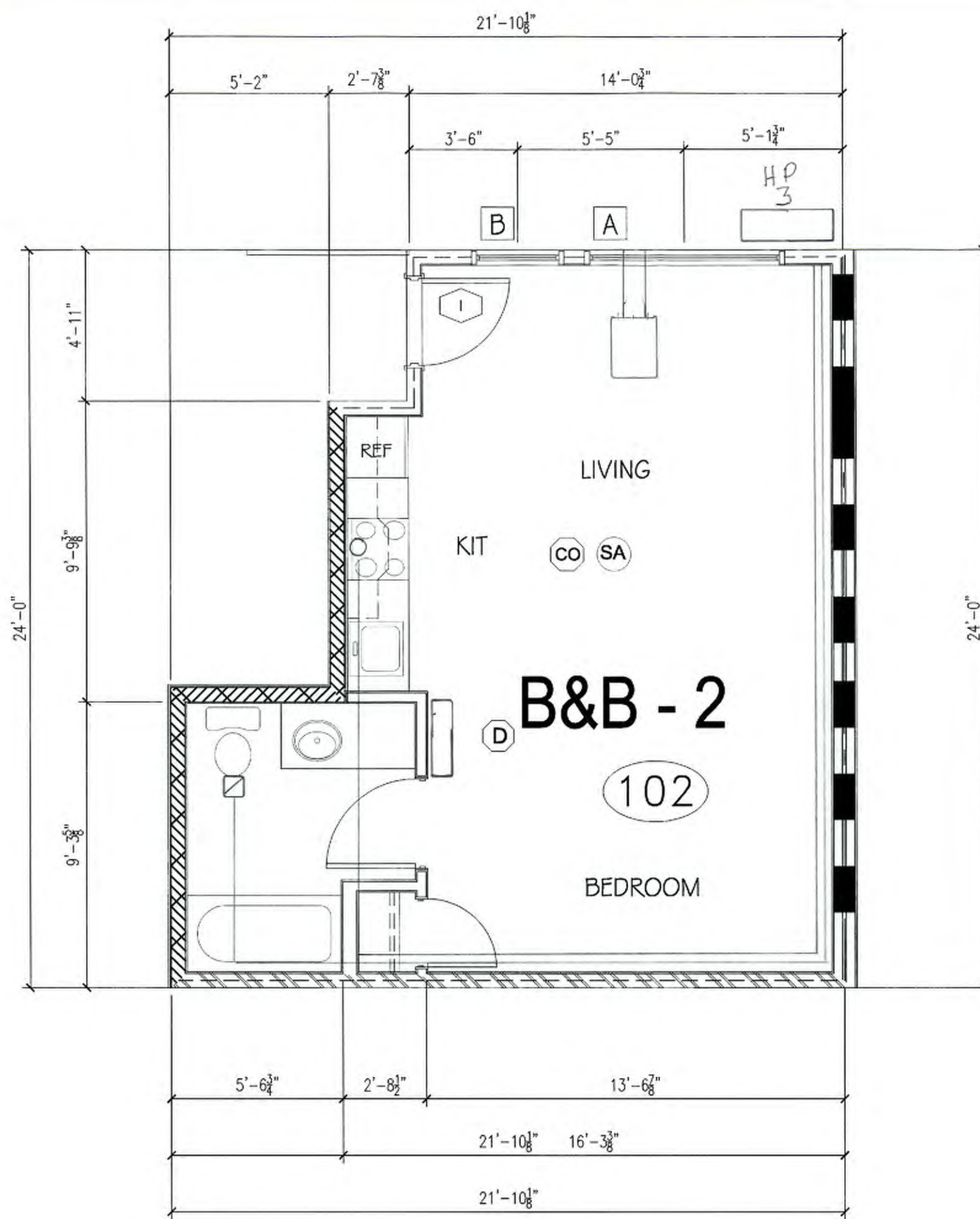


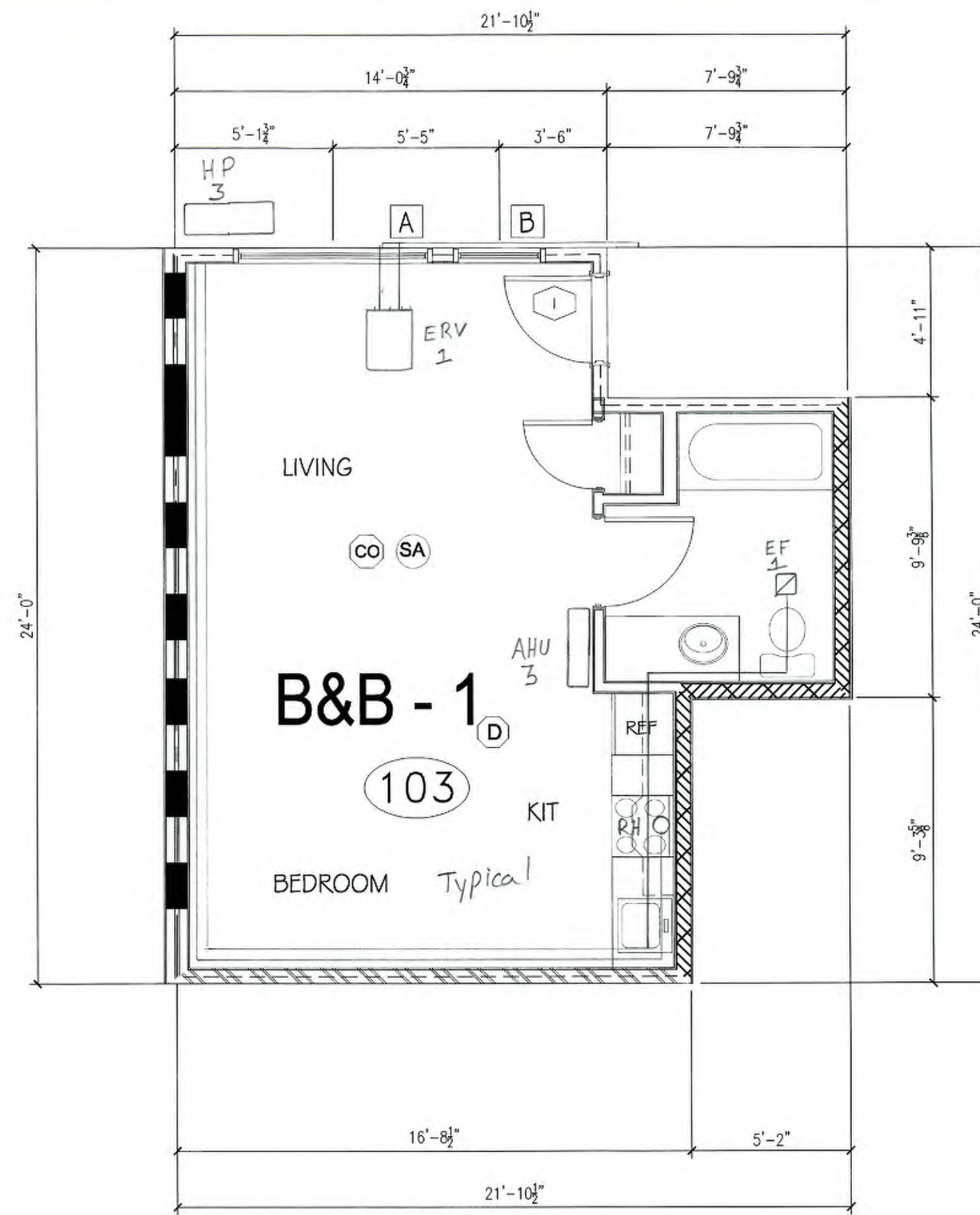
UNIT "B&B-3"

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



UNIT "B&B-2"

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



UNIT "B&B-1"

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

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

SEE SHEET AG.2 INTERIOR ELEVATIONS FOR LOCATION OF GRAB BARS AND BACKING. ALSO NOTE LOCATION OF WATER CLOSETS AND TUB CONTROLS.

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG.1 & AG.2. ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

PROVIDE ACCESSIBLE CONTROLS FOR POWER AND SPEED AT WALL MOUNTED CONTROLS. ENSURE THAT CONTROLS ARE NOT LOWER THAN 1' 9" 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" 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 "B" 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 1' 9" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

UNITS ON 2ND AND 3RD FLOOR EXEMPT FROM COMPLYING WITH ANS1 A117.1 REQUIREMENTS.

VENTILATION PER IMC SECTION 403.
BATH FANS SHALL BE 65 CFM
FAN SHALL BE DUAL SPEED
CONTINUOUS LOW SETTING
WITH WALL SWITCH FOR HIGH
SETTING LOW CFM SHALL BE 40 CFM
FAN SHALL BE FOR WHOLE
HOUSE VENTILATION
LAUNDRY ROOM FANS REQUIRE
20 CFM CONTINUOUS OR 50 CFM
INTERMITTENT
4" TRICKLE VENTS AT WINDOWS
OR FRESH AIR VENTS
DEFERRED MEC SUBMITTAL

SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE BOWL, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVEHOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLDOGE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
- 7 PONY WALL
- 8 CARPET STRIP @ CARPET/VINYL TRANSITION
- 9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 10 1.25 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 VANITY
- 15 30" TOWEL BAR; PROVIDE SOLID BACKING IN WALL; MOUNT CENTER OF BAR MAX. 48" 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 WITH BATH CURTAIN ROD
- 17 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 18 FLURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 19 ADA 5' 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 STACKED 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'-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.

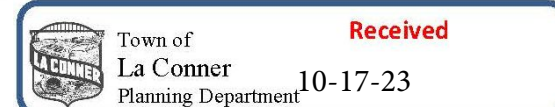
NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS WINDOWS W/28 "U" FACTOR & .40 SHGC

LEGEND	
VERIFY WALL TYPES AS PER RAI.1 SHEET	
STANDARD WALL (1 BRIDGE SHIT RAI.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHIT RAI.1 #4)	DOOR INDICATOR
PLUMBING CORRIDOR WALL (SEE SHIT RAI.1 #4)	SOFFITS FOR DUCTS
UNIT PARTITION WALL (SEE SHIT RAI.1 #5)	DETAIL INDICATOR (SEE D1, SHITS)
EXTERIOR WALL (SEE SHIT RAI.1 #1)	INTERIOR ELEVATIONS (SEE SHIT AG.1)
2 HR WALL - GENERIC (SEE SHIT RAI.1 #6)	SMOKE DETECTORS
2 HR WALL - (SIC 30) (SEE SHIT RAI.2 #30)	CARBON MONOXIDE DETECTOR
2 HR EXTERIOR WALL (SEE SHIT RAI.2 #19)	
1 HR 2 SIDED EXTERIOR WALL ON DECK	

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

SCALE 1/4" = 1'-0"

REVISIONS



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

CHARLES MORGAN & ASSOCIATES, LLC



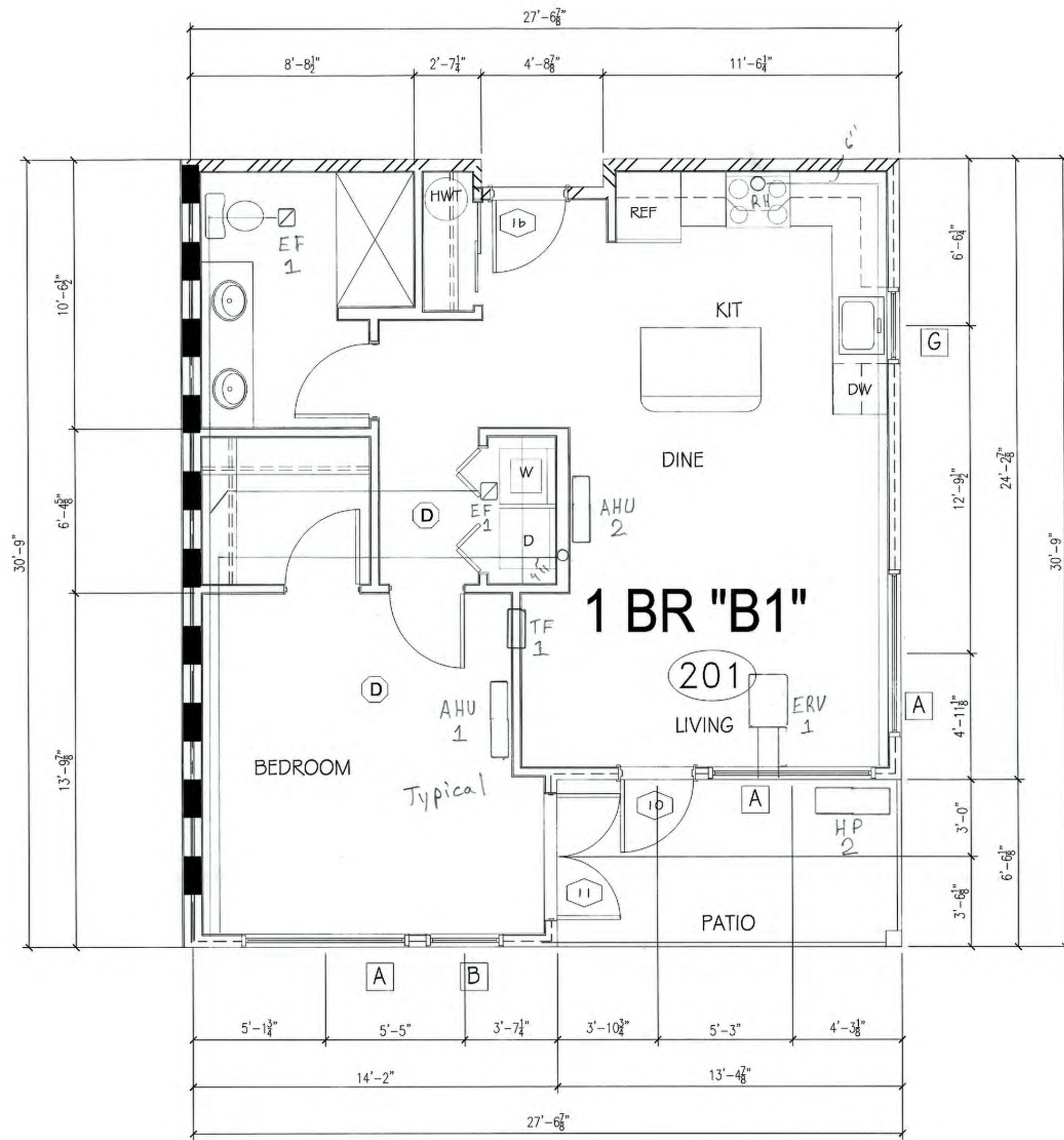
7301 BEVERLY LANE
EVERETT, WA 98203

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PHONE 425-353-2888

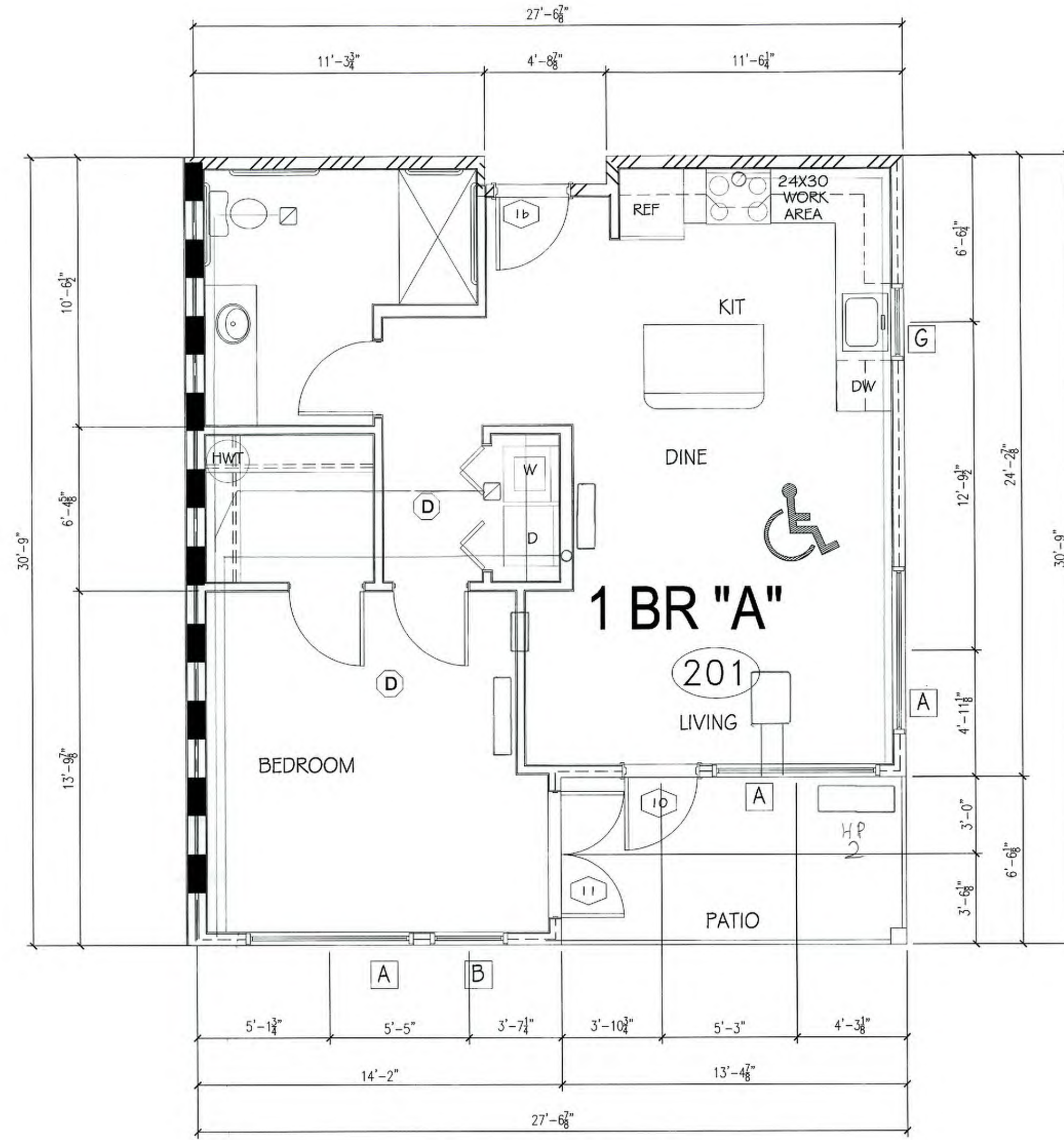
DATE 18 APR 23
REVISION

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

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

SEE SHEET AG-2 INTERIOR ELEVATIONS FOR LOCATION OF GRAB BARS AND BACKING. ALSO NOTE LOCATION OF WATER CLOSETS AND TUB CONTROLS.

VENTILATION PER IMC SECTION 403
BATH FANS SHALL BE 60 CFM
FAN SHALL BE DUAL SPEED,
CONTINUOUS LOW SETTING
WITH WALL SWITCH FOR HIGH
SETTING LOW CFM SHALL BE 40 CFM
FAN SHALL BE FOR WHOLE
HOUSE VENTILATION
LAUNDRY ROOM FANS REQUIRE
20 CFM CONTINUOUS OR 60 CFM
INTERMITTENT
4" TRICKLE VENTS AT WINDOWS
OR FRESH AIR VENTS
DEFERRED MEC SUBMITTAL

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG-1 & AG-2.
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 403.0.6.1

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 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.

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

SHEET NOTES

- SELF-RIMMING STAINLESS STEEL SINK, SINGLE BOWL, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- BUILT-IN DISHWASHER, ENERGY STAR
- 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- REFRIGERATOR SPACE
- PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- LINE OF CABINETS ABOVE
- PONY WALL
- CARPET STRIP @ CARPET/VINYL TRANSITION
- 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 WITH BATH CURTAIN ROD
- SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- TURK WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.)
- ADA 5" ROLL-IN SHOWER WITH SEAT
- SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- GRAB BARS FOR ROLL-IN SHOWER
- STACKED 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'-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.

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-1.1 SHEET	
STANDARD WALL (SEE SHT RA-1.1 #3)	WINDOW INDICATOR
CORRIDOR WALL (SEE SHT RA-1.1 #4)	DOOR INDICATOR
PLUMBING CORRIDOR WALL (SEE SHT RA-1.1 #4)	SOFITS FOR DUCTS
UNIT PARTITION WALL (SEE SHT RA-1.1 #5)	DETAIL INDICATOR (SEE D-1.1 SHTS)
EXTERIOR WALL (SEE SHT RA-1.1 #1)	INTERIOR ELEVATIONS (SEE SHT AG-1)
2 HR WALL - GENERIC (SEE SHT RA-1.1 #6)	SMOKE DETECTORS
2 HR WALL - (STC 50) (SEE SHT RA-1.2 #20)	CARBON MONOXIDE DETECTOR
2 HR EXTERIOR WALL (SEE SHT RA-1.2 #15)	
1 HR 2 SIDED EXTERIOR WALL ON DECK	

1 BR "A" & "B" TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS

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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
EVERETT, WA 98203

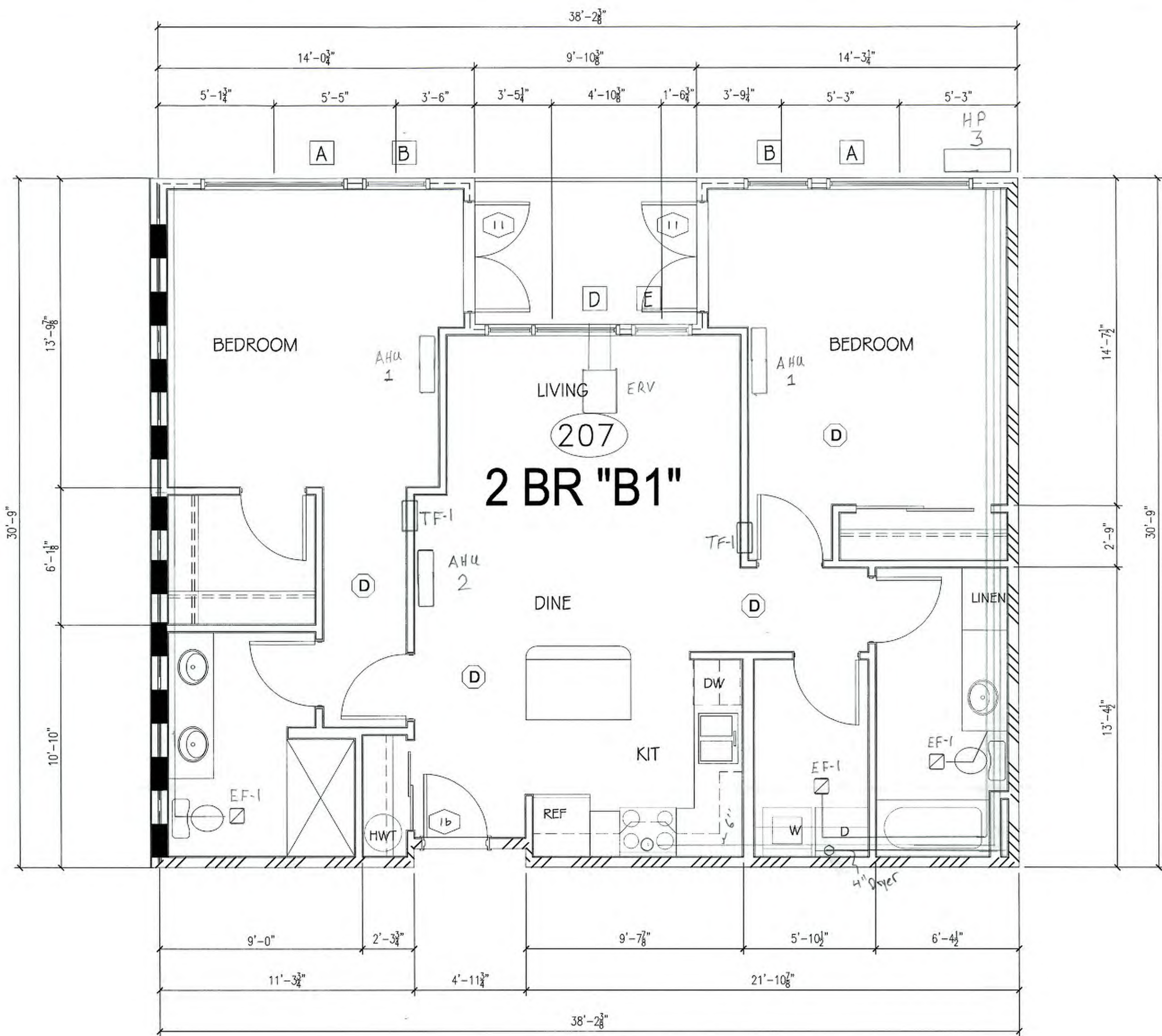
EMAIL: info@cmaarch.com
PHONE: 425-353-2888

DATE 18 APR 23

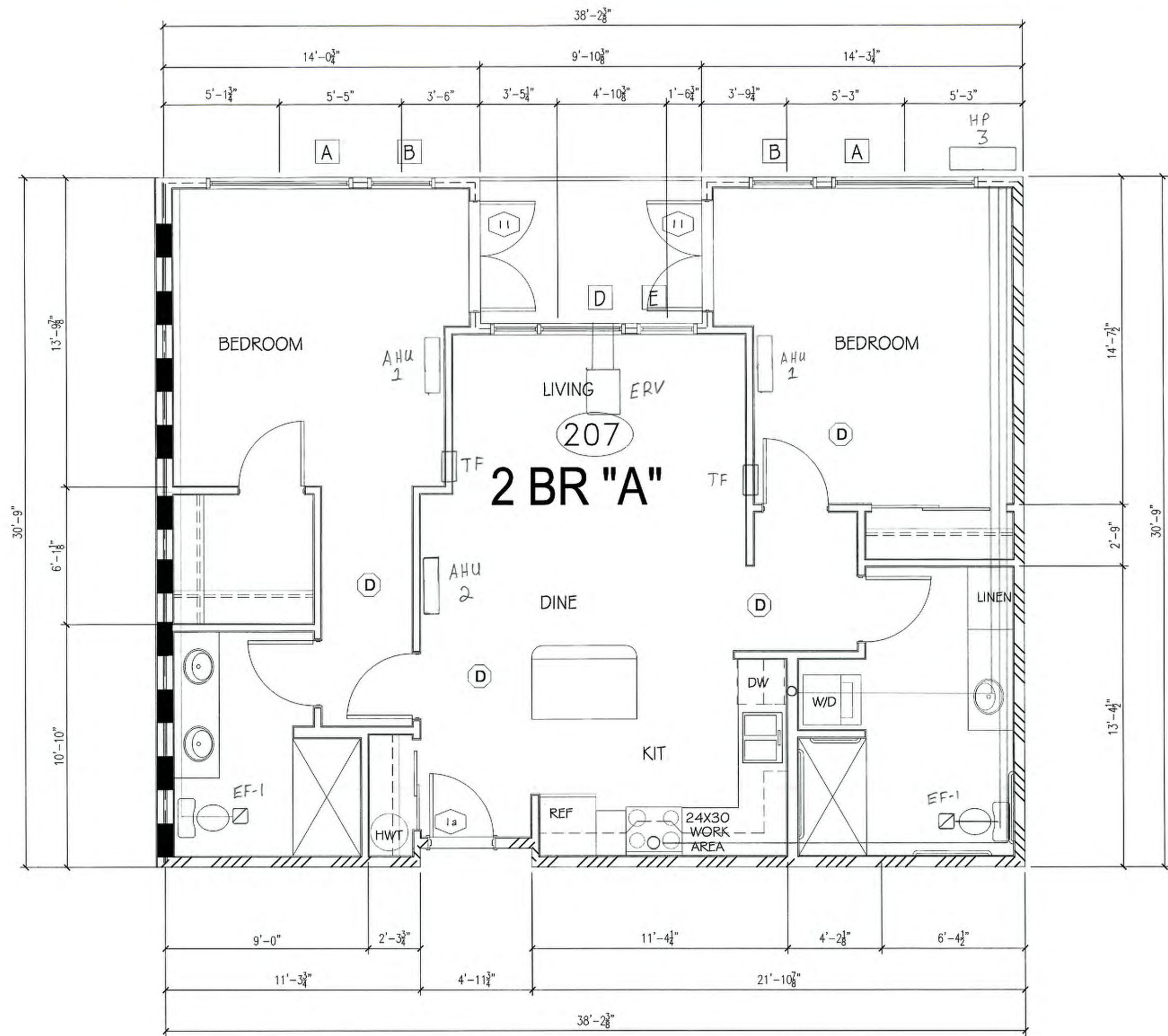
REVISION

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



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

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

SEE SHEET AG.2 INTERIOR ELEVATIONS FOR LOCATION OF GRAB BARS AND BACKING. ALSO NOTE LOCATION OF WATER CLOSETS AND TUB CONTROLS

VENTILATION PER IMC SECTION 402
BATH FANS SHALL BE 65 CFM
FAN SHALL BE DUAL SPEED,
CONTINUOUS LOW SETTING
WITH WALL SWITCH FOR HIGH
SETTING LOW CFM SHALL BE 45 CFM
FAN SHALL BE FOR WHOLE
HOUSE VENTILATION
LAUNDRY ROOM FANS REQUIRE
20 CFM CONTINUOUS OR 60 CFM
INTERMITTENT
4" TRIBLE VENTS AT WINDOWS
OR FRESH AIR VENTS
DEFERRED MEC SUBMITTAL

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG.1 & AG.2.
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 1'5" AND AT TYPE "A" UNITS THAT THE CONTROLS DO NOT REQUIRE TWISTING OR GRIPPING. OPERABLE.

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER 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" 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 ICGANSI 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 ICGANSI 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 1'5" ABOVE F.F. AND NOT MORE THAN 46" ABOVE F.F.

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

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

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

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

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

SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE BOWL, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVE/HOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW
- 7 LINE OF CABINETS ABOVE
- 8 PONY WALL
- 9 CARPET STRIP @ CARPET/VINYL TRANSITION
- 10 30X24 WORK AREA @ MAX 3'4" 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 1'5" AFF & 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 @ 48" AFF
- 17 FIBERGLASS TUB WITH PLASTIC LAMINATE SURROUND, TOP OF SURROUND MINIMUM 72" ABOVE FLOOR, PROVIDE WITH BATH CURTAIN ROD
- 18 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 19 FLURR WALL TO TUB ENCLOSURE, VERIFY DIMENSIONS
- 20 5' SHOWER (INSIDE CLEAR 36" X 60" MIN.)
- 21 ADA 5" ROLL-IN SHOWER WITH SEAT
- 22 SHOWER SPRAY UNIT 1.75 GPM, WITH A HOSE AT LEAST 60" LONG, THAT CAN BE USED AS A FIXED SHOWER HEAD OR AS A HAND HELD SHOWER
- 23 GRAB BARS FOR ROLL-IN SHOWER
- 24 STACKED WASHER/DRYER W/ VENT TO THE EXTERIOR (60 CFM), ENERGY STAR
- 25 COMBINATION WASHER/DRYER W/ VENT TO EXTERIOR (60 CFM), ENERGY STAR
- 26 1 - 12" WIRE SHELF & POLE
- 27 5 - 12" WIRE SHELVES
- 28 HOTWATER TANK

NOTE: ALL DOORS TO BE 3'-0" X 6'-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 ICGANSI A117.1-2009

OUTLETS TO BE NO LOWER THAN 1'5" 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/ 20 "U" FACTOR & .40 SHGC

LEGEND	
	VERIFY WALL TYPES AS PER RAI.1 SHEET
	STANDARD WALL (1) (SEE RAI.1 #3)
	CORRIDOR WALL (SEE RAI.1 #4)
	PLUMBING CORRIDOR WALL (SEE RAI.1 #4)
	UNIT PARTITION WALL (SEE RAI.1 #5)
	EXTERIOR WALL (SEE RAI.1 #1)
	2 HR WALL - GENERIC (SEE RAI.1 #2)
	2 HR WALL - (STC 50) (SEE RAI.1 #2)
	2 HR EXTERIOR WALL (SEE RAI.1 #1)
	1 HR 2 SIDED EXTERIOR WALL ON DECK
	WINDOW INDICATOR
	DOOR INDICATOR
	CLOSETS FOR DUCTS
	DETAIL INDICATOR (SEE D1.1 SHEETS)
	INTERIOR ELEVATIONS (SEE AG.1)
	SMOKE DETECTORS
	CARBON MONOXIDE DETECTOR

2 BR "A" & "B1" TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS

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

CHARLES MORGAN & ASSOCIATES, LLC



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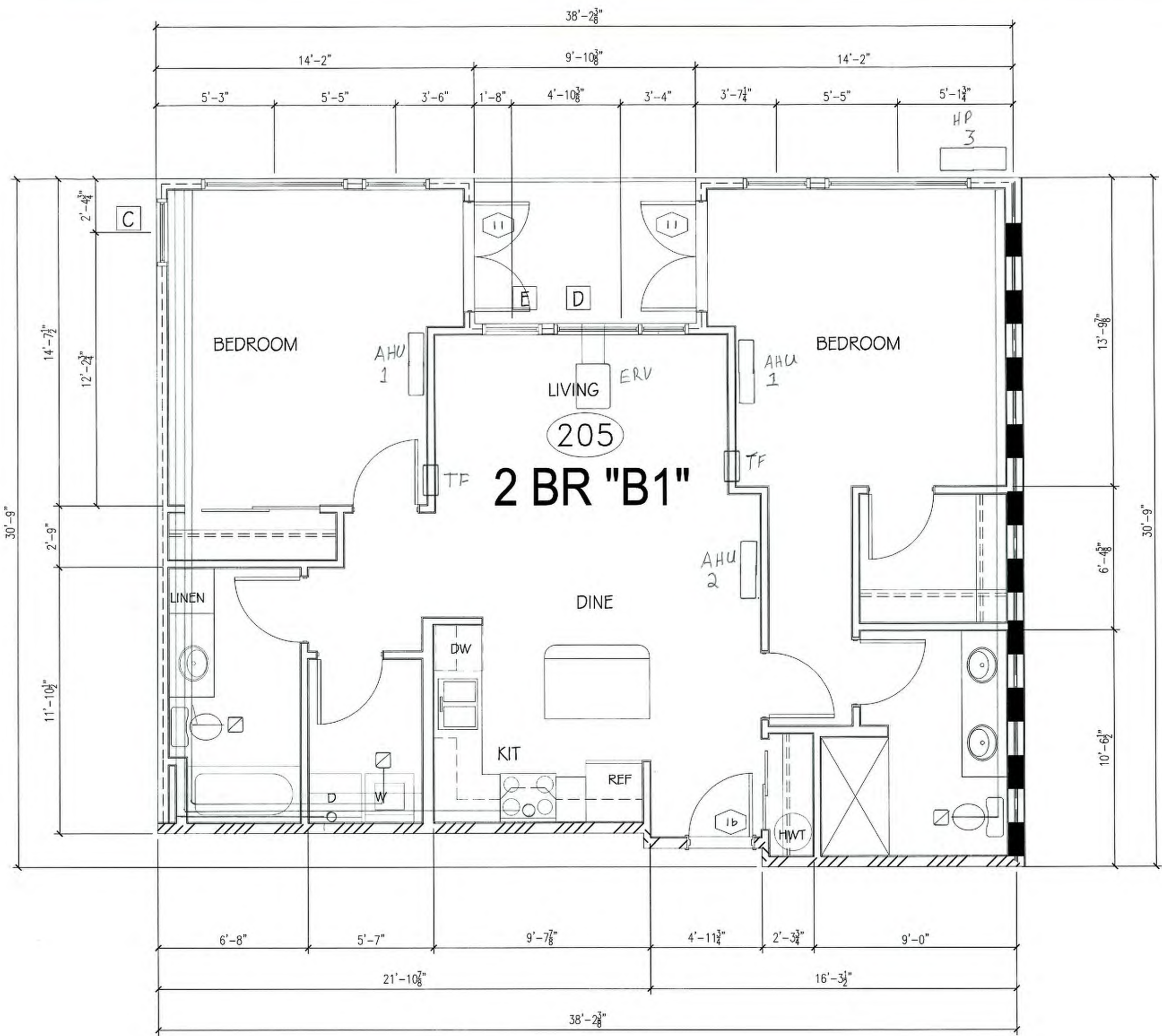
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REVISION

SHEET

A2.3



2 BEDROOM "B2"
(TYPE "B" UNIT)
1,074 SQ/FT 2,148 SQ/FT
2 UNIT
DECK - 64 SQ/FT
UNIT # 205 & 305

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

SEE SHEET AG.2 INTERIOR ELEVATIONS FOR LOCATION OF GRAB BARS AND BACKING. ALSO NOTE LOCATION OF WATER CLOSETS AND TUB CONTROLS

VENTILATION PER IMC SECTION 403
BATH FANS SHALL BE 66 CFM
FAN SHALL BE DUAL SPEED,
CONTINUOUS LOW SETTING
WITH WALL SWITCH FOR HIGH
SETTING LOW CFM SHALL BE 45 CFM
FAN SHALL BE FOR WHOLE
HOUSE VENTILATION
LAUNDRY ROOM FANS REQUIRE
20 CFM CONTINUOUS OR 50 CFM
INTERMITTENT
4" TRICKLE VENTS AT WINDOWS
OR FRESH AIR VENTS
DEFERRED MEC SUBMITTAL

PROVIDE BACKING FOR GRAB BARS IN ALL BATHROOM UNITS AS SHOWN ON SHEET AG.1 & AG.2.
ALL TOILETS SHALL BE CENTERED EXACTLY 18 INCHES FROM FACE OF FINISHED SIDE WALL.

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

AIR INLETS, WINDOW TRICKLE VENTS, FRESH AIR OPENINGS FOR OUTDOOR AIR, MUST BE ACCESSIBLE WITH ACCESSIBLE CONTROLS WITHIN REACH RANGE ON TYPE "A" AND TYPE "B" UNITS. PER WSEC 403.0.6.1

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 ICCANSAI 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 ICCANSAI 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.

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

SHEET NOTES

- 1 SELF-RIMMING STAINLESS STEEL SINK, SINGLE BOWL, SINGLE LEVER FAUCET. ENSURE KNEE CLEARANCE AT 27" AFF IN TYPE "A" UNITS
- 2 BUILT-IN DISHWASHER, ENERGY STAR
- 3 30" ELECTRIC RANGE WITH MICROWAVEHOOD FAN ABOVE
- 4 30" ELECTRIC RANGE WITH HOOD FAN ABOVE
- 5 REFRIGERATOR SPACE
- 6 PLASTIC LAMINATE COUNTERTOP WITH 4" WATERFALL BACKSPLASH AND BULLNOSE FRONT EDGE; CABINETS BELOW LINE OF CABINETS ABOVE
- 7 PONY WALL
- 8 CARPET STRIP @ CARPET/VINYL TRANSITION
- 9 30X24 WORK AREA @ MAX 34" HEIGHT - OPEN BELOW
- 10 1.20 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
- 11 SURFACE MOUNTED TOILET PAPER DISPENSER, MOUNT BOTTOM MIN 15" AFF & TOP MAX 33" AFF
- 12 LAVATORY; SINGLE LEVER 1.5 GPM FAUCET AND CABINET
- 13 SURFACE MOUNTED MIRROR WITH J-CLIPS TO MATCH VANITY
- 14 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
- 15 FIREGLASS TUB WITH PLASTIC LAMINATE SURROUND; TOP OF SURROUND MINIMUM 72" ABOVE FLOOR; PROVIDE WITH BATH CURTAIN ROD
- 16 SHOWER HEAD 1.75 GPM; MOUNT 4" ABOVE TOP OF SURROUND
- 17 FLURR WALL TO TUB ENCLOSURE; VERIFY DIMENSIONS
- 18 5" SHOWER (INSIDE CLEAR 36" X 60" MIN.)
- 19 ADA 5" 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 STACKED 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'-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

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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-SHAPED AND U-SHAPED KITCHENS.

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED VINYL FRAME W/ACCESSIBLE CONTROLS WINDOW W/20 "U" FACTOR & .40 SHGC

LEGEND	
	VERIFY WALL TYPES AS PER RAI.1 SHEET
	STANDARD WALL (11R/SEE SHT RAI.1 #3)
	CORRIDOR WALL (SEE SHT RAI.1 #4)
	HALLWAY/CORRIDOR WALL (SEE SHT RAI.1 #4)
	UNIT PARTITION WALL (SEE SHT RAI.1 #5)
	EXTERIOR WALL (SEE SHT RAI.1 #1)
	2 HR WALL - GENERIC (SEE SHT RAI.1 #6)
	2 HR WALL - GTC SO (SEE SHT RAI.2 #20)
	2 HR EXTERIOR WALL (SEE SHT RAI.2 #19)
	1 HR 2 SIDED EXTERIOR WALL ON DECK
	WINDOW INDICATOR
	DOOR INDICATOR
	SOFFITS FOR DUCTS
	DETAIL INDICATOR (SEE D1, SHTS)
	INTERIOR ELEVATIONS (SEE SHT AG.1)
	SMOKE DETECTORS
	CARBON MONOXIDE DETECTOR

2 BR "B2"
TYPICAL UNIT

SCALE 1/4" = 1'-0"

REVISIONS

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

CHARLES MORGAN & ASSOCIATES, LLC



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DATE 18 APR 23

REVISION

SHEET

A2.4

STORM DRAIN MANHOLE
RIM = 7.51
IE 30° E, W = 1.71

STORM DRAIN MANHOLE
RIM = 7.69
IE 30° E, W = 1.49
IE 12° N, W = 2.69

FAN COIL SCHEDULE

	MAKE	MODEL	BTU	POWER	AREA SERVED
AHU-1	BRYANT	619AHBQ06XA3	6,000	208/230-1-60	BEDROOMS
AHU-2	BRYANT	619AHBQ09XA3	9,000	208/230-1-60	LIVING ROOMS, CORRIDOORS
AHU-3	BRYANT	619AHBQ12XA3	12,000	208/230-1-60	B&B LIVING ROOMS
AHU-4	BRYANT	619AHBQ12XA3	12,000	208/230-1-60	LOBBY
AHU-5	BRYANT	619AHBQ18XA3	18,000	208/230-1-60	ELEVATOR ROOM
TF	SUNCOAST	TW208P	N/A	120/1/60	BEDROOM TRANSFER
ERV	PANASONIC	FV-04VE1	N/A	120/1/60	LIVING ROOM

HEAT PUMP SCHEDULE

	MAKE	MODEL	BTU/ COOLING	POWER	EFFICIENCY
HP-1	BRYANT	38MARBQ12AA3	12,000	208/230-1-60	22.5 SEER/12.0 HSPF
HP-2	BRYANT	38MGRBQ18BA3	18,000	208/230-1-60	22.5 SEER/ 10.6 HSPF
HP-3	BRYANT	38MGHBQ24CA3	24,000	208/230-1-60	24.1 SEER/ 11.0 HSPF
HP-4	BRYANT	38MARBQ12AA3	12,000	208/230-1-60	22.5 SEER/ 12.0 HSPF
HP-5	BRYANT	38MARBQ18AA3	18,000	208/230-1-60	21.5 SEER/ 12.0 HSPF
HP-6	BRYANT	38MGRBQ18BA3	18,000	208/230-1-60	22.5 SEER/ 10.6 HSPF

SIDEWALK PER 15.86.080

STREET FRONTAGE LANDSCAPING PER 15.105.120

SIDEWALK PER 15.86.080

PARKING PER 15.90.030

PERIMETER LANDSCAPING PER 15.105.130

COMMERCIAL
BUILDING

LEGEND

	DETAIL INDICATOR (SEE D. SHTS)		UNIT NUMBER INDICATOR
	ROOM NUMBER INDICATOR		WINDOW INDICATOR
	SECTION INDICATOR (SEE A 5. SHTS)		DOOR INDICATOR
			FIRE EXTINGUISHER
			AC PORT

1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

REVISIONS

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

CHARLES MORGAN & ASSOCIATES, LLC



7301 BEVERLY LANE
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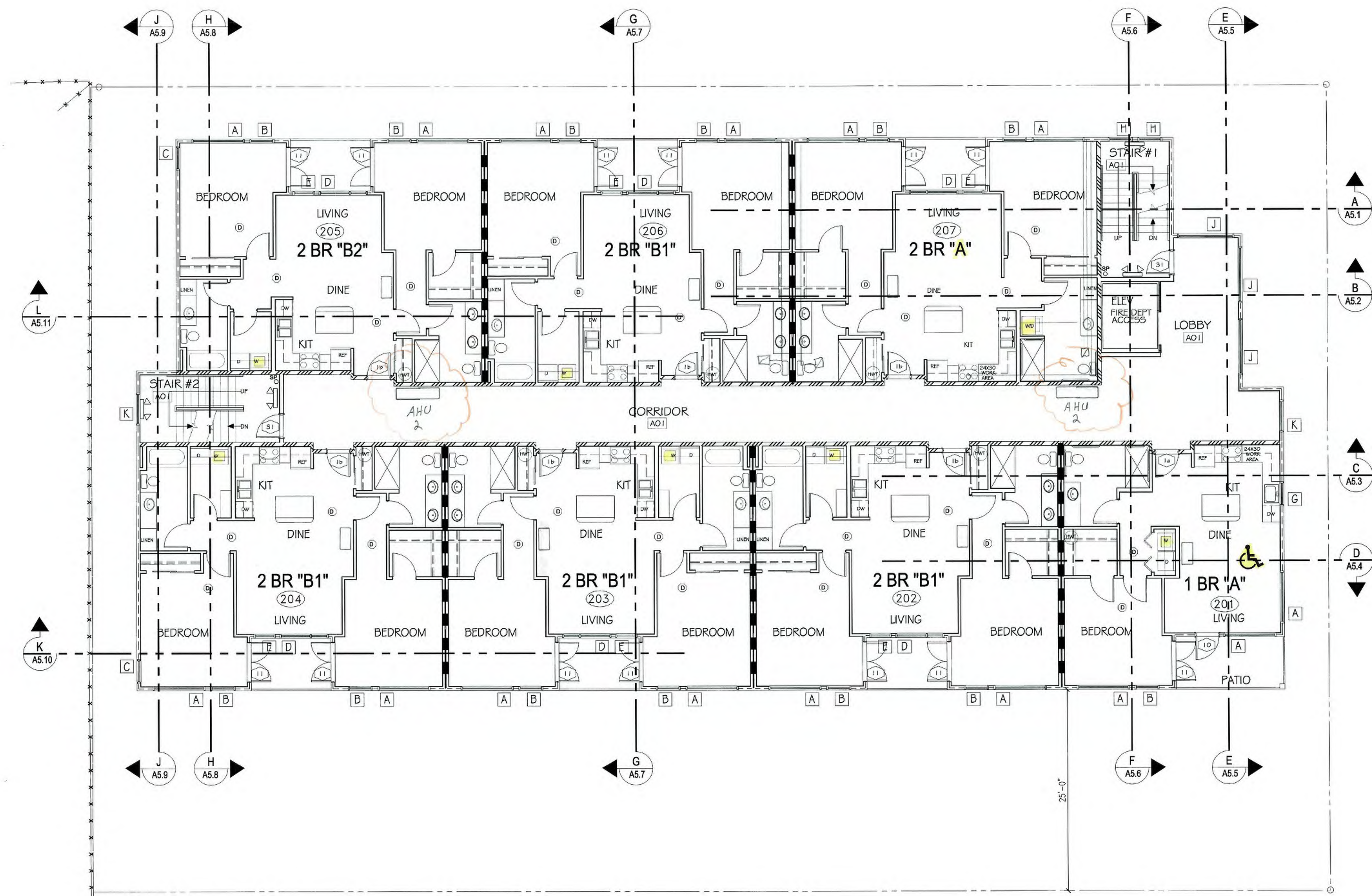
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DATE 18 APR 23

REVISION

SHEET

A3.1



LEGEND			
	DETAIL INDICATOR (SEE D. SHTS)		UNIT NUMBER INDICATOR
	ROOM NUMBER INDICATOR		WINDOW INDICATOR
	SECTION INDICATOR (SEE A 5. SHTS)		DOOR INDICATOR
			FIRE EXTINGUISHER
			AC PORT

2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

REVISIONS

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THE TALMON
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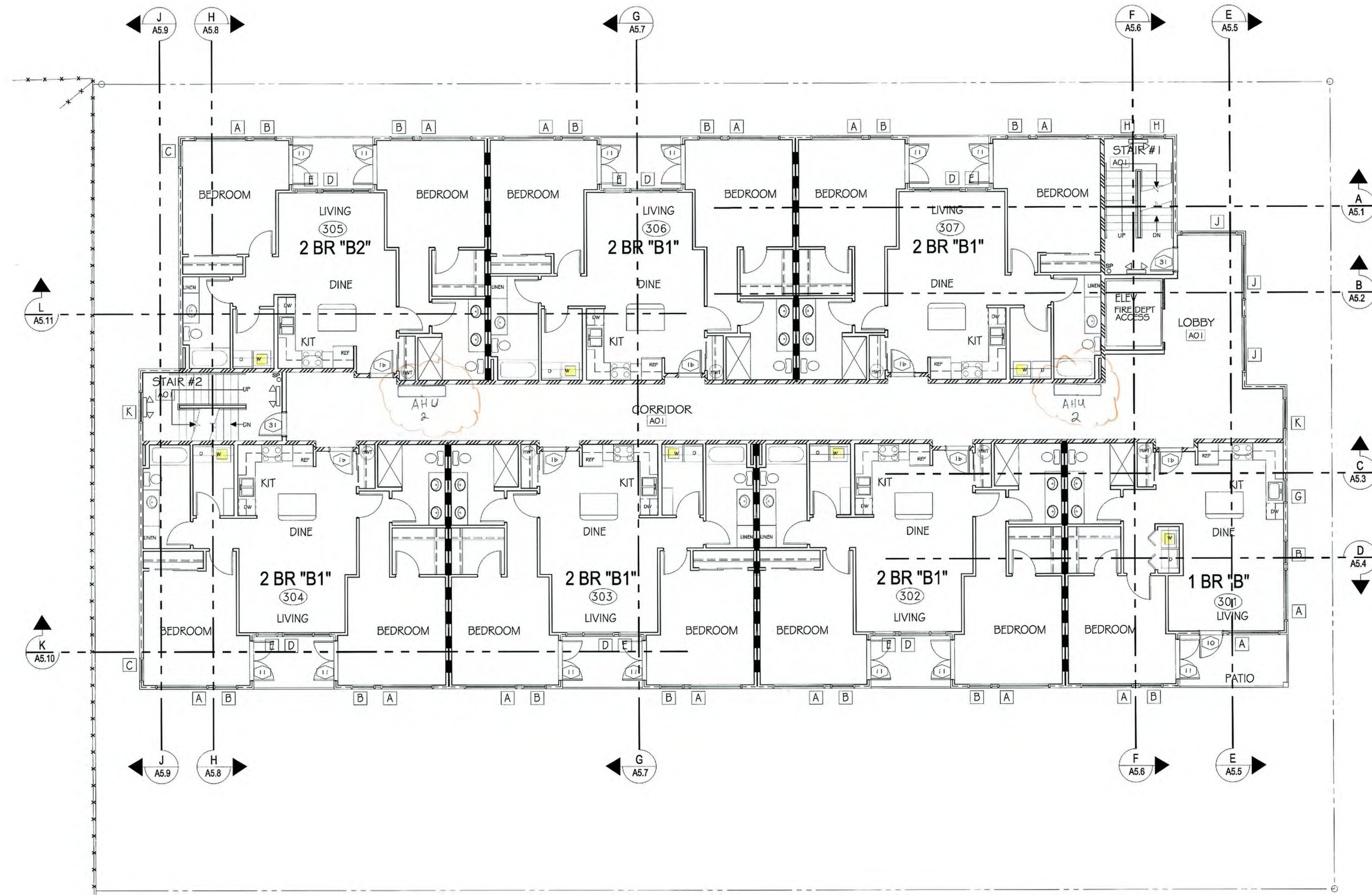
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DATE 18 APR 23
REVISION

SHEET

A3.2



LEGEND	
7 DT.1	DETAIL INDICATOR (SEE D. SHTS)
002	ROOM NUMBER INDICATOR
H A5.5	SECTION INDICATOR (SEE A 5. SHTS)
109	UNIT NUMBER INDICATOR
A	WINDOW INDICATOR
2	DOOR INDICATOR
FE	FIRE EXTINGUISHER
12	AC PORT

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

REVISIONS

PROJECT
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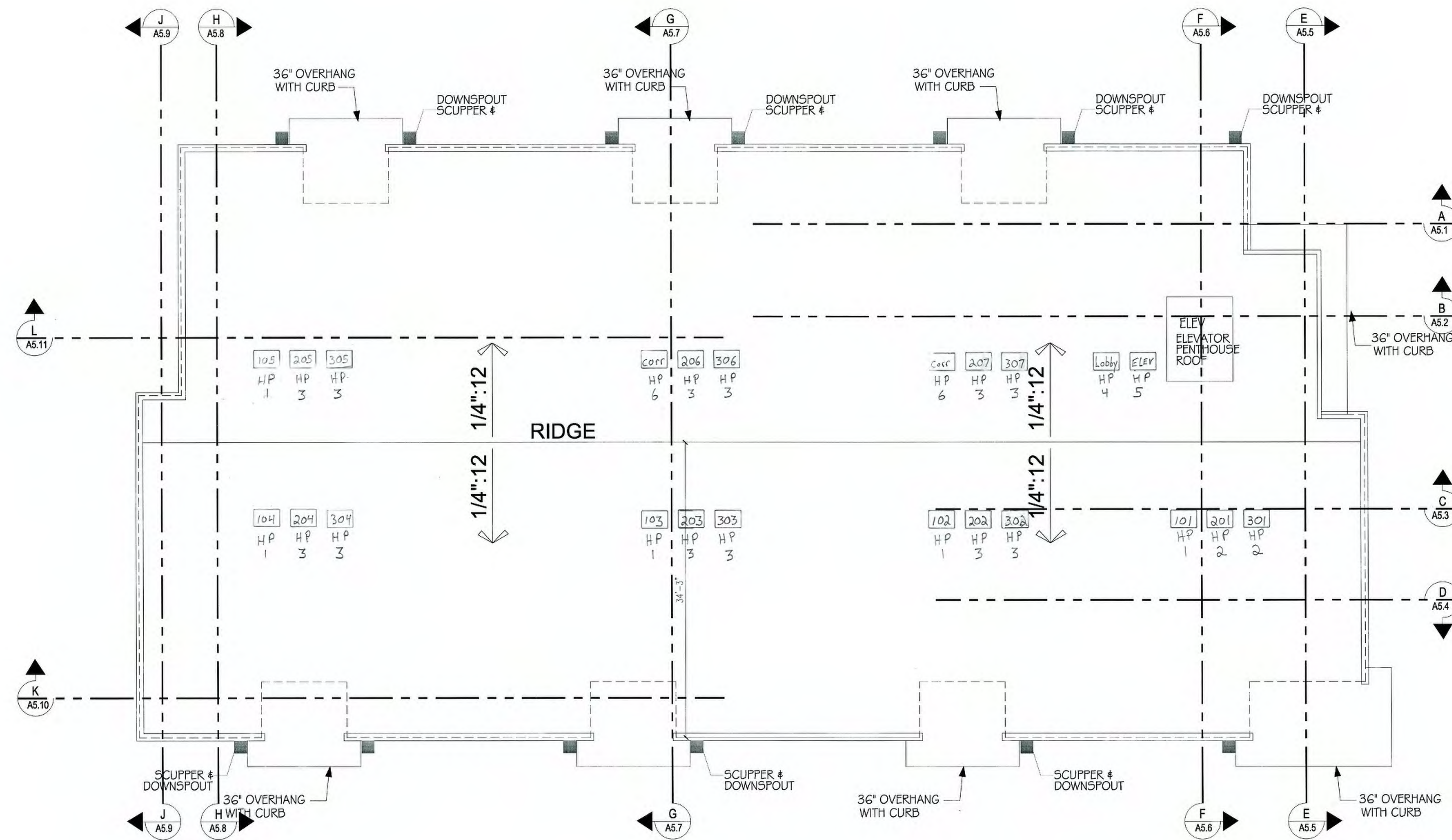


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SHEET
A3.3



ROOF PLAN

SCALE 1/8" = 1'-0"

REVISIONS

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REVISION

SHEET

A3.4