

PLUMBING SYMBOLS

NOTE:

THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ETC. ARE NECESSARILY USED ON THE DRAWINGS.

ANNOTATION

1

PLUMBING PLAN NOTE CALLOUT

1

PLUMBING EQUIPMENT DESIGNATION. (CONTRACTOR FURNISHED AND INSTALLED). REFER TO PLUMBING FIXTURE SCHEDULES.

1

EQUIPMENT DESIGNATION (OWNER FURNISHED, CONTRACTOR INSTALLED)

CU

1

MECHANICAL EQUIPMENT DESIGNATION (CONTRACTOR FURNISHED AND INSTALLED UNLESS NOTED OTHERWISE)

1

CONNECTION POINT OF NEW WORK TO EXISTING

1

P1

DETAIL REFERENCE UPPER NUMBER INDICATES DETAIL NUMBER
LOWER NUMBER INDICATES SHEET NUMBER

ABBREVIATIONS

AFF

ABOVE FINISHED FLOOR

AFG

ABOVE FINISHED GRADE

BFF

BELOW FINISHED FLOOR

BFG

BELOW FINISHED GRADE

BOP

BOTTOM OF PIPE

BOS

BOTTOM OF STRUCTURE

BTU

BRITISH THERMAL UNIT

CPVC

CHLORINATED POLYVINYL CHLORIDE

DN

DOWN

DS

DOWNSPOUT

ETR

EXISTING TO REMAIN

FFA

FROM FLOOR ABOVE

FFB

FROM FLOOR BELOW

FF

FINISHED FLOOR

FLA

FULL LOAD AMPS

FLR

FLOOR

GPM

GALLONS PER MINUTE

HD

HEAD, HUB DRAIN

IE

INVERT ELEVATION

IN WC

INCHES OF WATER COLUMN

KW

KILOWATT

MAU

MAKE-UP AIR UNIT

MAX

MAXIMUM

MBH

1000 BTU PER HOUR

MIN

MINIMUM

ORD

OVERFLOW ROOF DRAIN

PDI

PLUMBING DRAINAGE INSTITUTE

PVC

POLYVINYL CHLORIDE

PRV

PRESSURE REDUCING VALVE

RD

ROOF DRAIN

RPM

REVOLUTIONS PER MINUTE

SF

SQUARE FEET, SUPPLY FAN

SP

SUMP PUMP

TDH

TOTAL DYNAMIC HEAD

TFA

TO FLOOR ABOVE

TFB

TO FLOOR BELOW

TYP

TYPICAL

UL

UNDERWRITERS LABORATORIES,INC.

VS

VENT STACK

VTR

VENT THROUGH ROOF

W/

WITH

W/O

WITHOUT

WC

WATER COLUMN

WS

WASTE STACK

PIPING

DOMESTIC COLD WATER (CW)

SCW

SOFTENED COLD WATER (SCW)

FW

FILTERED COLD WATER (FW)

DOMESTIC HOT WATER (HW)

DOMESTIC HOT WATER RECIRC. (HWR)

140°

140° DOMESTIC HOT WATER (140°)

T

TRAP PRIMER LINE (T)

S

SOIL PIPING – ABOVE FLOOR (S)

S

SOIL PIPING – BELOW FLOOR (S)

W

WASTE PIPING – ABOVE FLOOR (W)

W

WASTE PIPING – BELOW FLOOR (W)

GW

GREASE WASTE – ABOVE FLOOR (GW)

GW

GREASE WASTE – BELOW FLOOR (GW)

ST

STORM DRAIN – ABOVE FLOOR (ST)

ST

STORM DRAIN – BELOW FLOOR (ST)

OST

OVERFLOW STORM DRAIN – ABOVE FLOOR (OST)

VBG

VENT BELOW GRADE (VBG)

VBF

VENT BELOW FLOOR (VBF)

CD

CONDENSATE DRAIN (CD)

SPD

SUMP OR SEWAGE PUMP DISCHARGE (SPD)

G

NATURAL GAS (G)

G

NATURAL GAS ON ROOF (G)

MPG

MEDIUM PRESSURE NATURAL GAS (MPG)

MPG

MEDIUM PRESSURE NATURAL GAS ON ROOF (MPG)

LPG

LIQUIFIED PETROLEUM GAS (LPG)

EXISTING PIPING TO BE REMOVED

ETR

EXISTING PIPING TO REMAIN (ETR)

V

VENT PIPING (V)

BALL VALVE

CONTROL VALVE

SHUTOFF VALVE

CHECK VALVE

BALANCING VALVE WITH PRESSURE PORTS

WATER METER

STRAINER

STRAINER WITH BLOWOFF

RELIEF/SAFETY VALVE

SOLENOID VALVE

PRESSURE REDUCING VALVE

GAS PRESSURE REGULATOR

THERMOSTATIC MIXING VALVE

BACKFLOW PREVENTER

PRESSURE GAUGE

THERMOMETER

UNION

FLANGE CONNECTION

HOSE BIBB (HB)

NONFREEZE WALL HYDRANT (NW)

MANUAL/AUTOMATIC AIR VENT OR RELIEF VALVE

CLEANOUT

CAP

WALL CLEANOUT (WCO)

FLOOR CLEANOUT (FCO)

EXTERIOR CLEANOUT (ECO)

ELBOW UP

ELBOW DOWN

TEE UP

TEE DOWN

WATER HAMMER ARRESTER (WHA)

RECIRCULATION PUMP

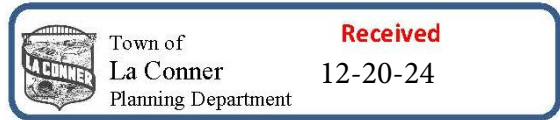
P-TRAP

GAS COCK

TRAP PRIMER

TRAP PRIMER WITH DISTRIBUTION UNIT

GENERAL PLUMBING NOTES:	
A.	DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
B.	PROVIDE A CONSTRUCTION RECORD SET OF "AS–BUILT" DOCUMENTS TO THE OWNER'S CONSTRUCTION MANAGER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS, REFER TO SPECIFICATIONS.
C.	PROVIDE TO THE OWNER'S CONSTRUCTION MANAGER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS, REFER TO SPECIFICATIONS.
D.	INSTALLATION SHALL COMPLY WITH LEGALLY CONSTITUTED CODES AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND ALSO MEET ALL REQUIREMENTS OF THE LANDLORD. OBTAIN A COPY OF THE LANDLORD'S REQUIREMENTS AND REVIEW PRIOR TO SUBMITTING BID.
E.	PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
F.	VERIFY LOCATION AND DEPTH OF UTILITIES AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
G.	REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
H.	DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
I.	INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTALL EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.
J.	VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
K.	PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
L.	COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
M.	COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
N.	CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
O.	PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
P.	COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
Q.	PAINT ALL EXPOSED GAS AND WATER PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND / OR OWNER.
R.	COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
S.	INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
T.	SEAL ALL PENETRATIONS THROUGH RATED WALLS AND CEILINGS.
U.	EXAMINE THE CONTRACT DRAWINGS AND ALL AVAILABLE INFORMATION CONCERNING EXISTING INSTALLATION, STRUCTURE, AND LOCAL CONDITIONS. VISIT THE SITE TO UNDERSTAND THE NATURE AND SCOPE OF ALL WORK TO BE PERFORMED AND VERIFY EXISTING CONDITIONS. THE SUBMISSION OF A BID WILL BE TAKEN AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND THAT ALL EXISTING CONDITIONS HAVE BEEN CONSIDERED. NO ALLOWANCES WILL BE MADE AFTER THE PROJECT HAS BEEN AWARDED FOR FAILURE TO VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THAT OF THESE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
V.	PLUMBING CONTRACTOR MUST PROVIDE CAMERA VERIFICATION OF EXACT LOCATION OF WASTE LINE TO GC DURING BID. VERIFICATION MUST BE MADE PRIOR TO ISSUANCE OF PERMIT AND AFTER ACCEPTANCE OF CONTRACT TO PROCEED.
W.	CONTRACTOR TO FIELD VERIFY EXISTING DOMESTIC WATER SYSTEM IS PROVIDED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). IF NOT EXISTING, PROVIDE AN APPROVED RPBP ASSEMBLY SIZED TO MATCH BUILDING WATER METER. INSTALL NEW RPBP BETWEEN THE WATER METER AND THE BUILDING PER LOCAL JURISDICTION'S REQUIREMENTS



PLUMBING FIXTURE SCHEDULE:

FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT ARE PROVIDED BY THE PLUMBING CONTRACTOR. SUBMIT SHOP DRAWINGS ON EACH OF THESE ITEMS. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION AND INSTALLATION REQUIREMENTS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE PLUMBING FIXTURE MOUNTING HEIGHTS.

- WCO

WALL CLEANOUT: ZURN Z1446, CAST IRON CLEANOUT TEE, COUNTER SUNK PLUG, STAINLESS STEEL ROUND COVER AND SCREW, AND IRON PLUG WITH GASKET SEAL. REFER TO SPECIFICATIONS FOR INSTALLATION.
- FD

FLOOR DRAIN: ZURN ZN415–6B21–NL CAST IRON BODY AND CLAMPING COLLAR, ADJUSTABLE 6" ROUND NICKEL BRONZE STRAINER. USE PUSH–ON JOINT OF OUTLET SIZE AS SHOWN ON PLANS.
- LV

WALL–MOUNTED LAVATORY (ADA ACCESSIBLE): AMERICAN STANDARD # 0355.012 "LUCERNE" 20–1/2" X 18–1/4" RECTANGULAR WALL MOUNTED WHITE VITREOUS CHINA FIXTURE WITH FAUCET LEDGE AND FRONT OVERFLOW.
FAUCET: CHICAGO FAUCET # 420–T45E2805ABCP 4" CENTERSET, VANDAL RESISTANT, SINGLE LEVER HOT AND COLD MIXING FAUCET, BUILT–IN ASSE 1070 THERMOSTATIC MIXING VALVE, AND # 0.5 GPM AERATOR. SET MIXING VALVE SET SCREW FOR 100°F MAX OUTLET TEMPERATURE.
TRIM: MCGUIRE # 155A GRID DRAIN WITH TAILPIECE, MCGUIRE # 2165CCUK LOOSE KEY COMPRESSION ANGLE STOP VALVES WITH RISERS AND ESCUTCHEONS, MCGUIRE # B882CF 1–1/4" 17 GAUGE CAST CHROME PLATED BRASS ADJUSTABLE P–TRAP AND WASTE ARM WITH CLEANOUT PLUG AND ESCUTCHEON, CONCEALED ARM CARRIER WITH STANCHIONS TO FLOOR, AND PLUMBEREX "PRO–EXTREME" # X–4222 INSULATION KIT FOR WATER AND WASTE PIPES.
- WC

FLOOR–MOUNTED WATER CLOSET (ADA ACCESSIBLE): NIAGARA MODEL # LEFT HANDLE COMBO SKU: C44.302.01 RIGHT HANDLE COMBO SKU: C44.302.01 "BARROW" TANK TYPE WHITE VITREOUS CHINA FIXTURE WITH ELONGATED BOWL, 1.28 GALLON PER FLUSH, CLOSE COUPLED TANK WITH PRESSURE ASSISTED SIPHON JET ACTION SYSTEM. INSTALL SIDE MOUNTED CHROME TRIP LEVER ON THE WIDE SIDE OF THE STALL. LEFT HANDLE TANK MODEL 44.0322.01LH RIGHT HANDLE TANK MODEL 44.0322.01RH REFERENCE DRAWINGS FOR EXACT NUMBER OF RIGHT AND LEFT HAND TRIP LEVER TANKS REQUIRED.
TRIM: CENTOCO 500STSC0–001 WHITE OPEN–FRONT CONTOURED, SOLID PLASTIC, HEAVY DUTY, SEAT LESS COVER WITH SELF–SUSTAINING CHECK HINGES AND STAINLESS STEEL BOLTS, MCGUIRE # 2166CC ANGLE STOP VALVE WITH RISER AND CHROME–PLATED ESCUTCHEON.
- TS

TRAP SEAL: PROSET SYSTEMS "TRAP GUARD" INSERT FOR ACTUAL FLOOR DRAIN MODEL AND SIZE PROVIDED, FLEXIBLE ELASTOMERIC PVC MATERIAL MOLDED INTO SHAPE OF DUCK'S BILL, OPEN ON TOP WITH CURL CLOSURE AT BOTTOM. ALLOWS WASTEWATER TO OPEN AND ADEQUATELY DISCHARGE FLOOR DRAIN THROUGH ITS INTERIOR CLOSURES AND RETURNS TO ORIGINAL MOLDED SHAPE AFTER WASTEWATER DISCHARGE IS COMPLETE. TRAP SEAL SHALL BE 1072 ASSE COMPLIANT.
- DF

ELECTRIC WATER COOLER (ADA ACCESSIBLE): ELKAY # EZSTL8C WALL–MOUNTED, BARRIER FREE, DUAL–LEVEL, FRONT AND SIDE PUSH ACTUATOR BARS, STAINLESS STEEL BOWL, FLEXIBLE POLYESTER ELASTOMER SAFETY BUBBLER AND GALVANIZED STEEL FRONT AND SIDES, CHILLER WITH 8.0 GALLONS PER HOUR CAPACITY, 50° F DRINKING WATER AT 80° F INLET TEMPERATURES 90° F ROOM TEMPERATURE.
TRIM: MCGUIRE # 2165CC COMPRESSION ANGLE STOP VALVE WITH RISER AND ESCUTCHEON, MCGUIRE # B8912CF 1–1/2" 17 GAUGE CAST CHROME PLATED BRASS ADJUSTABLE P–TRAP AND WASTE ARM WITH CLEANOUT PLUG AND ESCUTCHEON, AND SUITABLE CARRIER WITH STANCHIONS TO FLOOR. ELECTRICAL REQUIREMENTS: 120–VOLT, 3.7 FULL LOAD AMPS.
- MS

MOP SINK: STERN–WILLIAMS # MTB–2424, 24" X 24" X 10" HIGH TERRAZZO BASIN WITH INTEGRAL STAINLESS STEEL DRAIN BODY.
FAUCET: CHICAGO FAUCET # 897–CP FAUCET WITH WALL BRACE, INTEGRAL VACUUM BREAKER, PAIL HOOK, AND 3/4" MALE HOSE THREADED OUTLET. SECURE FAUCET IN WALL WITH BACKBOARD.
TRIM: # BP TYPE 304, 20 GAUGE, STAINLESS STEEL WALL SURROUNDS, # T–35 THREE FOOT LONG REINFORCED HOSE WITH 3/4" CHROME COUPLING AND WALL HOOK, # V–70 EXTRUDED VINYL BUMPER GUARD, AND # T–40 24" STAINLESS STEEL MOP HANGER.
- WHA

WATER HAMMER ARRESTER: PRECISION PLUMBING PRODUCTS, HARD DRAWN COPPER BODY WITH WROUGHT COPPER FITTINGS, PISTON TYPE WITH LUBRICATED EPDM "O" RING SEALS, MEETING ASSE 1010 OR PDI WH–201. PROVIDE PDI SIZES "A" THROUGH "F" AS SHOWN ON PLANS.
- CP

CONDENSATE PUMP: SAUERMANN SI–33 # 8 GPH MAX. FLOW, 43FT MAX. DISCHARGE. THE SI–33 IS SUITABLE FOR UNITS SIZED UP TO 8.4 TONS. THE SI–33 IS DESIGNED FOR LIFTING CONDENSATE, MAX PRESSURE 60FT. COORDINATE INTERLOCK OF SAFETY SWITCH WITH FAN COIL UNIT TO SHUT DOWN UNIT IN THE EVENT OF PUMP FAILURE.
ELECTRICAL REQUIREMENTS: 208/230–VOLT, 21 W POWER FROM FAN COIL UNIT. COORDINATE WITH ELECTRICAL CONTRACTOR.
- ET

EXPANSION TANK: AMTROL "THERM–X–TROL" # ST–5, WELDED STEEL PRESSURE TANK, POLYPROPYLENE LINING, FLEXIBLE BUTYL DIAPHRAGM, AIR CHARGING VALVE, 150 PSI MAXIMUM WORKING PRESSURE, 2.0 GALLON CAPACITY, 0.45 MAXIMUM ACCEPTANCE FACTOR, 3/4" PIPE CONNECTION. SET THE AIR CHARGE PRESSURE TO MATCH EXISTING WATER SYSTEM PRESSURE.
- TP

TRAP PRIMER: ZURN Z1020XL–CW CORROSION RESISTANT BRASS BODY, "O" RING SEALS, 1/2" INLET AND OUTLET, SOLENOID VALVE ACTUATOR AND INTEGRAL VACUUM BREAKER. CONTROL PANEL WITH INTEGRAL TIMER. INSTALL THE VALVE AND CONTROL PANEL ABOVE CEILING.
ELECTRICAL REQUIREMENTS: 120V 1PH AT 1 FLA

FIXTURE BRANCH CONNECTION SCHEDULE

FIXTURE TYPE	COLD WATER	HOT WATER	WASTE	VENT
WATER CLOSET (TANK)	1/2"	--	4"	2"
LAVATORY/ HAND SINK	1/2"	1/2"	2"	1-1/2"
DRINKING FOUNTAIN	1/2"	--	2"	1-1/2"
MOP SINK	1/2"	1/2"	3"	2"
FLOOR SINK	--	--	3"	2"
FLOOR DRAIN	--	--	2"	1-1/2"
SHOWER, SINGLE HEAD TRAP	1/2"	1/2"	2"	1-1/2"
NOTE: PIPE SIZES SHOWN ARE MINIMUM.				

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER/ MODEL#	AREA SERVED	ENERGY SOURCE	TANK SIZE (GALLONS)	ELECTRICAL DATA			RECOVERY RATE (GPH)	NOTES
					VOLTS	PHASE	KW		
WH-1	AO SMITH-EETU50	ALL FIXTURES	ELECTRIC	50	208	1	4.5	65	B

- NOTES:
B. 60°F TEMPERATURE RISE WITH 120°F OPERATING TEMPERATURE.
C. DUAL ELEMENT WIRED FOR NON-SIMULTANEOUS OPERATION
E. PROVIDE WITH HOLDRITE WALL MOUNTED WATER HEATER SUPPORT WITH DRAIN PAN ACCESSORY.

PLUMBING PIPE MATERIAL SCHEDULE

PIPING SYSTEM	ABBREVIATION	PIPING MATERIAL
SANITARY DRAINAGE & VENT (ABOVE GRADE)	S, W, GW OR V	HUBLESS CAST IRON (PVC DWV OPTIONAL)
STORM DRAINAGE (ABOVE GRADE)	ST OR OST	HUBLESS CAST IRON (PVC DWV OPTIONAL)
SANITARY DRAINAGE & VENT (BELOW GRADE)	S, W, GW OR V	SERVICE WEIGHT CAST IRON (PVC DWV OPTIONAL)
STORM DRAINAGE (BELOW GRADE)	ST	SERVICE WEIGHT CAST IRON (PVC DWV OPTIONAL)
POTABLE WATER (ABOVE GRADE)	CW, HW OR HWR	TYPE L HARD DRAWN COPPER (PEX TUBING UP TO 2" OPTIONAL)
POTABLE WATER - 2" & SMALLER (BELOW GRADE)	CW, HW OR HWR	TYPE K SOFT ANNEALED COPPER (CPVC SCHEDULE 80 OPTIONAL)
CONDENSATE DRAIN - 1" & SMALLER	CD	TYPE M HARD DRAWN COPPER (PVC DWV OPTIONAL)
CONDENSATE DRAIN - 1-1/4" & LARGER	CD	TYPE DWV HARD DRAWN COPPER (PVC DWV OPTIONAL)

REFER TO SPECIFICATIONS FOR FITTINGS, INSTALLATION REQUIREMENTS AND FURTHER INFORMATION. PIPING MATERIALS WITHIN AIR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. A PLENUM IS AN ENCLOSED PORTION OF THE BUILDING STRUCTURE, OTHER THAN AN OCCUPIABLE SPACE BEING CONDITIONED, THAT IS DESIGNED TO ALLOW AIR MOVEMENT.

Mechanical
Design By



Design Contact:

Logan Clark

Right Way Plumbing &
Heating & A/C

647-A Sunset Park Dr
Sedro-Woolley WA 98284

(360) 855-2665

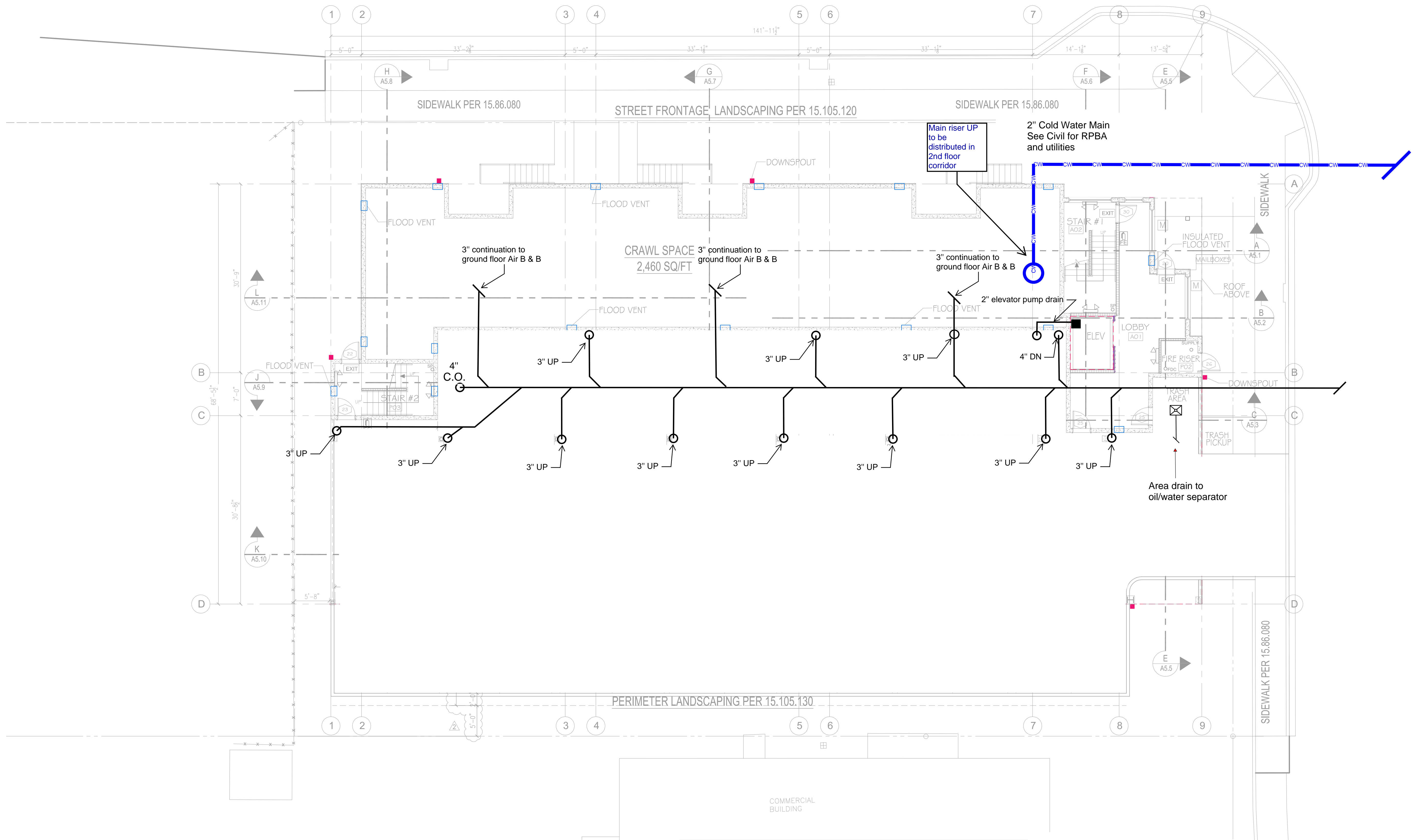
New construction for:

Faber Construction
(360) 354-3500

Project:

The Talmon
LaConner WA 98257

P 1.0



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

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

GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



4 OCT 23 PERMIT SUBMITTAL
7 MAR 24 PERMIT RESUBMITTAL
30 MAY 24 REVISION CITY COMMENTS



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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

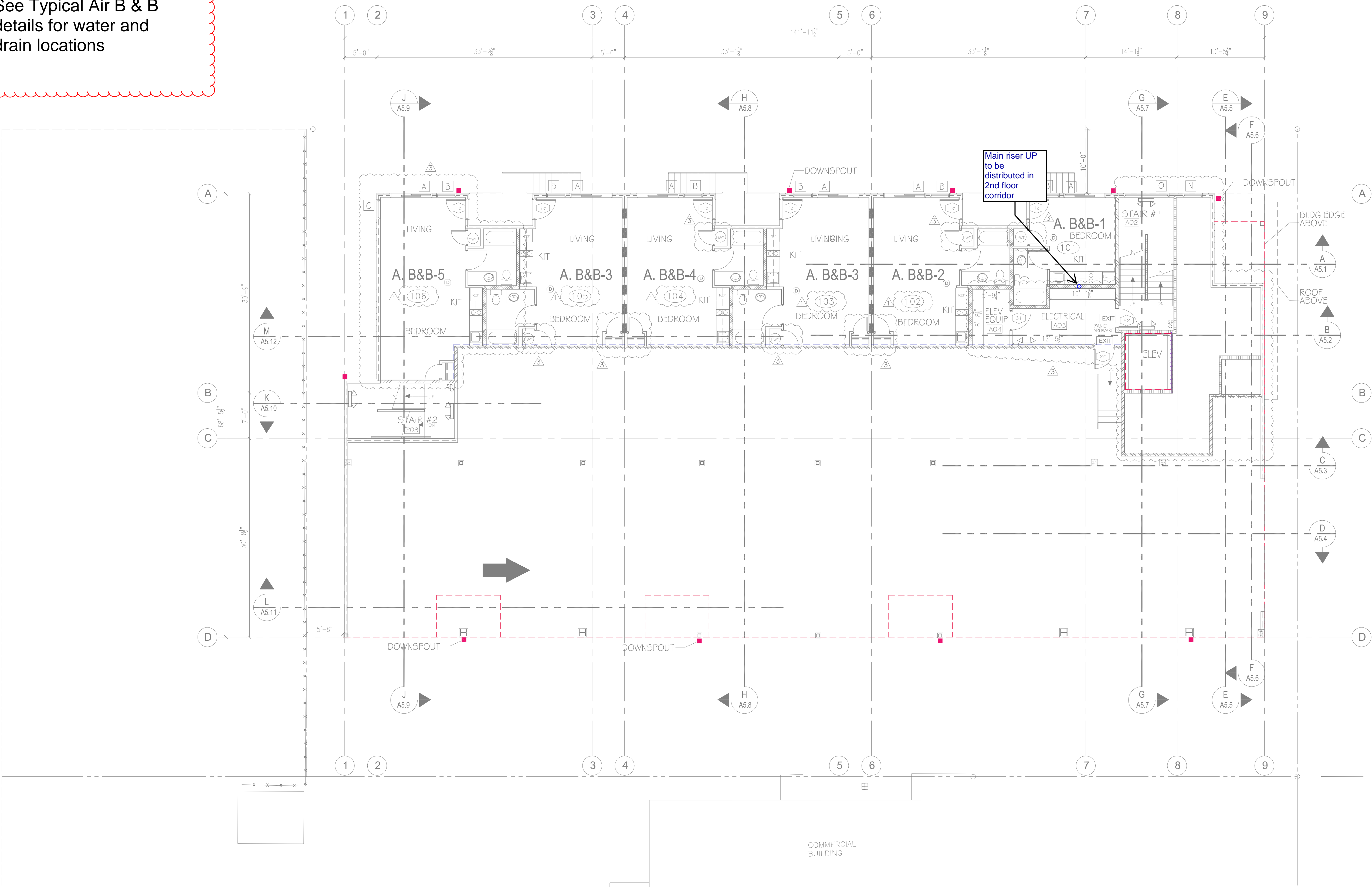
EMAIL info@cmaarch.com
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Design by:
**Right Way
Plumbing & Heating**
Contact:
**Logan Clark
(360) 855-2665**

DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	26 APR 24

SHEET
P 2.0

See Typical Air B & B details for water and drain locations



LEGEND

DETAIL INDICATOR (SEE D. SHTS)

ROOM NUMBER INDICATOR

SECTION INDICATOR (SEE A5. SHTS)

UNIT NUMBER INDICATOR

WINDOW INDICATOR

DOOR INDICATOR

FIRE EXTINGUISHER

WALL LEGEND

VERIFY WALL TYPES AS PER SHEET RA1.1

EXTERIOR WALL - FIRE 1 SIDE

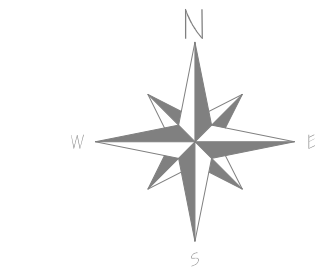
EXTERIOR WALL - FIRE BOTH SIDES

CORRIDOR WALL - STC 50 MIN

DEMISING WALL (1 HR) - STC 50 MIN

STANDARD WALL (1 HR)

PARTY WALL (1 HR) - STC 50 MIN



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

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

RIGHT WAY

PLUMBING, HEATING, AIR CONDITIONING INC.

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

CHARLES MORGAN & ASSOCIATES, LLC

ARCHITECTS

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Design by:
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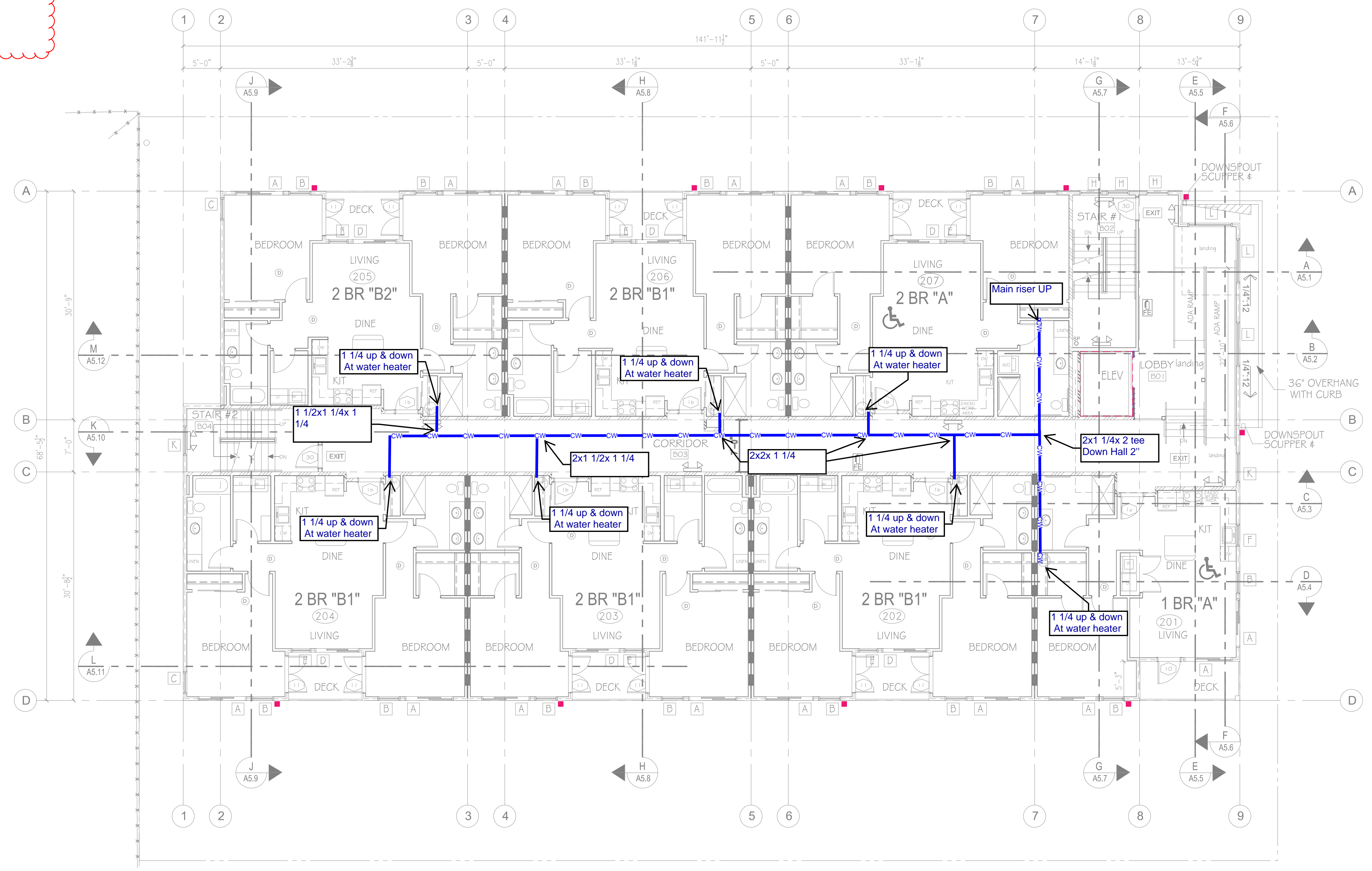
Contact:
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DATE	4 OCT 23
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REVISION	30 MAY 24
REVISION	26 NOV 24

SHEET

P 3.0

See Typical unit details
for water and drain
locations

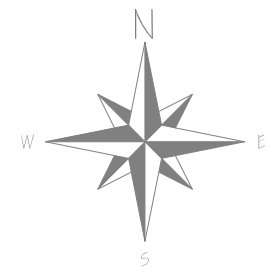


LEGEND

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

WALL LEGEND
VERIFY WALL TYPES AS PER SHEET RA1.1

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



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

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7 MAR 24 PERMIT RESUBMITTAL
30 MAY 24 REVISION CITY COMMENTS
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RIGHT WAY
PLUMBING, HEATING, AIR CONDITIONING INC.

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

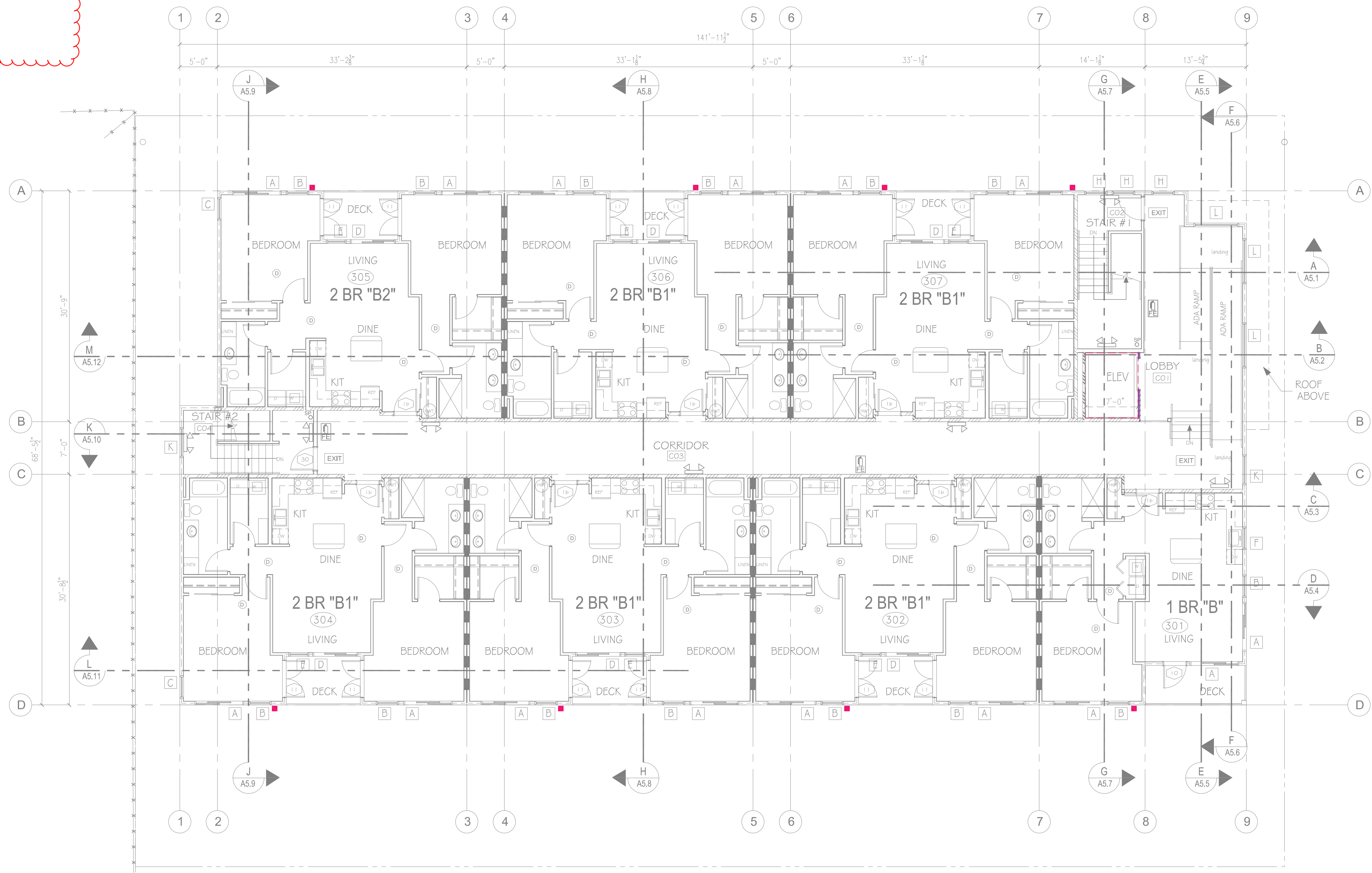
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DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	26 NOV 24

SHEET
P 4.0

See Typical unit details
for water and drain
locations



LEGEND

7
BT.1

DETAIL INDICATOR (SEE D. SHTS)

C02

ROOM NUMBER INDICATOR

H
A5.8

SECTION INDICATOR (SEE A5. SHTS)

103

UNIT NUMBER INDICATOR

A

WINDOW INDICATOR

4

DOOR INDICATOR

PE

FIRE EXTINGUISHER

WALL LEGEND

VERIFY WALL TYPES AS PER SHEET RA1.1

EXTERIOR WALL - FIRE 1 SIDE

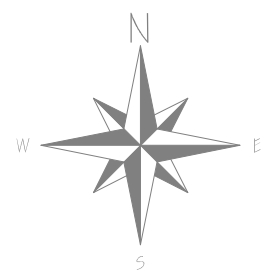
EXTERIOR WALL - FIRE BOTH SIDES

CORRIDOR WALL - STC 50 MIN

DEMISING WALL (1 HR) - STC 50 MIN

STANDARD WALL (1 HR)

PARTY WALL (1 HR) - STC 50 MIN



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

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



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

CHARLES MORGAN & ASSOCIATES, LLC



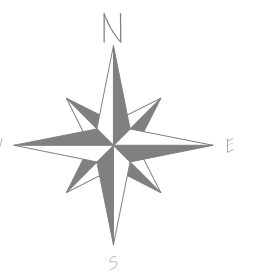
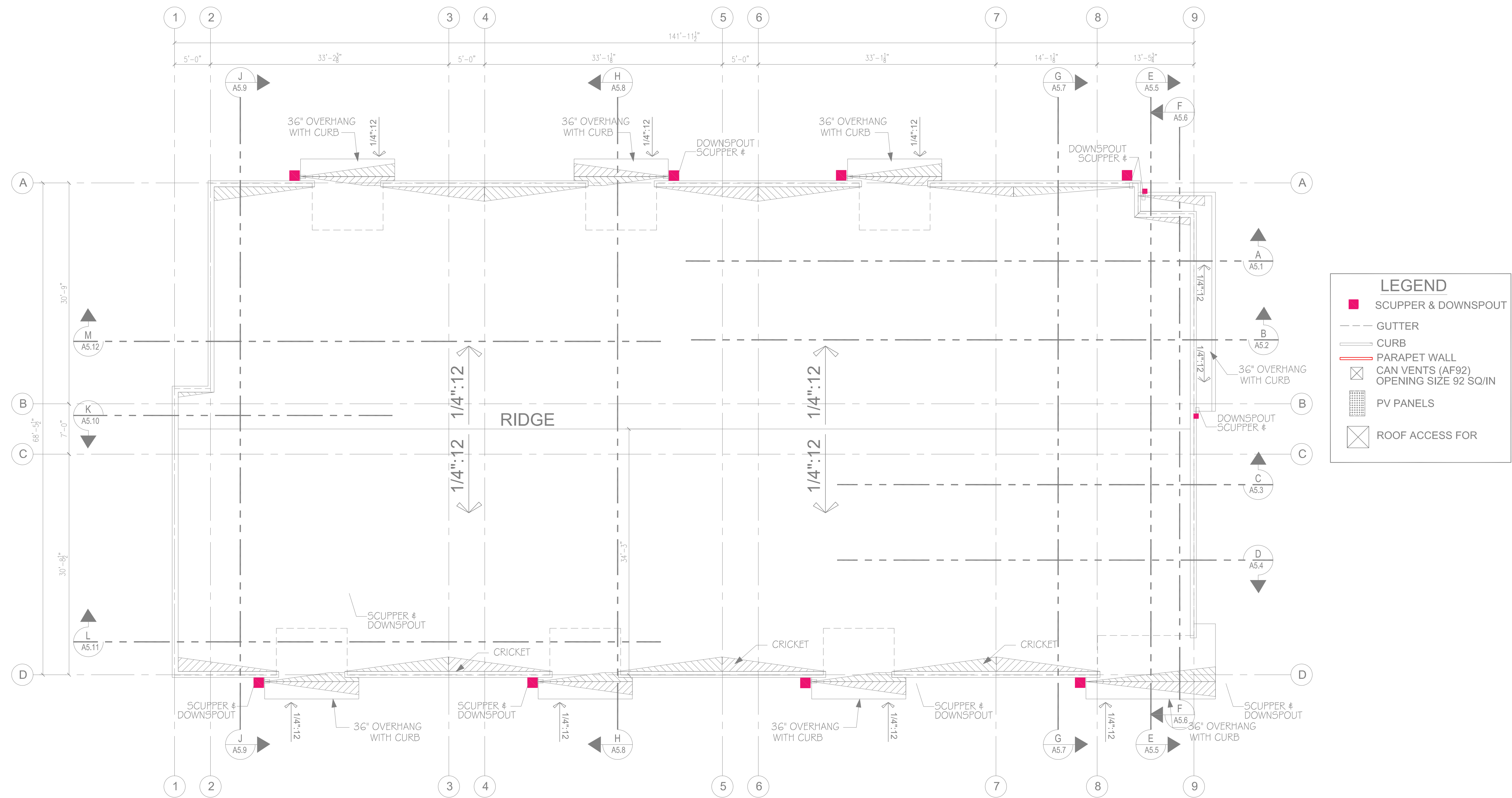
7301 BEVERLY LANE
EVERETT, WA 98203

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

Design by:
Right Way
Plumbing & Heating
Contact:
Logan Clark
(360) 855-2665

DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	26 NOV 24

SHEET
P 5.0



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

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

CHARLES MORGAN & ASSOCIATES, LLC



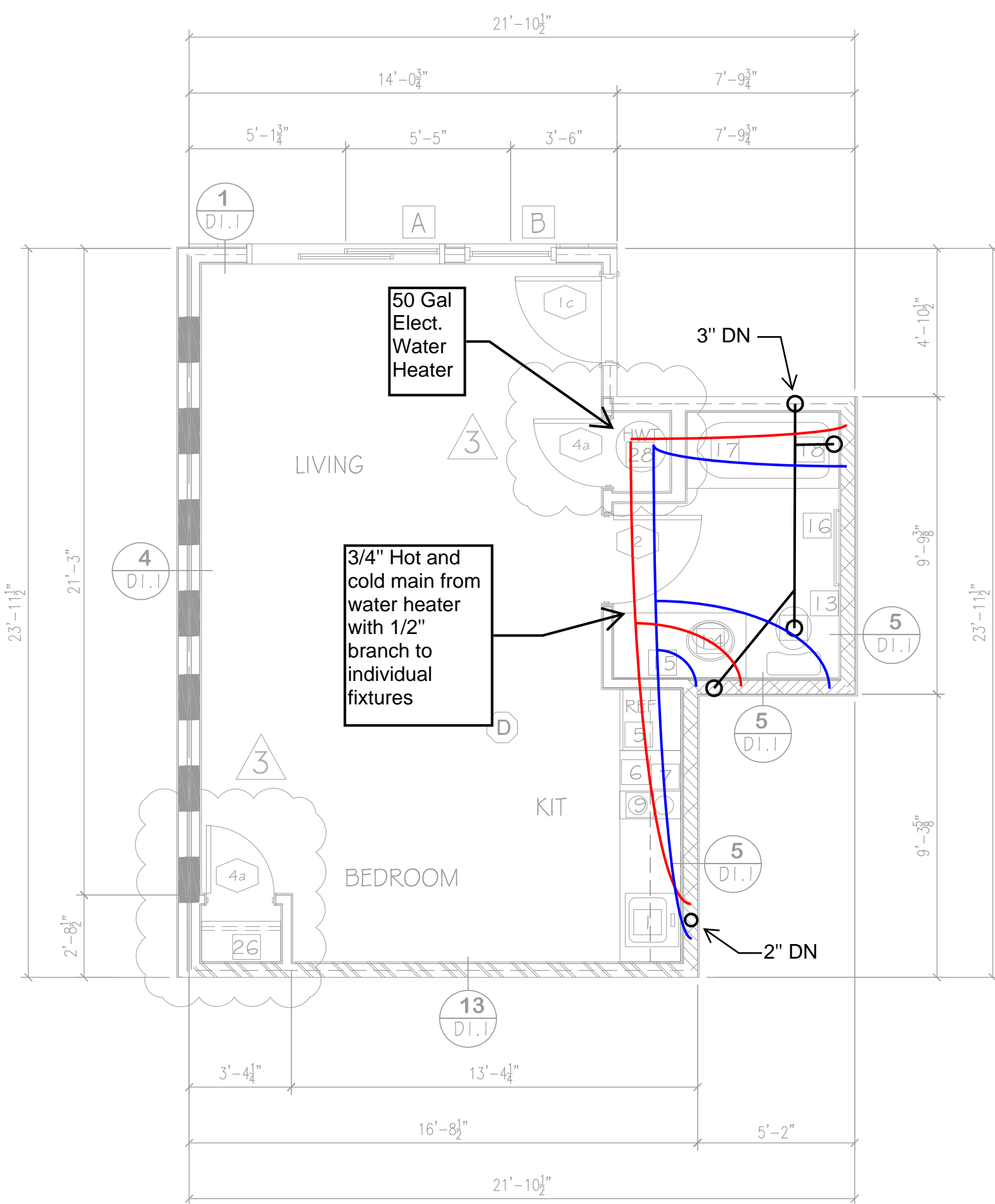
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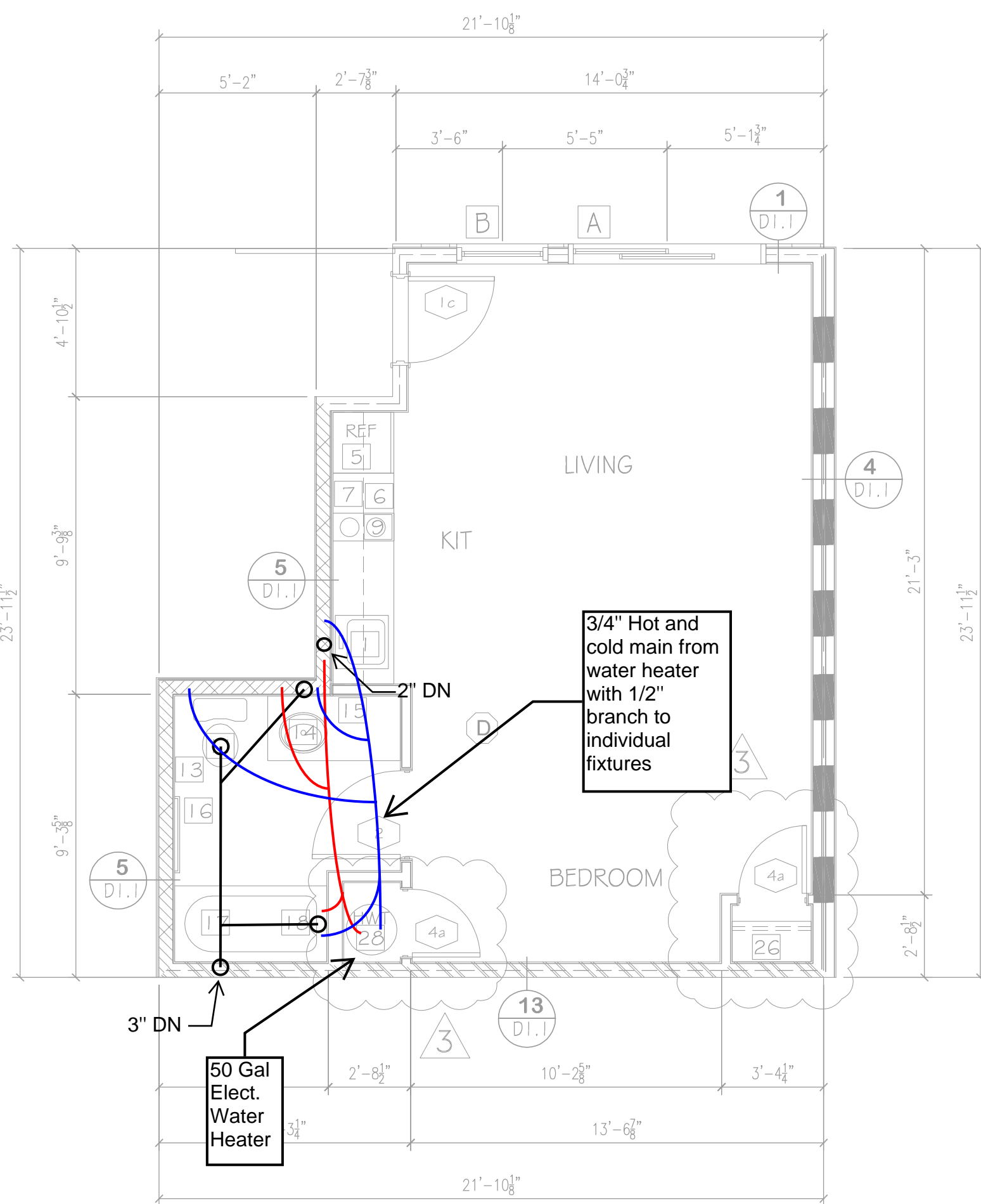
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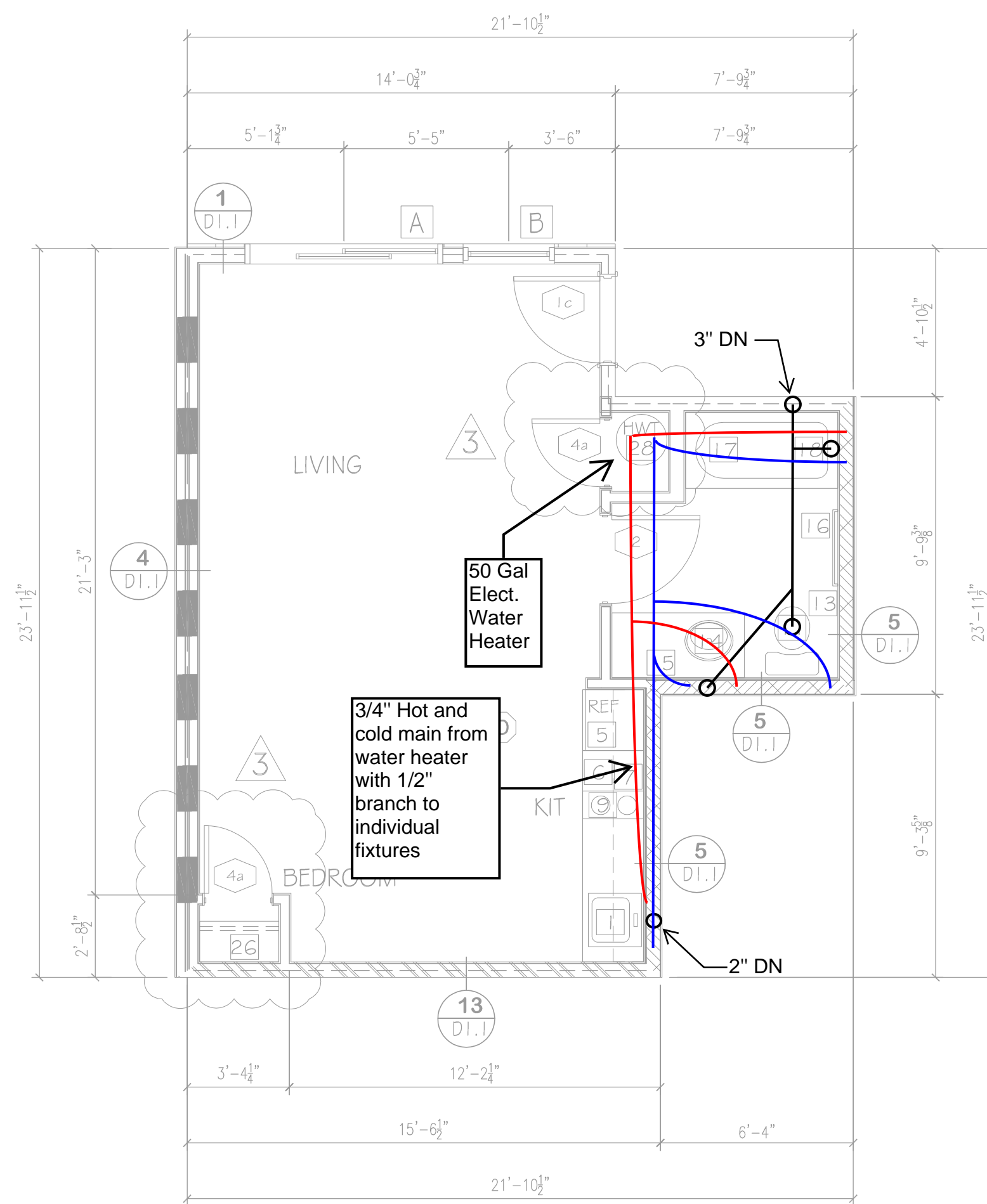
SHEET
P 6.0



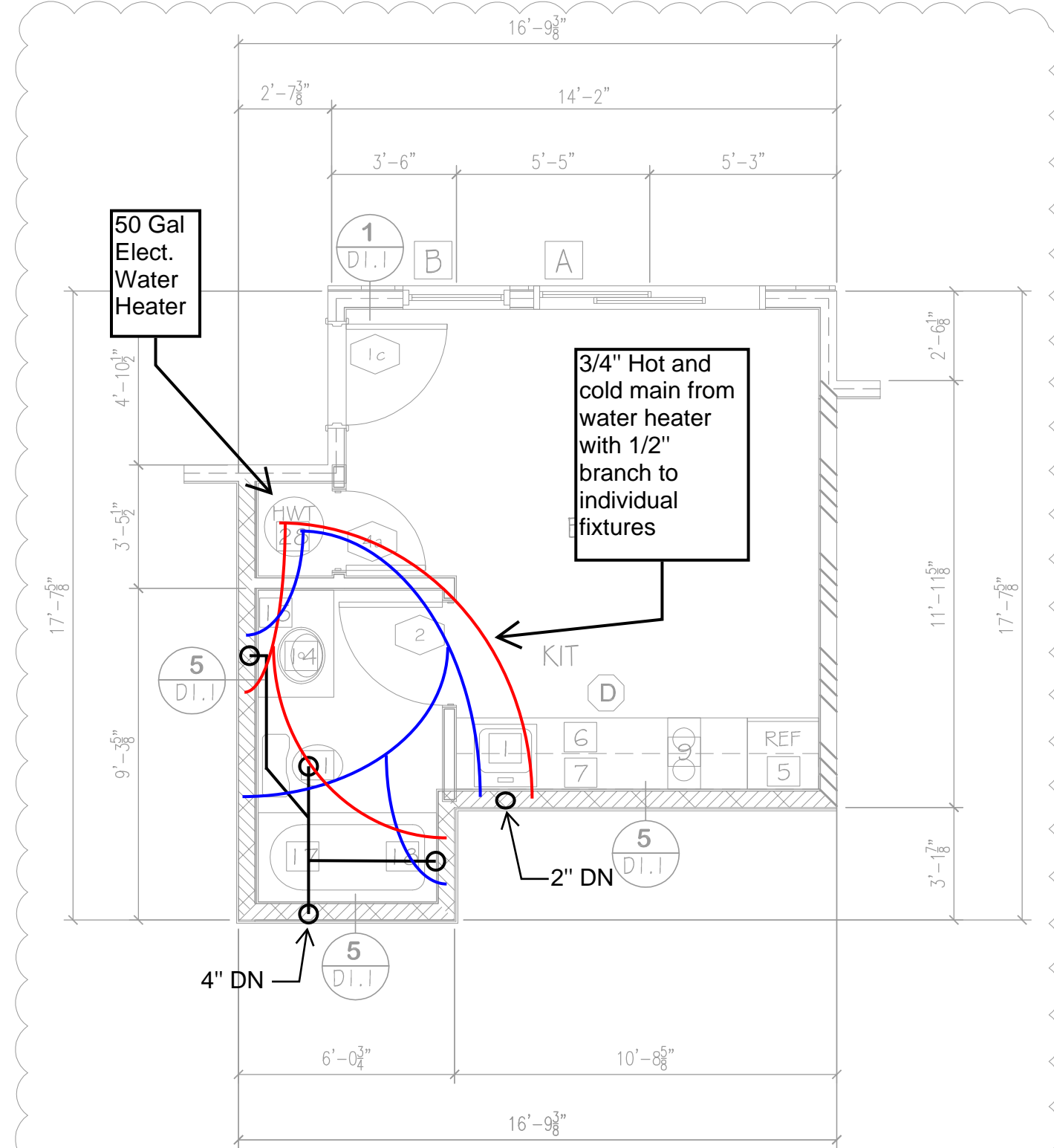
UNIT "B&B-4"
(SLEEPING UNIT)
433 SQ/FT
1 UNIT
DECK - 52 SQ/FT
UNIT # 104



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



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



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

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

SHEET NOTES

- SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- BUILT-IN DISHWASHER, ENERGY STAR
- 30" ELECTRIC RANGE WITH MICROWAVE/hood FAN ABOVE
- 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- REFRIGERATOR SPACE
- PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE. CABINETS BELOW
- LINE OF CABINETS ABOVE
- PONY WALL
- COOKTOP
- 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 1,280 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE
- MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- GRAB BARS FOR WATER CLOSET
- SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN. 15" AFF & TOP MAX 33" AFF
- LAVATORY, SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 30" TOWEL BAR, PROVIDE SOLID BACKING IN WALL MOUNT CENTER OF BAR MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND. TOP OF SURROUND MINIMUM 72" ABOVE FLOOR. PROVIDE CURTAIN ROD
- SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- ADA 5" ROLL-IN SHOWER WITH SEAT
- SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60' LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- GRAB BARS FOR ROLL-IN SHOWER
- WASHER & DRYER W/ VENT TO THE EXTERIOR (60 CFM), ENERGY STAR
- COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (60 CFM), ENERGY STAR
- 1 - 12" WIRE SHELF & POLE
- 5 - 12" WIRE SHELVES
- HOTWATER TANK
- REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOE & KNEE CLEARANCE 27" MIN ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOE CLEARANCE OF 9" HIGH

NOTE: ALL DOORS TO BE 3'-0" X 6'-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 ICGA/ANSI A117.1-2009
OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST
OUTLET TO THE FINISH FLOOR.
COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO
HIGHEST OUTLET.
SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL
SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS
WINDOWS W/26 "U" FACTOR & .40 SHGC

LEGEND	
VERIFY WALL TYPES AS PER RA-1, SHEET	WINDOW INDICATOR
STANDARD WALL (SEE SHT RA-1, #3)	DOOR INDICATOR
CORRIDOR WALL (SEE SHT RA-1, #4)	SOPHITS FOR DUCTS
UNIT PARTITION WALL (SEE SHT RA-1, #5)	DETAIL INDICATOR (SEE D-1, SHTS)
EXTERIOR WALL (SEE SHT RA-1, #1)	INTERIOR ELEVATIONS (SEE SHT AG-1)
2 HR WALL - GENERIC (SEE SHT RA-1, #6)	SMOKE/CARBON MONOXIDE DETECTOR
2 HR WALL - RISC-50 (SEE SHT RA-1, #2 & #3)	
2 HR EXTERIOR WALL (SEE SHT RA-1, #2 & #3)	

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
26 NOV 24 REVISION PER SKAGIT COUNTY REVIEW COMMENTS



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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

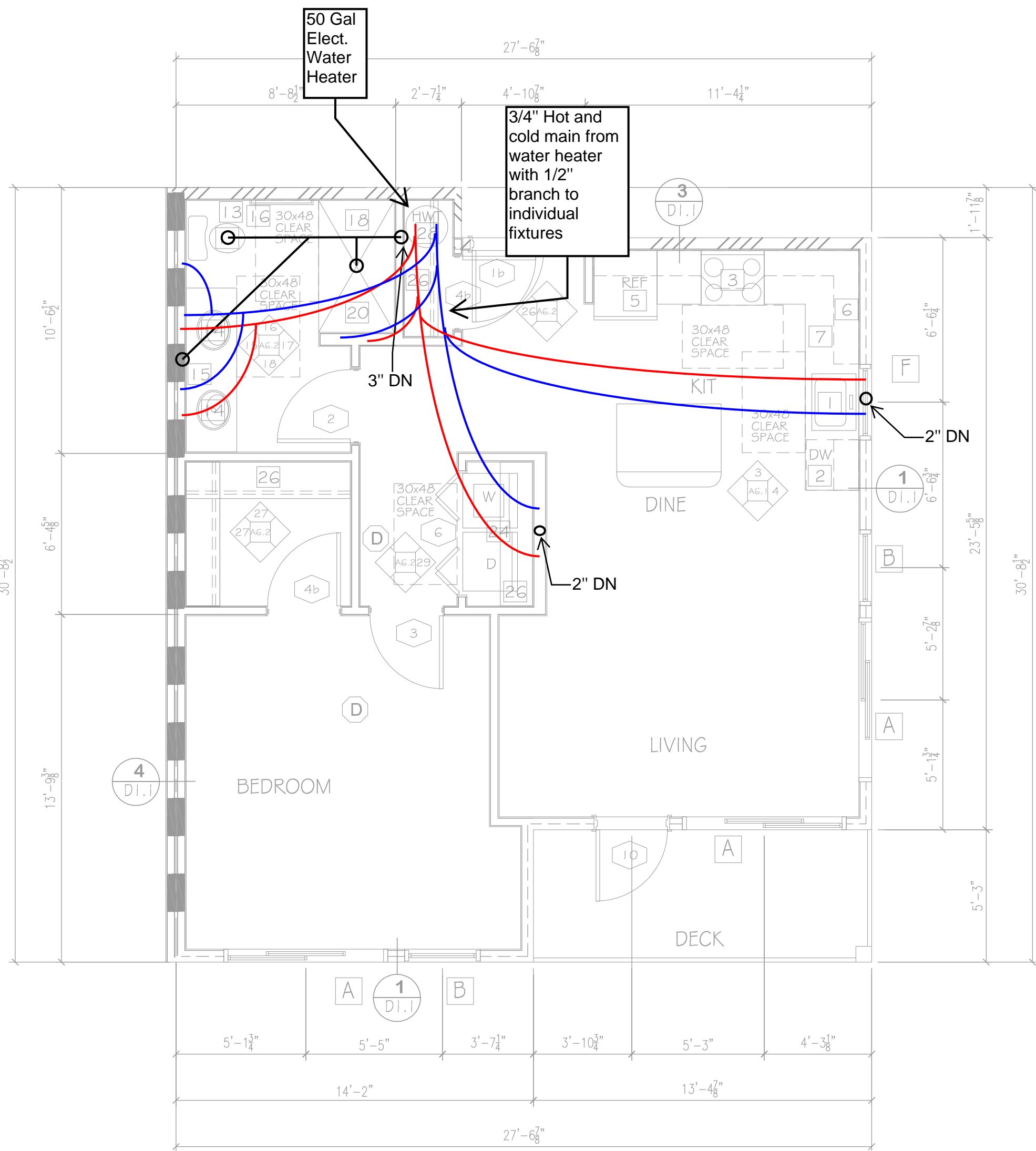
EMAIL info@cmaarch.com
PHONE 425-353-2888

Design by:
Right Way
Plumbing & Heating
Contact:
Logan Clark
(360) 855-2665

DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	26 NOV 24

SHEET

P 7.0



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

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

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

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

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 PROVIDE A PORTION OF ALL STORAGE CLOSETS MUST BE ACCESSIBLE. ENSURE THAT A PORTION OF A CLOSET POLE IS MOUNTED NO GREATER THAN 46 INCHES AFF.

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

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

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

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

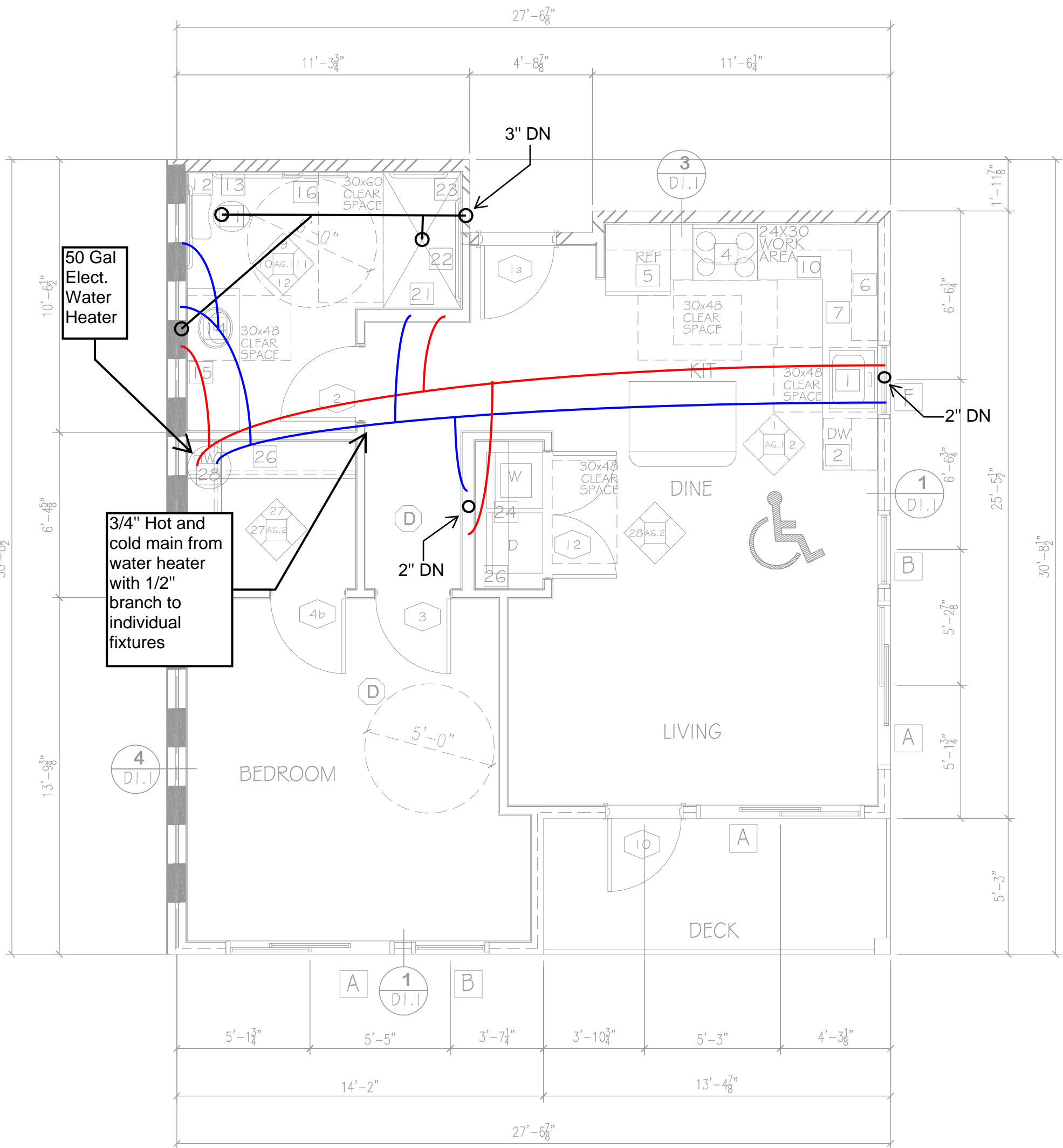
OPERABLE PARTS INCLUDING DOORS, UNIT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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



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

SHEET NOTES

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

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

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

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

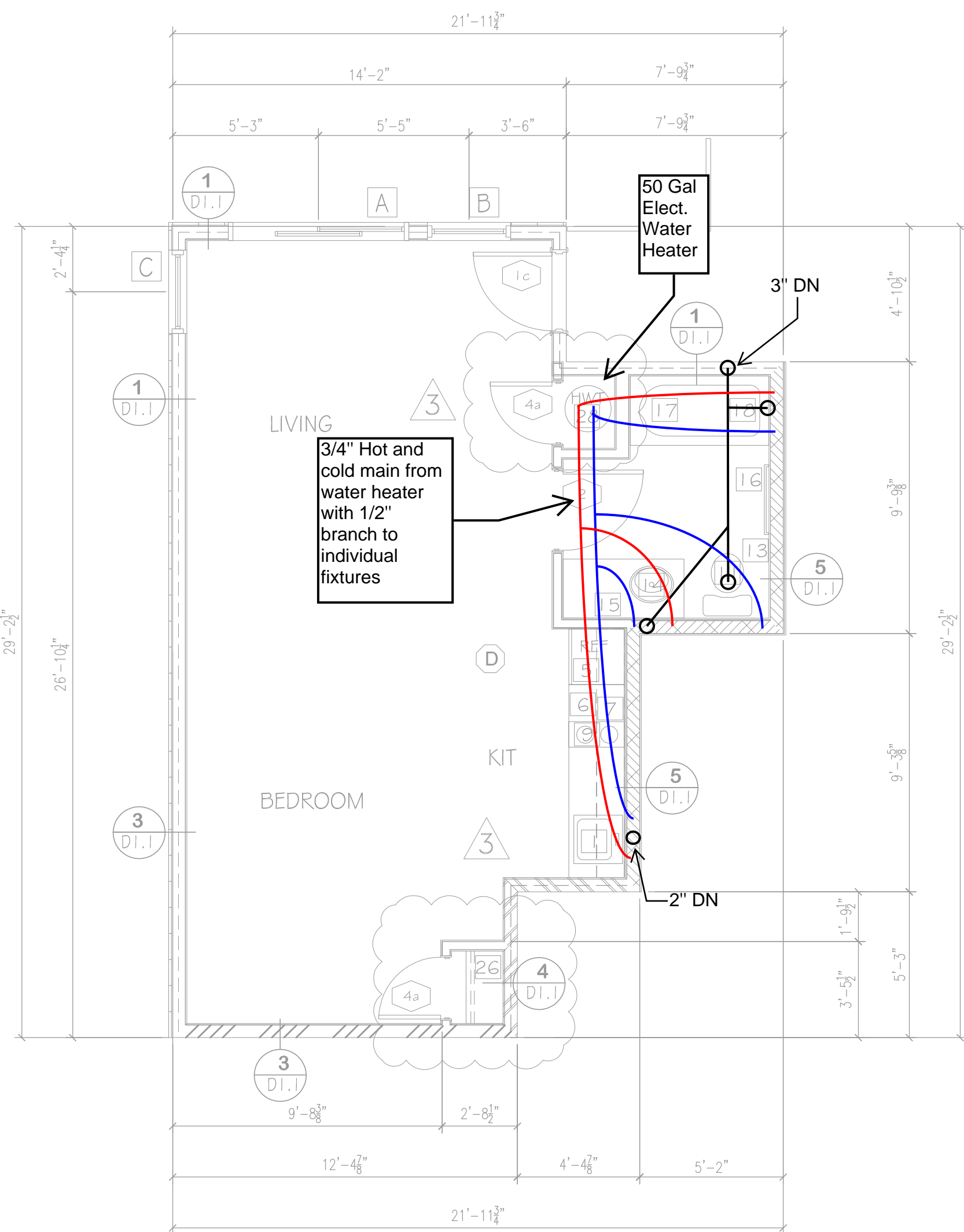
NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE "A" BATHROOM AND SUPPORT AT OPEN END.
PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

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

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

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

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



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

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR SLEEPING UNITS

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

SCALE 1/4" = 1'-0"

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



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

CHARLES MORGAN & ASSOCIATES, LLC



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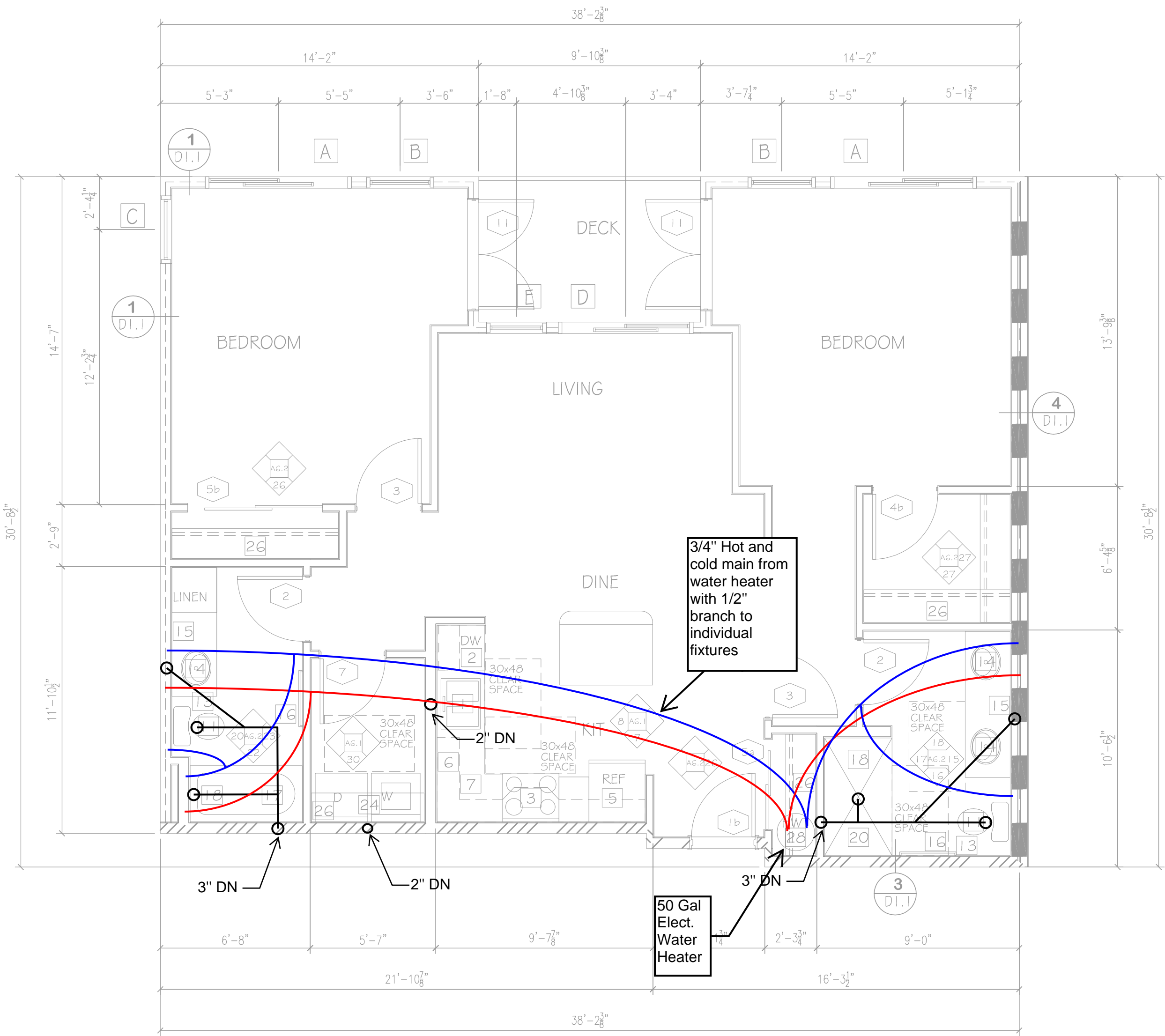
Contact:
Logan Clark
(360) 855-2665

DATE 4 OCT 23
REVISION 7 MAR 24
REVISION 30 MAY 24
REVISION 26 NOV 24

SHEET

P 8.0

SCALE 1/4" = 1'-0"



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

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

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVE/hood FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- 7 LINE OF CABINETS ABOVE
- 8 PONY WALL
- 9 COOKTOP
- 10 30x24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE
- 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS
- 13 GRAB BARS FOR WATER CLOSET
- 14 SURFACE MOUNTED TOILET PAPER DISPENSER; MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 15 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 16 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 17 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX 4'-0" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- 18 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 19 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 20 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 21 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 22 ADA 5' ROLL-IN SHOWER WITH SEAT
- 23 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 24 GRAB BARS FOR ROLL-IN SHOWER
- 25 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 26 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 27 1 - 12" WIRE SHELF & POLE
- 28 5 - 12" WIRE SHELVES
- 29 HOTWATER TANK

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

PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 1.005.5.1
A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT
ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1.005.5.2

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

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

ALL UNITS NOT DESIGNATED AS TYPE "A" SHALL BE TYPE "B" UNITS
ALL TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF (ICCAN) A117.1-2009

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

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

LEGEND	
	STANDARD WALL (SEE SHT RA1.1 #3)
	CORRIDOR WALL (SEE SHT RA1.1 #4)
	UNIT PARTITION WALL (SEE SHT RA1.1 #5)
	EXTERIOR WALL (SEE SHT RA1.1 #1)
	2 HR WALL - GENERIC (SEE SHT RA1.1 #6)
	2 HR WALL - DTIC 50 (SEE SHT RA1.2 #20)
	2 HR EXTERIOR WALL (SEE SHT RA1.2 #19)
	WINDOW INDICATOR
	DOOR INDICATOR
	SOFFITS FOR DUCTS
	DETAIL INDICATOR (SEE D1.1 SHTS)
	INTERIOR ELEVATIONS (SEE SHT AG.1)
	SMOKE/CARBON MONOXIDE DETECTOR

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

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

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

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

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC
403.B.6.1

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

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

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



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

CHARLES MORGAN & ASSOCIATES, LLC



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Plumbing & Heating**

Contact:
**Logan Clark
(360) 855-2665**

DATE	4 OCT 23
REVISION	7 MAR 24
REVISION	30 MAY 24
REVISION	26 NOV 24

SHEET

P 10

2 BR "B2"
TYPICAL UNIT

SCALE 1/4" = 1'-0"