

4 OCT 23 PERMIT SUBMITTAL
1 7 MAR 24 PERMIT RESUBMITTAL
2 30 MAY 24 REVISION CITY COMMENTS



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

CHARLES MORGAN & ASSOCIATES, LLC

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

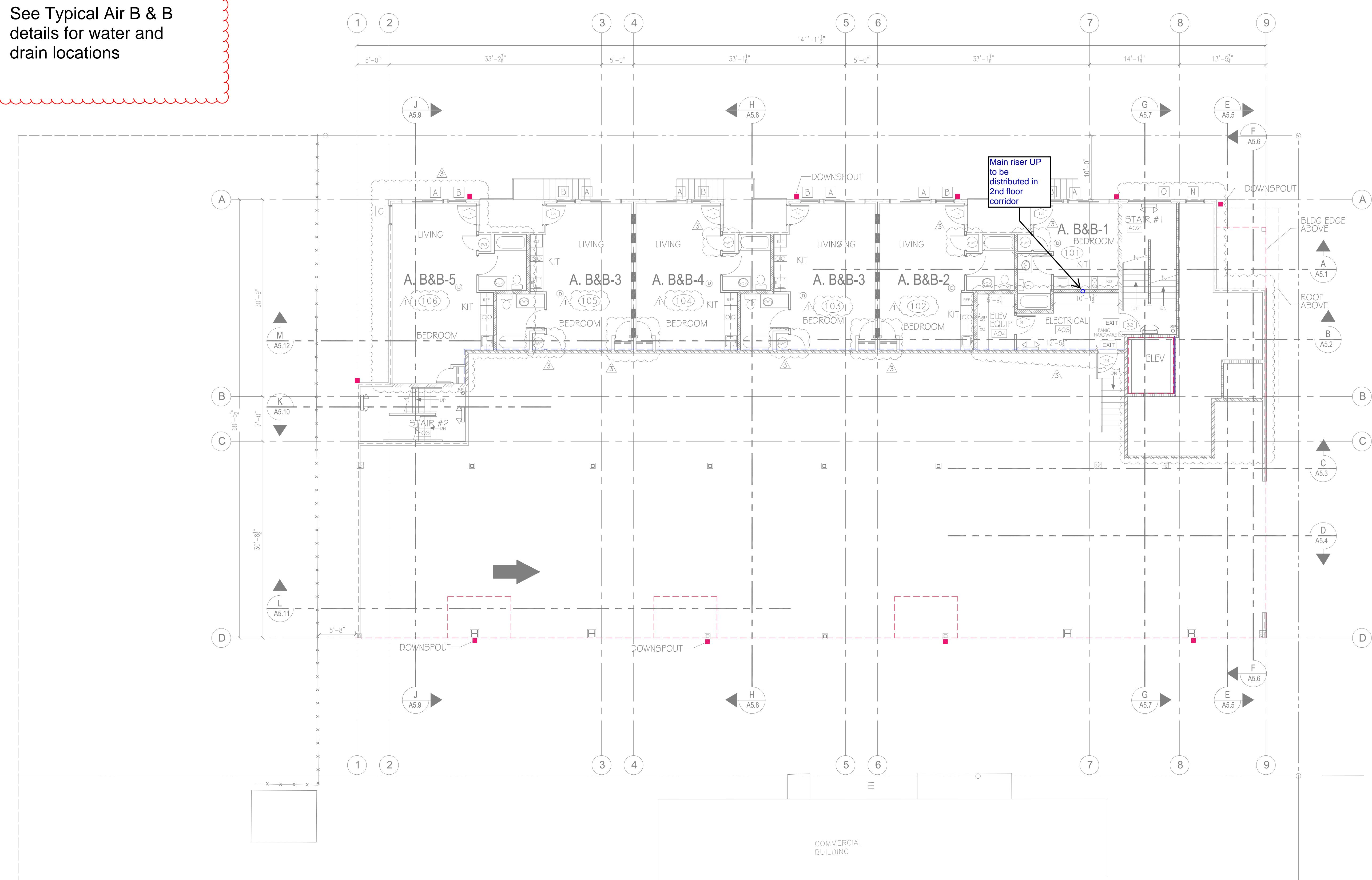
Design by:
Right Way
Plumbing & Heating

ATE	4 OCT 23
VISION	△ 7 MAR 24
VISION	△ 26 APR 24

SHEET

2.0

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



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DEVELOPER
KSA INVESTMENTS, LLC

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203



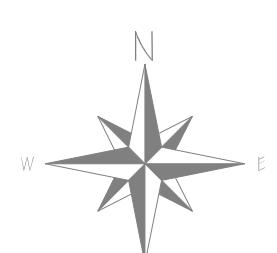
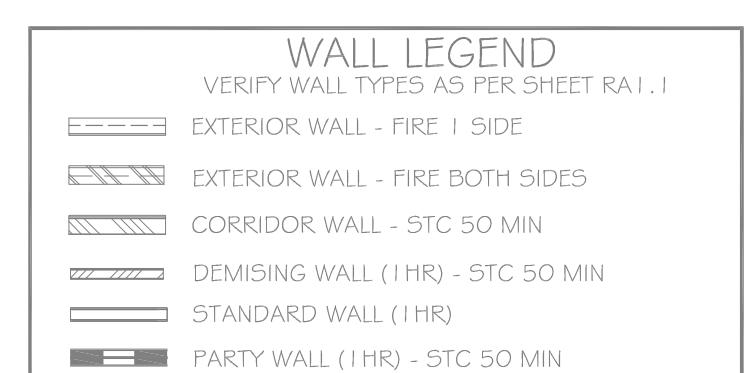
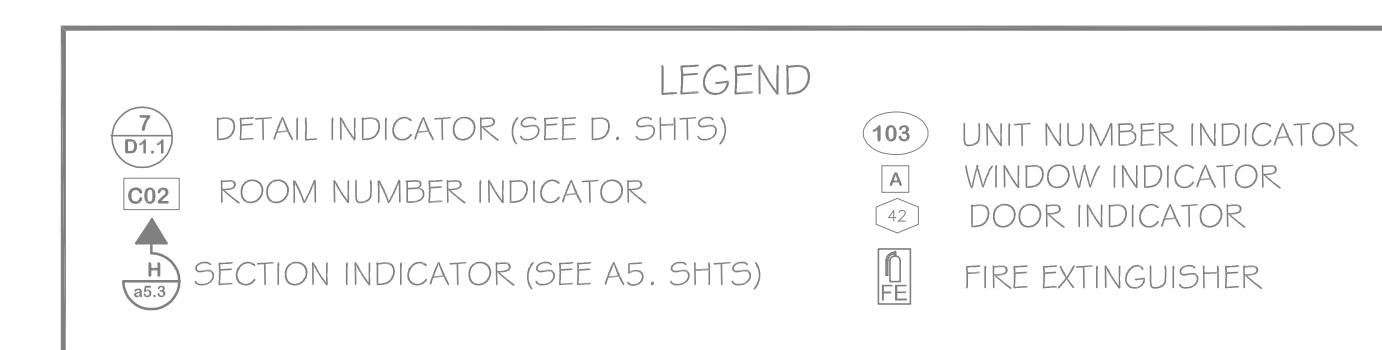
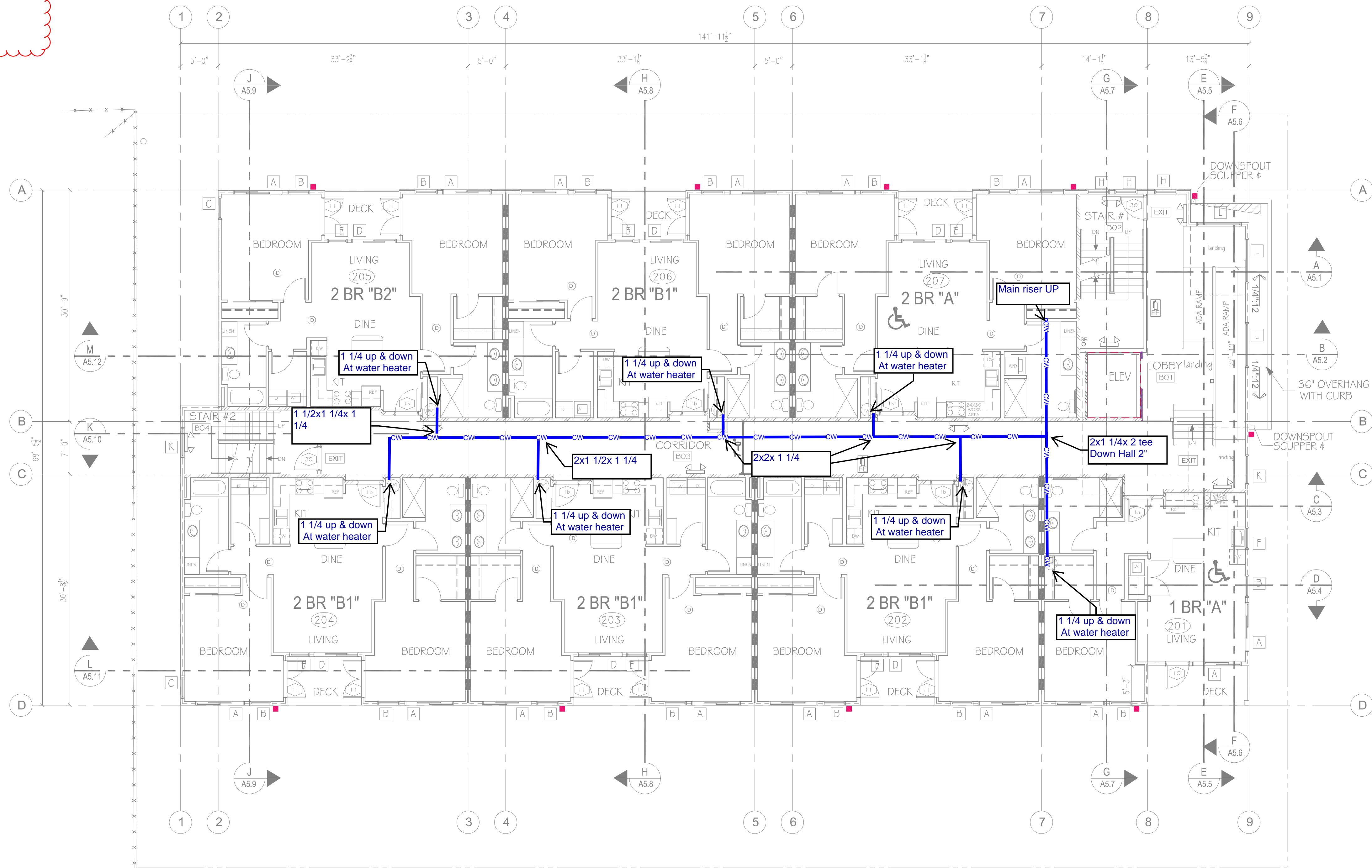
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Design by:
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Plumbing & Heating
Contact:
Logan Clark
(360) 855-2665

DATE 4 OCT 23
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SHEET
P 3.0

See Typical unit details
for water and drain
locations



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

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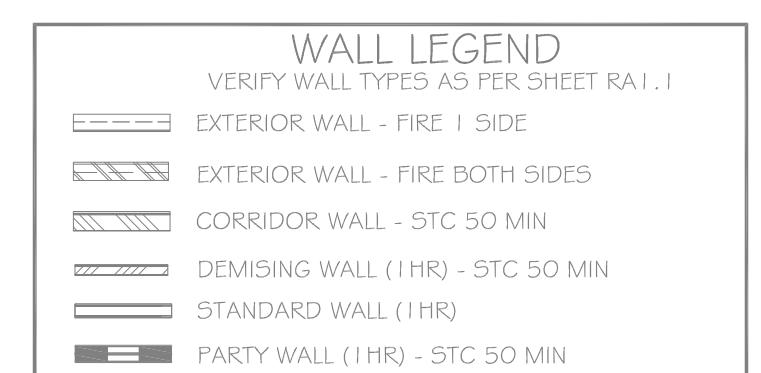
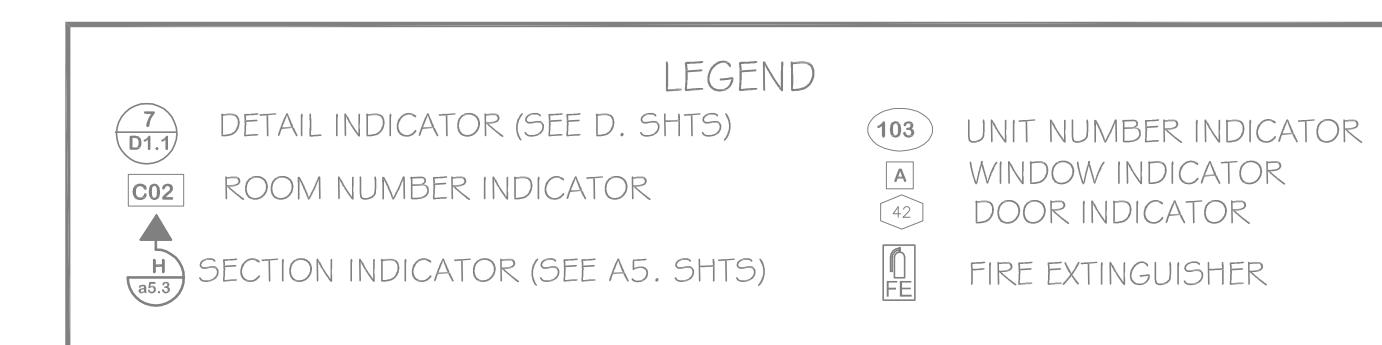
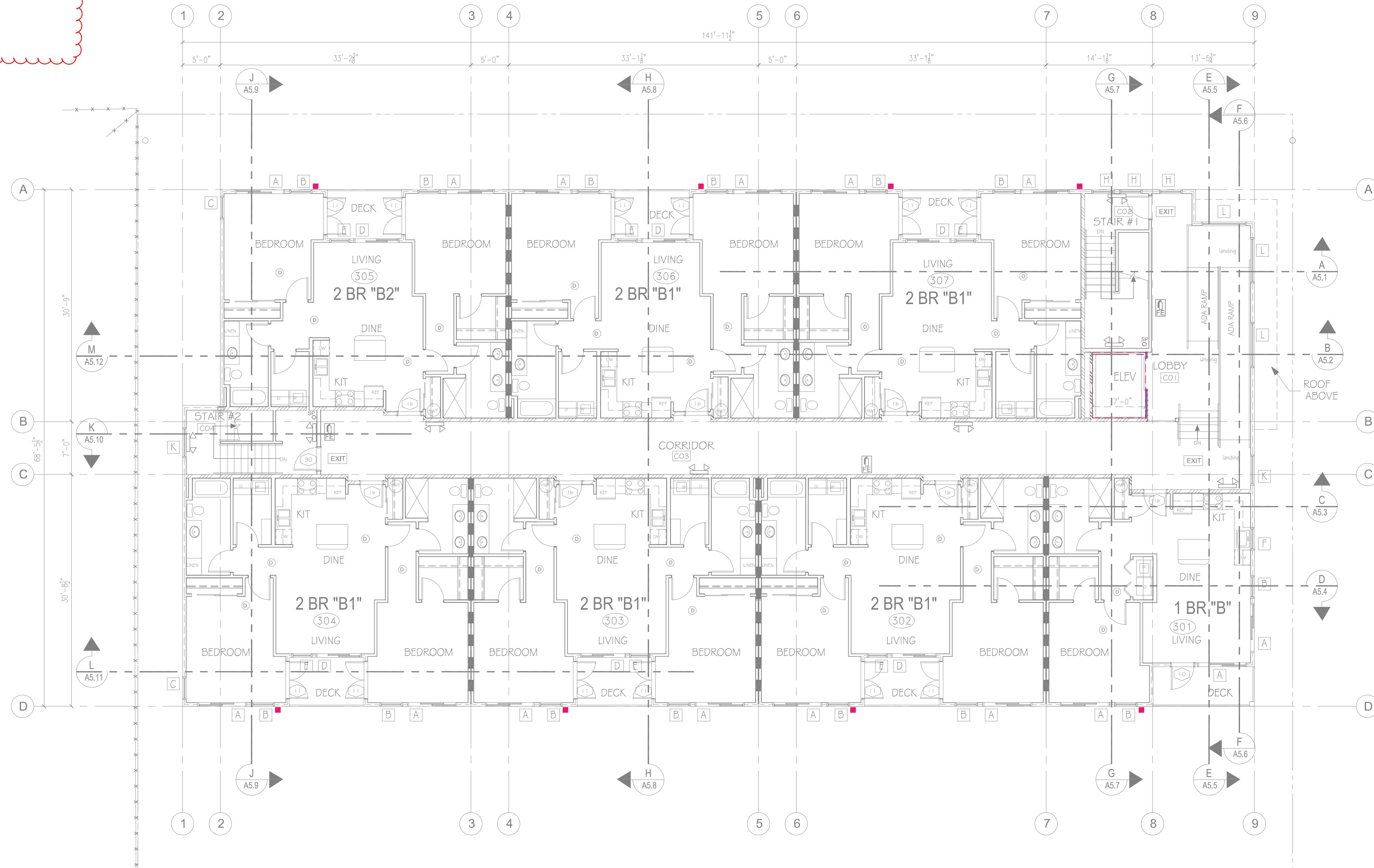
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P 4.0

See Typical unit details
for water and drain
locations



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

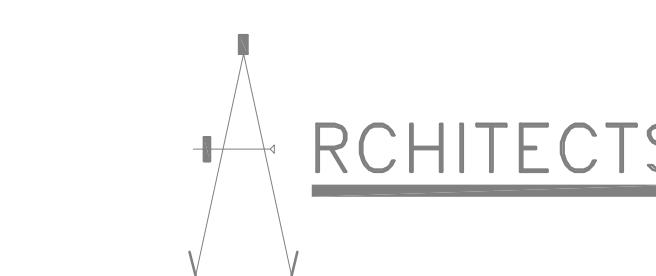
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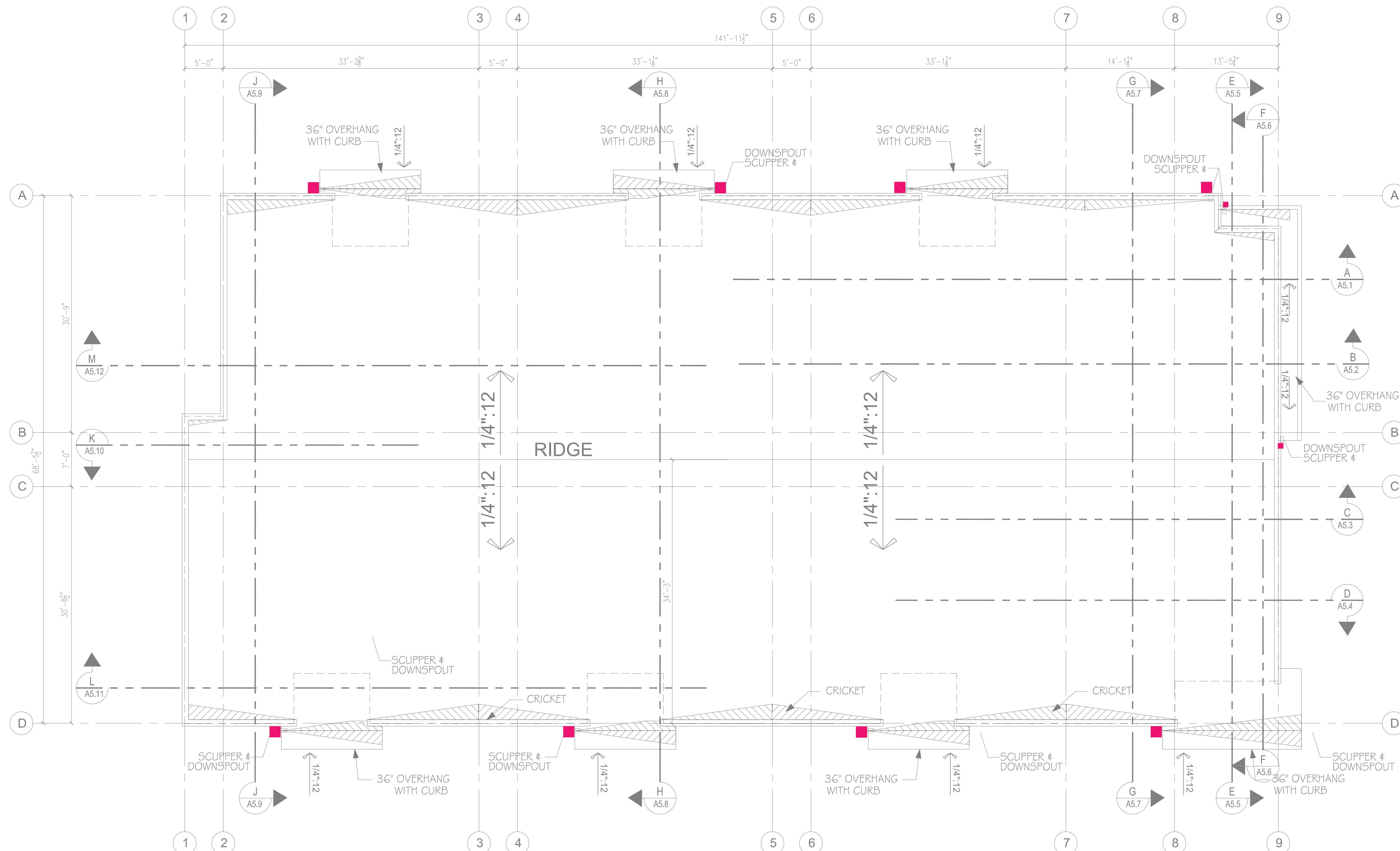


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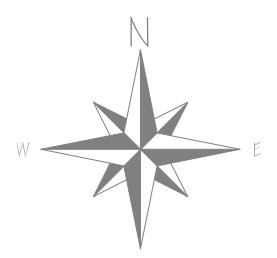
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SHEET
P 5.0



LEGEND

- SCUPPER & DOWNSPOUT
- GUTTER
- CURB
- PARAPET WALL
- CAN VENTS (AF92)
- OPENING SIZE 92 SQ/IN
- PV PANELS
- ROOF ACCESS FOR



ROOF PLAN

SCALE 1/8" = 1'-0"

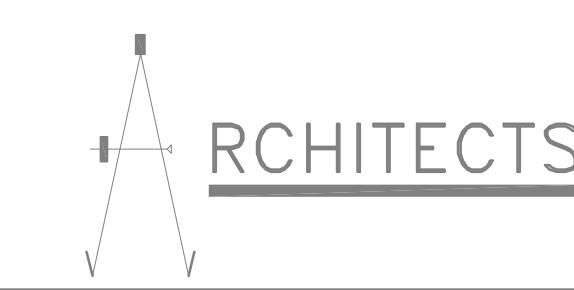
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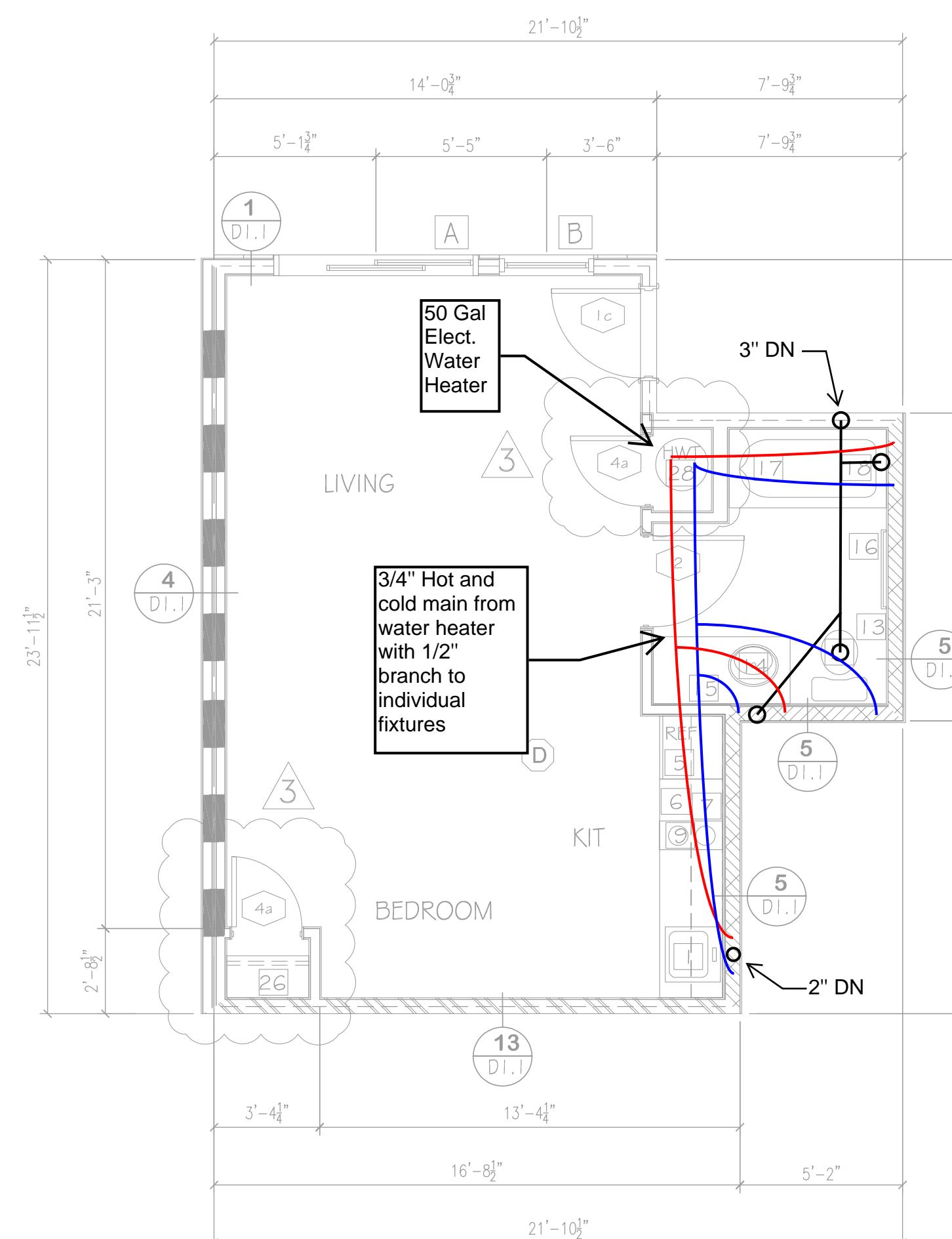


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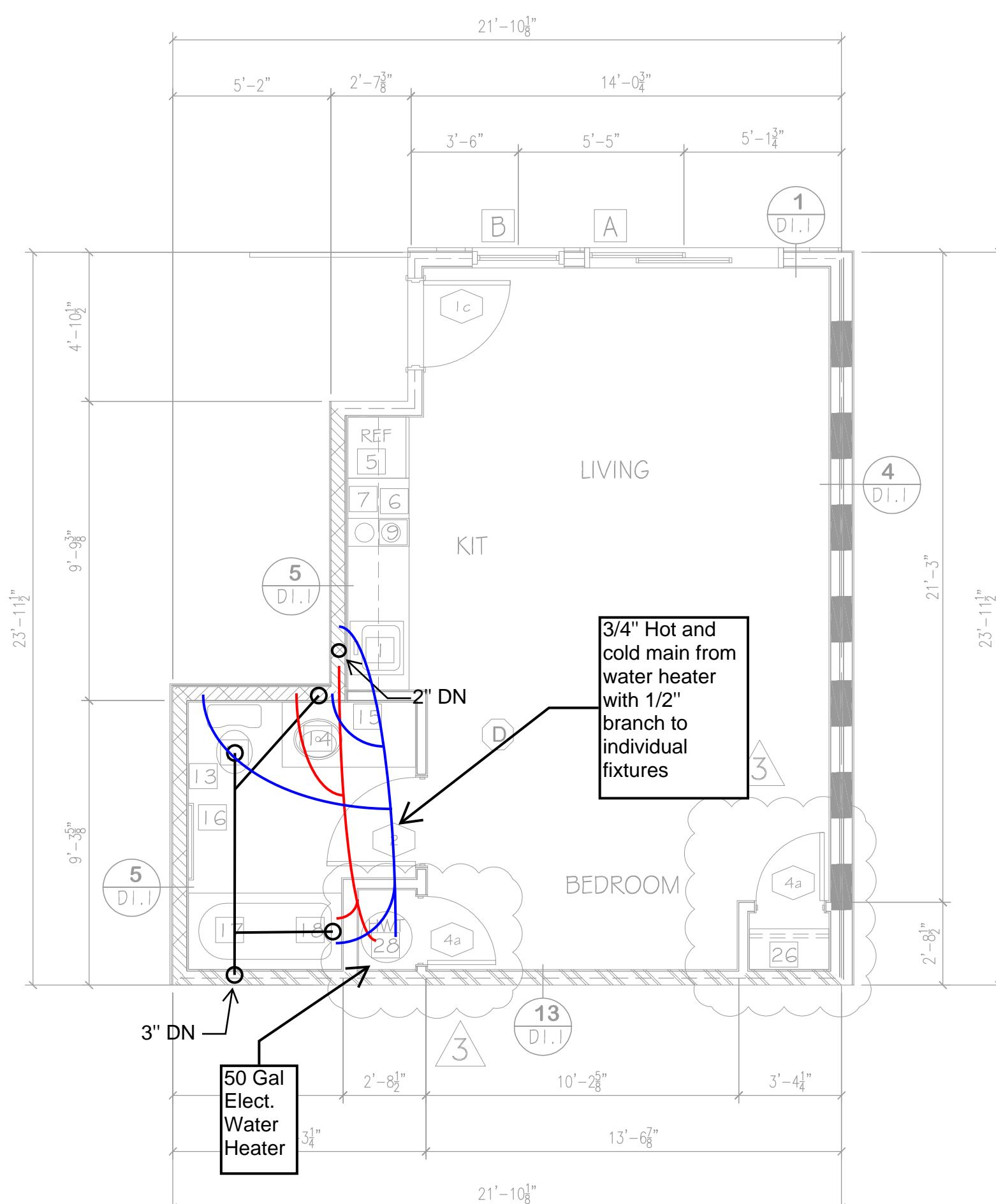
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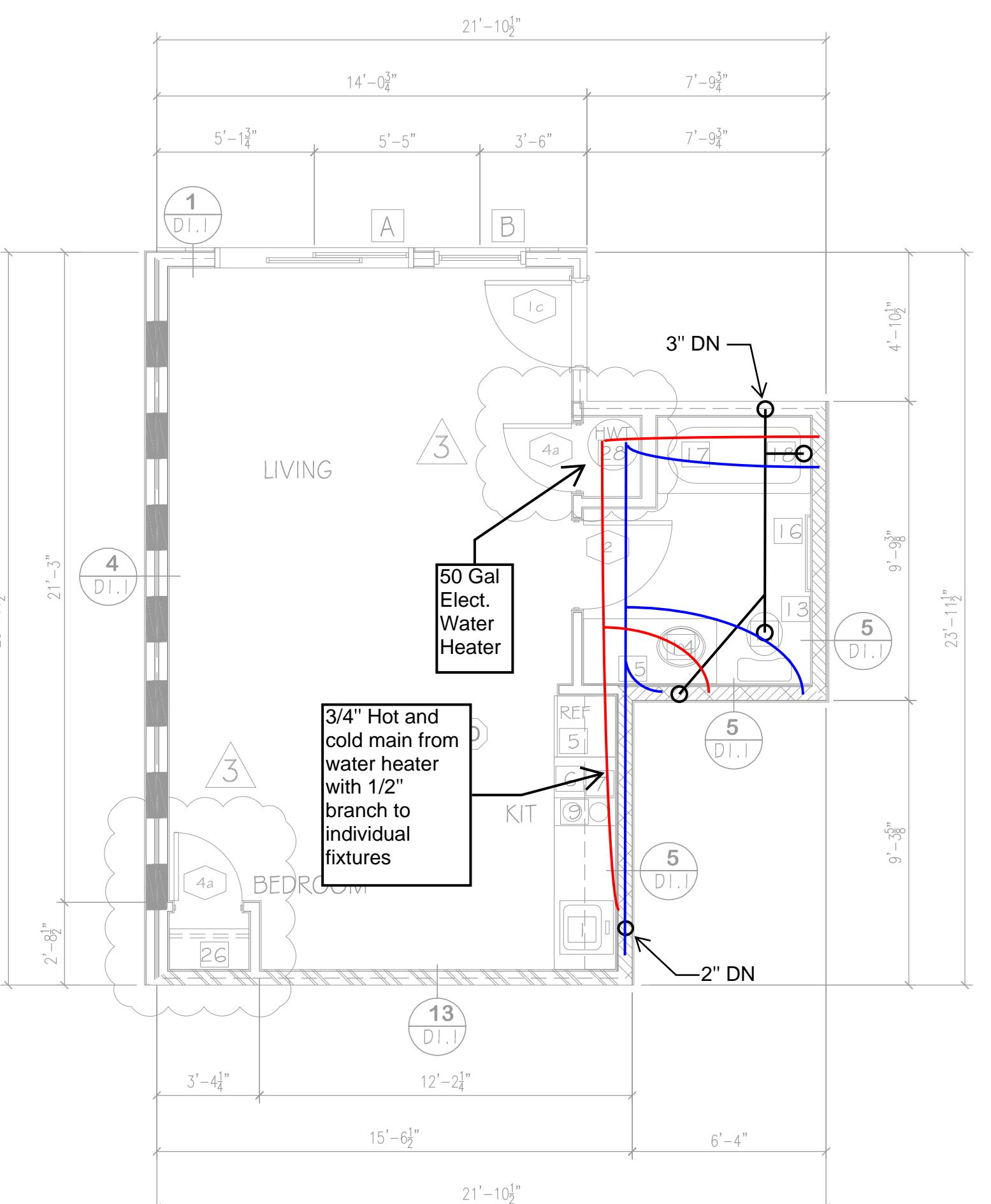
ROOF PLAN
 SHEET
 P 6.0



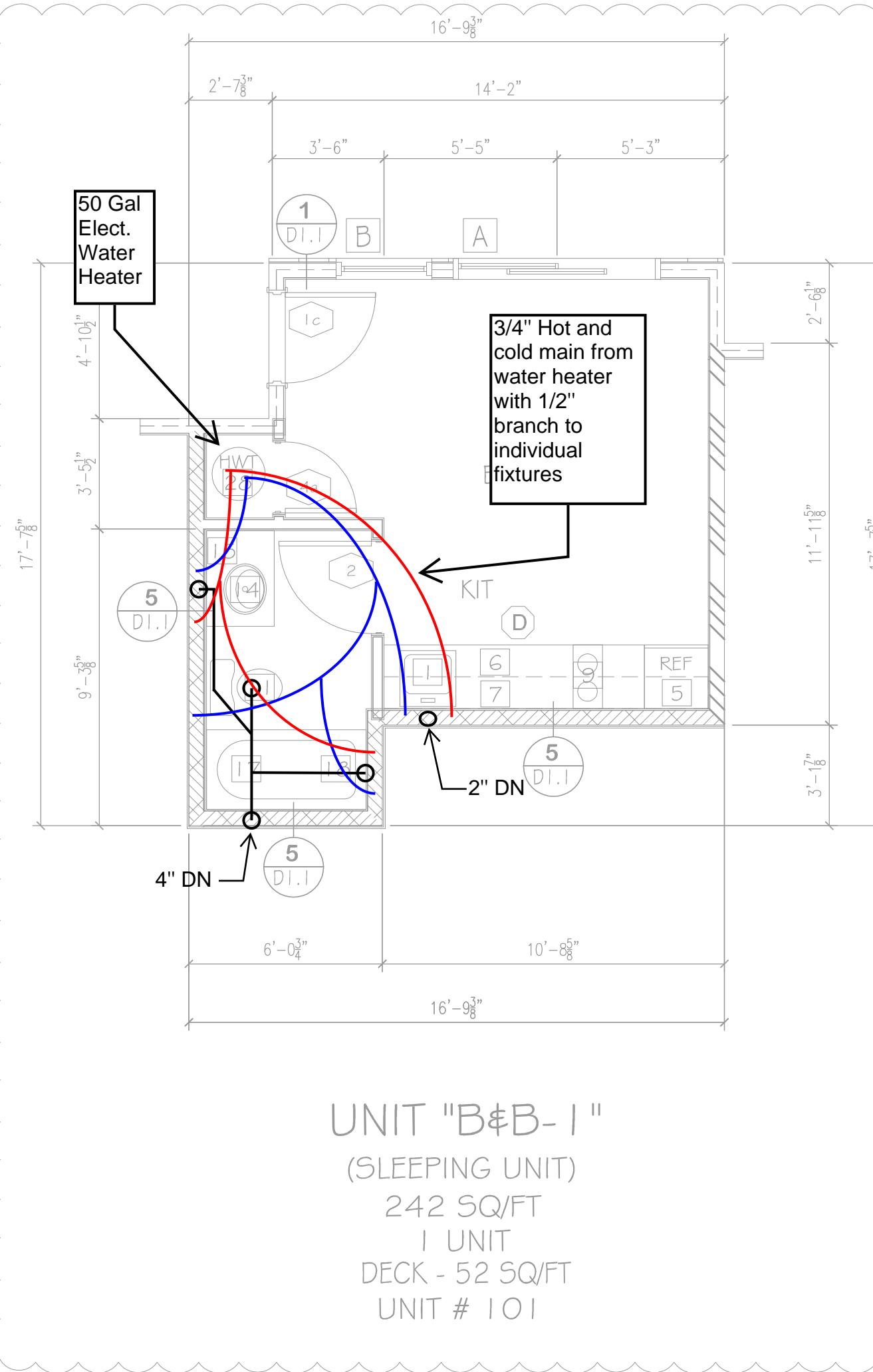
UNIT "B&B-4"
(SLEEPING UNIT)
433 SQ/FT
1 UNIT
DECK - 52 SQ/FT
UNIT # 104



UNIT "B&B-3"
(SLEEPING UNIT)
432 SQ/FT
2 UNIT
DECK - 56 SQ/FT
1 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 A17.1-2009 ACCESSIBILITY.
ALL DOORS WITHIN THE SLEEPING UNIT ARE REQUIRED TO HAVE A CLEAR WIDTH OF 32".
PROVIDE COUNTER TOP MICROWAVE FOR SLEEPING UNITS

SHEET NOTES

1 SELF-SWING STAINLESS STEEL SINK, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
2 BUILT-IN DISHWASHER, ENERGY STAR
3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
5 REFRIGERATOR SPACE
6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
7 LINE OF CABINETS ABOVE
8 PONY WALL
9 COOKTOP
10 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
12 GRAB BARS FOR WATER CLOSET
13 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF 4 TOP MAX 33" AFF
14 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
15 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 42" AFF
17 SHOWER HEAD; MOUNT 4" ABOVE TOP OF SURROUND
18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
19 FURN. WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
20 5" SHOWER (INSIDE CLEAR 36" X 60" MIN); PROVIDE CURTAIN ROD
21 ADA 5" ROLL-IN SHOWER WITH SEAT
22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
23 GRAB BARS FOR ROLL-IN SHOWER
24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
26 1 - 12" WIRE SHELF & POLE
27 5 - 12" WIRE SHELVES
28 HOTWATER TANK
29 REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOP 4" 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 TYPE "A" UNITS SHALL MEET THE REQUIREMENTS OF ICC/ANSI A17.1-2009
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 & 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



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

SCALE 1/4" = 1'-0"

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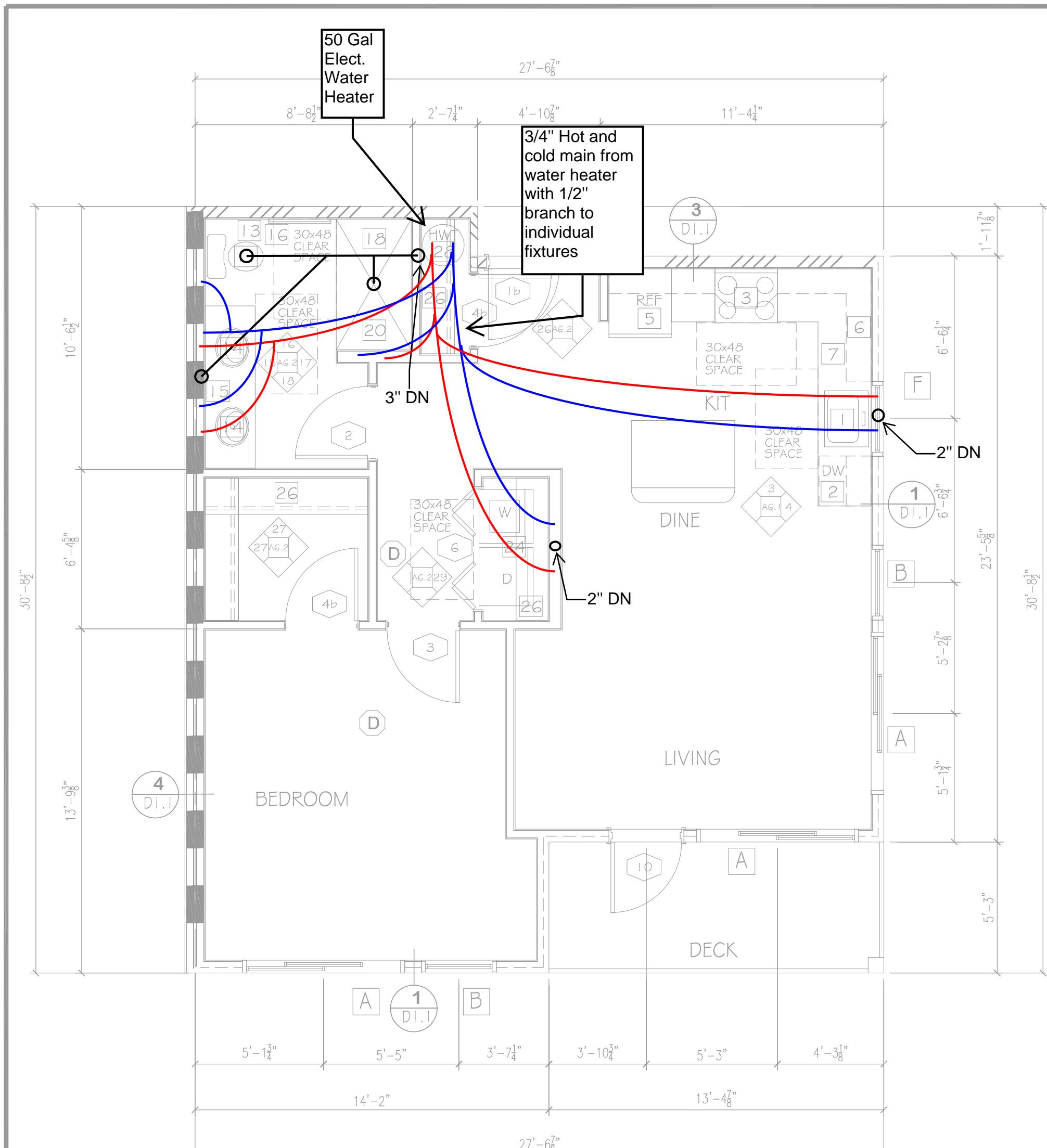
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SHEET
P 7.0



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 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED 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 40" AFF.

FOR TYPE "A" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 3G' 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 3G' FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

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

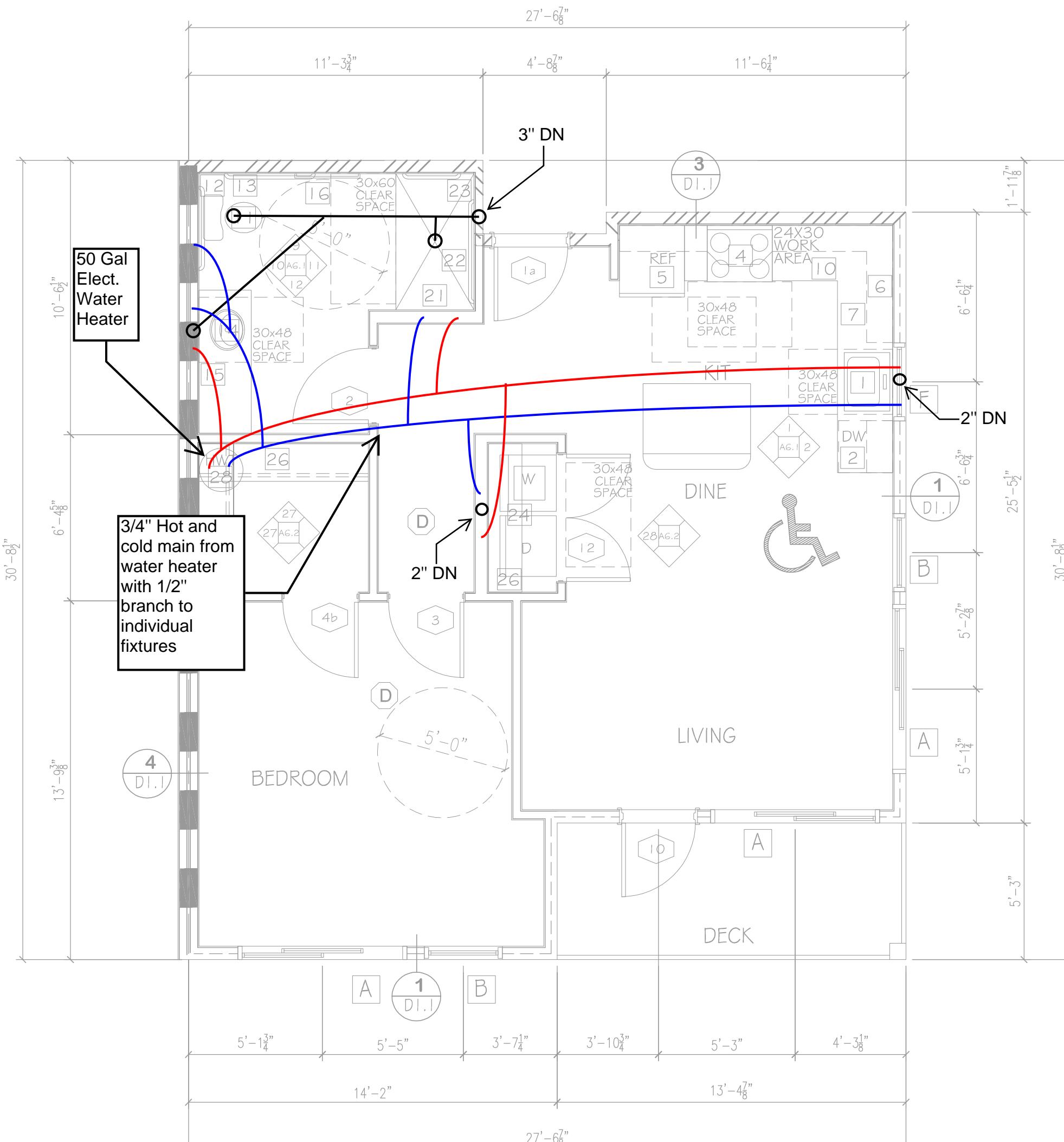
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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



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

SHEET NOTES

SELF-RUNNING STAINLESS STEEL SINK; SINGLE LEVER FAUCET; ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS

BUILT-IN DISHWASHER, ENERGY STAR

30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE

30" ELECTRIC RANGE WITH HOOD FAN ABOVE

REFRIGERATOR SPACE

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

LIN OF CABINETS ABOVE

PONY WALL

COOKTOP

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

11 1/2" GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE MAX 18" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS

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 BARS @ 40" 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 5' SHOWER (INSIDE CLEAR 3G' X 6G' MIN.); PROVIDE CURTAIN ROD

20 21 5' SHOWER (INSIDE CLEAR 3G' X 6G' MIN.); PROVIDE CURTAIN ROD

22 SHOWER SPRAY UNIT 1.75 GPM WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FLOOR/SHOWER HEAD OR AS A HAND HELD SHOWER

23 GRAB BARS FOR ROLL-IN SHOWER

24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

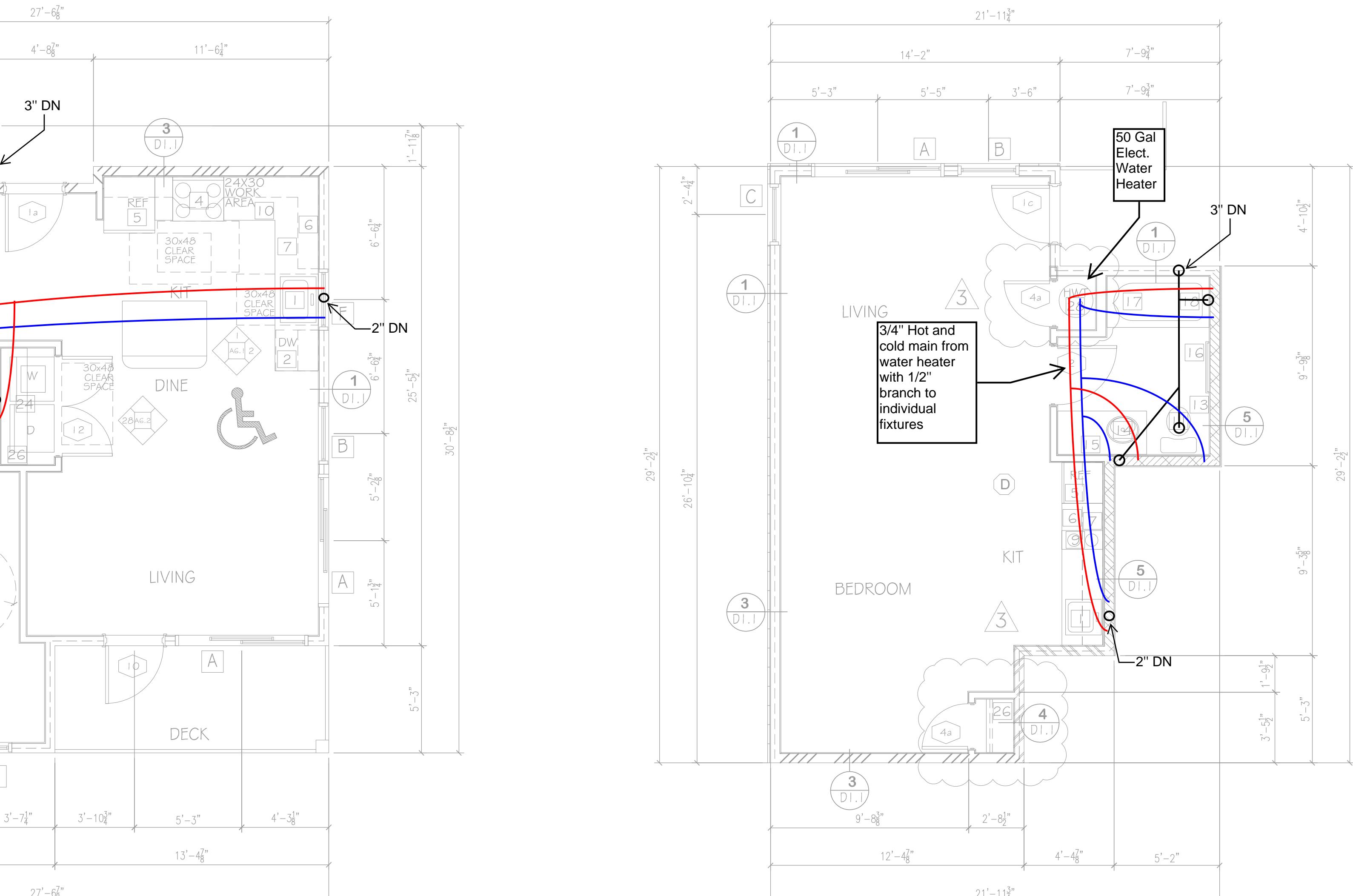
25 COMBINATION WASHER/DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

26 1 - 12" WIRE SHELF & POLE

27 5 - 12" WIRE SHELVES

28 HOTWATER TANK

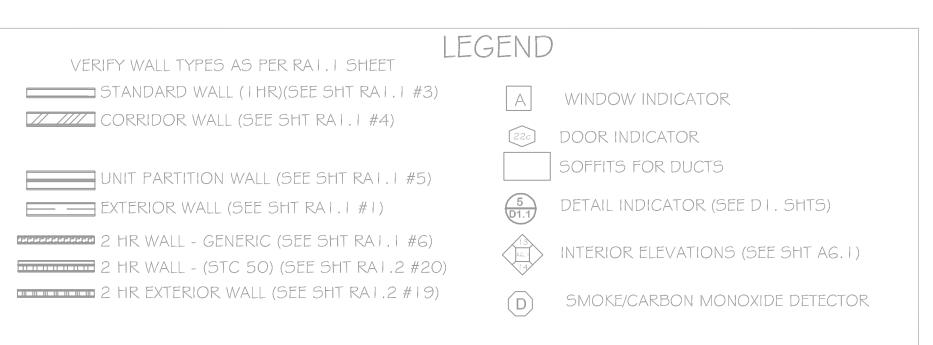
29 REMOVABLE CABINETS AT KITCHEN SINKS & LAVATORIES WITH TOP 4" KNEE CLEARANCE 27" ABOVE THE FLOOR TO A MIN. DEPTH OF 8" WITH TOP CLEARANCE OF 9" HIGH



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

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

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



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

SCALE 1/4" = 1'-0"

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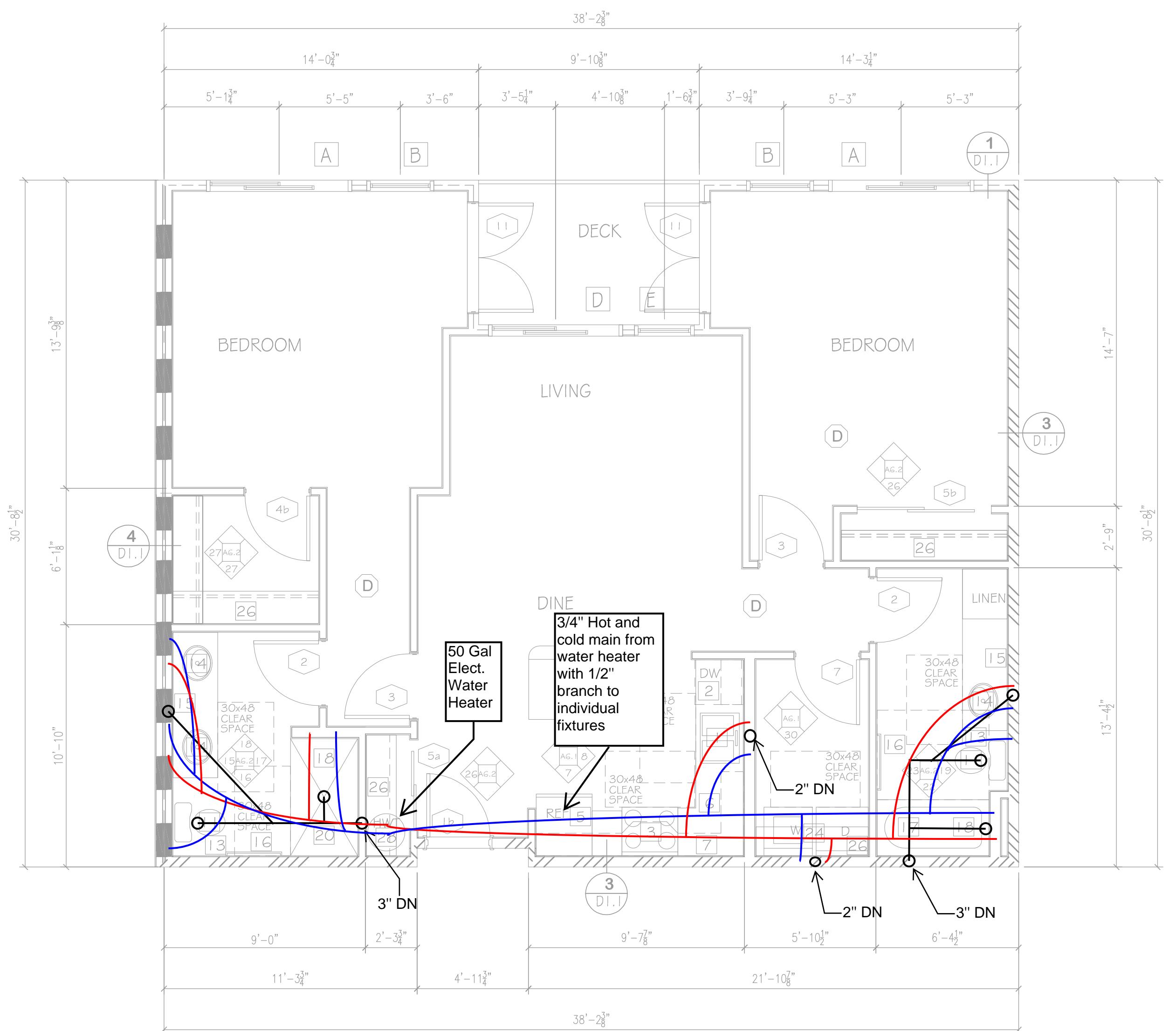
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2 BEDROOM "B1"

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

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

ARCHITECT TO REVIEW BATHING FIXTURE SUBMITTAL
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SEE SHEET AG-1. INTERIOR ELEVATIONS FOR LOCATION
 OF GRAB BARS AND BACKING. ALSO NOTE LOCATION
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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 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 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 3G" 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.

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

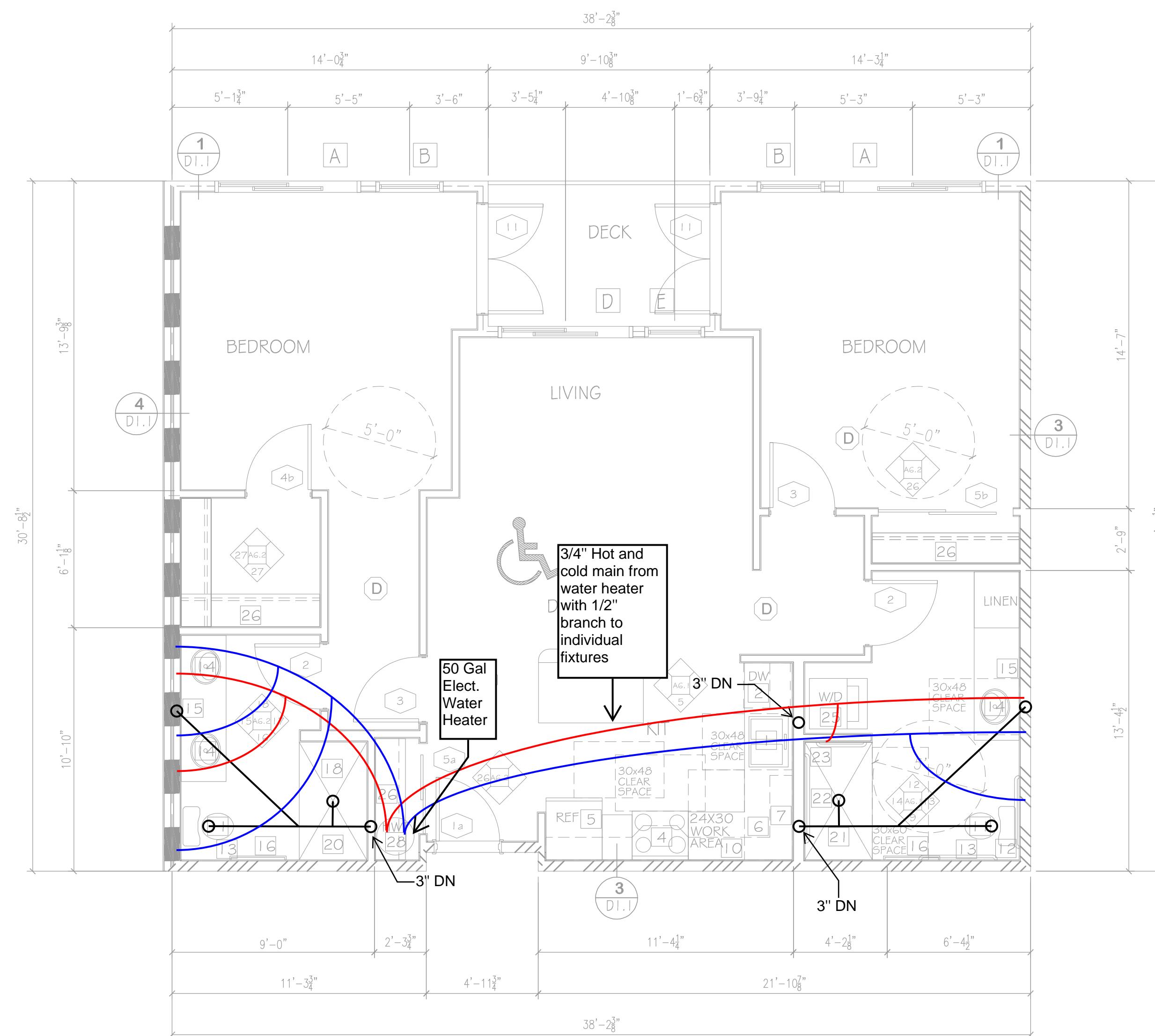
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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



2 BEDROOM "A"

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

SHEET NOTES

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

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 2G" WIDE IN ACCESSIBLE UNITS, MINIMUM 3G" 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 VITRINE

16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR 30" AFF FROM FLOOR; ALL CLOTHESLINE CLOTHESLINE RODS, 30" AFF

17 FIRMGLASS TUPPER PLASTIC LAMINATE SURROUND TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD

18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND

19 FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS

20 5" SHOWER (INSIDE CLEAR 3G" X 6G" MIN); PROVIDE CURTAIN ROD

21 ADA 5" ROLL-IN SHOWER WITH SEAT

22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED/HEAD OR AS A HAND HELD SHOWER

23 GRAB BARS FOR ROLL-IN SHOWER

24 WASHER & DRYER W/ VENT TO THE EXTERIOR (60 CFM), ENERGY STAR

25 1 - 12" WIRE SHELF

26 5 - 12" WIRE SHELVES

27 HOTWATER TANK

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

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

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

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

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

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

OUTLETS TO BE NO LOWER THAN 15" HIGH MEASURED FROM CENTERLINE OF LOWEST OUTLET.
 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 COUNTERTOPS 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 28" W/ FACTOR 4 .40 SHGC

LEGEND	
■ STANDARD WALL (THREE SHFT RA-1 #5)	■ DOOR INDICATOR
■ CORRIDOR WALL (SEE SHFT RA-1 #4)	■ Soffits for Ducts
■ UNIT PARTITION WALL (SEE SHFT RA-1 #5)	■ Ducts Indicator (SEE D1-SHFT)
■ EXTERIOR WALL (SEE SHFT RA-1 #1)	■ INTERIOR ELEVATIONS (SEE SHFT AG-1)
■ 2 HR WALL - (STC 50) (SEE SHFT RA-1 #20)	■ SMOKE/CARBON MONOXIDE DETECTOR
■ 2 HR EXTERIOR WALL (SEE SHFT RA-1 #19)	

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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 EVERETT, WA 98203



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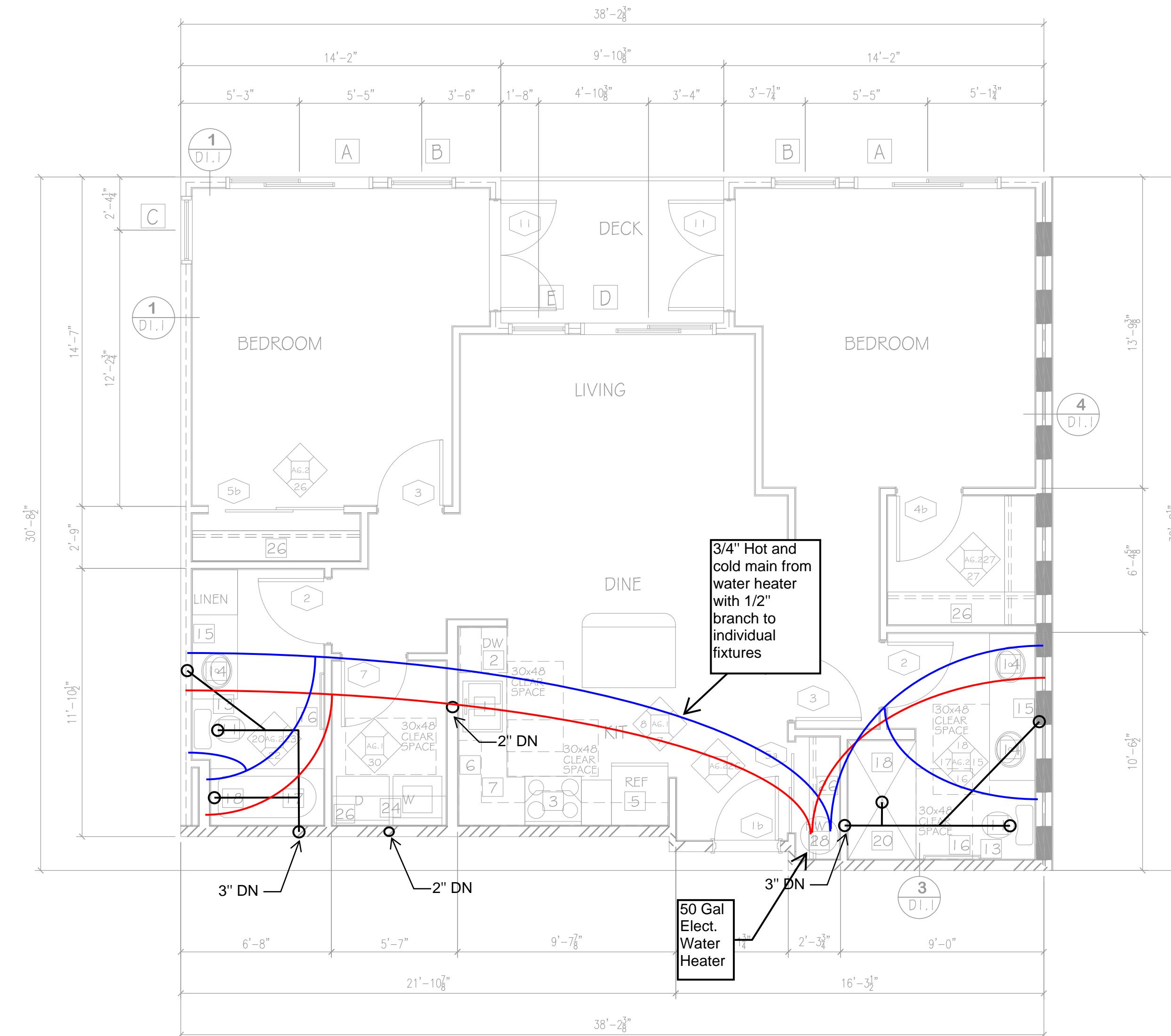
Design by:
 Right Way
 Plumbing & Heating
 Contact:
 Logan Clark
 (360) 855-2665

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

SHEET
 P 9.0

2 BR "A" & "B1"
 TYPICAL UNIT

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

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 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 A03.5.6.1

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 23 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 FAUCET 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

7 LINE OF CABINETS ABOVE

8 PONY WALL

9 COOKTOP

10 30x34 WORK AREA. @ MAX 34" HEIGHT - OPEN BELOW

11 1.29 GAL. MAXIMUM FLUSH WATER CLOSET, ROUND BOWL; PROVIDE IN SPACE MINIMUM 36" MID 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 VAPOR

16 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR, MAX. 416" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF

17 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 36" HIGH. PROVIDE GRAB BARS FOR TUB SURROUND

18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND

19 FURR WALK TO TUB ENCLOSURE; VERIFY DIMENSIONS

20 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD

21 ADA 5" ROLL-IN SHOWER WITH SEAT

22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER

23 GRAB BARS FOR ROLL-IN SHOWER

24 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR

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

26 1 - 12" WIRE SHELF & POLE

27 5 - 12" WIRE SHELVES

28 HOTWATER TANK

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

LEGEND

VERIFIED WALL TYPES AS PER RA1-1 SHEET
STANDARD WALL (SEE SHT RA1-1 #3)
CORRIDOR WALL (SEE SHT RA1-1 #4)
UNIT PARTITION WALL (SEE SHT RA1-1 #5)
EXTIOR WALL (SEE SHT RA1-1 #1)
2 HR WALL - (STC 50) (SEE SHT RA1-2 #20)
2 HR EXTERIOR WALL (SEE SHT RA1-2 #19)

INTERIOR ELEVATIONS (SEE SHT AG-1)

SMOKE/CARBON MONOXIDE DETECTOR

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SCALE 1/4" = 1'-0"
SHEET
P 10