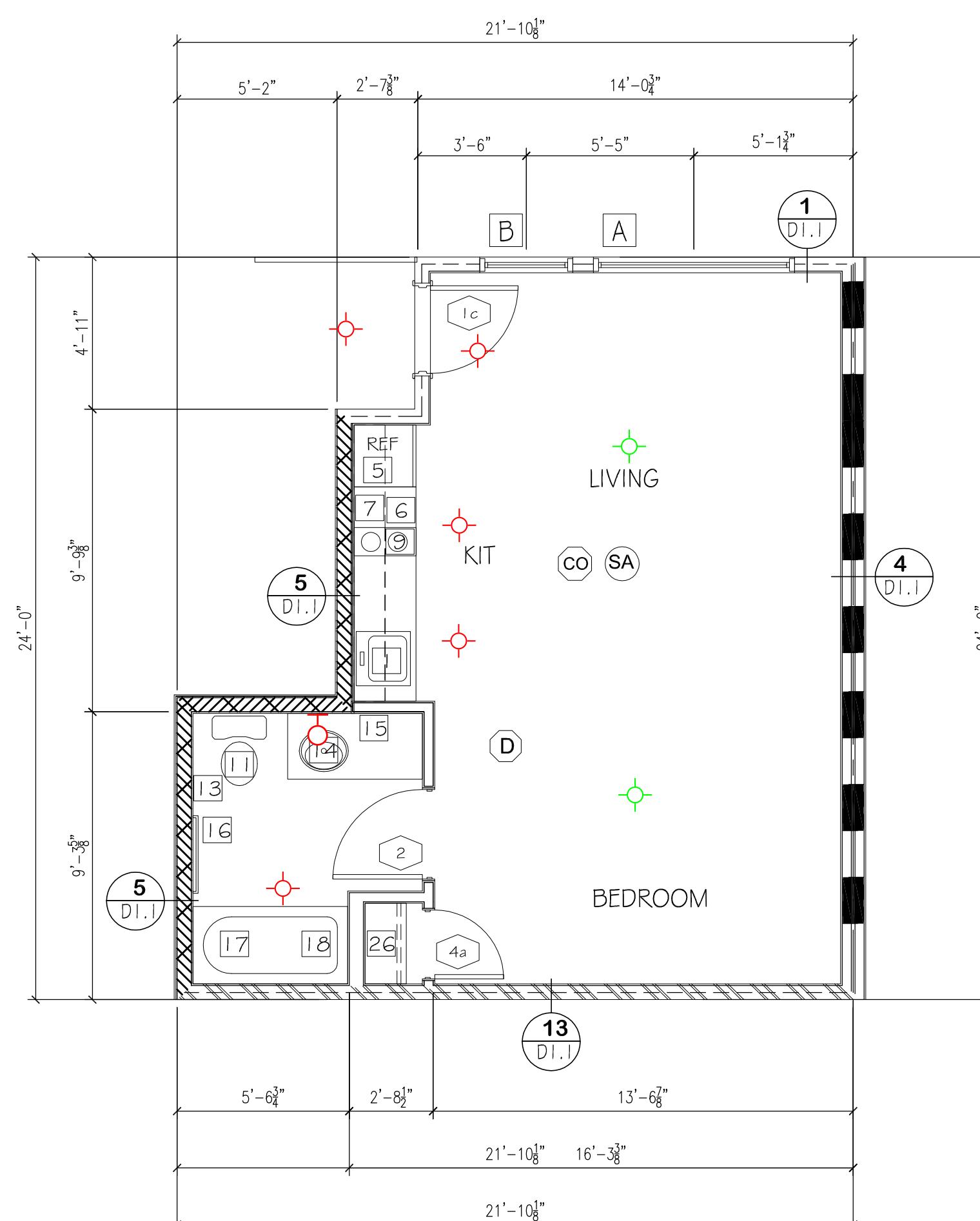


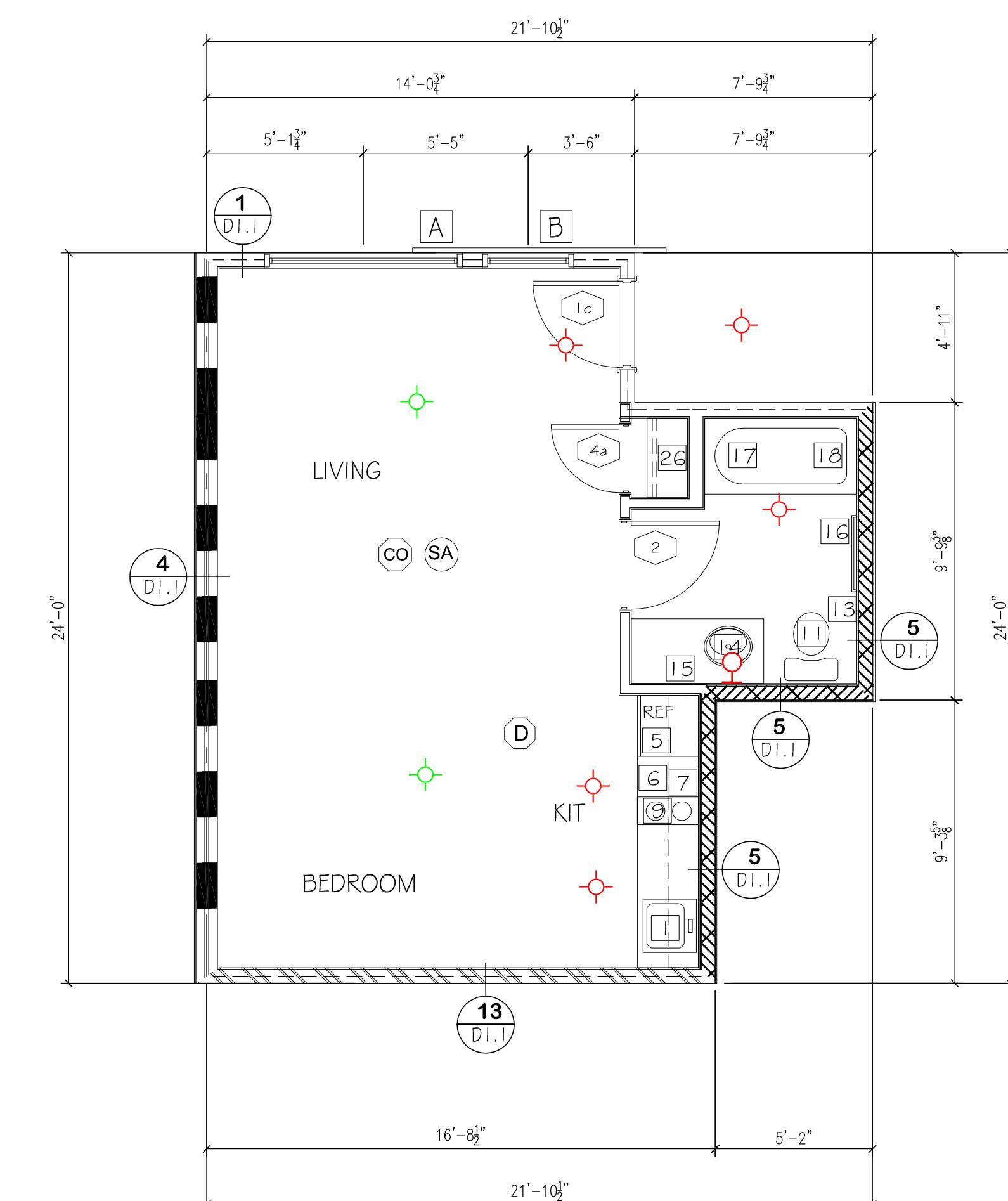
UNIT "B&B-3"  
(SLEEPING UNIT)

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



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

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



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

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

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  
Description Quantity Unit  
U1- 6" LED DISK LIGHT 15 Count  
U2- 11" LED DISK LIGHT 7 Count  
U3- LED VANITY LARGE 3 Count

**SHEET NOTES**

1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS  
2 BUILT-IN DISHWASHER, ENERGY STAR  
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE  
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE  
5 REFRIGERATOR SPACE  
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE  
7 PONY WALL  
8 COOKTOP  
9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW  
10 1.26 GAL. MAXIMUM TUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 30" DEEP FOR 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-CUPS TO MATCH VANITY  
15 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL MOUNT CENTER OF BAR, MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BAR @ 45" AFF FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD  
16 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND  
17 FUR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS  
18 5' SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD  
19 ADA 3' ROLL-IN SHOWER WITH SEAT  
20 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  
21 GRAB BARS FOR ROLL-IN SHOWER  
22 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR  
23 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR  
24 1 - 12" WIRE SHELF & POLE  
25 5 - 12" WIRE SHELVES  
26 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 1105.5, I A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1105.5.2  
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 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 RA-1 SHEET  
STANDARD (SEE SHT RA-1 #3)  
CORRIDOR WALL (SEE SHT RA-1 #4)  
UNIT PARTITION WALL (SEE SHT RA-1 #5)  
EXTERIOR WALL (SEE SHT RA-1 #1)  
2 HR WALL - GENERIC (SEE SHT RA-1 #4)  
2 HR WALL - (SEE SHT RA-1 #2)  
2 HR EXTERIOR WALL (SEE SHT RA-1 #9)  
SMOKE/CARBON MONOXIDE DETECTOR

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

SCALE 1/4" = 1'-0"



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

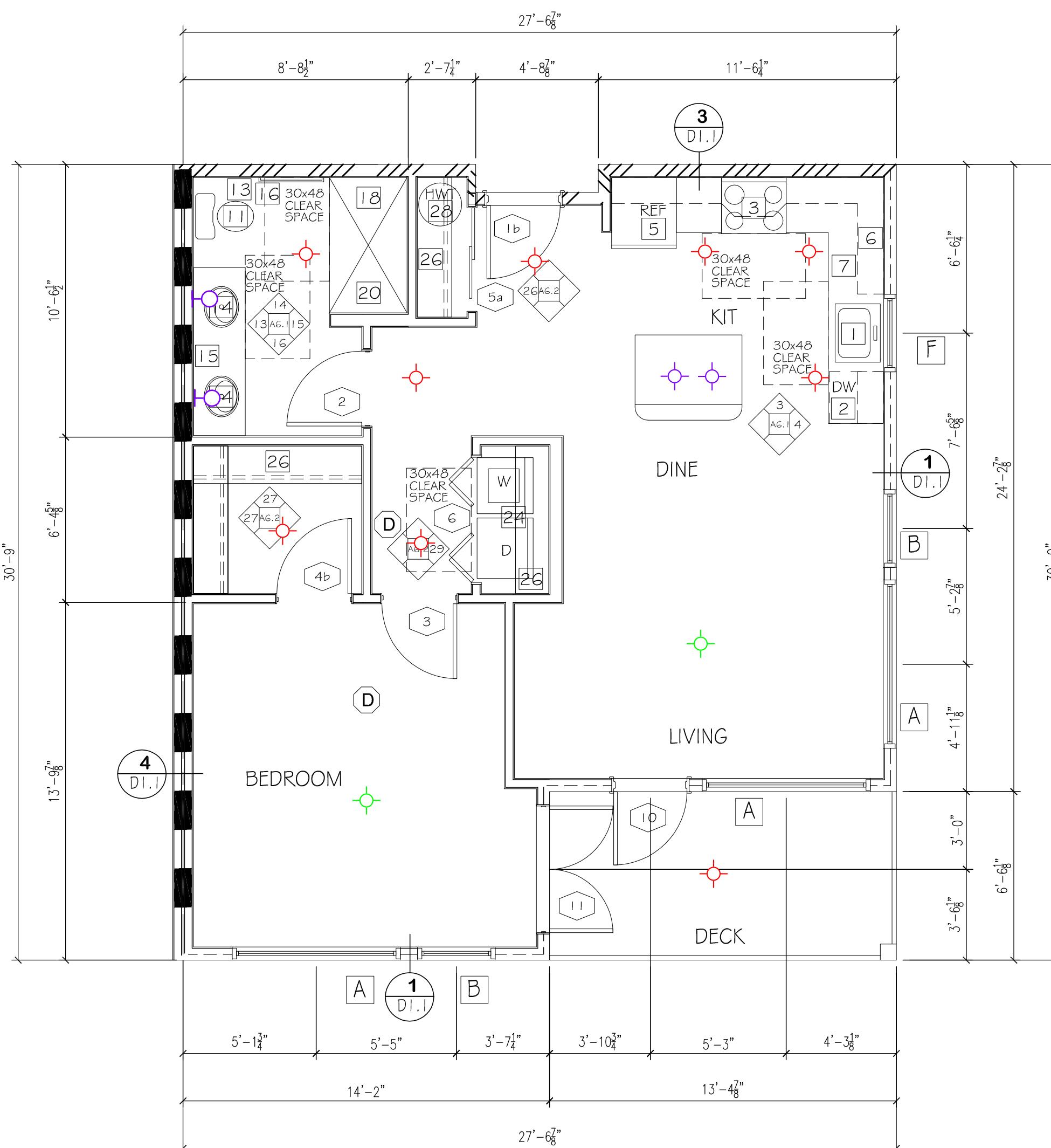
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PHONE: 425-353-2888

DATE	17 AUG 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 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 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 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".

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 1/2", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

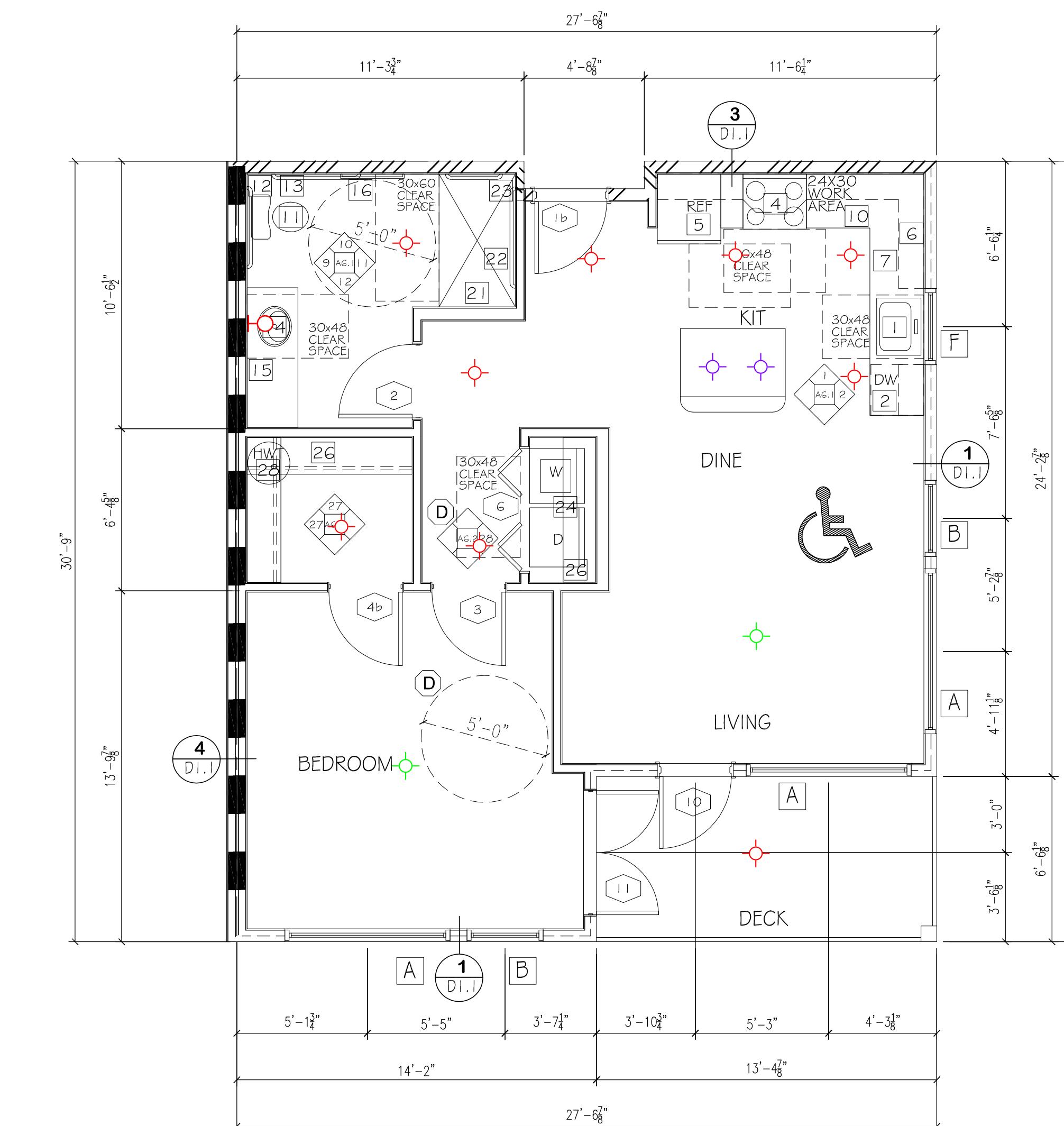
FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED 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 ICC/ANSI A117.1-2009 SECTION 309.

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

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

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

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



### I BEDROOM "A"

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

Legend	Description	Quantity	Unit
◆	U1- 6" LED DISK LIGHT	18	Count
◆	U2- 11" LED DISK LIGHT	4	Count
◆	U3- LED VANITY LARGE	1	Count
◆	U4- LED VANITY SMALL	2	Count
◆	U5- KITCHEN MINI PENDANT	4	Count

#### SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
- 7 PONY WALL
- 8 COOKTOP
- 9 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 TO 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" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX 36" AFF TO TOP OF SURFACE; MOUNT A MAX 18" FROM CENTER OF BAR 48" AFF
- 17 5" SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD
- 18 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 19 5" SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 20 ADA 5" ROLL-IN SHOWER WITH SEAT
- 21 5" SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED/SHOWER HEAD OR AS A HAND HELD SHOWER
- 22 GRAB BARS FOR ROLL-IN SHOWER
- 23 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 24 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 25 1 - 12" WIRE SHELF & POLE
- 26 5 - 12" WIRE SHELVES
- 27 HOTWATER TANK
- 28

NOTE: ALL DOORS TO BE 3'-0" X 6'-8".  
UNIT ENTRY DOORS TO BE 20 MIN RATE 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 MIFAG FOR VISUALLY IMPAIRED A VISITOR AND A PERSON WITH A DISABILITY.  
ENTRANCE DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

NOTE: ALL BATHS & KITCHENS TO BE MECHANICALLY VENTED TO EXTERIOR.  
NOTE: PROVIDE REMOVABLE CABINET IN ALL TYPE "A" BATHROOM AND SUPPORT AT OPEN END.  
PROVIDE FINISH FLOOR UNDER REMOVABLE CABINET

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

OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST OUTLET TO THE FINISH FLOOR.  
COUNTER TOP OUTLETS TO BE MAXIMUM 44" HIGH MEASURED FROM FINISHED FLOOR TO HIGHEST OUTLET.

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

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

LEGEND
■ WINDOW INDICATOR
□ DOOR INDICATOR
■ SOFFITS FOR DUCTS
● DETAIL INDICATOR (SEE D1, SHTS)
■ INTERIOR ELEVATIONS (SEE SHT AG. I)
● SMOKE/CARBON MONOXIDE DETECTOR

### 1 BR "A" & "B" TYPICAL UNIT

SCALE 1/4" = 1'-0"

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

CHARLES MORGAN & ASSOCIATES, LLC

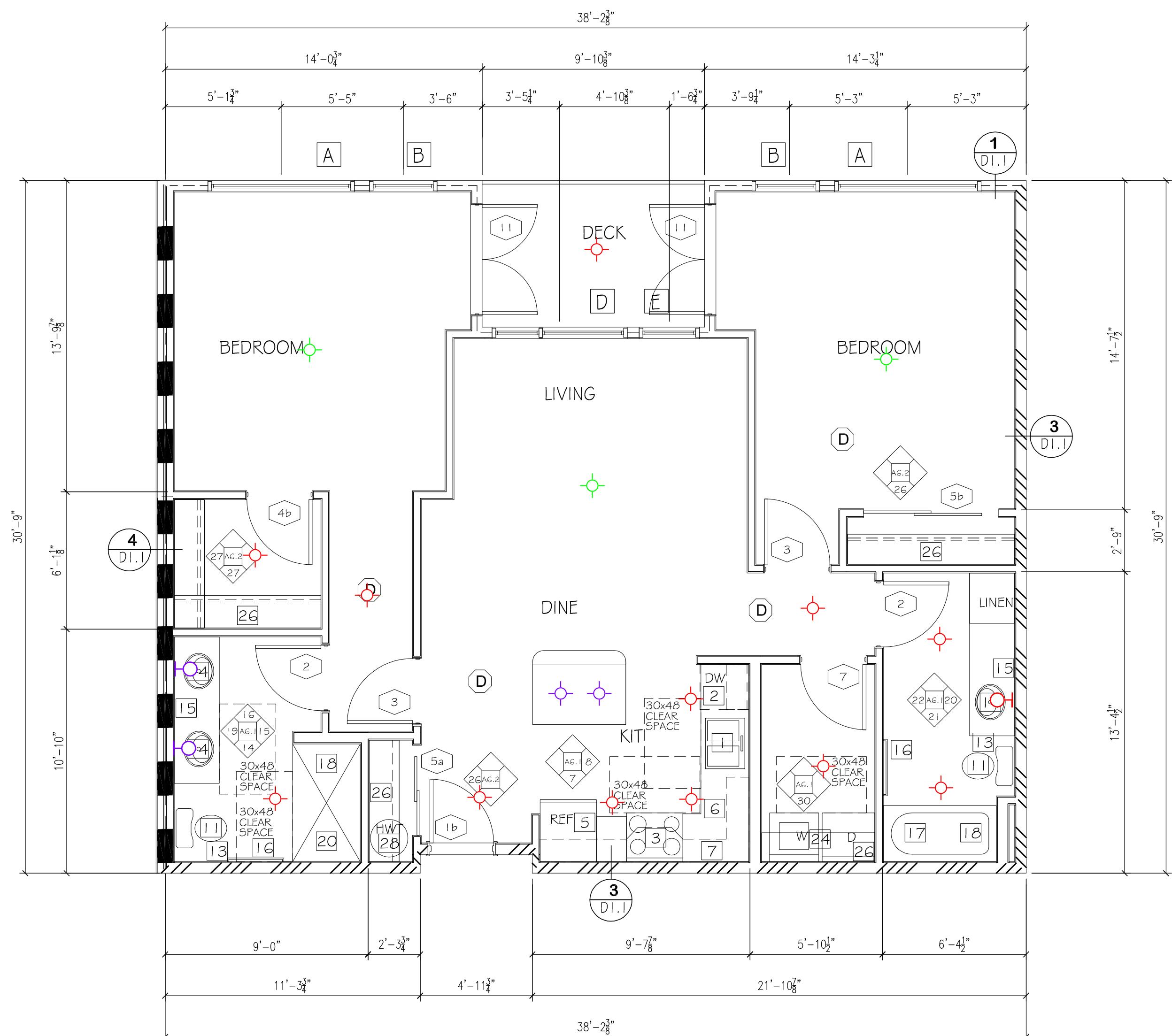
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PHONE: 425-353-2888

DATE	17 AUG 23
REVISION	

SHEET

A2.2



### 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 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 WSECO 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 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.

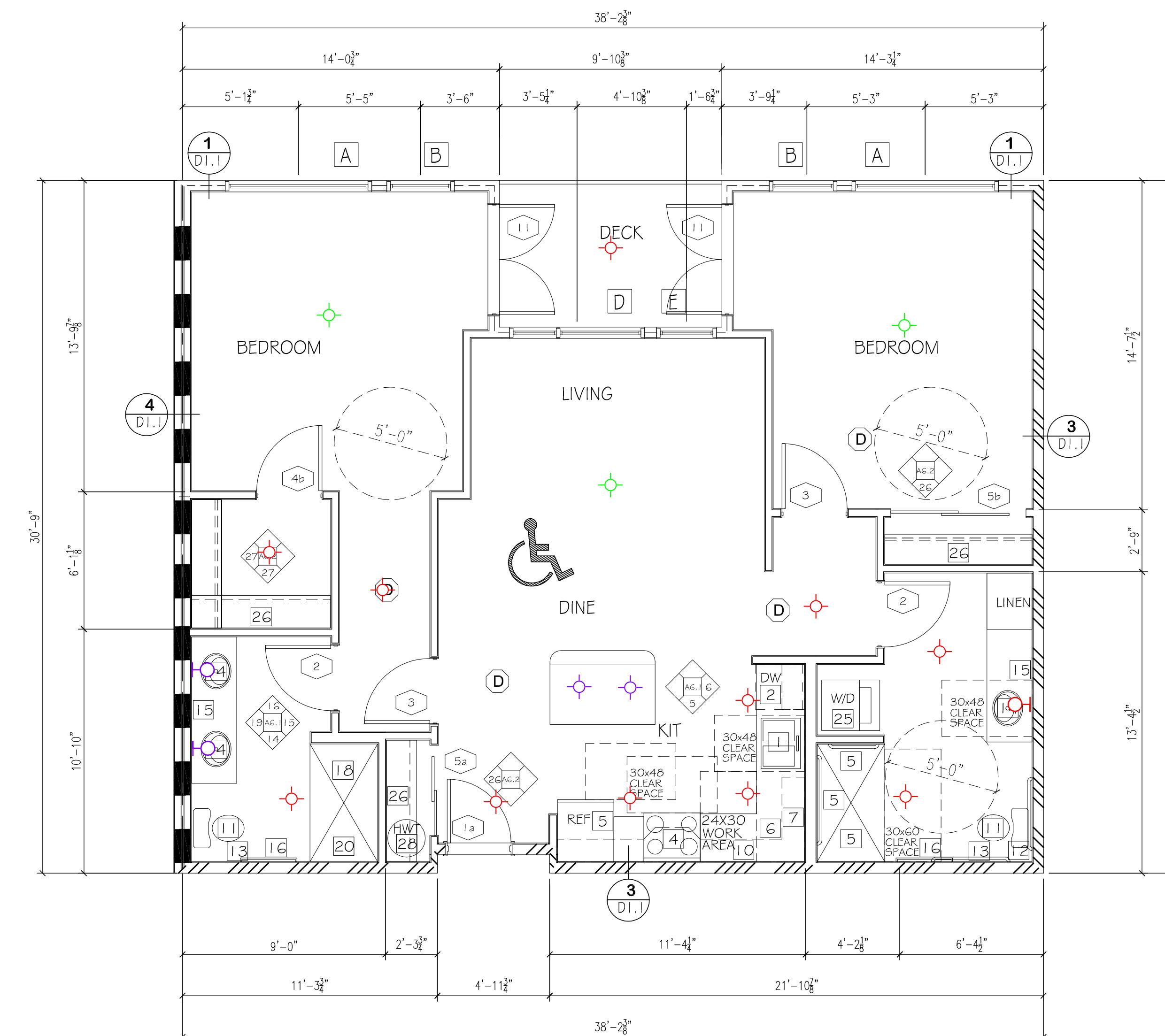
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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)  
 1,106 SQ/FT  
 1 UNIT  
 DECK - 64 SQ/FT  
 UNIT # 207

#### SHEET NOTES

- 1 SELF RINING 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 FAUCET 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 11" 28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 11 GRAB BARS FOR WATER CLOSET
- 12 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 13 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 14 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANTY
- 15 30" TOWEL BAR; PROVIDED SOLID PACKING IN WALL; MOUNT CENTER OF BAR MAX. 41" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- 16 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 17 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 18 FURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 19 ADA 5" ROLL-IN SHOWER WITH SEAT
- 20 5" SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD
- 21 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 22 GRAB BARS FOR ROLL-IN SHOWER
- 23 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 24 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 25 1 - 12" WIRE SHELF & POLE
- 26 5 - 12" WIRE SHELVES
- 27 HOTWATER TANK
- 28

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

SWITCHES AND THUMBSCREWS 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" WATOR & 40 SHGC

LEGEND	
STANDARD WALL (THREE SHT RA.1 #5)	A WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RA.1 #4)	D DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RA.1 #5)	S SOFFITS OR DUCTS
EXTERIOR WALL (SEE SHT RA.1 #1)	D DETAIL INDICATOR (SEE D1 - SHTS)
2 HR WALL - (STC 50) (SEE SHT RA.1 #20)	I INTERIOR ELEVATIONS (SEE SHT A6.1)
2 HR EXTERIOR WALL (SEE SHT RA.1 #19)	SMOKE/CARBON MONOXIDE DETECTOR

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

SCALE 1/4" = 1'-0"

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

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
 EVERETT, WA 98203

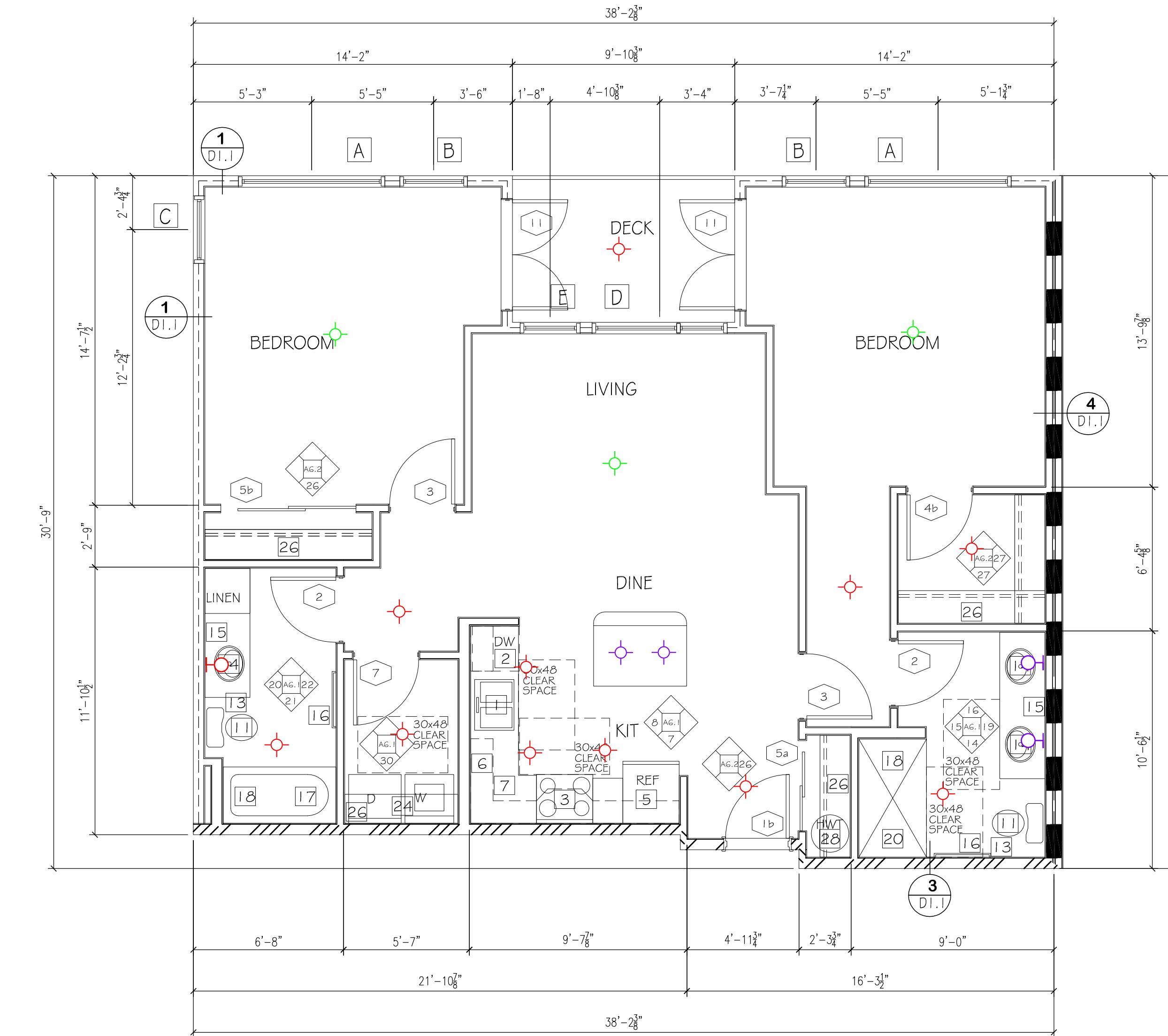
RCHITECTS

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

DATE	17 AUG 23
REVISION	

SHEET

A2.3



## 2 BEDROOM "B2"

(TYPE "B" UNIT)

1,074 SQ/FT 2,148 SQ/FT

2 UNIT

DECK - 64 SQ/FT

UNITS # 205 & 305

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

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

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

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

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

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

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 "U" AND "T" 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 "U" AND "T" 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.

### SHEET NOTES

1 SELF-RIMMING STAINLESS STEEL SINK- SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS  
2 BUILT-IN DISHWASHER, ENERGY STAR  
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE  
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE  
5 REFRIGERATOR SPACE  
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW  
7 LINE OF CABINETS ABOVE  
8 PONY WALL  
9 COOKTOP  
10 30x24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW  
11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS  
12 GRAB BARS FOR WATER CLOSET  
13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF  
14 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET  
15 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANTY  
16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 41-5/8" 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  
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 SEAT  
21 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED-SHOWER HEAD OR AS A HAND HELD SHOWER  
22 GRAB BARS FOR ROLL-IN SHOWER  
23 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR  
24 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR  
25 1 - 12" WIRE SHELF & POLE  
26 5 - 12" WIRE SHELVES  
27 HOTWATER TANK  
28

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  
NOTES: DOORS TO BE 3'-0" X 6'-8" FOR ALL UNITS EXCEPT FOR THOSE 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.  
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 RA1.1 SHEET  
STANDARD WALL (1 THROU 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 RA1.2 #20)  
2 HR EXTERIOR WALL (SEE SHT RA1.2 #19)  
SMOK/CARBON MONOXIDE DETECTOR

2 BR "B2"  
TYPICAL UNIT

SCALE 1/4" = 1'-0"

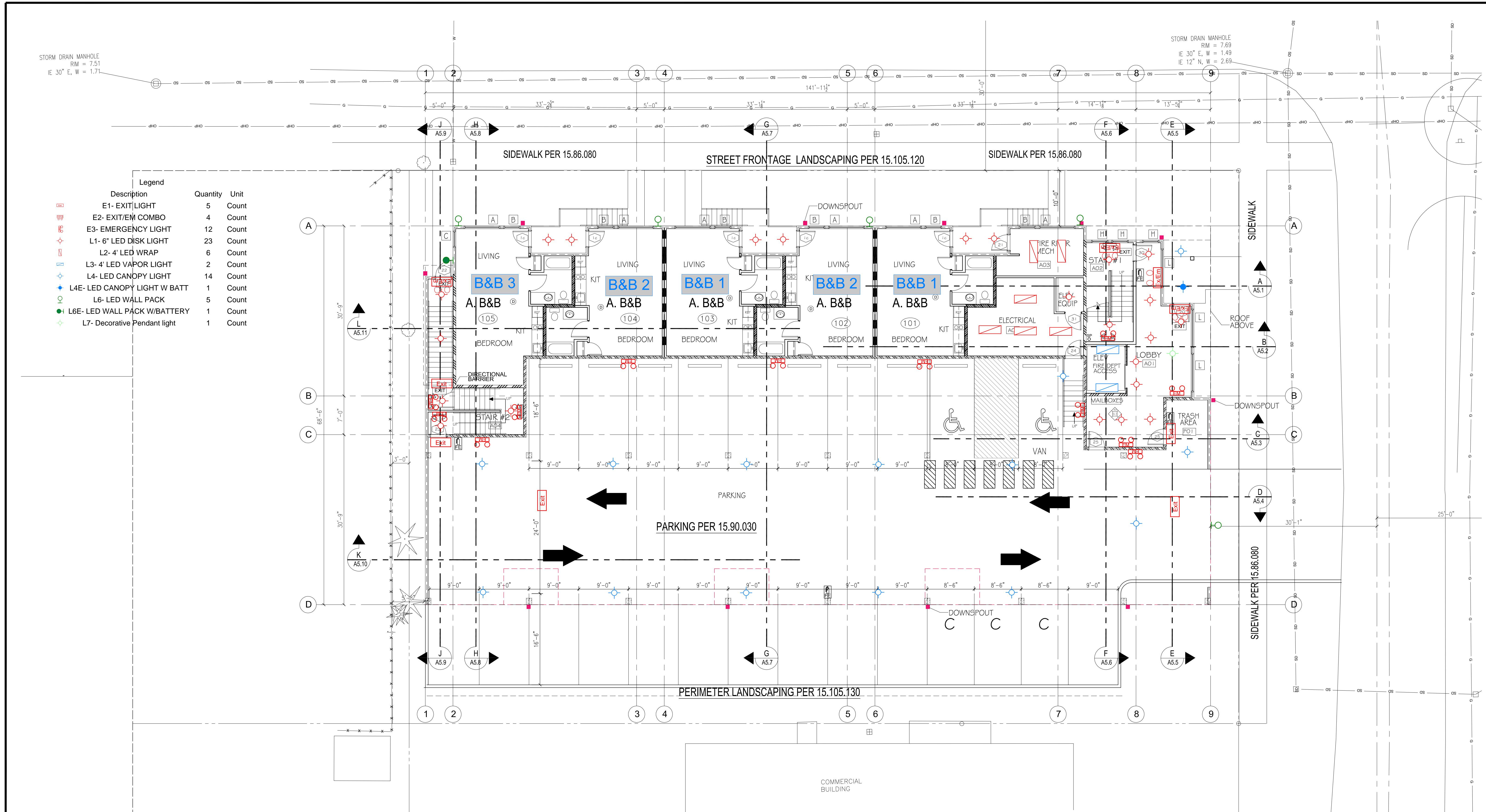
DATE 17 AUG 23

REVISION

SHEET

A2.4

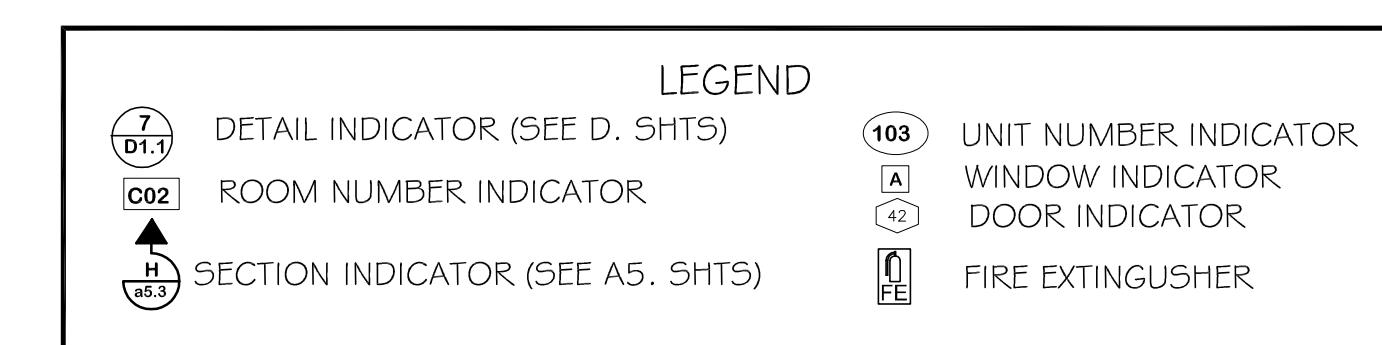
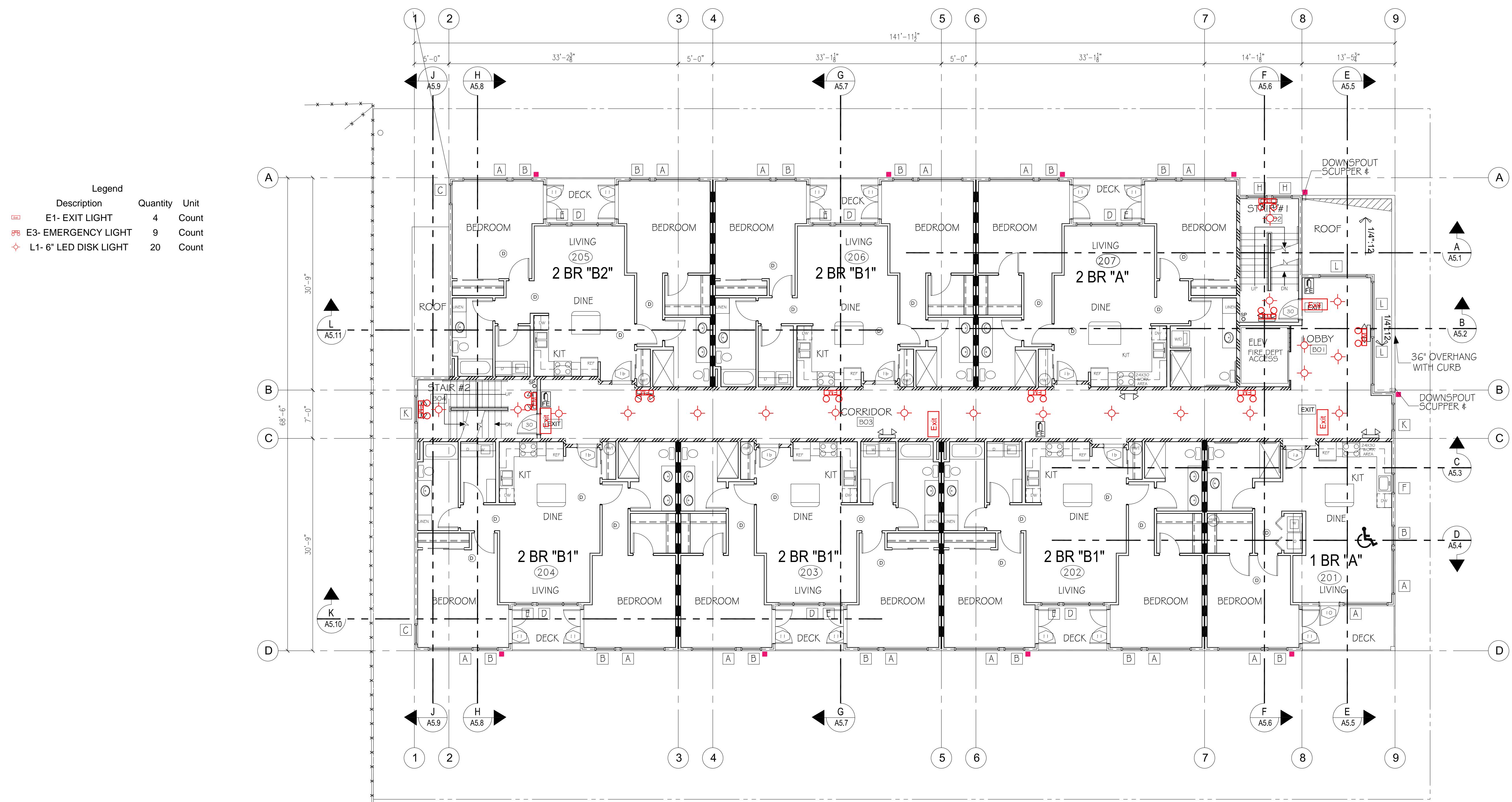
PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC 7301 BEVERLY LANE EVERETT, WA 98203	RCHITECTS	EMAIL info@cmaarch.com PHONE 425-353-2888
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1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC RCHITECTS	DATE 17 AUG 23	SHEET
		REVISION	A3.1



**2ND FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
DATE 17 AUG 23  
REVISION  
SHEET  
**A3.2**

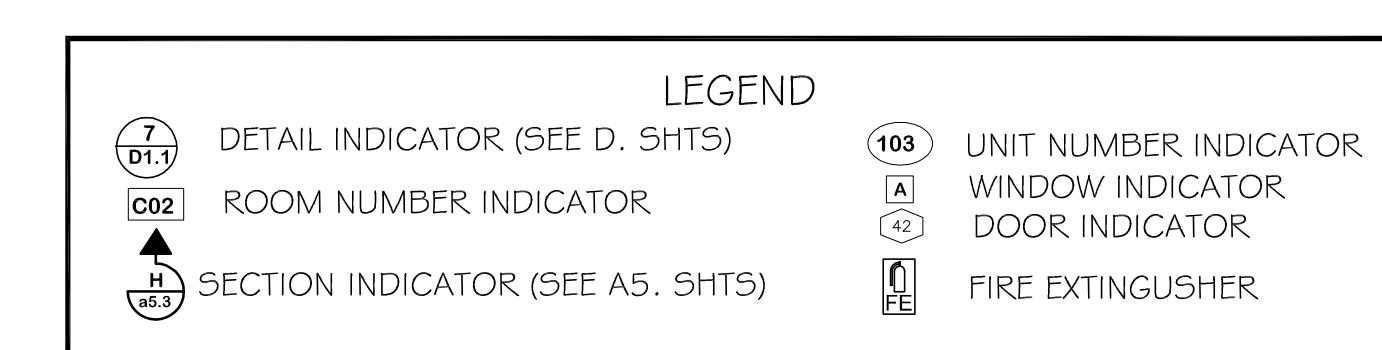
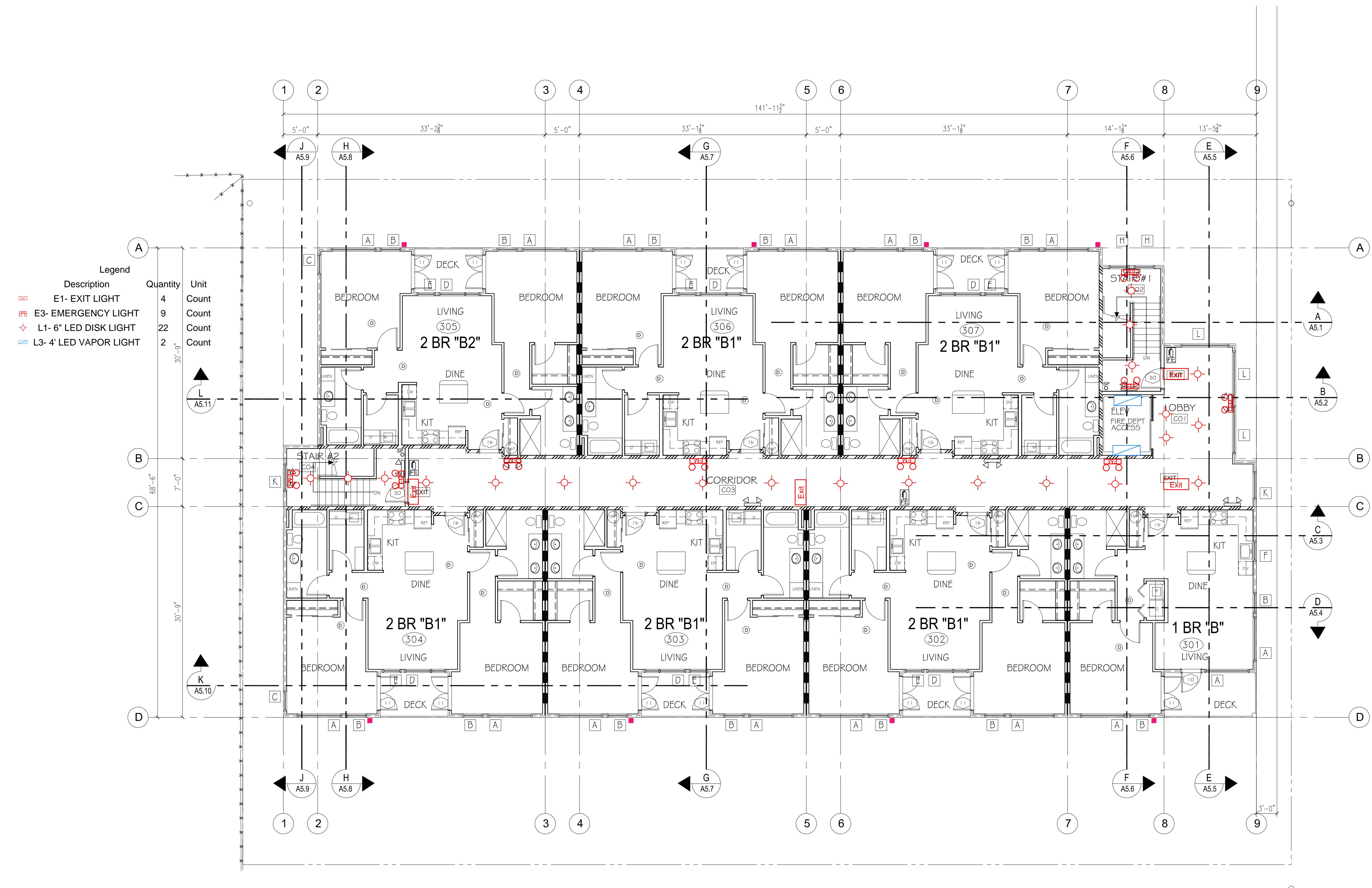
PROJECT  
THE TALMON  
LOCATION  
CENTRE STREET, LA CONNER, WA  
DEVELOPER  
KSA INVESTMENTS

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE  
EVERETT, WA 98203

**RCHITECTS**

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



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

	<p>PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS</p>	<p>CHARLES MORGAN &amp; ASSOCIATES, LLC 7301 BEVERLY LANE EVERETT, WA 98203</p> <p>RCHITECTS</p>	<p>DATE 17 AUG 23 REVISION</p>	<p>SHEET A3.3</p>
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