PRCTI20230634

# MERIDIAN POINTE APARTMENTS
# RESIDENTIAL UNIT REHABILITATION

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

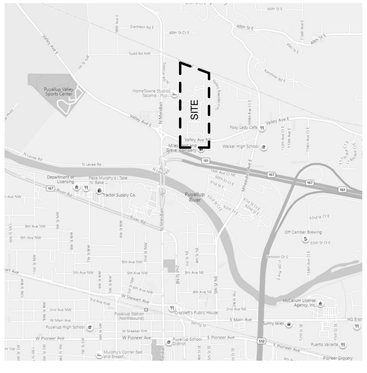
## ABBREVIATIONS

| | |
|---|---|
| AB | ANCHOR BOLT |
| ACOUS | ACOUSTIC |
| ACT | ACOUSTICAL CEILING TILE |
| AFF | ABOVE FINISHED FLOOR |
| ALUM | ALUMINUM |
| ARCH | ARCHITECTURAL |
| AT | ACOUSTIC TILE |
| AUTO | AUTOMATIC |
| BITUM | BITUMINOUS |
| BL | BORROWED LIGHT |
| BLDG | BUILDING |
| BLK | BLOCK |
| BM | BEAM |
| BOT | BOTTOM |
| CAB | CABINET |
| CC | CUBICLE CURTAIN |
| CEM | CEMENT |
| CG | CORNER GUARD |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLOS | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CASED OPENING |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CONTR | CONTRACT OR CONTRACTOR |
| CSS | CLINICAL SERVICE SINK |
| CT | CERAMIC TILE |
| CTR | COUNTER |
| CTR FLASH | COUNTER FLASH |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DIS | DISPENSER |
| DN | DOWN |
| DWG | DRAWING |
| EA | EACH |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| ELEV | ELEVATOR |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXIST | EXISTING |
| FD | FLOOR DRAIN |
| FDN | FOUNDATION |
| FEC | FIRE EXTINGUISHER CABINET |
| FHC | FIRE HOSE CABINET |
| FHV | FIRE HOSE VALVE |
| FIN | FINISH |
| FL | FLOOR |
| FLASH | FLASHING |
| FR | FRAME |
| FT | FEET OR FOOT |
| FTG | FOOTING |
| FURR | FURRING |
| GA | GAUGE |
| GALV | GALVANIZED |
| GL | GLASS |
| GYP BD | GYPSUM BOARD |
| HC | HOLLOW CORE |
| HFS | HALF FULL SIZE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HT | HEIGHT |
| HTG | HEATING |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INCL | INCLUDED |
| INFO | INFORMATION |
| INSUL | INSULATION |
| INT | INTERIOR |
| JC | JANITOR CLOSET |
| JT | JOINT |
| LAM | LAMINATED |
| LAT | LAY-IN ACOUSTICAL TILE |
| LAV | LAVATORY |
| LK | LOCKERS |
| MAS | MASONRY |

## ABBREVIATIONS

| | |
|---|---|
| MAT | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MED | MEDICINE |
| MET | METAL |
| MET STD | METAL STUD |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| ML | METAL LATH |
| MTD | MOUNTED |
| MW | MILLWORK |
| N | NORTH |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| O2 | OXYGEN |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OPPOSITE HAND |
| OPNG | OPENING |
| PL | PLATE |
| PLAS | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLMB | PLUMBING |
| PTN | PARTITION |
| R | RUBBER |
| RAD | RADIUS |
| RD | ROOF DRAIN |
| RECP | RECEPTACLE |
| REF | REFERENCE |
| REFRIG | REFRIGERATOR |
| REINF | REINFORCE |
| REQD | REQUIRED |
| RESIL | RESILIENT |
| REV | REVISION |
| RM | ROOM |
| S | SLIDE |
| S/S | SERVICE SINK |
| SC | SOLID CORE |
| SCH | SCHEDULE |
| SECT | SECTION |
| SERV | SERVICE |
| SHT | SHEET |
| SIM | SIMILAR |
| SL | SLIDING |
| SM | SHEET METAL |
| SNK | SINK |
| SPEC | SPECIFICATIONS |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STORE | STORAGE |
| STR | STRUCTURAL |
| SUSP | SUSPEND |
| T/C | TOP OF CURB |
| TB | TACKBOARD |
| TEL | TELEPHONE |
| THK | THICK |
| TK | THICKNESS |
| TOIL | TOILET |
| TRANS | TRANSFORMER |
| TV | TELEVISION |
| TYP | TYPICAL |
| UL | UNDERWRITERS LABORATORIES |
| UNO | UNLESS OTHERWISE NOTED |
| V | VINYL |
| VB | VIEW BOXES |
| VCT | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| W | WIDTH |
| W / | WITH |
| W / O | WITHOUT |
| WC | WHEELCHAIR |
| WC | WATER CLOSET |
| WD | WOOD |
| WP | WATERPROOF |
| WT | WEIGHT |
| WWF | WIELDED WIRE FABRIC |

## VICINITY MAP




## PROJECT INFORMATION

| | |
|---|---|
| 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 ZONING | N/A |

## MATERIAL LEGEND

| | |
|---|---|
| EARTH | |
| AGGREGATE / POROUS | |
| CONCRETE | |
| CEMENT / CONCRETE UNDERLAYMENT | |
| CONCRETE ASPHALT | |
| RIGID INSULATION | |
| BATT INSULATION | |

## SYMBOLS LEGEND

- 1 / A101 — SIM — BUILDING SECTION
- 1 / A101 — SIM — CALLOUTS
- Ref 1 / A101 — EXTERIOR ELEVATIONS
- 1 / 1 / 1 — INTERIOR ELEVATIONS

## SCOPE OF WORK:

THE SCOPE OF WORK COMPRISES OF THE REMOVAL AND REPLACEMENT OF EXISTING APPLIANCES, FIXTURES AND FLOORING THROUGHOUT. THE FOLLOWING ITEMS INCLUDE:

1) REMOVE AND REPLACE EXISTING GRAY POLY WATER LINES WITH WIRSBO/PEX PIPING WITHIN THE UNITS. ALL NEW HOT WATER LINES TO BE INSULATED. DRYWALL REMOVAL WHERE GRAY POLY WATER LINES ARE LOCATED AND/OR NEW PIPING TO BE INSTALLED.

2) EXISTING COPPER PIPING, WASTE LINES, FIRE SPRINKLERS AND HEAD, AND WATER SUPPLY LINE TO BUILDINGS TO REMAIN.

3) WHERE DRYWALL IS REMOVED WITHIN A RATED ASSEMBLY, THE DRYWALL SHALL BE REPLACED WITH 5/8" TYPE X DRYWALL (CERTAINTEED OR EQUAL) AND FIRESTOP SEALANT (STI WF300) WILL BE APPLIED AT ANY PENETRATIONS THROUGH THE RATED ASSEMBLIES.

4) REPLACE EXISTING CABINETS LIKE FOR LIKE AS WELL AS COUNTERTOPS. NO CHANGE TO EXISTING ELEVATION OF CABINETS FOR STANDARD UNITS. EXISTING ADA UNITS TO REMAIN ACCESSIBLE WHERE THE TOP OF SINK RIM WILL NOT EXCEED 34" FROM FINISH FLOOR. REMOVABLE DOORS AND BOTTOMS SHELF/TOE KICKS TO PROVIDE UNDER SINK AND WORKSTATION FOR 60" MIN CLEARANCE (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.

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.

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

## SHEET INDEX

| SHEET # | SHEET NAME | REV. # | REV. DATE |
|---|---|---|---|
| 1.GENERAL | | | |
| G-001 | COVER SHEET | | |
| 5.ARCHITECTURAL | | | |
| A-100 | OVERALL SITE PLAN - PHASE I | | |
| A-101 | OVERALL SITE PLAN - PHASE II | | |
| A-213 | ENLARGED UNIT PLAN - 1 BED/1 BATH | | |
| 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, LLC<br>17786 DES MOINES MEMORIAL DR.,<br>BURIEN, WA 98148<br><br>PHONE: 206.241.2600<br>CONTACT: SEAN McKENNA<br>EMAIL: sean@farrellpi.com |
| CONTRACTOR | FARRELL-McKENNA CONSTRUCTION, LLC<br>17786 DES MOINES MEMORIAL DRIVE.,<br>BURIEN, WA 98148<br><br>PHONE: 206.241.2600<br>CONTACT: SEAN McKENNA<br>EMAIL: Sean@farrellpi.com |
| ARCHITECT | ROSS DECKMAN & ASSOCIATES, INC.<br>207 4TH AVE. S.E.<br>PUYALLUP, WA. 98372<br><br>PHONE: 253.840.9405<br>CONTACT: BILL BOWDISH<br>EMAIL: bill@rdarchitect.com |

City of Puyallup
Building
APPROVED

See permit for additional requirements.

JMontgomery
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## REVISIONS

| # | CURRENT REVISION DESCRIPTION | REV. DATE |
|---|---|---|


R D + A

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

PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503

8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON


AGENCY REVIEW
09/14/2021

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

DATE
DESC.
#

APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

| | |
|---|---|
| Building | Planning |
| Engineering | Public Works |
| Fire | Traffic |

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |
| SHEET | G-001 |

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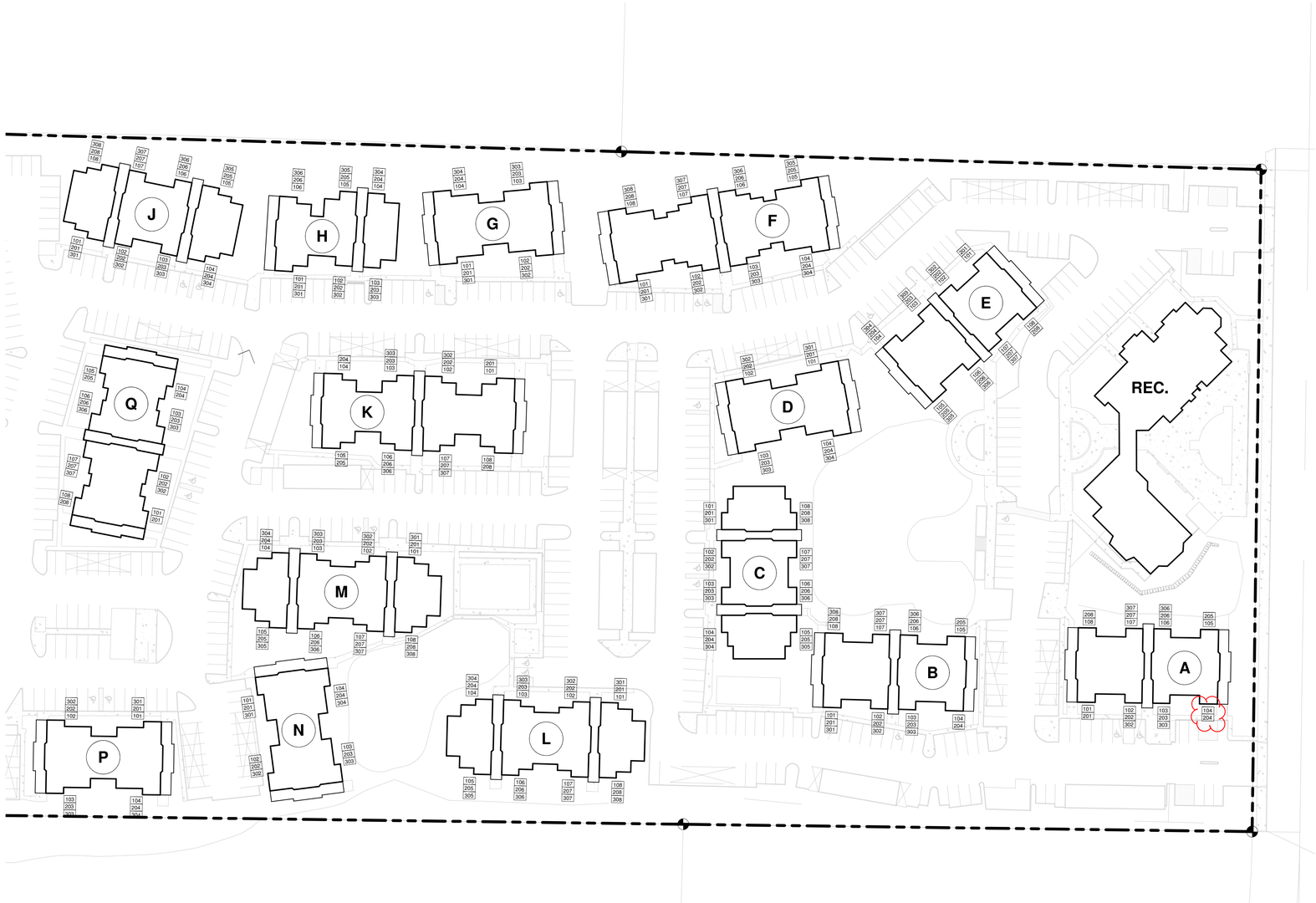


## OVERALL SITE PLAN - PHASE I

1" = 50'-0"

NORTH

### BUILDING 'A' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'A' | | |
| 1 BED / 1 BATH | 683 SF | 20 |
| | | 20 |

### BUILDING 'B' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'B' | | |
| 1 BED / 1 BATH | 683 SF | 22 |
| | | 22 |

### BUILDING 'C' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'C' | | |
| 1 BED / 1 BATH | 683 SF | 10 |
| 1 BED / 1 BATH ADA | 683 SF | 2 |
| 2 BED / 2 BATH | 899 SF | 12 |
| | | 24 |

### BUILDING 'D' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'D' | | |
| 3 BED / 2 BATH | 1,121 SF | 10 |
| 3 BED / 2 BATH ADA | 1,121 SF | 2 |
| | | 12 |

### BUILDING 'E' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'E' | | |
| 1 BED / 1 BATH | 683 SF | 21 |
| 1 BED / 1 BATH ADA | 683 SF | 1 |
| | | 22 |

### BUILDING 'F' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'F' | | |
| 2 BED / 2 BATH | 899 SF | 12 |
| 3 BED / 2 BATH | 1,121 SF | 12 |
| | | 24 |

### BUILDING 'G' UNITS

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

### BUILDING 'H' UNITS

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

### 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 |
| | | 24 |

### BUILDING 'K' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'K' | | |
| 2 BED / 1 BATH | 868 SF | 20 |
| | | 20 |

### BUILDING 'L' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'L' | | |
| 2 BED / 1 BATH | 868 SF | 12 |
| 2 BED / 2 BATH | 899 SF | 12 |
| | | 24 |

### BUILDING 'M' UNITS

| UNIT TYPE | NET AREA | COUNT |
|---|---|---|
| BUILDING 'M' | | |
| 2 BED / 1 BATH | 868 SF | 12 |
| 2 BED / 2 BATH | 899 SF | 10 |
| 2 BED / 2 BATH ADA | 899 SF | 2 |
| | | 24 |

### BUILDING 'N' UNITS

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

### 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 |

R D + A
ROSS DECKMAN & ASSOCIATES INC.
207 FOURTH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503

8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON

AGENCY REVIEW
09/14/2021

PROJECT
MERIDIAN POINTE APARTMENTS
RESIDENTIAL UNIT REHABILITATION
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
OVERALL SITE PLAN - PHASE I

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
Engineering | Public Works
Fire | Traffic

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |

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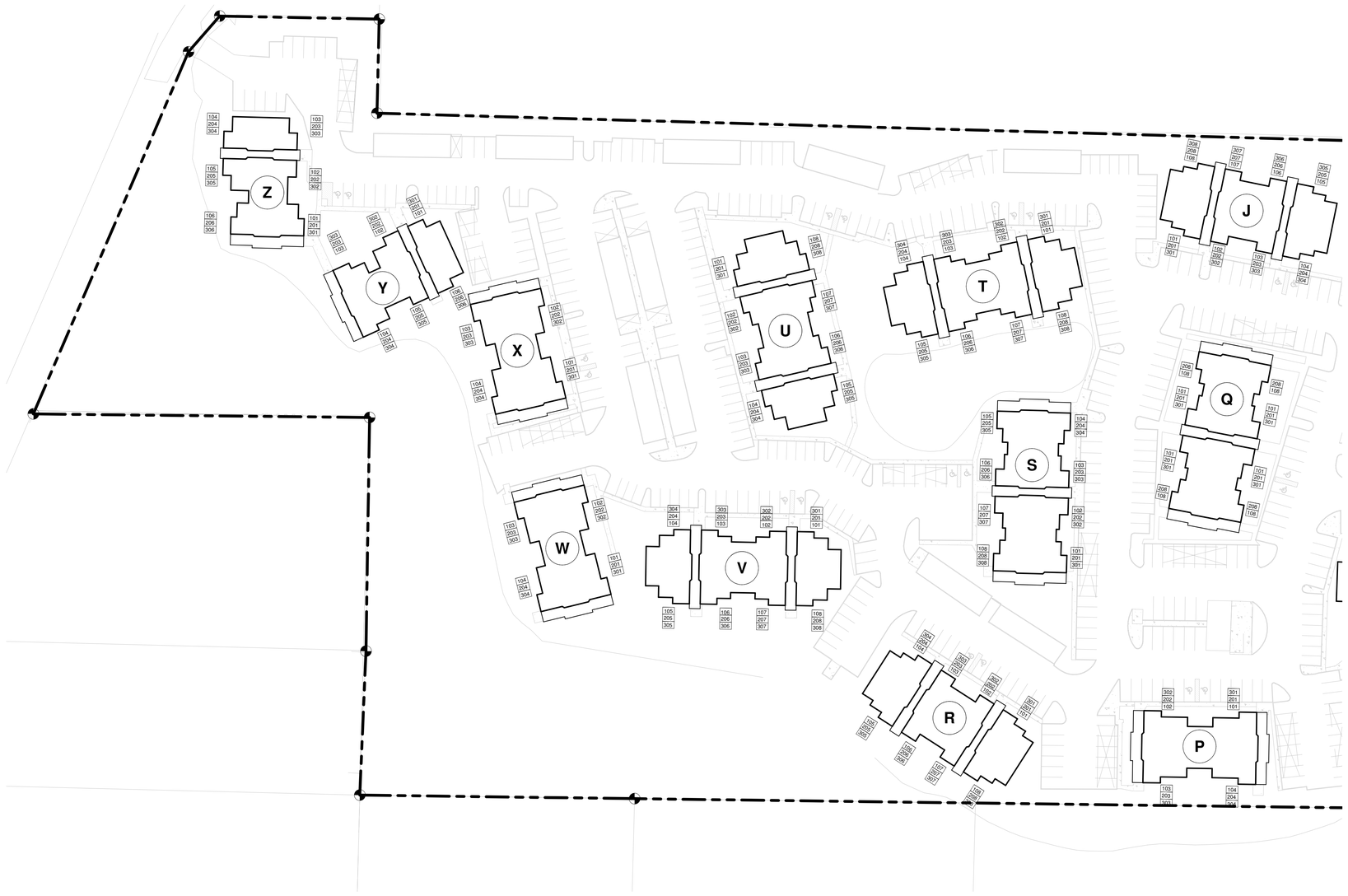


## OVERALL SITE PLAN - PHASE II

1" = 50'-0"

NORTH

## 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 |
| | | 24 |

## 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 |
| | | 24 |

## 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 |
| | | 24 |

## 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 |
| | | 24 |

## 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 |
| | | 12 |

## 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

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


R D + A

ROSS DECKMAN & ASSOCIATES INC.
207 FOURTH AVENUE SOUTHEAST,
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PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503

8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON


**AGENCY REVIEW**
09/14/2021

PROJECT
**MERIDIAN POINTE APARTMENTS**
**RESIDENTIAL UNIT REHABILITATION**
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
**OVERALL SITE PLAN - PHASE II**

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

**City of Puyallup**
**Development & Permitting Services**
**ISSUED PERMIT**

| | |
|---|---|
| Building | Planning |
| Engineering | Public Works |
| Fire | Traffic |

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |

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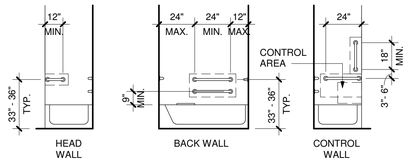
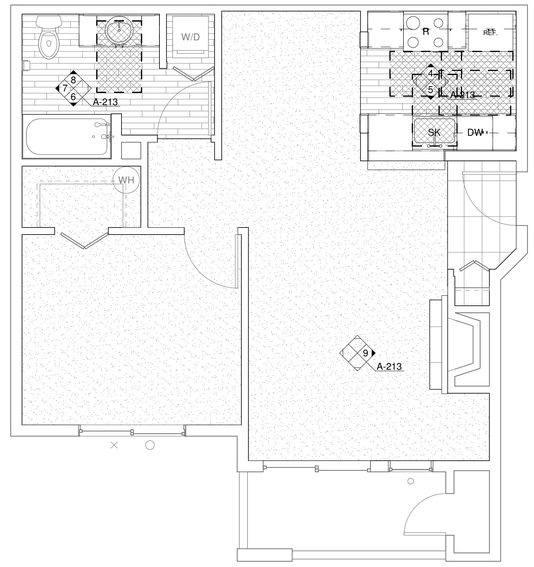



**GRAB BARS:**
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET THE STRUCTURAL STRENGTH REQUIREMENTS OF *ANSI SEC.609.8.* LOCATE GRAB BARS PER *ANSI SEC. 607.4.2.*

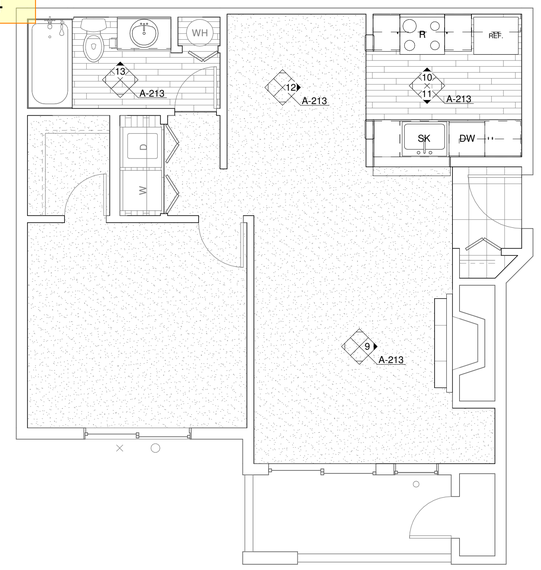
**SEAT:**
A REMOVABLE SEAT IS NOT REQUIRED PER *ANSI SEC. 1003.11.2.5.1 EX.1.*

**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.

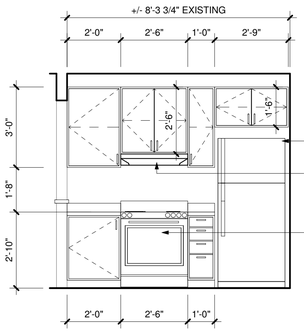
## 1 BATHTUB REQUIREMENTS
1/4" = 1'-0"



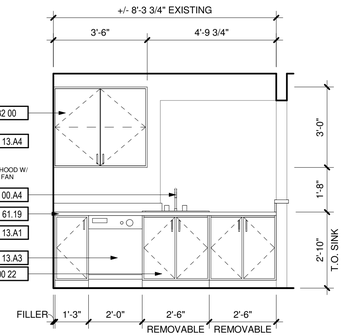

## 2 ENLARGED UNIT PLAN - 1 BED/1 BATH (ADA)
1/4" = 1'-0"



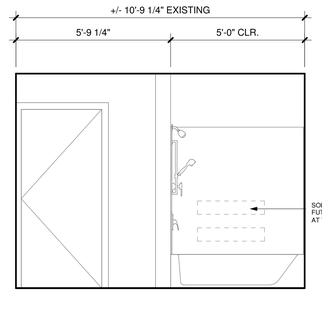

## 3 ENLARGED UNIT PLAN - 1 BED/1 BATH (TYP)
1/4" = 1'-0"



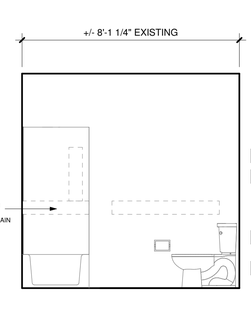

4 KITCHEN (ADA)
3/8" = 1'-0"



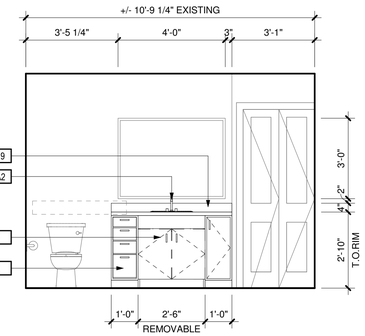

5 KITCHEN (ADA)
3/8" = 1'-0"



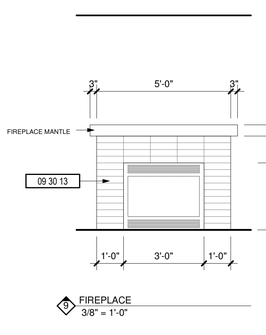

6 BATHROOM (ADA)
3/8" = 1'-0"



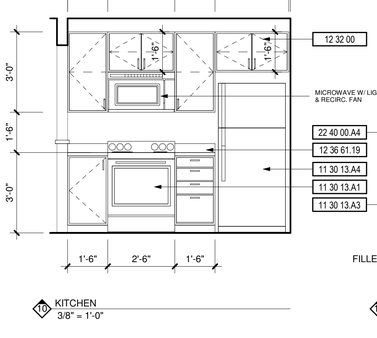

7 BATHROOM (ADA)
3/8" = 1'-0"



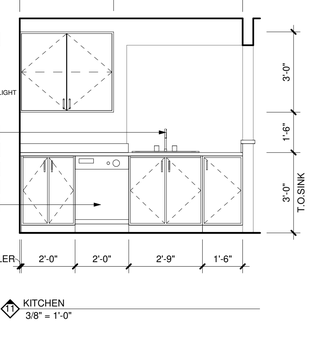

8 BATHROOM (ADA)
3/8" = 1'-0"



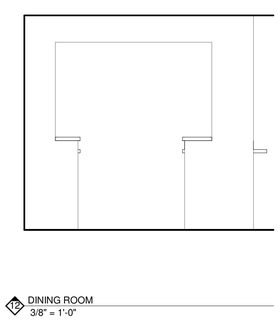

9 FIREPLACE
3/8" = 1'-0"



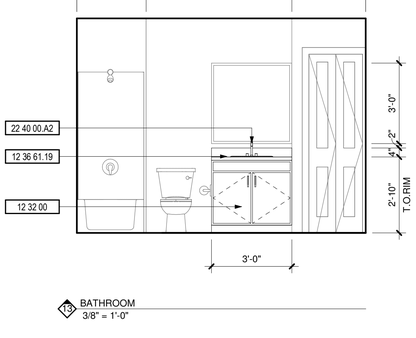

10 KITCHEN
3/8" = 1'-0"




11 KITCHEN
3/8" = 1'-0"



12 DINING ROOM
3/8" = 1'-0"




13 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 FOR NEW FINISHES |
| 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 BATHROOMS. |

## KEYNOTES

| # | 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 |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207 FOURTH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503
8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON


**AGENCY REVIEW**
09/14/2021

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

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

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

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |
| SHEET | A-213 |

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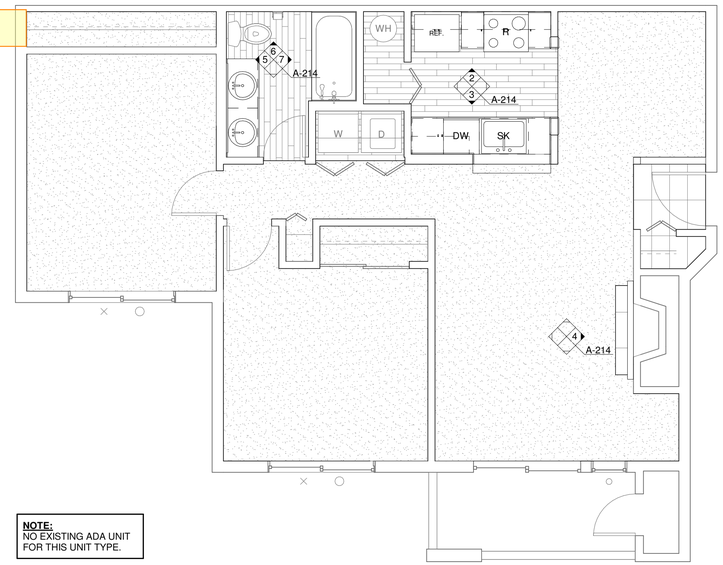



**NOTE:**
NO EXISTING ADA UNIT FOR THIS UNIT TYPE.

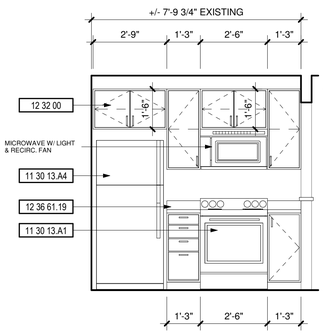
1 **ENLARGED UNIT PLAN - 2 BED/1 BATH (TYP)**
1/4" = 1'-0"

## DEMOLITION NOTES

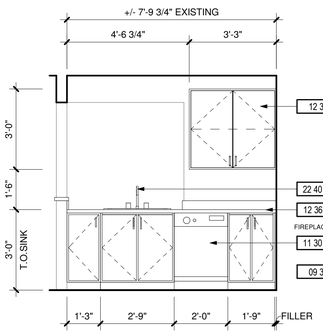
| # | DESCRIPTION |
|---|---|
| 1 | REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED |
| 2 | DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES |
| 3 | REPLACE 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 BATHROOMS. |

## KEYNOTES

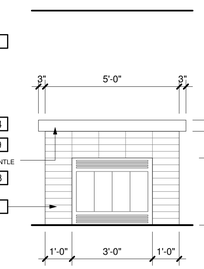
| # | DESCRIPTION |
|---|---|
| 09 30 13 | CERAMIC TILING |
| 11 30 13.A1 | RANGE |
| 11 30 13.A3 | DISHWASHER |
| 11 30 13.A4 | REFRIGERATOR |
| 12 32 00 | MANUFACTURED WOOD CASEWORK |
| 12 36 61.19 | QUARTZ AGGLOMERATE COUNTERTOPS |
| 22 40 00.A2 | LAVATORY/FAUCET |
| 22 40 00.A4 | UNDER COUNTER SINK/FAUCET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



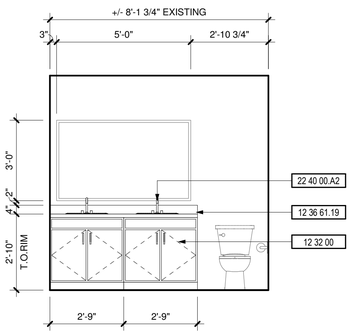

3 KITCHEN
3/8" = 1'-0"



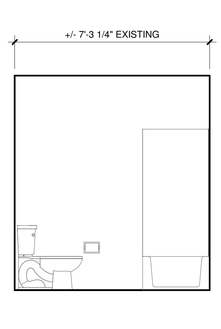

3 KITCHEN
3/8" = 1'-0"



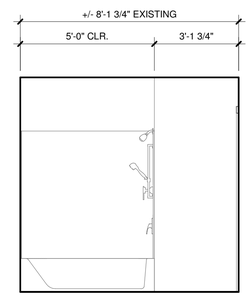

4 FIREPLACE
3/8" = 1'-0"




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




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




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

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8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON

**AGENCY REVIEW**
09/14/2021

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

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

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

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |

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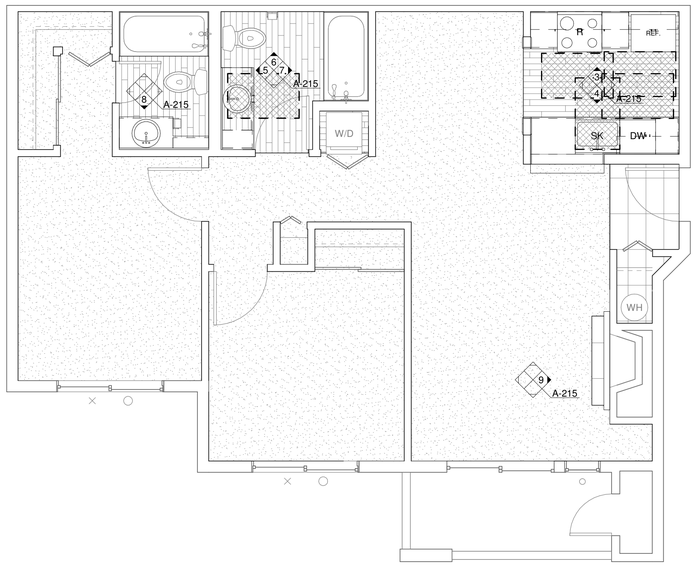
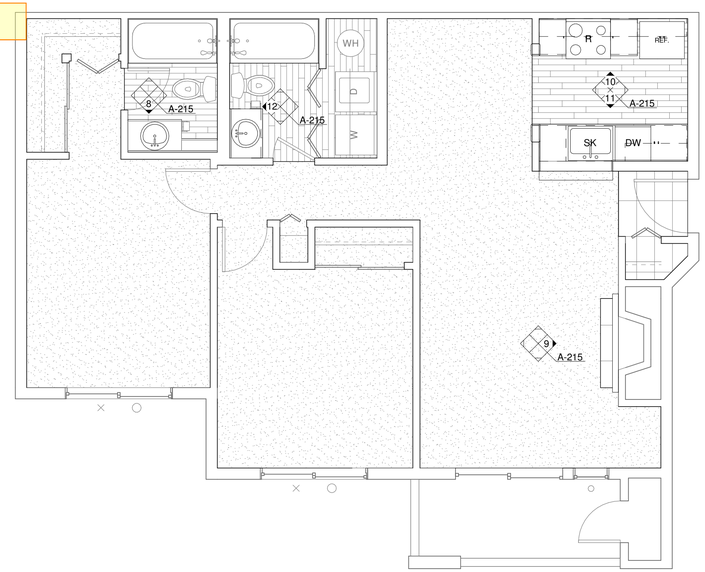
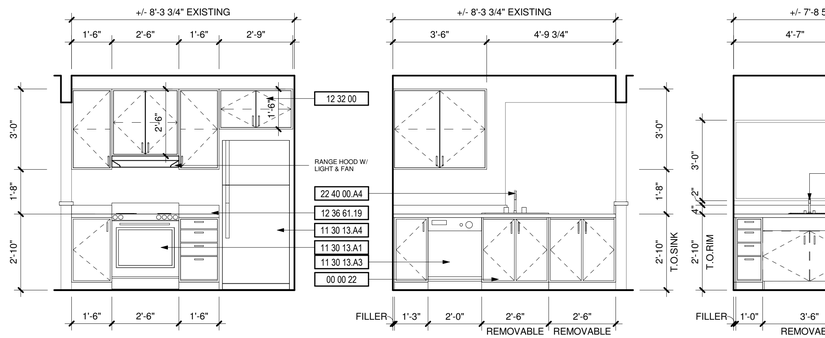



## 1 ENLARGED UNIT PLAN - 2 BED/2 BATH (ADA)
1/4" = 1'-0"



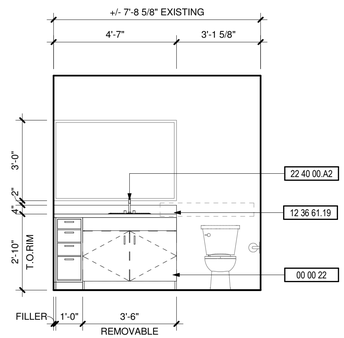

## 2 ENLARGED UNIT PLAN - 2 BED/2 BATH (TYP)
1/4" = 1'-0"



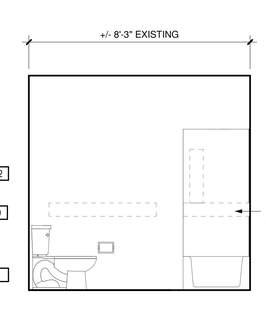

## 3 KITCHEN (ADA)
3/8" = 1'-0"



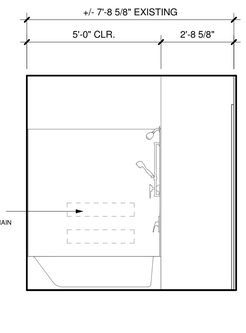

## 4 KITCHEN (ADA)
3/8" = 1'-0"



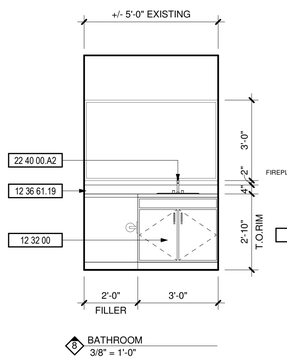

## 5 BATHROOM (ADA)
3/8" = 1'-0"



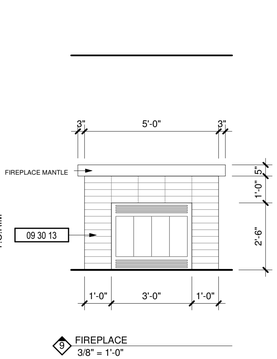

## 6 BATHROOM (ADA)
3/8" = 1'-0"



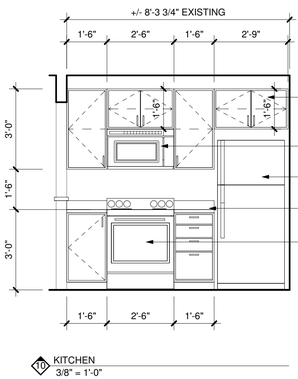

## 7 BATHROOM (ADA)
3/8" = 1'-0"



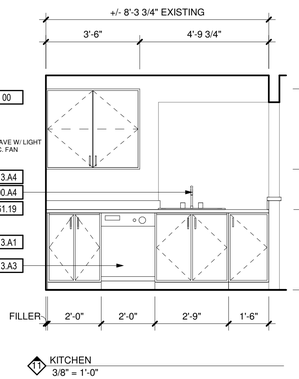

## 8 BATHROOM
3/8" = 1'-0"



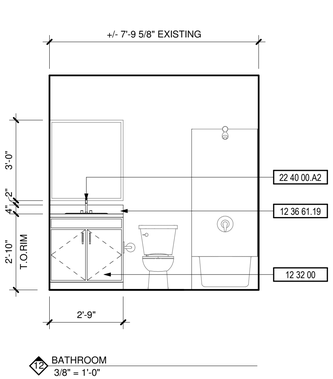

## 9 FIREPLACE
3/8" = 1'-0"




## 10 KITCHEN
3/8" = 1'-0"




## 11 KITCHEN
3/8" = 1'-0"




## 12 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 FOR NEW FINISHES |
| 3 | REPLACE EXISTING LIGHT FIXTURES. PREP FOR NEW FIXTURE AS REQUIRED. |
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| 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 BATHROOMS. |

## KEYNOTES

| # | 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 |


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**AGENCY REVIEW**
09/14/2021

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

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

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

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |

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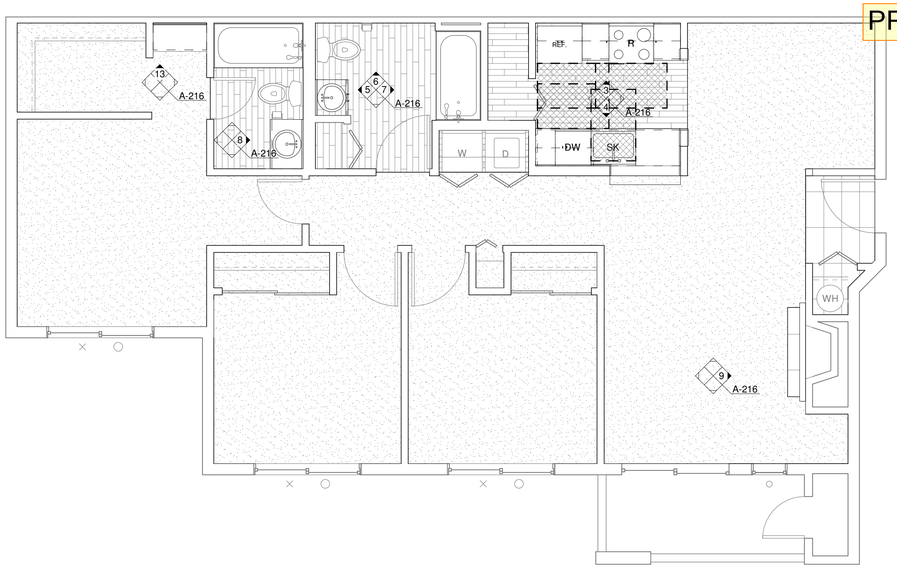
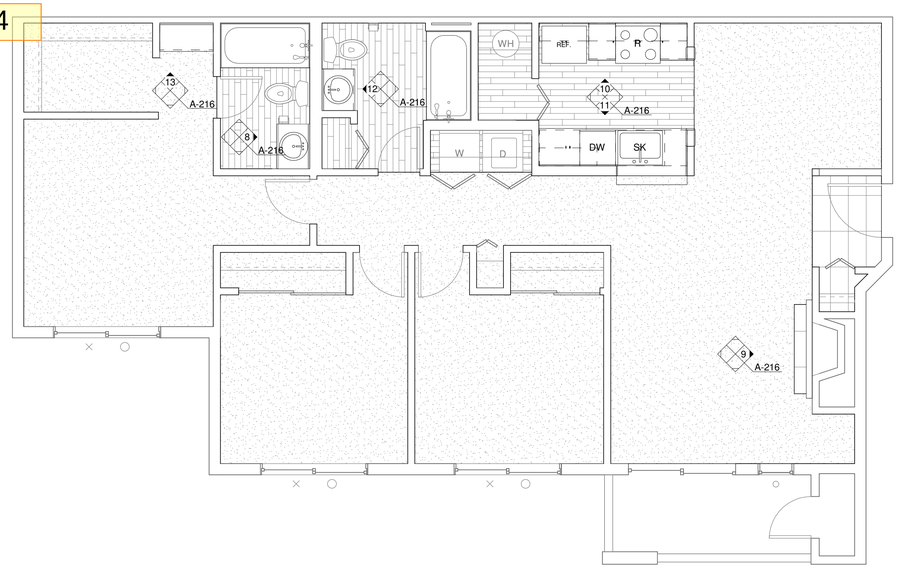



## 1 ENLARGED UNIT PLAN - 3 BED/2 BATH (ADA)
1/4" = 1'-0"



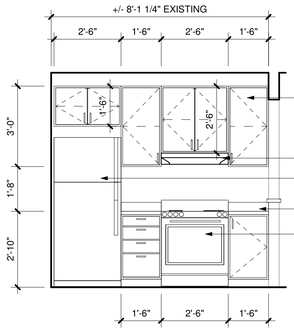

## 2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)
1/4" = 1'-0"

## DEMOLITION NOTES

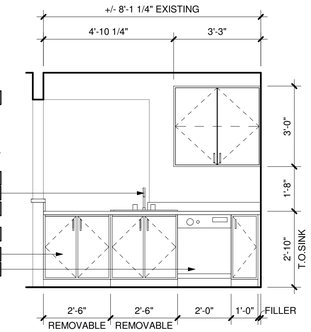
| # | DESCRIPTION |
|---|---|
| 1 | REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED |
| 2 | DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES |
| 3 | REPLACE 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 BATHROOMS. |

## KEYNOTES

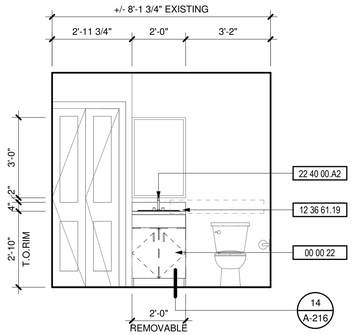
| # | DESCRIPTION |
|---|---|
| 00 00 22 | REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET |
| 09 30 13 | CERAMIC TILING |
| 11 30 13.A1 | RANGE |
| 11 30 13.A3 | DISHWASHER |
| 11 30 13.A4 | REFRIGERATOR |
| 12 32 00 | MANUFACTURED WOOD CASEWORK |
| 12 36 61.19 | QUARTZ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



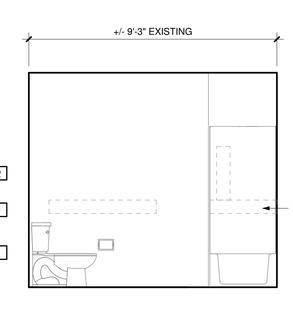

3 KITCHEN (ADA)
3/8" = 1'-0"



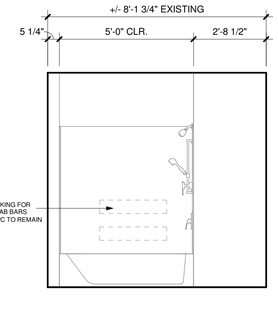

4 KITCHEN (ADA)
3/8" = 1'-0"



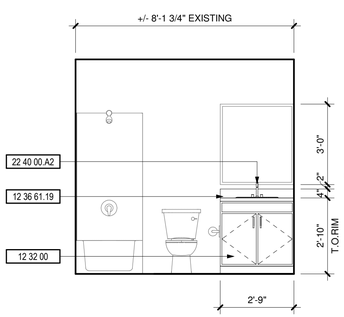

5 BATHROOM (ADA)
3/8" = 1'-0"



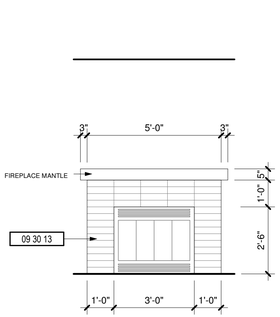

6 BATHROOM (ADA)
3/8" = 1'-0"



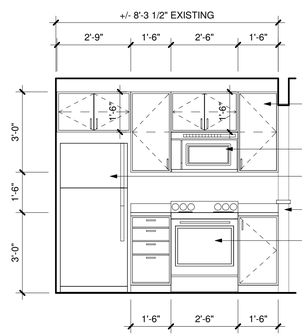

7 BATHROOM (ADA)
3/8" = 1'-0"



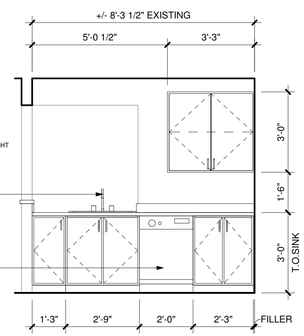

8 BATHROOM
3/8" = 1'-0"



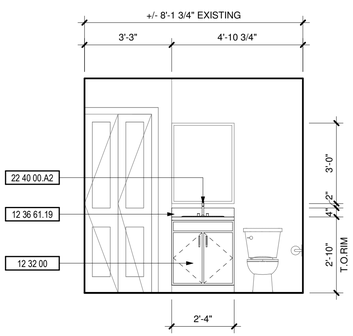

9 FIREPLACE
3/8" = 1'-0"



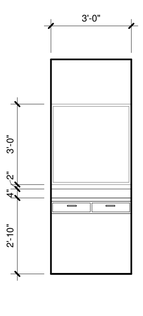

10 KITCHEN
3/8" = 1'-0"



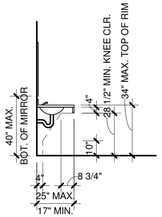

11 KITCHEN
3/8" = 1'-0"




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




13 VANITY
3/8" = 1'-0"




**SIDE ELEVATION**

**CABINET:** 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.*

14 BATH LAVATORY
1/4" = 1'-0"


R D + A
ROSS DECKMAN & ASSOCIATES INC.
207 FOURTH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
PHONE: 253 . 840 . 9405
FAX: 253 . 840 . 9503
8925 REGISTERED ARCHITECT
WILLIAM BOWDISH
STATE OF WASHINGTON


**AGENCY REVIEW**
09/14/2021

PROJECT
**MERIDIAN POINTE APARTMENTS**
**RESIDENTIAL UNIT REHABILITATION**
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
**ENLARGED UNIT PLAN - 3 BED/2 BATH**

| # | DESC. | DATE |
|---|---|---|

APPROVAL STAMPS

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

| | |
|---|---|
| JOB NO.: | 1922 |
| ISSUE DATE: | 09/14/2021 |
| REVISED: | |
| DRAWN BY: | BM |

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