

AGENCY REVIEW 09/14/2021

PRCTI20230836

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

PROJECT

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

9/14/2021 9:48:15 AM

MERIDIAN POINTE APARTMENTS RESIDENTIAL UNIT REHABILITATION

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

ABBREVIATIONS

Table of 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 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

Table of 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, REOD REQUIRED, RESIL RESILIENT, REV REVISION, RM ROOM, R 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

PROJECT INFORMATION

Project Information Table: PROJECT SCOPE UNIT REHABILITATION, PARCEL NUMBER: 0420222056, 0420222055, 0420226014, 0420226015, 0420226016, 0420222051, 0420226013, PROJECT LOCATION 407 VALLEY AVE N.E., PUYALLUP, WA 98372, ZONING JURISDICTION RM-20; HIGH DENSITY MULTI-FAMILY RESIDENTIAL, CITY OF PUYALLUP, LANDSCAPE CATEGORY R-2, TYPE VB, 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 Index Table: 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")

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.

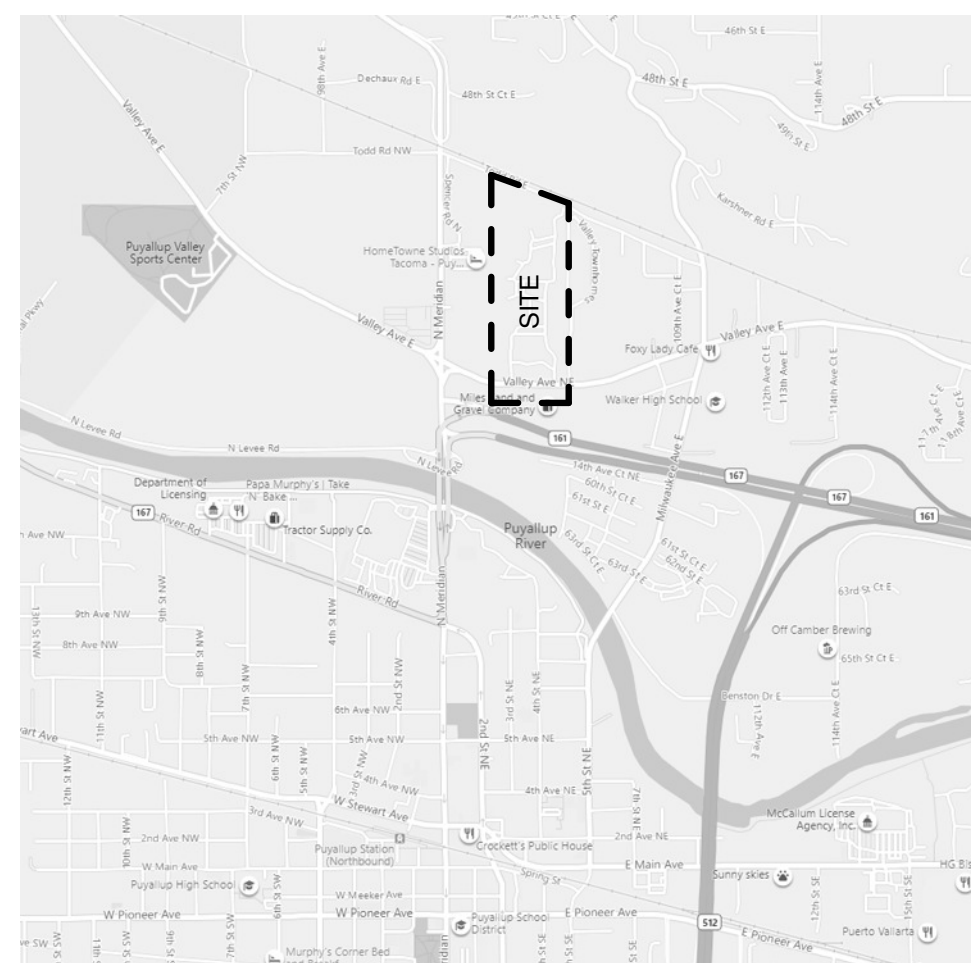
MATERIAL LEGEND

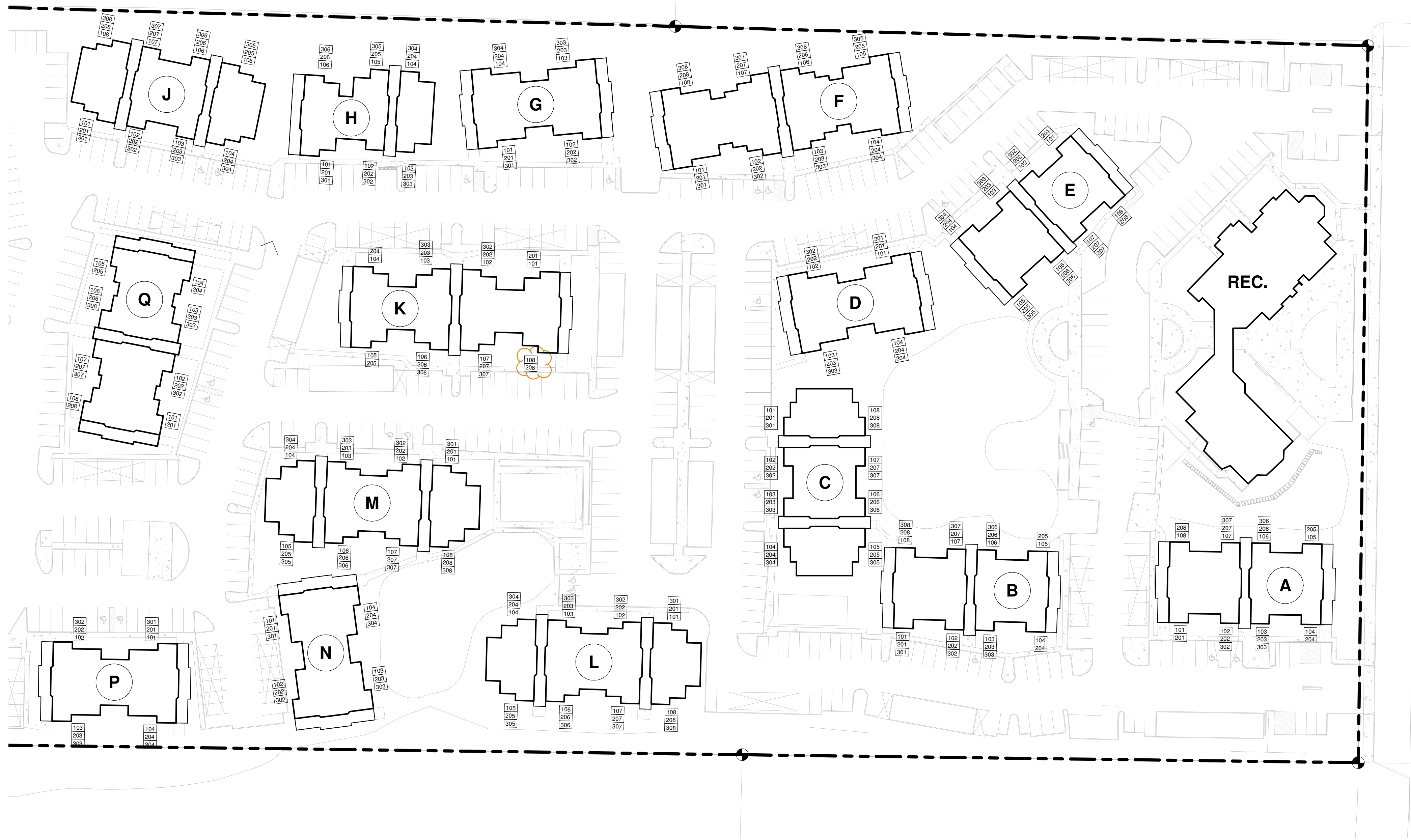
Material Legend Table: EARTH, AGGREGATE / POROUS, CONCRETE, CEMENT / CONCRETE UNDERLAYMENT, CONCRETE ASPHALT, RIGID INSULATION, BATT INSULATION

SYMBOLS LEGEND

Symbols Legend Table: SIM BUILDING SECTION, SIM CALLOUTS, Ref A101 EXTERIOR ELEVATIONS, Ref I101 INTERIOR ELEVATIONS

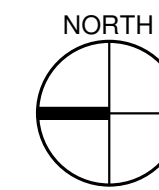
VICINITY MAP





OVERALL SITE PLAN - PHASE I

1" = 50'-0"



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

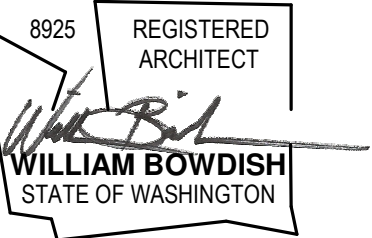
UNIT TYPE	NET AREA	COUNT
BUILDING 'Q'		
1 BED / 1 BATH	683 SF	10
1 BED / 1 BATH ADA	683 SF	2
2 BED / 2 BATH	899 SF	8
		20

R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 FOURTH AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372

PHONE: 253.840.9405
FAX: 253.840.9503



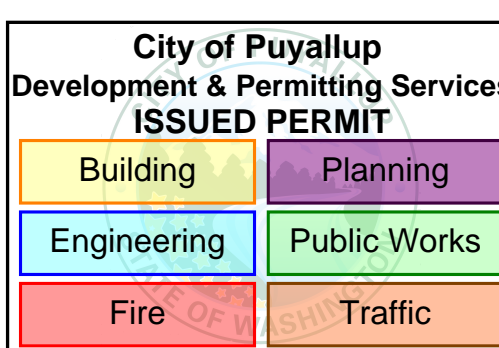
AGENCY REVIEW
09/14/2021

PRCT20230836

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

#	DATE	DESC.

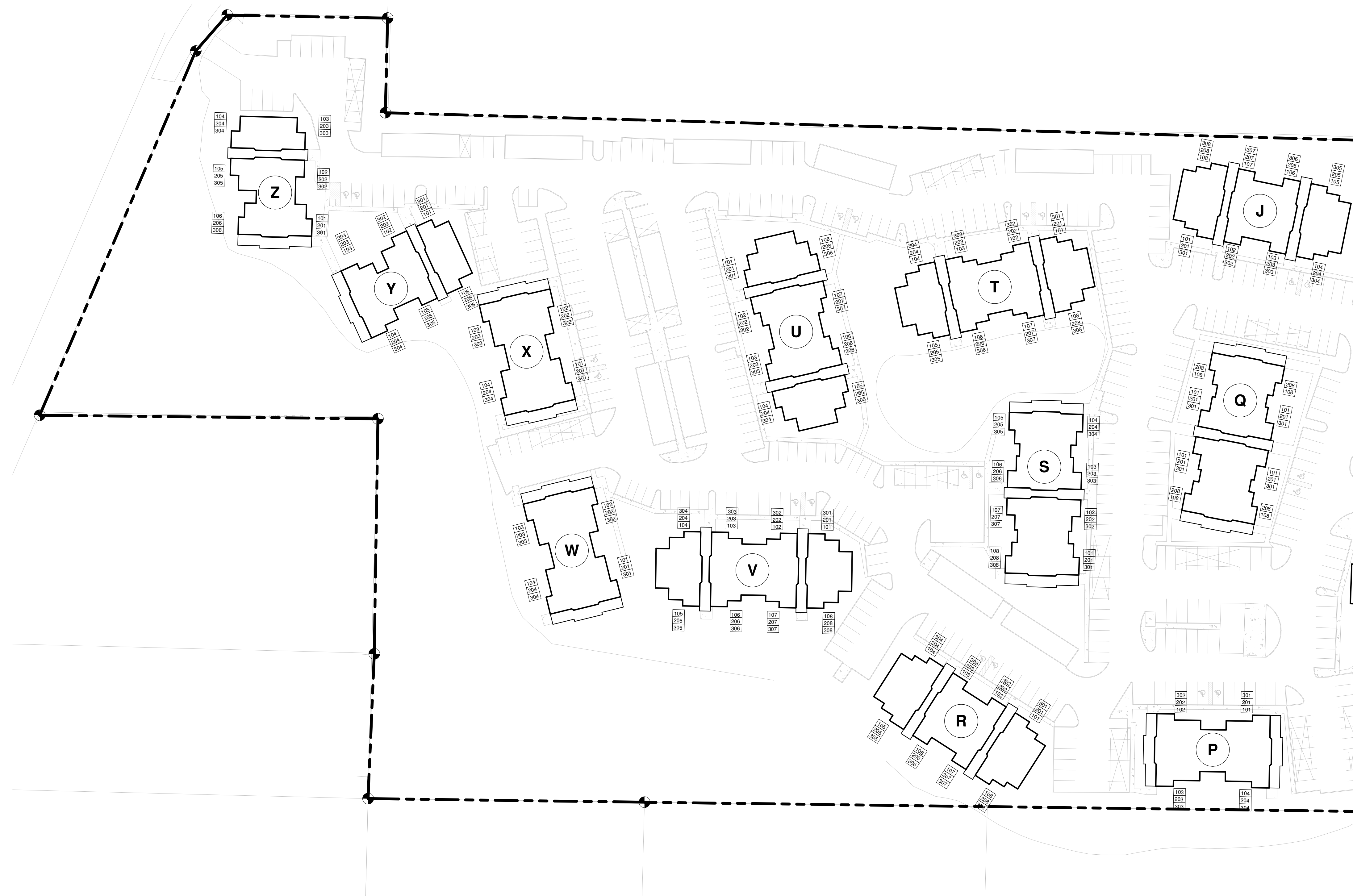
APPROVAL STAMPS



JOB NO.: 1922
 ISSUE DATE: 09/14/2021
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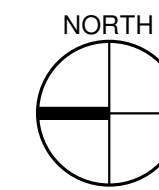
A-100

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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

#	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
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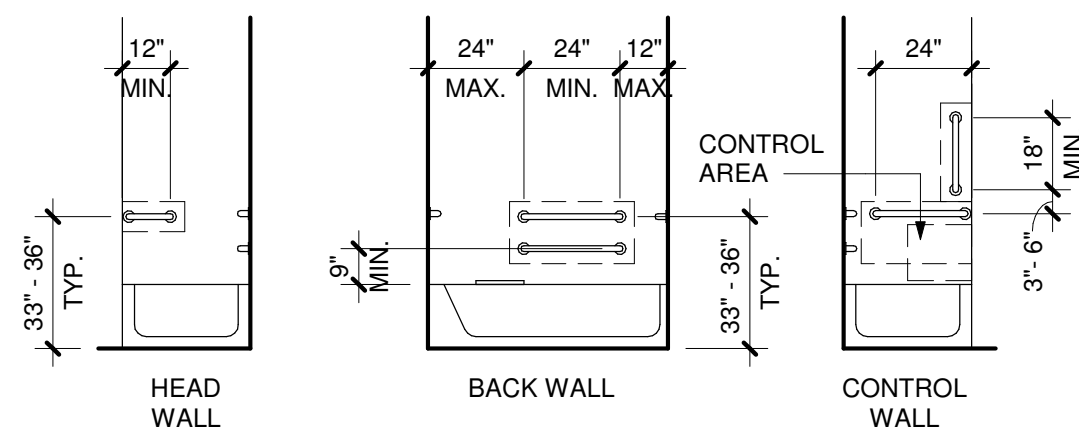
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APPROVAL STAMPS

City of Puyallup
 Development & Permitting Services
 ISSUED PERMIT

Building Planning
 Engineering Public Works
 Fire Traffic

JOB NO.:	1922
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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.

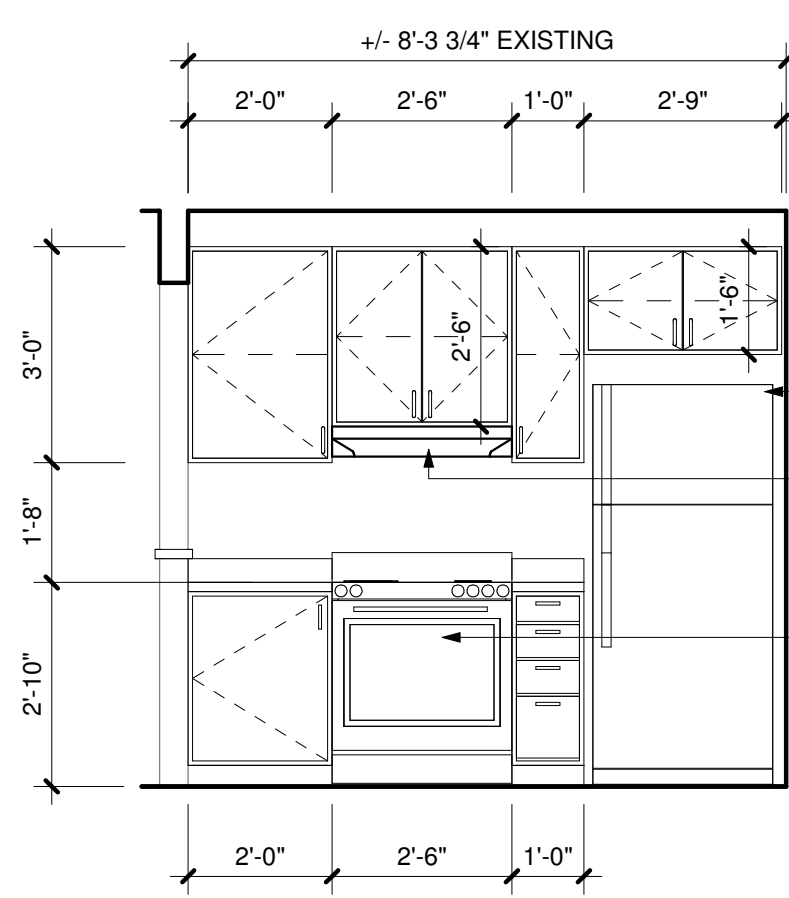
SEAT:
 A REMOVABLE SEAT IS NOT REQUIRED PER
 ANSI SEC. 1003.11.2.5.1 EX.1.

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 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.

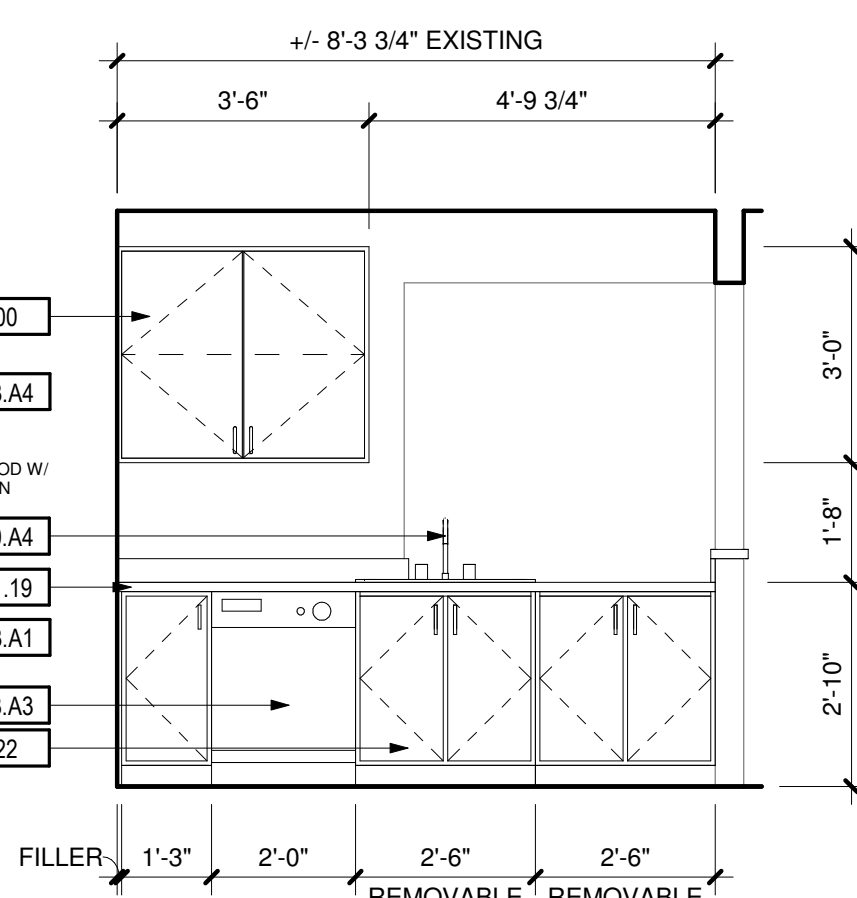
1 BATHTUB REQUIREMENTS
 1/4" = 1'-0"

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

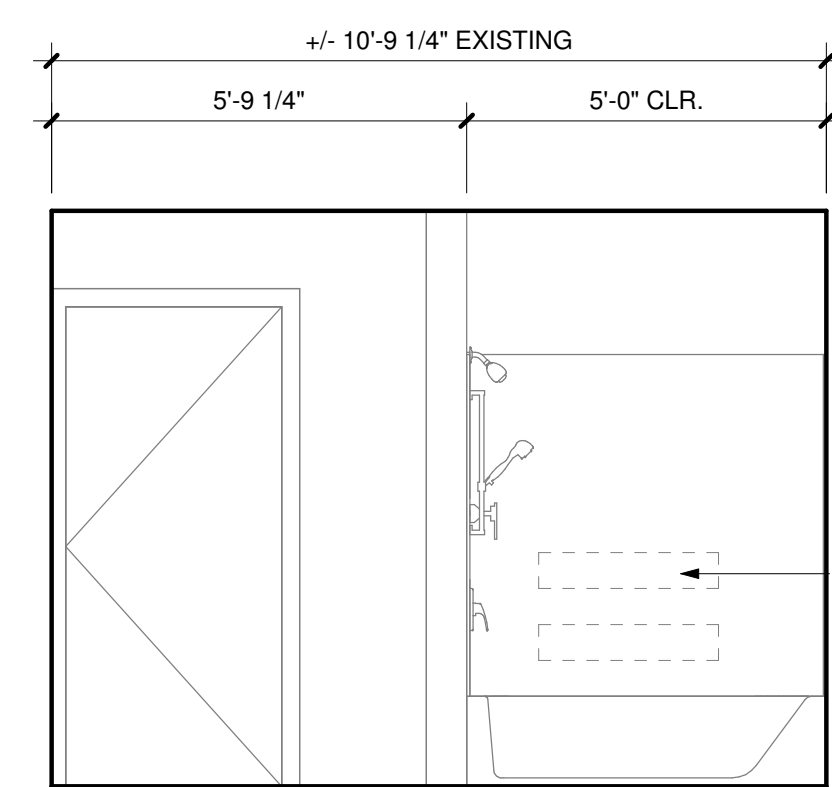
3 ENLARGED UNIT PLAN - 1 BED/1 BATH (TYP)
 1/4" = 1'-0"



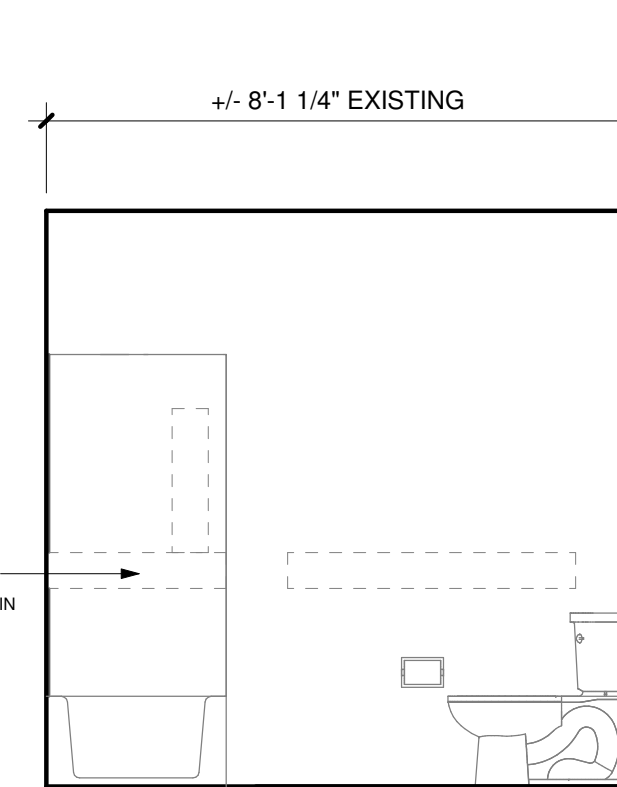
4 KITCHEN (ADA)
 3/8" = 1'-0"



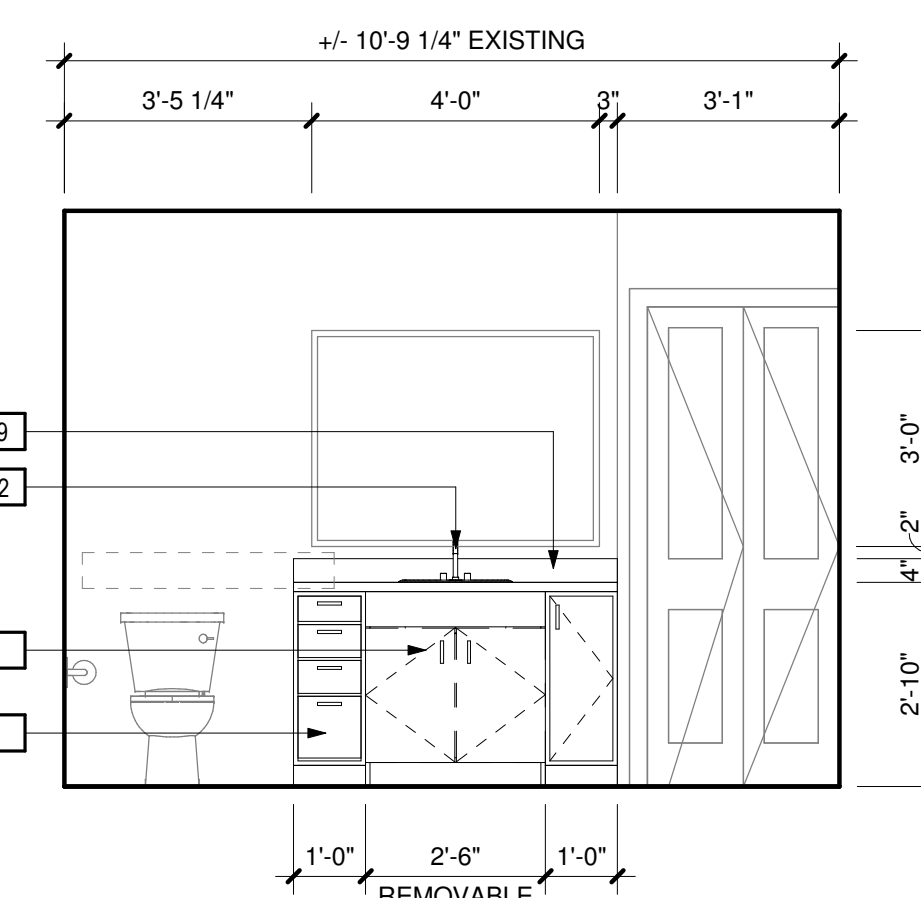
5 KITCHEN (ADA)
 3/8" = 1'-0"



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



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



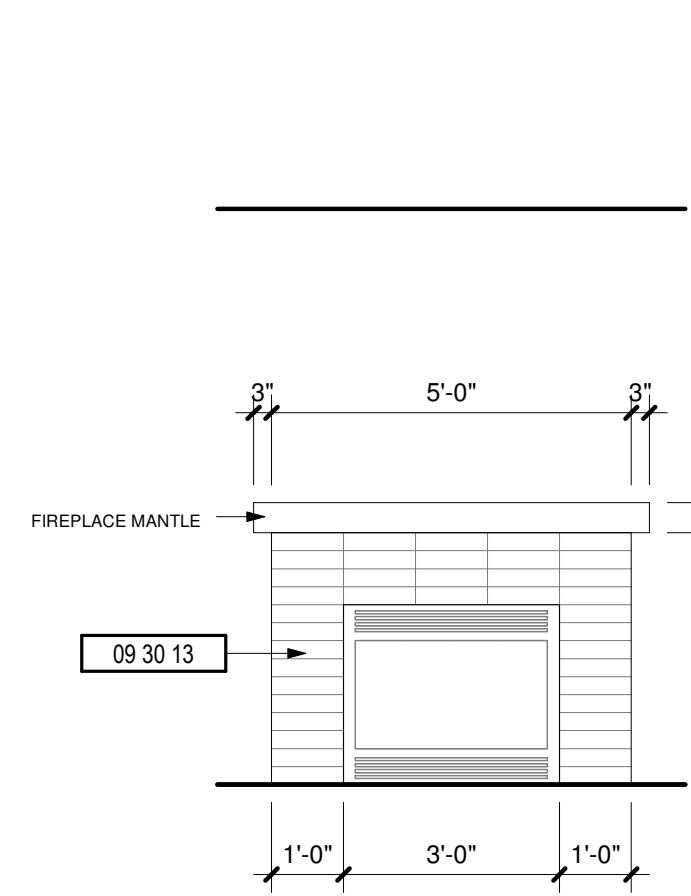
8 BATHROOM (ADA)
 3/8" = 1'-0"

DEMOLITION NOTES

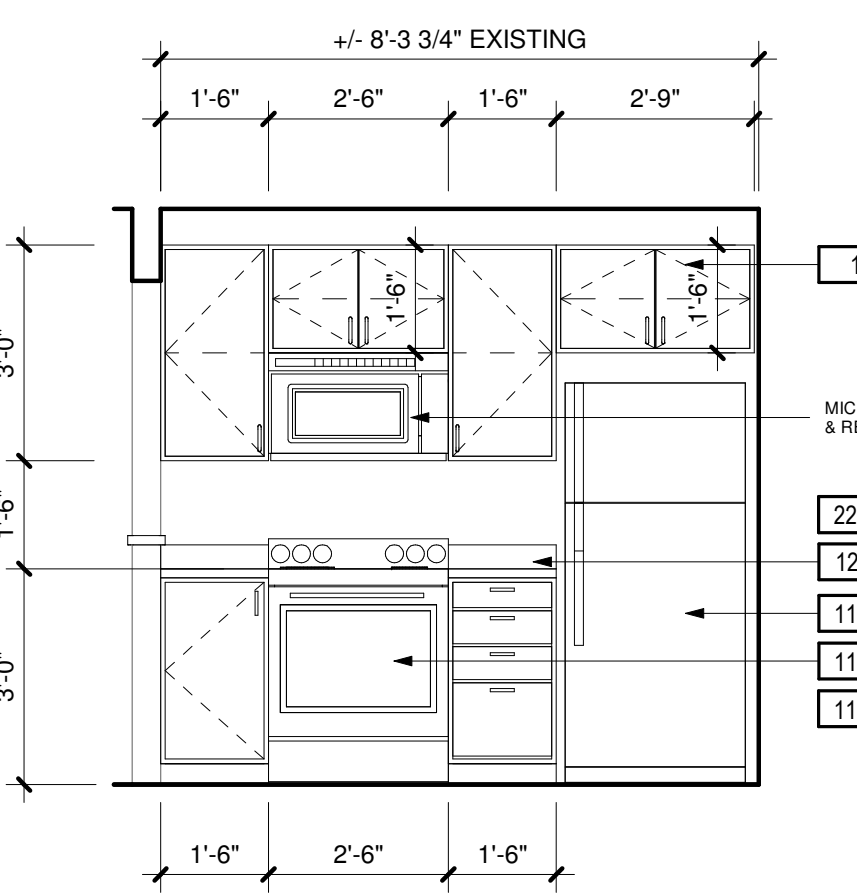
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

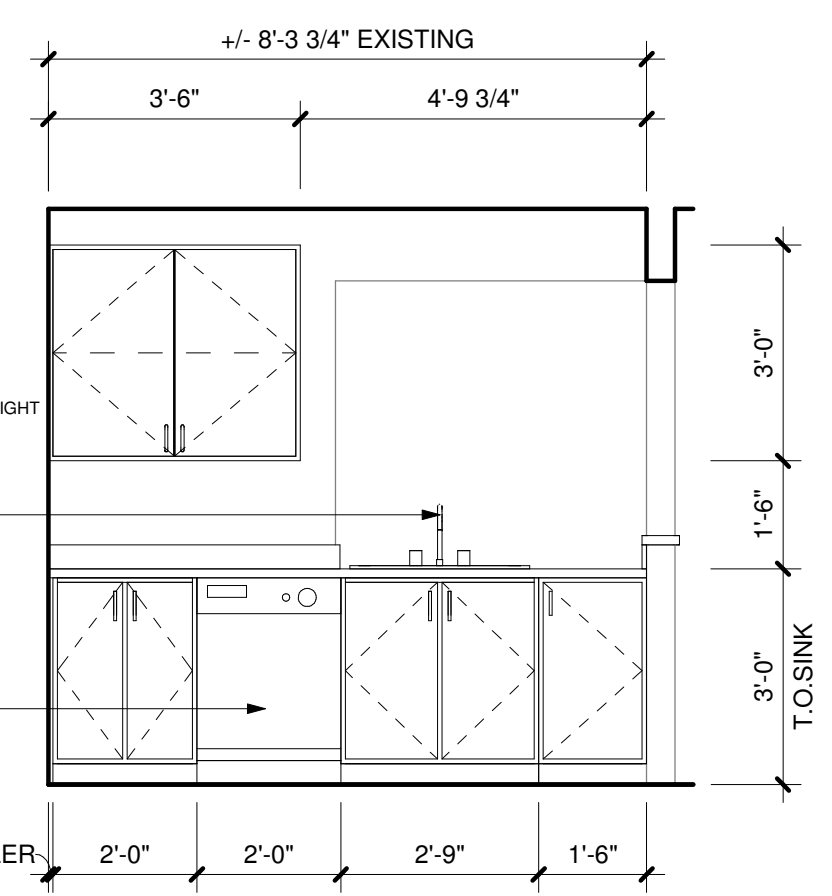
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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



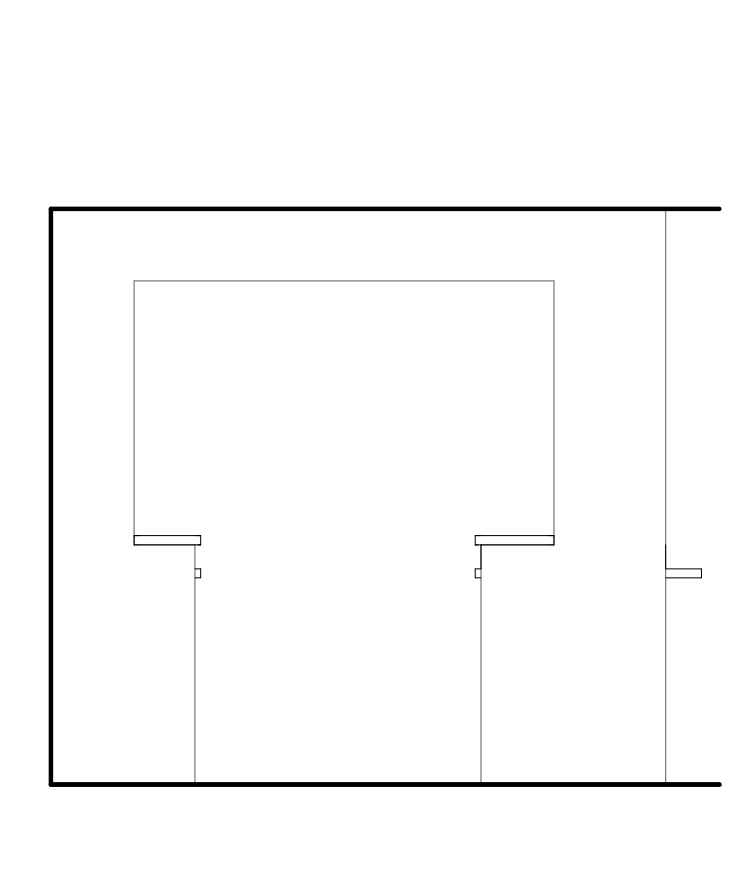
9 FIREPLACE
 3/8" = 1'-0"



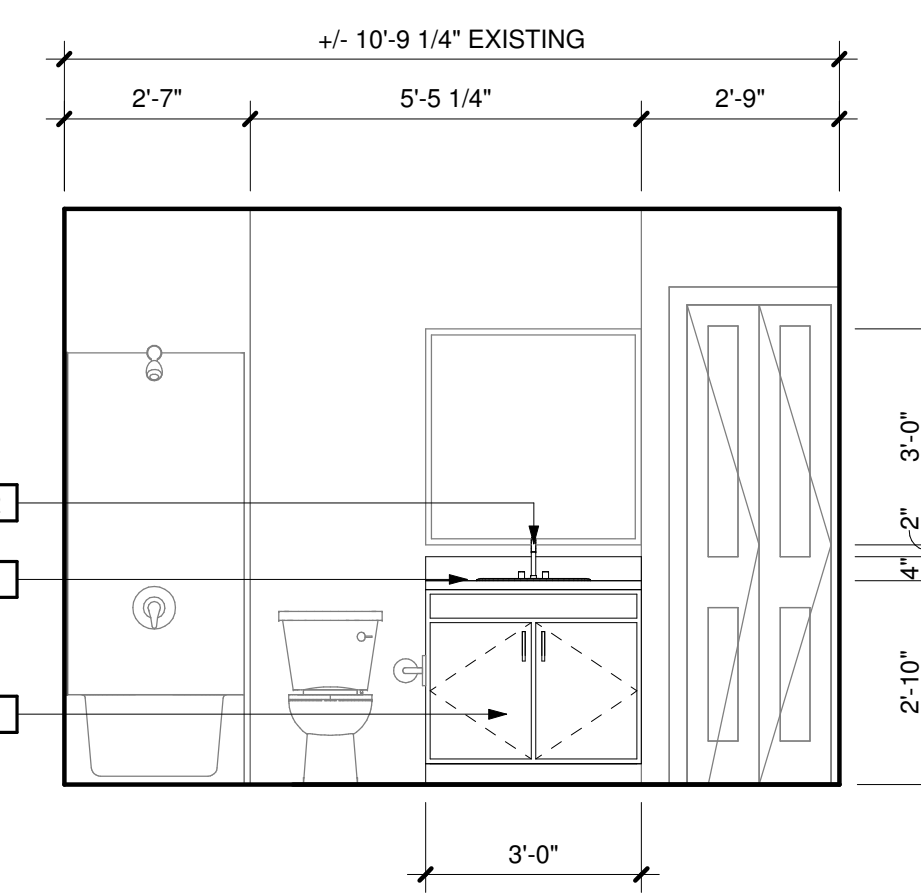
10 KITCHEN
 3/8" = 1'-0"



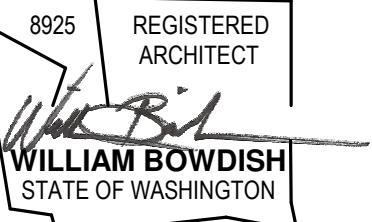
11 KITCHEN
 3/8" = 1'-0"



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



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



AGENCY REVIEW
09/14/2021

PRCT120230836

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

PROJECT

DATE

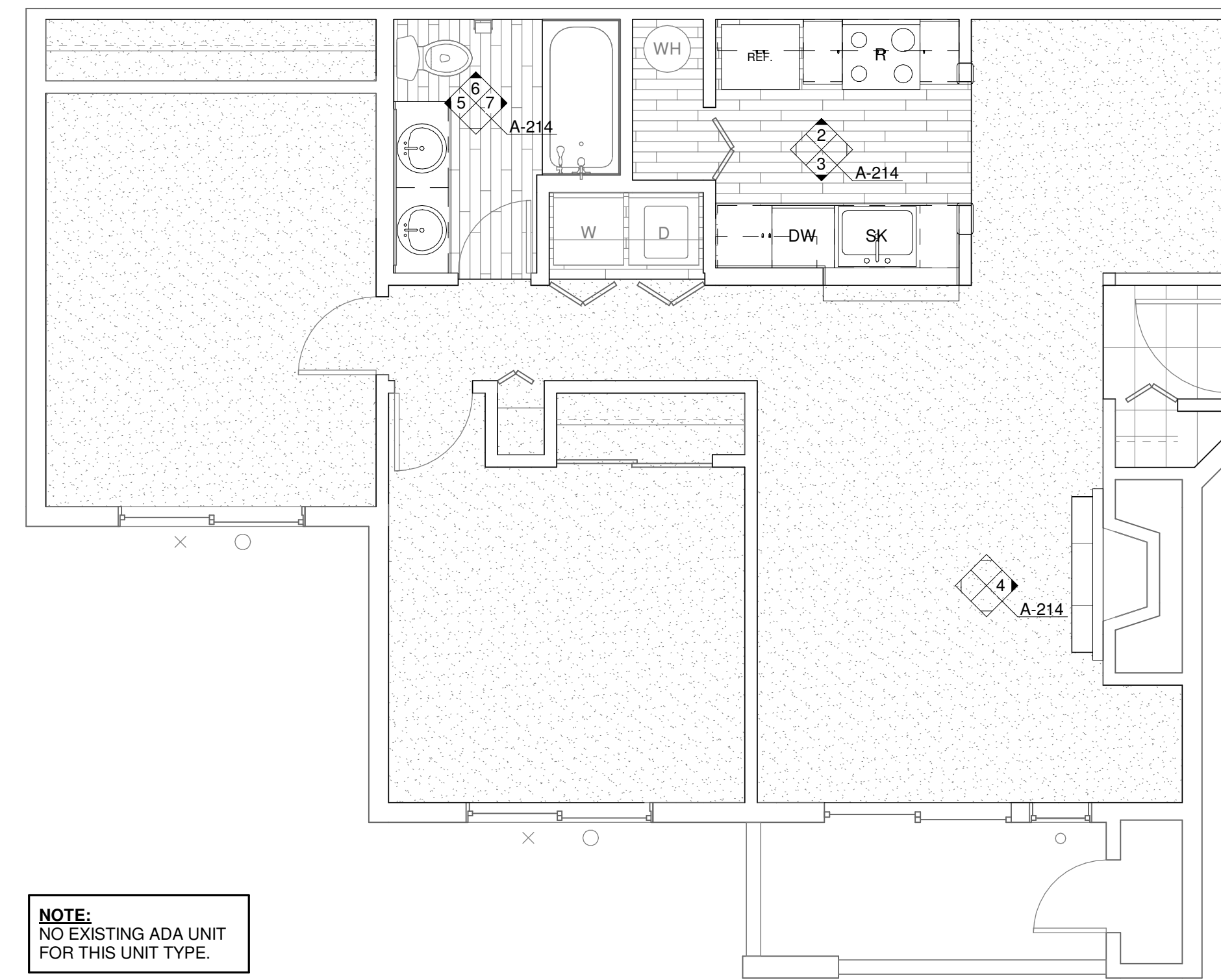
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APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

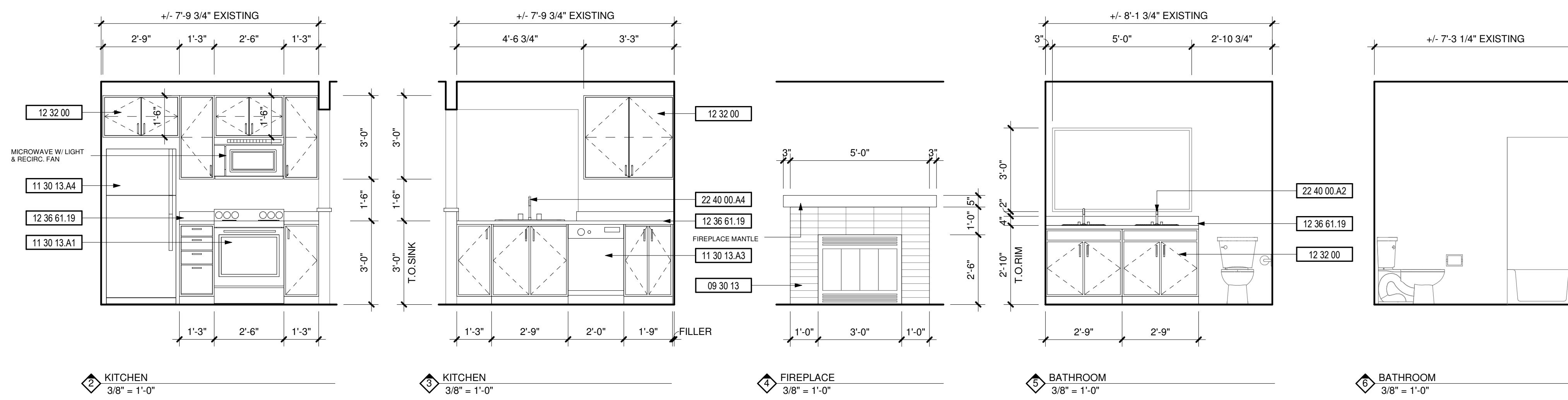
JOB NO.: 1922
ISSUE DATE: 09/14/2021
REVISED:
DRAWN BY: BM
SHEET



NOTE:
NO EXISTING ADA UNIT
FOR THIS UNIT TYPE.

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

1/4" = 1'-0"

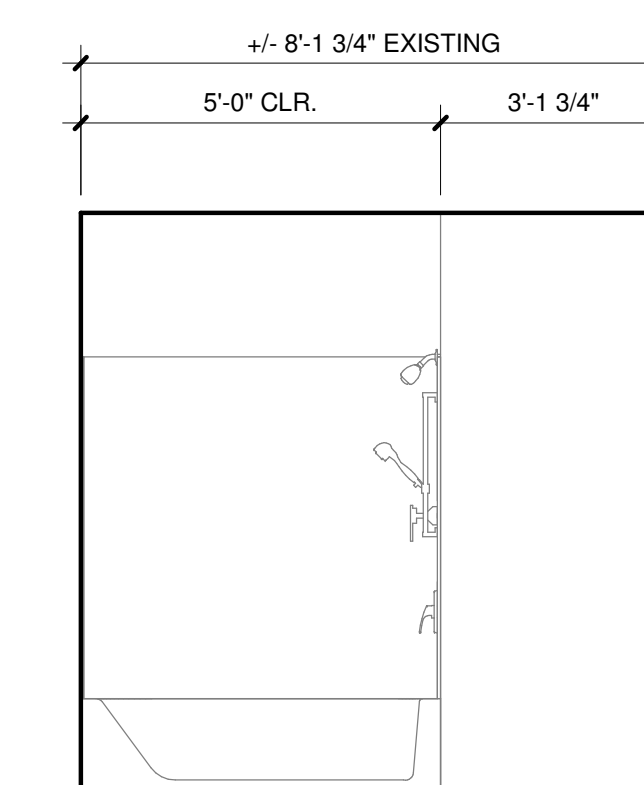


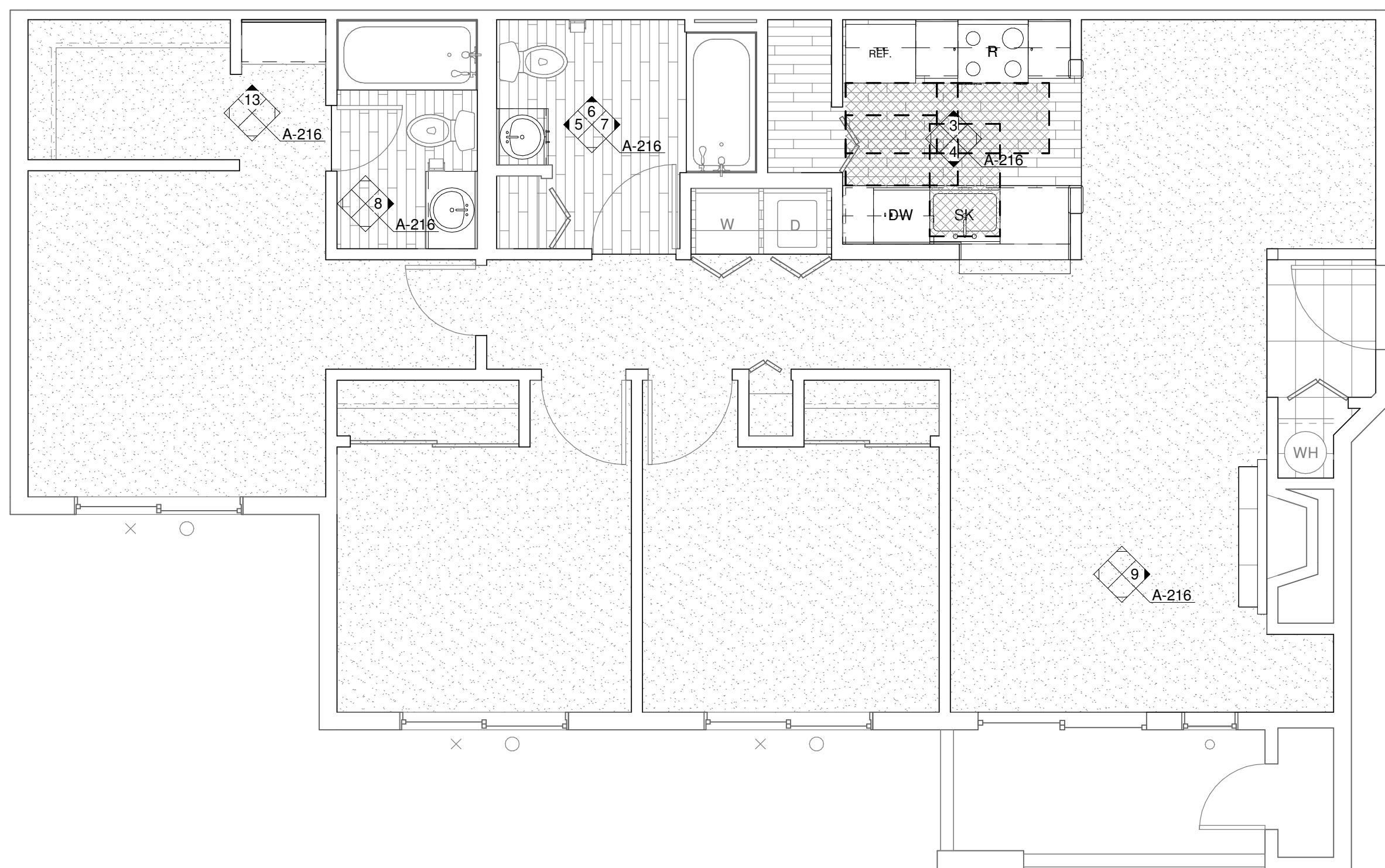
DEMOLITION NOTES

#	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.

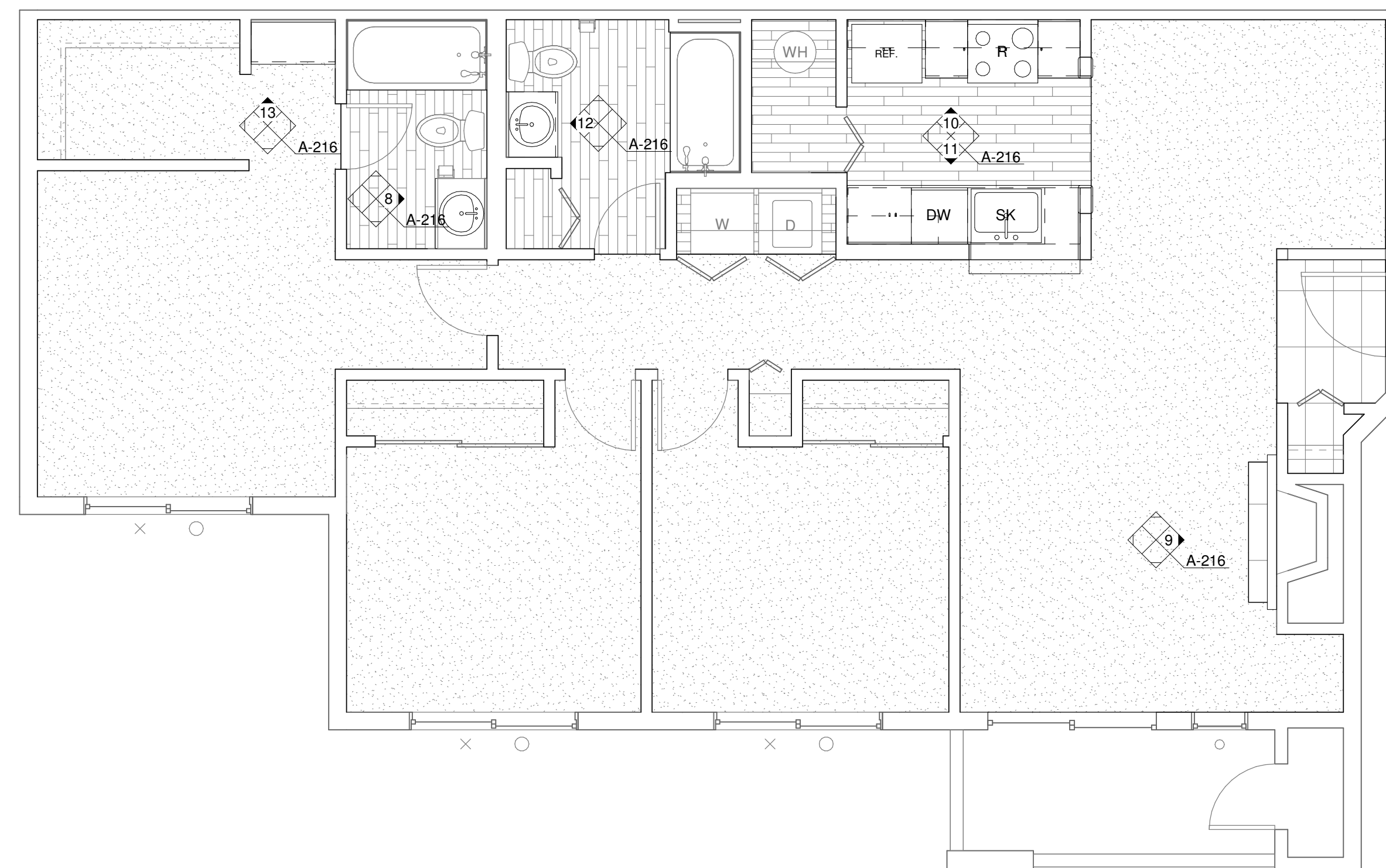
KEYNOTES

#	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





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



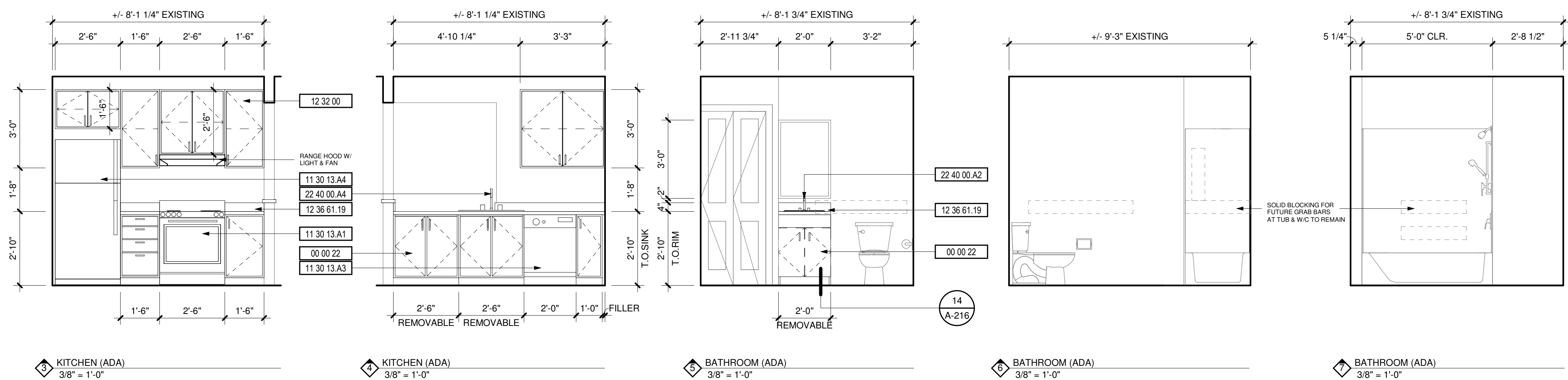
2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)
1/4" = 1'-0"

DEMOLITION NOTES

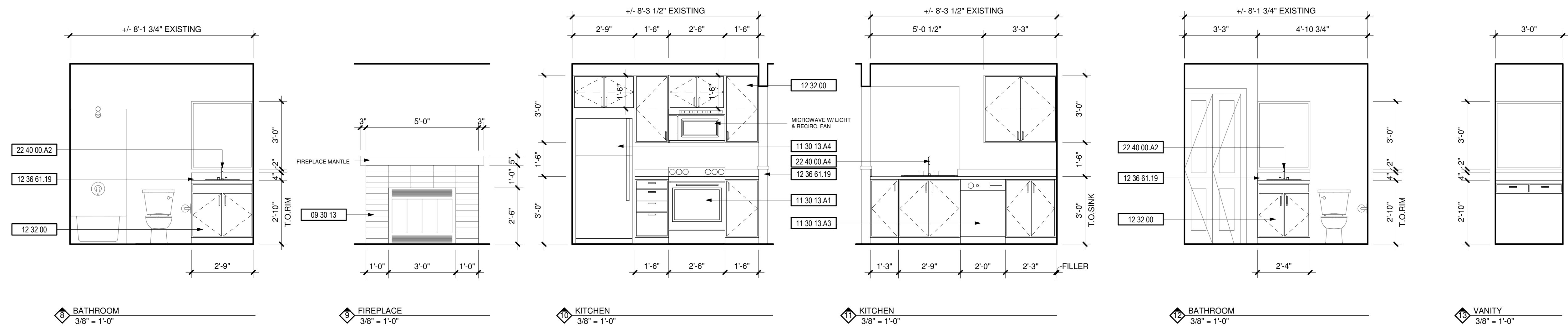
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
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KEYNOTES

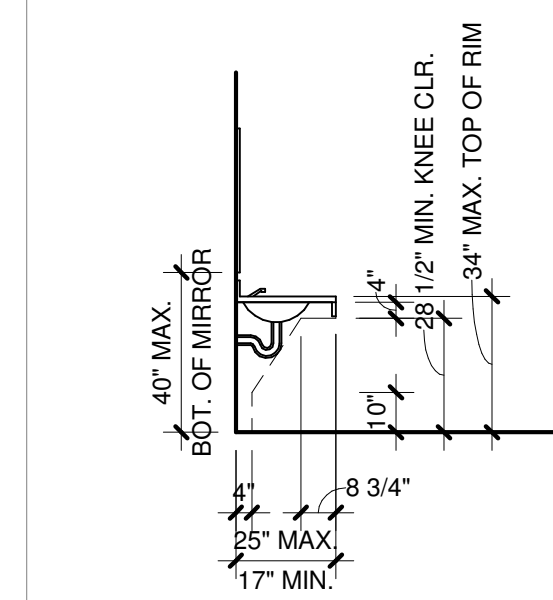
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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

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