



City of Puyallup Application for Building Permit

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

| | | | |
|---|--|---|------------|
| Parcel No: 0420222056, 0420222055, 0420226014, 0420226015 Site Address: 407 Valley Ave NE Puyallup, WA 98372 0420226016 & 0420222051, 0420226013 | | | |
| 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 'P' 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. | 4,377 gross SF |
| OCCUPANCY LOAD | 16 | SECOND FLOOR SQ. FT. | including Decks, Storage and Breezeways |
| # OF DWELLING UNITS | 3 | BASEMENT SQ. FT. | |
| # OF BEDROOMS | 9 | GARAGE SQ. FT. | |
| # OF BATHROOMS | 6 | 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 | \$ 41,417.00 |

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

5/8/23

DATE

MECHANICAL

| 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 | |
| 6 | Exhaust Vent Fan with Single Duct (Bath Fan) | 14.10 | 84.60 |
| | 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: | | | 204.60 |

PLUMBING

| 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 | |
| 15 | Alterations each fixture | 13.00 | 195.00 | | 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: | | | 393.00 | SUB-TOTAL: | | | |
| TOTAL: | | | | | | | 393.00 |

*****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

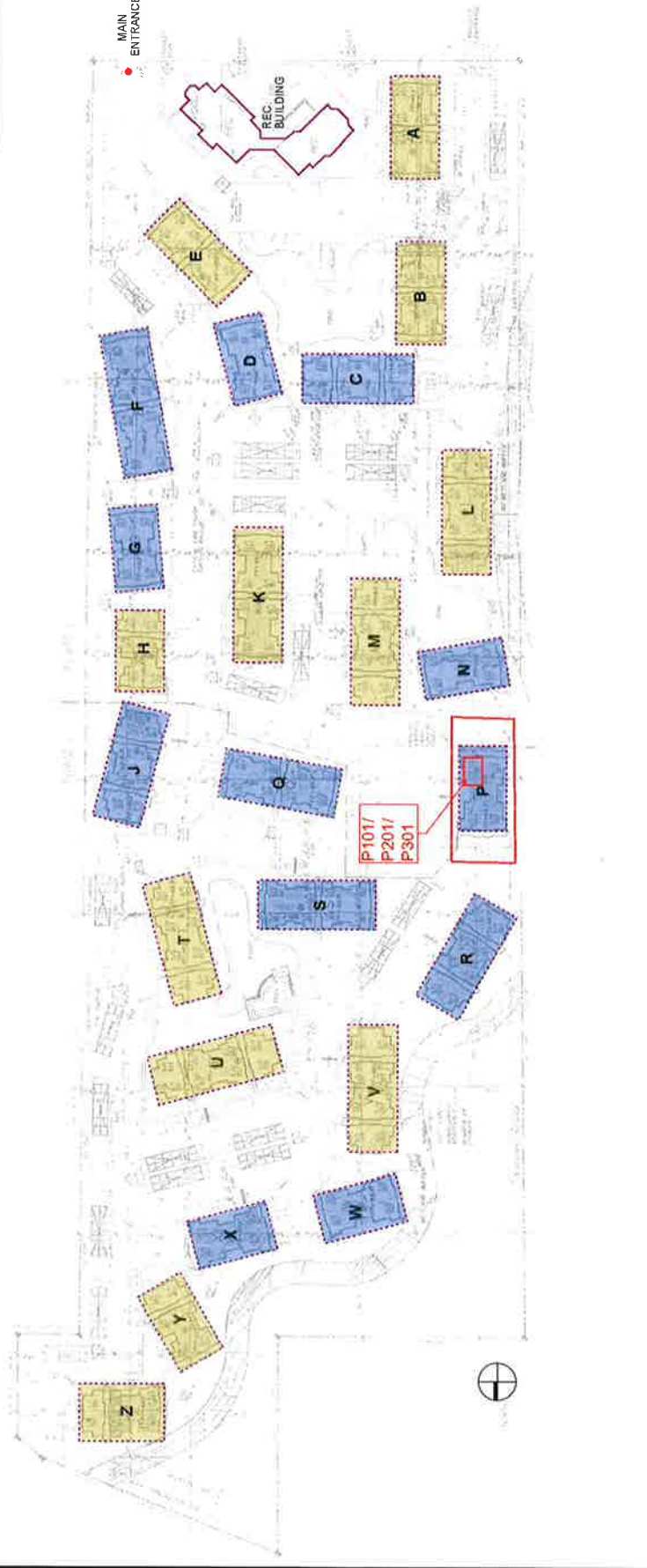
- 2 (two) copies of a site plan, drawn to scale on 8½" x 11". Details to include setbacks, easements, soil reports, other structures & features, adjacent right-of-way, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2-foot intervals, Fire Department access and hydrants, 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

CFP LEGEND

- 1. WALL FINISHES
- 2. FLOOR FINISHES
- 3. CEILING FINISHES
- 4. EXTERIOR FINISHES
- 5. INTERIOR FINISHES

GENERAL FINISH NOTES

1. FINISHES TO BE DETERMINED BY CONTRACTOR.
2. FINISHES TO BE DETERMINED BY CONTRACTOR.
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4. FINISHES TO BE DETERMINED BY CONTRACTOR.
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8. FINISHES TO BE DETERMINED BY CONTRACTOR.
9. FINISHES TO BE DETERMINED BY CONTRACTOR.
10. FINISHES TO BE DETERMINED BY CONTRACTOR.



SCALE: NONE

1 SITE PLAN - BUILDING SCHEME PLAN

Sean McKenna

From: Flint, Timothy @ Seattle <Timothy.Flint@cbre.com>
Sent: Monday, May 8, 2023 9:51 AM
To: Sean McKenna; Sommers, Hannah @ Seattle; Amy Curtis
Cc: Greg McKenna
Subject: RE: Marketing Requests | Crestview West in Federal Way, WA

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We should be getting you a draft of the package later this week which will allow us to hit the market early next.

We'll be on the market for 3 to 4 weeks, would anticipate being under contract within 60 days from release and then we'll need around 90 days to close. This should put closing sometime in the fall around October.

Tim Flint

Vice Chairman
CBRE | Affordable Housing
1420 Fifth Ave, Suite 3800 | Seattle WA 98101
T +1 206 826 5725 | C +1 253 208 5400
Timothy.Flint@cbre.com | www.cbre.com |

From: Sean McKenna <Sean@farrellpi.com>
Sent: Monday, May 8, 2023 7:31 AM
To: Sommers, Hannah @ Seattle <Hannah.Sommers@cbre.com>; Amy Curtis <amyc@indigorealestate.com>
Cc: Flint, Timothy @ Seattle <Timothy.Flint@cbre.com>; Greg McKenna <greg@farrellpi.com>
Subject: RE: Marketing Requests | Crestview West in Federal Way, WA

External

Good morning Tim,

Happy Monday!

With pictures being completed, what does the timeframe look like for completing marketing materials and taking Crestview to market?

Can you please provide a general timeline from when Crestview goes to market to when you anticipate Crestview will close?

Thank you
Sean

Sean McKenna

206-241-4800 (office)
206-229-1157 (cell)