MERIDIAN POINTE APARTMENTS RESIDENTIAL UNIT REHABILITATION

407 VALLEY AVE. N.E. PUYALLUP, WA 98372

AUTO	AUTOMATIC	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BL	BORROWED LIGHT	ML	METAL LATH
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCK	MW	MILLWORK
BM	BEAM	N	NORTH
BOT	BOTTOM	NIC	NOT IN CONTRACT
CAB	CABINET	NO	NUMBER
CC	CUBICLE CURTAIN	NOM	NOMINAL
CEM	CEMENT	NTS	NOT TO SCALE
CG	CORNER GUARD	O2	OXYGEN
CJ	CONTROL JOINT	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	ОН	OPPOSITE HAND
CLOS	CLOSET	OPNG	OPENING
CLR	CLEAR	PL	PLATE
CMU	CONCRETE MASONRY UNIT	PLAS	PLASTIC LAMINATE
CO	CASED OPENING	PLAS	PLASTER
COL	COLUMN	PLMB	PLUMBING
CONC	CONCRETE	PTN	PARTITION
CONT	CONTINUOUS	R	RUBBER
CONTR	CONTRACT OR CONTRACTOR	RAD	RADIUS
CSS	CLINICAL SERVICE SINK	RD	ROOF DRAIN
СТ	CERAMIC TILE	RECP	RECEPTACLE
CTR	COUNTER	REF	REFERENCE
CTR	COUNTER FLASH	REFRIG	REFRIGERATOR
FLASH		REINF	REINFORCE
DET	DETAIL	REQD	REQUIRED
DIA	DIAMETER		
		RESIL	RESILIENT
DIM	DIMENSION	REV	REVISION
DIS	DISPENSER	RM	ROOM
DN	DOWN	S	SLIDE
DWG	DRAWING	S/S	SERVICE SINK
EA	EACH	SC	SOLID CORE
EJ	EXPANSION JOINT		
	ELEVATION	SCH	SCHEDULE
EL		SECT	SECTION
ELEC	ELECTRIC	SERV	SERVICE
ELEV	ELEVATOR	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SL	SLIDING
EXIST	EXISTING		
		SM	SHEET METAL
FD	FLOOR DRAIN	SNK	SINK
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FEC	FIRE EXTINGUISHER CABINET	SQ	SQUARE
FHC	FIRE HOSE CABINET	SS	STAINLESS STEEL
FHV	FIRE HOSE VALVE	STD	STANDARD
FIN	FINISH	STL	STEEL
FL	FLOOR		
		STORE	STORAGE
FLASH	FLASHING	STR	STRUCTURAL
FR	FRAME	SUSP	SUSPEND
FT	FEET OR FOOT	T/C	TOP OF CURB
FTG	FOOTING	TB	TACKBOARD
FURR	FURRING		
		TEL	TELEPHONE
GA	GAUGE	THK	THICK
GALV	GALVANIZED	TK	THICKNESS
GL	GLASS	TOIL	TOILET
GYP BD	GYPSUM BOARD	TRANS	TRANSFORMER
НС	HOLLOW CORE	TV	TELEVISION
HFS	HALF FULL SIZE		
		TYP	TYPICAL
HM	HOLLOW METAL	UL	UNDERWRITERS
HORIZ	HORIZONTAL		LABORATORIES
HT	HEIGHT	UNO	UNLESS OTHERWISE NOTED
HTG	HEATING	V	VINYL
ID	INSIDE DIAMETER	VB	VIEW BOXES
IN	INCH	VCT	VINYL COMPOSITION TILE
INCL	INCLUDED	VERT	VERTICAL
INFO	INFORMATION	VEST	VESTIBULE
INSUL	INSULATION	VIF	VERIFY IN FIELD
INT	INTERIOR	W	WIDTH
JC	JANITOR CLOSET	W /	WITH
JT	JOINT	W/O	WITHOUT
LAM	LAMINATED	WC	WHEELCHAIR
LAT	LAY-IN ACOUSTICAL TILE	WC	WATER CLOSET
		WD	WOOD
	LAVATORY	***	
LAV	LAVATORY LOCKERS	WP	WATERPROOF
LAV LK	LOCKERS	WP	WATERPROOF
LAV LK MAS			

ABBREVIATIONS

MAXIMUM

MEDICINE

MINIMUM

METAL

MECHANICAL

METAL STUD

MANUFACTURER

MAX

MECH

MET

ABBREVIATIONS

ALUMINUM

ARCHITECTURAL

ACOUSTIC TILE

AUTOMATIC

ACOUS

ANCHOR BOLT ACOUSTIC

ACOUSTICAL CEILING TILE

ABOVE FINISHED FLOOR

PROJECT INFO	RMATION
PROJECT SCOPE	UNIT REHABILITATION
PARCEL NUMBER:	0420222056, 0420222055, 0420226014, 0420226015, 0420226016, 0420222051, 0420226013
PROJECT LOCATION	407 VALLEY AVE N.E., PUYALLUP, WA 98372
SITE ZONING	RM-20: HIGH DENSITY MULTI-FAMILY RESIDENTIAL
ZONING JURISDICTION	CITY OF PUYALLUP
SITE USE	R-2, TYPE VB
LANDSCAPE CATEGORY	
SET BACK - FRONTAGE:	N/A
SET BACK - SIDE:	N/A
SET BACK - REAR:	N/A
SITE AREA	N/A
LOT COVERAGE TOTAL	N/A
IMPERVIOUS SURFACE COVERAGE	N/A
UNIT DENSITY	N/A
BUILDING HEIGHT LIMIT PER	N/A

PROJECT INFORMATION		SCOPE OF WORK:	
PROJECT SCOPE	UNIT REHABILITATION		
PARCEL NUMBER:	0420222056, 0420222055, 0420226014, 0420226015, 0420226016, 0420222051, 0420226013	THE SCOPE OF WORK COMPRISES OF THE REMOVAL AND REPLACEMENT OF EXISTING APPLIANCES, FIXTURES AND FLOORING THROUGHOUT. THE FOLLOWING ITEMS INCLUDE:	
PROJECT LOCATION	407 VALLEY AVE N.E., PUYALLUP, WA 98372	1) REMOVE AND REPLACE EXISTING GRAY POLY WATER LINES WITH WIRSBO/PEX	
SITE ZONING	RM-20: HIGH DENSITY MULTI-FAMILY RESIDENTIAL	PIPING WITHIN THE UNITS. ALL NEW HOT WATER LINES TO BE INSULATED.	
ZONING JURISDICTION	CITY OF PUYALLUP	DRYWALL REMOVAL WHERE GRAY POLY WATER LINES ARE LOCATED AND/OR	
SITE USE	R-2, TYPE VB	NEW PIPING TO BE INSTALLED.	
LANDSCAPE CATEGORY	·		
		2) EXISTING COPPER PIPING, WASTE LINES, FIRE SPRINKLERS AND HEAD, AND WATER SUPPLY LINE TO BUILDINGS TO REMAIN.	
SET BACK - FRONTAGE:	N/A	WATER SUFFLY LINE TO BUILDINGS TO REMAIN.	
SET BACK - SIDE:	N/A	3) WHERE DRYWALL IS REMOVED WITHIN A RATED ASSEMBLY, THE DRYWALL	
SET BACK - REAR:	N/A	SHALL BE REPLACED WITH 5/8" TYPE X DRYWALL (CERTAINTEED OR EQUAL) AND	
SITE AREA	N/A	FIRESTOP SEALANT (STI WF300) WILL BE APPLIED AT ANY PENETRATIONS	
		THROUGH THE RATED ASSEMBLIES.	
LOT COVERAGE TOTAL	N/A	4) REPLACE EXISTING CABINETS LIKE FOR LIKE AS WELL AS COUNTERTOPS. NO	
IMPERVIOUS SURFACE	N/A	CHANGE TO EXISTING ELEVATION OF CABINETS FOR STANDARD UNITS. EXISTING	
COVERAGE		ADA UNITS TO REMAIN ACCESSIBLE WHERE THE TOP OF SINK RIM WILL NOT	
UNIT DENSITY	N/A	EXCEED 34" FROM FINISH FLOOR. REMOVABLE DOORS AND BOTTOMS SHELF/TOE	
	N/A	KICKS TO PROVIDE UNDER SINK AND WORKSTATION FOR 60" MIN CLEARANCE	
ZONING		(WIDTH) AND 27" MIN. CLEARANCE UNDER SINK. EXISTING WALLS WILL NOT BE MOVED WITH THE RENOVATION. TO THE EXTENT POSSIBBLE, BEST EFFORTS	
		WILL BE MADE WITHIN EXISTING KITCHEN AND BATHROOM FOOTPRINTS TO MEET	
		CURRENT ADA STANDARDS.	

	0 1202200 10, 0 12022200 1, 0 1202200 10	
ROJECT LOCATION	407 VALLEY AVE N.E., PUYALLUP, WA 98372	1) REMOVE AND REPLACE EXISTING GRAY POLY WATER LINES WITH WIRSBO/PEX
TE ZONING	RM-20: HIGH DENSITY MULTI-FAMILY RESIDENTIAL	PIPING WITHIN THE UNITS. ALL NEW HOT WATER LINES TO BE INSULATED.
ONING JURISDICTION	CITY OF PUYALLUP	DRYWALL REMOVAL WHERE GRAY POLY WATER LINES ARE LOCATED AND/OR
TE USE	R-2, TYPE VB	NEW PIPING TO BE INSTALLED.
ANDSCAPE CATEGORY		2) EXISTING COPPER PIPING, WASTE LINES, FIRE SPRINKLERS AND HEAD, AND
		WATER SUPPLY LINE TO BUILDINGS TO REMAIN.
ET BACK - FRONTAGE:	N/A	With Ent Got in Ent To Boile Bridge to Melin, unit.
ET BACK - SIDE:	N/A	3) WHERE DRYWALL IS REMOVED WITHIN A RATED ASSEMBLY, THE DRYWALL
ET BACK - REAR:	N/A	SHALL BE REPLACED WITH 5/8" TYPE X DRYWALL (CERTAINTEED OR EQUAL) AND
TE AREA	N/A	FIRESTOP SEALANT (STI WF300) WILL BE APPLIED AT ANY PENETRATIONS THROUGH THE RATED ASSEMBLIES.
		THROUGH THE HATED AGGENIBELES.
OT COVERAGE TOTAL	N/A	4) REPLACE EXISTING CABINETS LIKE FOR LIKE AS WELL AS COUNTERTOPS. NO
MPERVIOUS SURFACE	N/A	CHANGE TO EXISTING ELEVATION OF CABINETS FOR STANDARD UNITS. EXISTING
OVERAGE	NI/A	ADA UNITS TO REMAIN ACCESSIBLE WHERE THE TOP OF SINK RIM WILL NOT EXCEED 34" FROM FINISH FLOOR. REMOVABLE DOORS AND BOTTOMS SHELF/TOE
NIT DENSITY	N/A N/A	KICKS TO PROVIDE UNDER SINK AND WORKSTATION FOR 60" MIN CLEARANCE
JILDING HEIGHT LIMIT PER ONING	N/A	(WIDTH) AND 27" MIN. CLEARANCE UNDER SINK. EXISTING WALLS WILL NOT BE
5111143		MOVED WITH THE RENOVATION. TO THE EXTENT POSSIBBLE, BEST EFFORTS
		WILL BE MADE WITHIN EXISTING KITCHEN AND BATHROOM FOOTPRINTS TO MEET
		CURRENT ADA STANDARDS.
		5) REPLACE EXISTING FLOORING MATERIAL LIKE FOR LIKE.
		6) REPLACE MILLWORK, INTERIOR DOORS AND HARDWARE LIKE FOR LIKE.
		7) REPLACE EXISTING PLUMBING FIXTURES INCLUDING DISPOSALS. NO CHANGE TO EXISTING LOCATIONS OR COUNT.
		8) REPLACE HOT WATER TANKS INCLUDING SEISMIC STRAP AND EXPANSION TANK.
		9) REPLACE LAVATORIES.
		10) REPLACE AUTO WASHER BOX ALL LOCATED WITHIN THE INTERIOR UNIT WALLS.
		11) REPLACE ANGLE STOPS
		12) REPLACE SHOWER VALVE INCLUDING RISER TO HEAD AND STUB TO SPOUT.
		13) REPLACE PLASTIC LAMINATE TUB SURROUND WITH LIKE FOR LIKE.
		14) REPLACE ALL EXISTING ELECTRICAL DEVICES.
		15) REPLACE EXISTING BATHROOM FANS WITH DUAL SPEED EXHAUST FANS. NO NEW DUCTWORK; EXISTING DUCTWORK AND CEILING TO REMAIN.
		16) REPLACE APPLIANCES.

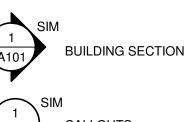
17) PAINT INTERIOR UNITS.

UNIT BEDROOMS.

18) REPLACE EXISTING SMOKE & CARBON MONIXIDE DETECTOR IN ALL UNIT HÁLLWAYS. ADD SELF-CONTAINED, BATTERY OPERATED SMOKE ALARMS IN ALL

MATERIAL LEGEND	
EARTH	
AGGREGATE / POROUS	
CONCRETE	
CEMENT / CONCRETE UNDERLAYMENT	
CONCRETE ASPHALT	
RIGID INSULATION	
BATT INSULATION	

SYMBOLS LEGEND



EXTERIOR ELEVATIONS

INTERIOR ELEVATIONS

	SHEET INDEX				
	SHEET#	SHEET NAME	REV.#	REV. DATE	
:	1.GENERAL	<u>-</u>			
(G-001	COVER SHEET			
	5.ARCHITE	CTURAL OVERALL SITE PLAN - PHASE I			
	A-101	A-101 OVERALL SITE PLAN - PHASE II			
	A-213 ENLARGED UNIT PLAN - 1 BED/1 BATH				
	A-214	A-214 ENLARGED UNIT PLAN - 2 BED/1 BATH			
	A-215	ENLARGED UNIT PLAN - 2 BED/2 BATH			
	A-216	ENLARGED UNIT PLAN - 3 BED/2 BATH			

THE APPROVED CONSTRUCTION PLANS. DOCUMENTS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.

FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITEE ON SITE FOR INSPECTION

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

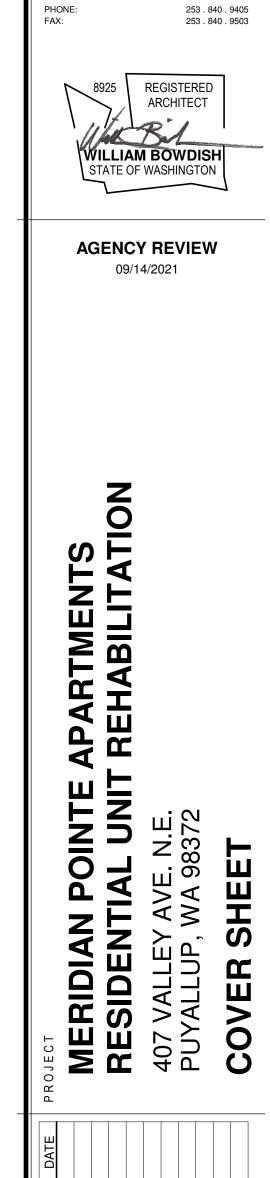
PROJECT TEAM	
OWNER	MERIDIAN POINTE APARTMENTS, LL 17786 DES MOINES MEMORIAL DF BURIEN, WA 9814
	PHONE: 206.241.260 CONTACT: SEAN McKENN EMAIL: sean@farrellpi.co
CONTRACTOR	FARRELL-McKENNA CONSTRUCTION, LL 17786 DES MOINES MEMORIAL DRIVE BURIEN, WA 9814
	PHONE: 206.241.260 CONTACT: SEAN McKENN EMAIL: Sean@farrellpi.co
ARCHITECT	ROSS DECKMAN & ASSOCIATES, IN 207 4TH AVE. S. PUYALLUP, WA. 9837
	PHONE: 253 840 940

City of Puyallup **ACCEPTED Montgomery** 04/06/2023 1:19:38 PM

CONTACT: BILL BOWDISH

EMAIL: bill@rdarchitect.com

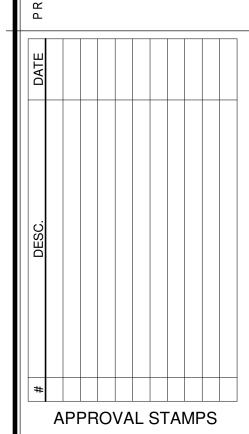
REVISIONS REV. DATE **CURRENT REVISION DESCRIPTION**

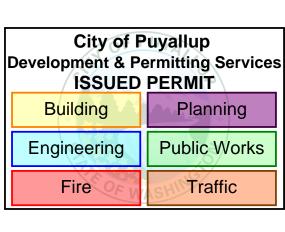


ROSS DECKMAN & ASSOCIATES INC.

207 FOURTH AVENUE SOUTHEAST,

PUYALLUP, WASHINGTON 98372



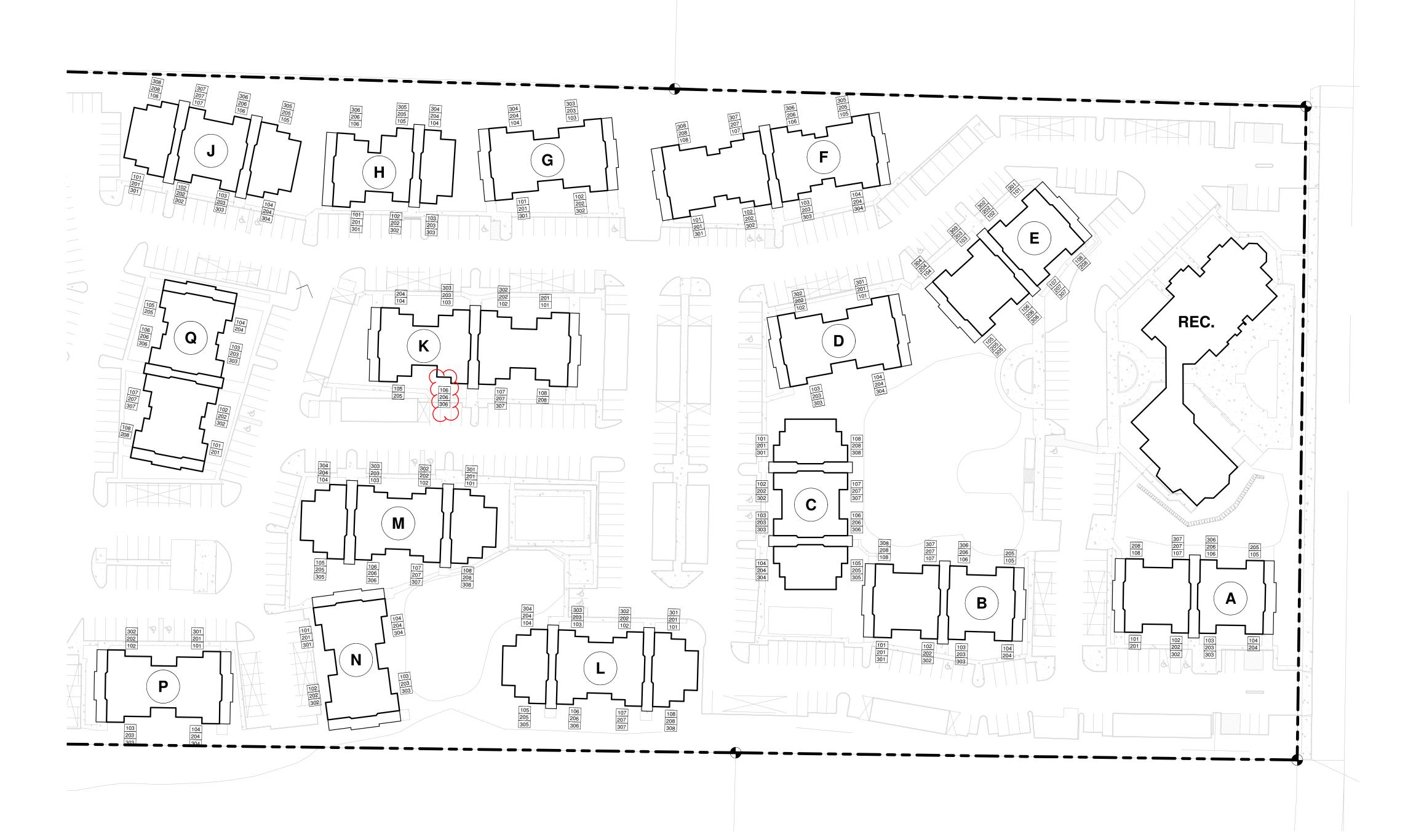


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VICINITY MAP





OVERALL SITE PLAN - PHASE I



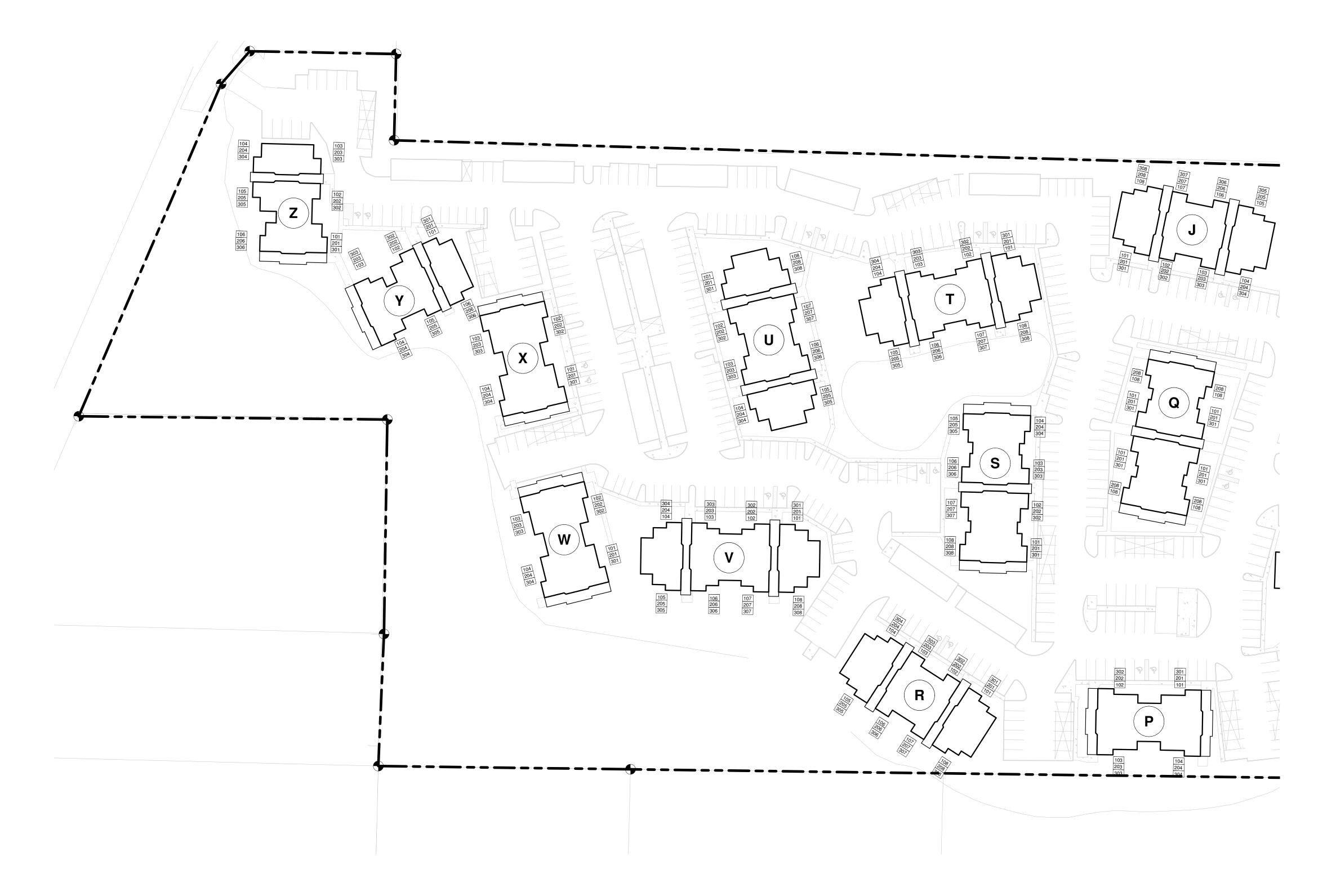
1 BED / 1 BATH 1 BED / 1 BATH ADA

2 BED / 2 BATH

BUILDING 'A' UI UNIT TYPE BUILDING 'A'	NET AREA	COUNT	
1 BED / 1 BATH	683 SF	20 20	ROSS DECKMAN & ASSOCIATES INC
BUILDING 'B' UI	NITS		207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372
UNIT TYPE BUILDING 'B'	NET AREA	COUNT	PHONE: 253 . 840 . 9405 FAX: 253 . 840 . 9503
1 BED / 1 BATH	683 SF	22 22	255.640.9505
BUILDING 'C' UI	NITS		8925 REGISTERED ARCHITECT
UNIT TYPE	NET AREA	COUNT	What Bil
1 BED / 1 BATH 1 BED / 1 BATH ADA	683 SF 683 SF	10 2	WILLIAM BOWDISH STATE OF WASHINGTON
2 BED / 2 BATH	899 SF	12 24	
BUILDING 'D' UI	NITS		AGENCY REVIEW
UNIT TYPE UILDING 'D'	NET AREA	COUNT	09/14/2021
3 BED / 2 BATH 3 BED / 2 BATH ADA	1,121 SF 1,121 SF	10 2	
		12	
BUILDING 'E' UN	NITS NET AREA	COUNT	
UILDING 'E'			
1 BED / 1 BATH 1 BED / 1 BATH ADA	683 SF 683 SF	21 1 22	
BUILDING 'F' UN	NITS		<u>Z</u>
UNIT TYPE	NET AREA	COUNT	l S E
JILDING 'F' 2 BED / 2 BATH	899 SF	12	NTS -
3 BED / 2 BATH	1,121 SF	12 24	
BUILDING 'G' UI	NITS		TTM ABI
UNIT TYPE JILDING 'G'	NET AREA	COUNT	
3 BED / 2 BATH	1,121 SF	12 12	APAR' REHA
BUILDING 'H' UI	NITS		THE AP INIT BY PLAN
UNIT TYPE	NET AREA	COUNT	
UILDING 'H' 1 BED / 1 BATH	683 SF	12	
2 BED / 1 BATH	868 SF	6 18	POIN IAL L IVE. N. IVE. N.
BUILDING 'J' UN			
UNIT TYPE UILDING 'J" 1 BED / 1 BATH	NET AREA 683 SF	COUNT 12	
2 BED / 2 BATH	899 SF	10	
2 BED / 2 BATH ADA	899 SF	2 24	MERIC RESID 407 VAL PUYALL
BUILDING 'K' UI	NITS		
UNIT TYPE UILDING 'K'	NET AREA	COUNT	
2 BED / 1 BATH	868 SF	20 20	DATE
BUILDING 'L' UN	NITS		
UNIT TYPE UILDING 'L'	NET AREA	COUNT	
2 BED / 1 BATH 2 BED / 2 BATH	868 SF 899 SF	12 12	
2 525 / 2 5/(III	000 01	24	DESC
BUILDING 'M' U			
UNIT TYPE UILDING 'M'	NET AREA	COUNT	
2 BED / 1 BATH 2 BED / 2 BATH	868 SF 899 SF	12 10	
2 BED / 2 BATH ADA	899 SF	2 24	
BUILDING 'N' UI	NITS		APPROVAL STAMPS
UNIT TYPE UILDING 'N'	NET AREA	COUNT	
3 BED / 2 BATH	1,121 SF	12 12	City of Puyallup Development & Permitting S
BUILDING 'P' UI	NITS		ISSUED PERMIT
UNIT TYPE	NET AREA	COUNT	Building Plant Franciscosis and Bublich
UILDING 'P' 3 BED / 2 BATH	1,121 SF	10	Engineering Public \
3 BED / 2 BATH ADA	1,121 SF	2 12	Fire
BUILDING 'Q' UI	NITS		
UNIT TYPE UILDING 'Q"	NET AREA	COUNT	
1 BED / 1 BATH	683 SF	10	JOB NO.: 1922

City of Puyallup
pment & Permitting Services
ISSUED PERMIT Public Works Traffic JOB NO.: 683 SF ISSUE DATE: REVISED: DRAWN BY: SHEET **A-100** 9/14/2021 9:47:51 AM

PRCTI20230367



OVERALL SITE PLAN - PHASE II

BUILDING 'J' UNITS

UNIT TYPE	NET AREA	COUNT		
BUILDING 'J"				
1 BED / 1 BATH	683 SF	12		
2 BED / 2 BATH	899 SF	10		
2 BED / 2 BATH ADA	899 SF	2		
		0.4		

BUILDING 'P' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'P'		
3 BED / 2 BATH	1,121 SF	10
3 BED / 2 BATH ADA	1,121 SF	2
	·	12

BUILDING 'Q' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'Q"		
1 BED / 1 BATH	683 SF	10
1 BED / 1 BATH ADA	683 SF	2
2 BED / 2 BATH	899 SF	8
	·	20

BUILDING 'R' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'R'		
1 BED / 1 BATH	683 SF	10
1 BED / 1 BATH ADA	683 SF	2
2 BED / 2 BATH	899 SF	12
·		24

BUILDING 'S' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'S'		
1 BED / 1 BATH	683 SF	11
1 BED / 1 BATH ADA	683 SF	1
2 BED / 2 BATH	899 SF	11
2 BED / 2 BATH ADA	899 SF	1
		24

BUILDING 'T' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'T'		
2 BED / 1 BATH	868 SF	12
2 BED / 2 BATH	899 SF	10
2 BED / 2 BATH ADA	899 SF	2
		0.4

BUILDING 'U' UNITS

	UNIT TYPE	NET AREA	COUNT
	BUILDING 'U'		
	2 BED / 1 BATH	868 SF	12
	2 BED / 2 BATH	899 SF	10
	2 BED / 2 BATH ADA	899 SF	2
			0.4

BUILDING 'V' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'V'		
2 BED / 1 BATH	868 SF	12
2 BED / 2 BATH	899 SF	10
2 BED / 2 BATH ADA	899 SF	2
		0.4

BUILDING 'W' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'W'		
3 BED / 2 BATH	1,121 SF	12
		12

BUILDING 'X' UNITS

UNIT TYPE	NET AREA	COUNT	
BUILDING 'X'			
3 BED / 2 BATH	1,121 SF	11	
3 BED / 2 BATH ADA	1,121 SF	1	
	·	40	

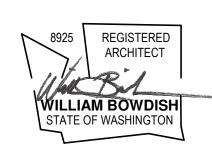
BUILDING 'Y' UNITS

UNIT TYPE	NET AREA	COUNT
BUILDING 'Y'		
1 BED / 1 BATH	683 SF	12
2 BED / 1 BATH	868 SF	6
		18

BUILDING 'Z' UNITS

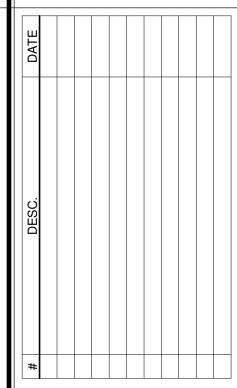
	Bolebiita 2 Otti 10			
	UNIT TYPE	NET AREA	COUNT	
BUILDING 'Z'				
	1 BED / 1 BATH	683 SF	12	
	2 BED / 1 BATH	868 SF	6	

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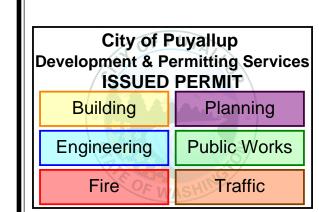


AGENCY REVIEW

09/14/2021

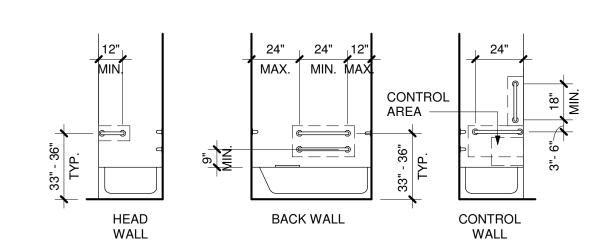


APPROVAL STAMPS



JOB NO.: ISSUE DATE: REVISED: DRAWN BY: SHEET

> **A-101** 9/14/2021 9:47:56 AM



GRAB BARS:
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET
THE STRUCTURAL STRENGTH REQUIREMENTS OF ANSI SEC.609.8. LOCATE GRAB BARS PER ANSI SEC. 607.4.2.

<u>SEAT</u>: A REMOVABLE SEAT IS NOT REQUIRED PER *ANSI SEC. 1003.11.2.5.1 EX.1.*

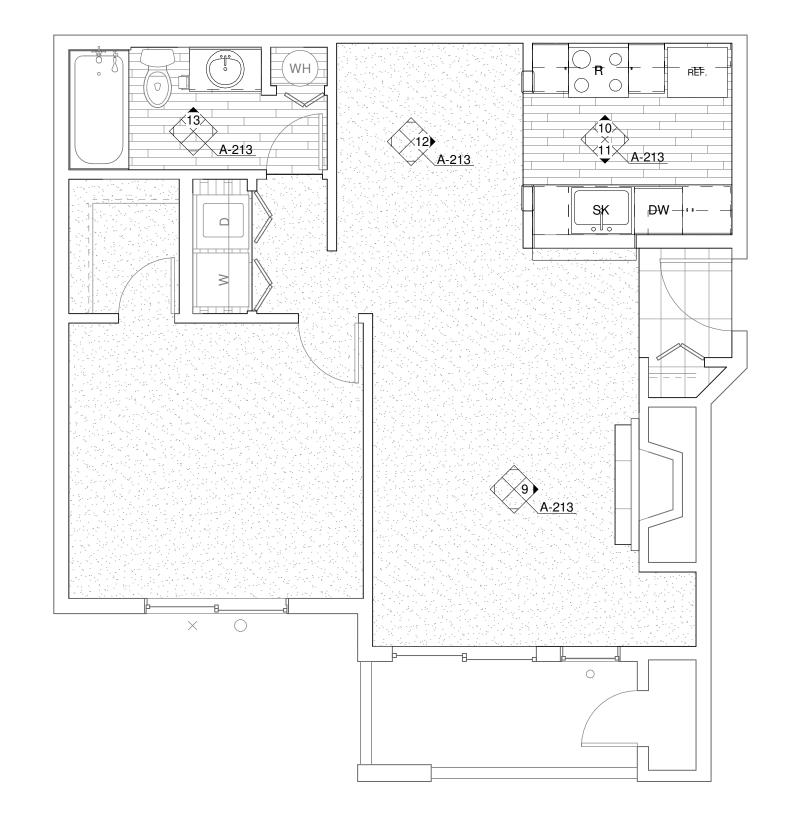
2'-0"

2'-6"

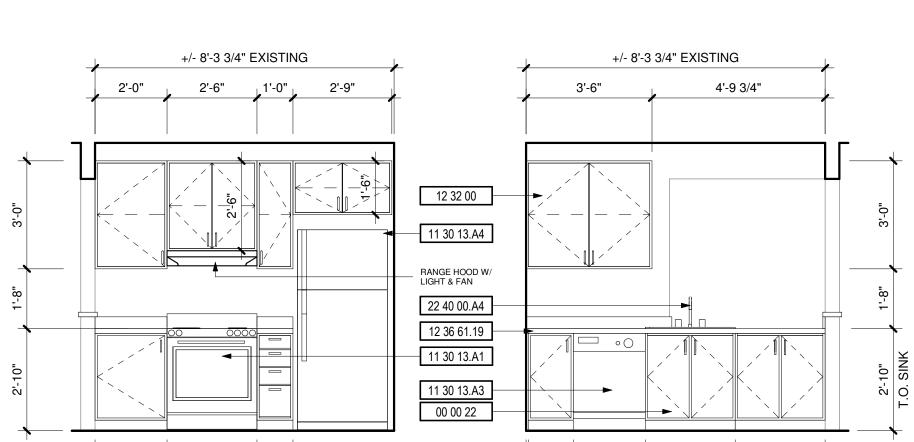
CONTROLS: 607.5 CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. CONTROLS SHALL COMPLY WIT SECTION 309.4. THE ADJUSTABLE HEIGHT HAND SHOWER SHALL INCLUDE A 59" MIN LONG HOSE AND COMPLY WITH ANSI SEC. 607.6. CONTROLS SHALL NOT OBSTRUCT THE USE OF GRAB BARS.

BATHTUB REQUIREMENTS

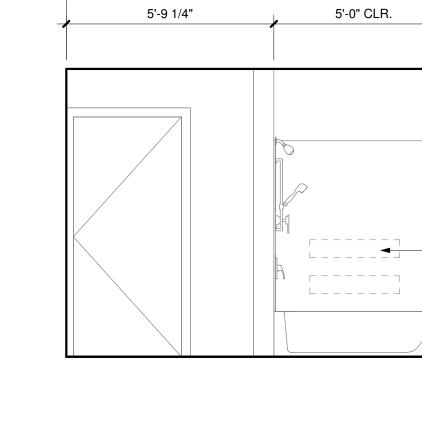




ENLARGED UNIT PLAN - 1 BED/1 BATH (TYP)

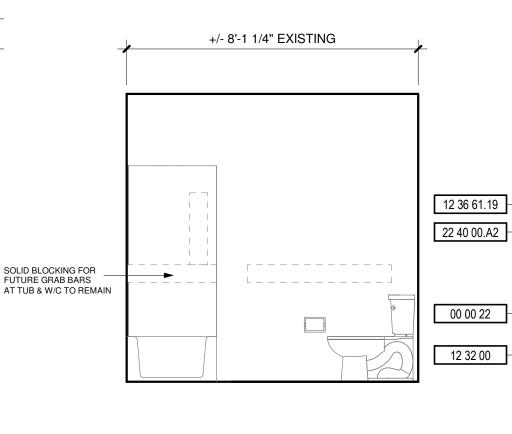


FILLER 1'-3" 2'-0"



6 BATHROOM (ADA) 3/8" = 1'-0"

+/- 10'-9 1/4" EXISTING



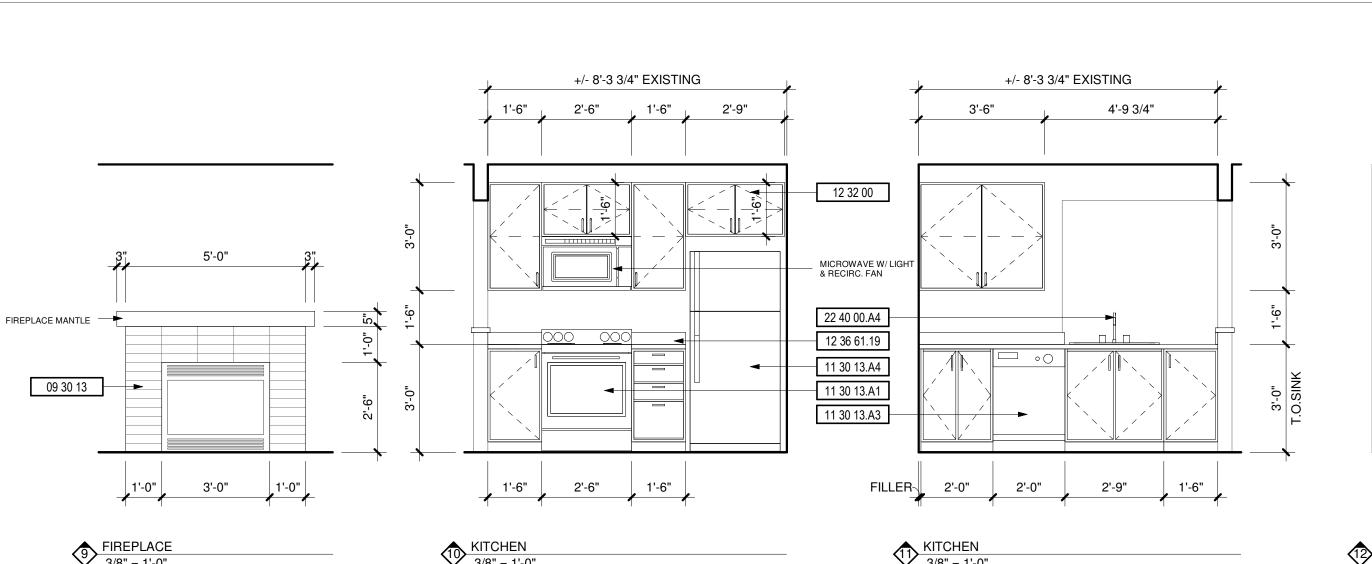
7 BATHROOM (ADA) 3/8" = 1'-0"

PRCTI20230367

DW -

3'-5 1/4" 1'-0" 2'-6" 1'-0" REMOVABLE

+/- 10'-9 1/4" EXISTING



2'-6"

+/- 10'-9 1/4" EXISTING 5'-5 1/4" 2'-9" 22 40 00.A2 12 36 61.19 12 32 00 3'-0" DINING ROOM
3/8" = 1'-0"

8 BATHROOM (ADA) 3/8" = 1'-0"

DEMOLITION NOTES

DESCRIPTION

1 REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED

2 DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR

3 REPLACE EXISTING LIGHT FIXTURES. PREP FOR NEW FIXTURE AS REQUIRED. 4 DEMO ALL EXISTING LOWER CABINET, PLUMBING FIXTURE & MIRROR. PREP FOR

NEW FINISHES AS REQUIRED. 5 DEMO HALF WALL AND EXISTING COUNTER TO ACCOMMODATE NEW COUNTER, 6 MEDICINE CABINET TO BE REMOVED AND REPLACED BY OWNER.

7 DEMO EXISTING MANTLE & FIRE PLACE TILE SURROUND. PREP FOR NEW FINISHES. SEE FIREPLACE ELEVATION FOR DETAILS. 8 REMOVE EXISTING COUNTERSHELF AT LIVING ROOM. PATCH & REPAIR WALL AS

REQUIRED FOR NEW FINISHES. 9 REPLACE EXISTING SHOWER HEAD, SHOWER CONTROL KNOB, VALVE, AND

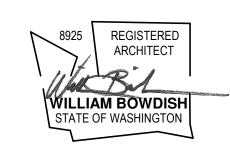
ASSOCIATED RISER PIPING. 10 SEE DETAIL 1/A-213 FOR BATHTUB CONTROL AND GRAB BAR LOCATIONS FOR

KEVNOTES

KETINU1E5	
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40 00.A4	UNDER COUNTER SINK/FAUCET



ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

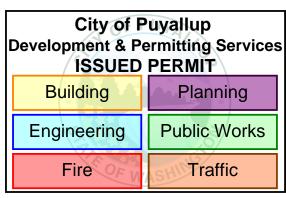


AGENCY REVIEW

09/14/2021

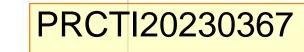
1 BED/1 BATH MERIDIAN POINTE APARTMENTS
RESIDENTIAL UNIT REHABILITATION
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372

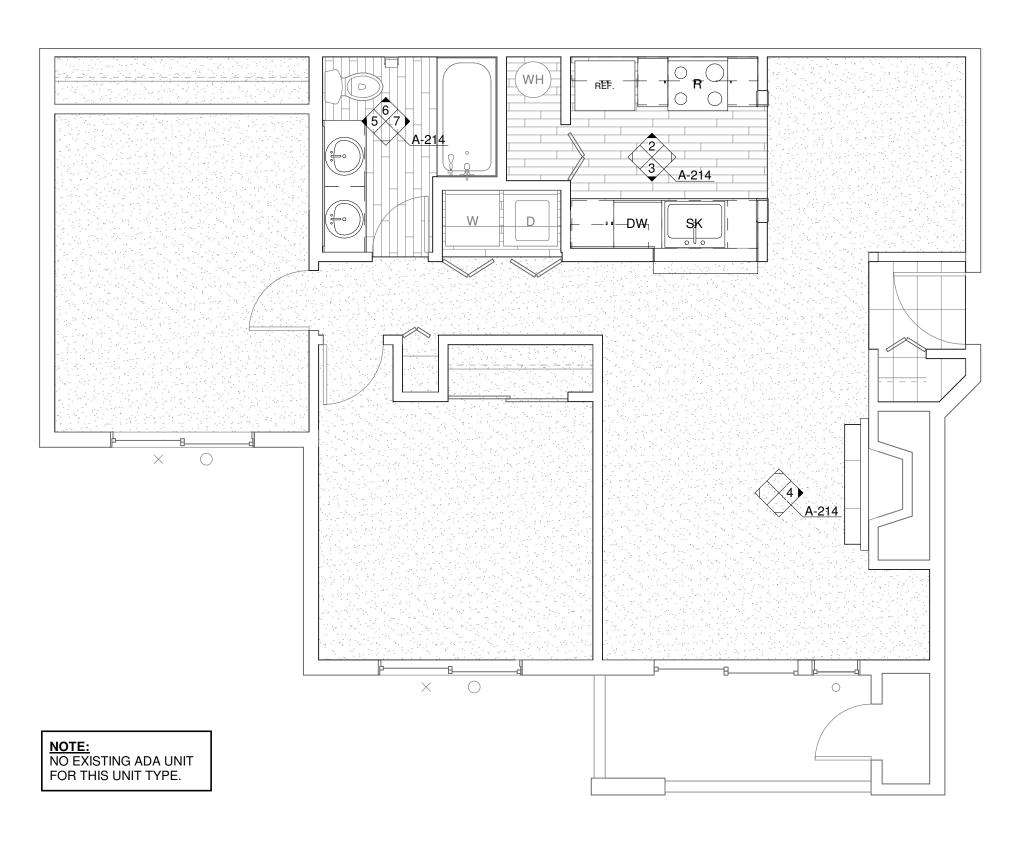
APPROVAL STAMPS



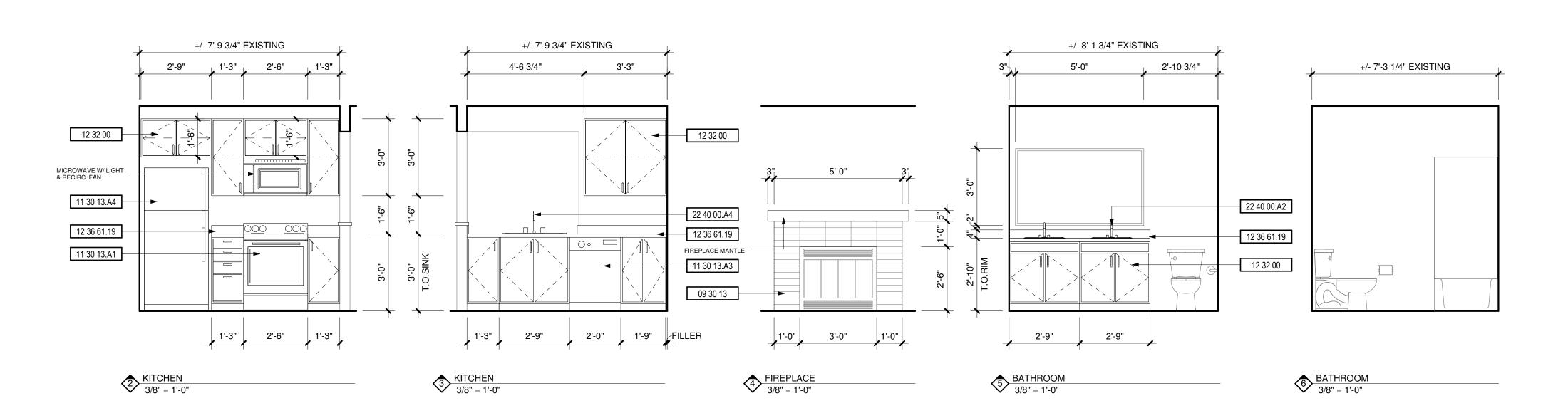
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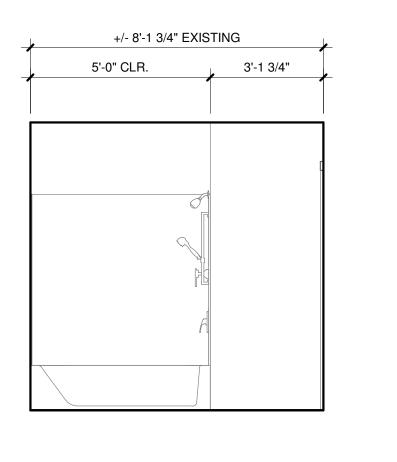
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ENLARGED UNIT PLAN - 2 BED/1 BATH (TYP)





7 BATHROOM 3/8" = 1'-0"

DEMOLITION NOTES

DESCRIPTION

1 REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED

2 DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR

3 REPLACE EXISTING LIGHT FIXTURES. PREP FOR NEW FIXTURE AS REQUIRED. 4 DEMO ALL EXISTING LOWER CABINET, PLUMBING FIXTURE & MIRROR. PREP FOR

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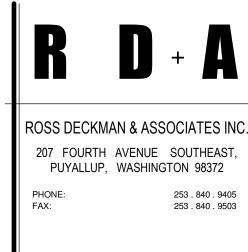
8 REMOVE EXISTING COUNTERSHELF AT LIVING ROOM. PATCH & REPAIR WALL AS REQUIRED FOR NEW FINISHES.

9 REPLACE EXISTING SHOWER HEAD, SHOWER CONTROL KNOB, VALVE, AND ASSOCIATED RISER PIPING.

10 SEE DETAIL 1/A-213 FOR BATHTUB CONTROL AND GRAB BAR LOCATIONS FOR BATHROOMS.

KEYNOTES

#	DESCRIPTION
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40 00.A4	UNDER COUNTER SINK/FAUCET

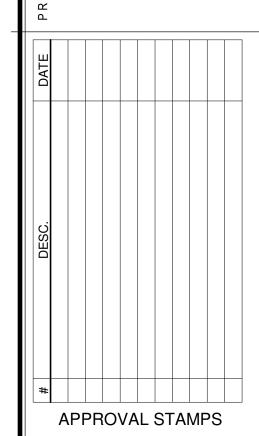


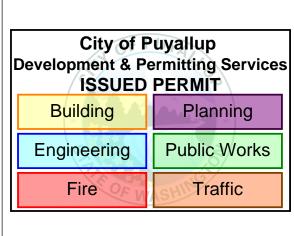


AGENCY REVIEW 09/14/2021

- 2 BED/1 BATH

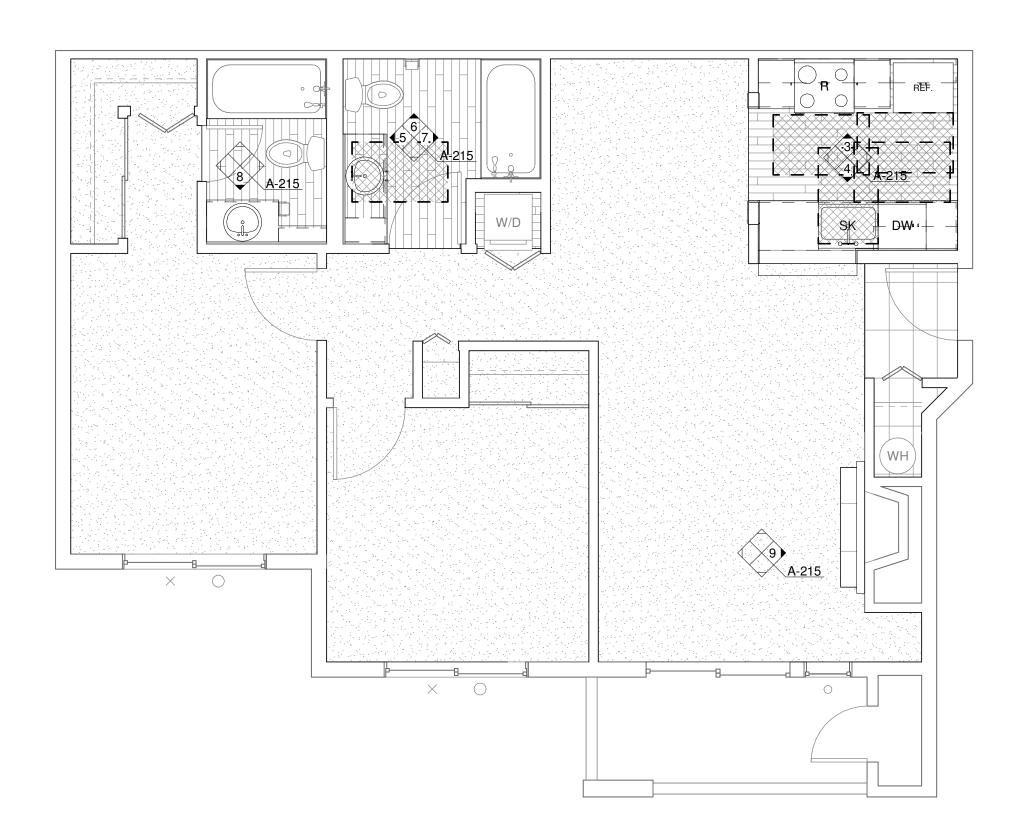
MERIDIAN POINTE APARTMENTS
RESIDENTIAL UNIT REHABILITATION
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
ENLARGED UNIT PLAN - 2 BED/1 BATH





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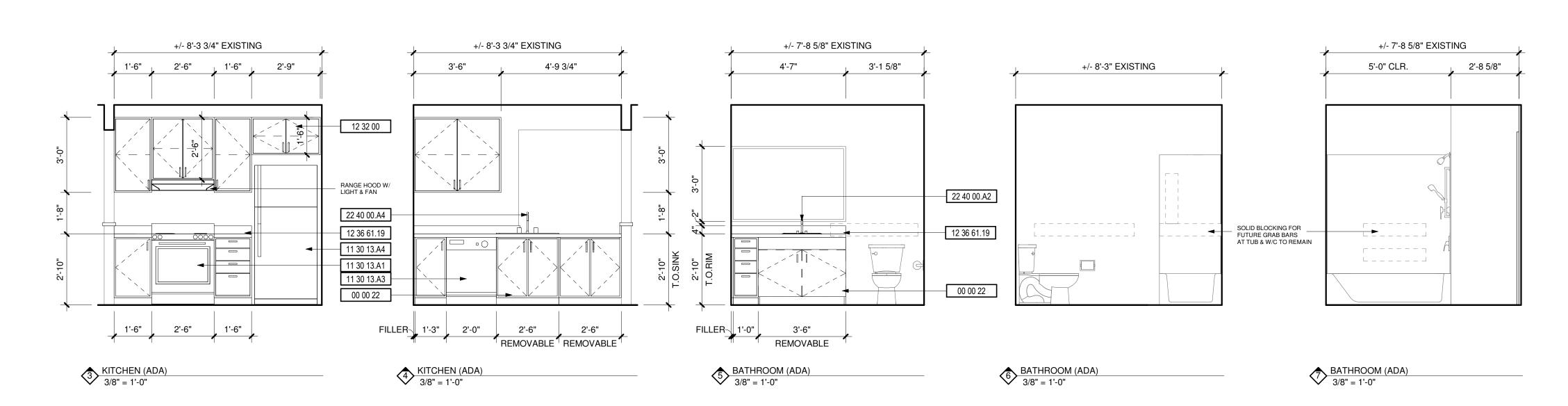
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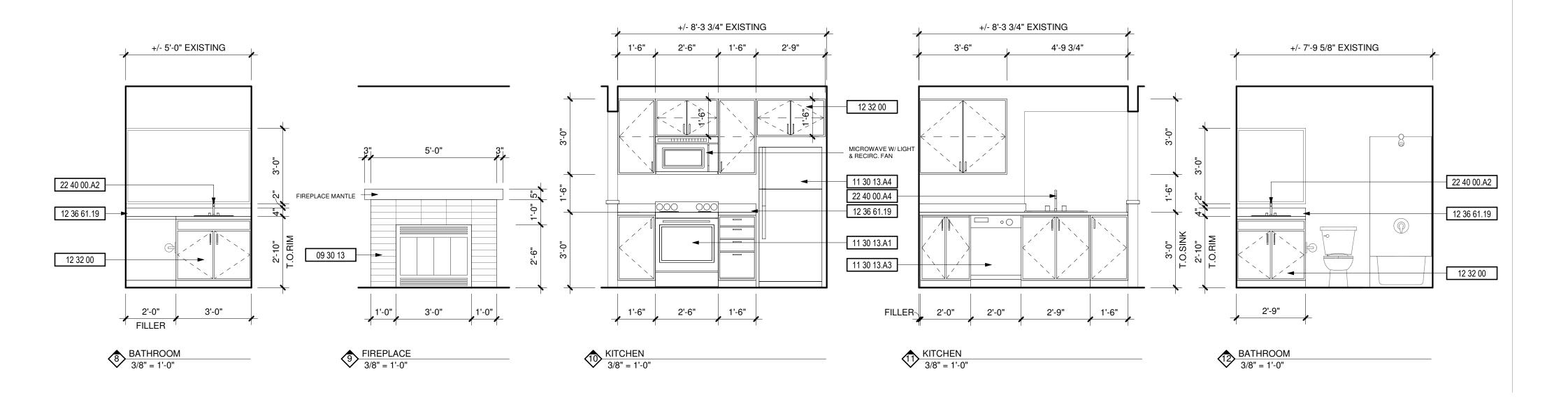
11 A-215 DW ----

ENLARGED UNIT PLAN - 2 BED/2 BATH (ADA)

ENLARGED UNIT PLAN - 2 BED/2 BATH (TYP)



PRCTI20230367



DEMOLITION NOTES

DESCRIPTION

1 REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED

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KEYNOTES

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ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372



AGENCY REVIEW

09/14/2021

MERIDIAN POINTE APARTMENTS RESIDENTIAL UNIT REHABILITATION 407 VALLEY AVE. N.E. PUYALLUP, WA 98372

2 BED/2 BATH

City of Puyallup **Development & Permitting Services ISSUED PERMIT** Building Planning Public Works Engineering

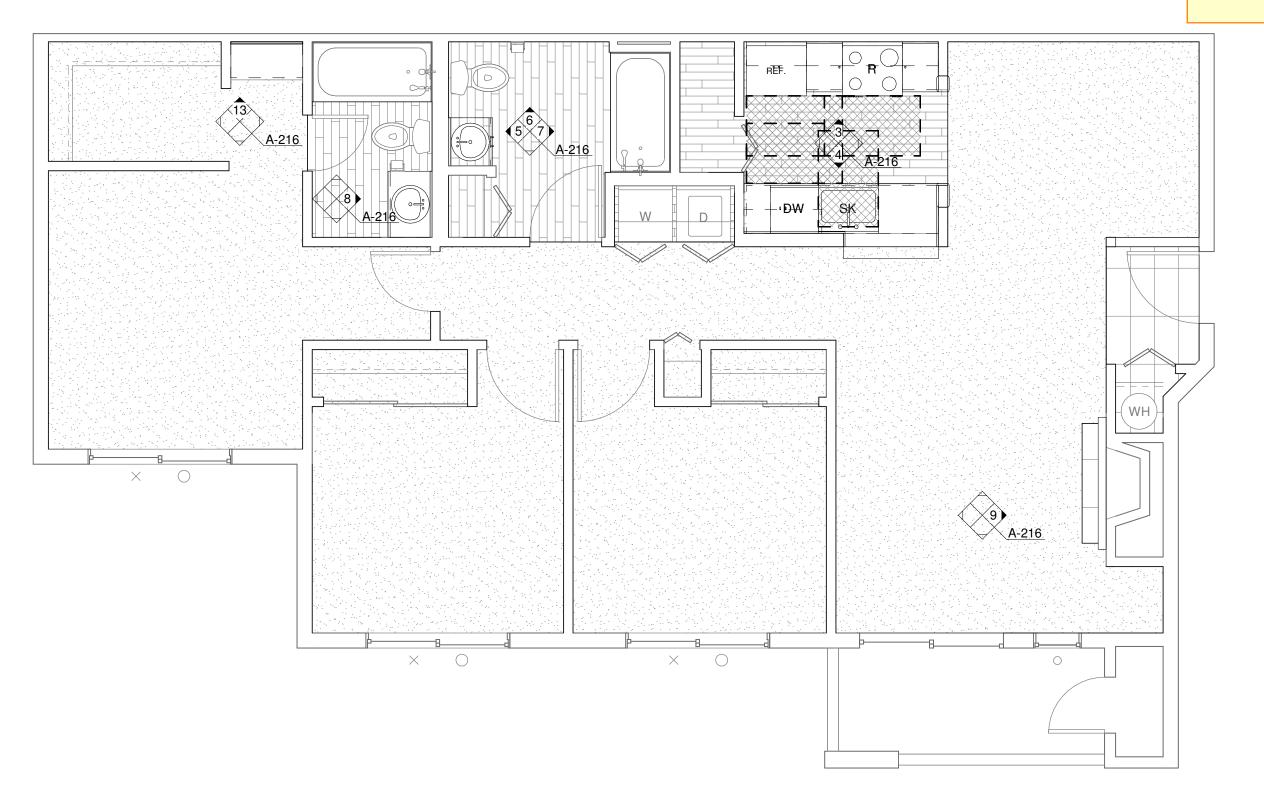
Traffic

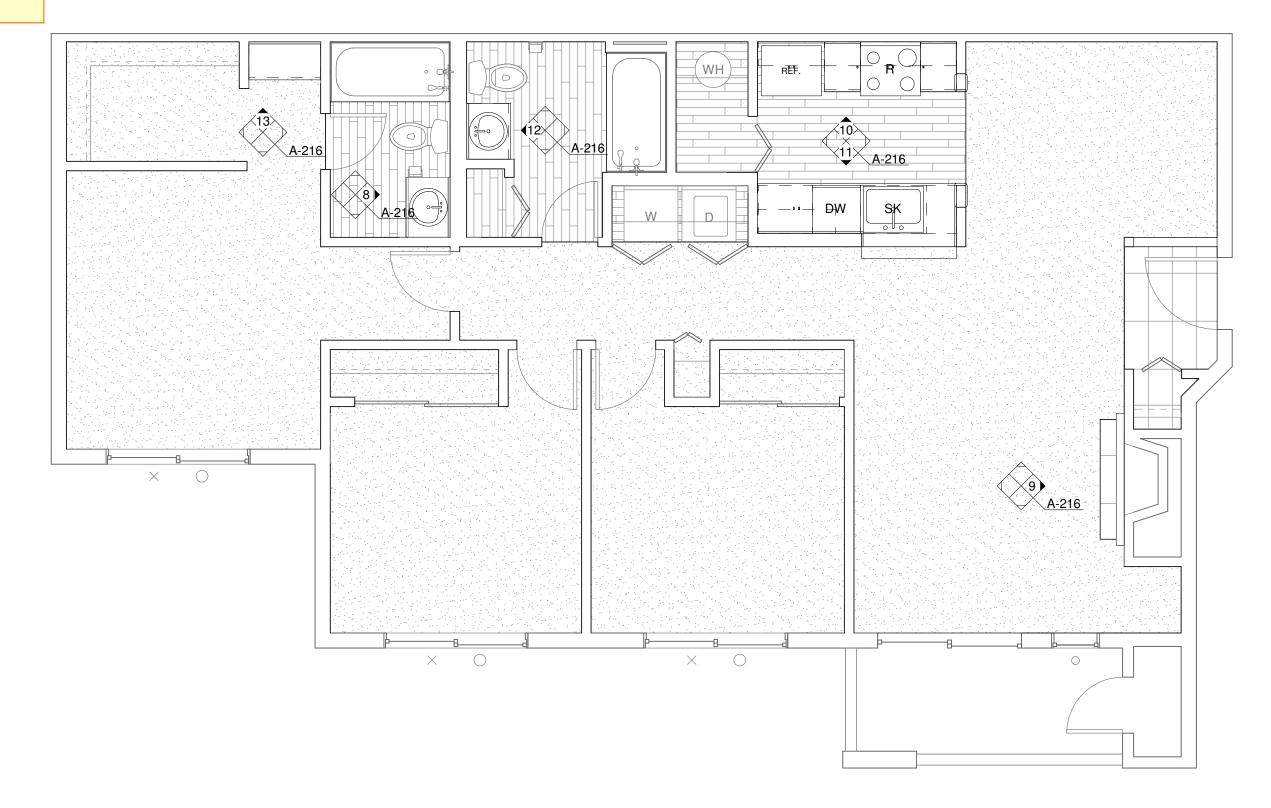
APPROVAL STAMPS

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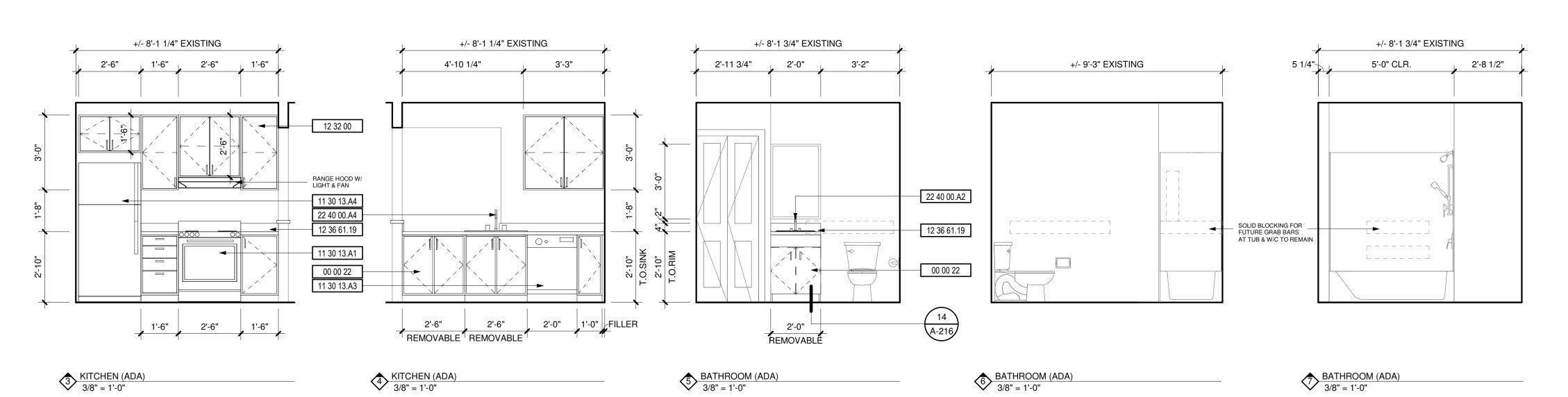
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ENLARGED UNIT PLAN - 3 BED/2 BATH (ADA)

ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)

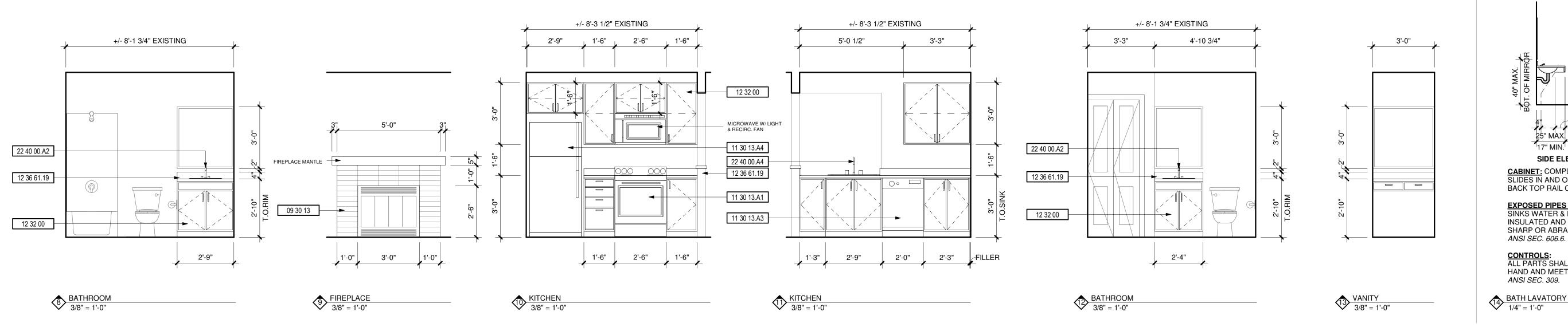


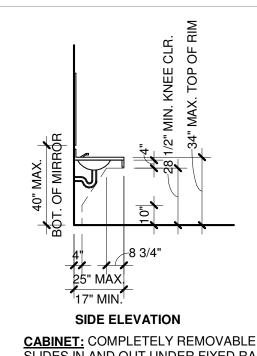
DEMOLITION NOTES

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VEVNOTEC

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22 40 00.A2	LAVATORY/FAUCET
22 40 00.A4	UNDER COUNTER SINK/FAUCET





<u>CABINET:</u> COMPLETELY REMOVABLE; SLIDES IN AND OUT UNDER FIXED RAILS. BACK TOP RAIL CUT OUT ON SITE.

EXPOSED PIPES & SURFACES: UNDER SINKS WATER & DRAIN PIPES SHALL BE INSULATED AND THERE SHALL BE NO SHARP OR ABRASIVE SURFACES PER ANSI SEC. 606.6.

CONTROLS:
ALL PARTS SHALL BE OPERABLE w/ ONE HAND AND MEET THE REQUIREMENTS OF ANSI SEC. 309.

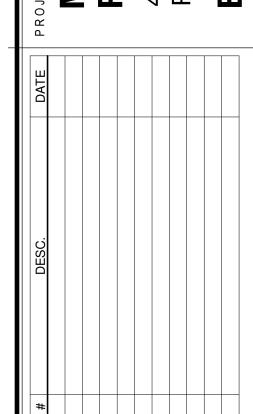
WILLIAM BOWDISH STATE OF WASHINGTON **AGENCY REVIEW** 09/14/2021

ROSS DECKMAN & ASSOCIATES INC.

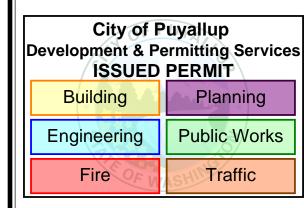
207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

APARTMENTS REHABILITATION MERIDIAN POINTE A RESIDENTIAL UNIT F 407 VALLEY AVE. N.E. PUYALLUP, WA 98372

3 BED/2 BATH



APPROVAL STAMPS



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