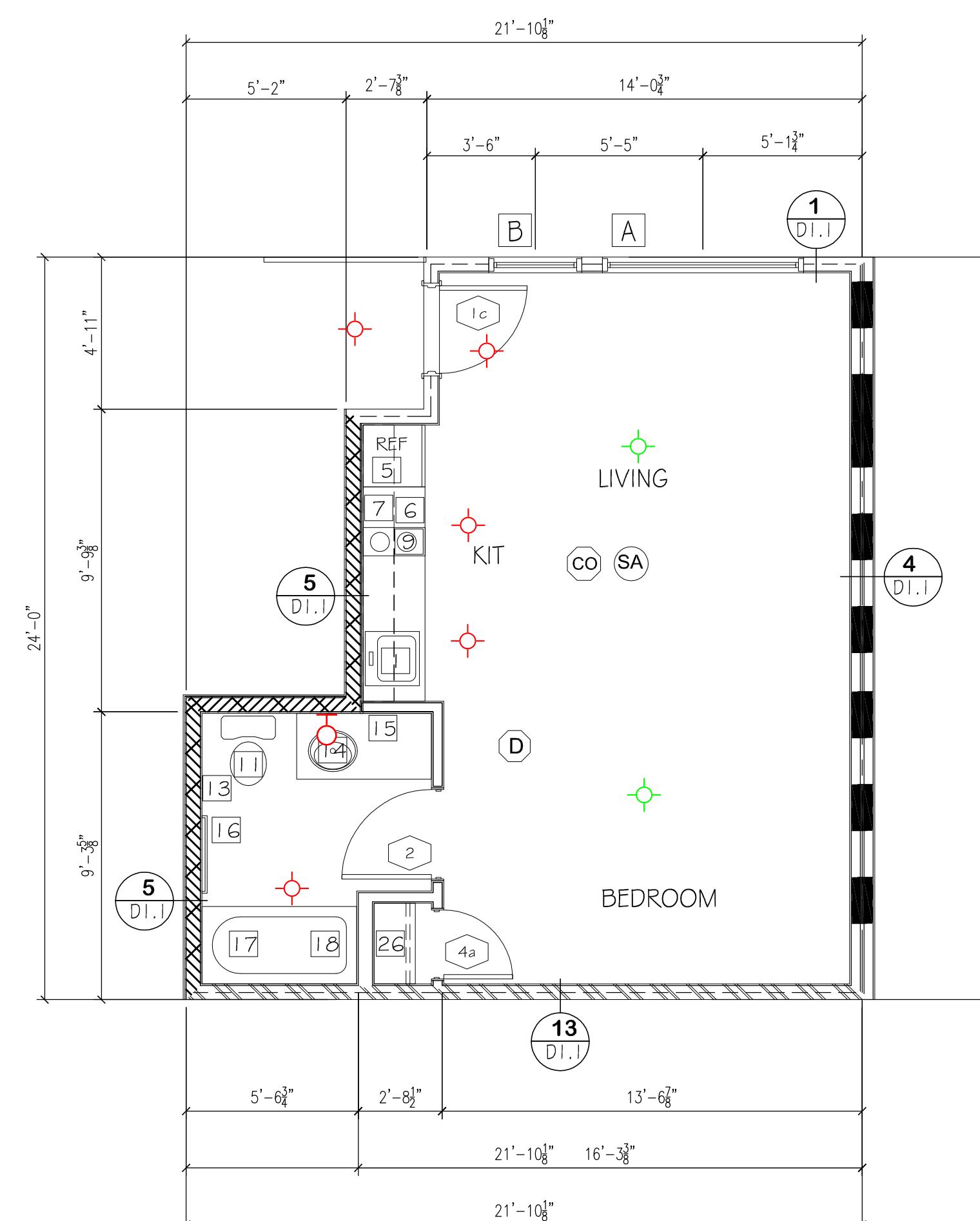


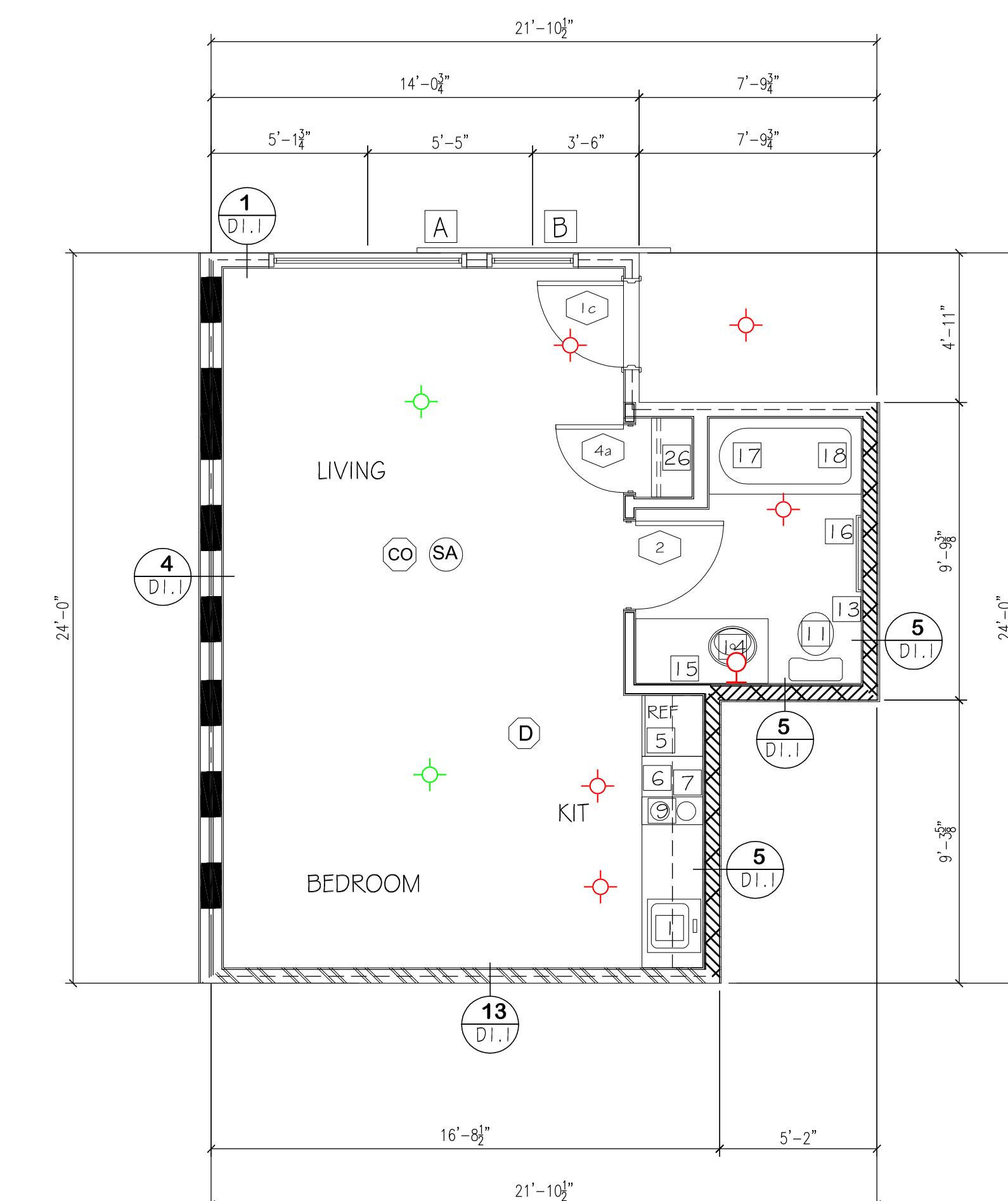
UNIT "B&B-3"
(SLEEPING UNIT)

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

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 FURST 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	
1	VERIFY WALL TYPES AS PER RA-1 SHEET
2	STANDARD (1/4" THICK) SHT RA-1 (#3)
3	CORRIDOR WALL (SEE SHT RA-1 #4)
4	UNIT PARTITION WALL (SEE SHT RA-1 #5)
5	EXTERIOR WALL (SEE SHT RA-1 #1)
6	2 HR WALL - GENERIC (SEE SHT RA-1 #4)
7	2 HR WALL - (STC 50) (SEE SHT RA-1 #2)
8	2 HR EXTERIOR WALL (SEE SHT RA-1 #9)
9	SOFFITS FOR DUCTS
10	DETAIL INDICATOR (SEE D-1, SHTS)
11	INTERIOR ELEVATIONS (SEE SHT AG-1)
12	SMOKE/CARBON MONOXIDE DETECTOR

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

SCALE 1/4" = 1'-0"

DATE	17 AUG 23
REVISION	

A2.1

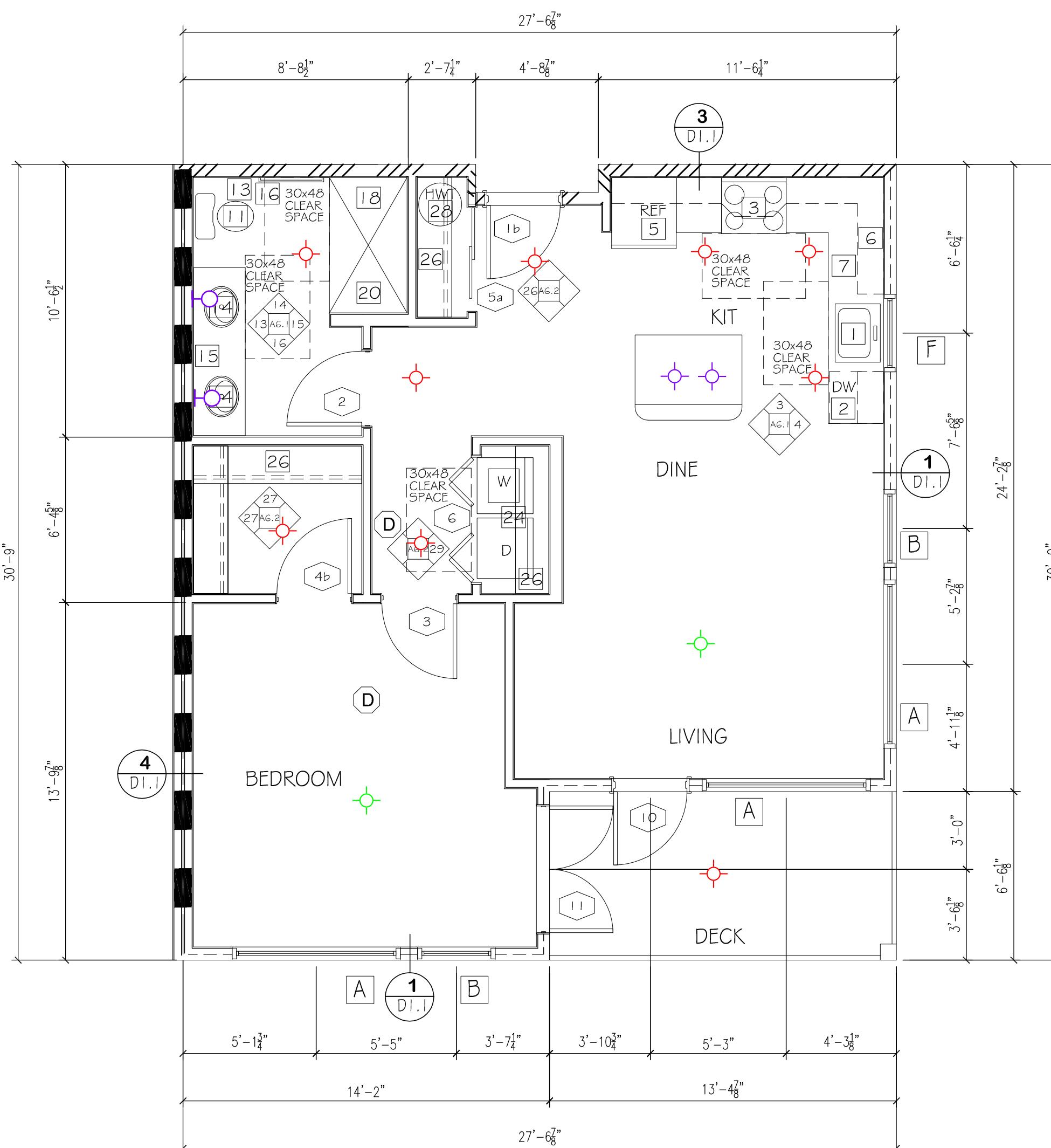


PROJECT
THE TALMON
LOCATION
CENTRE STREET, LA CONNER, WA
DEVELOPER
KSA INVESTMENTS

CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

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



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.

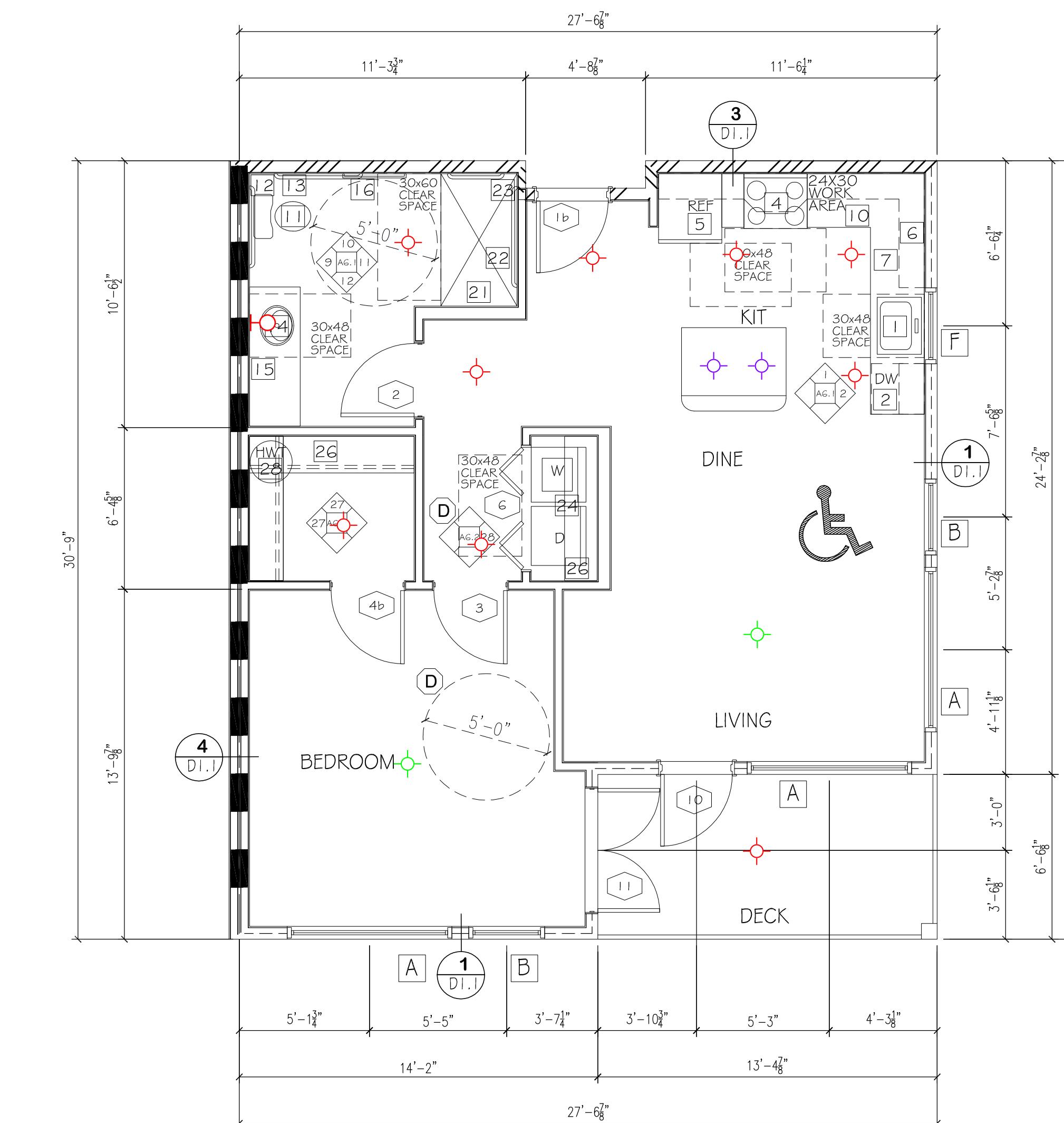
FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 1/2", WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED 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 BACKSPLASH 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-CUPS 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 15" DEEP FROM FLOOR AFF 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 MIFAN FOR VISUALLY IMPAIRED A VISITOR AND A SIGN FOR THE UNIT
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
HEIGHTS OF COUNTER TOPS TO BE MAXIMUM 36" HIGH
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

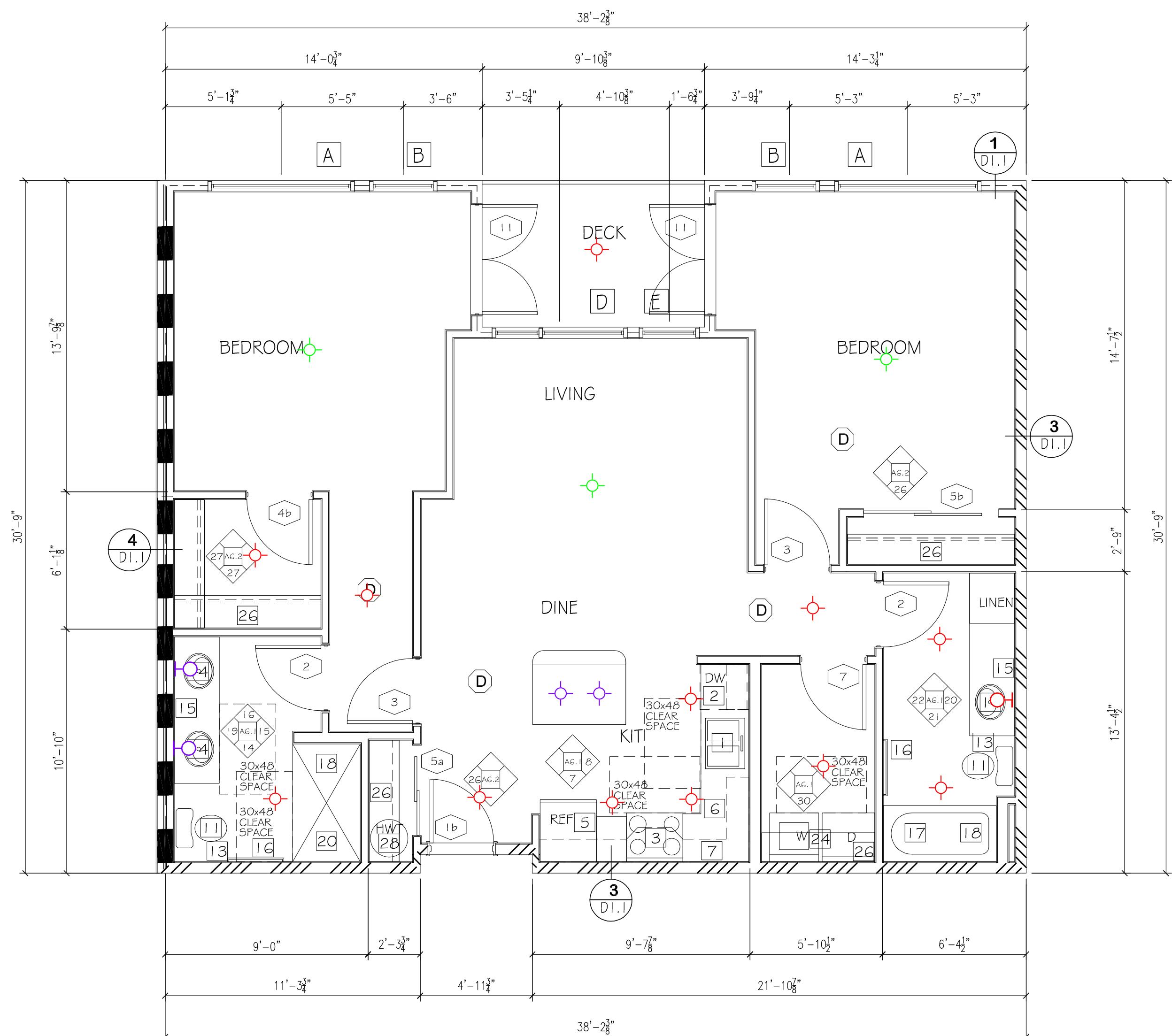
CHARLES MORGAN & ASSOCIATES, LLC

7301 BEVERLY LANE
EVERETT, WA 98203

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

DATE	17 AUG 23
REVISION	

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.

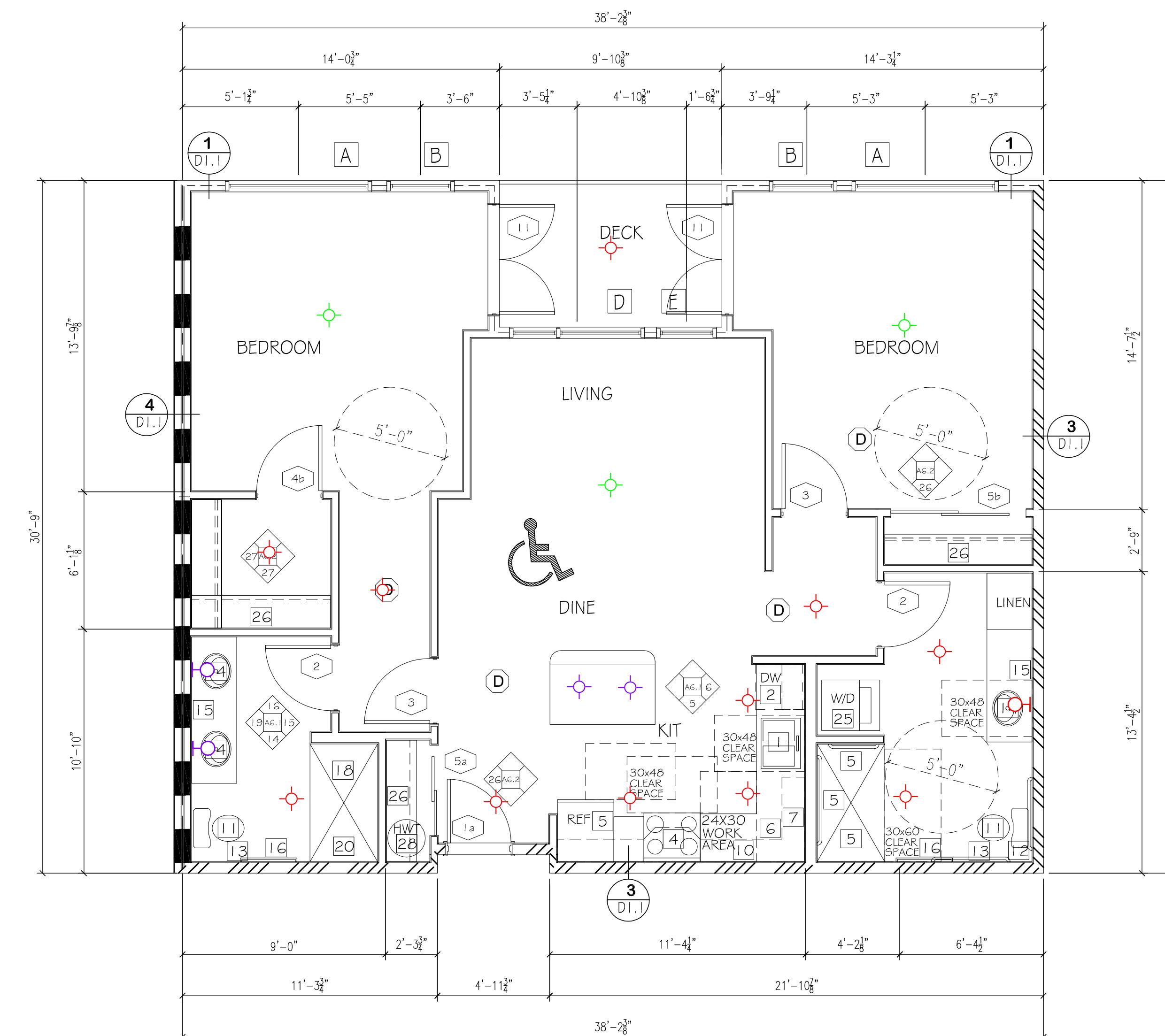
OPERABLE PARTS INCLUDING DOORS, LINT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

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21 22 23 24 25 26 27 28

22 23 24 25 26 27 28

23 24 25 26 27 28

24 25 26 27 28

25 26 27 28

26 27 28

27 28

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 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.

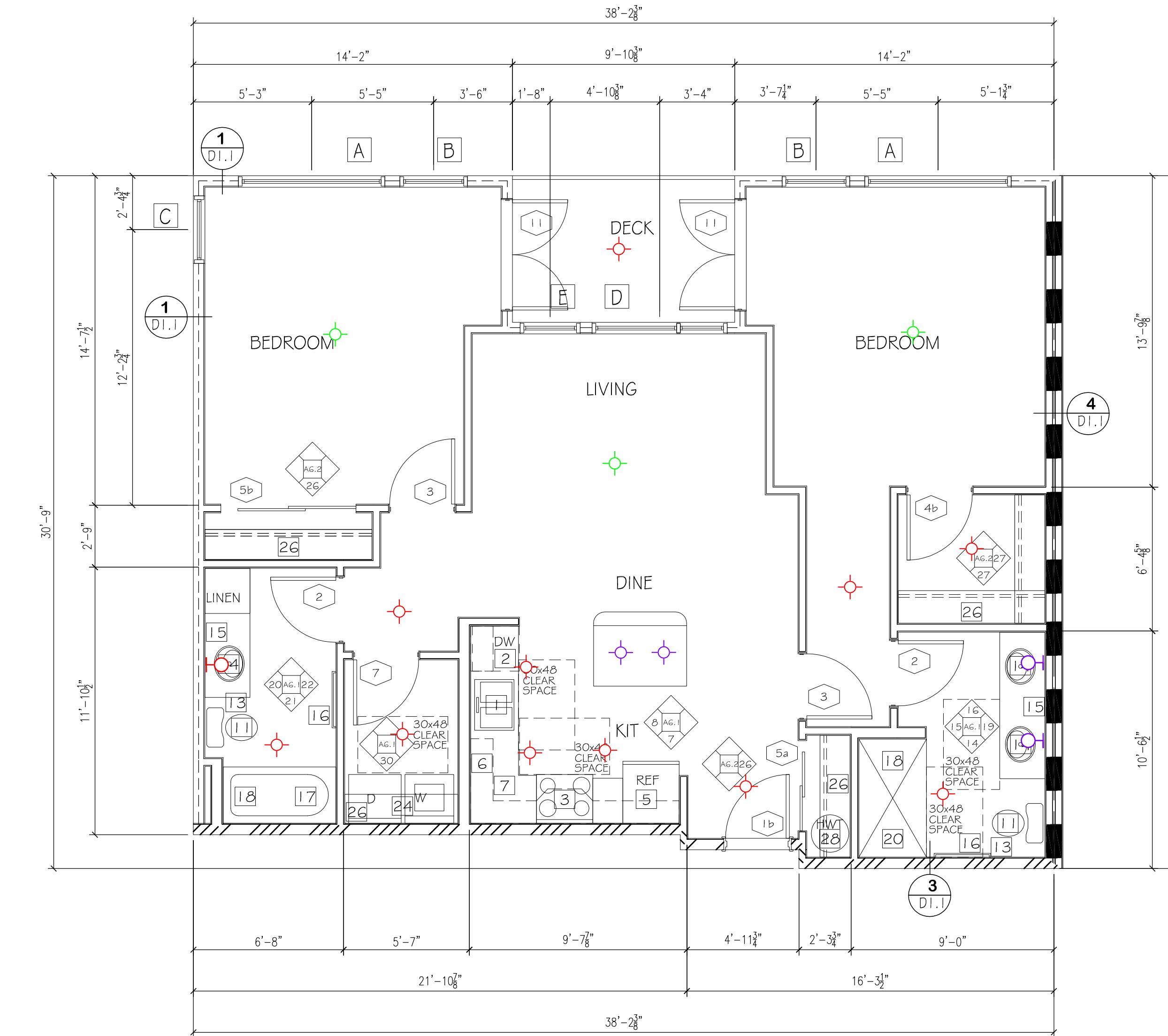
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME w/ACCESSIBLE CONTROLS

WINDOWS W/28" FACTOR & .40 SHGC

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

2 BR "A" & "B1"
 TYPICAL UNIT
 SCALE 1/4" = 1'-0"
 DATE 17 AUG 23
 REVISION
 SHEET
 A2.3

PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC 7301 BEVERLY LANE EVERETT, WA 98203 RCHITECTS	DATE 17 AUG 23 REVISION SHEET A2.3
		EMAIL info@cmarch.com PHONE 425-353-2888



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 WSIC 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 "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 "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 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 TO 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 PROVIDED FOR ALL UNITS. FOR UNITS NOT 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

VERIF. 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 - (STC 50) (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

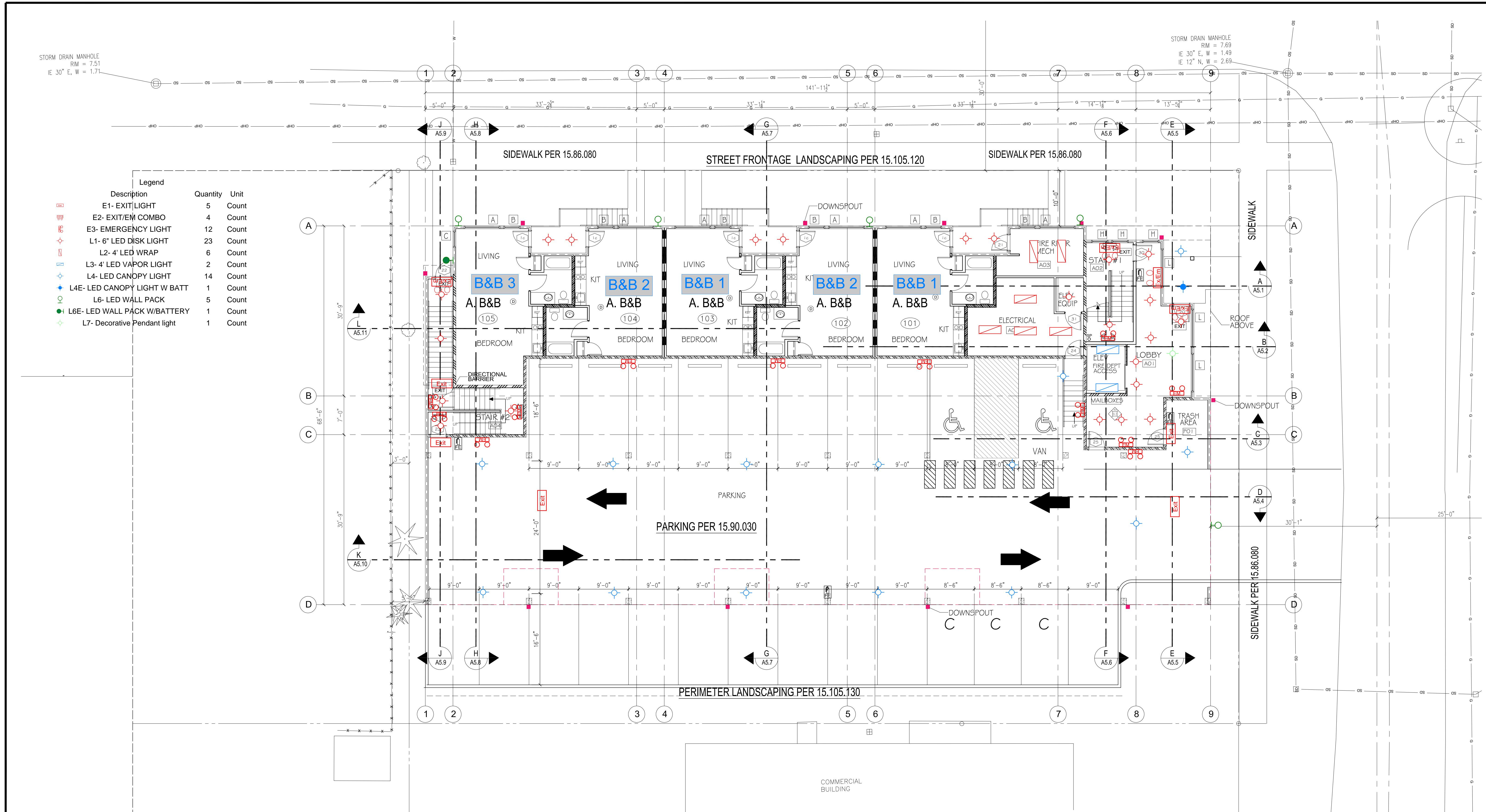
REVISION

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	DATE 17 AUG 23 REVISION
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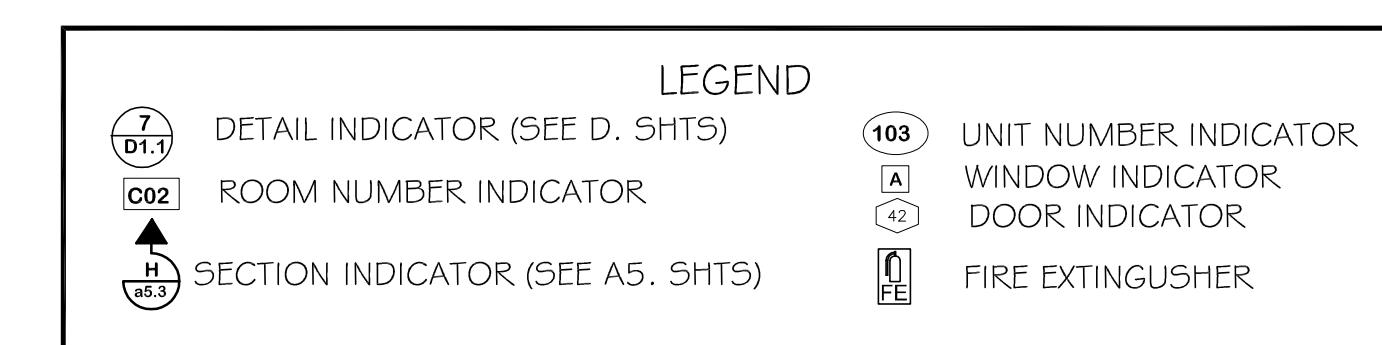
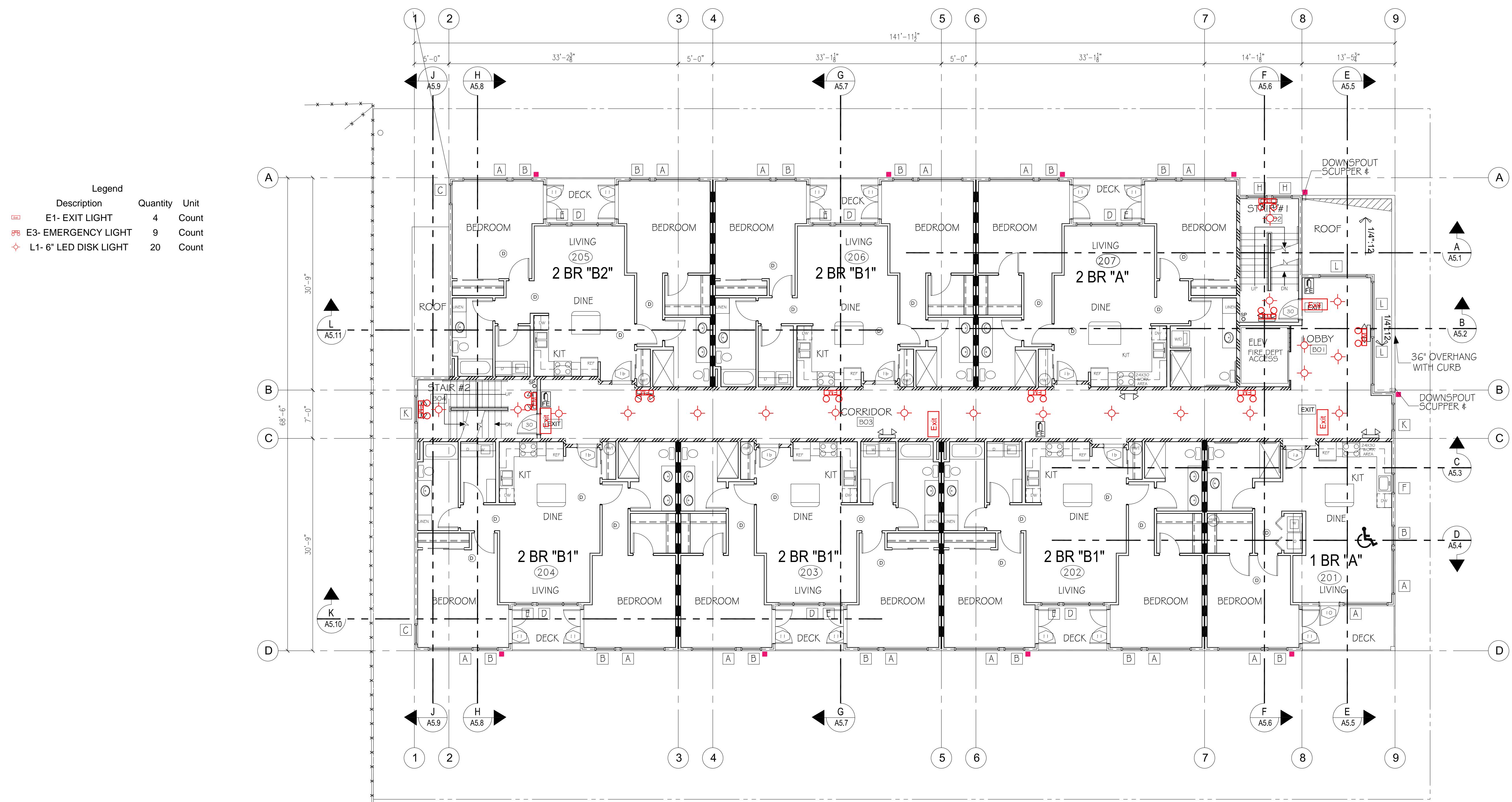
EMAIL info@cmaarch.com
PHONE 425-353-2888



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

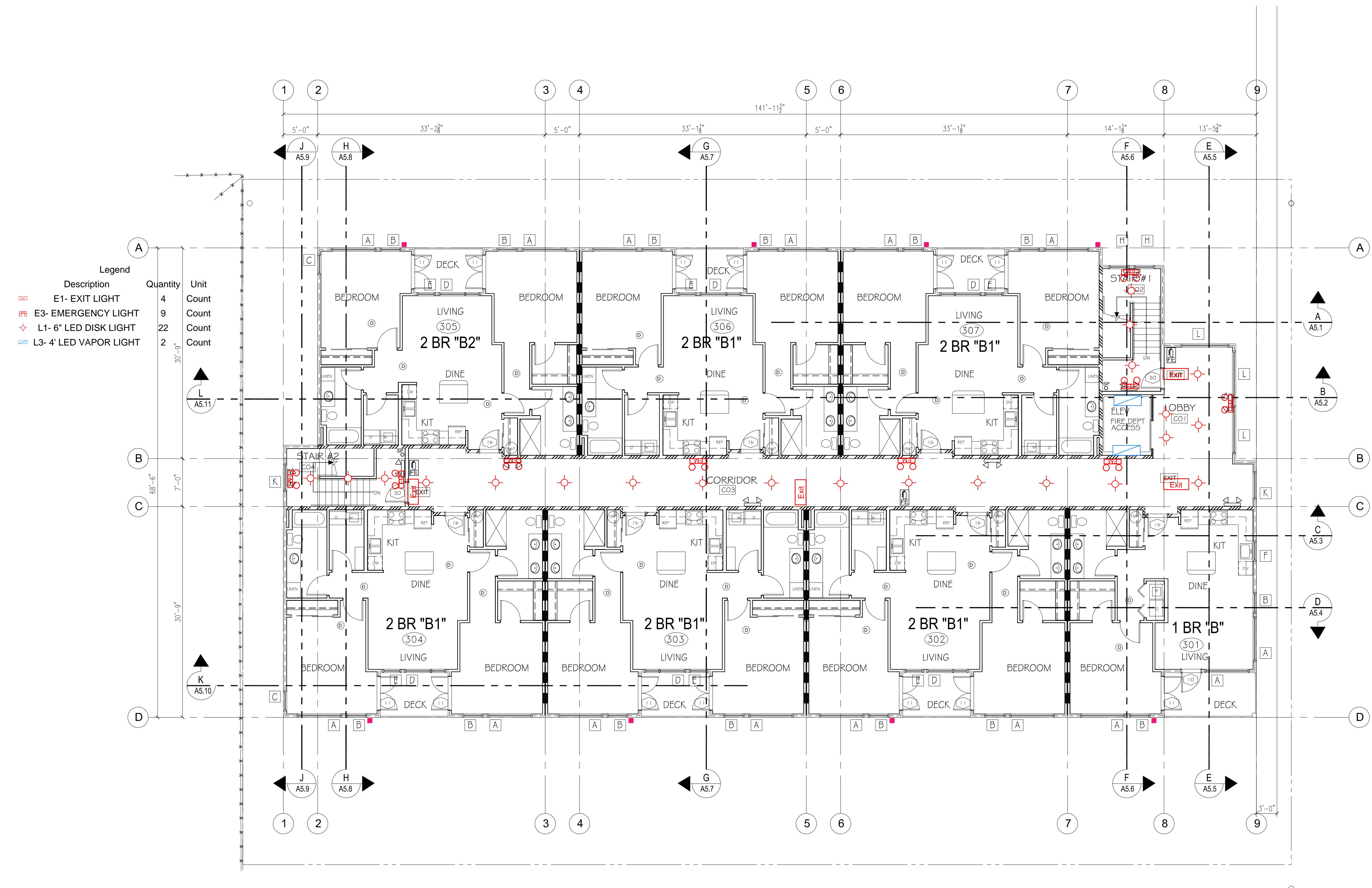
PROJECT THE TALMON LOCATION CENTRE STREET, LA CONNER, WA DEVELOPER KSA INVESTMENTS	CHARLES MORGAN & ASSOCIATES, LLC RCHITECTS	DATE 17 AUG 23	SHEET
		REVISION	A3.1



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@cmarch.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 & ASSOCIATES, LLC</p> <p>7301 BEVERLY LANE EVERETT, WA 98203</p> <p>RCHITECTS</p>	<p>DATE 17 AUG 23 REVISION</p>	<p>SHEET</p> <p>A3.3</p>
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