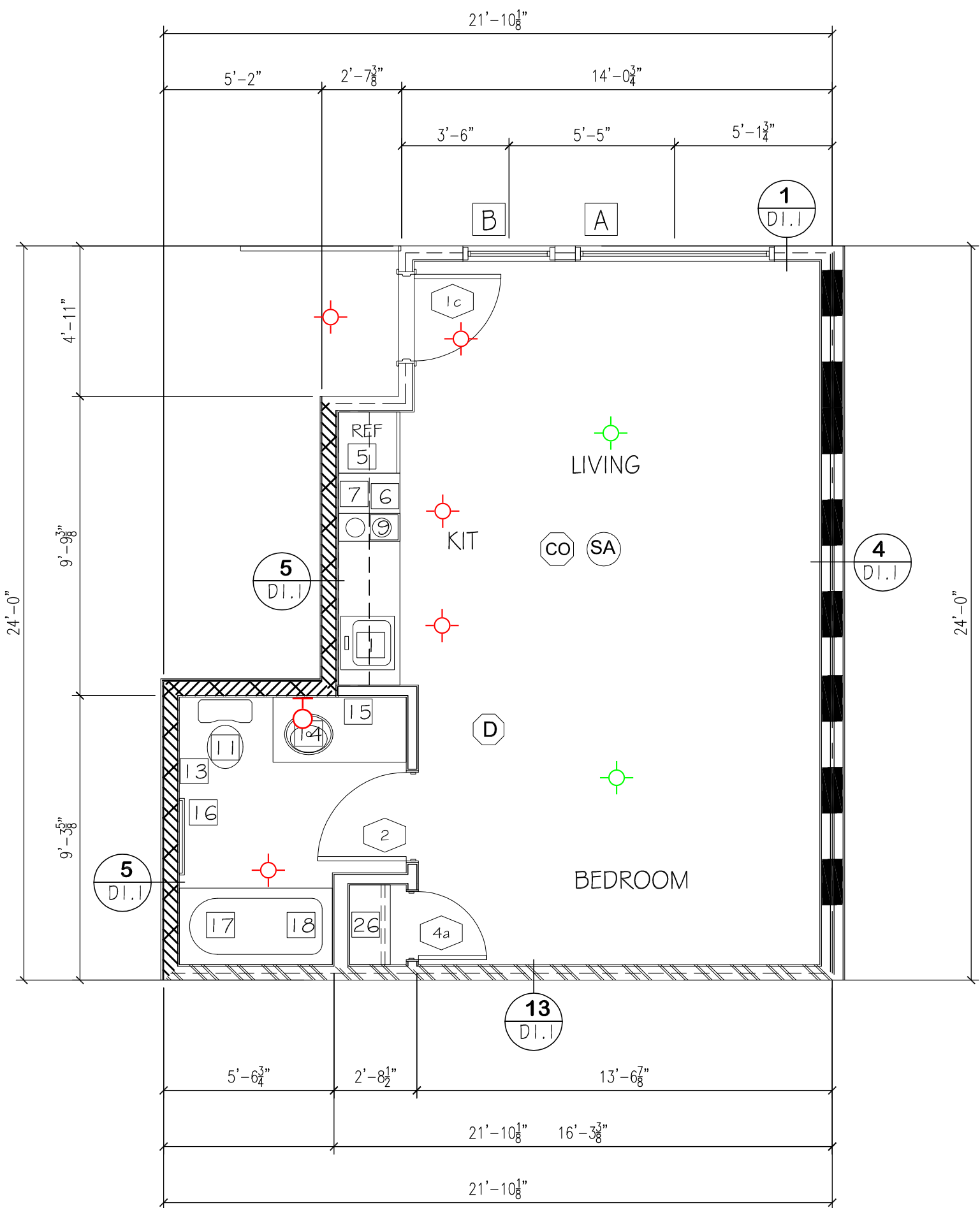


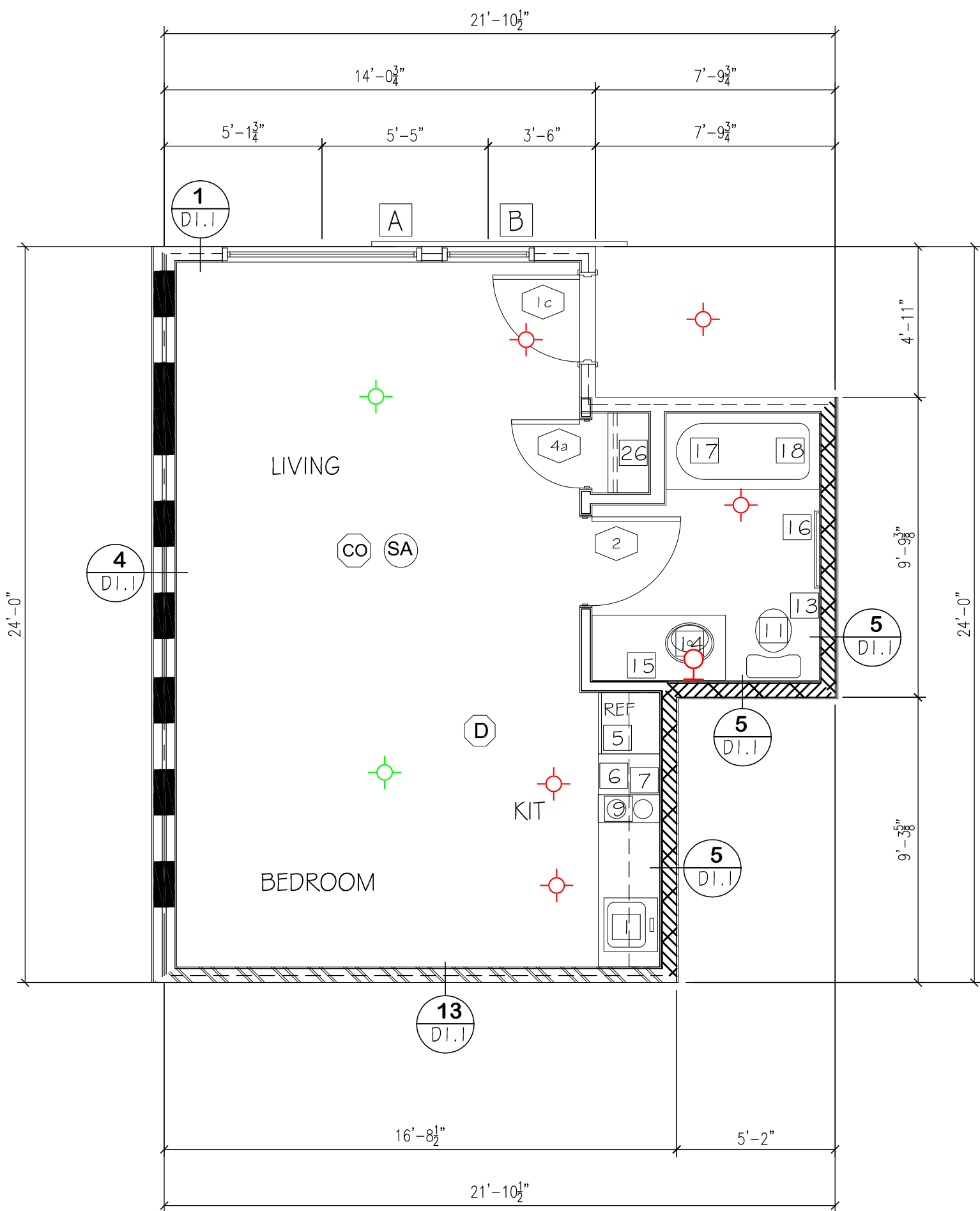
UNIT "B&B-3"  
(SLEEPING UNIT)

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

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
- SELF-RIMING STAINLESS STEEL SINK; SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
  - BUILT-IN DISHWASHER, ENERGY STAR
  - 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
  - 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
  - REFRIGERATOR SPACE
  - PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
  - LINE OF CABINETS ABOVE
  - PONY WALL
  - COOKTOP
  - 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
  - 1.28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE
  - MINIMUM 36" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS
  - GRAB BARS FOR WATER CLOSET
  - SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN. 15" AFF & TOP MAX 33" AFF
  - LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
  - SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
  - 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-0" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
  - FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
  - SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
  - FURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
  - 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
  - ADA 5" ROLL-IN SHOWER WITH SEAT
  - SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
  - GRAB BARS FOR ROLL-IN SHOWER
  - WASHER & DRYER W/ VENT TO THE EXTERIOR (60 CFM), ENERGY STAR
  - COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (60 CFM), ENERGY STAR
  - 1 - 1/2" WIRE SHELF & POLE
  - 5 - 1/2" WIRE SHELVES
  - 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  
A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT  
ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

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

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

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

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

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

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

LEGEND	
STANDARD WALL (SEE SHT RA.1.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RA.1.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RA.1.1 #5)	DIFFUSERS FOR DUCTS
EXTERIOR WALL (SEE SHT RA.1.1 #1)	DETAIL INDICATOR (SEE D1.1 SHTS)
2 HR WALL - GENERIC (SEE SHT RA.1.1 #2)	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR WALL - GFCI-XOI (SEE SHT RA.1.2 #2)	SMOKE/CARBON MONOXIDE DETECTOR
2 HR EXTERIOR WALL (SEE SHT RA.1.2 #9)	

## 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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE  
EVERETT, WA 98203

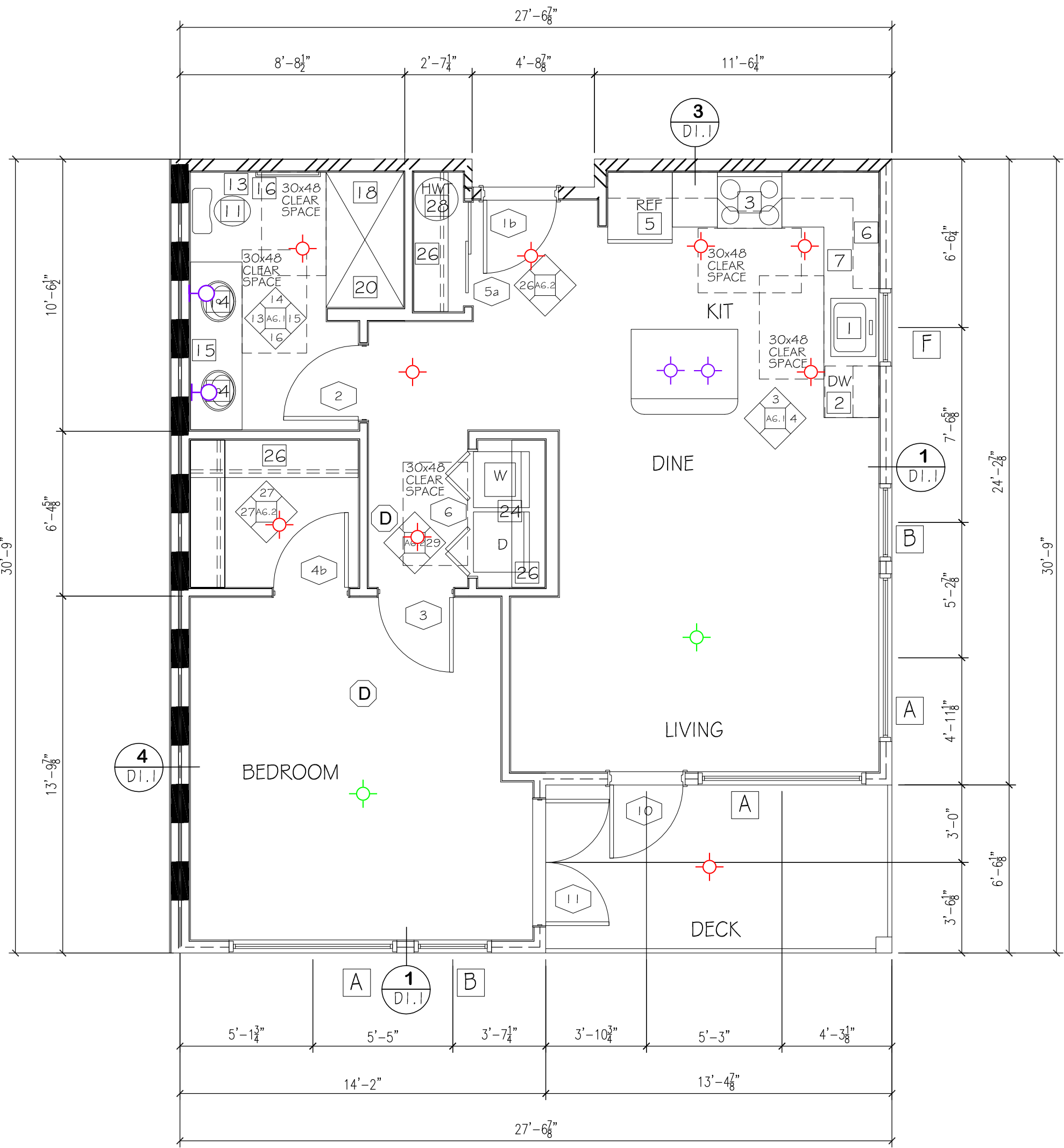
EMAIL info@cmaarch.com  
PHONE 425-353-2888

DATE	17 AUG 23
REVISION	

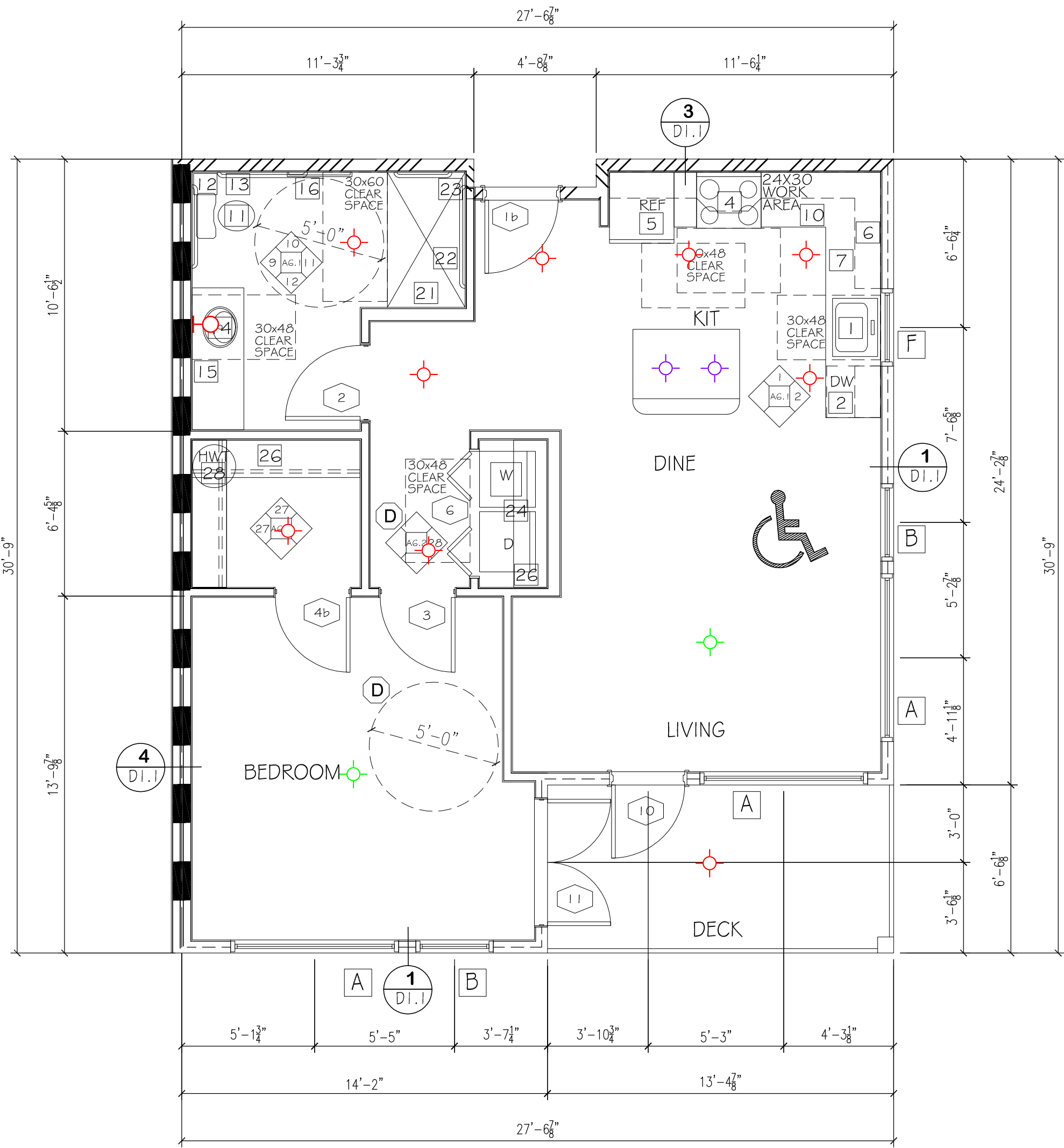
SHEET

A2.1





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



1 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	

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

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

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

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

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

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

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

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

PROVIDE COUNTER TOP MICROWAVE FOR TYPE "A" UNITS

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

FOR TYPE "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 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, UNIT SCREEN, DETERGENT AND BLEACH COMPARTMENTS SHALL BE NO LOWER THAN 15" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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

#### 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
- 7 LINE OF CABINETS ABOVE
- 8 PONY WALL
- 9 COOKTOP
- 10 30K24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 11 1.28 GAL. MAXIMUM FLUSH WATER CLOSET, ROUND BOWL; PROVIDE IN SPACE
- 12 MINIMUM 36" WIDE IN ACCESSIBLE UNITS, MINIMUM 33" WIDE IN TYPE "B" UNITS
- 13 GRAB BARS FOR WATER CLOSET
- 14 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 15 LAVATORY: SINGLE LEVER, 1.5 GPM FAUCET AND CABINET
- 16 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 17 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- 18 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND. TOP OF SURROUND MINIMUM 7'-2" ABOVE FLOOR; PROVIDE CURTAIN ROD
- 19 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 20 FLURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 21 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- 22 ADA 5" ROLL-IN SHOWER WITH SEAT
- 23 SHOWER SPRAY UNIT, 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 24 GRAB BARS FOR ROLL-IN SHOWER
- 25 WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- 26 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 27 1 - 12" WIRE SHELF & POLE
- 28 5 - 12" WIRE SHELVES
- 29 HOTWATER TANK

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

PUBLIC SITE OF THE UNIT PRIMARY ENTRANCE PER ANSI SECTION 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 1/2" FACTOR & .40 SHGC

LEGEND	
1 CORP WALL TYPES AS PER RA.1 SHEET	WINDOW INDICATOR
2 STANDARD WALL (1 HR) (SEE SHT RA.1 #3)	DOOR INDICATOR
3 CORRIDOR WALL (SEE SHT RA.1 #4)	SOFFITS FOR DUCTS
4 UNIT PARTITION WALL (SEE SHT RA.1 #5)	DETAIL INDICATOR (SEE D1.1 SHTS)
5 2 HR WALL - GENERIC (SEE SHT RA.1 #6)	INTERIOR ELEVATIONS (SEE SHT AG.1)
6 2 HR WALL - (STC 50) (SEE SHT RA.1 #2 #9)	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

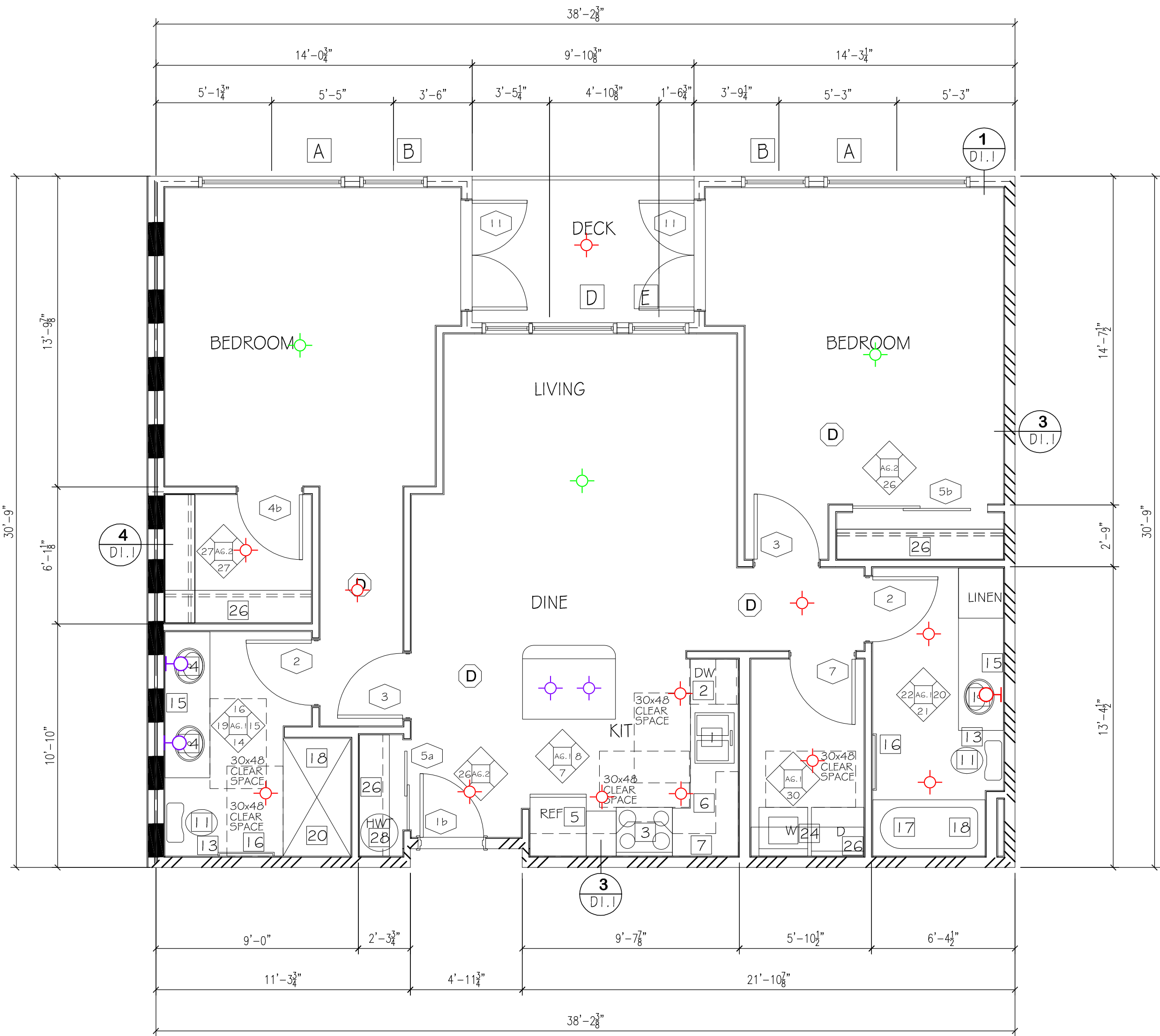
EMAIL info@cmaarch.com  
PHONE 425-353-2888

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 PICTURE SUBMITTAL PRIOR TO FRAMING TO CONFIRM ADA COMPLIANCE.

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

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

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

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.B.5.1.

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 "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 24" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY AFFLUENCE 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 AFFLUENCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.

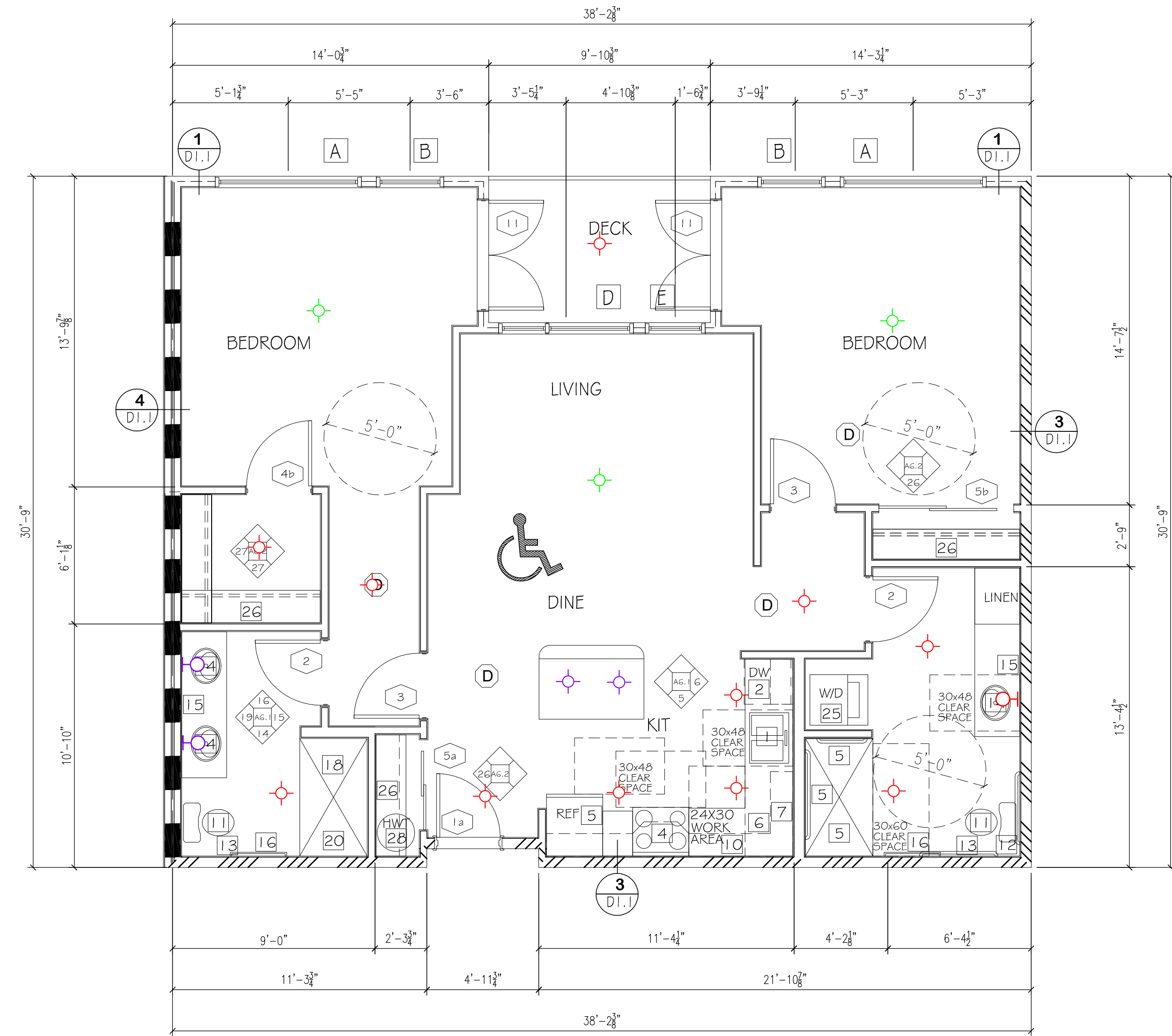
FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY AFFLUENCE DEPTH DIMENSION PLUS 1/2". WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTERTOP THAT IS UNINTERRUPTED BY A SINK OR AFFLUENCE, 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 AFFLUENCE.

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

Legend			
Description	Quantity	Unit	
U1- 6" LED DISK LIGHT	23	Count	
U2- 11" LED DISK LIGHT	6	Count	
U3- LED VANITY LARGE	2	Count	
U4- LED VANITY SMALL	4	Count	
U5- KITCHEN MINI PENDANT	4	Count	

#### SHEET NOTES

- SELF-DRIVING 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
- LINE OF CABINETS ABOVE
- PORNY WALL
- COOKTOP
- 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 1,28 GAL. MAXIMUM FLUSH WATER CLOSET; ROUND BOWL; PROVIDE IN SPACE
- MINIMUM 36" WIDE IN ACCESSIBLE UNITS; MINIMUM 33" WIDE IN TYPE "B" UNITS
- GRAB BARS FOR WATER CLOSET
- SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 30" TOWEL BAR, PROVIDE SOLID BACKING IN WALL, MOUNT CENTER OF BAR MAX. 4'-6" AFF. IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF
- FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD
- SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- FLOOR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.); PROVIDE CURTAIN ROD
- ADA 5' ROLL-IN SHOWER WITH SEAT
- SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIBERGLASS TUB OR AS A HAND HELD SHOWER
- GRAB BARS FOR ROLL-IN SHOWER
- WASHER & DRYER W/ VENT TO THE EXTERIOR (80 CFM), ENERGY STAR
- COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (80 CFM), ENERGY STAR
- 1 - 12" WIRE SHELF & POLE
- 5 - 12" WIRE SHELVES
- HOTWATER TANK

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 REAR FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED PER ANSI SECTION 1005.5.2

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

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

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

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

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

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

VERIFY WALL TYPES AS PER RAI.1 SHEET		LEGEND	
STANDARD WALL (HURDLE SHT RAI.1 #3)	WINDOW INDICATOR	A	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	DOOR INDICATOR	D	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	SCOFFITS FOR DUCTS	SC	SCOFFITS FOR DUCTS
EXTERIOR WALL (SEE SHT RAI.1 #1)	DETAIL INDICATOR (SEE D.I.1 - SHTS)	DI	DETAIL INDICATOR (SEE D.I.1 - SHTS)
2 HR WALL - GENERIC (SEE SHT RAI.1 #6)	INTERIOR ELEVATIONS (SEE SHT AG.1)	IE	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR WALL - EITC (SEE SHT RAI.1 #6)	SMOKEGASARDON MONOXIDE DETECTOR	MD	SMOKEGASARDON MONOXIDE DETECTOR
2 HR EXTERIOR WALL (SEE SHT RAI.1 #19)			

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

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

DATE 17 AUG 23

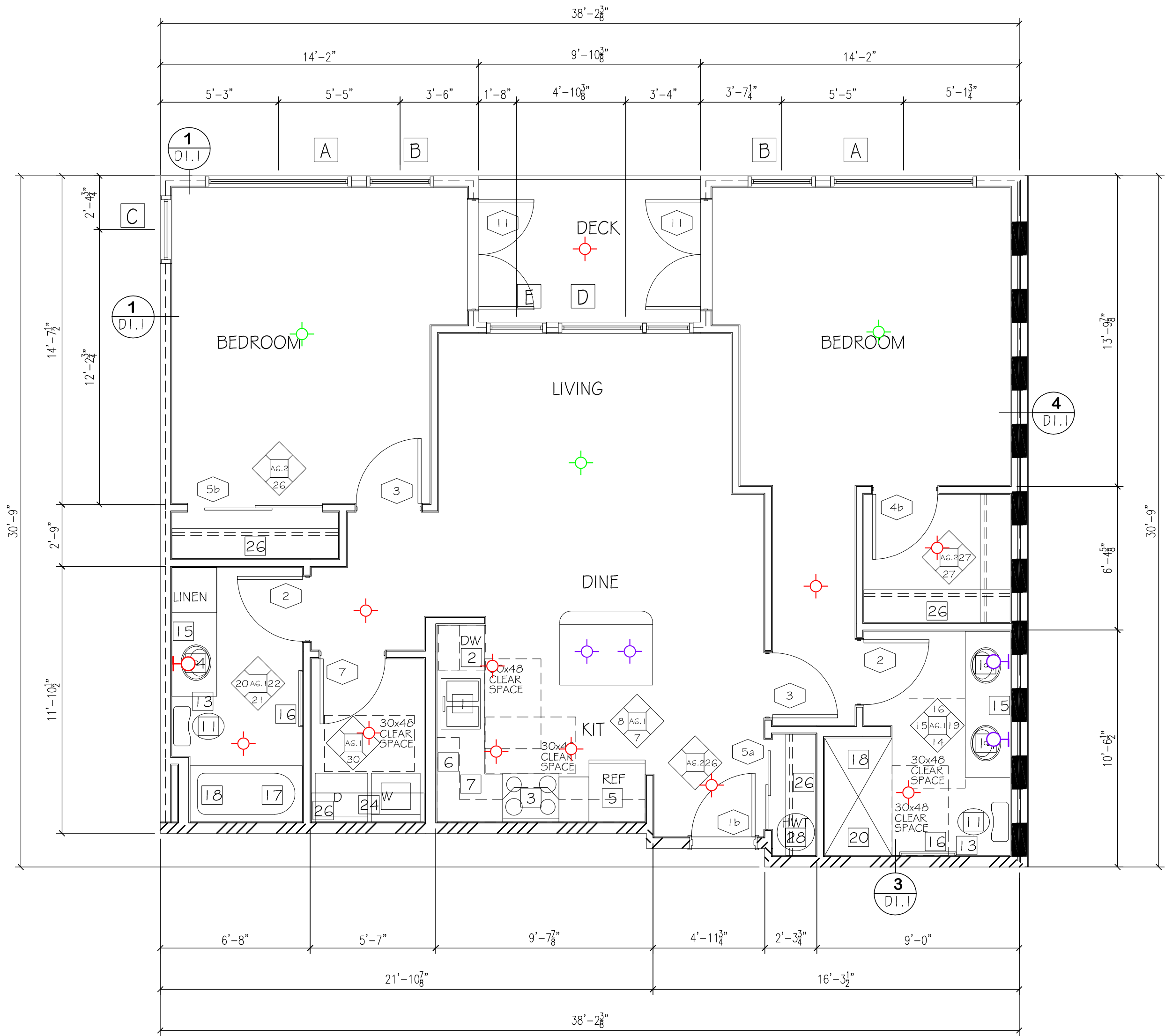
REVISION

SHEET

A2.3



Legend			
	Description	Quantity	Unit
✦	U1- 6" LED DISK LIGHT	11	Count
✧	U2- 11" LED DISK LIGHT	3	Count
⊖	U3- LED VANITY LARGE	1	Count
⊖	U4- LED VANITY SMALL	2	Count
✦	U5- KITCHEN MINI PENDANT	2	Count



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

FOR TYPE "B" UNITS THE KITCHEN CORNER OUTLETS MINIMUM 36" FROM INSIDE CORNER OF WALL SURFACE IN "L" AND "U" SHAPED KITCHENS. WHERE RANGE PROJECTS MORE THAN 25 1/2" THE ACCESSIBLE OUTLET IN THE CORNER IS CALCULATED BY APPLIANCE DEPTH DIMENSION PLUS 12". IN ALL UNITS MOUNT A PORTION OF TOWEL BARS @ 48" AFF. FIREGLASS TUB WITH PLASTIC LAMINATE SURROUND. TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE CURTAIN ROD

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

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

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

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

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

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

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

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

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

LEGEND	
VERIFY WALL TYPES AS PER RAI.1 SHEET	
STANDARD WALL (H/USE SHT RAI.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RAI.1 #4)	DOOR INDICATOR
UNIT PARTITION WALL (SEE SHT RAI.1 #5)	SOPRITS FOR DUCTS
EXTERIOR WALL (SEE SHT RAI.1 #1)	DETAIL INDICATOR (SEE D.1 SHTS)
2 HR WALL - GENERIC (SEE SHT RAI.1 #6)	INTERIOR ELEVATIONS (SEE SHT AG.1)
2 HR WALL - (OTC SO) (SEE SHT RAI.1 #20)	
2 HR EXTERIOR WALL (SEE SHT RAI.1 #19)	SMOKE/CO CARBON MONOXIDE DETECTOR

2 BR "B2"  
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

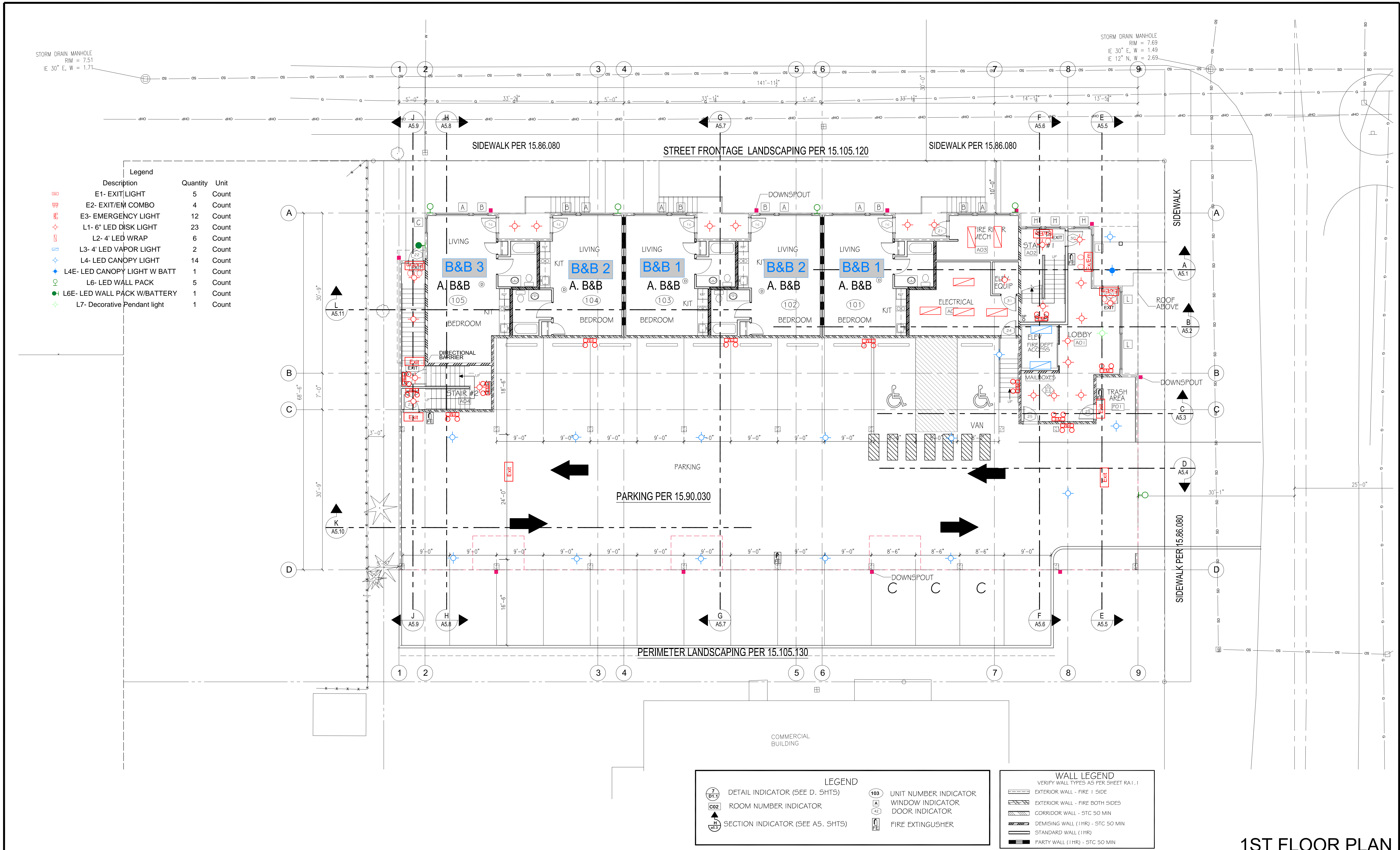
EMAIL info@cmaarch.com  
PHONE 425-353-2888

DATE	17 AUG 23
REVISION	

SHEET

A2.4





1ST FLOOR PLAN  
SCALE 1/8" = 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@cmaarch.com  
PHONE 425-353-2888

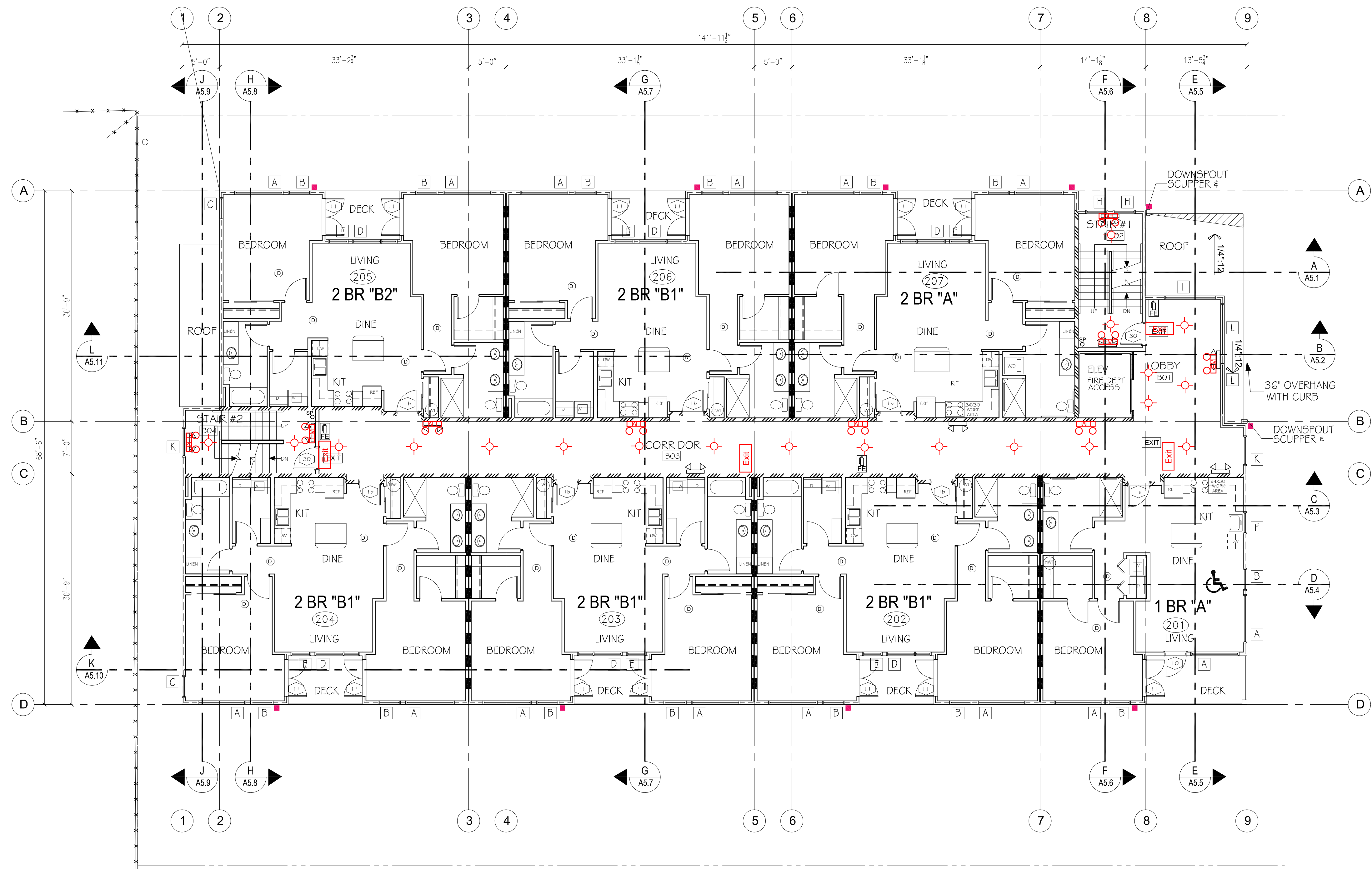
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REVISION	

SHEET

A3.1



Legend			
Description	Quantity	Unit	
E1- EXIT LIGHT	4	Count	
E3- EMERGENCY LIGHT	9	Count	
L1- 6" LED DISK LIGHT	20	Count	



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

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

## 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE  
EVERETT, WA 98203

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

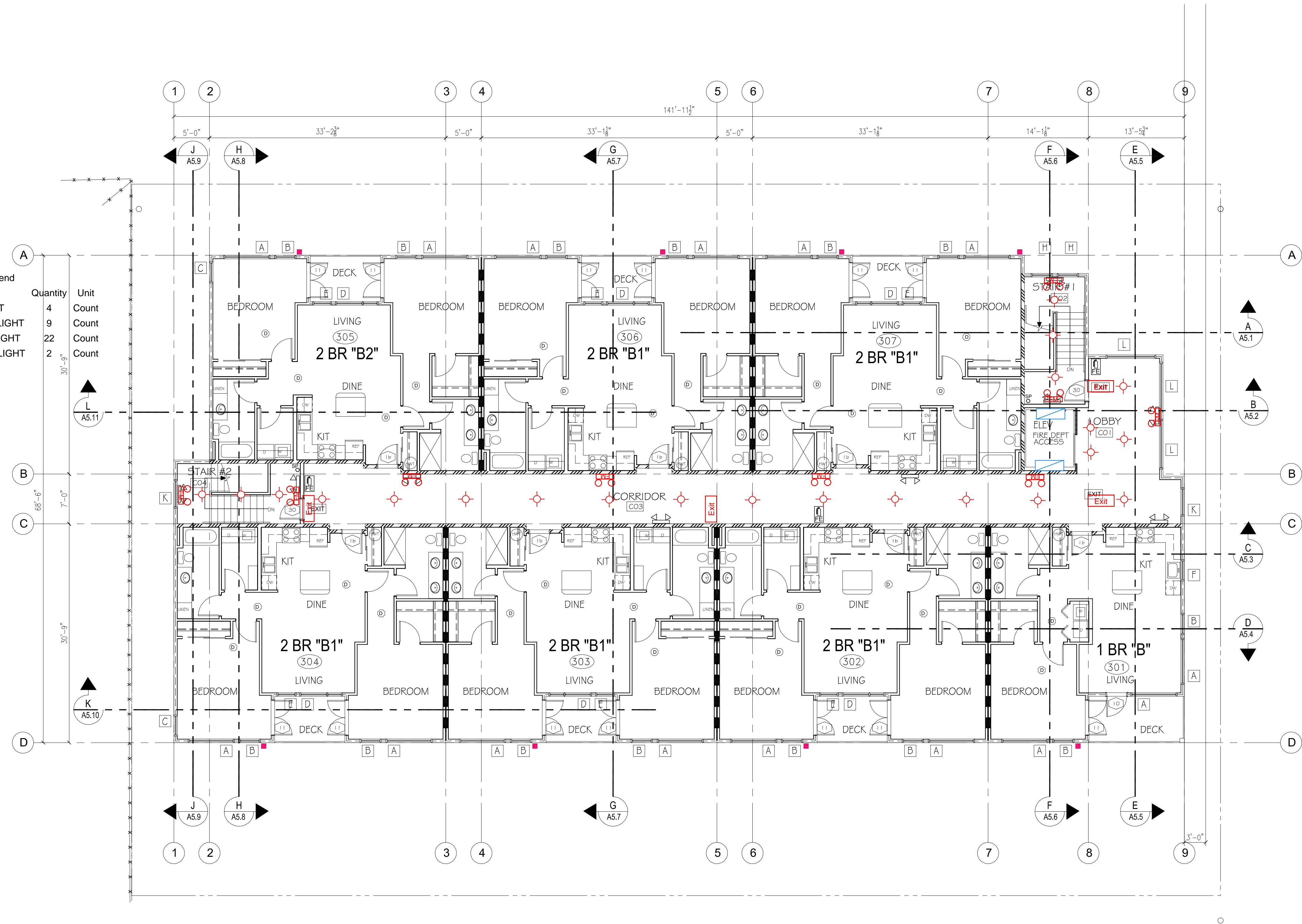
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REVISION	

SHEET

A3.2



Legend			
Description	Quantity	Unit	
E1- EXIT LIGHT	4	Count	
E3- EMERGENCY LIGHT	9	Count	
L1- 6" LED DISK LIGHT	22	Count	
L3- 4' LED VAPOR LIGHT	2	Count	



LEGEND			
7 BT.1	DETAIL INDICATOR (SEE D. SHTS)	103	UNIT NUMBER INDICATOR
C02	ROOM NUMBER INDICATOR	A	WINDOW INDICATOR
H A5.9	SECTION INDICATOR (SEE A5. SHTS)	43	DOOR INDICATOR
		FE	FIRE EXTINGUISHER

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

## 3RD FLOOR PLAN

SCALE 1/8" = 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@cmaarch.com  
PHONE 425-353-2888

DATE	17 AUG 23
REVISION	

SHEET

A3.3