

UNIT "B&B-3"

504 SQ/FT  
1 UNIT  
DECK - 56 SQ/FT  
UNIT # 105

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

SEE SHEET A6.2 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 A.1 & A6.2.  
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

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

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC  
403.6.1

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

HARDWARE.

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS, WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE  
OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS  
UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A1 17.1-2009 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 A1 17.1-2009 SECTION 309.

FOR TYPE "A" UNITS 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.

UNITS ON 2ND AND 3RD FLOOR EXEMPT FROM COMPLYING WITH ANSI A1 17.1 REQUIREMENTS.

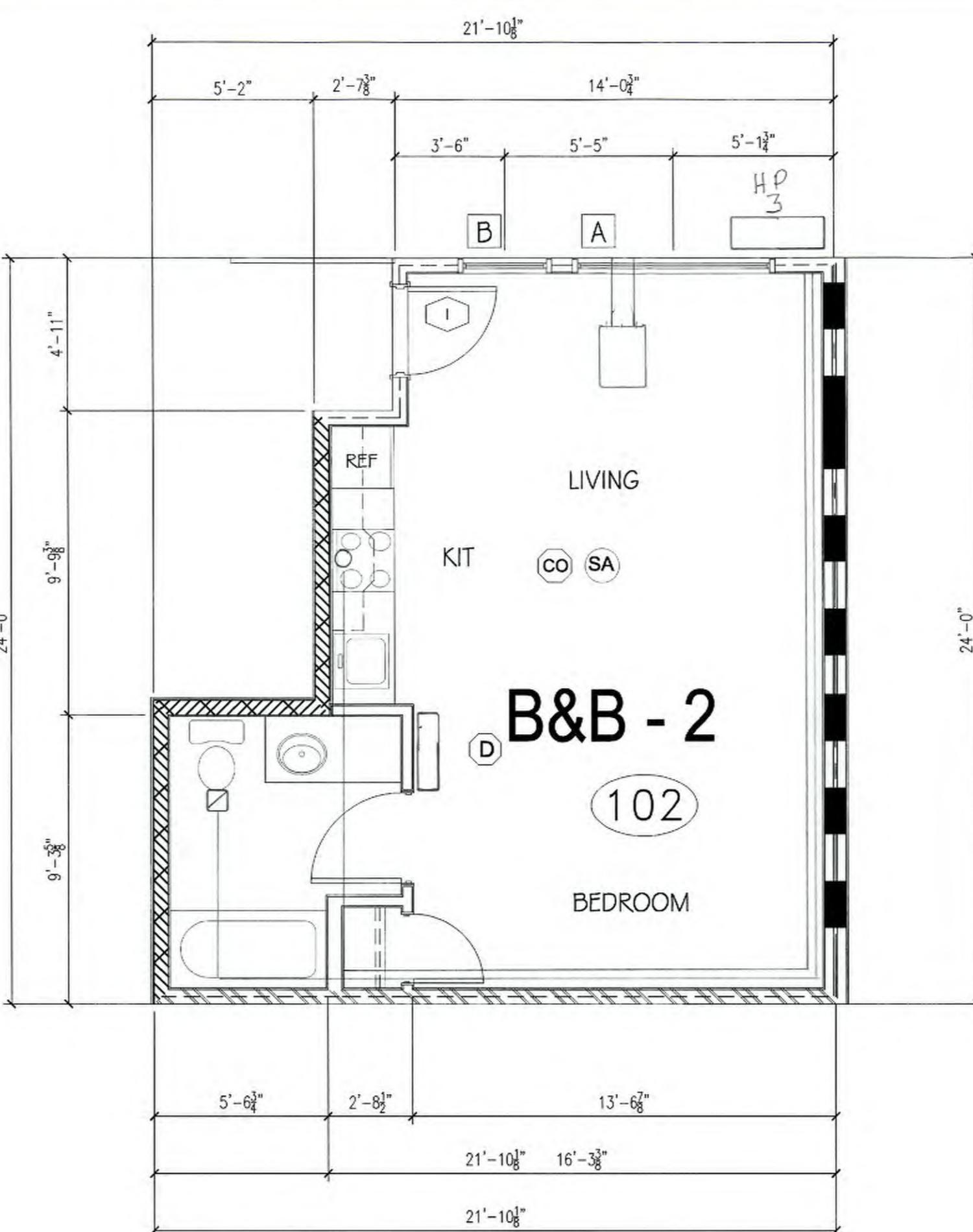
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
EVERETT, WA 98203

ARCHITECTS

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



UNIT "B&B-2"

433 SQ/FT  
2 UNIT  
DECK - 56 SQ/FT  
UNITS # 102 & 104

VENTILATION PER IMC SECTION 403  
BATH FANS SHALL BE DUAL SPEED.  
FAN SHALL BE DUAL SPEED.  
CONTINUOUS LOW SETTING  
WITH DUAL SPEED HIGH SETTING  
SETTING LOW CFM SHALL BE 45 CFM  
FAN SHALL BE FOR WHOLE  
HOUSE VENTILATION  
LAUNDRY ROOM FANS REQUIRE  
20 CFM AND CAN BE INTERMITTENT  
4" DIA DUCTS, OPERATE DOWNSLOP  
OR FRESH AIR VENTS  
DEFERRED MEC SUBMITTAL

SHEET NOTES  
SELF-RIMMING STAINLESS STEEL SINK, SINGLE BOWL, 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  
REFRIGERATOR SPACE  
PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH  
AND DOWNSLOP FRONT EDGE; CABINETS BELOW  
LINE OF CABINETS ABOVE  
PONY WALL  
CARPET STRIP @ CARPET/VINYL TRANSITION  
30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW  
7'-2" MAX. CLOTHES DRYER IN 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  
LAUNDRY; SINGLE LEVER, 1.5 GPM FAUCET AND CABINET  
SURFACE MOUNTED MIRROR WITH J-CUPS TO MATCH VANTY

30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR  
MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BAR @ 45" AFF  
PLASTIC LAMINATE TUB WITH PLASTIC LAMINATE BUBBLE TOP SURROUND  
MINIMUM 72" ABOVE FLOOR. PROVIDE WITH BATH CURTAIN ROD  
SHOWER HEAD 1.75 GPM. MOUNT 4" ABOVE TOP OF SURROUND

5' SHOWER (INSIDE CLEAR 36" X 60" MIN.)

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 FIXEDSHOWER HEAD OR AS A HAND HELD SHOWER

GRAB BARS FOR ROLL-IN SHOWER

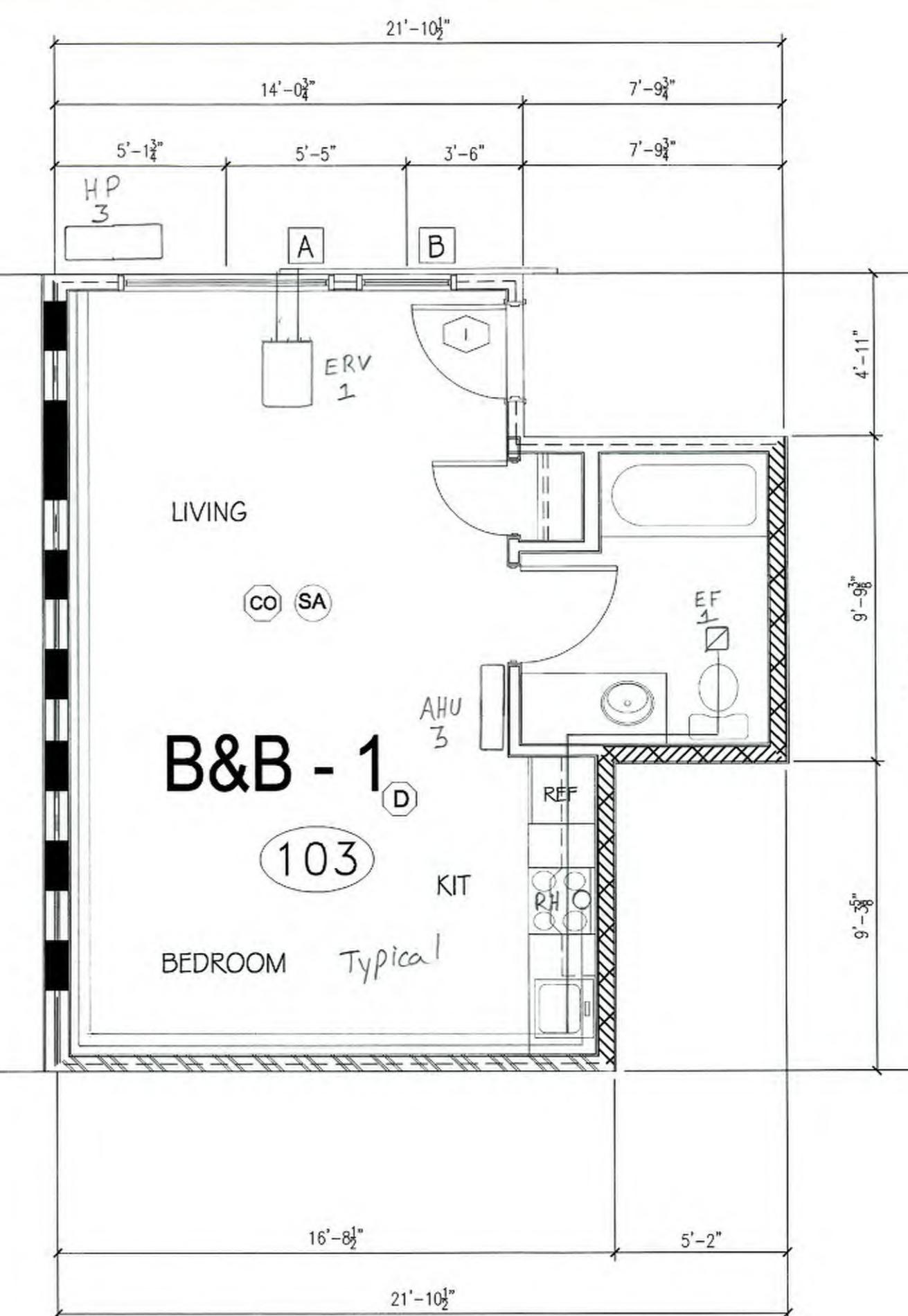
STACKED WASHER/DRYER WI VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

COMBINATION WASHER/DRYER WI VENT TO EXTERIOR (80 CFM), ENERGY STAR

1 - 12" WIRE SHELF & POLE

5 - 12" WIRE SHELVES

HOTWATER TANK



UNIT "B&B-1"

433 SQ/FT 866 SQ/FT  
2 UNIT  
DECK - 52 SQ/FT  
UNIT # 101 & 103

NOTE: ALL DOORS TO BE 36" X 80" AFF  
UNIT ENTRY DOORS TO BE 30" 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 1005.1.  
1. 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 A1 17.1-2009

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.

SWITCHED AND DIMMER'S MAXIMUM 48" TO THE HIGHEST CONTROLS.

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

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

WINDOWS W/20" LxW FACTOR 4-0 SHGC

LEGEND  
VERIFY WALL TYPES AS PER A1 17.1  
STANDARD WALL (Hatched SHT RA1, #3)  
CORRIDOR WALL (SHT RA1, #4)  
PARTITION WALL (SHT RA1, #5)  
EXTERIOR WALL (SHT RA1, #1)  
2 HR WALL - GENERIC (SHT RA1, #6)  
2 HR WALL - 1510 (SHT RA1, #2)  
2 HR EXTERIOR WALL (SHT RA1, #1)  
INTERIOR ELEVATIONS (SEE SHT A6.1)  
SMOKE DETECTORS  
CARBON MONOXIDE DETECTOR

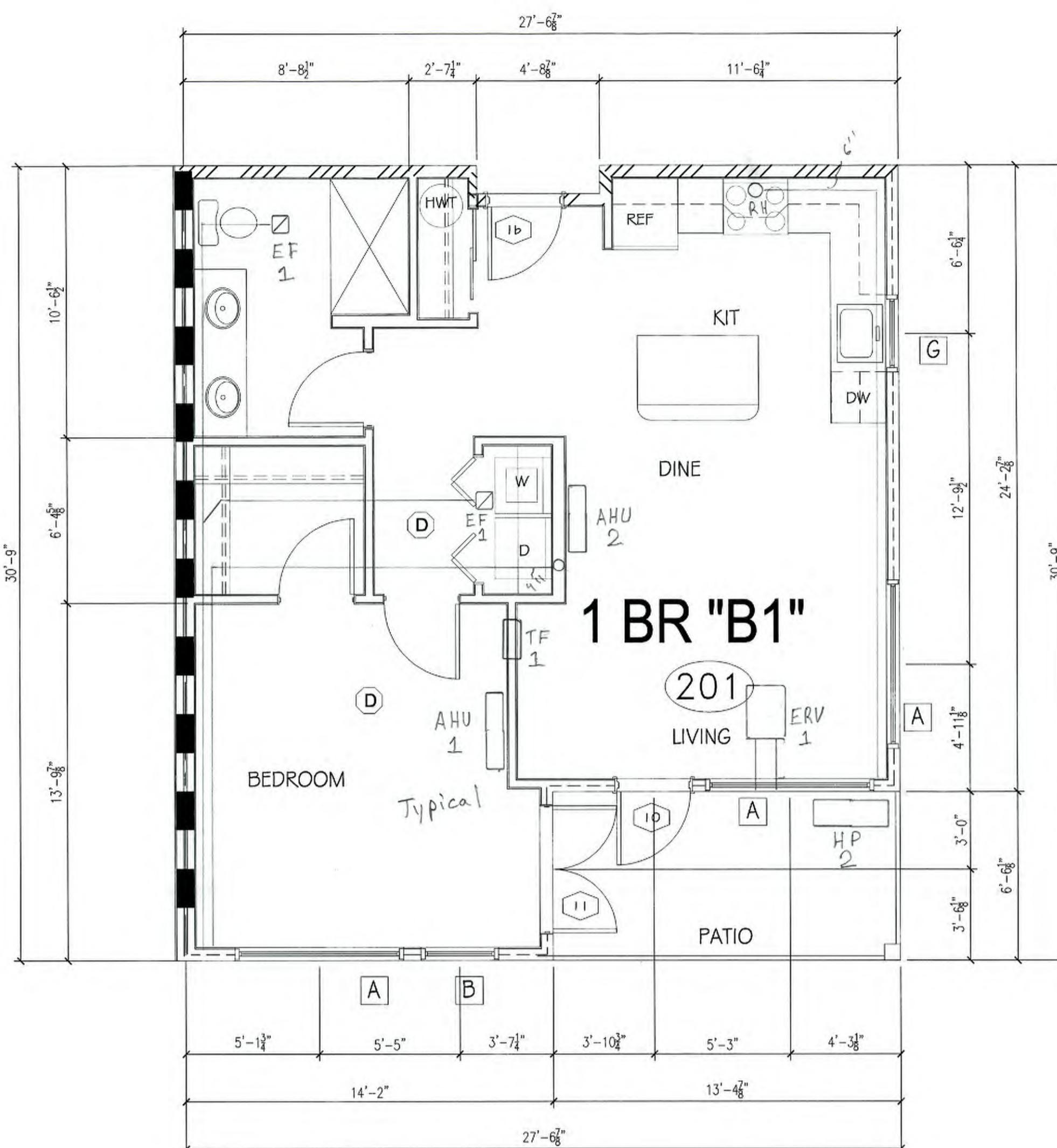
STUDIO "A", "B1" & "B2"  
TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS	
Received La Conner Planning Department 10-17-23	

DATE	18 APR 23
REVISION	

A2.1



I BEDROOM "B"  
(TYPE "B" UNIT)  
756 SQ/FT  
1 UNIT  
DECK - 87 SQ/FT  
UNIT # 301

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

SEE SHEET AG.2 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.4 & AG.2.  
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 18" 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 APP.

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" APP.

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "T" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH IFC/ANSI A117.1-2009 SECTION 309.

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "T" 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 2". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH IFC/ANSI A117.1-2009 SECTION 309.

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

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

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

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

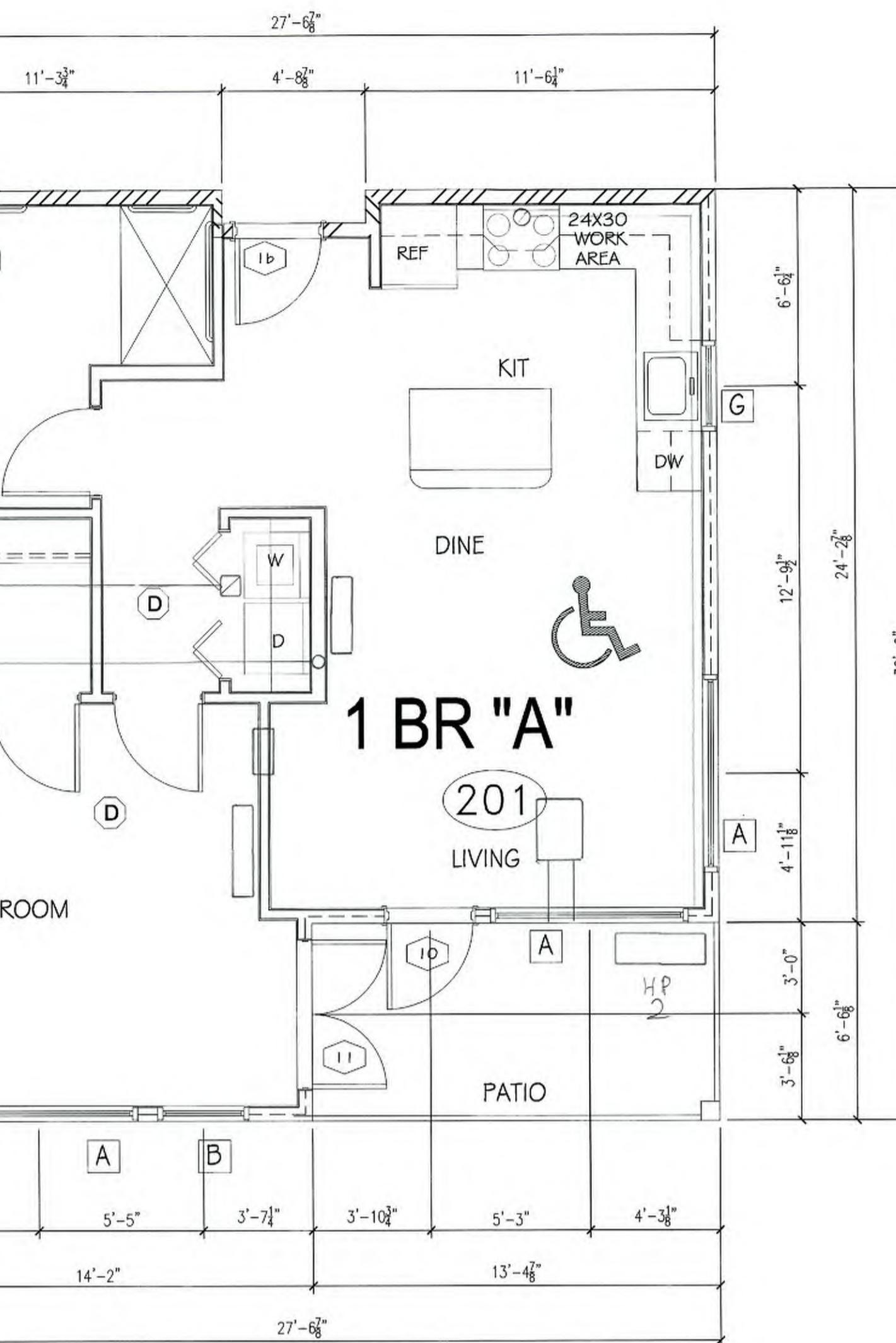
TYPE "A" & "B" BATHROOM COUNTERTOP 24" MAX. DEPTH, 34" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

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

UNITS ON 2ND AND 3RD FLOOR EXEMPT FROM COMPLYING WITH ANSI A117.1 REQUIREMENTS.

VENTILATION PER IMC SECTION 403  
BATH FANS SHALL BE 65 CFM  
COOKING VENTS SHALL BE 100 CFM  
WITH WALL SWITCH FOR HIGH  
SETTING. SETTING FOR HIGH FAN SHALL BE FOR WHOLE  
HOUSE VENTILATION  
LAUNDRY VENTILATION UNITS REQUIRE  
20 CFM CONTINUOUS OR 30 CFM  
4" TRICKLE VENTS AT WINDOWS  
OR FRESH AIR VENTS  
DEFERRED MEC SUBMITTAL

SHEET NOTES  
1. SELF-RIMMING STAINLESS STEEL SINK; SINGLE BOWL; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" APP 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. CARPET STRIP @ CARPET/VINYL TRANSITION  
9. 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  
12. GRAB BARS FOR WATER CLOSET  
13. SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" APP & TOP MAX 33" APP  
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.  
17. 46" X 60" TUB; PROVIDE 46" X 60" TUB; TOP OF TUB  
FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND  
MINIMUM 72" ABOVE FLOOR; PROVIDE WITH BATH 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.)  
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. STACKED 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 #4 POLE  
27. 5 - 12" WIRE SHELVES  
28. HOTWATER TANK



I BEDROOM "A"  
(TYPE "A" UNIT)  
756 SQ/FT  
1 UNIT  
DECK - 87 SQ/FT  
UNIT # 201

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 MINIMUM 36" WIDE BY 60" DEEP. VESTIBULE 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 IFC/ANSI A117.1-2009

OUTLET TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST

OUTLET TO THE FINISH FLOOR.

CONTROLS 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

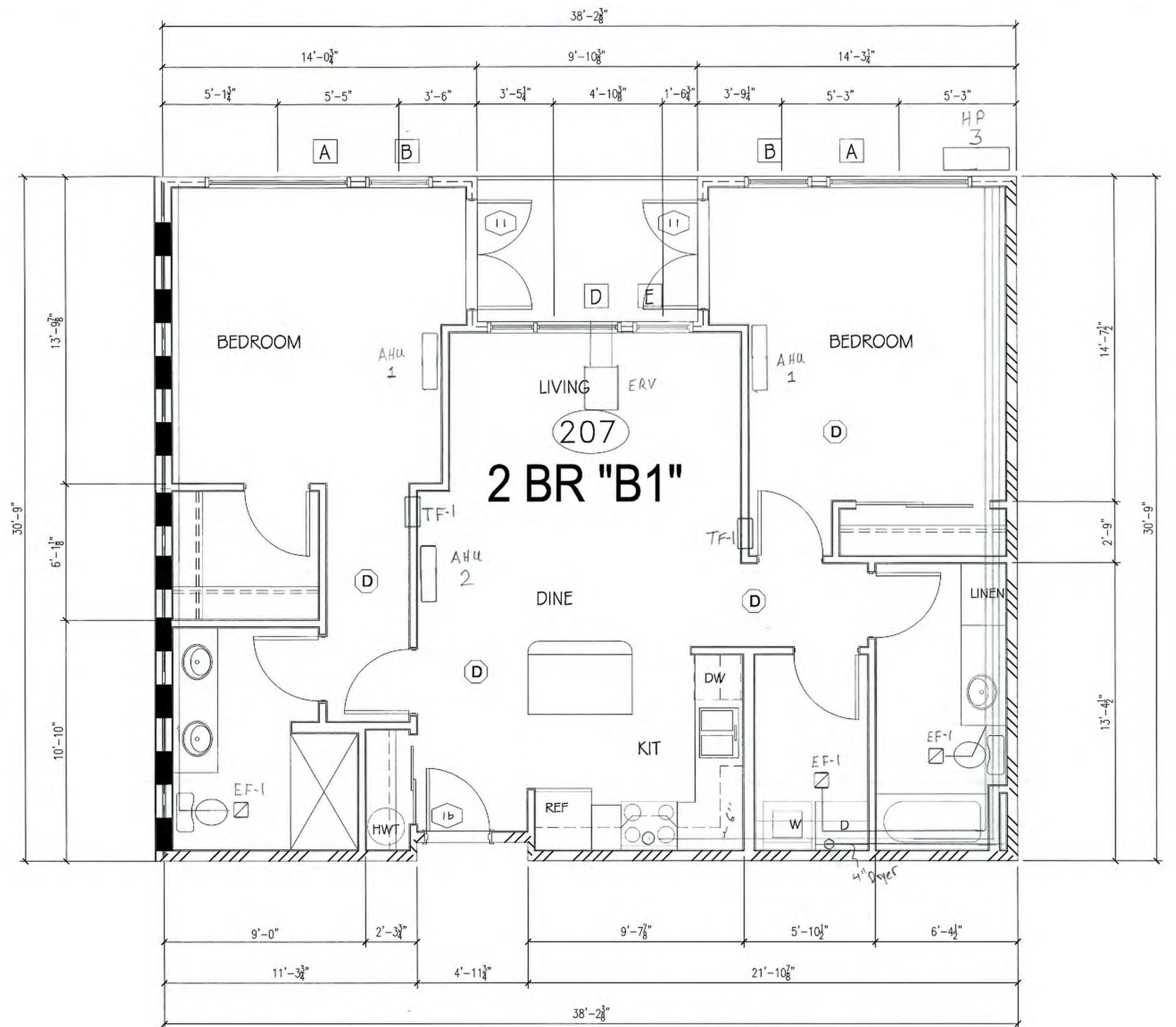
WINDOWS W/28" U FACTOR & .40 SHGC

LEGEND  
VERIF. WALL TYPES AS PER RAI.1 SHEET  
STANDARD WALL (THICKNESS SHFT RAI.1 #3)  
CORRIDOR WALL (SHFT RAI.1 #4)  
LUMBING CORRIDOR WALL (SHFT RAI.1 #4)  
UNIT PARTITION WALL (SHFT RAI.1 #5)  
EXTERIOR WALL (SHFT RAI.1 #1)  
2 HR WALL - GRC (SHFT RAI.1 #6)  
2 HR WALL - GRC (SHFT RAI.1 #7)  
2 HR EXTERIOR WALL (SHFT RAI.2 #5)  
DOOR INDICATOR  
SOFFITS FOR DUCTS  
DETAIL INDICATOR (SEE SHFT AG.1)  
INTERIOR ELEVATIONS (SEE SHFT AG.1)  
SMOKE DETECTORS  
CARBON MONOXIDE DETECTOR  
1 HR 2 SIDED EXTERIOR WALL ON DECK

1 BR "A" & "B"  
TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC 7301 BEVERLY LANE EVERETT, WA 98203 RCHITECTS	DATE 18 APR 23 REVISION A2.2	SHEET



### 2 BEDROOM "B1"

(TYPE "B" UNIT)  
1,106 SQ/FT 9,954 SQ/FT  
9 UNIT  
DECK - 64 SQ/FT  
UNITS # 202,203,204 \$206  
302,303,304,306 \$307

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

SEE SHEET AG.2 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 & AG.2.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS.  
ENSURE THAT CONTROLS ARE NOT LOWER THAN 5' 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 W90C  
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 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).

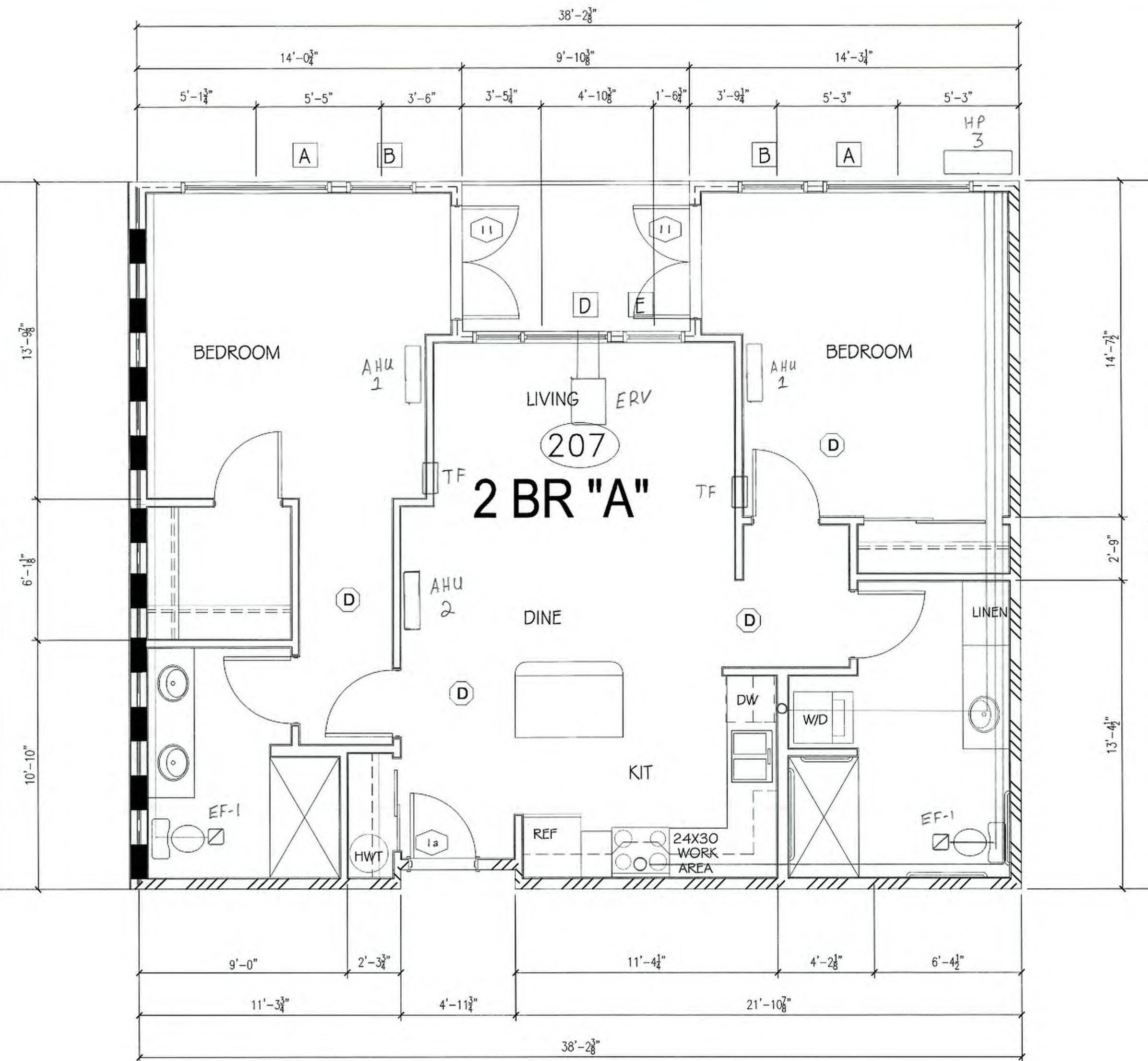
TYPE "B" KITCHEN COUNTERTOP 25 1/2" MAX. DEPTH, 36" MAX. HEIGHT (TOP OF SINK OR COUNTER WHICHEVER IS HIGHEST).

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.

UNITS ON 2ND AND 3RD FLOOR EXEMPT FROM COMPLYING WITH ANSI A117.1 REQUIREMENTS.

VENTILATION PER IMC SECTION 400.  
BATH FANS SHALL BE 65 CFM  
FAN SHALL BE DUAL SPEED  
COOKTOP VENTILATION SYSTEM  
WITH WALL SWITCH FOR HIGH  
SETTING LOW CFM SHALL BE 45 CFM  
FAN SHALL BE DUAL SPEED  
HOUSE VENTILATION  
LAUNDRY ROOM FANS REQUIRE  
20 CFM AND 100 CFM  
INTERMITTENT  
4" TRICKLE VENTS, OPERABLE  
WINDOWS OR FRESH AIR VENTS  
DEFERRED MEC SUBMITTAL



### 2 BEDROOM "A"

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

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

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

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

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

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

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

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

SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.  
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL  
SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.

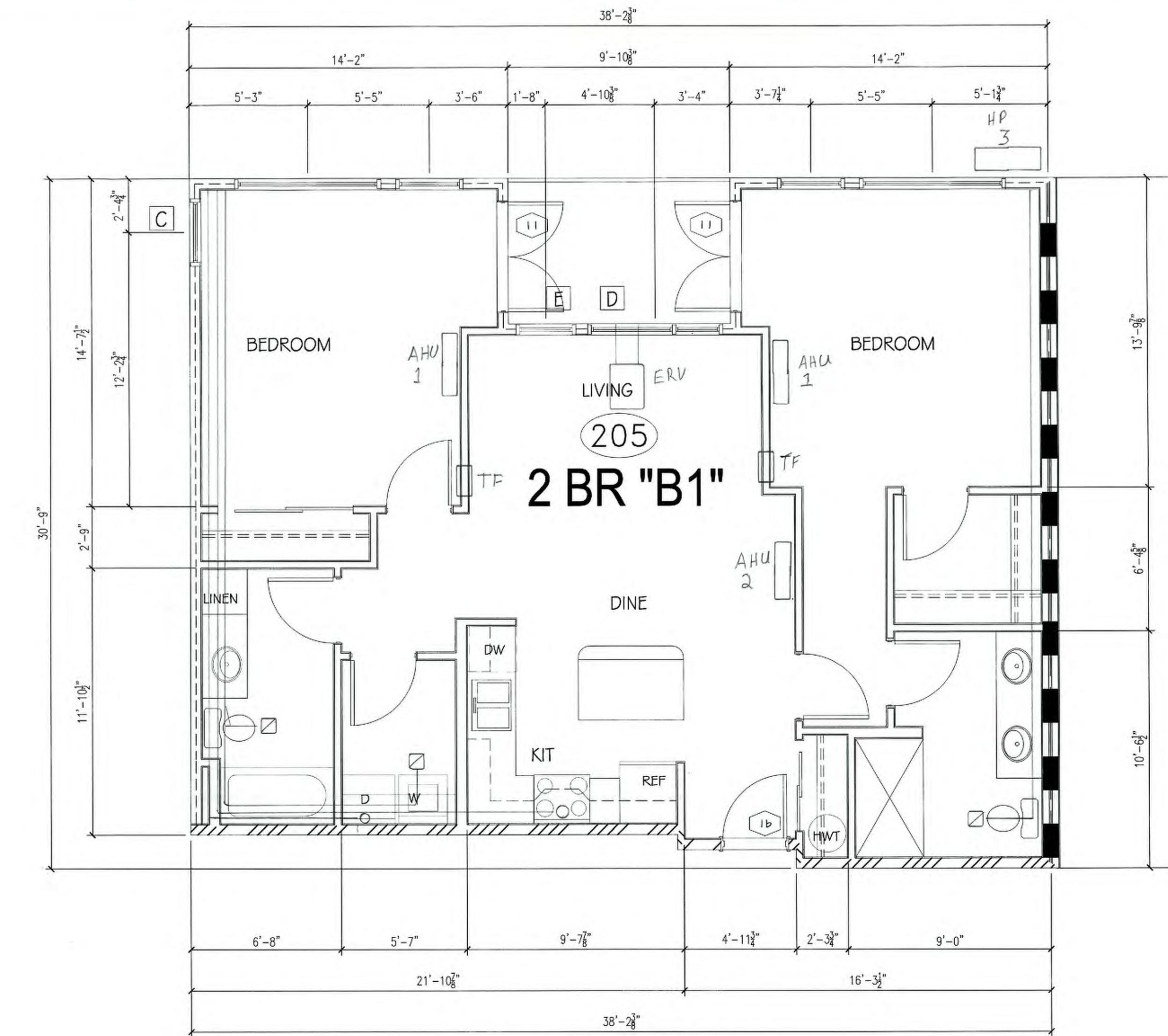
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME w/ACCESSIBLE CONTROLS  
WINDOWS W/28" UNDERRAIL & 40" SHGC

LEGEND	
1	VERIFY WALL TYPES AS PER SHT RAI.1 SHEET
2	STANDARD WALL (NOSET SHT RAI.1 #3)
3	CORRIDOR WALL (SHT RAI.1 #4)
4	PLUMBING CORRIDOR WALL (SHT RAI.1 #4)
5	UNIT PARTITION WALL (SHT RAI.1 #5)
6	EXTERIOR WALL (SHT RAI.1 #1)
7	2 1/2" WIRE SHELF & POLE
8	2 HR WALL - (SCT 50) (SEE SHT RAI.2 #20)
9	2 HR EXTERIOR WALL (SEE SHT RAI.2 #19)
10	1 HR 2 SIDED EXTERIOR WALL ON DECK
11	SMOKE DETECTORS
12	CARBON MONOXIDE DETECTOR

## 2 BR "A" & "B1" TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC 7301 BEVERLY LANE EVERETT, WA 98203 RCHITECTS	DATE 18 APR 23 REVISION A2.3	SHEET



### 2 BEDROOM "B2"

(TYPE "B" UNIT) 1,074 SQ/FT 2,148 SQ/FT

2 UNIT

DECK - 64 SQ/FT

UNIT # 205 \$ 305

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

SEE SHEET AG-2 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 & AG-2.  
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS.

ENSURE THAT CONTROLS ARE NOT LOWER THAN 15" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE

AIR INLETS, WINDOW TRickle VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.6.1

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

FOR ALL UNITS PROVIDE A PORTION OF TOWEL BARS MOUNT AT 46" AFF.

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "U" 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 A17.1-2009 SECTION 309.

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "U" 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 A17.1-2009 SECTION 309.

FOR TYPE "A" UNITS 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.

UNITS ON 2ND AND 3RD FLOOR EXEMPT FROM COMPLYING WITH ANSI A17.1 REQUIREMENTS.

VENTILATION PER IMC SECTION 403  
BATH FANS SHALL BE 65 CFM  
FAN TO BE AUTOMATICALLY CONTROLLED  
CONTINUOUS LOW SETTING  
WITH WALL SWITCH FOR HIGH  
SETTING. BATH FAN TO BE 65 CFM  
FAN SHALL BE FOR WHOLE  
HOUSE VENTILATION  
LAUNDRY VENTILATION REQUIRE  
20 CFM CONTINUOUS OR 50 CFM  
4" TRICKLE VENTS AT WINDOWS  
OR FRESH AIR VENTS  
DEFERRED MEC SUBMITTAL

**SHEET NOTES**  
1 SELF-RIMMING STAINLESS STEEL SINK; SINGLE BOWL; 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 CARPET STRIP @ CARPET/VINYL TRANSITION  
10 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW  
11 1.22 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS  
12 GRAB BARS FOR WATER CLOSET  
13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF  
14 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET  
15 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANTY  
16 30" TUB AND SHOWER; PROVIDE 50 D BACKING IN WALL; MOUNT CENTER OF BAS MAX 41" 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 WITH BATH 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.)  
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 STACKED WASHER/DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR  
25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR  
26 1 - 12" WIRE SHELF & POLE  
27 5 - 12" WIRE SHELVES  
28 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 6'-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  
ENTRY DOORS 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 ICANSI A17.1-2009

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SWITCHES AND THERMOSTATS MAXIMUM 48" TO THE HIGHEST CONTROLS.  
KITCHEN CORNER OUTLETS MUST BE A MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN L-SHAPE AND U-SHAPE KITCHENS.

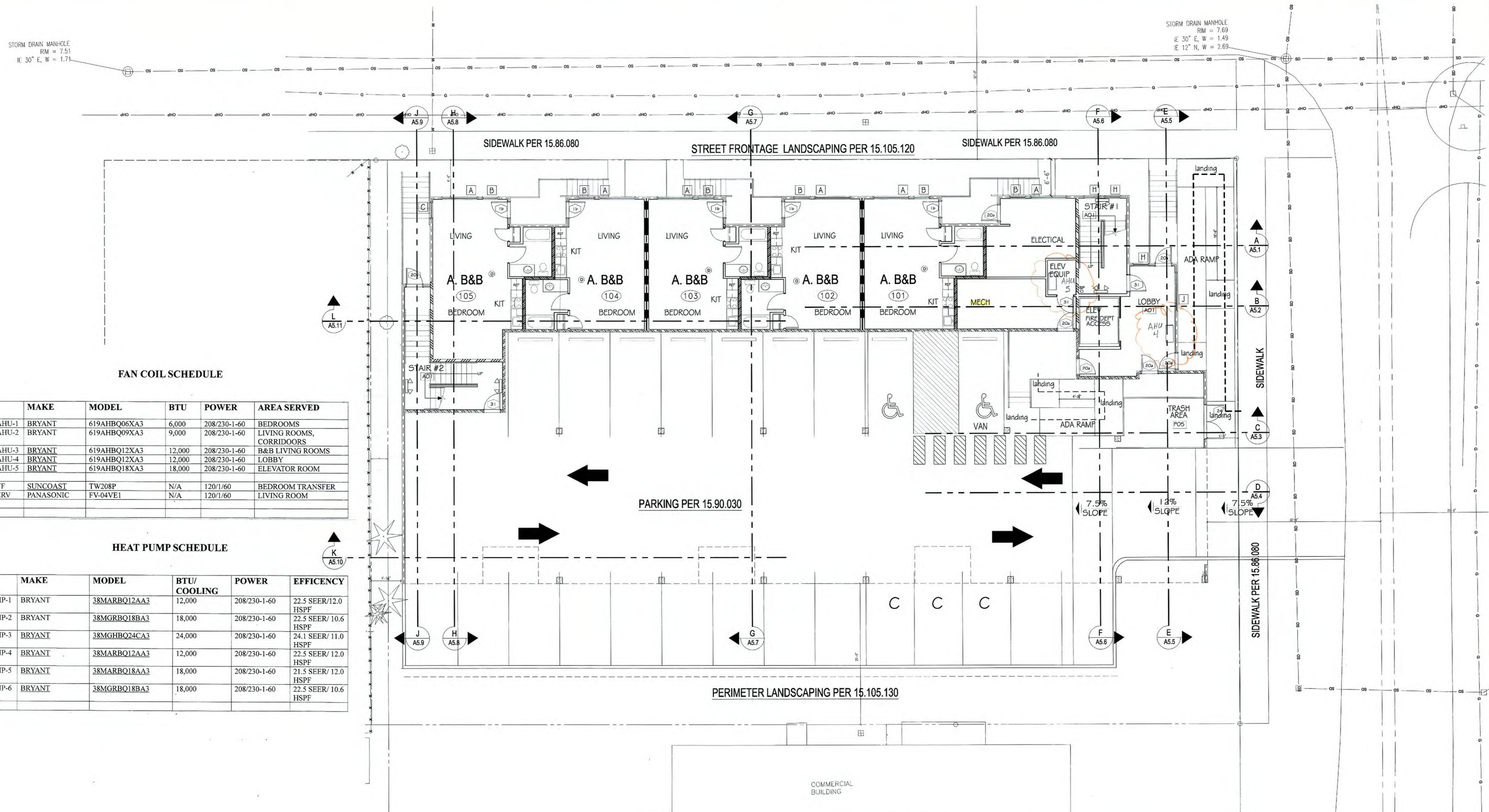
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS  
WINDOWS W/28" U FACTOR & .40 SHGC

LEGEND	
■	VERIFY WALL TYPES AS PER RAI-1 SHEET
■	STANDARD WALL (1) (RAISE SHT RAI-1 #3)
■	CORRIDOR WALL (SEE SHT RAI-1 #4)
■	PLUMBING CORRIDOR WALL (SEE SHT RAI-1 #4)
■	UNIT PARTITION WALL (SEE SHT RAI-1 #5)
■	EXTERIOR WALL (SEE SHT RAI-1 #1)
■	2 HR WALL - (STC 50) (SEE SHT RAI-2 #20)
■	2 HR EXTERIOR WALL (SEE SHT RAI-2 #19)
■	INTERIOR ELEVATIONS (SEE SHT AG-6)
■	SMOKE DETECTORS
■	CARBON MONOXIDE DETECTOR
■	1 HR 50D EXTERIOR WALL ON DECK

### 2 BR "B2" TYPICAL UNIT

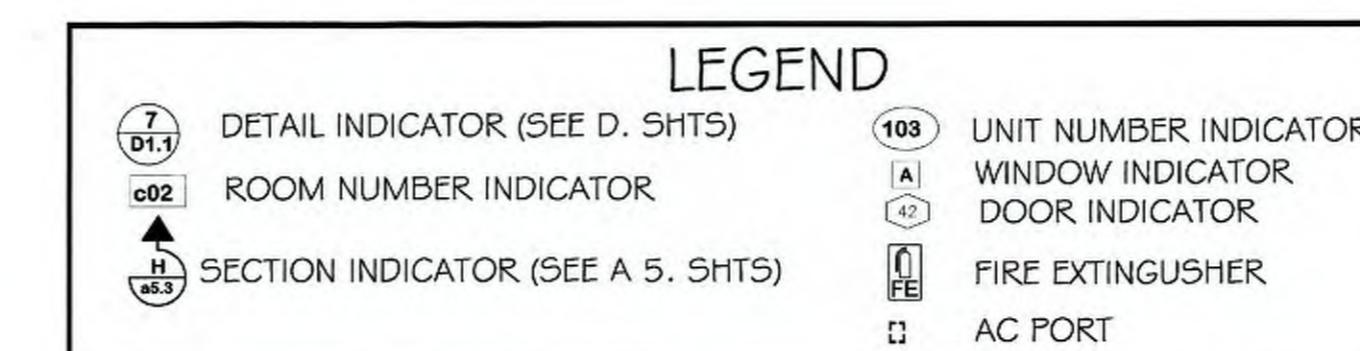
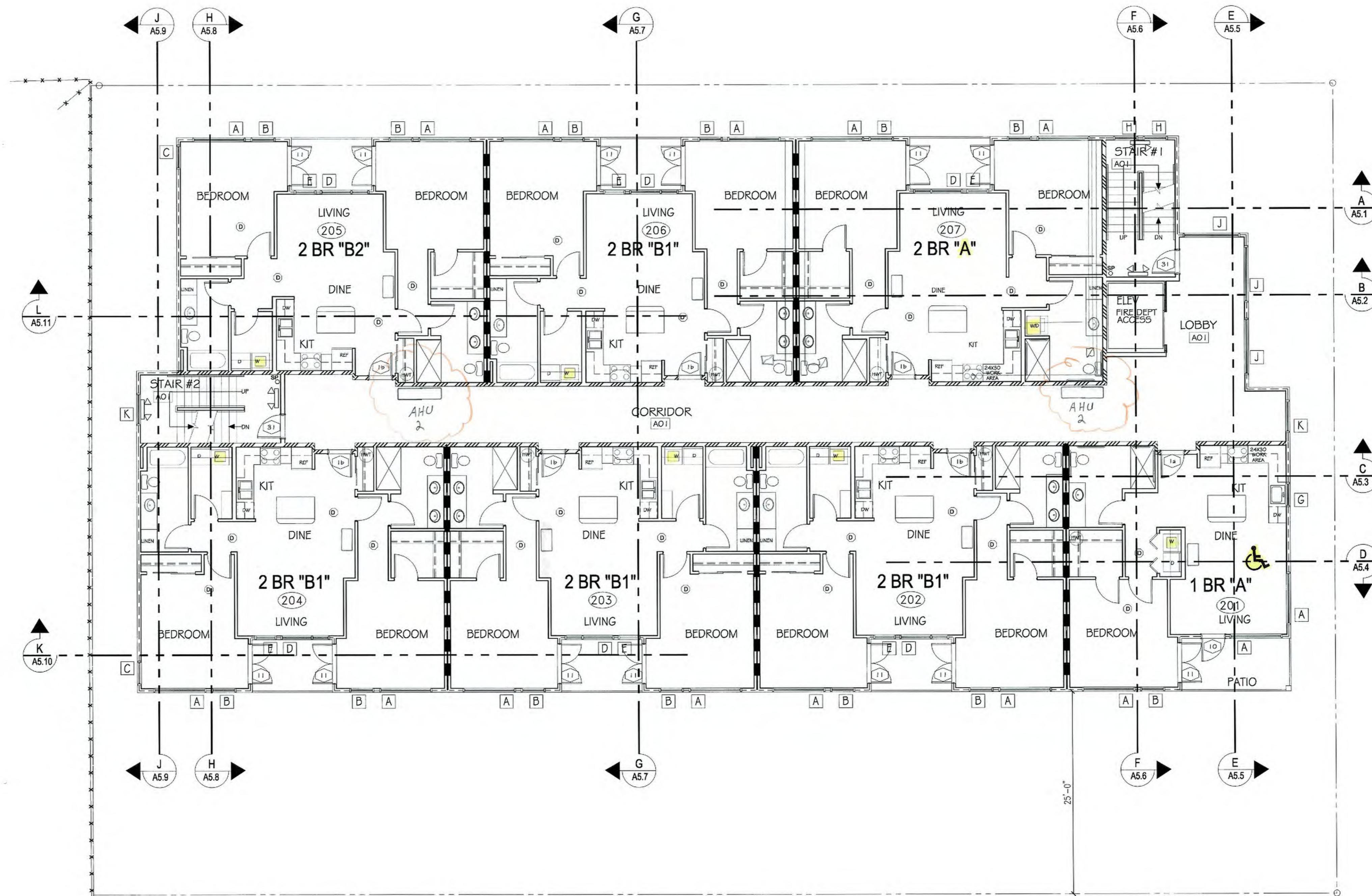
SCALE 1/4" = 1'-0"

REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC RCHITECTS 7301 BEVERLY LANE EVERETT, WA 98203	DATE 18 APR 23 REVISION SHEET A2.4



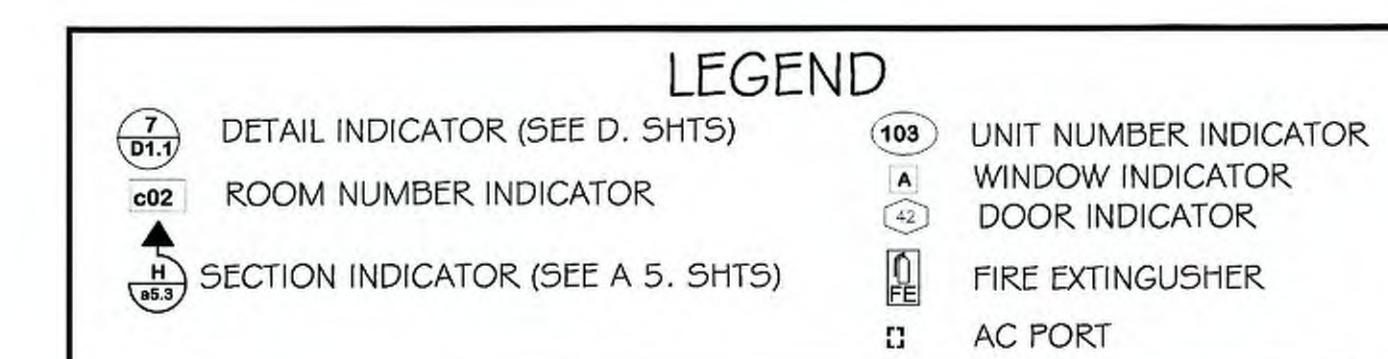
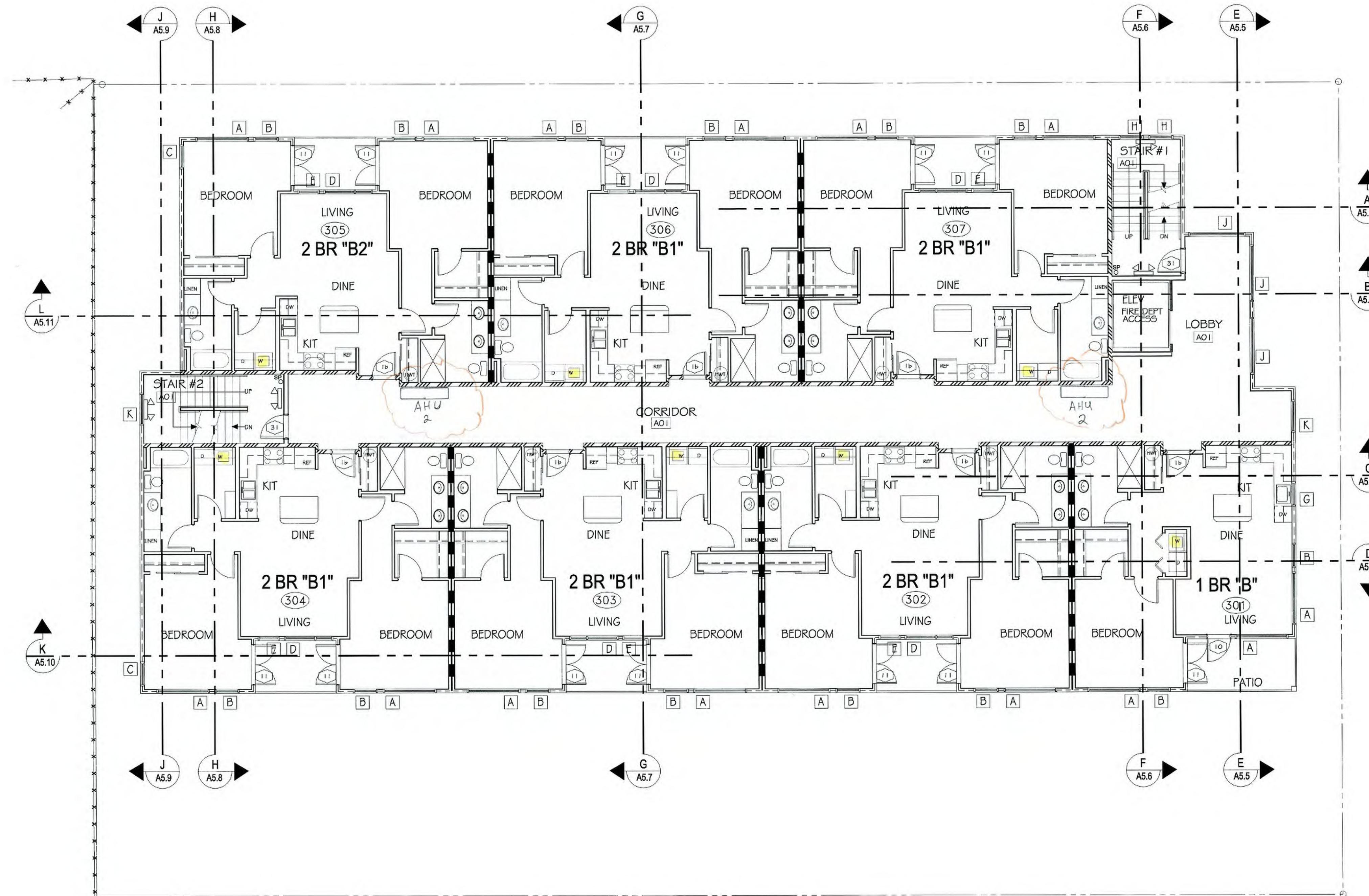
1ST FLOOR PLAN  
SCALE 1/8" = 1'-0"

REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC RCHITECTS	DATE 18 APR 23 REVISION	SHEET A3.1



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

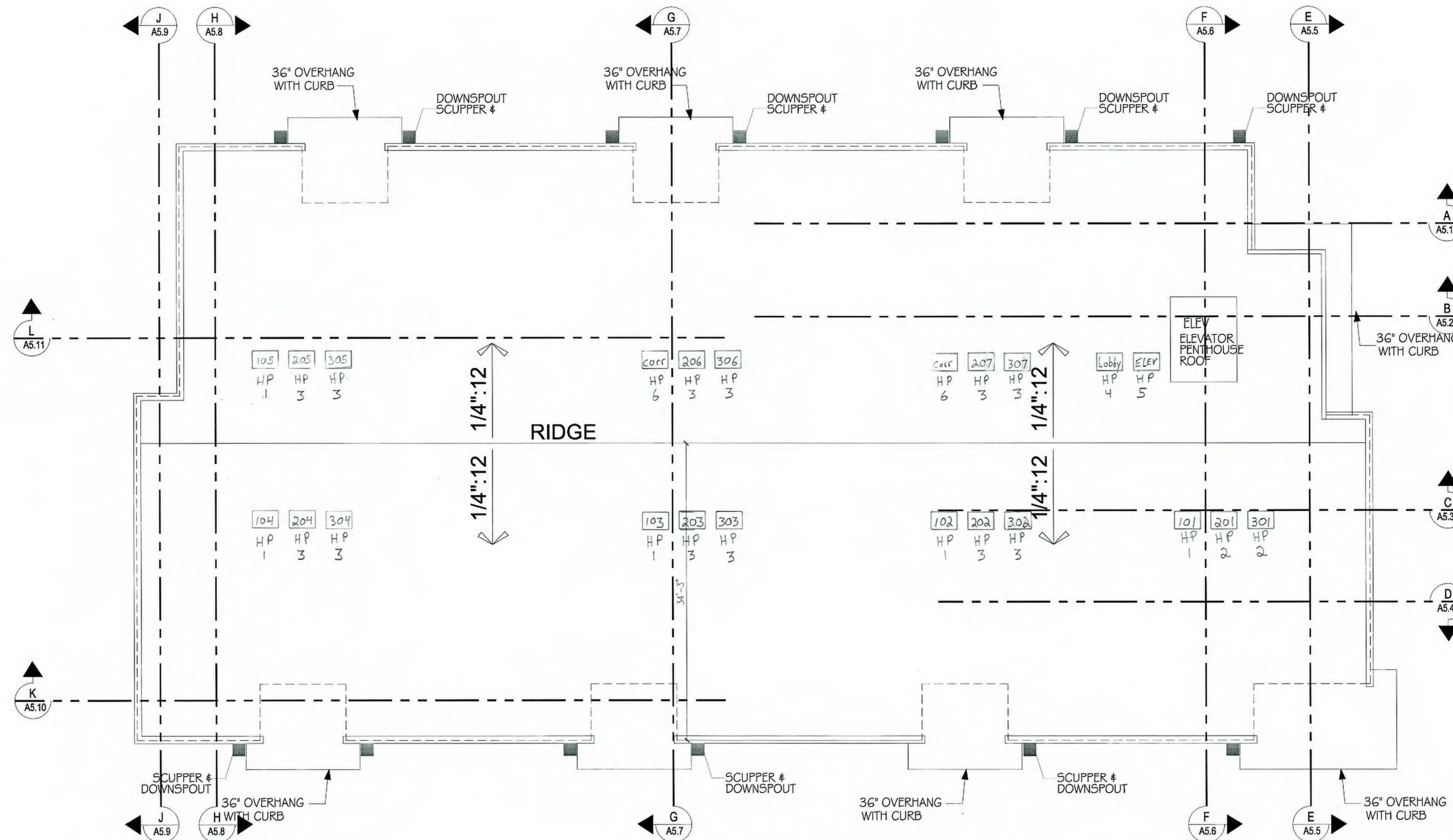
REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC RCHITECTS 7301 BEVERLY LANE EVERETT, WA 98203	DATE 18 APR 23 REVISION SHEET
			A3.2



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

<b>REVISIONS</b>	<p>PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS</p>	<p>CHARLES MORGAN &amp; ASSOCIATES, LLC RCHITECTS</p>	<p>DATE 18 APR 23 REVISION SHEET</p>
			<b>A3.3</b>

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



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

REVISIONS	PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC ARCHITECTS	DATE 18 APR 23 REVISION	SHEET A3.4
		7301 BEVERLY LANE EVERETT, WA 98203	EMAIL info@cmarch.com PHONE 425-353-2888	