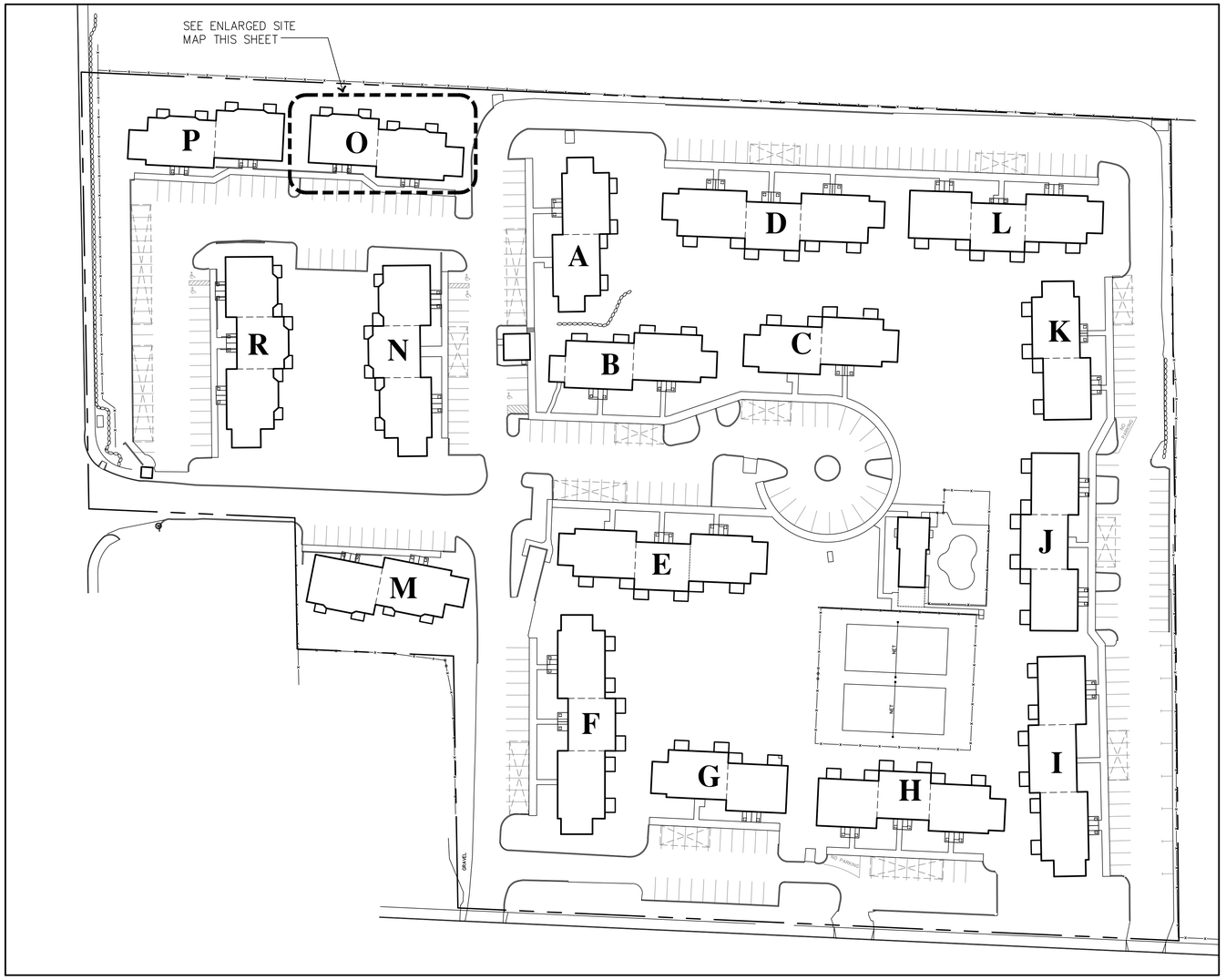
Meridian Firs Apartments

Deck Repair



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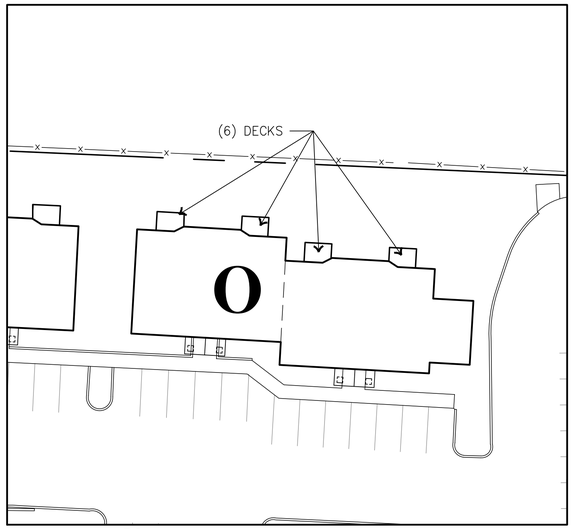
Site Map

SCALE 1" = 50'



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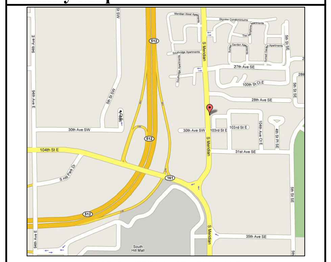
Enlarged Site Map

Project Statistics

CODE COMPLIANCE:	2021 INTERNATIONAL EXIST BLDG CODE
SITE ADDRESS:	2923 S. MERIDIAN ST (BLDG O) PUYALLUP, WA
PARCEL NUMBER:	0419032095
EXISTING USE:	R-2 OCCUPANCY MULTI-FAMILY 3 STORY APARTMENTS
NUMBER OF DECKS:	6 DECKS

Vicinity Map



2923 S. MERIDIAN ST., PUYALLUP, WA

Project Team

OWNER:	MERIDIAN FIRS LLC C/O DMCI PO BOX 111088 TACOMA, WA 98411 (253) 475-2405 DEARTH@DMCIMAIL.COM
ARCHITECT:	CASEY + DeCHANT ARCHITECTS, LLC PO BOX 456 PUYALLUP, WA 98371 (253) 584-5207 CELL 253-677-0364 LARRY DeCHANT LDECHANT@CASEYDECHANTARCH.COM
STRUCTURAL ENGINEER:	SOLUTIONS 4 STRUCTURES, INC. 11605 135TH ST. CT. E. PUYALLUP, WA 983742 (253) 314-9822 TOM@SOLUTIONS4STRUCTURES.COM

Scope of Work

EXTERIOR WORK:

1. PROVIDE 42" HIGH PHYSICAL BARRIER AT SLIDING GLASS DOOR TO PREVENT TENANT ACCESS TO EXTERIOR DURING CONSTRUCTION.
2. REMOVE CORNER OF EXISTING CONCRETE PATIOS AS NEEDED FOR NEW FOOTINGS WHERE CALLED OUT.
3. POUR NEW CONCRETE FOOTINGS PER DETAILS AT NEW POST LOCATIONS WHERE CALLED OUT.
4. ADD NEW BEAM & POSTS PER DETAILS WHERE CALLED OUT.
5. INSTALL NEW HORIZ. DECORATIVE BOARDS OVER EXISTING PICKETS.
6. REMOVE EXISTING DECKING AND REPLACE WITH MARINE GRADE PLYWOOD.
7. NO REPLACEMENT OF DOORS, WINDOWS, CONC. PATIOS, WALKS PROPOSED OR SCHEDULED.

INTERIOR WORK

1. NO INTERIOR WORK PROPOSED.

Drawing Notes

1. FOLLOW THE CONSTRUCTION DETAILS IN THE ATTACHED CONSTRUCTION DOCUMENT. HIDDEN OR UNKNOWN DEFECTS ARE NOT ADDRESSED IN THIS DOCUMENT.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES BY USING THE CONSTRUCTION DOCUMENTS, CONTRACTOR SITE OBSERVATIONS AND FIELD MEASUREMENTS.
3. PROVIDE DEMOLITION OF EXISTING MATERIALS AS REQUIRED TO COMPLETE THE SCOPE OF WORK AND AS OUTLINED IN THE CONSTRUCTION DOCUMENTS. LEGALLY DISPOSE OF ALL MATERIALS.
4. INFORMATION SHOWN IN CONSTRUCTION DOCUMENTS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE JURISDICTION AND MAY BE AMENDED.

Owner/Contractor Coordination Notes

THE FOLLOWING NOTES SHALL SERVE AS A GUIDE TO THE CONTRACTOR TO VERIFY EACH CONDITION WITH THE PRODUCT MANUFACTURER OR SUPPLIER, AND/OR LOCAL JURISDICTIONS FOR THEIR REQUIREMENTS PRIOR TO SUBMITTING A BID TO THE OWNER OR PROCEEDING WITH THEIR WORK.

THE ITEMS OUTLINED BELOW ARE NOT INTENDED TO BE AN EXHAUSTIVE ANALYSIS OF ALL POSSIBLE AREAS OF CONCERN OR CONFLICT, BUT RATHER TO SERVE AS A BEGINNING POINT IN IDENTIFYING COMMONLY OVERLOOKED AREAS IN THE CONSTRUCTION PROCESS.

1. REVIEW SPECIFICATION, MANUFACTURER'S PRODUCT LITERATURE, AND GENERAL NOTES FOR INSTALLATION INSTRUCTION UNIQUE TO THE PROJECT CONSTRUCTION TYPE
   - A. MARINE GRADE PLYWOOD DECK WITH NON-SLIP SURFACE
   - B. SEALANT
   - C. PRESSURE TREATED LUMBER
   - D. METAL STRUCTURAL HANGERS, CLIPS, STRAPS, ETC.
   - E. MEMBRANE FLASHING
   - F. WEATHER RESISTANT BARRIER
2. REVIEW LOCAL & STATE JURISDICTIONAL REQUIREMENTS FOR COMPLETE INSTALLATIONS OF THE FOLLOWING:
   - A. CONCRETE FOOTINGS
   - B. FRAMING CONNECTIONS
   - C. STRUCTURAL INSPECTIONS
3. IF SPECIAL STRUCTURAL INSPECTIONS ARE REQUIRED BY IBC AND/OR THE CITY OF PUYALLUP, THE OWNER IS REQUIRED TO HIRE INDEPENDENT STRUCTURAL INSPECTOR.
4. DRAWINGS PREPARED BY OTHERS ARE CONSIDERED ADDITIVE TO THE ARCHITECTURAL DRAWINGS SUBMITTED

REGISTERED ARCHITECT 9701 DAVID L DeCHANT JR. STATE OF WASHINGTON

REVISIONS THIS SHEET

1 2 3 4

Meridian Firs Apartments - Deck Repair

Puyallup, Washington

PRDK202419

PROJECT NO. : 24-013

DRAWN BY : DLD

ISSUE DATE : 12-18-2024

LATEST REV. THIS SET : -

P.O. Box 456 Puyallup, Washington 98371 (253) 584-5207

PLOT DATE: December 17, 2024

FILE NAME: N:\ACADJOBS-24\24-013 MERIDIAN FIRS DECK REPAIRS - DOBLER\ARCH\A1.0-MERIDIAN FIRS.DWG

PLOT DATE: December 17, 2024

Detail the connection between the existing and proposed slab.

(Construction Plans, Sheet A1.1, Detail 1a)

Add a notation on either Sheet A1.0 or A1.1 that contractor shall verify the integrity of balusters prior to the installation of the 1x6 cedar. Establish the parameters of the balusters replacement to include type, grade and nailing pattern.

(Construction Plans, Sheet A1.1)

Deck joists appear to be sloped to drain off of the cantilevered side of each deck based upon details 1 and 2. Detail 2 shows the installation of the 1x6 cedar board over the existing 2x2 balusters. detail or notate how the 1x6 cedar will be installed to prevent drainage and water accumulation on the deck surface.

(Construction Plans, Sheet A1.1)

Provide specifics of the plywood that will be installed which should include plywood thickness, grade and any other specifics that will reflect that the plywood will withstand the dead and live loads of the deck. Identify the non-slip surface that will either be provided on the plywood or will be added to the plywood as part of construction, as notated on sheet A1.0, Owner/Contractor Coordination Notes.

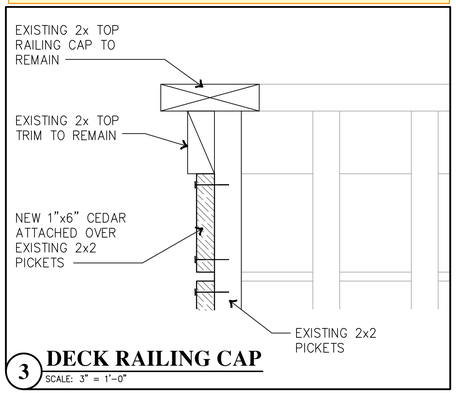
The existing joist spacing should also be considered when selecting the plywood material that will be used. Please provide the existing joist spacing.

Updated all details and notes as needed to reflect the requested information.

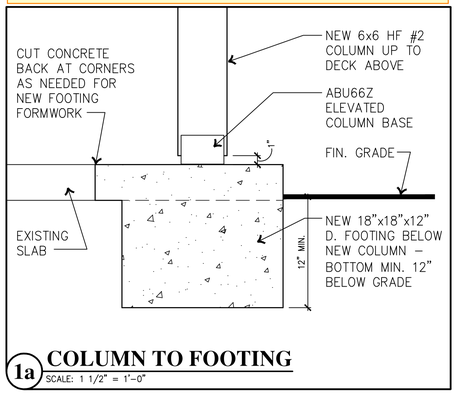
(Construction Plans, Sheet A1.1)

General Work Notes

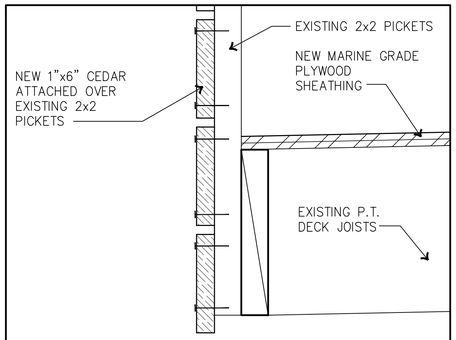
1. CONTRACTOR TO PROVIDE SUPPORT FOR EXISTING STRUCTURES TO REMAIN DURING CONSTRUCTION IF REQUIRED.
2. DIMENSIONS SHOWN ARE APPROXIMATE. FIELD VERIFY.
3. ALL WOOD FRAMING IS PRESSURE TREATED.
4. ALL NOTES ARE TYPICAL AND APPLY TO MULTIPLE LOCATIONS, EVEN THOSE NOT IDENTIFIED BY THE NOTE.
5. PER IBC SECTION 1015.4 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
6. THE FOUNDATIONS IN THIS PLAN ARE PRIMARILY SUPPORTED BY EXISTING CONCRETE ELEMENTS WITH SOME NEW FOUNDATIONS DESIGNED FOR THE ALLOWABLE SOIL BEARING PRESSURE. LATERAL LOADS ARE DELIVERED TO AND HANDLED BY THE EXISTING STRUCTURE. CONCRETE SHALL BE MADE WITH PORTLAND CEMENT ASTM C-150 TYPE II OR TYPE I AND SHALL BE READY-MIXED PERASTM C-94. MINIMUM CONCRETE STRENGTH SHALL BE F'C = 2,500 PSI UNLESS OTHERWISE NOTED.



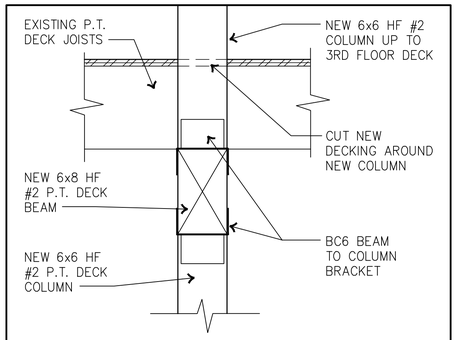
3 DECK RAILING CAP
SCALE: 3" = 1'-0"



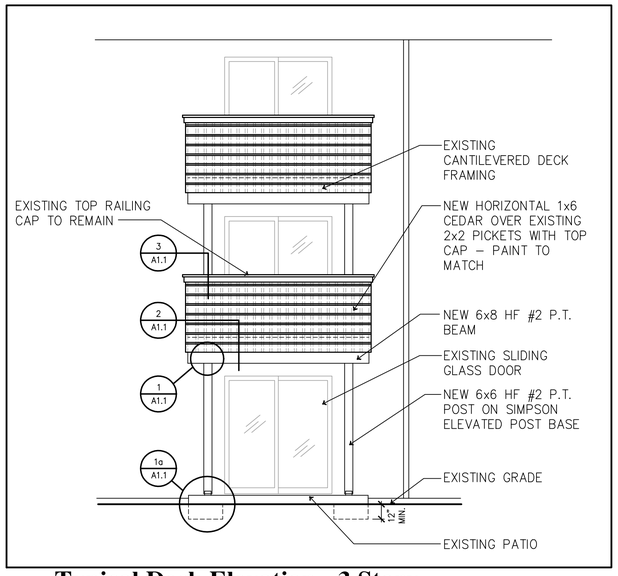
1a COLUMN TO FOOTING
SCALE: 1 1/2" = 1'-0"



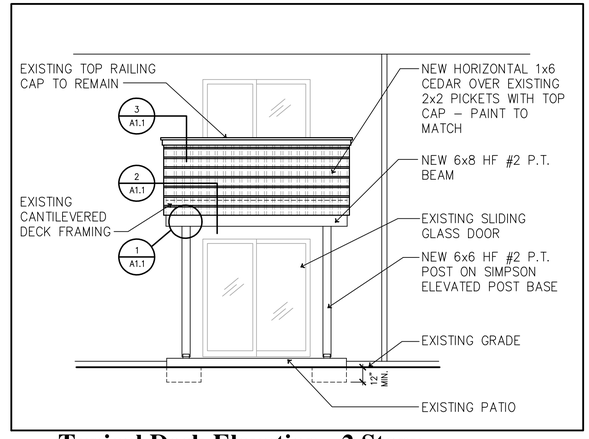
2 DECK EDGE
SCALE: 3" = 1'-0"



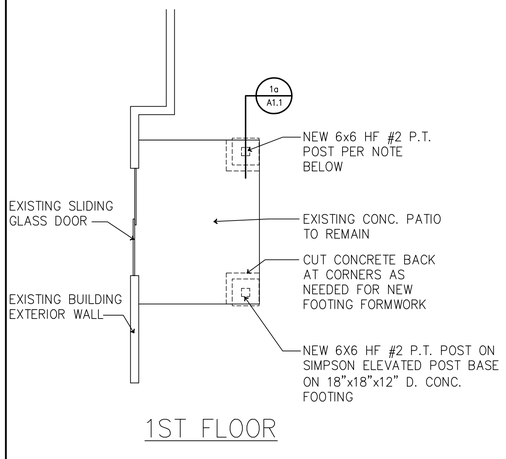
1 DECK BEAM TO POST
SCALE: 1 1/2" = 1'-0"

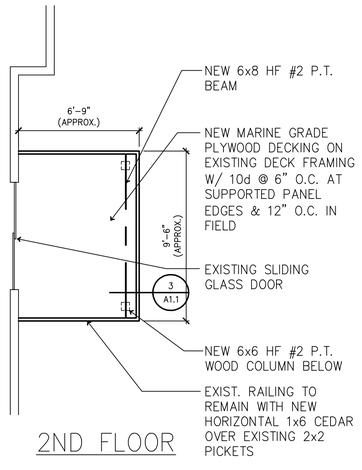


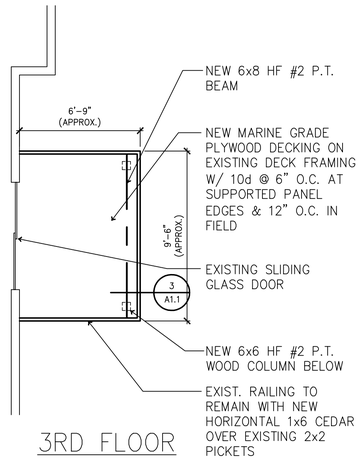
Typical Deck Elevation - 3 Story
SCALE: 1/4" = 1' – 0"



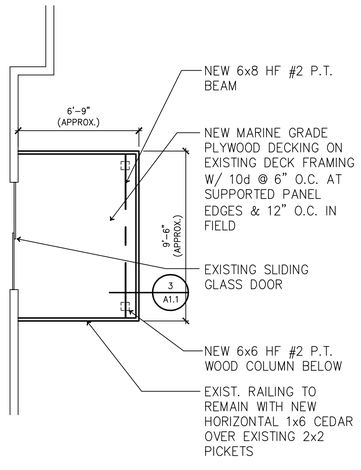
Typical Deck Elevation - 2 Story
SCALE: 1/4" = 1' – 0"







Typical Deck Plans - 3 Story
SCALE: 1/4" = 1' – 0"



Typical Deck Plan - 2 Story
SCALE: 1/4" = 1' – 0"

REVISIONS THIS SHEET

REGISTERED ARCHITECT
9701
DAVID L DeCHANT JR.
STATE OF WASHINGTON

Meridian Firs Apartments - Deck Repair
Puyallup, Washington PRDK20241965

PROJECT NO. : 24-013
DRAWN BY : DLD
ISSUE DATE : 12-18-2024
LATEST REV. THIS SET : –

P.O. Box 456 Puyallup, Washington 98371 (253) 584-5207

FILE NAME: H:\JOBS\JOBS-24\24-013 MERIDIAN FIRS DECK REPAIRS - DOBLER\ARCH\A1.1 - PLANS & DETAILS.DWG