

AGENCY REVIEW
09/14/2021

PRCTI20230823

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

COVER SHEET

MERIDIAN POINTE APARTMENTS RESIDENTIAL UNIT REHABILITATION

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

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

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

SCOPE OF WORK:

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

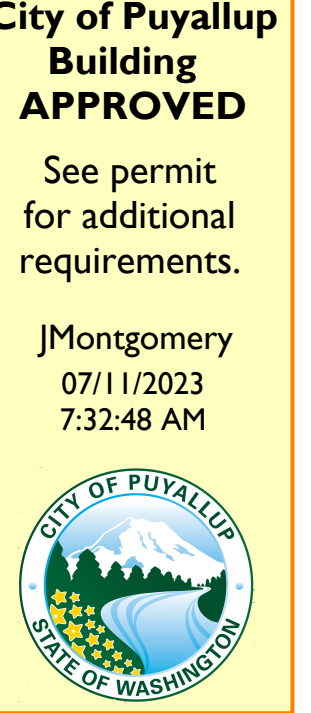
- 1) REMOVE AND REPLACE EXISTING GRAY POLY WATER LINES WITH WIRSBO/PEX PIPING WITHIN THE UNITS. ALL NEW HOT WATER LINES TO BE INSULATED. DRYWALL REMOVAL WHERE GRAY POLY WATER LINES ARE LOCATED AND/OR NEW PIPING TO BE INSTALLED.
- 2) EXISTING COPPER PIPING, WASTE LINES, FIRE SPRINKLERS AND HEAD, AND WATER 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 (CERTAINTED 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 POSSIBLE, 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 MONOXIDE 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 AND ALL DOCUMENTS 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 PERMITTEE ON SITE FOR ALL INSPECTIONS (MIN. PLAN SIZE 11" X 17")

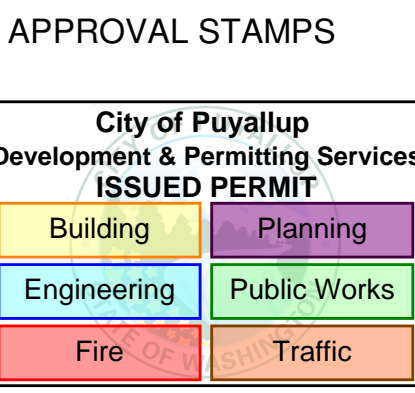


PROJECT TEAM

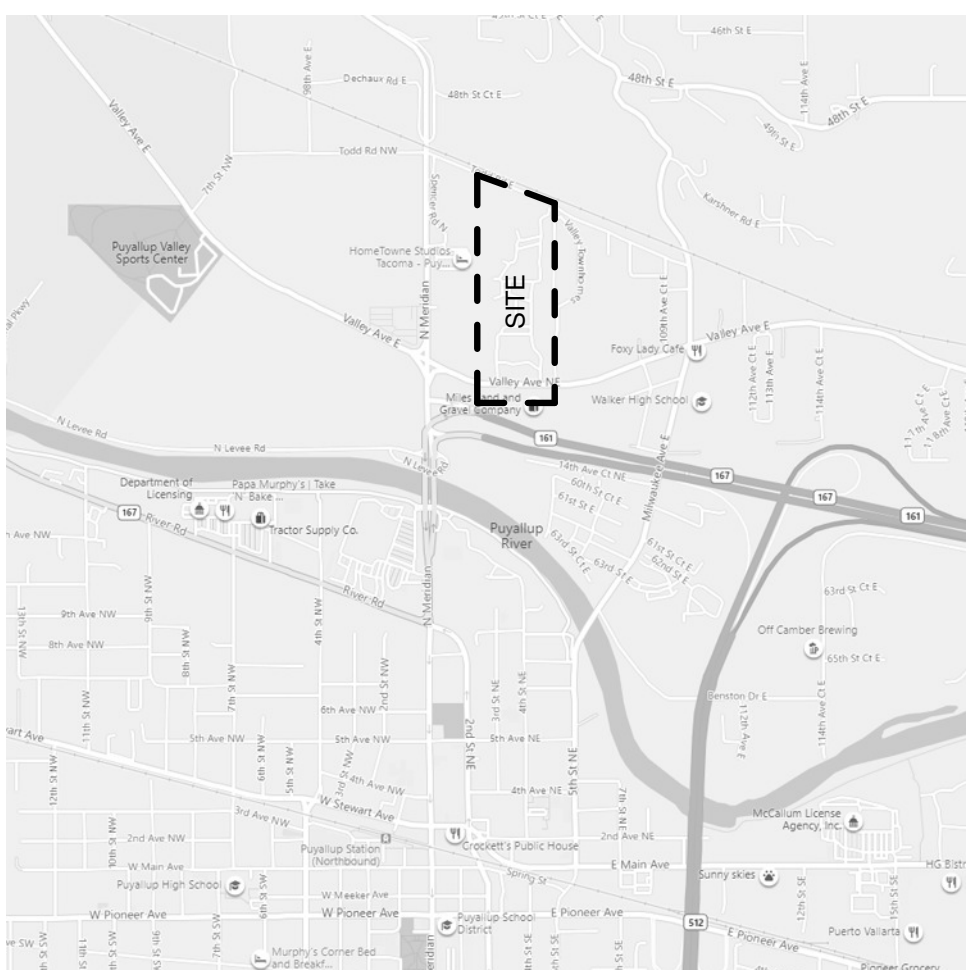
OWNER	MERIDIAN POINTE APARTMENTS, LLC 17786 DES MOINES MEMORIAL DR., BURIEN, WA 98148 PHONE: 206.241.2600 CONTACT: SEAN MCKENNA EMAIL: sean@farrellpi.com
CONTRACTOR	FARRELL-MCKENNA CONSTRUCTION, LLC 17786 DES MOINES MEMORIAL DRIVE, BURIEN, WA 98148 PHONE: 206.241.2600 CONTACT: SEAN MCKENNA EMAIL: Sean@farrellpi.com
ARCHITECT	ROSS DECKMAN & ASSOCIATES, INC. 207 4TH AVE. S.E. PUYALLUP, WA. 98372 PHONE: 253.840.9405 CONTACT: BILL BOWDISH EMAIL: bill@rdarchitect.com

REVISIONS

#	CURRENT REVISION DESCRIPTION	REV. DATE



VICINITY MAP



MATERIAL LEGEND

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

SYMBOLS LEGEND

	BUILDING SECTION		EXTERIOR ELEVATIONS
	CALLOUTS		INTERIOR ELEVATIONS

#	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	

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

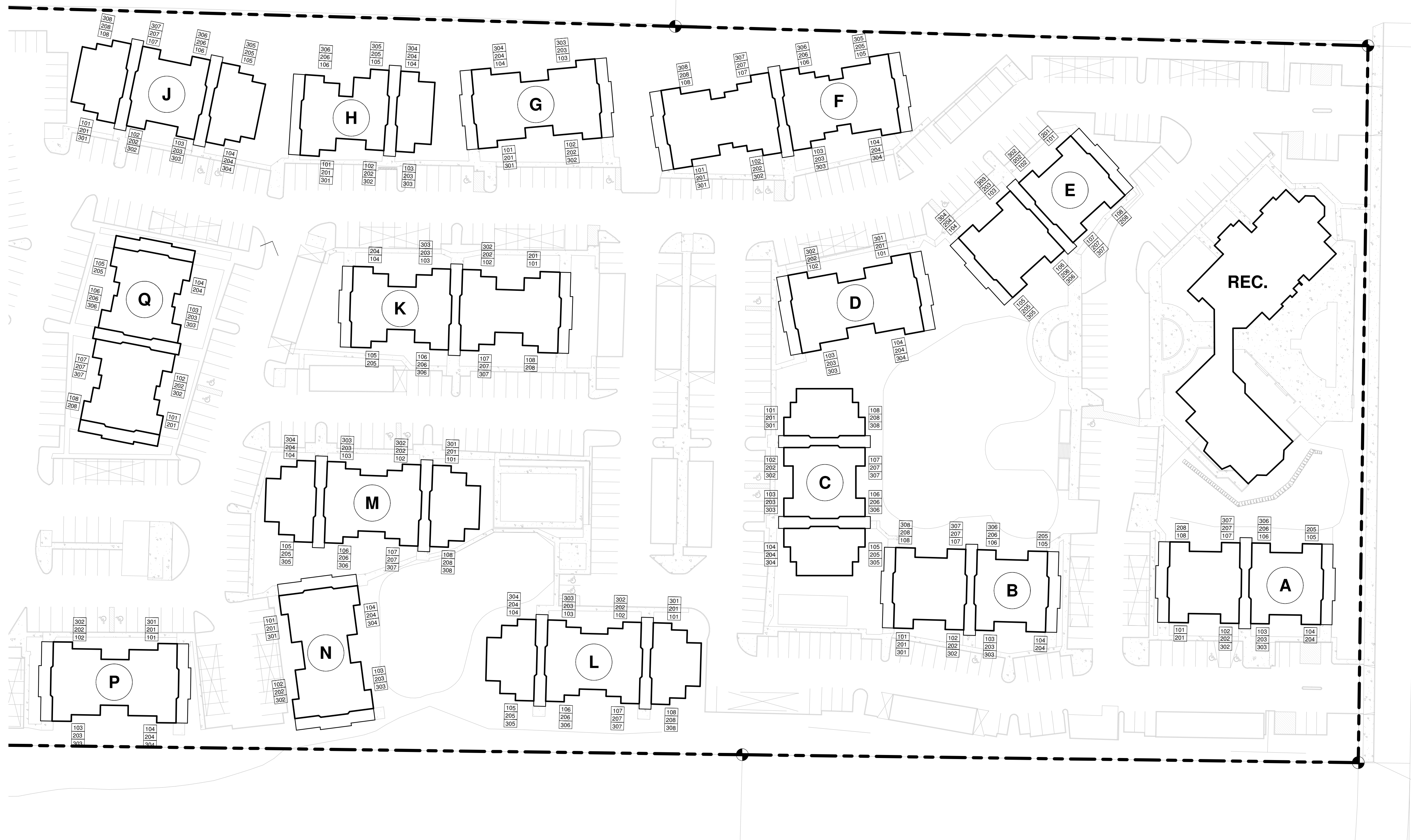
UNIT TYPE	NET AREA	COUNT
BUILDING 'N'		
3 BED / 2 BATH	1,121 SF	12
		12

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

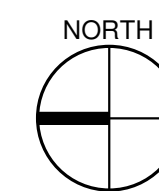
BUILDING 'Q' UNITS

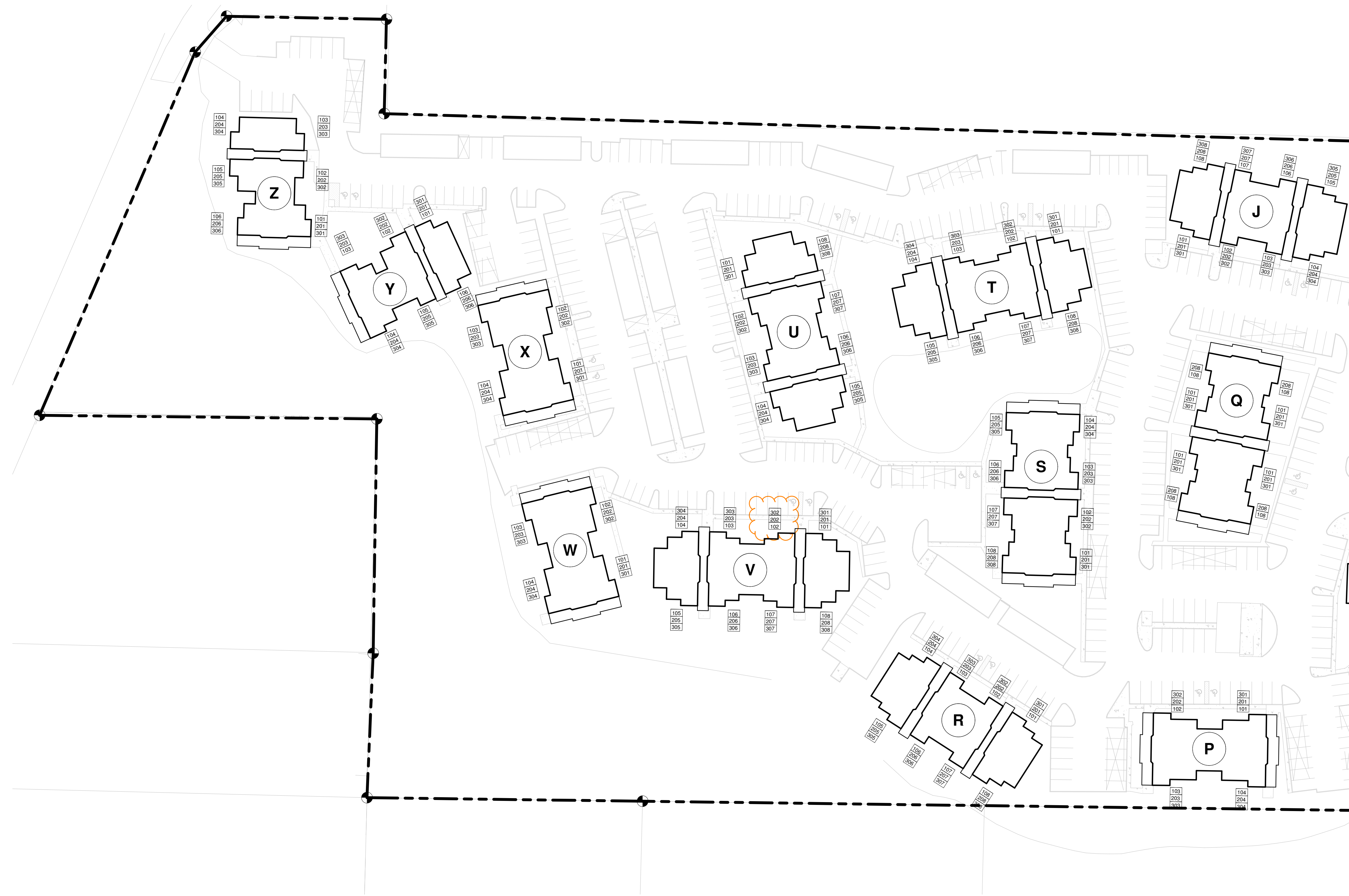
UNIT TYPE	NET AREA	COUNT
BUILDING 'Q'		
1 BED / 1 BATH	683 SF	10
1 BED / 1 BATH ADA	683 SF	2
2 BED / 2 BATH	899 SF	8
		20



OVERALL SITE PLAN - PHASE I

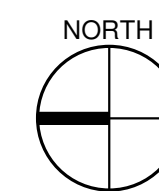
1" = 50'-0"





OVERALL SITE PLAN - PHASE II

1" = 50'-0"



BUILDING 'J' UNITS

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

BUILDING 'X' UNITS

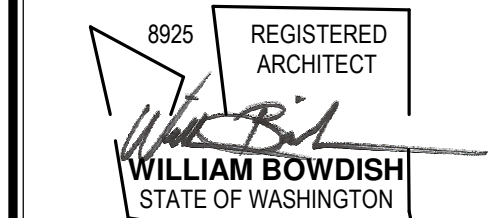
UNIT TYPE	NET AREA	COUNT
3 BED / 2 BATH	1,121 SF	11
3 BED / 2 BATH ADA	1,121 SF	1
		12

BUILDING 'Y' UNITS

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

BUILDING 'Z' UNITS

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



AGENCY REVIEW

09/14/2021

PRCT120230823

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
SHEET

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PROJECT	DATE

DESC.	DATE

APPROVAL STAMPS

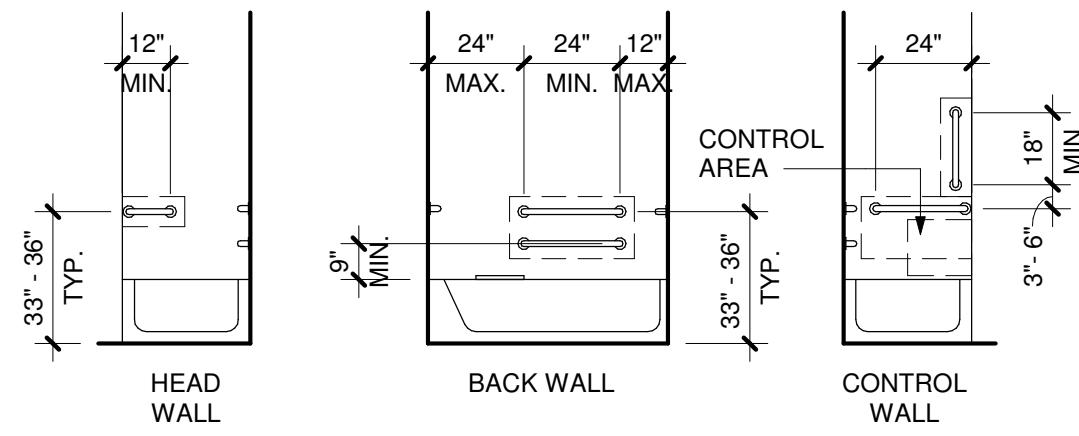
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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

1 BATHTUB REQUIREMENTS

1/4" = 1'-0"



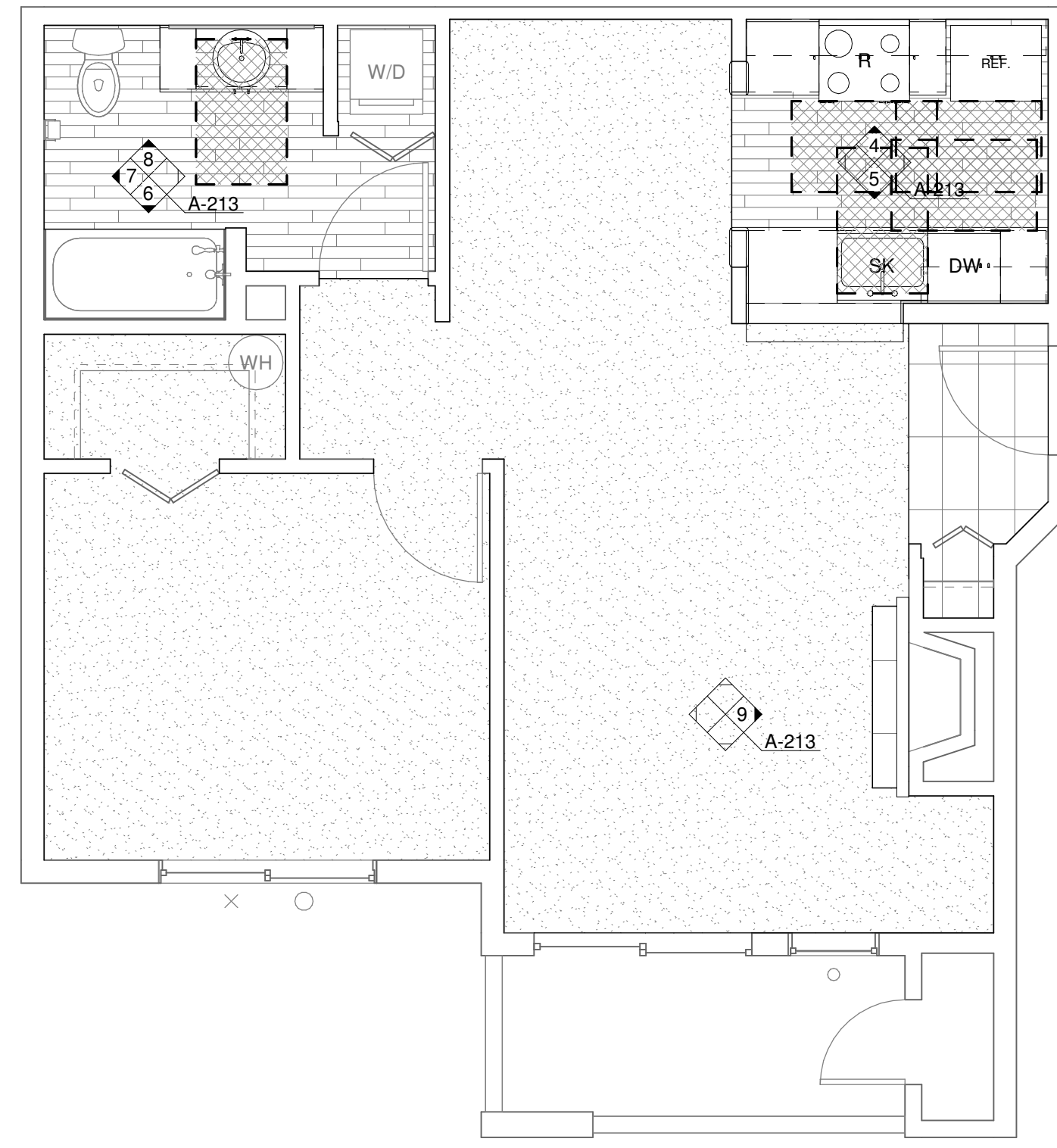
GRAB BARS:
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET THE STRUCTURAL STRENGTH REQUIREMENTS OF ANSI SEC. 609.8. LOCATE GRAB BARS PER ANSI SEC. 607.4.2.

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 WITH 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.

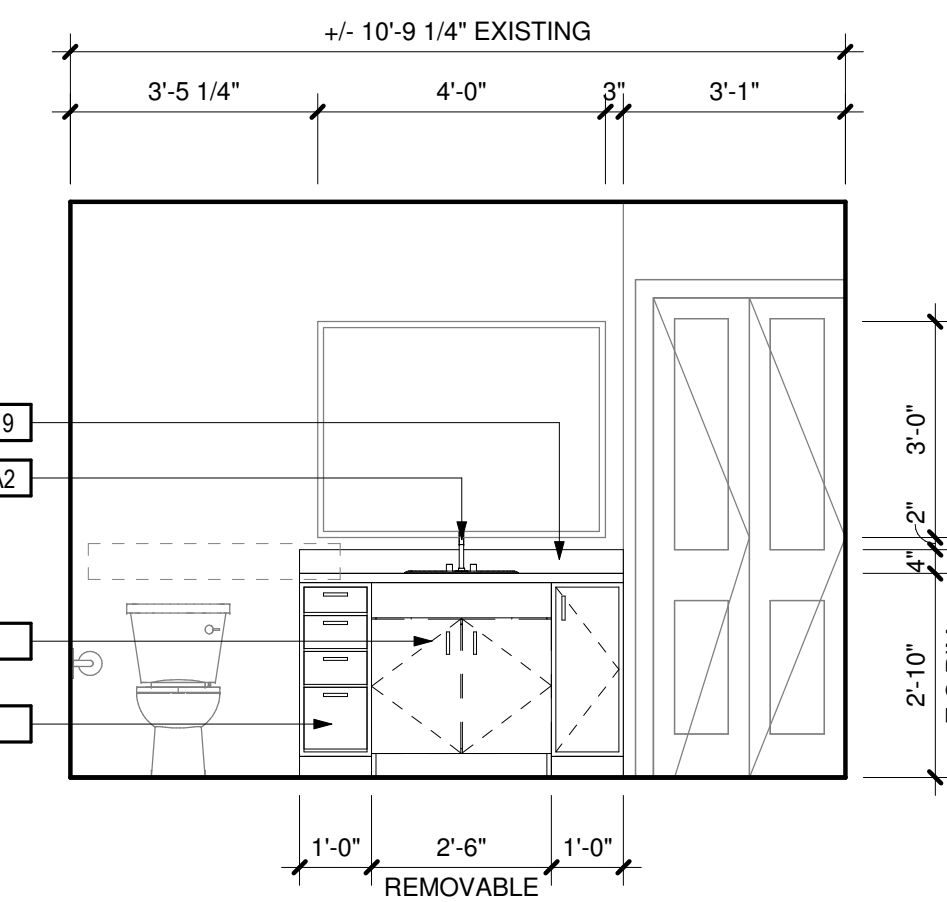
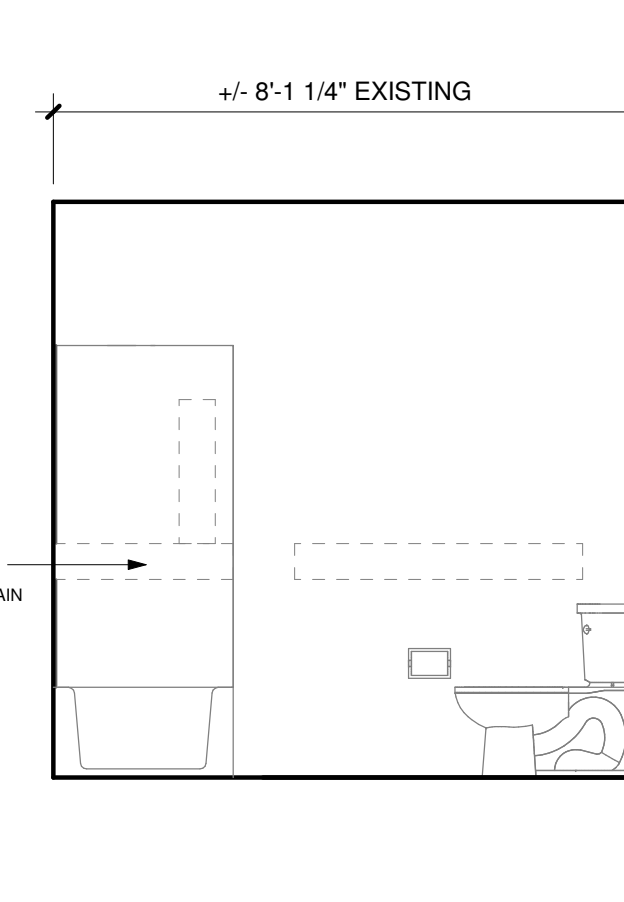
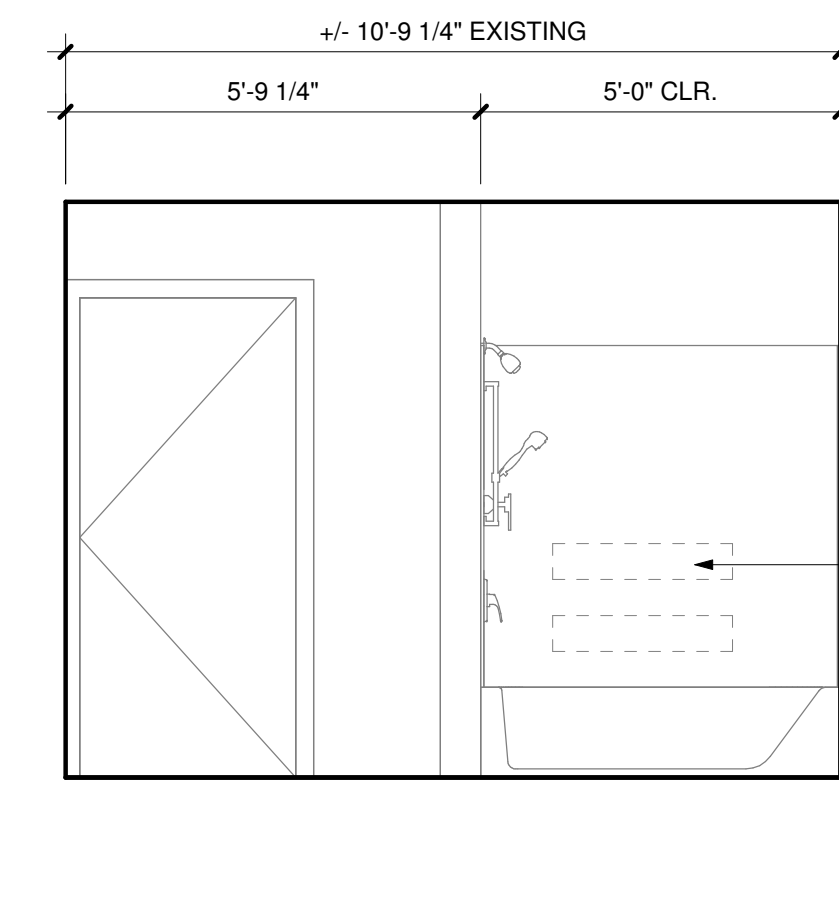
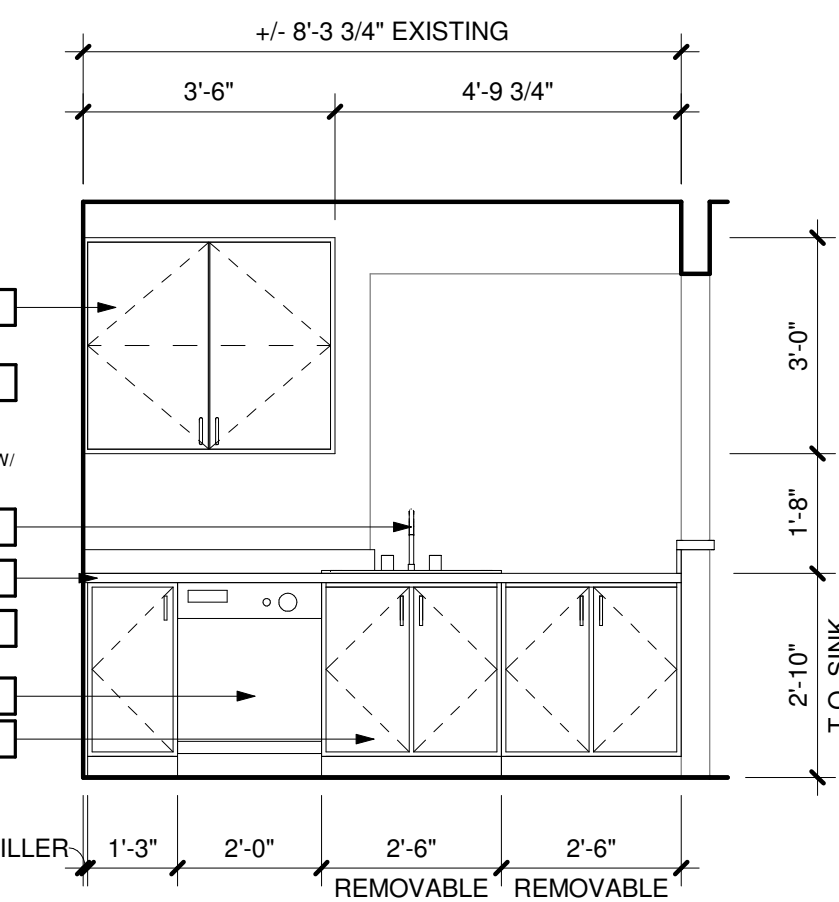
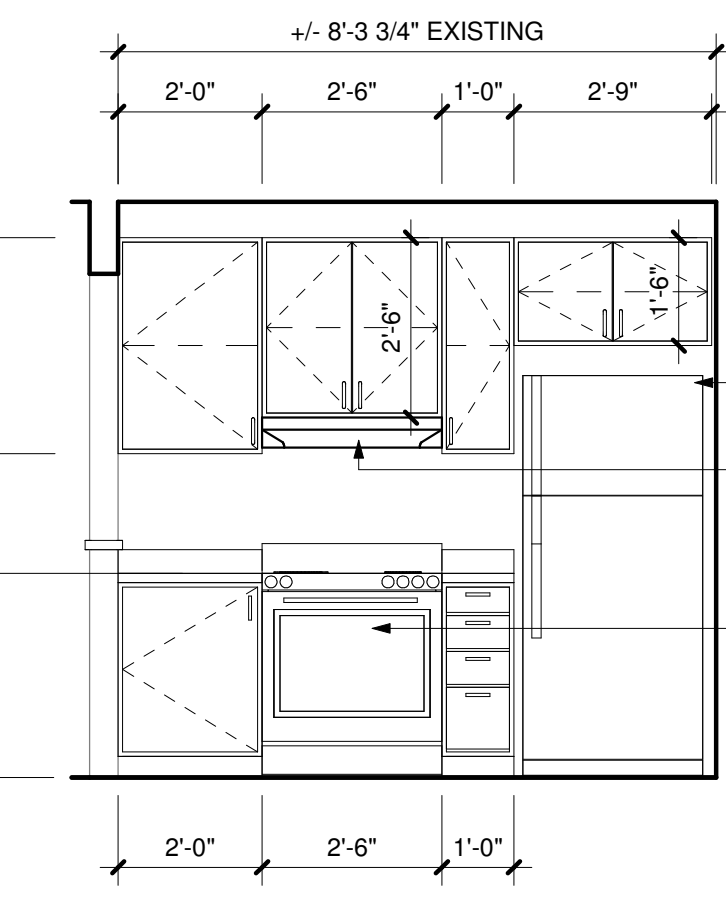
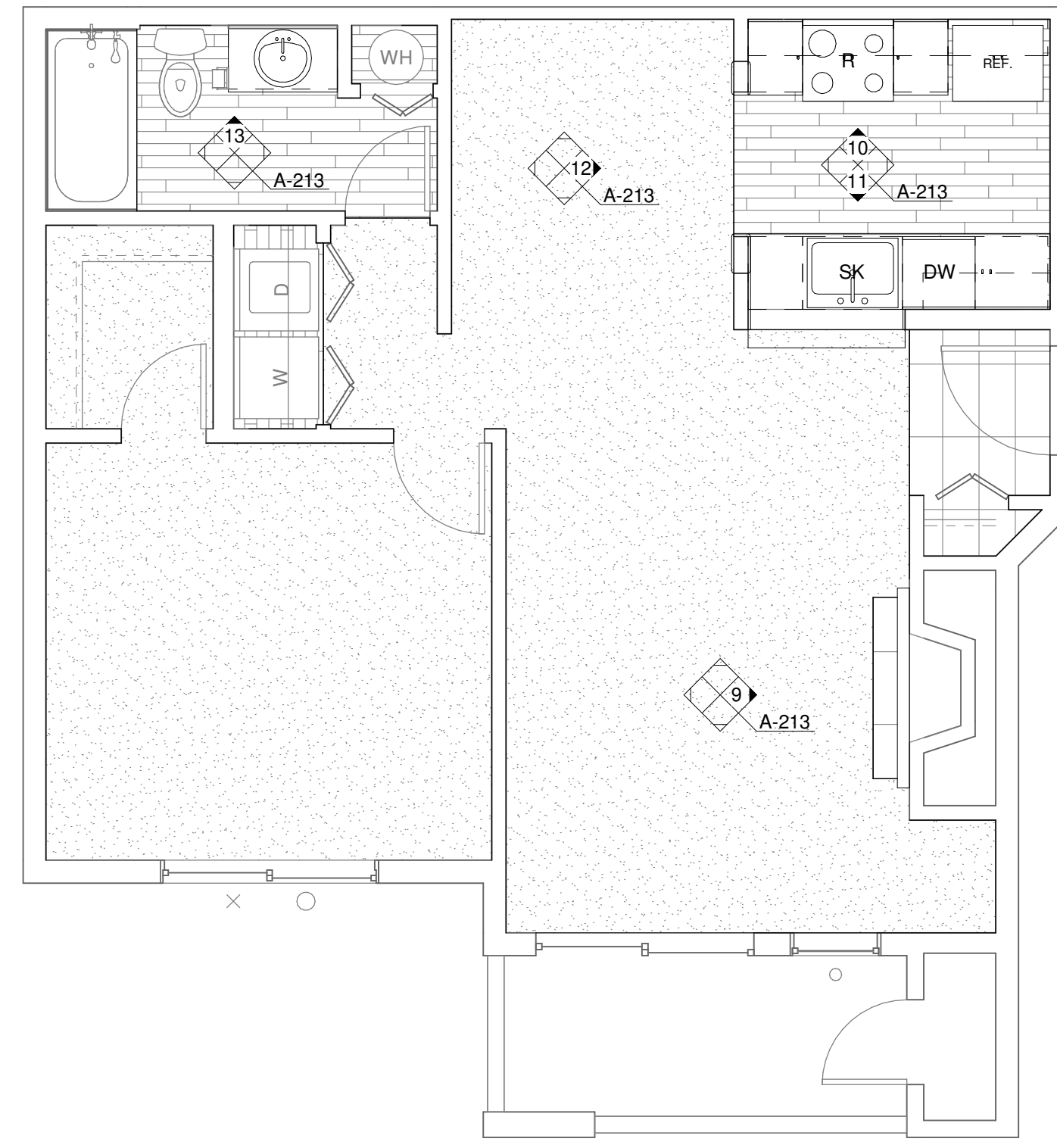
2 ENLARGED UNIT PLAN - 1 BED/1 BATH (ADA)

1/4" = 1'-0"



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

1/4" = 1'-0"



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

4 KITCHEN (ADA)

3/8" = 1'-0"

5 KITCHEN (ADA)

3/8" = 1'-0"

6 BATHROOM (ADA)

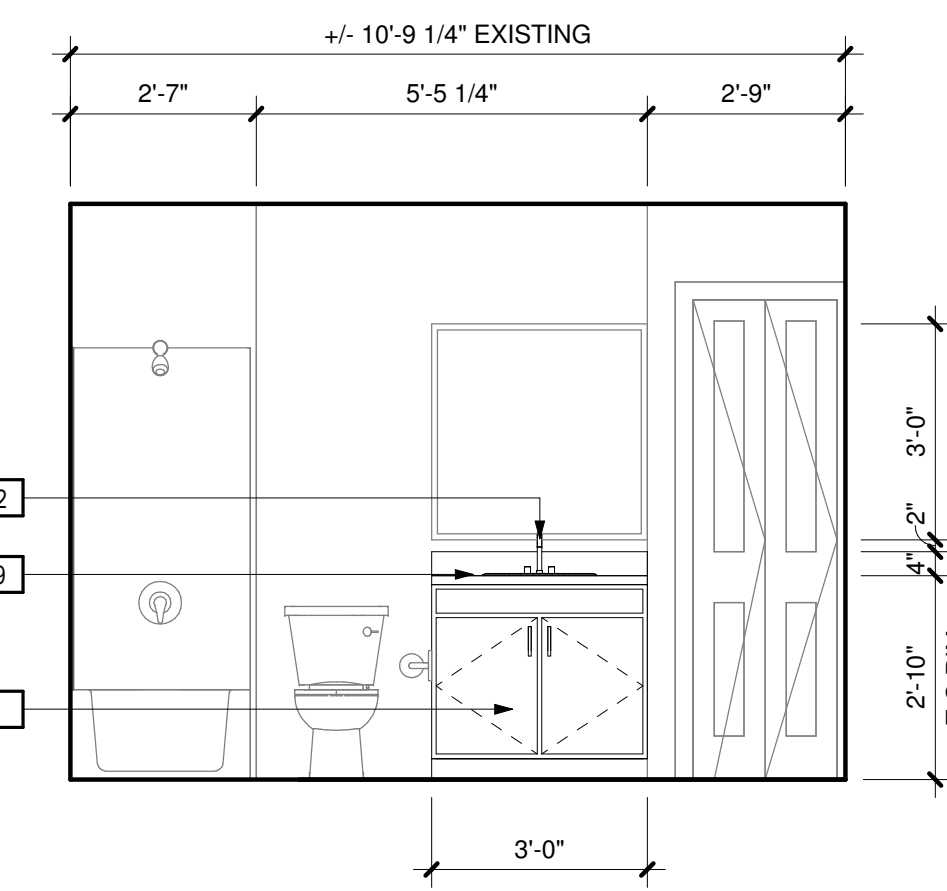
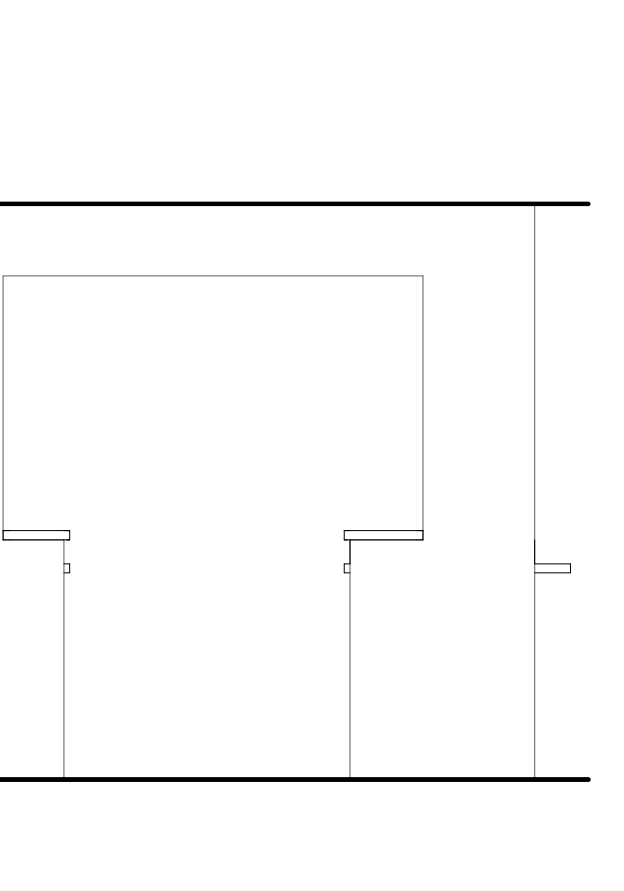
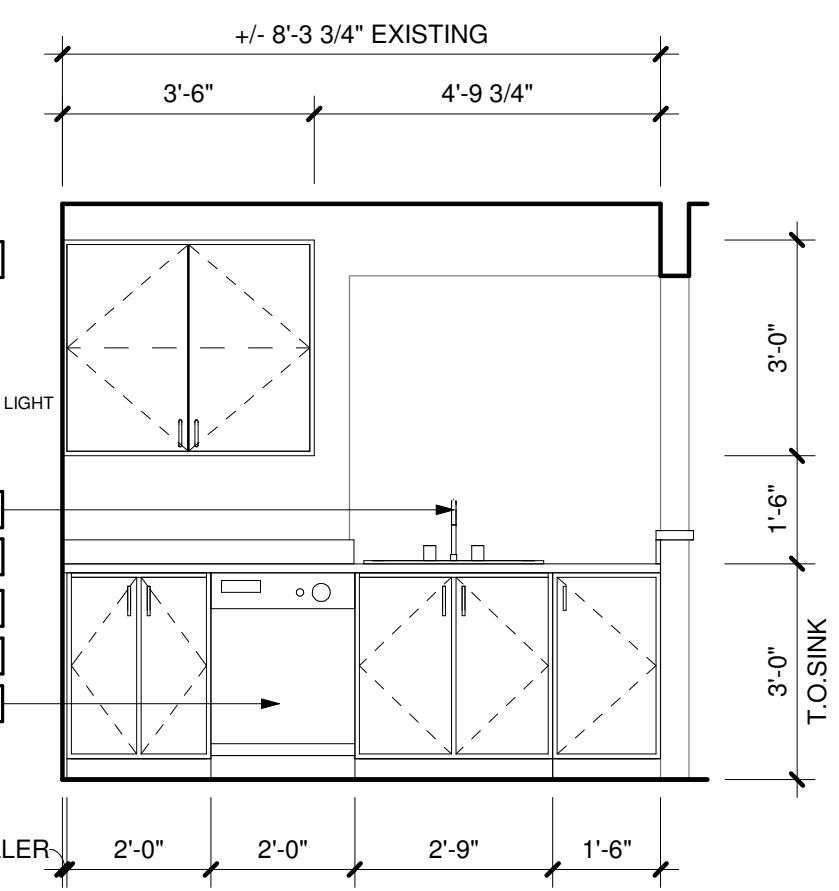
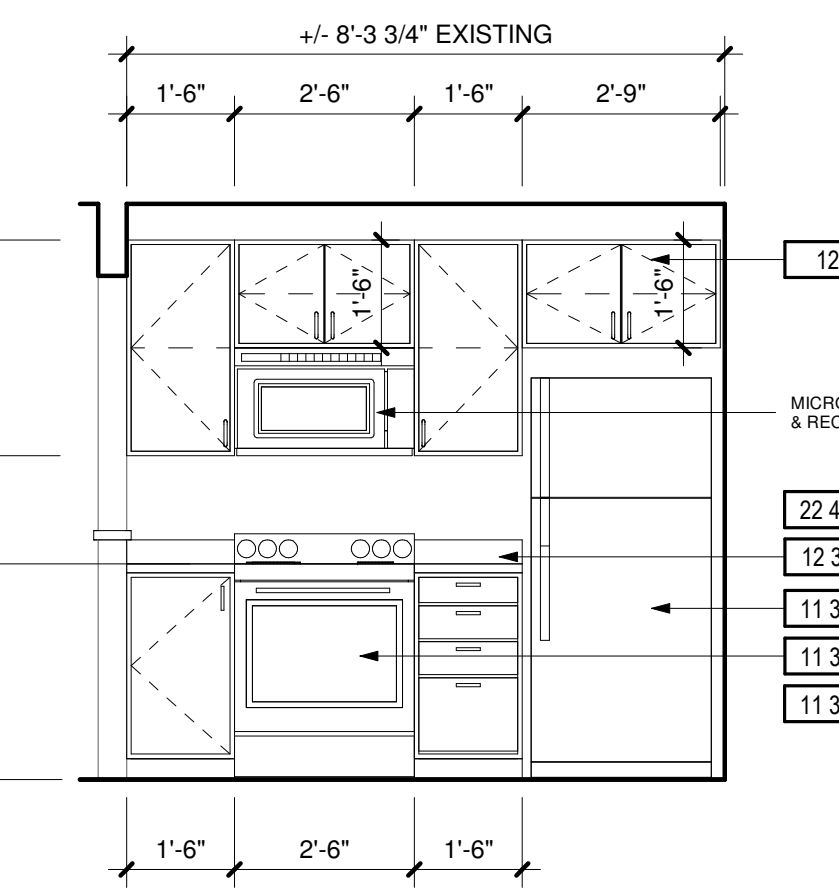
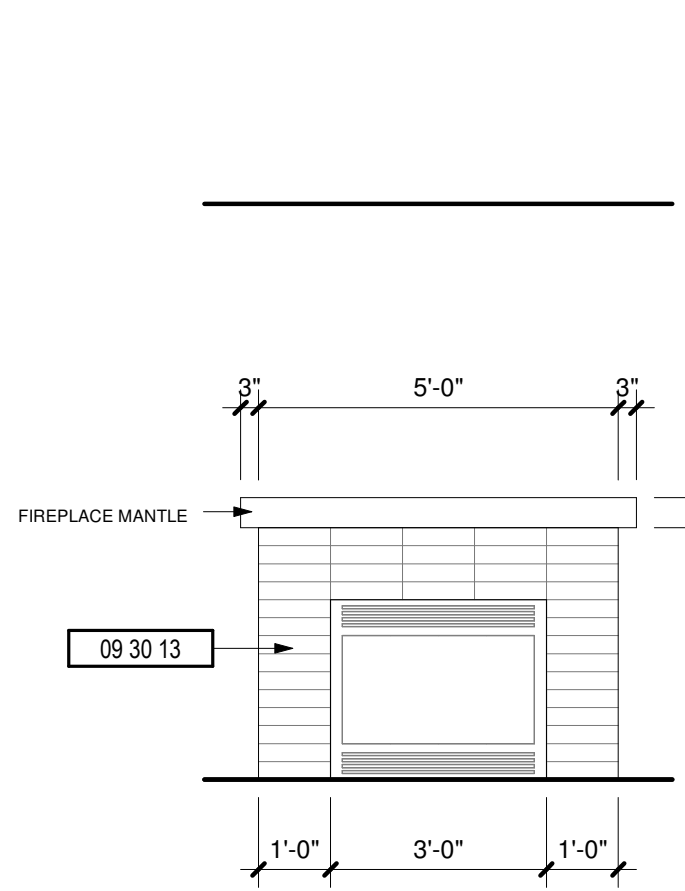
3/8" = 1'-0"

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

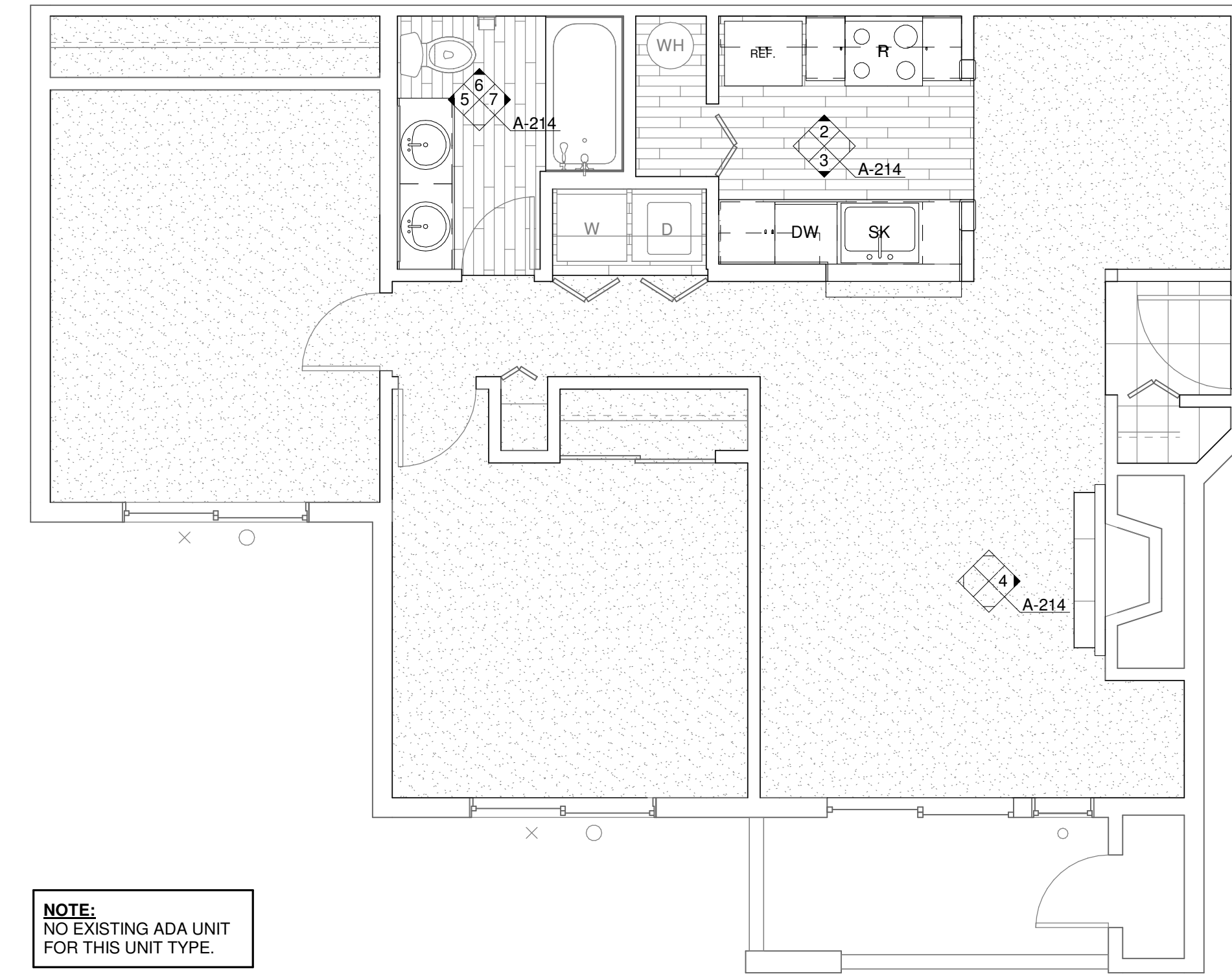
3/8" = 1'-0"

12 DINING ROOM

3/8" = 1'-0"

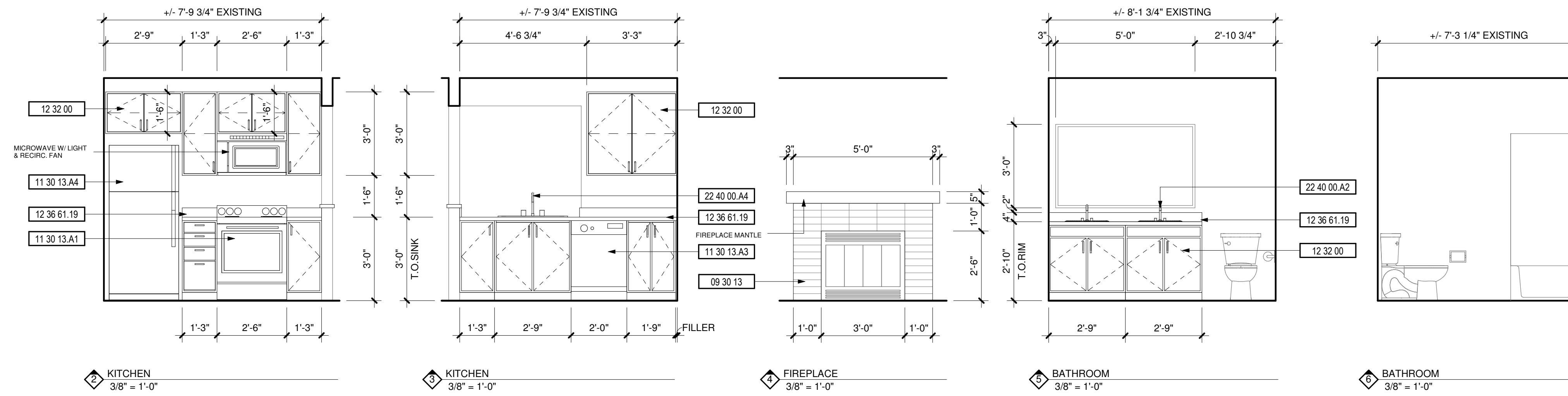
13 BATHROOM

3/8" = 1'-0"



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

PROJECT

DATE

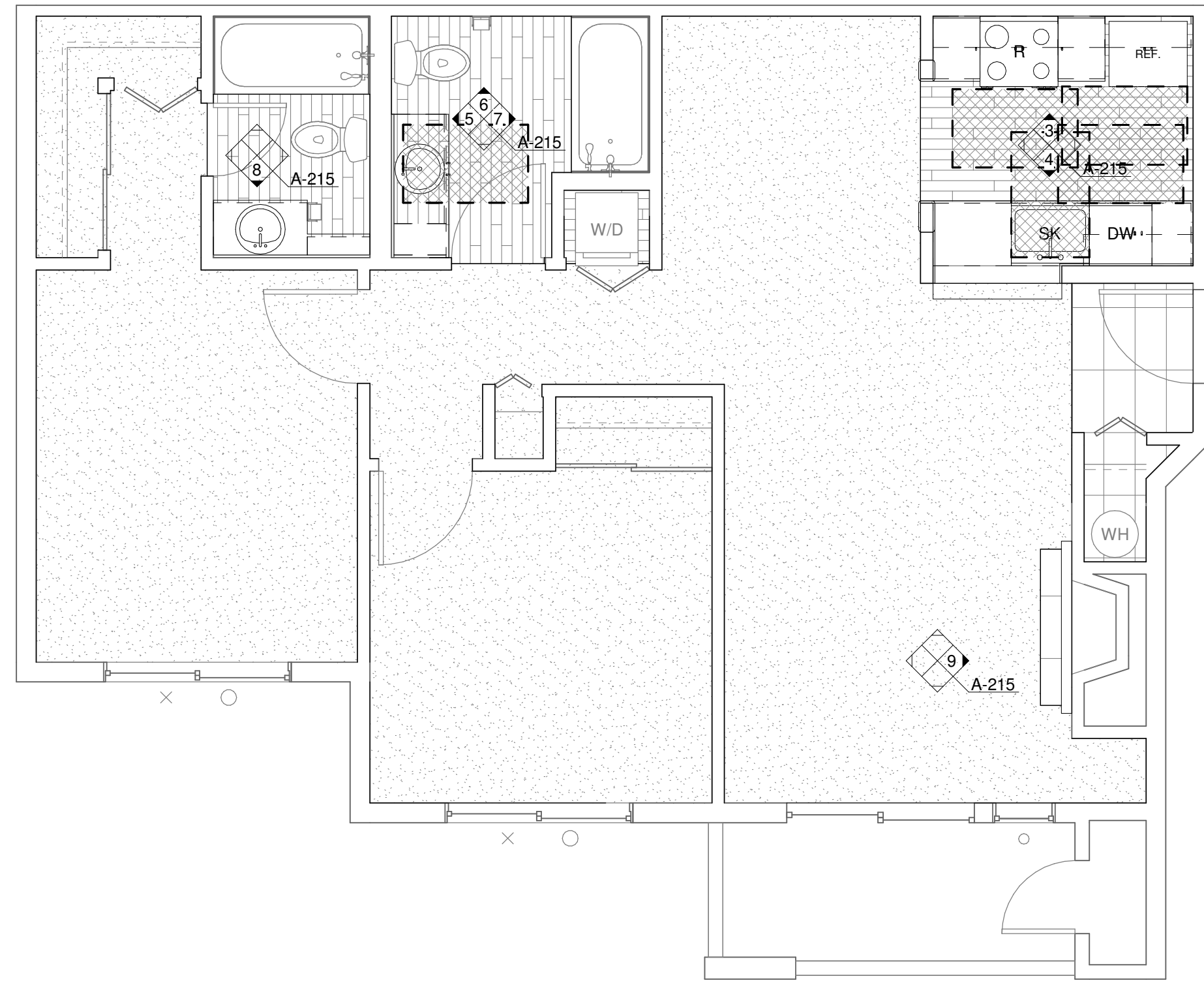
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APPROVAL STAMPS

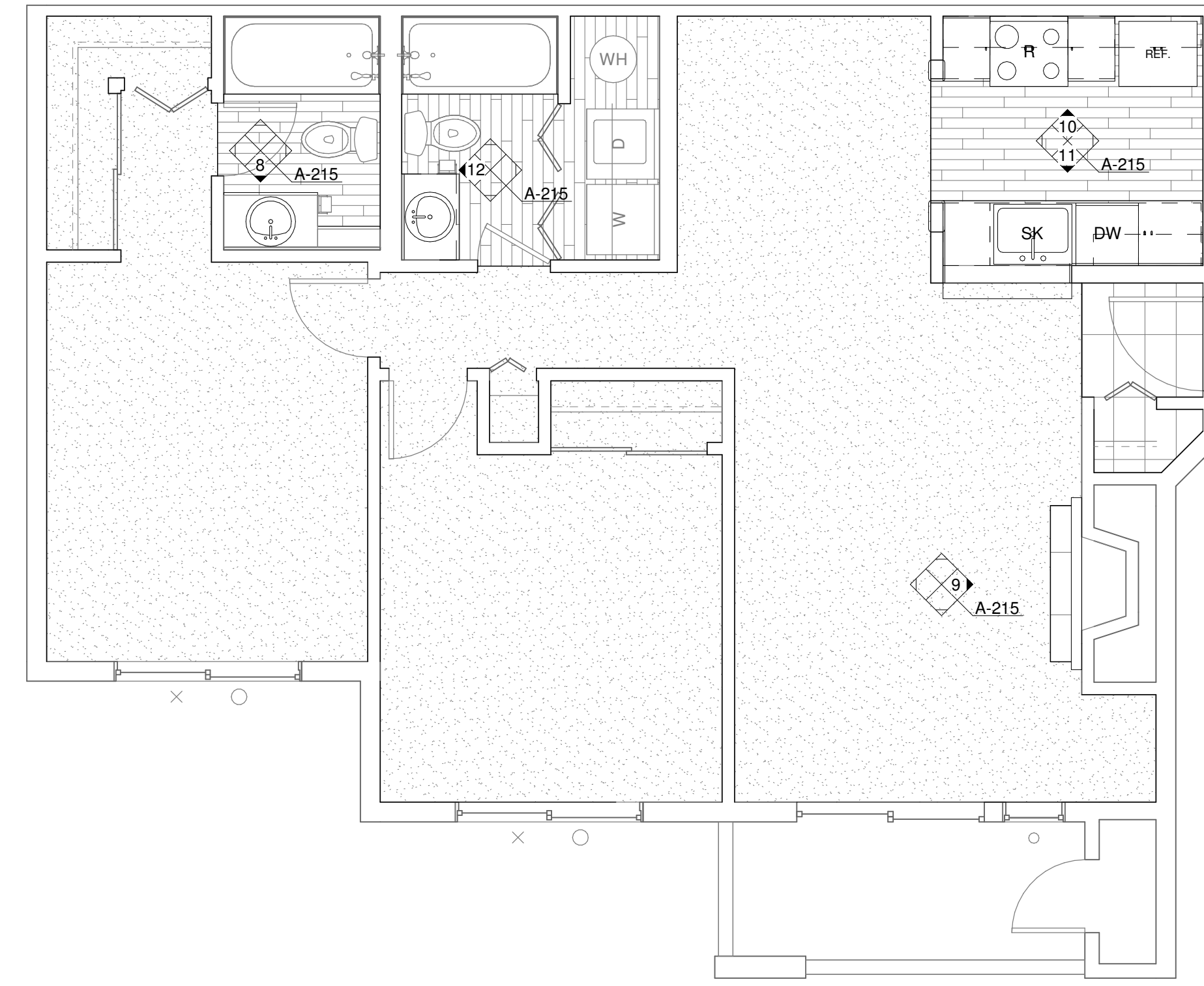
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

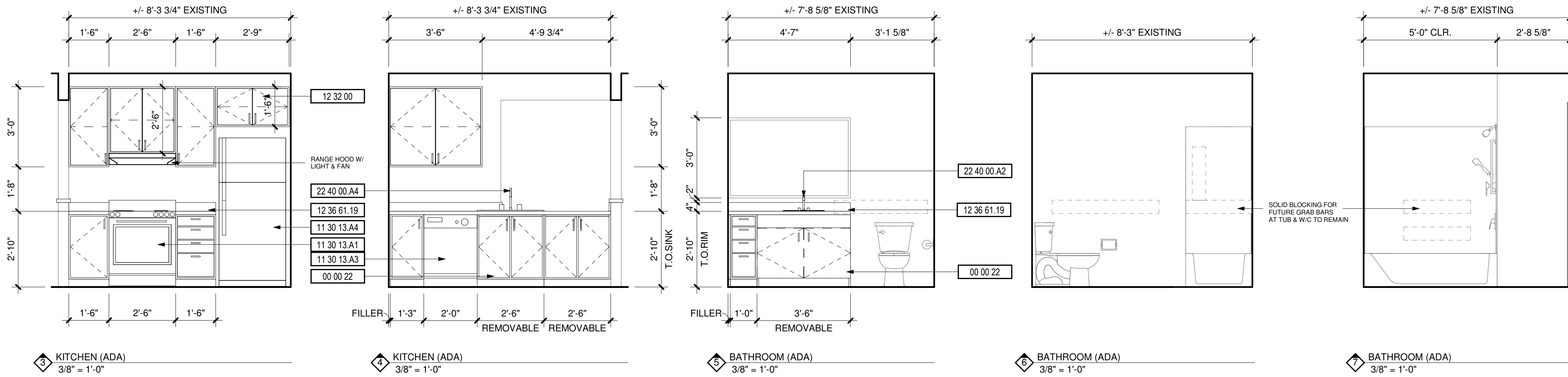
JOB NO.:	1922
ISSUE DATE:	09/14/2021
REVISED:	
DRAWN BY:	BM
SHEET	



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"

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

KEYNOTES

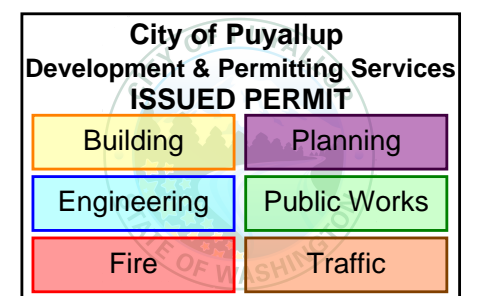
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09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40 00.A4	UNDER COUNTER SINK/FAUCET

PROJECT

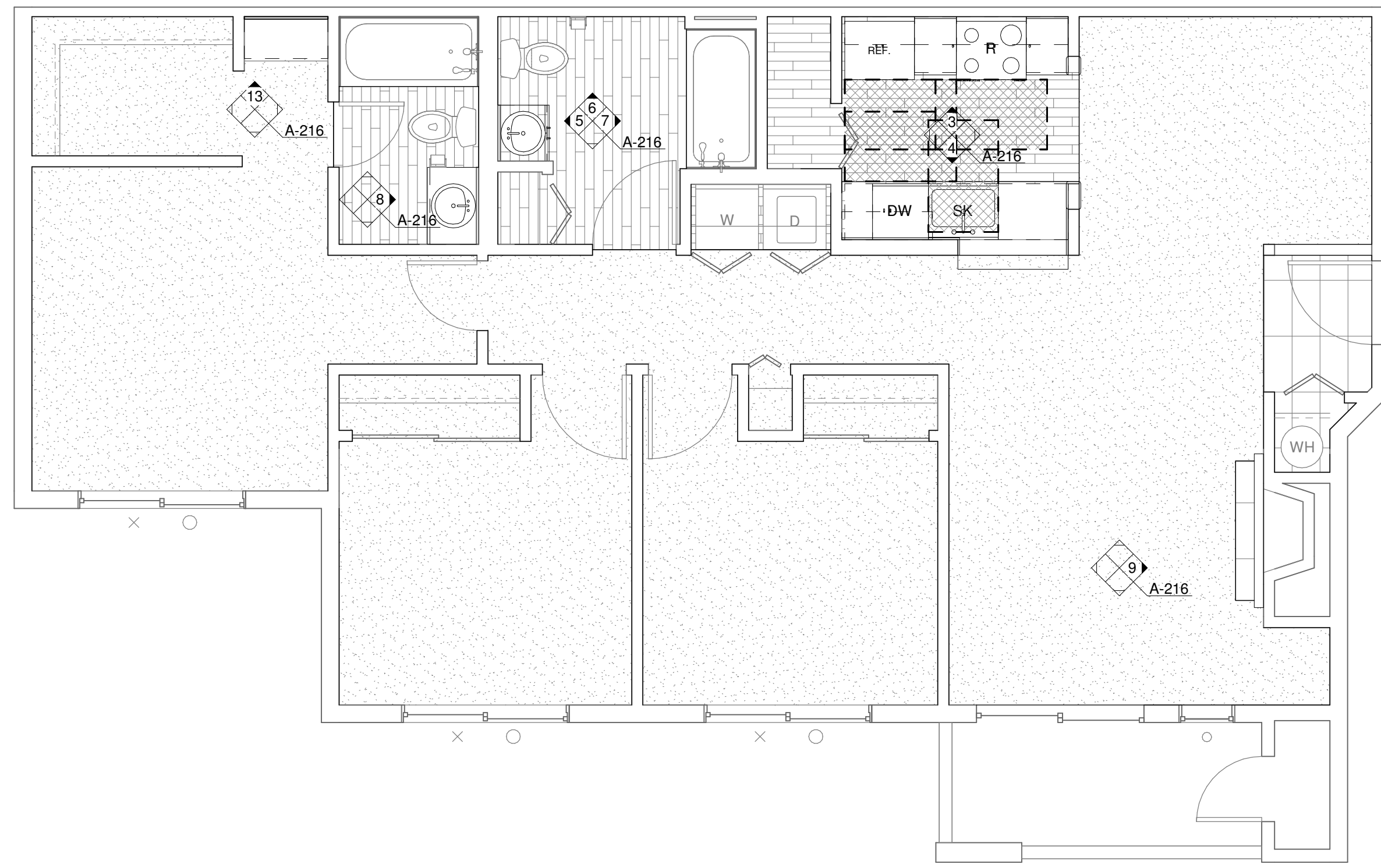
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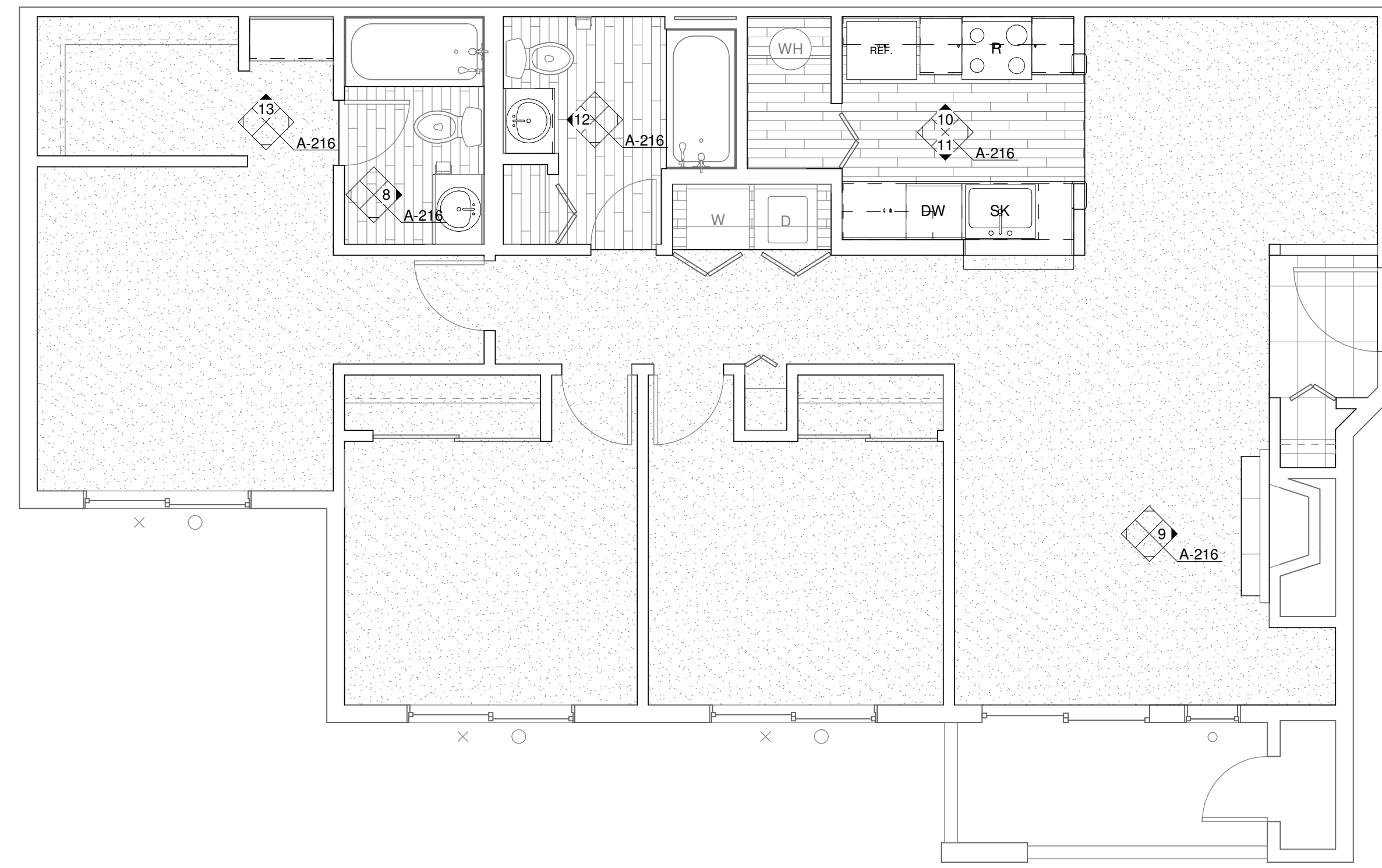
APPROVAL STAMPS



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



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



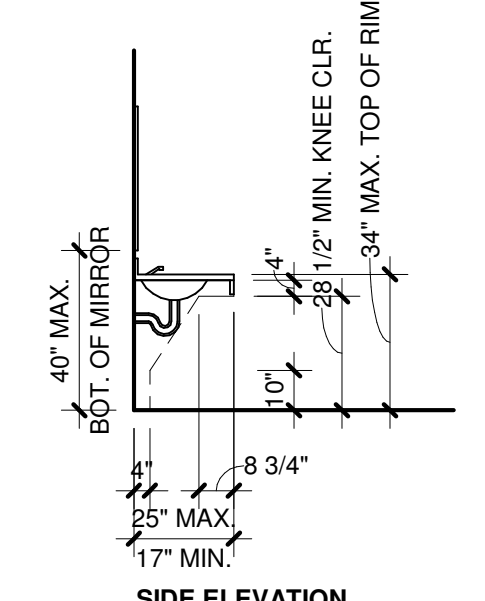
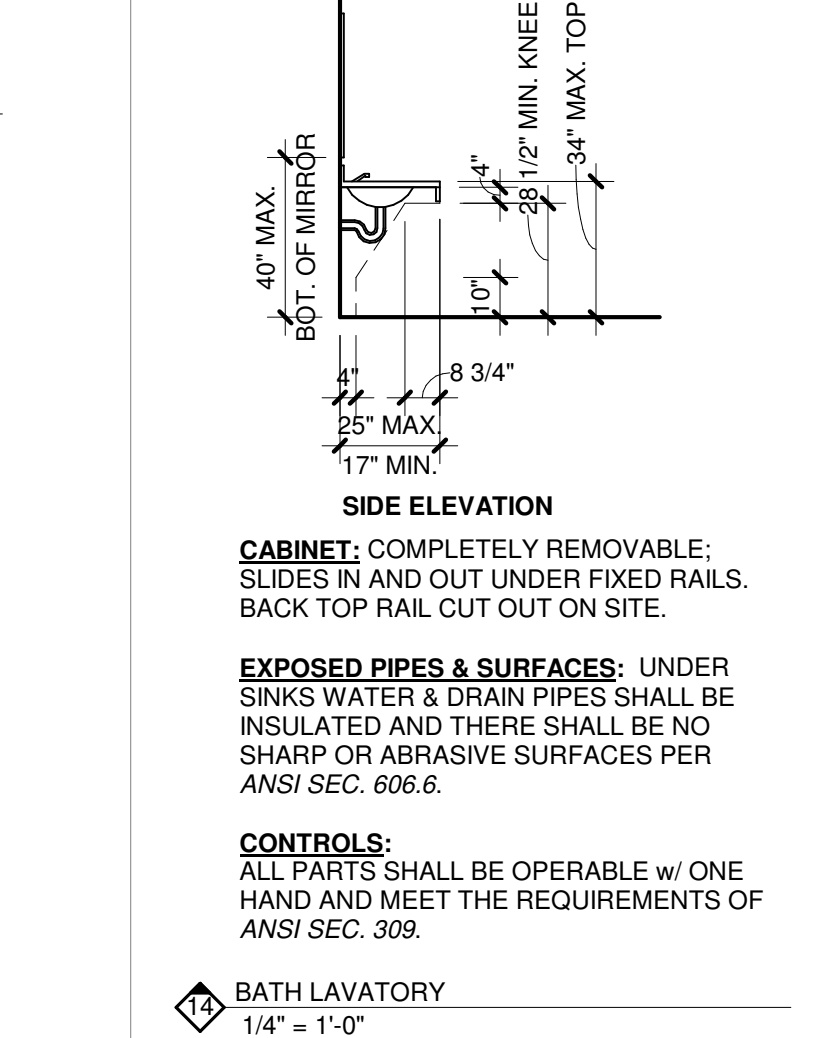
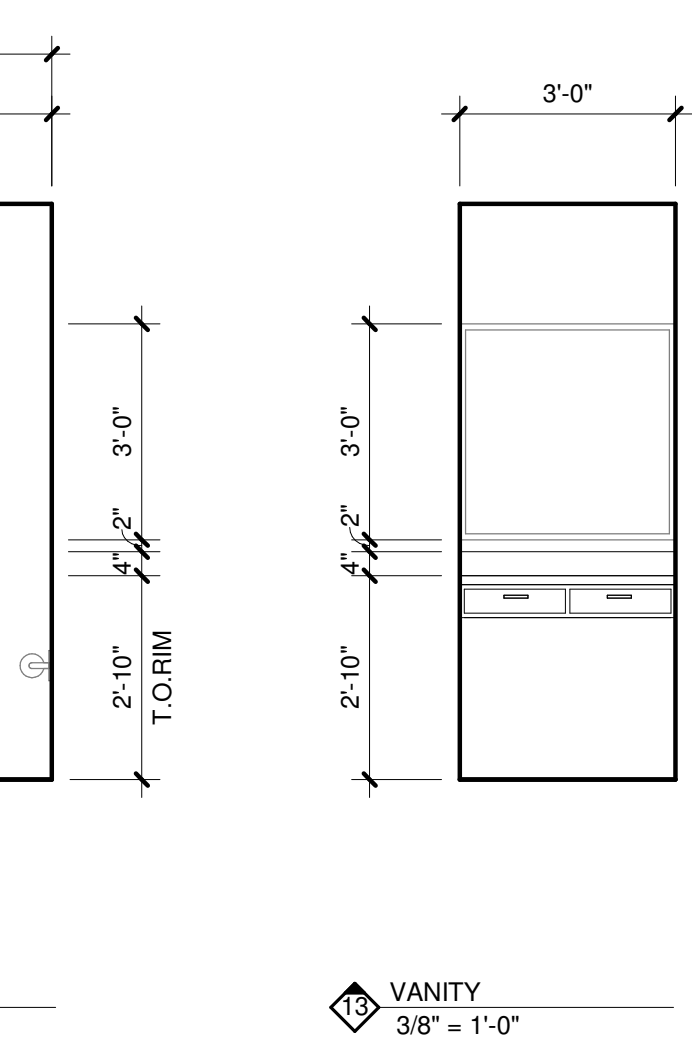
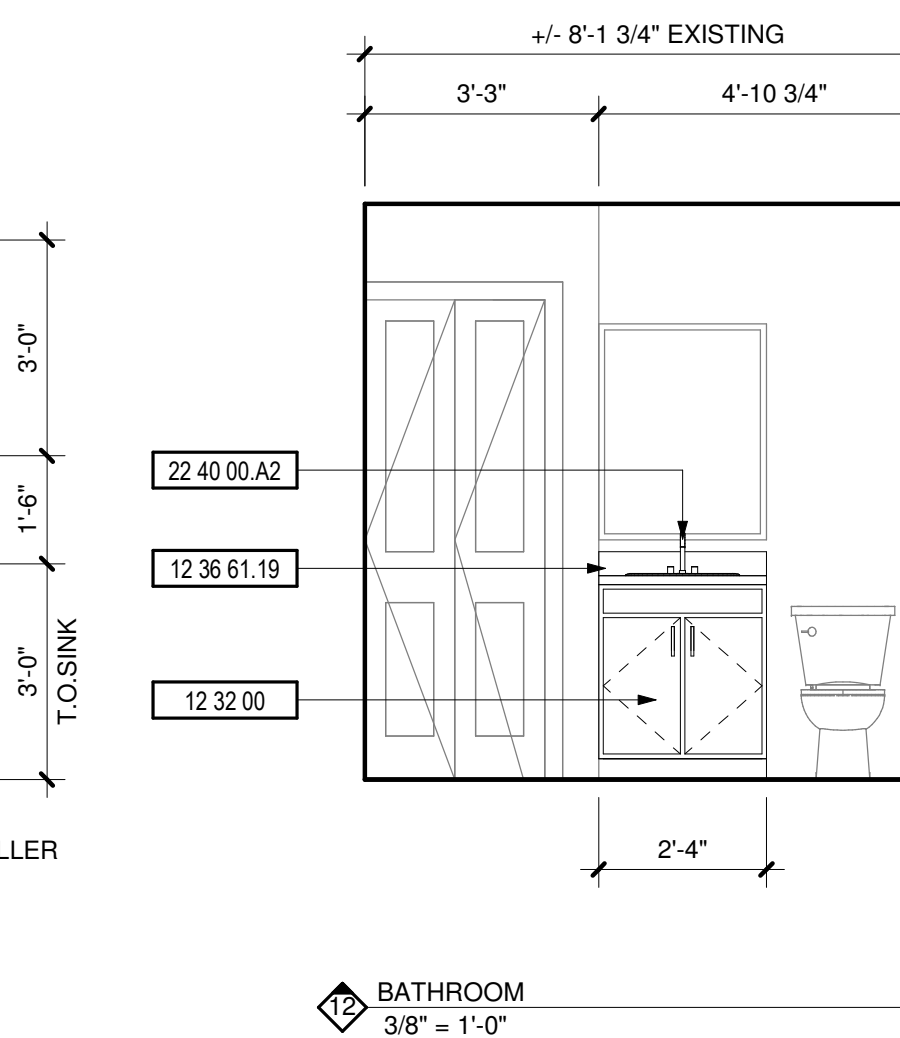
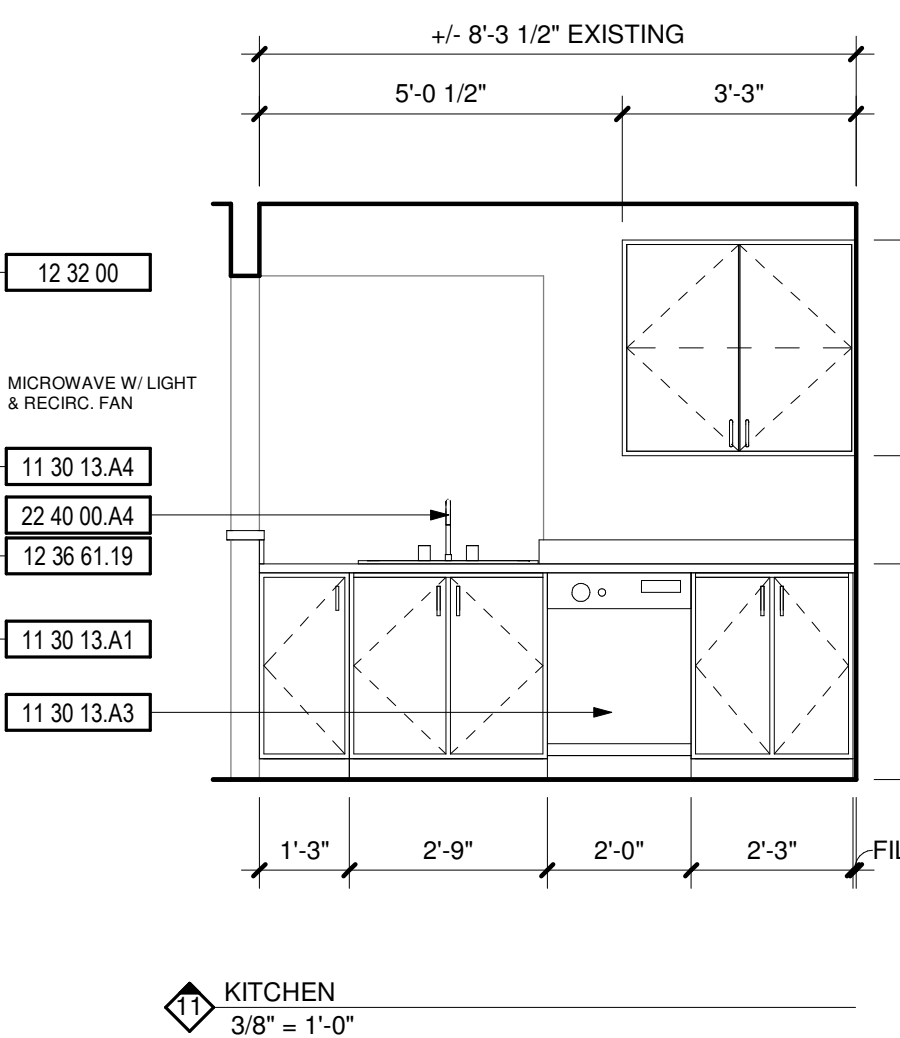
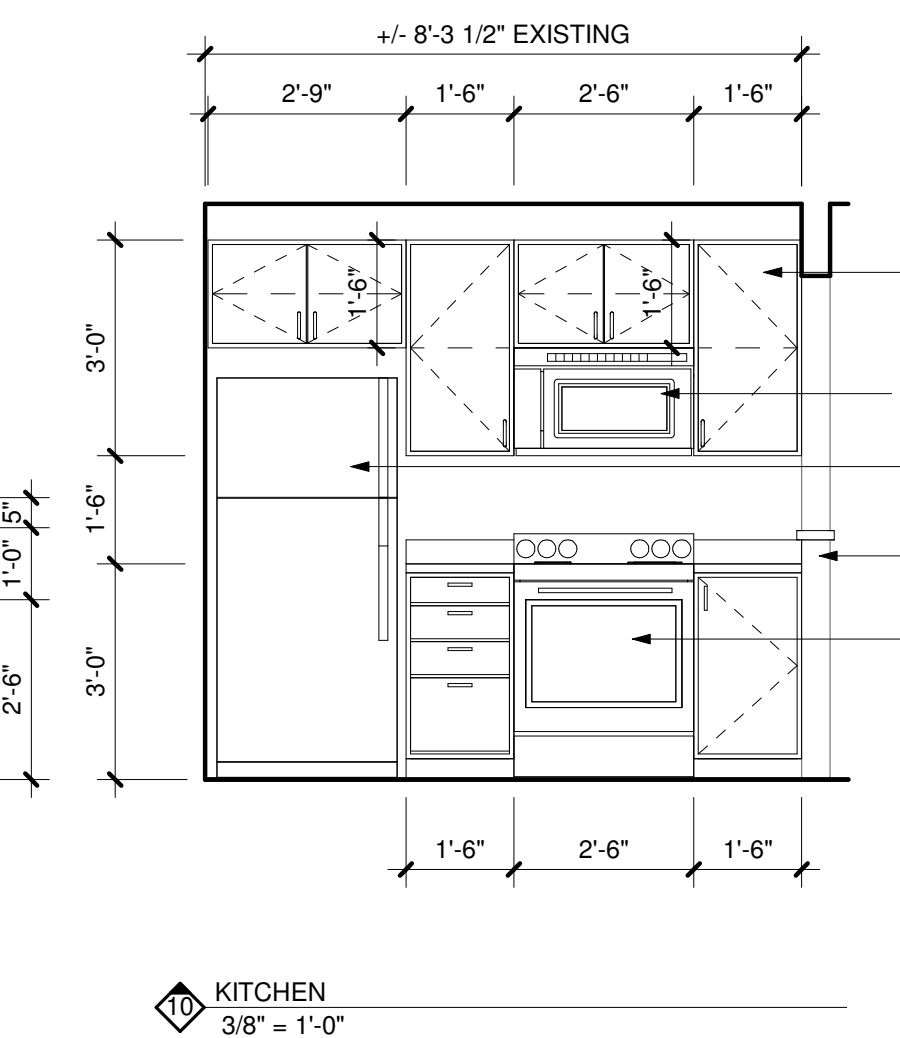
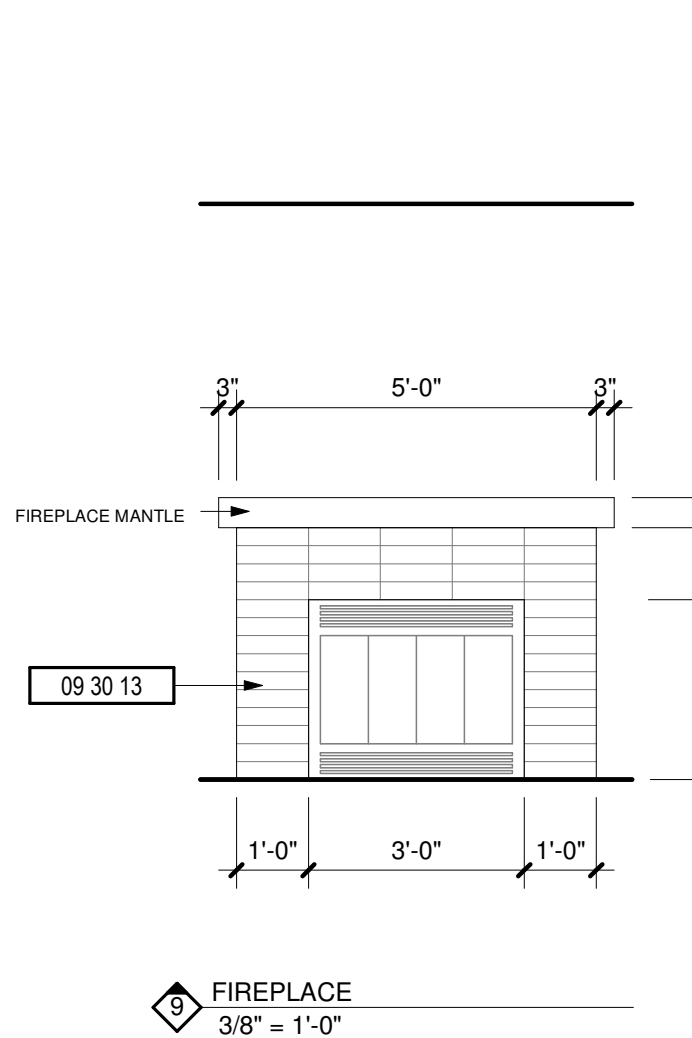
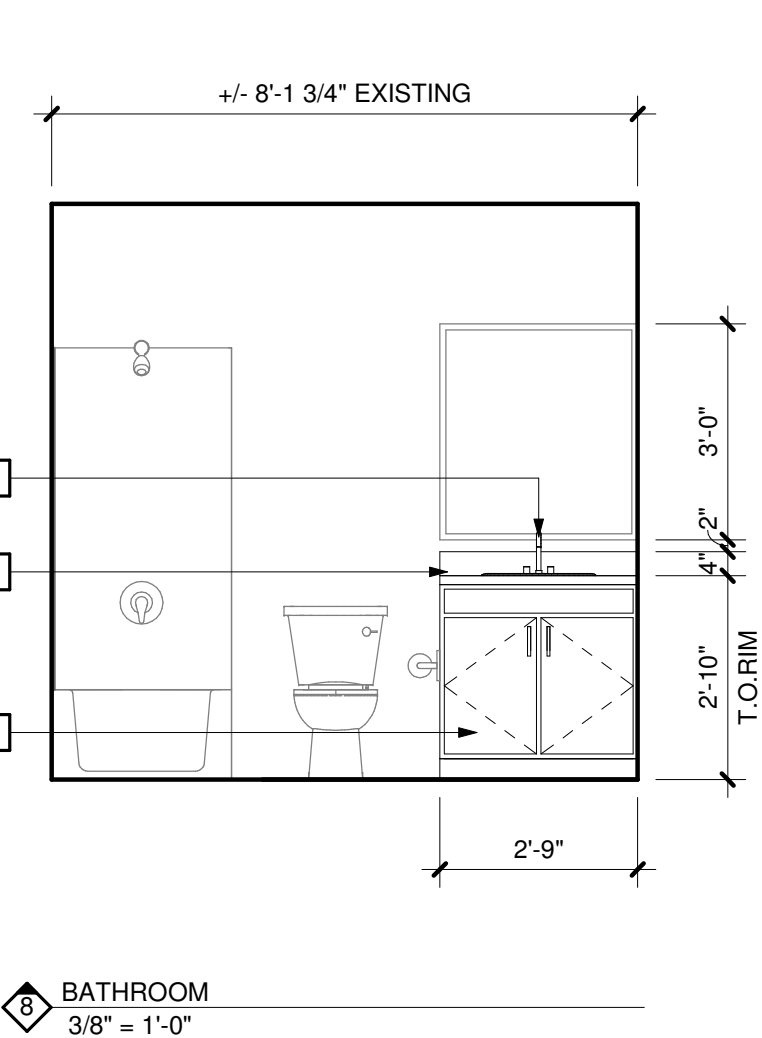
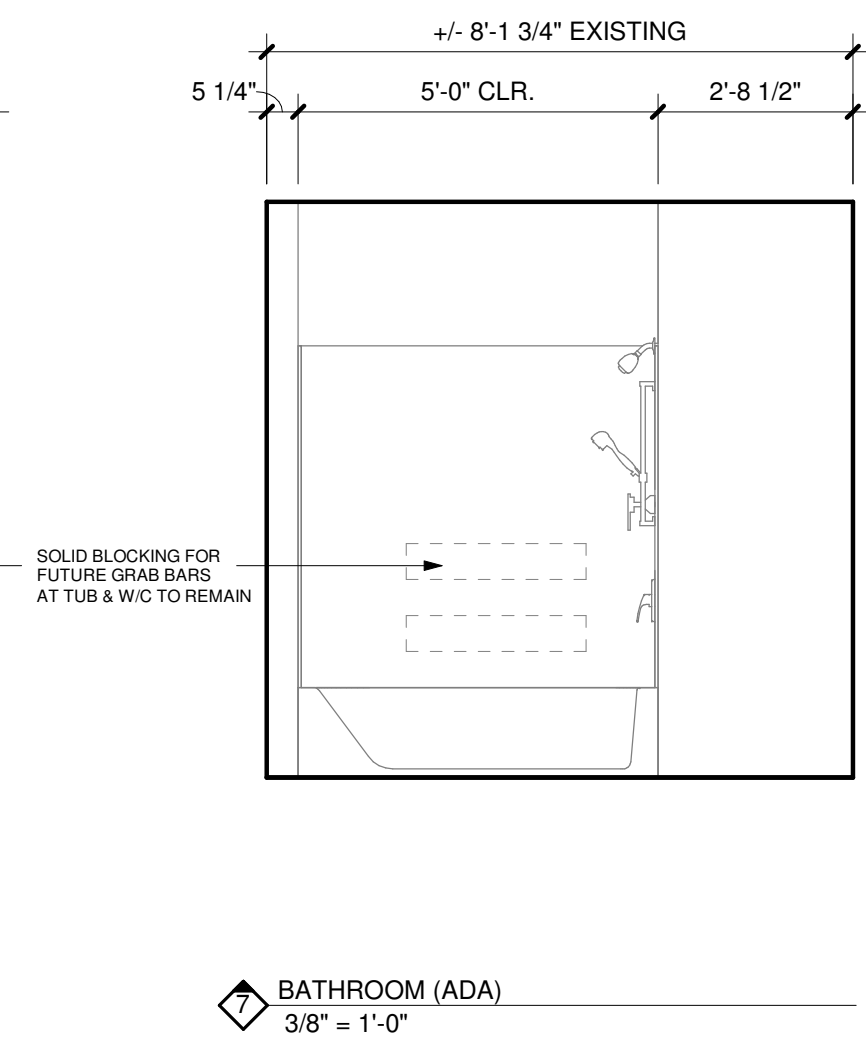
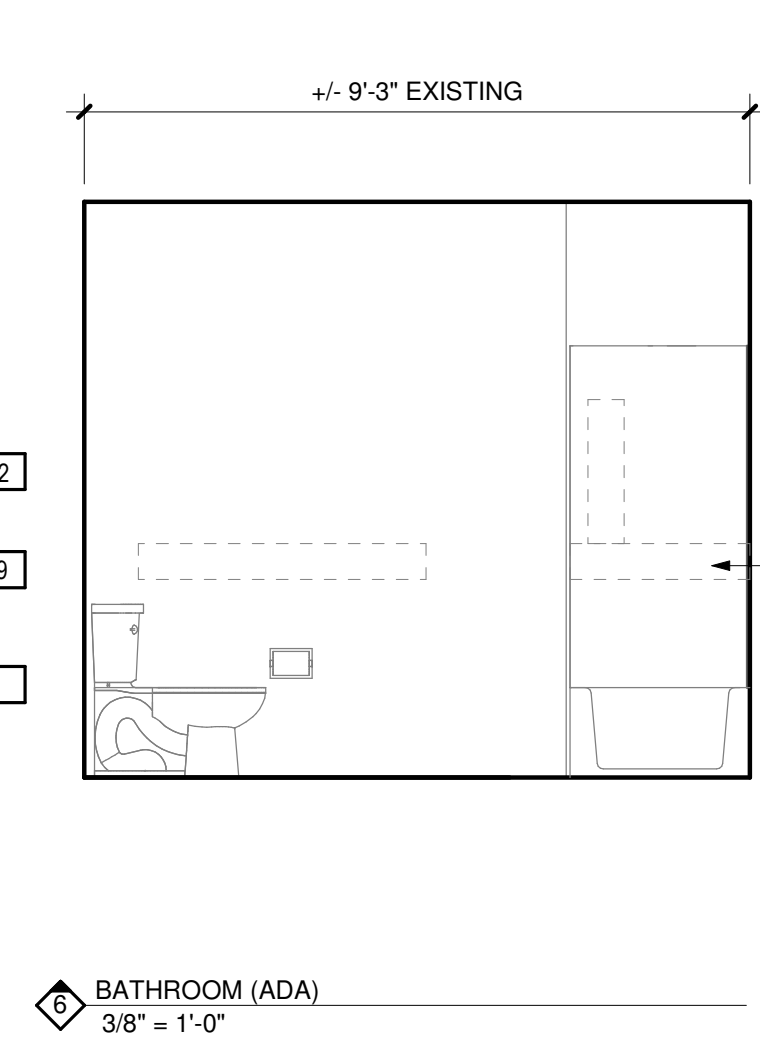
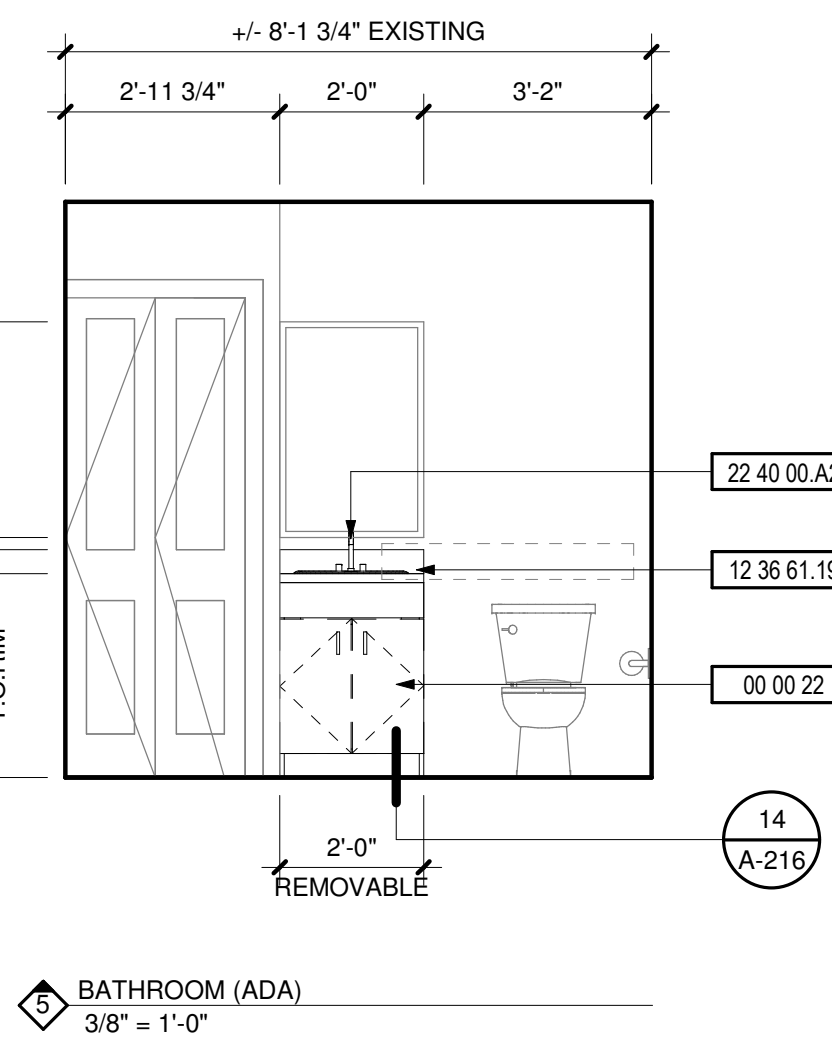
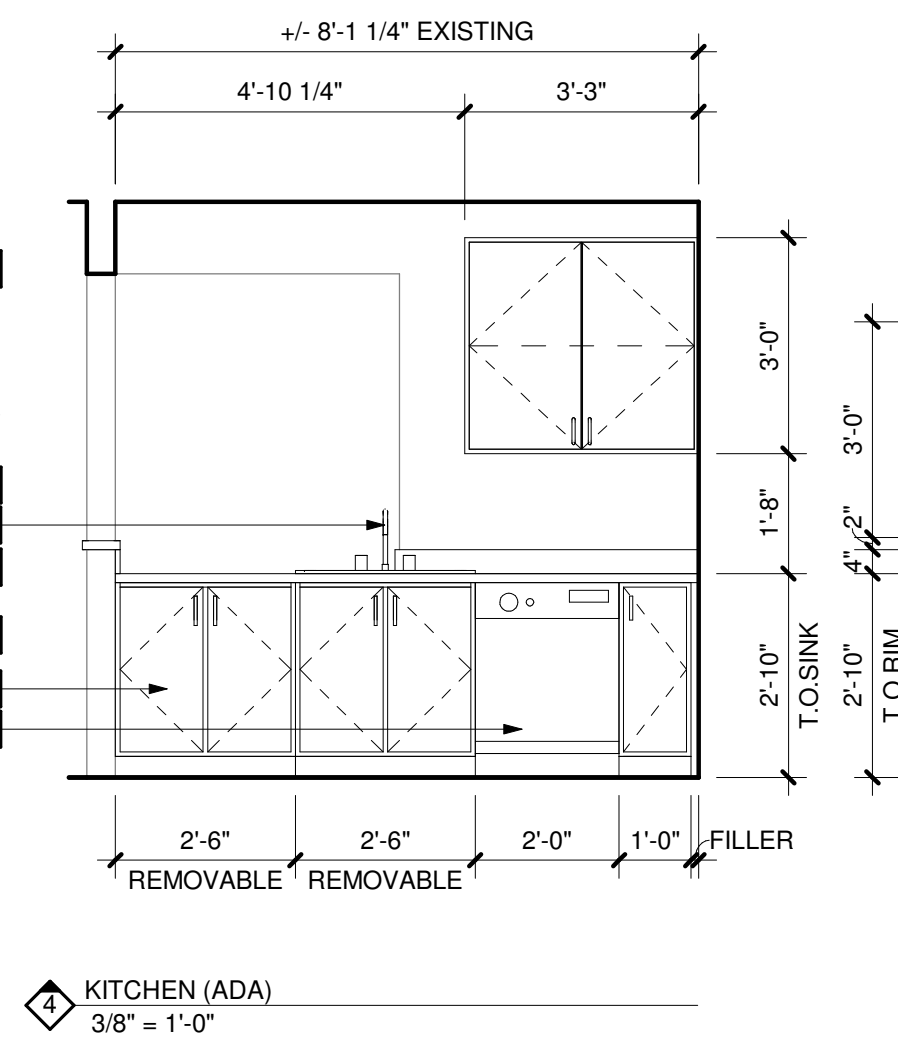
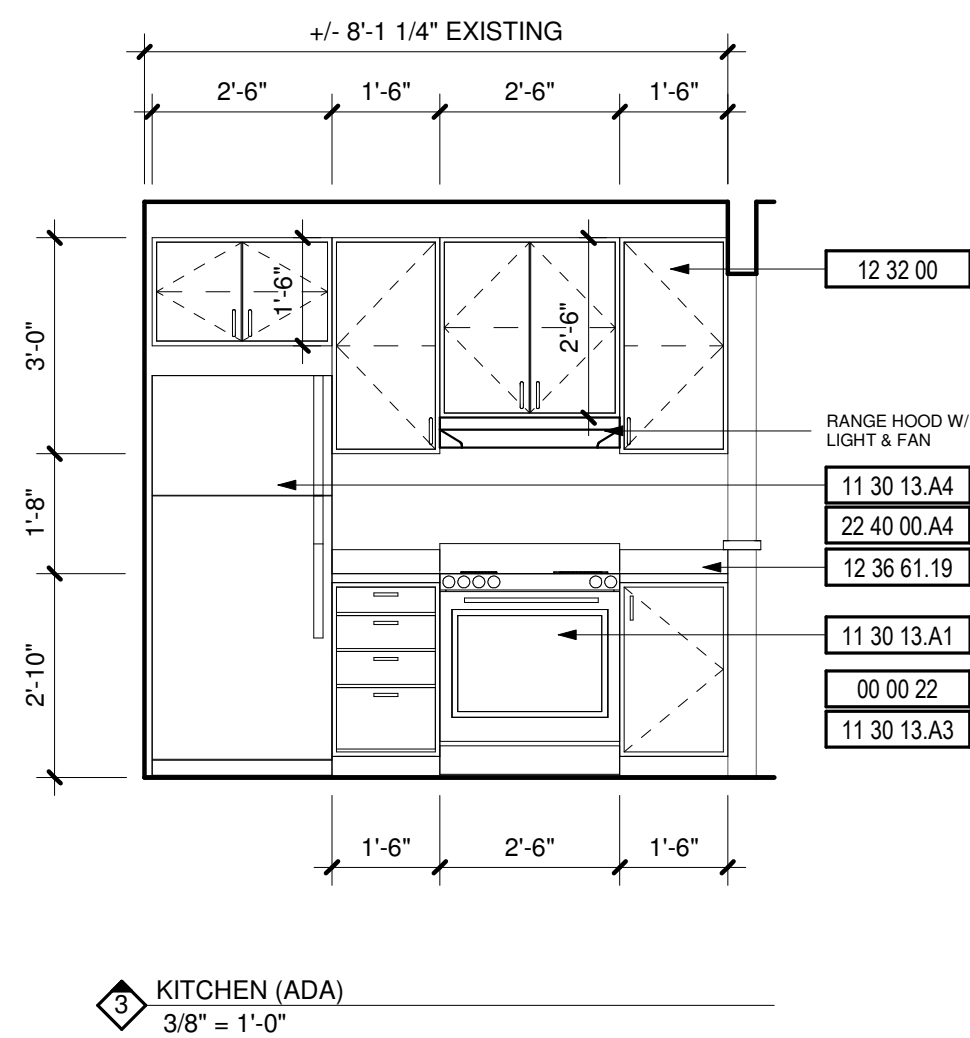
2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)
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DEMOLITION NOTES

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



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.