



City of Puyallup Application for Building Permit

PRCTI20230123

**333 S. Meridian
Puyallup, WA 98371
Tel: (253) 864-4165
permitcenter@ci.puyallup.wa.us**

Parcel No: 0420222056, 0420222055, 0420226014, 0420226015 0420226016 & 042022051, 0420226013		Site Address: 407 Valley Ave NE Puyallup, WA 98372	
Owner Name: Meridian Pointe Apartments, LLC	Tel: 206-241-4800		
Owner Address: 17786 Des Moines Memorial Dr.	City: Burien, WA	Zip: 98148	
Contractor Name: Farrell-McKenna Construction, LLC	Tel: 206-241-2600		
Contractor Address: 17786 Des Moines Memorial Dr.	City: Burien, WA	Zip: 98148	
WA State License: FARREC*005L6	Exp Date: 6/24/24	City Business License: Yes - Exp 11/30/23	
Contact Name: Sean McKenna	Email: Sean@farrellpi.com		
Contact Tel: 206-241-2600	Fax: 206-241-2600		
Lender Name: PNC Real Estate / Midland Loan Services	Address: 10851 Mastin Ste 700 Overland Park, KS 66210	Tel: 913-253-9438	

Project Description: Interior Unit Building Renovation - BUILDING 'L' 101/201/301 Unit Stack. If the project disturbs one acre or more, the applicant must apply for a NPDES Construction stormwater general permit from the Department of Ecology. For additional information visit DOE website www.ecy.wa.gov/programs/wq/stormwater/construction

Building Permit Information

COMMERCIAL OR RESIDENTIAL	Commercial	TYPE OF CONSTRUCTION	Type V - 1 Hr
OCCUPANCY TYPE	R-2	FIRST FLOOR SQ. FT.	3,060 gross SF
OCCUPANCY LOAD	12	SECOND FLOOR SQ. FT.	including Decks, Storage and Breezeways
# OF DWELLING UNITS	3	BASEMENT SQ. FT.	
# OF BEDROOMS	6	GARAGE SQ. FT.	
# OF BATHROOMS	3	COVERED PORCH SQ. FT.	
BUILDING HEIGHT		PATIO SQ. FT.	
ZONING	1305 - Multi Family	DECK SQ. FT.	
LOT SIZE SQ. FT.		HEAT TYPE	Electric
LOT COVERAGE: (%)		CHANGE OF USE?	No
IMPERVIOUS SURFACE SQ. FT.		AIR CONDITIONED?	No
PROJECT DISTURBED AREA SQ. FT.		FIRE SPRINKLERS?	Yes
SEWER OR SEPTIC	Sewer	LOCATED IN FLOOD PLAIN?	
WATER PURVEYOR		VALUATION	\$ 28,958.91

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. I ALSO CERTIFY THAT IF I DO CHOOSE TO HIRE A CONTRACTOR (GENERAL OR SUBCONTRACTOR) I WILL ONLY HIRE THOSE CONTRACTORS THAT ARE LICENSED BY THE STATE OF WASHINGTON.

SIGNATURE OWNER / AUTHORIZED AGENT

Sean McKenna, Manager

PRINT NAME

2/3/23
DATE

MECHANICAL

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Quantity Scheduled	Description	Permit Rate Per Unit	Total Price
3	Permit Issuance	40.00	120.00
	Supplemental Permit	9.60	
	AC Unit – Stand Alone	19.55	
	Install Furnace / Burner up to 100,000 BTU	19.55	
	Install Furnace / Burner over 100,000 BTU	24.00	
	Install / Relocate Floor Furnace & Vent	19.55	
	Install / Relocate Recessed Wall Space Heater	19.55	
	Appliance Vent – Separate	9.60	
	Repair Heating / Cooling Unit	18.11	
	Heat Pump/Boiler / Compress. 3 HP; up to 6 Tons; 100,000	19.55	
	Heat Pump/Boiler / Compress. 3-15 HP or 500,000 BTU	35.95	
	Heat Pump/Boiler / Compress 15-30 HP or 1,000,000 BTU	49.28	
	Heat Pump/Boiler / Compress 30-50 HP or 1,750,000 BTU	73.30	
	Heat Pump/Boiler / Compress over 50 HP or over 1,750,000	122.48	
	Separate Air Handling Unit to 10,000 CFM	14.10	
	Separate Air Handling Unit over 10,000 CFM	23.92	
	Stationary Evaporative Cooler	14.10	
3	Exhaust Vent Fan with Single Duct (Bath Fan)	14.10	42.30
	Vent System Apart from Heating or AC	14.10	
	Mechanical Exhaust Hood / Duct (Range Hood) - Residential	14.10	
	Mechanical Exhaust Hood w/Make-up Air - Commercial	35.95	
	Commercial / Industrial Incinerator	24.00	
	Gas Piping: (1 - 4 outlets)	6.30	
	(5 or more outlets / per outlet)	1.30	
	Unclassified Appliance or Equipment (Fireplace, etc.)	14.10	
	Mechanical Duct Work: (1 – 5 Diffusers)	14.10	
	(6 – 10 Diffusers)	19.55	
	(11 or more Diffusers)	24.00	
TOTAL:			162.30

PLUMBING

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Quantity Scheduled	Description	Rate Per Unit	Total	Quantity Scheduled	Description	Rate Per Unit	Total
3	Permit Issuance	40.00	120.00		GREASE TRAP/INTERCEPTOR		
	RESIDENTIAL (1 & 2 DWELLINGS)				Grease Trap	13.00	
	1 Bathroom	160.00			Grease Interceptor	13.00	
	2 Bathroom	200.00			BACK FLOW DEVICE		
	3 Bathroom	240.00			Per Unit	26.00	
	Alterations each fixture	13.00			MEDICAL GAS SYSTEM		
	Water Heater	13.00			Medical Gas Piping System	80.00	
	COMMERCIAL				Surgical Vacuum System	80.00	
	New Const. each fixture	13.00			Gas Piping: (1 - 4 outlets)	8.50	
					(5 or more outlets/per outlet)	2.00	
12	Alterations each fixture	13.00	156.00		Dental Chair or Unit	40.25	
	Drinking Fountain, Water Cooler, Ice Machine	40.25			OTHER (NOT LISTED)		
	Sump, Sewage Ejector Pump	13.00					
3	Garbage Disposal	13.00	39.00				
3	Water Heater	13.00	39.00				
SUB-TOTAL:			354.00	SUB-TOTAL:			
TOTAL:							354.00

*****COMMERCIAL PROJECTS: Please complete "System Development Calculation Sheet" *****

A water availability/approval letter shall be submitted with this application for any property located outside the city's water service area.

Fruitland Mutual Water Co. – (253) 848-5519 / Valley Water Co. – (253) 841-9698 / Tacoma Water Co. – (253) 502-8600

Plan Submittal Checklist for Single Family Residence

- 2 (two) copies of a site plan, drawn to scale on 8½" x 11". Details to include setbacks, easements, other structures & features, adjacent right-of-way, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2-foot intervals.
 - 2 (two) sets of plans (**Engineer or Architect Stamped** on all sheets)
 - Foundation Plan: footing size, wall height, section & reinforcing. Provide design calculations for basement walls that are not supported by concrete cross walls spaced per table 404.1b.
 - Floor plan with room use identified Floor framing plan for each floor (post & beam or joist w/ size & spacing) Ceiling/roof framing plan or truss layout w/ reactions from truss manufacturer Truss layout with hanger and reactions for girder/carrier trusses Truss drawings for TJI's or BCI's Truss specifications packet **Engineer Stamped**
 - Window & door sizes, header sizes, U-values
 - Complete building sections - special sections (show floor, wall & ceiling height, insulation R-value of floors, walls & ceilings. Show sections through stairs - headroom)
 - Construction details (i.e. structural members, insulation, sheathing, siding, roofing, bracing, dimensions, etc.)
 - Exterior porches & decks (resistance to decay including support footings)
 - Special equipment (fireplace, woodstove, hydro-massage tub, etc.)
 - Location of all smoke detectors
 - Handrail/guardrail details for stairs, landings, decks
 - Energy Worksheets: <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx>
 - 2 (two) sets Engineering plans/calculations for special conditions – **Engineer stamped**
 - Basement & retaining walls 4 feet and higher Beams supporting combined roof & floor loads Beams supporting other beams or girder trusses Shear walls when bracing not provided as required.
 - If less than 2,000 square feet of new + replaced hard surface: submit a temporary sediment and erosion control plan per the 2014 update to the 2012 Stormwater Management Manual for Western Washington
 - If greater than 2,000 square feet of new + replaced hard surface: submit a Stormwater site plan, report and temporary sediment and erosion control plan and report that satisfy the 2014 update to the 2012 Stormwater Management Manual for Western Washington and City standards
 - Plan Review Fee
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Plan Submittal Checklist for Commercial Projects

- 2 (two) copies of a site plan, drawn to scale on 8½" x 11". Details to include setbacks, easements, soil reports, other structures & features, adjacent right-of-way, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2-foot intervals, Fire Department access and hydrants, and names of adjacent streets.
- 2 (two) complete sets of plans. (**Engineer or Architect Stamped** on all sheets)
- 2 (two) sets of structural calculations – **Engineer Stamped**
- 1 (one) set of specifications
- Driveways, sidewalks, parking, and accessible routes
- Exterior elevations Complete building sections - special sections
- Building code summary Proposed use Construction Type Occupancy Group Classification Allowable Area Actual Area Dimension yard width on site plan where used for allowable area increase.
- Occupant load calculations and exiting, including exit width calculations
- Energy worksheets including envelope calculations, HVAC, and lighting budget
- Foundation plan including footing sizes, wall heights, cross-sections and reinforcing Floor plan with room use identified for each floor Floor framing plan each floor (slab, post & beam or joist) Ceiling/roof framing plan or truss layout with girder truss reactions
- Window & door sizes, header sizes, and U-Values
- Construction details (i.e. structural members, insulation, sheathing, roofing, diaphragms, shear walls)
- Handrail / guardrail / stair details (with headroom) for stairs and landings
- Smoke detectors, fire alarm, sprinkler system details (if required)
- Engineering for special conditions (truss, basement, retaining walls, shear walls, lateral bracing, load transfer etc.)
- Plumbing plans including layout and fixture count - **Plumbing Fixture Worksheet is required with plumbing plans**
- Special equipment (kitchen, HVAC, Boiler, fireplace, woodstove, etc.)
- Mechanical plans including layout, location and make/model of equipment
- Traffic Scoping Worksheet
- Plan Review Fee

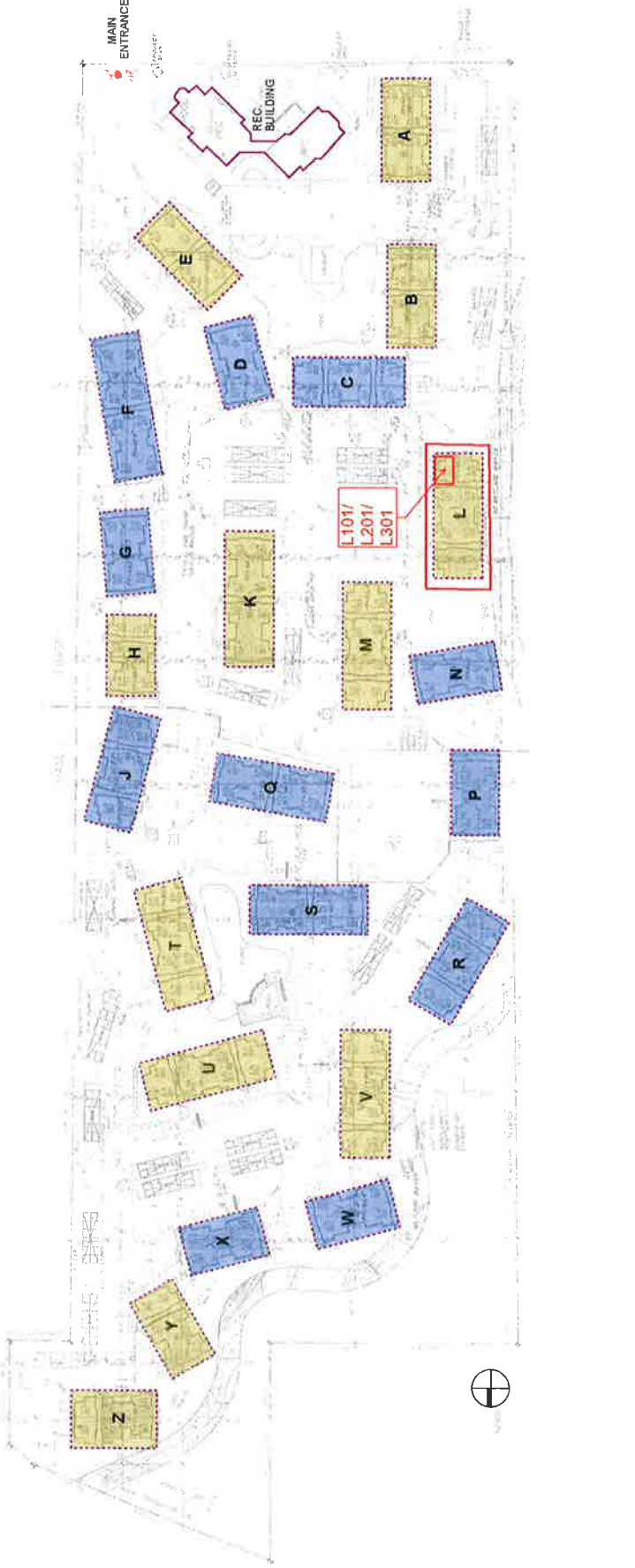
OFF LEGEND

	WALL FINISH 170
	FINISH AU
	DETAIL 105
	SCHEME 1
	SCHEME 2

GENERAL FINISH NOTES

1. ALL FINISHES TO BE MAINTAINED.
2. SCHEDULE FINISHES NECESSARY FOR SCHEDULED FINISHES.
3. ALL COVERINGS AND PROTECT SURFACES TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND RESPONSIBLE TO CONTRACTOR FOR PROTECTION AND REPAIRS TO BE COMPLETED PRIOR TO OCCUPANCY. ALL REPAIRS TO BE COMPLETED PRIOR TO OCCUPANCY.
4. ALL ITEMS TO BE CONTRACTOR RESPONSIBILITY UNLESS NOTED OTHERWISE. MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS TO BE COMPLETED PRIOR TO OCCUPANCY.
5. SCHEDULE FINISHES TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS TO BE COMPLETED PRIOR TO OCCUPANCY.

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DATE:	
PROJECT:	MERIDIAN POINTE
LOCATION:	407 VALLEY AVENUE, PUYALLUP, WA 98472
SCALE:	AS SHOWN
DESIGNED BY:	
CHECKED BY:	
DATE:	

SHEET TITLE
SITE PLAN - BUILDING SCHEME PLAN

DATE: 3.25.20
SHEET NUMBER: