

PROJECT DIRECTORY

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PROJECT INFORMATION

PROJECT NAME: THE TALMON

SITE ADDRESS: 306 CENTER STREET
LA CONNER WA 98257

PARCEL NO.: P74143

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

ZONING: COMMERCIAL

OCCUPANCY: R-1 & R-2

TYPE CONSTRUCTION: 3 STORIES TYPE V-A

SPRINKLERED: NFPA-13

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

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

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

APPLICABLE CODES & REFERENCES
2018 INTERNATIONAL BUILDING CODE (IBC) & WAC 51-50
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2018 INTERNATIONAL FIRE CODE (IFC) & WAC 51-54
2018 INTERNATIONAL MECHANICAL CODE (IMC) & WAC 51-52
2020 NATIONAL ELECTRICAL CODE (NEC) & WAC 296-46B
2018 UNIFORM PLUMBING CODE (UPC) & WAC 51-56 & 51-57
2018 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-1 I C & 51-1 I R
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 (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	12,033 SQ/FT

LANDSCAPING AREA (MIN 20% OF LOT)

LOT AREA	15,296 SQ/FT
MINIMUM LANDSCAPE AREA	3,058 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

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

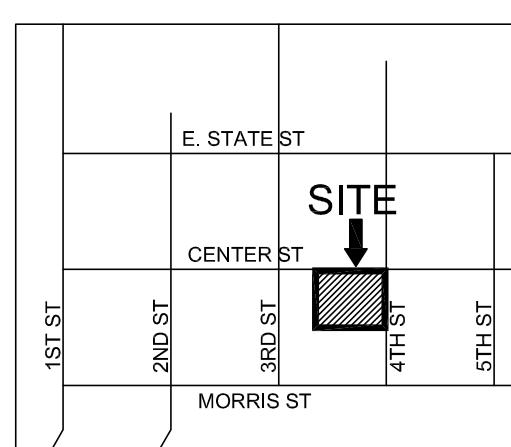
R-1 & R-2 TYPE V-A 4 STORIES
S-2 TYPE V-A 5 STORIES

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. 069107446: 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

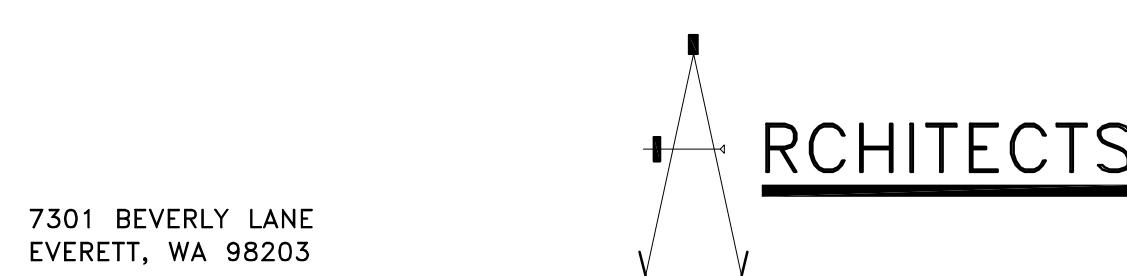
BUILDING SQUARE FOOTAGE

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	0 sq/ft	6,660 sq/ft
1ST FLOOR	6	2,461 sq/ft	207 sq/ft	145 sq/ft	0 sq/ft	0 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	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	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

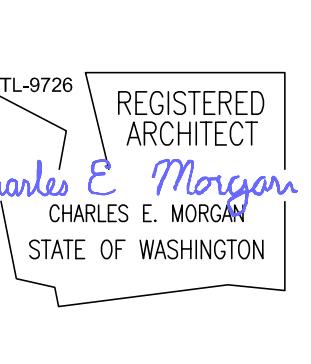
UNIT	AIR B&B (SLEEPING UNITS)					DWELLING UNITS				
	"B&B-1"	"B&B-2"	"B&B-3"	"B&B-4"	"B&B-5"	1 BR "A"	1 BR "B"	2 BR "A"	2 BR "B"	TOTALS
1ST FLR	1	1	2	1	1	0	0	0	0	6
1ST FLR SQ/FT	242	421	864	433	498	0	0	0	0	2,458
2ND FLR	0	0	0	0	0	1	0	1	4	7
2ND FLR SQ/FT	0	0	0	0	0	740	0	1,105	4,420	1,071
3RD FLR	0	0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

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
A0.1

DRAWING INDEX

ARCHITECTURAL

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

SITE PLAN

- A1.1 SITE PLAN

TYPICAL UNITS

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

FLOOR PLANS

- A3.1 GROUND FLOOR PLAN
- A3.2 1ST FLOOR PLAN
- A3.3 2ND FLOOR PLAN

FIRE BLOCKING, DRAFT STOPS & SHAFT ENCLOSURES

1. FIRE PARTITIONS, FIREBLOCKING AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED BY 2018 IBC SECTION 708 AND 718.
 - A. ATTIC SPACE SHALL BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3000 SQ/FT OR TWO DWELLING UNITS WHICHVER IS SMALLER.
2. FIRE BLOCKS, WHERE REQUIRED, FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACES OF STAIRS, CEILINGS, 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 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 IN CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
3. 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
4. FIREBLOCKS MAY ALSO BE 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 FIREBLOCK UNLESS PROVEN BY TESTED AND APPROVED MATERIALS. STUDS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND-TRANSMISSION CONTROL SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS.
5. ALL SHAFT ENCLOSURES SHALL COMPLY W/ SEC 713.1, 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. IBC 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 SHALL BE HEATED BY ELECTRIC HEAT.
4. ALL MECHANICAL VENTILATING INTAKE OR DISCHARGE SHOULD BE AT LEAST 3 FEET FROM ANY MECHANICAL VENTILATING INTAKE PER IBC 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.

CONTROL

1. ALL FLOORS, CORRIDOR WALLS AND DEMISING WALLS SHALL ATTAIN A STC RATING OF 50 MIN. PER SEC 1207 IBC.
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 NEWEL POST OR SAFETY TERMINALS.

GUARDRAILS FOR STAIRS, BALCONIES AND LANDINGS SHALL CONFORM TO 2018 IBC SEC. 1015. MAXIMUM CLEARANCES 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 THE 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 1602.8

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 A SMOOTH WIND DIRECTION.
4. ROOF DRAINS SHALL BE CONNECTED TO PERIMETER DRAINS.
5. A WEATHER-RESISTIVE BARRIER MUST BEPLIED TO EXTERIOR 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 GWF NEEDS TO BE INCREASED BY AN ADDITIONAL 1/2" IN THE DIRECTION OF THE ASSEMBLY.
13. ALL MEANS OF EGRESS DOORS SHALL BE REQUIRED TO 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)
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 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 REDUCED. THE LENGTH OF THE LANDING IN THE DIRECTION OF TRAVEL SHALL BE 1/2-INCHES FOR THE BUILDINGS WILL REQUIRE ILLUMINATION OF ALL EGRESS COMPONENTS PER SEC 1010.16.
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. RESTROOM FACILITIES ARE TO MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009, CHAPTER 6.

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

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

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. DOORS TO STAIR CLOSETS 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. SHINGLES SHALL USE HOT GALVANIZED STEEL OR ALUMINUM. SHARP POINTED CONVENTIONAL BARBED SHIMMING NAILS OR 0.12 GAUZE NAILS AT 3/4" SPACING. HEAVY DUTY 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 THRESHOLD SHALL NOT BE MORE THAN 1/2" HIGHER THAN FLOOR LEVEL. WHEN HANDICAPPED ACCESS IS NOT REQUIRED, THIS DIMENSION SHOULD NOT EXCEED 3/4".
10. ALL ROOFS SHALL HAVE A MINIMUM SLOPE FOR DRAINAGE PER 2018 IBC SEC. 1503.4
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 OR EACH FLOOR MOUNT EXTINGUISHERS WITH THEIR TOPS OF THE HANDLE NOT MORE THAN FOUR (4) FEET ABOVE FINISHED FLOORS AND NOT LOWER THAN 4' INTO CIRCULATION PATH.
3. ADDRESS NUMBERS FOR EXTERIOR MONUMENTS SHALL BE PLACED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SAME 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.
5. 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.
6. POWER SOURCE FOR SMOKE ALARMS WITHIN TENANTED SPACES SHALL CONFORM TO IBC/IFC 907.2.9
7. 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 CIRCUITS. CIRCUIT BREAKER(S) FOR FIRE ALARM CIRCUITS(S) SHALL BE RED. "LOCKED" AND "READY" MARKING "FIRE ALARM CIRCUIT" IDENTIFIED.
8. AT LEAST TWO INDIVIDUAL AND RELIABLE POWER SUPPLIES SHALL BE PROVIDED FOR FIRE ALARM SYSTEMS. ONE PRIMARY AND ONE SECONDARY, EACH OF WHICH SHALL BE OF ADEQUATE CAPACITY FOR APPLICATION. (NEPA 72, 4.4.1.3.1)
9. A DEDICATED BRANCH CIRCUIT SHALL SUPPLY PRIMARY POWER. (NEPA 72, 4.4.1.4.1)
10. 1. THE DEDICATED BRANCH CIRCUITS(S) AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED. (NEPA 72, 4.4.1.4.2.1)
11. CIRCUIT DISCONNECTING MEANS (CIRCUIT BREAKER) SHALL HAVE RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS "FIRE ALARM CIRCUIT." (NEPA 72, 4.4.1.4.2.2)
12. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE ALARM CONTROL UNIT. (NEPA 72, 4.4.1.4.2.3)
13. THE SECONDARY POWER SUPPLY SHALL CONSIST OF ONE OF THE FOLLOWING:
 1. A STORAGE BATTERY DEDICATED TO THE ALARM SYSTEM ARRANGED IN ACCORDANCE WITH NEPA 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 NEPA 72, 4.4.1.8.
 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 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.
14. 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 INSPECTION STANDARD (NFPA 13-R) AND OTHER RELATED PROTECTION SYSTEM DESIGN STANDARDS.
15. 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.
16. EMERGENCY VEHICLE LANES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
17. EMERGENCY RESPONDER RADIO COVERAGE PER IBC SECTION 510.1 EMERGENCY RESPONDER RADIO COVERAGE IN ALL NEW BUILDINGS SHALL HAVE APPROVED 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.
18. 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 (FC 506.1).
19. 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.
20. 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.
21. 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"	

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.

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 UNITS SHALL HAVE AN NFPA SPRINKLER SYSTEM
6. ALL FLOORS BETWEEN UNITS, & UNIT DEMISING WALLS TO BE 1 HR RATED.
7. STAIR ENCLOSURES TO BE 1 HR RATED.

CONSTRUCTION

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES:
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2018 INTERNATIONAL PLUMBING CODE (UPC)
 - 2020 NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL FIRE CODE (IFC) (INCL. APPENDIX H, SIGNS AND APPENDIX J - GRADING)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2018 INTERNATIONAL FUEL GAS CODE (IFGC) (INCLUDING APPENDICES A, B, C & D)
 - ICC A117.1 2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
 - 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</p

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHERE TWO DOORS ARE IN SERIES, THE MINIMUM DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS SHALL BE 48 INCHES, IN ADDITION, ANY AREA NECESSARY FOR A TURNING SPACE, REFER TO A4.4.1.1, WHETHER 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 ENTRANCE INTO THIS SPACE. THE CLEAR FLOOR SPACES AT FIXTURES, THE ACCESSIBLE ROUTE OF TRAVEL, AND THE UNOBSTRUCTED FLOOR SPACE MAY OVERLAP.

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

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

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

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

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

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

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

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

ALL REQUIRED GRAB BARS SHALL BE INSTALLED PARALLEL TO THE FLOOR, UNLESS SPECIFIED OTHERWISE. LOWER GRAB BARS SHALL BE INSTALLED CENTERED 9 INCHES ABOVE THE RIM, TOPPER OR SINGLE GRAB BARS SHALL BE INSTALLED CENTERED NOT LESS THAN 30 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 EXTENDED 12 INCHES INWARD FROM THE FRONT 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 EXTENDING TOWARD THE INSIDE CORNER OF THE BATHTUB. A VERTICAL GRAB BAR SHALL BE PROVIDED ON THE CONTROL END WALL, 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 AND POSITIONING SHALL BE PROVIDED SINCE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS. ICC/ANSI A117.1-2009 SECTION 607.4.2.2 A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

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. AN ALTERNATE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENSURE THAT EXERCISE DOORS HAVE GRADES THAT ARE MAXIMUM 1:48 IN ALL DIRECTION FOR A DEPTH OF 60" PERPENDICULAR TO THE DOOR. PROVIDE A 36" ACCESSIBLE ROUTE OF TRAVEL TO ALL EXERCISE EQUIPMENT ACCESS POINTS AND BETWEEN EQUIPMENT AND COLUMNS.

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

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

BATHTUBS ICC/ANSI A117.1-2009 SECTION 607

CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 IN (760 MM) PERPENDICULAR TO THE CLEARANCE, COMPLYING WITH SECTION 605.2.2. SEATS SHALL BE PERMITTED AT THE FOOT END OF THE BATHTUB, 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 607.2.1

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. EXCERPTION: IN DWELLING UNITS THE REMOVABLE IN-TUB SEAT IS NOT REQUIRED. ICC/ANSI A117.1-2009 SECTION 1003.11.2.5.1

ALL REQUIRED GRAB BARS SHALL BE INSTALLED PARALLEL TO THE FLOOR, UNLESS SPECIFIED OTHERWISE. LOWER GRAB BARS SHALL BE INSTALLED CENTERED 9 INCHES ABOVE THE RIM, TOPPER OR SINGLE GRAB BARS SHALL BE INSTALLED CENTERED NOT LESS THAN 30 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 EXTENDED 12 INCHES INWARD FROM THE FRONT 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 EXTENDING TOWARD THE INSIDE CORNER OF THE BATHTUB. A VERTICAL GRAB BAR SHALL BE PROVIDED ON THE CONTROL END WALL, 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 AND POSITIONING SHALL BE PROVIDED SINCE THE FUNCTION OF SEPARATE VERTICAL AND HORIZONTAL GRAB BARS. ICC/ANSI A117.1-2009 SECTION 607.4.2.2 A HORIZONTAL GRAB BAR 12 INCHES MINIMUM IN LENGTH SHALL BE PROVIDED ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

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. AN ALTERNATE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.

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

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

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

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

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

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

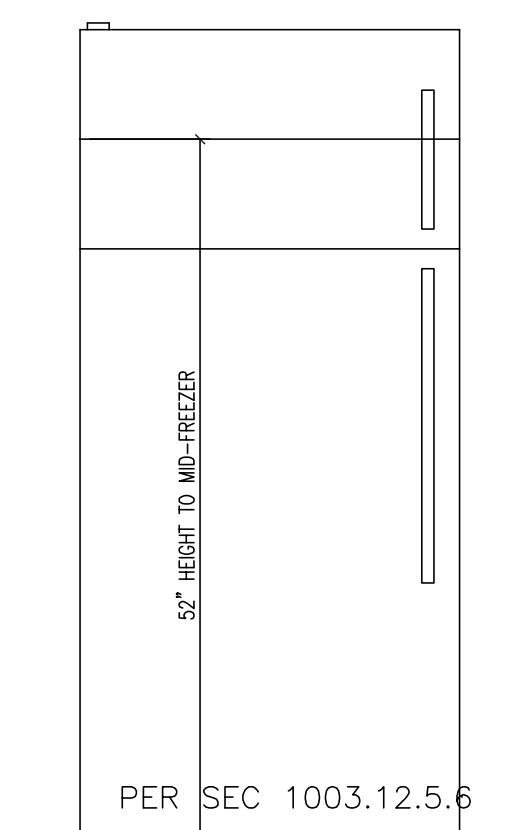
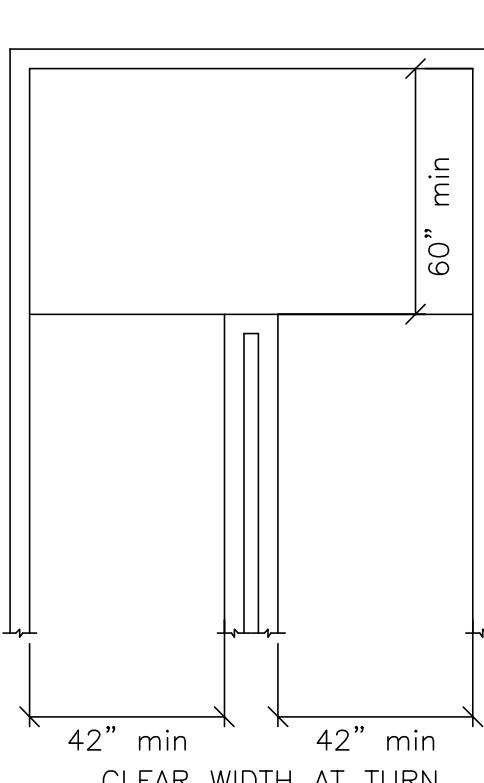
KITCHENS - ICC/ANSI A117.1-2009 SECTION 1003.12

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

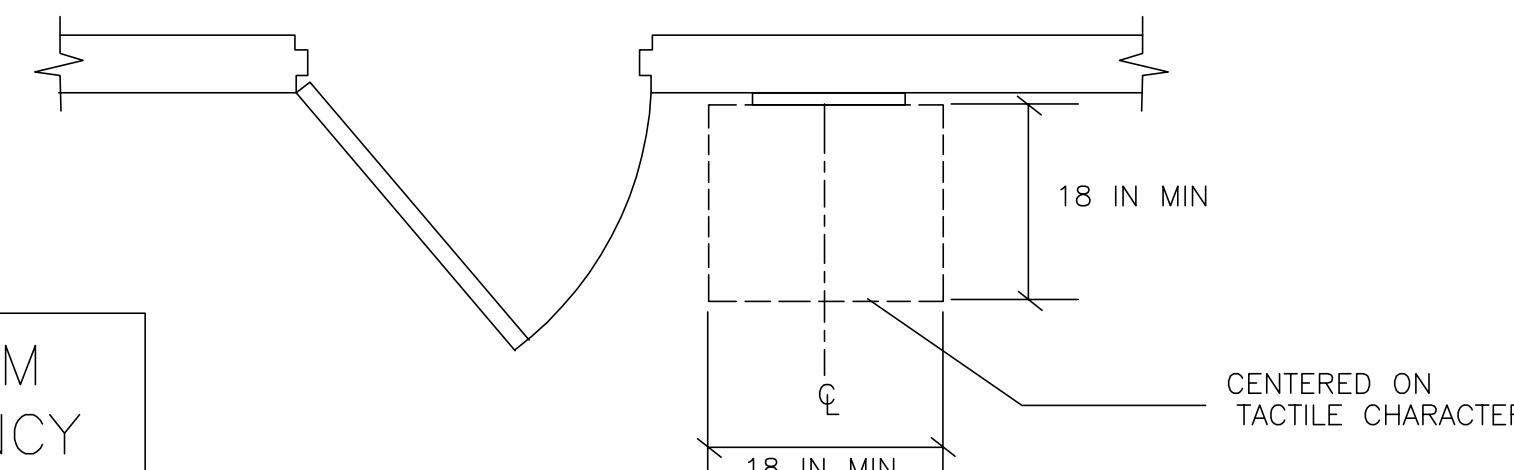
VISUAL CHARACTER HEIGHT

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

CLEAR WIDTH OF AN ACCESSIBLE ROUTE

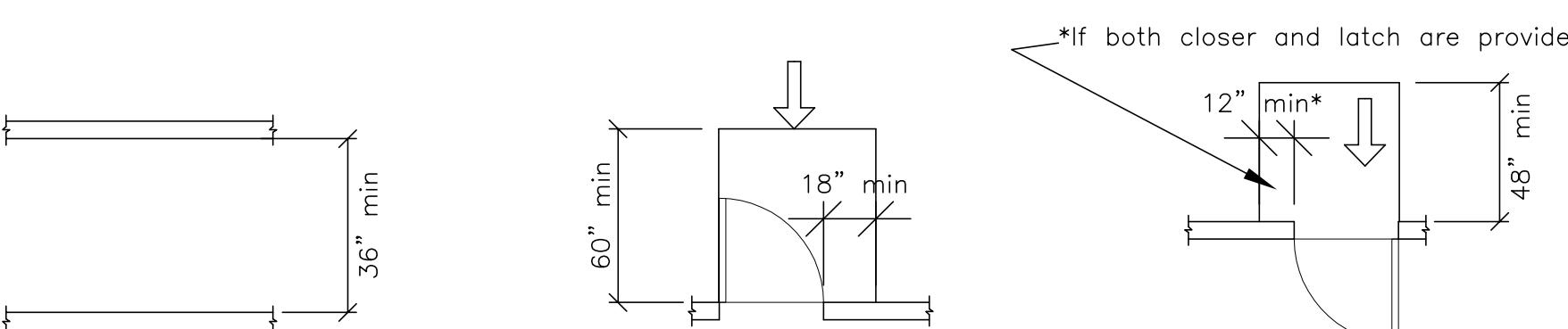


LOCATION OF TACTILE SIGNS AT DOORS

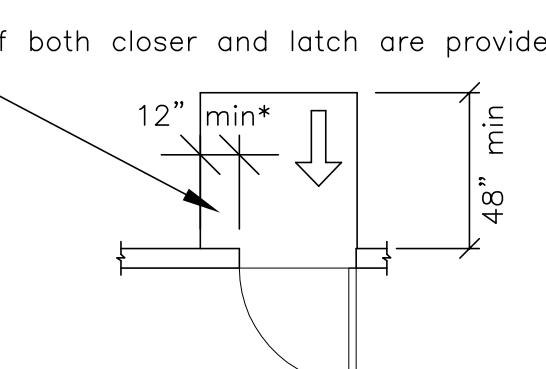


EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED NEAR THE MAIN EXIT FROM THE ROOM.
 ON PLANS GIVES THE LOCATION

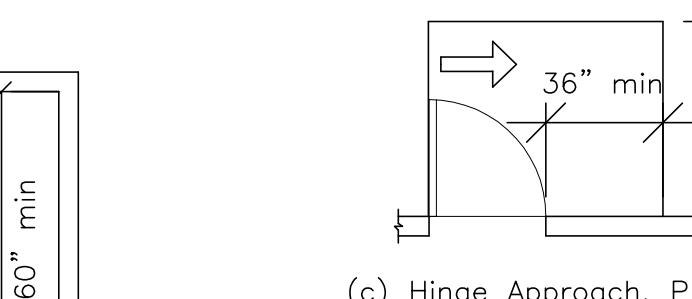
OCCUPANCY LOAD SIGNS



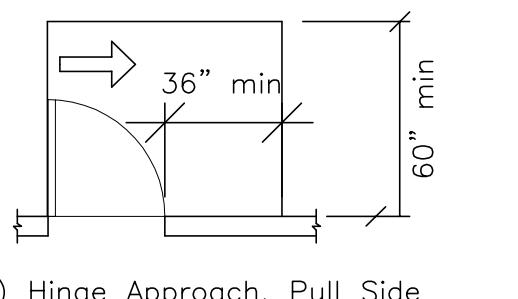
(a) Front Approach, Pull Side



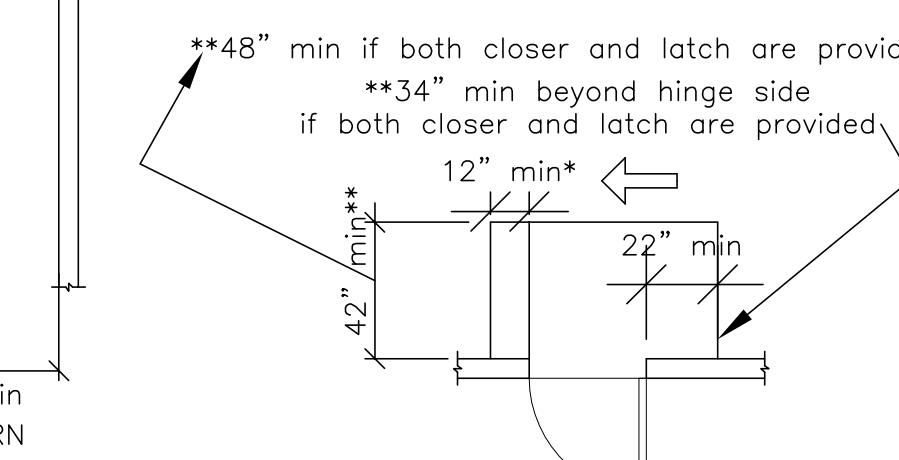
(b) Front Approach, Push Side



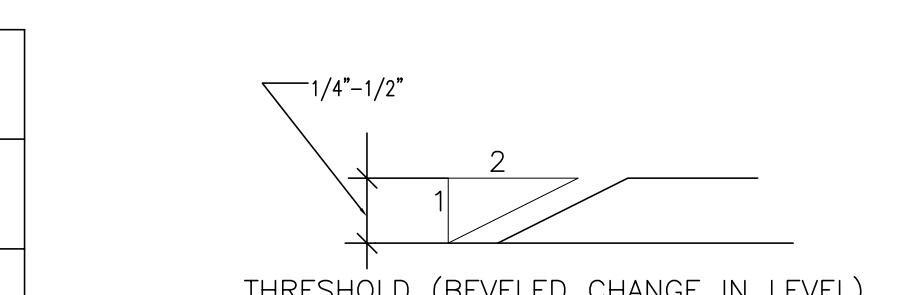
(c) Hinge Approach, Pull Side



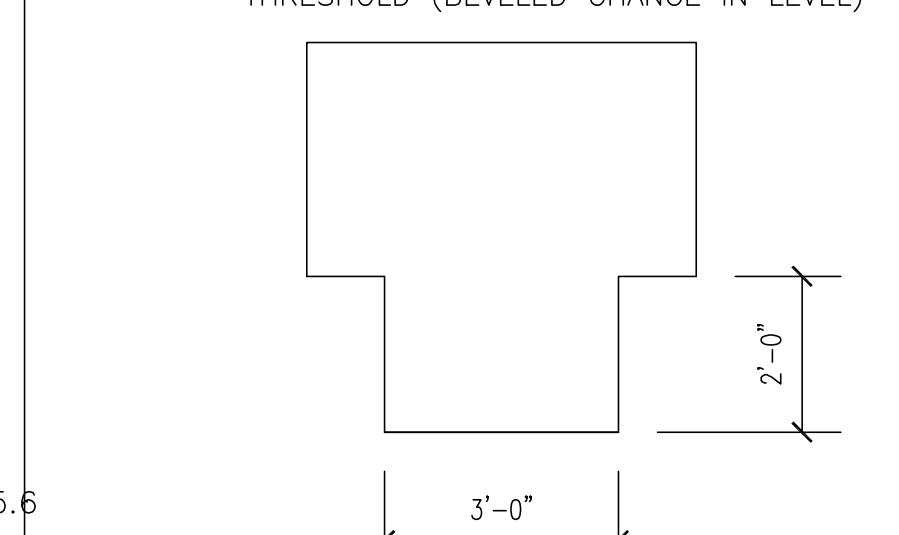
(d) Hinge Approach, Push Side



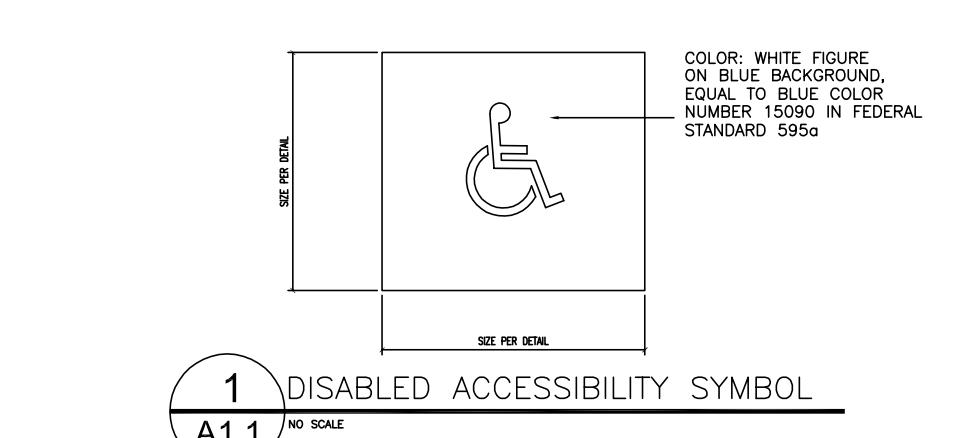
(e) Hinge Approach, Push Side



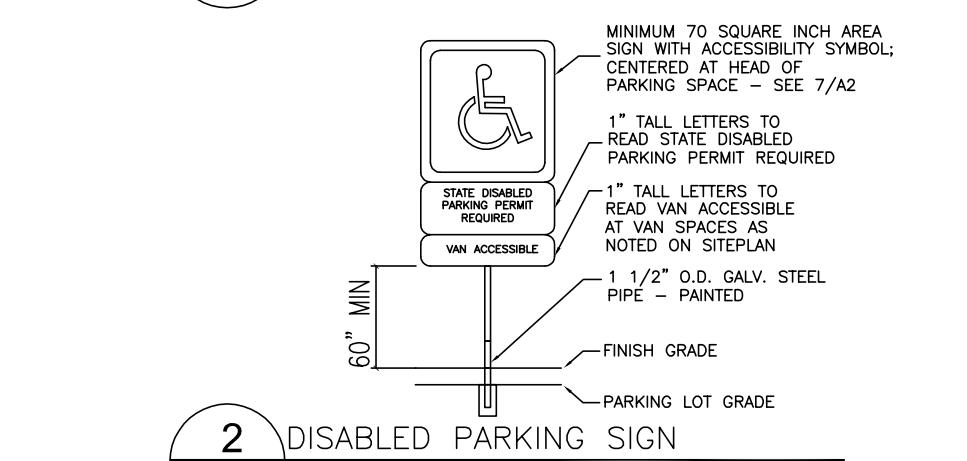
(f) Latch Approach, Pull Side



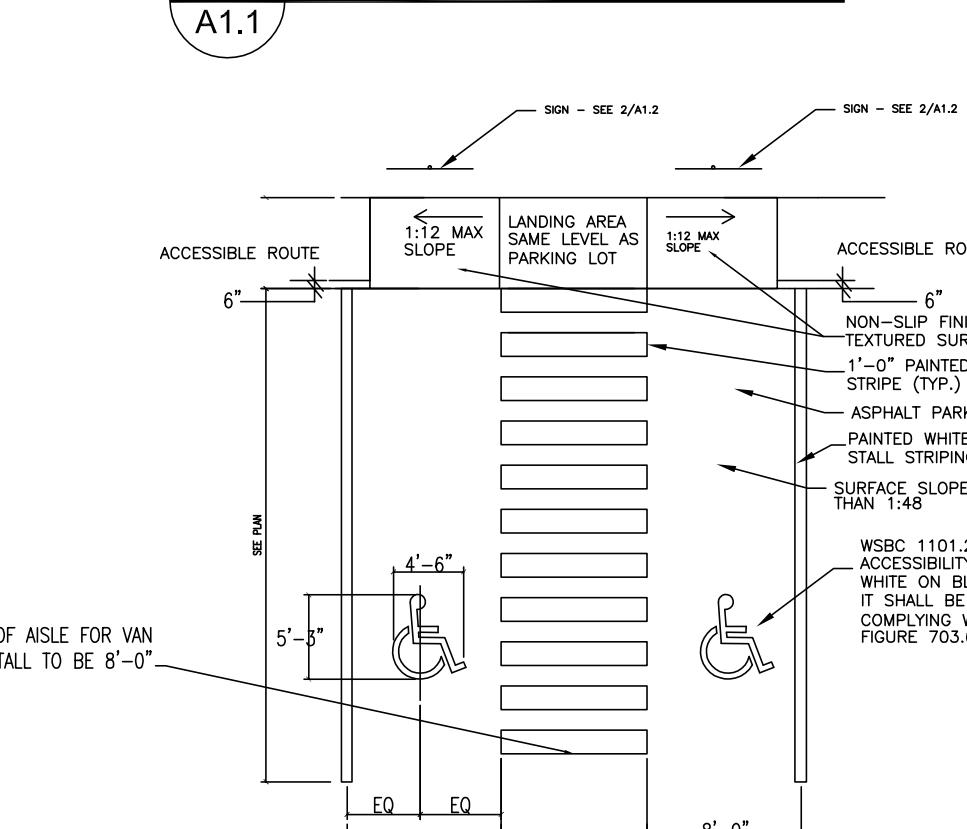
DOOR MANEUVERING REQUIREMENT FOR COMMON USE AREAS & TYPE "A" UNITS ONLY AND ENTRY DOORS OF TYPE "B" UNITS



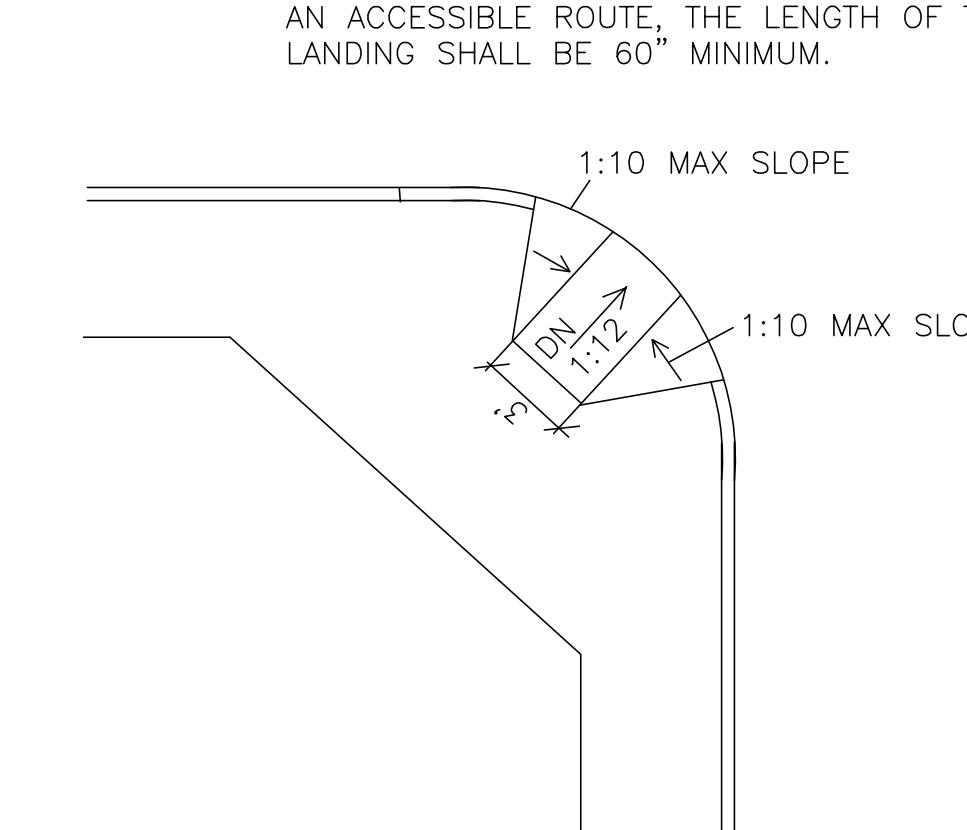
1 DISABLED ACCESSIBILITY SYMBOL
A1.1 NO SCALE



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

7301 BEVERLY LANE
 EVERETT, WA 98203

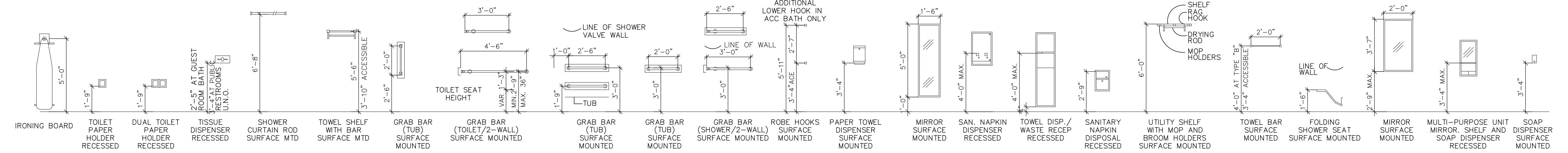
ARCHITECTS

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

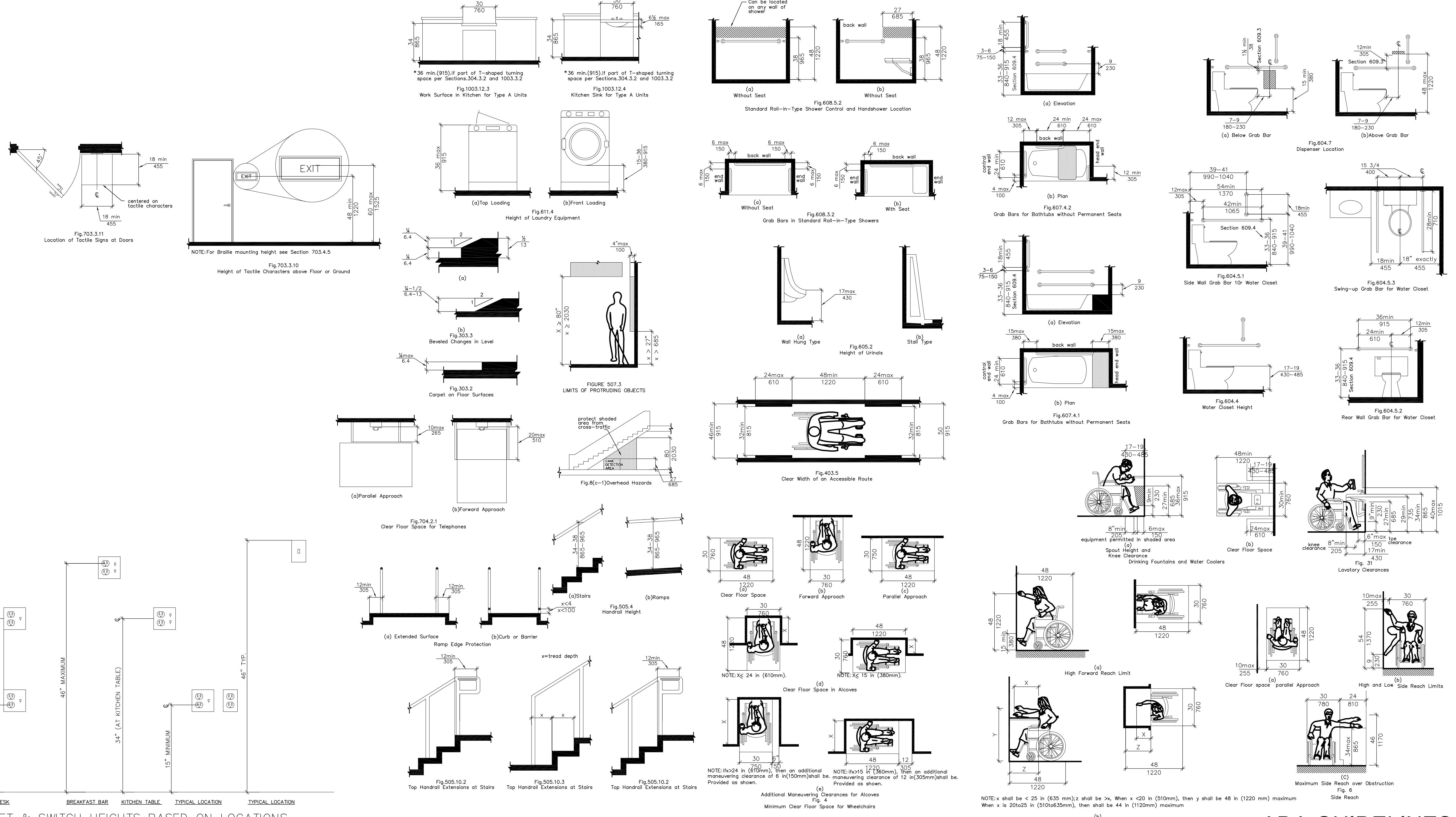
TL-9726
 REGISTERED ARCHITECT
 Charles E. Morgan
 STATE OF WASHINGTON

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

SHEET
 A0.4



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



ELEC. OUTLET & SWITCH HEIGHTS BASED ON LOCATIONS

4 OCT 23 PERMIT SUBMITTAL
1 7 MAR 24 PERMIT RESUBMITTAL
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ADA GUIDELINES & DIAGRAMS

SHEET

A0.5

NO.	LOCATION	EXTERIOR/INTERIOR	U VALUE	DOOR SCHEDULE										REMARKS		
				DOOR SIZE		DOOR					FRAME					
				WIDTH	HEIGHT	THICK.	MATERIAL	FINISH	Glass	Label	ELEV TYPE	HRDW SET	HEAD	JAMB	Label	FINISH
ALL DOORS IN COMMON AREAS, TYPE "A" & "B" SHALL HAVE LEVER HANDLES & 32" MIN. CLEAR OPENING																
15	UNIT 5	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		20 MIN	A		WD	20 MIN	DOOR CLOSURE (SELF-CLOSING)	
16	UNIT ENTRY - TYPE "A"	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		20 MIN	A		WD	20 MIN	DOOR CLOSURE (SELF-CLOSING)	
17	UNIT ENTRY - TYPE "B"	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			A		WD		DOOR CLOSURE (SELF-CLOSING)	
18	BATHROOM	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
19	BEDROOM	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
20	CLOSET & HOT WATER TANK CLOSET	INTERIOR		2'-4"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
21	CLOSET	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
22	CLOSET - BI-PASS	INTERIOR		4'-0"	6'-8"	1-3/8"	HC	FAC FIN			C				HARDWARE PROVIDED BY MANUFACTURER	
23	CLOSET - BI-PASS	INTERIOR		6'-0"	6'-8"	1-3/8"	HC	FAC FIN			C				HARDWARE PROVIDED BY MANUFACTURER	
24	LAUNDRY - BI-FOLD	INTERIOR		5'-0"	6'-8"	1-3/8"	HC	FAC FIN			H				HARDWARE PROVIDED BY MANUFACTURER	
25	LAUNDRY	INTERIOR		3'-0"	6'-8"	1-3/8"	HC	FAC FIN			B		WD			
26	DECK	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN			F					
27	DECK	EXTERIOR	U.37	dbi 2'-6"	6'-8"	1-3/4"	METAL	FAC FIN			D					
28	WASHER/DRYER DOOR	INTERIOR		5'-0"	6'-8"	1-3/8"	HC	FAC FIN			C		WD			
29	LOBBY	EXTERIOR	U.77	3'-0"	7'-0"	1-3/4"	STOREFRONT	FAC FIN			E		HM		SELF-CLOSING	
30	NOT USED															
31	STAIR #2	EXTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN			B		MTL		SELF-CLOSING	
32	STAIR #2	EXTERIOR		3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		60 MIN	B		MTL	60 MIN	SELF-CLOSING	
33	ELECTRICAL	EXTERIOR	U.77	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		45 MIN	B		MTL	45 MIN	SELF-CLOSING	
34	LOBBY	EXTERIOR	U.37	3'-0"	6'-8"	1-3/4"	METAL	FAC FIN		60 MIN	B		MTL	60 MIN	SELF-CLOSING	
35	FIRE RISER	EXTERIOR		3'-0"	6'-8"	1-3/4"	METAL	FAC FIN			B		MTL		SELF-CLOSING	
36	STAIR #1 & #2	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		60 MIN	B		WD	60 MIN	SELF-CLOSING	
37	ELEVATOR EQUIPMENT	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		20 MIN	B		WD	20 MIN	SELF-CLOSING	
38	ELECTRICAL	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN		60 MIN	B		MTL	60 MIN	SELF-CLOSING	
39	STAIR #1	INTERIOR		3'-0"	6'-8"	1-3/4"	SC WD	FAC FIN								
40	NOT USED															
41	LOBBY 2ND, 3RD FLOOR & STAIR #2															
42	LOBBY 2ND & 3RD FLOOR															
43	LOBBY															
44	LOBBY															

ALL EXTERIOR DOORS U VALUE SHOWN PER BLDG ENVELOPE SUMMARY

ALL EXTERIOR DOORS TO HAVE KEY ENTRY

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

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

1. OUTDOOR AIR MAY BE DRAWN THROUGH THE AIR INLETS INSTALLED IN EXTERIOR WALLS OR WINDOWS, FOR INTERIOR SPACES WHICH HAVE OPENINGS TO THE OUTDOORS. AIR INLETS CANNOT BE USED UNLESS A TRANSFER FAN IS PROVIDED IN COMPLIANCE WITH SECTION 403.8.6.1 ITEM 3. THE AIR INLETS SHALL COMPLY WITH ALL OF THE FOLLOWING:

a. INLETS SHALL HAVE CONTROLLABLE, SECURE OPENINGS IN THE THERMAL PROPERTIES OF THE BUILDING ENVELOPE.

b. INLETS SHALL BE ACCESSIBLE TO OCCUPANTS.

c. INLETS SHALL BE SCREENED OR OTHERWISE PROTECTED FROM ENTRY BY INSECTS, LEAVES, OR OTHER MATERIAL.

d. INLETS SHALL PROVIDE NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED FROM TABLE 403.3 OR TABLE 403.8.1.

e. ANY INLET OR COMBINATION OF INLET WHICH PROVIDE 10 CFM AT 10 PASCALS AS DETERMINED BY THE HOME VENTILATION INSTITUTE AIR FLOW TEST STANDARD 1029 (NOVEMBER 1966) ARE DEEMED EQUIVALENT TO 4 SQUARE INCHES OF NET FREE AREA.

f. EACH OCCUPIABLE SPACE SHALL HAVE A MINIMUM OF ONE AIR INLET THAT HAS A MINIMUM OF 4 SQUARE INCHES OF NET FREE AREA.

TEMPERED GLASS

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

SAFETY GLASS REQUIREMENTS

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

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

I.B.C. 101.3.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2990. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1029.2

WINDOW SCHEDULE

MARK	LOCATION	QUANTITY	SIZE		FRAME	TYPE	REMARKS
			WIDTH	HEIGHT			
A	LIVING & BEDROOM		6'-6"	6'-6"	VINYL	FIXED & HORIZONTAL SLIDER	U.30 MAX.
B	LIVING & BEDROOM		3'-0"	6'-6"	VINYL	FIXED	U.30 MAX.
C	LIVING & BEDROOM		3'-0"	6'-6"	VINYL	FIXED	U.30 MAX.
D	LIVING		6'-0"	6'-6"	VINYL	FIXED & HORIZONTAL SLIDER	U.30 MAX.
E	LIVING		2'-8"	6'-6"	VINYL	FIXED	U.30 MAX.
F	KITCHEN		3'-0"	3'-10"	VINYL	CASEMENT	U.30 MAX.
H	STAIR #1		3'-0"	6'-7"	VINYL	FIXED	U.30 MAX.
I	NOT USED						
K	LOBBY 2ND, 3RD FLOOR & STAIR #2		4'-0"	5'-6"	VINYL	FIXED	U.30 MAX.
L	LOBBY 2ND & 3RD FLOOR		6'-0"	5'-6"	VINYL	FIXED	U.30 MAX.
M	LOBBY		7'-0"	7'-0	STOREFRONT	FIXED	U.30 MAX.
N	LOBBY		3'-0"	7'-0	STOREFRONT	FIXED	U.30 MAX.

WINDOW & DOOR SCHEDULES

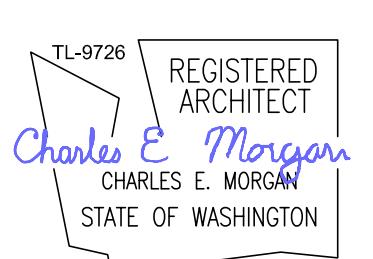
4 OCT 23 PERMIT SUBMITTAL
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PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

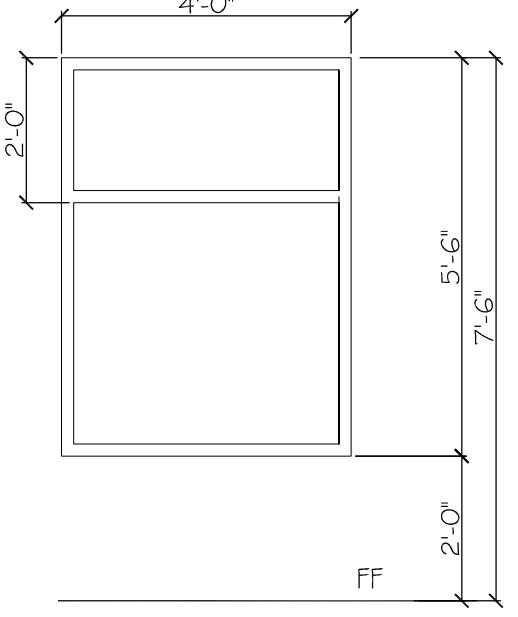
CHARLES MORGAN & ASSOCIATES, LLC
CHARLES E. MORGAN
RCHITECTS

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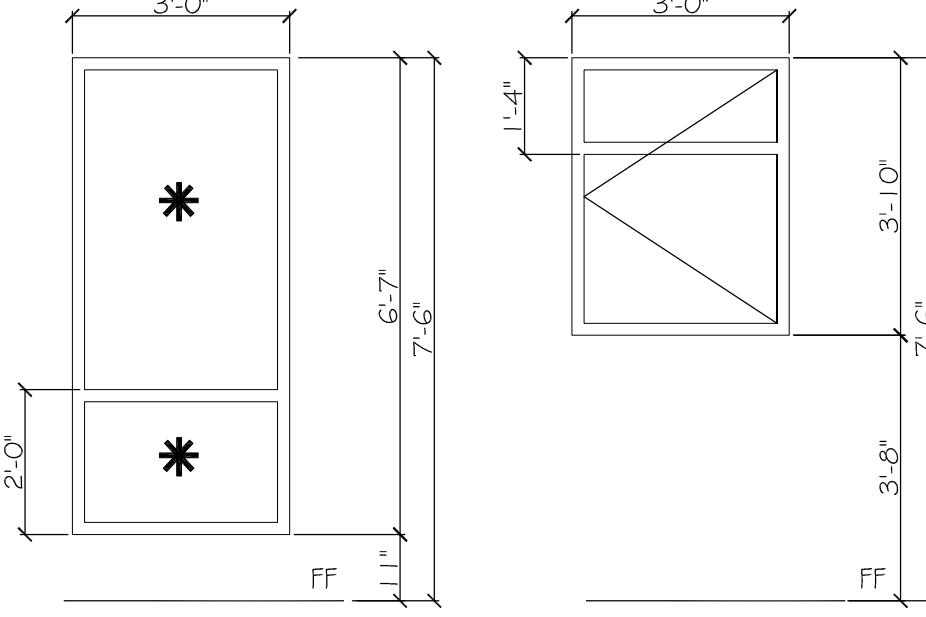


DATE 4 OCT 23
REVISION 7 MAR 24
REVISION 30 MAY 24
REVISION 20 DEC 24
SHEET A0.6

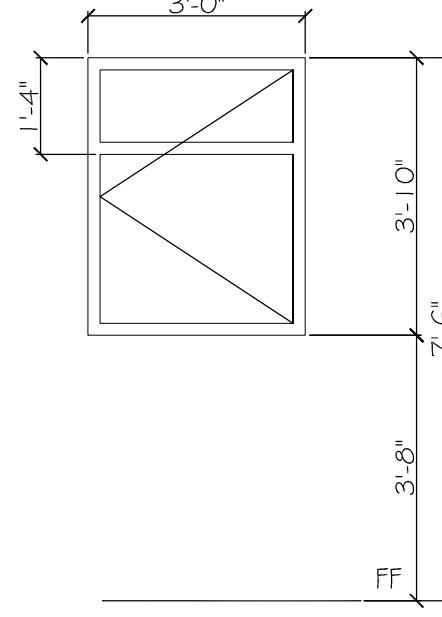


K VINYL FRAME - FIXED
TEMPERED WHERE REQUIRED

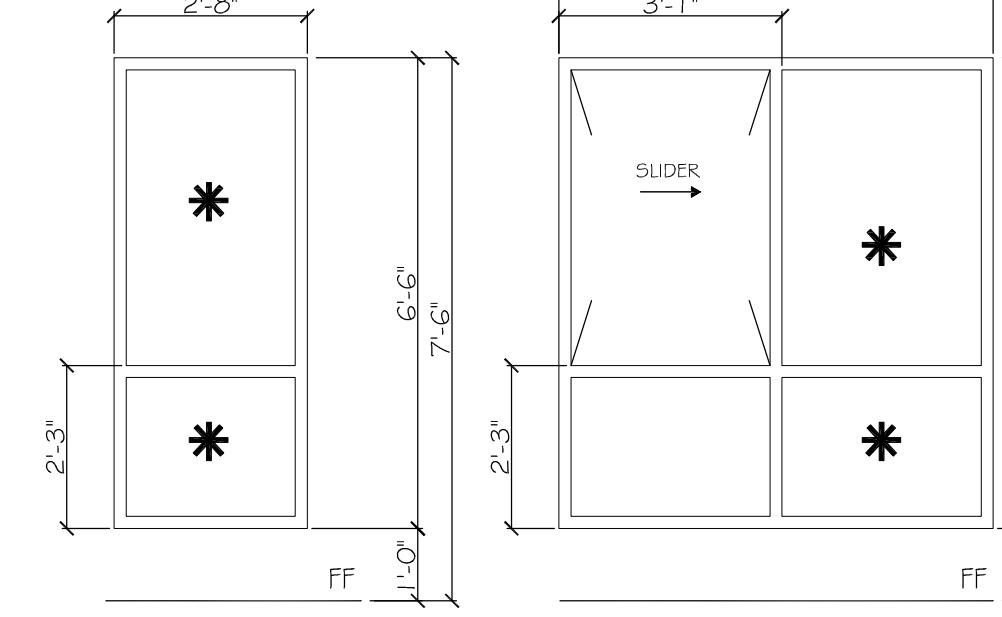
J NOT USED



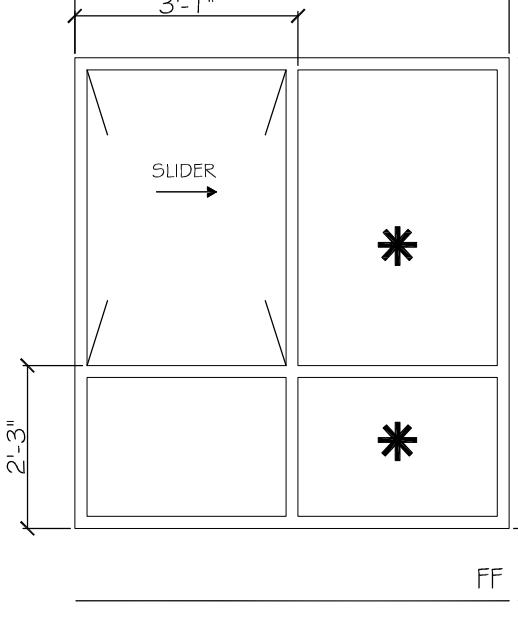
H VINYL FRAME - FIXED



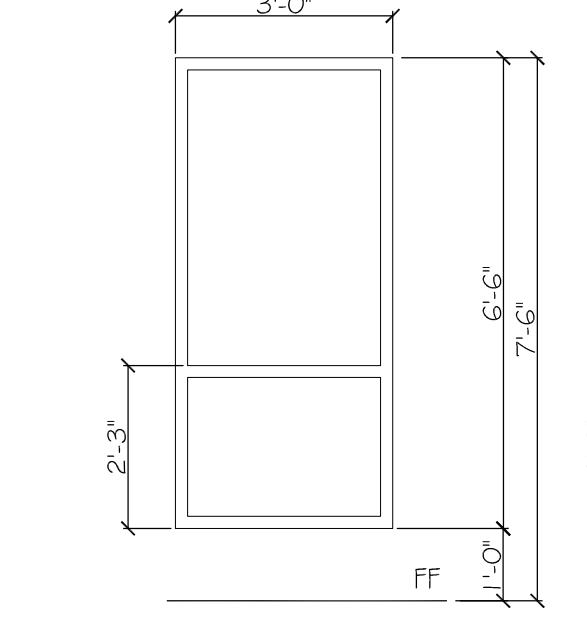
F VINYL FRAME - CSMT



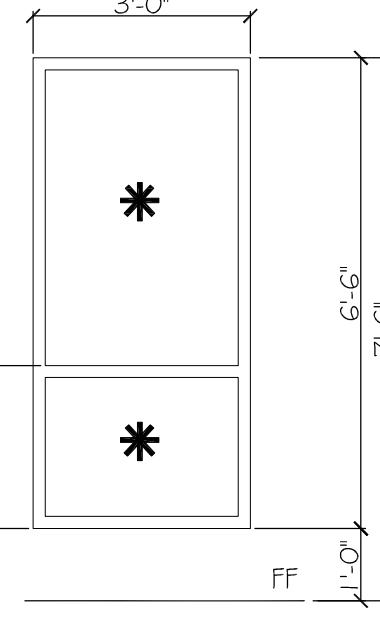
E VINYL FRAME - FIXED



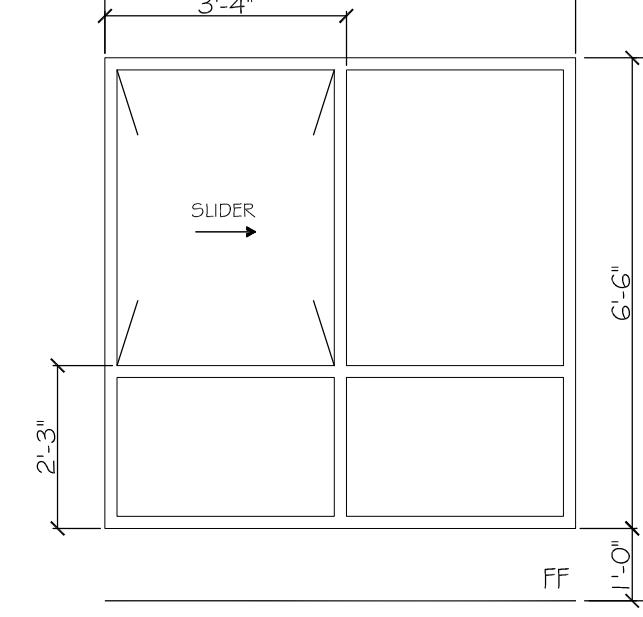
D VINYL FRAME - FIXED & SLIDER
TEMPERED WHERE REQUIRED



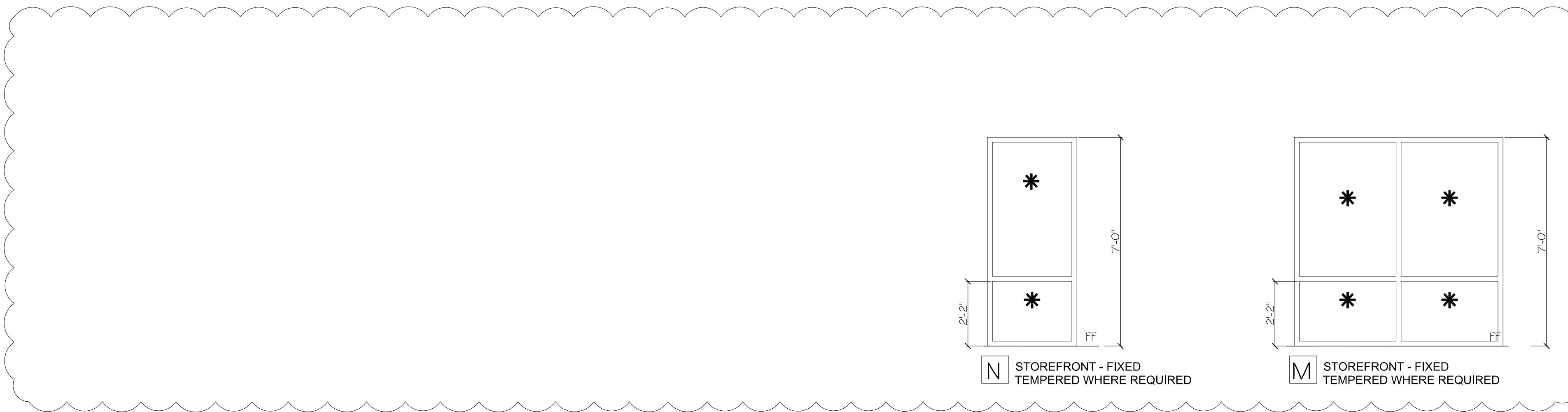
C VINYL FRAME - FIXED



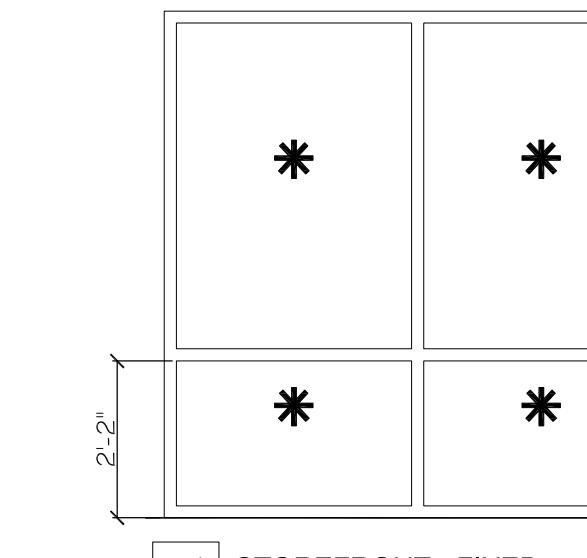
B VINYL FRAME - FIXED



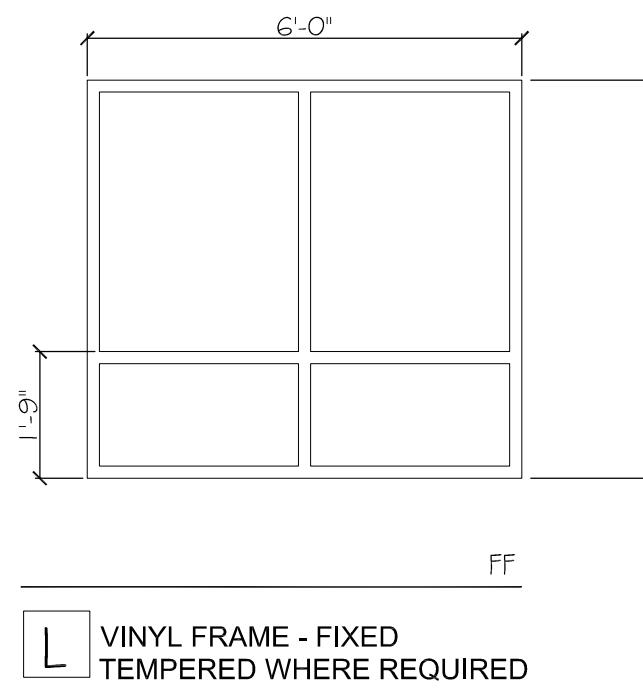
A VINYL FRAME - FIXED & SLIDER
TEMPERED WHERE REQUIRED



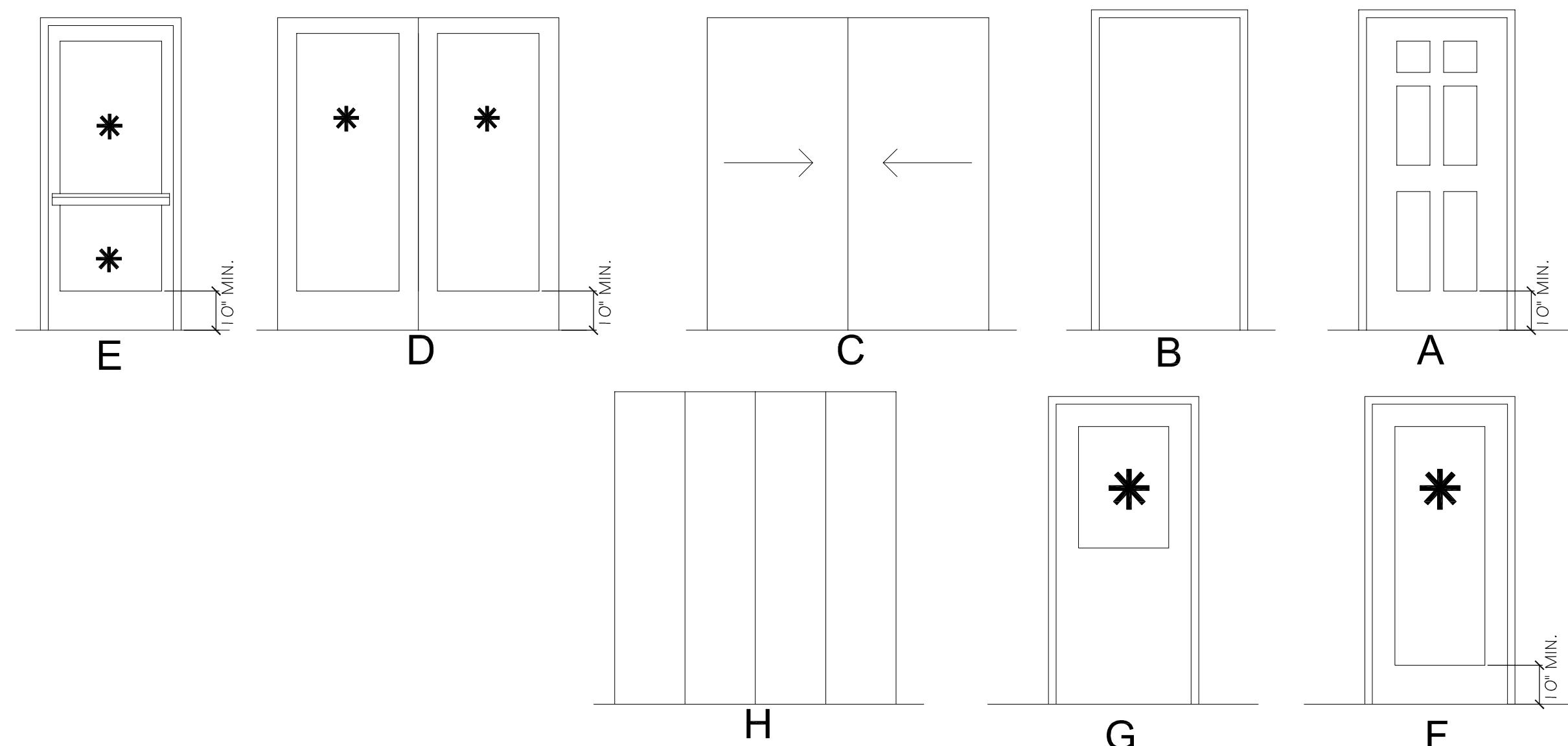
N STOREFRONT - FIXED
TEMPERED WHERE REQUIRED



M STOREFRONT - FIXED
TEMPERED WHERE REQUIRED

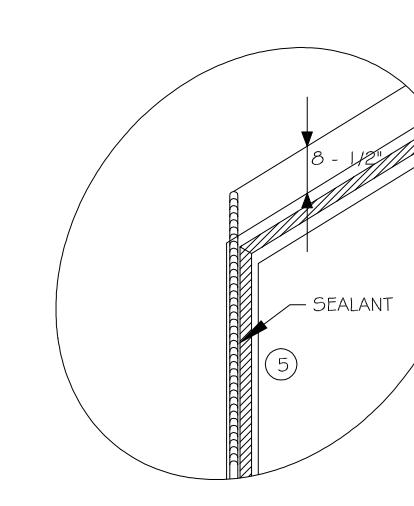


L VINYL FRAME - FIXED
TEMPERED WHERE REQUIRED

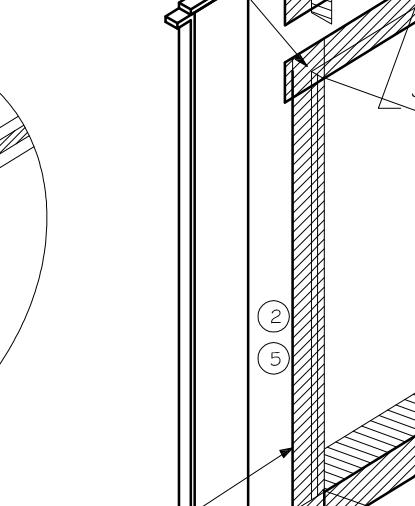


INDICATES SAFETY GLAZING
AS PER SEC 2406

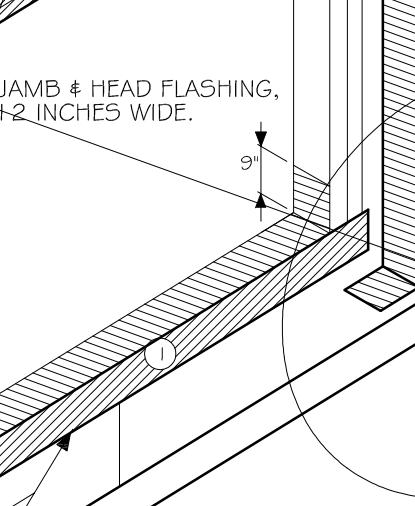
STEPS
1 - APPLY SILL FLASHING
2 - APPLY JAMB FLASHING
3 - APPLY HEAD FLASHING
4 - APPLY BEAD OF SEALANT
AT BACK OF WINDOW
FLANGE & WINDOW SET
5 - APPLY BEAD OF SEALANT
AT SIDE JAMBS & APPLY
6' WIDE JAMB FLASHING
6 - APPLY BEAD OF SEALANT
AT BACK OF
6' WIDE HEAD FLASHING
7 - IN WATER SHEDDING FASHION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



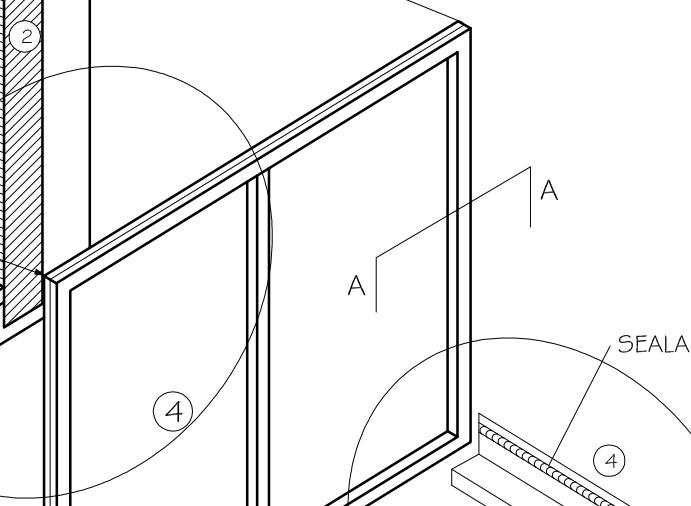
EXTEND JAMB FLASHING
TUCK SILL FLASHING
BETWEEN JAMB FLASHING
8-1/2" ABOVE
ROUGH OPENINGS
AT HEAD. APPLY TAPE AT
CORNERS TO TEMPORARILY
HOLD FLASHING IN PLACE
UNTIL WRB IS APPLIED.



JAMB & HEAD FLASHING,
1-1/2 INCHES WIDE.
FLASHING AT HEAD
EXTENDS 1" BEYOND
JAMB FLASHING



HEAD FLASHING
EMBED BOTTOM OF THE HEAD FLASHING
AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES
OVER SEALANT). EXTEND HEAD FLASHING BEYOND
EACH JAMB FLASHING. FASTEN IN PLACE.



SILL FLASHING, 12 IN. WIDE, COVERING
FRAMING SILL AND LAID UP JAMBS 3 IN.

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE,
PLUMB, AND LEVEL CONDITION. USE CORROSION
RESISTANT FASTENERS. FASTEN WINDOWS PER
WINDOW MANUFACTURER FASTENER SPECIFICATIONS.

INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

WINDOW INSTALLATION

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

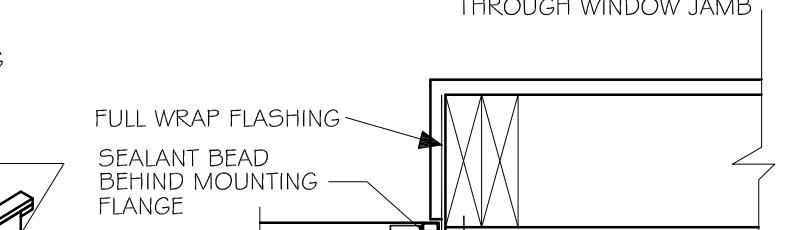
SECTION A

THROUGH WINDOW JAMB



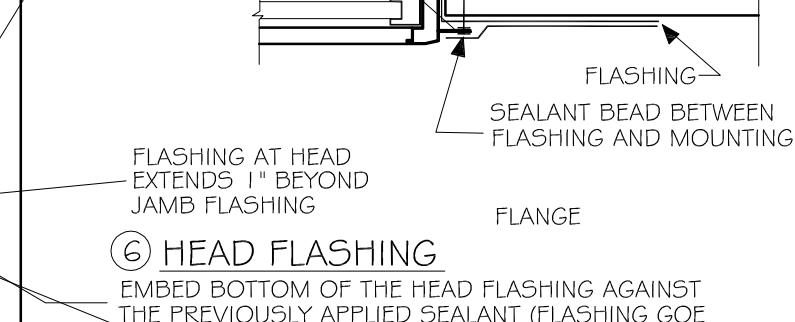
③ HEAD & JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING
FLANGES AT THE TOP (HEAD) AND
SIDES (JAMBS) OF WINDOW. EXTEND
SEALANT 8-1/2" ABOVE
THE R.O. AT HEAD. EMBED JAMB
FLASHING INTO SEALANT AND
FASTEN IN PLACE. (FLASHING
FLASHING INTO SEALANT AND
FASTEN IN PLACE.)



④ HEAD FLASHING

SEAL THE WINDOW FRAME TO
OPENING. APPLY A 3/8" NOM.
DIA. BEAD TO THE BACKSIDE
(INTERIOR) OF THE WINDOW
FLANGE, IN LINE WITH ANY
PRE-PUNCHED HOLES OR SLOTS.
SEAL THE WINDOW FRAME TO
OPENING. APPLY A 3/8" NOM.
DIA. BEAD TO THE BACKSIDE
(INTERIOR) OF THE WINDOW
FLANGE, IN LINE WITH ANY
PRE-PUNCHED HOLES OR SLOTS.



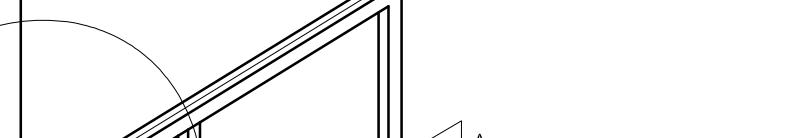
⑤ JAMB FLASHING

SEALANT BEAD
BEHIND MOUNTING
FLANGE



⑥ SILL FLASHING

FLASHING
SEALANT BEAD
BETWEEN
FLASHING AND
MOUNTING
FLANGE



WINDOW AND DOOR ELEVATIONS

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KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

CHARLES MORGAN & ASSOCIATES
RCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

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

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

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

SHEET
A0.7

ROOM FINISH SCHEDULE

NO.	ROOM	FLOOR	BASE	WALLS		CEILINGS		REMARKS
				MATERIALS	FINISH	MATERIALS	FINISH	
				CARPET W/PAD SHEET VINYL WATERPROOF MEMBRANE BRUSHED CONCRETE CONCRETE SLAB TILE PRE-FINISHED W/C (2.25") TO MATCH DOORS 4" VINYL QUARRY TILE QUARRY TILE				
	AIR B&B UNITS							
	ROOM			●		●	●	
	BATH			●		●	●	
	UNITS 2ND & 3RD FLOOR							
	LIVING			●		●	●	
	DINING			●		●	●	
	BATH			●		●	●	
	BEDROOM			●		●	●	
	KITCHEN			●		●	●	
	HALLS			●		●	●	
	WASHER/ DRYER CLOSET			●		●	●	
	DECKS			●		●	●	
	VESTIBULE/ LOBBY							
	STAIRWAYS 1ST FLOOR FLOOR			●		●	●	
	STAIRWAYS 2ND & 3RD FLOOR			●		●	●	
	ELECTRICAL ROOM			●		●	●	
	CORRIDORS			●		●	●	

ROOM FINISH SCHEDULE

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

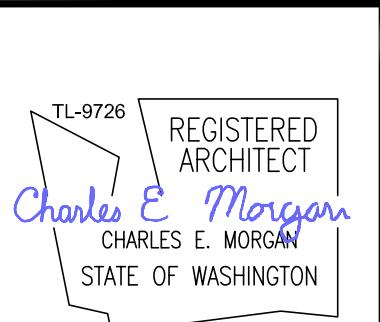
PROJECT
 THE TALMON
 LOCATION
 CENTER STREET, LA CONNER, WA
 DEVELOPER
 KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

CHARLES E. MORGAN
 ARCHITECT
 STATE OF WASHINGTON

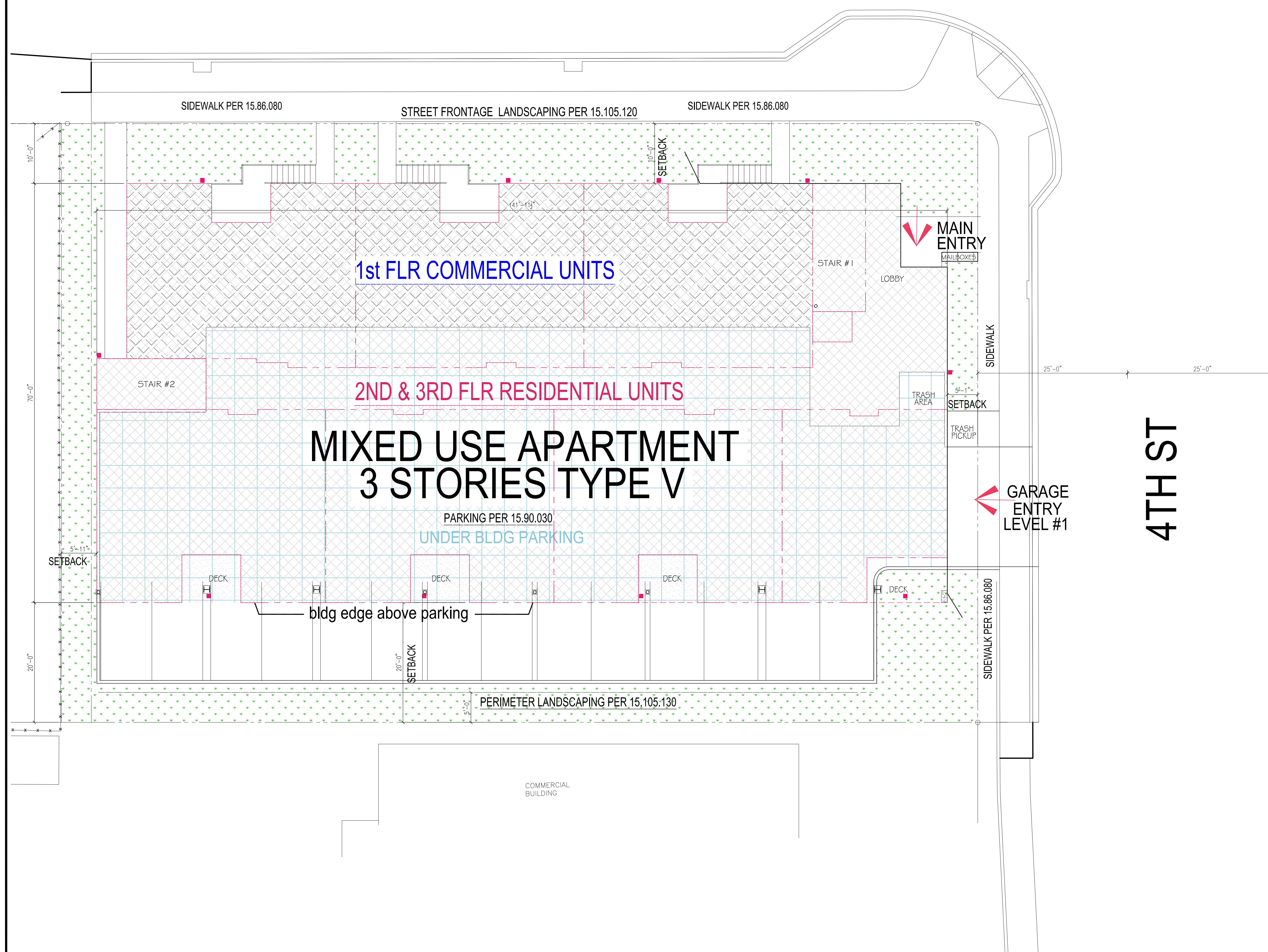
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DATE 4 OCT 23
 REVISION ▲ 7 MAR 24
 REVISION ▲ 30 MAY 24
 REVISION ▲ 20 DEC 24

SHEET
 A0.8



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

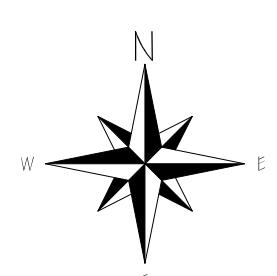
PROJECT
THE TALMON
LOCATION
CENTER STREET, LA CONNER, WA
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EVERETT, WA 98203

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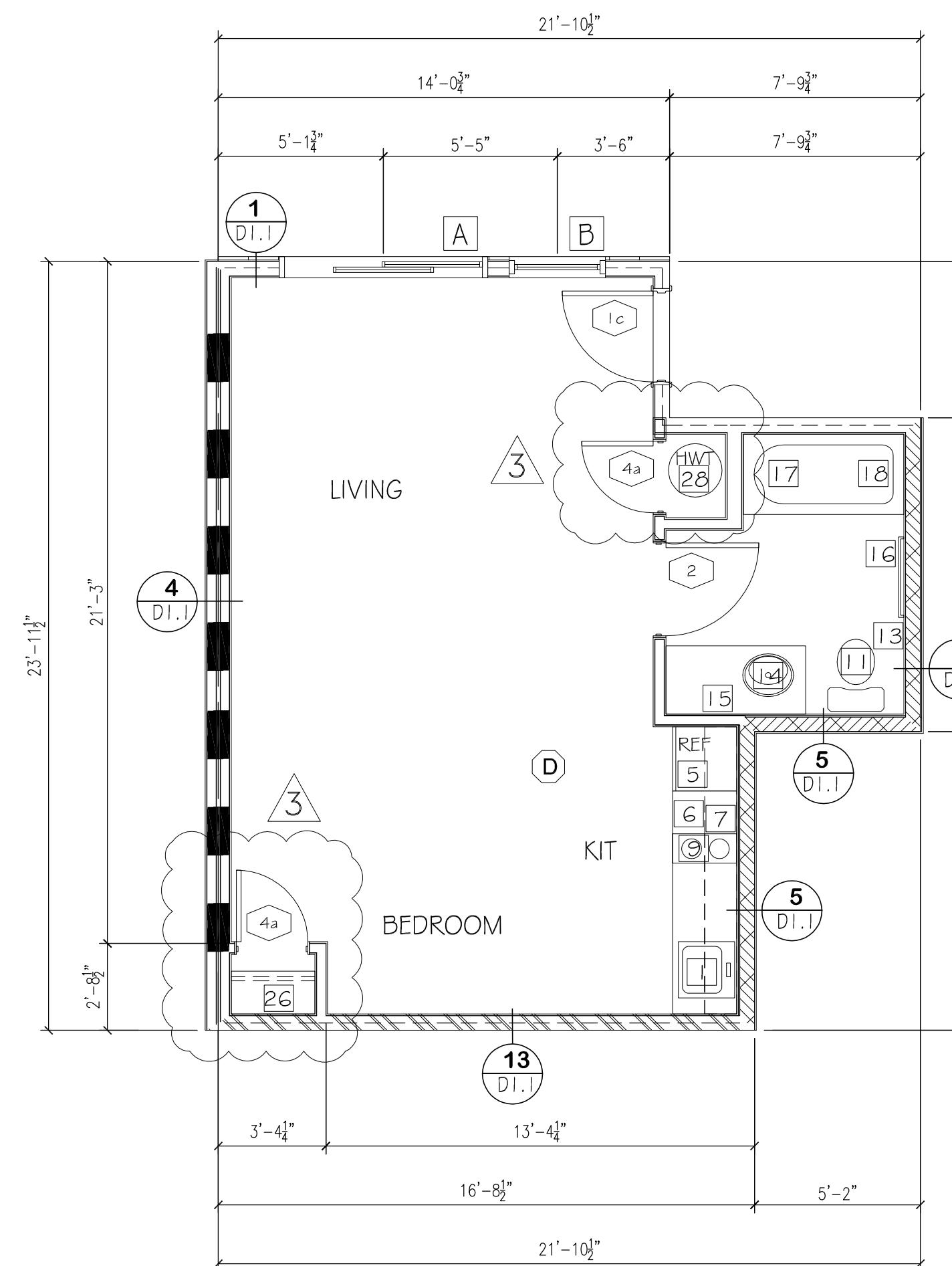
TL-9726	REGISTERED ARCHITECT	DATE 4 OCT 23	SHEET
		REVISION  7 MAR 24	A1.1
		REVISION  30 MAY 24	
		REVISION  20 DEC 24	



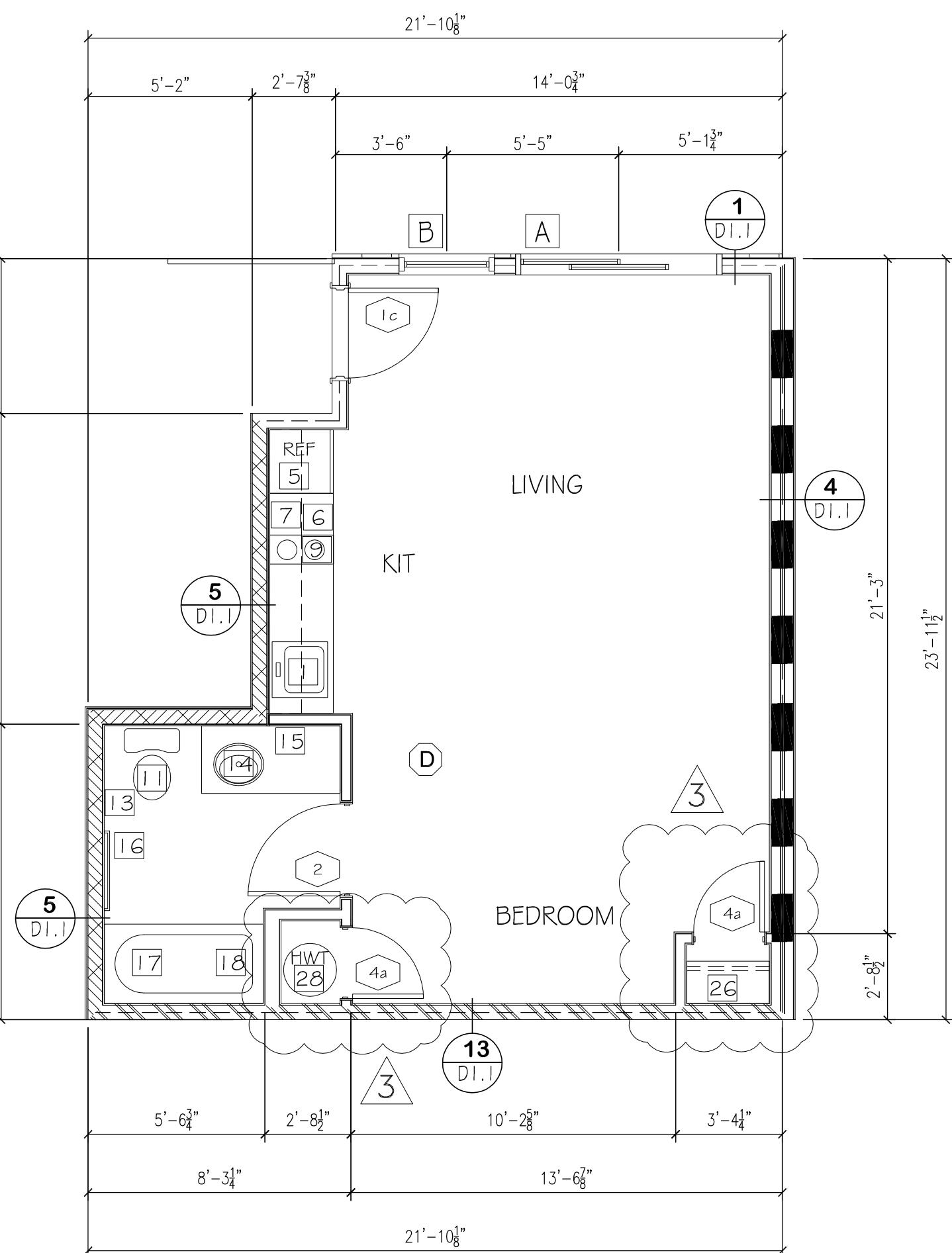
SITE PLAN

SCALE 1/8" = 1'-0"

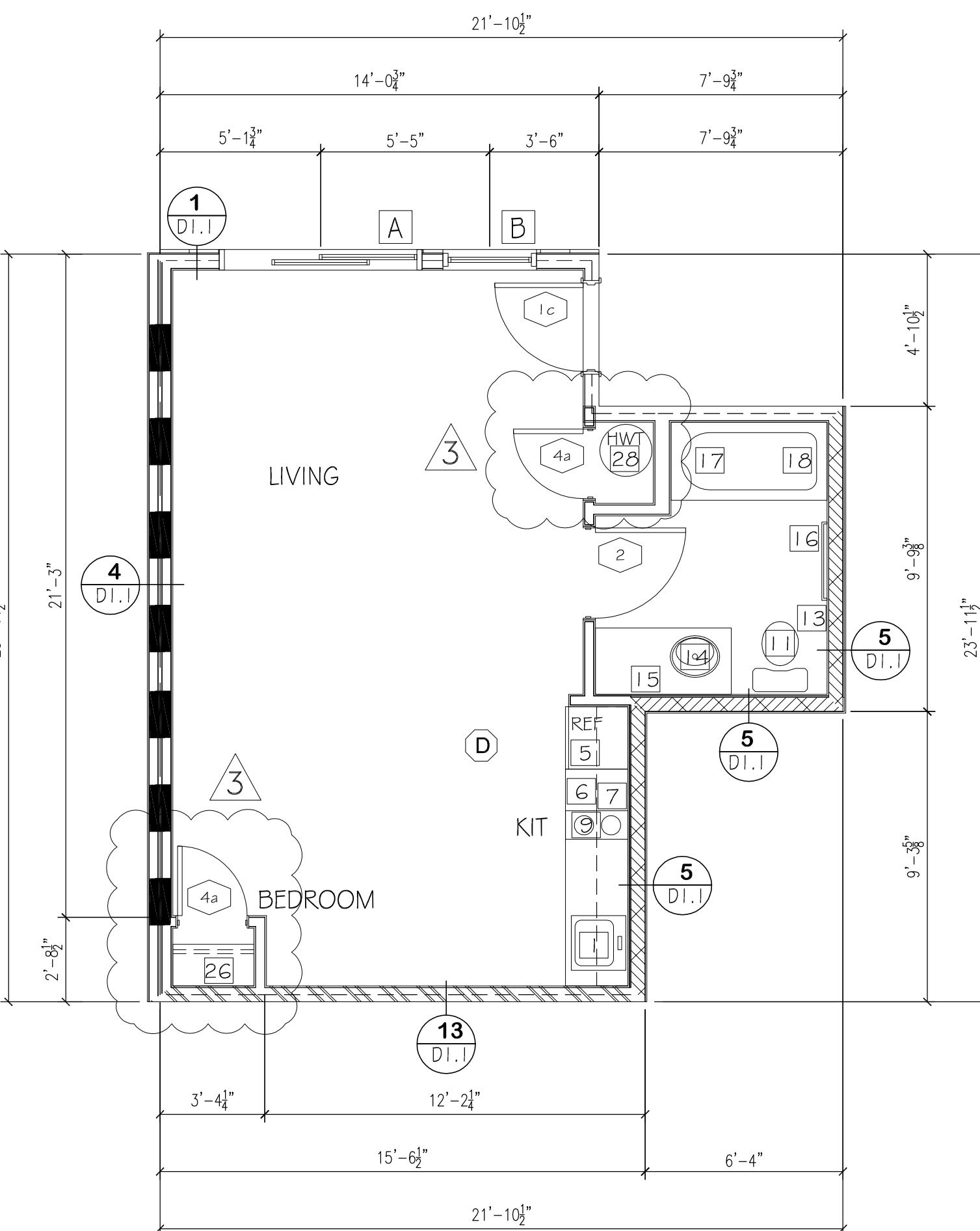
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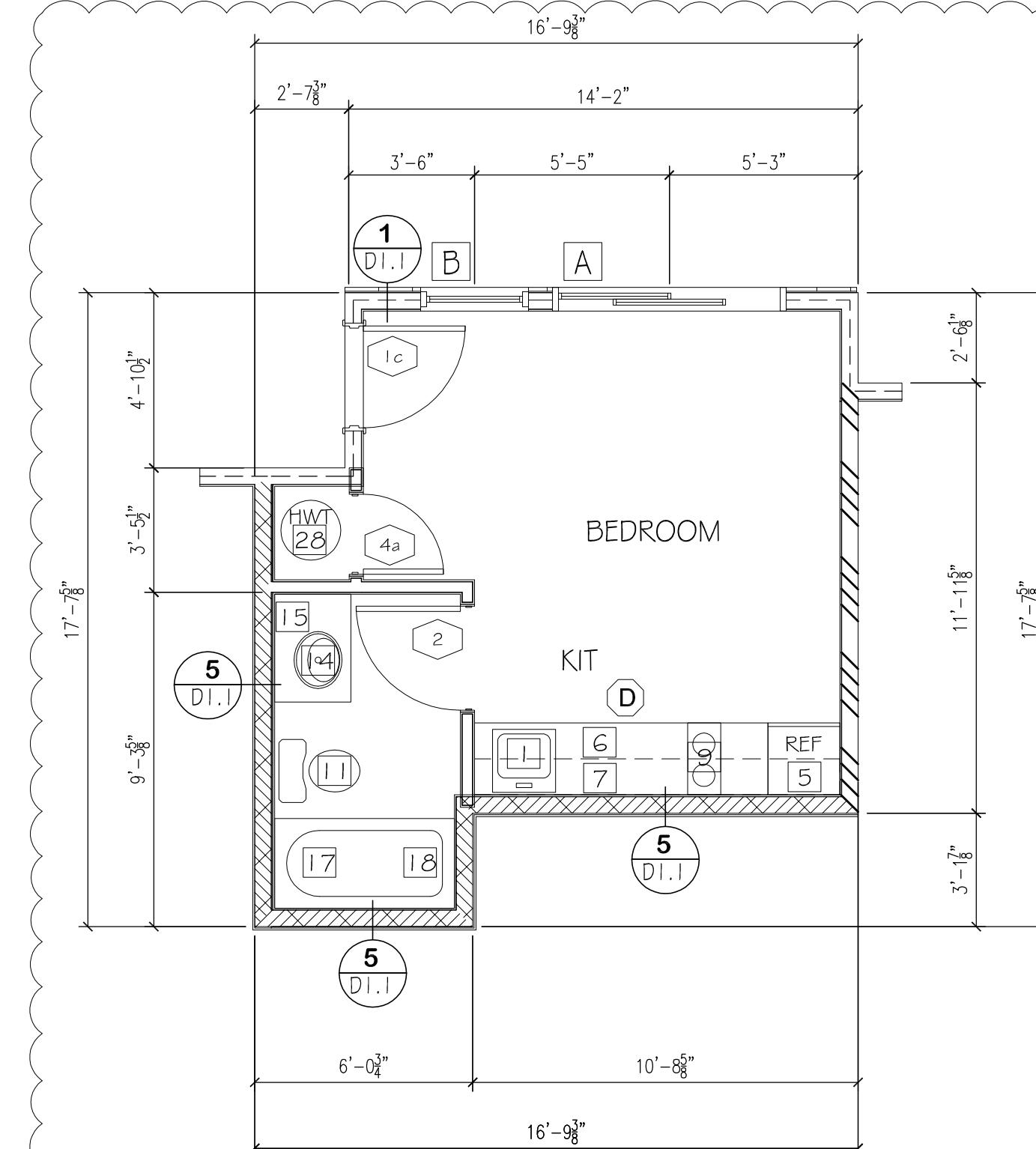
UNIT "B&B-4"
(SLEEPING UNIT)
433 SQ/FT
1 UNIT
DECK - 52 SQ/FT
UNIT # 104



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

1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
2 BUILT-IN DISHWASHER, ENERGY STAR
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
5 REFRIGERATOR SPACE
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
7 LINE OF CABINETS ABOVE
8 PONY WALL
9 COOKTOP
10 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
12 GRAB BARS FOR WATER CLOSET
13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF 4 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 MIN 42" AFF. IN ALL UNITS MOUNT A POSITION OF TOWEL BARS @ 42" AFF
17 THERMOSTAT TUB (SEE SHT RAI.1.1) MOUNT ON SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
19 FURN 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 TOP 6" KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH

NOTE: ALL DOORS TO BE 30" 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 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
HOT/COLD WATER OUTLET.
SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL
SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS
WINDOWS W/28" U FACTOR & .40 SHGC

LEGEND	
VERIFY WALL (TYPE AS PER RAI.1.1)	SHEET
STANDARD WALL (SEE SHT RAI.1.1)	#3
CORRIDOR WALL (SEE SHT RAI.1.1)	#4
UNIT PARTITION WALL (SEE SHT RAI.1.1)	#5
EXTERIOR WALL (SEE SHT RAI.1.1)	#6
2 HR WALL - GENERIC (SEE SHT RAI.1.2)	#7
2 HR WALL - (STC 50) (SEE SHT RAI.1.2)	#8
2 HR EXTERIOR WALL (SEE SHT RAI.2.1)	#9
SMOKE/CARBON MONOXIDE DETECTOR	#10

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

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL
30 MAY 24 REVISION CITY COMMENTS
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PROJECT
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CENTER STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

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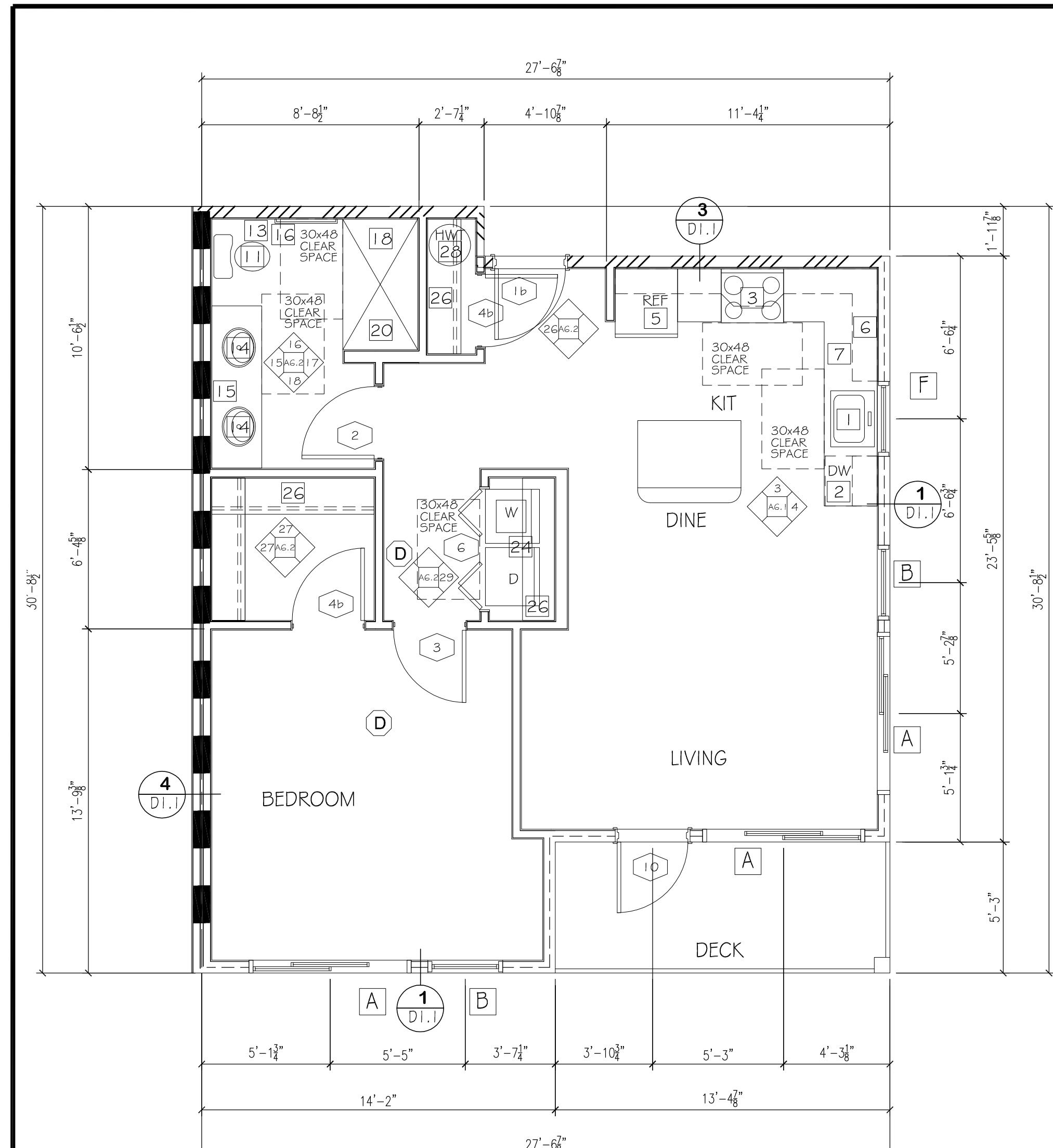
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EMAIL: info@cmarch.com
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TL-9726
REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

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

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 AG. I 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. I.
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT MOUNTED CONTROLS.
ENSURE THAT CONTROLS ARE NOT LOWER THAN 36" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE.

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

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLET(S) 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 COUNTER 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 OUTLET(S) 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 COUNTER 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.

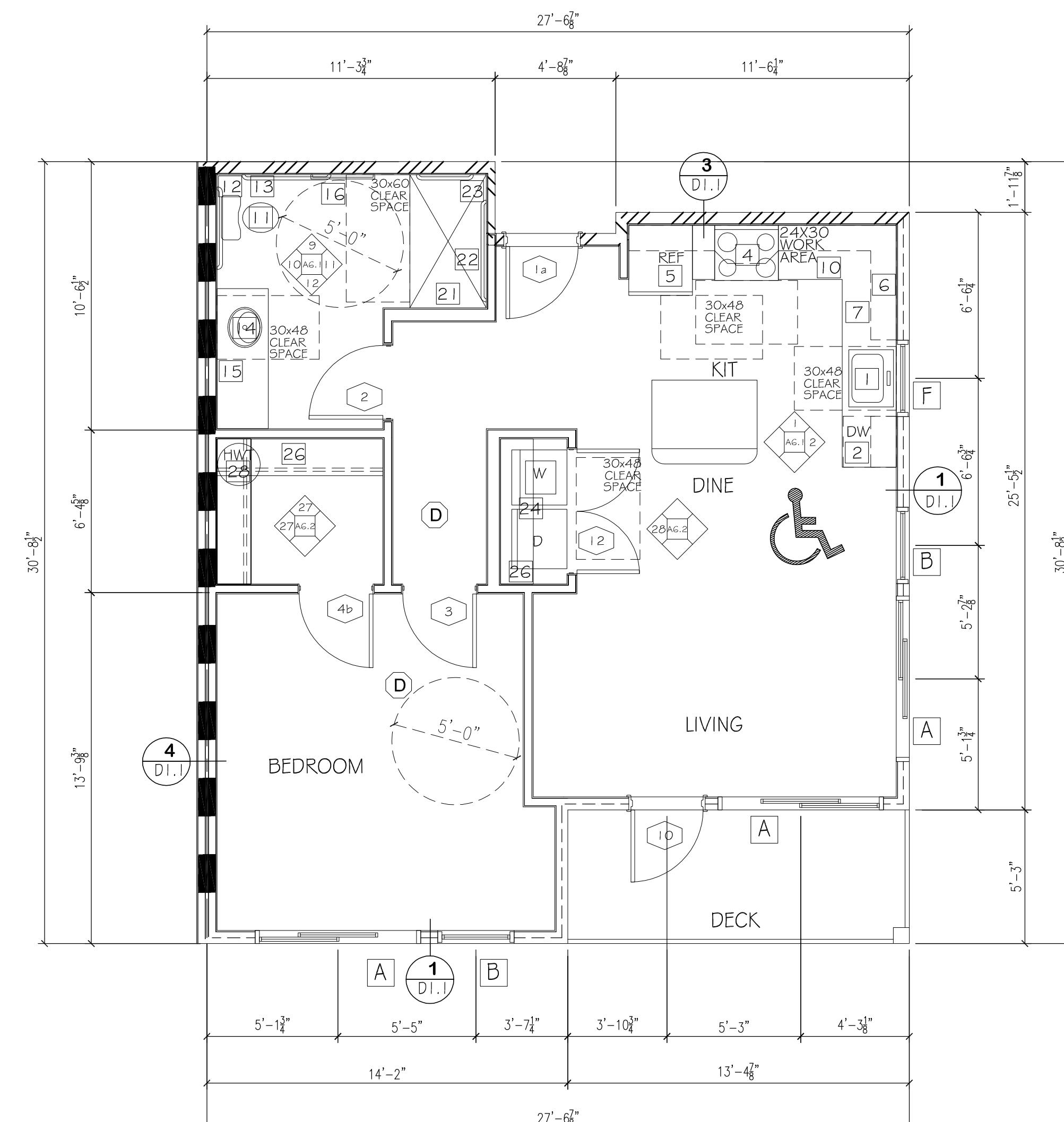
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 45" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

SELF-RUNNING 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 FAAN ABOVE

REFRIGERATOR SPACE

PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW

LIN OF CABINETS ABOVE

PONY WALL

COOKTOP

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

11 1/2" GPM MAXIMUM FUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MAX 30" DEEP. WATER IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS

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-CUPS TO MATCH VANTY

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 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

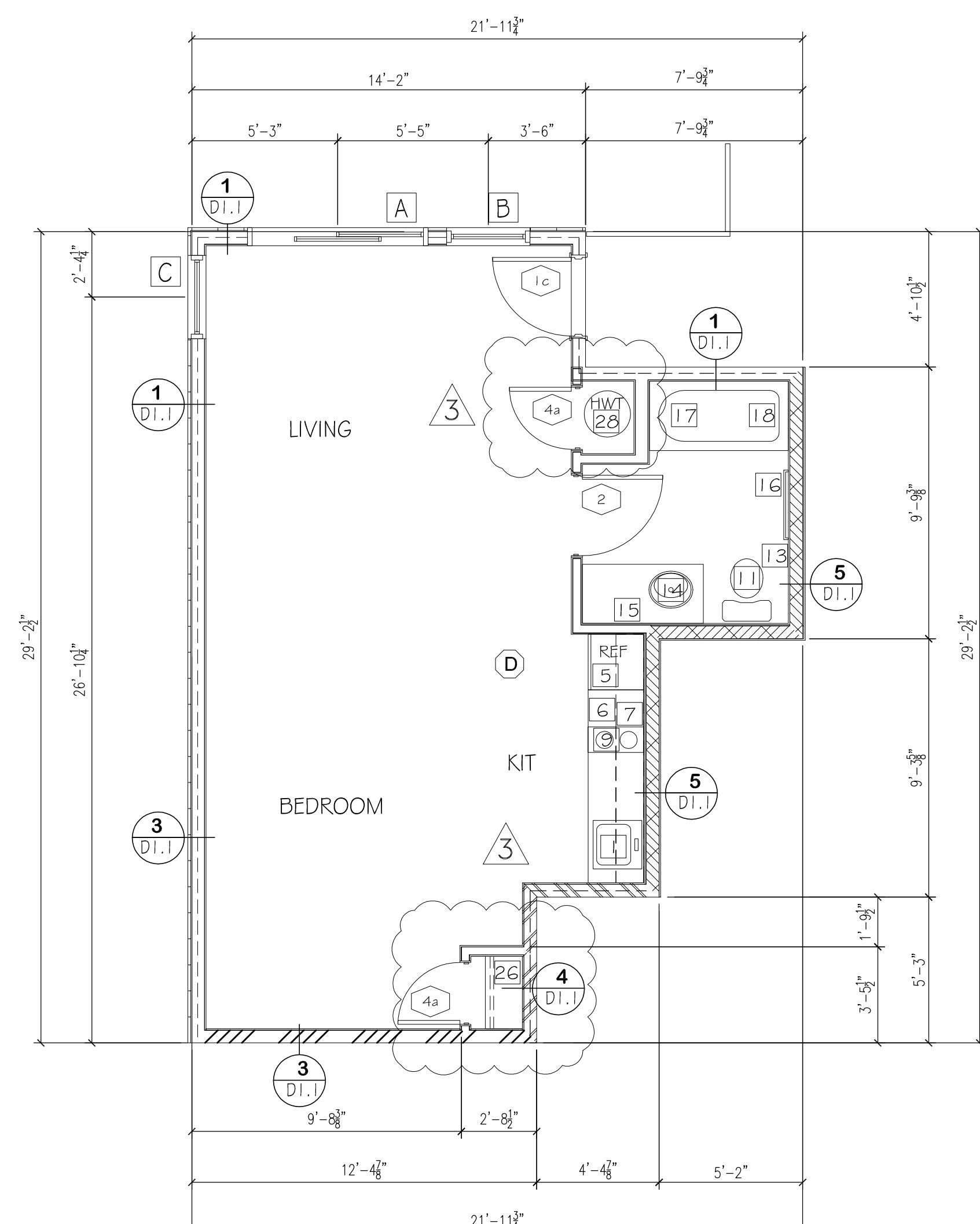
25 COMBINATION WASHER/DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

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" ABOVE THE FLOOR TO A MIN. DEPTH OF 6" WITH TOP CLEARANCE OF 9" HIGH



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

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

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

SCALE 1/4" = 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

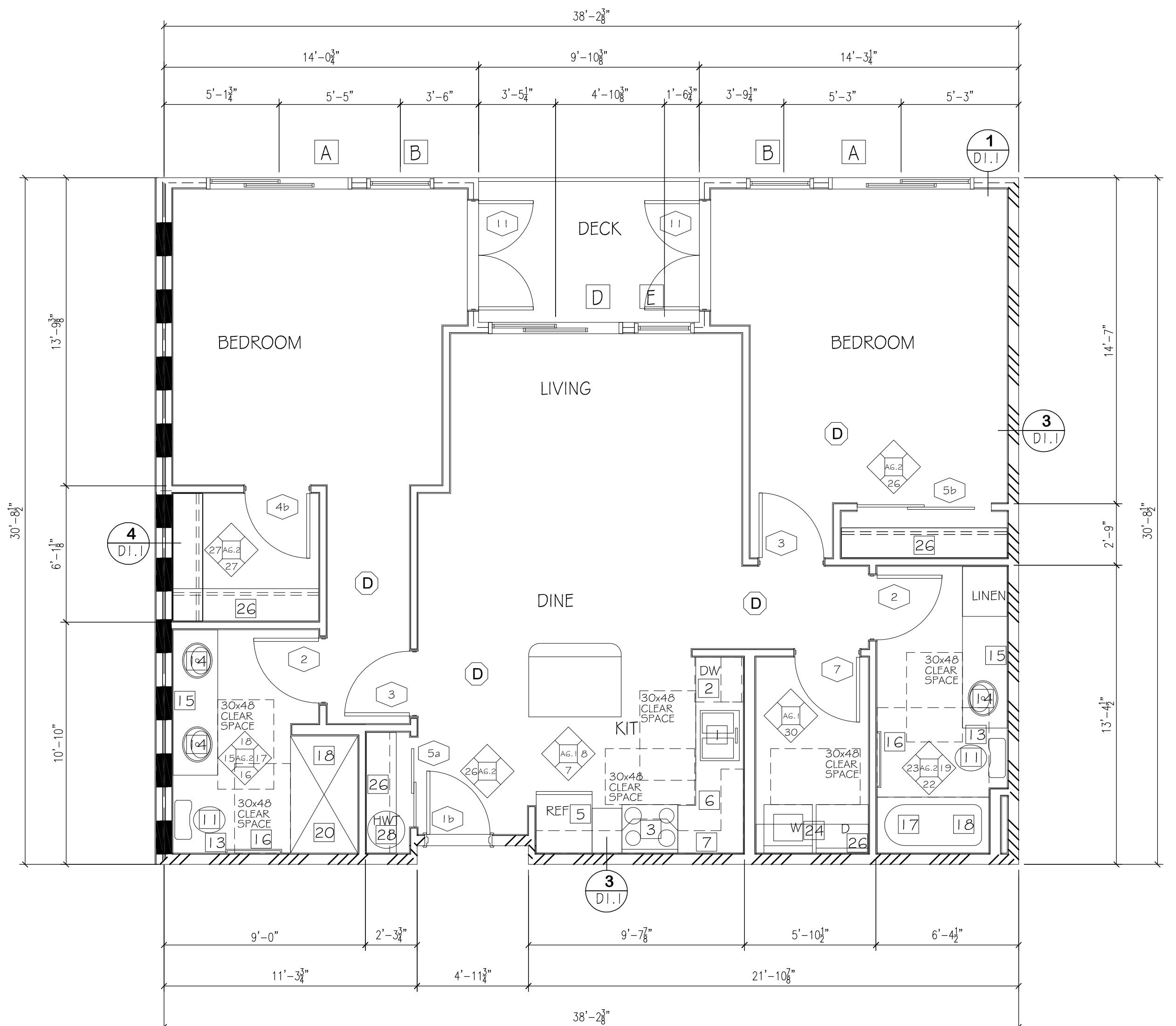
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RCHITECTS

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TL-9726
REGISTERED
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
A2.2



2 BEDROOM "B1"

(TYPE "B" UNIT)
 1,105 SQ/FT 9,945 SQ/FT
 9 UNIT
 DECK - 64 SQ/FT
 UNITS # 202,203,204 # 206
 302,303,304,306 #307

(TYPE "B" UNIT OPTION A 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 18 INCHES FROM FACE OF FINISHED SIDE WALL.

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

AIR INLETS, WINDOW TRickle VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSBC 403.3.6.1

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

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

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

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

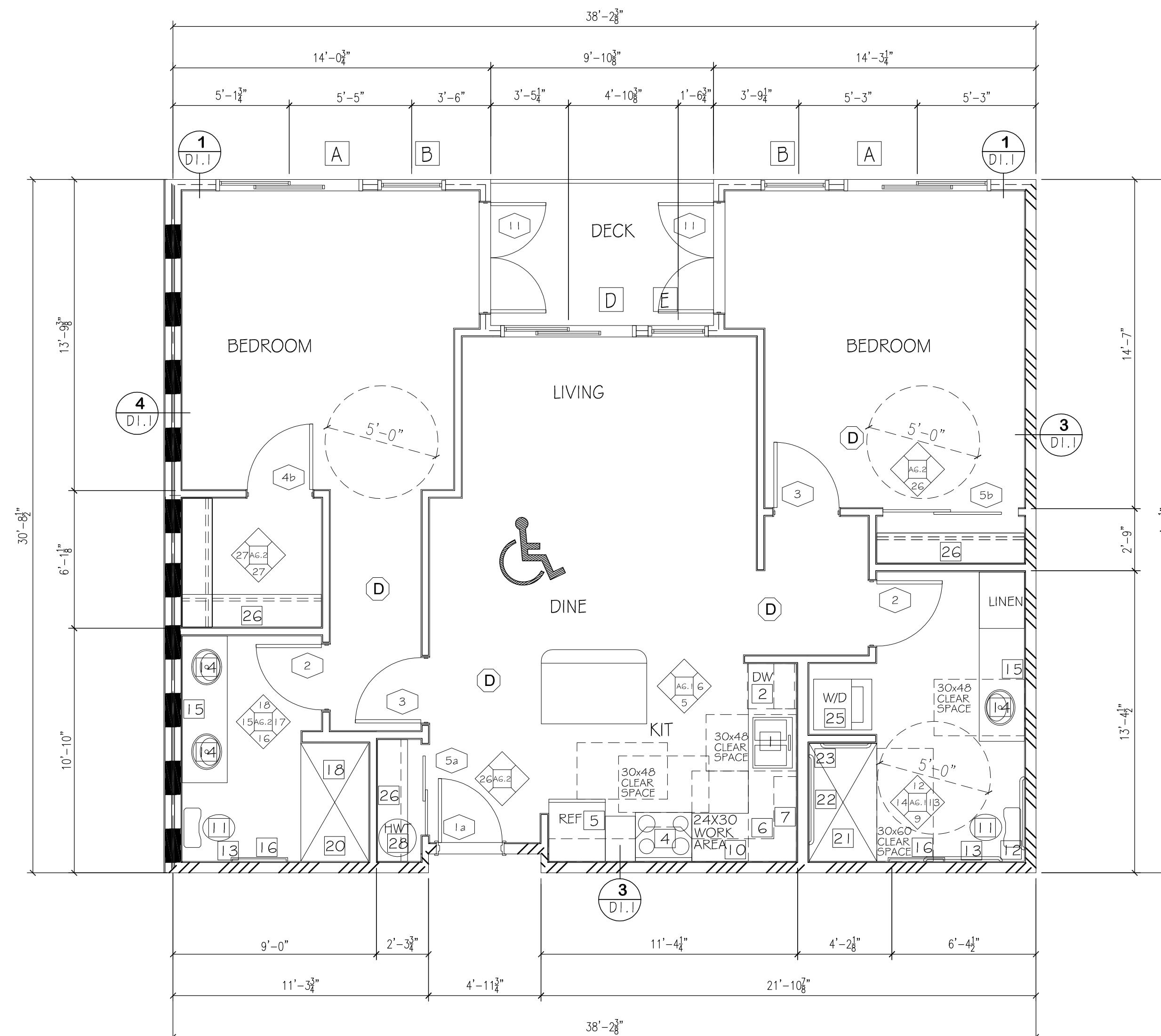
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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



2 BEDROOM "A"

(TYPE "A" UNIT)
 1,105 SQ/FT
 1 UNIT
 DECK - 64 SQ/FT
 UNIT # 207

SHEET NOTES

1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
 BUILT-IN DISHWASHER, ENERGY STAR

2 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE

3 30" ELECTRIC RANGE WITH HOOD FAN ABOVE

4 REFRIGERATOR SPACE

5 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW

6 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 26" 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 SQUARE BACKING IN WALL; MOUNT CENTER OF BAR AND CENTER OF TOWEL BAR; MOUNT TOWEL BAR 36" AFF AND TOWEL BAR 46" AFF

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

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

18 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS

19 5" SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD

20 ADA 5" ROLL-IN SHOWER WITH 5EA

21 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXEDHEAD 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 1 - 12" WIRE SHELF

25 5 - 12" WIRE SHELVES

26 HOTWATER TANK

27 REMOVABLE CABINETS AT KITCHEN SINK & LAVATORIES WITH TOE & KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH

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

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

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

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

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

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

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

COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO
 HIGHEST OUTLET.

SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.

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

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

WINDOWS W/28" X 40" AFF

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

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PROJECT
 THE TALMON
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 DEVELOPER
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CHARLES MORGAN & ASSOCIATES, LLC

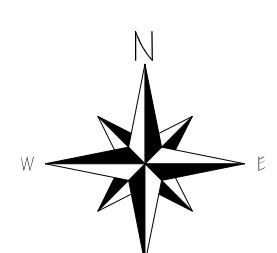
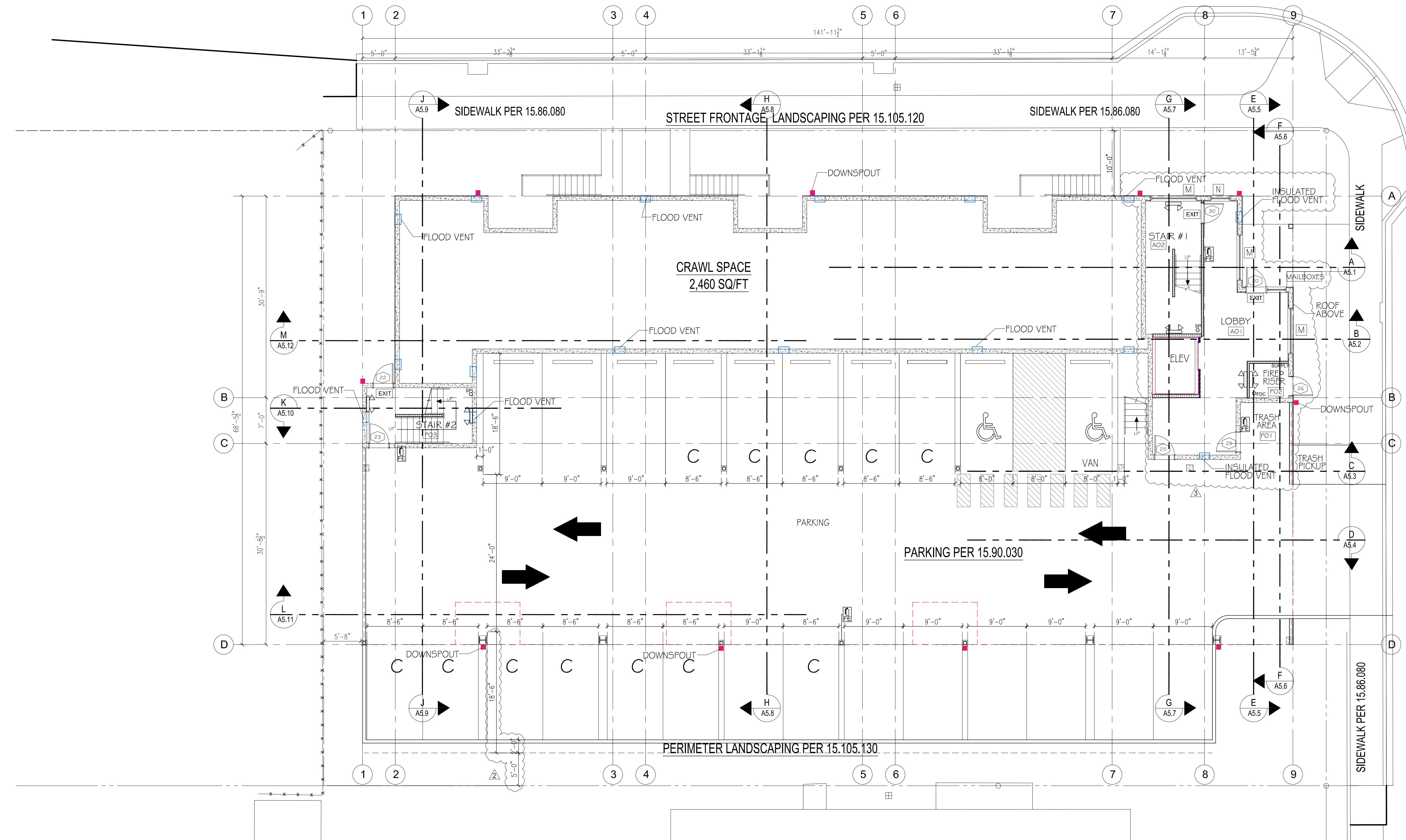
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 STATE OF WASHINGTON

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SCALE 1/4" = 1'-0"
 SHEET
 A2.3



GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

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PROJECT THE TALMON
LOCATION CENTER STREET, LA CONNER, WA
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The logo for Charles Morgan Architects is positioned at the top center of the page. It features a stylized compass rose with four main points (N, S, E, W) and four intermediate points (NE, SE, SW, NW). The letters 'C' and 'M' are integrated into the design, with 'C' at the top left and 'M' at the bottom left of the compass rose. To the right of the compass rose, the word 'CHARLES' is written in a bold, sans-serif font, with 'MORGAN' stacked directly below it. A thin horizontal line extends from the right side of 'MORGAN' to the right edge of the page. To the right of this line, the word 'ARCHITECTS' is written in a bold, sans-serif font, with a thick horizontal line underneath it.

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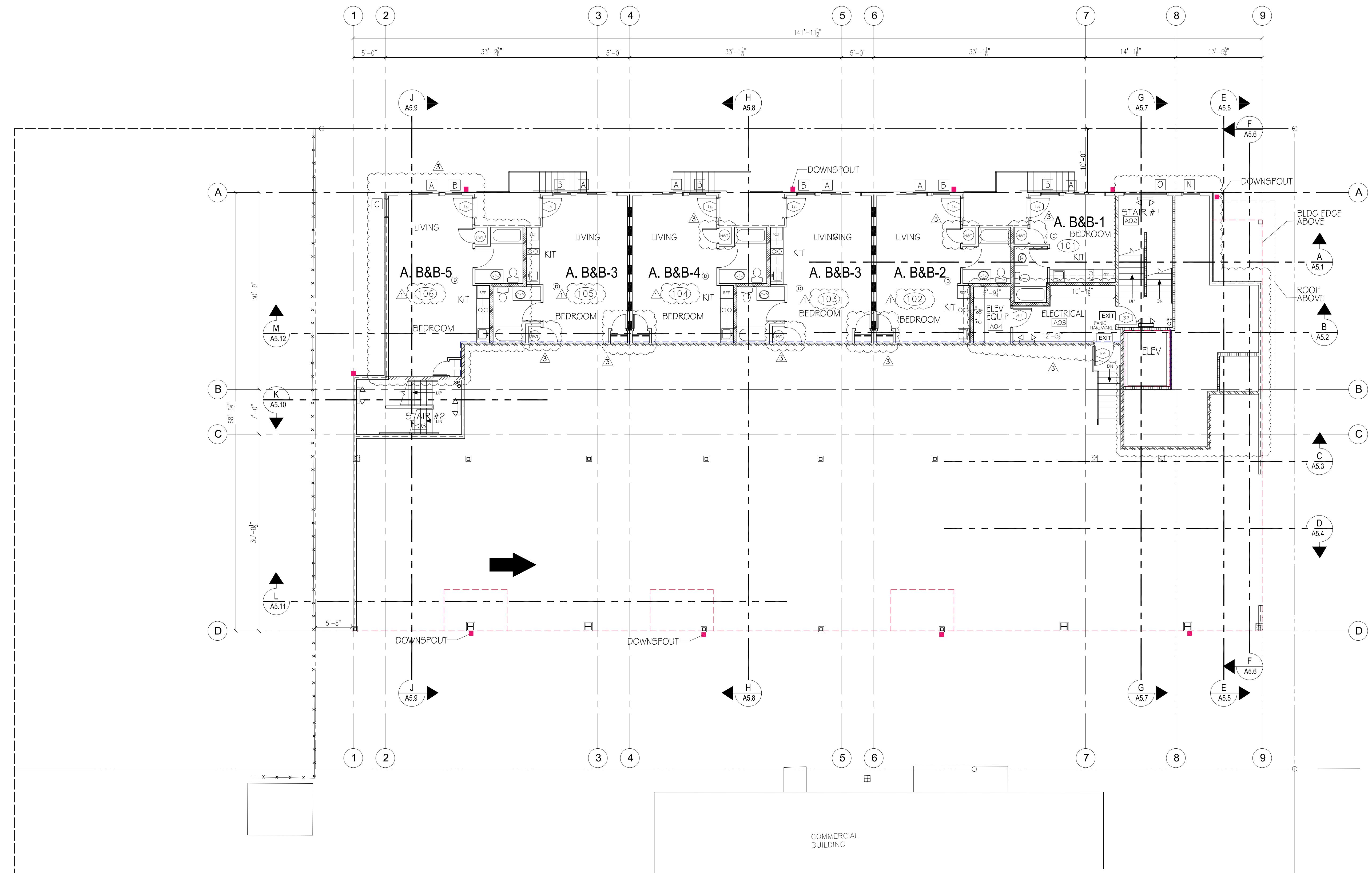
LEGEND

DETAIL INDICATOR (SEE D. SHTS)

ROOM NUMBER INDICATOR

SECTION INDICATOR (SEE A5 SHTS)

WALL LEGEND	
VERIFY WALL TYPES AS PER SHEET RA 1.1	
	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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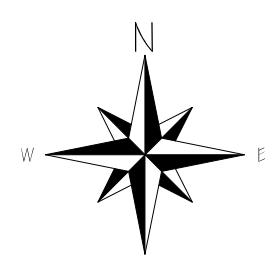
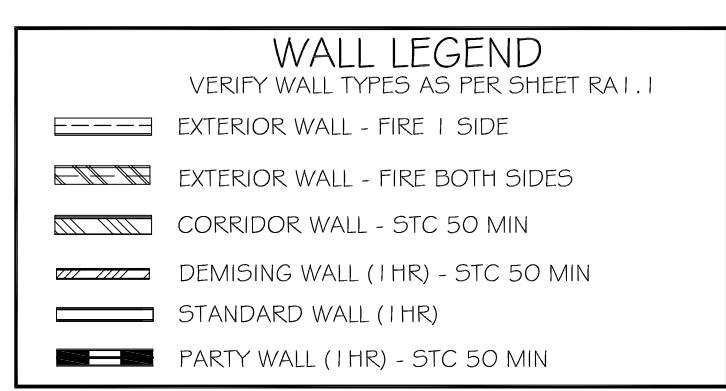
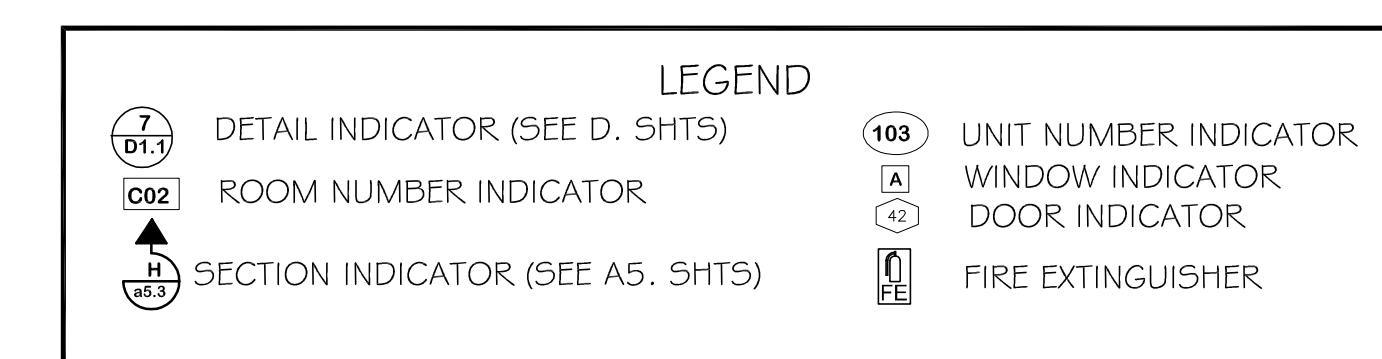
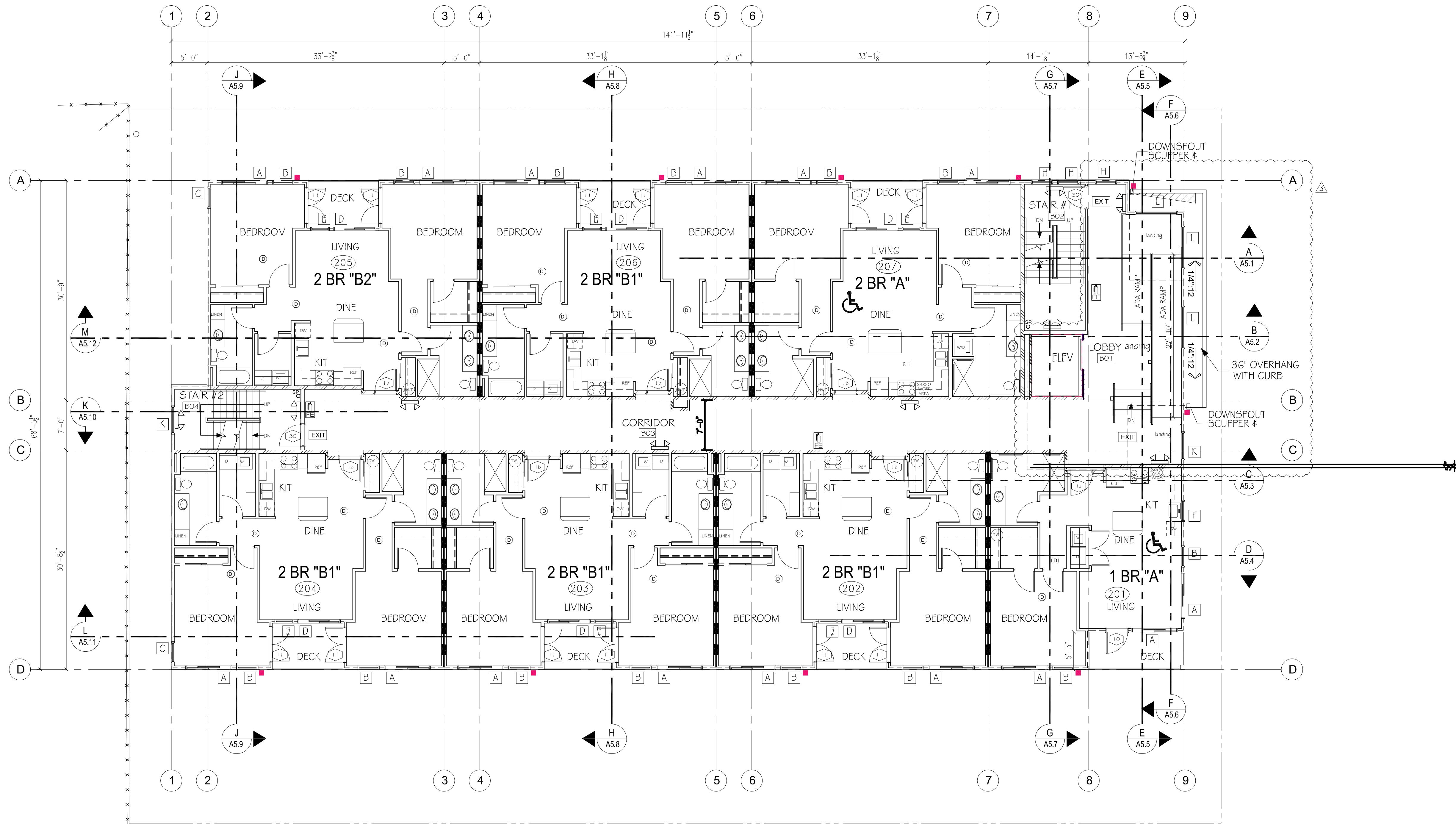
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A3.2



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

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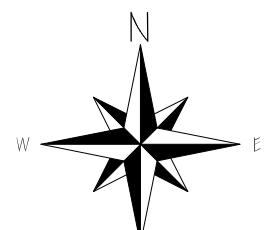
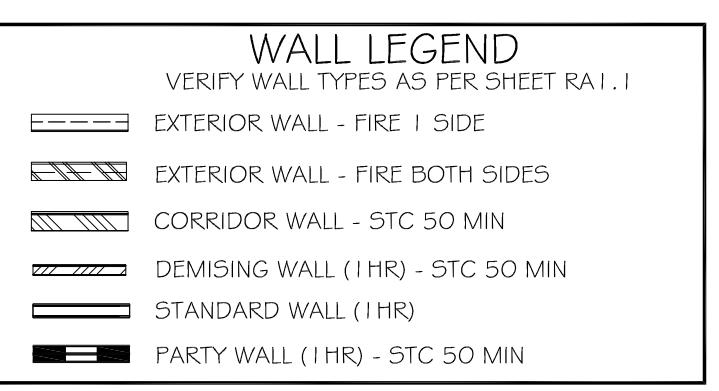
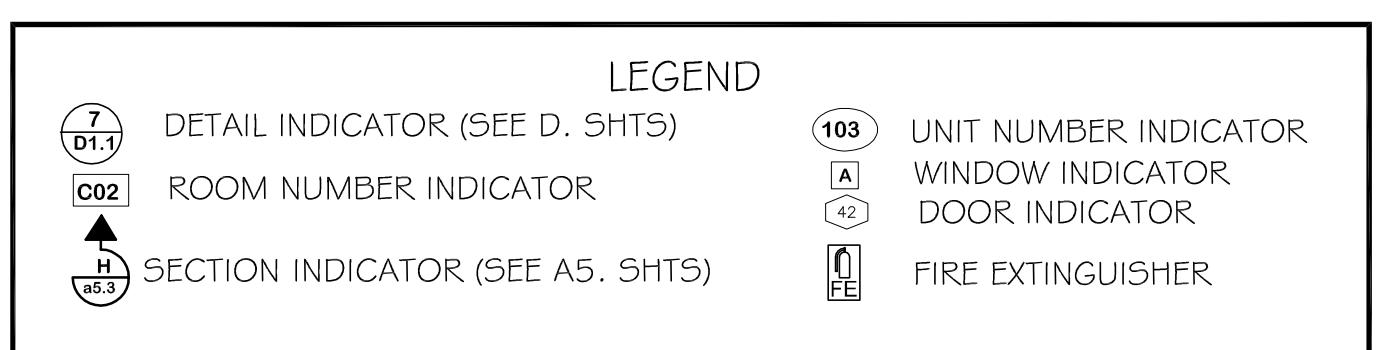
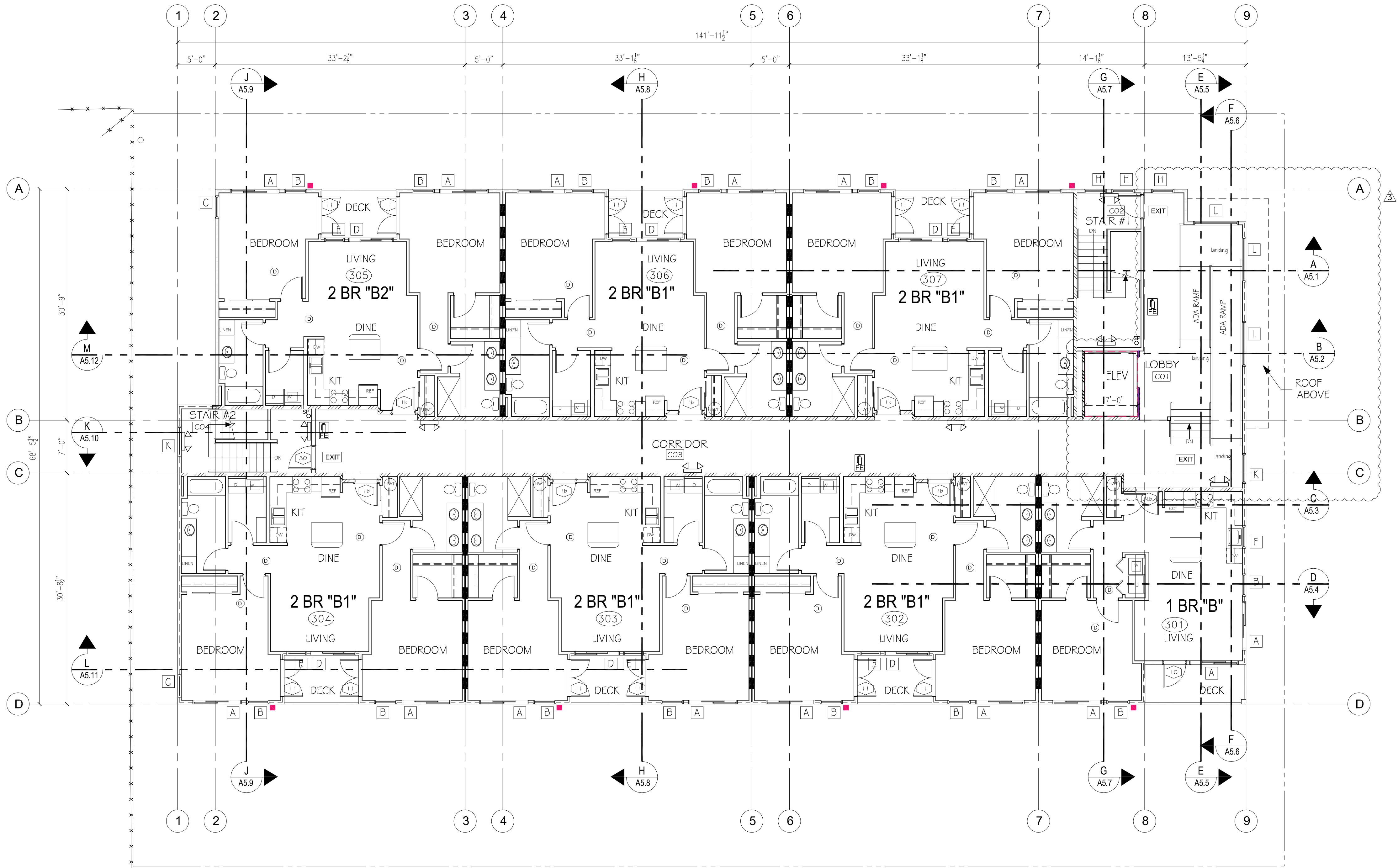
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A3.3



3RD FLOOR PLAN

SCALE 1/8" = 1'-0"

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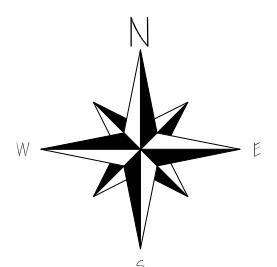
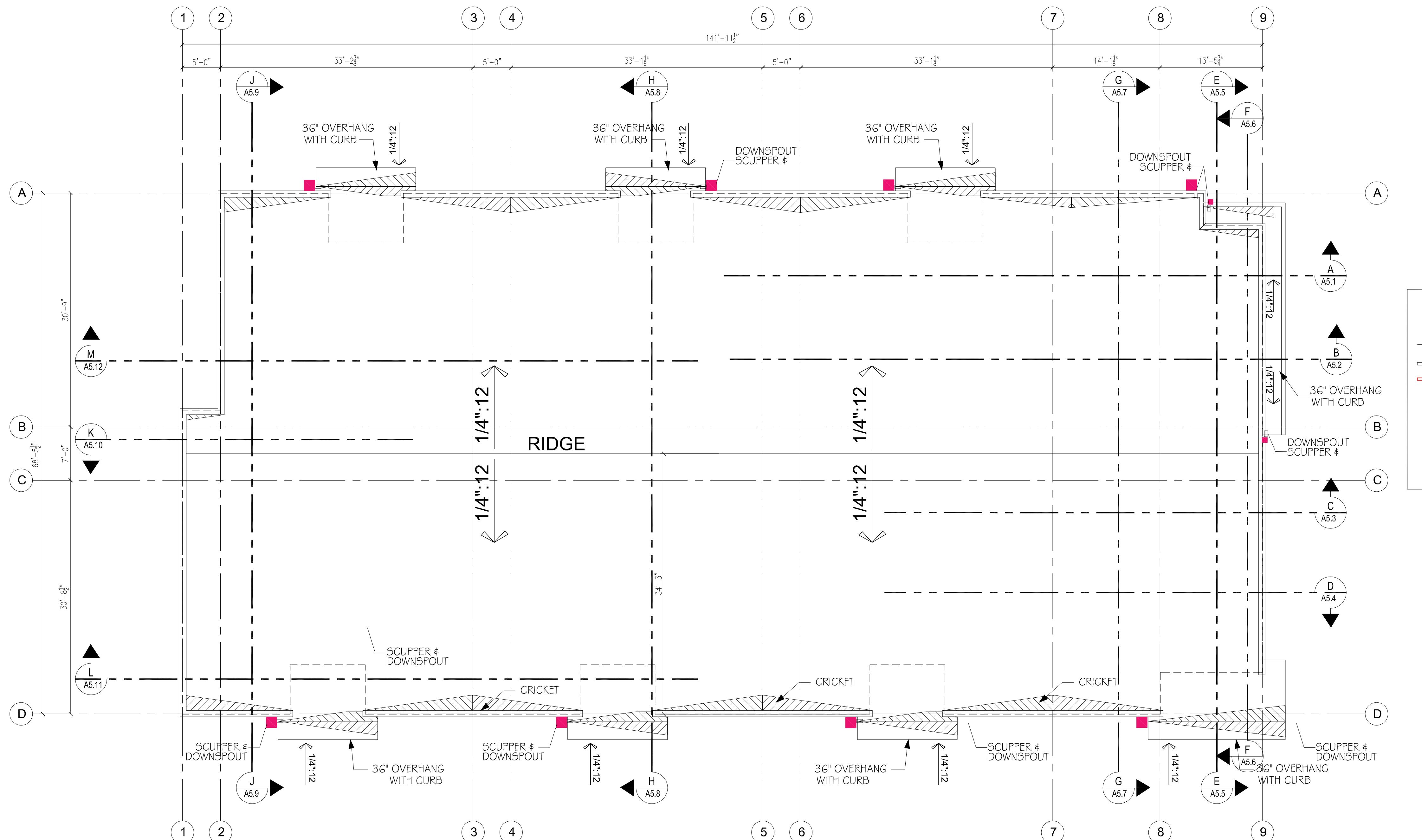
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A3.4



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

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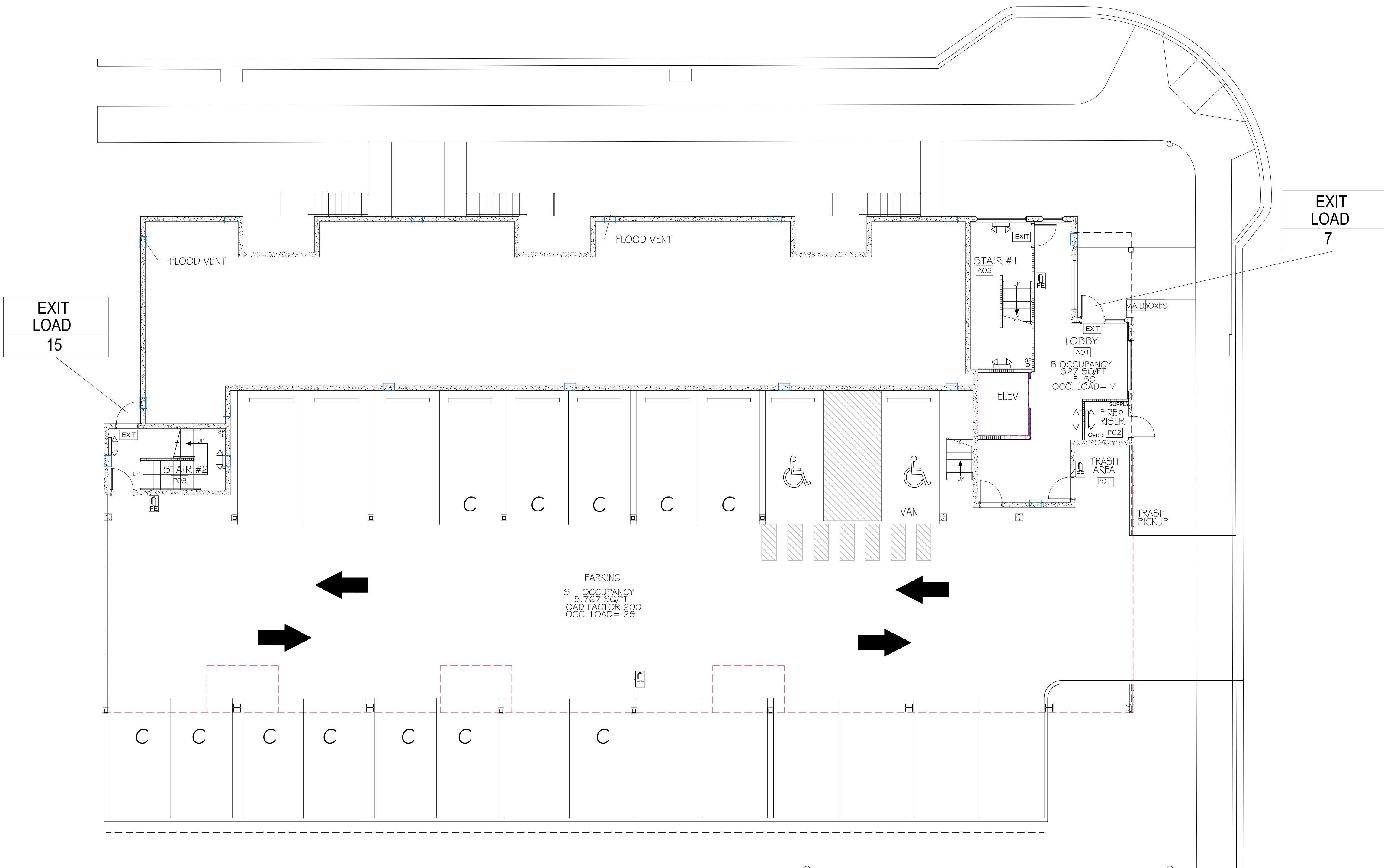
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A3.5



LIFE SAFETY
GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

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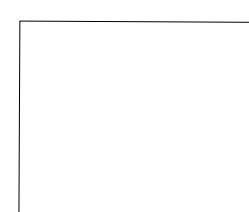
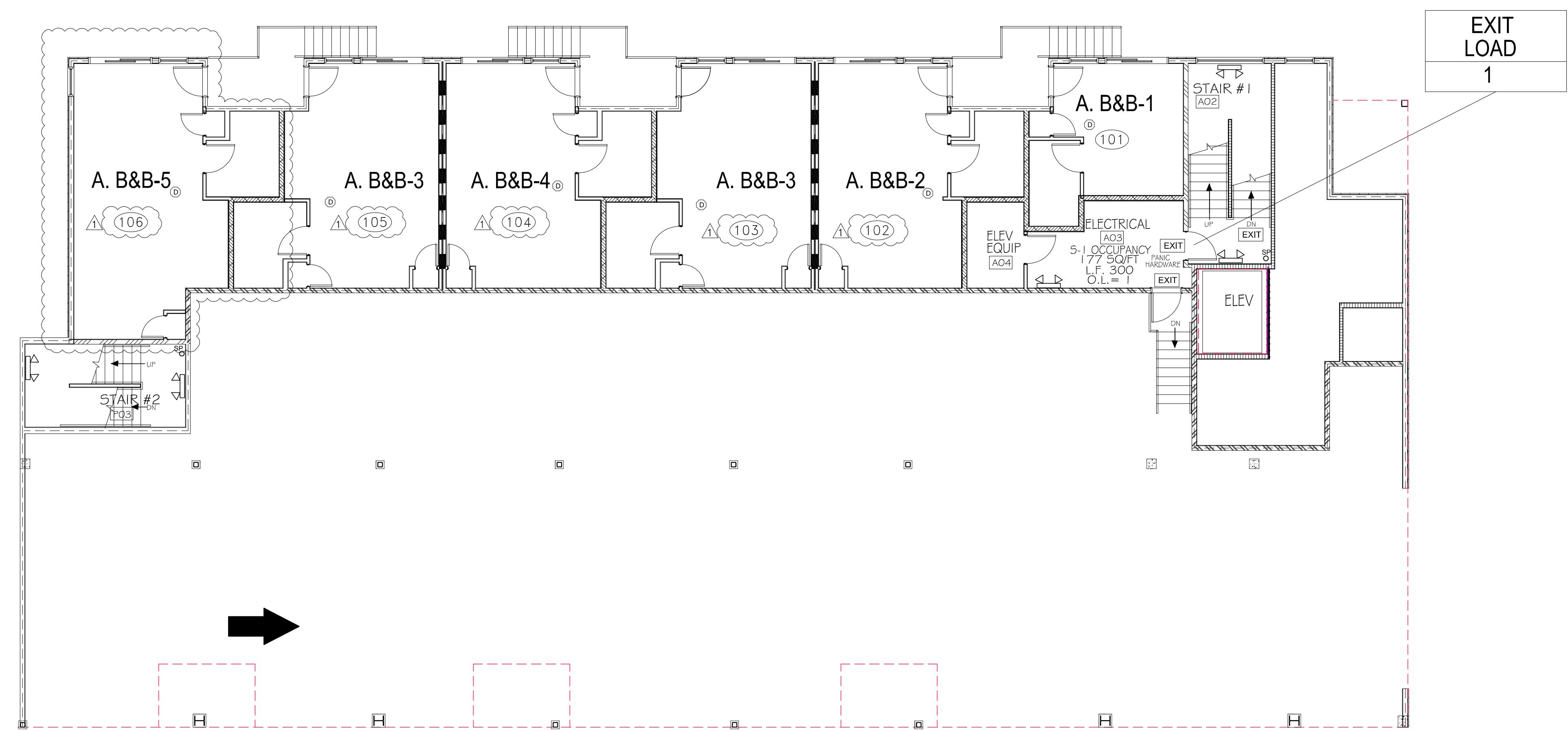
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A3.1LS



9,473 SQFT				
OCCUPANCY	OCCUPANCY CLASS	LOAD FACTOR	AREA SQFT	OCCUPANT LOAD
ELECTRICAL/ELEV. EQUIP	S-1	300	177 SQFT	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

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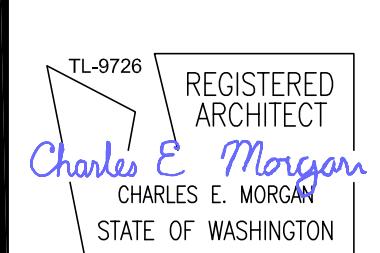
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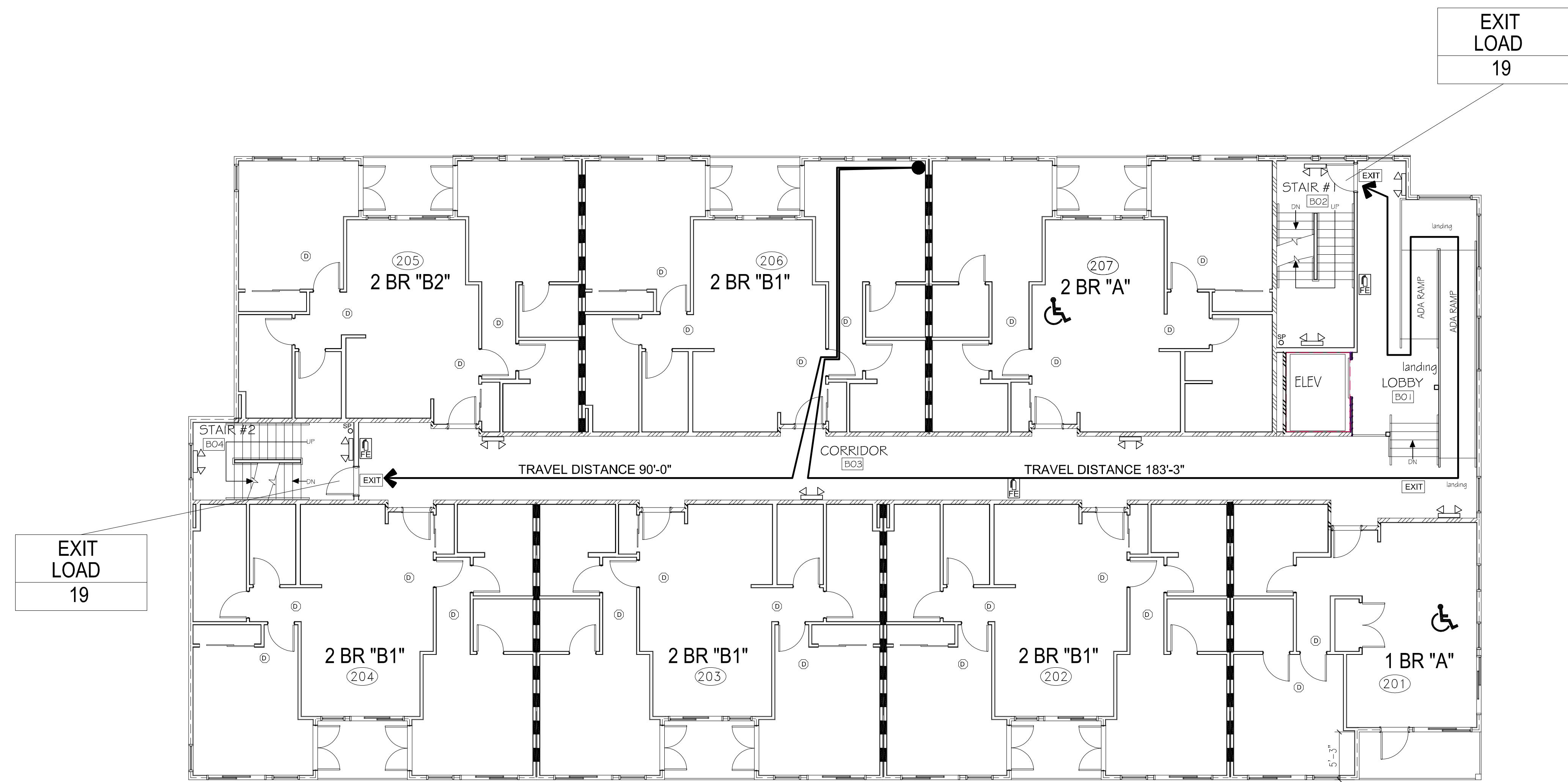
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REVISION	20 DEC 24			

A3.2LS

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



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

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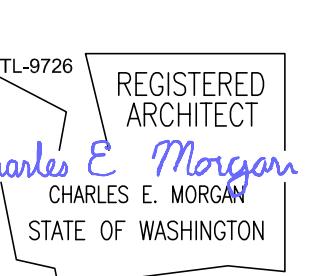
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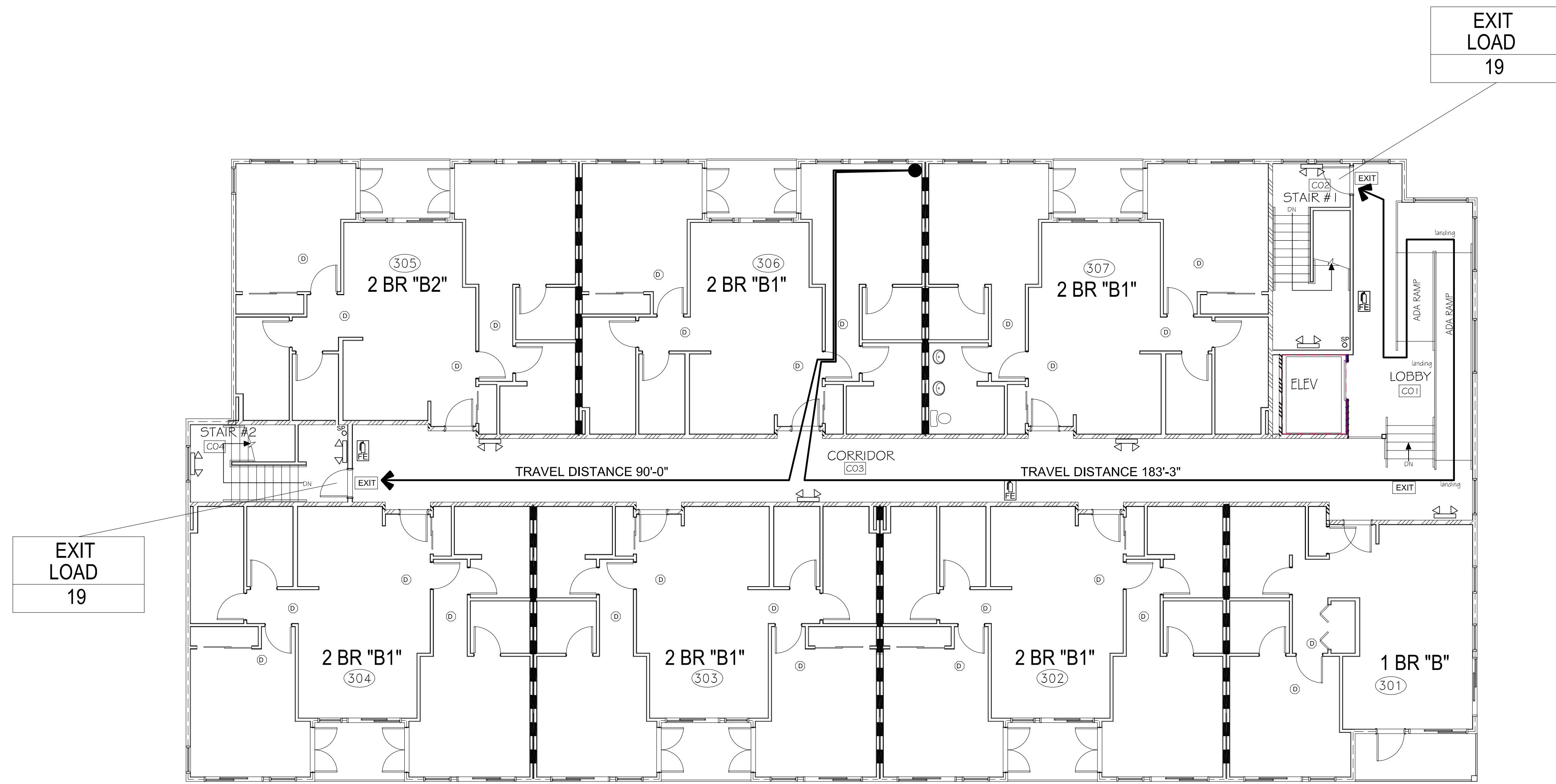
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A3.3LS



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

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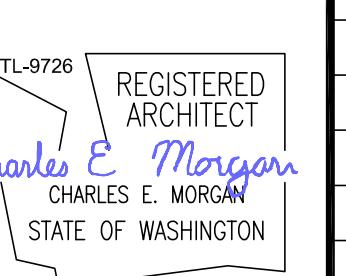
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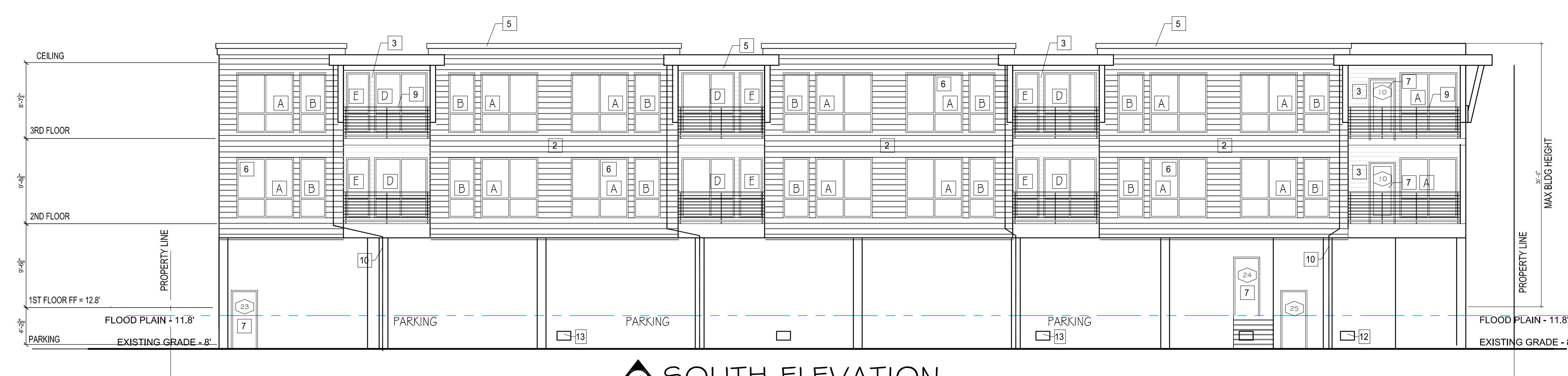
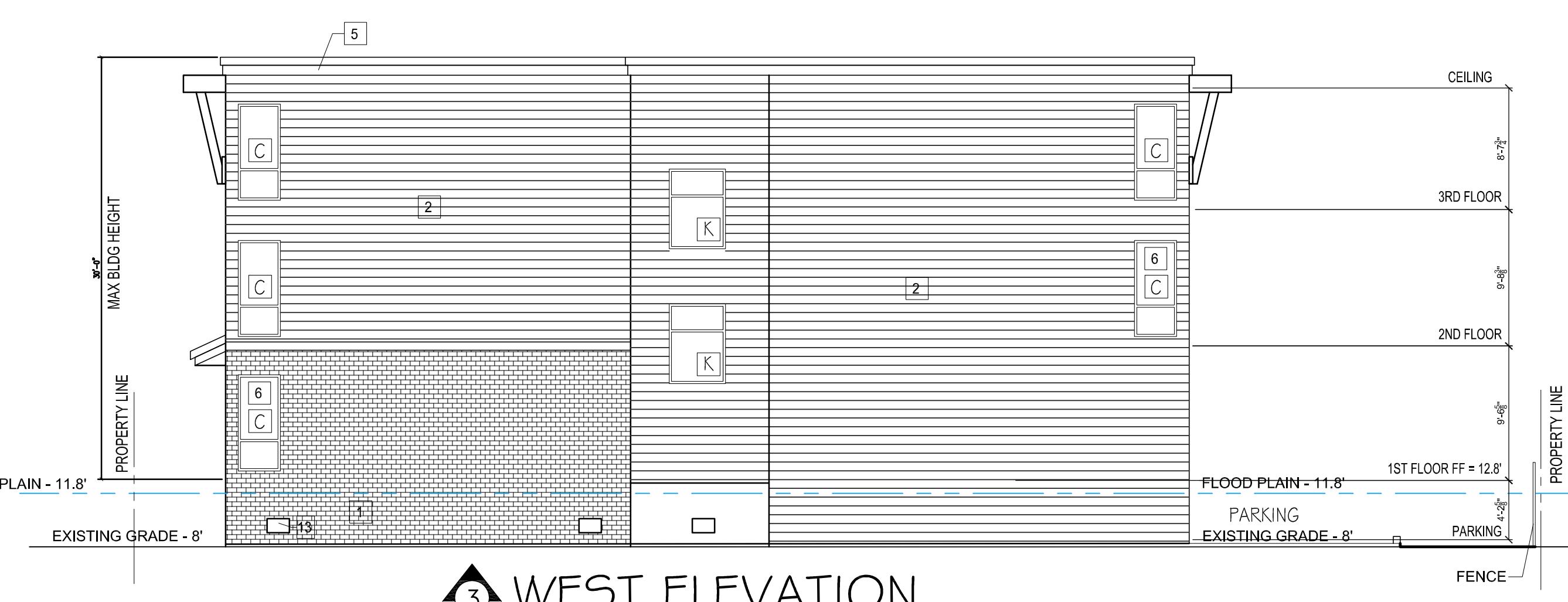
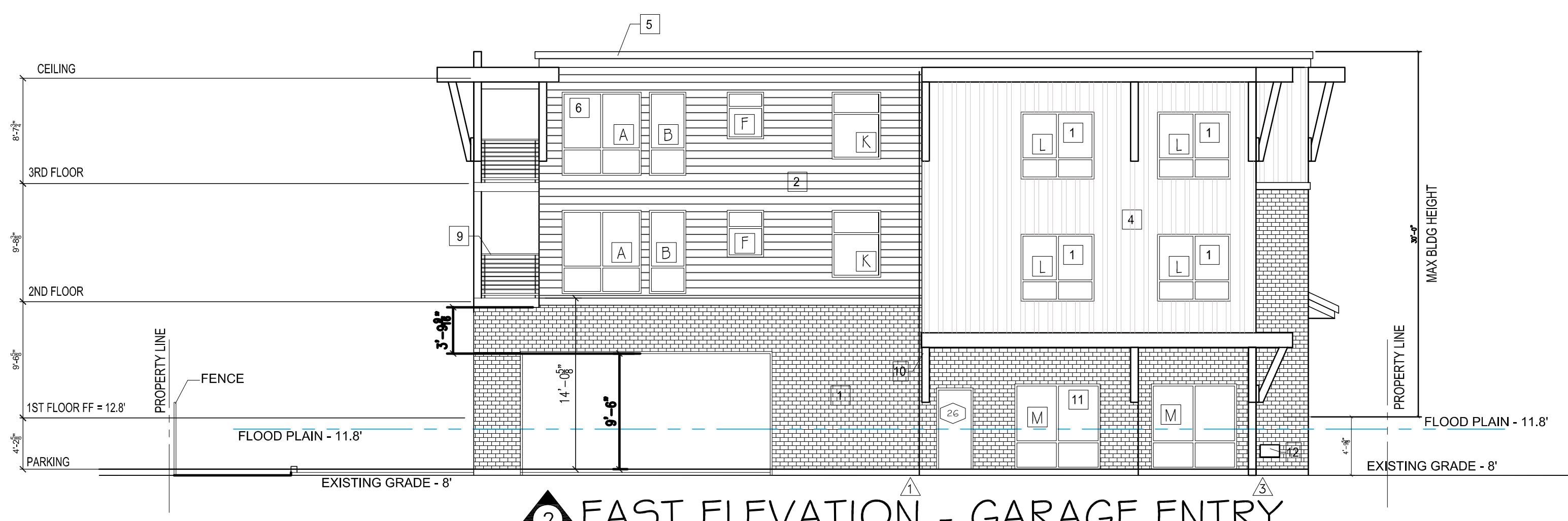
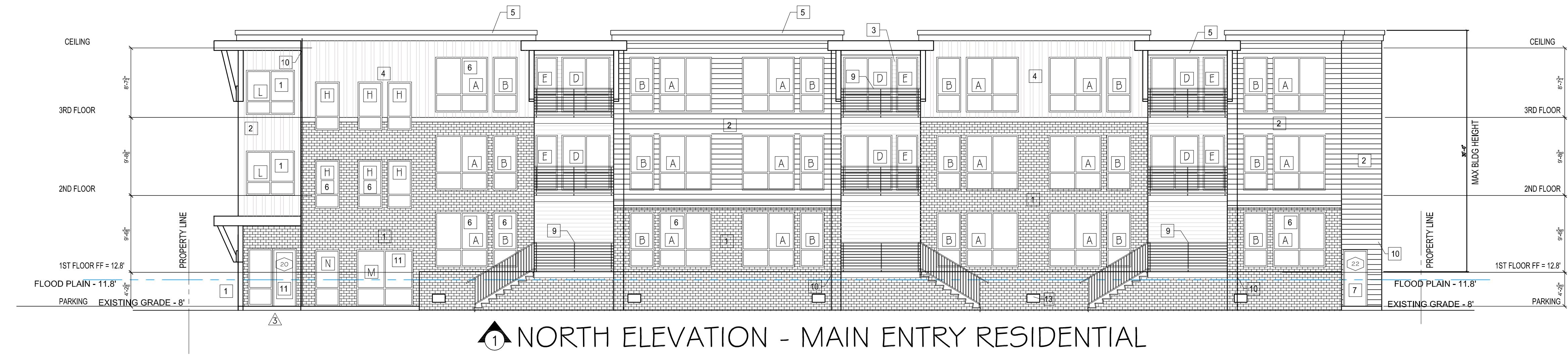
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A3.4LS



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

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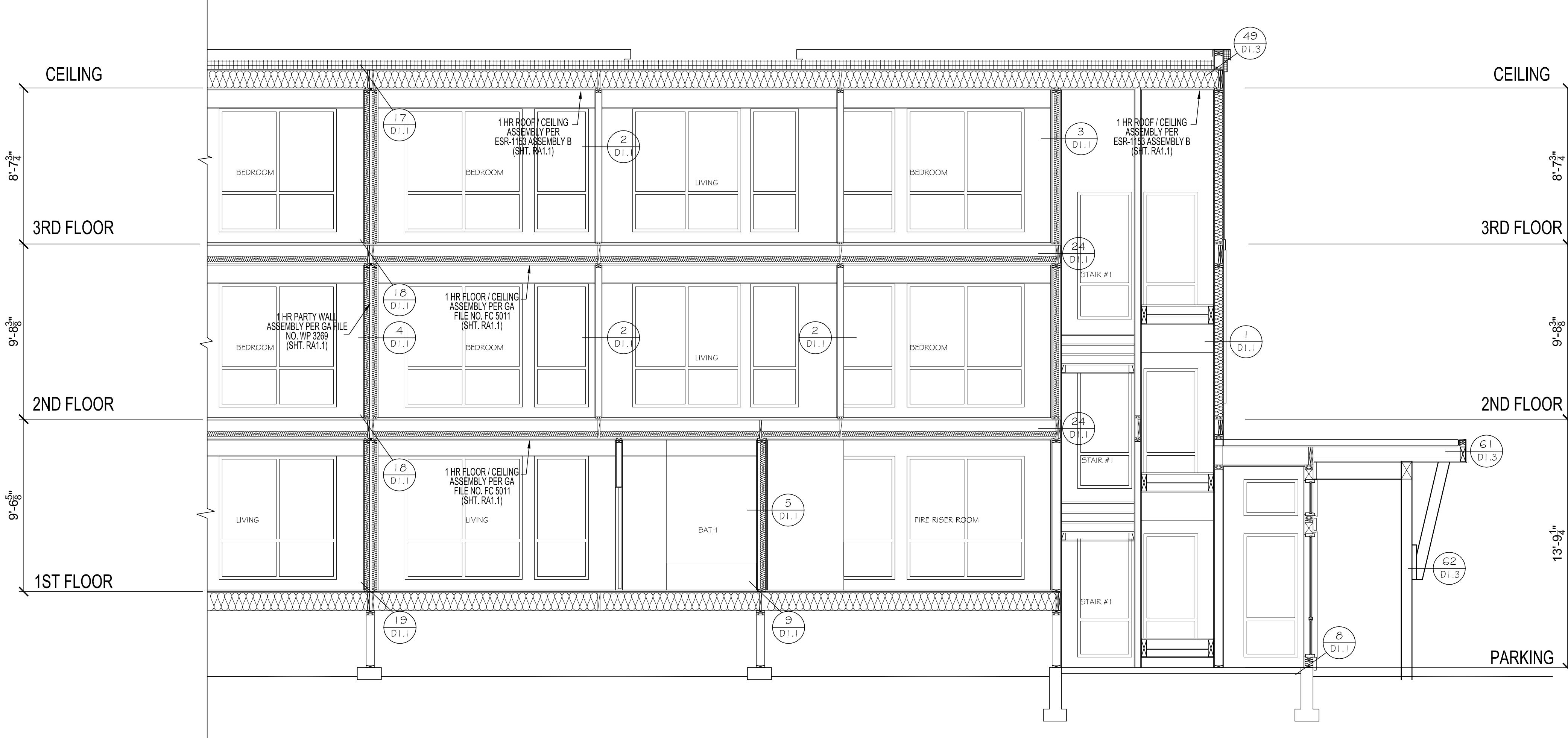
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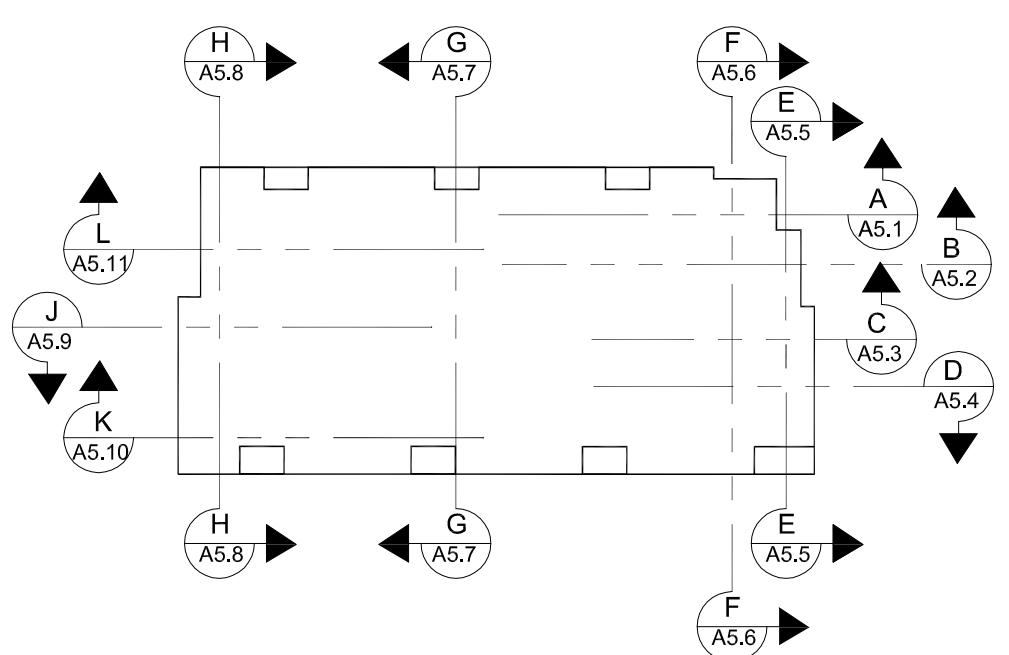
A4.1

SCALE 1/8" = 1'-0"

ELEVATIONS



SECTION 'A'



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

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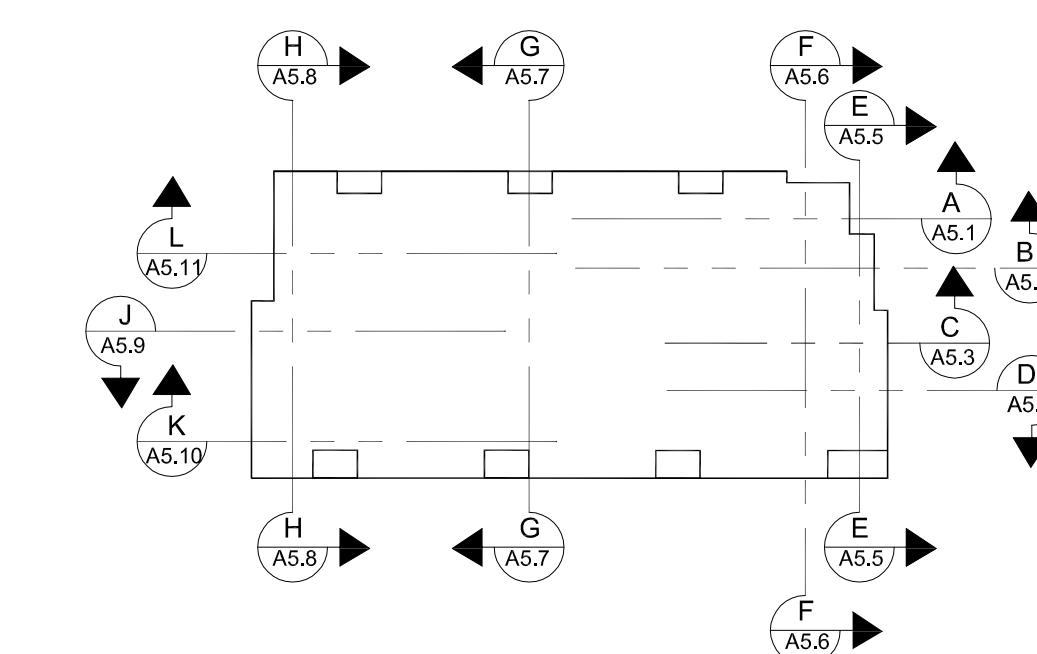
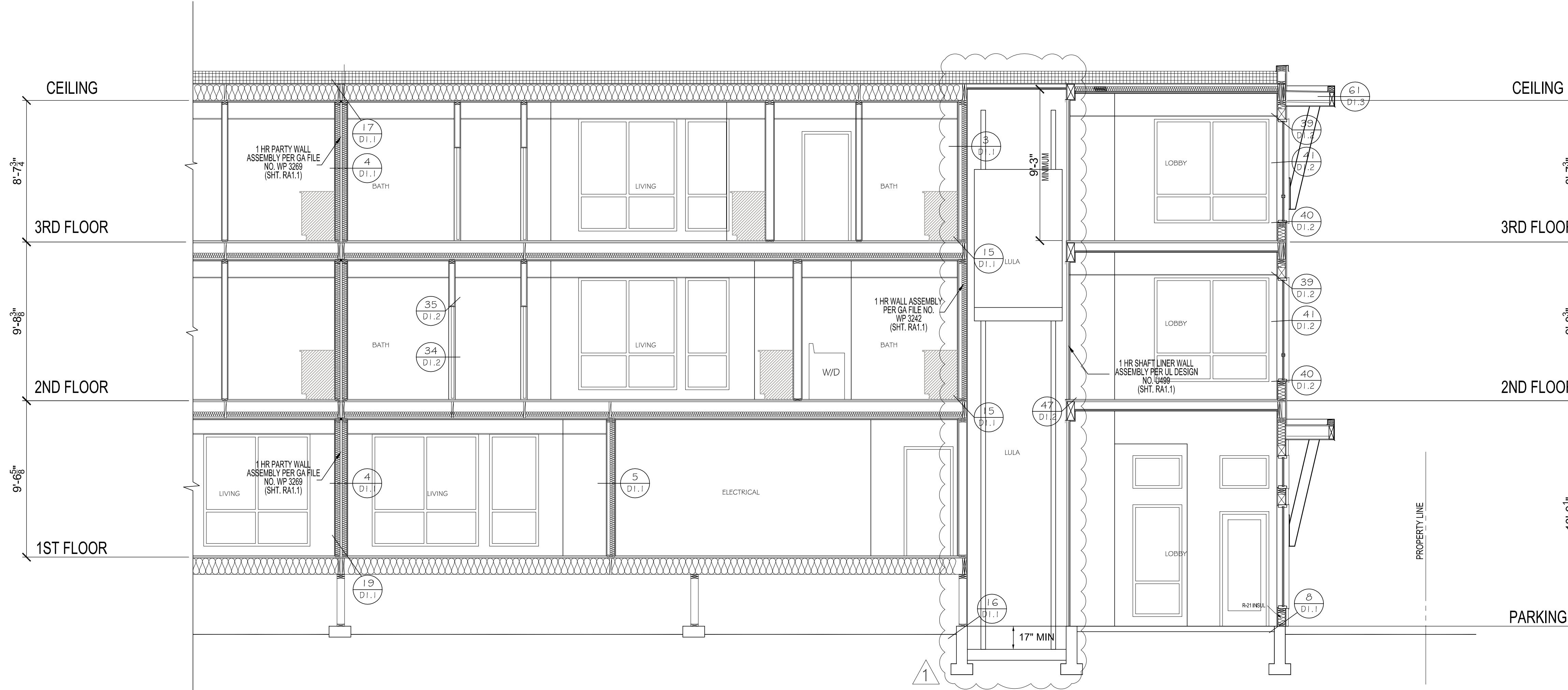
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A5.1



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

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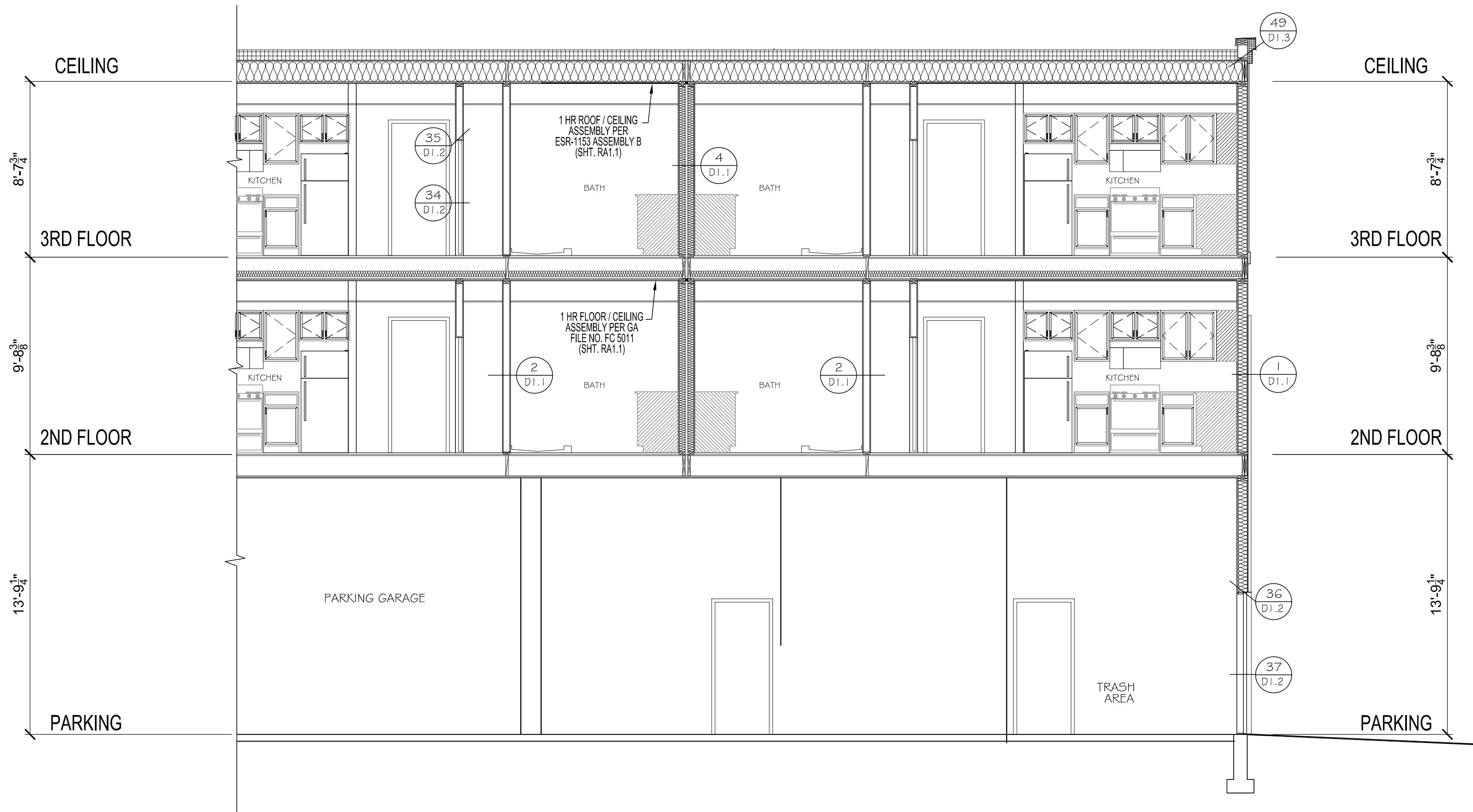
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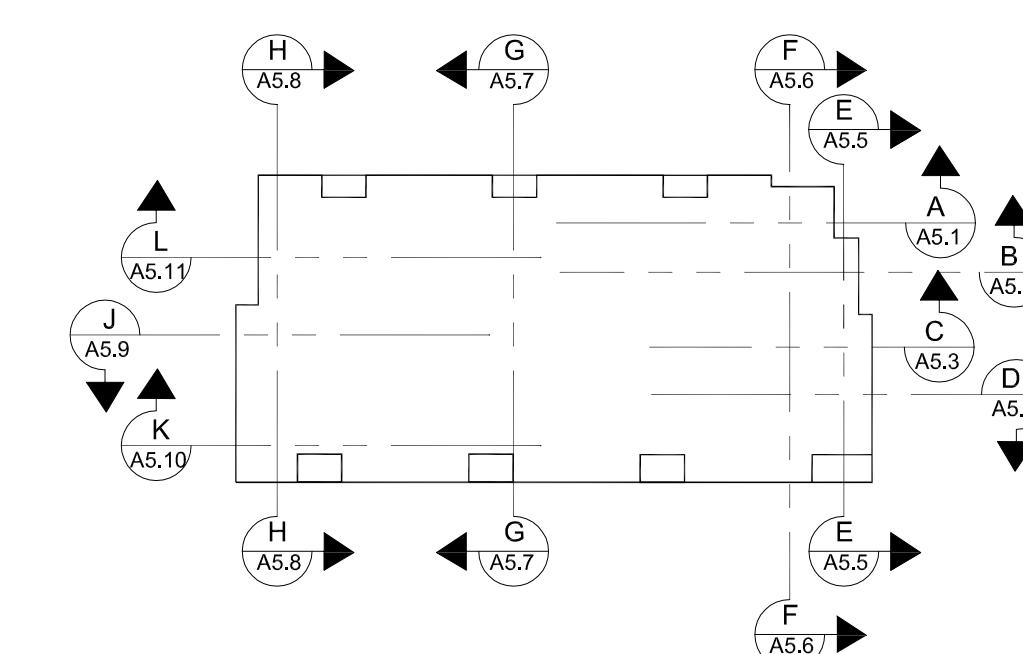
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SECTION 'C'



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

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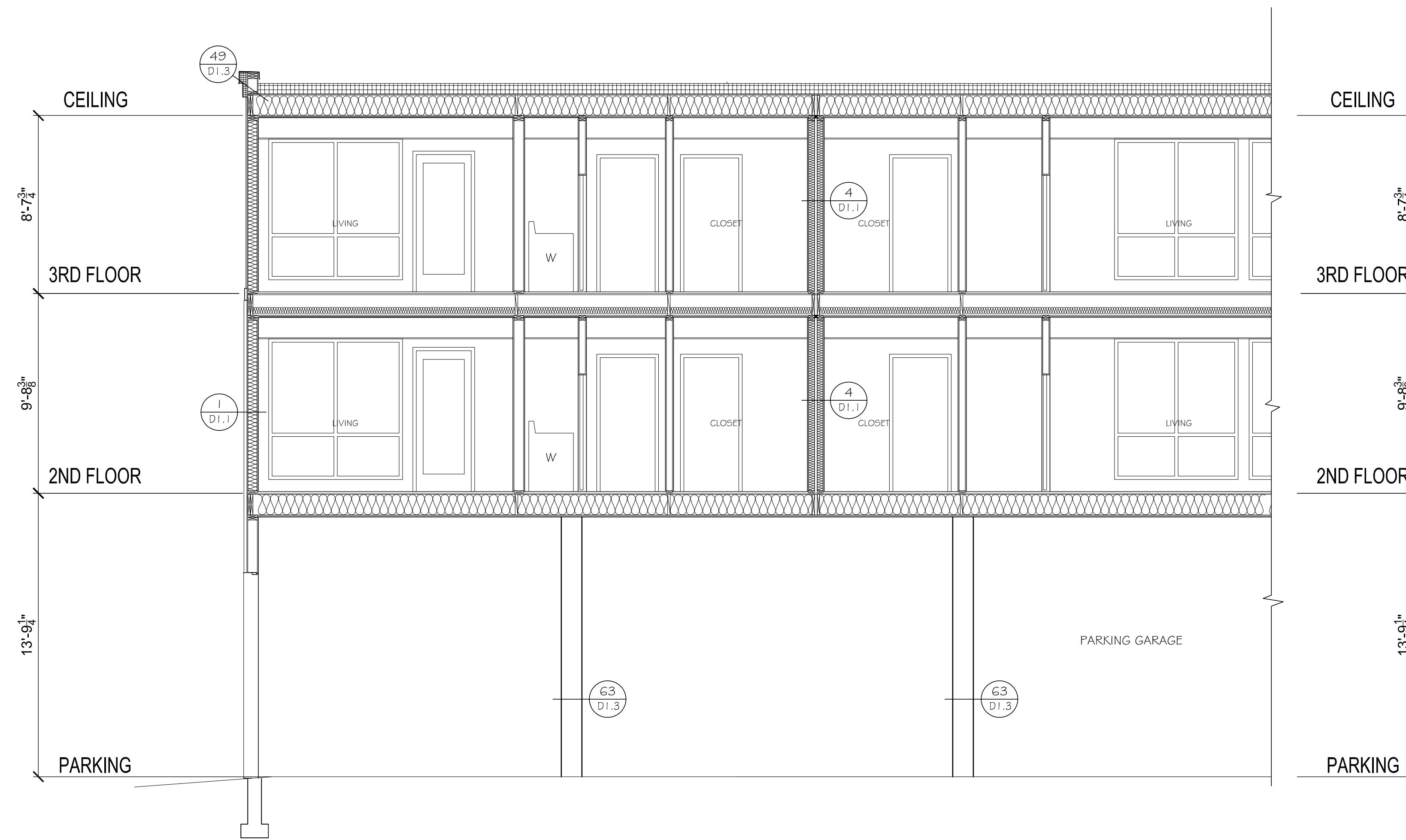
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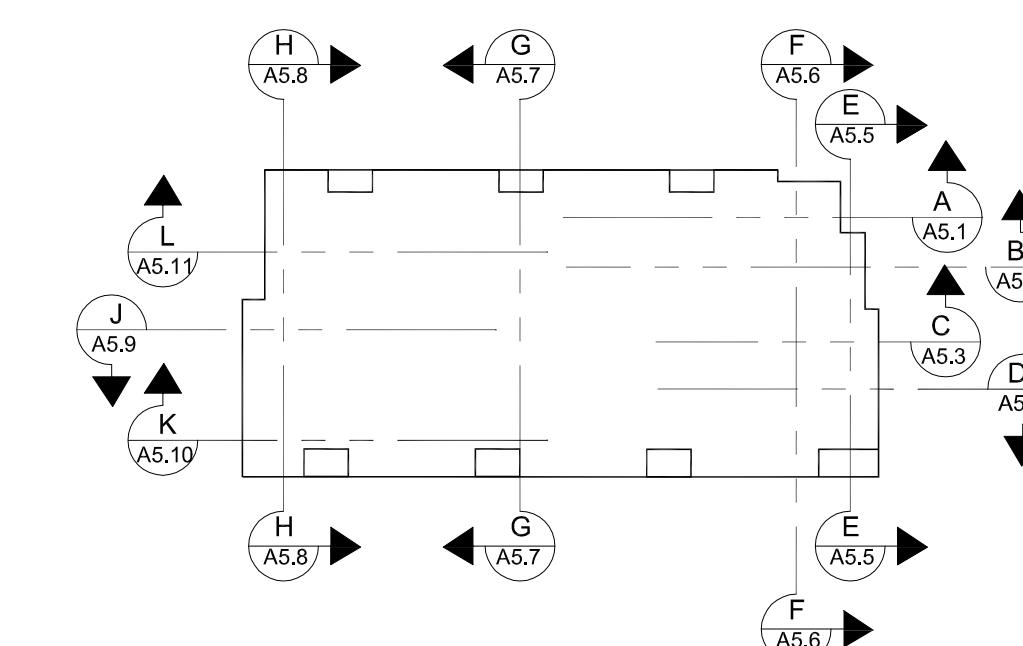
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CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	7 MAR 24

A5.3



SECTION 'D'



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

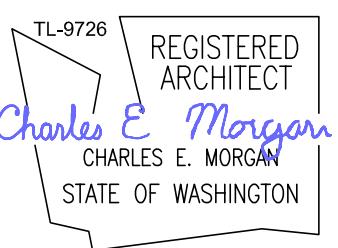
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

CHARLES MORGAN & ASSOCIATES, LLC
ARCHITECTS

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

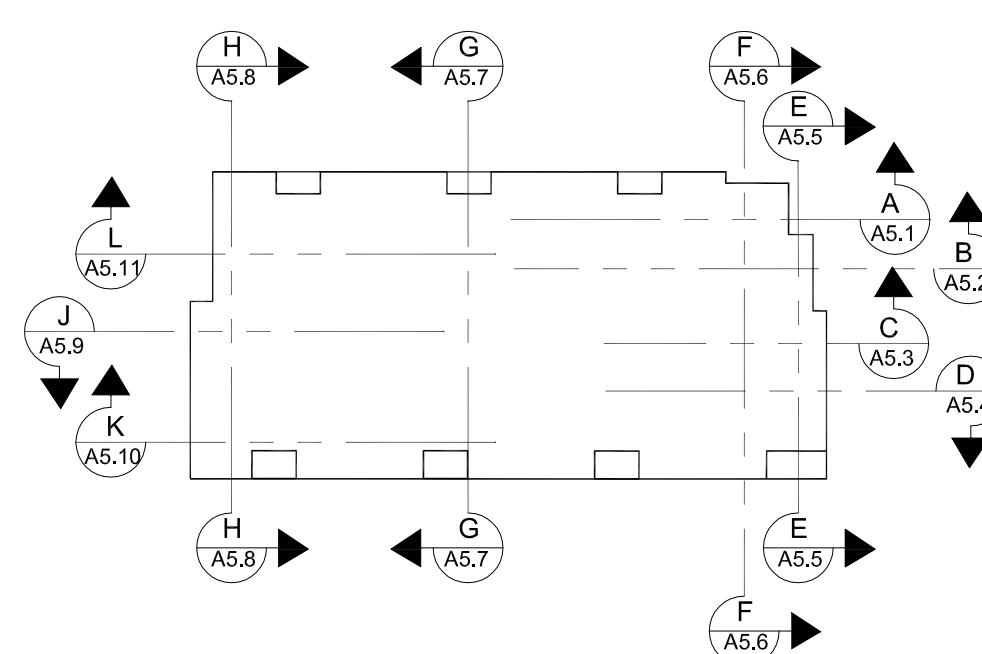


DATE	4 OCT 23
REVISION	7 MAR 24

SHEET
A5.4



SECTION 'E-E'



SECTION "E-E"

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

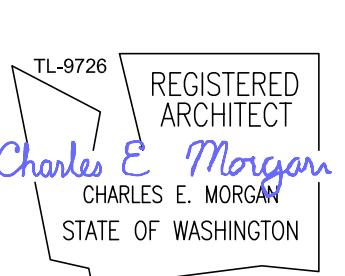
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

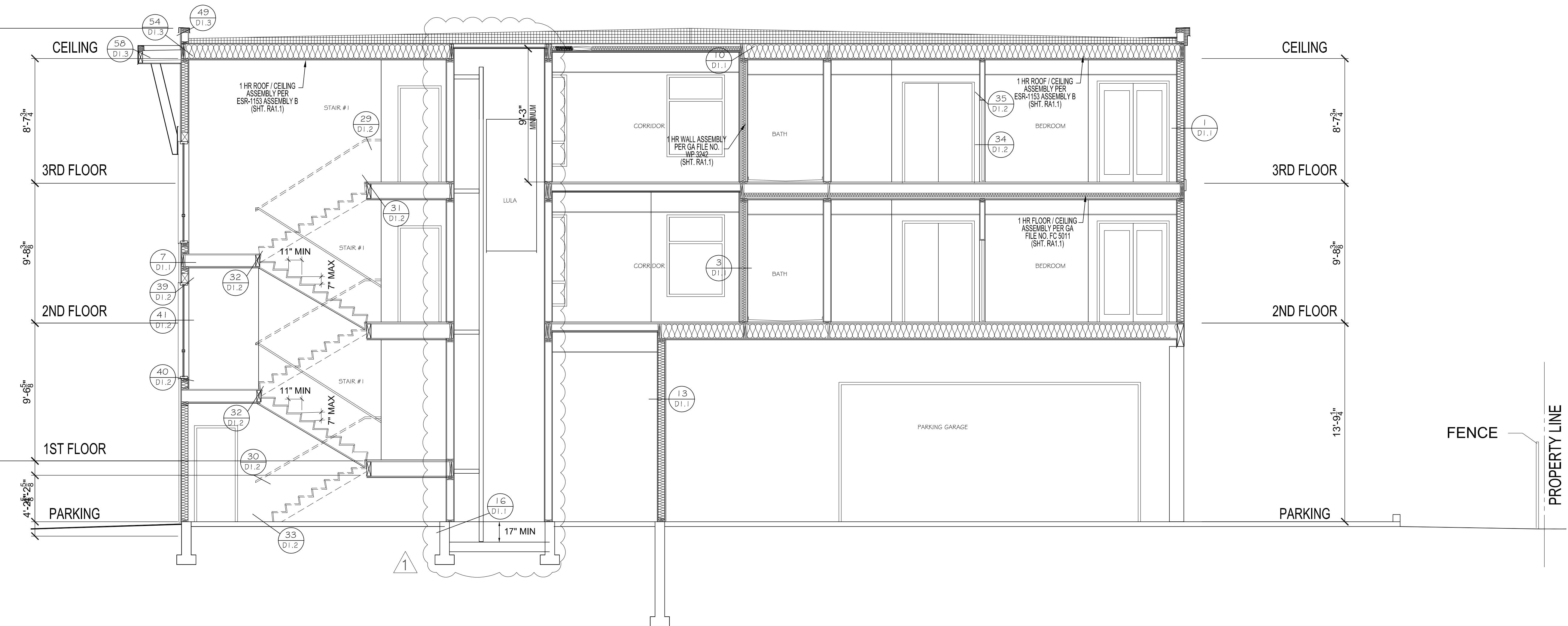
CHARLES MORGAN & ASSOCIATES, LLC
RCHITECTS

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

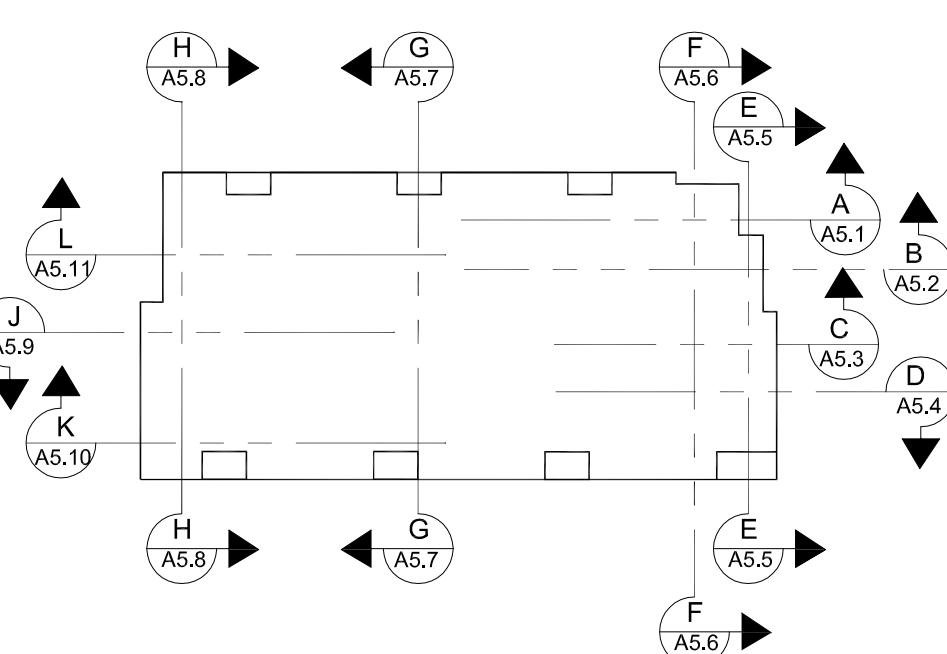


DATE	4 OCT 23
REVISION	7 MAR 24

A5.5



SECTION 'F-F'



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

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

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

CHARLES MORGAN & ASSOCIATES, LLC
RCHITECTS

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

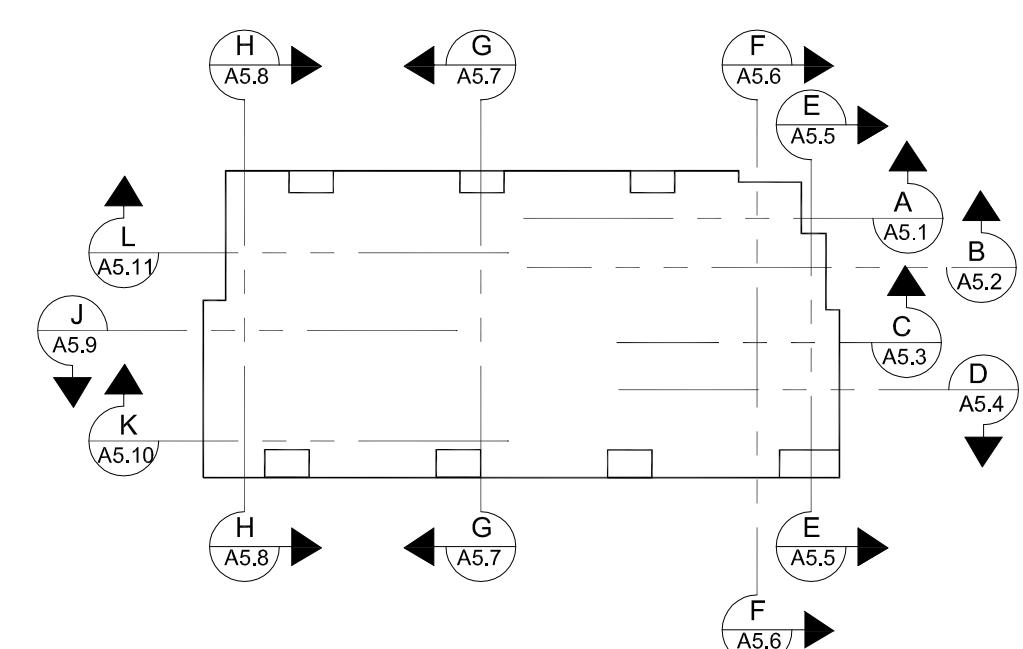
TL-9726
REGISTERED
CHARLES E. MORGAN
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	7 MAR 24

A5.6



SECTION 'G-G'



SECTIONS 'G-G'

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
▲ 7 MAR 24 PERMIT RESUBMITTAL

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

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

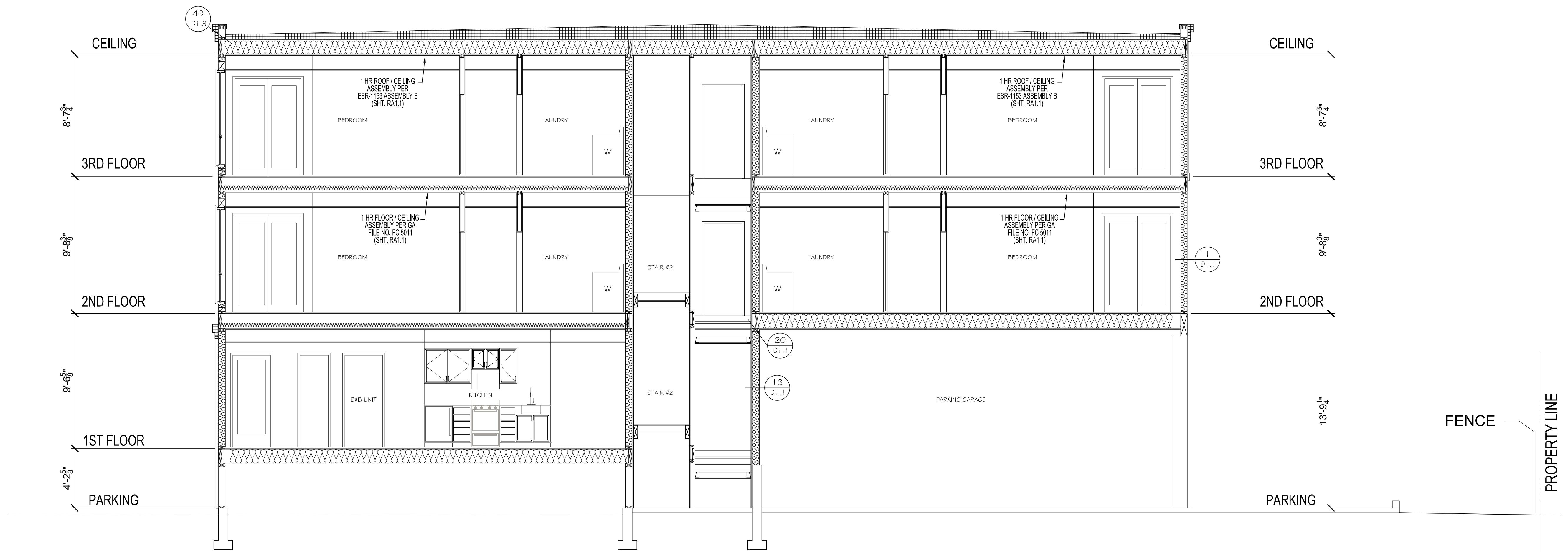
RCHITECTS

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

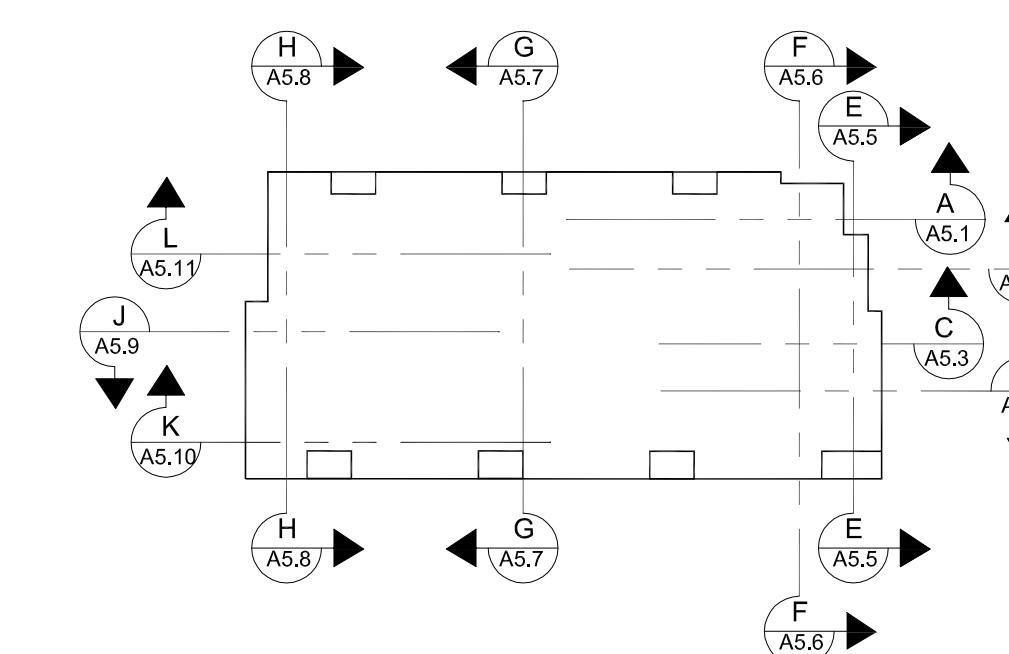
TL-9726
REGISTERED
CHARLES E. MORGAN
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	▲ 7 MAR 24

A5.7



SECTION 'H-H'



SECTION 'H-H'

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
△ 7 MAR 24 PERMIT RESUBMITTAL

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

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

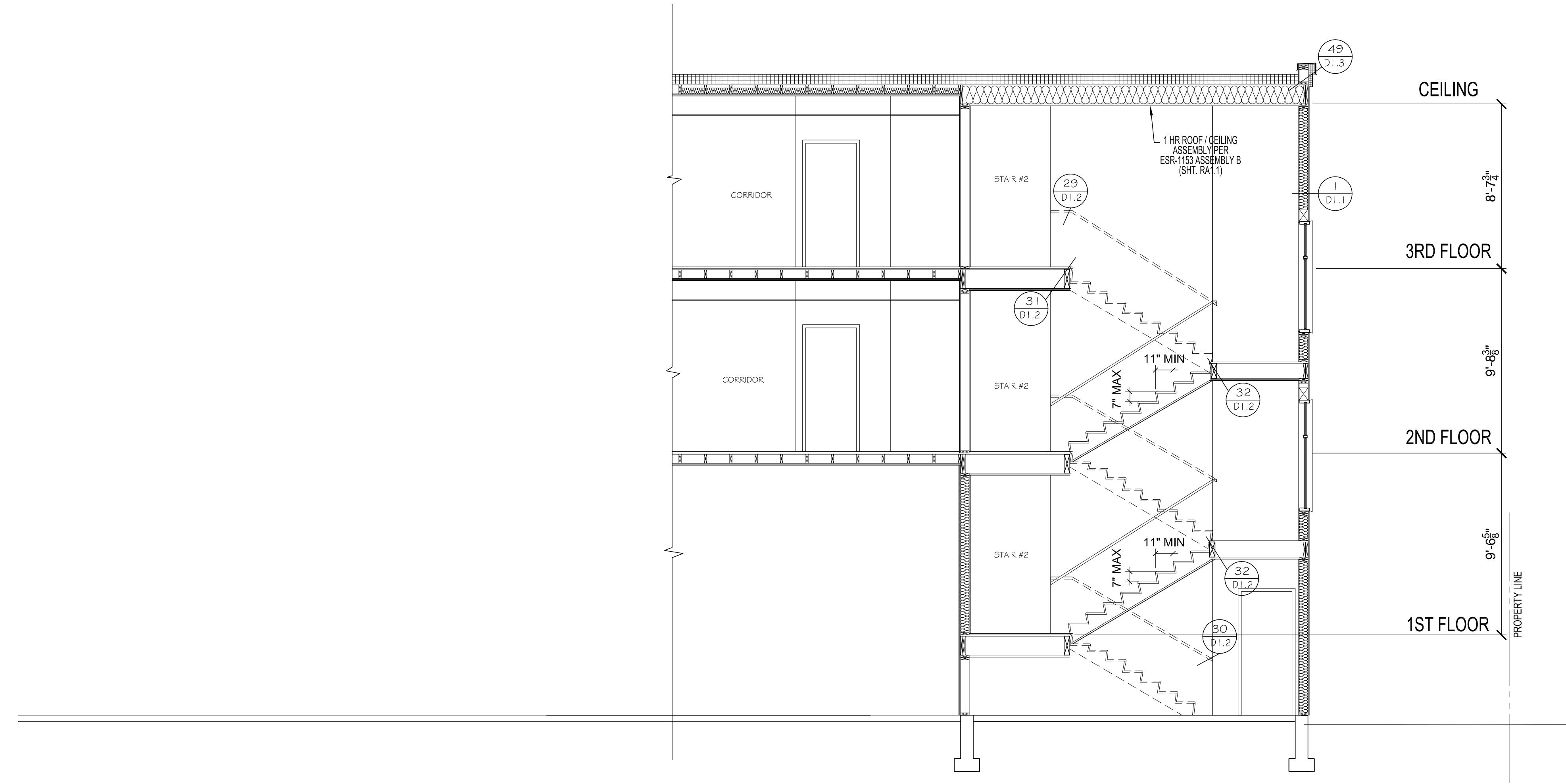
CHARLES E. MORGAN
CHARLES MORGAN & ASSOCIATES, LLC
RCHITECTS

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

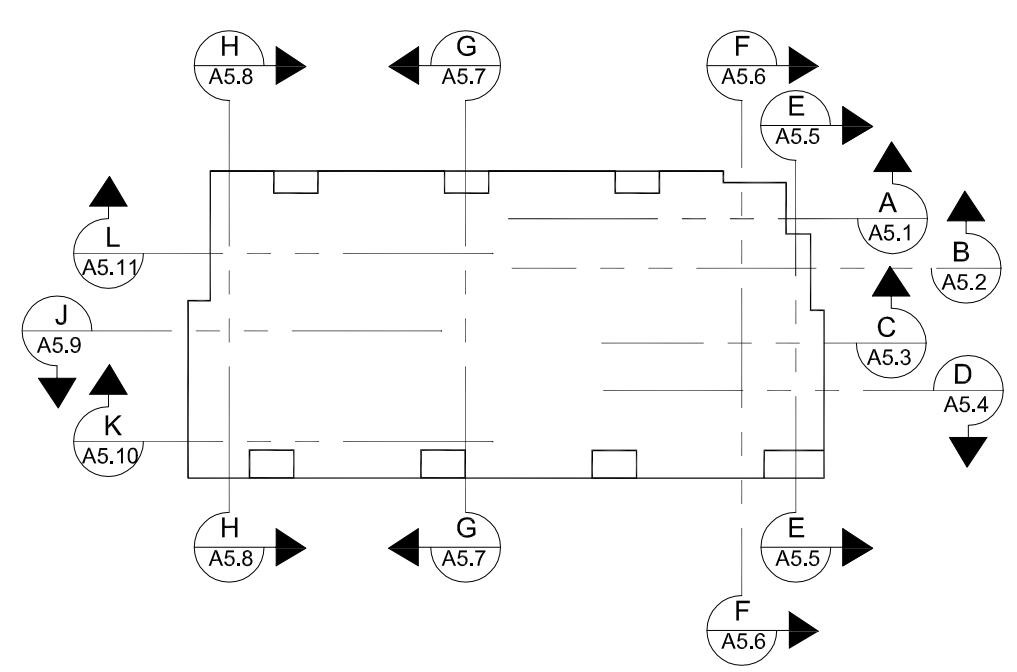
TL-9726
REGISTERED
CHARLES E. MORGAN
CHARLES E. MORGAN
STATE OF WASHINGTON

DATE	4 OCT 23
REVISION	△ 7 MAR 24

A5.8



SECTION 'J-J'



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

4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL

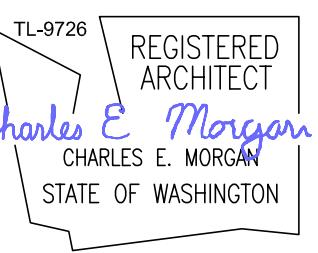
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

CHARLES MORGAN & ASSOCIATES, LLC
ARCHITECTS

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

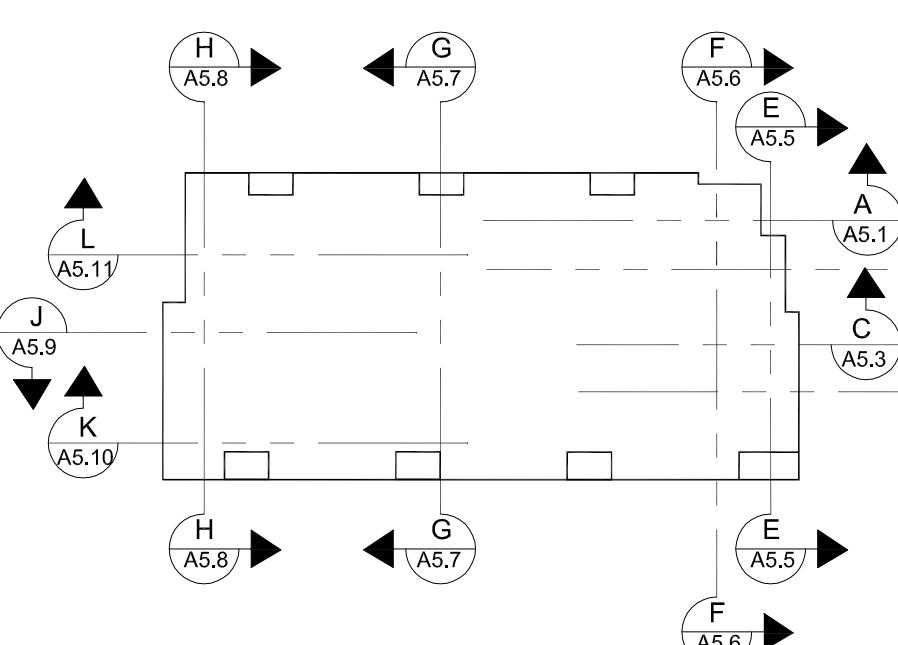


DATE	4 OCT 23
REVISION	7 MAR 24

A5.9



SECTION 'K-K'



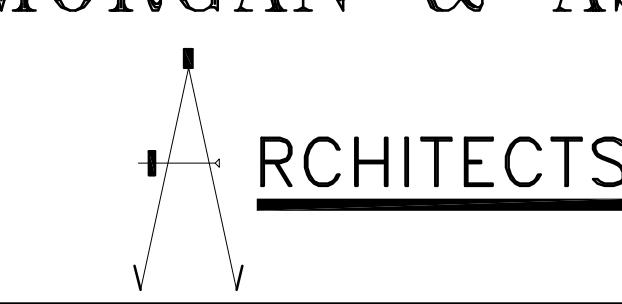
SECTIONS 'K-K'

SCALE 1/4" = 1'-0"

4 OCT 23 PERMIT SUBMITTAL
▲ 7 MAR 24 PERMIT RESUBMITTAL

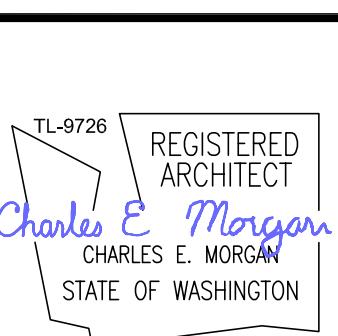
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

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

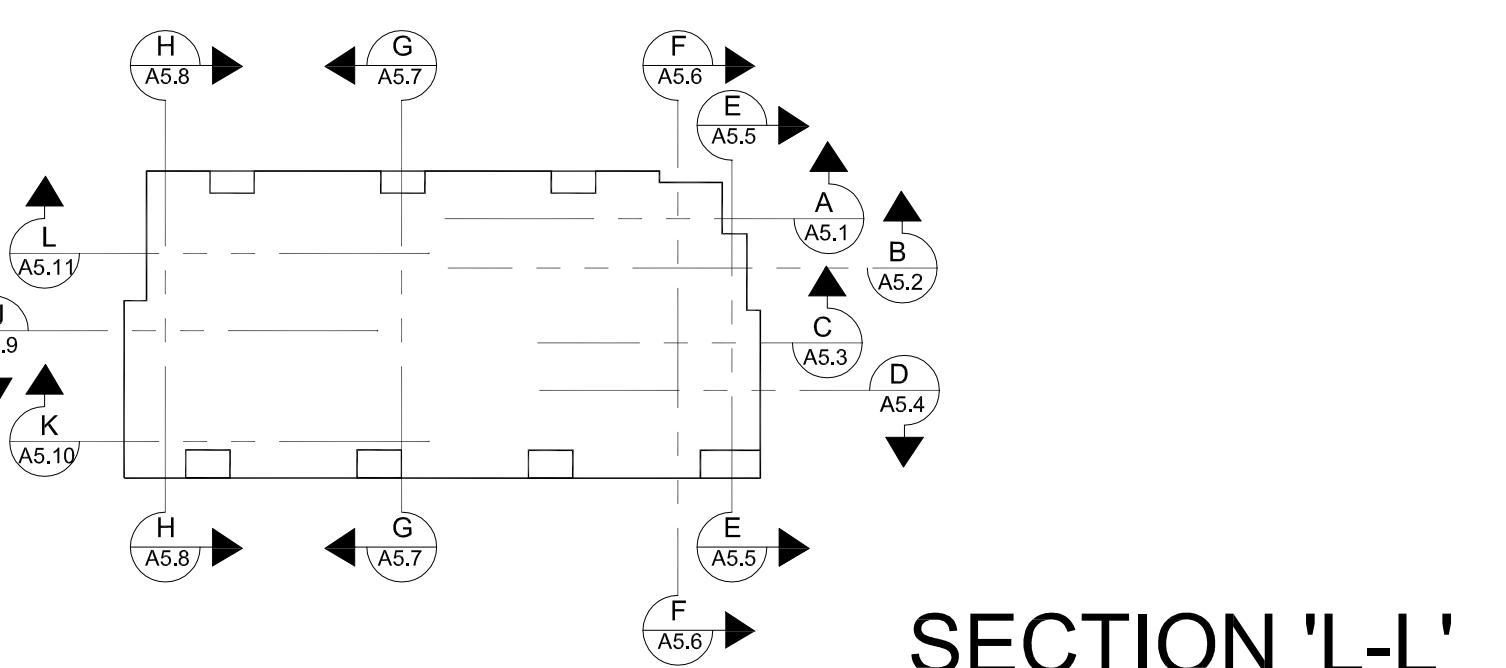


DATE	4 OCT 23
REVISION	▲ 7 MAR 24

A5.10



SECTION 'L-L'



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

4 OCT 23 PERMIT SUBMITTAL
▲ 7 MAR 24 PERMIT RESUBMITTAL

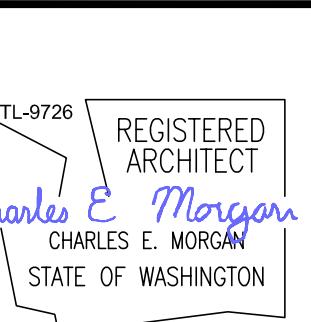
PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

ARCHITECTS

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



DATE	4 OCT 23
REVISION	▲ 7 MAR 24

A5.10

ARCHITECTS

CHARLES MORGAN & ASSOCIATES, LLC
7301 BEVERLY LANE
EVERETT, WA 98203

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

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

TL-9726 REGISTERED
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

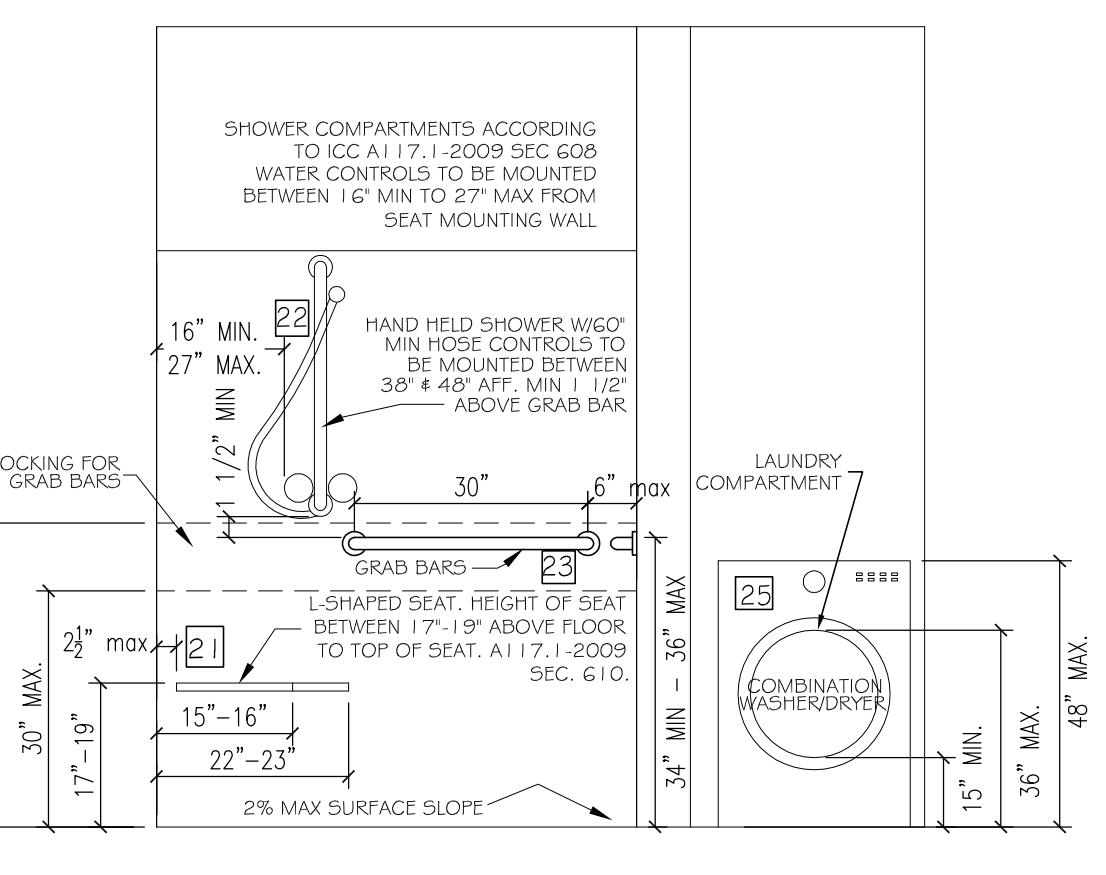
A6.1

SCALE 1/2" = 1'-0"

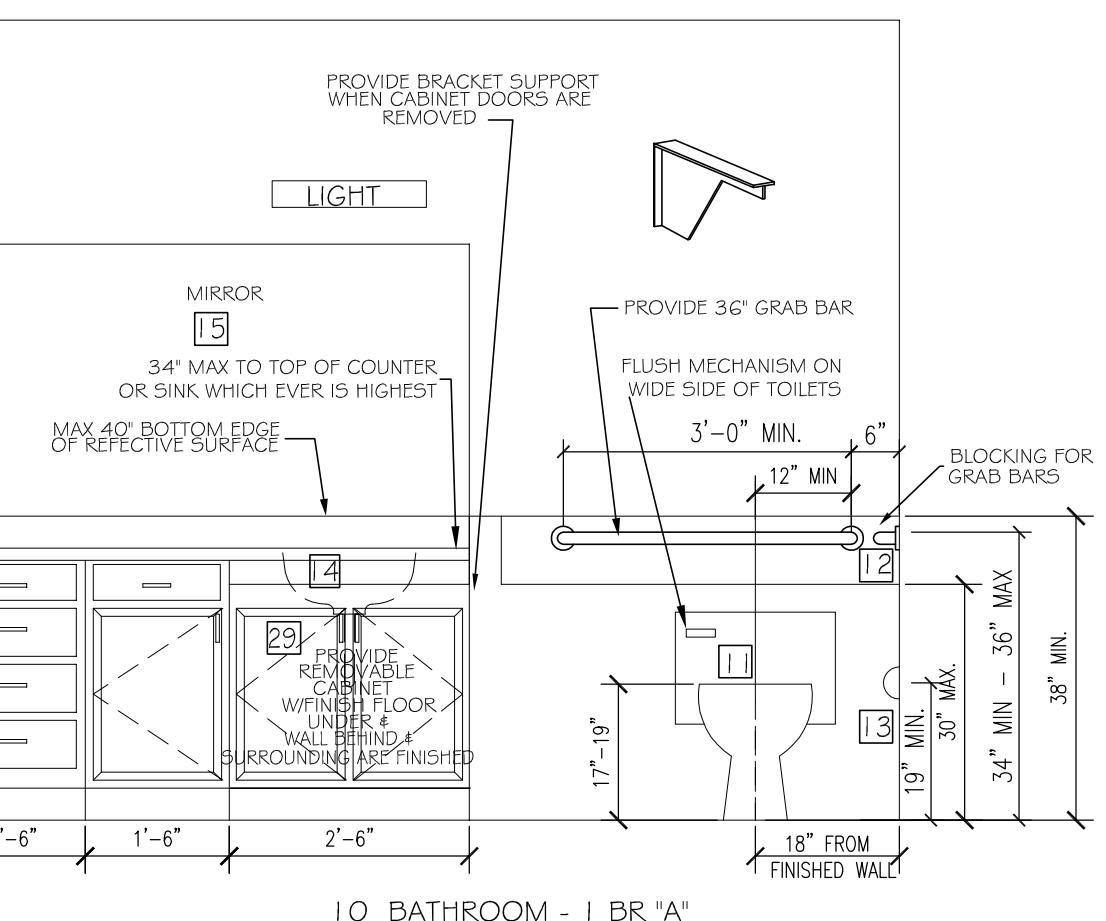
INTERIOR ELEVATIONS

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

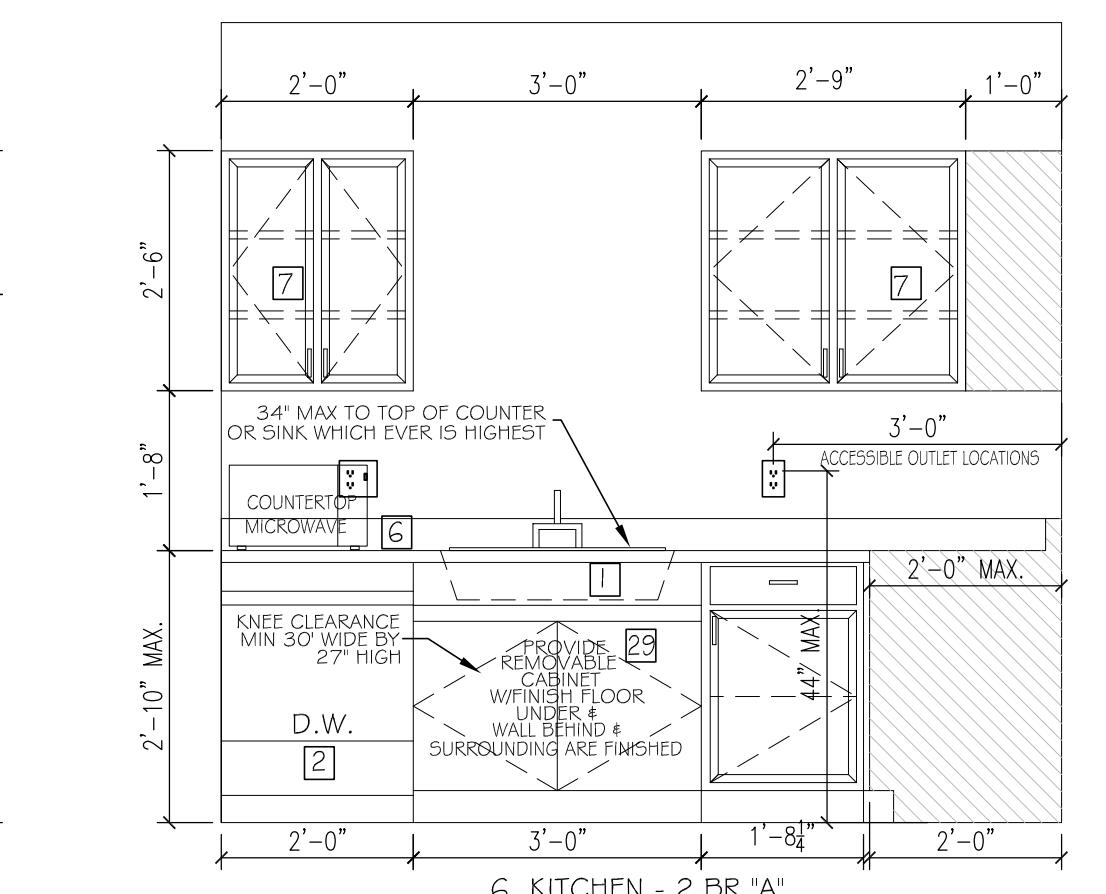
ALL DISPENSERS IN PUBLIC RESTROOMS MUST BE WITHIN
40" REACH RANGE.



14 BATHROOM - 2 BR "A"



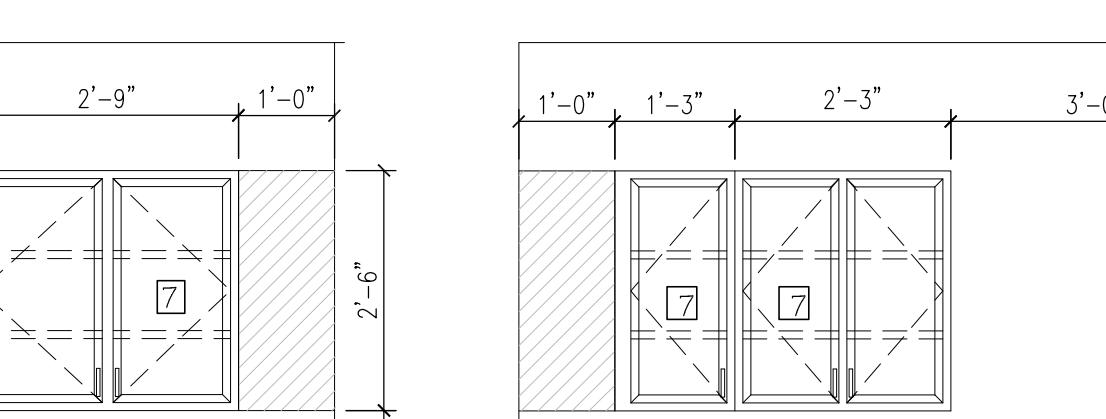
10 BATHROOM - 1 BR "A"



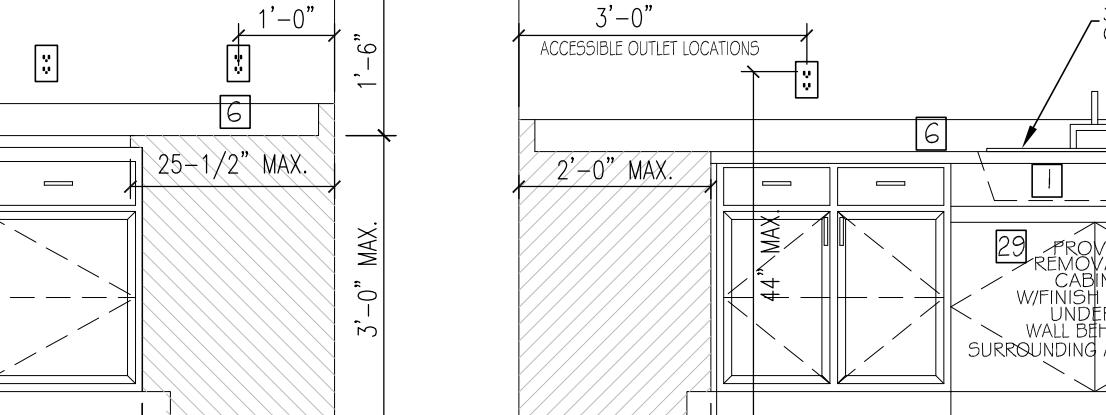
6 BATHROOM - 2 BR "A"



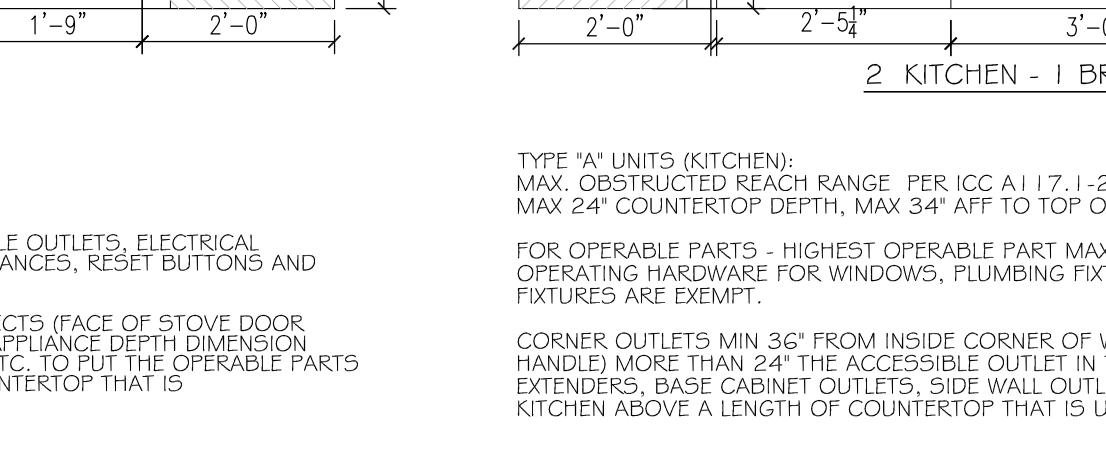
11 BATHROOM - 1 BR "A"



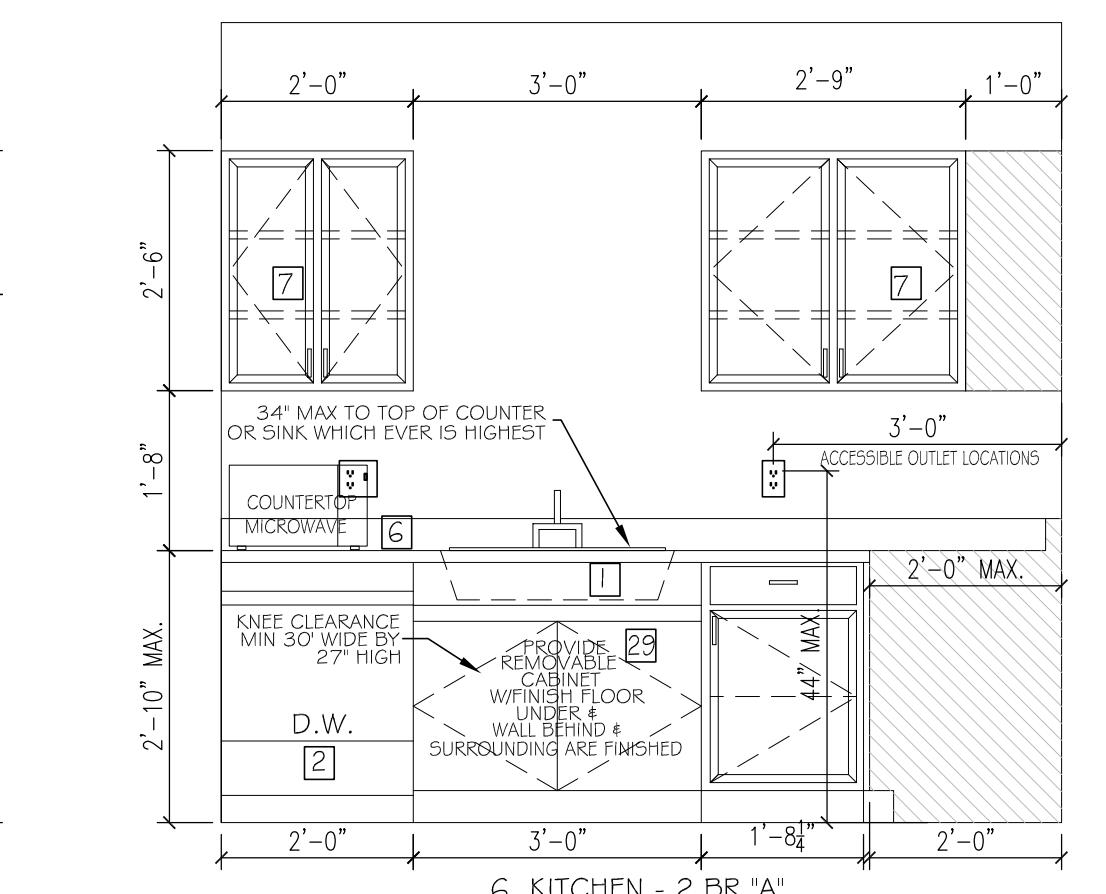
12 BATHROOM - 1 BR "A"



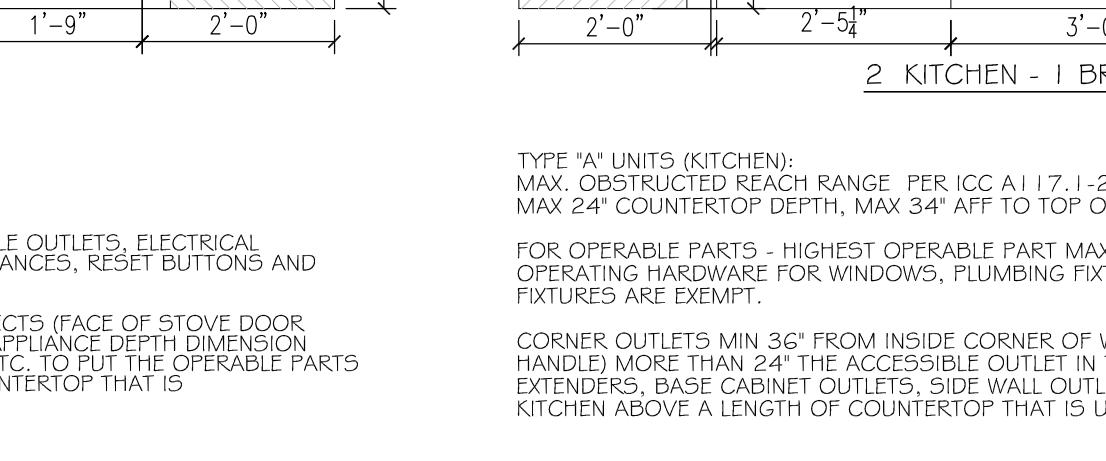
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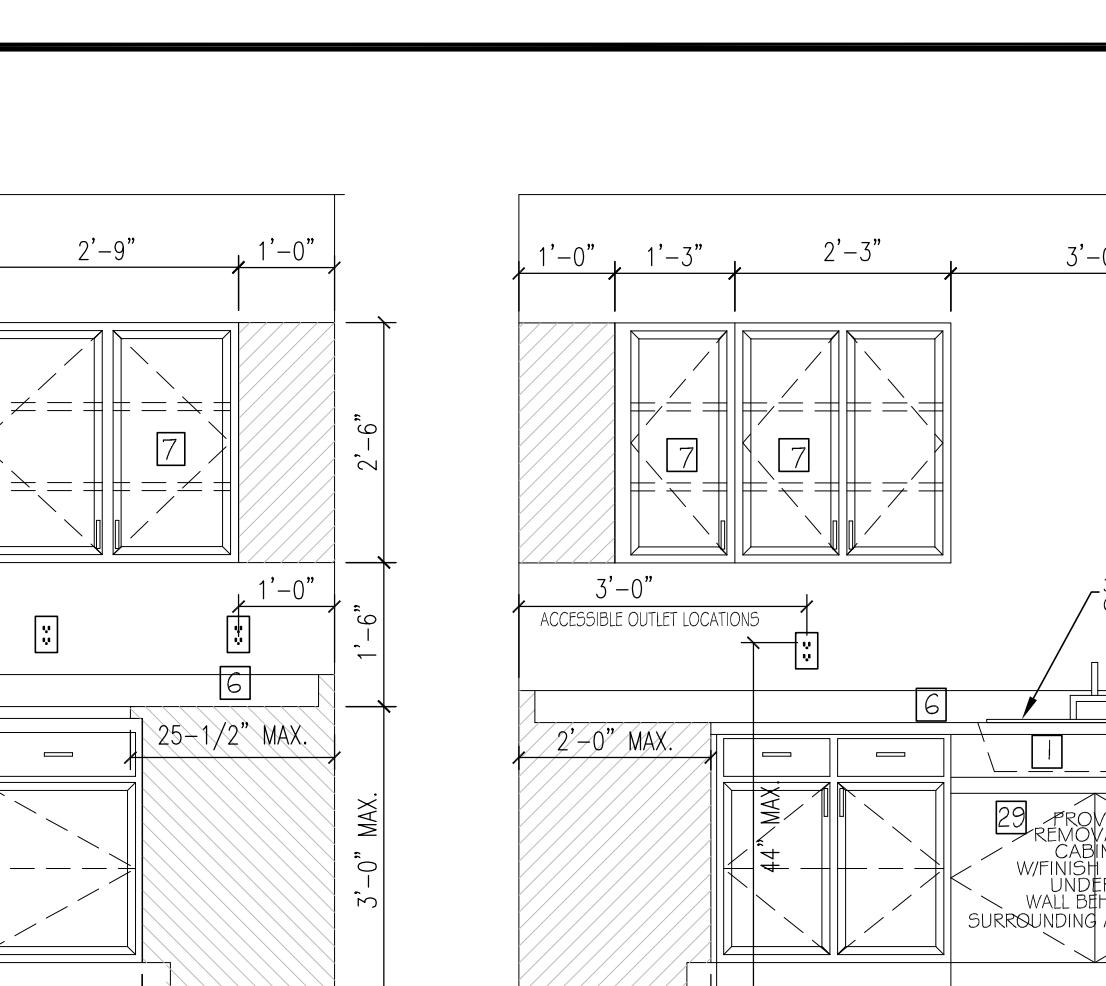
14 BATHROOM - 1 BR "A"



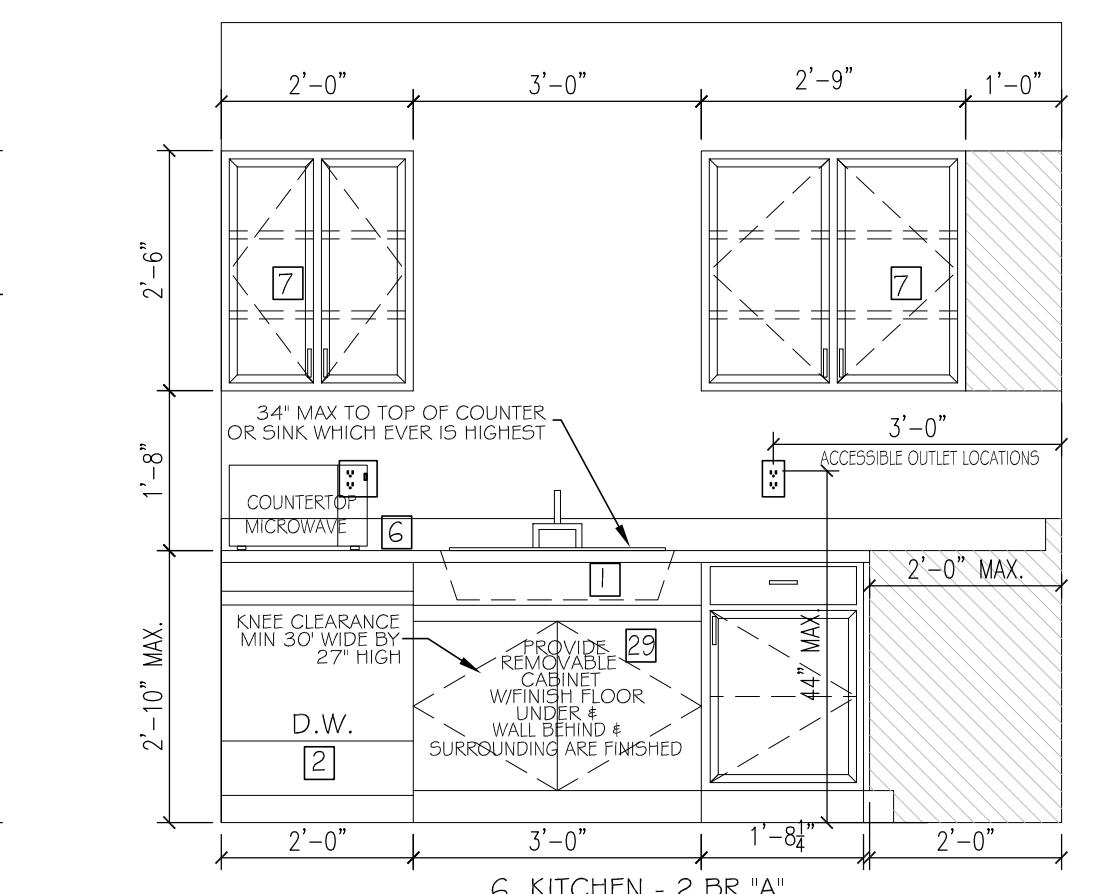
7 BATHROOM - 2 BR "B1" & "B2"



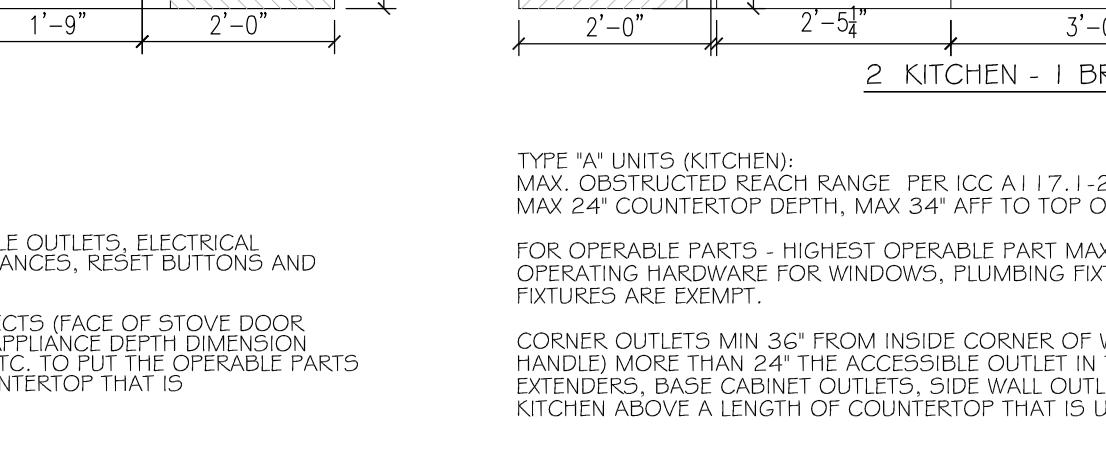
8 BATHROOM - 2 BR "B1" & "B2"



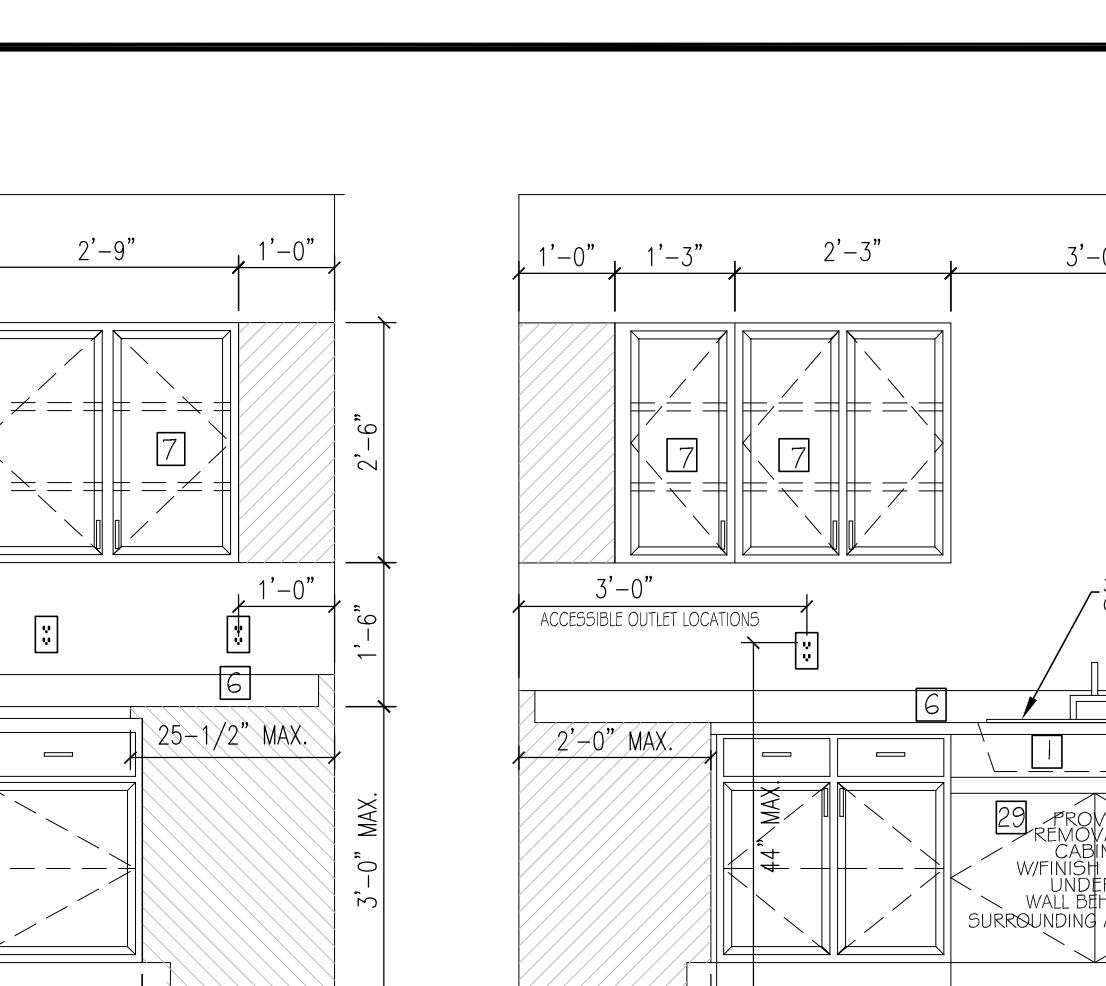
9 BATHROOM - 1 BR "A"



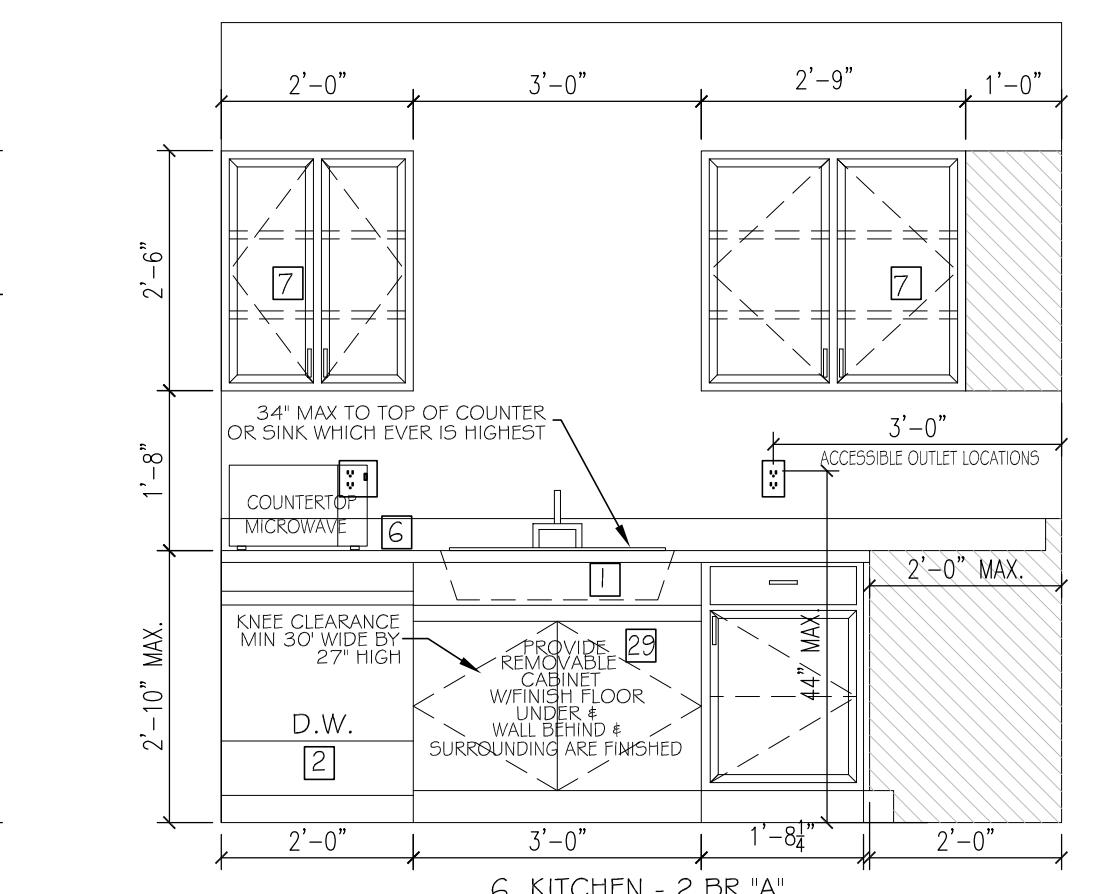
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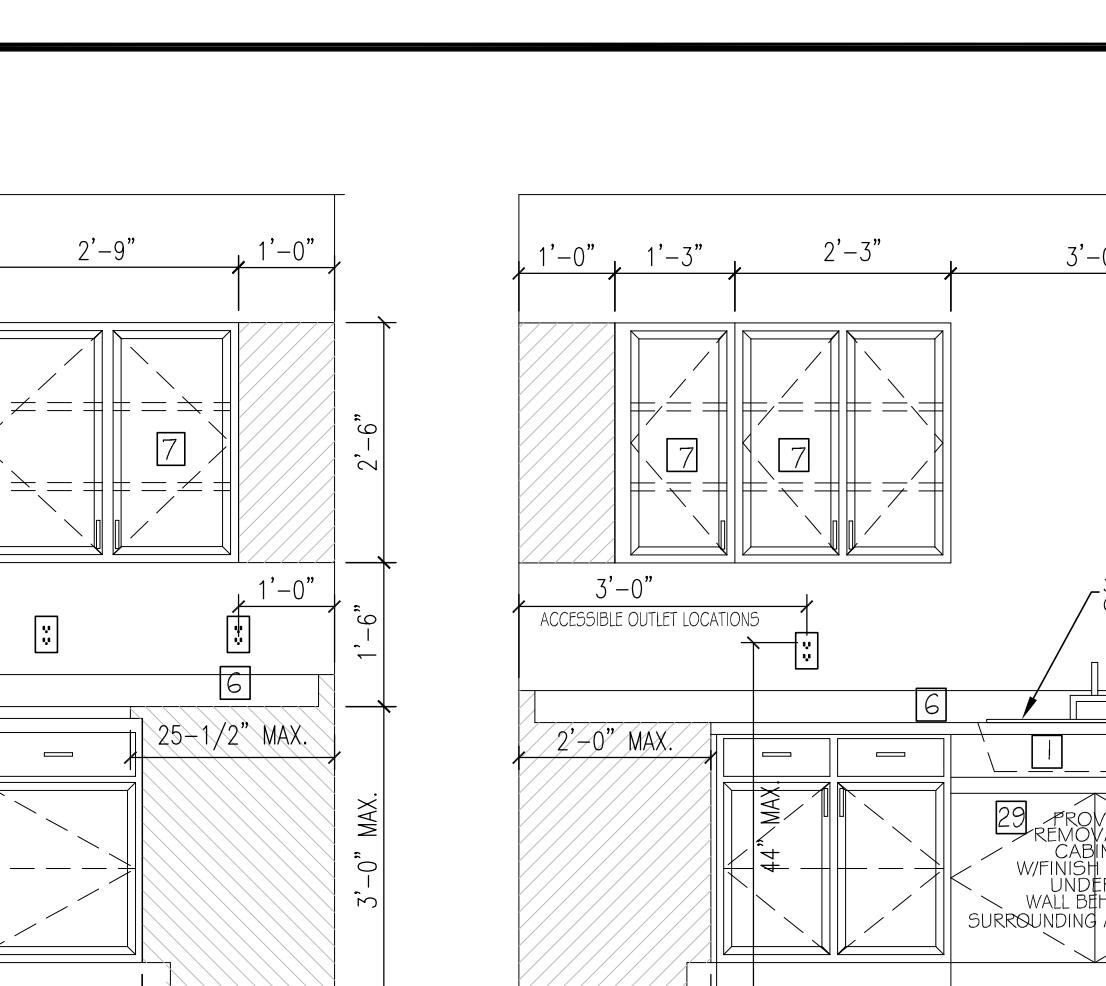
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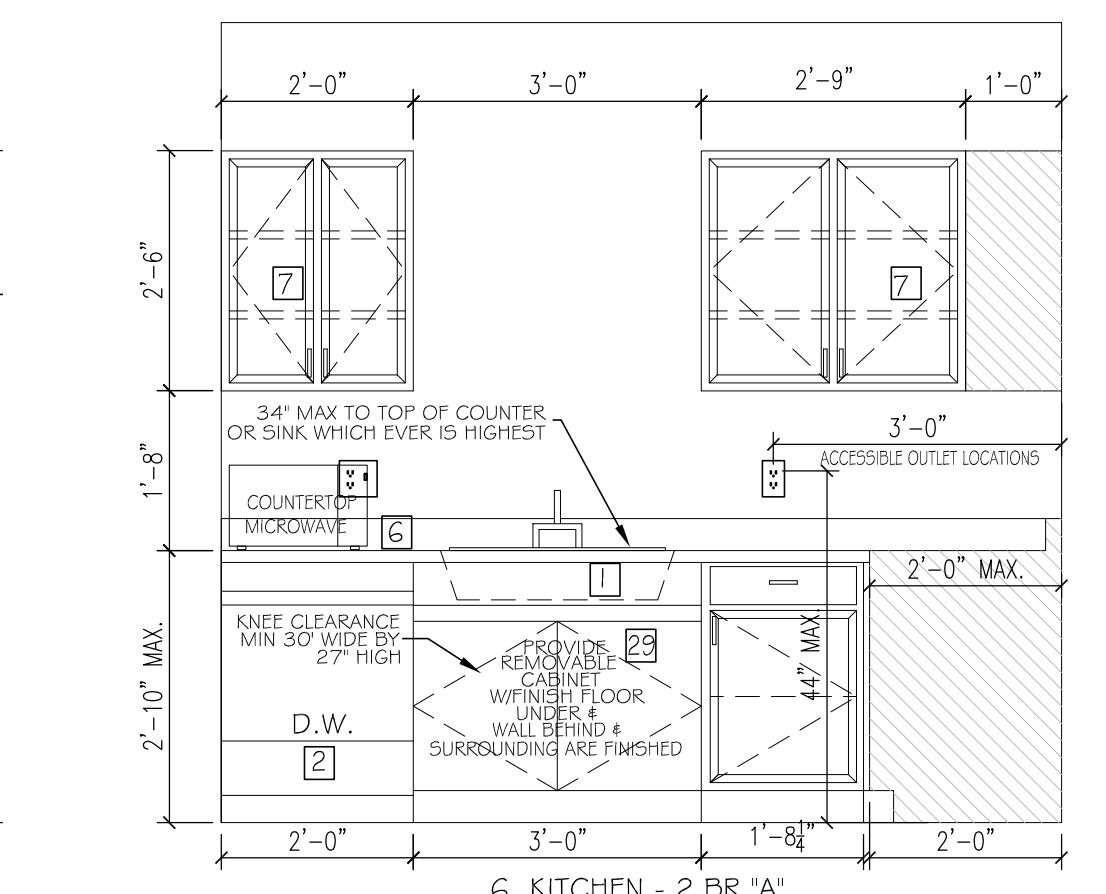
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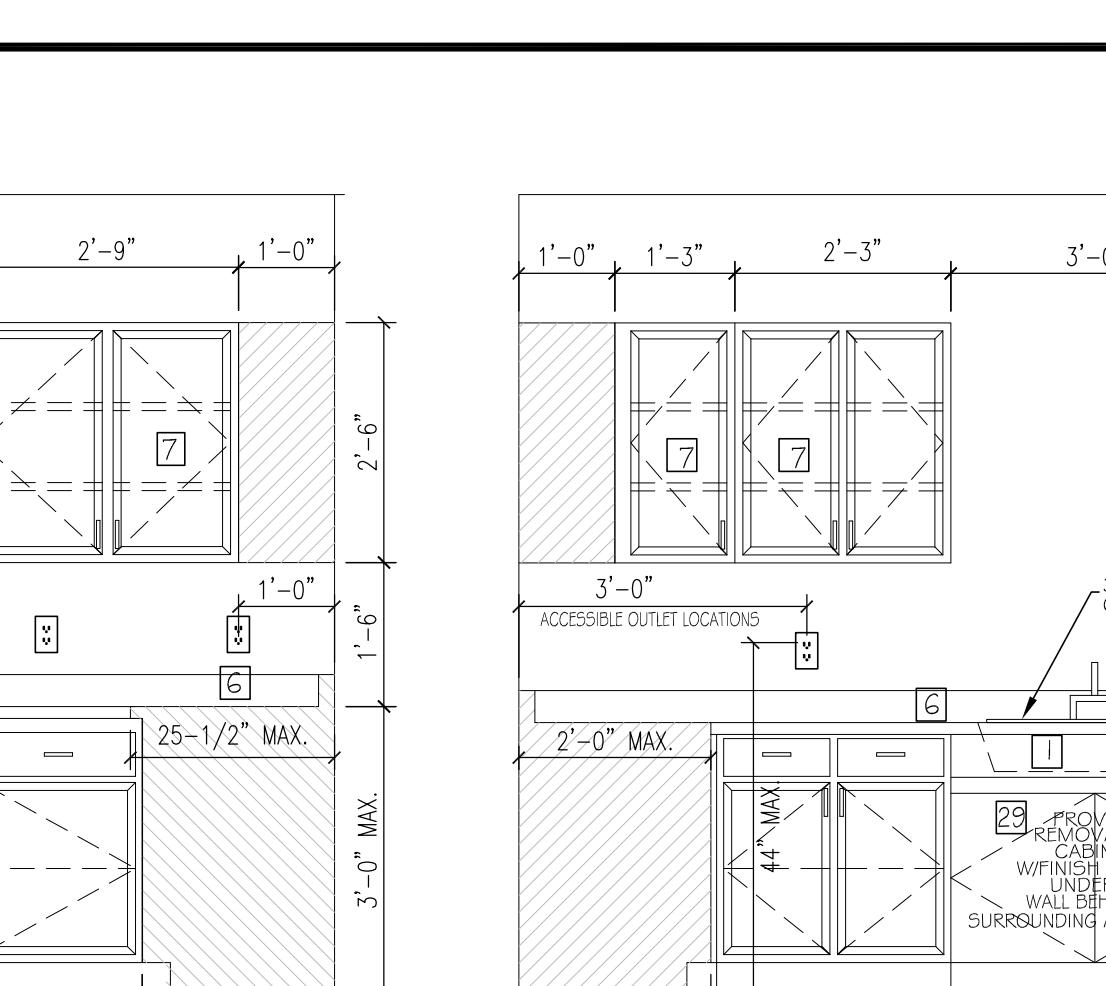
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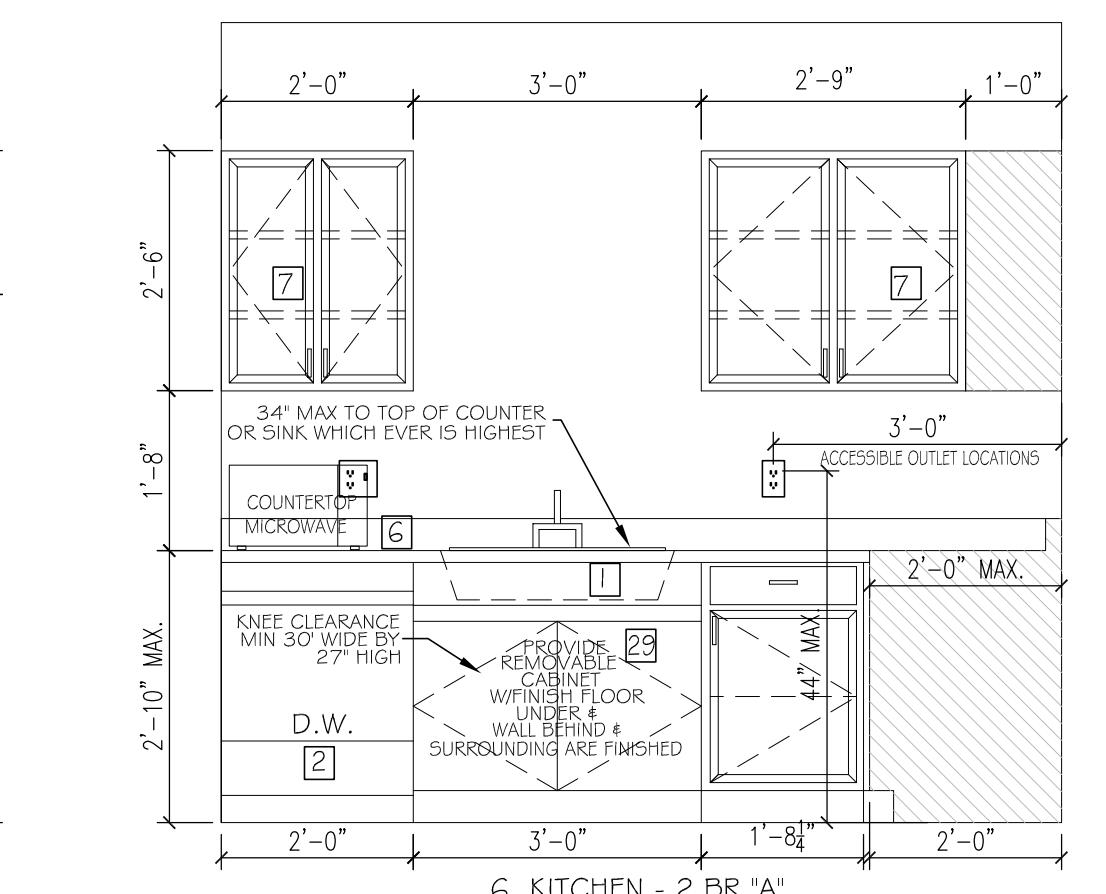
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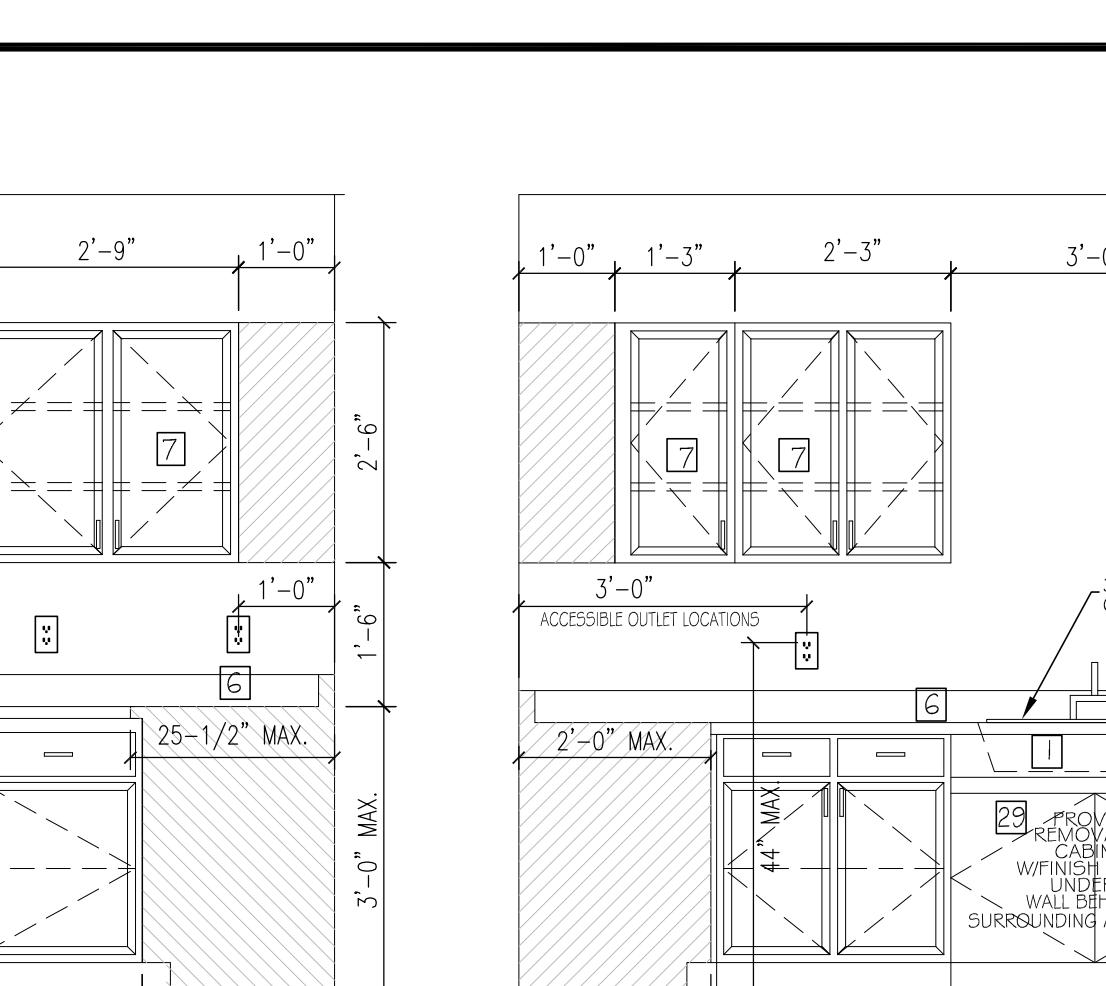
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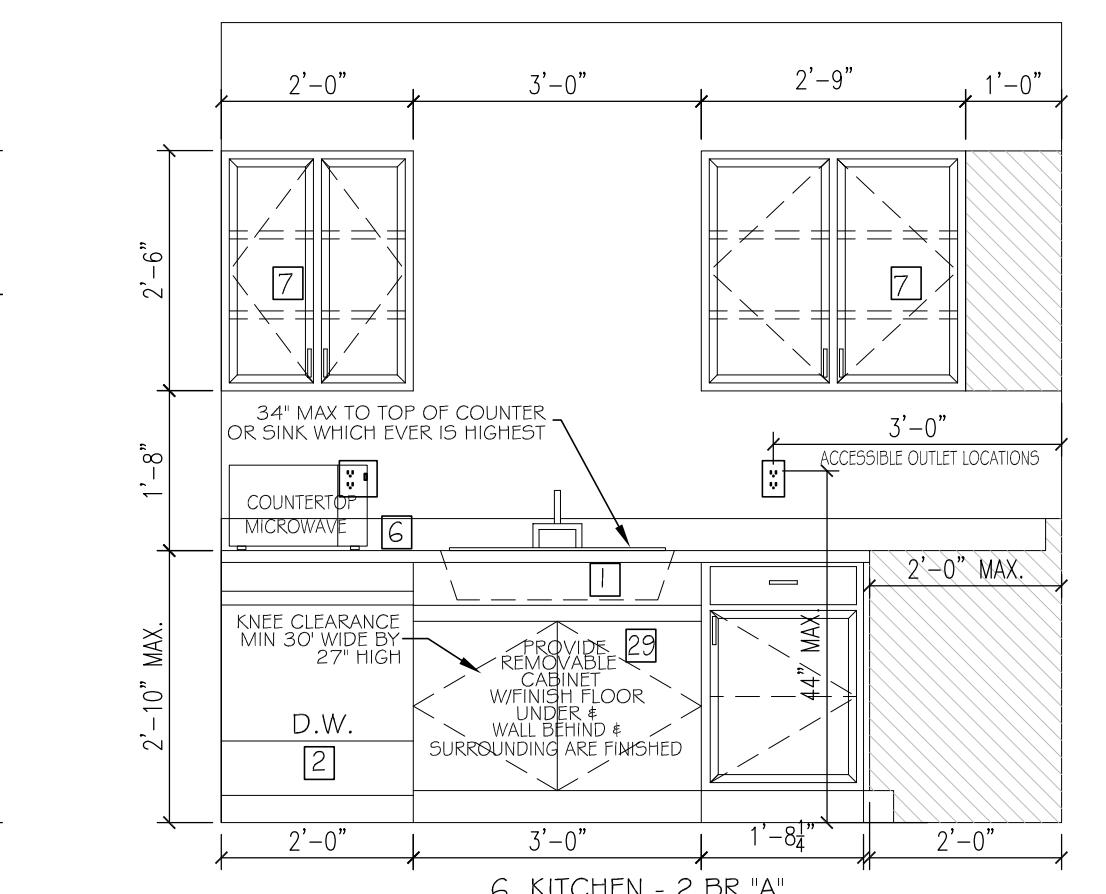
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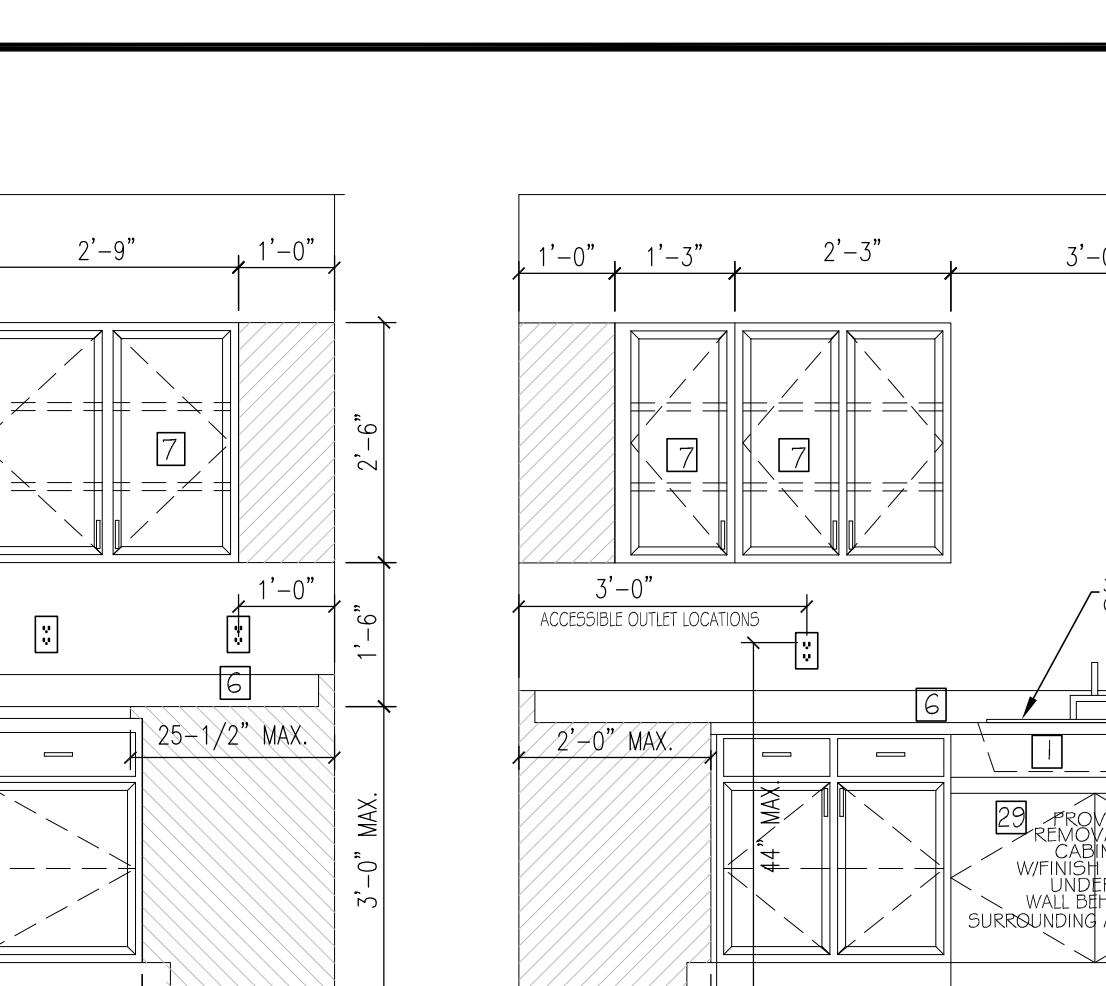
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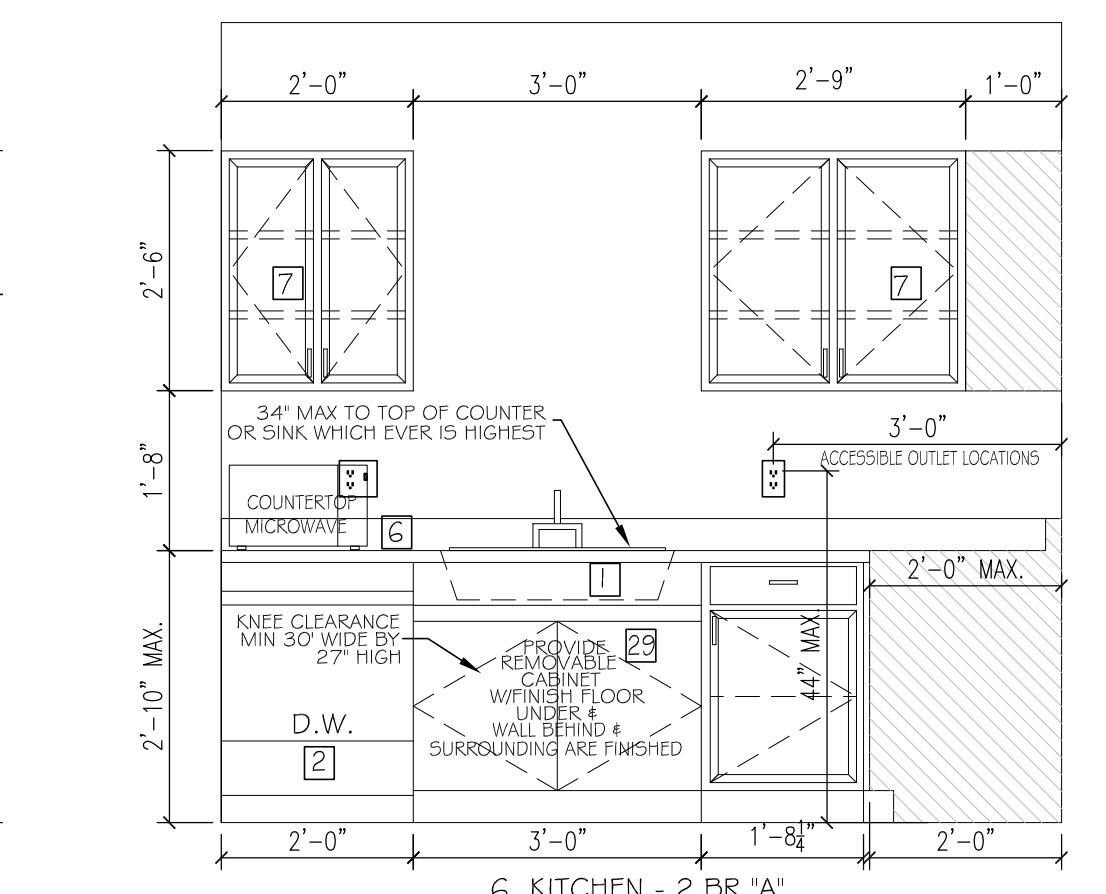
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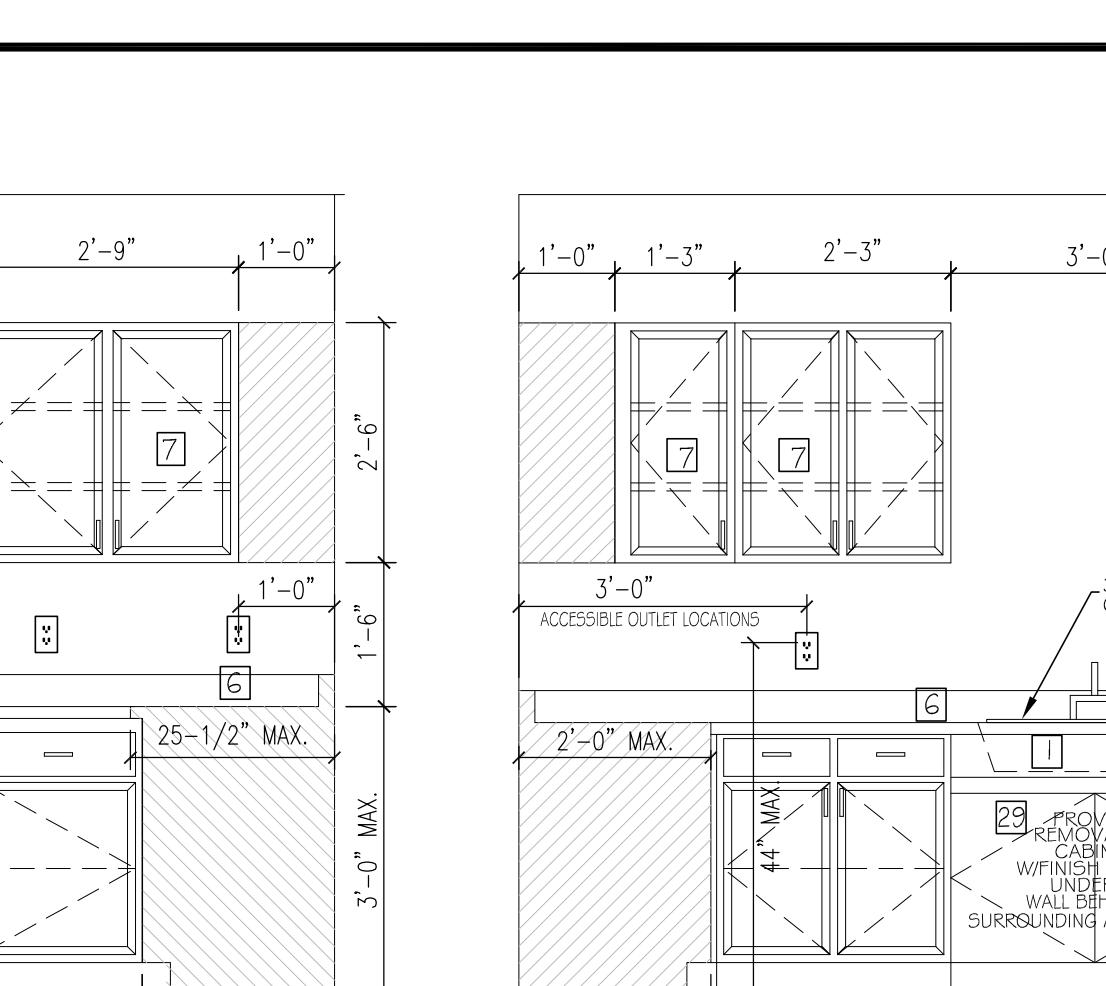
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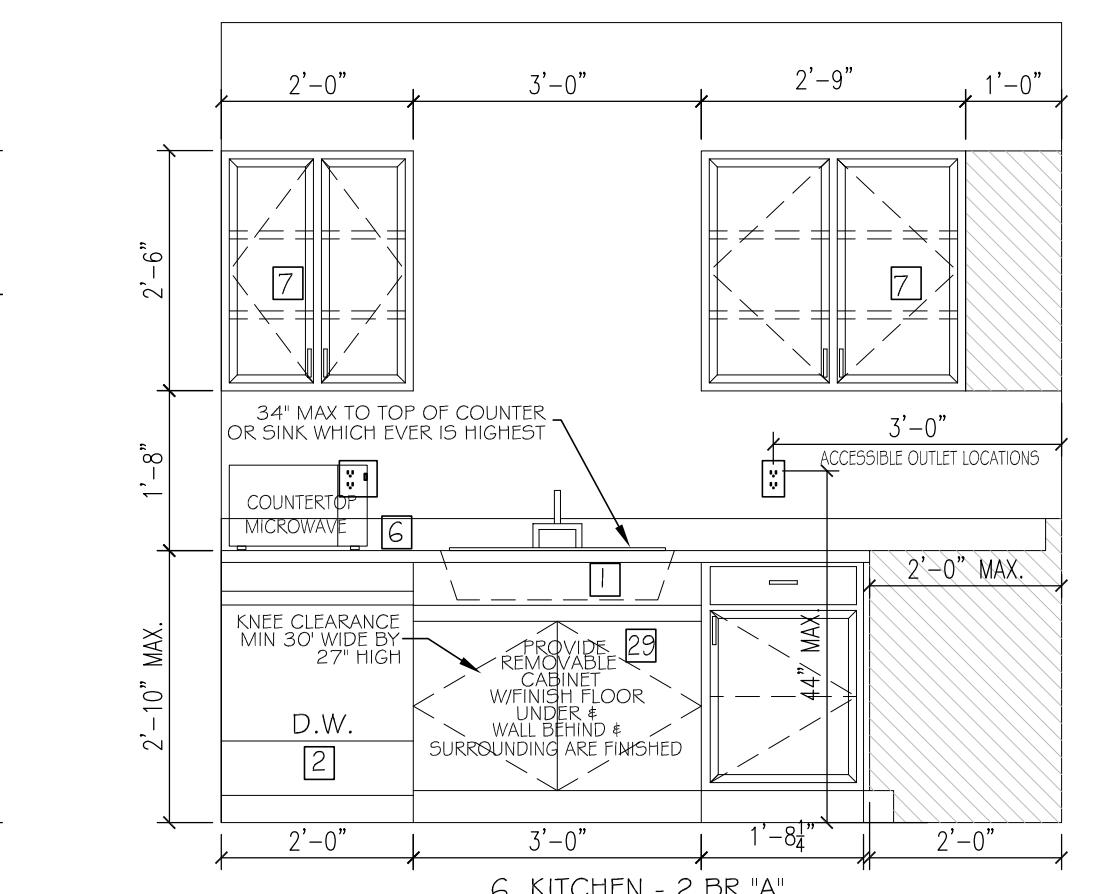
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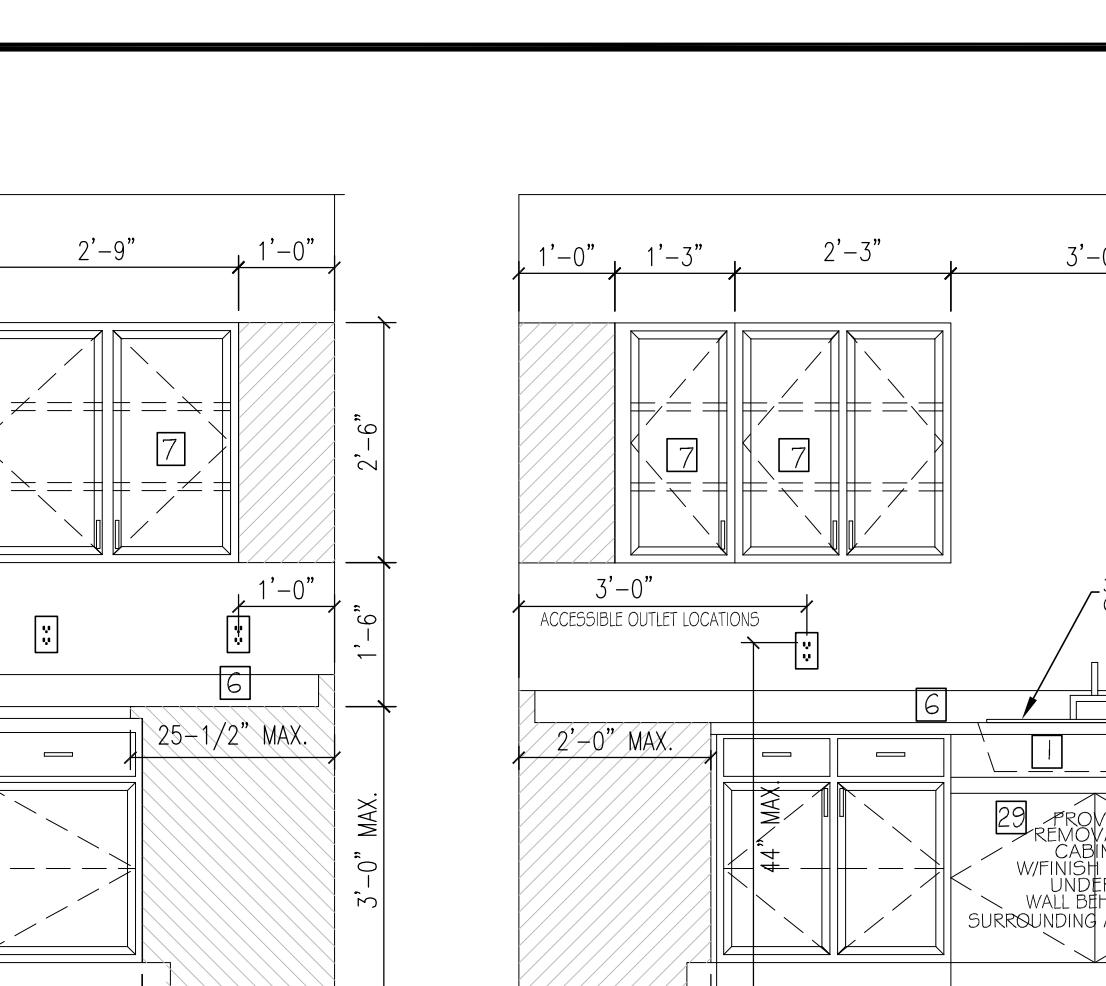
14 BATHROOM - 1 BR "A"



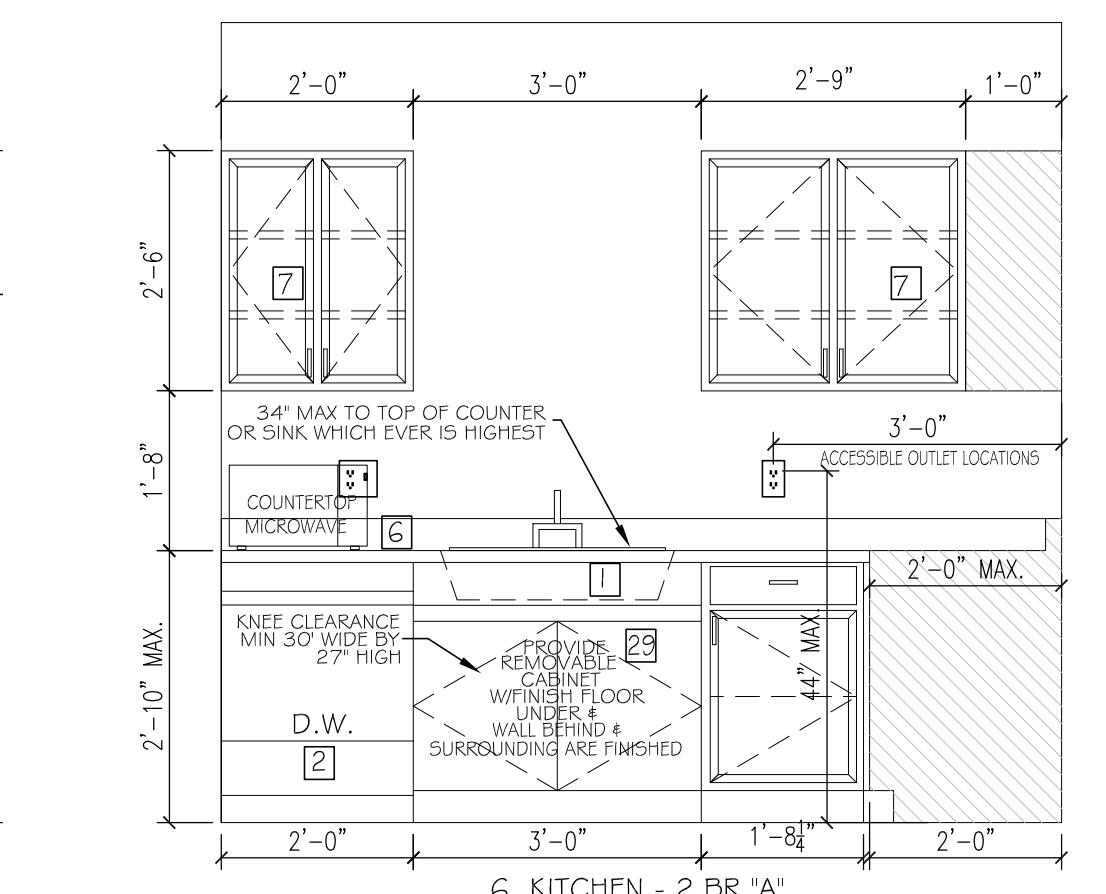
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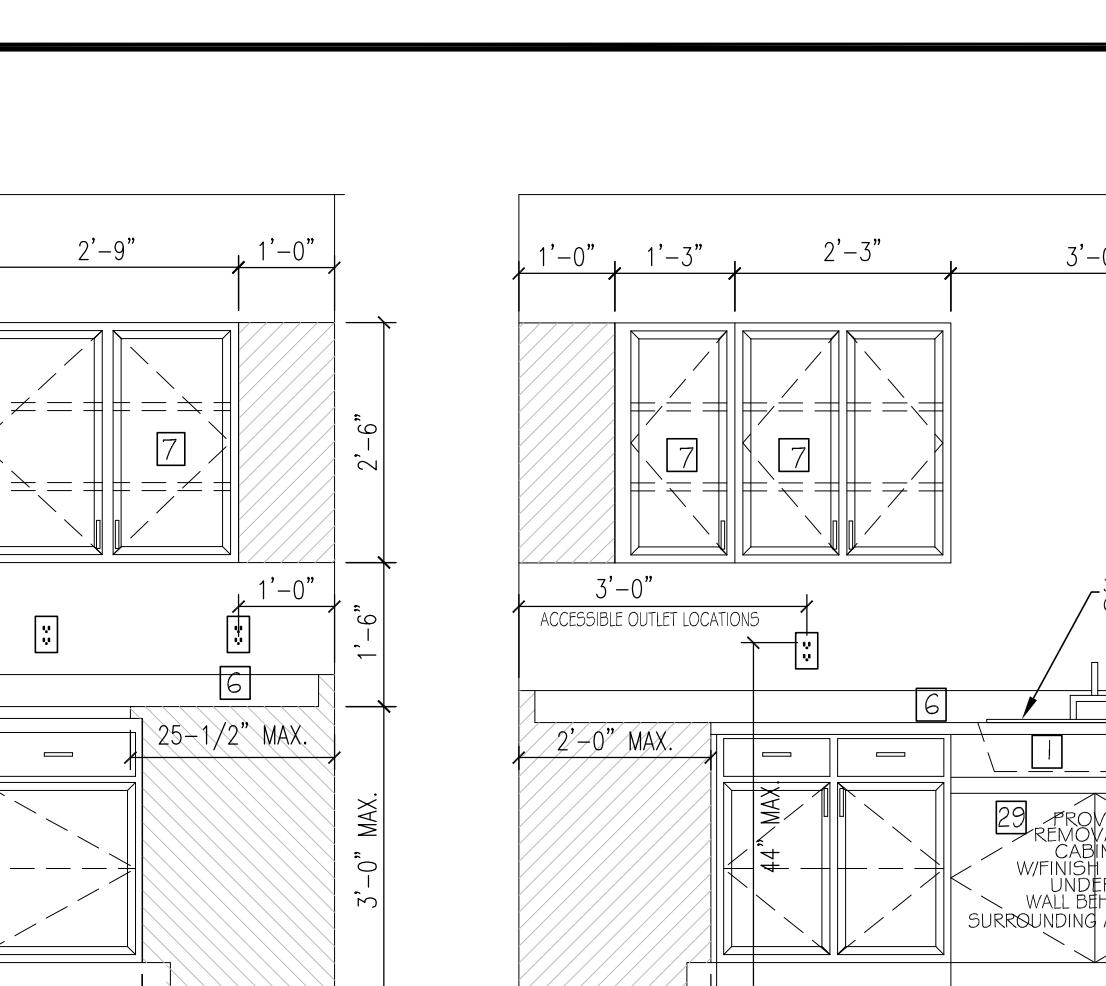
16 BATHROOM - 1 BR "A"



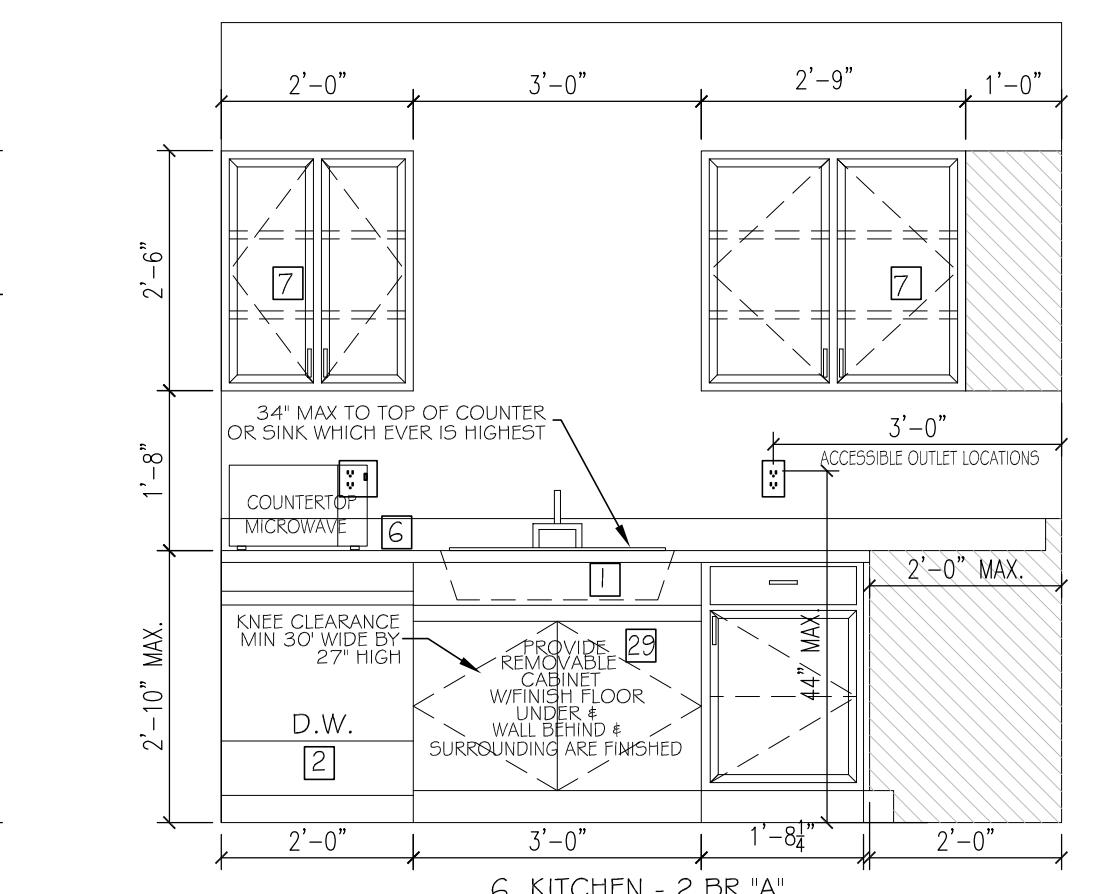
17 BATHROOM - 1 BR "A"



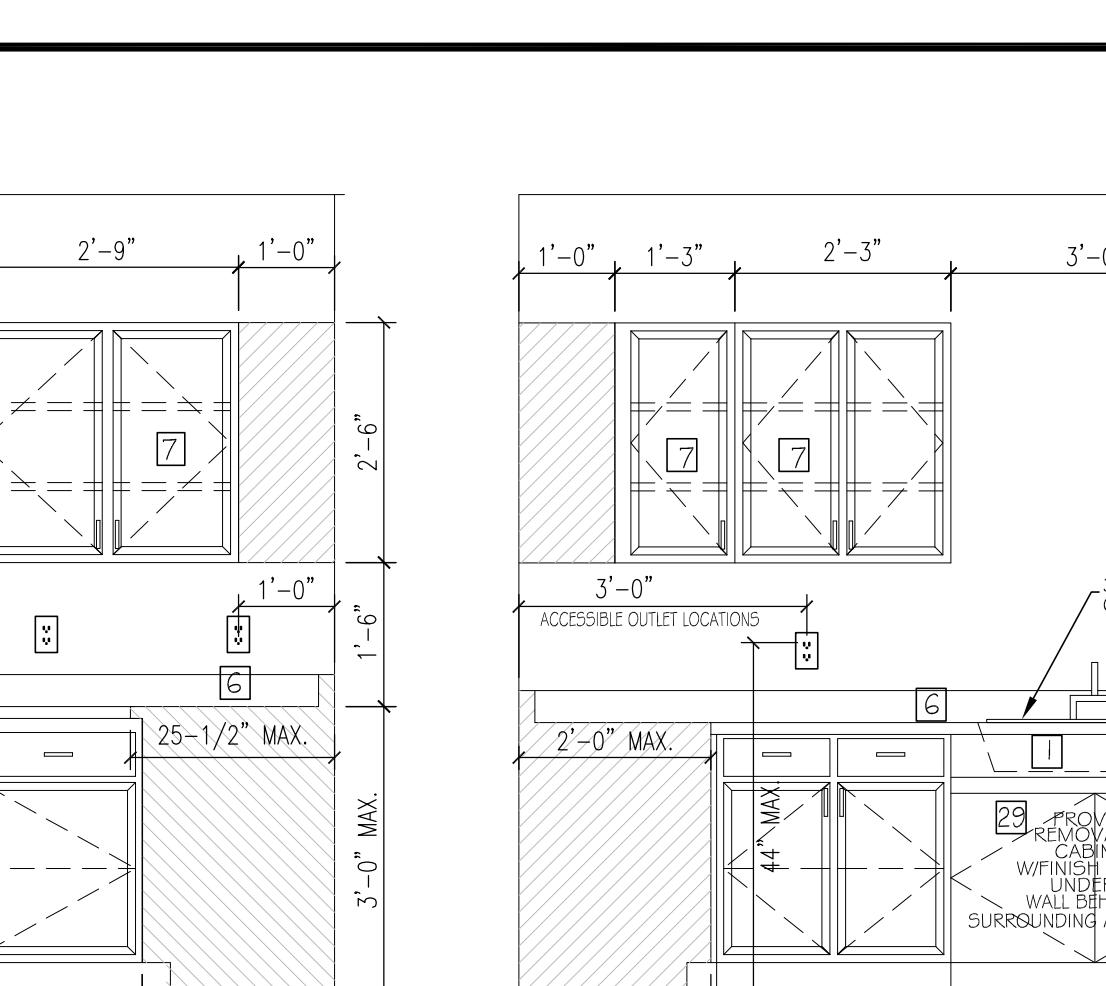
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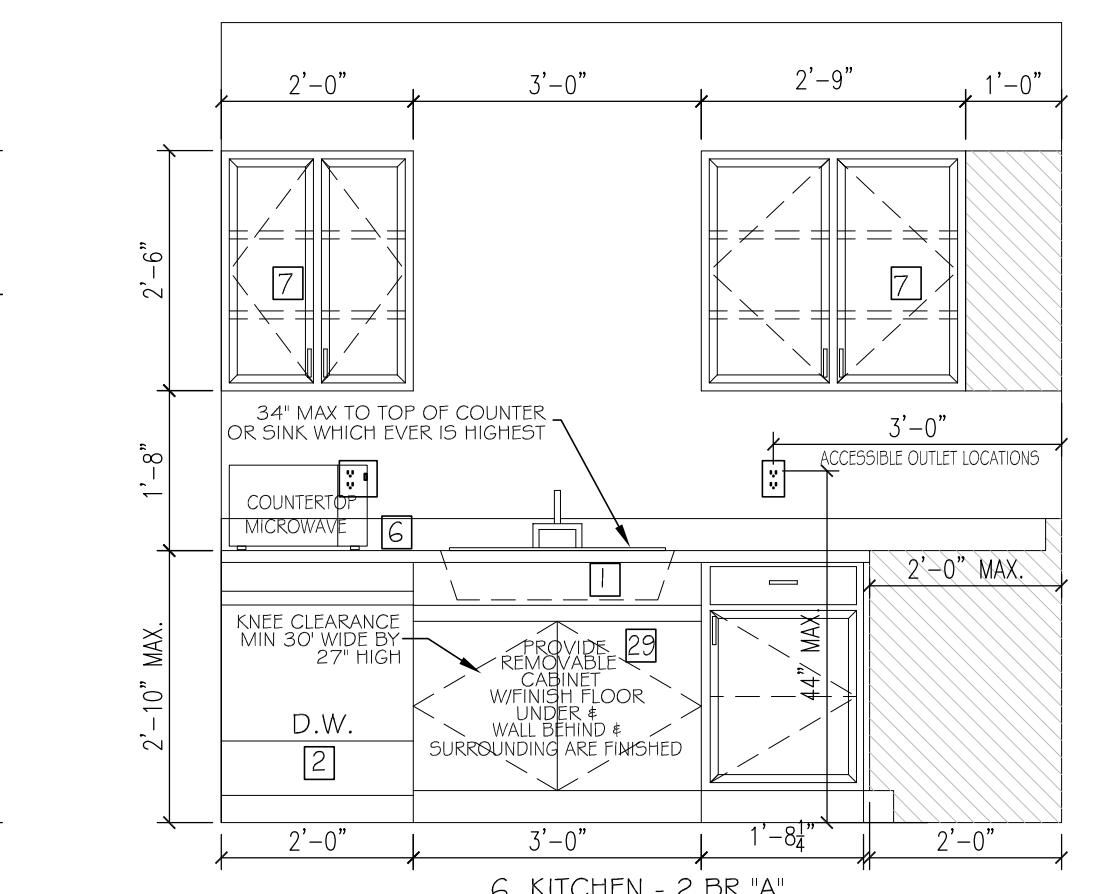
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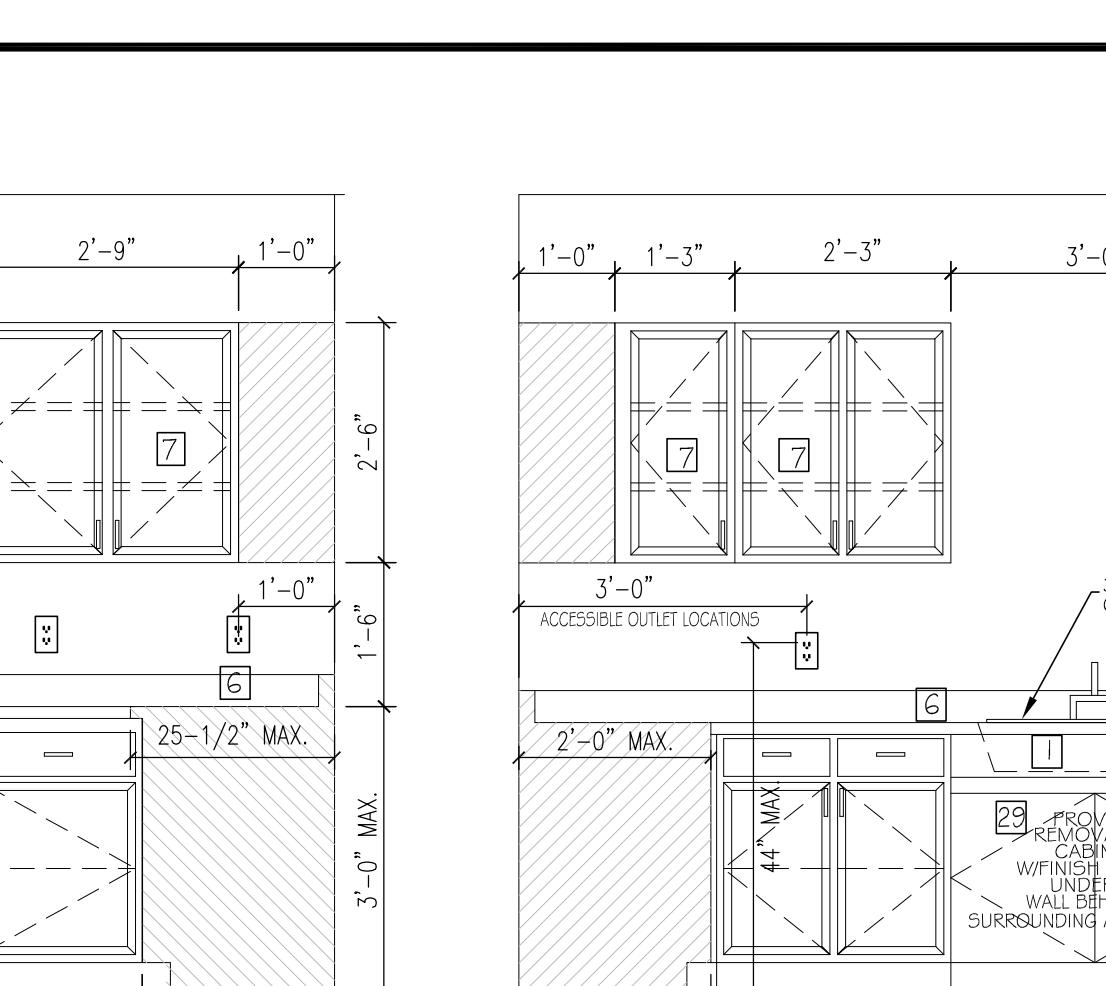
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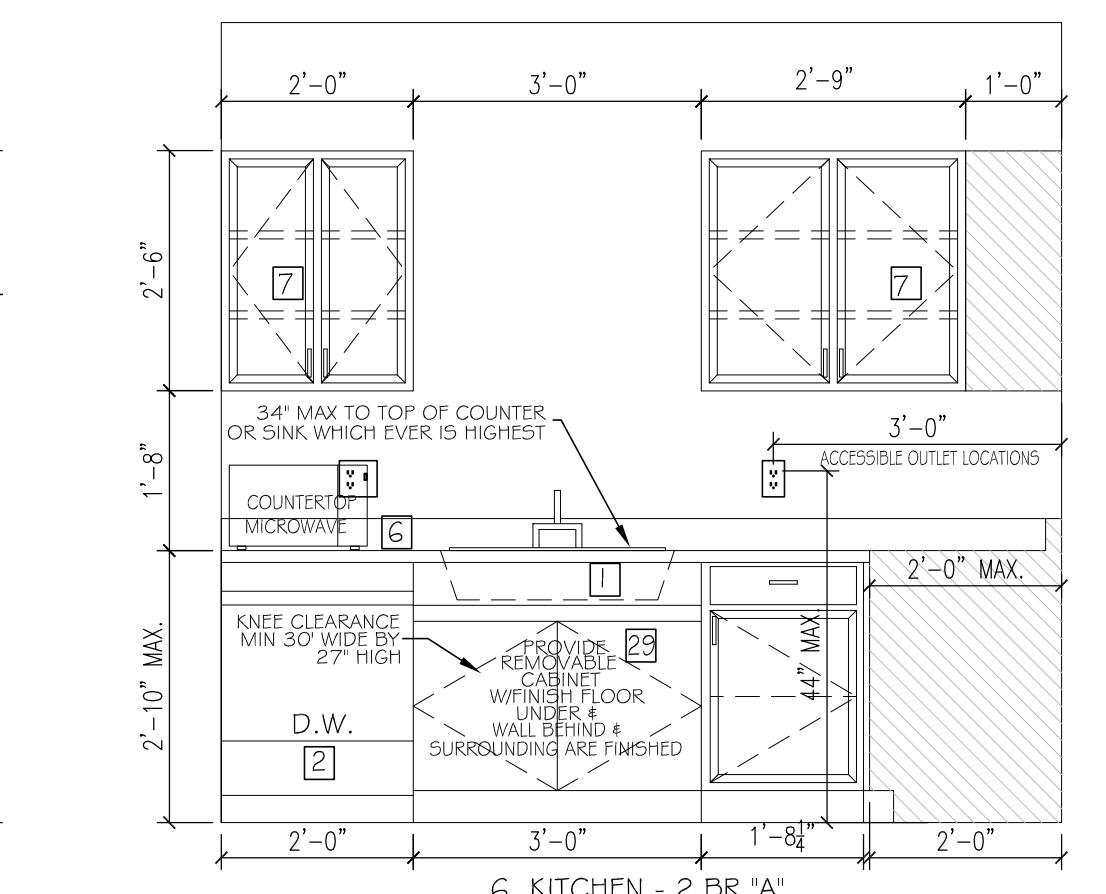
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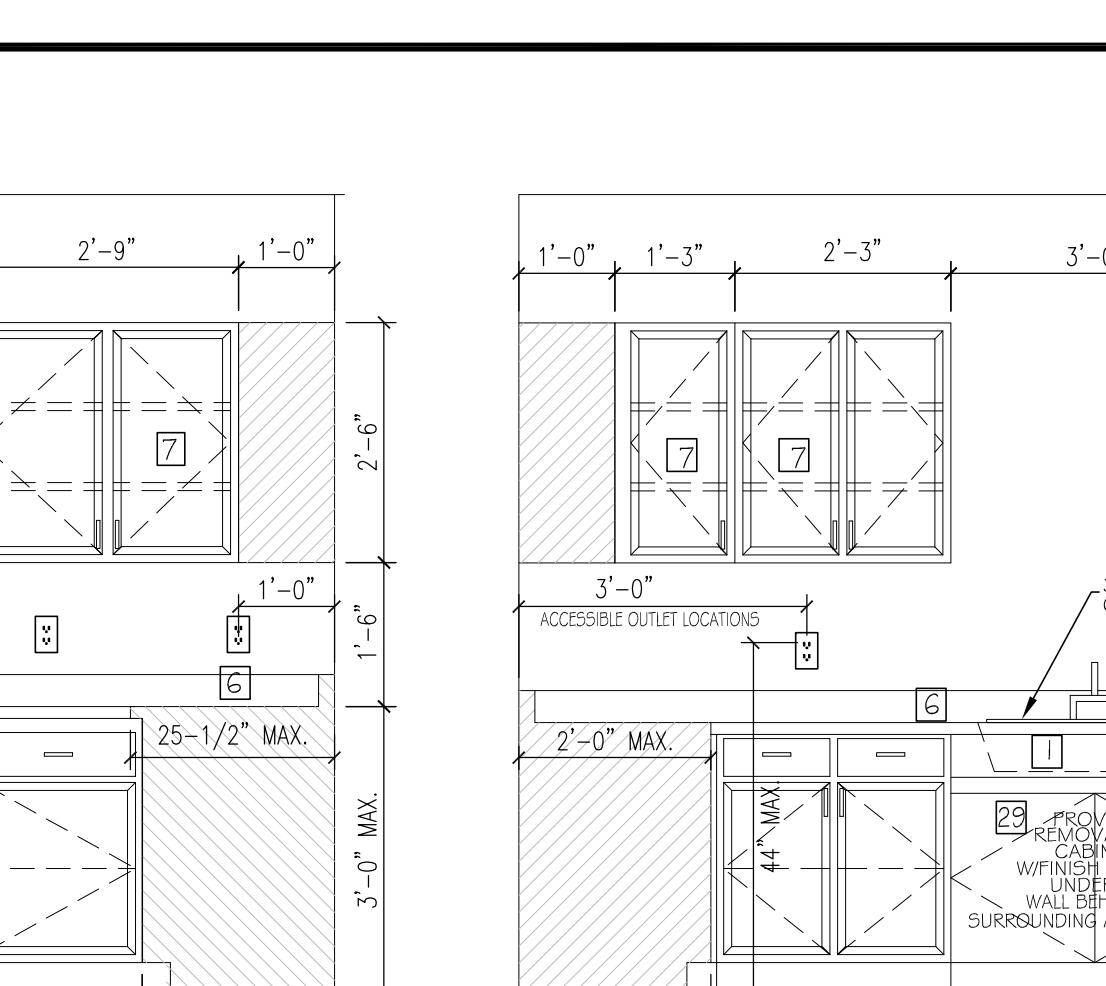
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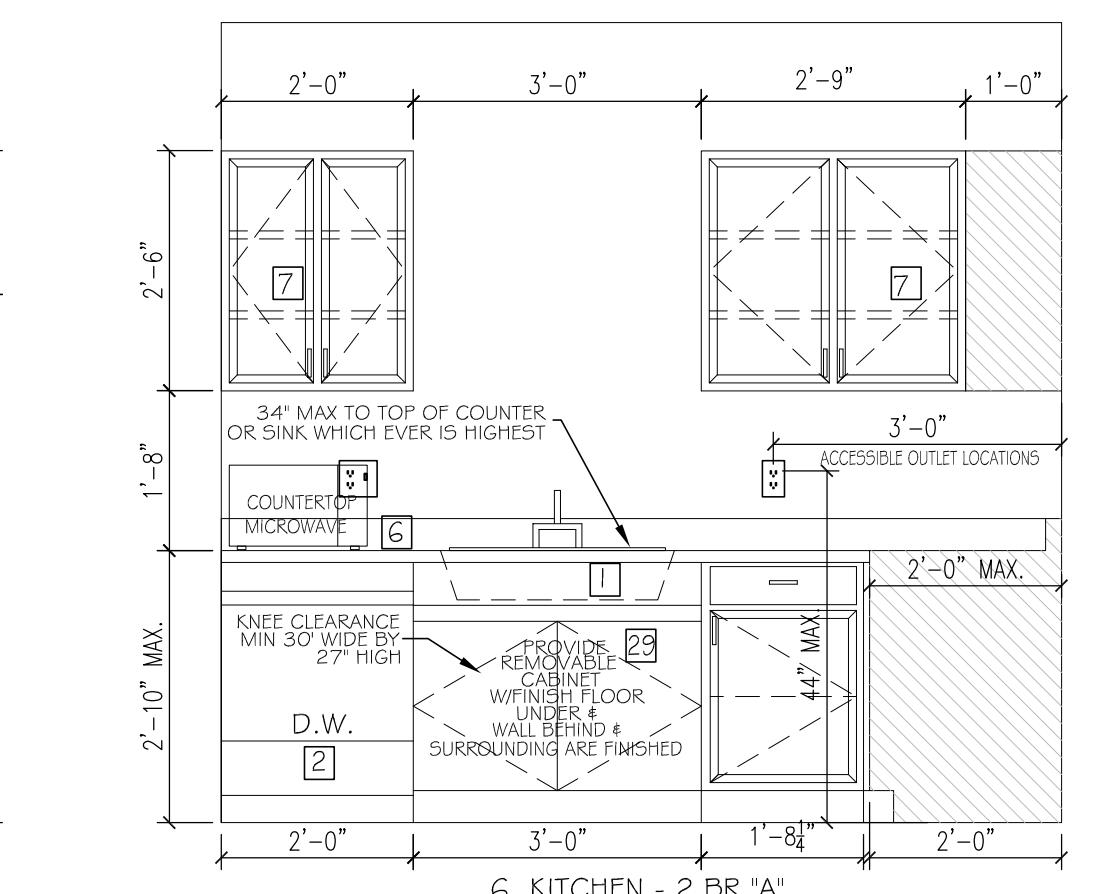
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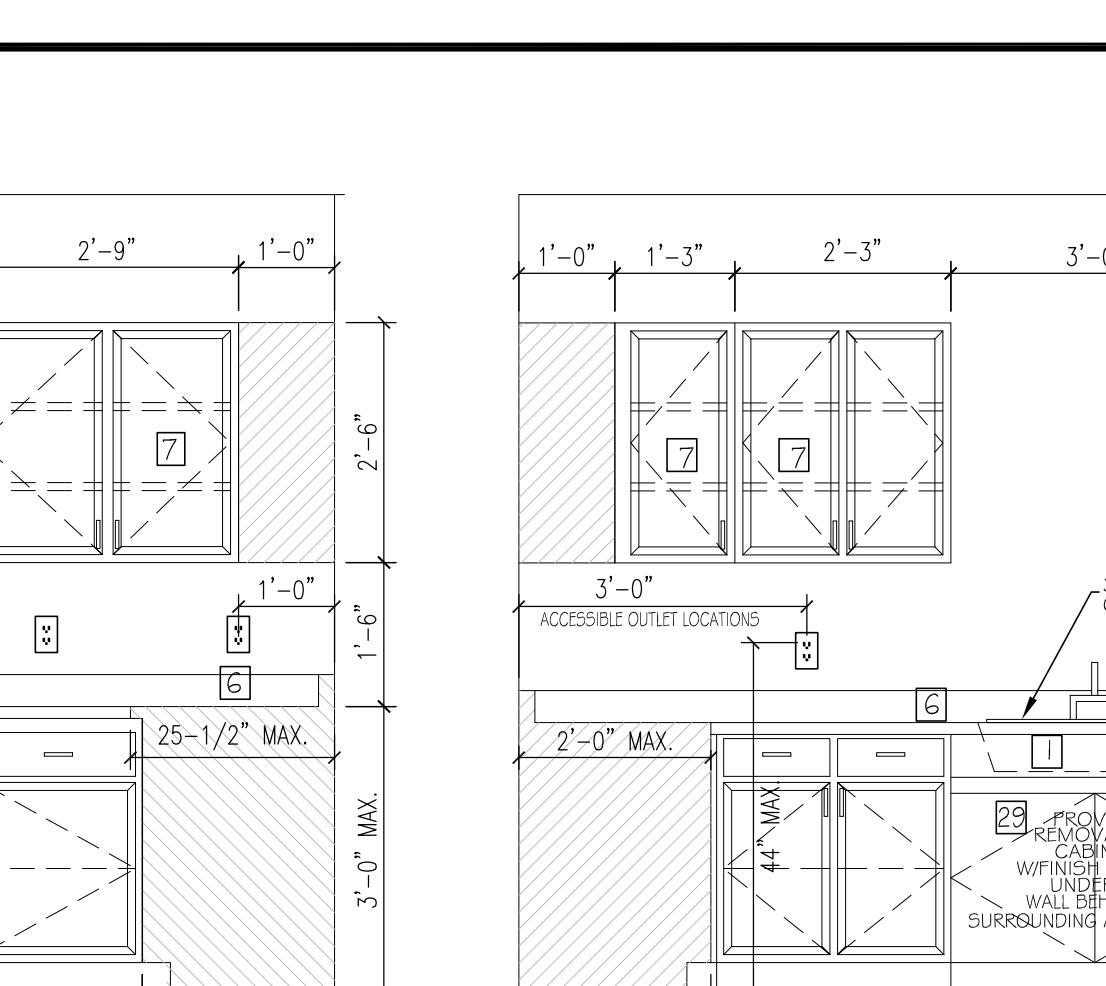
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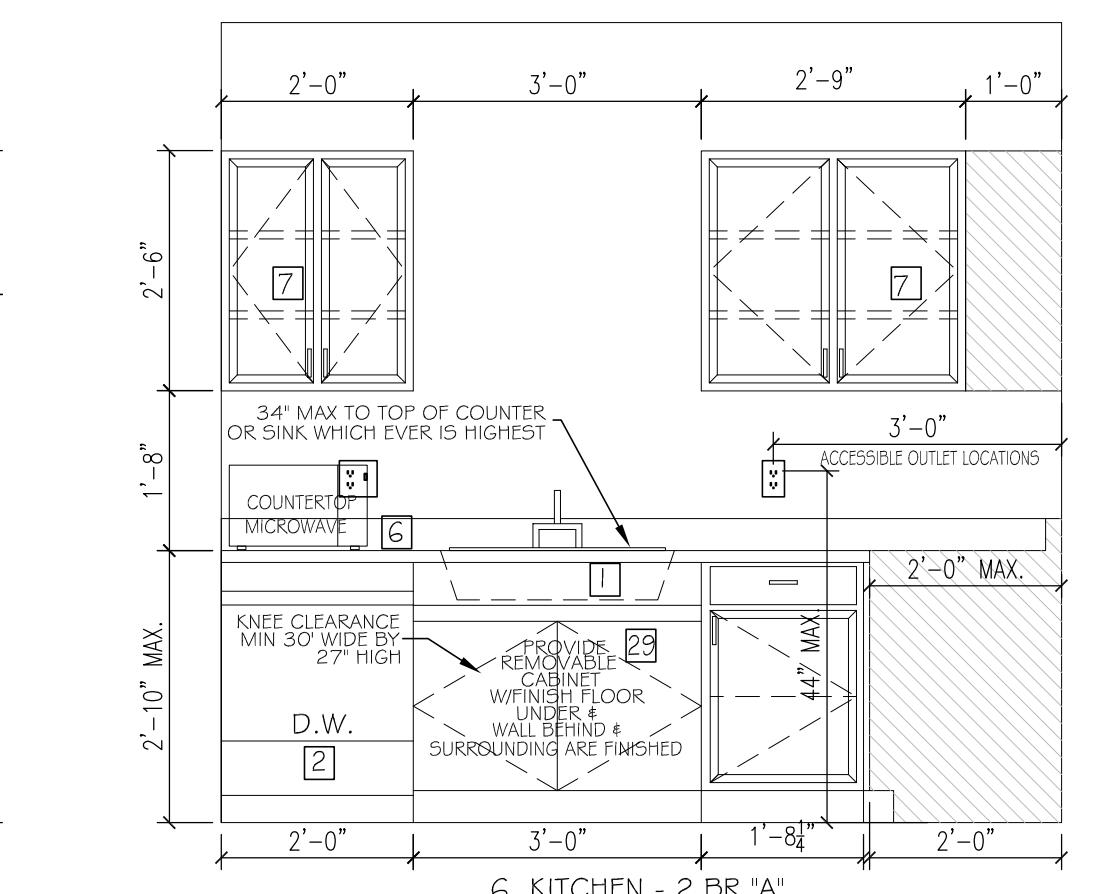
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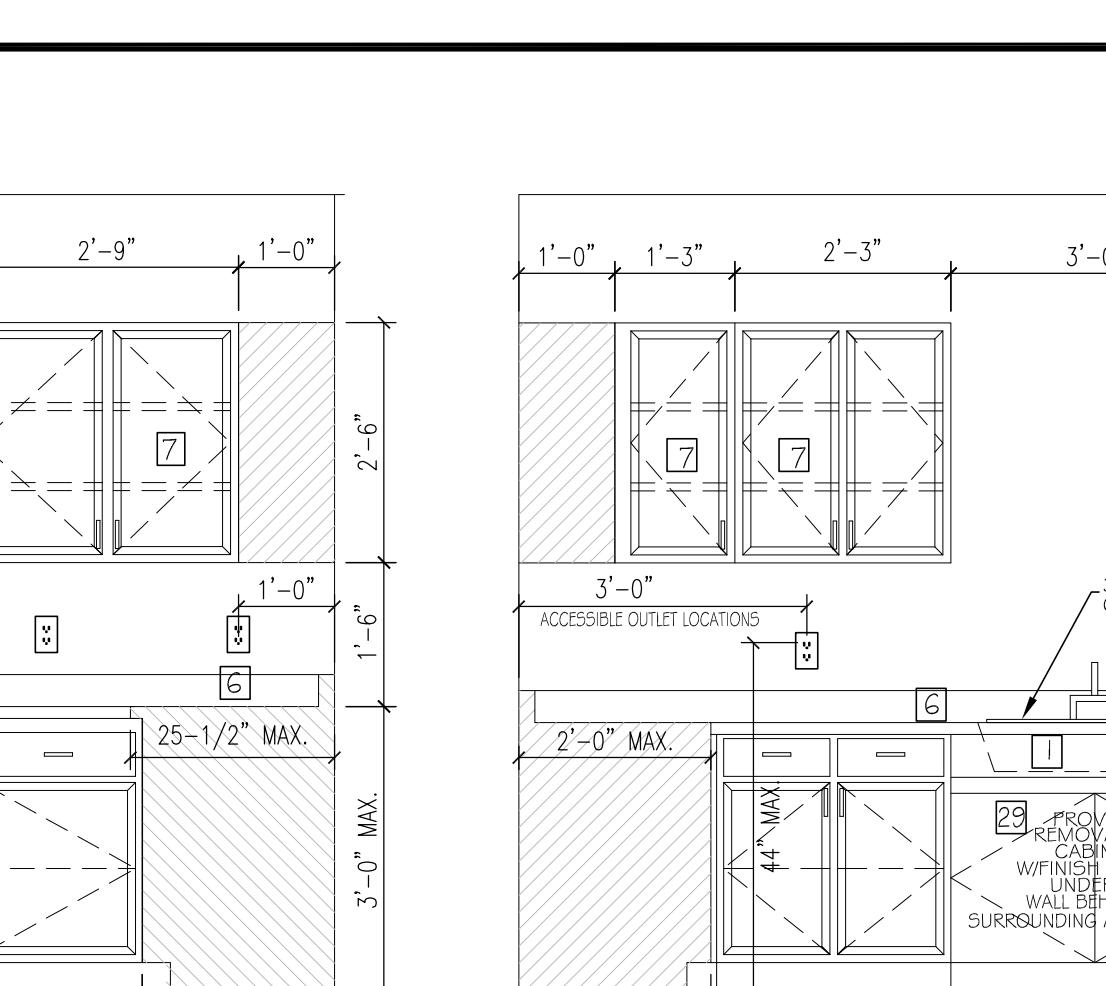
26 BATHROOM - 1 BR "A"



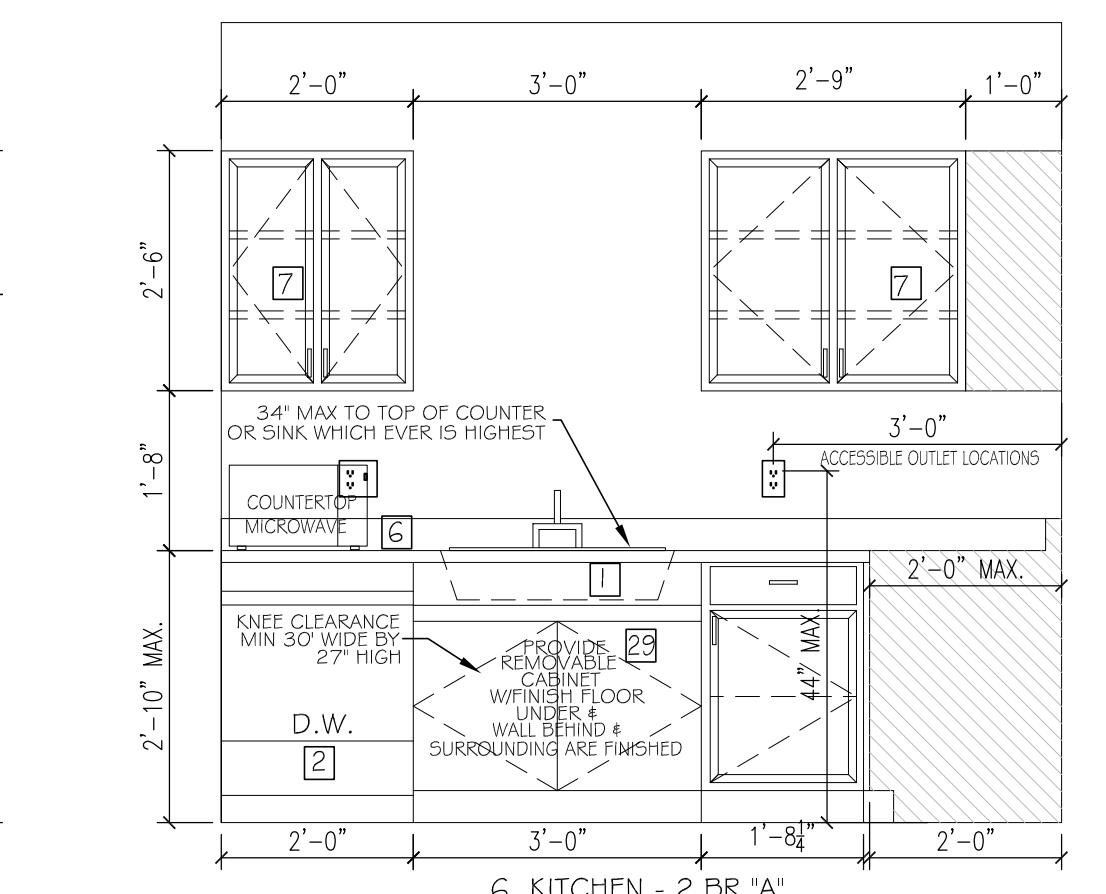
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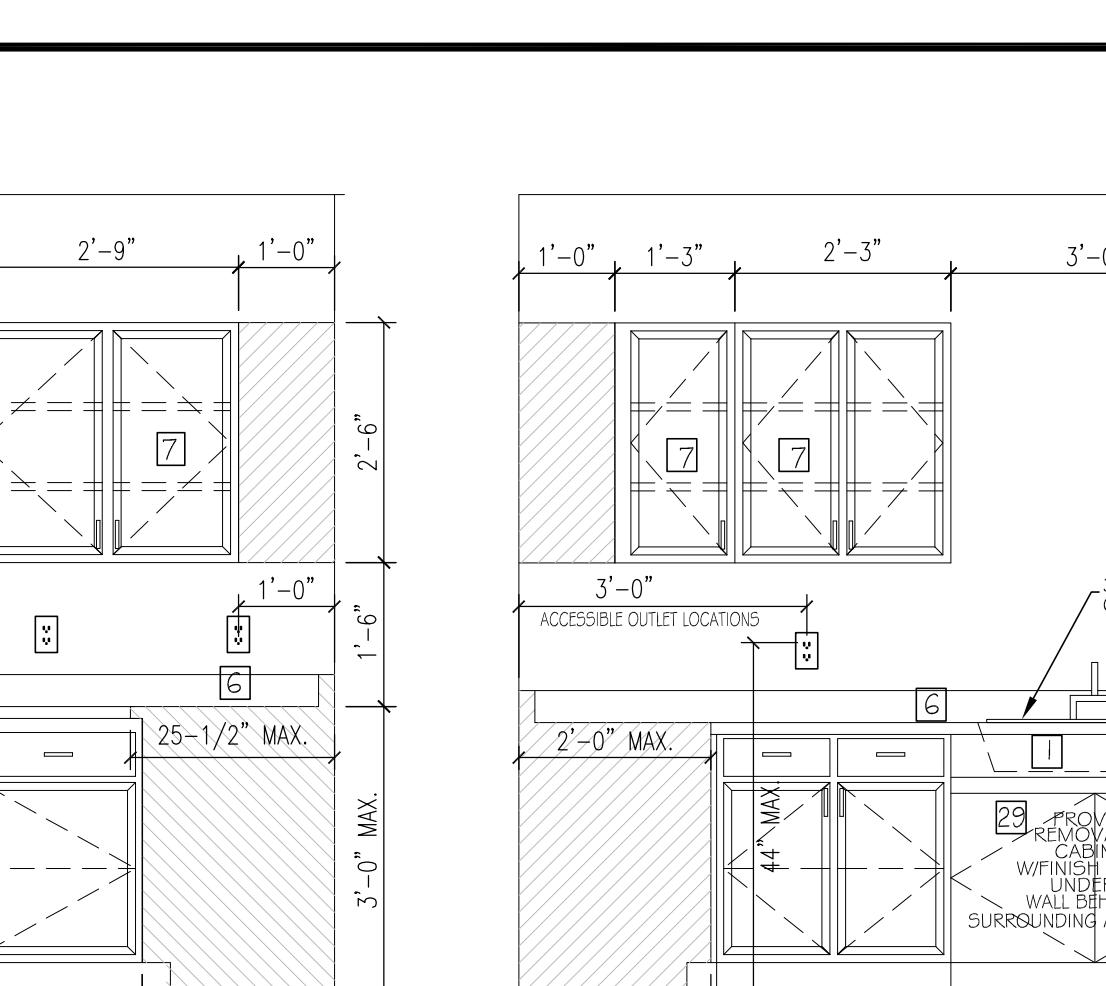
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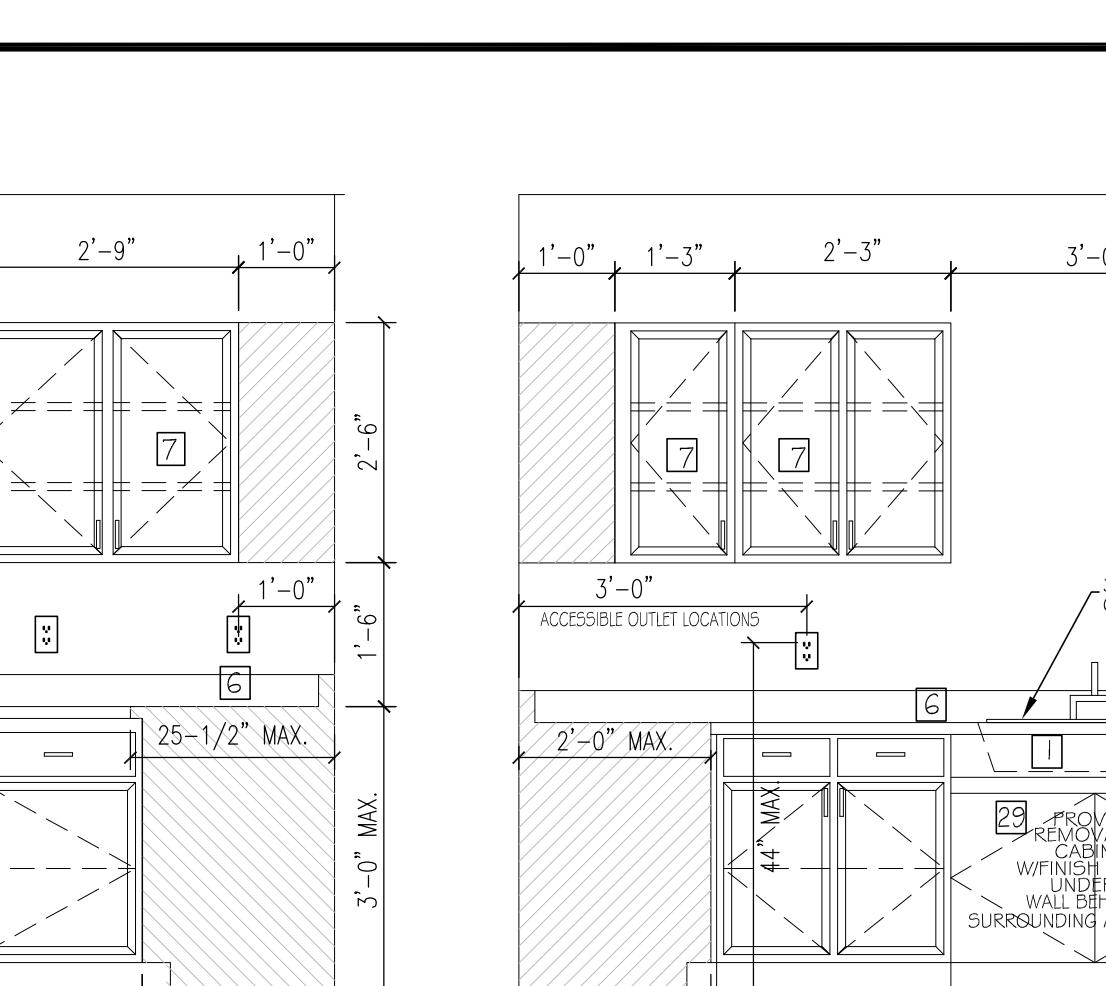
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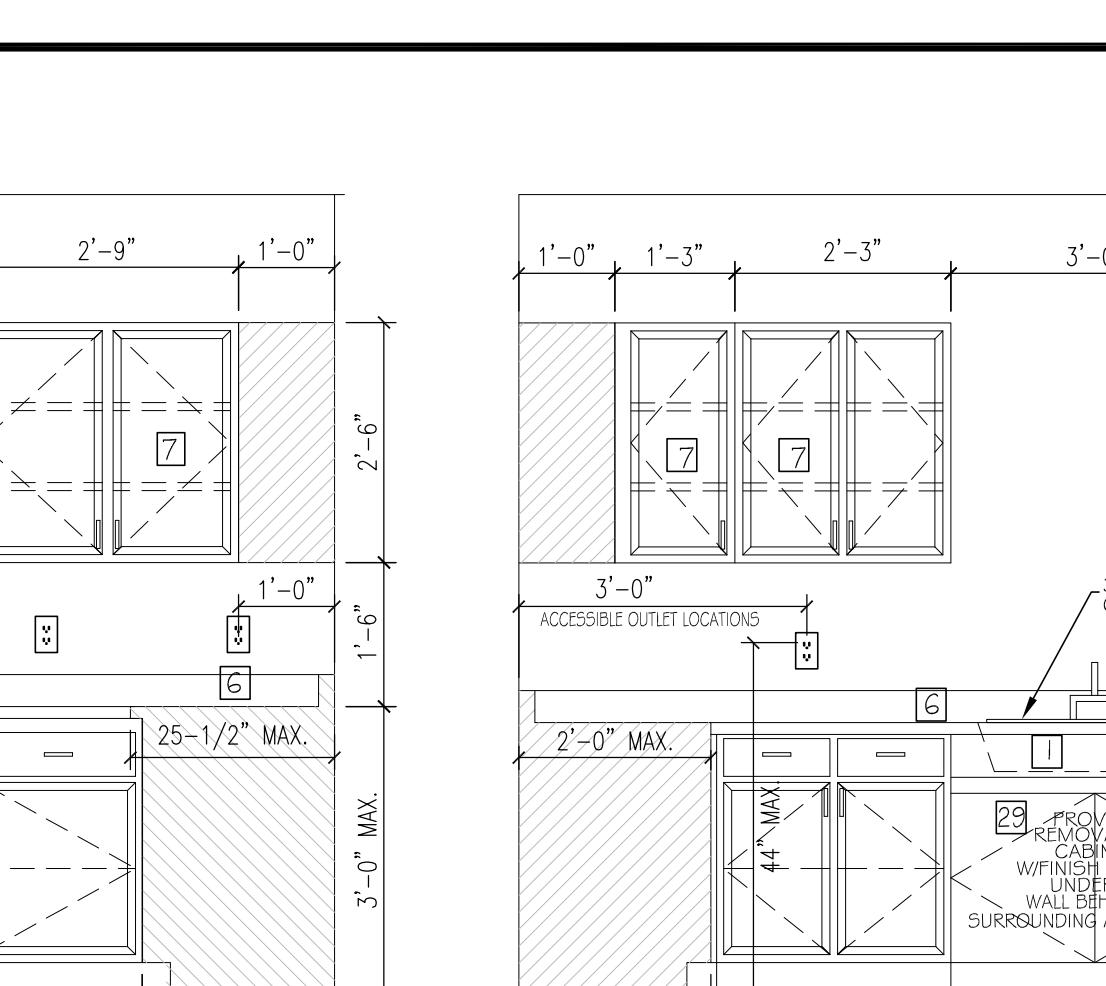
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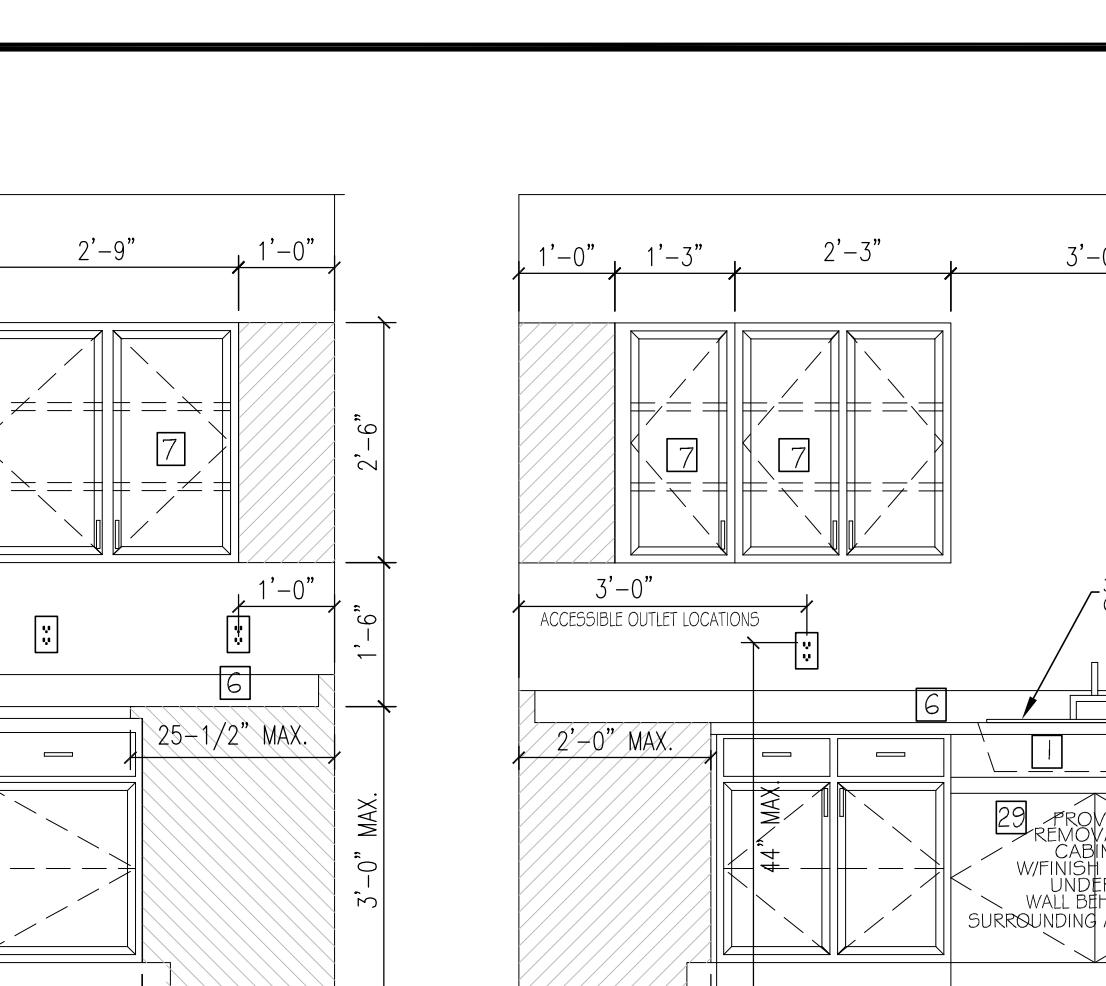
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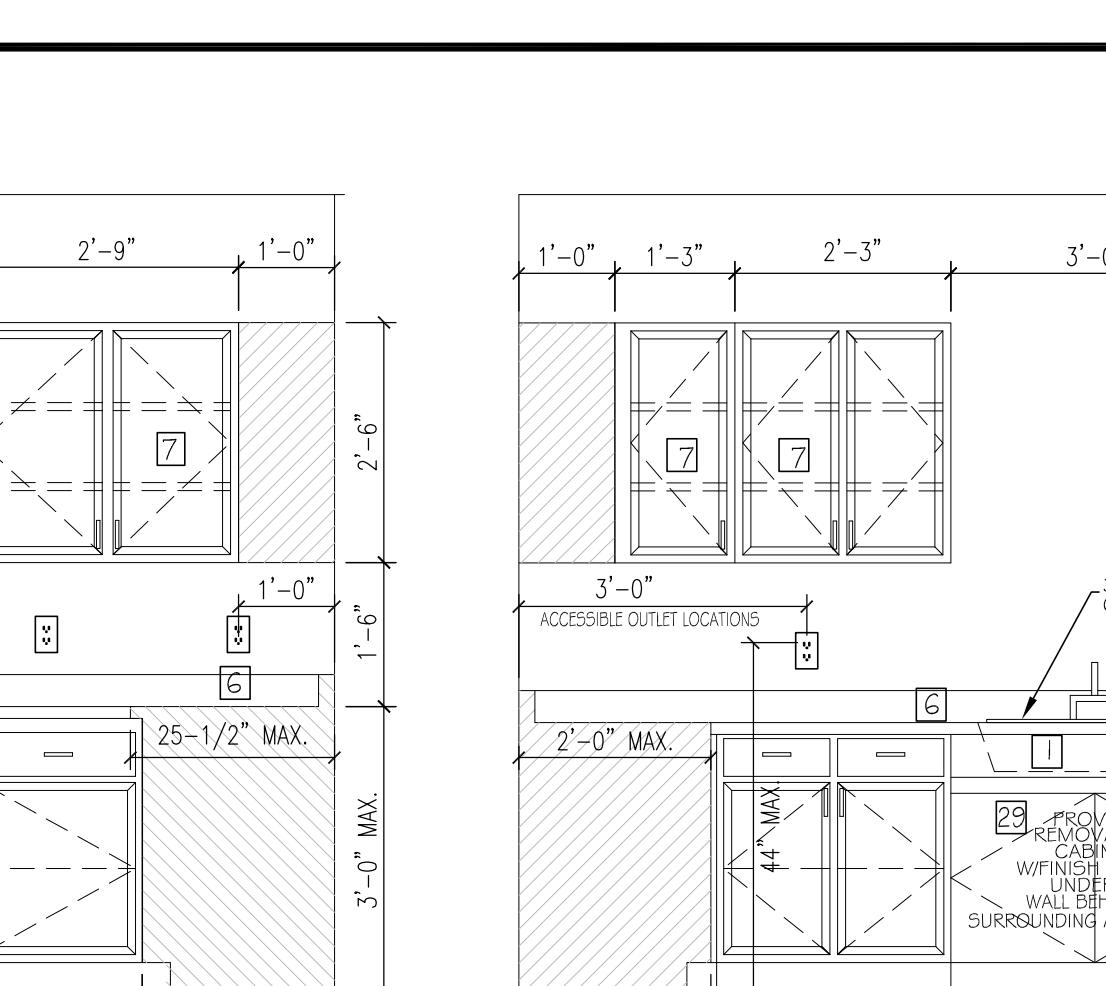
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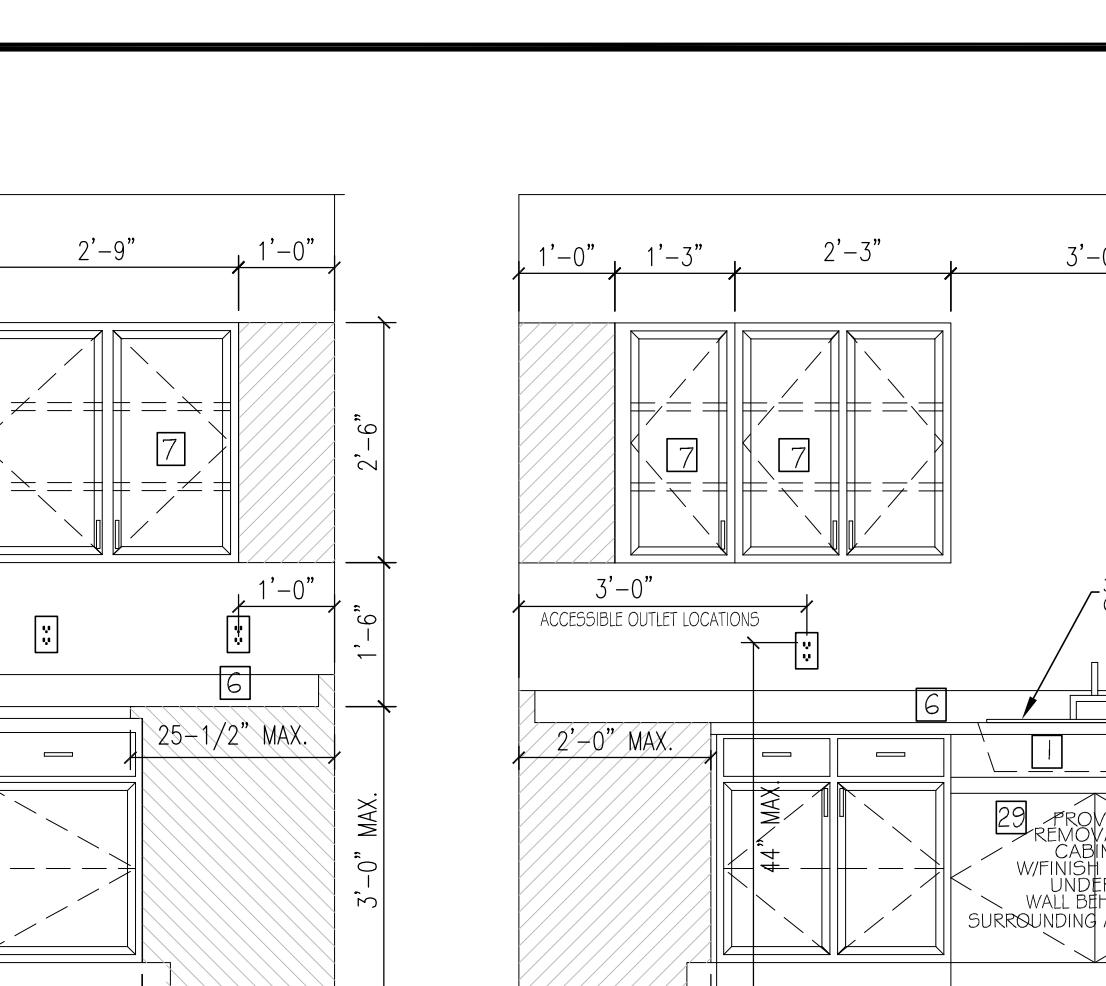
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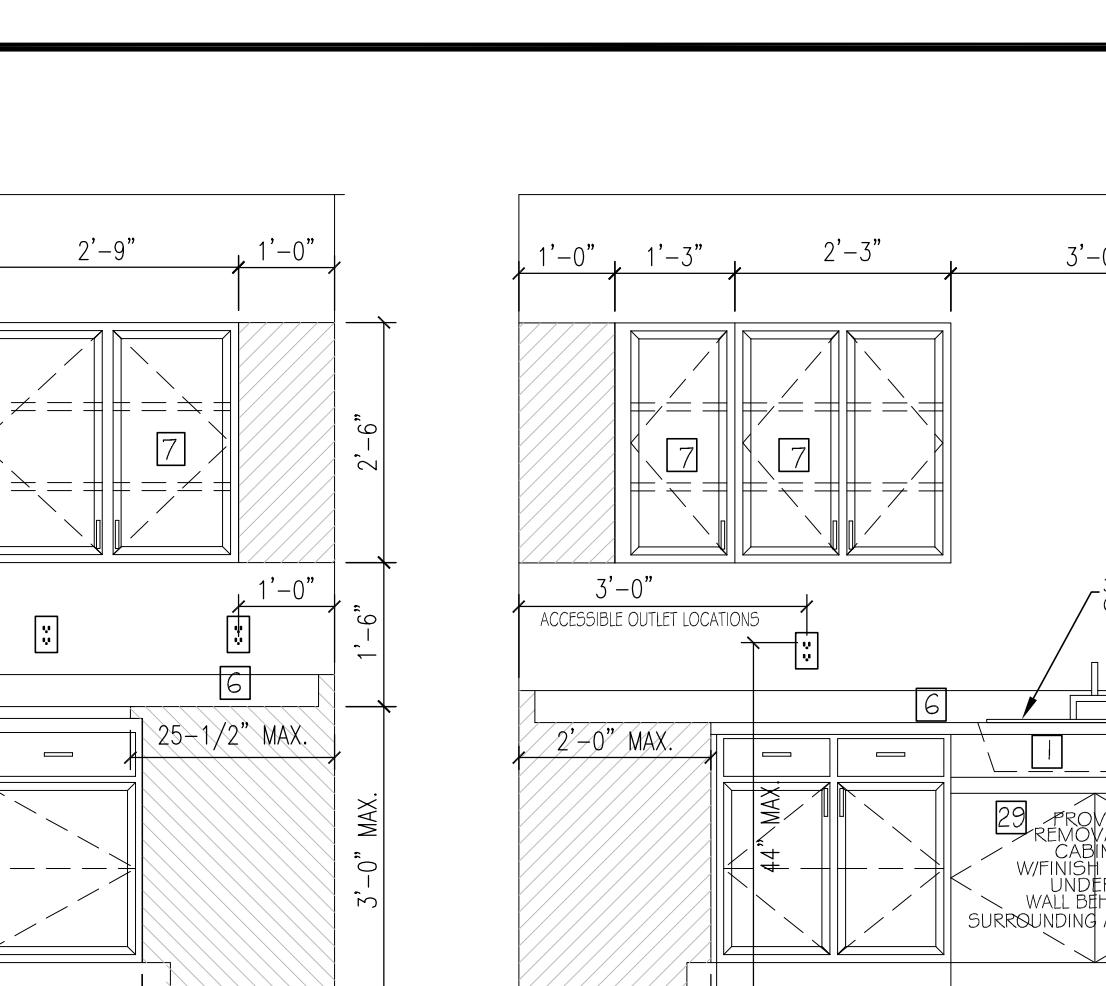
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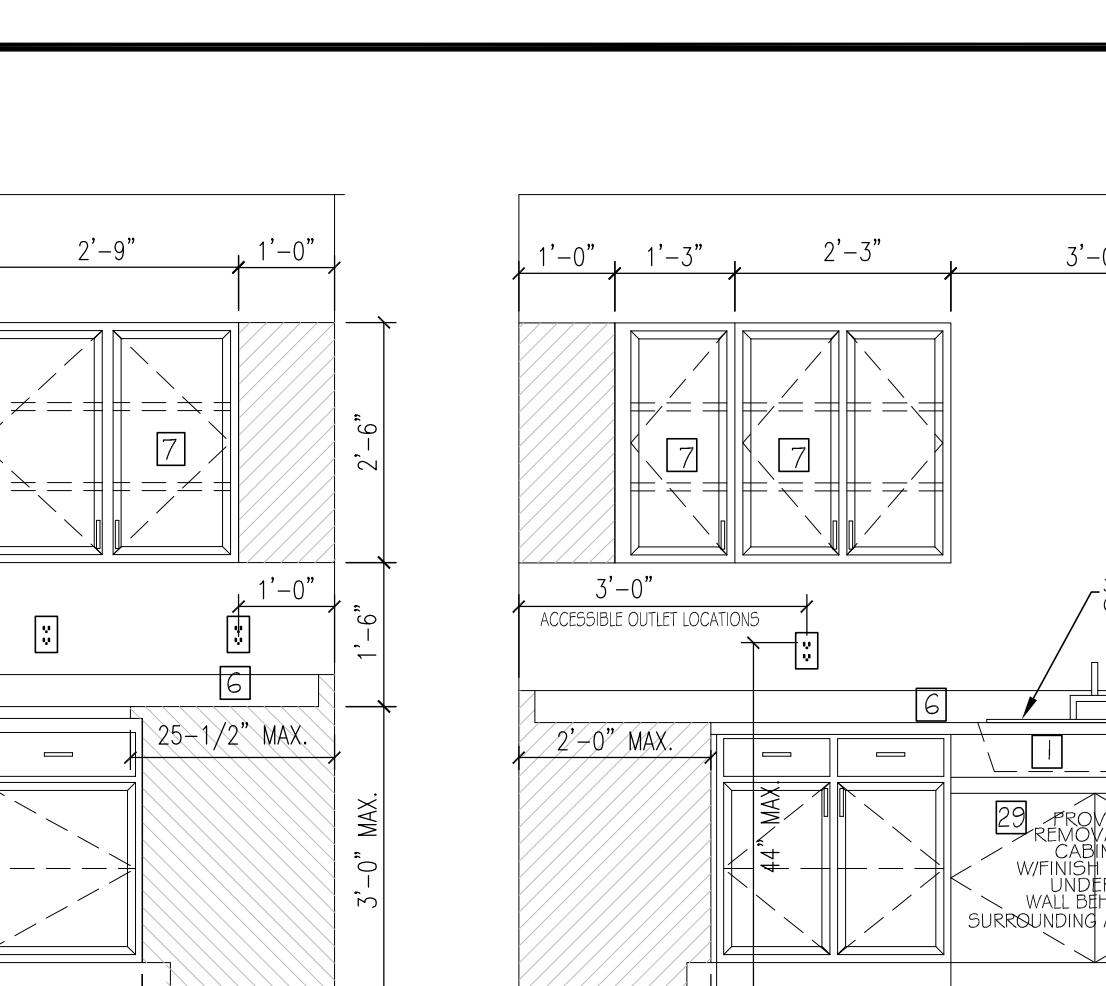
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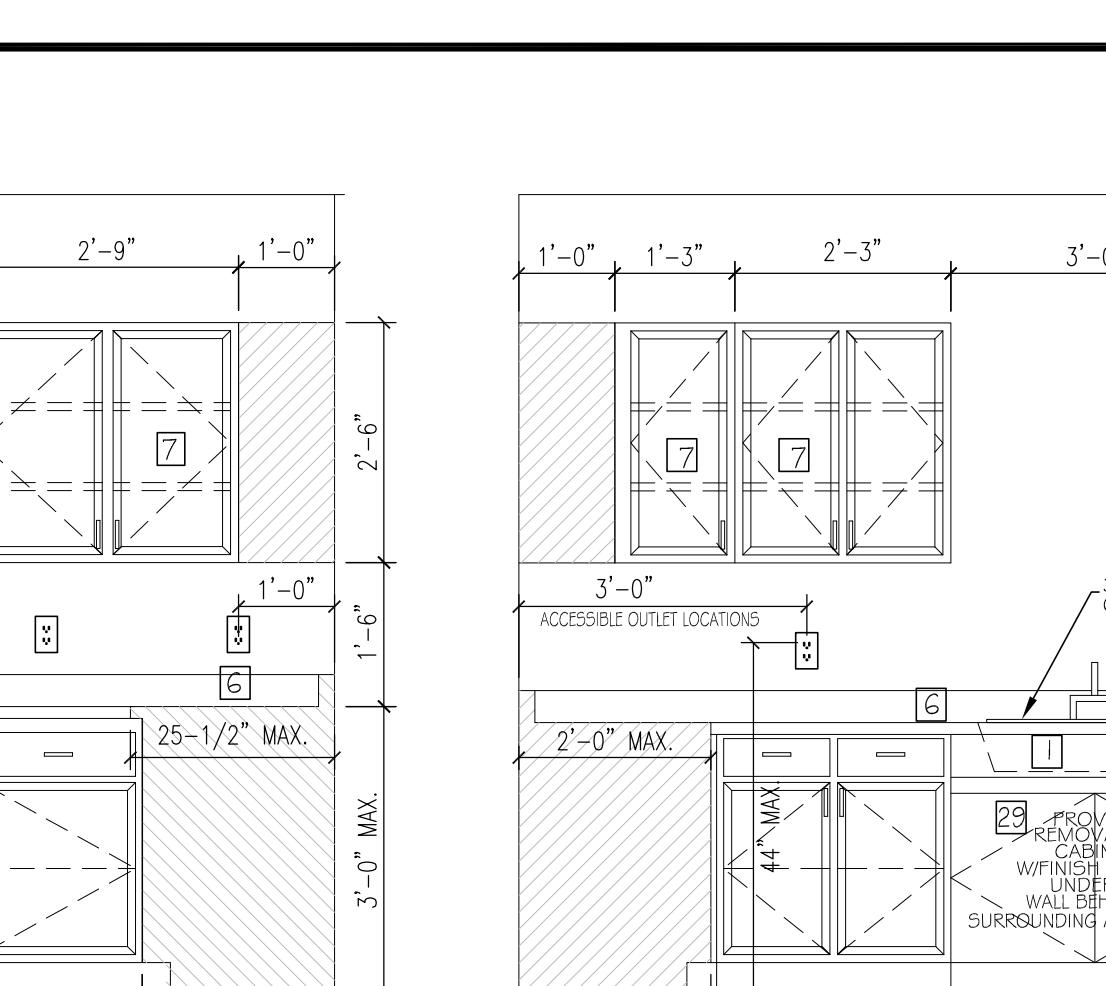
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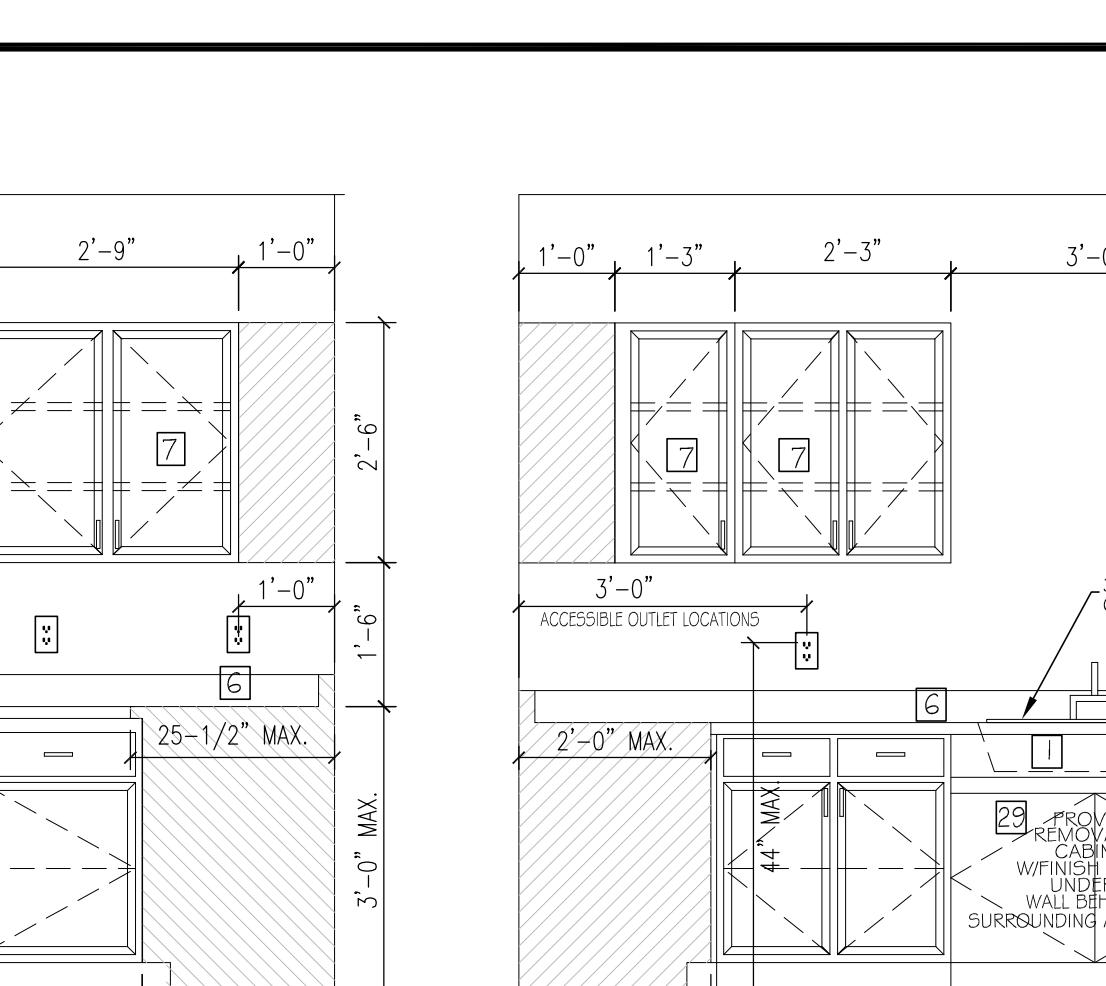
8 BATHROOM - 1 BR "A"



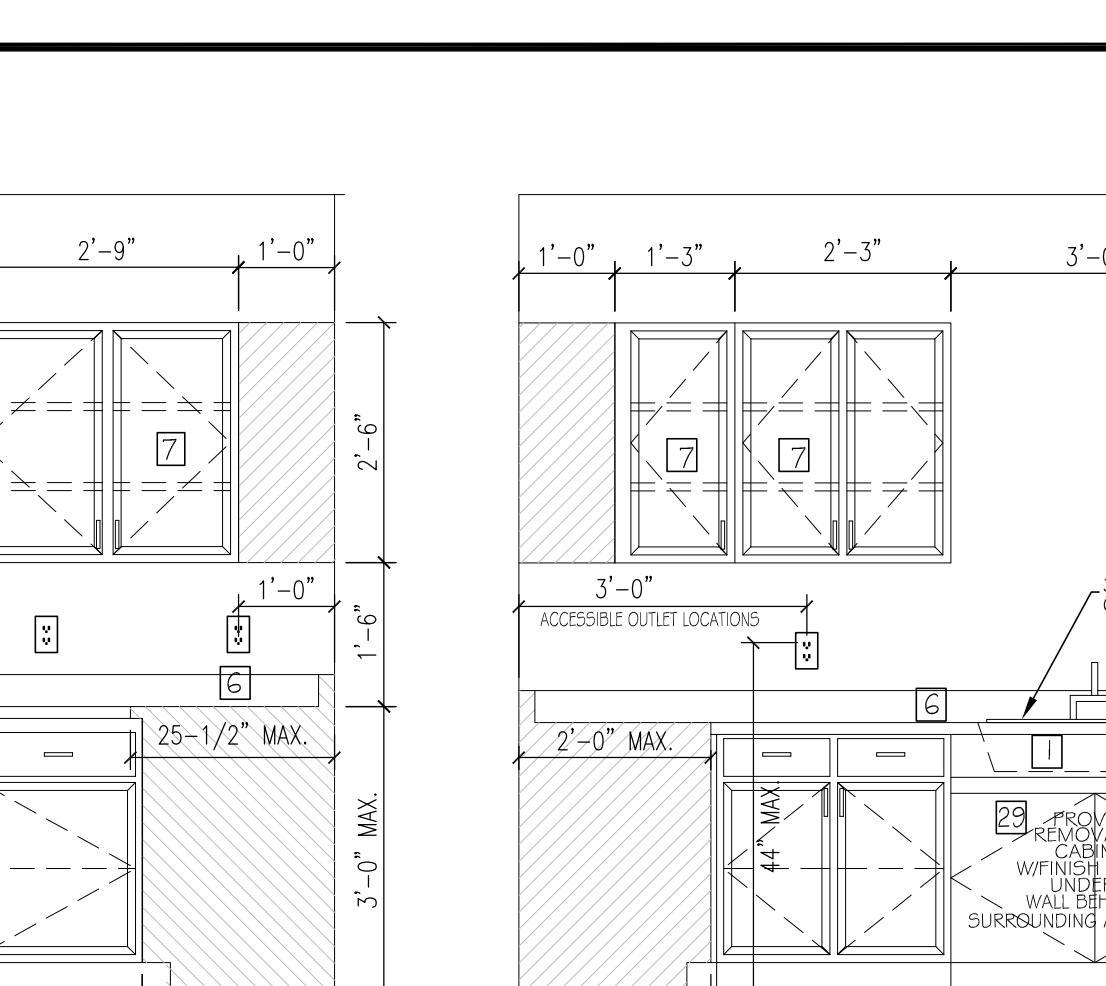
9 BATHROOM - 1 BR "A"



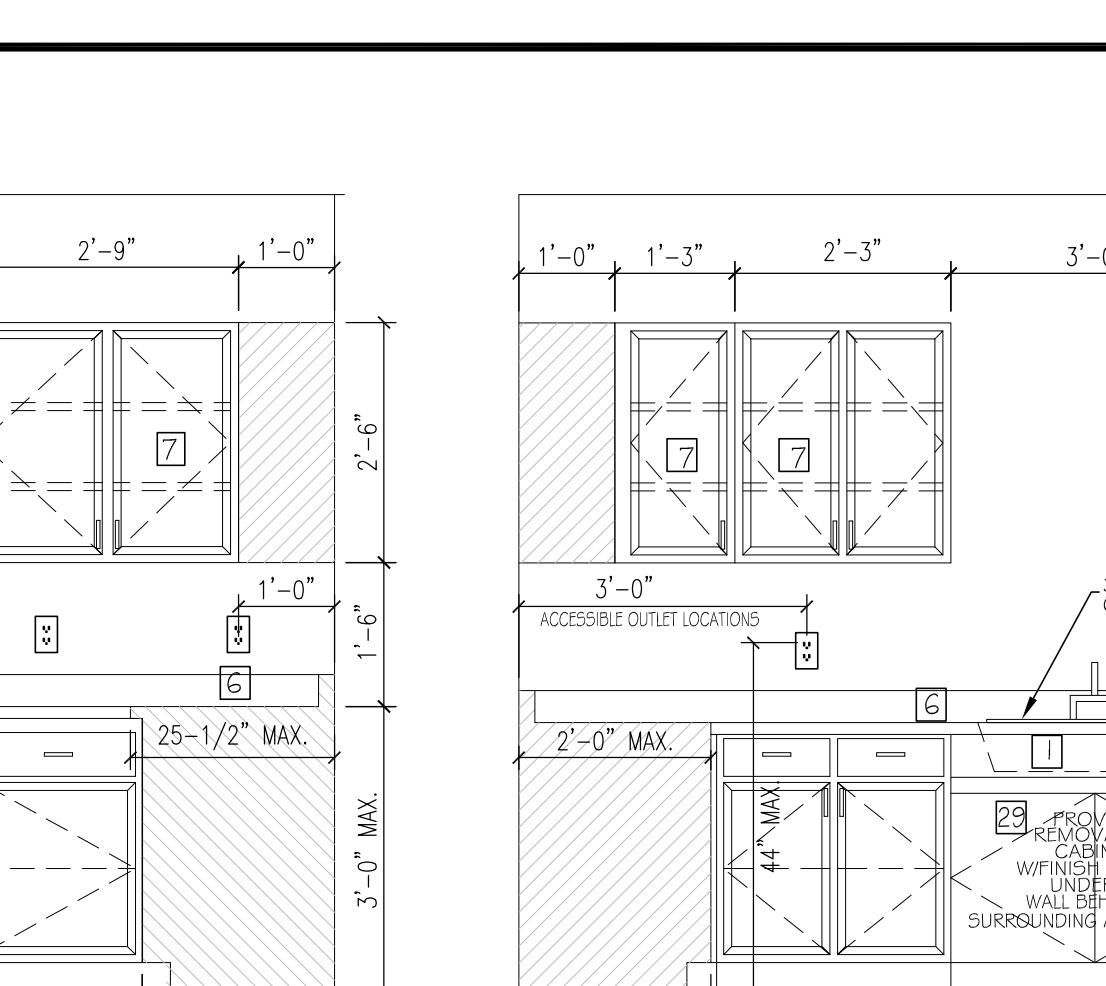
10 BATHROOM - 1 BR "A"



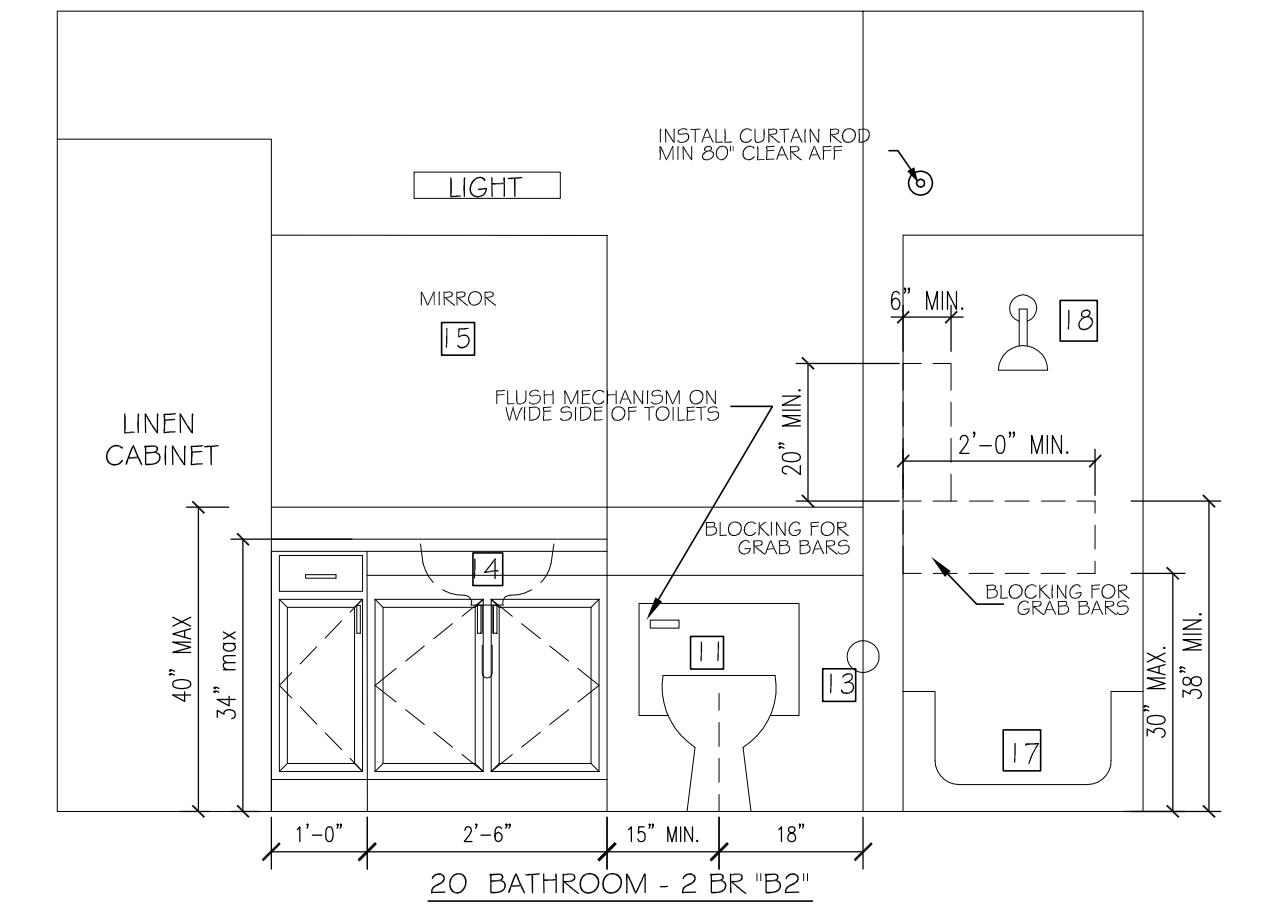
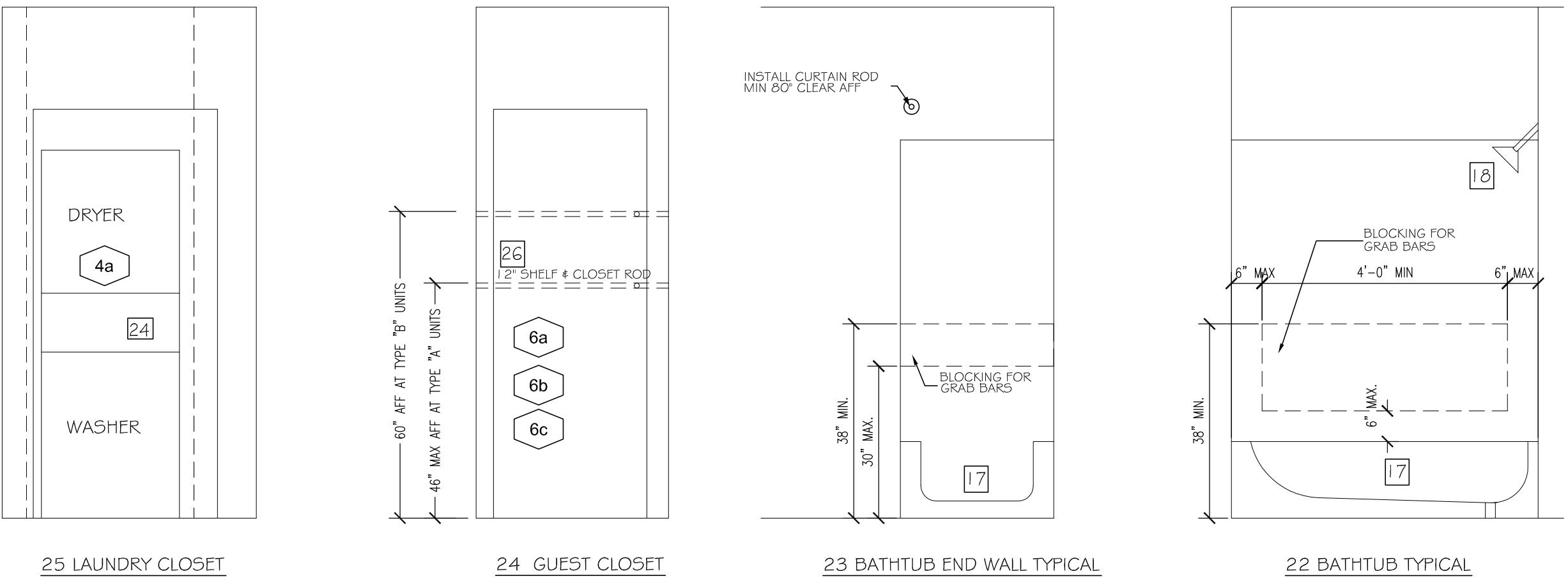
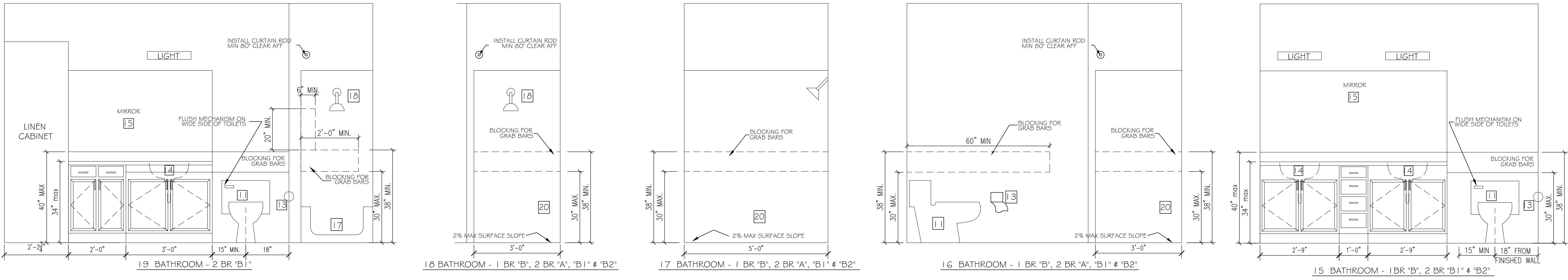
11 BATHROOM - 1 BR "A"



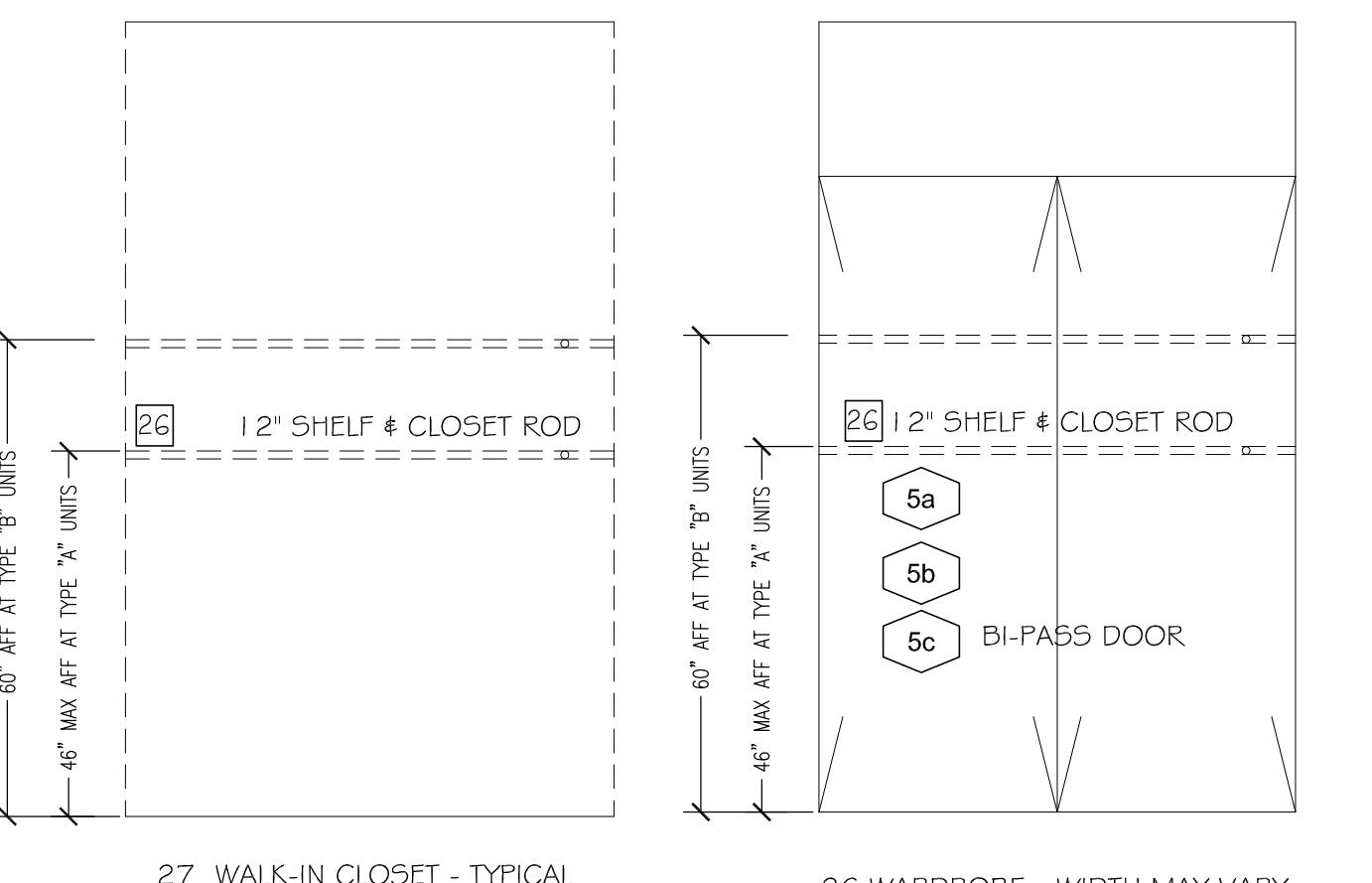
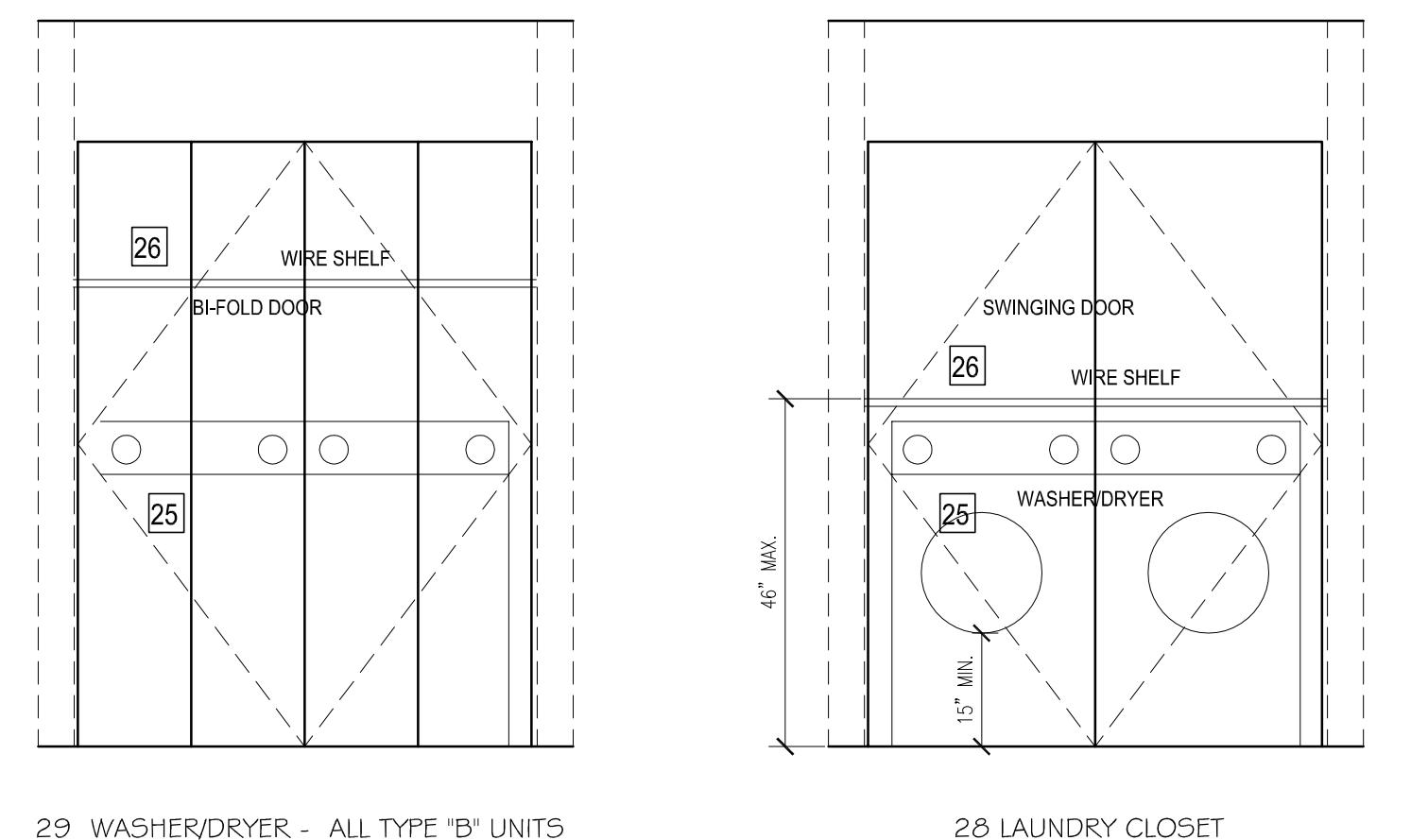
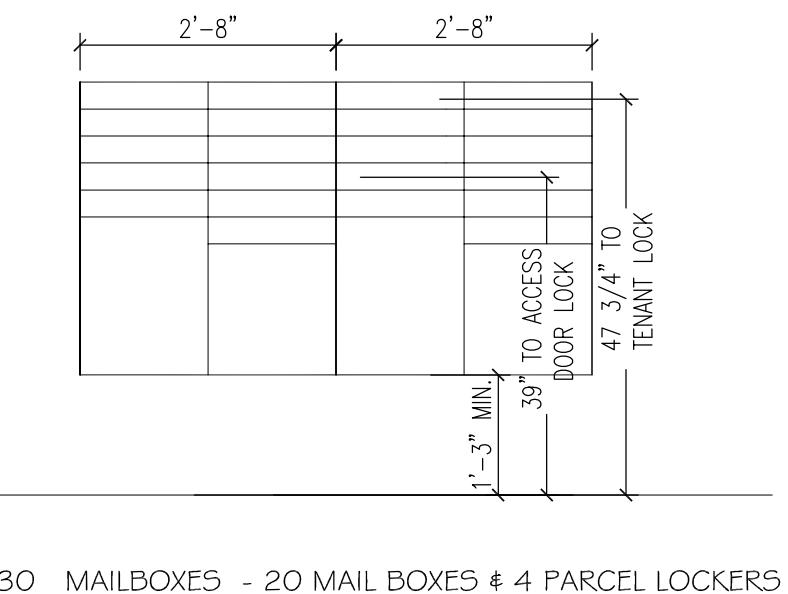
12 BATHROOM - 1 BR "A"



1



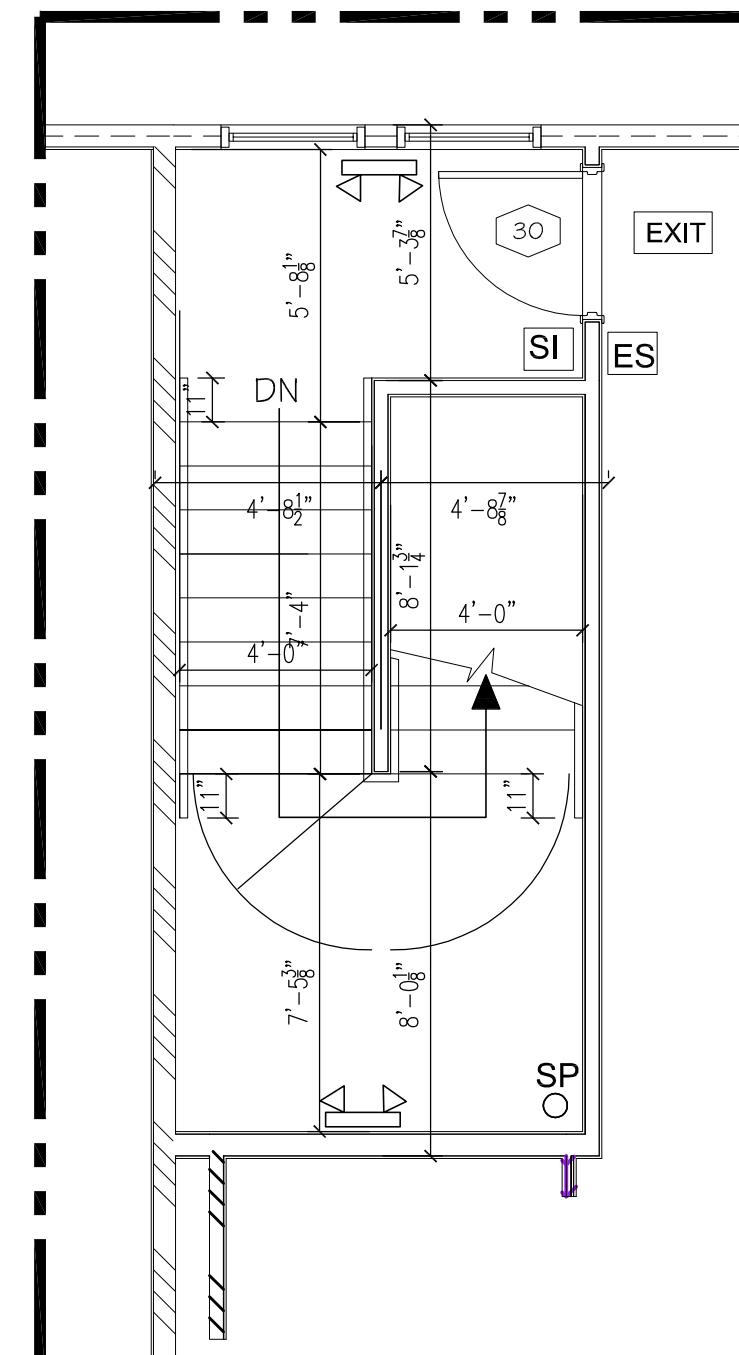
1	SELF-RIMMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
2	BUILT-IN DISHWASHER, ENERGY STAR
3	30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
4	30" ELECTRIC RANGE WITH HOOD FAN ABOVE
5	REFRIGERATOR SPACE
6	PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL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



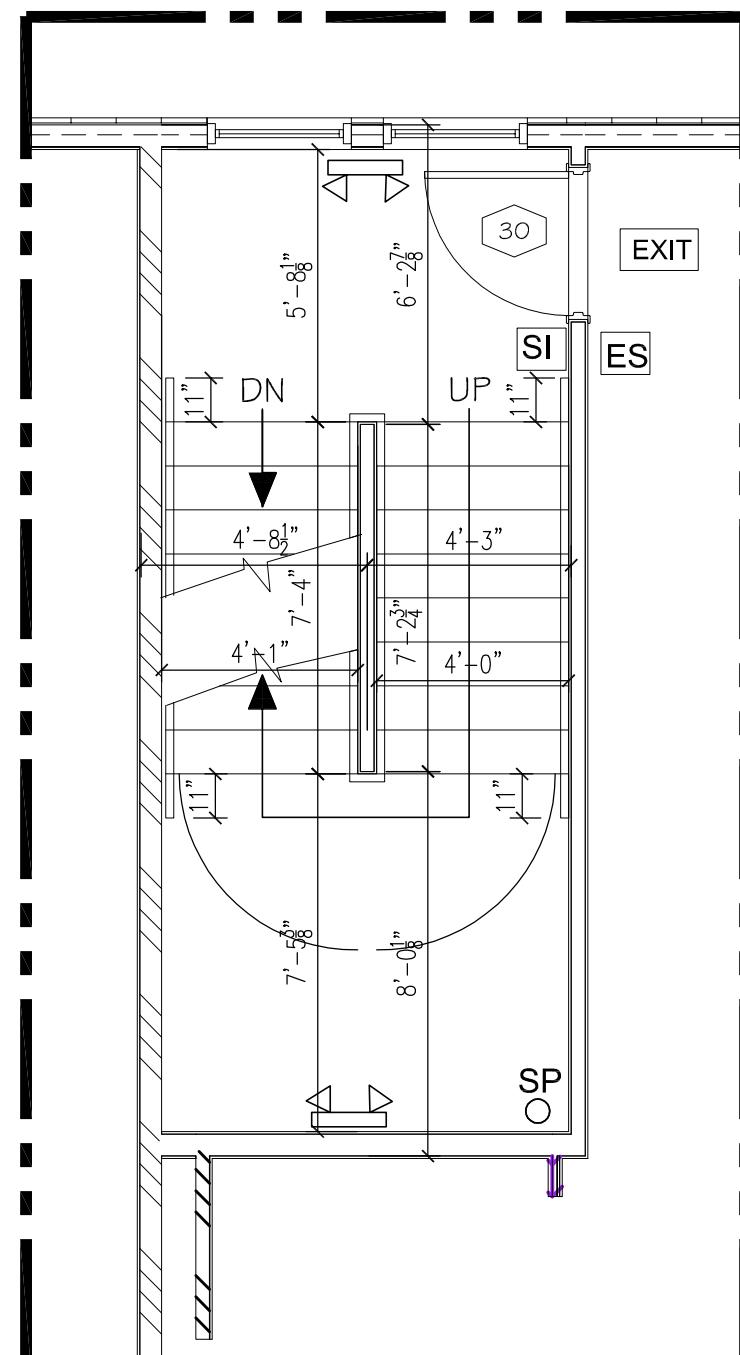
NOTE: PROVIDE REMOVABLE CABINET IN ALL BATHROOM AND SUPPORT AT OPEN END. PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

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

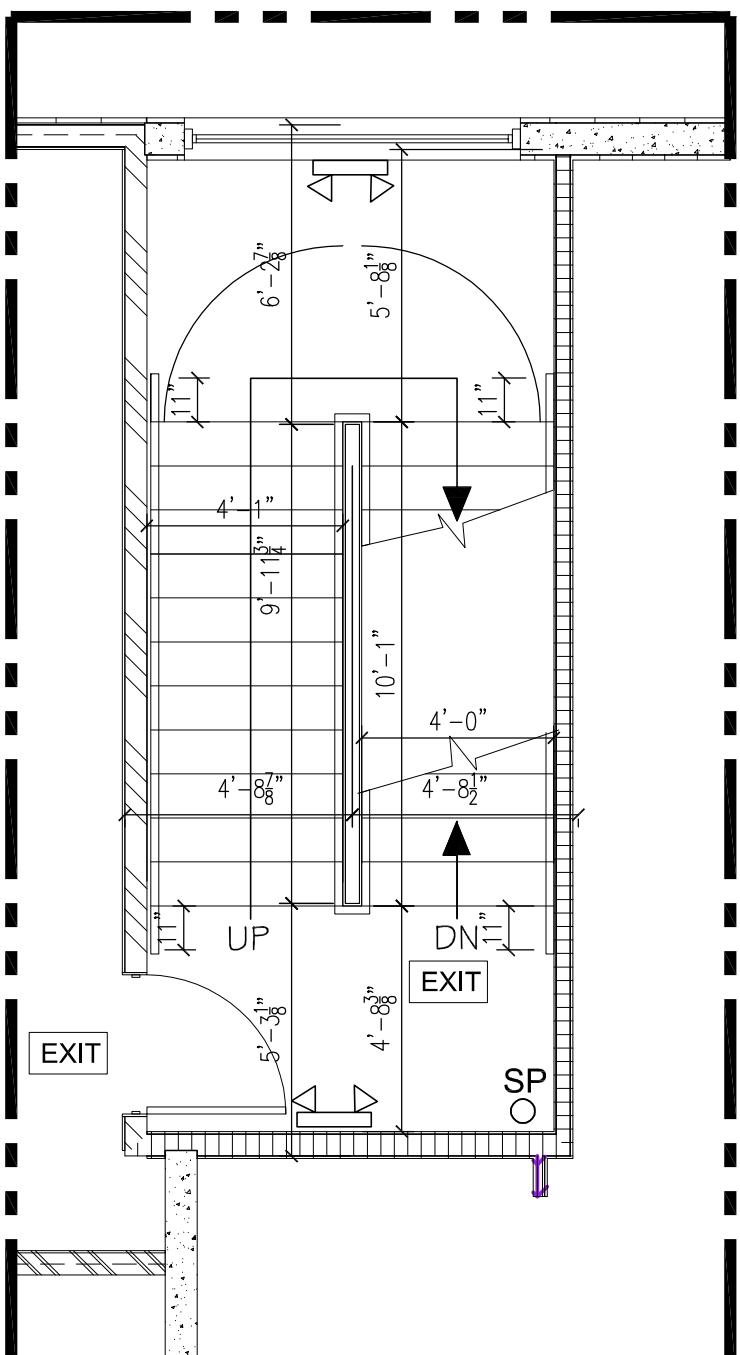
ALL DISPENSERS IN PUBLIC RESTROOMS MUST BE WITHIN 40" REACH RANGE.



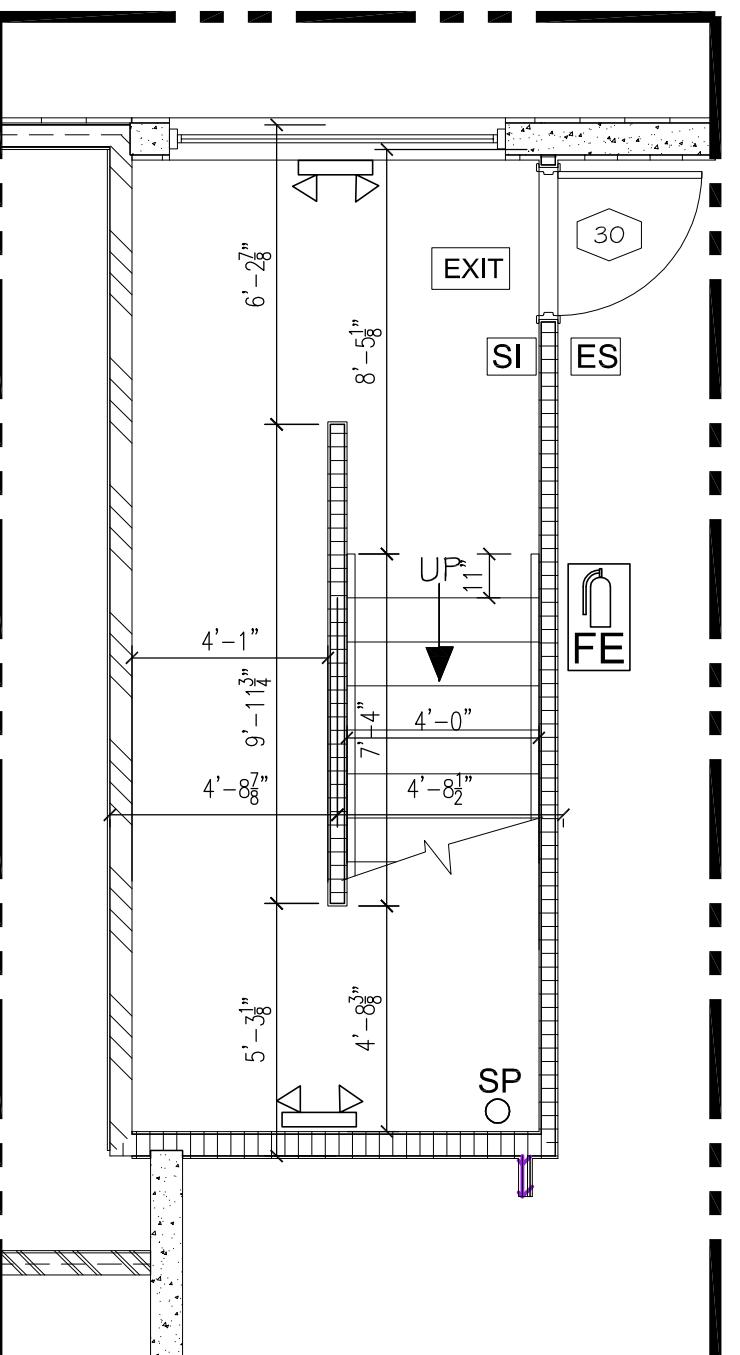
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



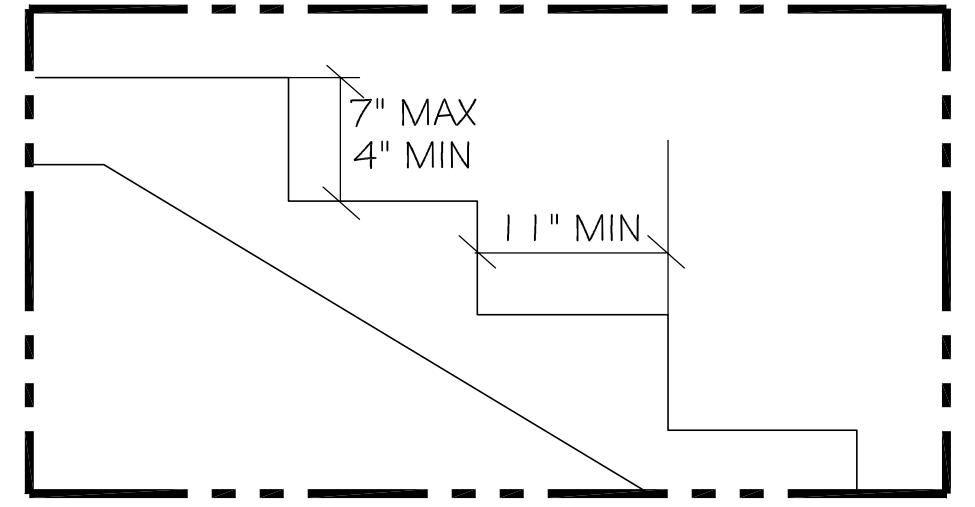
LOBBY
STAIR #1

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

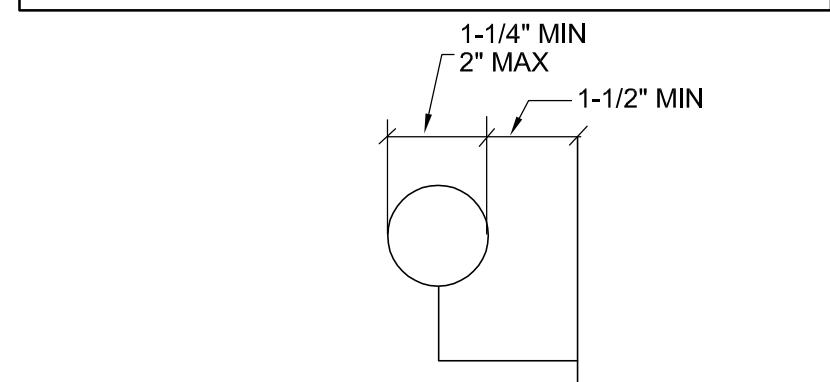
STAIR STRIPPING
AT ALL OUTSIDE STAIRS THE UPPER APPROACH AND
ALL TREADS SHALL BE MARKED BY A STRIP OF
CLEARLY CONTRASTING COLOR AT LEAST 2 INCHES
WIDE AND PLACED PARALLEL TO AND NOT MORE THAN
1 INCH FROM THE NOSE OF THE STEP OR LANDING TO
ALERT THE VISUALLY IMPAIRED. THE STRIP SHALL BE
OF A MATERIAL 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 IICC
A117.1-2009 SHALL BE LOCATED AT EACH FLOOR-LEVEL
LANDING ADJACENT TO THE DOOR LEADING FROM THE
INTERIOR EXIT STAIRWAY INTO THE CORRIDOR TO IDENTIFY
THE FLOOR LEVEL.

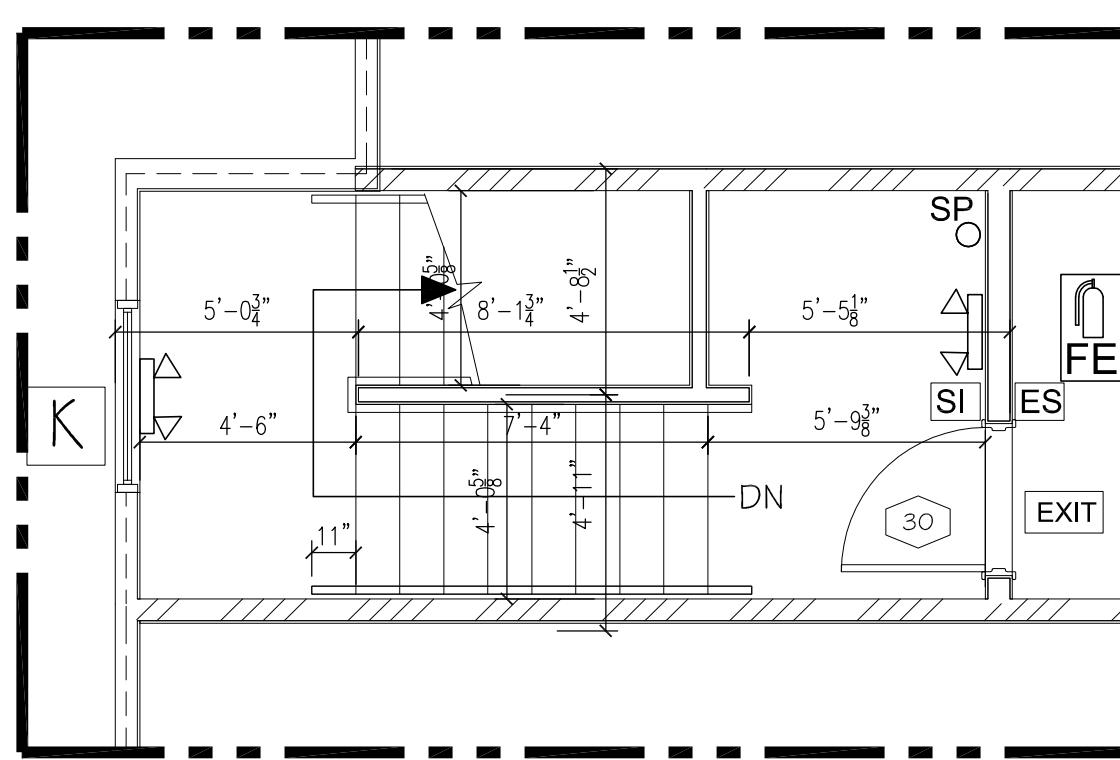
STAIR TREADS
ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
TREADS SHALL HAVE SMOOTH, ROUNDED, OR
CHAMFERED EXPOSED EDGES, AND NO ABRUPT
EDGES AT THE NOSING (LOWER FRONT EDGE).
THE NOSING SHALL NOT PROJECT MORE THAN
1-1/2" PAST THE FACE OF THE RISER BELOW.

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.

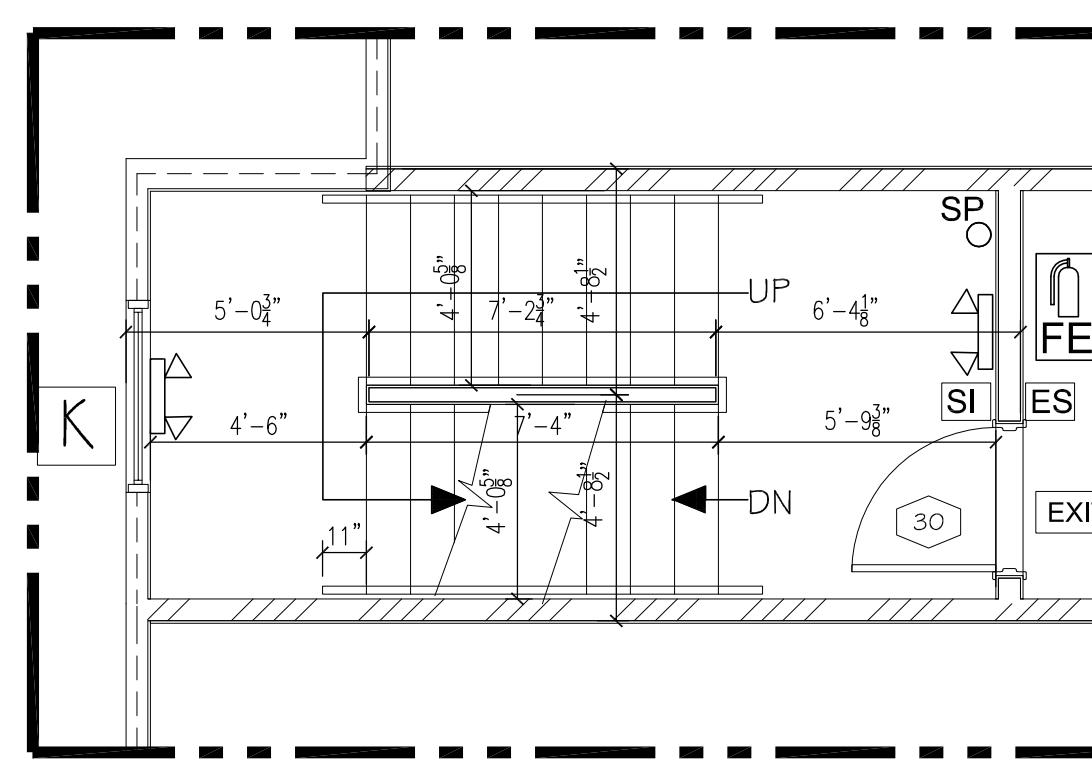
HANDRAILS
STAIRS SHALL HAVE HANDRAILS ON BOTH
SIDES WITH EXTENSIONS ON TOP & BOTTOM
AS SHOWN ON PLANS ON THIS SHEET.
ENDS SHALL BE RETURNED TO THE WALL
OR SHALL HAVE ROUNDED TERMINATIONS
OR BENDS AS PER I.B.C. SEC 1014.6



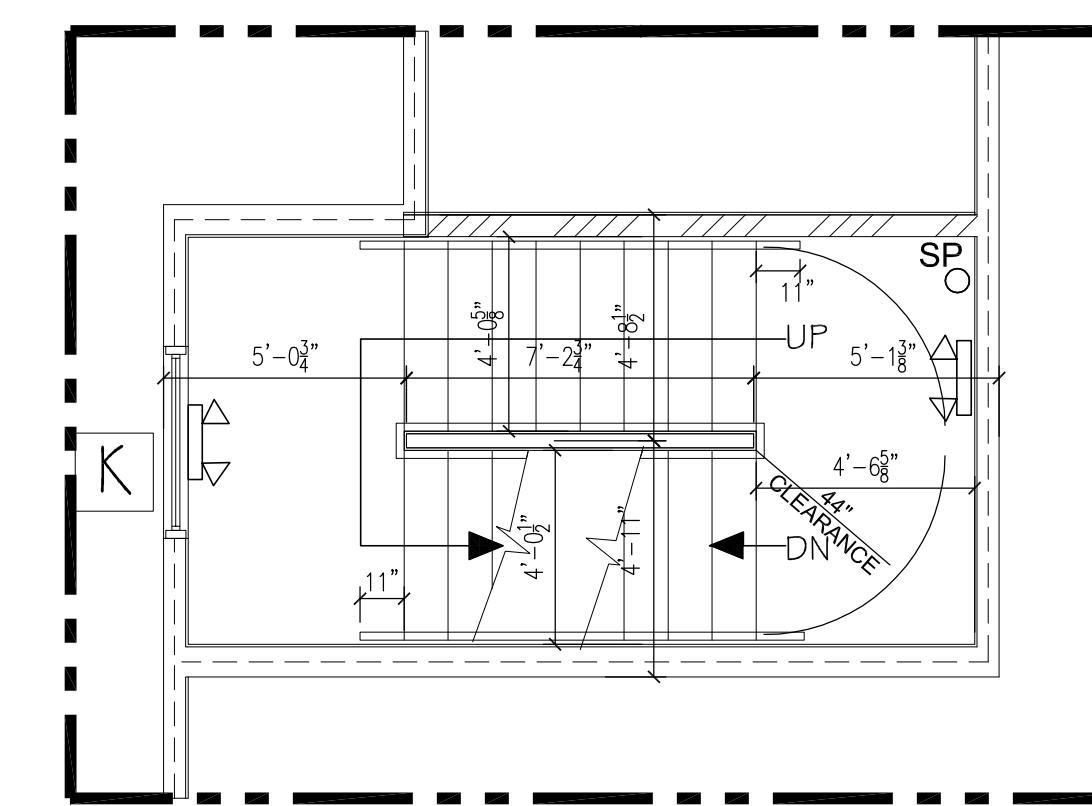
HANDRAIL REQUIREMENTS



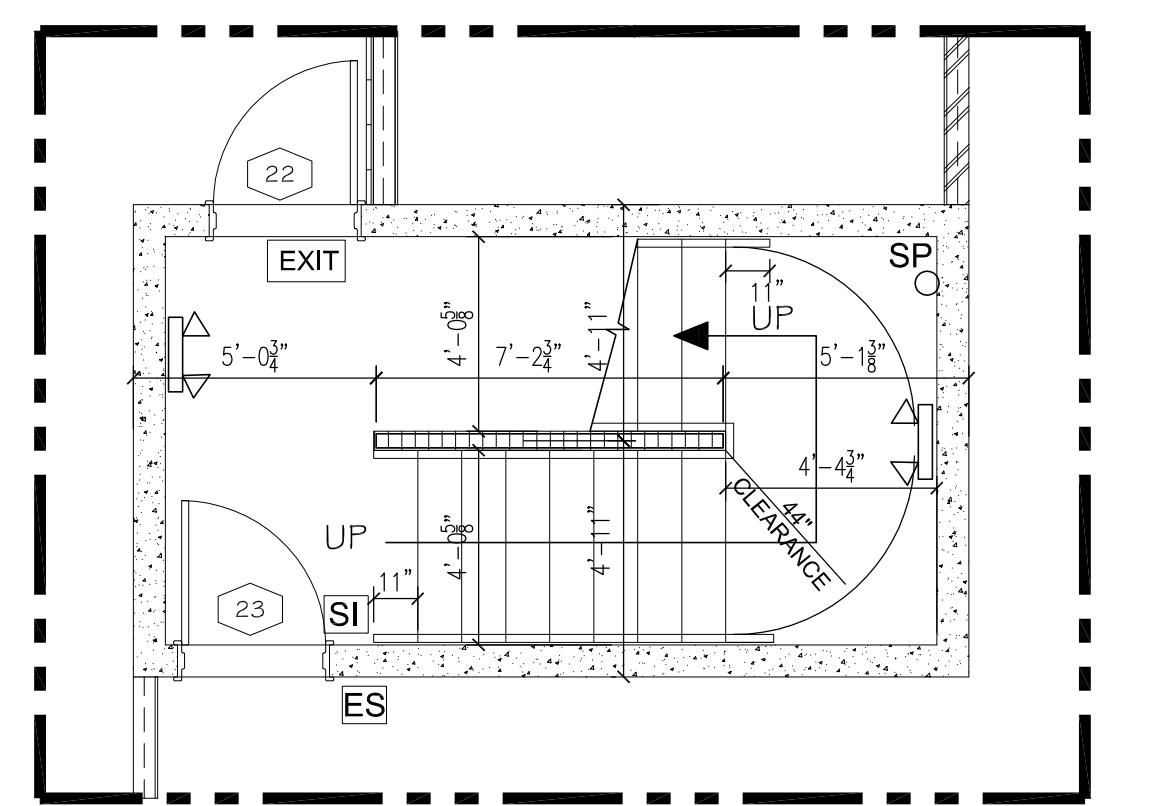
3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN



GARAGE PLAN

LEGEND

- 2x4 STUD WALL (1 HR)
- CORRIDOR WALL (1 HR)
NOTE: CORRIDOR HANDRAIL
- PLUMBING CORRIDOR WALL (1 HR)
- PARTY WALL (1 HR)
- EXTERIOR WALL
- WALL - (2 HR)
- EXTERIOR WALL (2 HR)
- WALL - GENERIC (2 HR)
- c02 ROOM NUMBER INDICATOR
- Door INDICATOR
- Detail INDICATOR (SEE D1. SHTS)

STAIR ENCLOSURE PLANS
SCALE 1/4" = 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

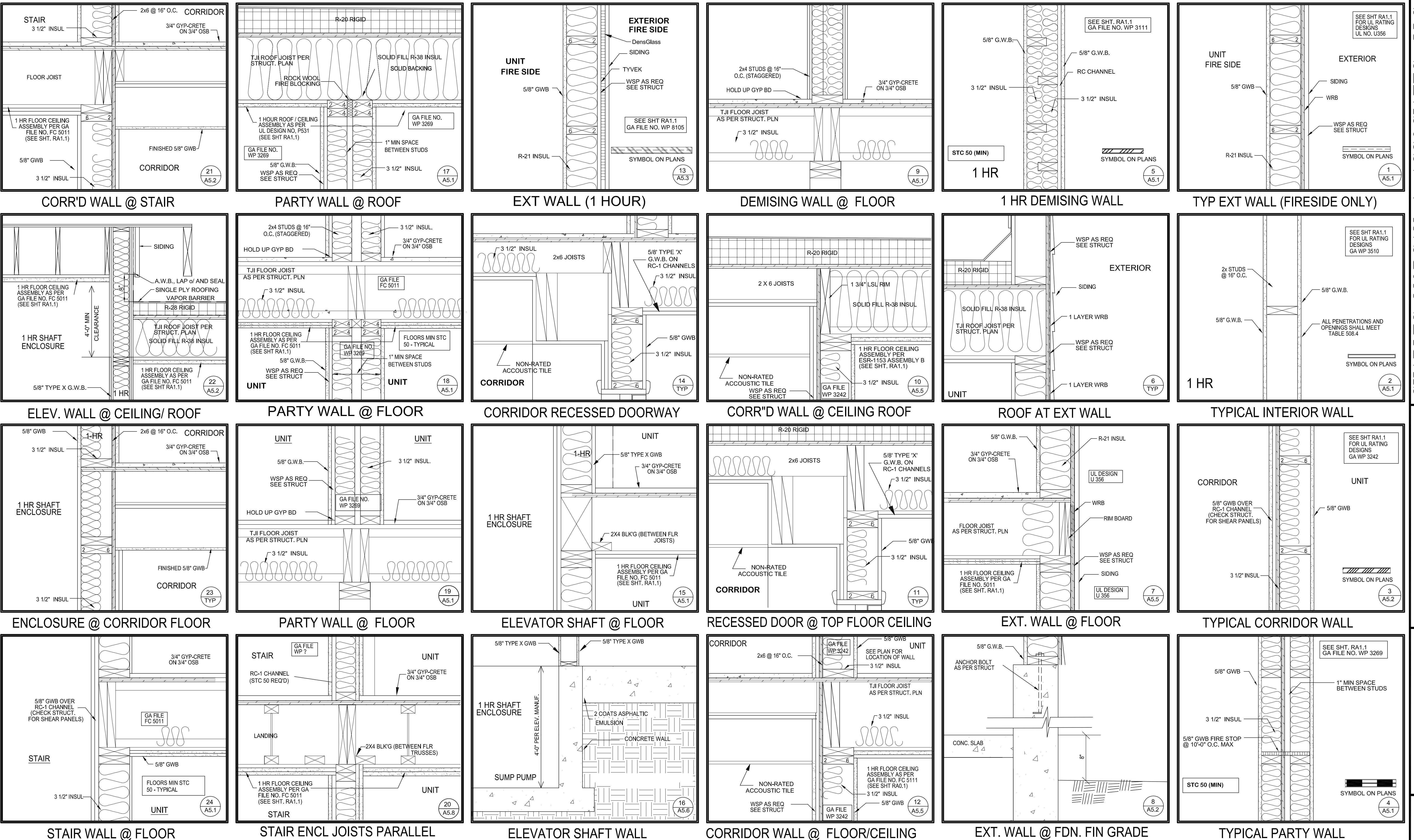
ARCHITECTS

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

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

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

A7.1



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

SHEET

DETAILS
SCALE: NTS

D1.1

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

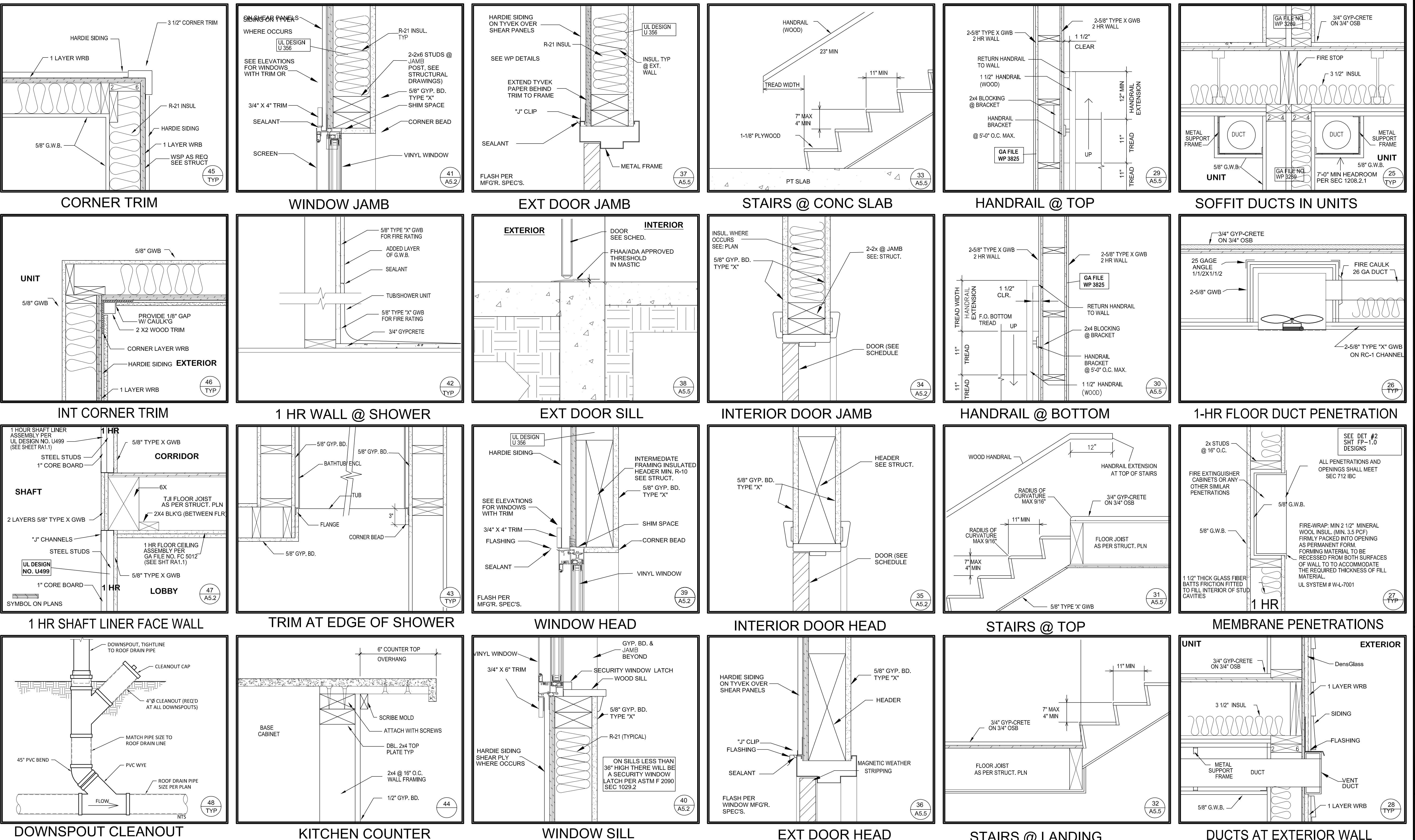
TL-9726 REGISTERED
ARCHITECT
Charles E. Morgan
CHARLES E. MORGAN
STATE OF WASHINGTON

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

7301 BEVERLY LANE
EVERETT, WA 98203

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



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

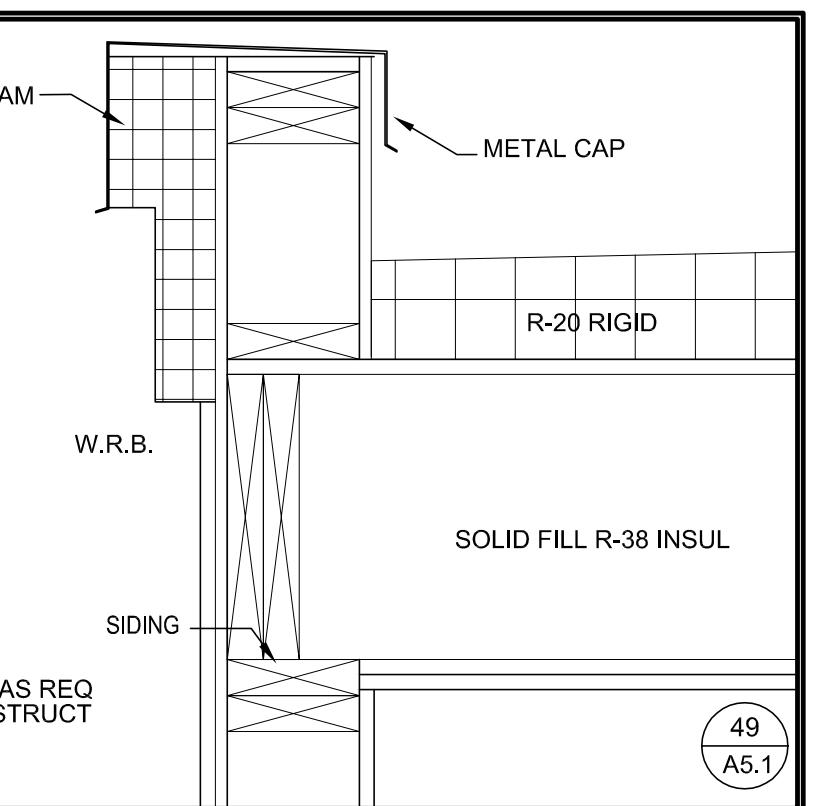
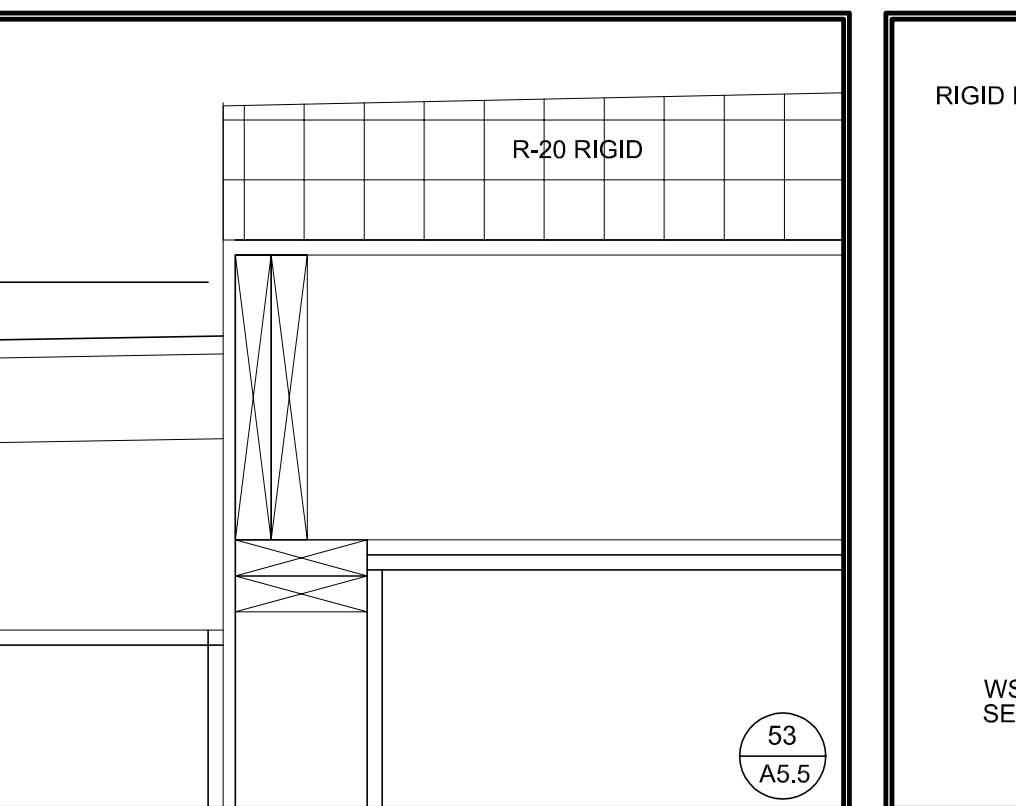
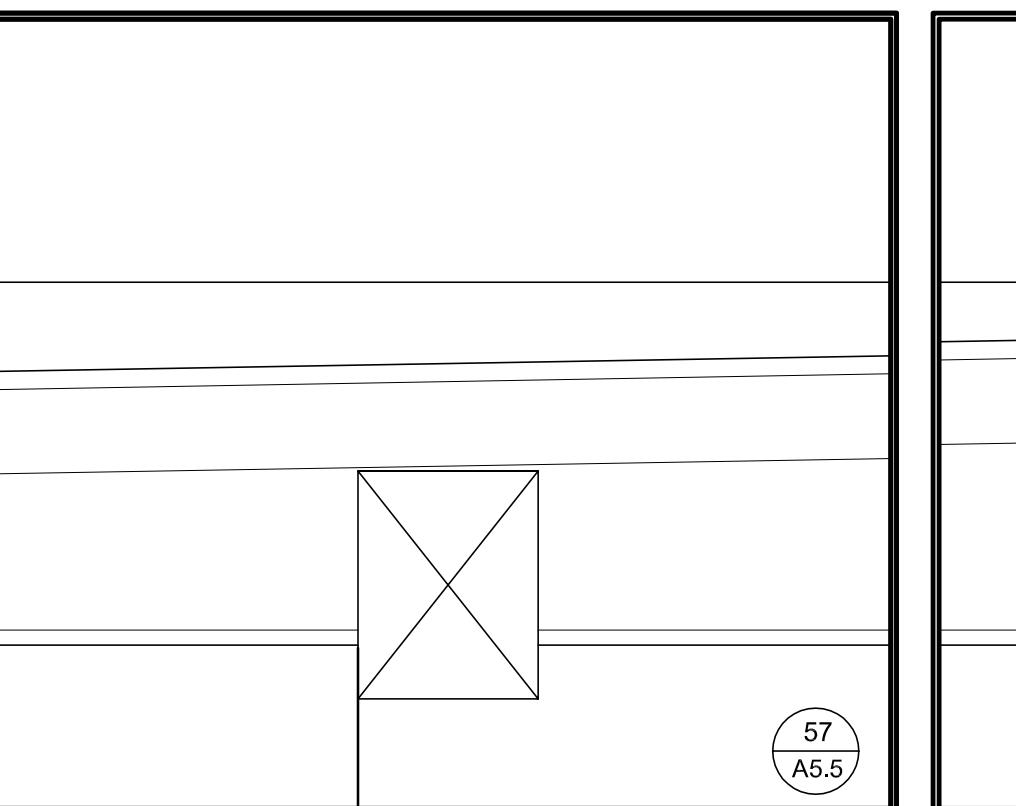
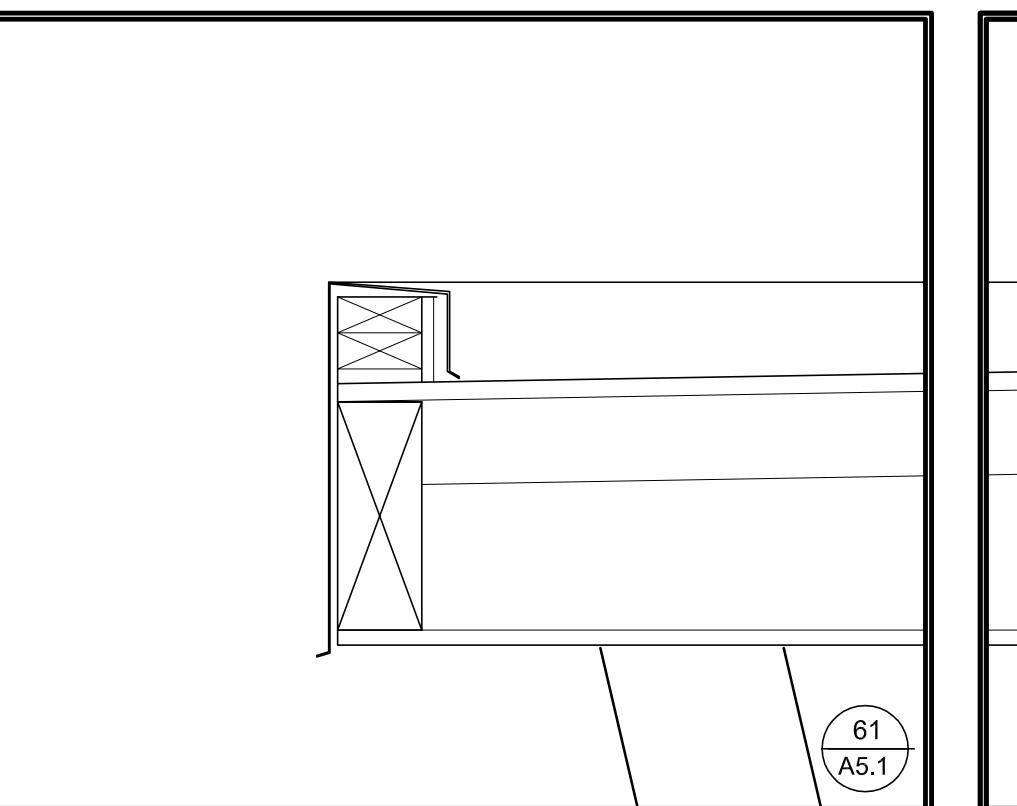
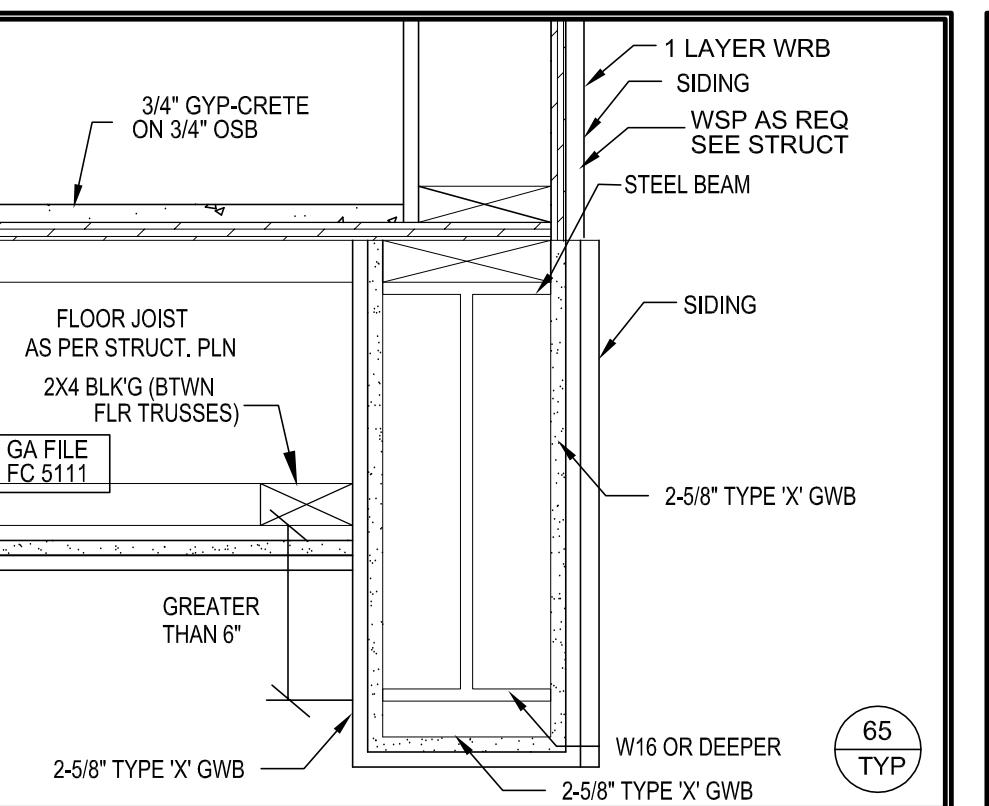
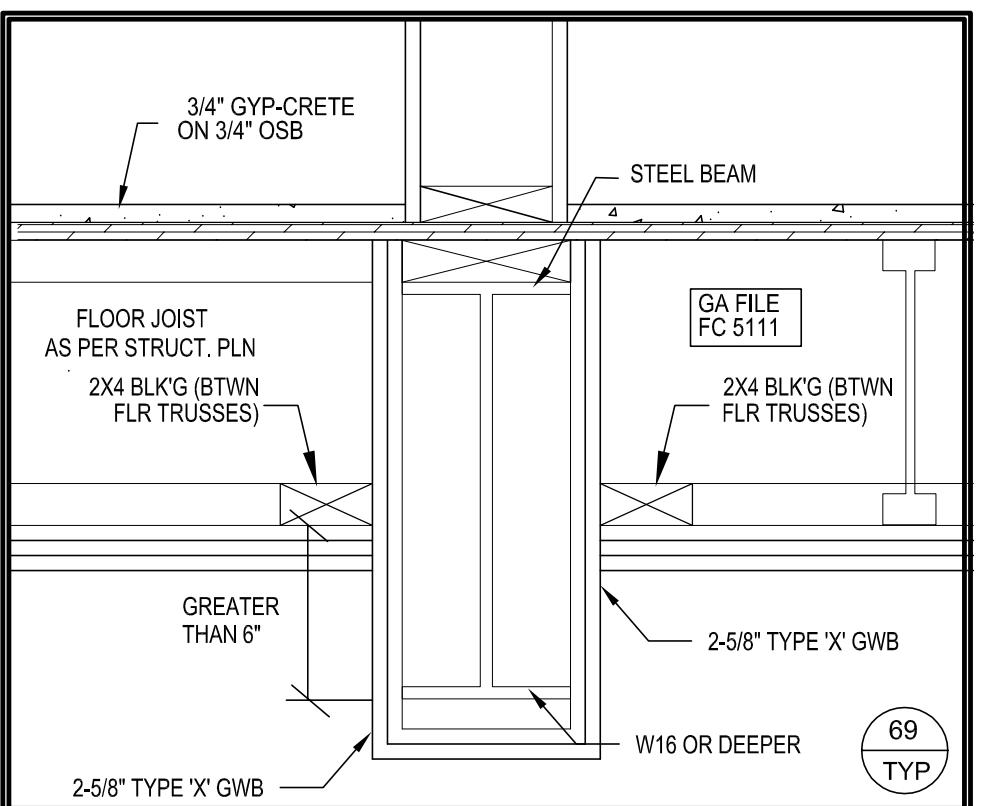
TL-9726 REGISTERED
CHARLES E. MORGAN
CHARLES E. MORGAN
STATE OF WASHINGTON

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

SHEET

DETAILS
SCALE: NTS

D1.2



1 HOUR CEILING @ BEAM

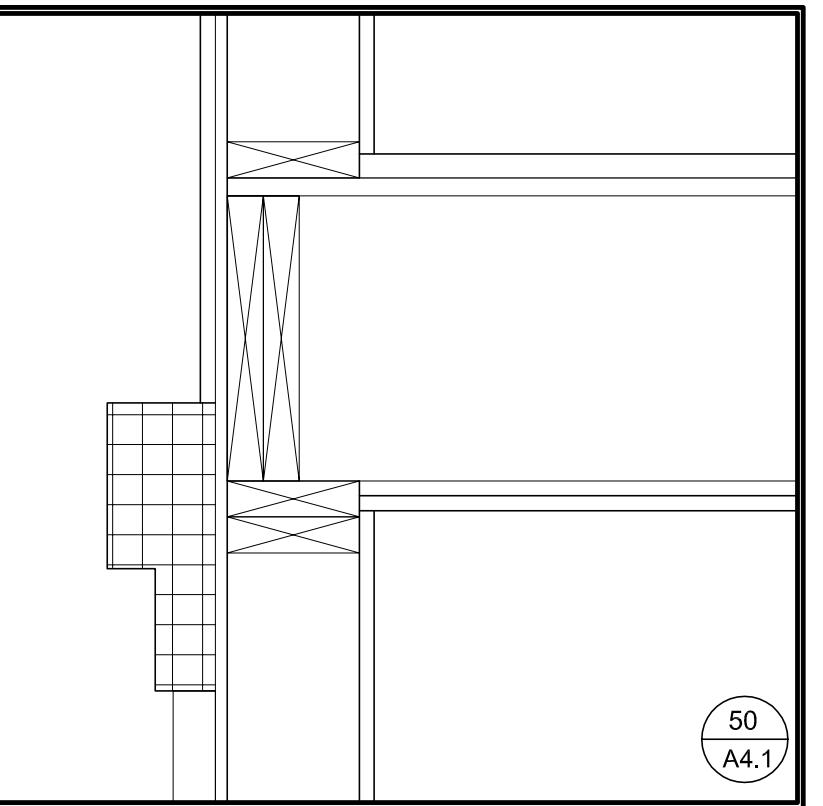
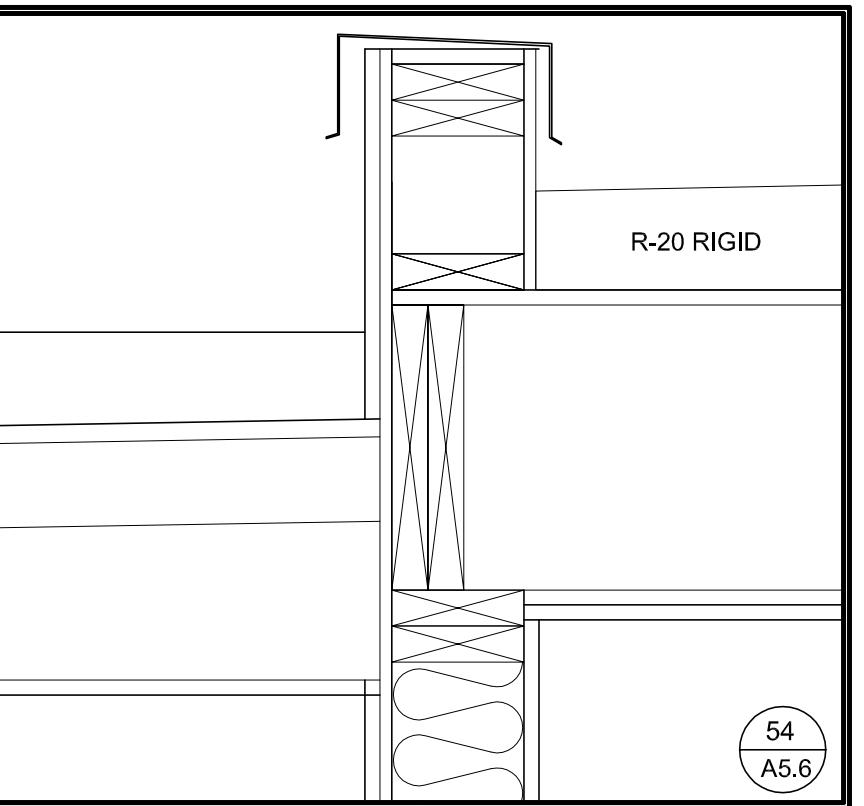
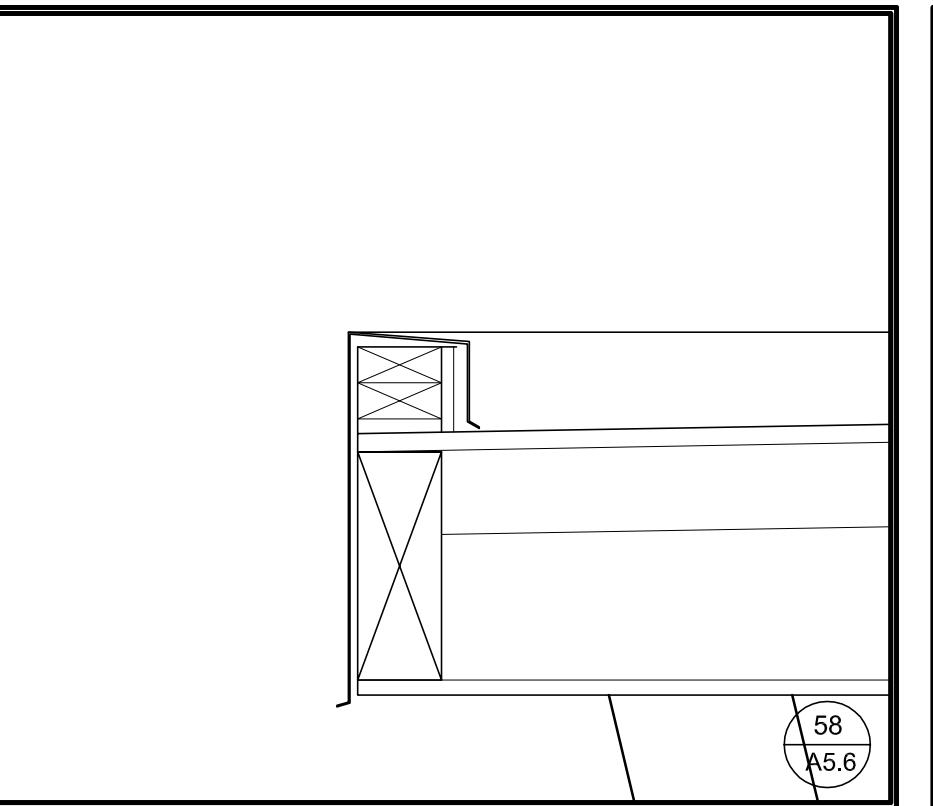
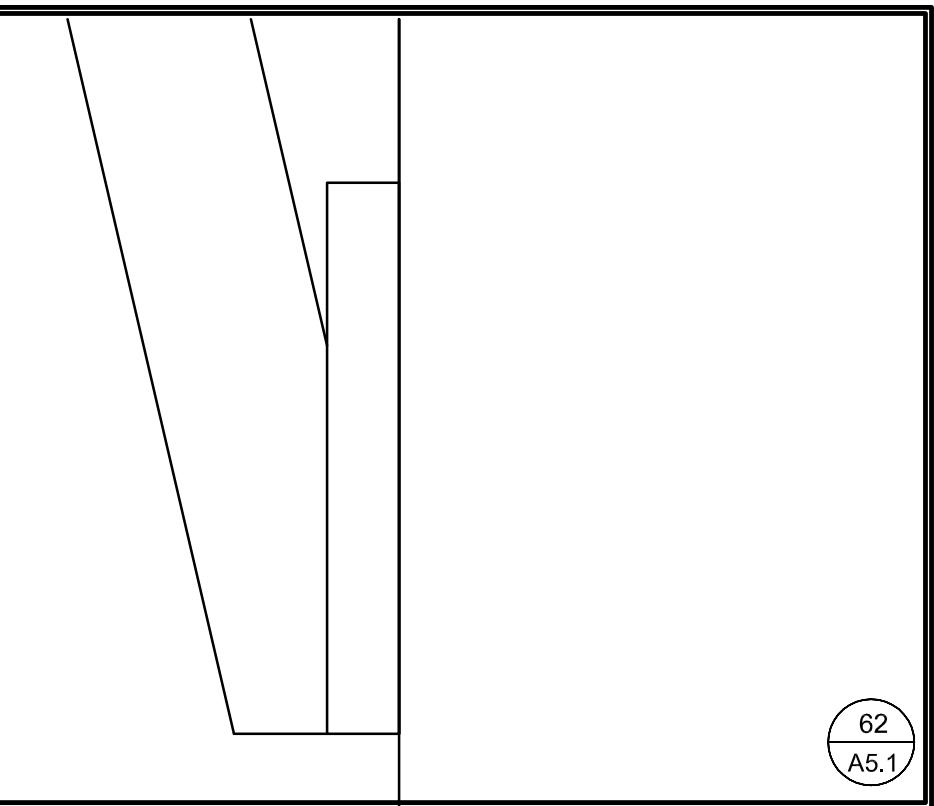
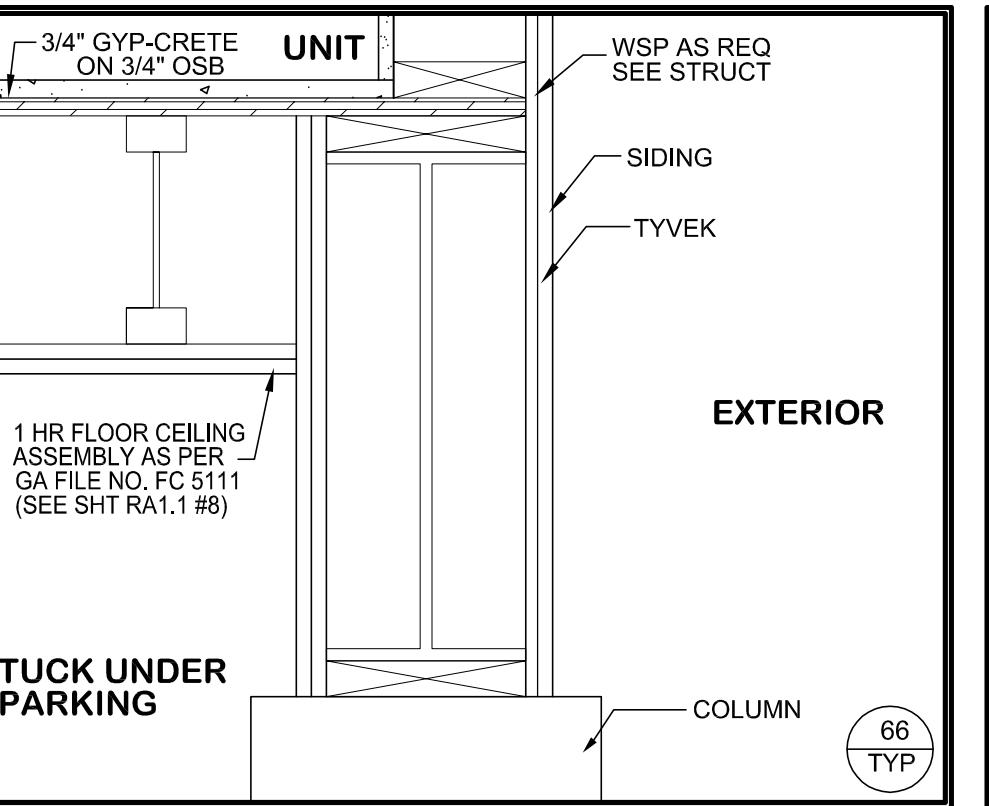
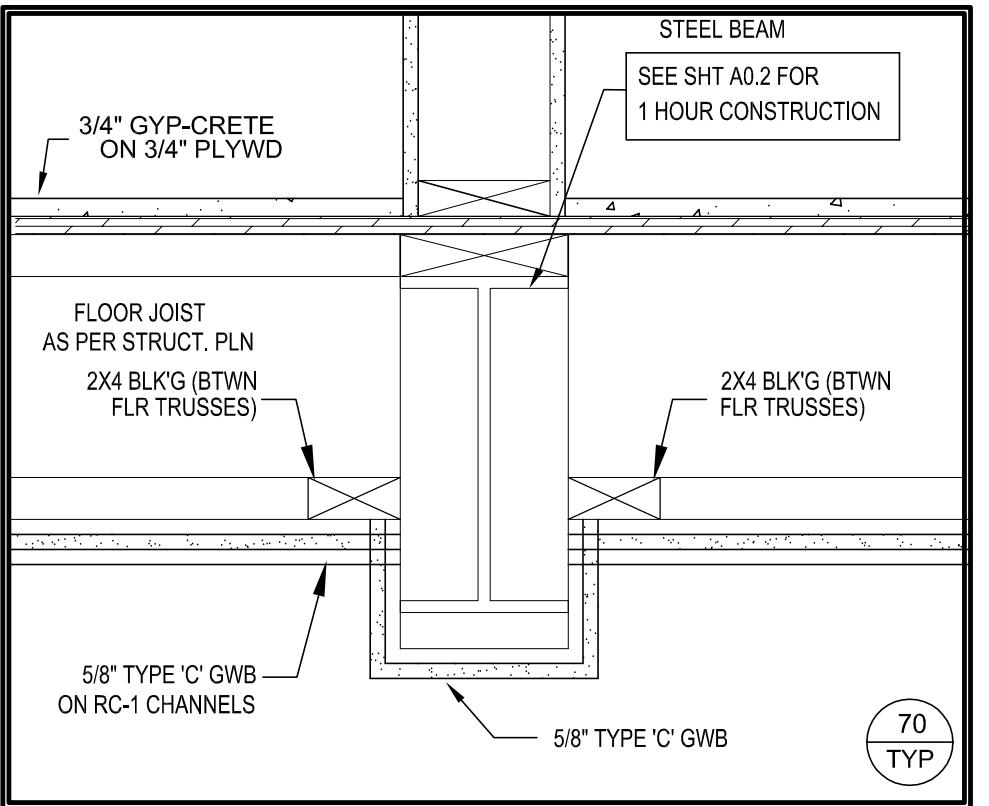
1 HOUR CEILING @ BEAM

EYEBROW ROOF WITH CURB

EYEBROW ROOF ABOVE DECK

ROOF AT EXTERIOR WALL

RAISED CURB



1 HOUR CEILING @ BEAM

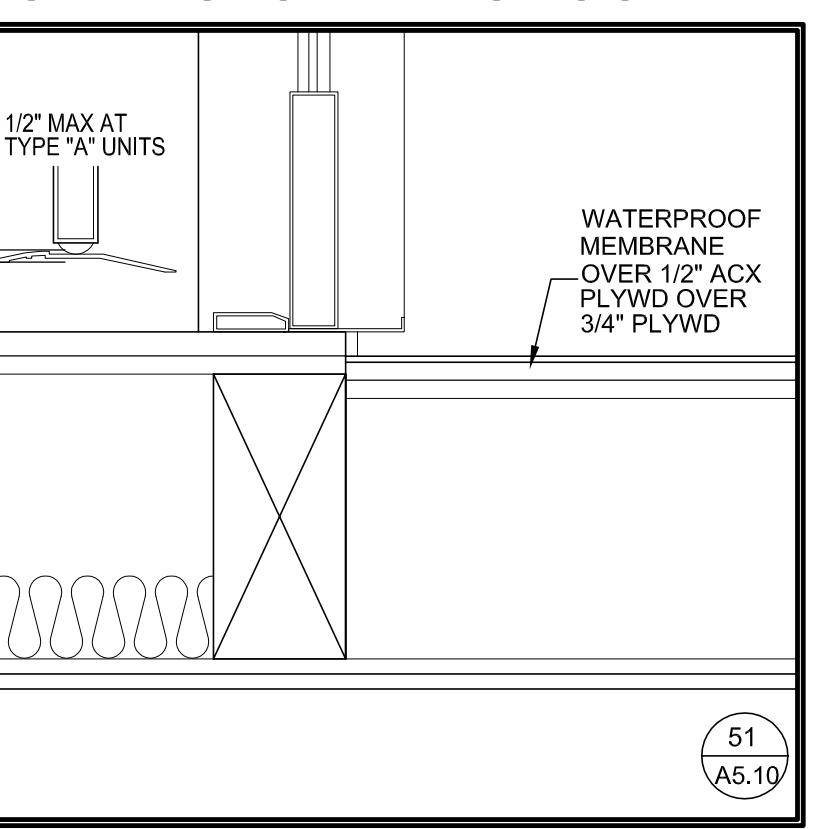
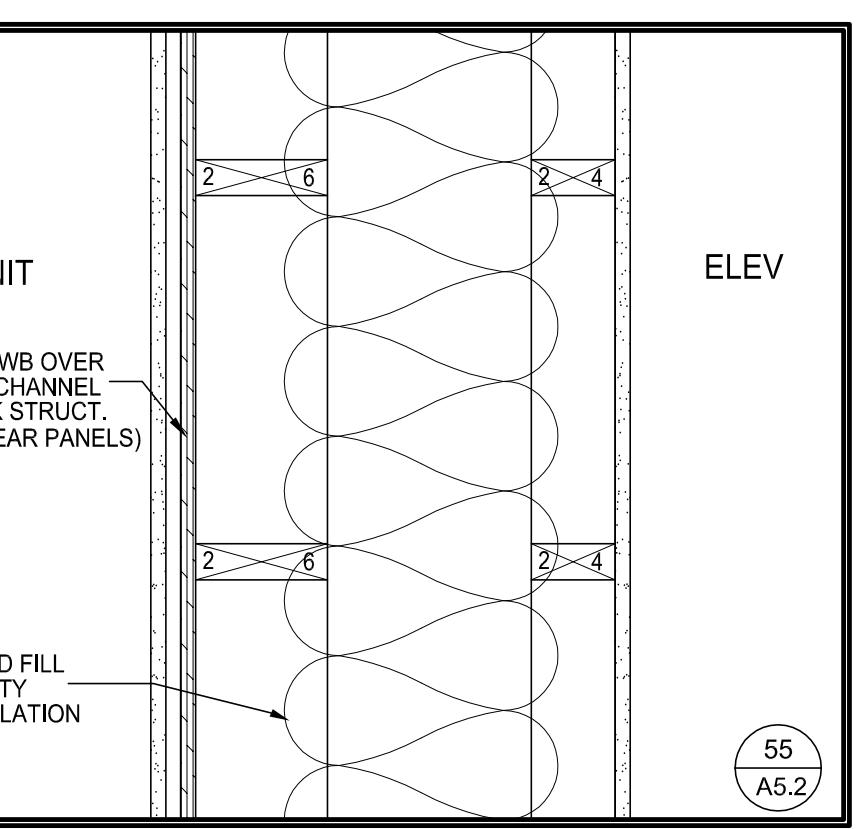
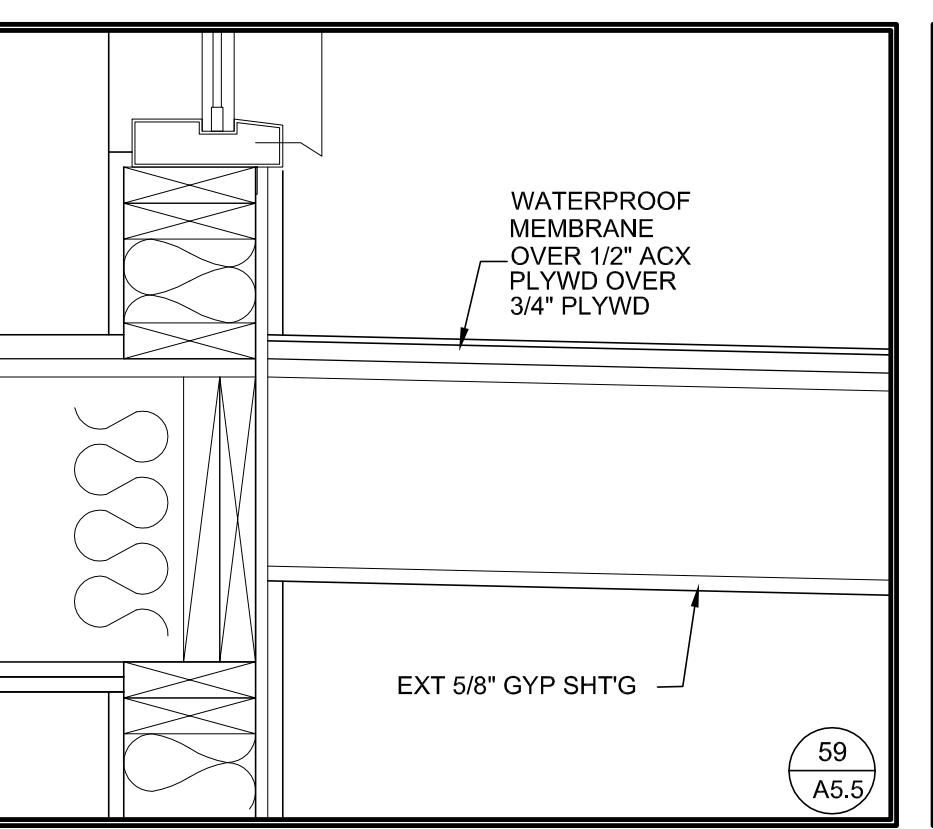
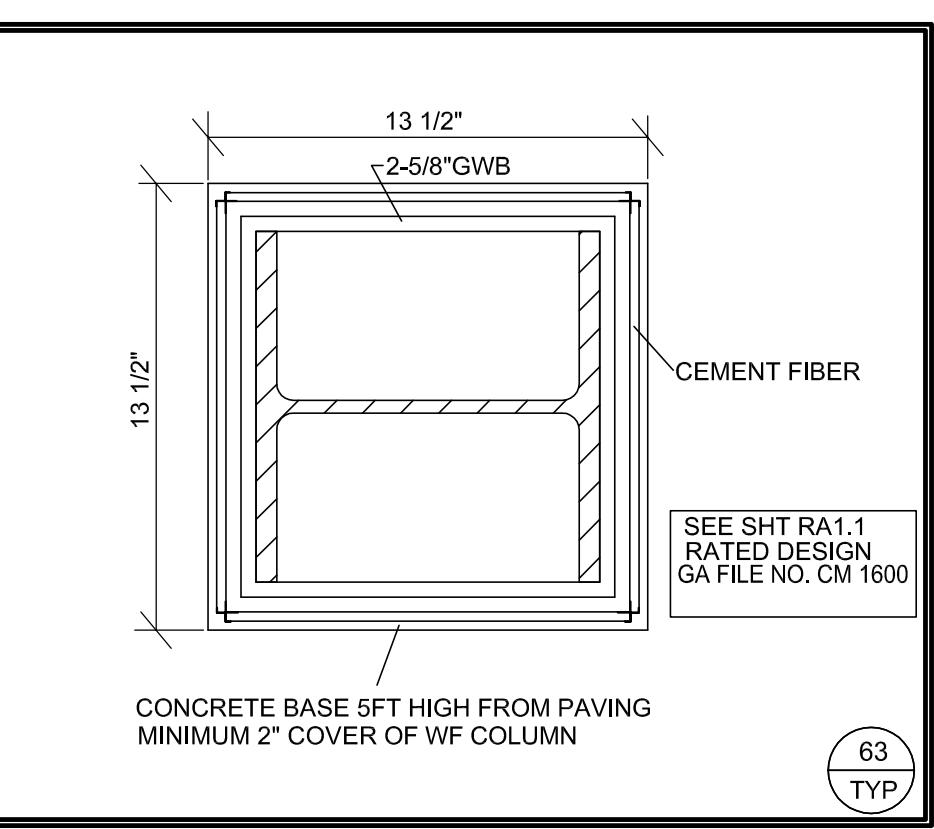
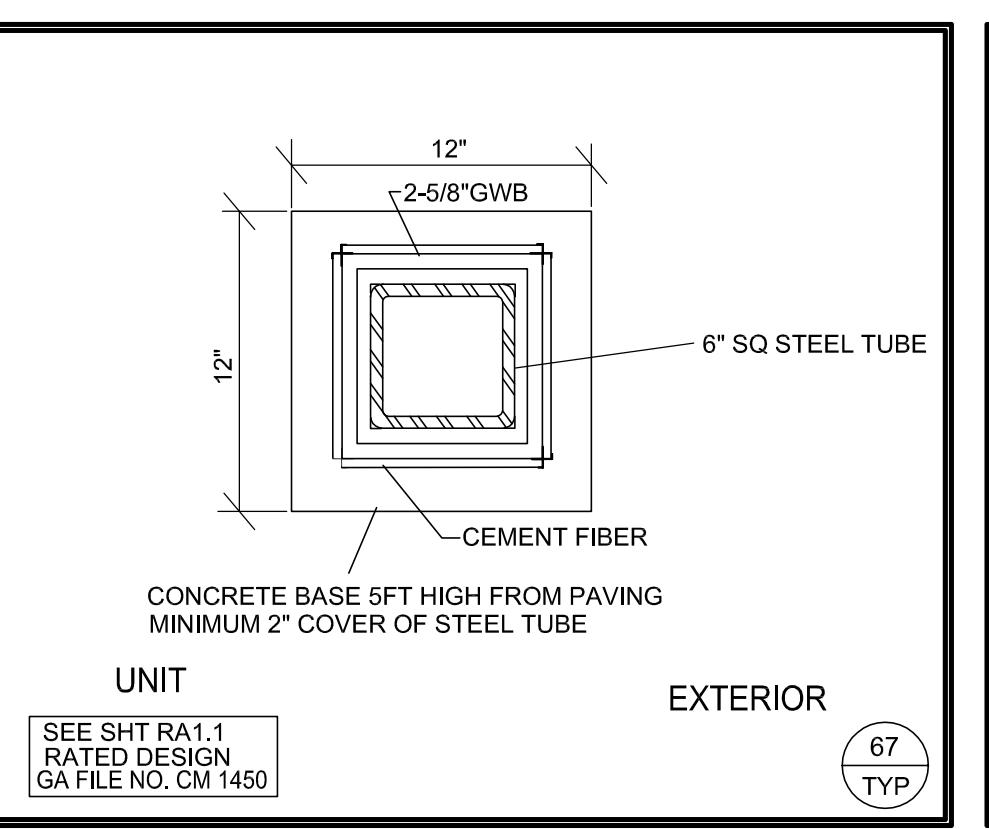
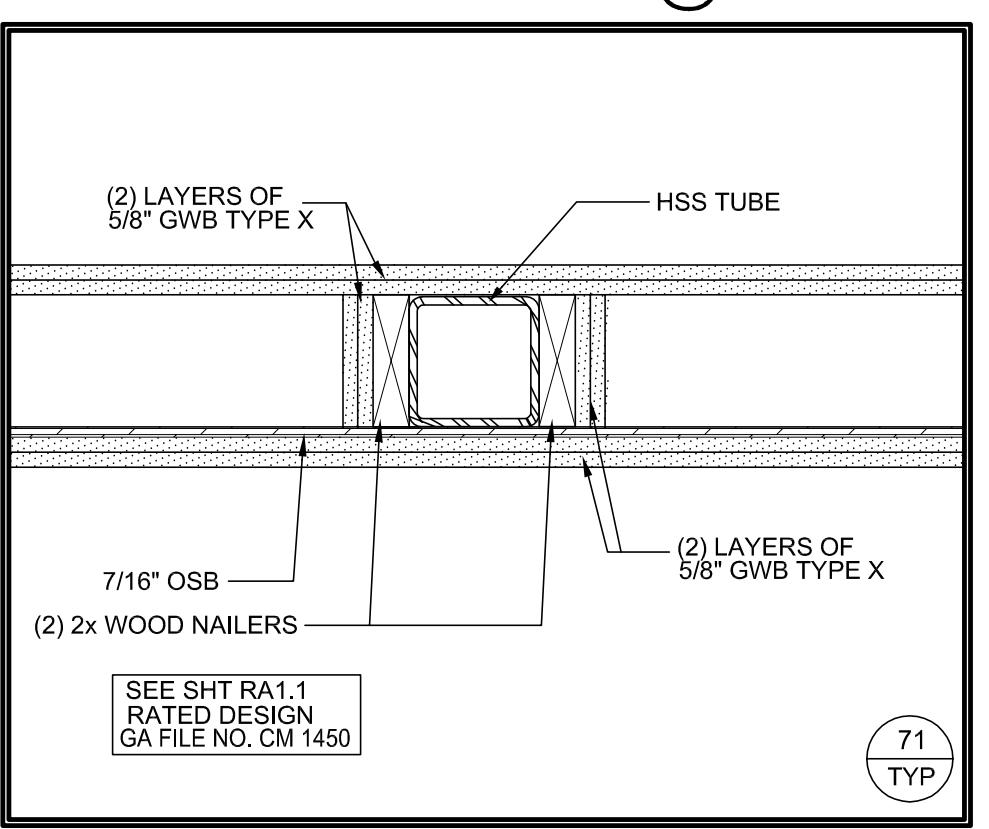
COLUMN TO I-BEAM

EYEBROW ROOF SUPPORT

EYEBROW ROOF WITH CURB

ROOF AT EXTERIOR WALL

ARCHITECTURAL POPOUT



INTERIOR WITHIN STUD WALL HSS FIRE PROTECTION

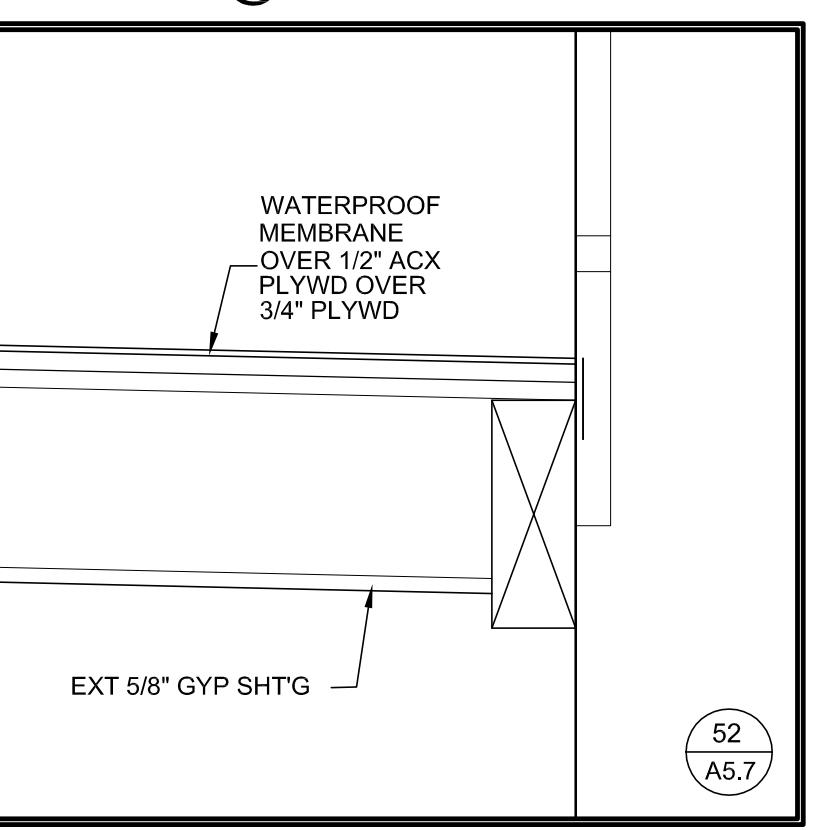
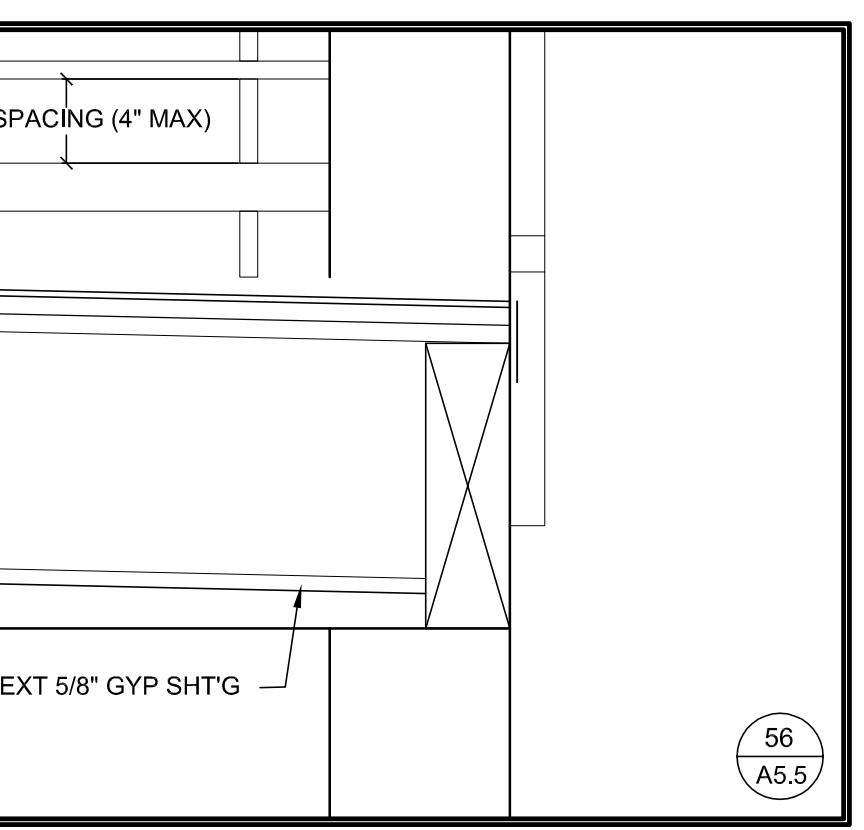
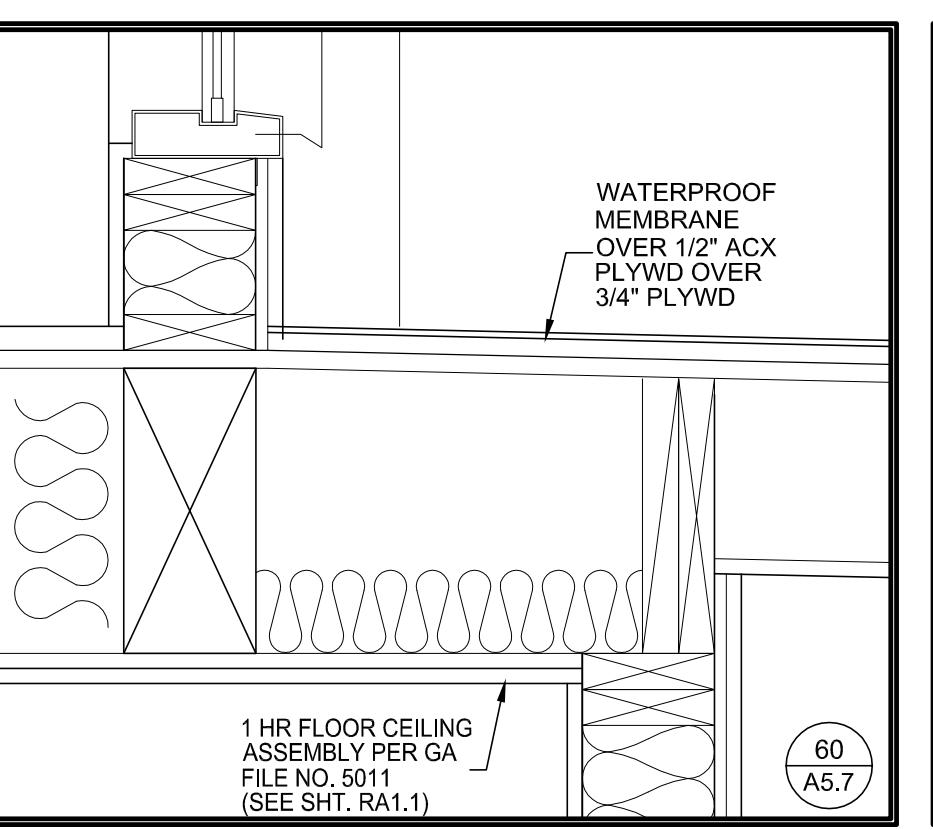
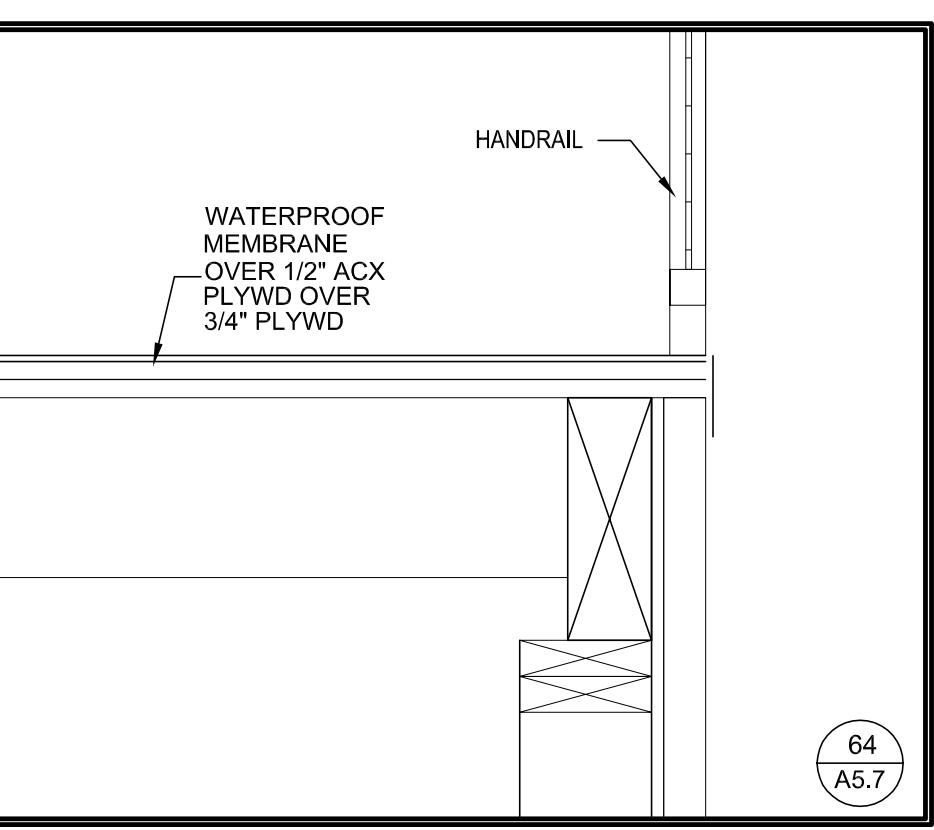
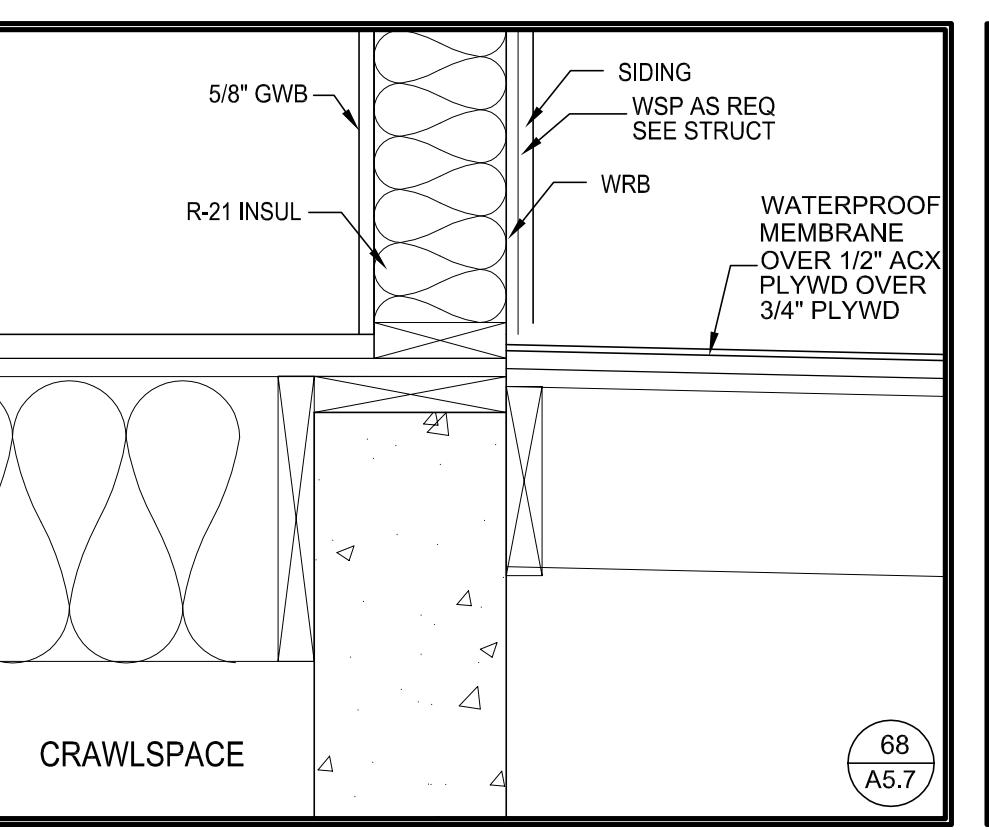
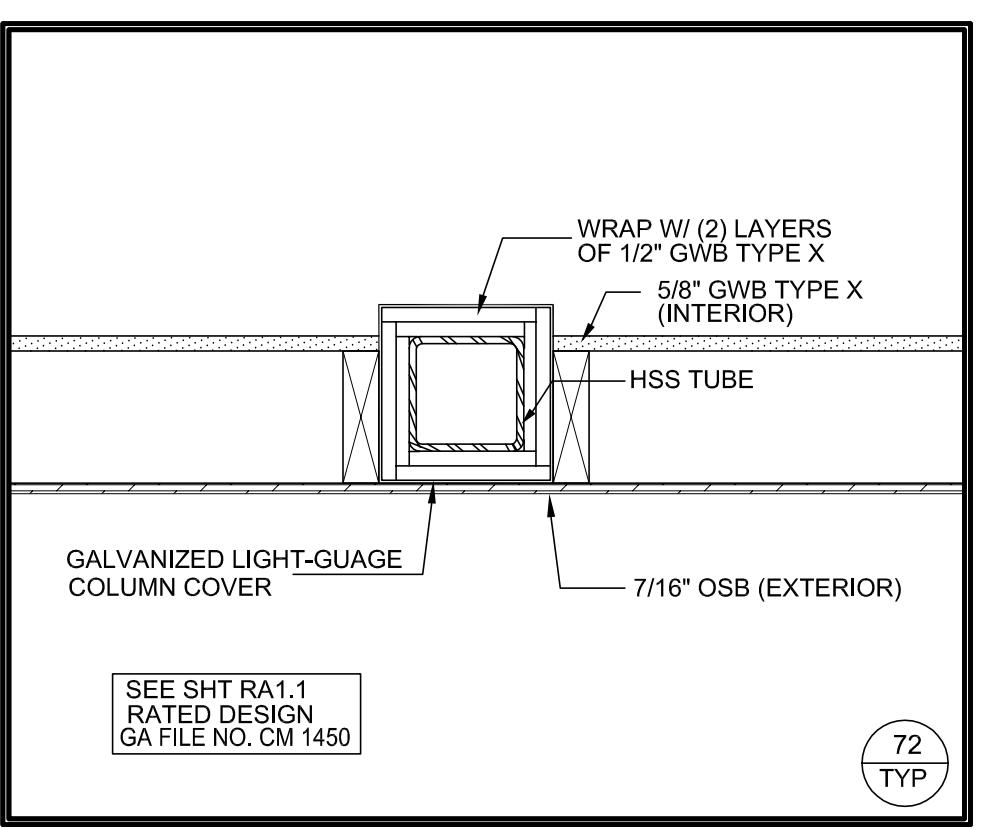
PARKING GARAGE COLUMN

PARKING GARAGE COLUMN

EXTERIOR WALL AT EXT DECK

FURRED WALL BEHIND ELEVATOR

DOOR @ EXT DECK



EXTERIOR WITHIN STUD WALL HSS FIRE PROTECTION

1ST FLR. EXTERIOR WALL AT EXT DECK

EXTERIOR DECK @ 1ST FLOOR

EXTERIOR WALL AT EXT DECK

COLUMN AT DECK

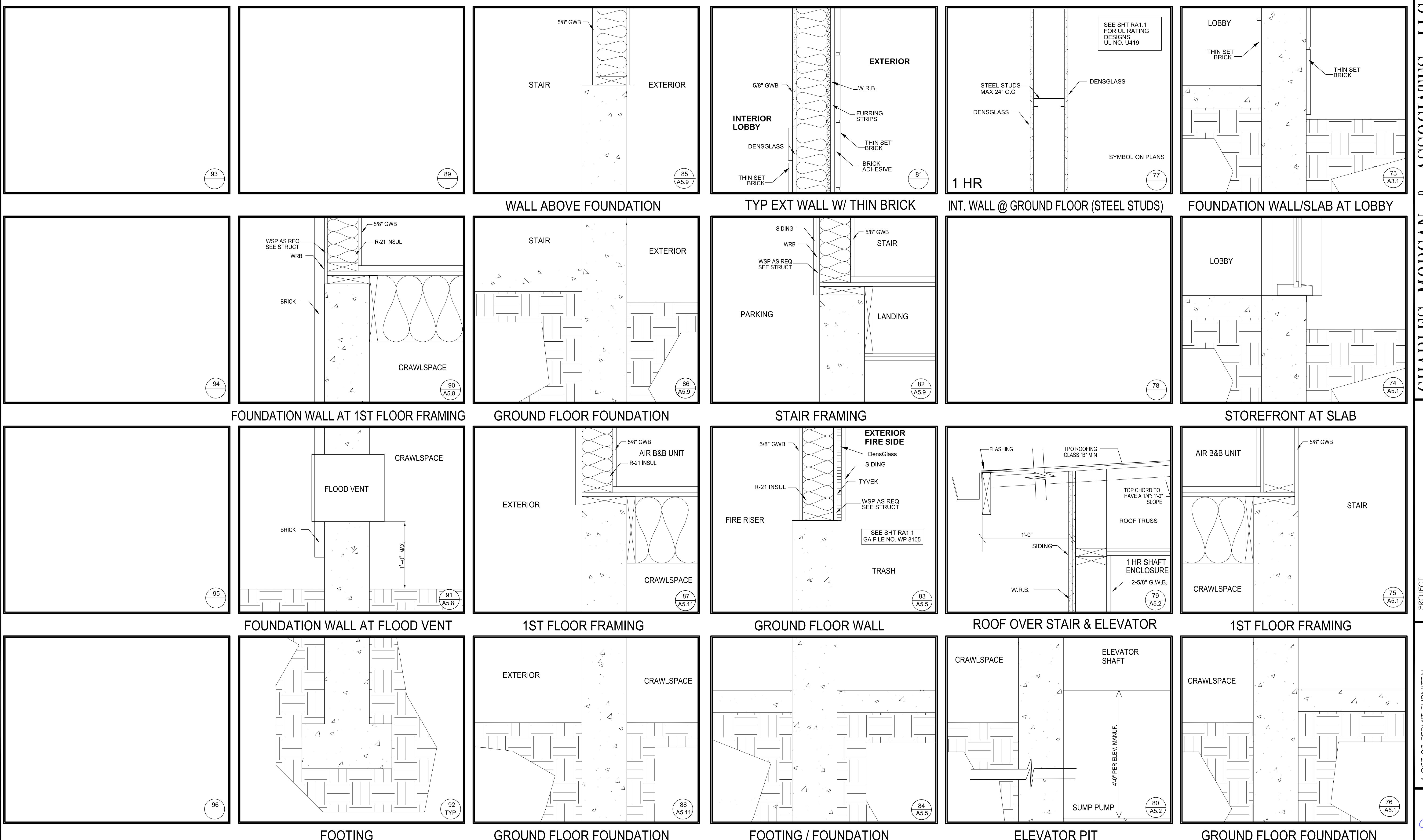
DECK

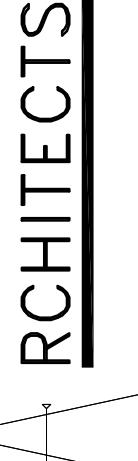
DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	20 DEC 24

SHEET

DETAILS
SCALE: NTS

D1.3





1 HOUR BEAM PROTECTION

GA FILE NO. BM 1137
12 STEEL FRAME, GYPSUM WALLBOARD

BASE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1" Type 5-1/2" drywall screws 1/2" o.c. FACE layer 1/2" proprietary type X gypsum wallboard applied to beam cage with 1-1/2" Type 5-1/2" drywall screws 1/2" o.c. Joints offset from base layer joints. Beam cage fabricated from No. 24 gauge 7/8" x 1-3/8" steel angles screw attached to steel joists at beam top flange and No. 25 gauge 2-1/2" steel numbers hooked over beam lower flange and supporting 1-5/8" steel studs 24" o.c. Minimum beam size W8 x 15". (One hour unrestrained beam.)

PROPRIETARY GYPSUM BOARD

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

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

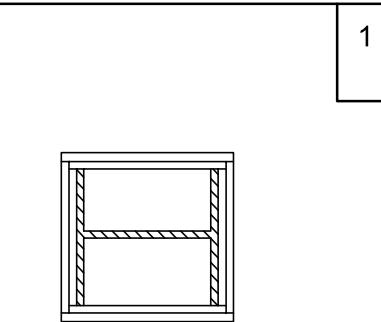


Fire test: UL R1319-133, 7-16-75
Based on UL R3660-7 & 8, 11-12-87;
UL Design L524

COLUMNS, NONCOMBUSTIBLE

GA FILE NO. CM 1600
13 GENERIC

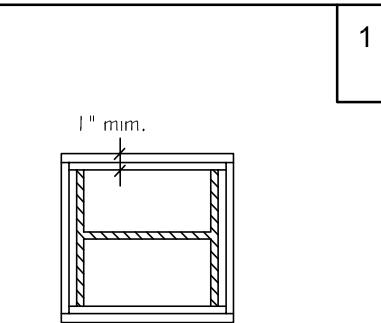
Base layer 1/2" type X gypsum wallboard applied around WGx15.5 column and held in the place with paper masking tape. Second layer 1/2" type X gypsum wallboard applied around column and held in place with paper masking tape. Face layer either no. 24 MSG galvanized steel column cover consisting of two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



COLUMNS, NONCOMBUSTIBLE

IBC TABLE 721.1(1), ITEM 1-7.1
14

2 layers 1/2" gypsum wallboard, adhesively sealed to column flanges and intermediate layers. Wallboard applied without horizontal joints. Corner edges of each layer staggered. Wallboard layer held out by layer secured to column with spaced 0.040" (1.02 mm) (No. 18 B.W. gauge) steel wire ties spaced 15" (3.81 mm) on center. Exposed corners taped and treated.



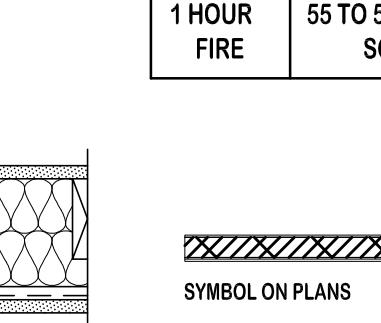
1 HOUR DEMISING WALL ASSEMBLY

GA FILE NO. WP 3111
15 PROPRIETARY

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

Sound Design:
Sound tested with resilient channels on one side and 3-1/2" glass fiber insulation in stud cavity on both sides.

PROPRIETARY GYPSUM BOARD
American Gypsum Company LLC
5/8" FireBloc Type X Gypsum Board



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

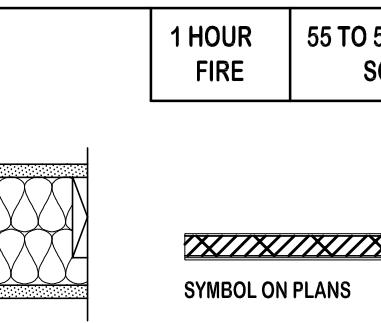
GA FILE NO. WP 3263
16 PROPRIETARY

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.

Joints staggered 16" side to side. Horizontal bracing required at mid-height. (LOAD-BEARING)

Sound Design:
Sound tested as constructed for fire tests.

PROPRIETARY GYPSUM BOARD
PABCO Gypsum
5/8" QuietRock E5 Type X
5/8" FLAME CURB Type X

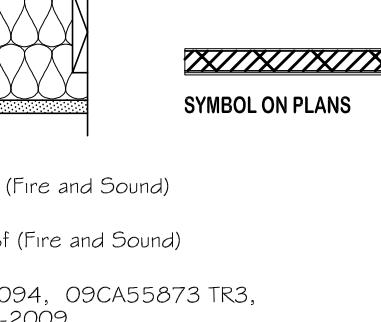


1 HOUR FACTORY-LAMINATED GYPSUM PANELS, GYPSUM PANELS, WOOD STUDS, INSULATION

GA FILE NO. CM 1450
10 PROPRIETARY

Thickness: 6 3/4" (Fire and Sound)
Approx. Weight: 7.3 psf (Fire and Sound)

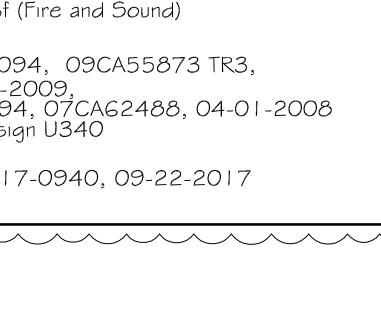
Fire test: UL R7094, 09CA55673 TR3, 10-16-2009, UL 7094, 07CA268B, 04-01-2008
UL Design U340
Sound Test: NOAL 17-0940, 09-22-2017



1 HOUR COLUMNS, NONCOMBUSTIBLE (TYPE 1)

GA FILE NO. CM 1450
10 GYPSUM WALLBOARD, STEEL COLUMN COVER

Base layer 1/2" type X gypsum wallboard applied around TS4x4x0.18 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 2 ga galvanized steel column cover consisting of two L-shaped sections with snap-lock sheet steel joints or No. 22 ga galvanized steel column covers consisting of two L-shaped sections with lap joints fastened with No. 8x1/2" sheet metal screws 12" o.c. Horizontal joints staggered 24" between layers.



1 HOUR COLUMNS, NONCOMBUSTIBLE

IBC TABLE 721.1(1), ITEM 1-1.6
11

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



1 HOUR FLOOR/CEILING ASSEMBLY

GA FILE NO. FC 5012
6 PROPRIETARY

1 HOUR FLOOR/CEILING ASSEMBLY

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