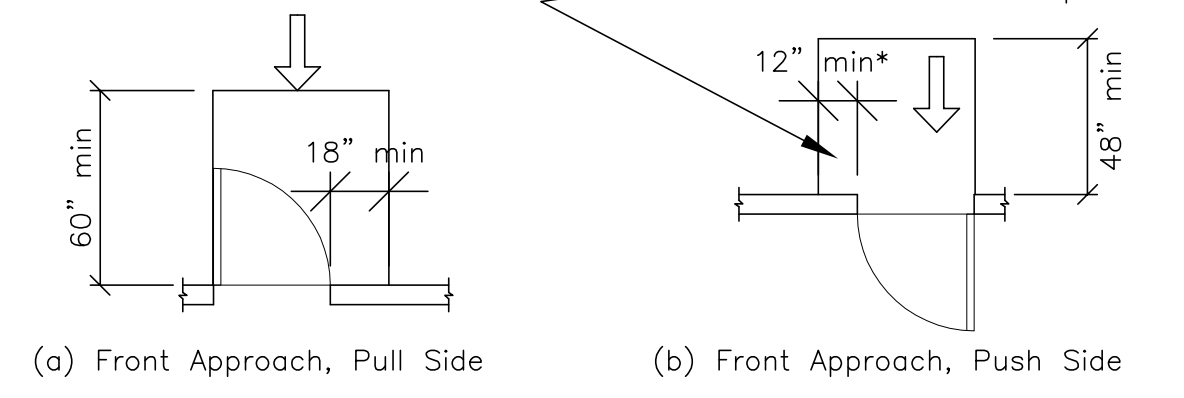
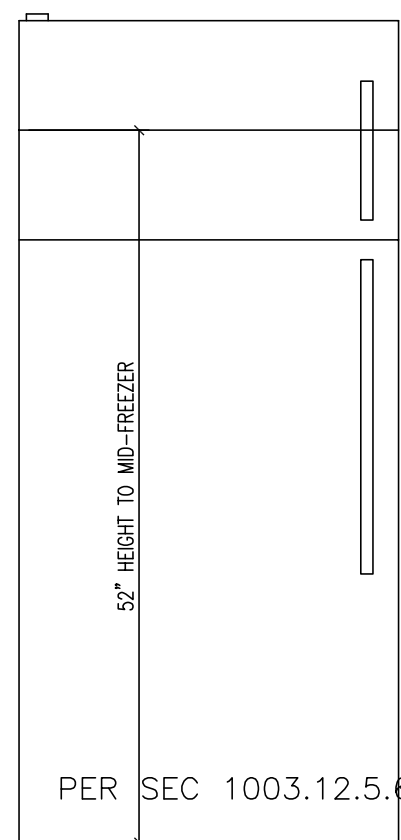
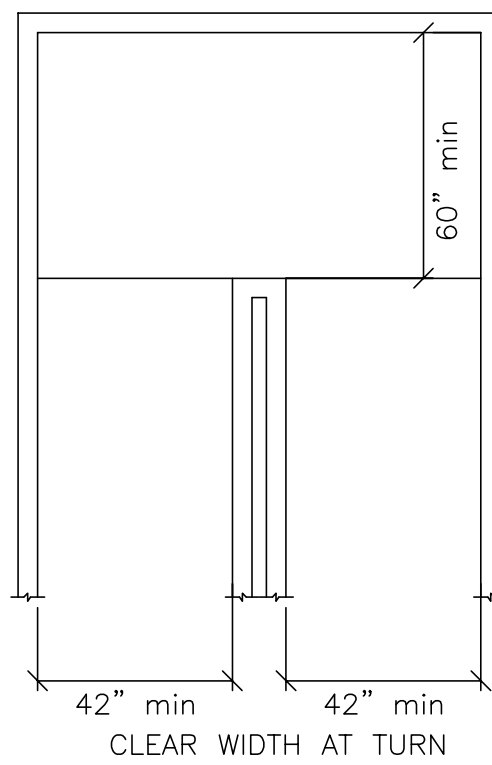
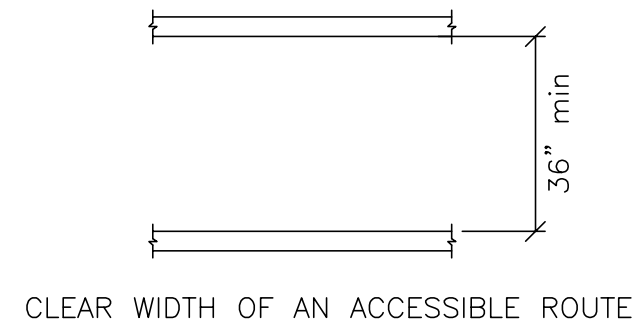
MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 TO 0.063
DISTANCE BETWEEN 2 DOTS IN SAME CELL	0.090 TO 0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CSLLS	0.241 TO 0.300
DOT HEIGHT	0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	0.395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

## LOCATION OF TACTILE SIGNS AT DOORS

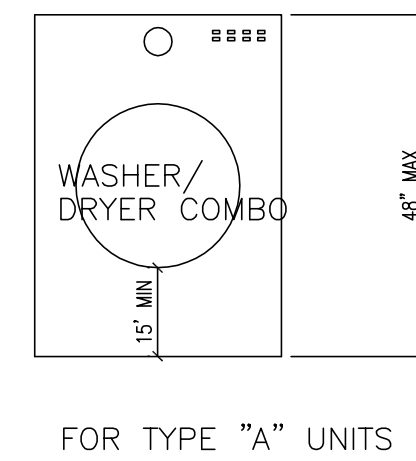


EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT FROM THE ROOM  
[Symbol] ON PLANS GIVES THE LOCATION

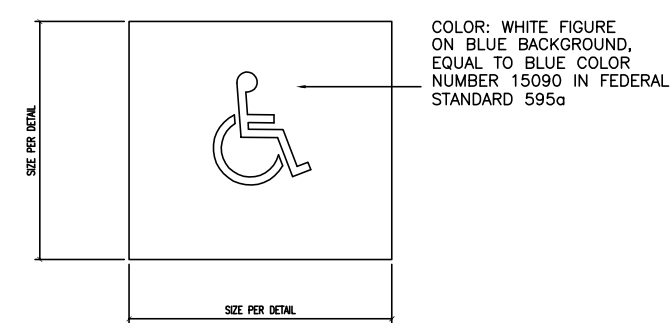
## OCCUPANCY LOAD SIGNS



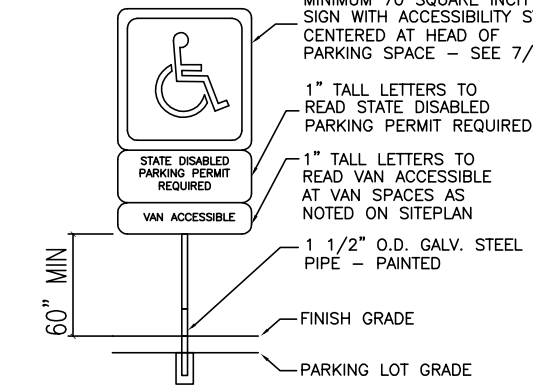
DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY AND ENTRY DOORS OF TYPE "B" UNITS



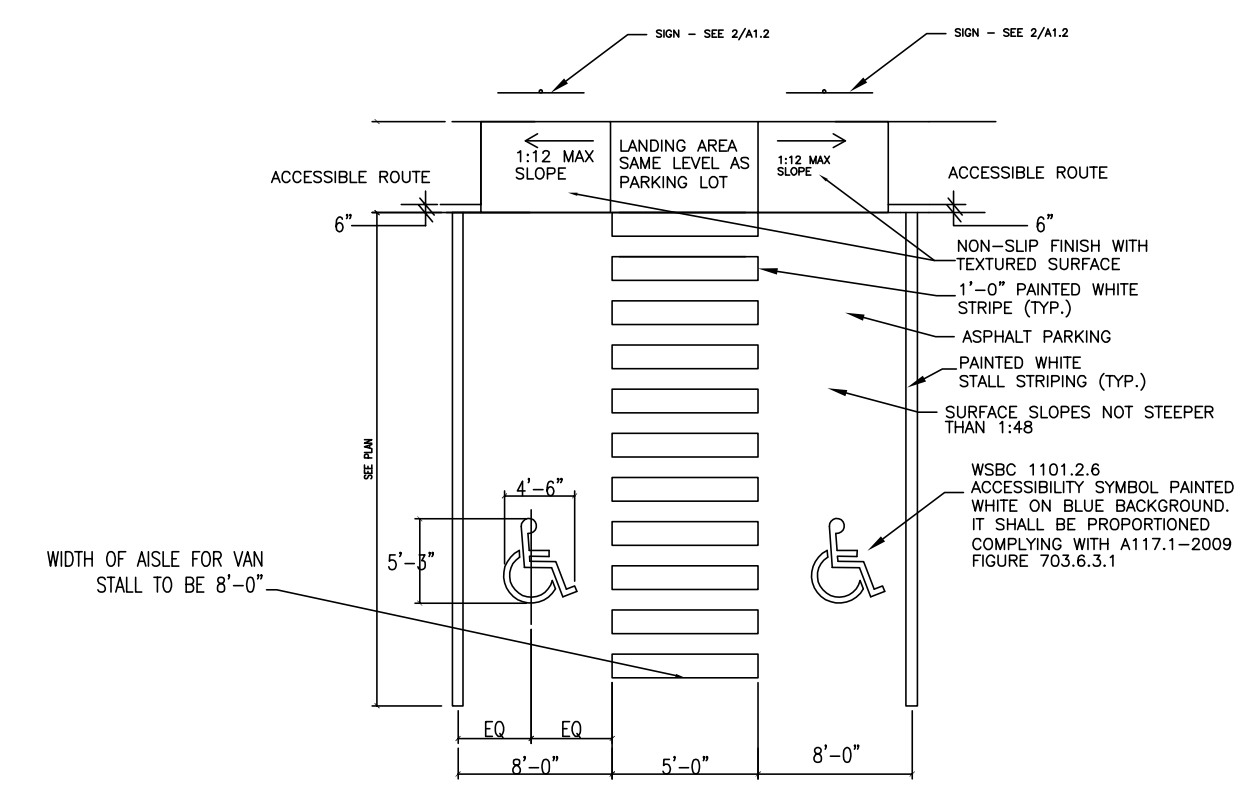
ICC/ANSI 117.1-2009 SEC. 611.  
FOR TYPE "A" UNIT PROVIDE COMBINATION WASHER/DRYER. PROVIDE FOR PARALLEL APPROACH. THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24 INCHES MAXIMUM FROM THE CENTERLINE OF THE DOOR OPENING.  
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS 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  
A1.1 NO SCALE

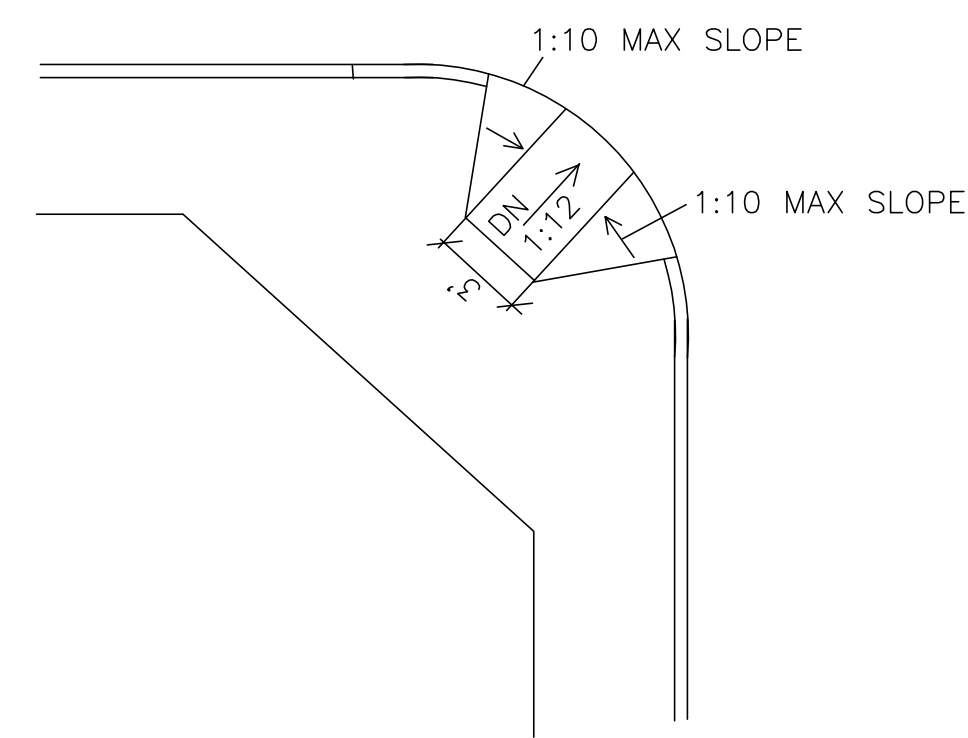


2 DISABLED PARKING SIGN  
A1.1



3 HANDICAPPED & VAN STALL PARKING  
A1.1

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  
A1.1 SEE SHT C5.2 FOR ADDITIONAL DETAILS

## BARRIER FREE REQUIREMENTS

4 OCT 23 PERMIT SUBMITTAL  
7 MAR 24 PERMIT RESUBMITTAL  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

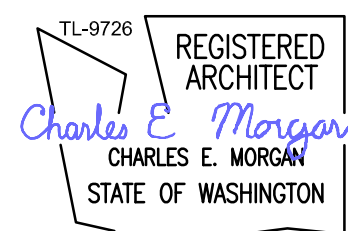
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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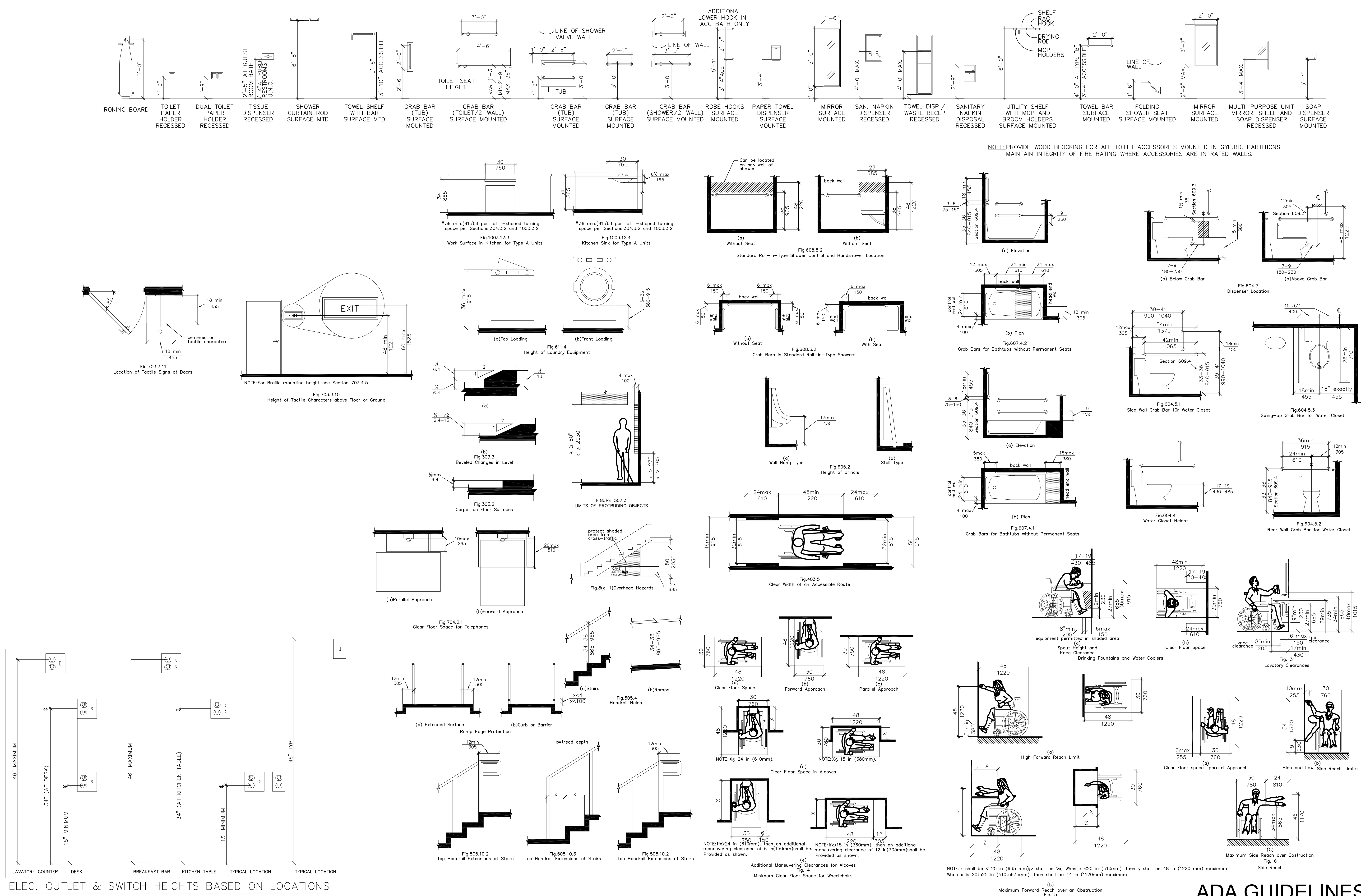


DATE 4 OCT 23  
REVISION 7 MAR 24  
REVISION 30 MAY 24  
REVISION 20 DEC 24

SHEET

A0.4





# ADA GUIDELINES & DIAGRAMS

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 7 MAR 24 PERMIT RESUBMITTAL  
 30 MAY 24 REVISION CITY COMMENTS  
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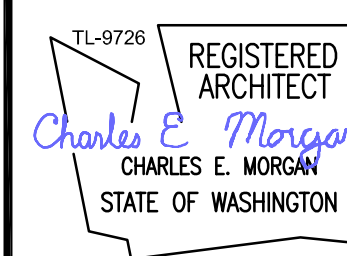
PROJECT  
 THE TALMON  
 LOCATION  
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 DEVELOPER  
 KSA INVESTMENTS, LLC

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 A0.5











## ROOM FINISH SCHEDULE

[illegible]

## ROOM FINISH SCHEDULE

4	OCT 23 PERMIT SUBMITTAL
1	7 MAR 24 PERMIT RESUBMITTAL
2	30 MAY 24 REVISION CITY COMMENTS
3	20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

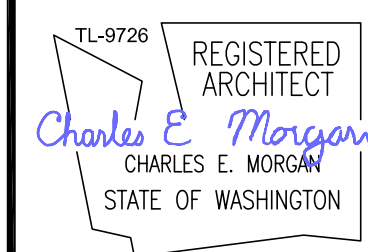
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE  
EVERETT, WA 98203

EMAIL [info@cmaarch.com](mailto:info@cmaarch.com)  
PHONE 425-353-2888

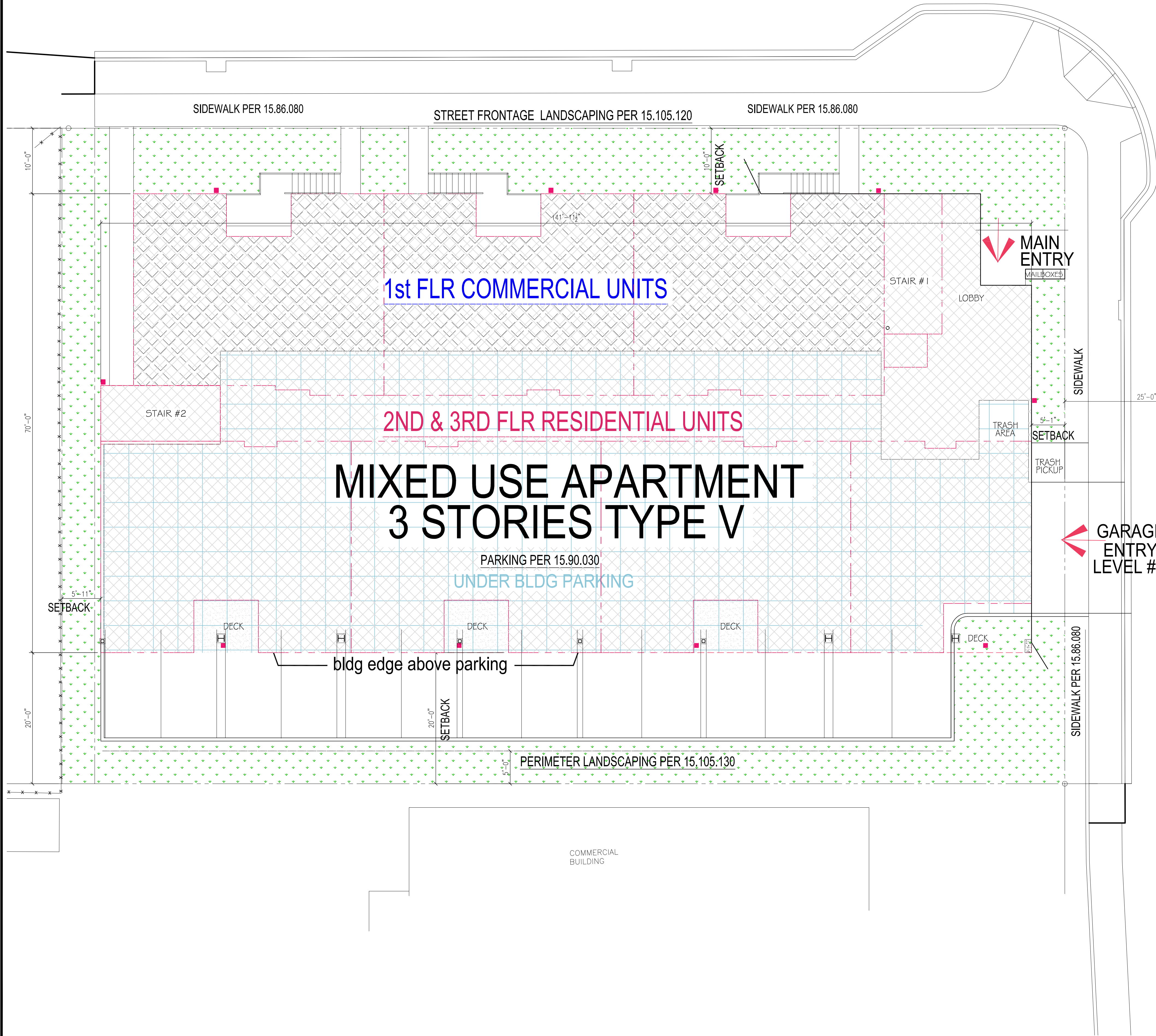


DATE	4 OCT 23
REVISION	① 7 MAR 24
REVISION	② 30 MAY 24
REVISION	③ 20 DEC 24

SHEET

## A0.8





#### 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
GROUND/1ST FLOOR - FLOOR AREA	3,704 SQ/FT
- UNDER BLDG PARKING AREA	5,767 SQ/FT
2ND FLOOR - FLOOR AREA	9,537 SQ/FT
3RD FLOOR - FLOOR AREA	9,537 SQ/FT
TOTAL BUILDING AREA	28,545 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 (78.8%)	12,053 SQ/FT

#### LANDSCAPING AREA (MIN 20% OF LOT)

LOT AREA	15,296 SQ/FT
MINIMUM LANDSCAPE AREA	3,059 SQ/FT
LANDSCAPE AREA PROVIDED	3,243 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

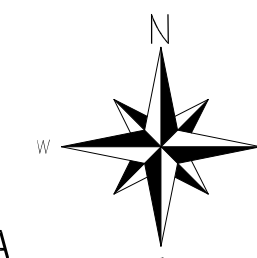
#### IBC TABLE 506.2 ALLOWABLE AREA WITH SPRINKLER (NFPA 13) TYPE V-A

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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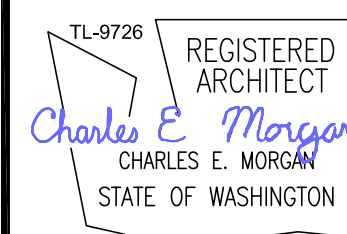
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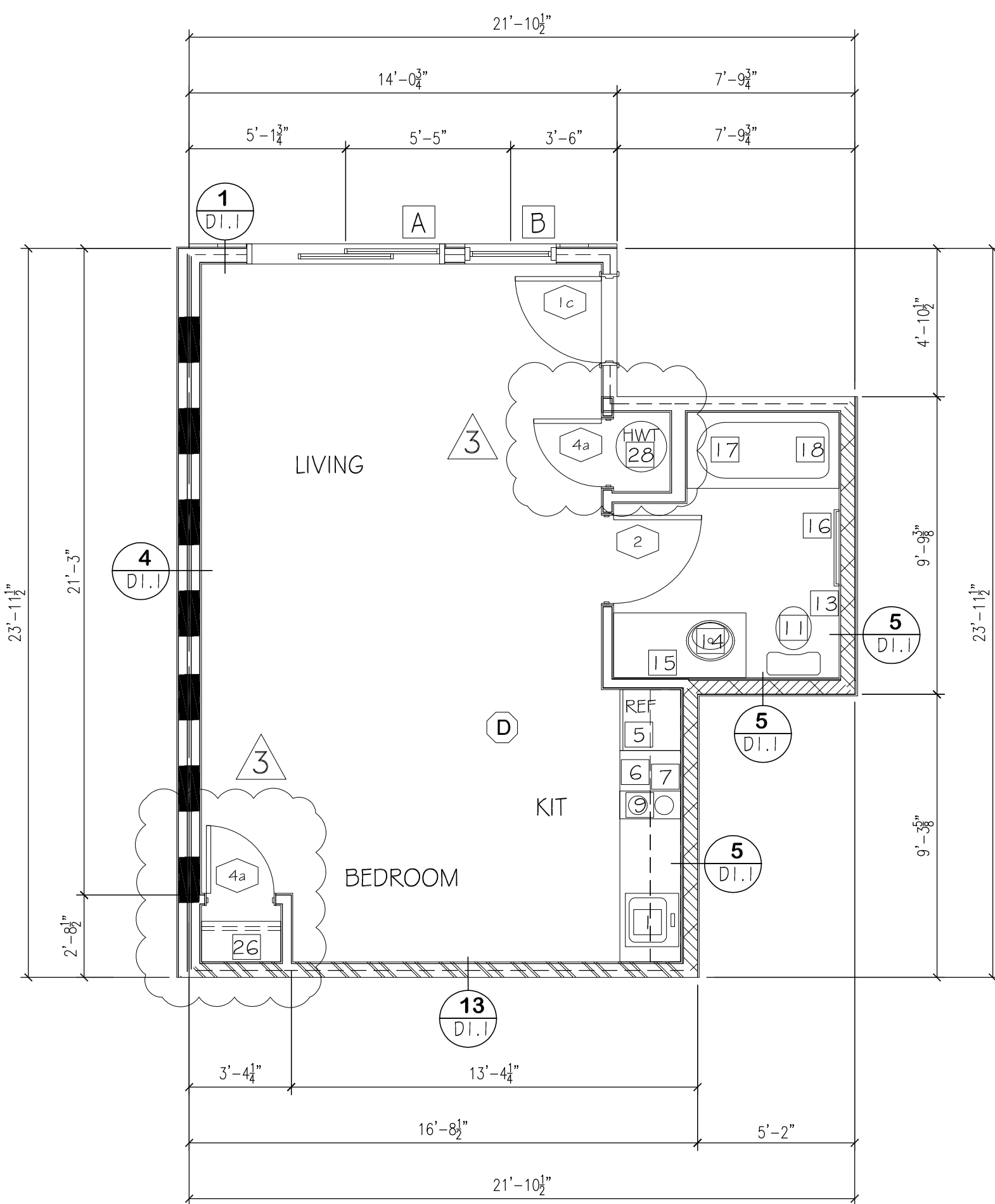


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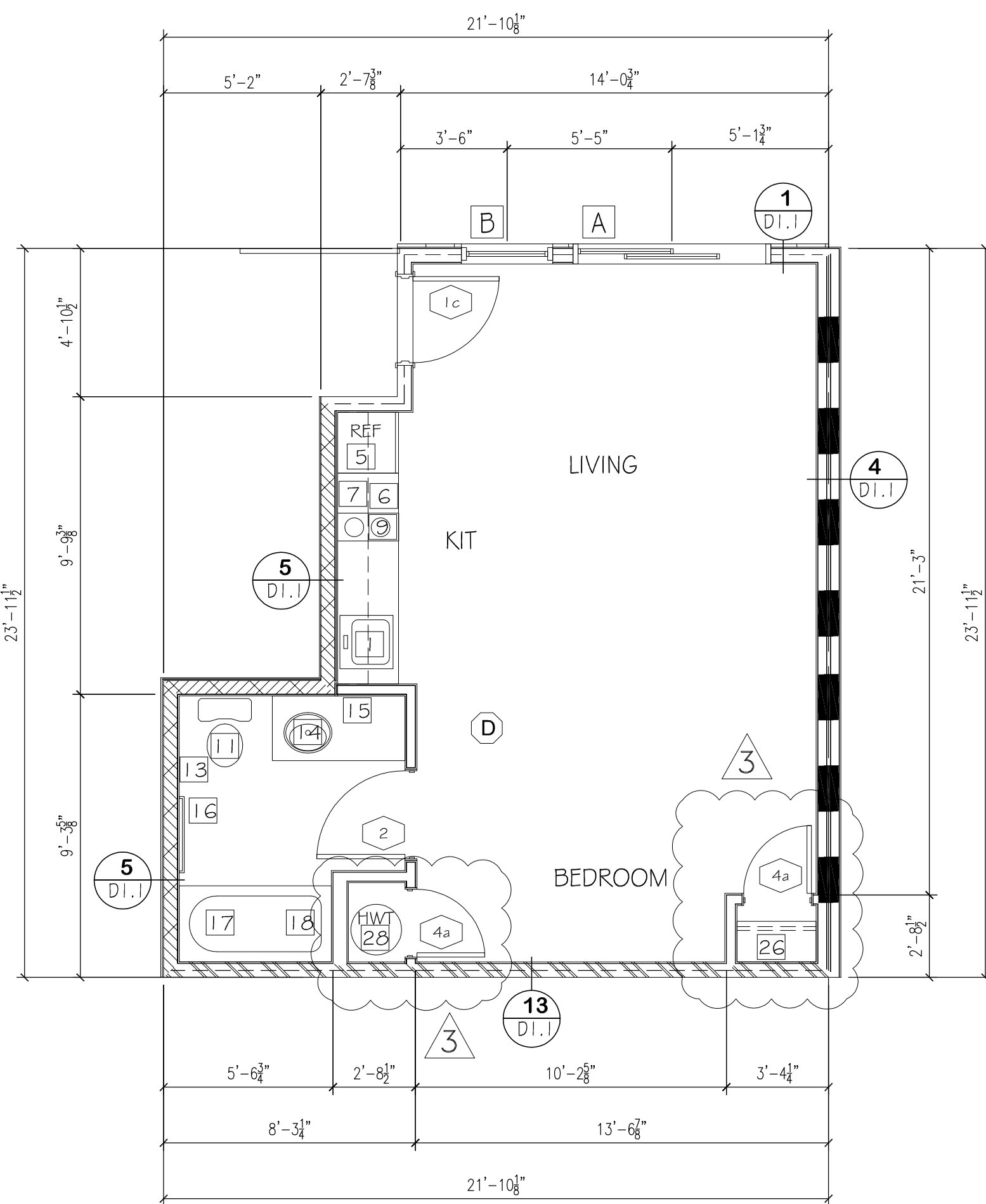
SHEET

A1.1

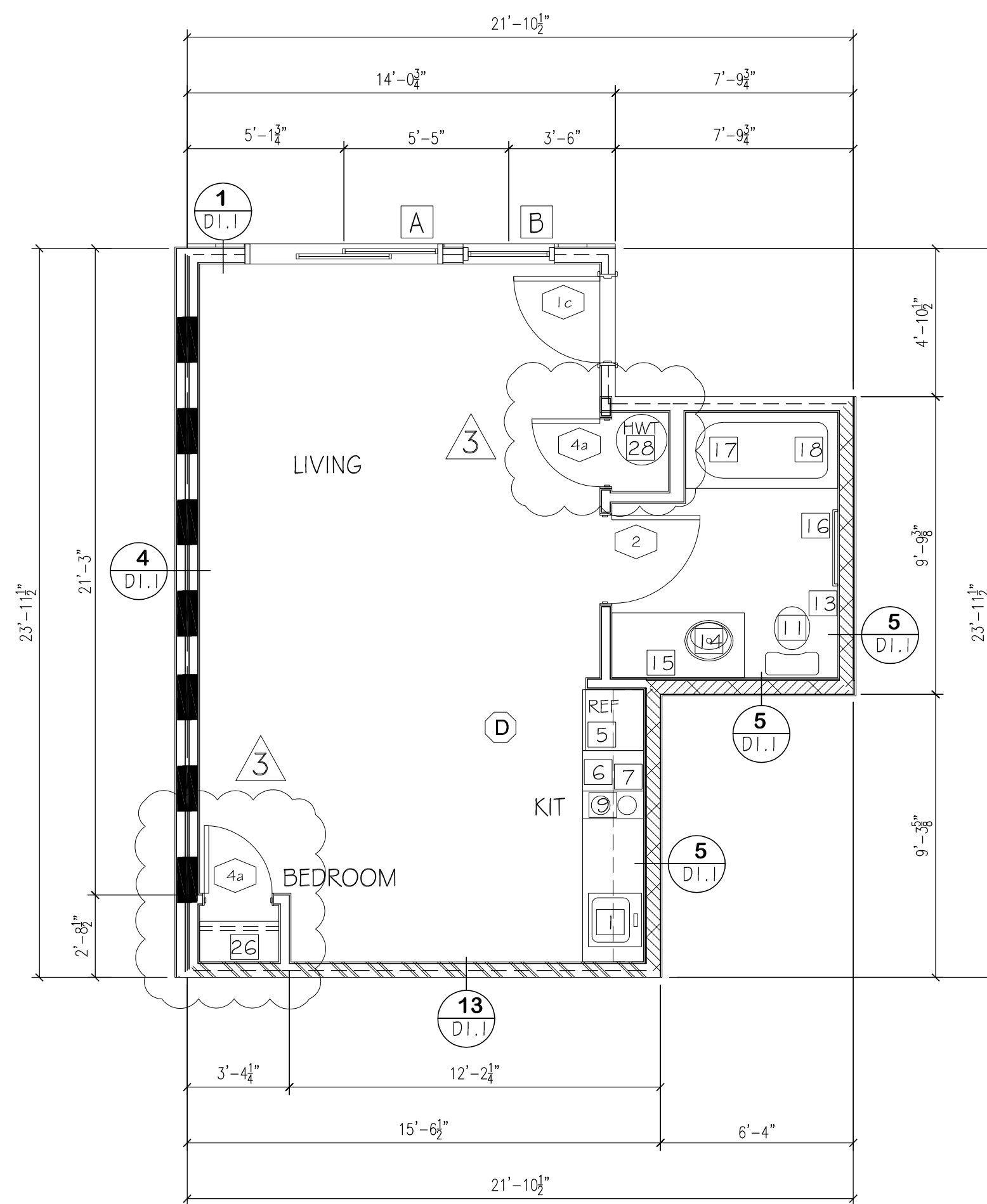




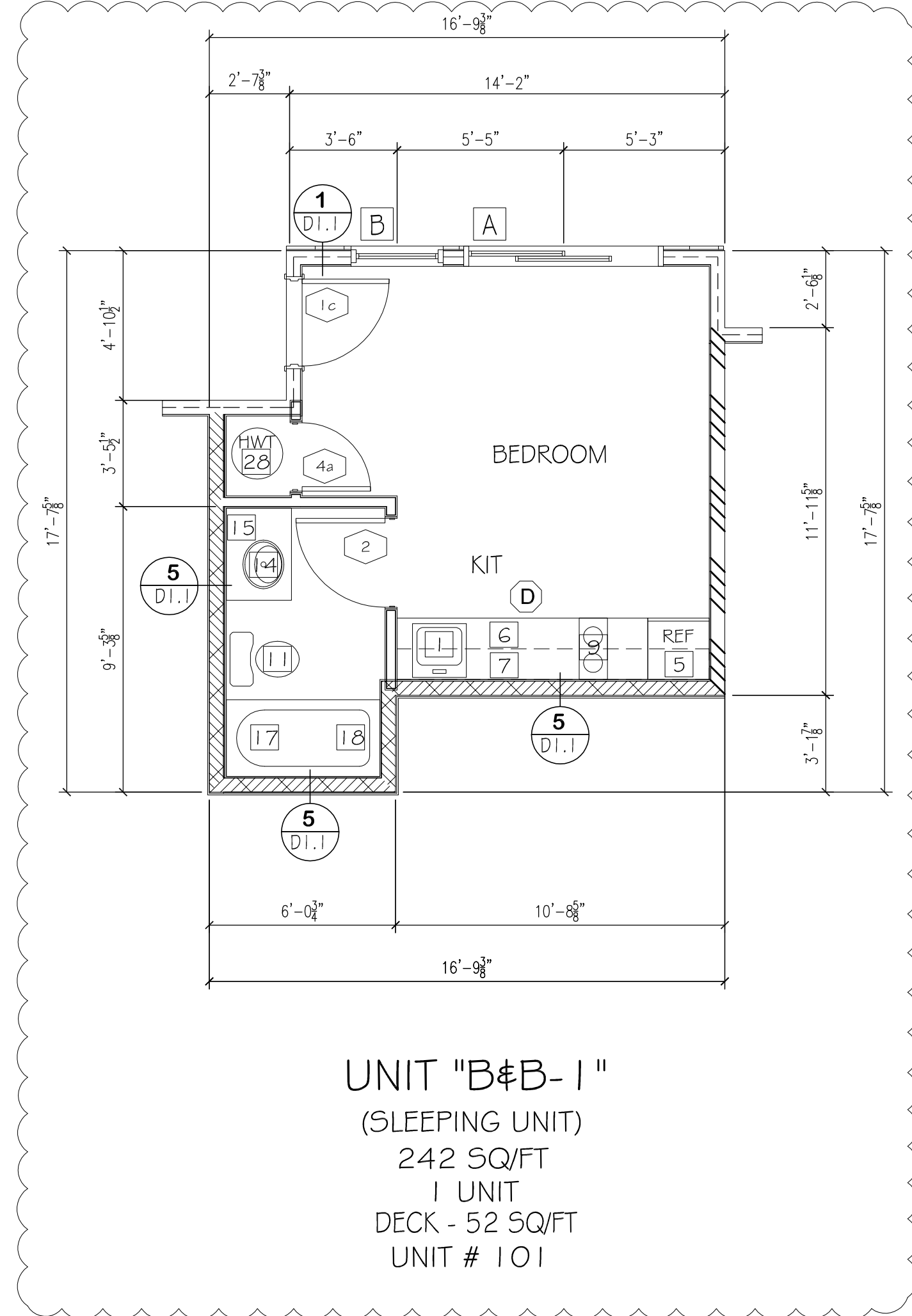
UNIT "B&B-4"  
(SLEEPING UNIT)  
433 SQ/FT  
1 UNIT  
DECK - 52 SQ/FT  
UNIT # 104



UNIT "B&B-3"  
(SLEEPING UNIT)  
432 SQ/FT  
2 UNIT  
DECK - 56 SQ/FT  
UNITS # 103 & 105



UNIT "B&B-2"  
(SLEEPING UNIT)  
421 SQ/FT  
1 UNIT  
DECK - 52 SQ/FT  
UNIT # 102



UNIT "B&B-1"  
(SLEEPING UNIT)  
242 SQ/FT  
1 UNIT  
DECK - 52 SQ/FT  
UNIT # 101

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

#### SHEET NOTES

- 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 BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- LINE OF CABINETS ABOVE
- PONY WALL
- COOKTOP
- 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 1.20 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
- 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 HEID 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
- REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOE & KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH

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 MINIMUM 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/ 20 "U" FACTOR & 40 SHGC

LEGEND	
VERIFY WALL TYPES AS PER RA-1.1 SHEET	WINDOW INDICATOR
STANDARD WALL (HIDE SEE SHT RA-1.1 #3)	DOOR INDICATOR
CORRIDOR WALL (SEE SHT RA-1.1 #4)	SOPHITS FOR DUCTS
UNIT PARTITION WALL (SEE SHT RA-1.1 #5)	DETAIL INDICATOR (SEE D-1.1 SHTS)
EXTERIOR WALL (SEE SHT RA-1.1 #1)	INTERIOR ELEVATIONS (SEE SHT AG-1)
2 HR WALL - GENERIC (SEE SHT RA-1.1 #6)	2 HR WALL - 015C-50 (SEE SHT RA-1.2 #2)
2 HR WALL - 015C-50 (SEE SHT RA-1.2 #2)	2 HR EXTERIOR WALL (SEE SHT RA-1.2 #19)
2 HR EXTERIOR WALL (SEE SHT RA-1.2 #19)	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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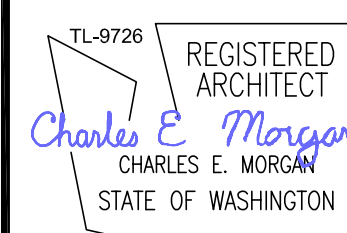
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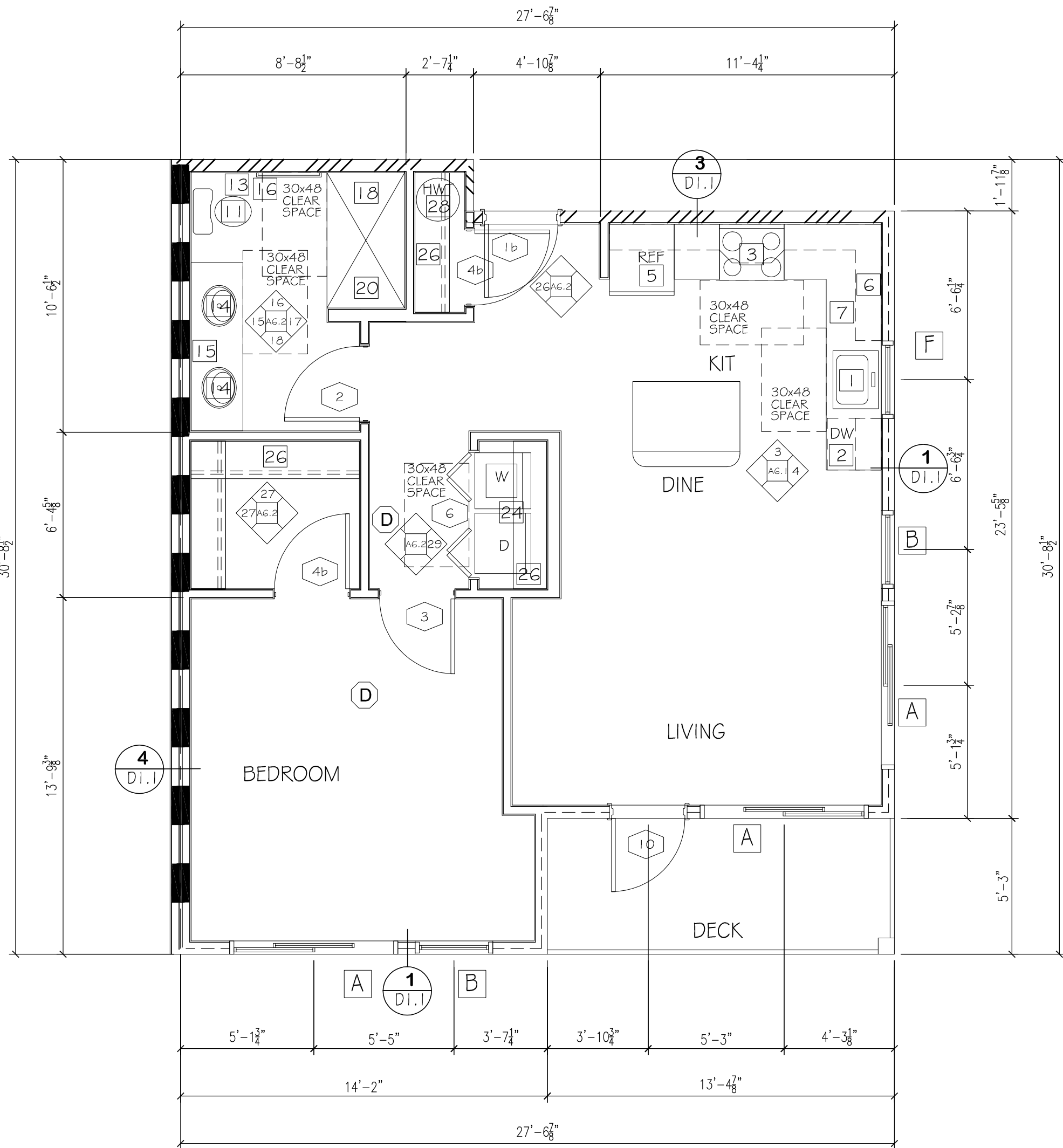


DATE	4 OCT 23
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SHEET

A2.1





**I BEDROOM "B"**  
(TYPE "B" UNIT)  
744 SQ/FT  
1 UNIT  
DECK - 70 SQ/FT  
UNIT # 301

(TYPE "B" UNIT OPTION B BATHROOM PER ICC A117.1 - 2009)

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

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

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET A6.1. ALL TOILETS SHALL BE CENTERED EXACTLY 16 INCHES FROM FACE OF FINISHED SIDE WALL.

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

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR. MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.8.6.1

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

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

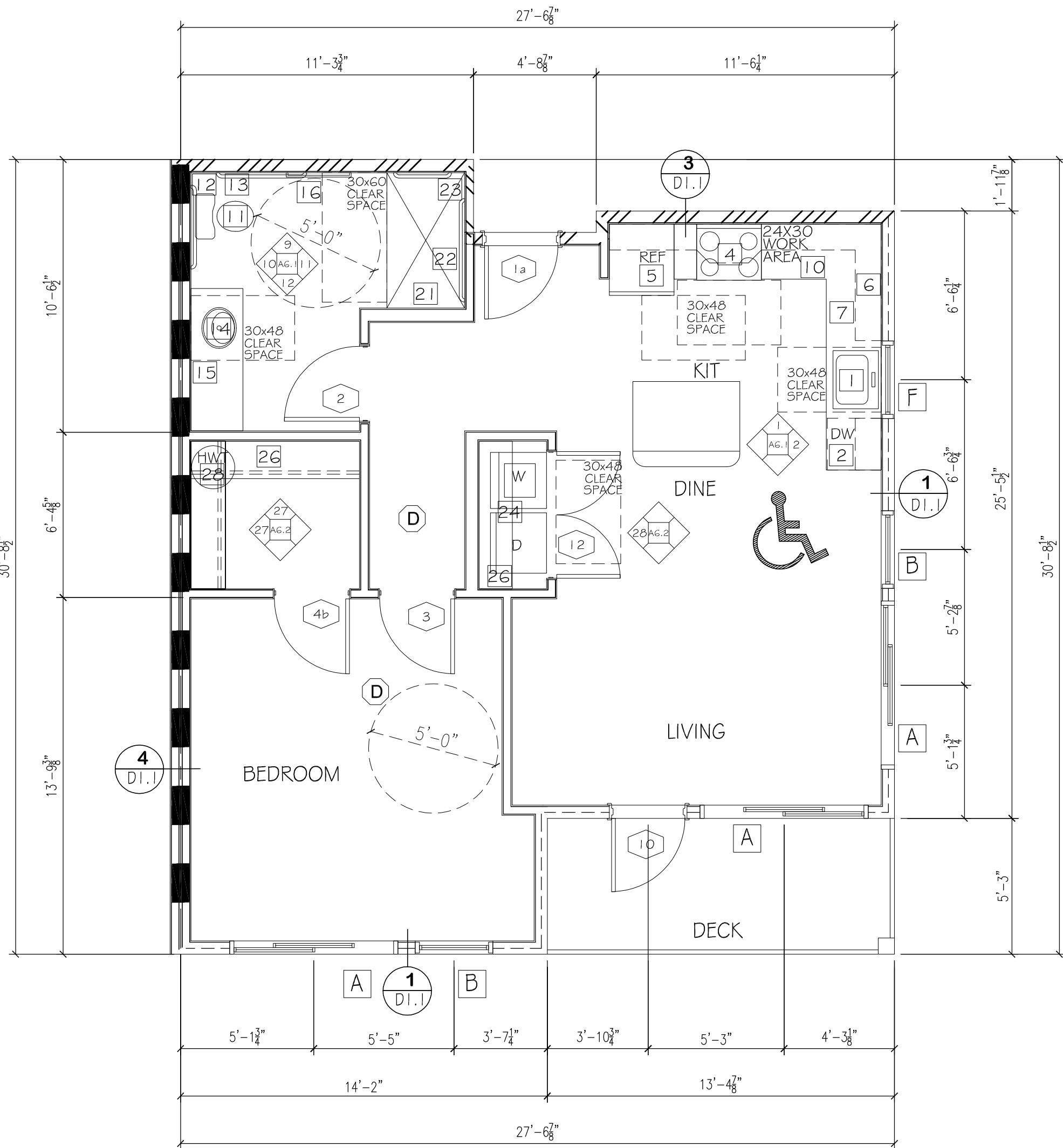
FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED 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, UNIT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

TYPE "A" KITCHEN COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).  
TYPE "B" KITCHEN COUNTERTOP 25 1/2" MAX. DEPTH, 36" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).  
TYPE "A" & "B" BATHROOM COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

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



**I BEDROOM "A"**  
(TYPE "A" UNIT)  
740 SQ/FT  
1 UNIT  
DECK - 70 SQ/FT  
UNIT # 201

#### SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
- 7 PONY WALL
- 8 COOKTOP
- 9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 10 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 11 GRAB BARS FOR WATER CLOSET
- 12 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 13 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 14 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 15 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- 16 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 17 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 18 FLURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 19 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 20 ADA 5" ROLL-IN SHOWER WITH SEAT
- 21 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 22 GRAB BARS FOR ROLL-IN SHOWER
- 23 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 24 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 25 1 - 12" WIRE SHELF & POLE
- 26 5 - 12" WIRE SHELVES
- 27 HOTWATER TANK
- 28 REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOE & KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH
- 29

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

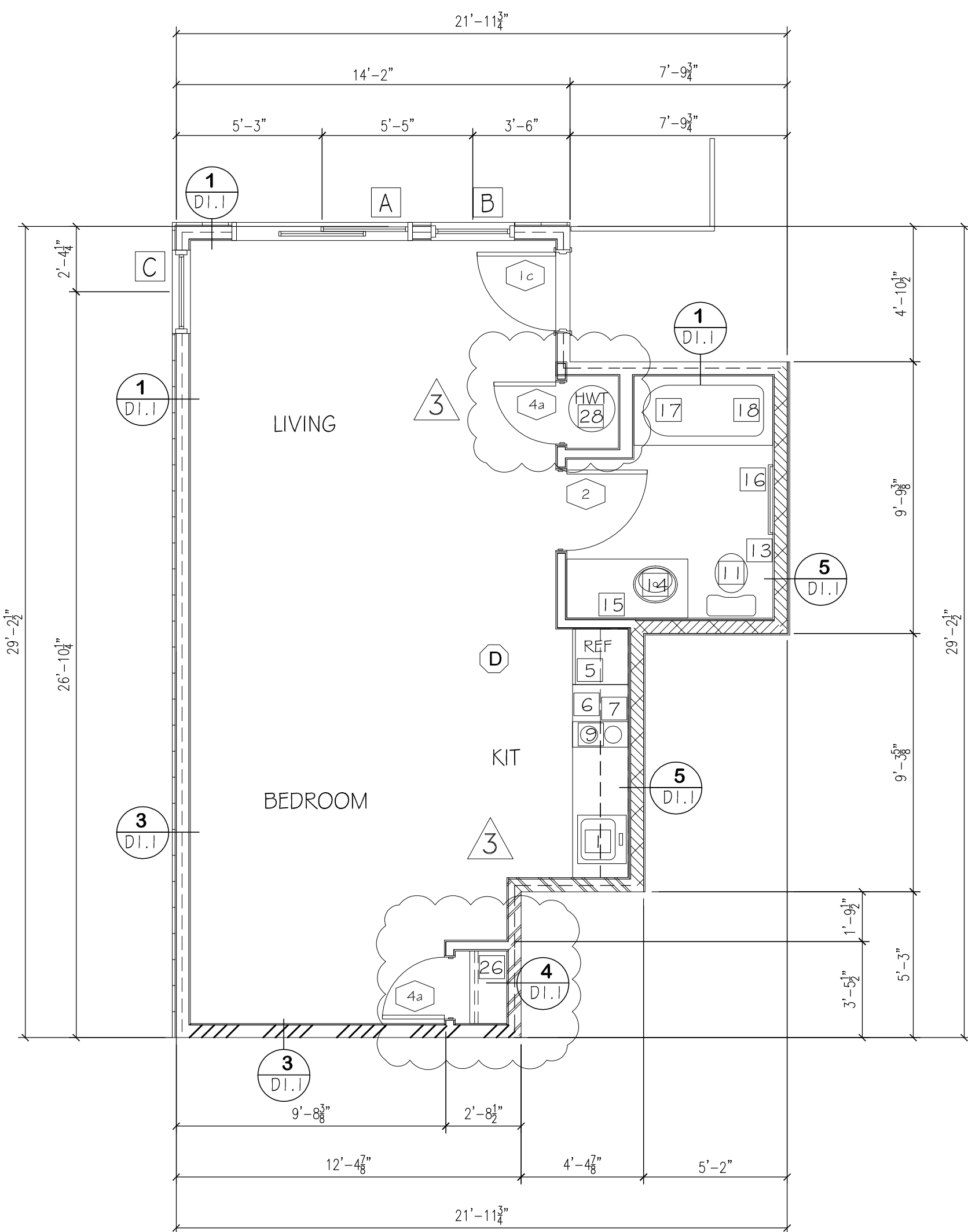
ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS

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/ 20 "L" FACTOR & .40 SHGC

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



**UNIT "B&B-5"**  
(SLEEPING UNIT)

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

SLEEPING UNITS EXEMPT FROM COMPLYING IBC CHAPTER 11 AND WITH A117.1-2009 ACCESSIBILITY.

ALL DOORS WITHIN THE SLEEPING UNIT ARE REQUIRED TO HAVE A CLEAR WIDTH OF 32"

PROVIDE COUNTER TOP MICROWAVE FOR SLEEPING UNITS

## STUDIO "B&B-5" AND 1 BR "A" & "B" TYPICAL UNIT

SCALE 1/4" = 1'-0"

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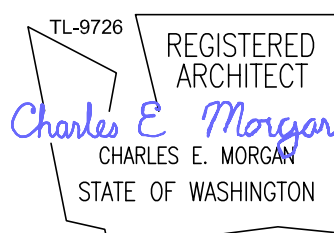
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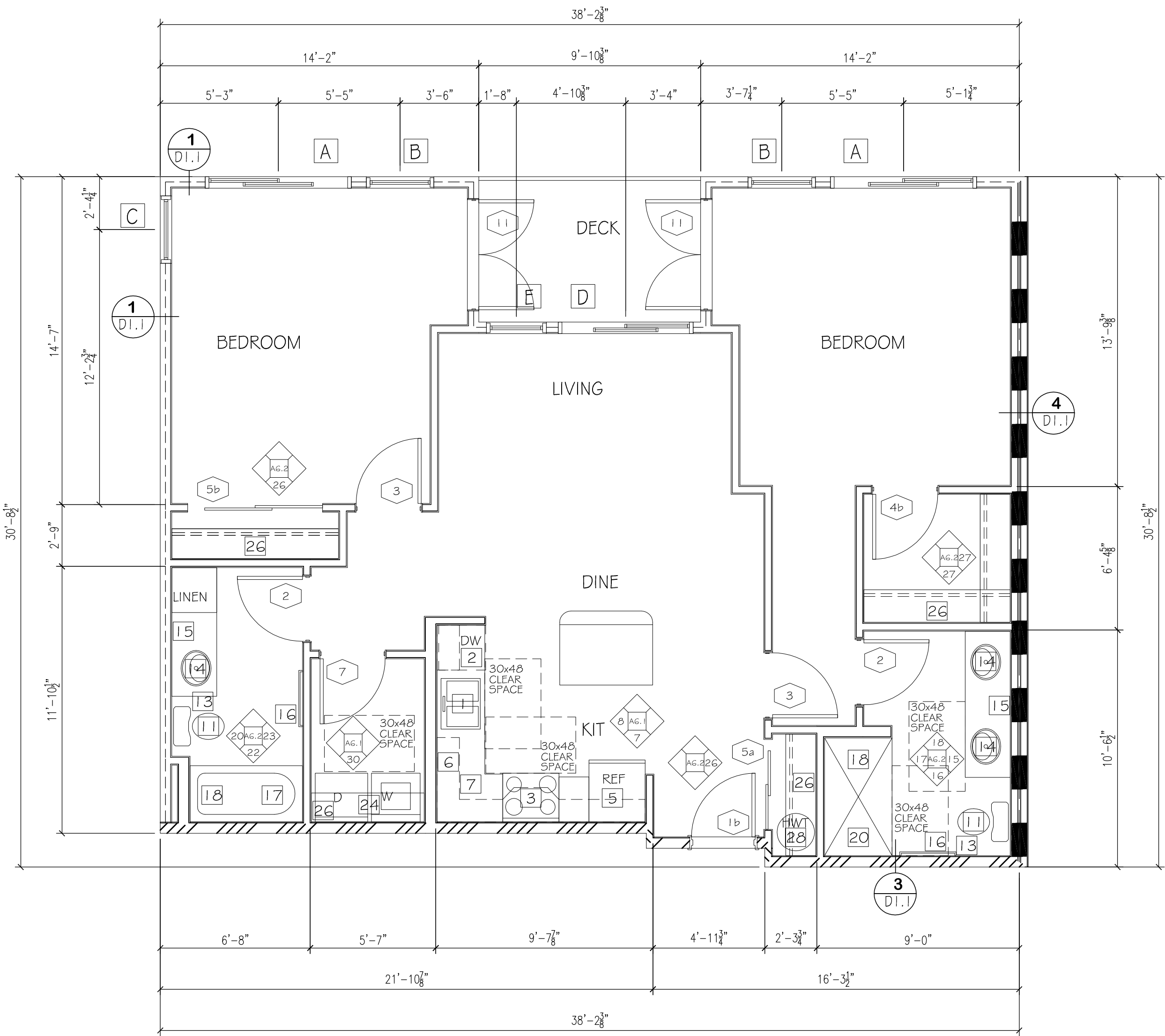
SHEET

**A2.2**



SCALE 1/4" = 1'-0"





2 BEDROOM "B2"  
(TYPE "B" UNIT)  
1,071 SQ/FT    2,142 SQ/FT  
2 UNIT  
DECK - 64 SQ/FT  
UNITS # 205 & 305

SHEET NOTES (TYPE "B" UNIT OPTION B BATHROOM PER ICC A117.1 - 2009)

- 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
- 11 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'-0" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- 17 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 19 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 20 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 21 ADA 5' ROLL-IN SHOWER WITH SEAT
- 22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 23 GRAB BARS FOR ROLL-IN SHOWER
- 24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 26 1 - 12" WIRE SHELF & POLE
- 27 5 - 12" WIRE SHELVES
- 28 HOT WATER TANK
- 29 REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOE & KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH

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 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.  
COUNTERTOP 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

VERIFY WALL TYPES AS PER RAI.1 SHEET

STANDARD WALL (1 HR/SEE SHT RAI.1 #3)

CORRIDOR WALL (SEE SHT RAI.1 #4)

UNIT PARTITION WALL (SEE SHT RAI.1 #5)

EXTERIOR WALL (SEE SHT RAI.1 #1)

2 HR WALL - GENERIC (SEE SHT RAI.1 #6)

2 HR WALL - (OTC SO) (SEE SHT RAI.2 #20)

2 HR EXTERIOR WALL (SEE SHT RAI.2 #19)

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

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  
403.B.6.1

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 COUNTERTOP 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.

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20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

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
REVISION	30 MAY 24
REVISION	20 DEC 24

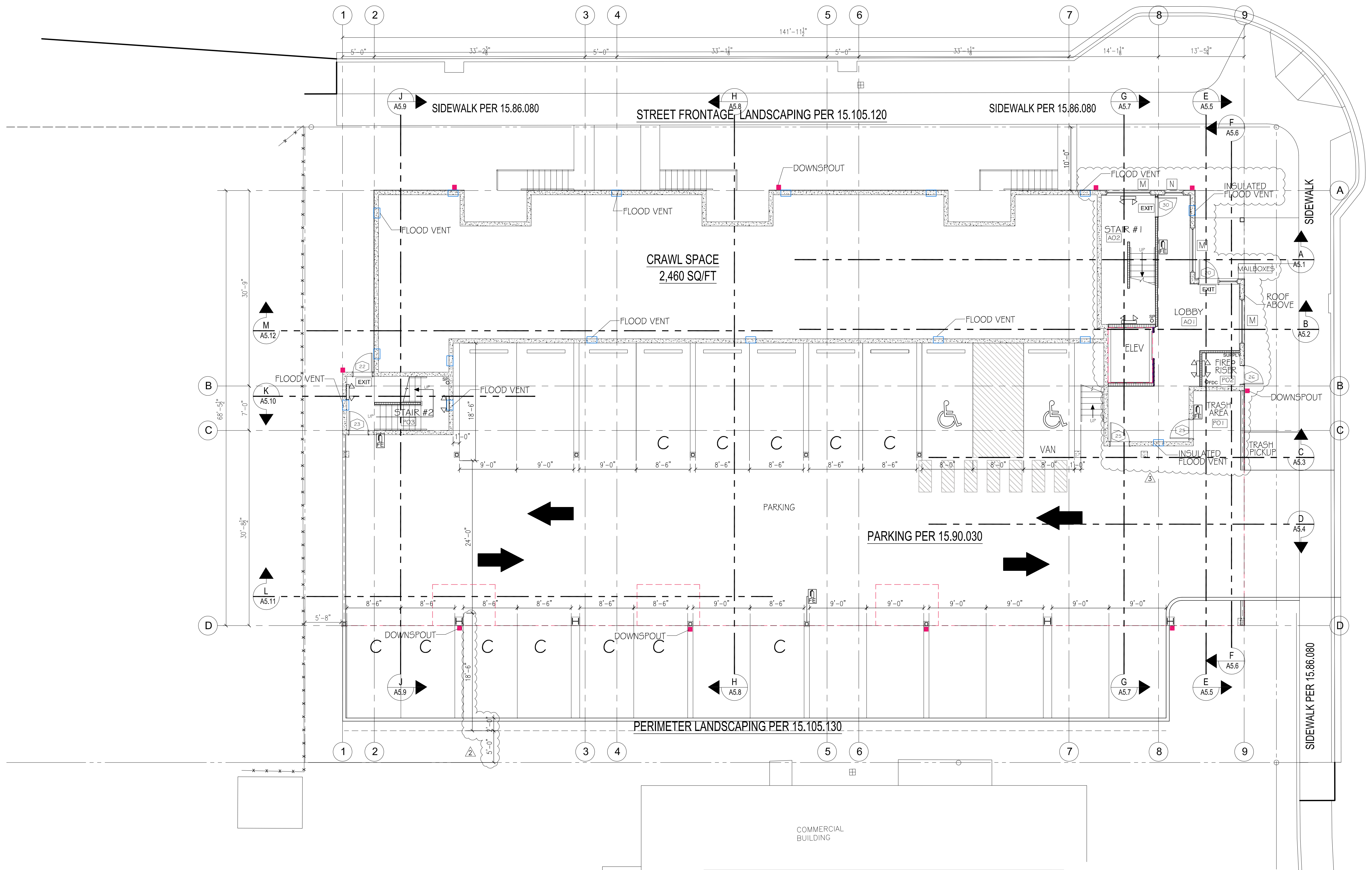
SHEET

A2.4

2 BR "B2"  
TYPICAL UNIT

SCALE 1/4" = 1'-0"





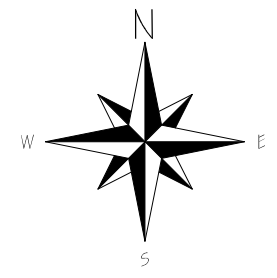
**LEGEND**

7/01.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
002	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H/05.1	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

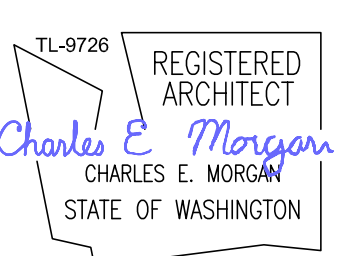
**GROUND FLOOR PLAN**  
SCALE 1/8" = 1'-0"



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

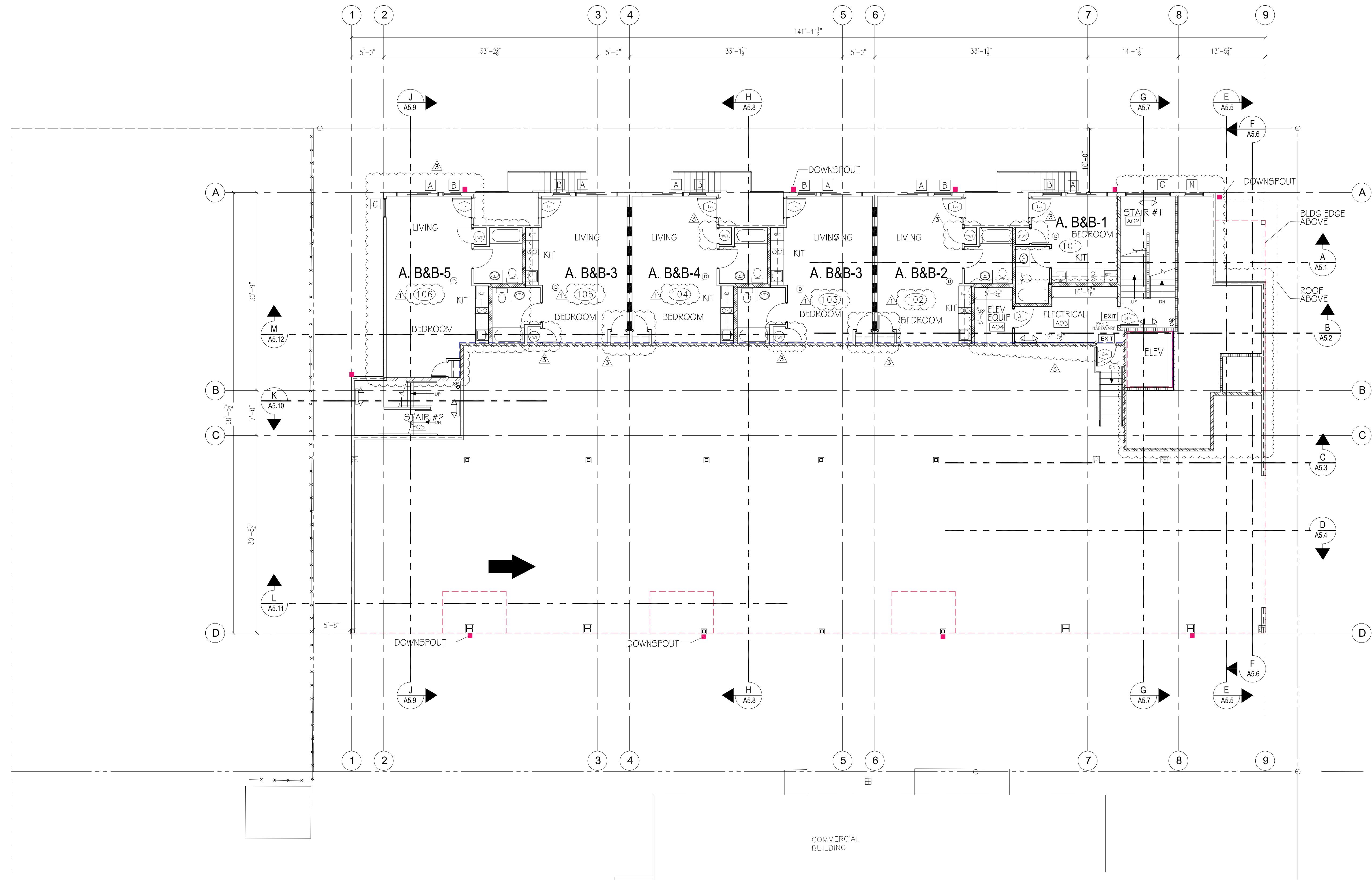
**CHARLES MORGAN & ASSOCIATES, LLC**  
ARCHITECTS  
7301 BEVERLY LANE  
EVERETT, WA 98203  
EMAIL info@cmaarch.com  
PHONE 425-353-2888



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SHEET  
**A3.1**



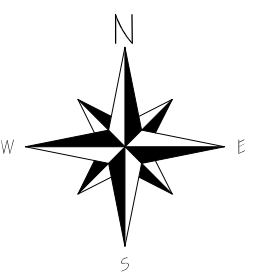


**LEGEND**

7 BT.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
102	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



**1ST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

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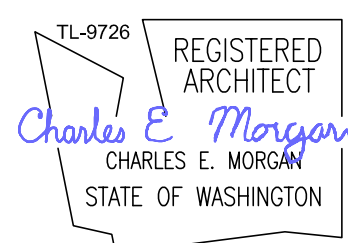
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

**CHARLES MORGAN & ASSOCIATES, LLC**



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EVERETT, WA 98203

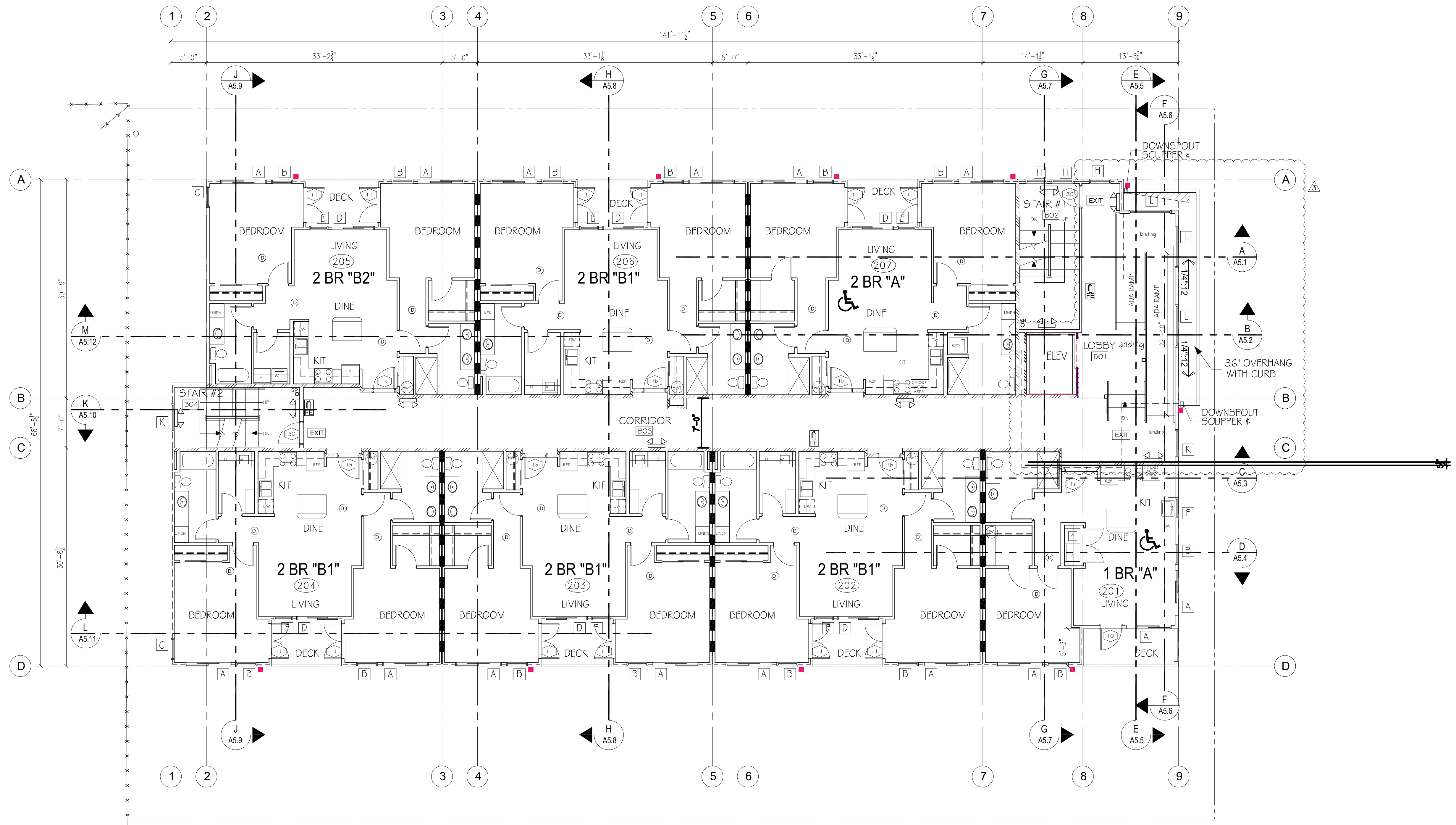
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PHONE 425-353-2888



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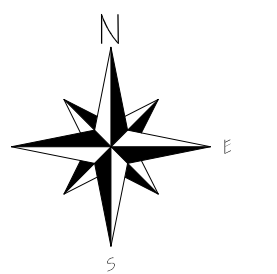
SHEET  
**A3.2**





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 A5 PER SHEET RA1.1	
	EXTERIOR WALL - FIRE 1 SIDE
	EXTERIOR WALL - FIRE BOTH SIDES
	CORRIDOR WALL - STC 50 MIN
	DEMISING WALL (1 HR) - STC 50 MIN
	STANDARD WALL (1 HR)
	PARTY WALL (1 HR) - STC 50 MIN



## 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

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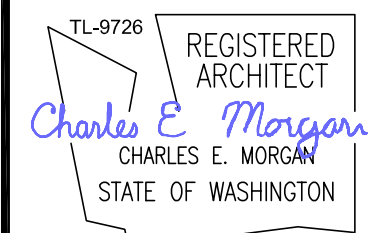
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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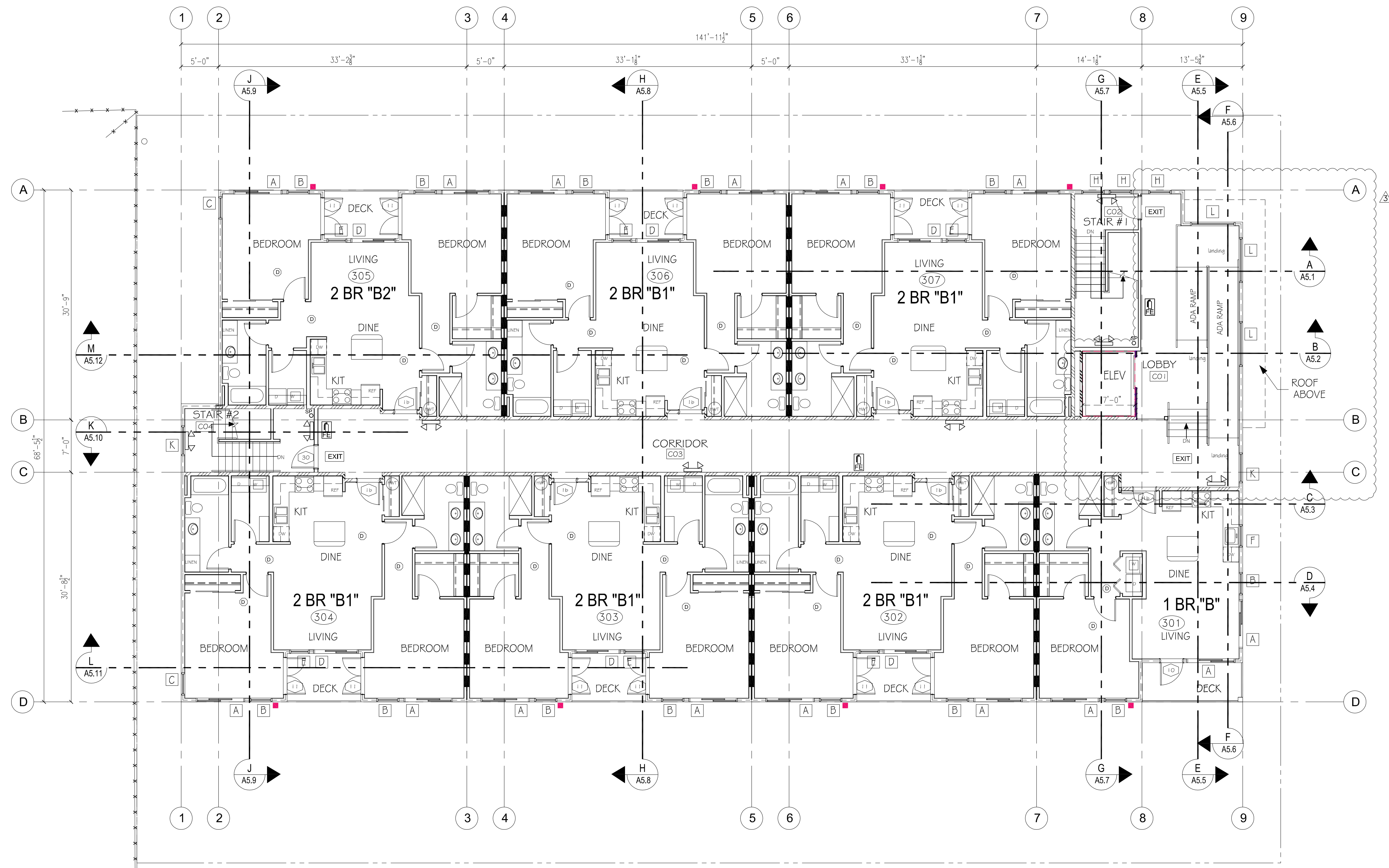


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SHEET

A3.3



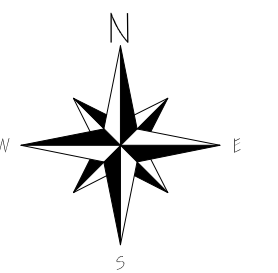


**LEGEND**

7 B1.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
C02	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.8	SECTION INDICATOR (SEE A5. SHTS)	43	DOOR INDICATOR
		PE	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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30 MAY 24 REVISION CITY COMMENTS  
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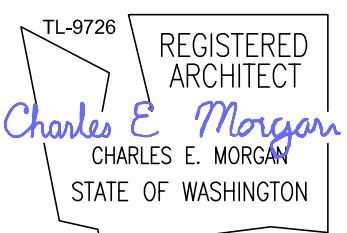
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

**CHARLES MORGAN & ASSOCIATES, LLC**



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EVERETT, WA 98203

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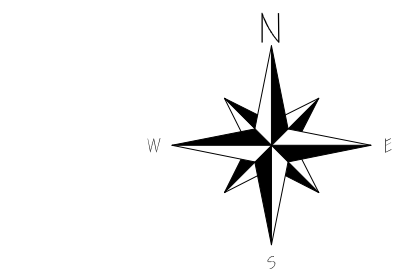
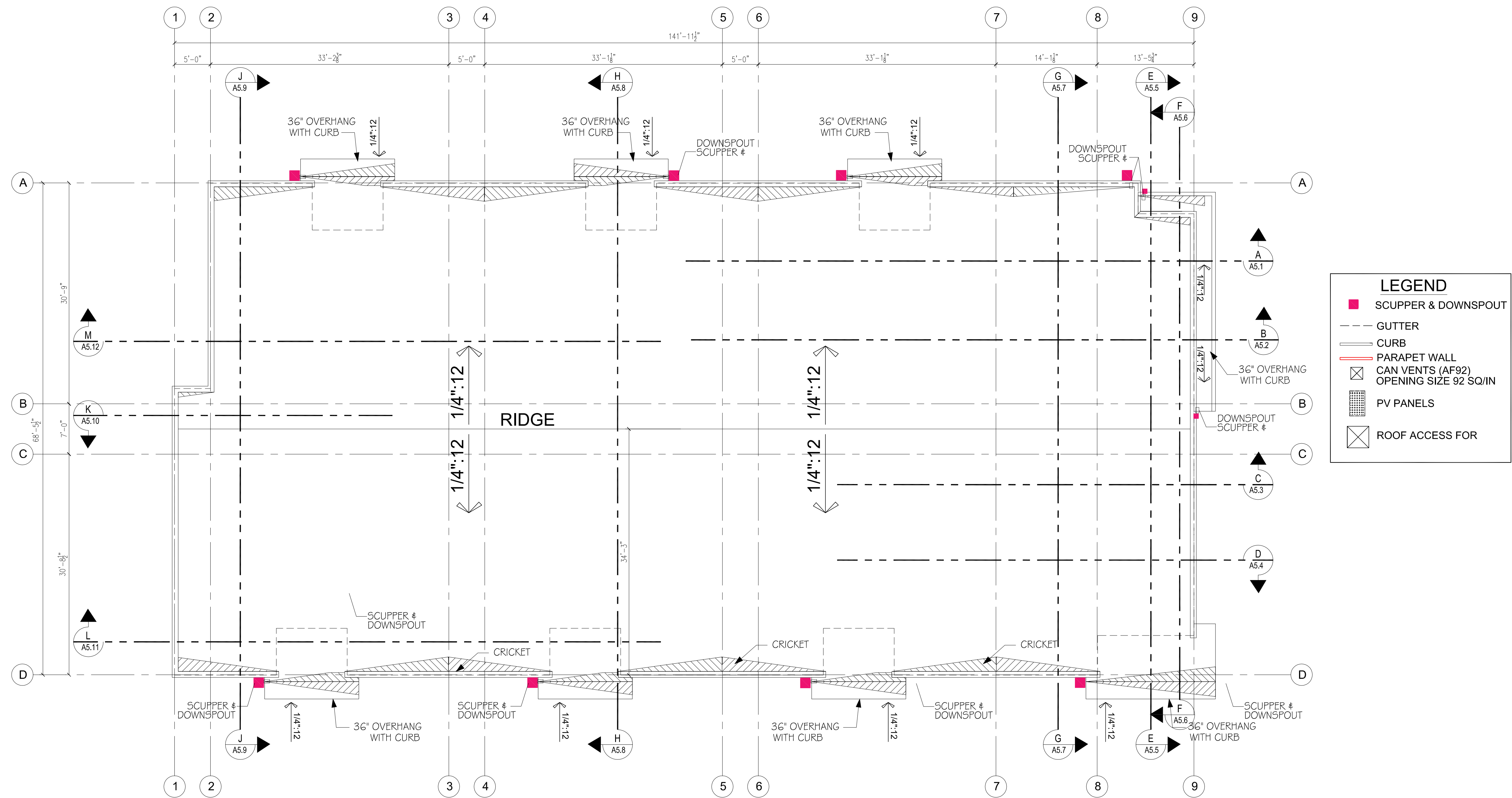


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SHEET

**A3.4**





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

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

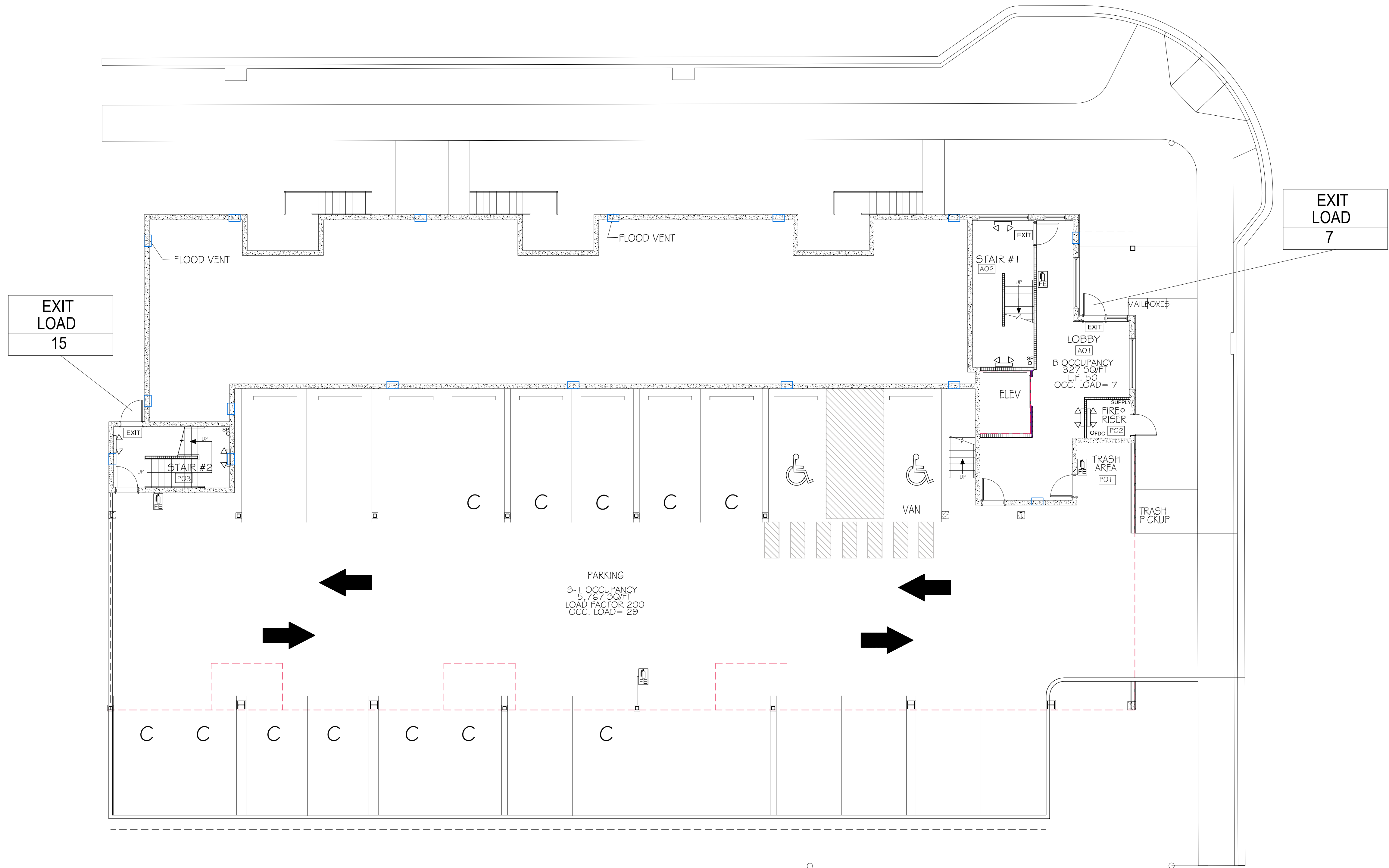
CHARLES MORGAN & ASSOCIATES, LLC  
ARCHITECTS  
7301 BEVERLY LANE  
EVERETT, WA 98203  
EMAIL info@cmaarch.com  
PHONE 425-353-2888

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

DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

SHEET  
A3.5





9,473 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
LOBBY	B	50	350 SQ/FT	7
FIRE RISER	S-1	300	40 SQ/FT	1
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  
GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

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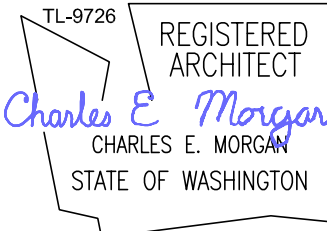
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

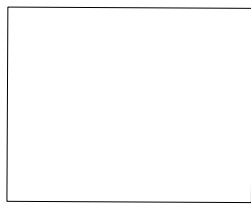
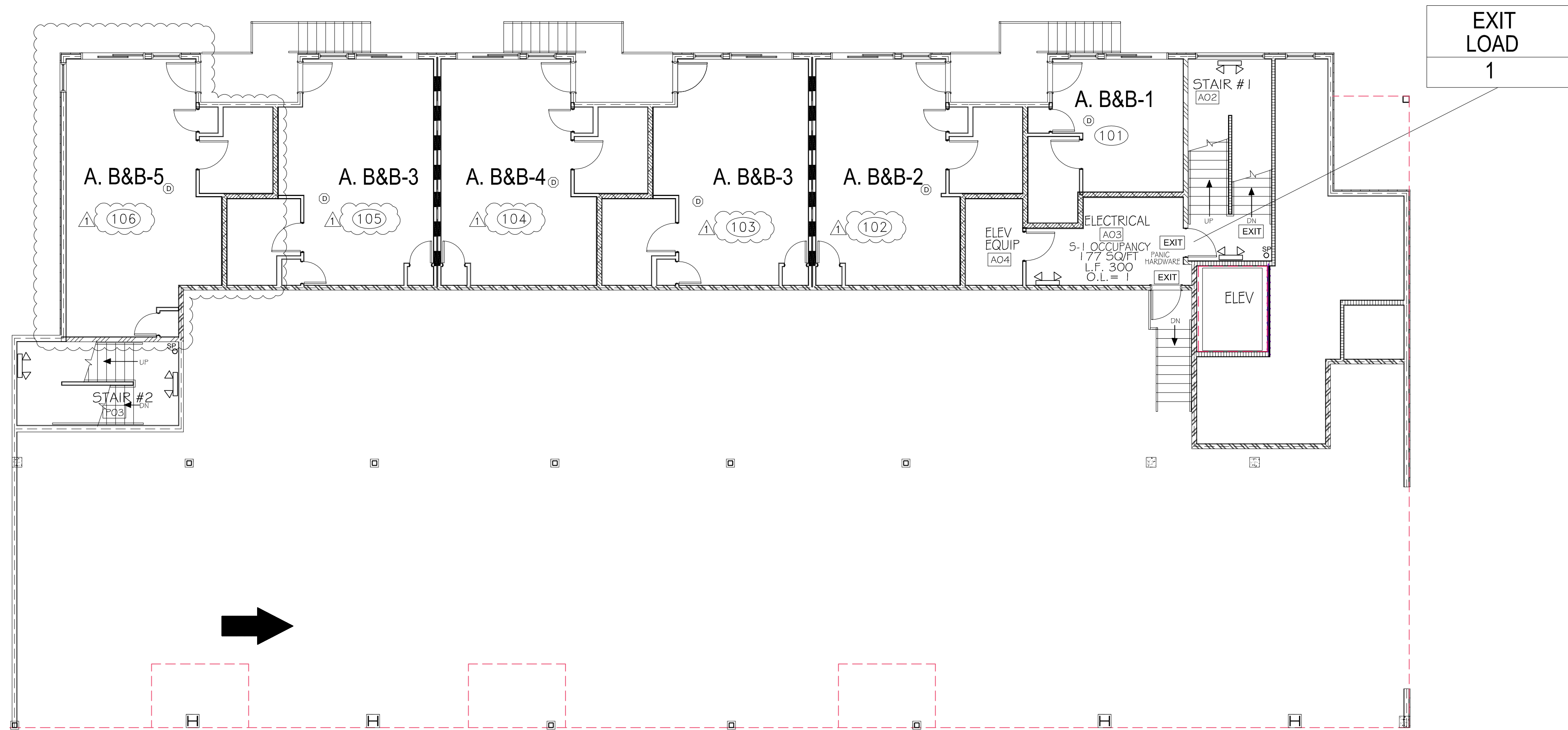
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PHONE 425-353-2888



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REVISION	30 MAY 24
REVISION	20 DEC 24

SHEET  
**A3.1LS**





9.473 SQ/FT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQ/FT	OCCUPANT LOAD
ELECTRICAL/ELEV. EQUIP	S-1	300	177 SQ/FT	1

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"

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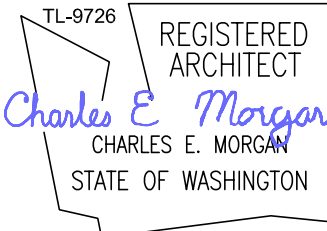
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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EVERETT, WA 98203

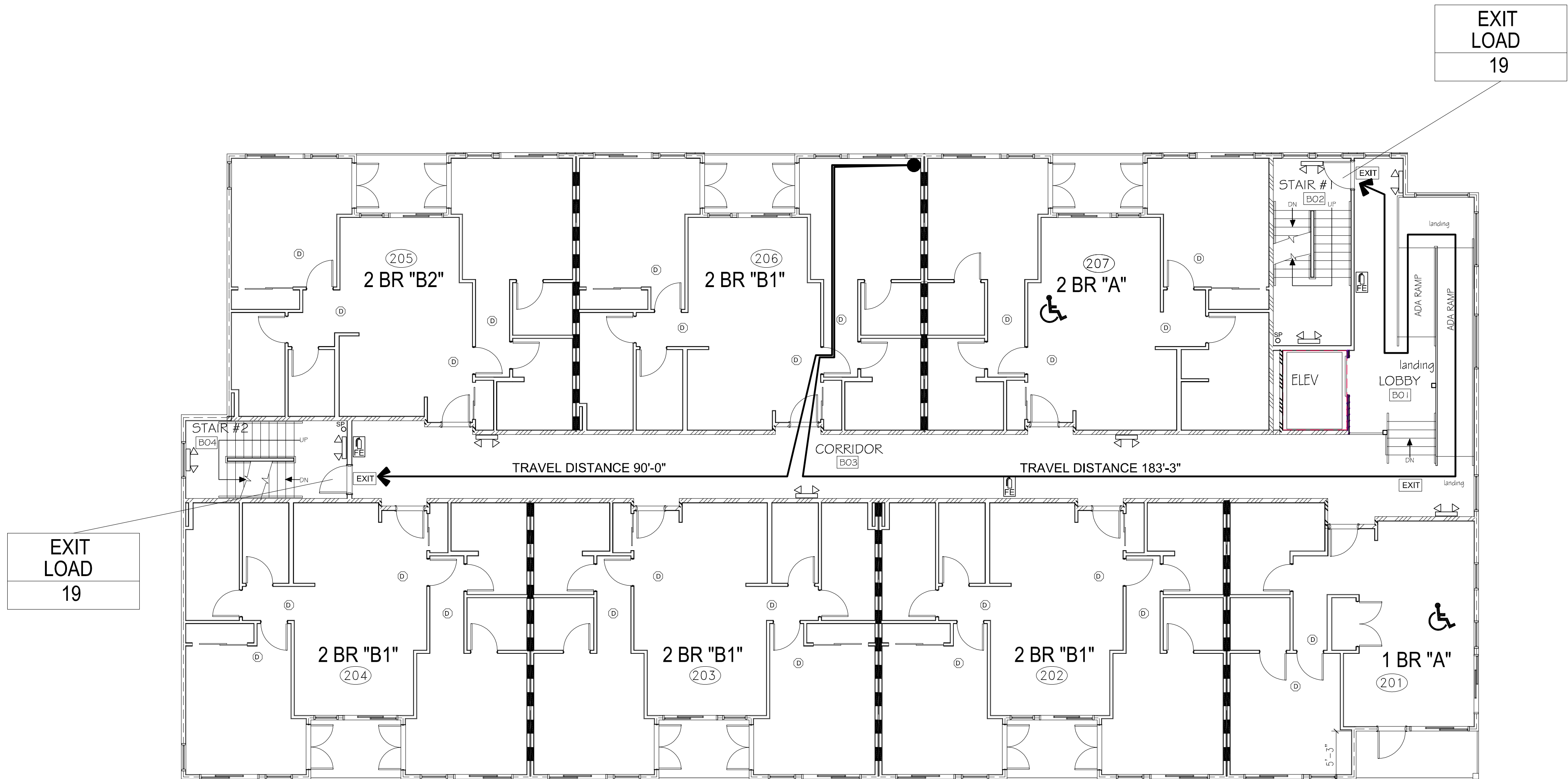
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PHONE 425-353-2888



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"				
ACTUAL CORRIDOR WIDTH ARE 5'-6"				
REQUIRED STAIRWAY WIDTH = 19 x 0.3 = 5.7"				
ACTUAL STAIRWAY WIDTH IS 44" MIN				

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

LIFE SAFETY  
2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

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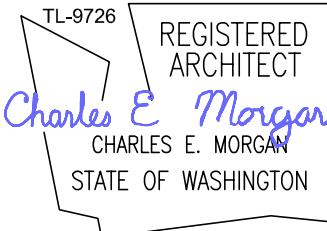
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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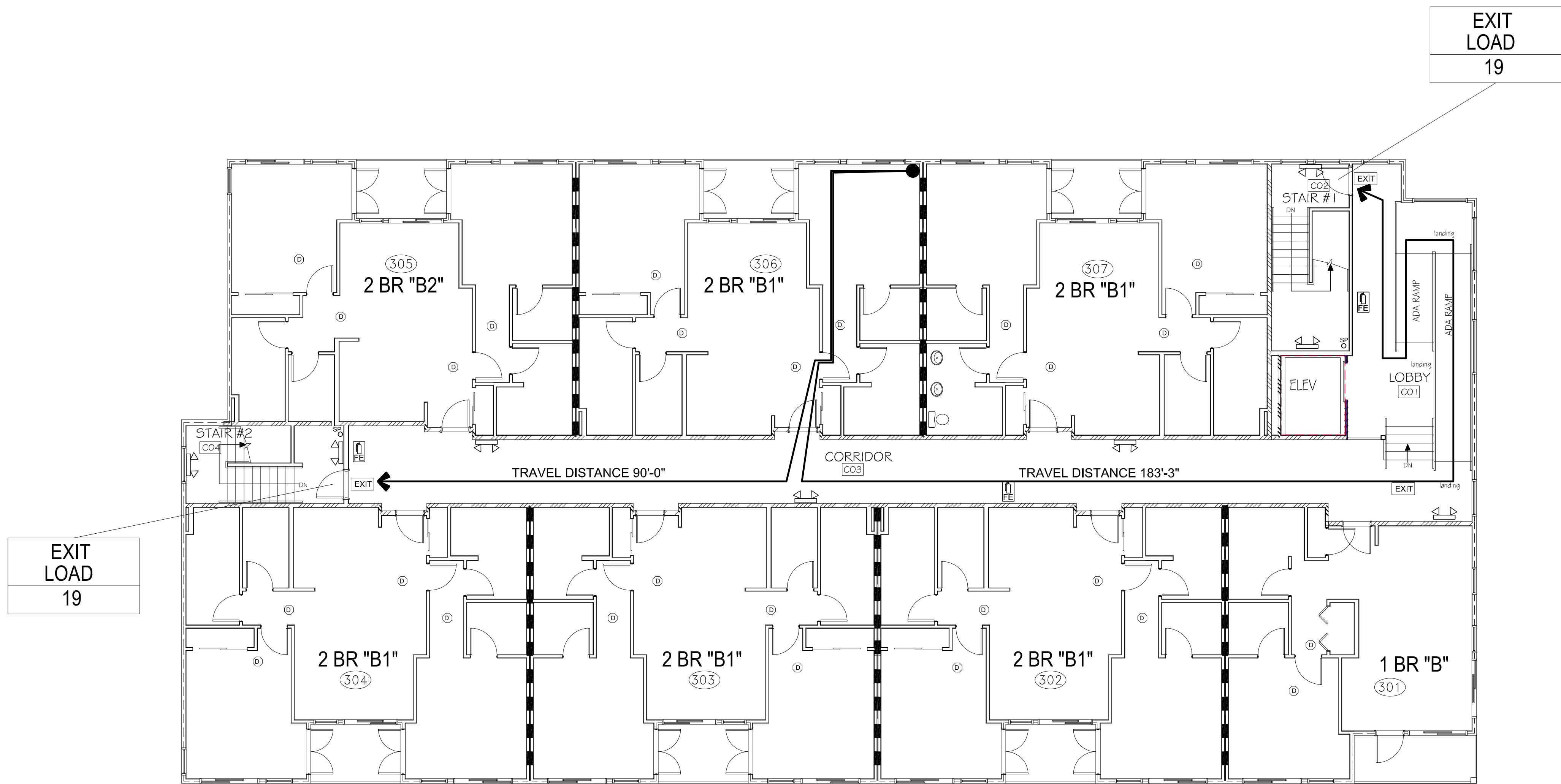


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SHEET

A3.3LS





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

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

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

LIFE SAFETY  
3RD FLOOR PLAN

SCALE 1/8" = 1'-0"

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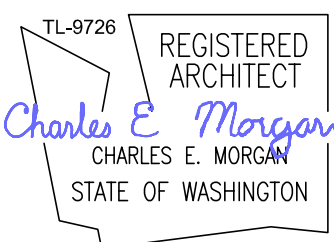
PROJECT  
THE TALMON  
LOCATION  
CENTER STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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

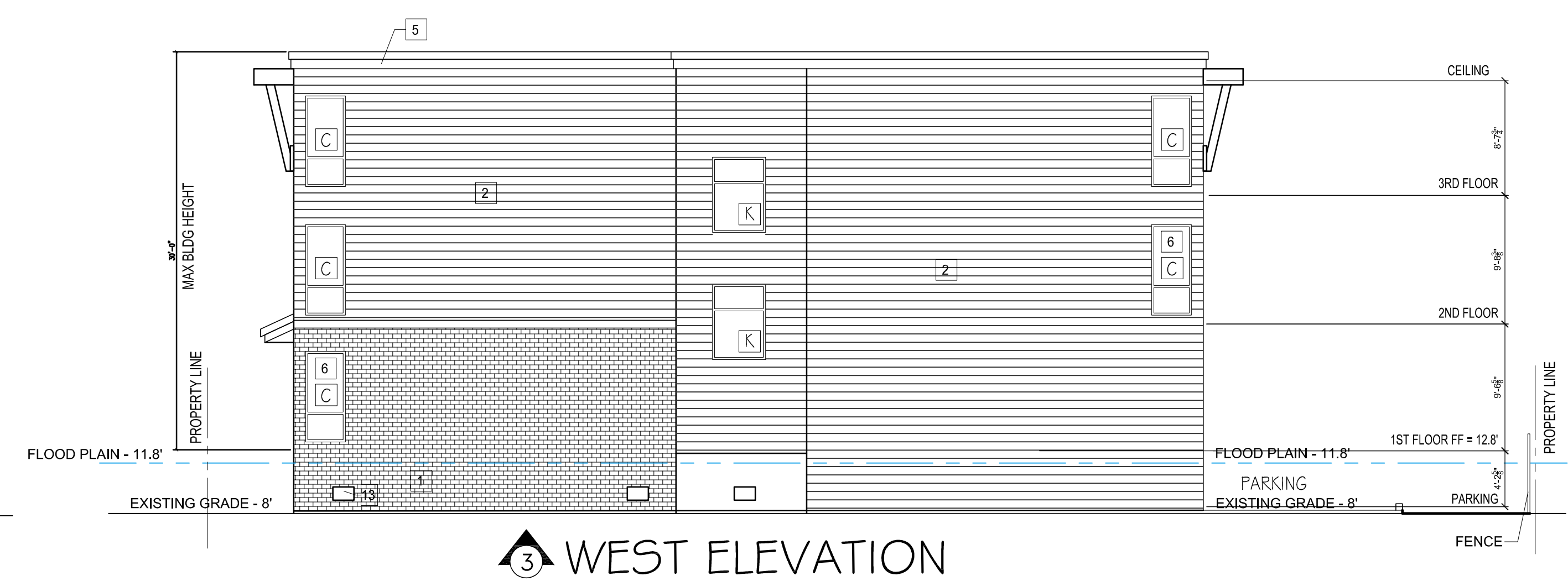
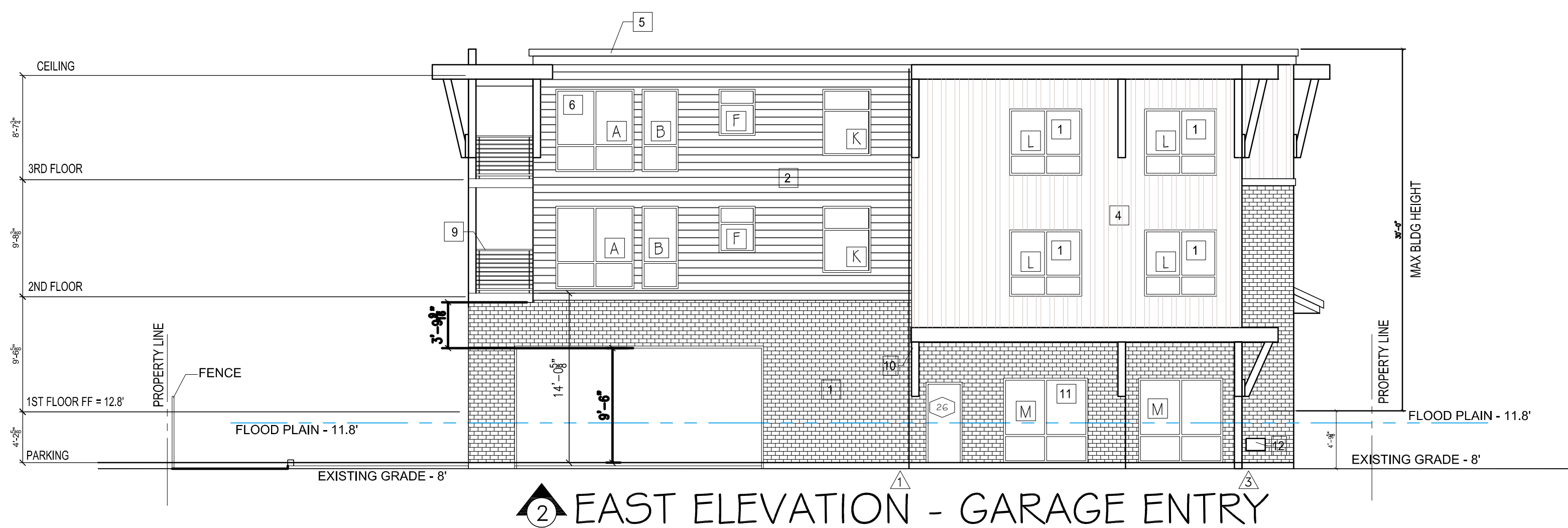
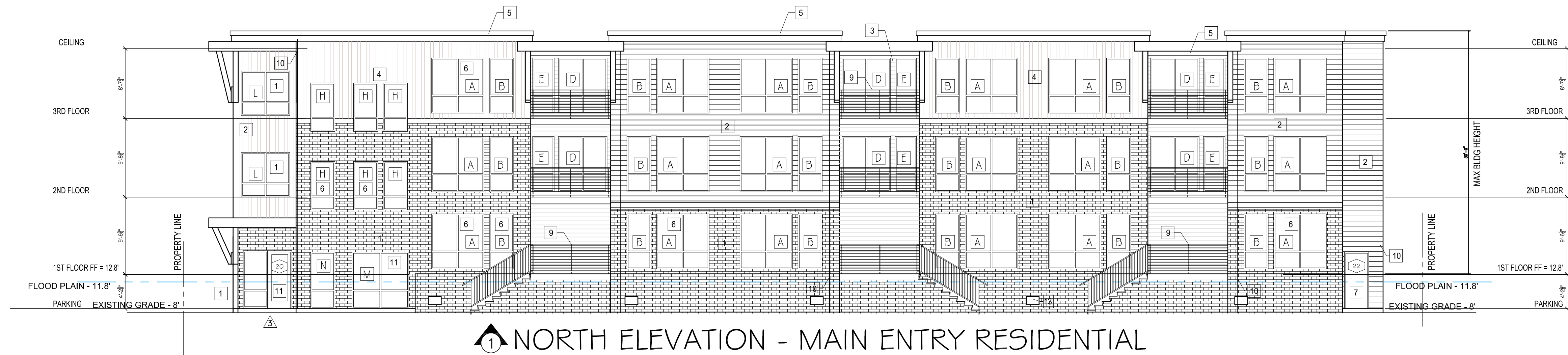


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REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

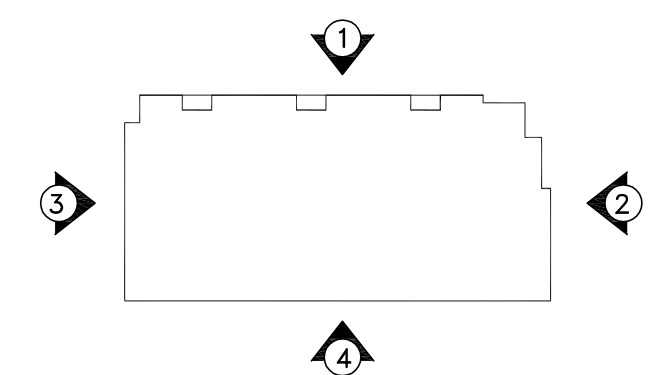
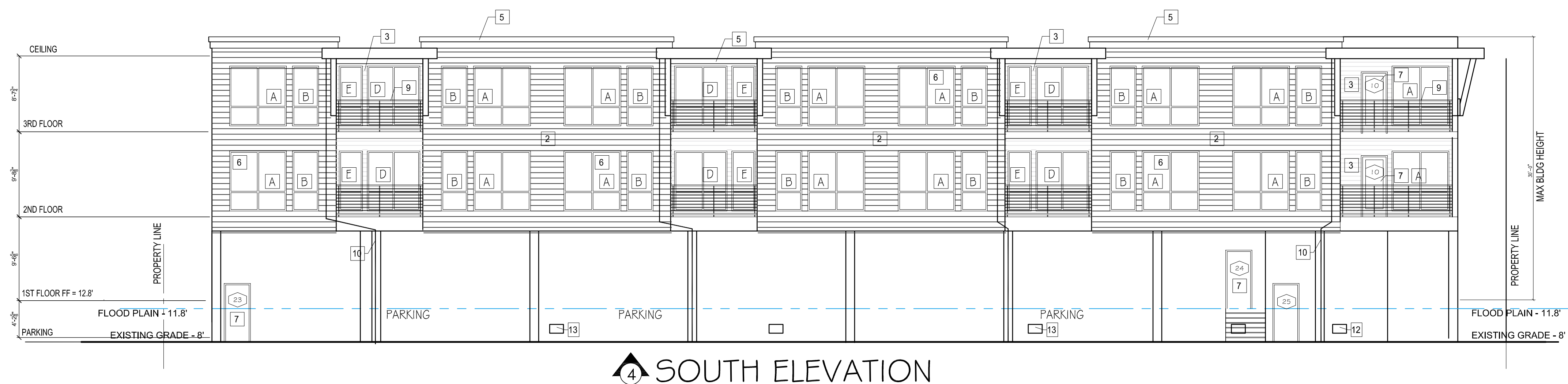
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A3.4LS





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
11	STOREFRONT
12	INSULATED FLOOD VENT
13	FLOOD VENT



## ELEVATIONS

SCALE 1/8" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL  
 7 MAR 24 PERMIT RESUBMITTAL  
 30 MAY 24 REVISION CITY COMMENTS  
 20 DEC 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS

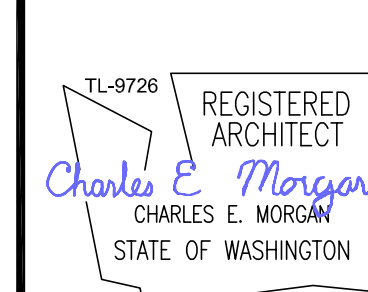
PROJECT  
 THE TALMON  
 LOCATION  
 CENTER STREET, LA CONNER, WA  
 DEVELOPER  
 KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
 EVERETT, WA 98203



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 PHONE 425-353-2888

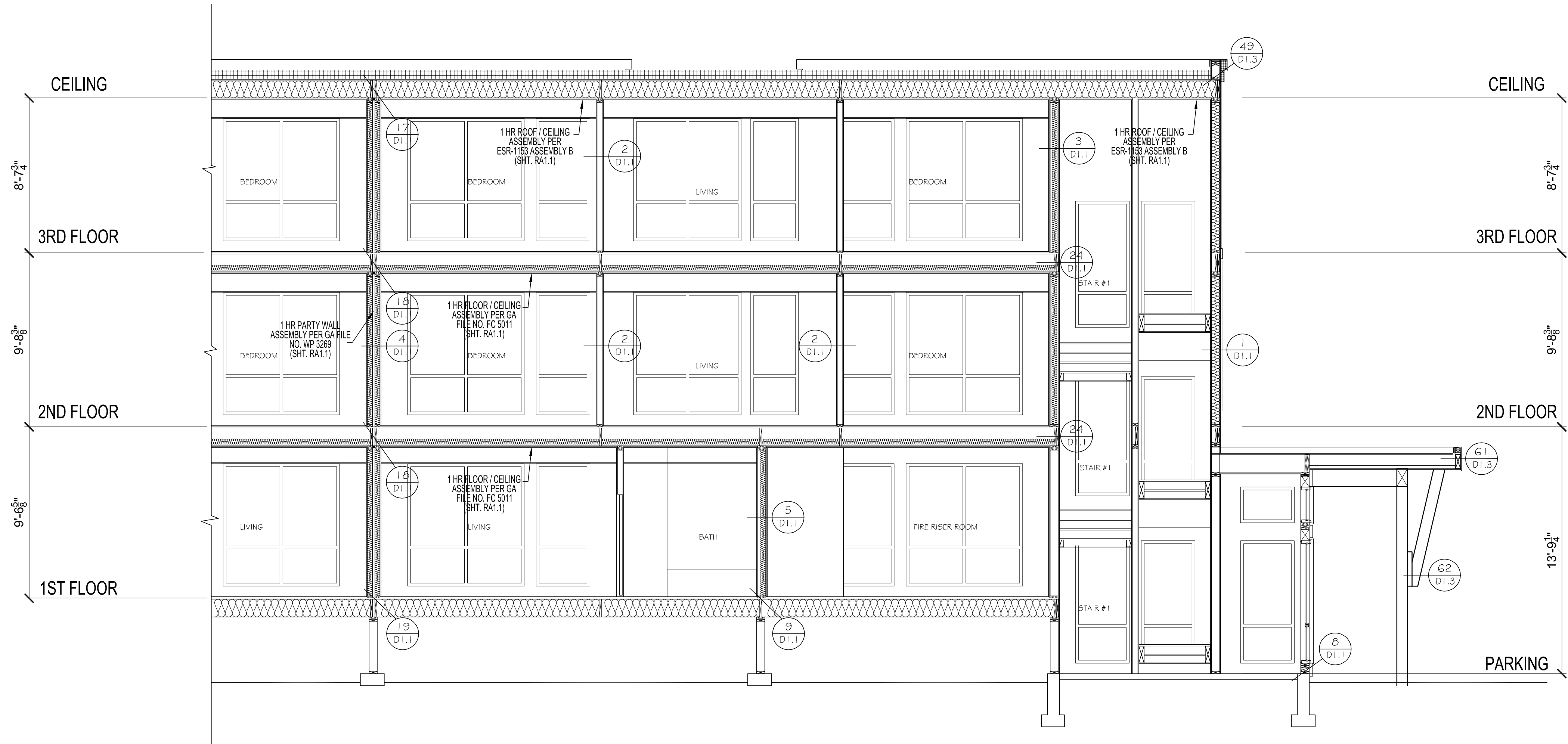


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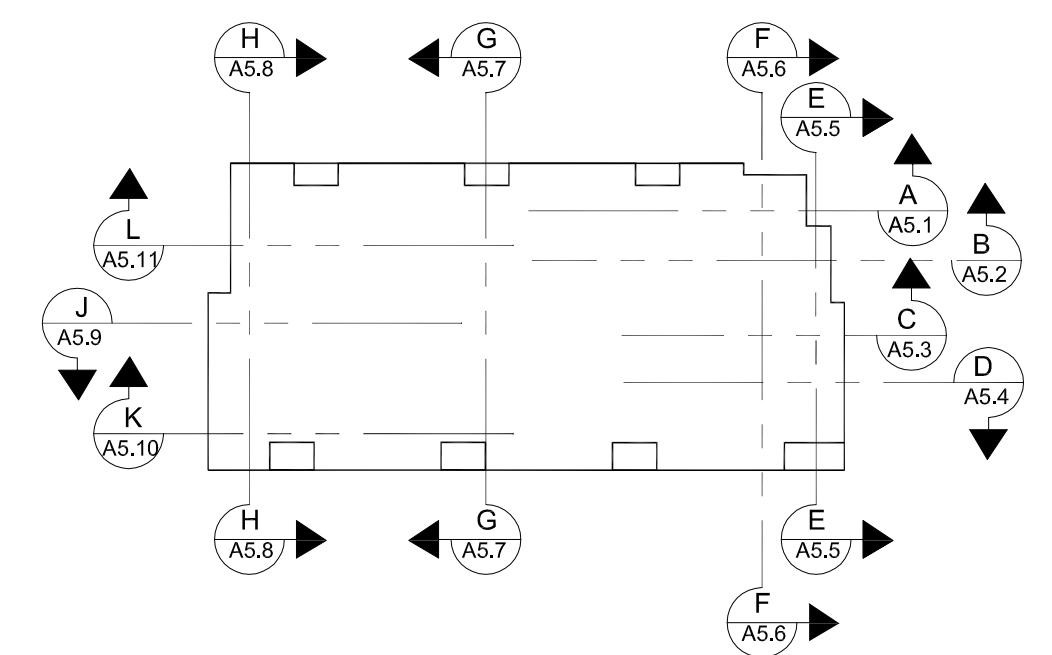
SHEET

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

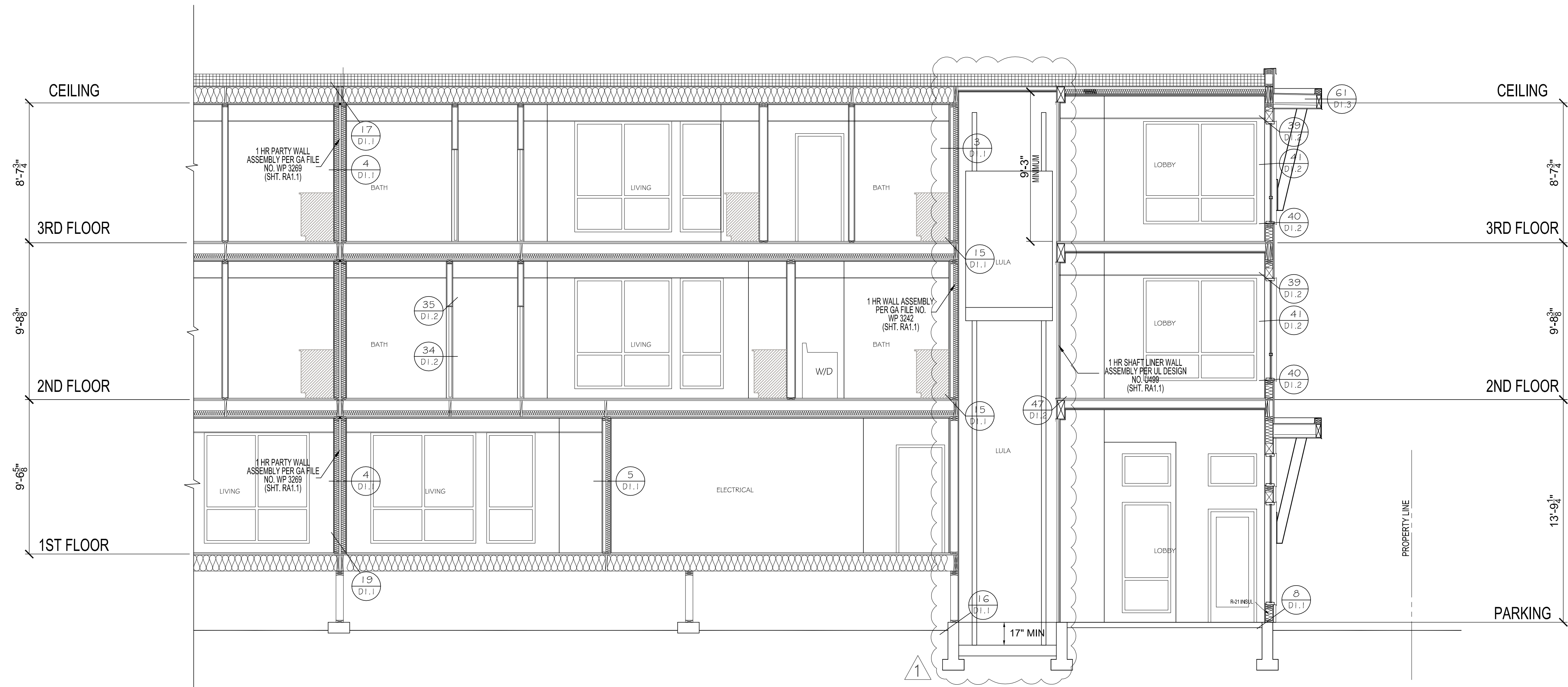
CHARLES MORGAN & ASSOCIATES, LLC  
ARCHITECTS  
7301 BEVERLY LANE  
EVERETT, WA 98203  
EMAIL info@cmaarch.com  
PHONE 425-353-2888

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

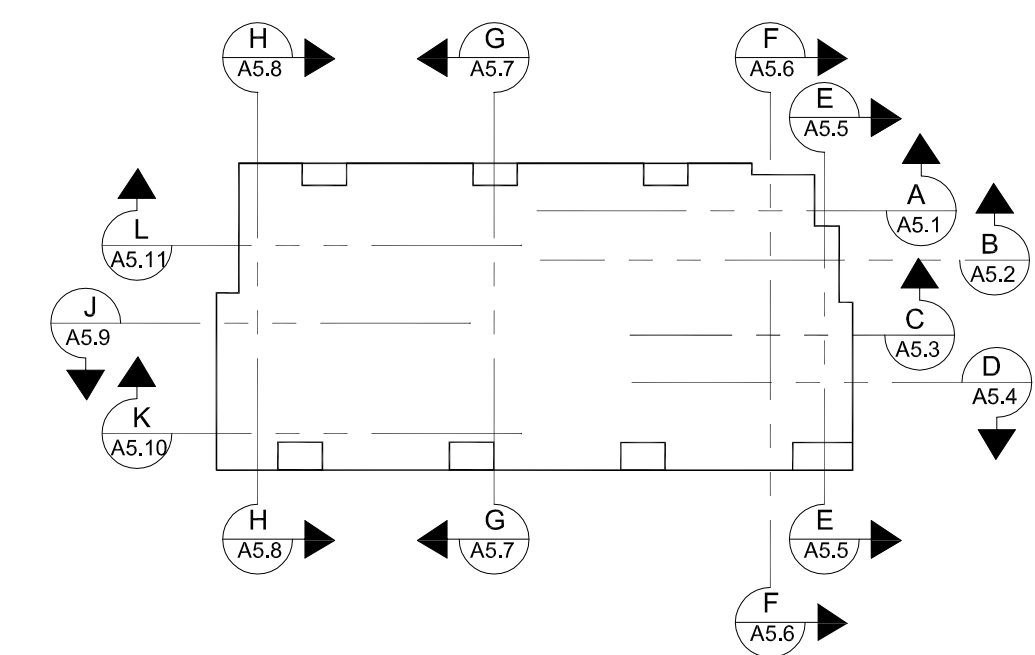
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REVISION	7 MAR 24

SHEET  
A5.1





SECTION 'B'



SECTION 'B'

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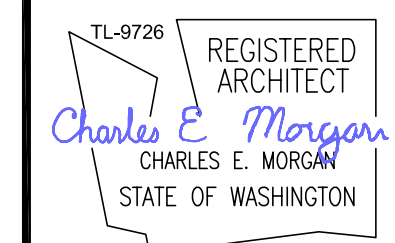
PROJECT THE TALMON  
LOCATION CENTRE STREET, LA CONNER, WA  
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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EVERETT, WA 98203



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PHONE 425-353-2888

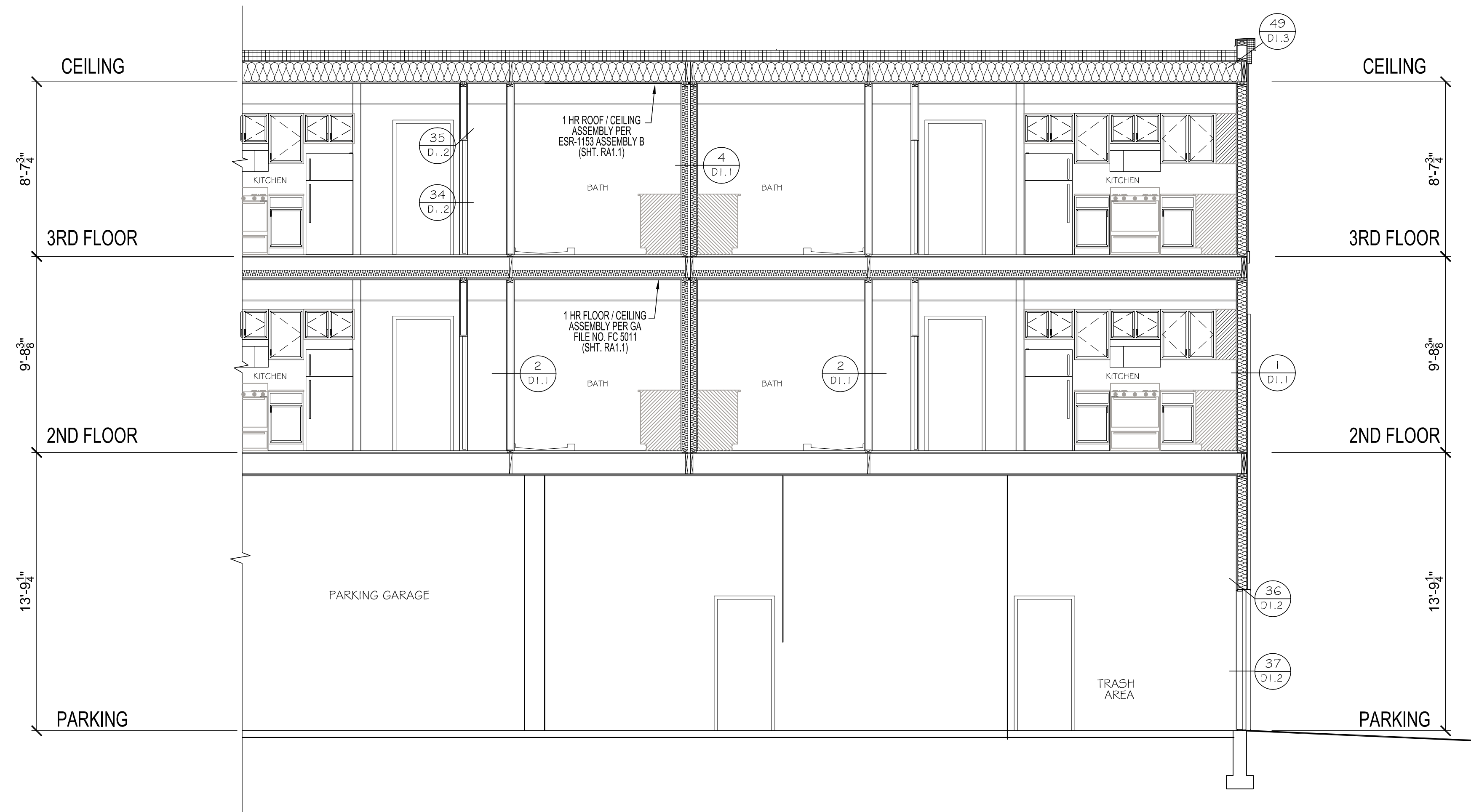


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REVISION	7 MAR 24

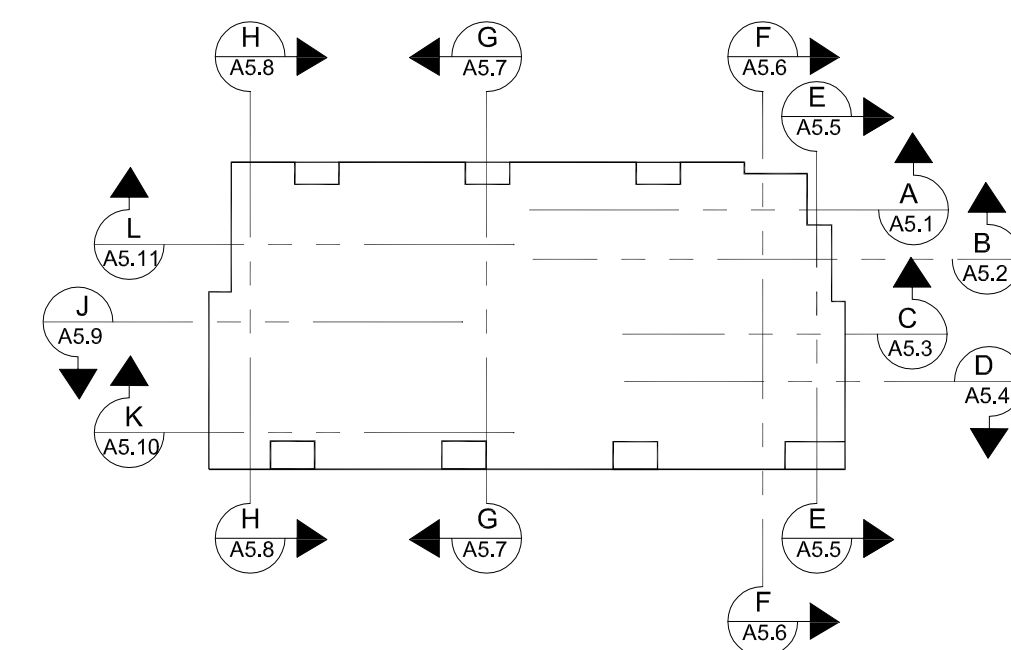
SHEET

A5.2





SECTION 'C'



SECTION 'C'

SCALE 1/4" = 1'-0"

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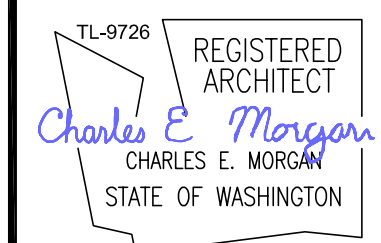
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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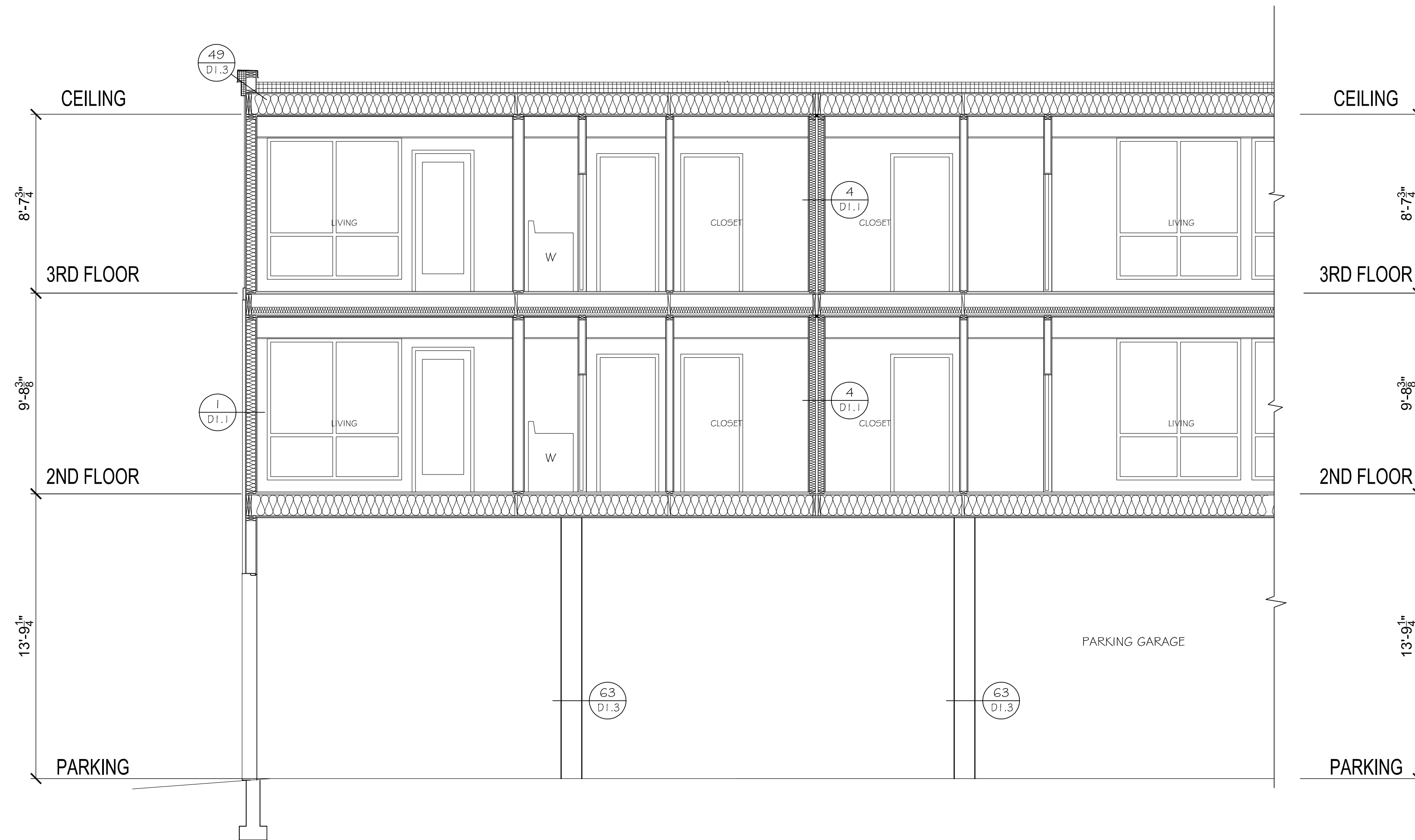


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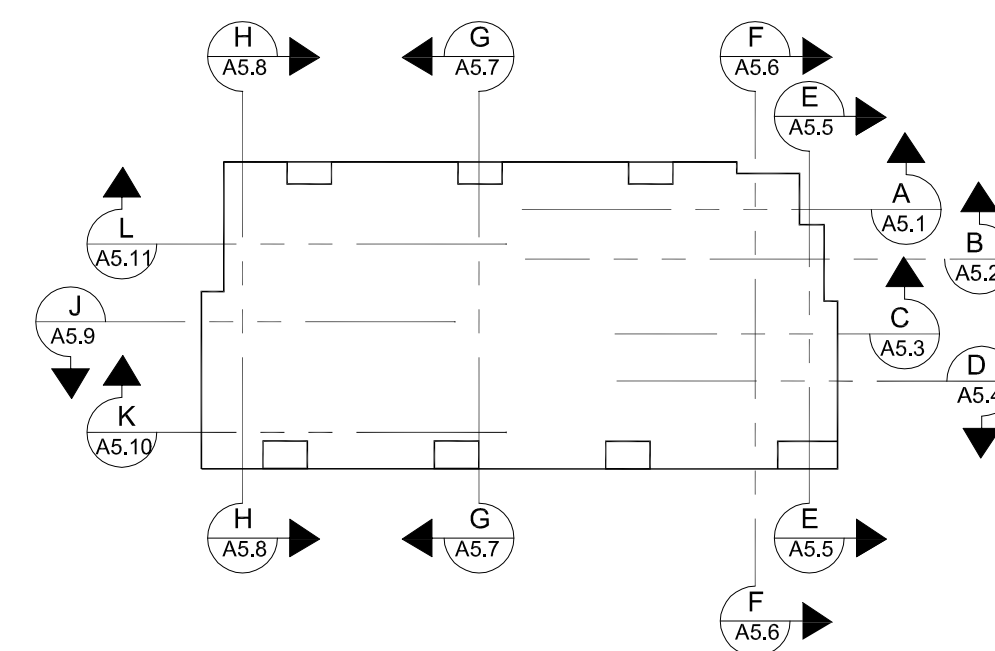
SHEET

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  
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PHONE 425-353-2888

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

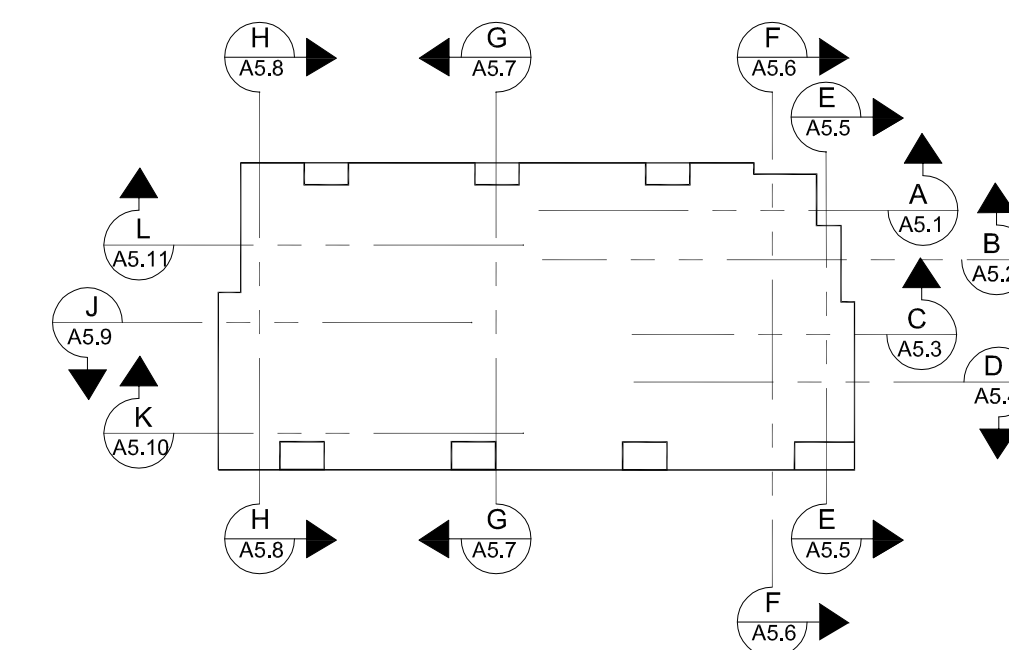
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REVISION	7 MAR 24

SHEET  
A5.4





SECTION 'E-E'



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

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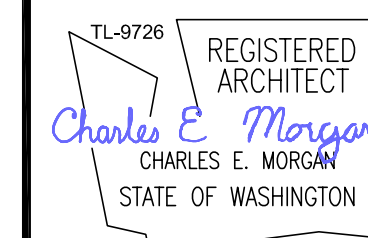
PROJECT THE TALMON  
LOCATION CENTRE STREET, LA CONNER, WA  
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
EVERETT, WA 98203



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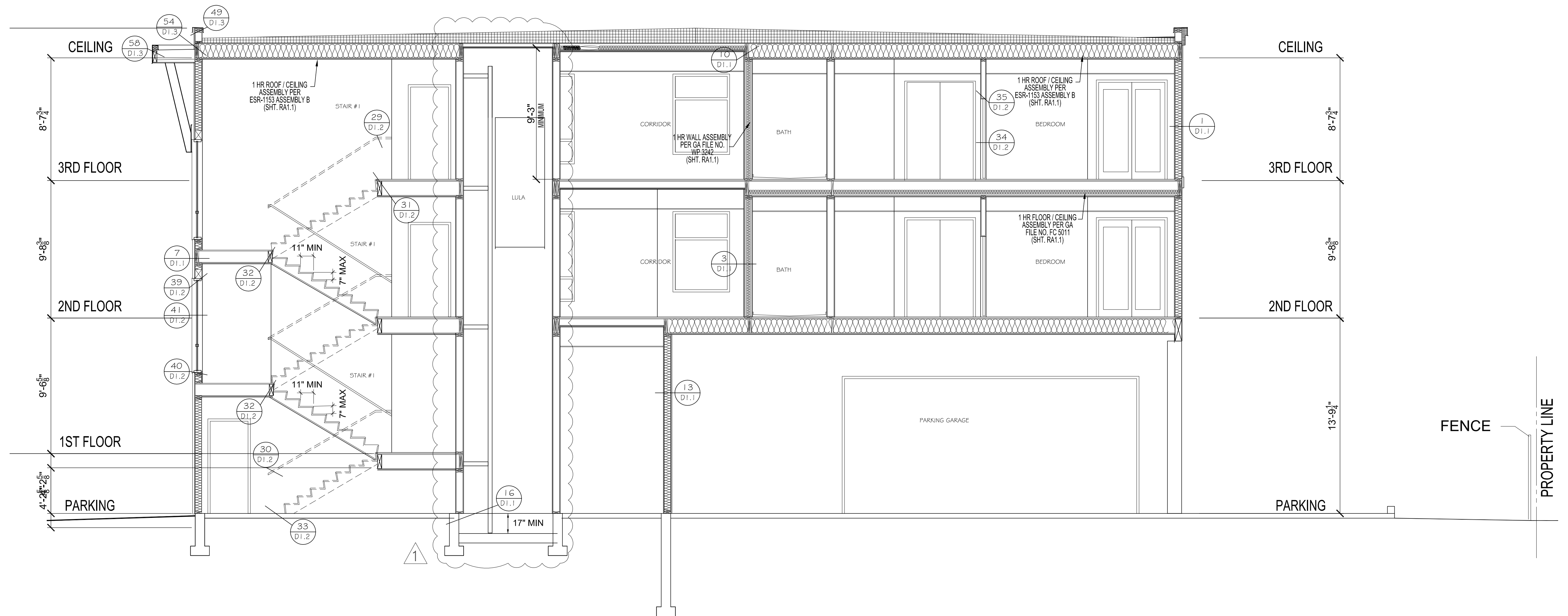


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REVISION	7 MAR 24

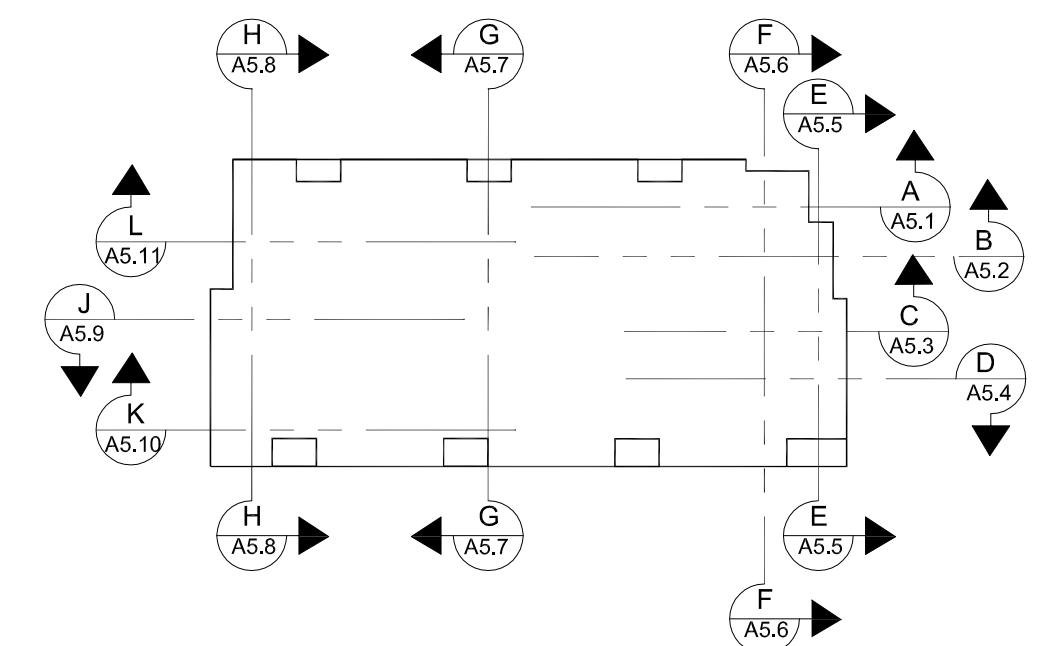
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A5.5





SECTION 'F-F'



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

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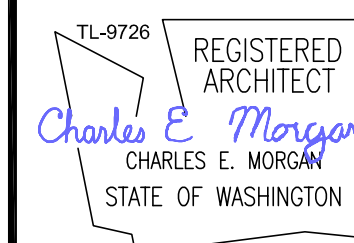
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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PHONE 425-353-2888



DATE	4 OCT 23
REVISION	7 MAR 24

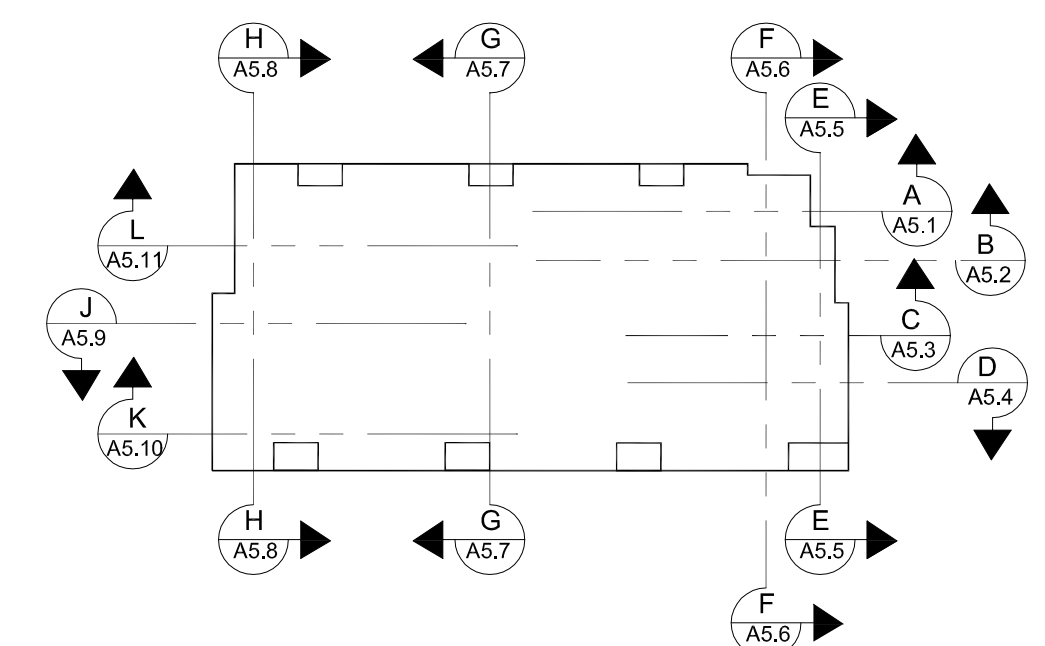
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A5.6





SECTION 'G-G'



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

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7 MAR 24 PERMIT RESUBMITTAL

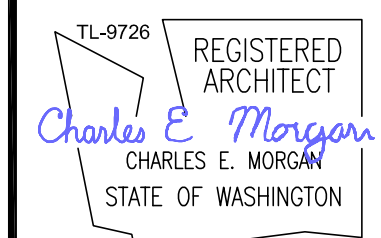
PROJECT THE TALMON  
LOCATION CENTRE STREET, LA CONNER, WA  
DEVELOPER KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



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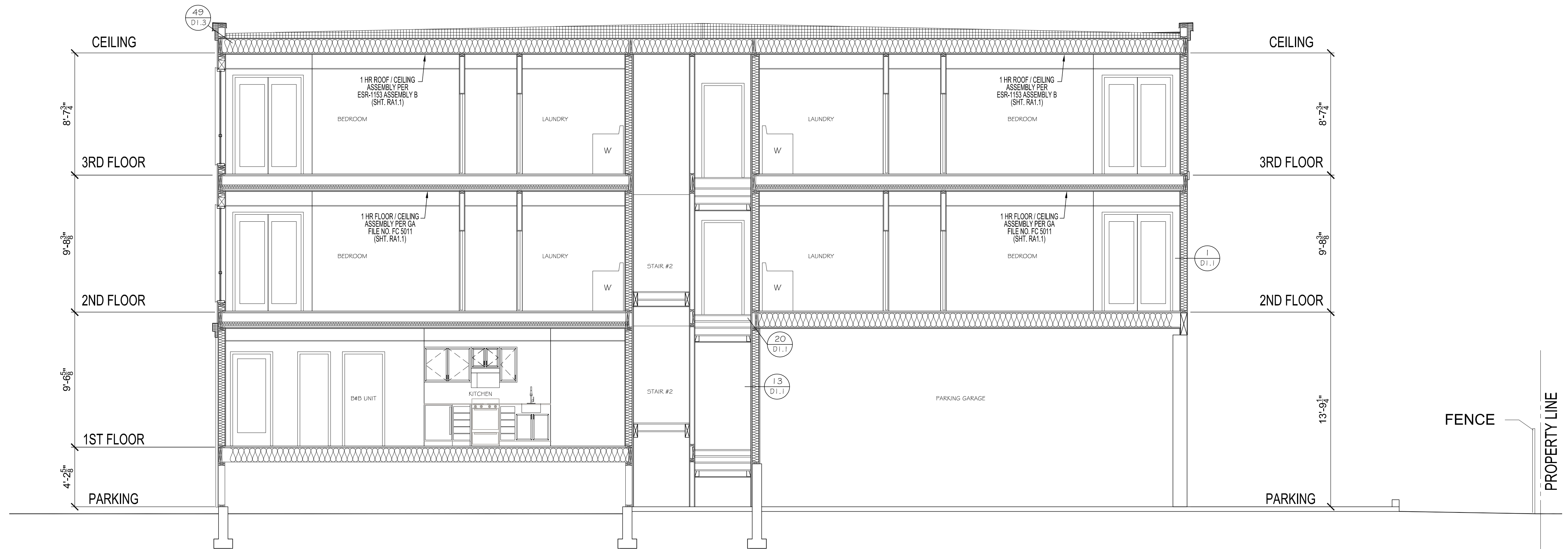


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REVISION	7 MAR 24

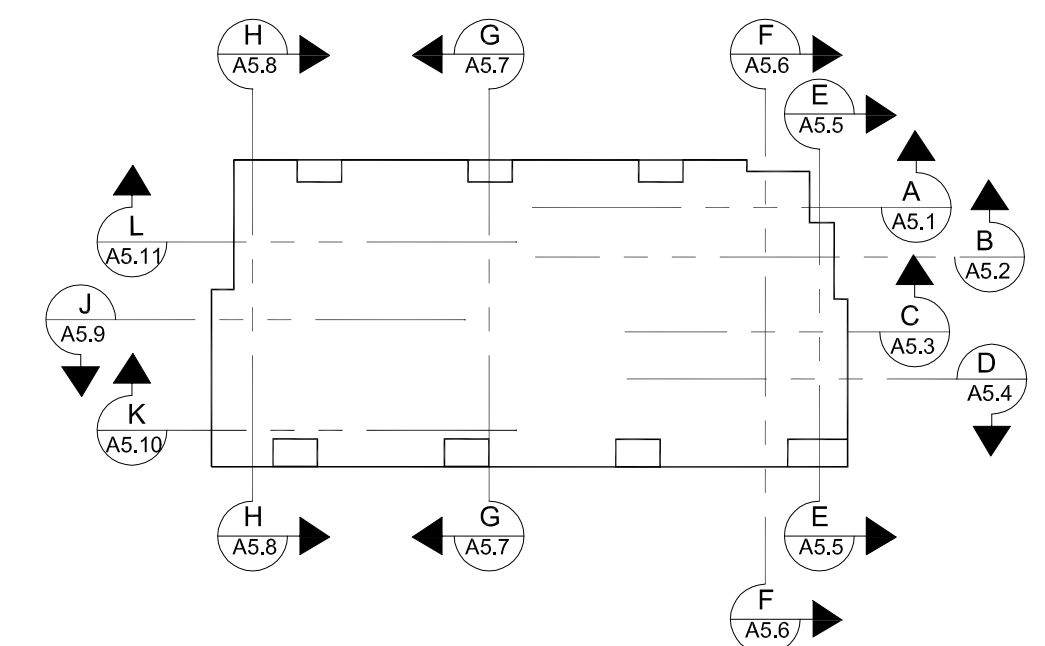
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A5.7





SECTION 'H-H'



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

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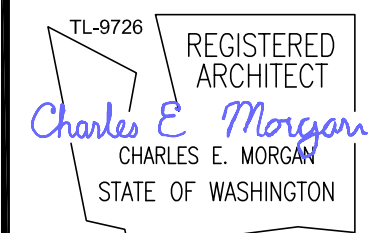
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

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EVERETT, WA 98203



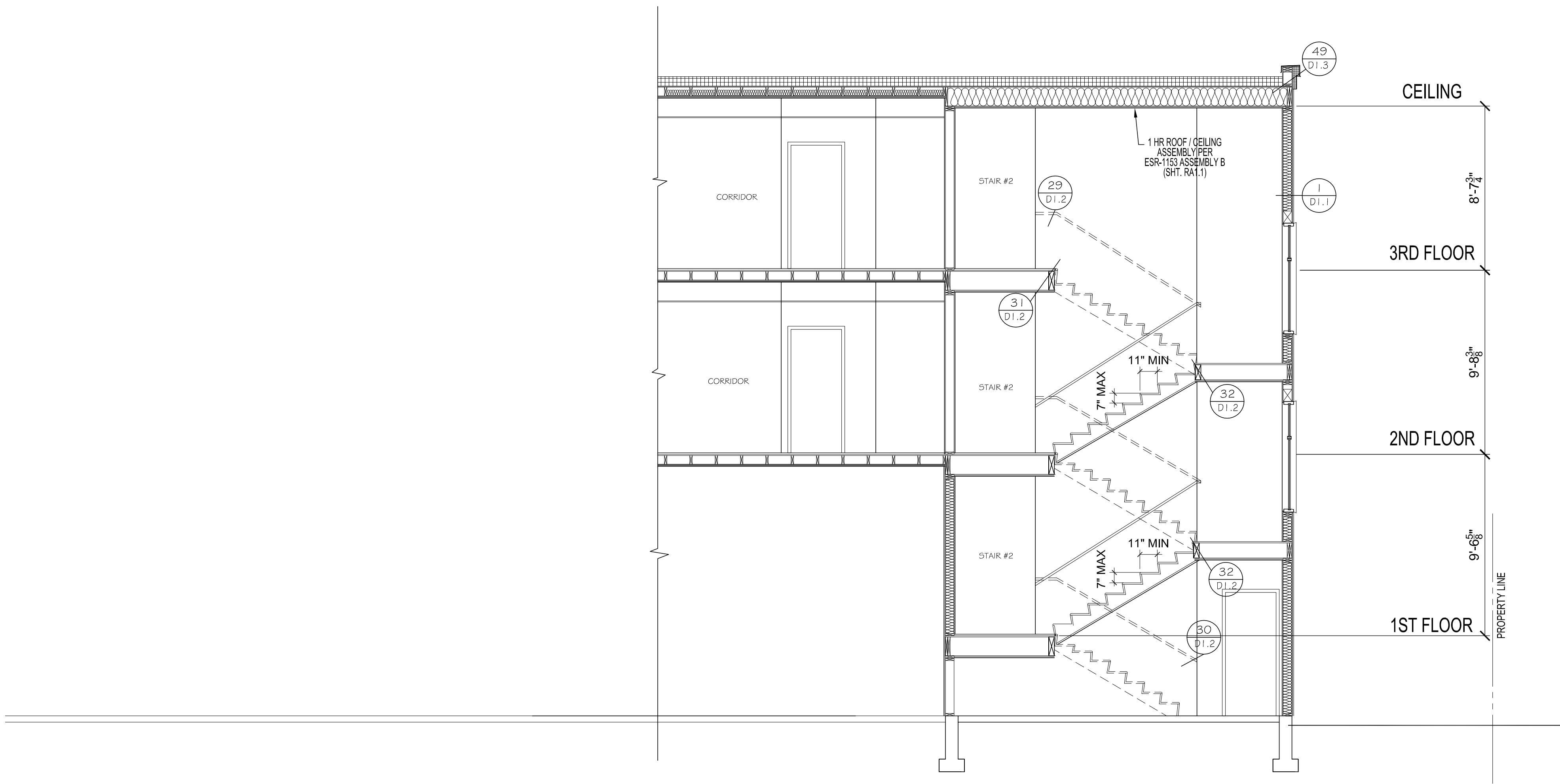
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PHONE 425-353-2888



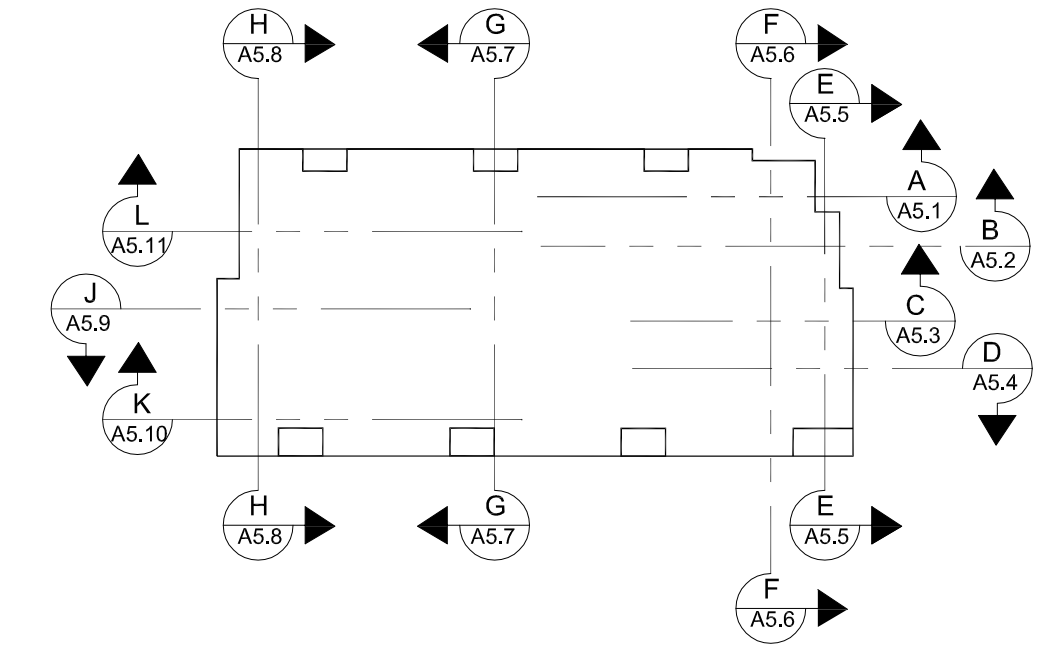
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REVISION	7 MAR 24

SHEET  
**A5.8**





SECTION 'J-J'



SECTION 'J-J'

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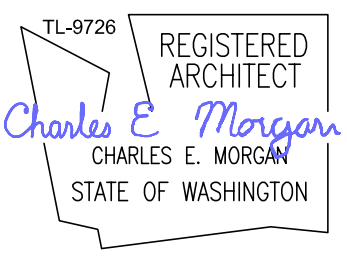
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
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DATE	4 OCT 23
REVISION	7 MAR 24

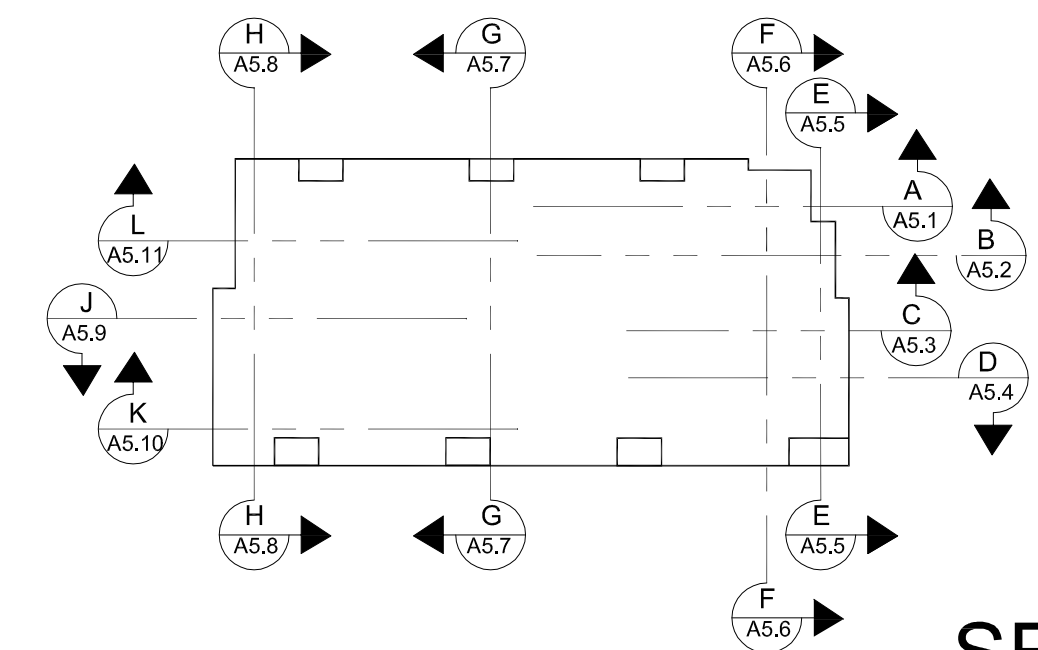
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A5.9





SECTION 'K-K'



SECTIONS 'K-K'  
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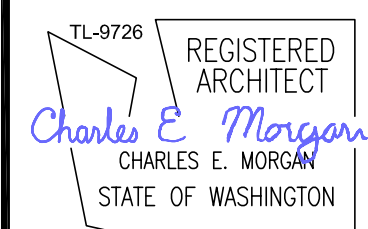
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
EVERETT, WA 98203



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



DATE	4 OCT 23
REVISION	7 MAR 24

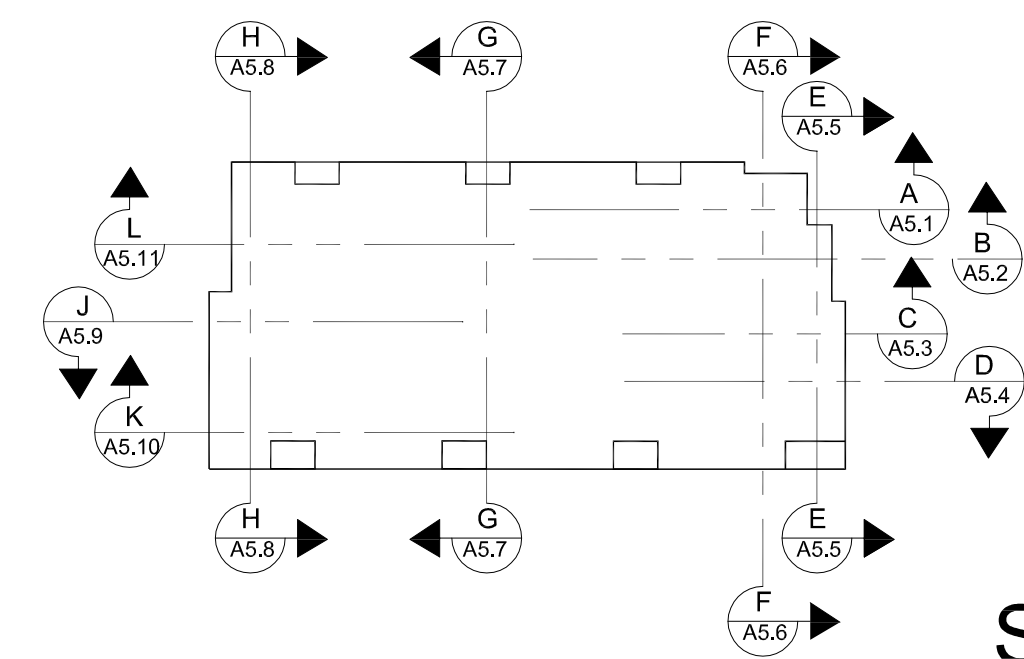
SHEET

A5.10





SECTION 'L-L'



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

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7 MAR 24 PERMIT RESUBMITTAL

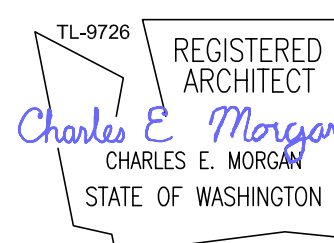
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE  
EVERETT, WA 98203

EMAIL info@cmaarch.com  
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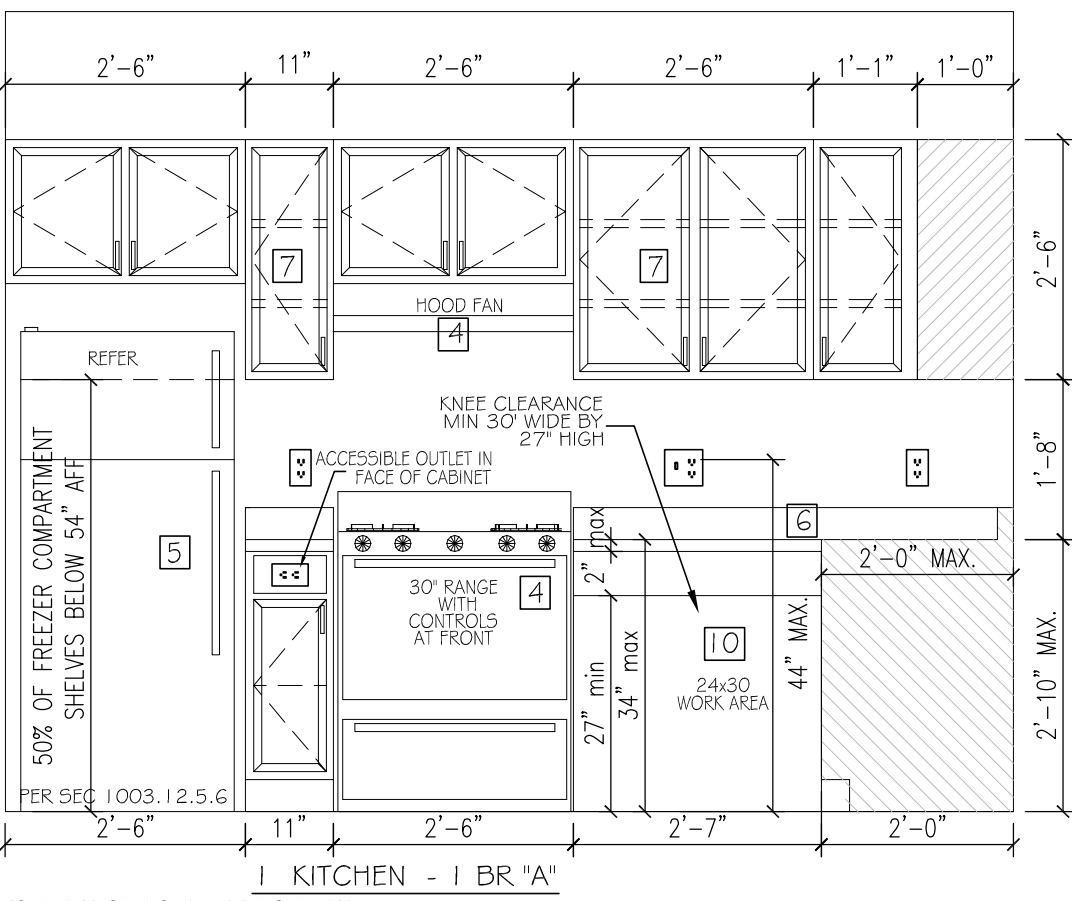
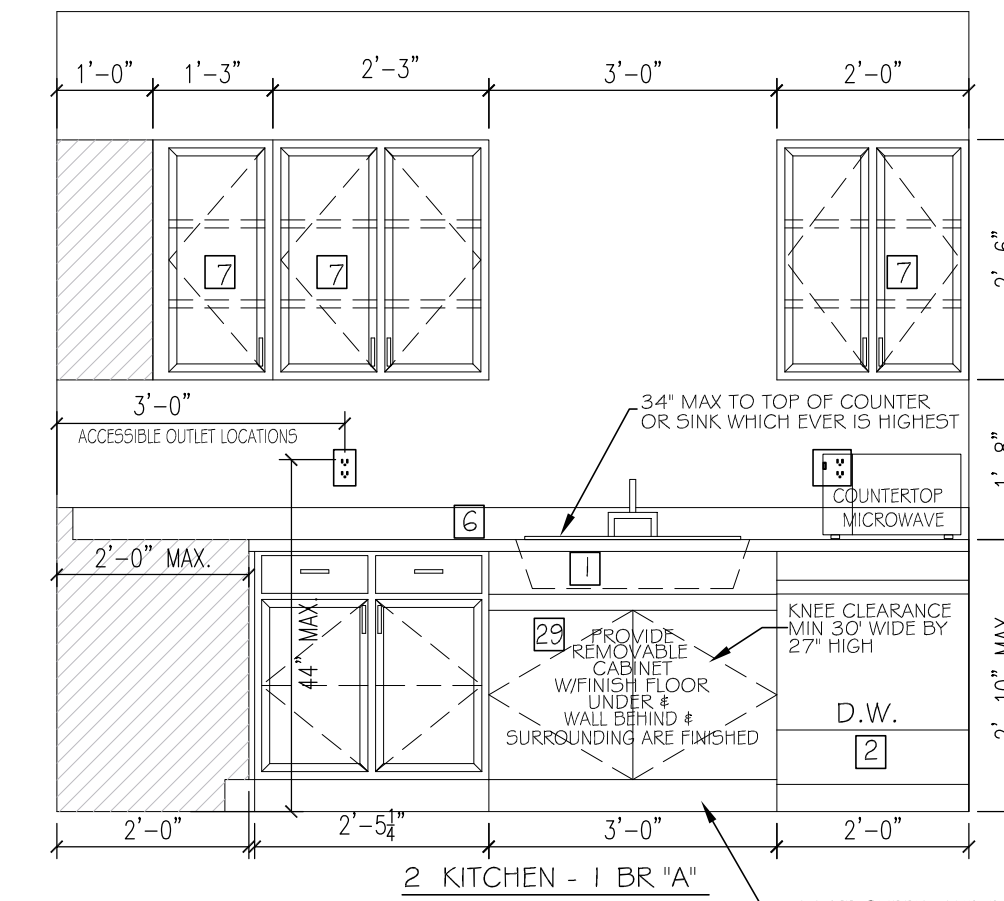
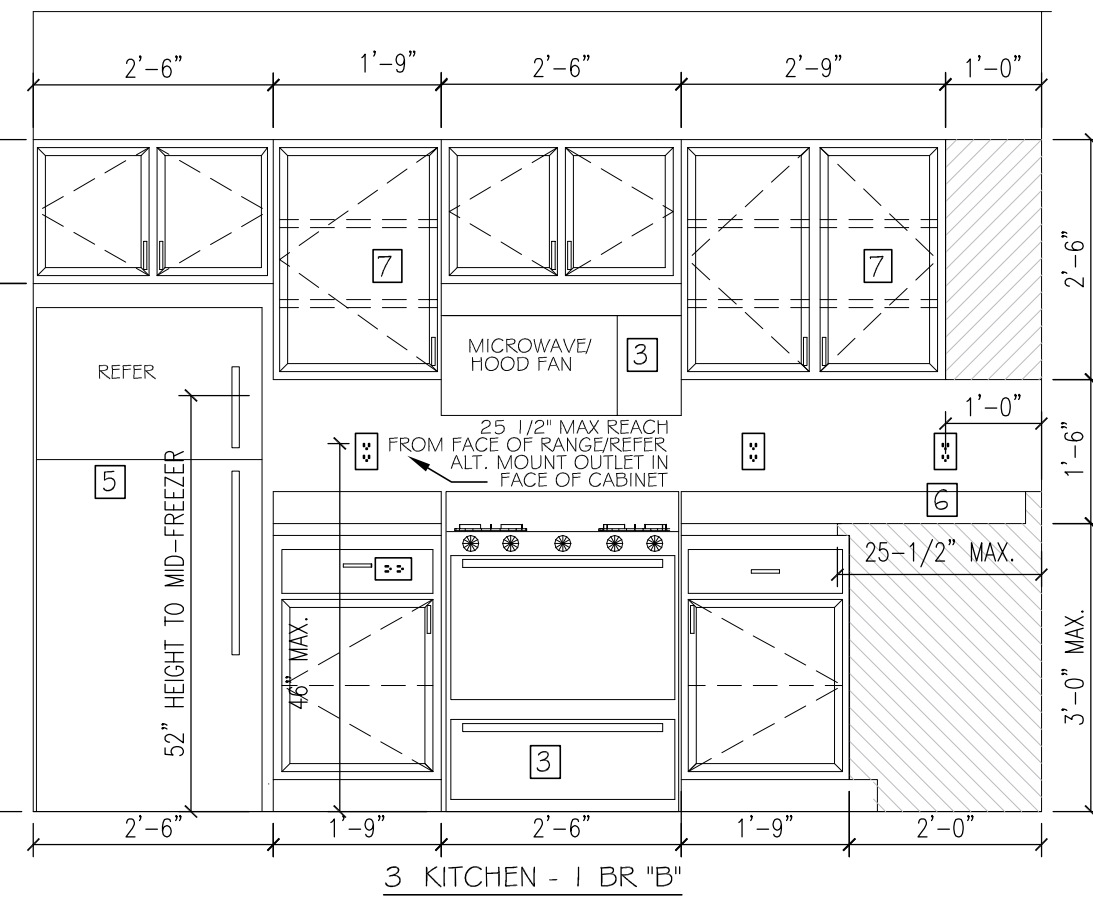
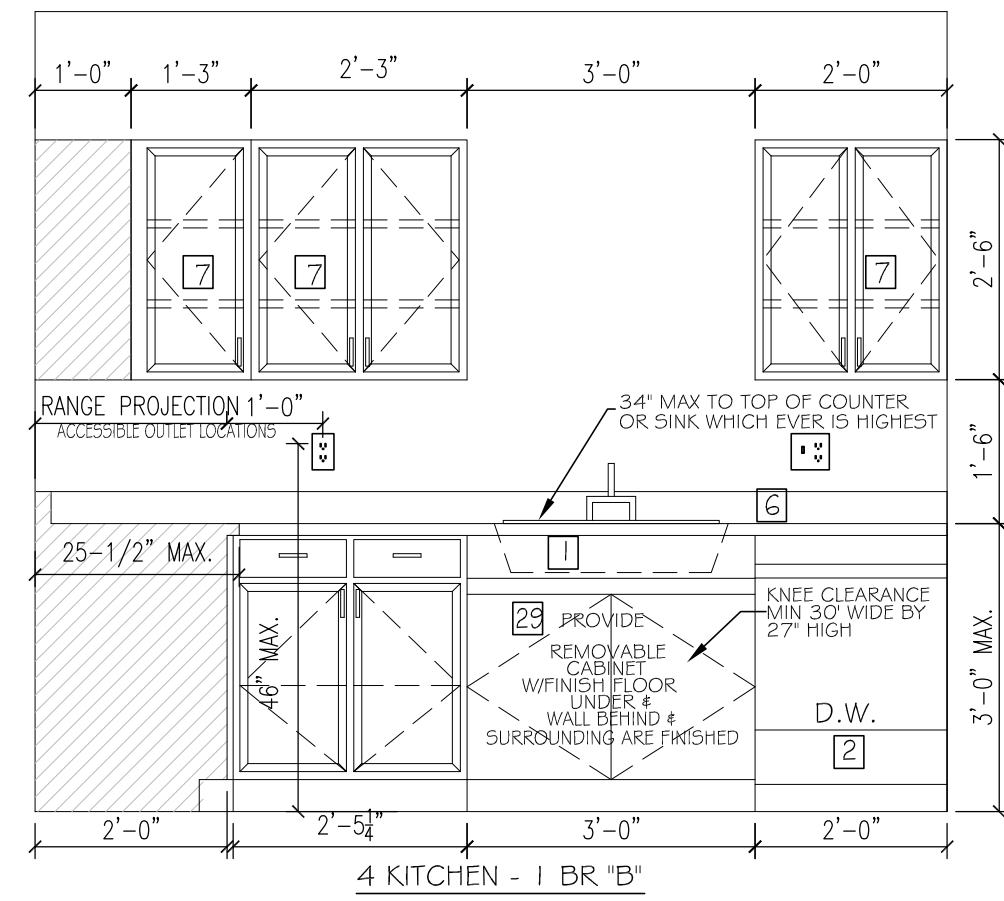
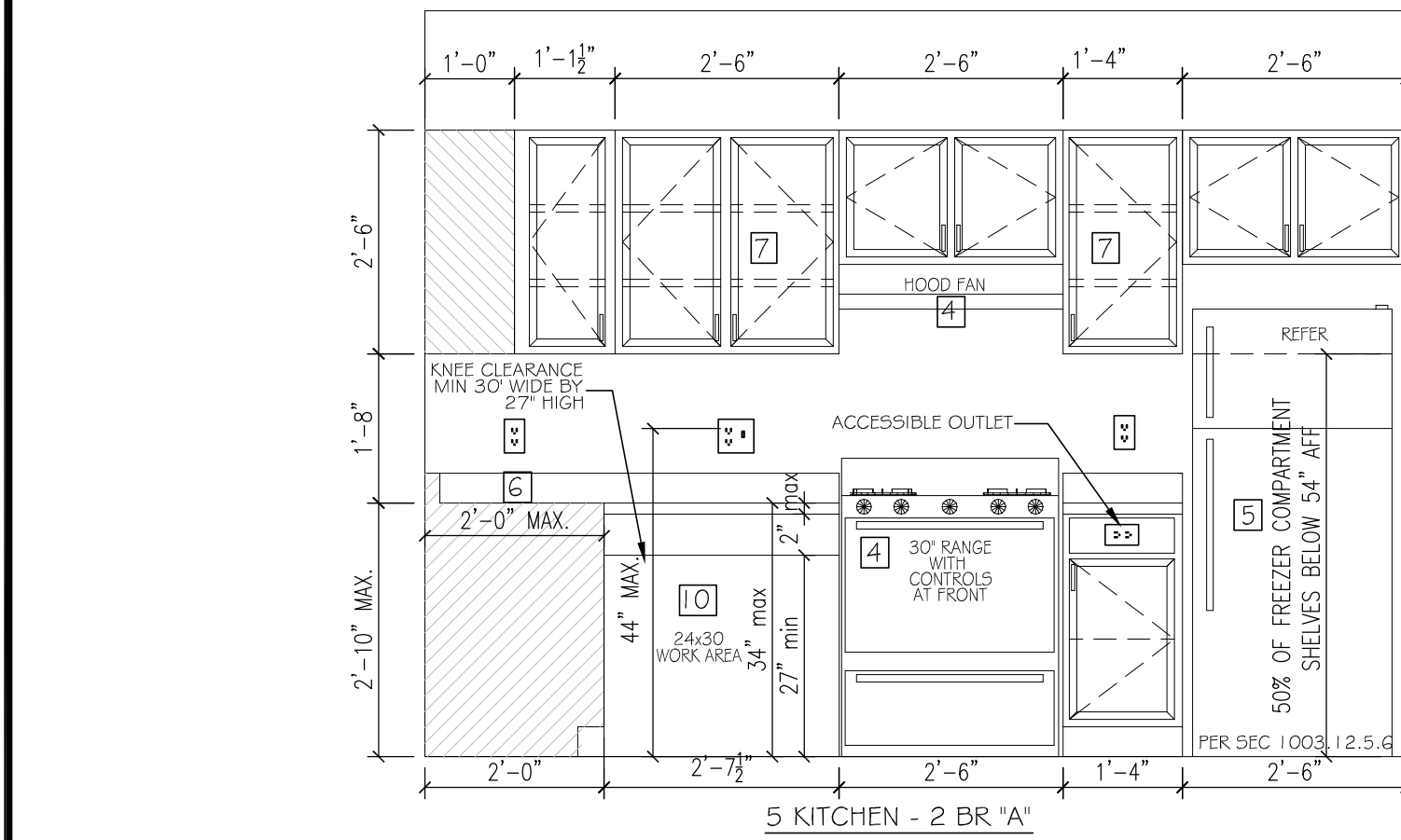


DATE	4 OCT 23
REVISION	7 MAR 24

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.

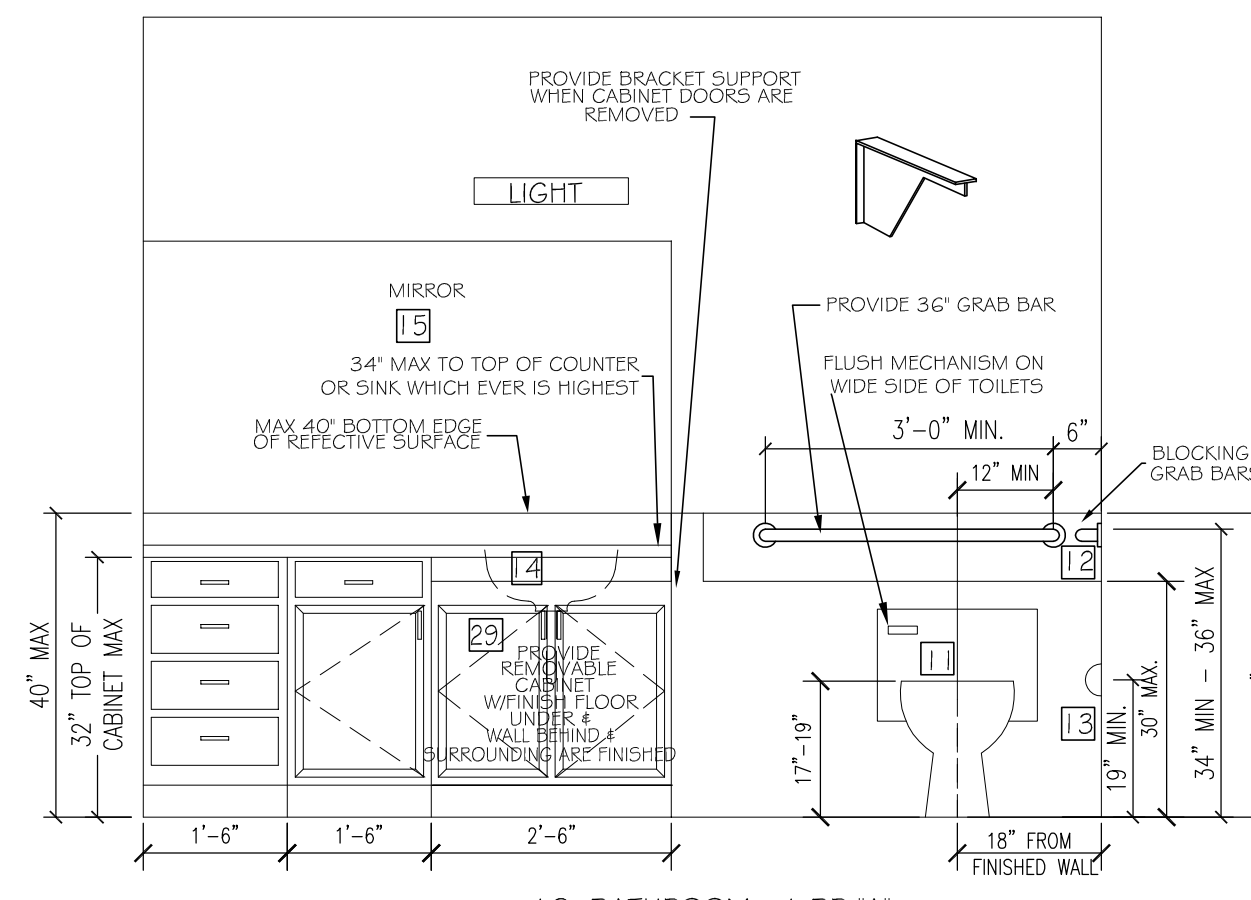
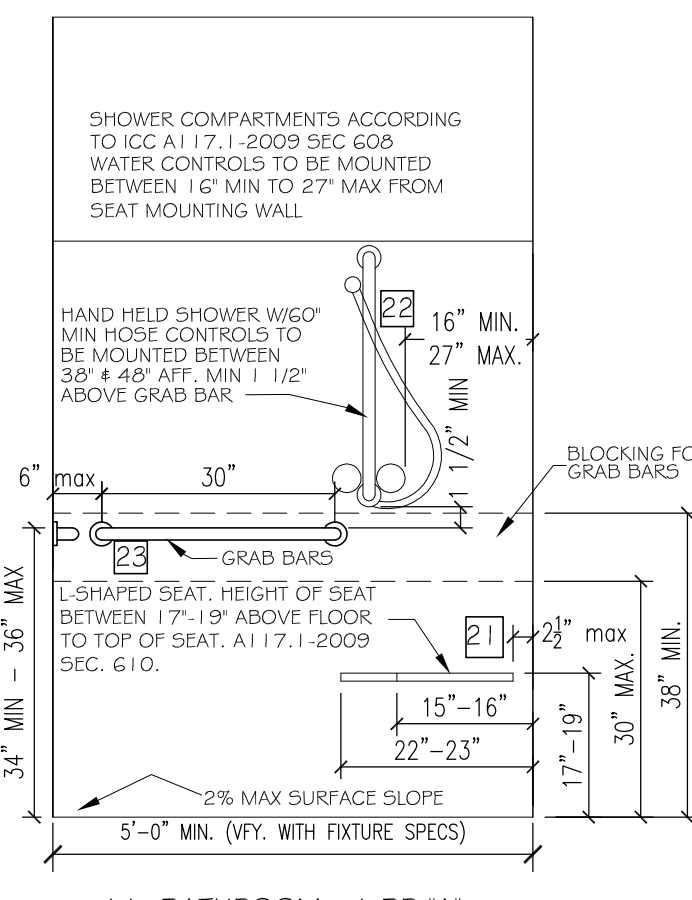
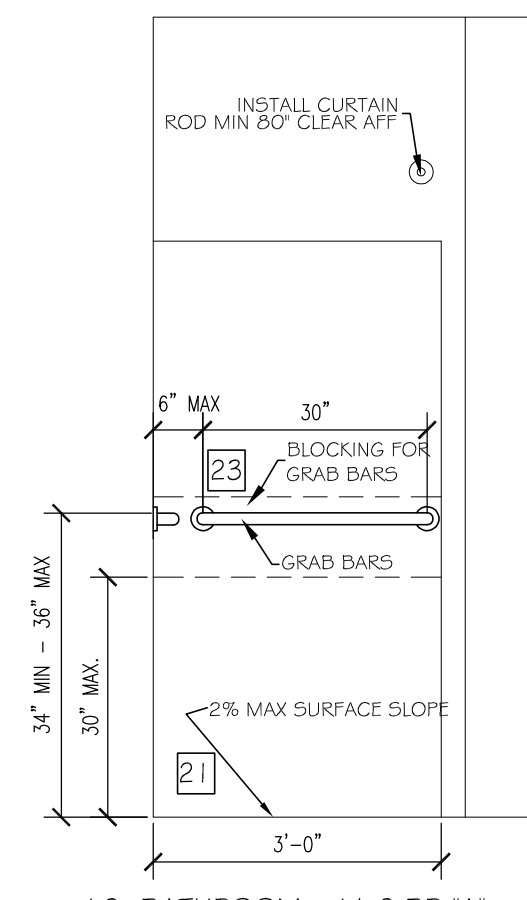
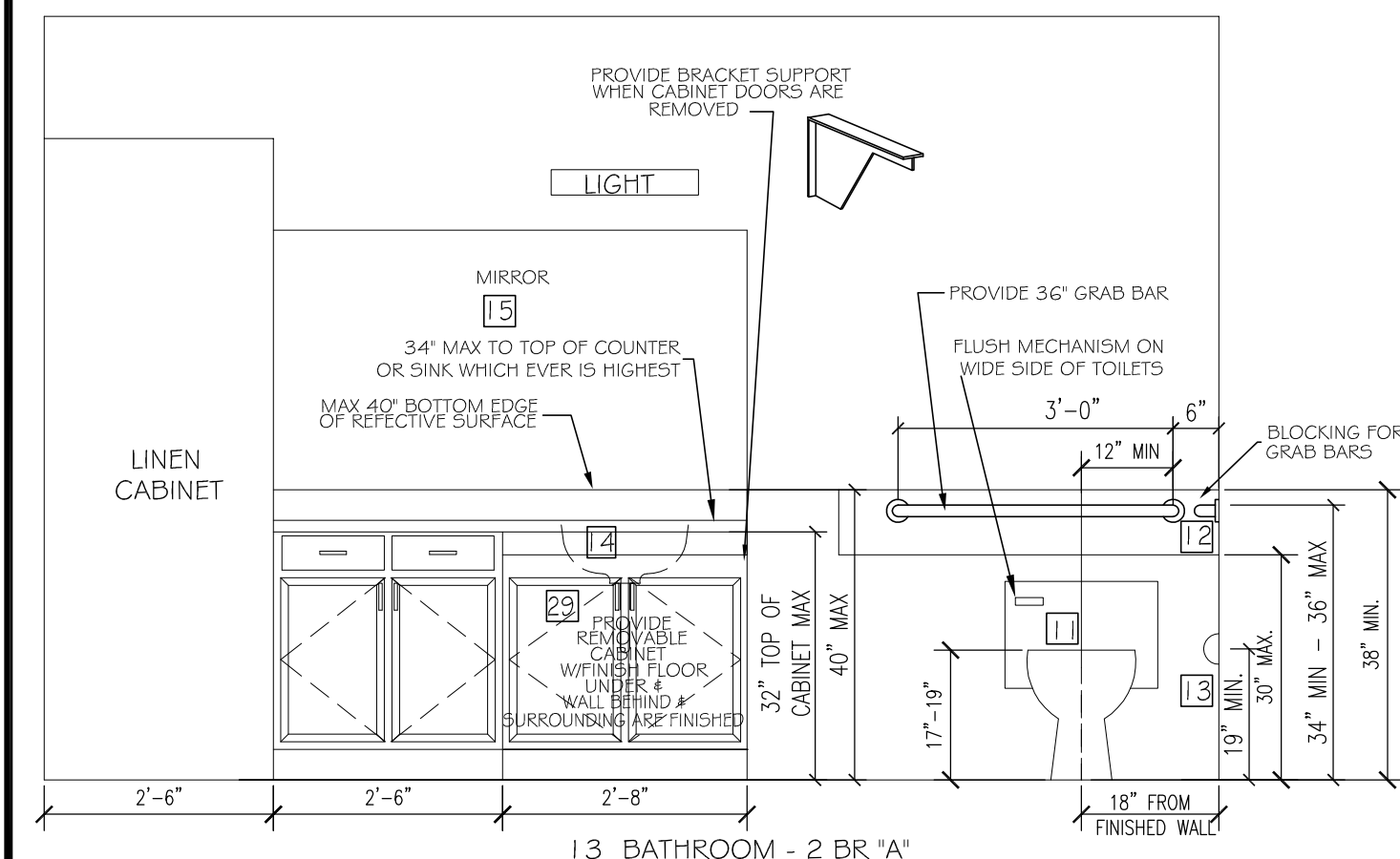
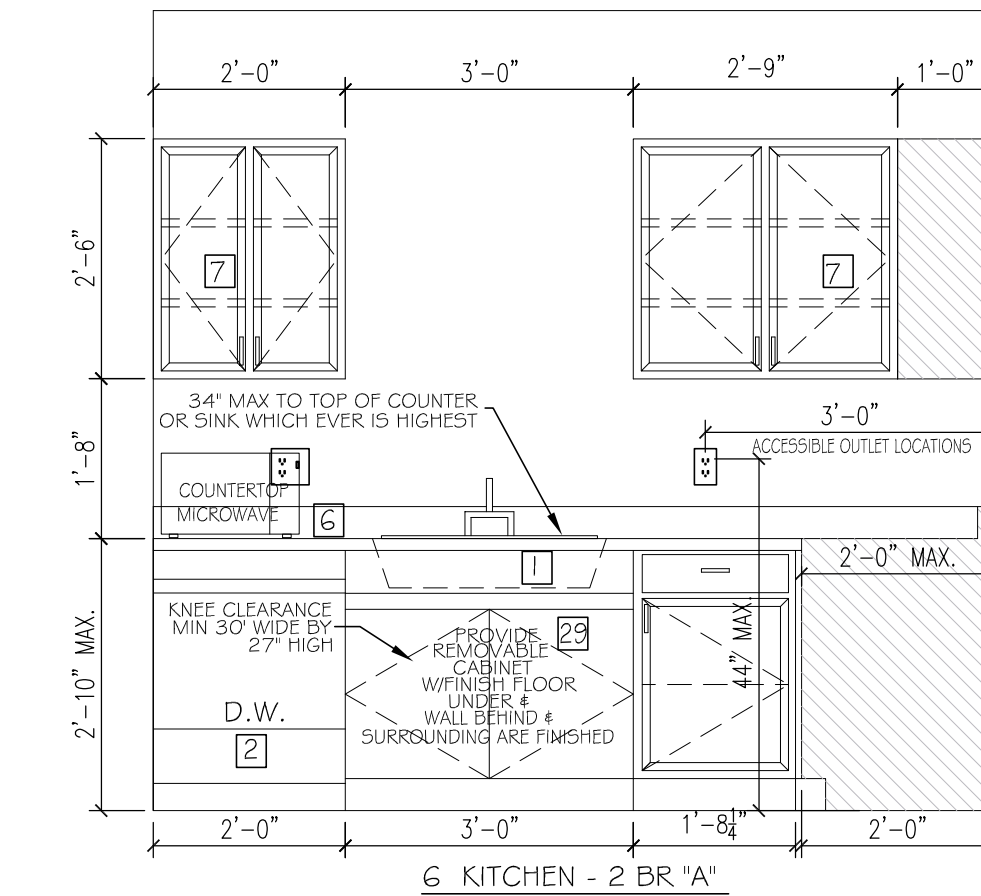
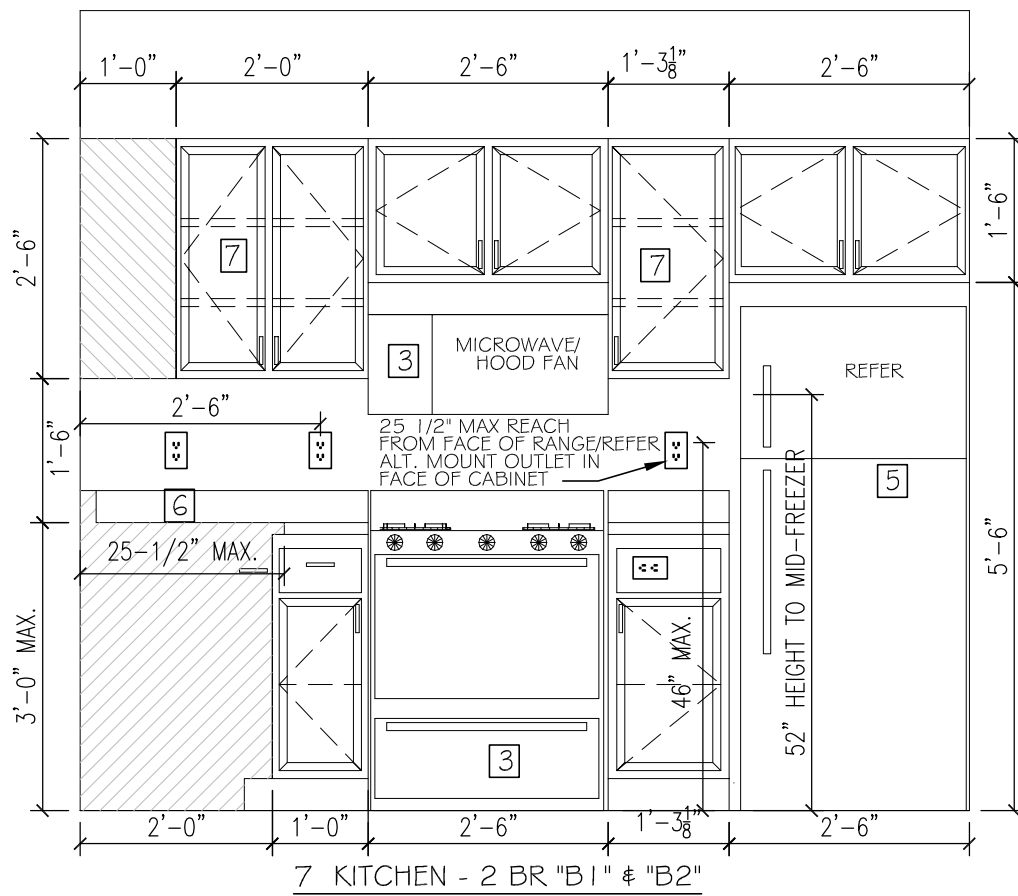
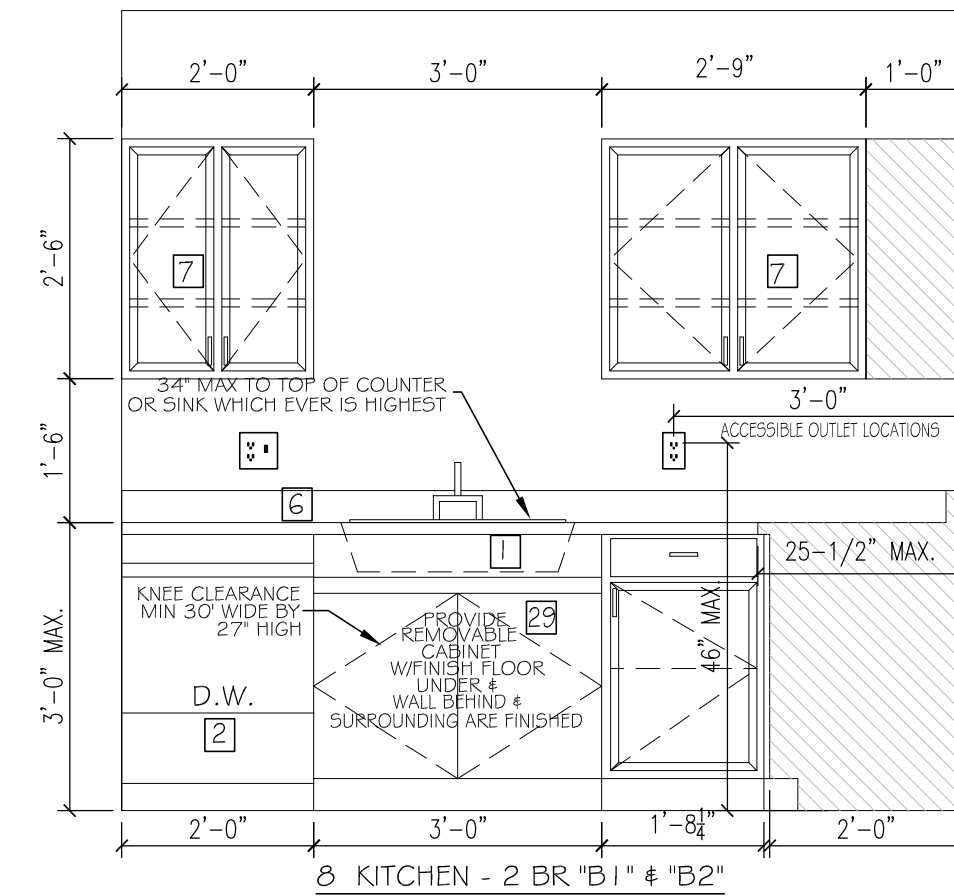
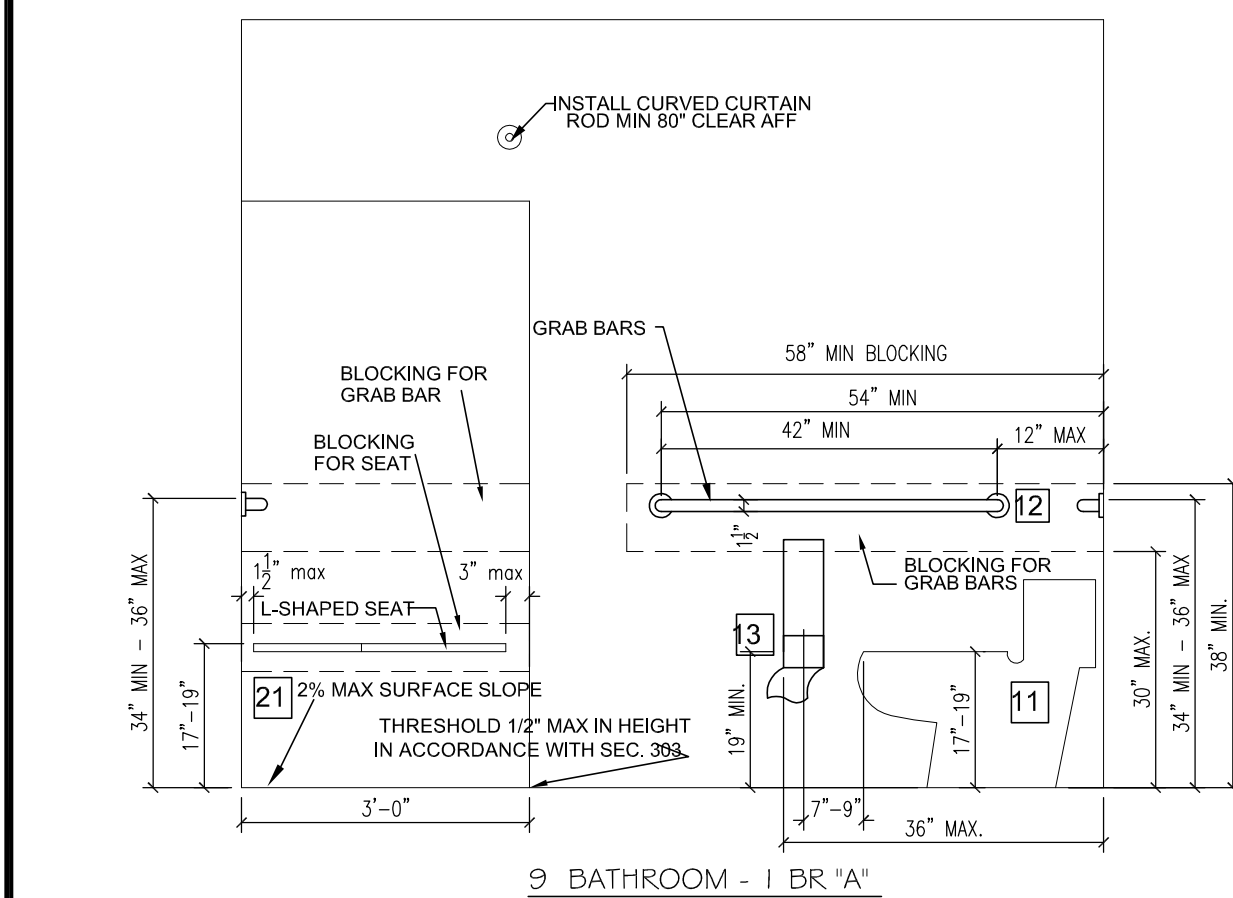
CORNER OUTLETS MIN 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS, WHERE RANGE PROJECTS (FACE OF STOVE DOOR AND/OR FACE OF STOVE DOOR HANDLE). MORE THAN 25-1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". IF OUTLETS ARE NOT WITHIN 25-1/2"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

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

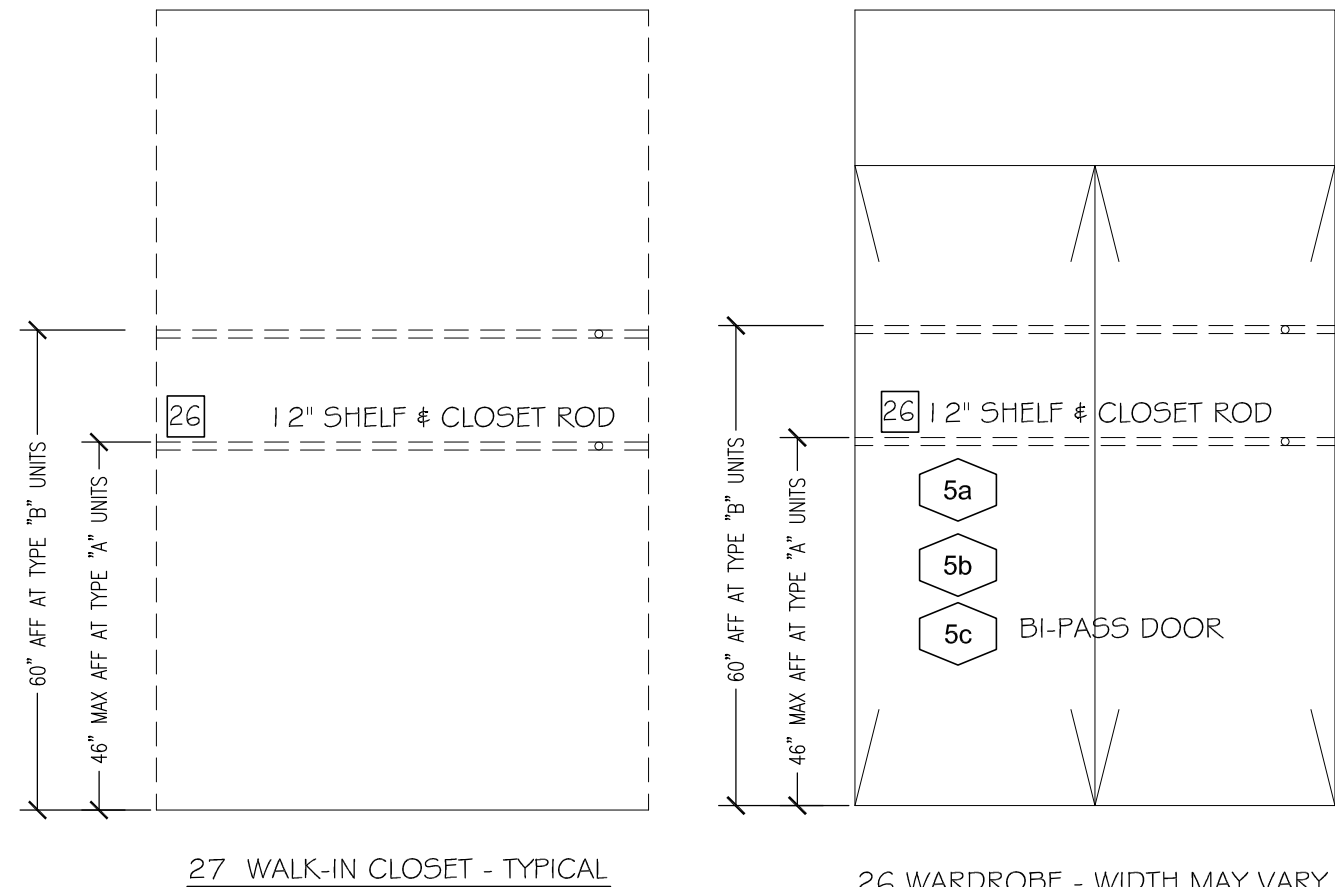
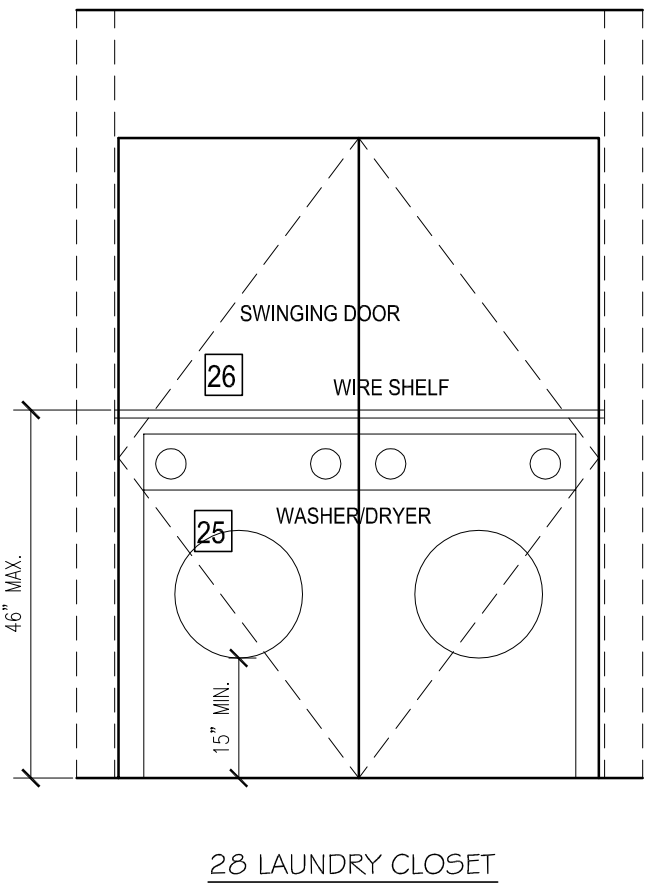
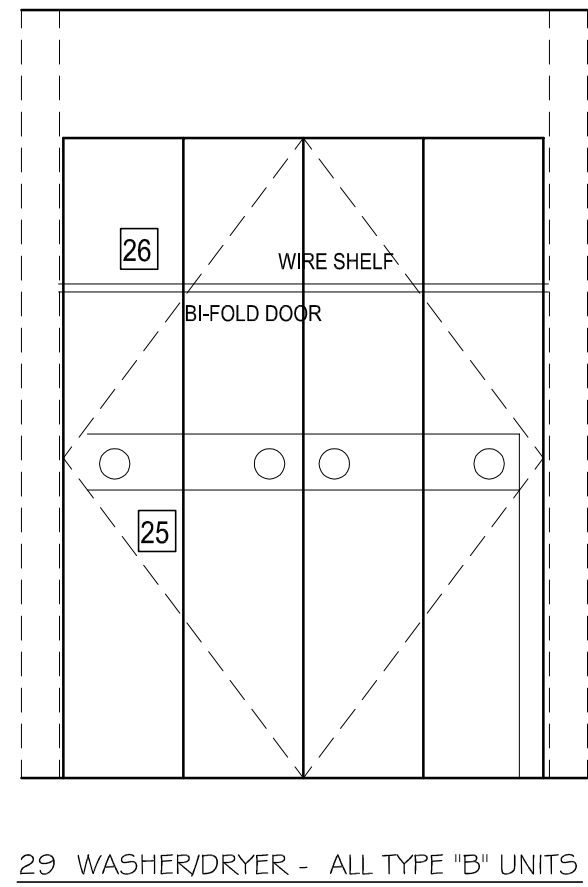
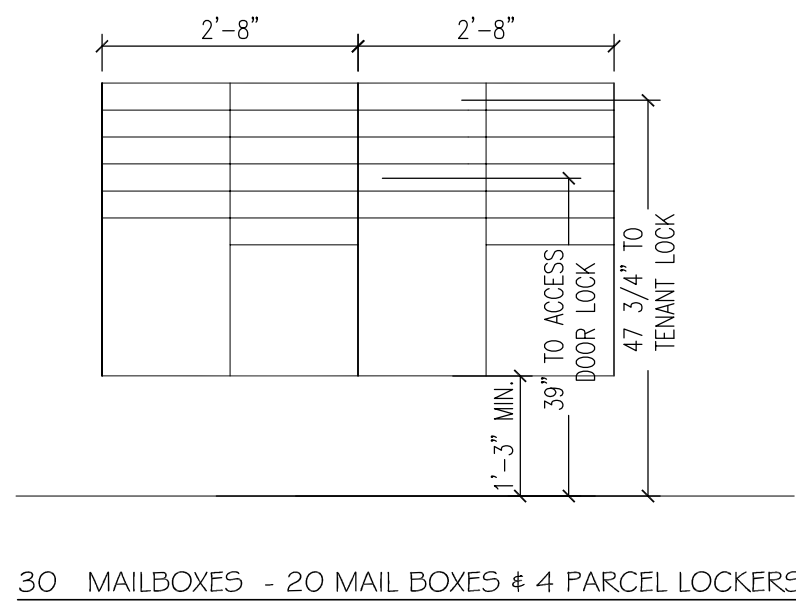
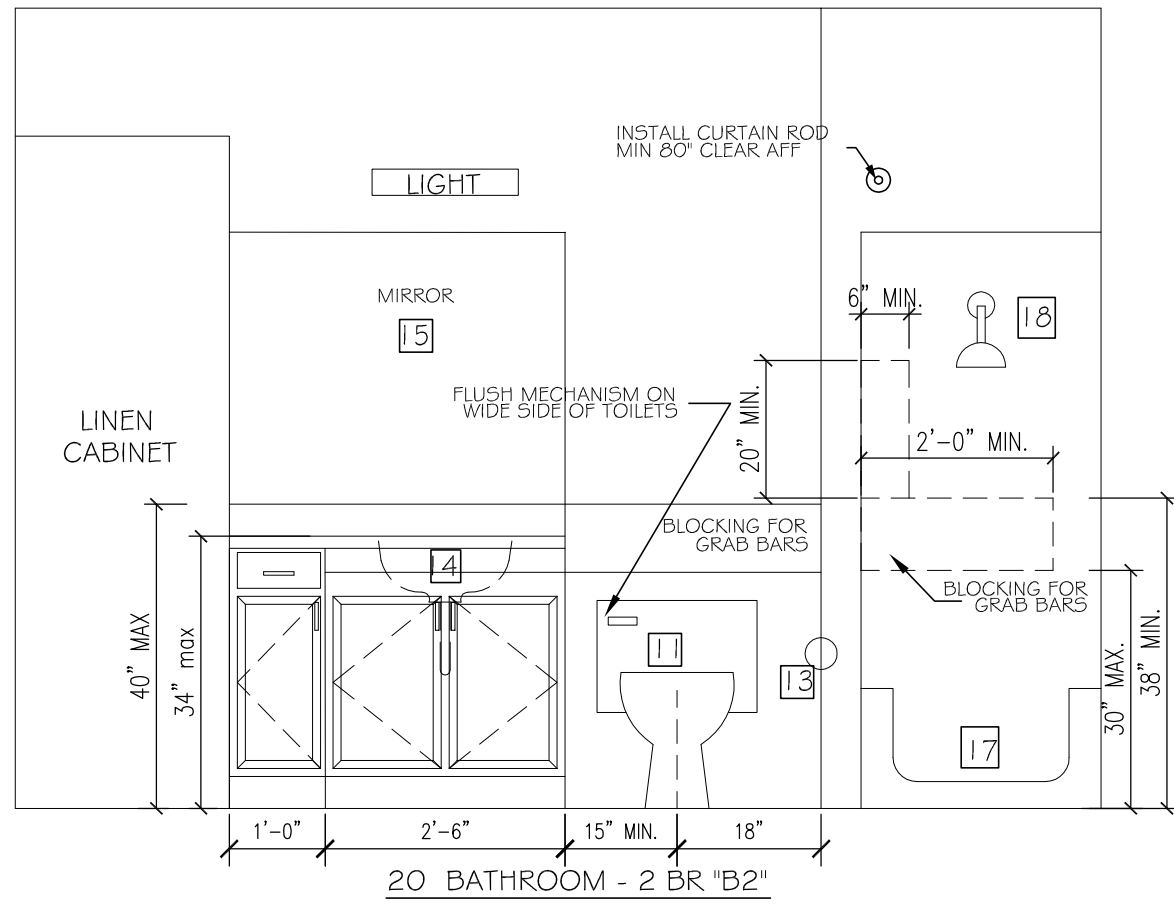
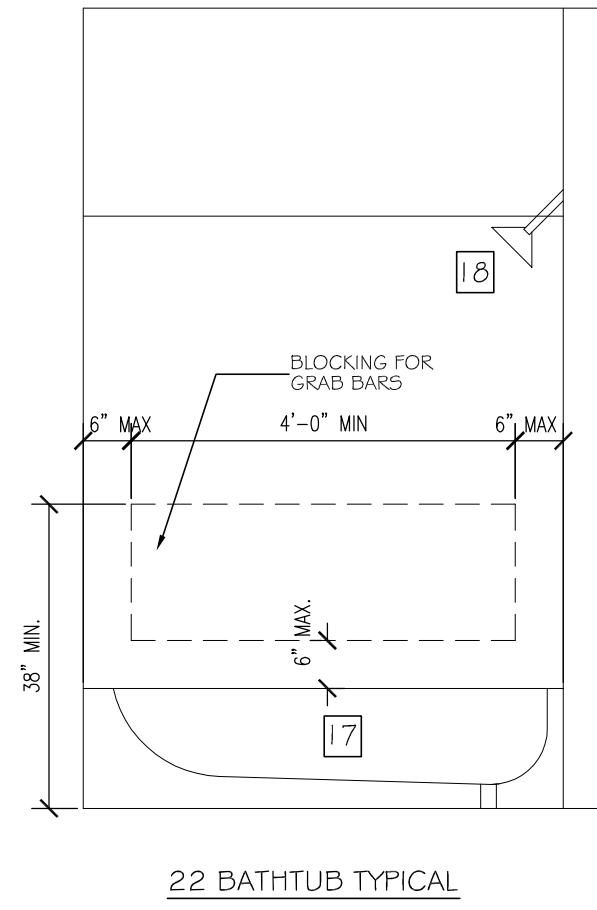
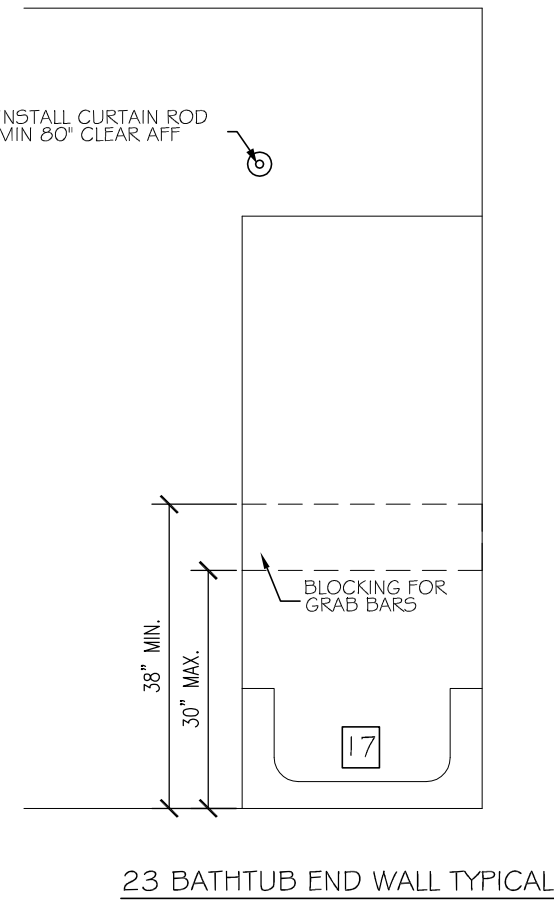
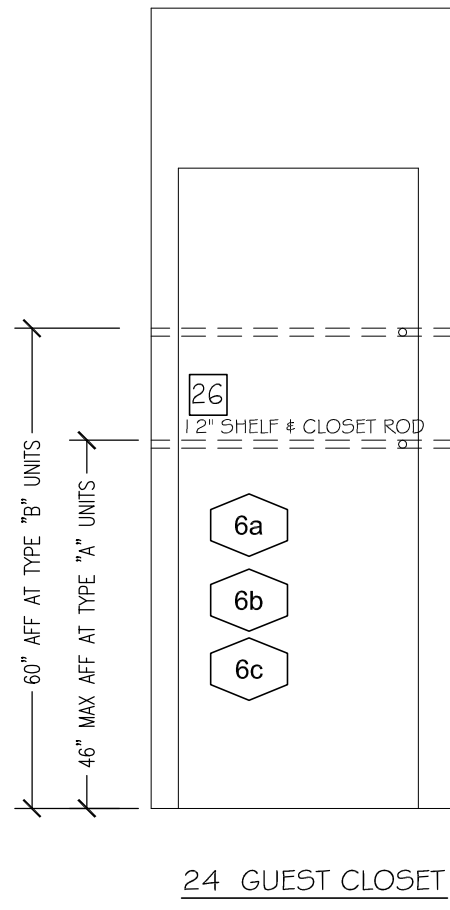
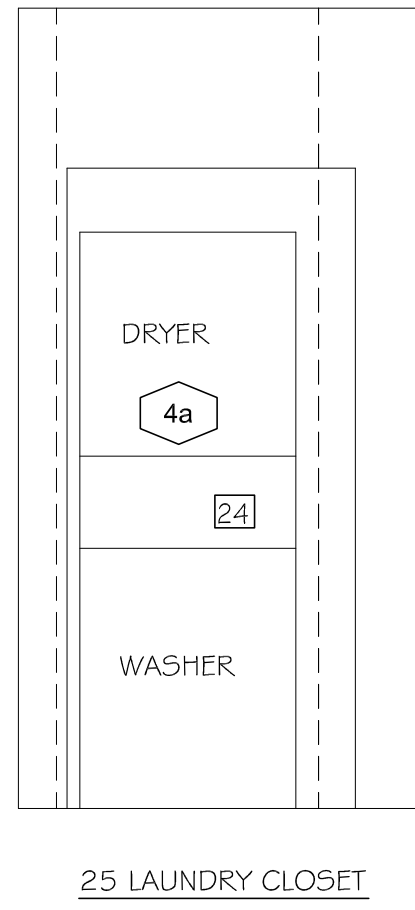
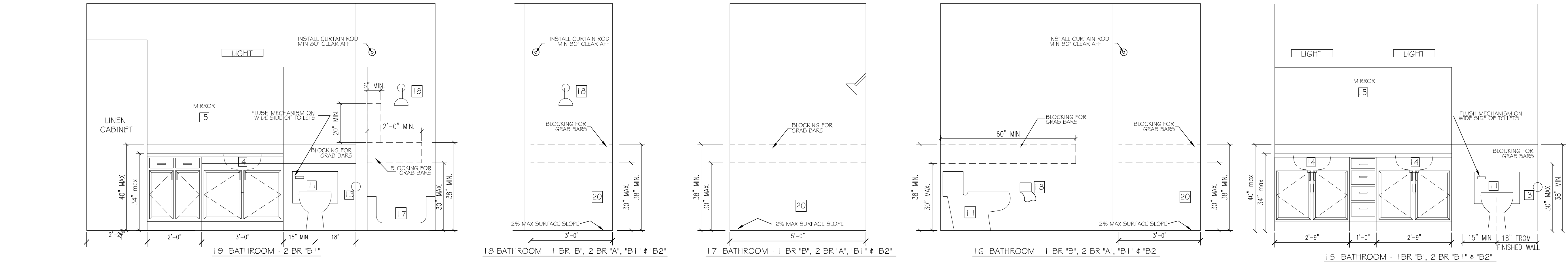
NOTE: PROVIDE REMOVABLE CABINET IN ALL BATHROOM AND SUPPORT AT OPEN END. PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

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.

14 BATHROOM - 2 BR "A"





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

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

ARCHITECTS

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EVERETT, WA 98203

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

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7 MAR 24 PERMIT RESUBMITTAL  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SKAGIT COUNTY R.C.

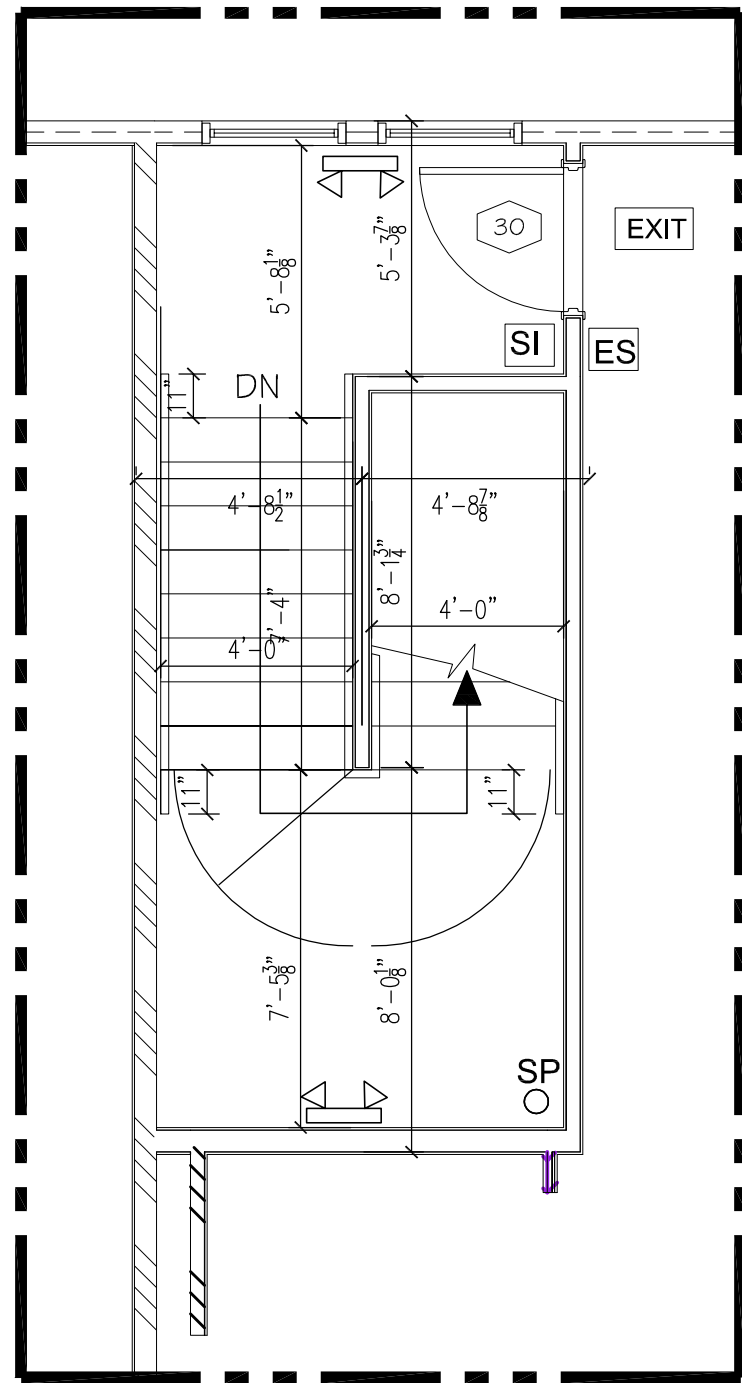
TL-9726 REGISTERED ARCHITECT  
Charles E. Morgan  
CHARLES E. MORGAN  
STATE OF WASHINGTON

DATE 4 OCT 23  
REVISION 7 MAR 24  
REVISION 30 MAY 24  
REVISION 20 DEC 24

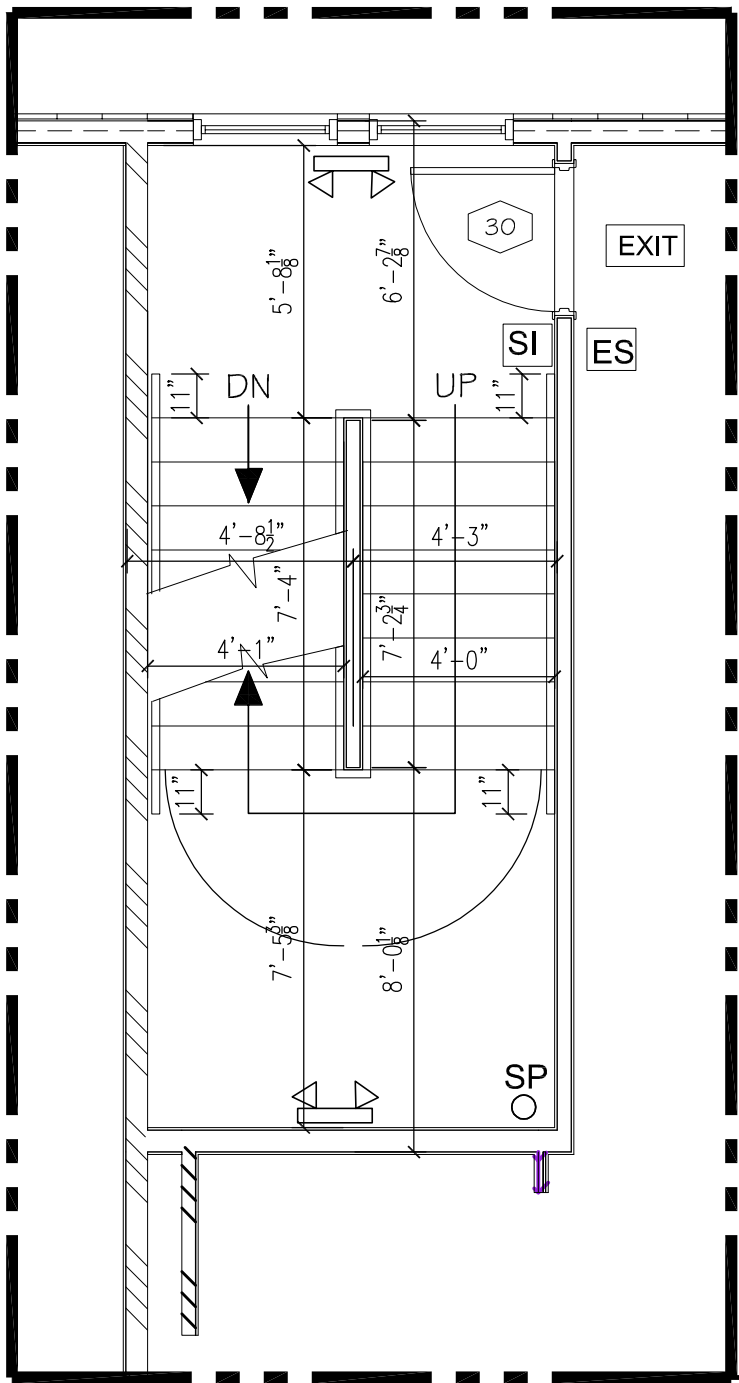
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A6.2

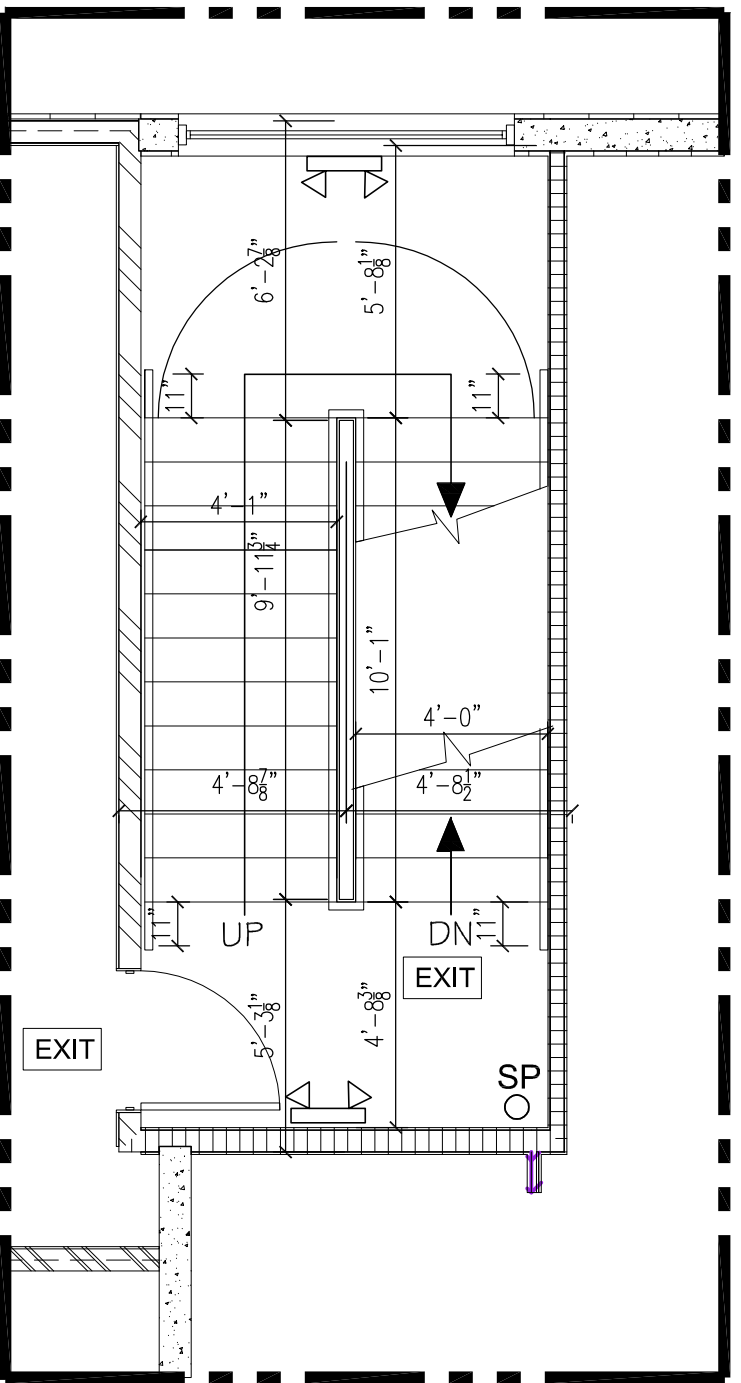




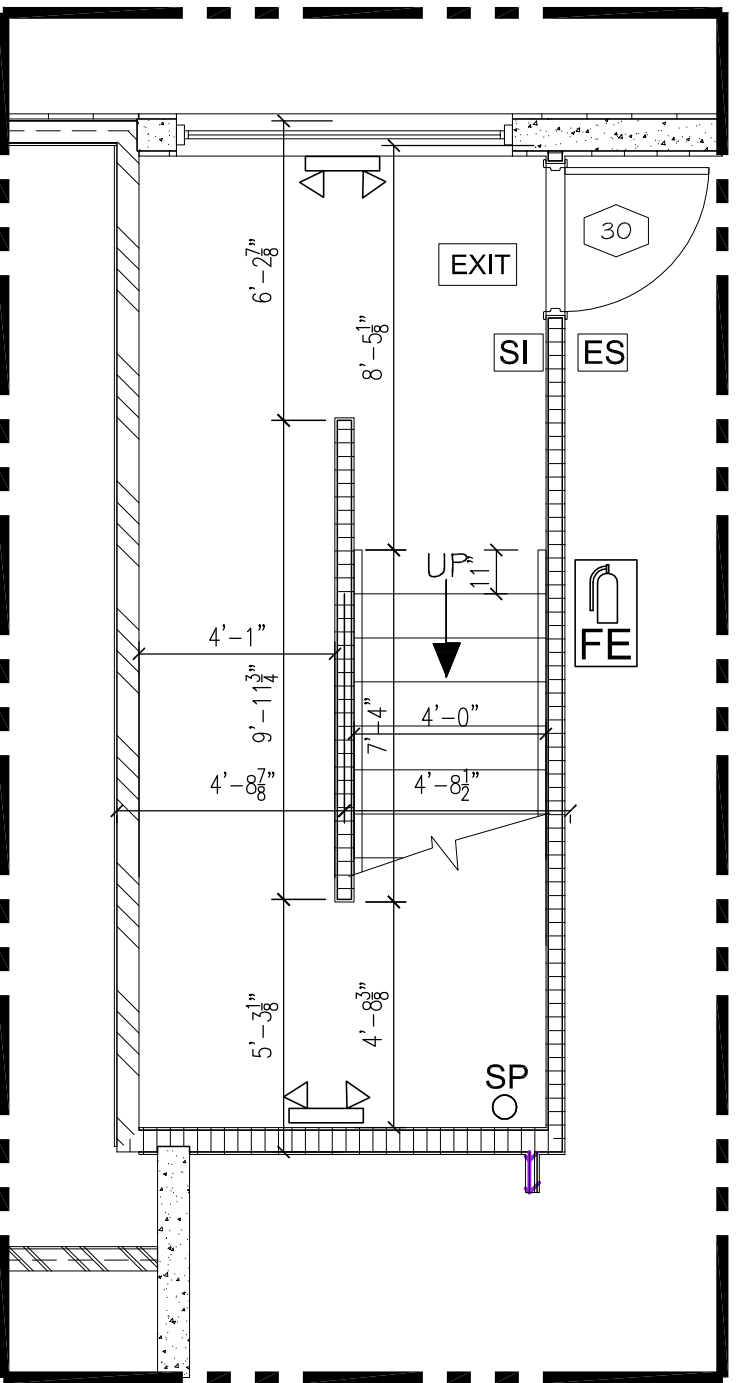
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



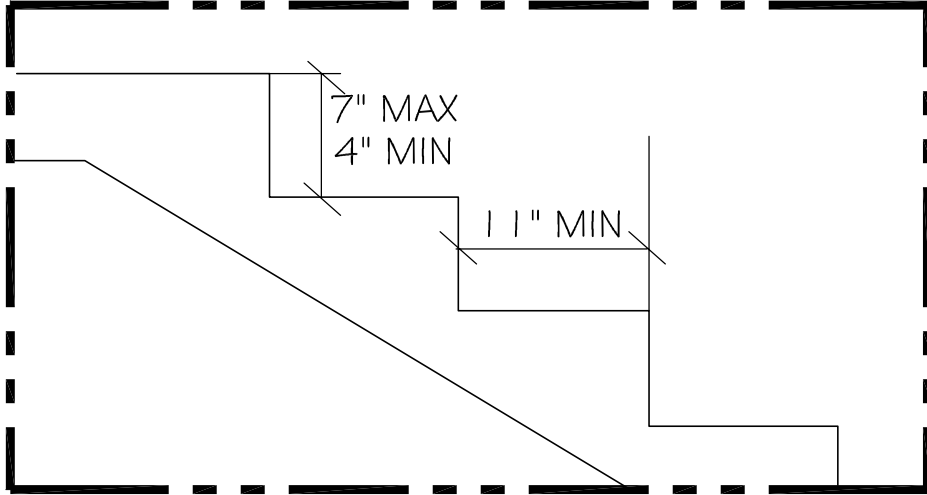
LOBBY  
STAIR #1

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

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

ES INDICATES TACTILE EXIT SIGN  
SEE SHT A0.4

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



EXTERIOR STAIRS  
SEE SHT A0.5 FOR HANDRAILS

#### STAIR STRIPPING

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

#### TACTILE STAIR LEVEL SIGN

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

#### STAIR TREADS

ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).

THE NOSING SHALL NOT PROJECT MORE THAN 1-1/2" PAST THE FACE OF THE RISER BELOW.

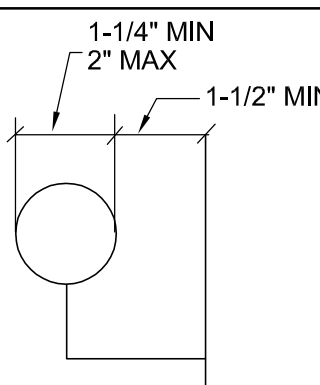
#### STAIR RISE & RUN

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

#### HANDRAILS

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

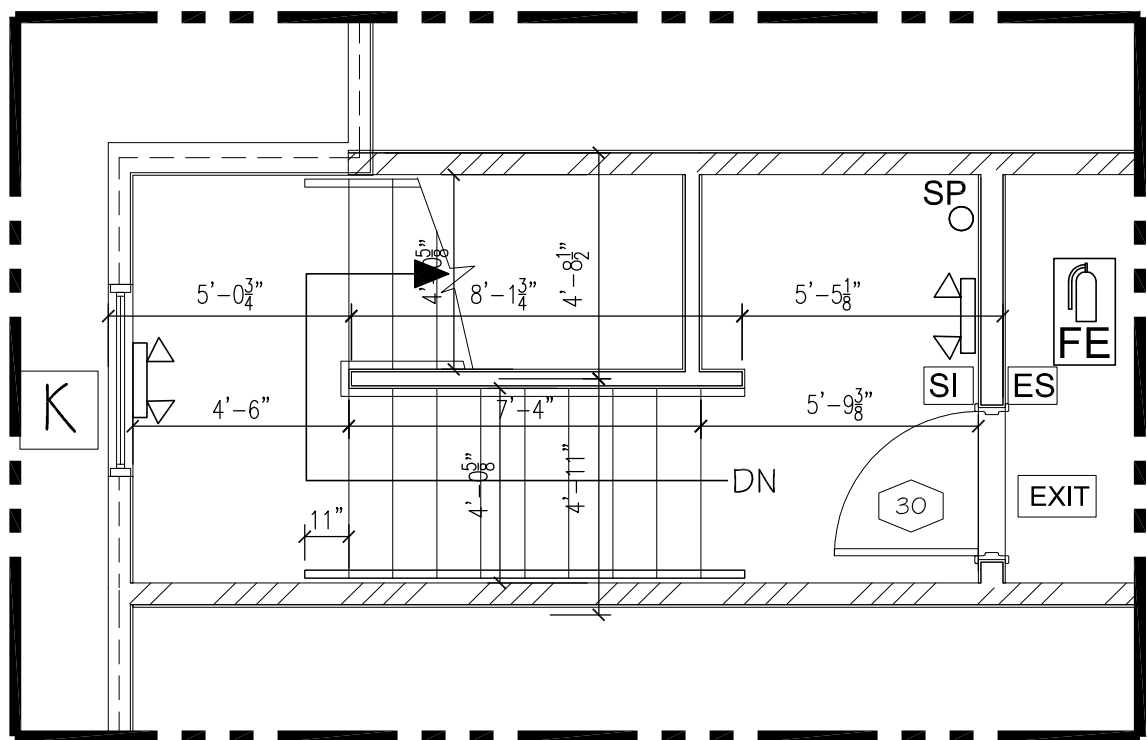
ALL INNER HANDRAILS ARE CONTINUOUS AS PER I.B.C. SEC 1014.6



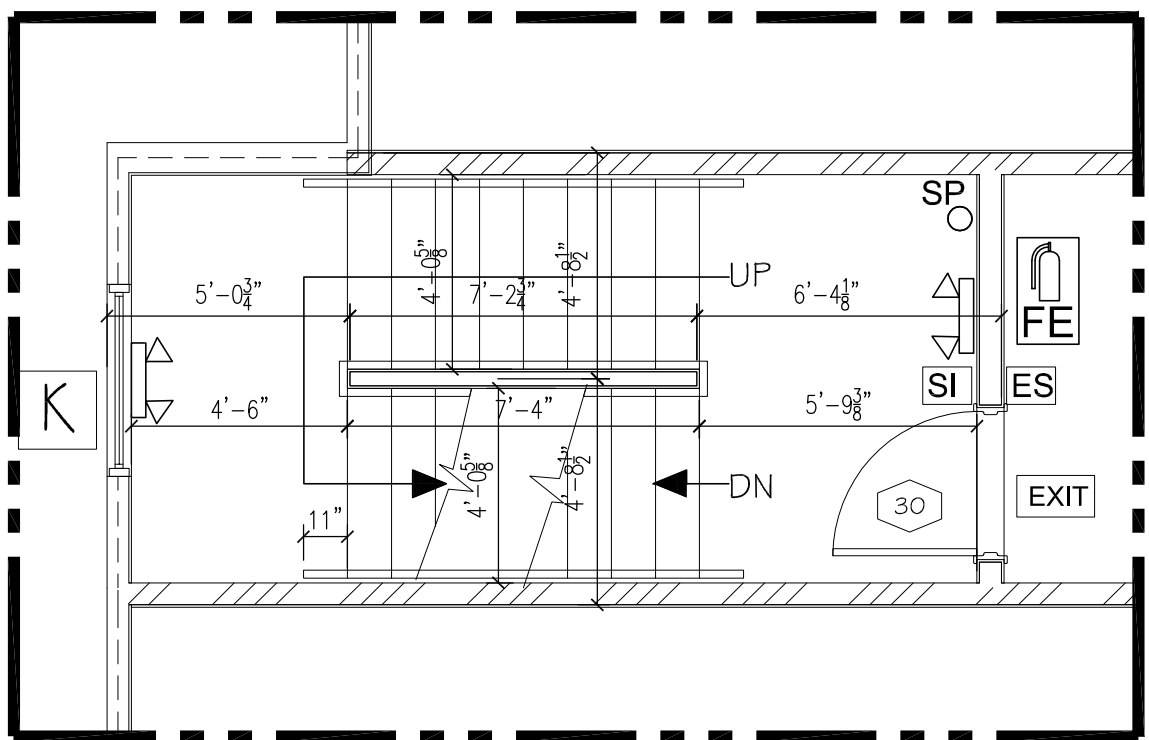
HANDRAIL REQUIREMENTS

#### LEGEND

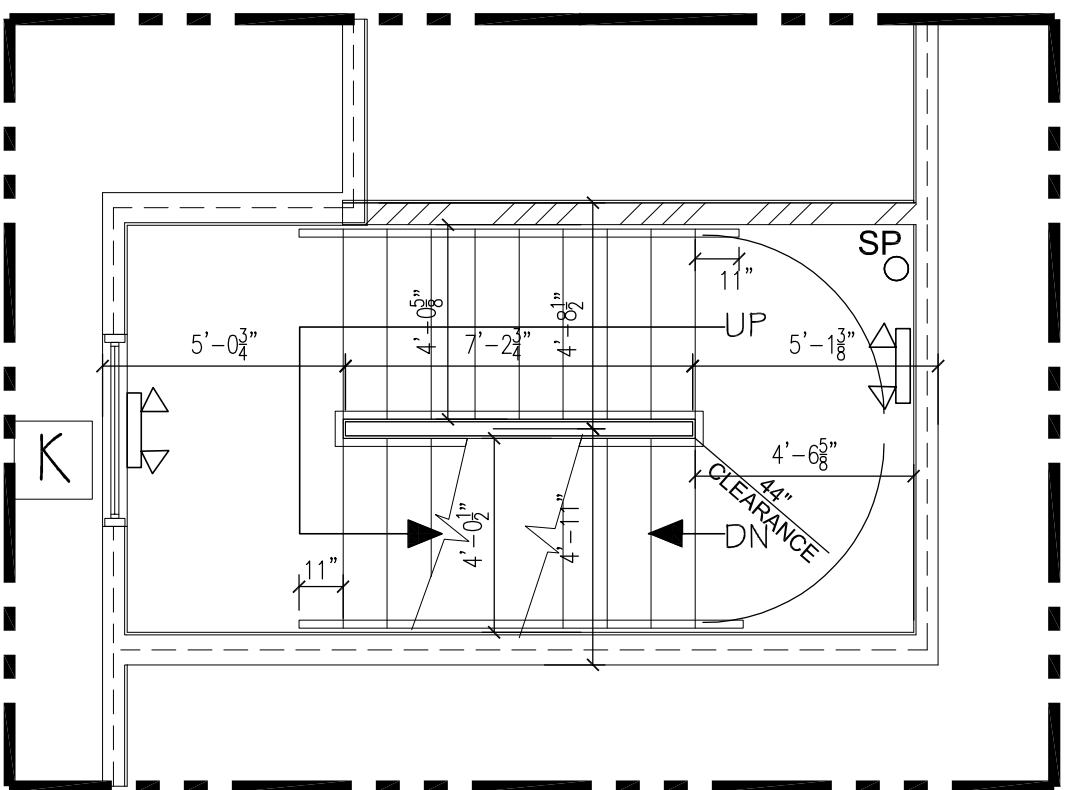
- 2x4 STUD WALL (1 HR)
- CORRIDOR WALL (1 HR)
- NOTE: CORRIDOR HANDRAIL
- PLUMBING CORRIDOR WALL (1 HR)
- PARTY WALL (1 HR)
- EXTERIOR WALL
- WALL - (2 HR)
- EXTERIOR WALL (2 HR)
- WALL - GENERIC (2 HR)
- ROOM NUMBER INDICATOR
- DOOR INDICATOR
- DETAIL INDICATOR (SEE D1. SHTS)



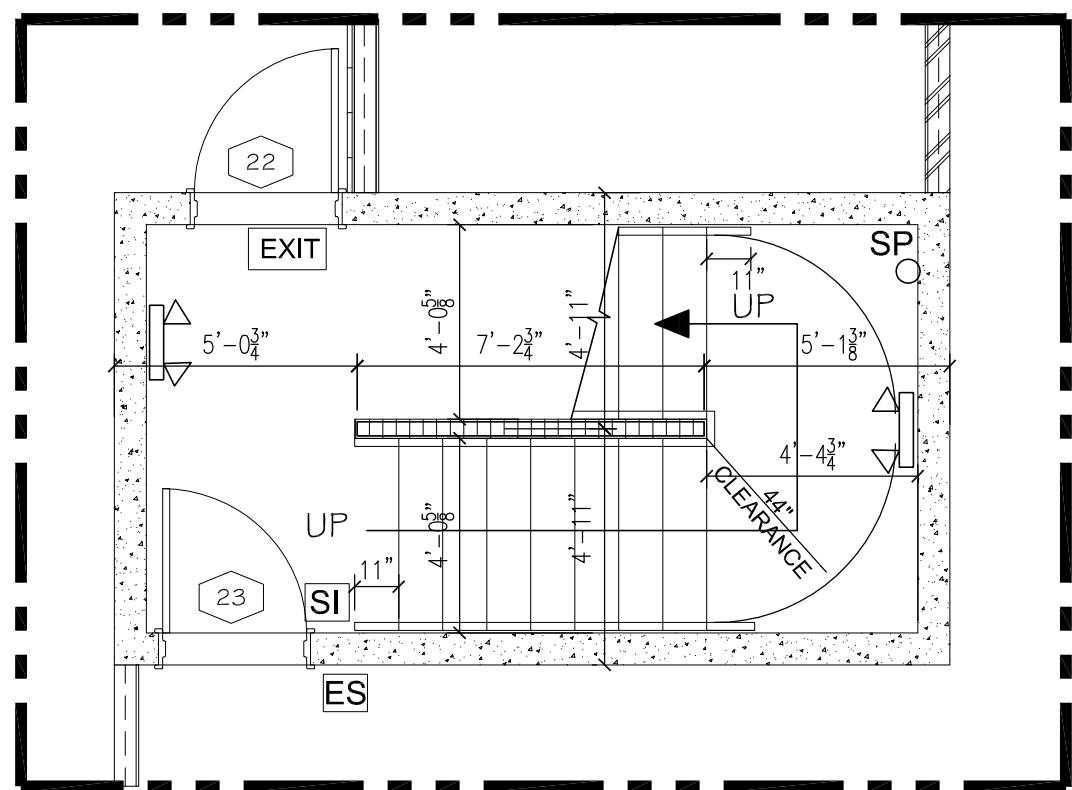
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



GARAGE PLAN

## STAIR ENCLOSURE PLANS

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30 MAY 24 REVISION CITY COMMENTS  
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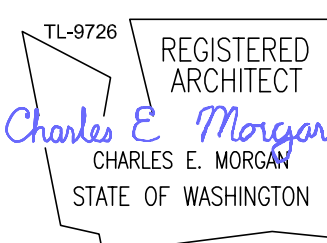
PROJECT  
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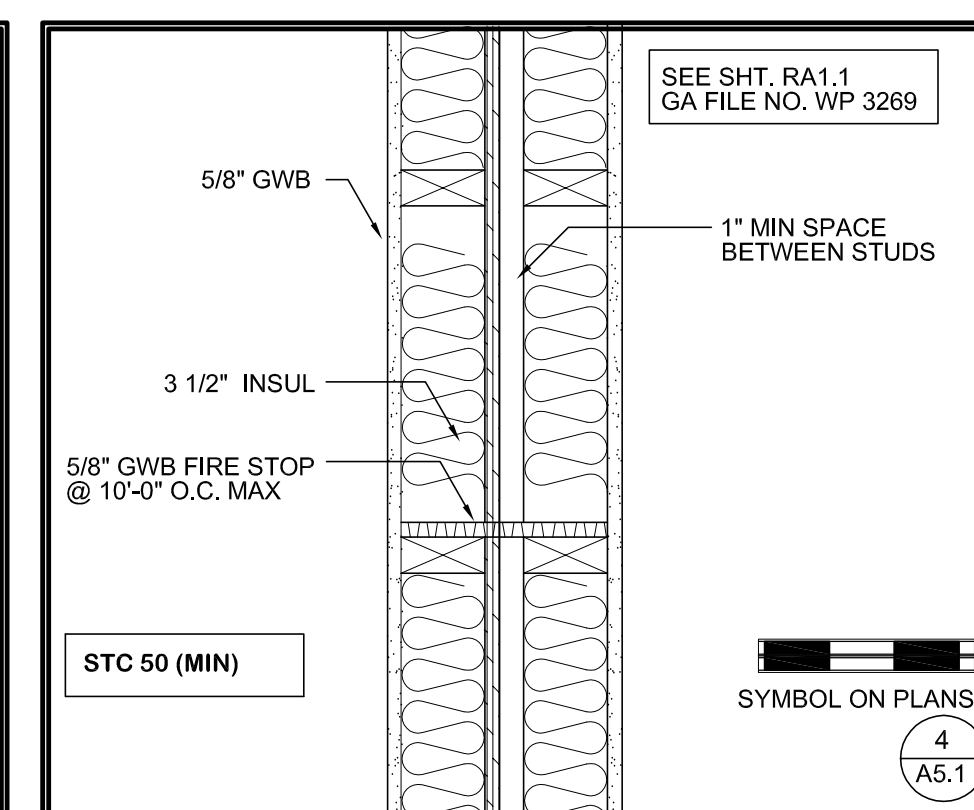
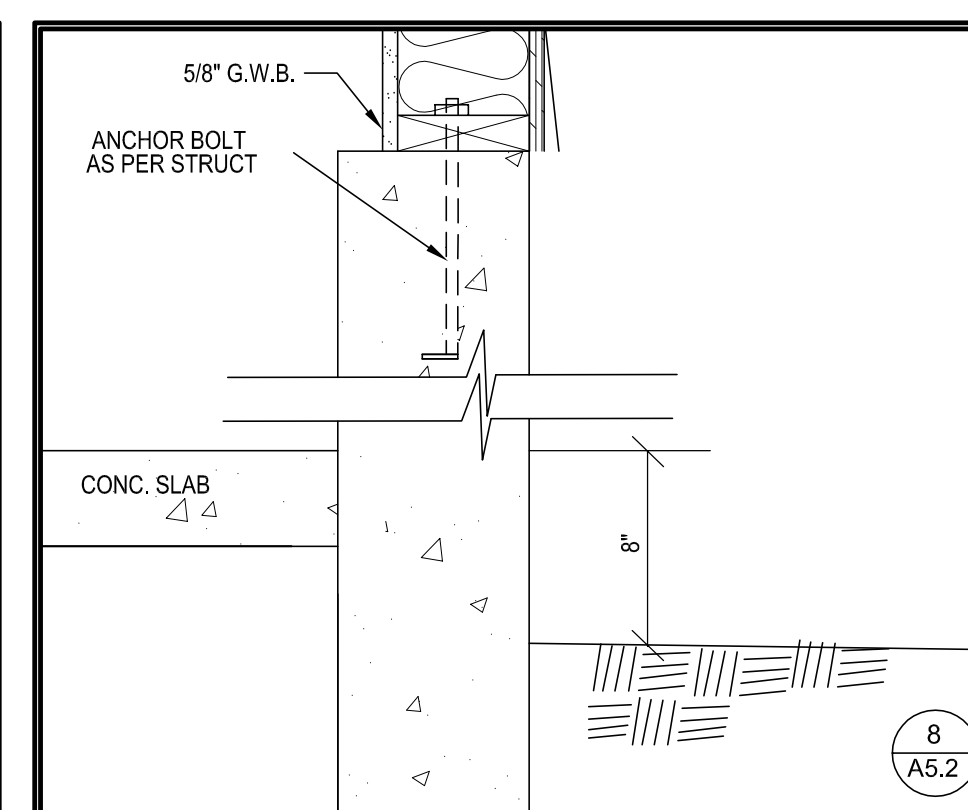
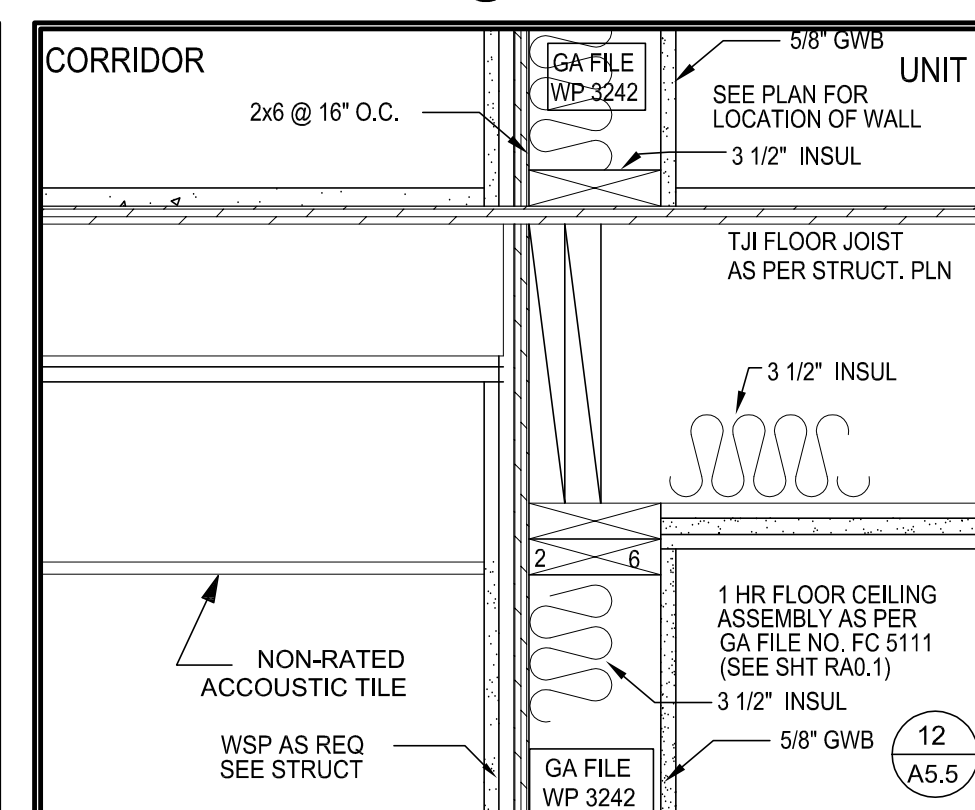
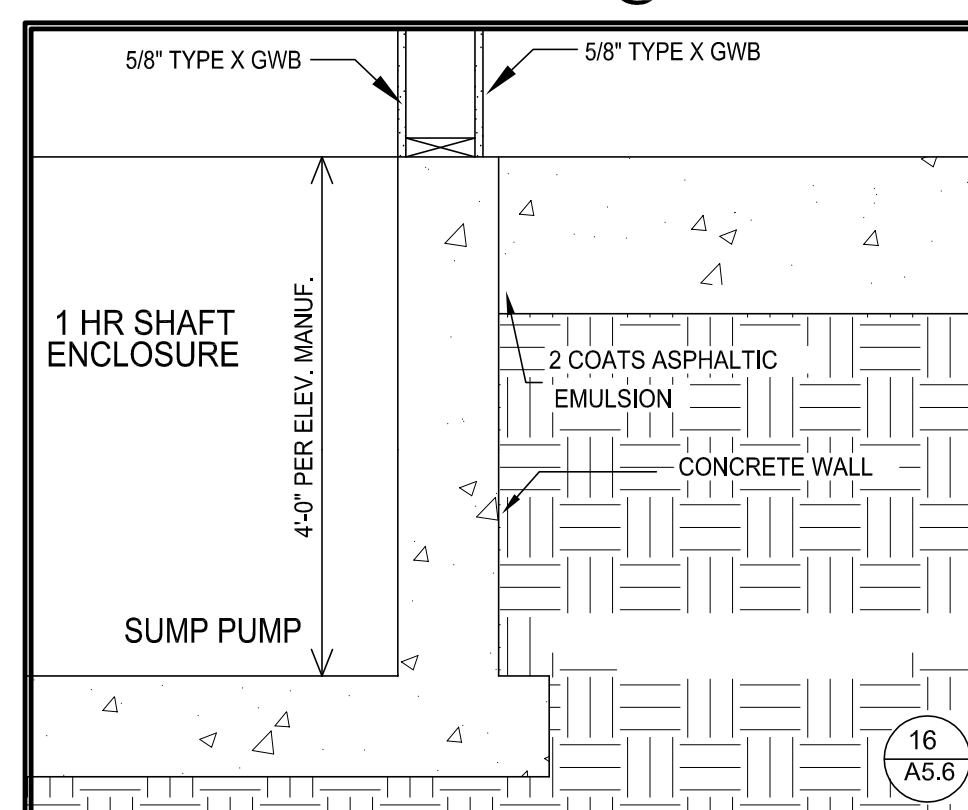
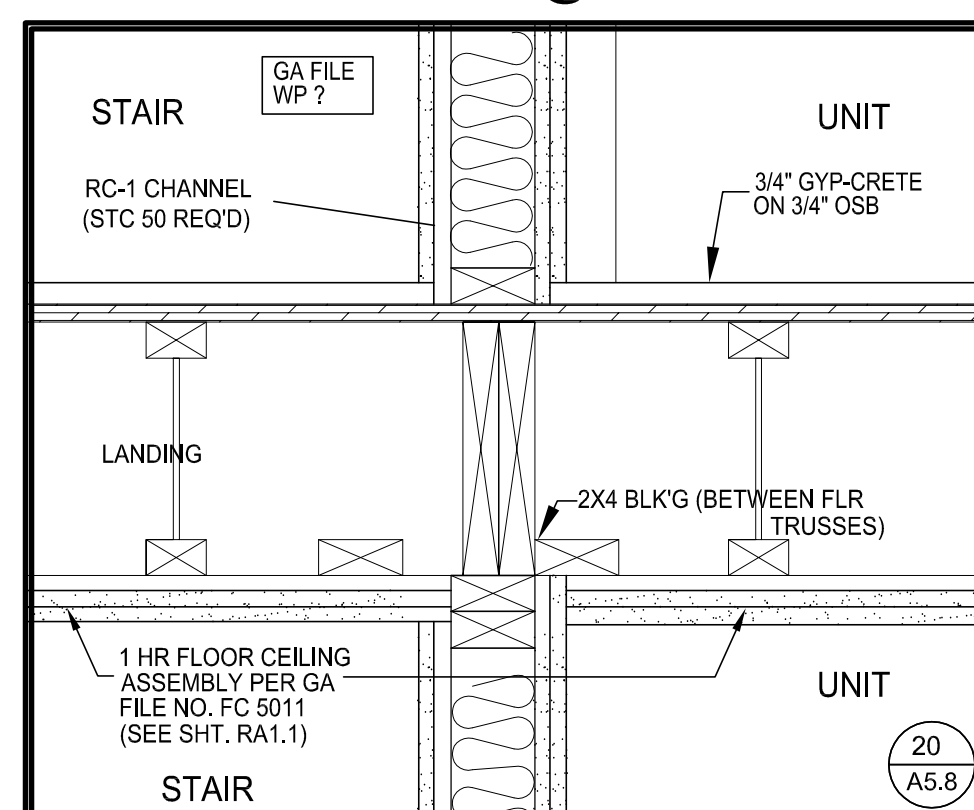
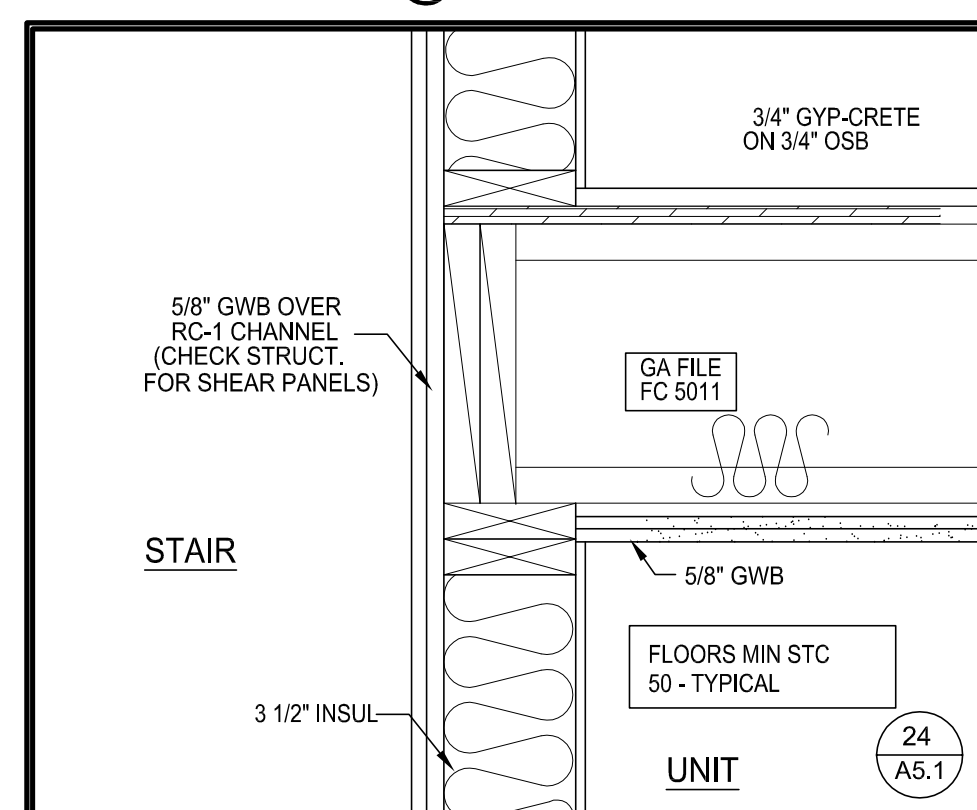
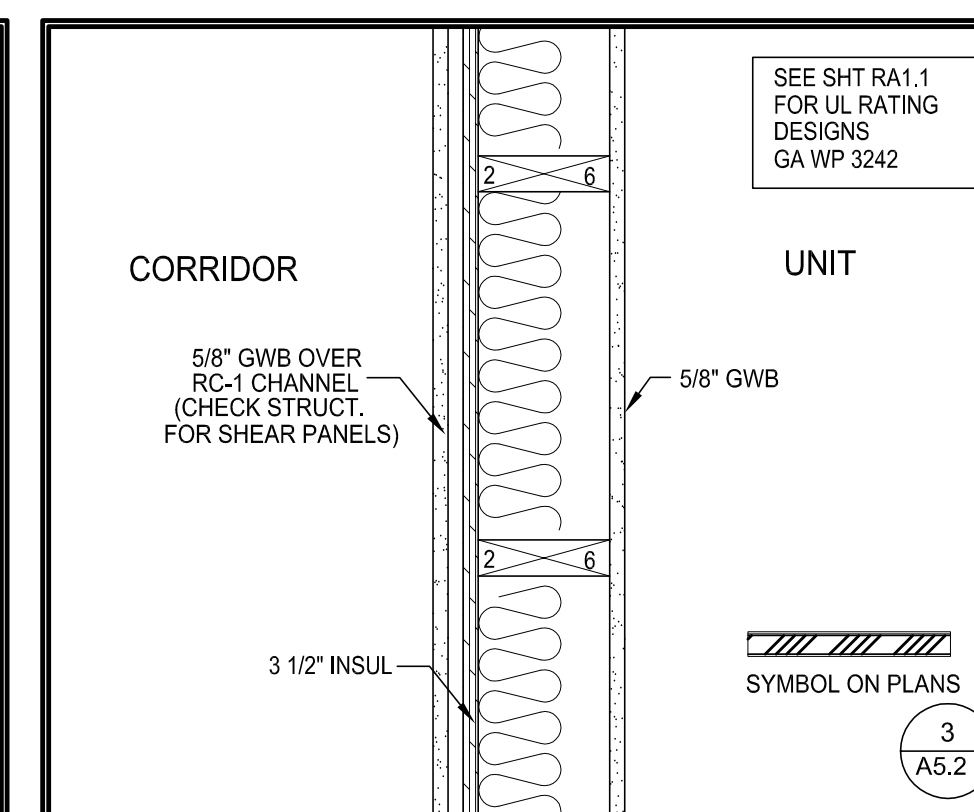
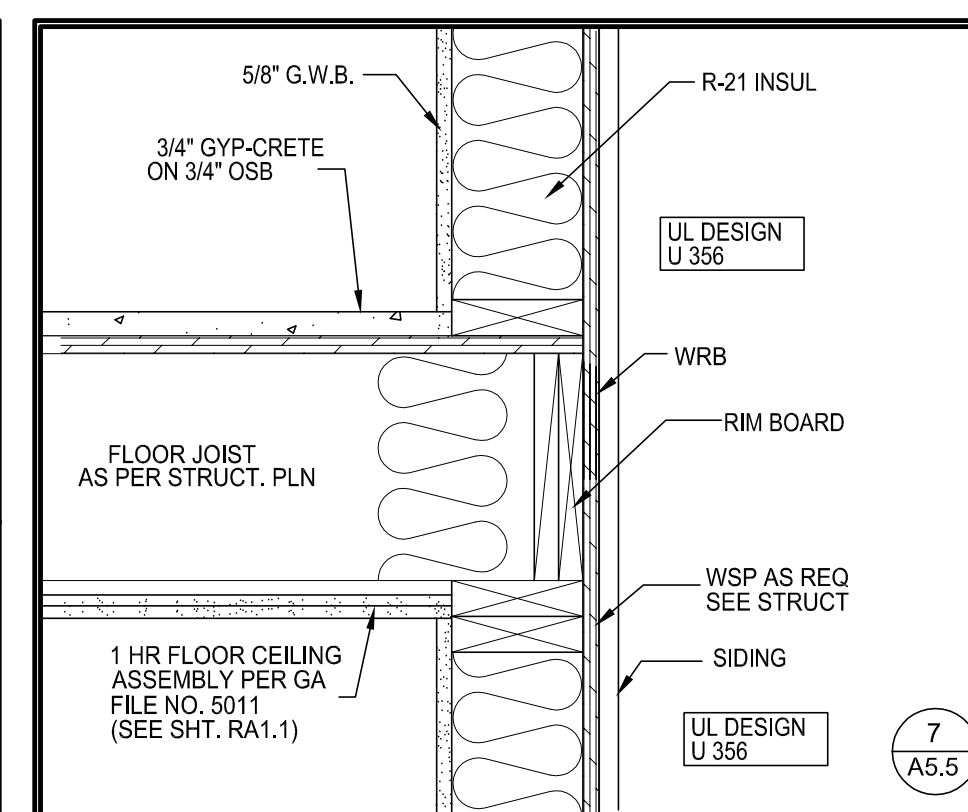
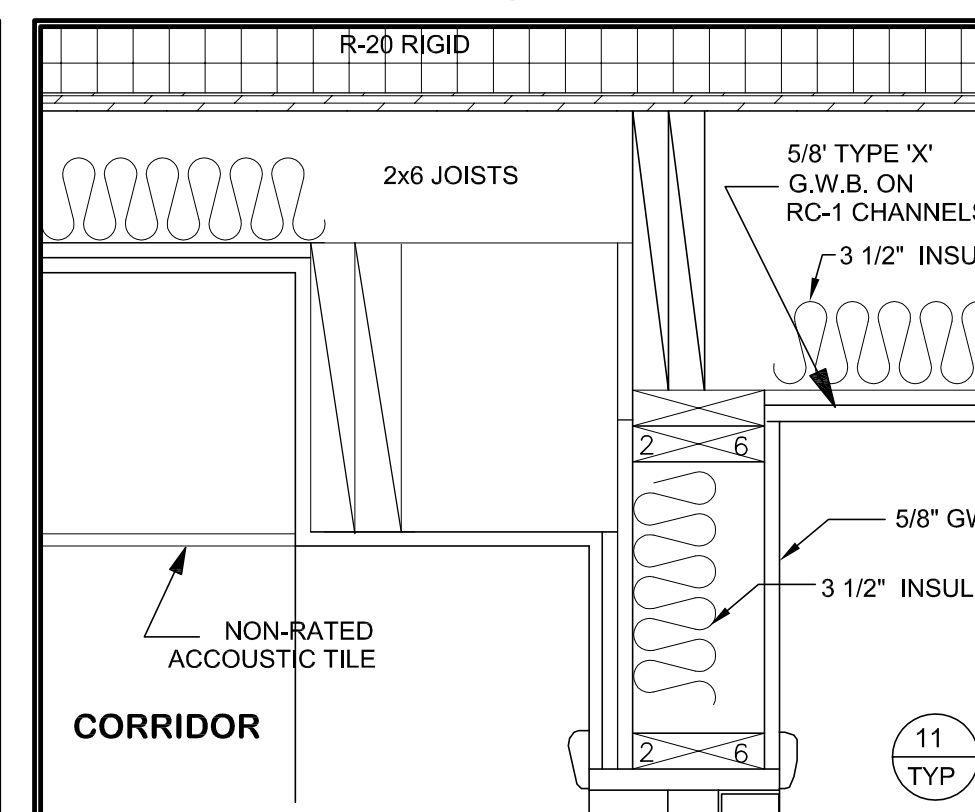
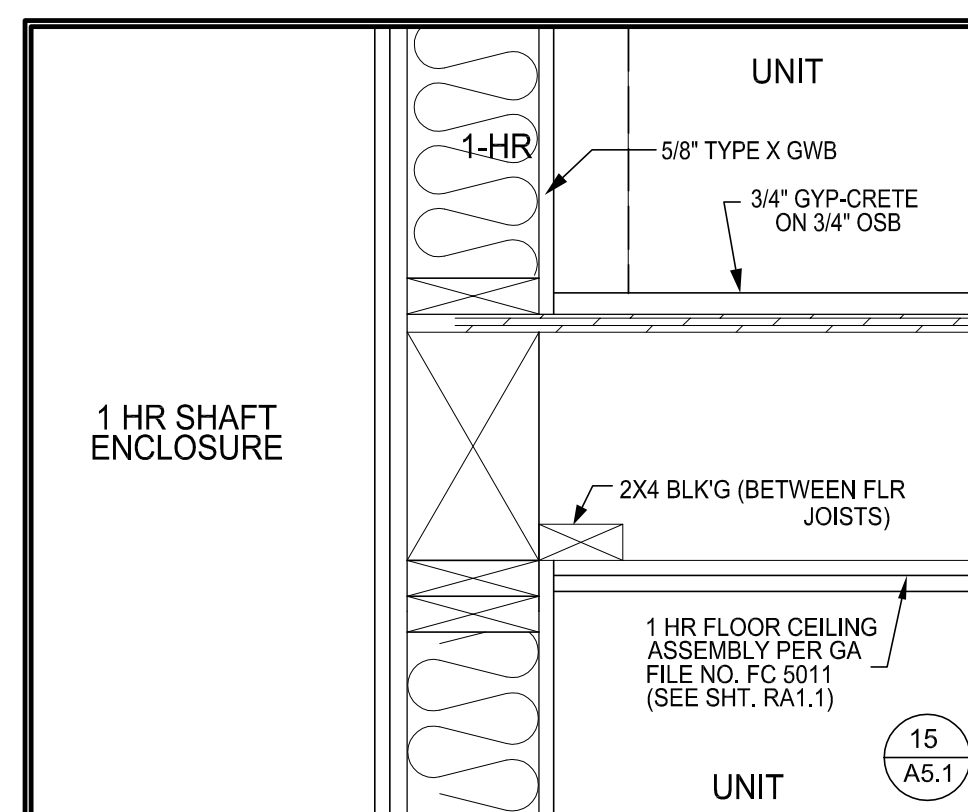
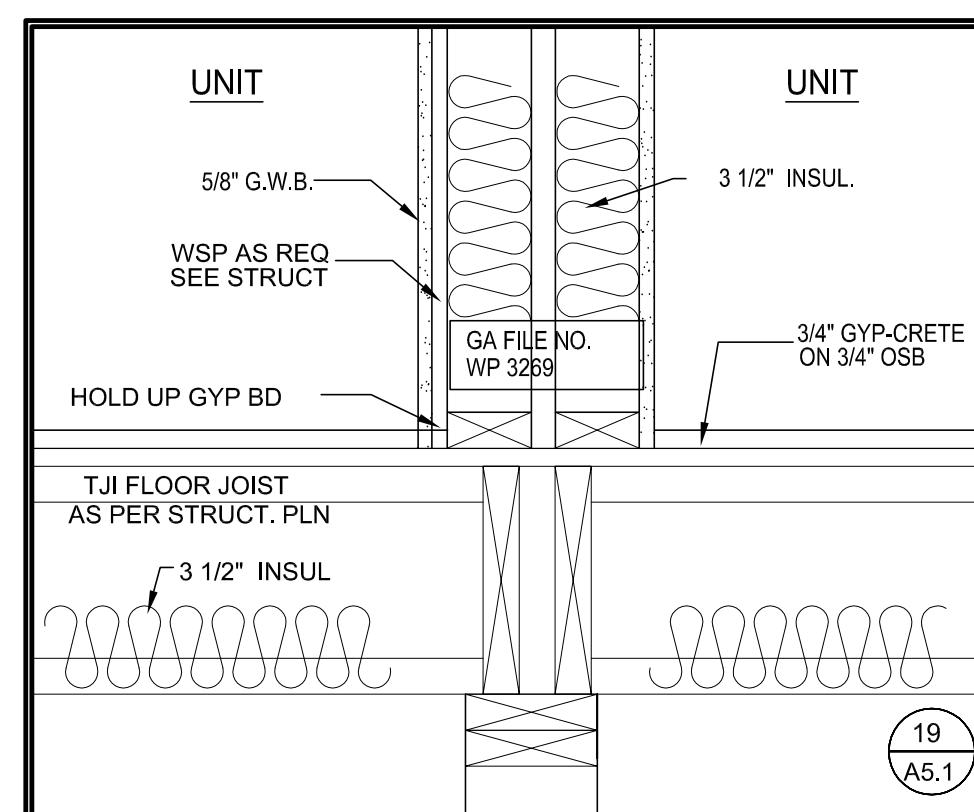
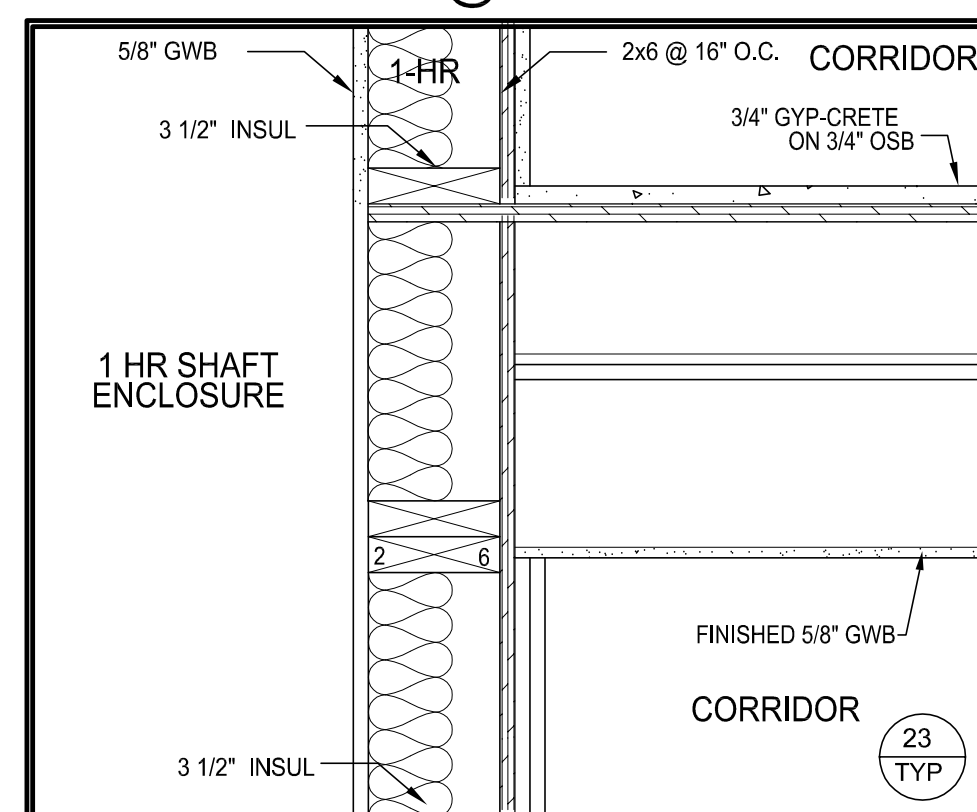
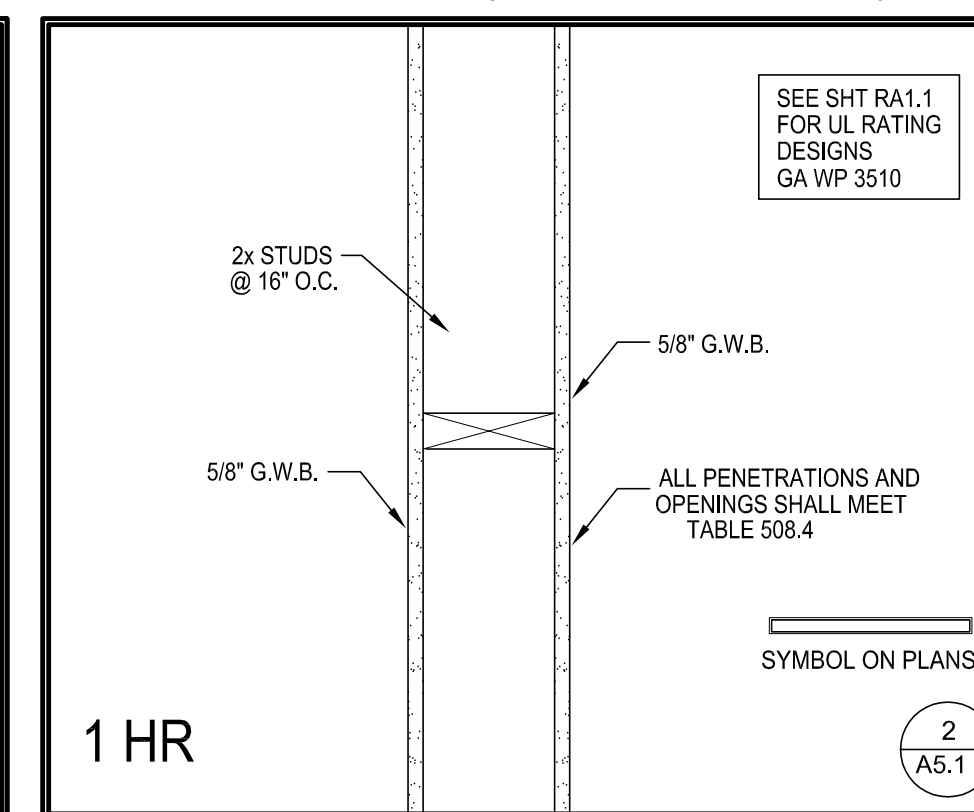
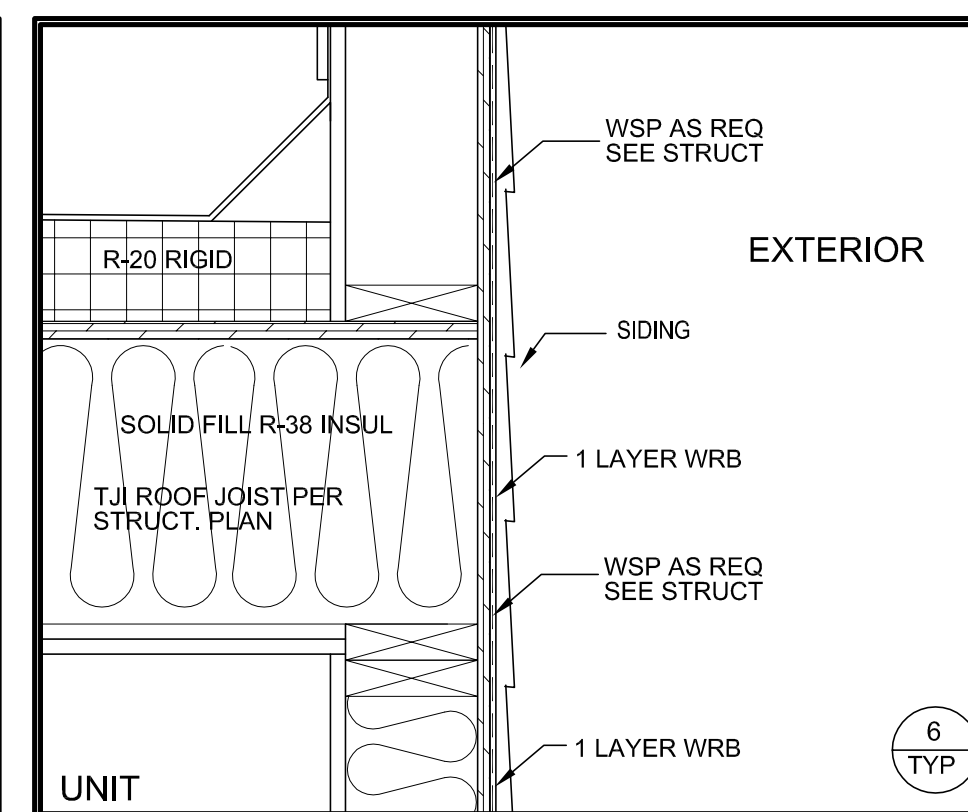
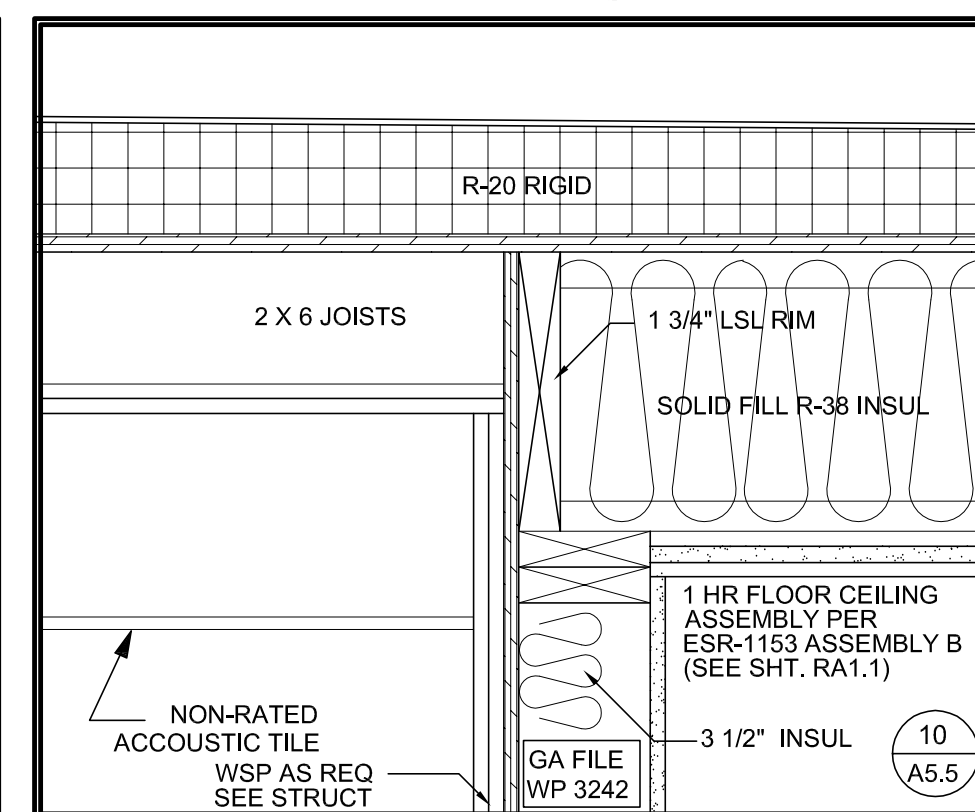
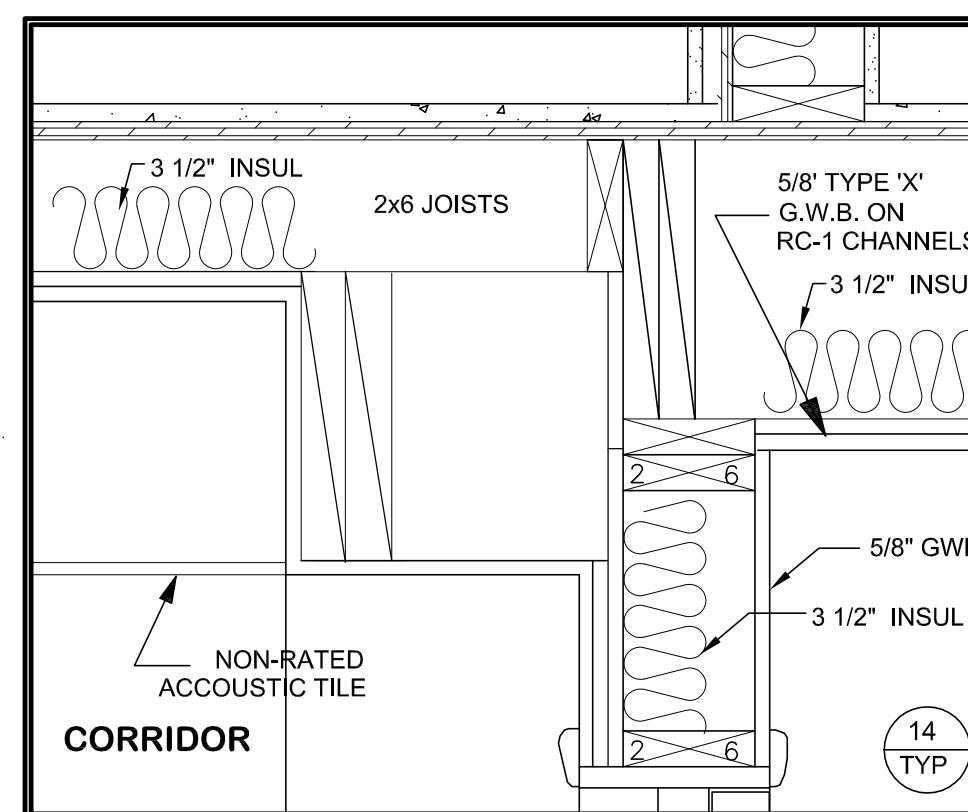
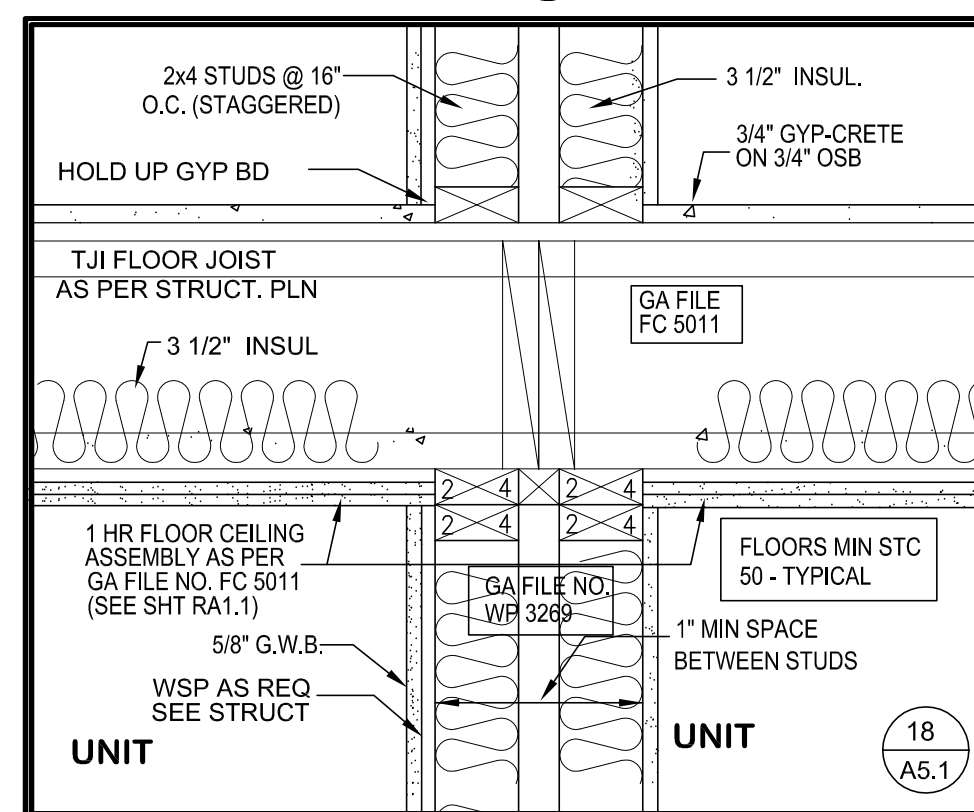
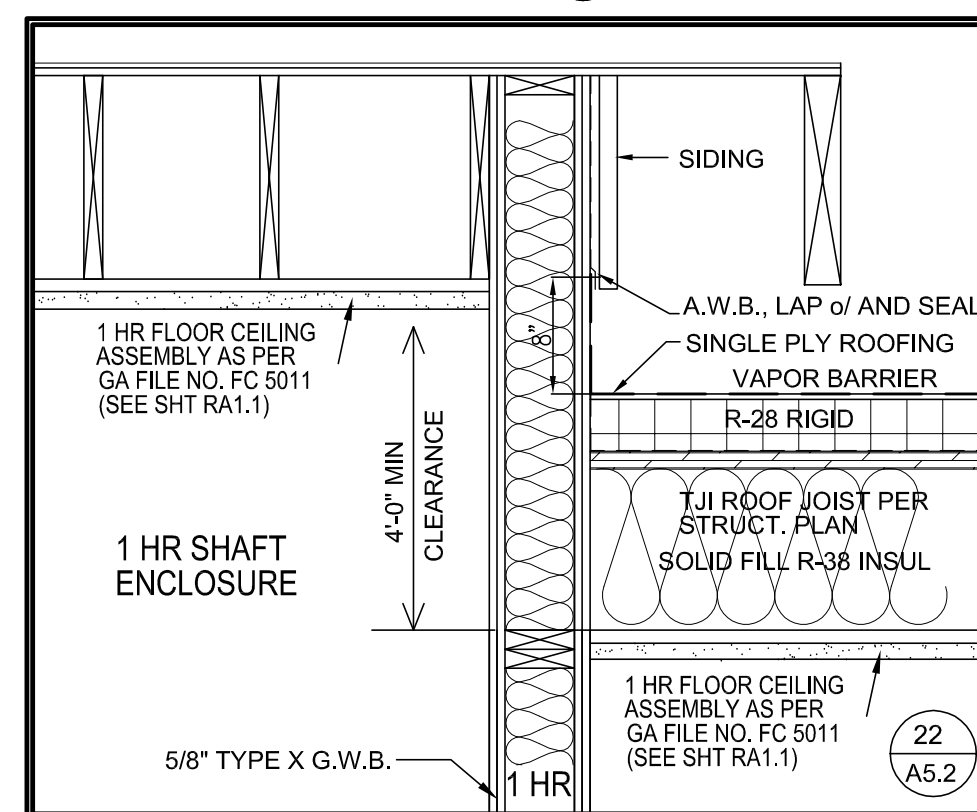
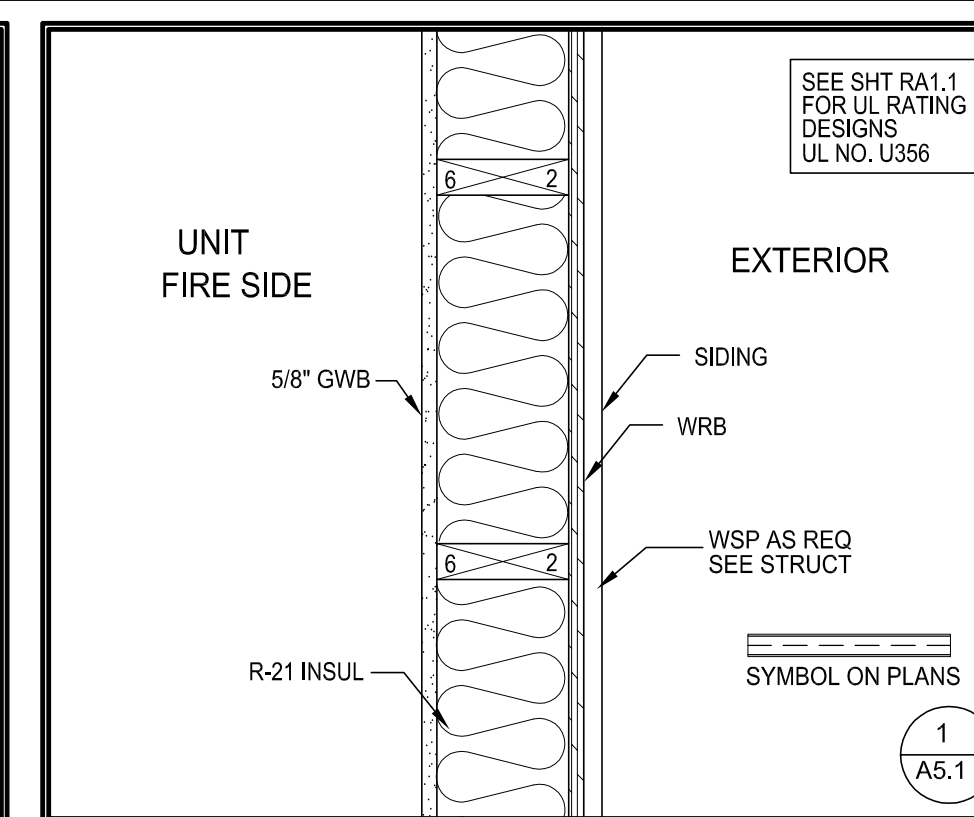
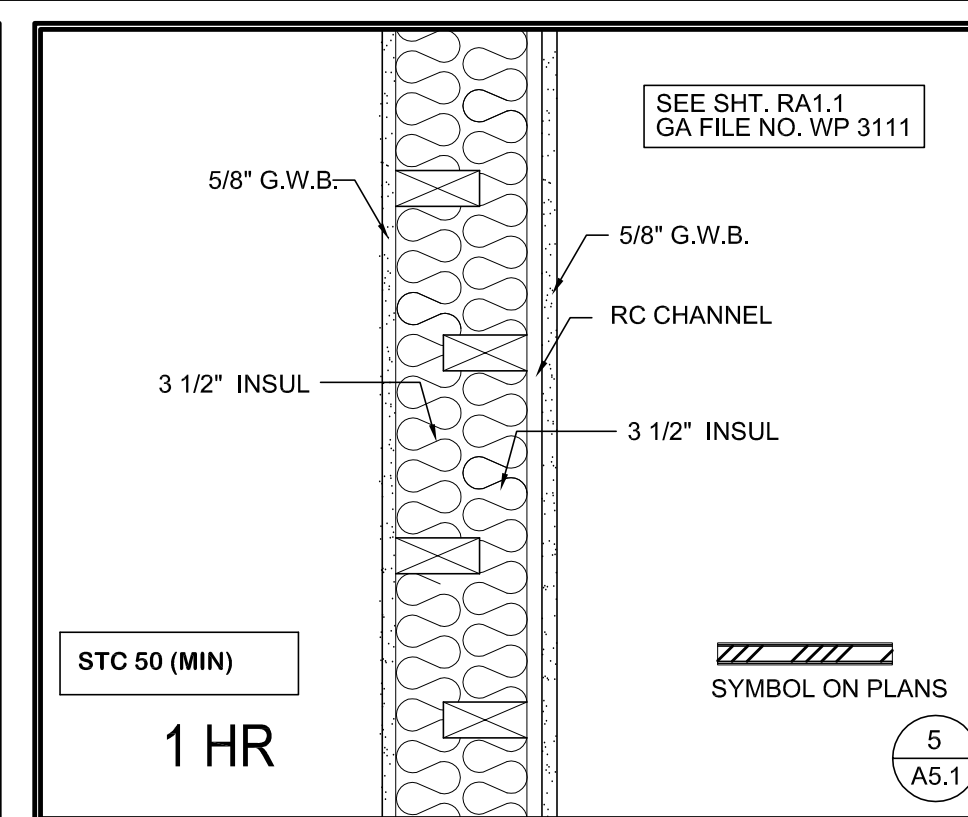
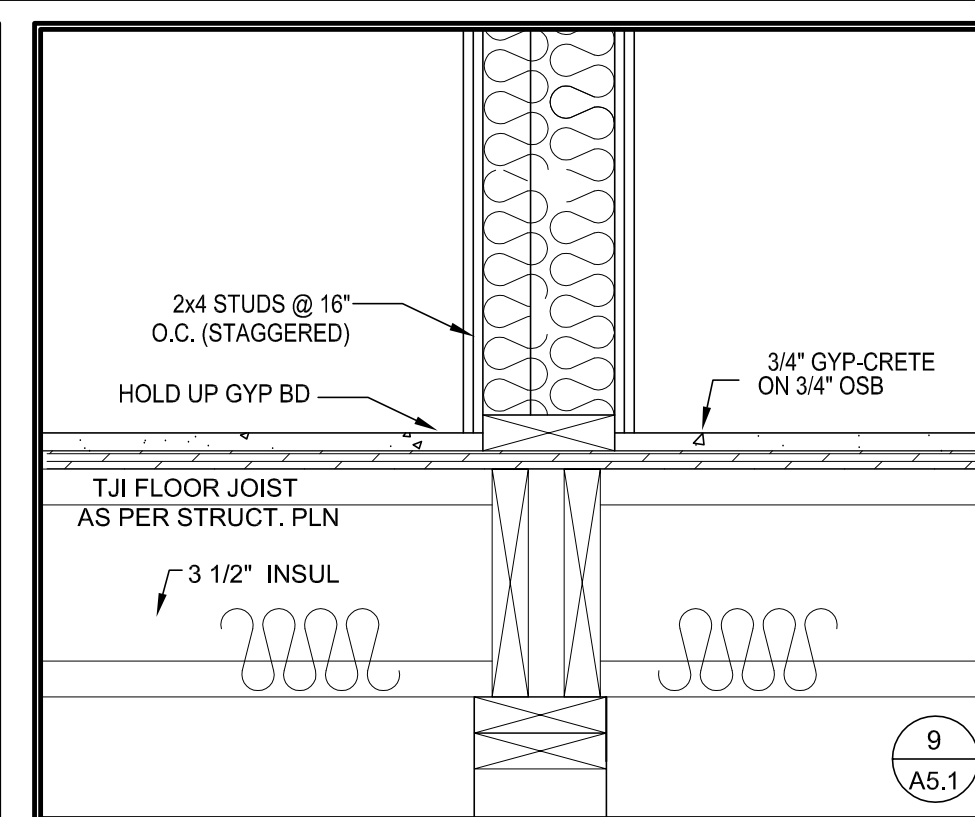
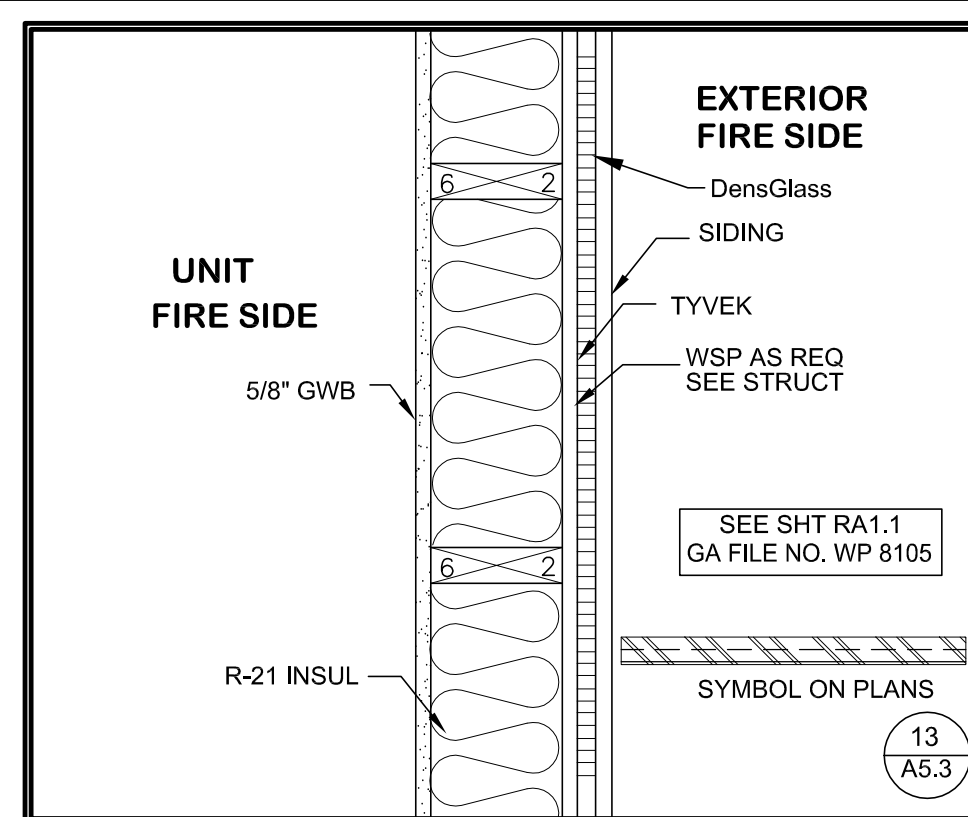
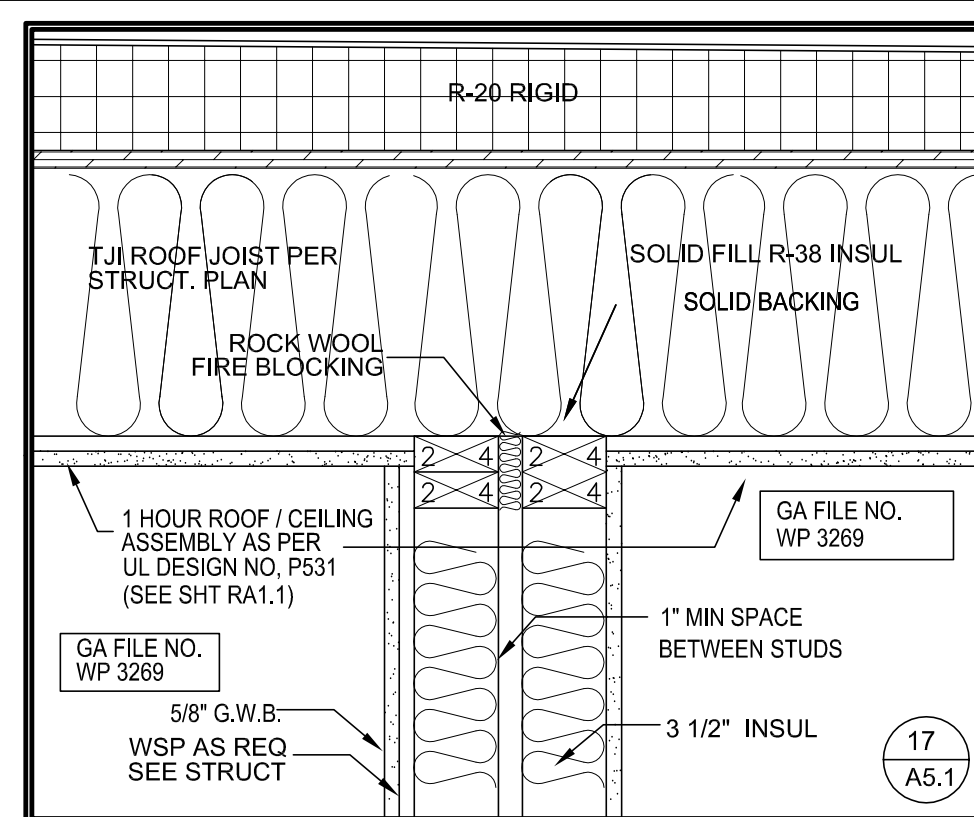
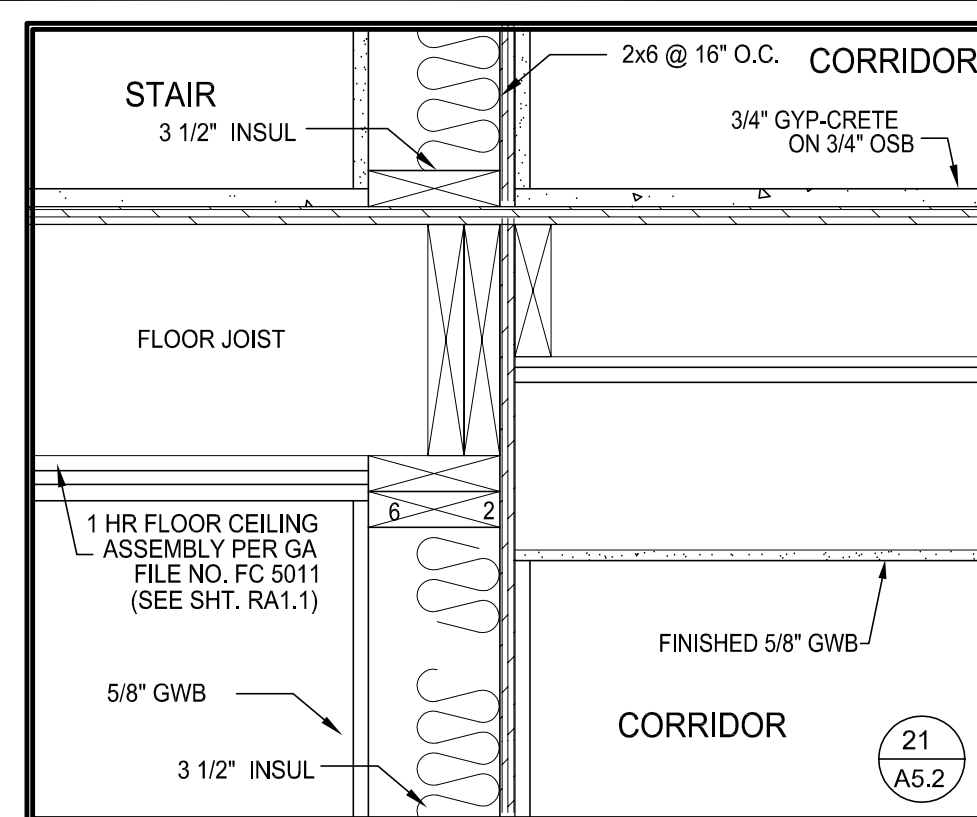


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REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

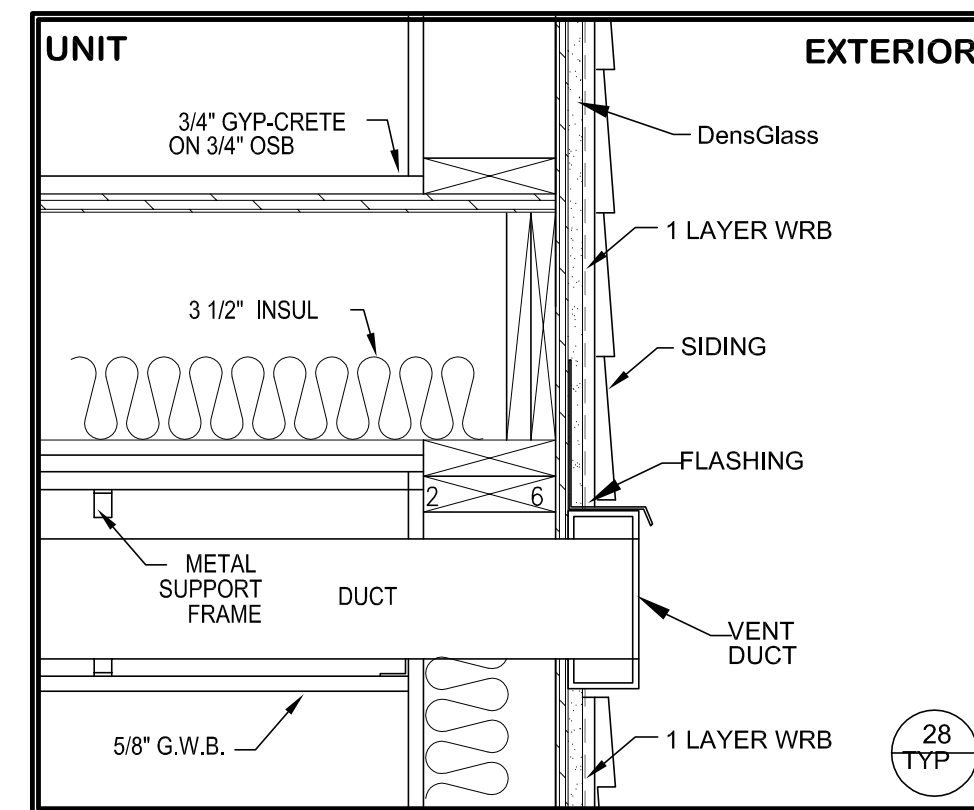
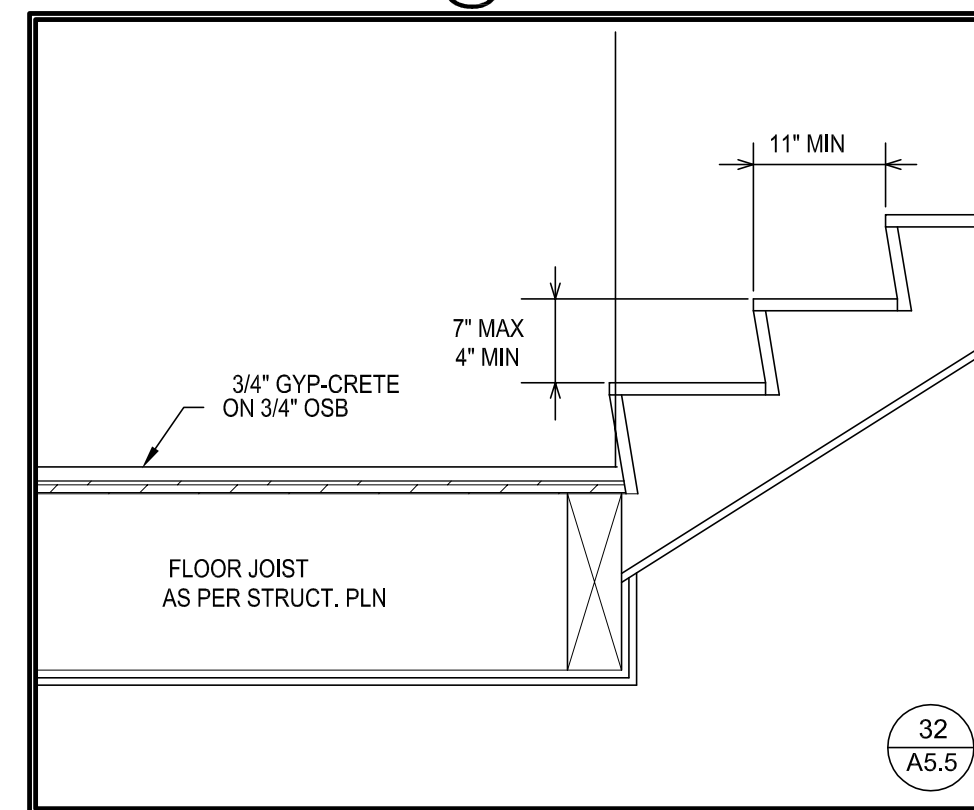
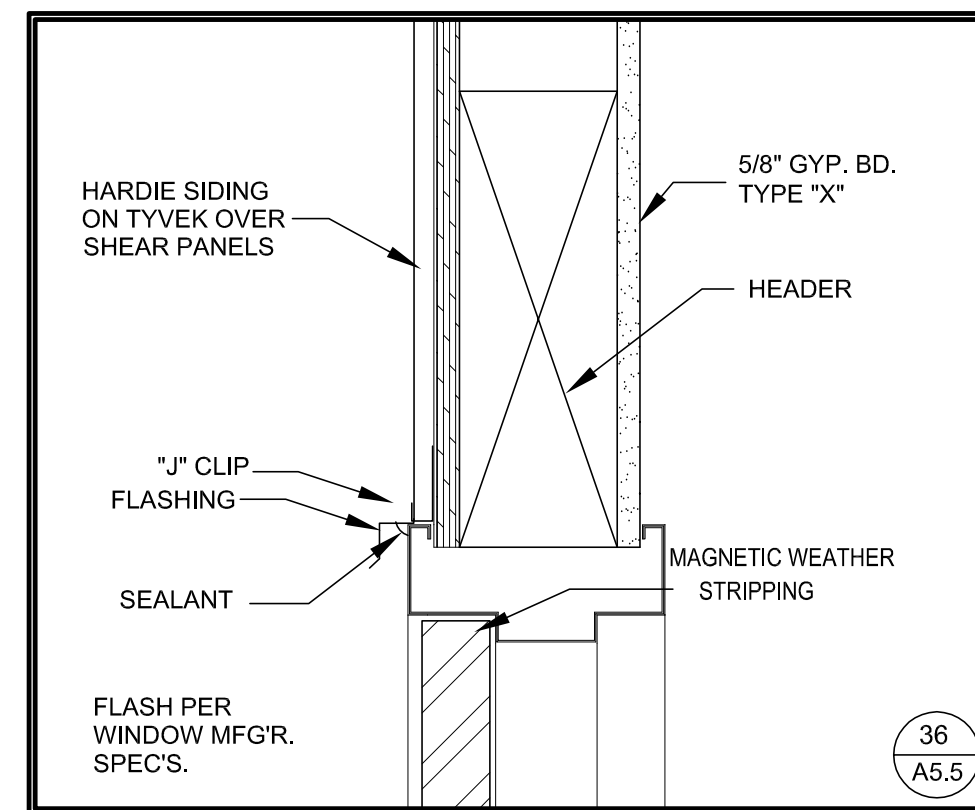
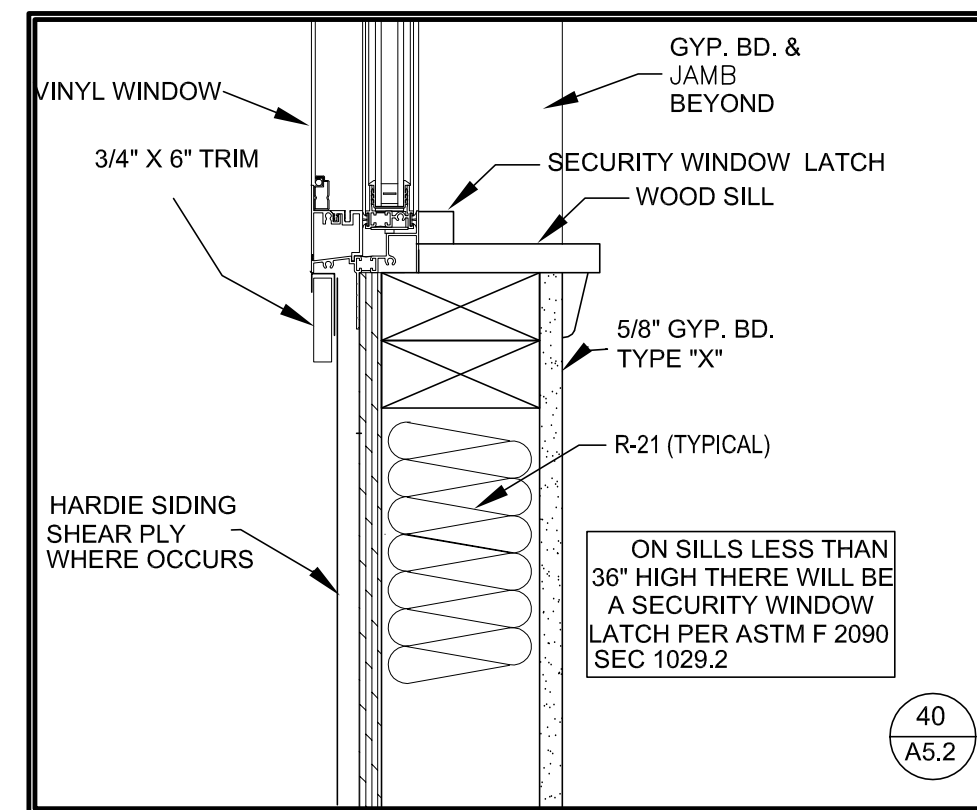
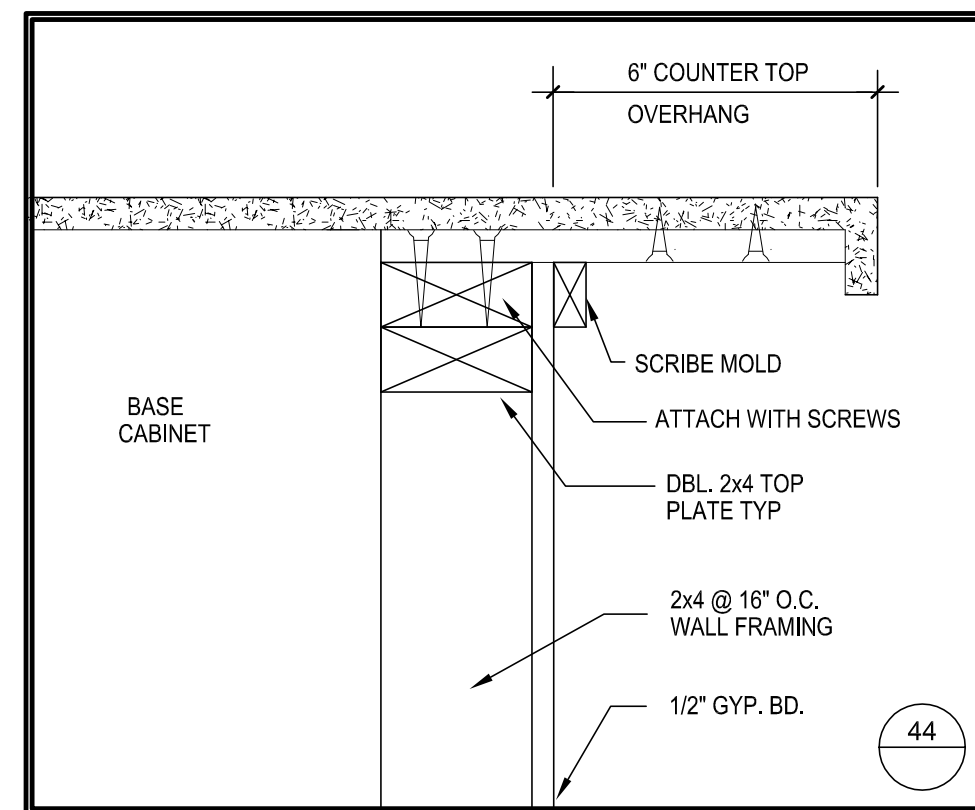
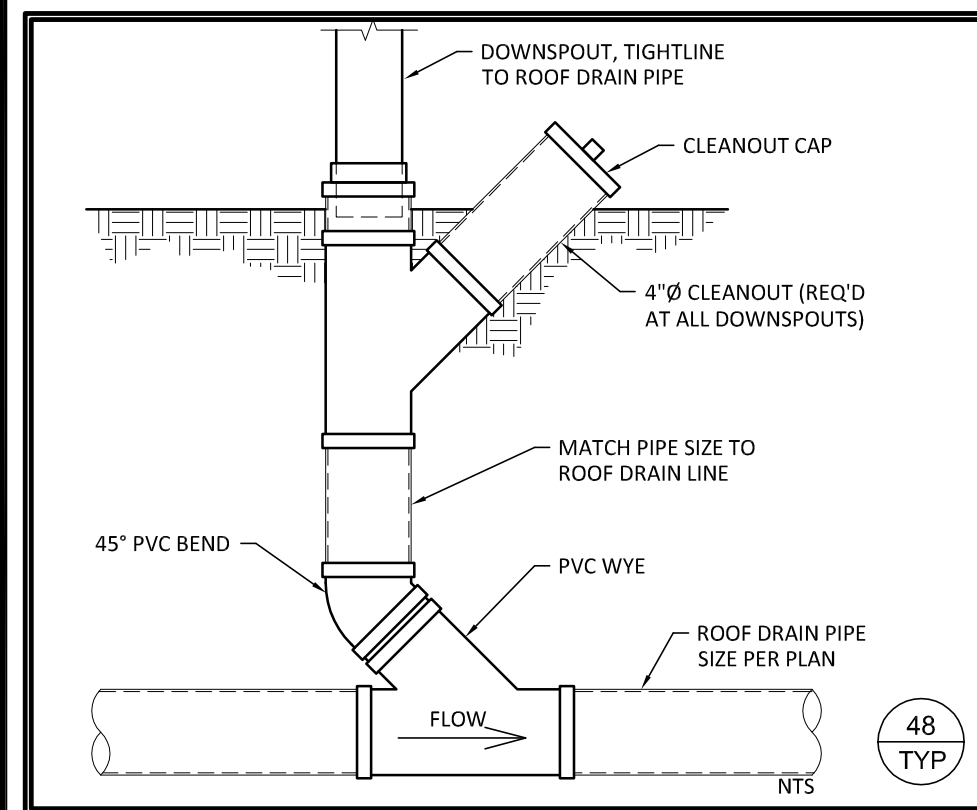
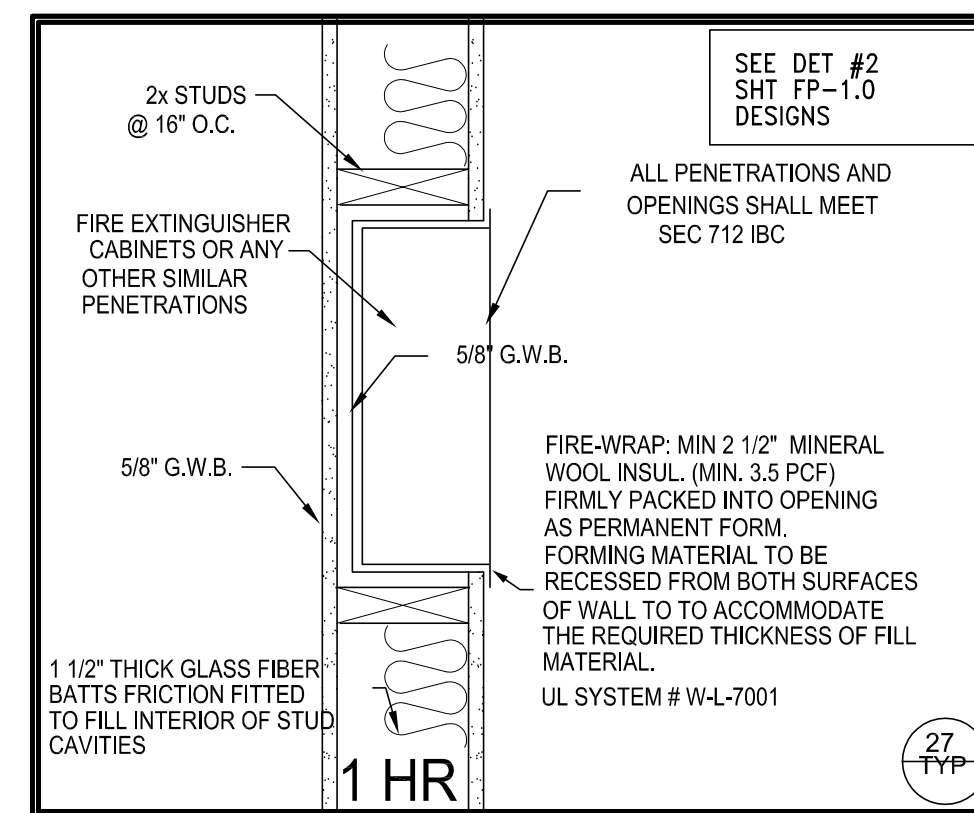
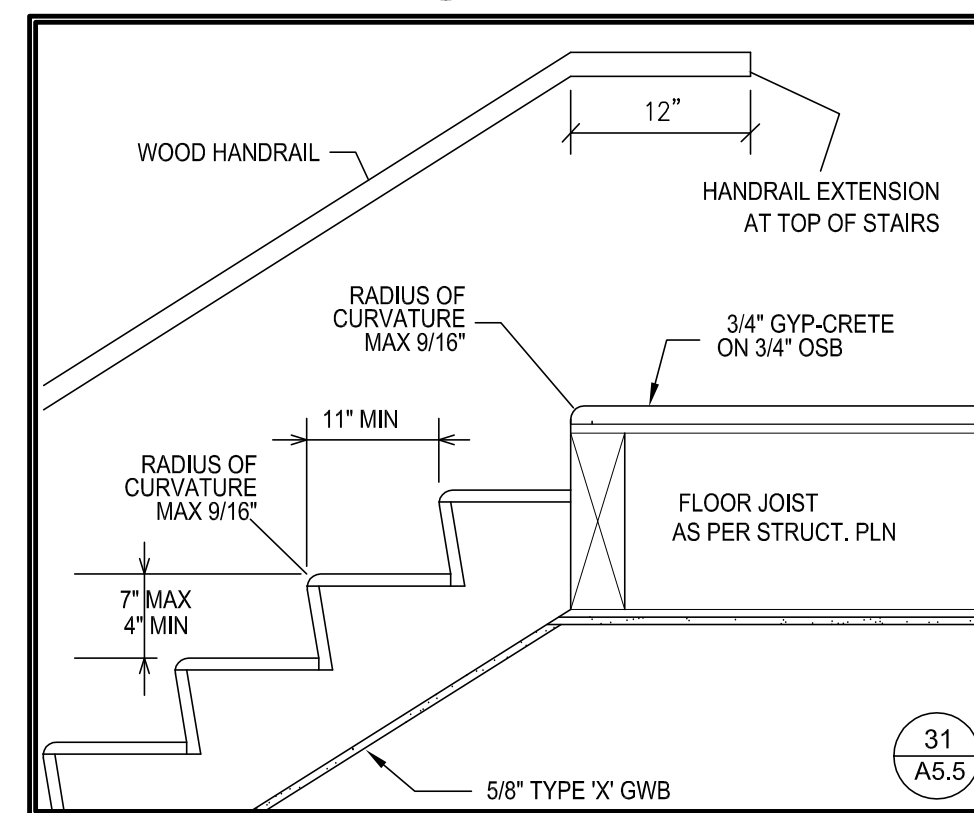
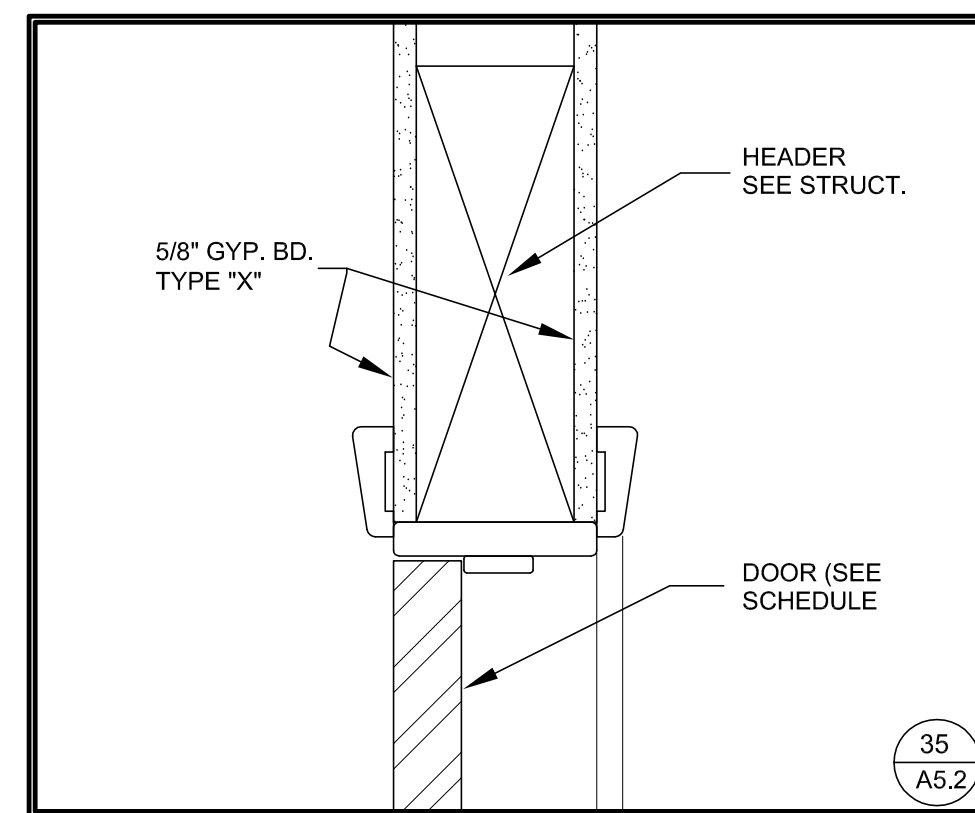
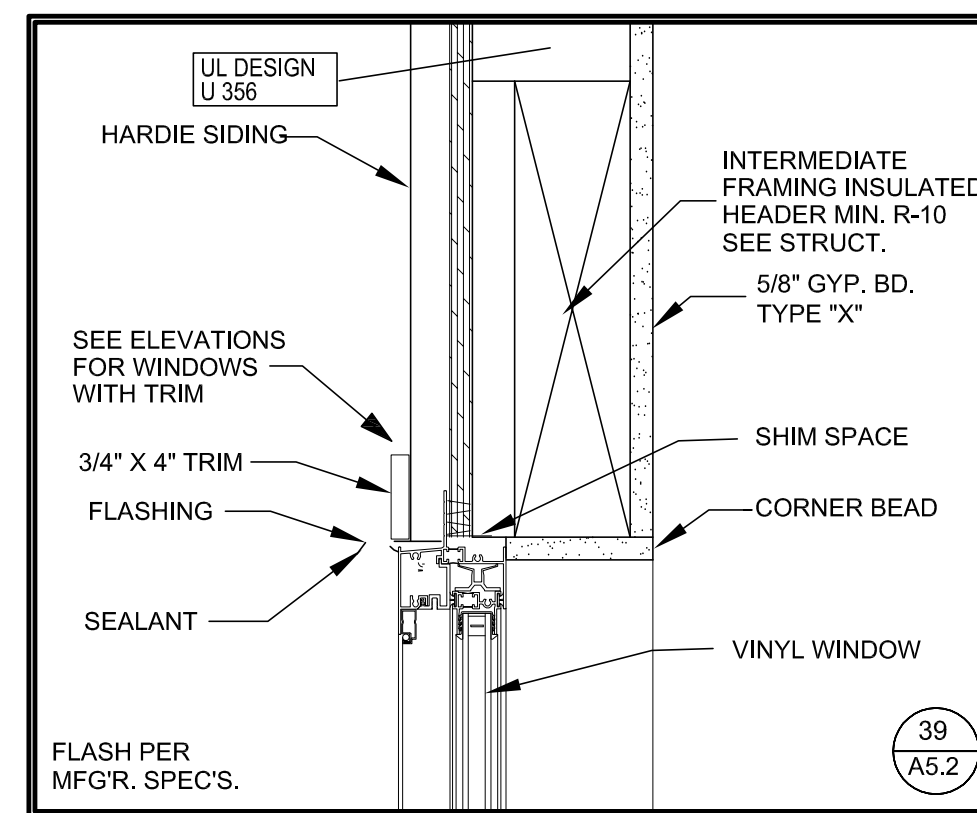
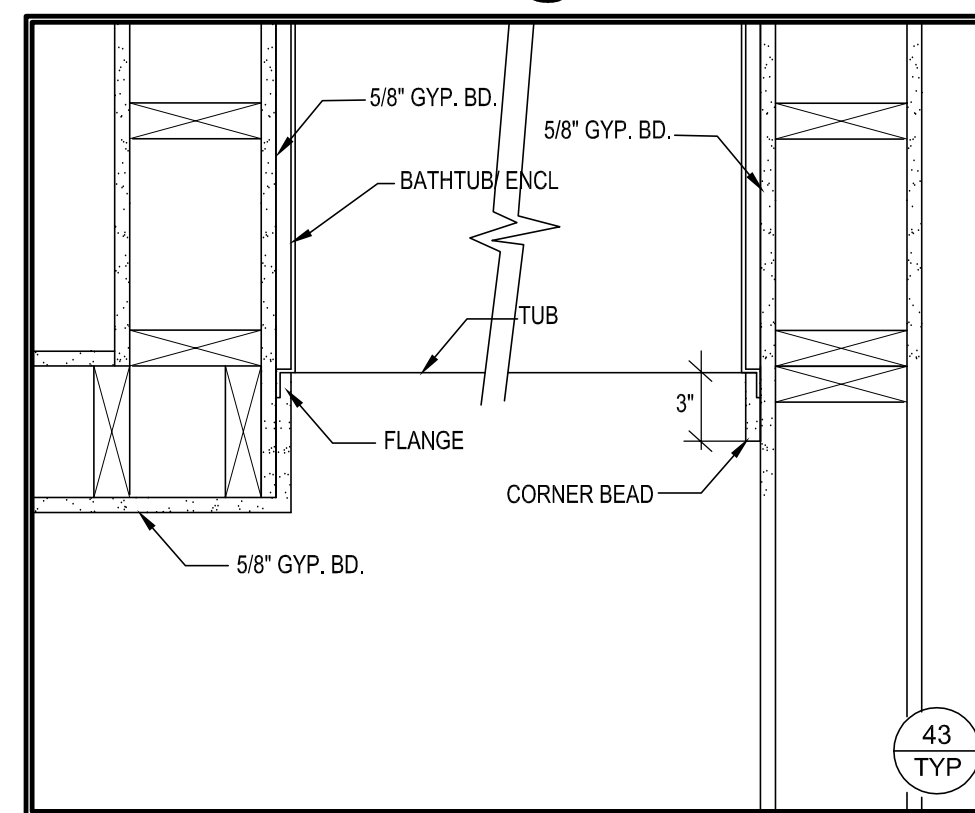
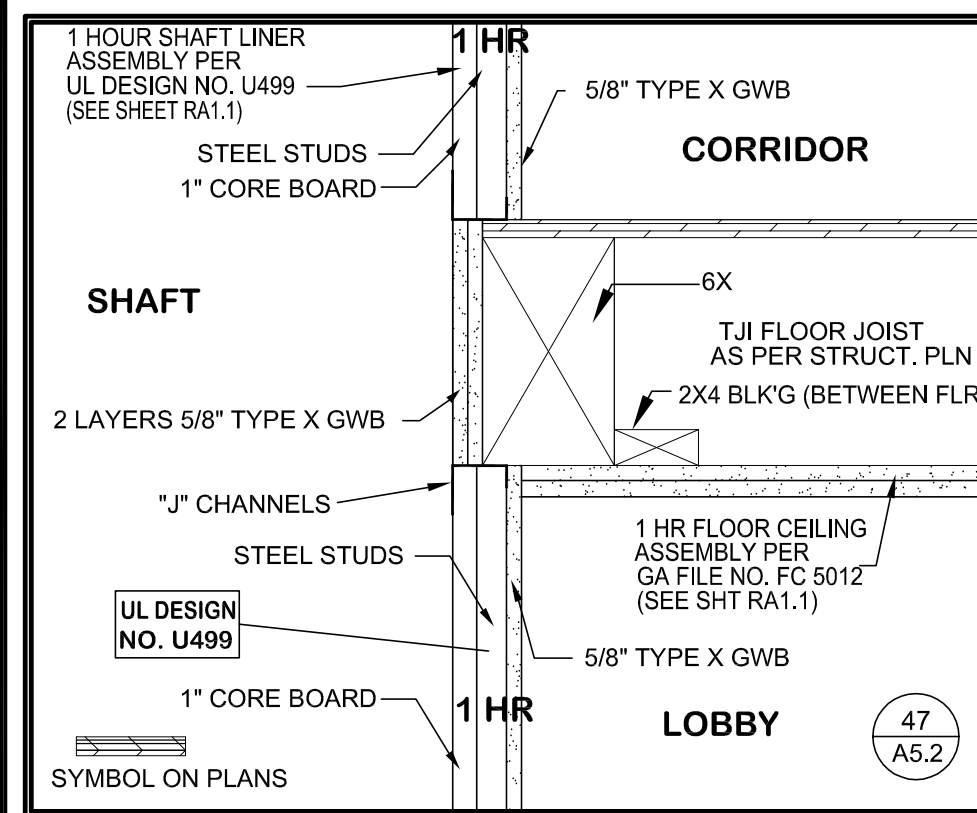
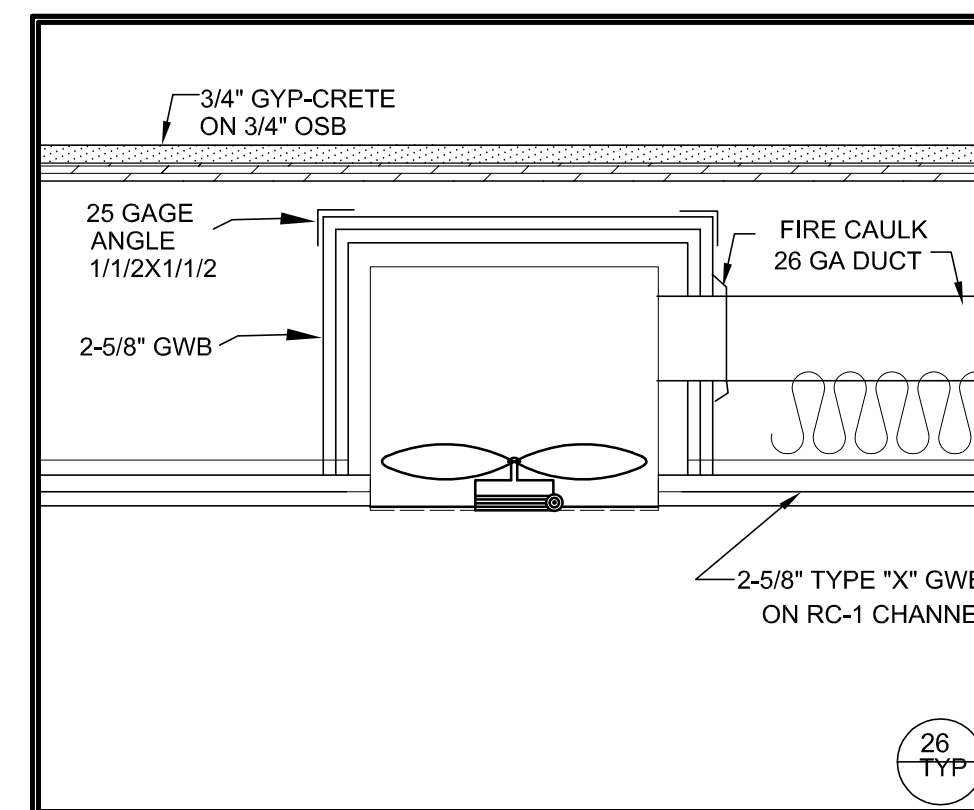
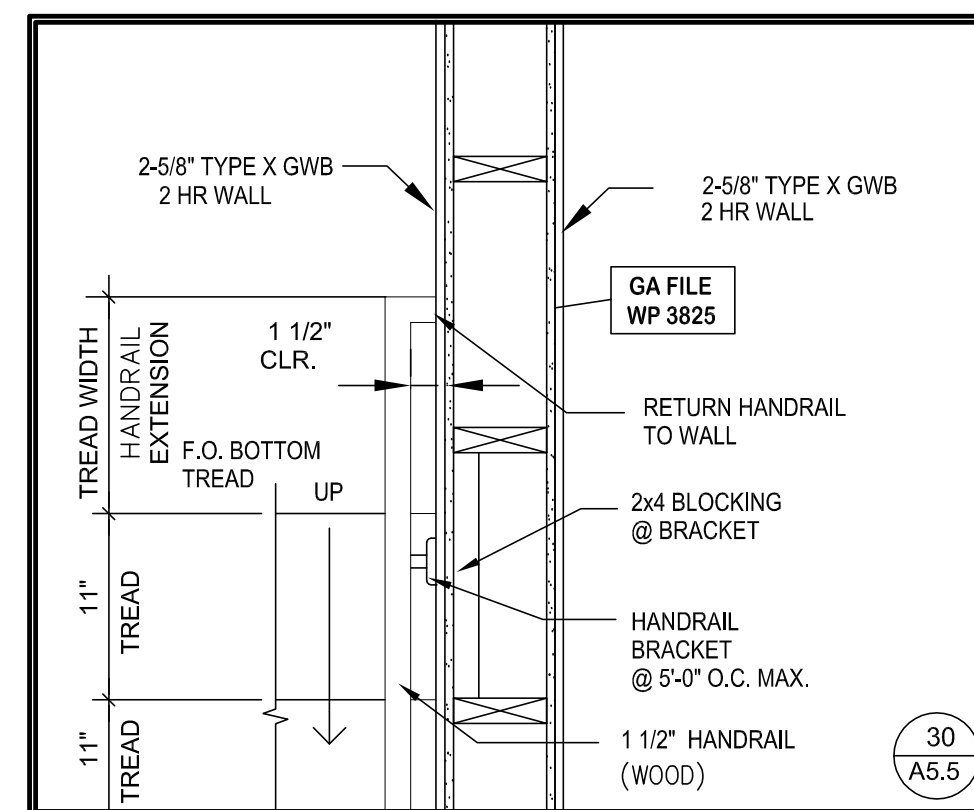
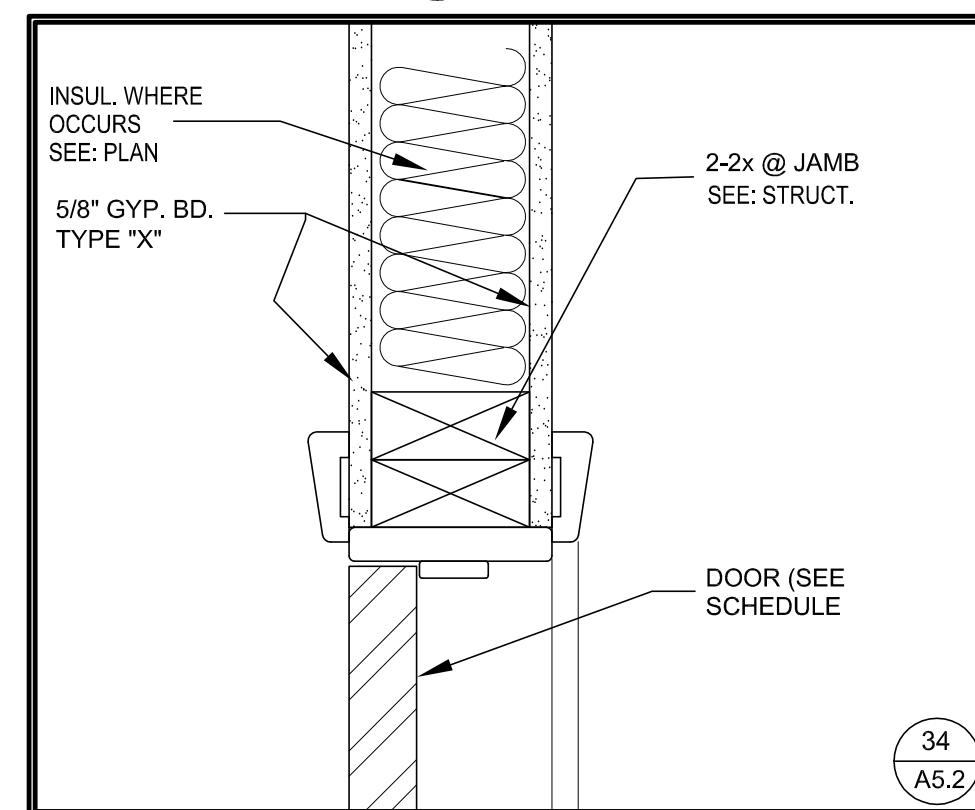
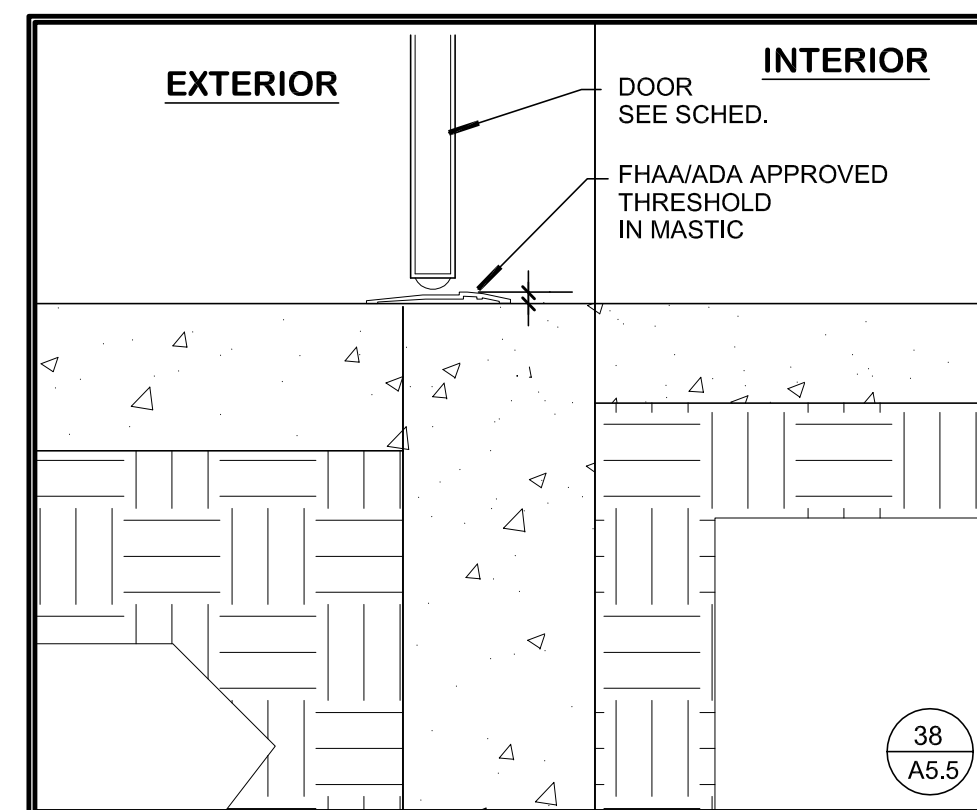
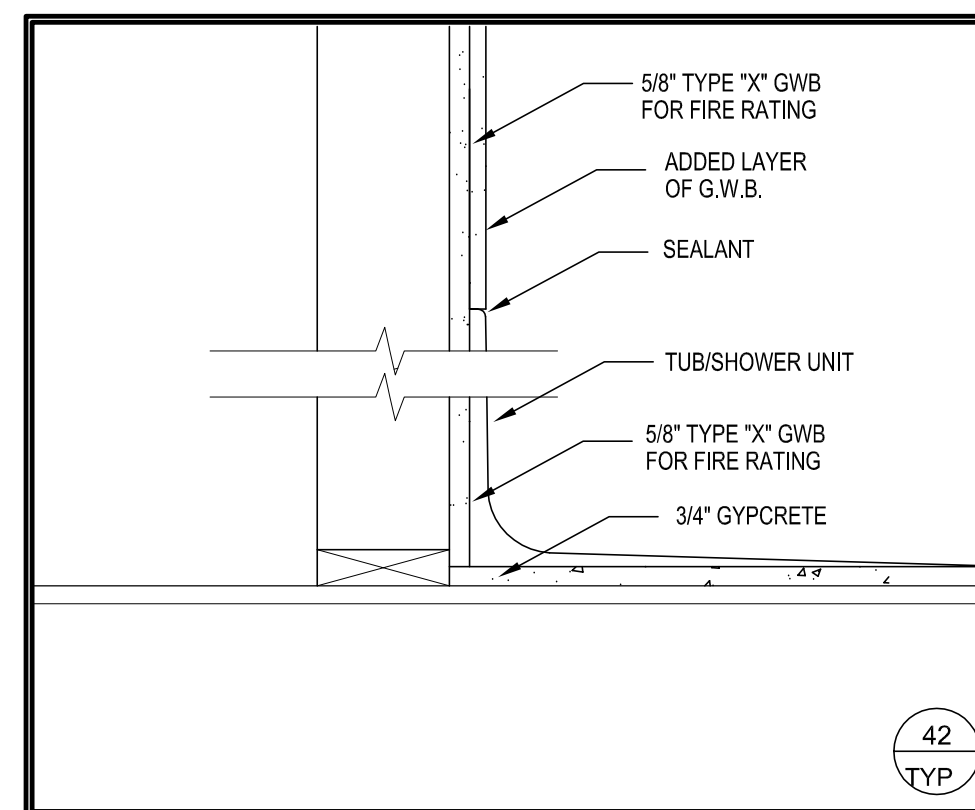
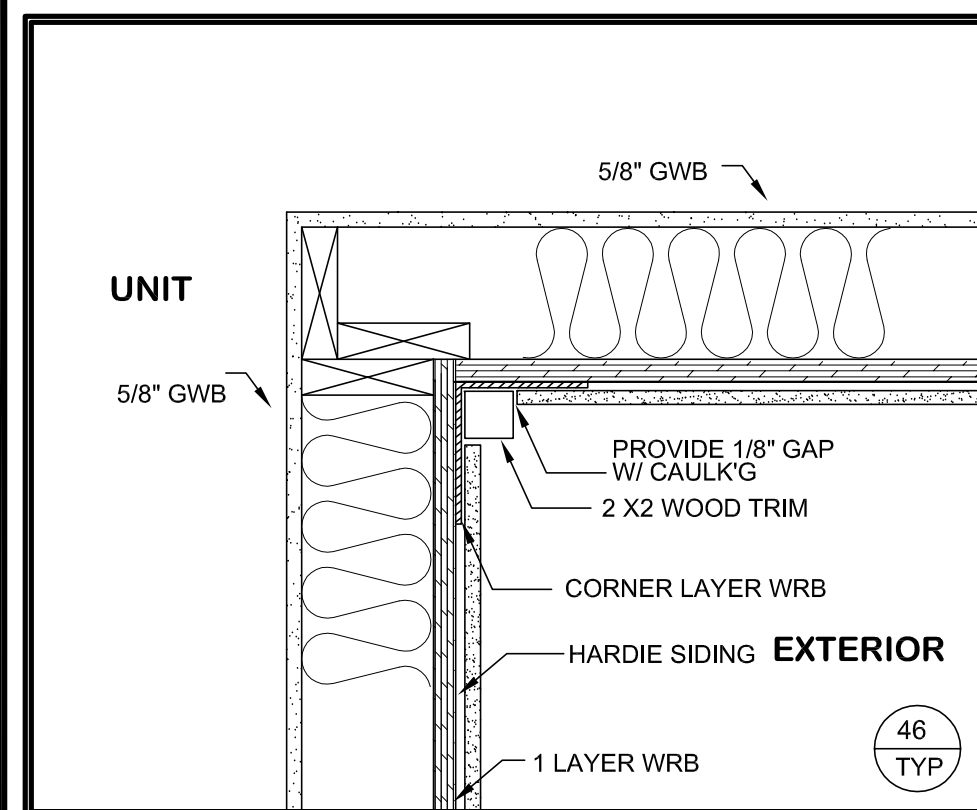
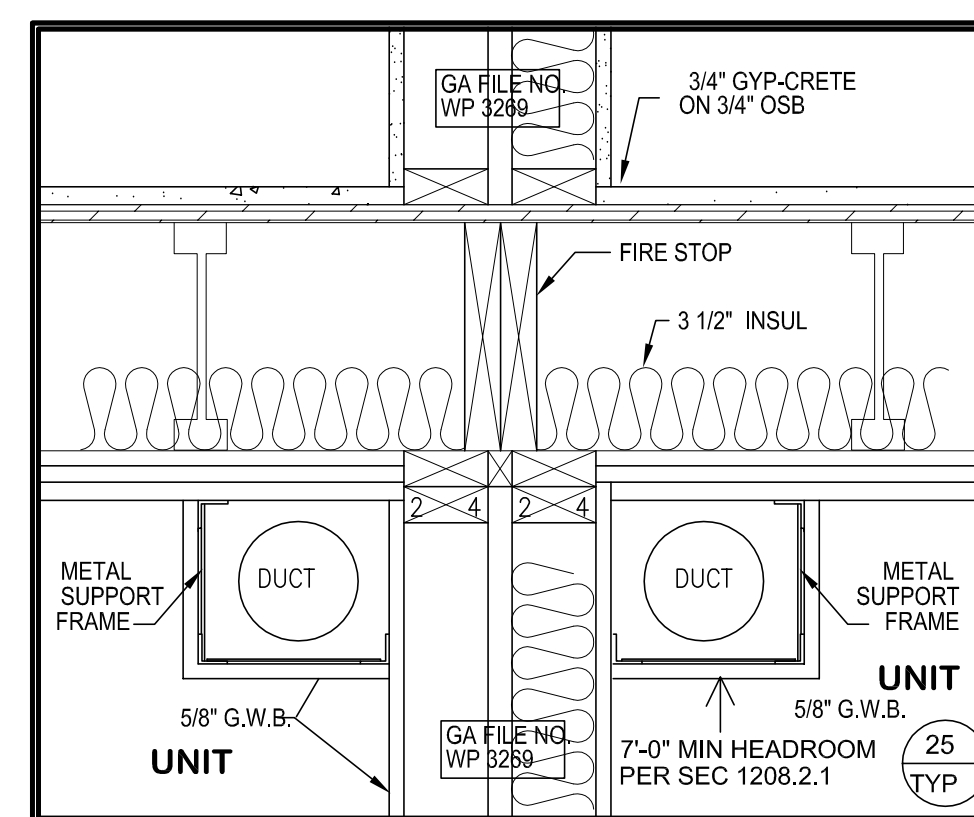
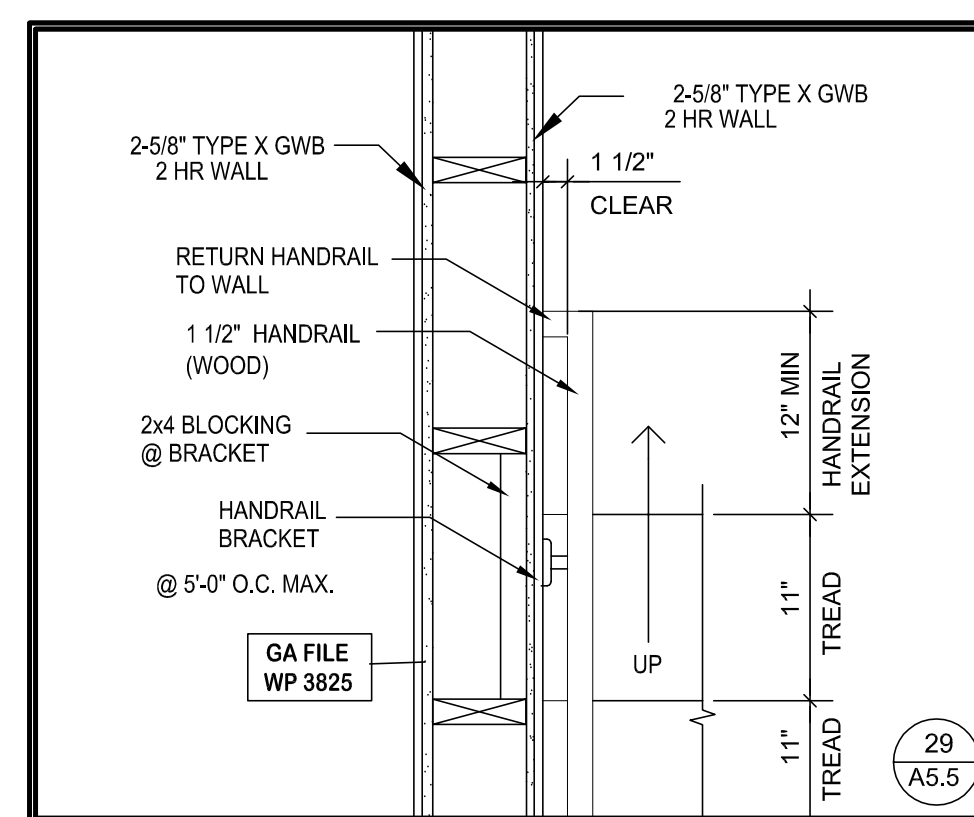
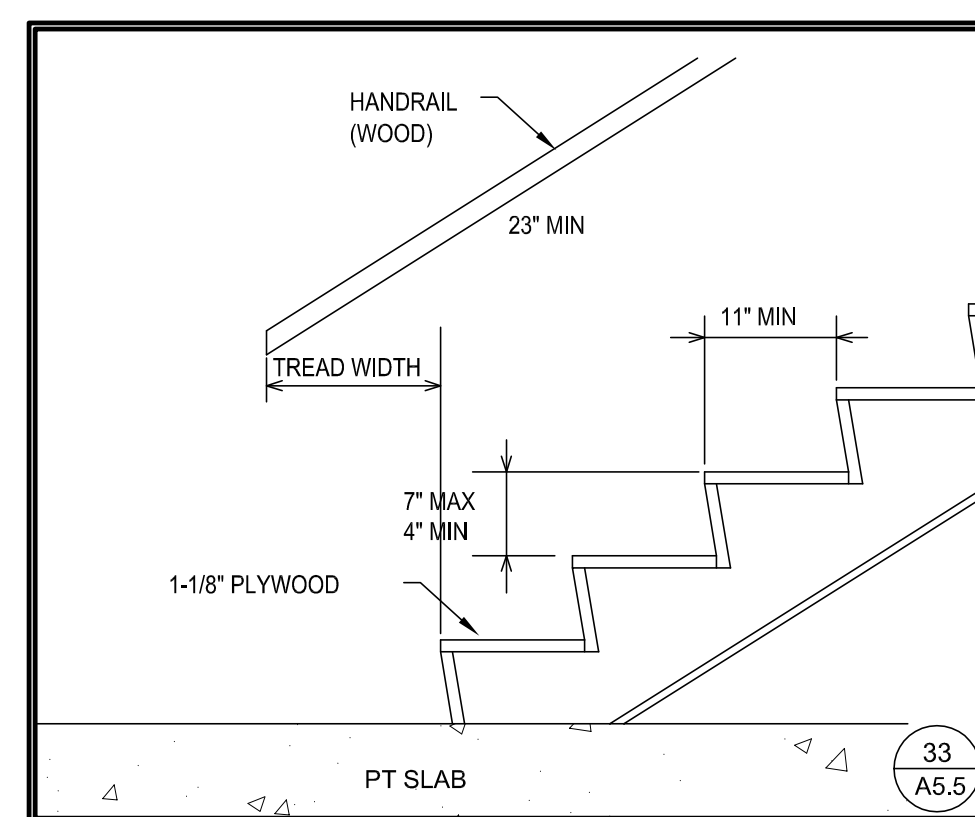
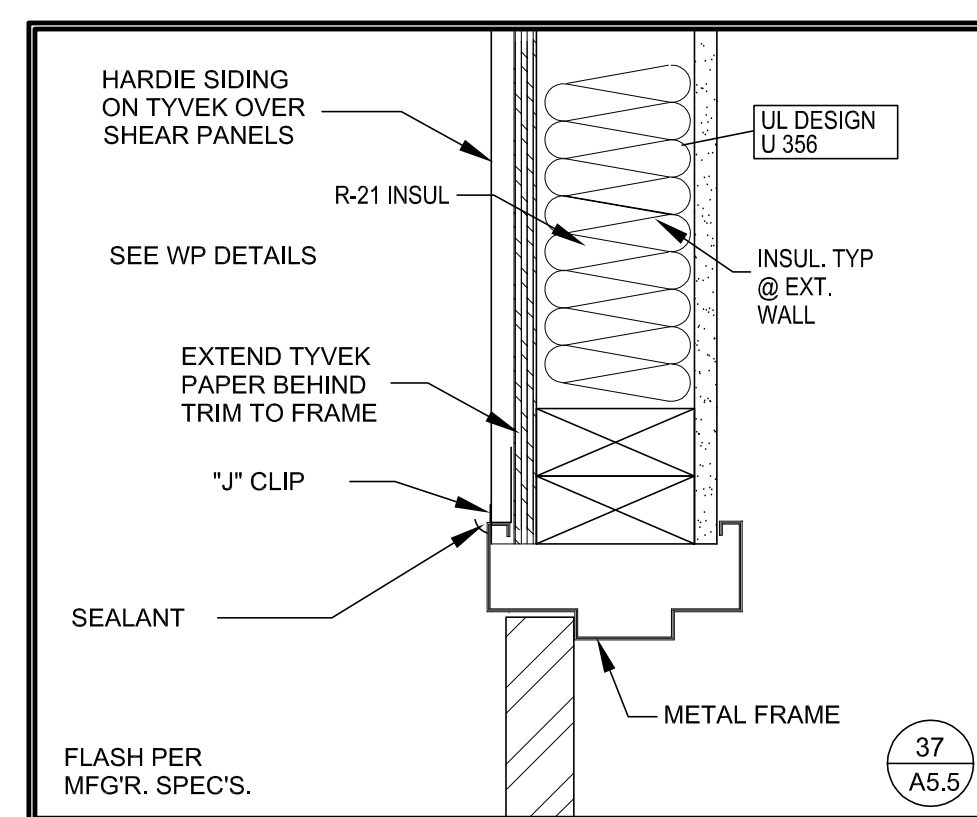
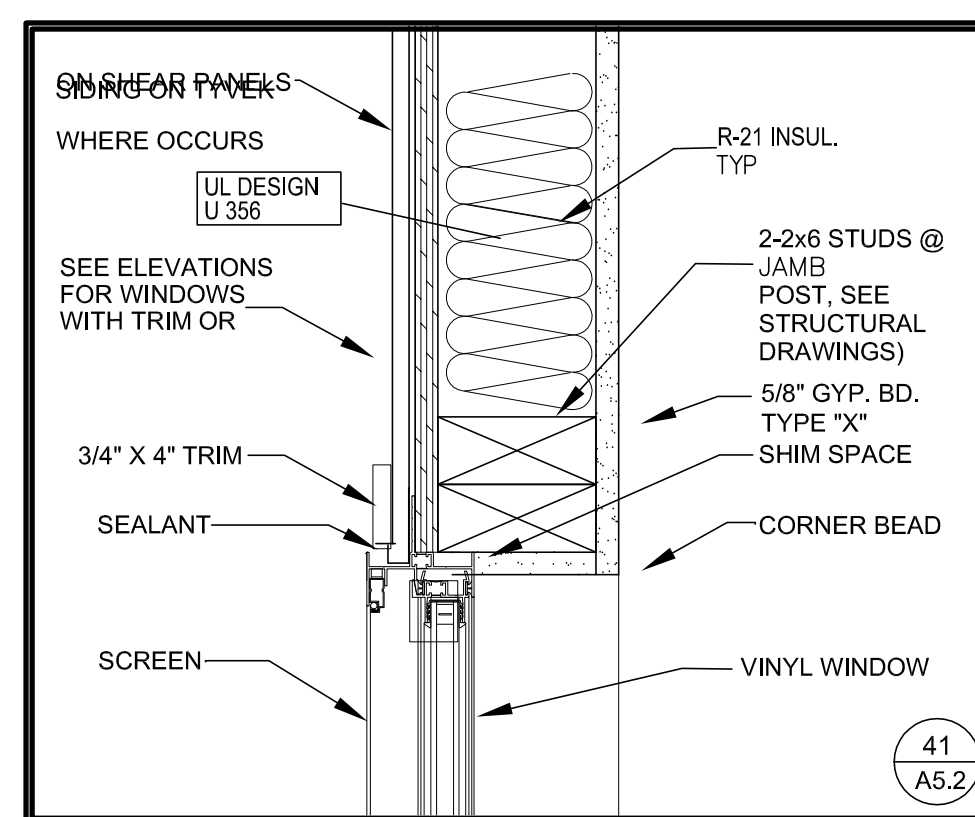
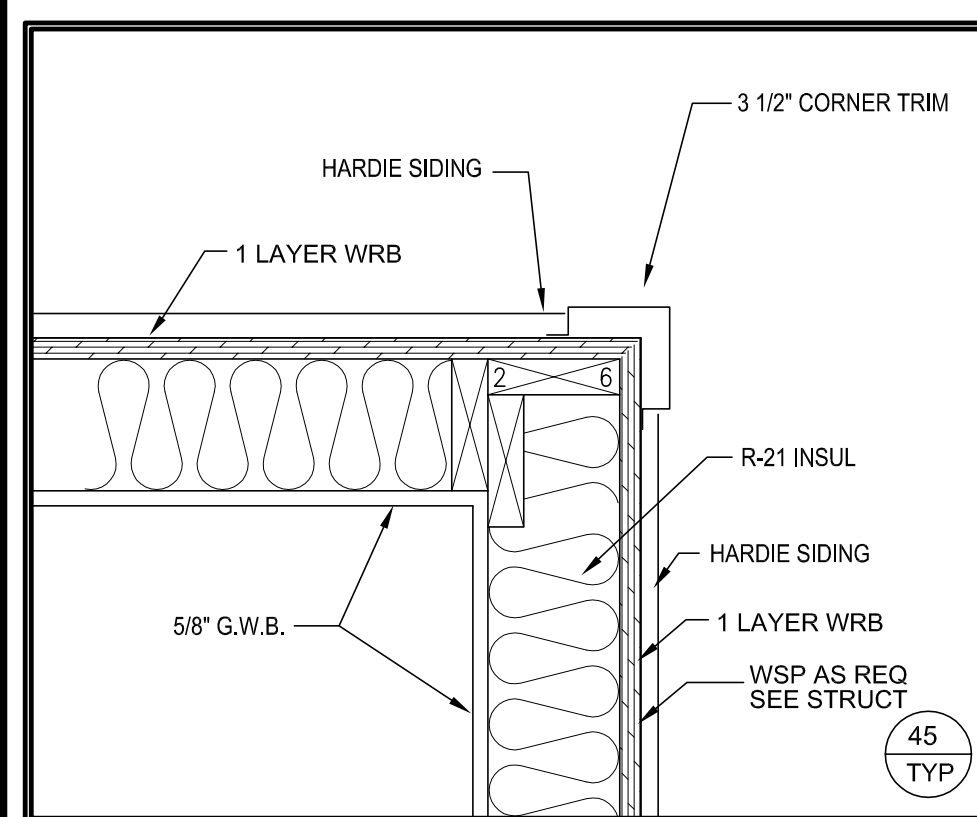
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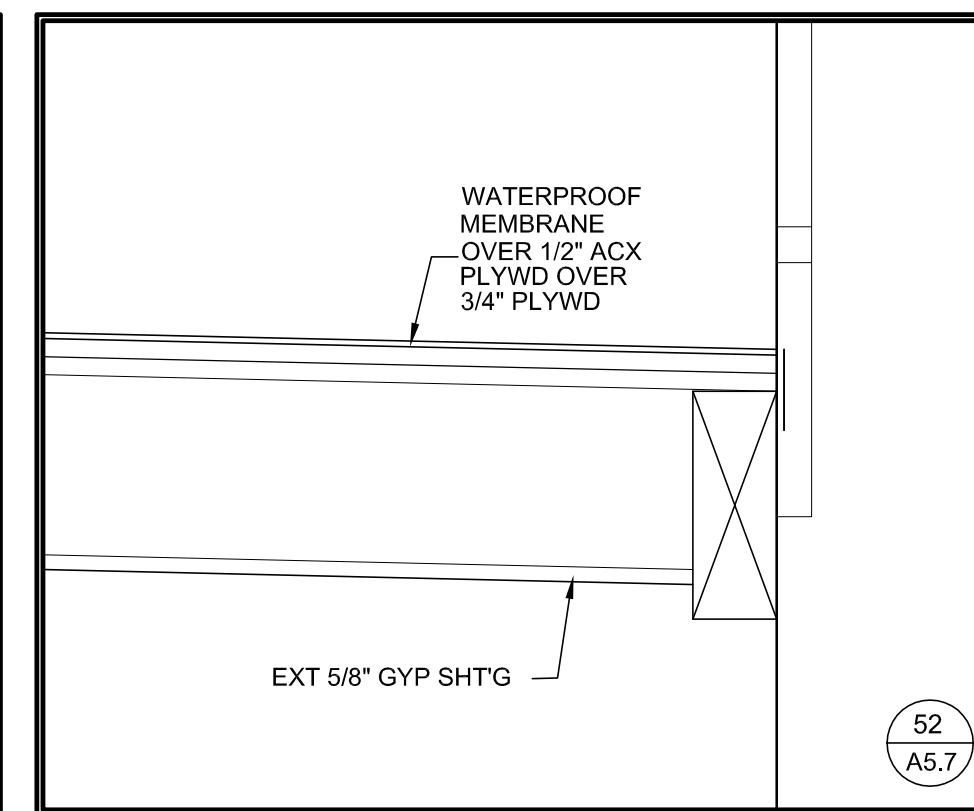
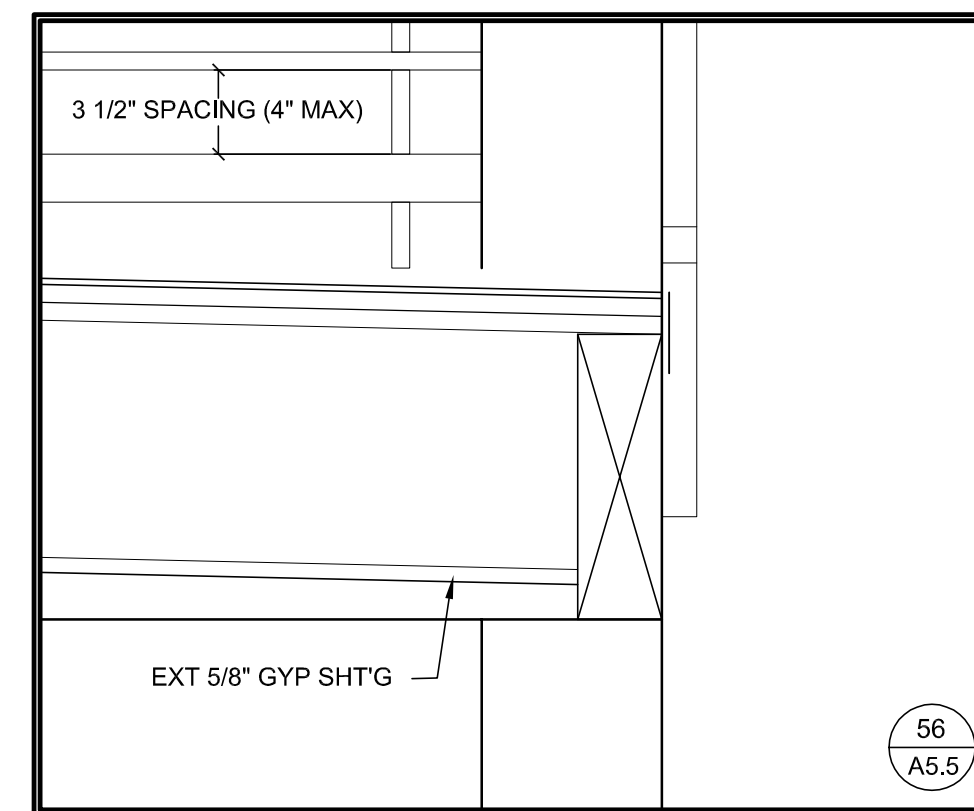
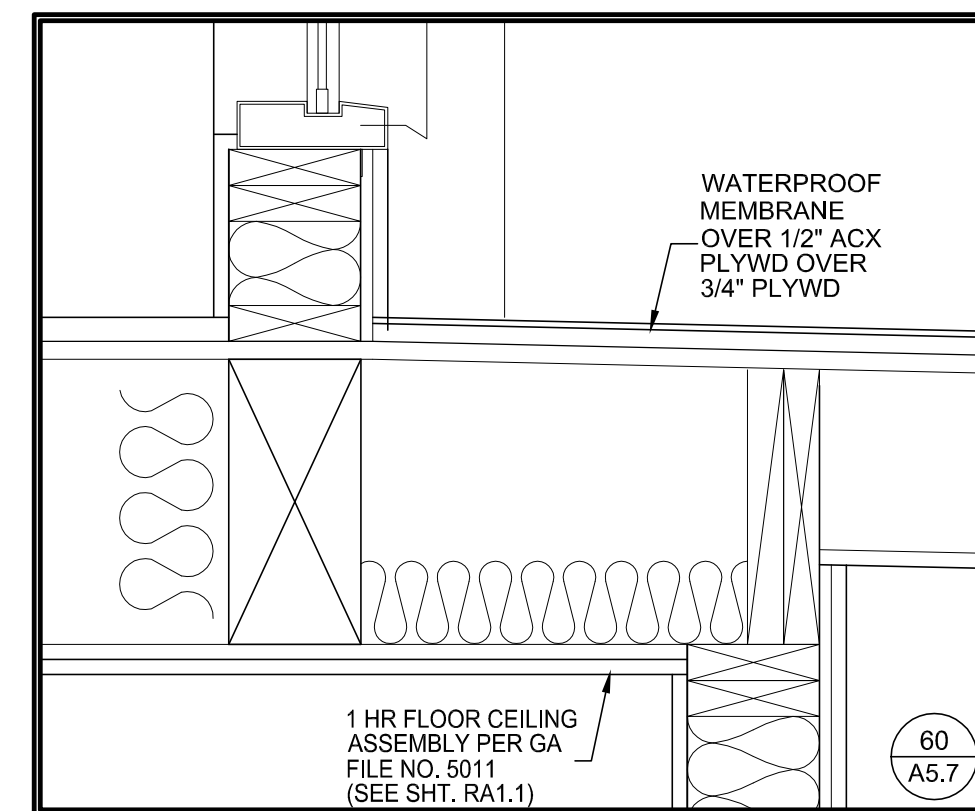
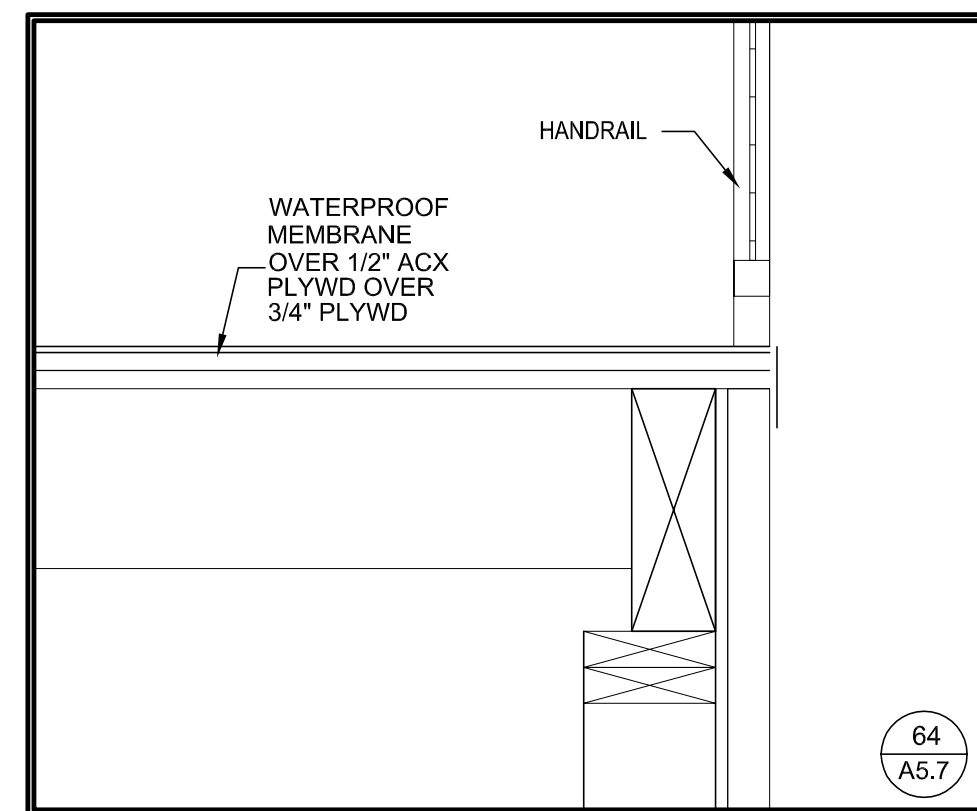
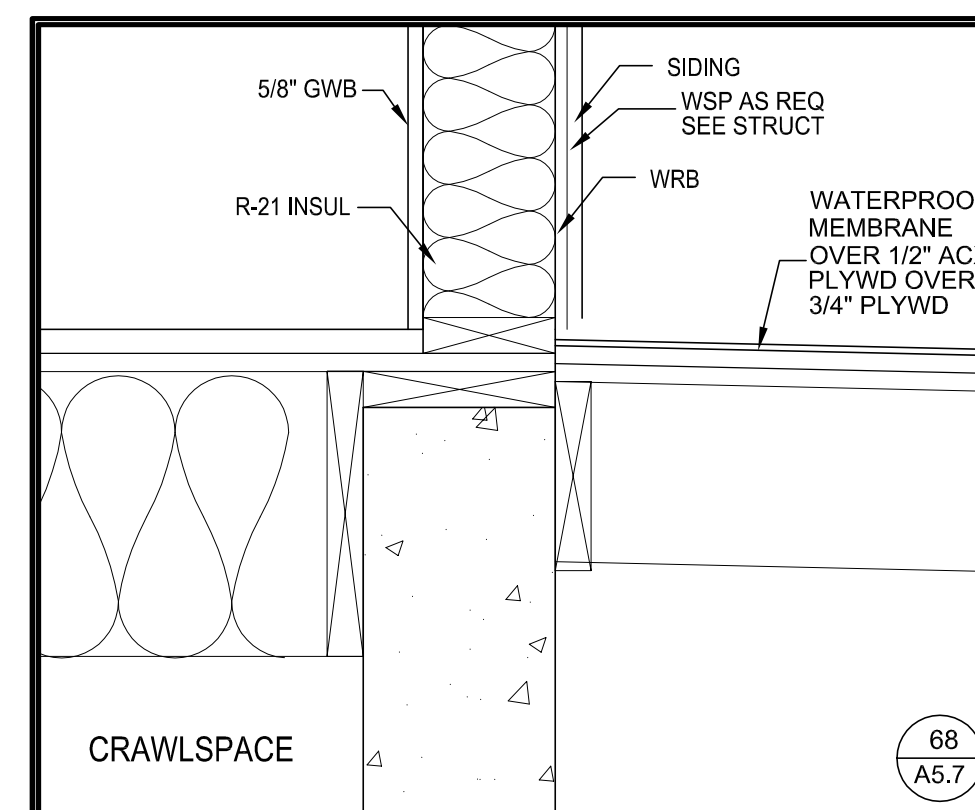
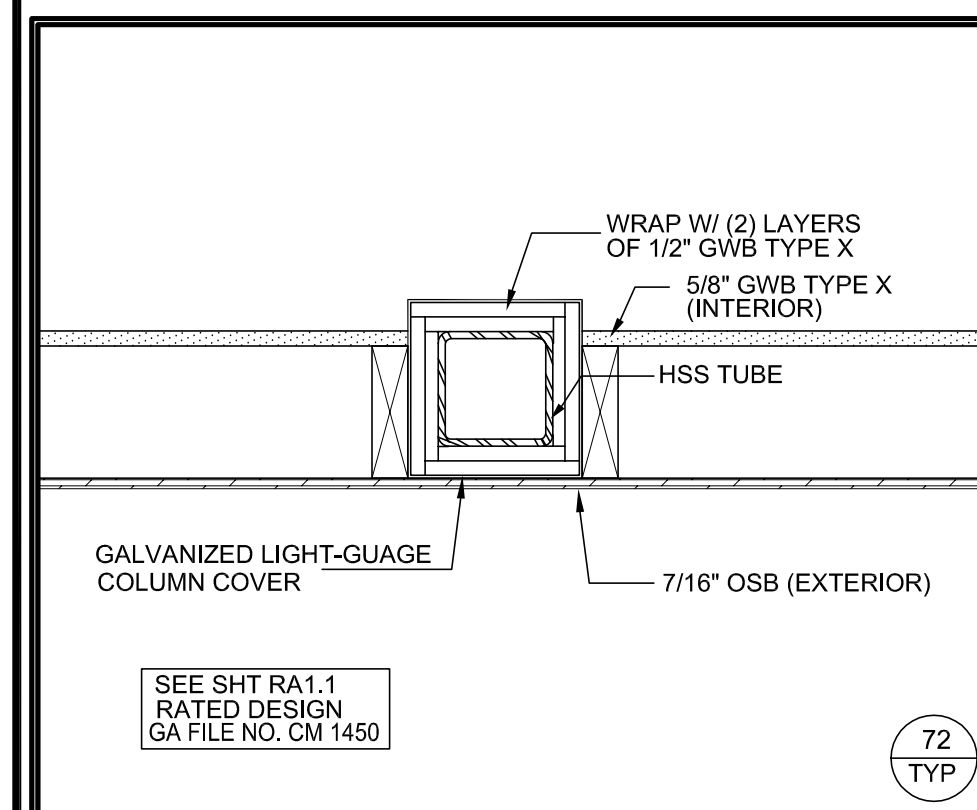
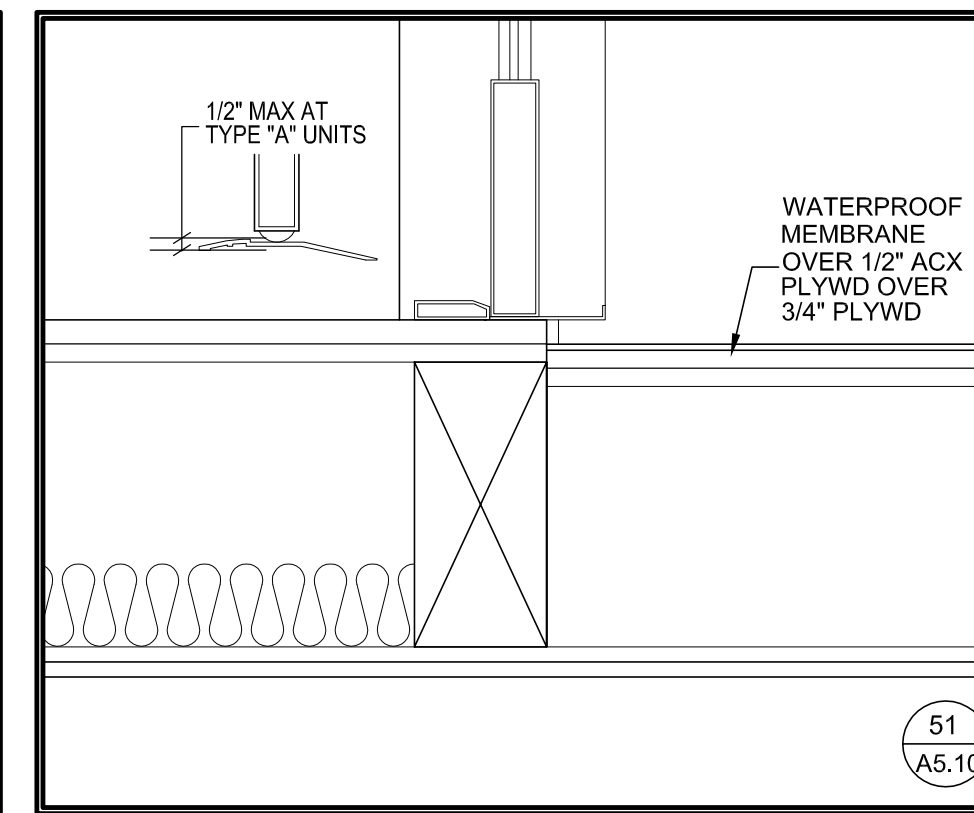
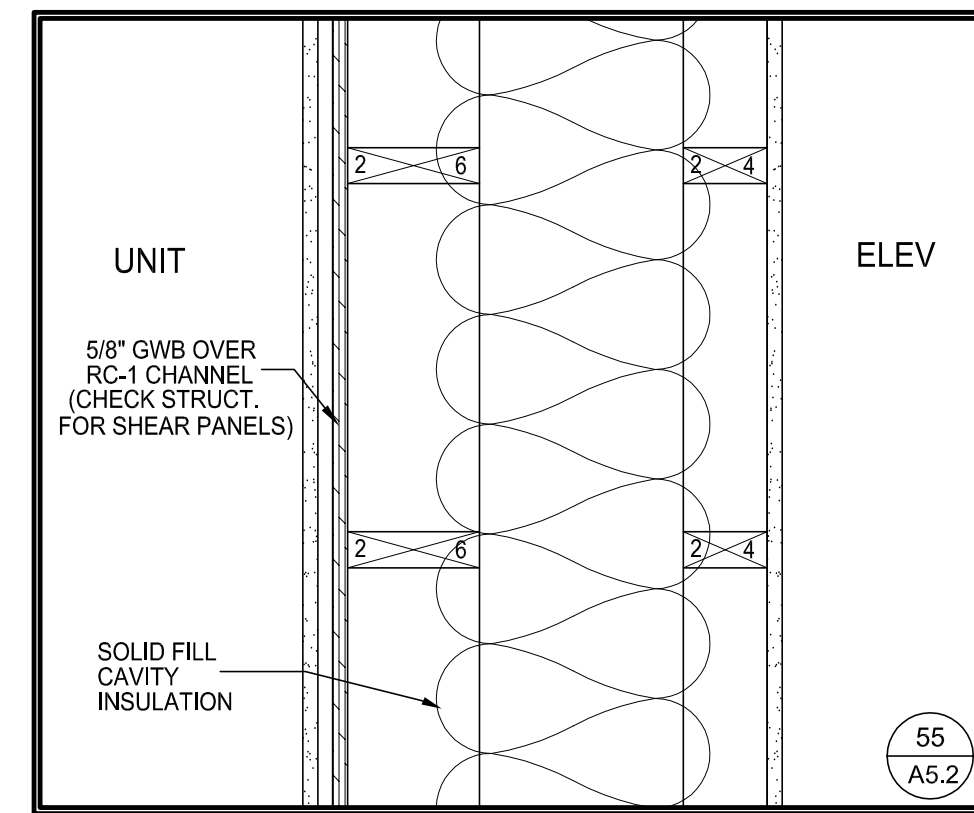
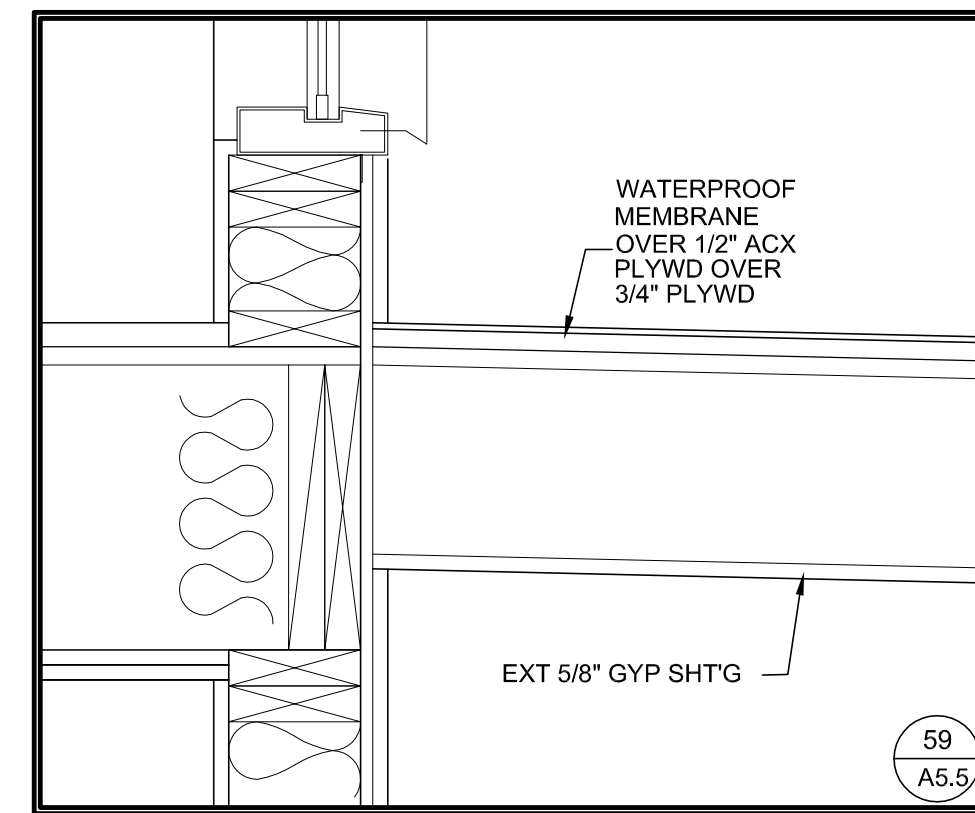
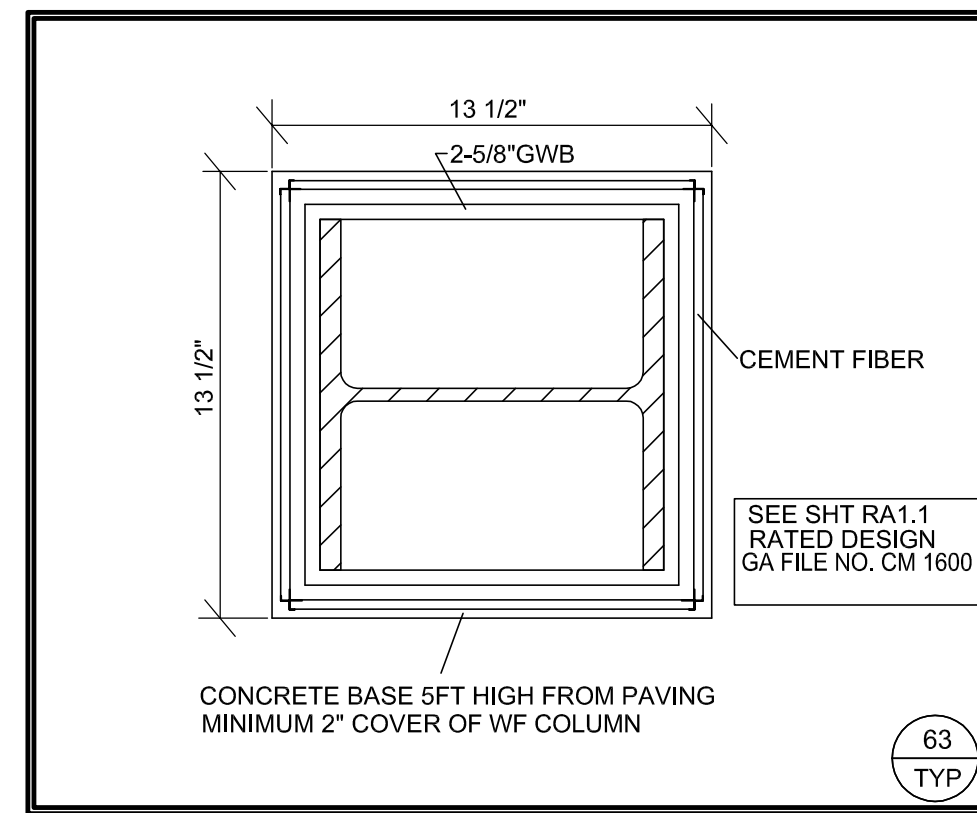
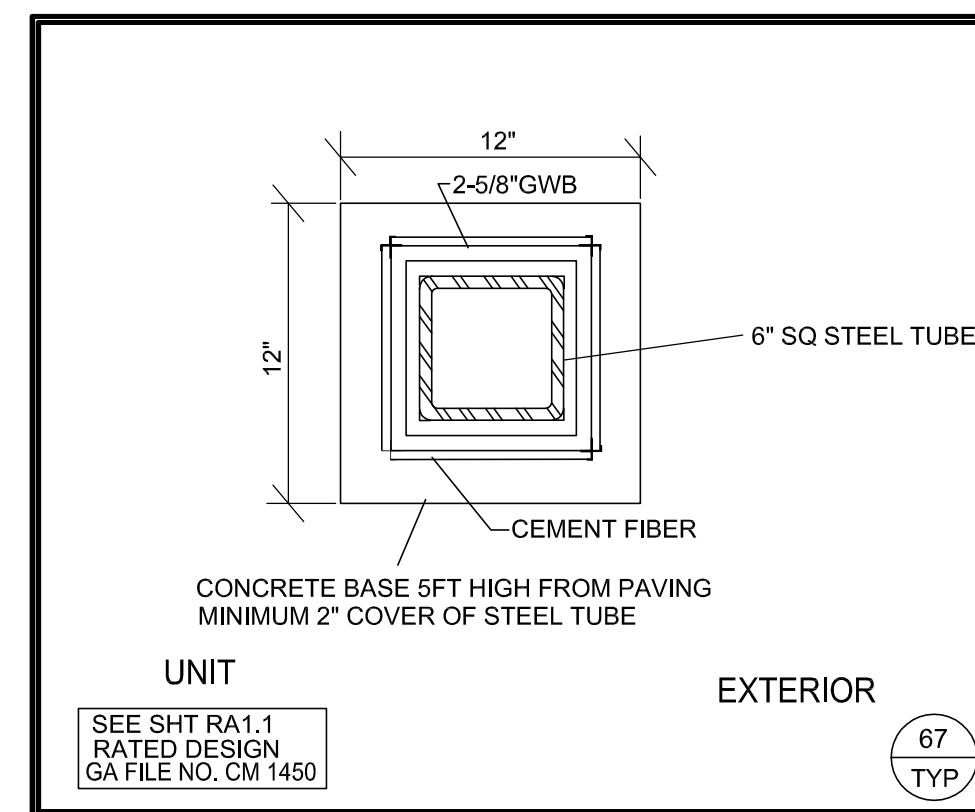
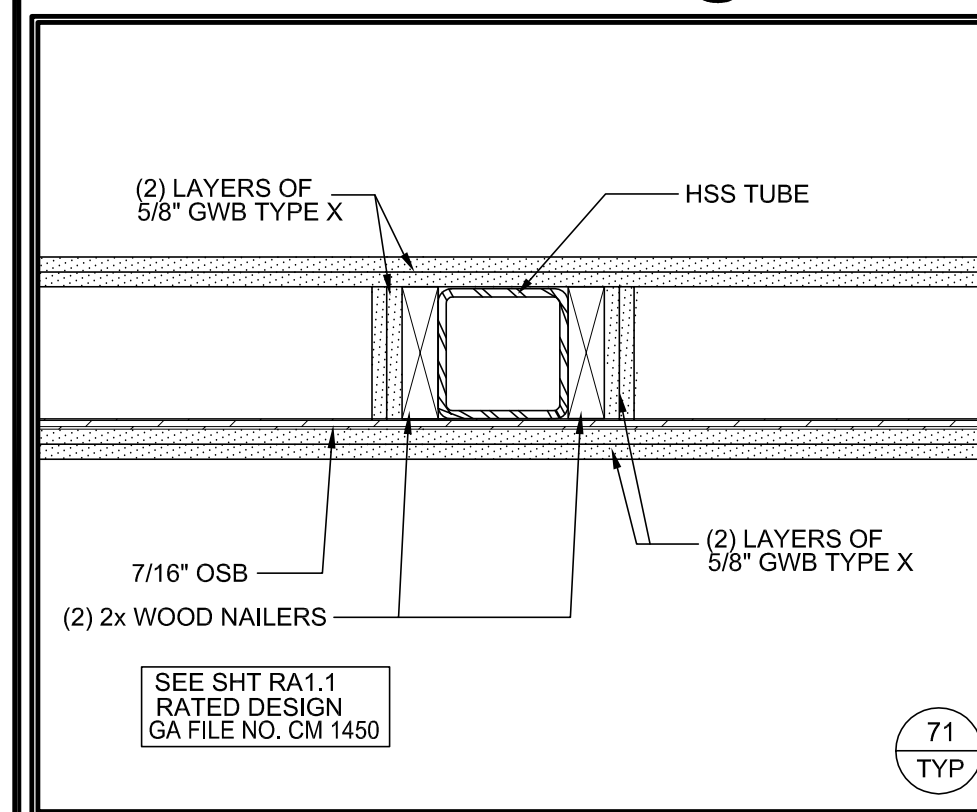
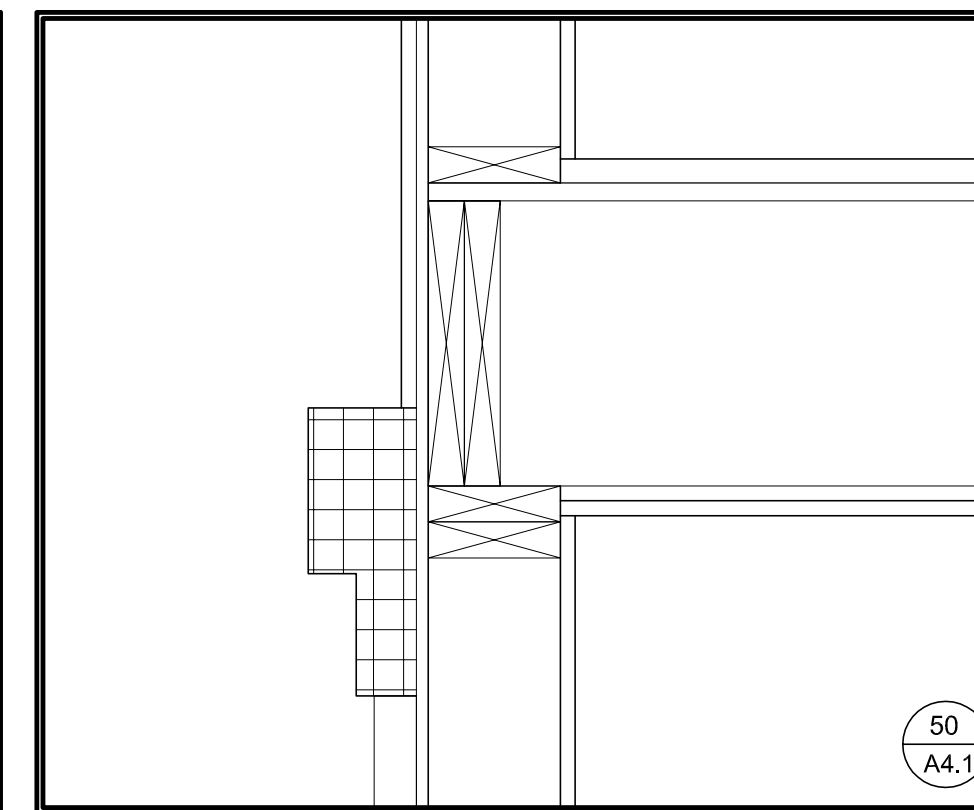
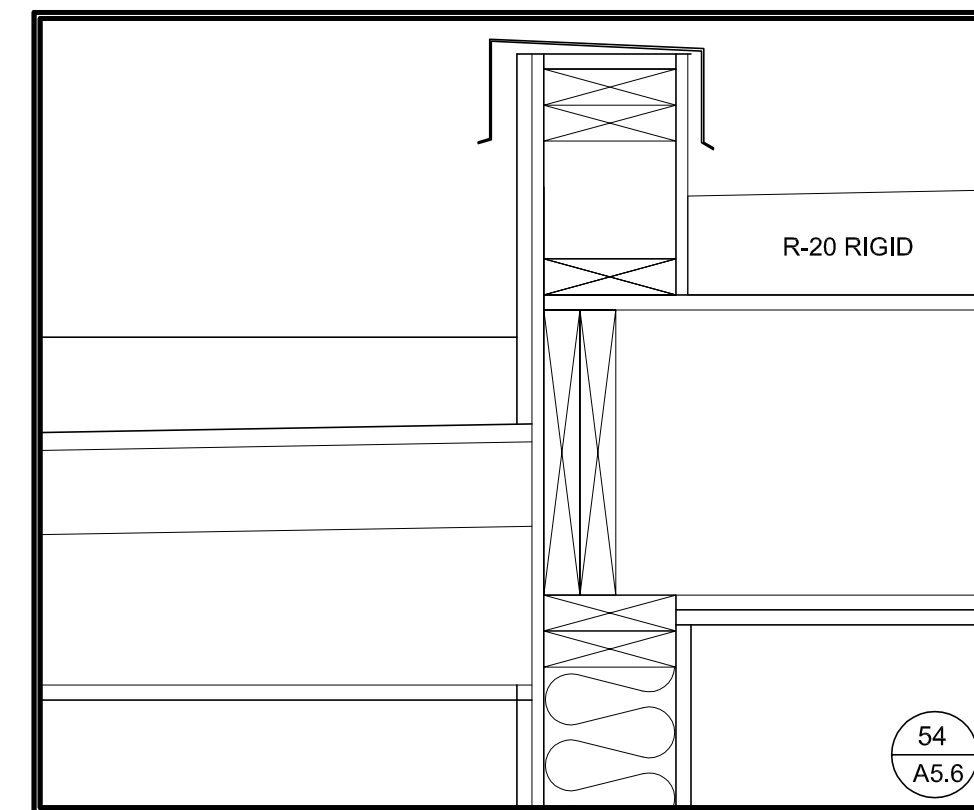
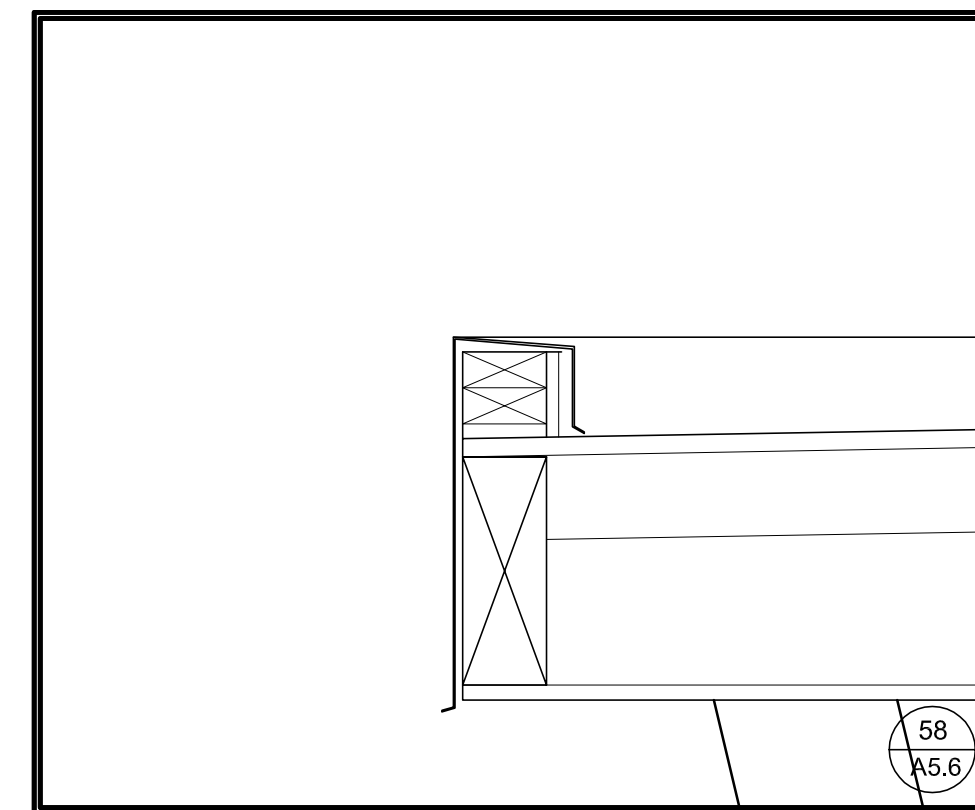
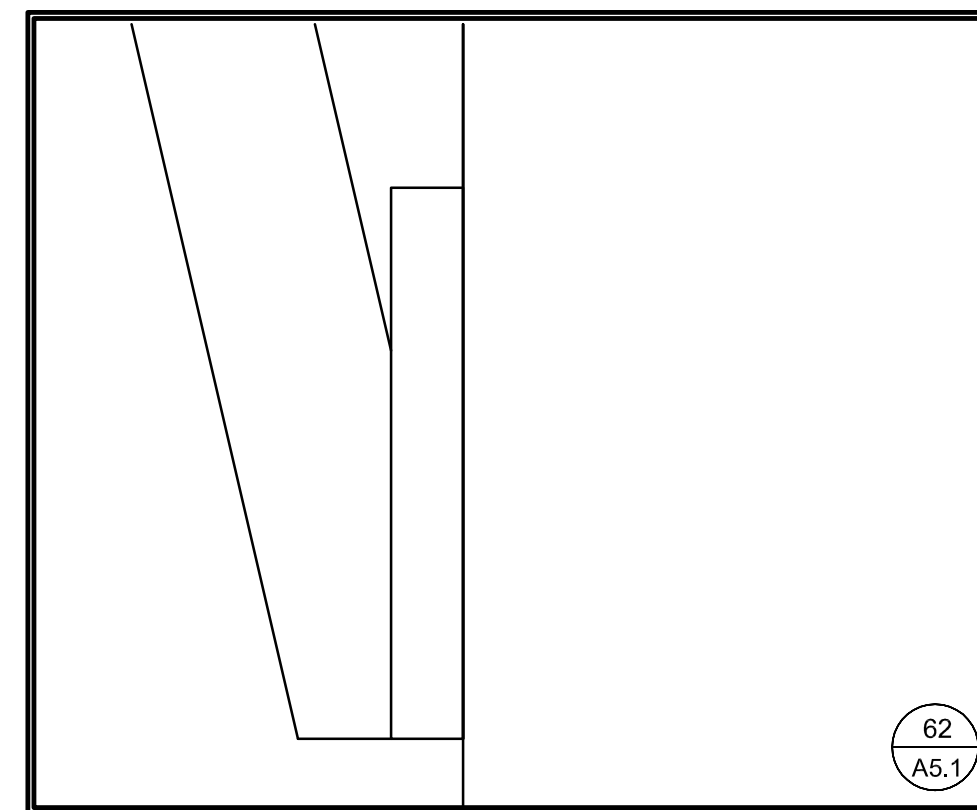
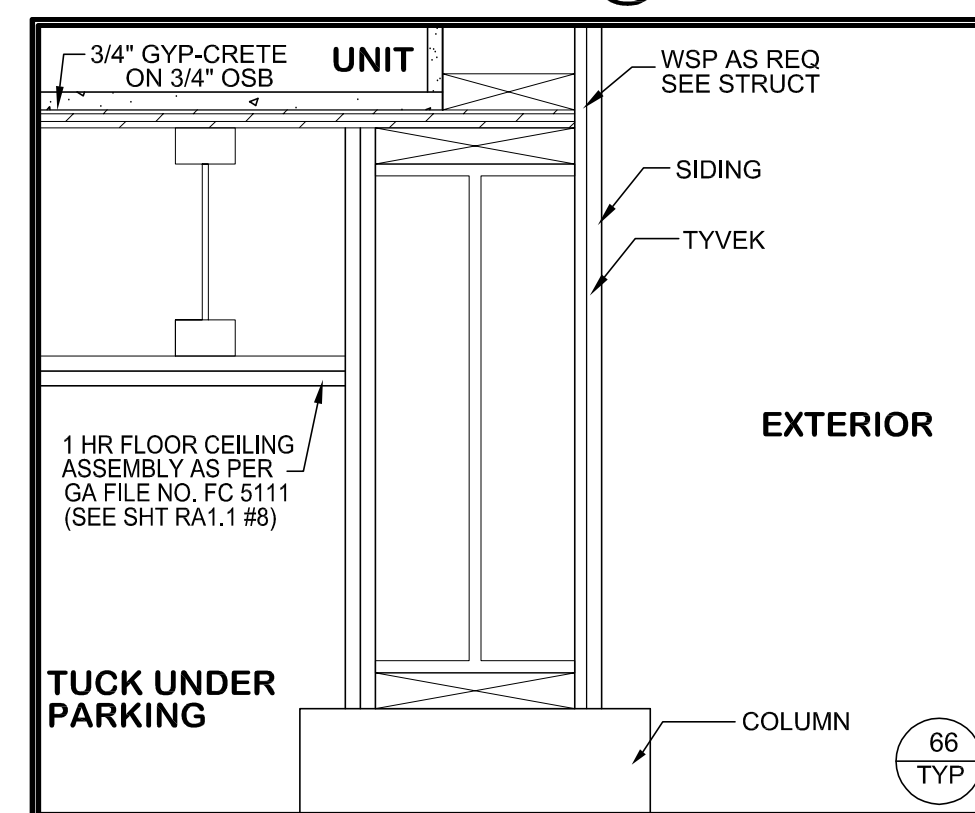
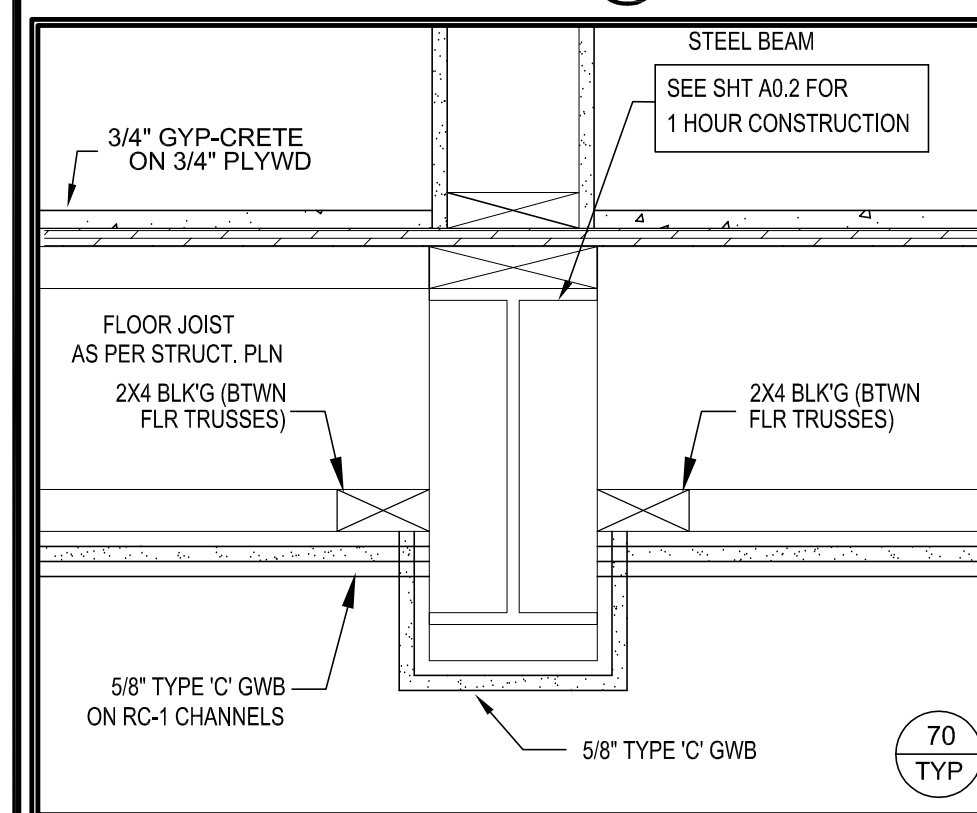
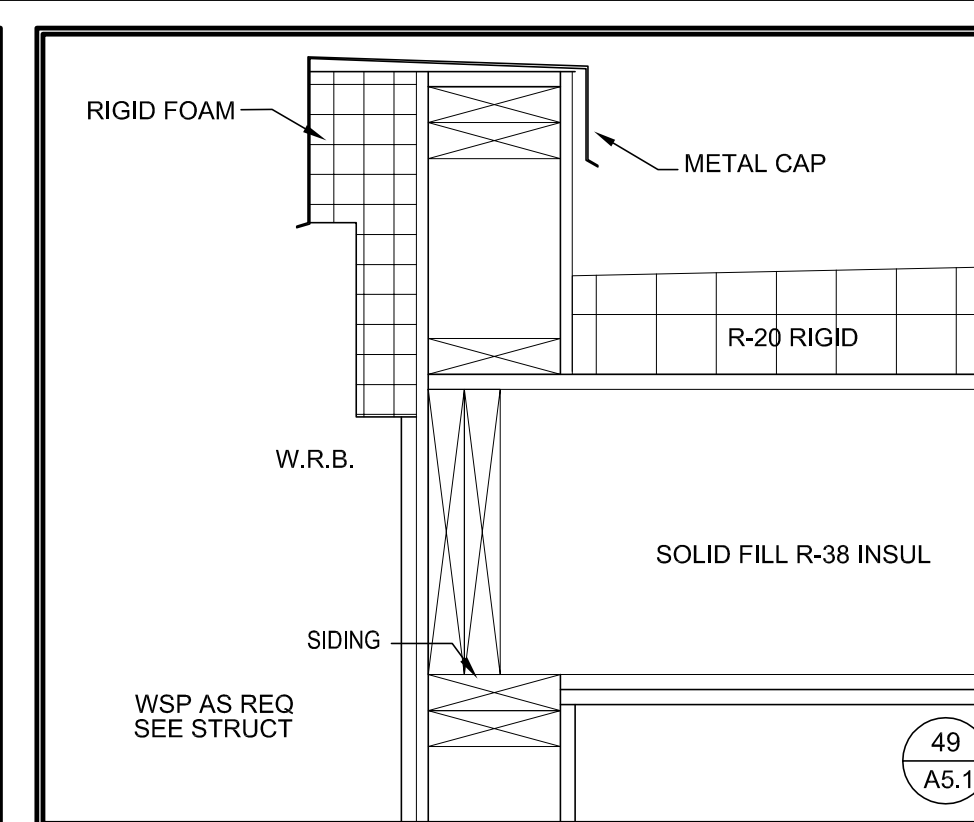
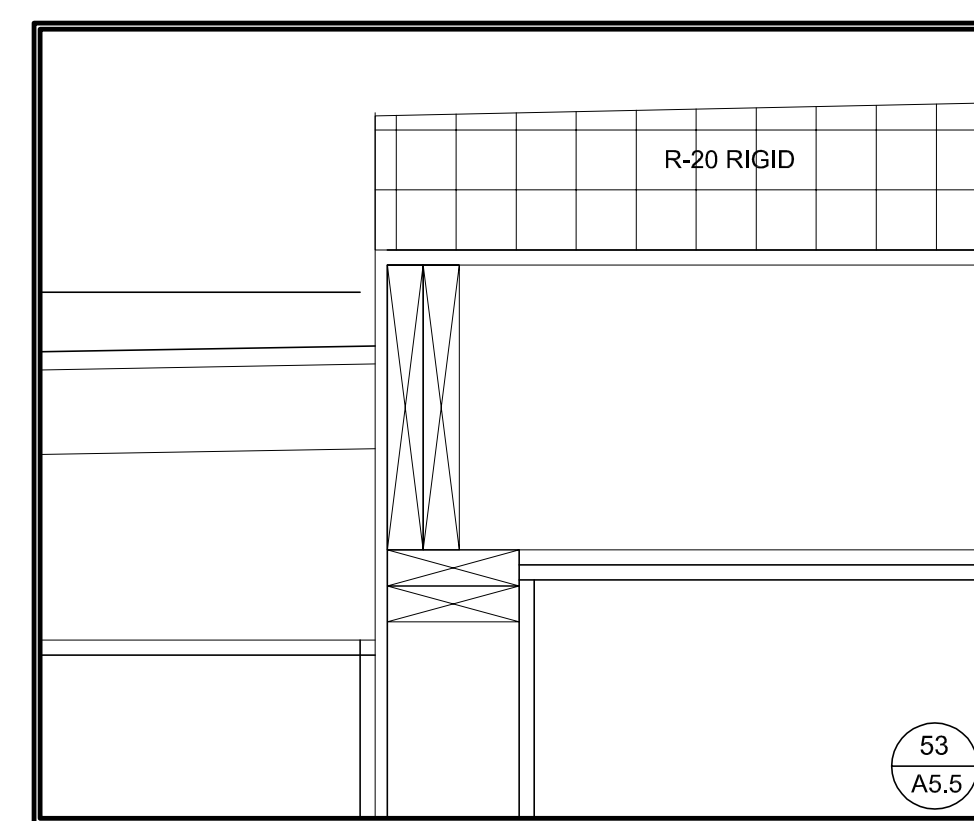
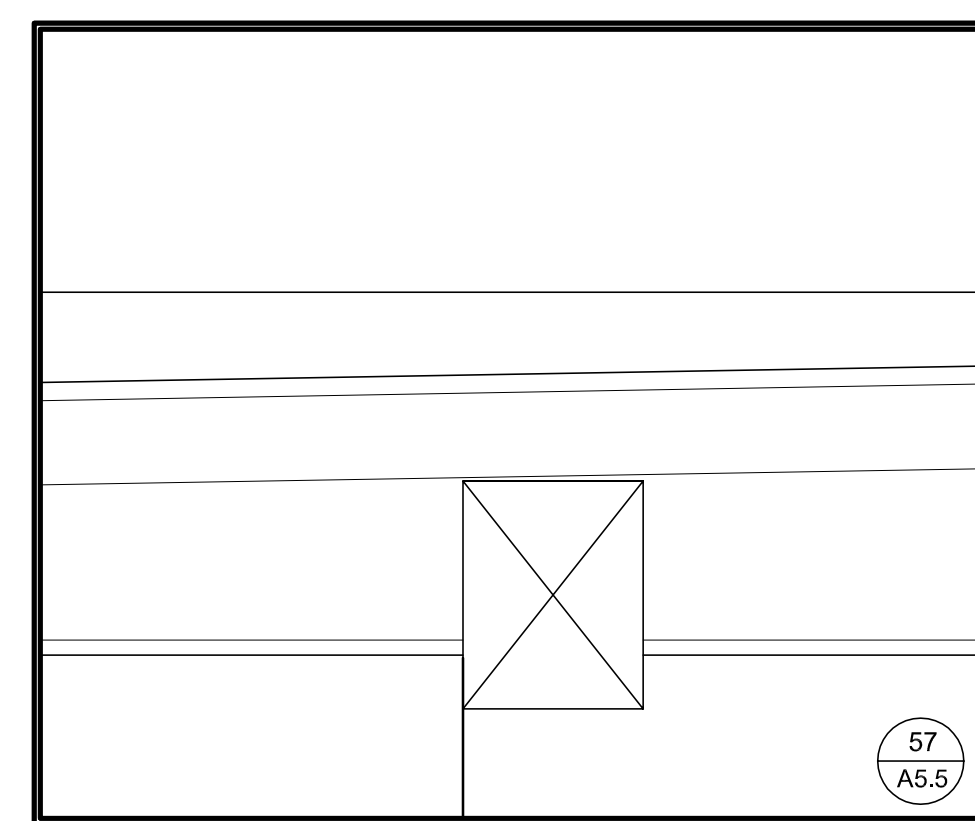
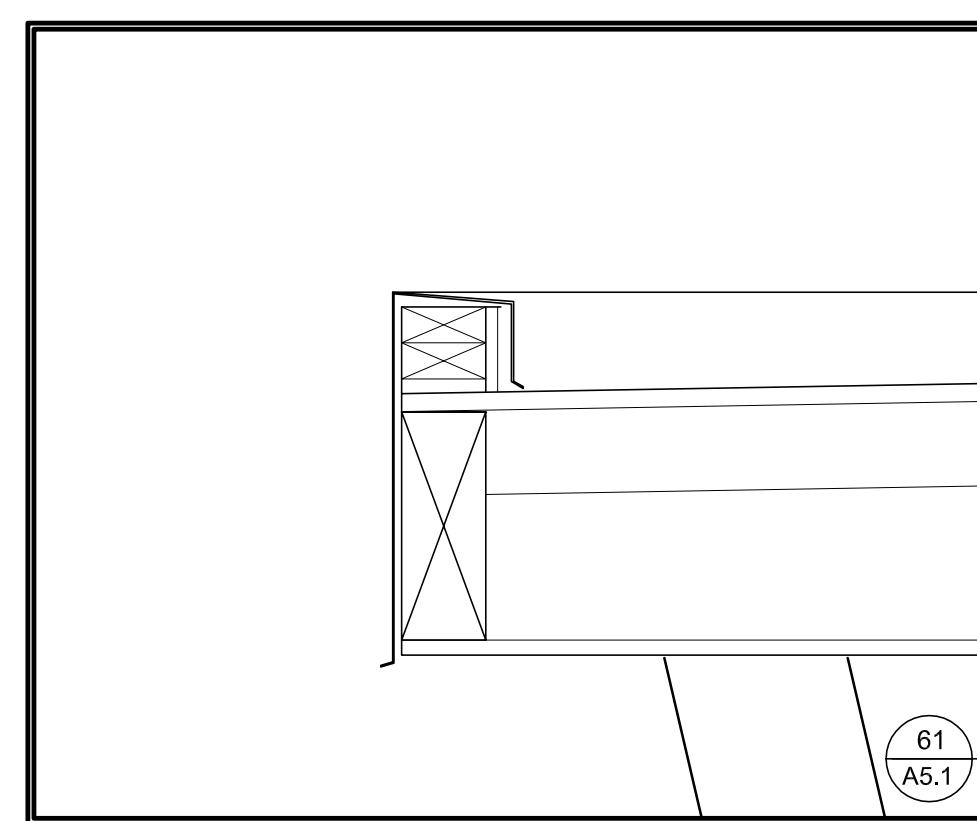
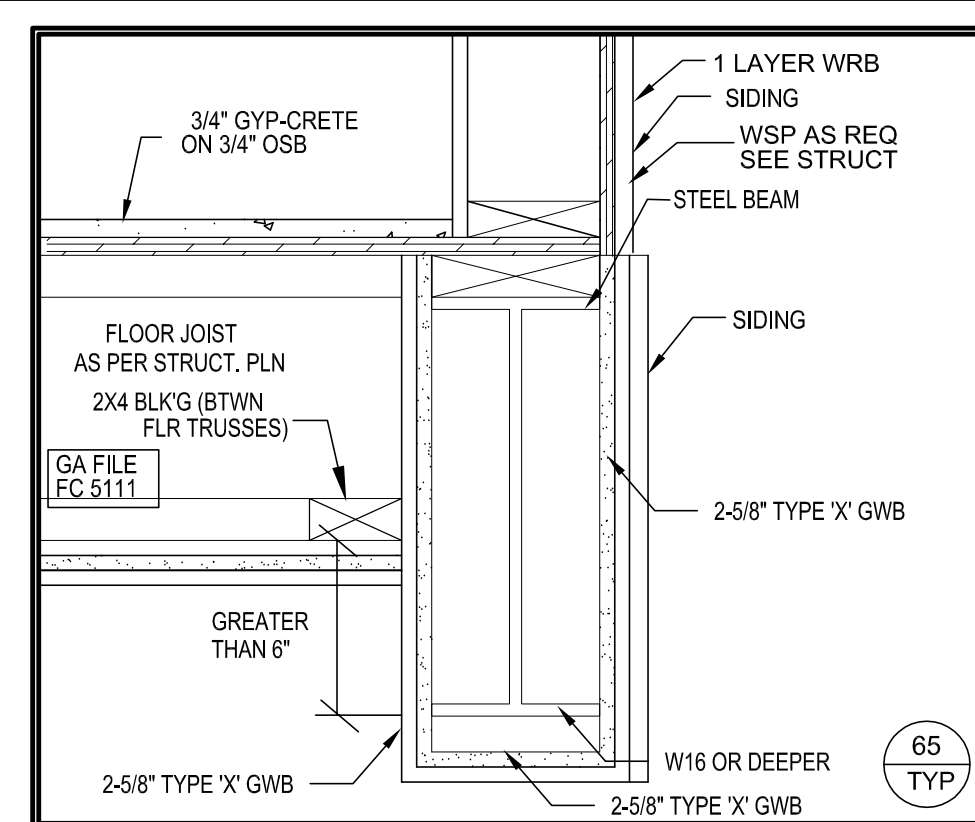
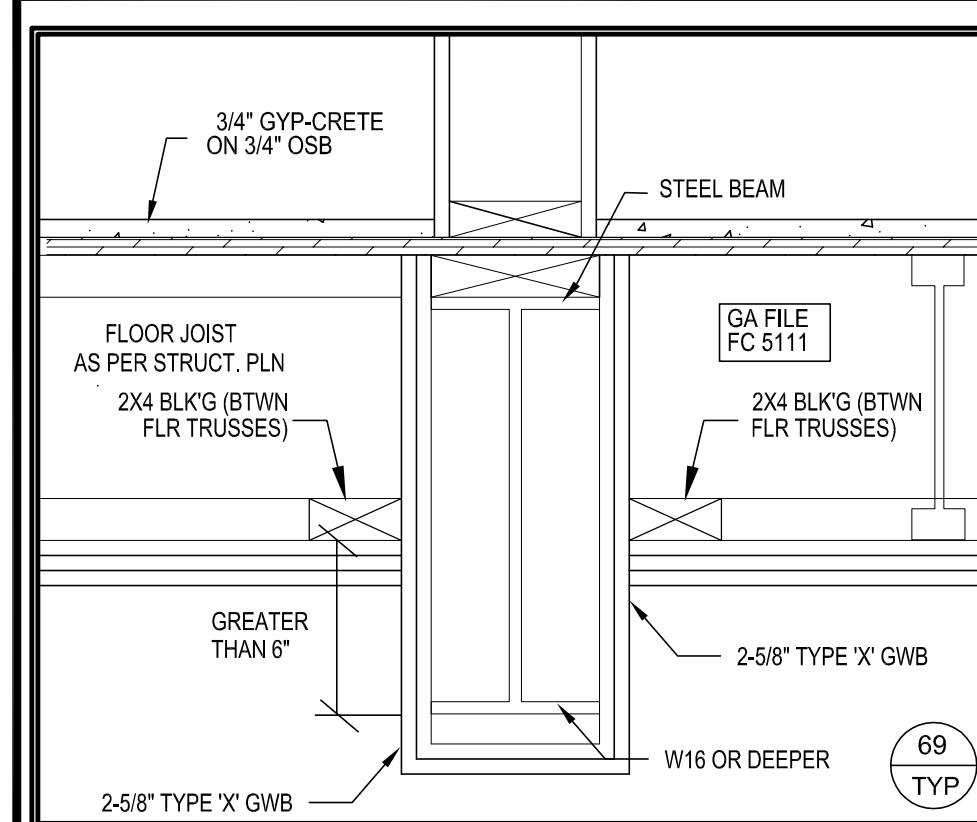












CHARLES MORGAN & ASSOCIATES, LLC

E-MAIL [info@cmaarch.com](mailto:info@cmaarch.com)  
PHONE 425-353-2888

# ARCHITECTS

77301 BEVERLY LANE  
EVERETT, WA 98203

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

4 OCT 23 PERMIT SUBMITTAL  
1 7 MAR 24 PERMIT RESUBMITTAL  
2 30 MAY 24 REVISION CITY COMMENTS  
3 20 DEC 24 REVISION PER SKAGIT COUNTY R.C.

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

DATE	4 OCT 23
REVISION	① 7 MAR 2
REVISION	② 30 MAY 2
REVISION	③ 20 DEC 2

SHEET

## DETAILS

SCALE: NTS

## D1.3







# 1 HOUR BEAM PROTECTION

<b>GA FILE NO. BM 1137</b>																	
<b>12</b>	<b>STEEL FRAME, GYPSUM WALLBOARD</b>																
<p>BASE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type 5-1/2 drywall screws 12" o.c. FACE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1-5/8" Type 5-1/2 drywall screws 12" o.c. Joints offset from base layer joints.</p> <p>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 W8 X 15.</p> <p>(One hour unretarded beam.)</p> <p><b>PROPRIETARY GYPSUM BOARD</b></p> <table border="0"> <tr> <td>American Gypsum Company</td> <td>1/2" FIREBLOC TYPE C</td> </tr> <tr> <td>BFB America Inc.</td> <td>1/2" ProRock (TM) Type C gypsum Panels</td> </tr> <tr> <td>G-P Gypsum</td> <td>1/2" ToughRock (R) Fireguard (R) C</td> </tr> <tr> <td>Lafarge North America Inc.</td> <td>1/2" Firecheck (R) Type C</td> </tr> <tr> <td>National Gypsum Company</td> <td>1/2" Gold Bond (R) Brand FIRE-SHIELD C (TM) Gypsum Wallboard</td> </tr> <tr> <td>PABCO Gypsum</td> <td>1/2" FLAME CURB (R) Super C</td> </tr> <tr> <td>Temple-Inland Forest Products Corp.</td> <td>1/2" TG-C</td> </tr> <tr> <td>United States Gypsum Co.</td> <td>1/2" SHEETROCK (R) Brand Gypsum Panels, FIRECODE (R) C Core</td> </tr> </table>		American Gypsum Company	1/2" FIREBLOC TYPE C	BFB America Inc.	1/2" ProRock (TM) Type C gypsum Panels	G-P Gypsum	1/2" ToughRock (R) Fireguard (R) C	Lafarge North America Inc.	1/2" Firecheck (R) Type C	National Gypsum Company	1/2" Gold Bond (R) Brand FIRE-SHIELD C (TM) Gypsum Wallboard	PABCO Gypsum	1/2" FLAME CURB (R) Super C	Temple-Inland Forest Products Corp.	1/2" TG-C	United States Gypsum Co.	1/2" SHEETROCK (R) Brand Gypsum Panels, FIRECODE (R) C Core
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<p>Fire test: UL R1319-133, 7-16-75 Based on UL R3660-7 4-B, 11-12-87; UL Design L524</p>																	

# COLUMNS, NONCOMBUSTIBLE

<b>GA FILE NO. CM 1600</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>
<b>13</b>	<p>Base layer 1/2" type X gypsum wallboard applied around W6X15.5 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.</p>		

# COLUMNS, NONCOMBUSTIBLE

<b>IBC TABLE 721.1(1), ITEM 1-7.1</b>		<b>1 HOUR FIRE</b>
<b>14</b>	<p>2 layers 1/2" gypsum wallboard adhesively secured to column flanges and successive layers. Wallboard applied without horizontal joints. Corner edges of each layer staggered. Wallboard layer below outer layer secured to column with doubled 0.049 inch (1.24 mm) (No. 10 B.W. gage) steel wire ties spaced 15" (381 mm) on center. Exposed corners taped and treated.</p>	

# 1 HOUR DEMISING WALL ASSEMBLY

<b>GA FILE NO. WP 3111</b>		<b>PROPRIETARY</b>	<b>1 HOUR FIRE</b>	<b>55 TO 59 STC SOUND</b>
<b>15</b>	<b>GYPSUM WALLBOARD, RESILIENT CHANNELS, WOOD STUDS, INSULATION</b>			
<p>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.</p> <p>Sound Design: Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation in stud cavity on both sides.</p> <p><b>PROPRIETARY GYPSUM BOARD</b></p> <p>American Gypsum Company LLC 5/8" FireBloc Type X Gypsum Board</p>				

# 1 HOUR DEMISING WALL ASSEMBLY - ALTERNATE TO GA FILE NO. WP 3111

<b>GA FILE NO. WP 3263</b>		<b>PROPRIETARY</b>	<b>1 HOUR FIRE</b>	<b>55 TO 59 STC SOUND</b>
<b>16</b>	<b>FACTORY -LAMINATED GYPSUM PANELS, GYPSUM PANELS, WOOD STUDS, INSULATION</b>			
<p>Fire Design: One layer 5/8" proprietary type X factory-laminated gypsum wallboard applied parallel or at right angles to ONE SIDE of 2 x 4 wood studs 16" o.c. staggered 8" o.c. on 2 x 6 wood plates with 1-7/8" Type W screws 7" o.c. OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to studs with 1-7/8" Type W screws 7" o.c. 3-1/2" thick glass fiber insulation filling both sides.</p> <p>Joints staggered 16" side to side. Horizontal bracing required at mid-height (LOAD-BEARING)</p> <p>Sound Design: Sound tested as constructed for fire tests.</p> <p><b>PROPRIETARY GYPSUM BOARD</b></p> <p>PABCO Gypsum 5/8" QuietRock ES Type X 5/8" FLAME CURB Type X</p>				

# 1 HOUR FL00R-CEILING SYSTEM, WOOD FLOOR

<b>GA FILE NO. FC 5011</b>		<b>PROPRIETARY</b>	<b>1 HOUR FIRE</b>	<b>60 TO 64 STC SOUND</b>
<b>7</b>	<b>WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD</b>			
<p>BASE layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 24" o.c. (16" o.c. when insulation is used) with 1" Type 5 drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to minimum 10" deep wood I-joists spaced a maximum of 19" o.c. with 1-1/4" Type 5 drywall screws.</p> <p>FACE layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 1-5/8" Type 5 drywall screws 8" o.c. and 1-1/2" Type G screws 8" o.c. at the butt joints located mid-span between the resilient channels. Glass fiber insulation secured to subfloor or loose fill insulation applied directly over gypsum board. Wood I-joists supporting 1/3/32" 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.</p> <p>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.)</p> <p><b>PROPRIETARY GYPSUM COMPONENTS</b></p> <p>United States Gypsum Company 1/2" SHEETROCK brand FIRECODE C Core Gypsum Panels LEVELROCK Brand Floor Underlayment</p>				

# 1 HOUR- FLOOR/CEILING ASSEMBLY

<b>IBC 721.1(3) #21 (21-1.1)</b>		<b>1 HOUR FIRE</b>
<b>8</b>	<b>FLOOR/CEILING CONSTRUCTION</b>	
<p>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.</p> <p>21-1.1 Base layer 5/8" Type X gypsum wall-board applied at right angles to joist or truss 24" o.c. with 1 1/4" Type X or Type W drywall screws 24" o.c. Face layer 5/8" Type X gypsum wallboard or veneer base applied at right angles to joist or truss through base layer with 1 7/8" Type 5 or Type W drywall screws 12" o.c. at joints and intermediate joist or truss. Face layer Type G drywall screws placed 2" back on either side of face layer end joints, 12" o.c.</p>		

# 1 HOUR ROOF-CEILING SYSTEM, WOOD FLOOR

<b>ESR-1153 ASSEMBLY B</b>		<b>1 HOUR FIRE</b>
<b>9</b>	<b>WOOD I-JOISTS, WOOD STRUCTURAL PANELS, RESILIENT CHANNELS, GLASS FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD</b>	
<p>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.</p> <p>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 5 screws spaced 12 inches on-center. When resilient channels are installed with the joints staggered from the first layer. The second layer must be fastened to the TJI joists with 2-inch-long, Type 5 screws spaced 12 inches on-center in the field and 8 inches on-center at the butt joints. Type G screws, 1 1/2 inches long, must be spaced 8 inches on-center and 6 inches from each side of the transverse joints of the second layer. The second layer must be finished with joint tape and compound.</p> <p>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.</p> <p>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.</p> <p>5. OPTIONAL RESILIENT CHANNELS — RC-1 Resilient channels spaced 16 inches on-center (may be increased to 24 inches on-center if the joists are spaced 16 inches on-center). Fasten perpendicular to the TJI joists using 1-inch long, Type 5 screws. When resilient channels are used, the first layer of ceiling membrane must be installed perpendicular to the channels and attached to the resilient channels using 1-inch-long, Type 5 screws spaced 12 inches on-center, the second layer must be installed with the joints staggered from the first layer and attached using 1 5/8-inch-long, type 5 screws. The screw spacing for the second layer of gypsum board must be a maximum of 12 inches on-center in the field and 8 inches on-center at the butt joints. Type G screws, 1 1/2 inches long, must be spaced 8 inches on-center and 6 inches from each side of the transverse joints of the second layer. The second layer must be finished with joint tape and compound.</p>		

# COLUMNS, NONCOMBUSTIBLE (TYPE 1)

<b>GA FILE NO. CM 1450</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>
<b>10</b>	<b>GYPSUM WALLBOARD, STEEL COLUMN COVER</b>		
<p>Base layer 1/2" type X gypsum wallboard applied around T54x40.188 tube steel column and held in place with paper masking tape. Second layer 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer either 24 ga galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 ga galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Horizontal joints staggered 24" between layers.</p> <p>Fire test: UL NC505 (1-6), 71NK2G39 12-23-75; UL NC505, 77NK1518 UL Design X526</p>			

# COLUMNS, NONCOMBUSTIBLE

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

# 1 HOUR EXTERIOR WALL ASSEMBLY

<b>UL DESIGN NO. U356</b>		<b>(EXPOSED TO FIRE ON INTERIOR FACE ONLY)</b>	<b>1 HOUR FIRE</b>
<b>1</b>	<b>Bearing Wall Rating - 1 Hr</b>		
<p><b>HORIZONTAL SECTION</b></p> <p>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).</p> <p>2. GYPSUM BOARD - Any Classified 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.</p> <p>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 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.3 pcf (min R-13 thermal insulation rating).</p> <p>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.</p> <p>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.</p>			

# 1 HOUR INTERIOR WALL ASSEMBLY

<b>GA FILE NO. WP 8105</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>
<b>2</b>	<b>GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS</b>		
<p>EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs with 1 3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.</p> <p>INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)</p>			

# 1 HOUR INTERIOR WALL ASSEMBLY

<b>GA FILE NO. WP 3510</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>	<b>35 TO 39 STC SOUND</b>
<b>3</b>	<b>GYPSUM WALLBOARD, WOOD STUDS</b>			
<p>One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 (minimum) wood studs 24" o.c. with 6d coated nails, 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c.</p> <p>Joint staggered 24" on opposite sides (LOAD-BEARING)</p>				

# 1 HOUR CORRIDOR WALL ASSEMBLY

<b>GA FILE NO. WP 3242</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>	<b>50 TO 54 STC SOUND</b>
<b>4</b>	<b>GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</b>			
<p>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 5 drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type 5 drywall screws 8" o.c. with vertical joints located midway between studs, 3" mineral or glass fiber insulation in stud space.</p> <p>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.</p> <p>Vertical joints staggered 24" on opposite sides. (LOAD-BEARING)</p>				

# 1 HOUR PARTY WALL

<b>GA FILE NO. WP 3269</b>		<b>GENERIC</b>	<b>1 HOUR FIRE</b>	<b>50 TO 54 STC SOUND</b>
<b>5</b>	<b>GYPSUM WALLBOARD, WOOD STUDS</b>			
<p>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.</p> <p>Joints staggered 16" on opposite sides. Horizontal bracing required at mid height. (LOAD-BEARING)</p> <p>Sound Design: Sound tested as constructed for fire.</p>				

# 1 HOUR- FLOOR/CEILING ASSEMBLY

<b>GA FILE NO. FC 5012</b>		<b>PROPRIETARY</b>	<b>1 HOUR FIRE</b>	<b>60 TO 64 STC SOUND</b>
<b>6</b>	<b>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</b>			
<p>One layer 5/8" proprietary Type X gypsum wallboard or gypsum veneer base applied at right angles to resilient channels 16" o.c. (12" o.c. when insulation batts or blankets are draped over resilient channels or when loose fill insulation is applied to the back of the ceiling membrane) with 1" Type 5 drywall screws 8" o.c. gypsum board 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 chord wood trusses 24" o.c. with 1-1/4" Type 5 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).</p> <p>STC rated with wood trusses spaced 24" o.c., 3-1/2" glass fiber insulation against the floor side in joist spaces, 1" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with 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 pad, or ceramic tile applied to floor.)</p> <p><b>PROPRIETARY GYPSUM BOARD</b></p> <p>United States Gypsum Company 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels LEVELROCK® Brand Floor Underlayment</p>				

CHARLES MORGAN & ASSOCIATES, LLC

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

4 OCT 23 PERMIT SUBMITTAL  
7 MAY 24 PERMIT REVIEW  
30 MAY 24 REVISION CITY COMMENTS  
20 DEC 24 REVISION PER SAGIT COUNTY R.C.

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

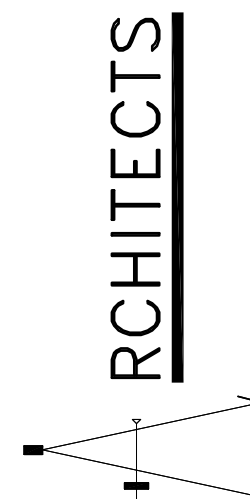
DATE 4 OCT 23  
REVISION 7 MAR 24  
REVISION 30 MAY 24  
REVISION 20 DEC 24

SHEET

RATED ASSEMBLIES

RA1.1

E-MAIL info@cmsearch.com  
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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 AND MINIMUM 1/4" CROWN ON CEILING SURFACE. FILL TO BE 100% COMPACTED. FILL OF CHASE WALL ASSEMBLY, HILL MATERIAL TO BE FORCED TO INTERSTICES OF CONDUIT BUNDLE TO MAXIMUM EXTENT POSSIBLE. APPROVED SEALANT PRODUCTS ARE: FS1900, FS1901, FS1905 & FS1929 MANUFACTURED BY W.R. GRACE CO.; WF300 CAULK MANUFACTURED BY SPECIFIED TECHNOLOGIES INC.; FS-ONE SEALANT MANUFACTURED BY HILTI INC.; CP25WB & PB-3000WT MANUFACTURED BY 3M COMPANY; OR EQUAL.

6  
FP-1.0



7  
FP-1.0

FIG. 1 is a cross-sectional view of a multi-layered circular structure. The structure consists of a central core (1) surrounded by a thick layer (2) and an outer layer (3). A dashed line (4A) indicates a boundary or interface. A section line A-A is shown passing through the structure.



Diagram illustrating the wall assembly, showing the firestop and blocking components. The diagram includes labels for the firestop (1A, 1B, 3), the wall assembly (2), and the blocking (1A, 1B). The firestop is shown as a vertical component, and the blocking is shown as a horizontal component. The wall assembly is shown as a vertical component. The firestop is shown as a vertical component, and the blocking is shown as a horizontal component.

2  
FP-1.0

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  
EP 10

# RP1.1

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# ARCHITECTS

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CENTER STREET, LA CONNER, WA

DEVELOPER  
KSA

TL-9

Charles

DATE 4 OCT 23

REVISION  $\Delta$  7 MAR 24

REVISION | 2 30 MAY 24

REVISION	3	20 DEC 24
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SHEB

# RP1.1