

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

# MERIDIAN POINTE APARTMENTS

## RESIDENTIAL UNIT REHABILITATION

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

#### 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 (ST1 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, DOCUMENTS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.**

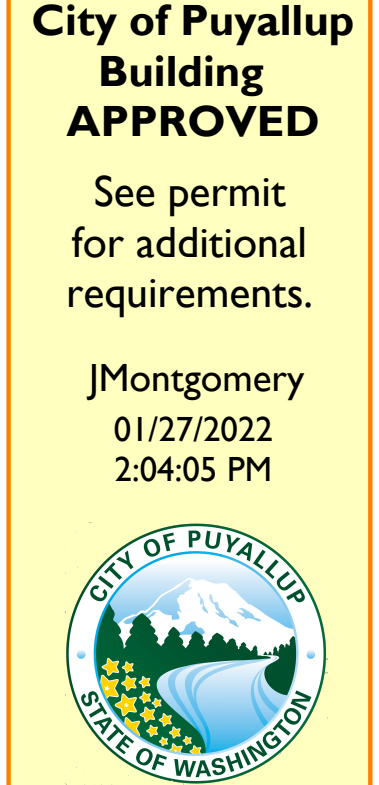
**FULL SIZED LEDGIBLE COLOR PLANS ARE REQUIRED TO BE PROVIDED BY THE PERMITEE ON SITE FOR INSPECTION**

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 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

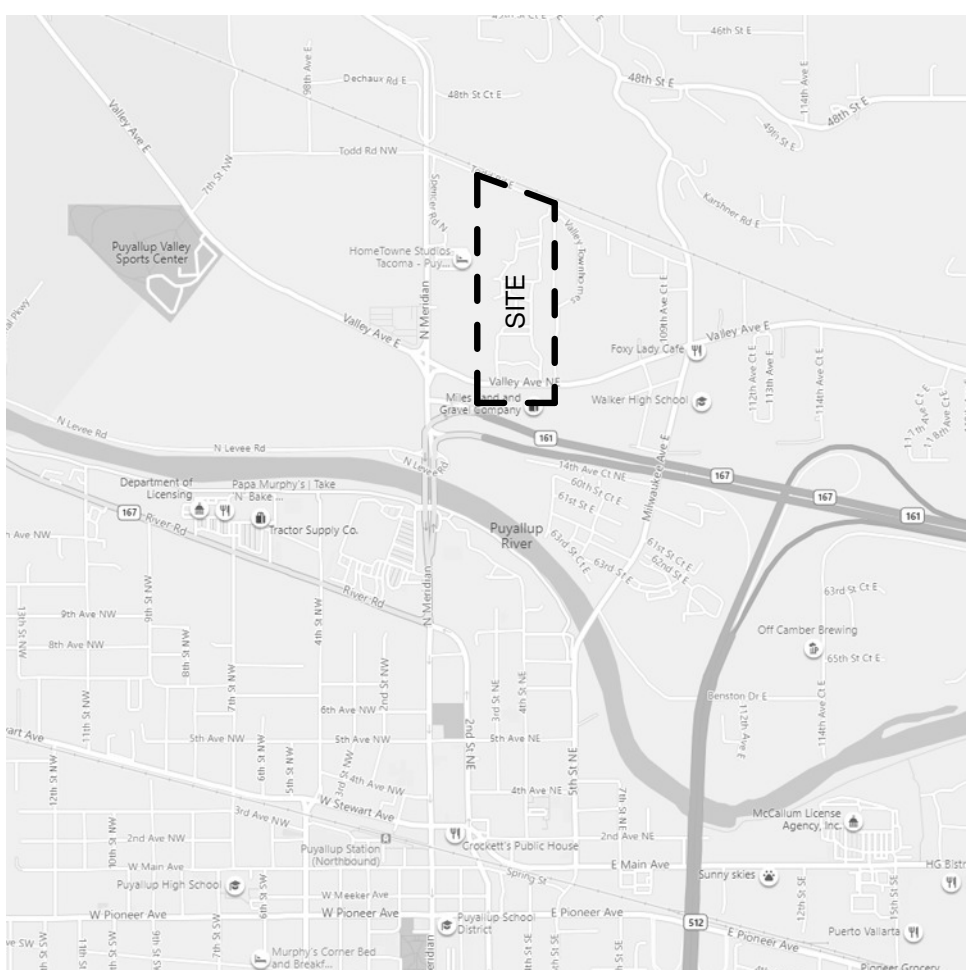
**PRCTI20210118  
UNITS  
102,202,302BLDG B**



#### 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

	SIM BUILDING SECTION		Ref 1 A101 EXTERIOR ELEVATIONS
	SIM CALLOUTS		INTERIOR ELEVATIONS

**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

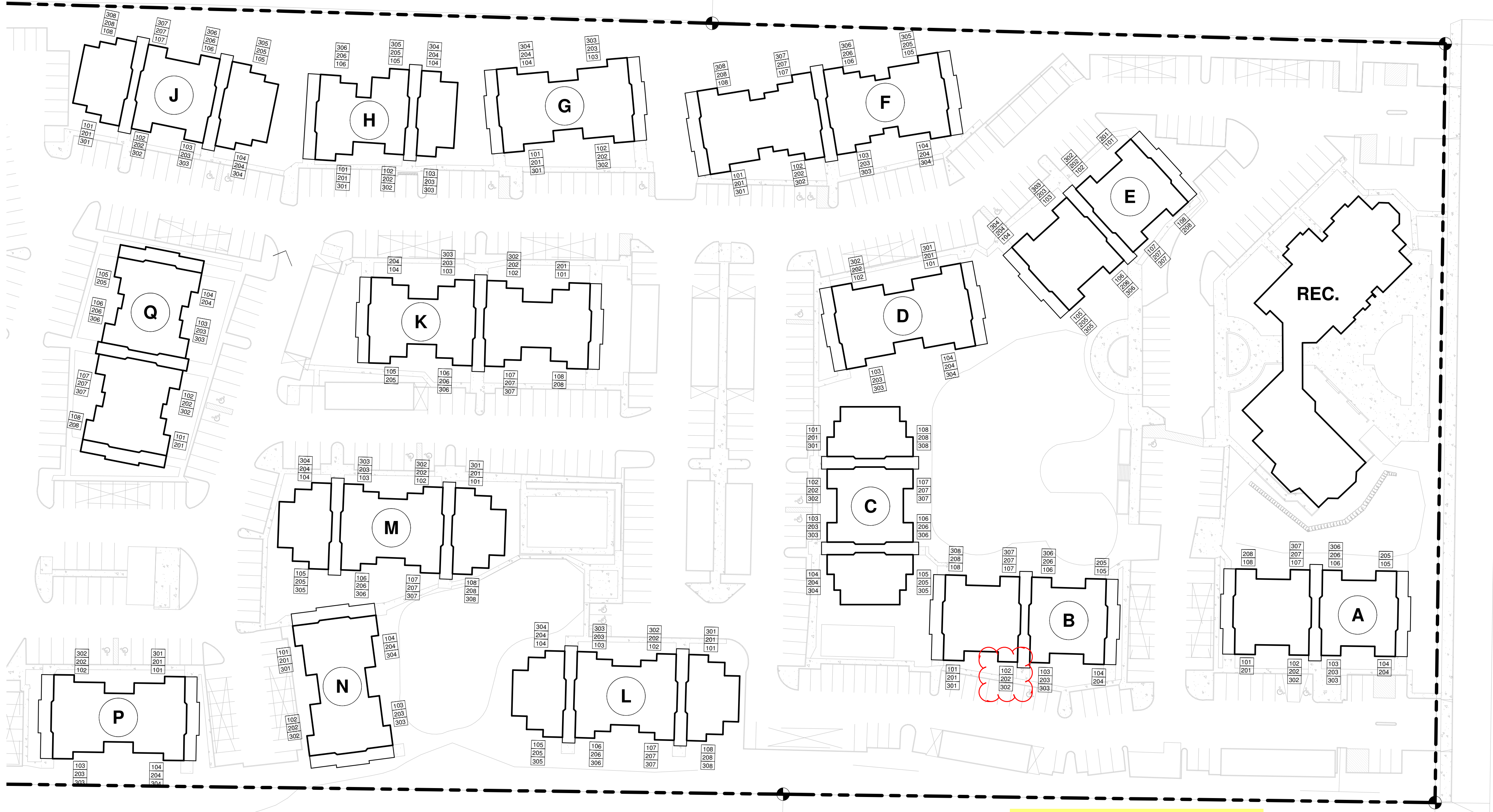
AGENCY REVIEW  
09/14/2021

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

PROJECT	DATE

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

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PRCTI20210118  
UNITS  
102,202,302BLDG B

**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

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**

PROJECT	DATE

APPROVAL STAMPS

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

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#	DESC.	DATE

APPROVAL STAMPS

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

### 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

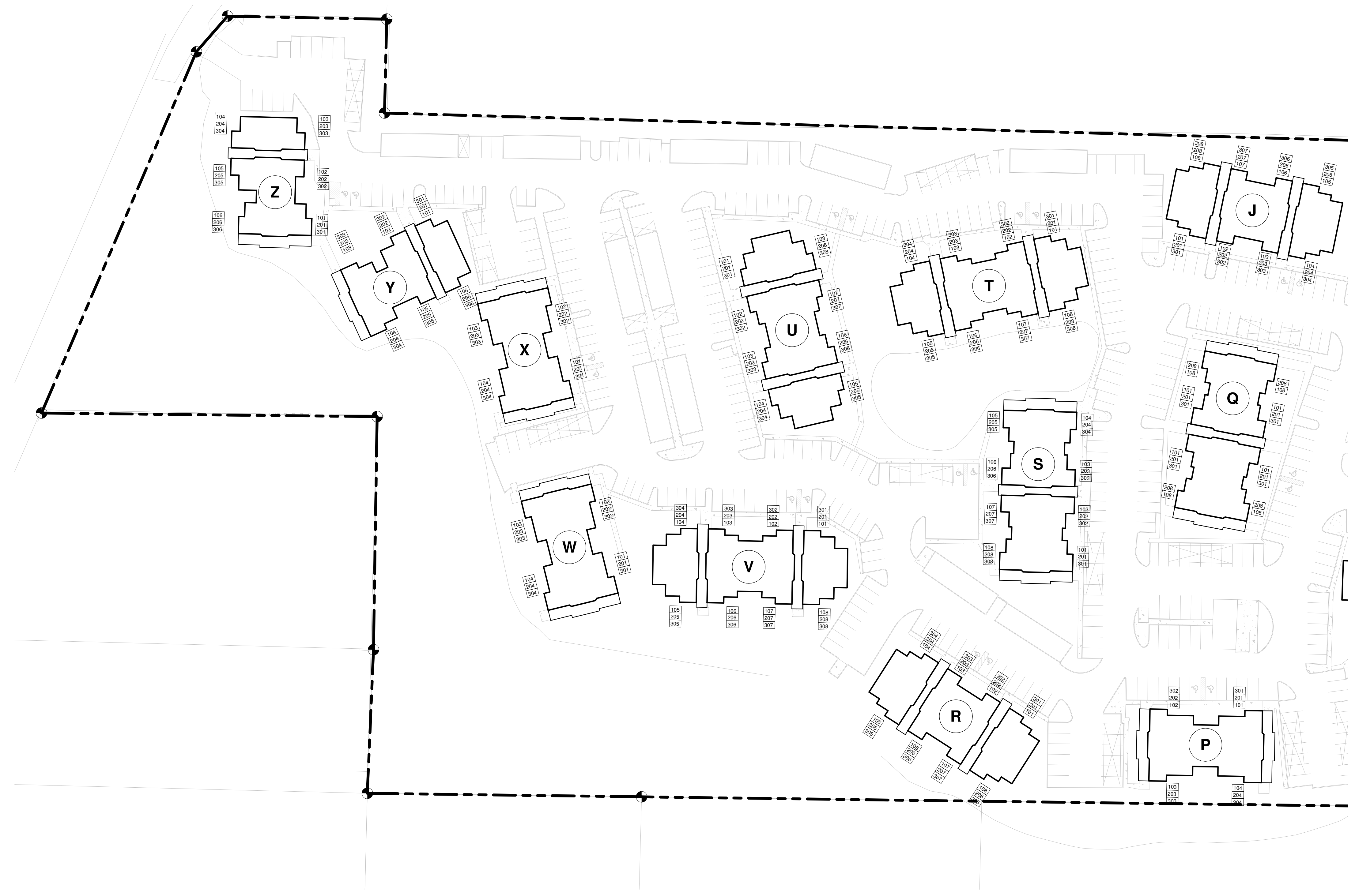
UNIT TYPE	NET AREA	COUNT
BUILDING 'X'		
3 BED / 2 BATH	1,121 SF	11
3 BED / 2 BATH ADA	1,121 SF	1
		12

### 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

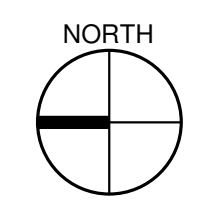
### BUILDING 'Z' UNITS

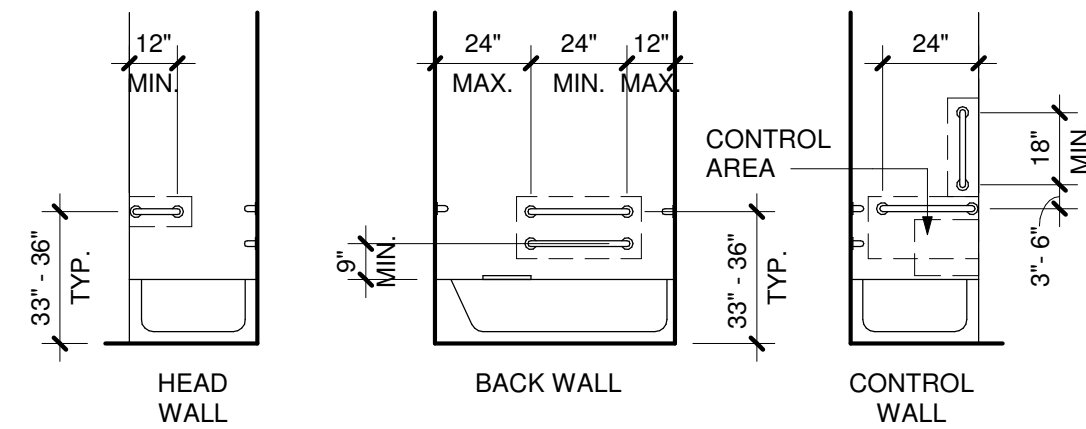
UNIT TYPE	NET AREA	COUNT
BUILDING 'Z'		
1 BED / 1 BATH	683 SF	12
2 BED / 1 BATH	868 SF	6
		18



## OVERALL SITE PLAN - PHASE II

1" = 50'-0"



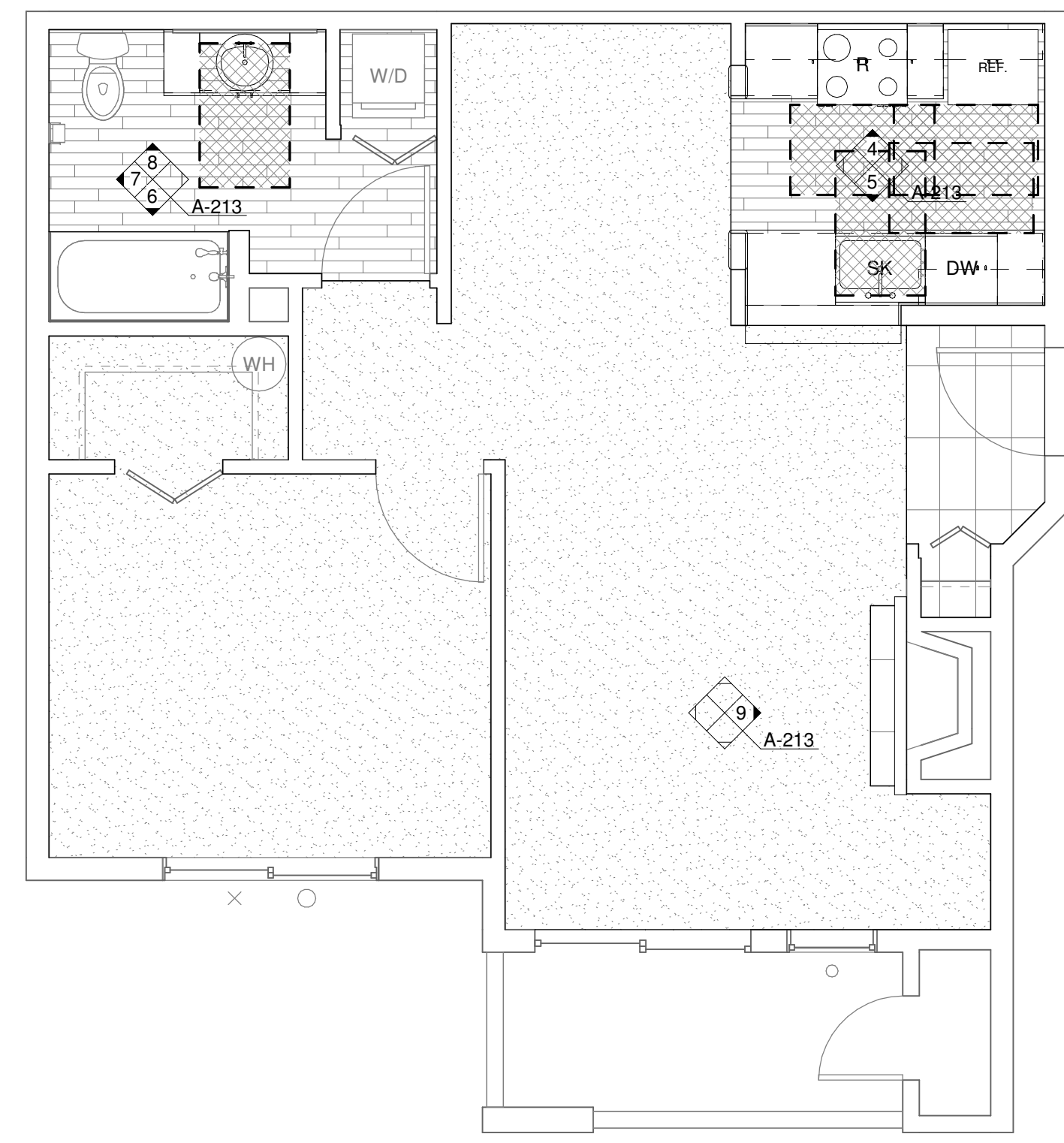


**GRAB BARS:**  
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET THE STRUCTURAL STRENGTH REQUIREMENTS OF ANSI SEC. 609.8. LOCATE GRAB BARS PER ANSI SEC. 607.4.2.

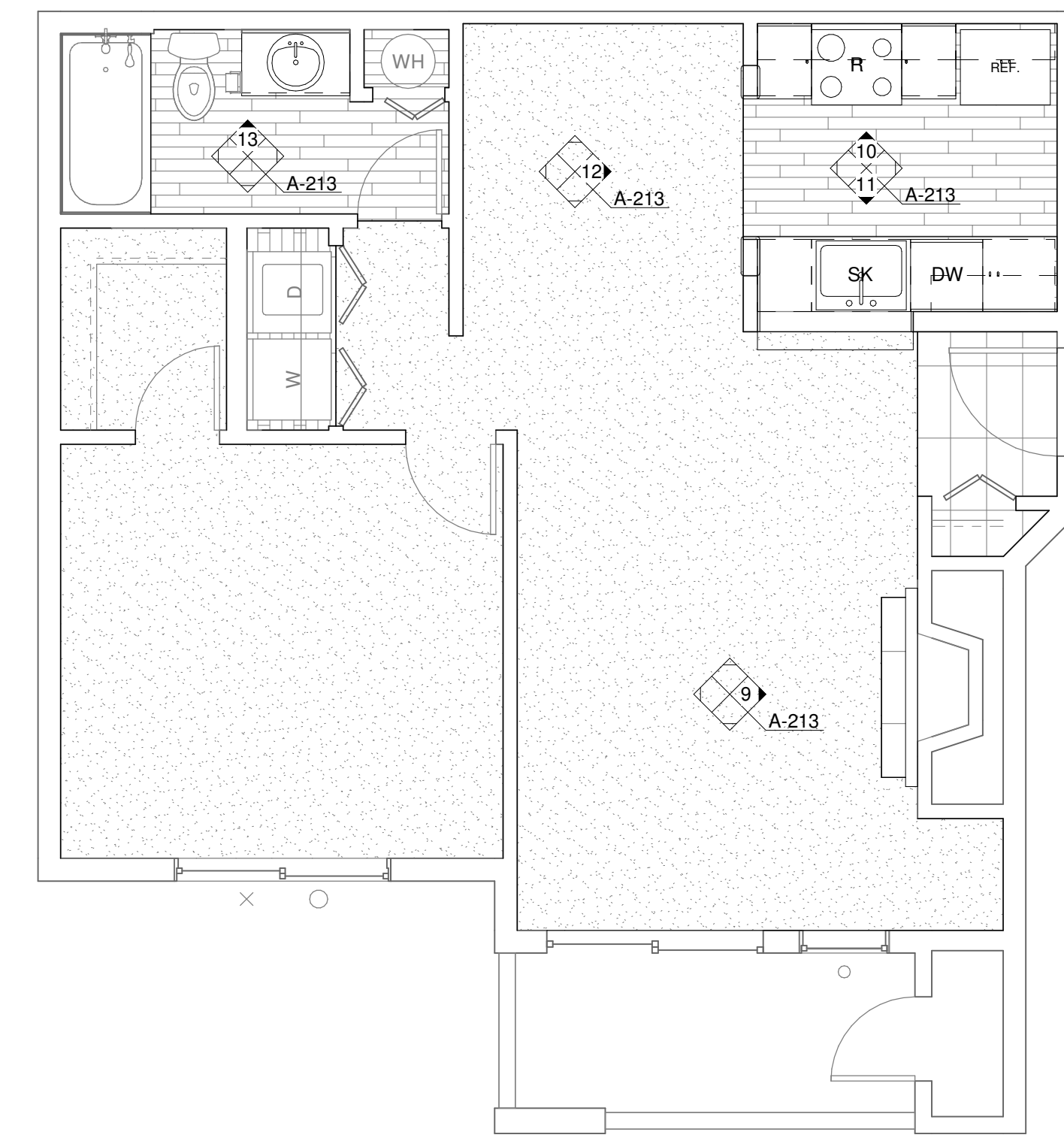
**SEAT:**  
A REMOVABLE SEAT IS NOT REQUIRED PER ANSI SEC. 1003.11.2.5.1 EX.1.

**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.

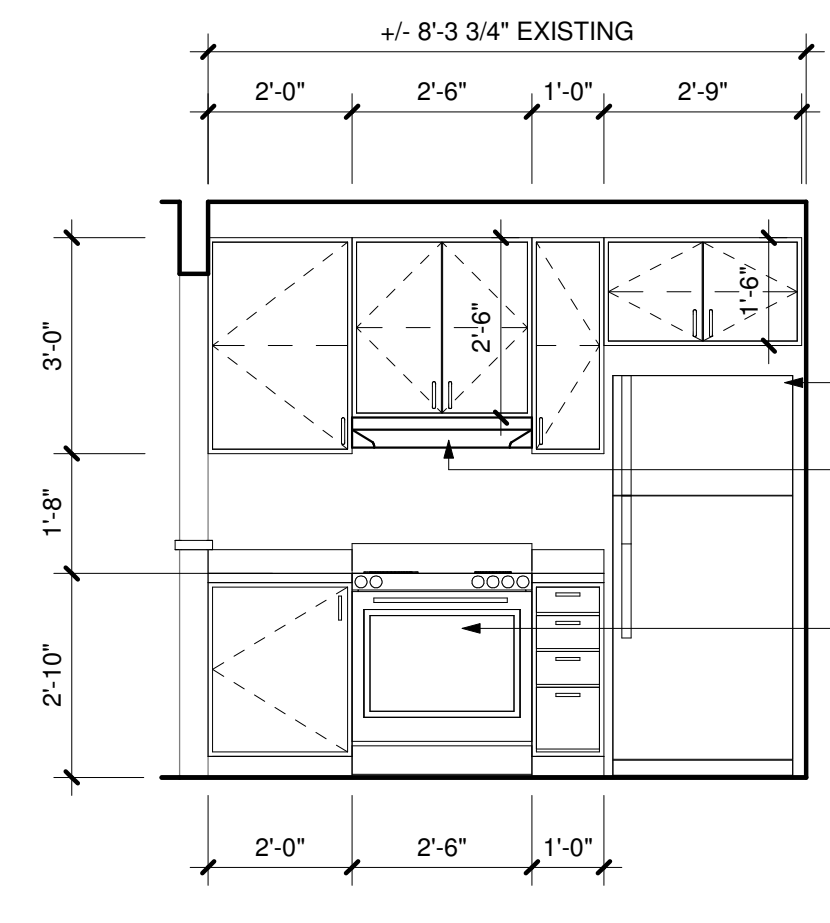
**1 BATHTUB REQUIREMENTS**  
1/4" = 1'-0"



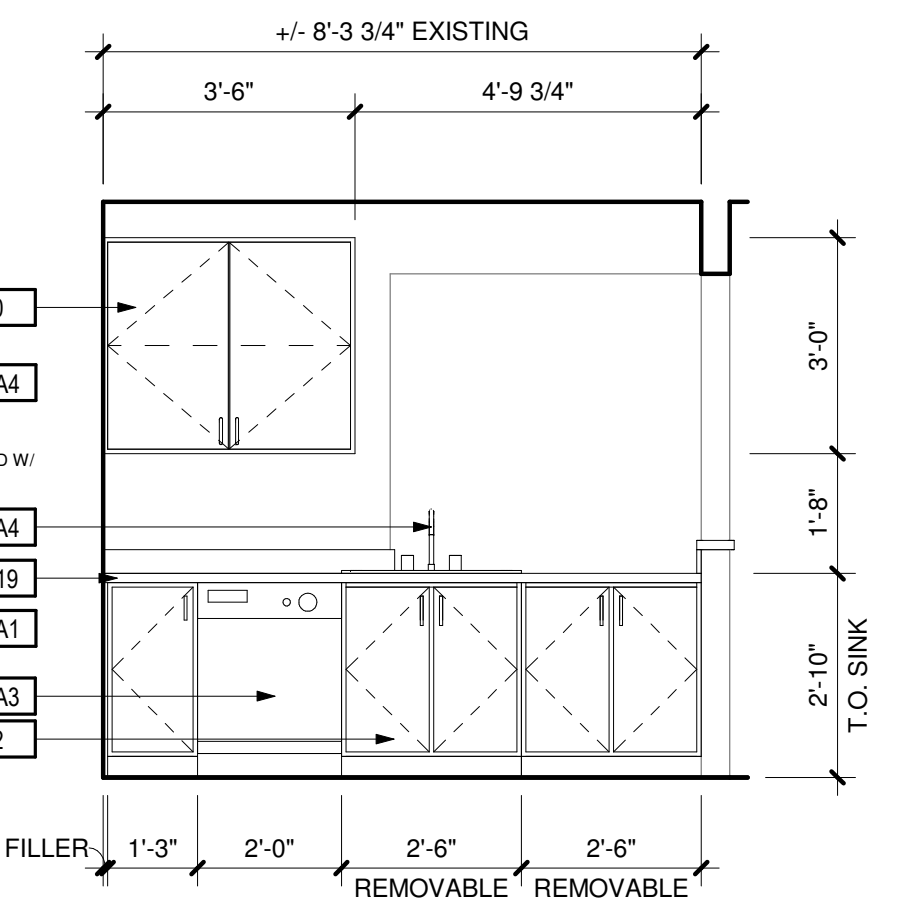
**2 ENLARGED UNIT PLAN - 1 BED/1 BATH (ADA)**  
1/4" = 1'-0"



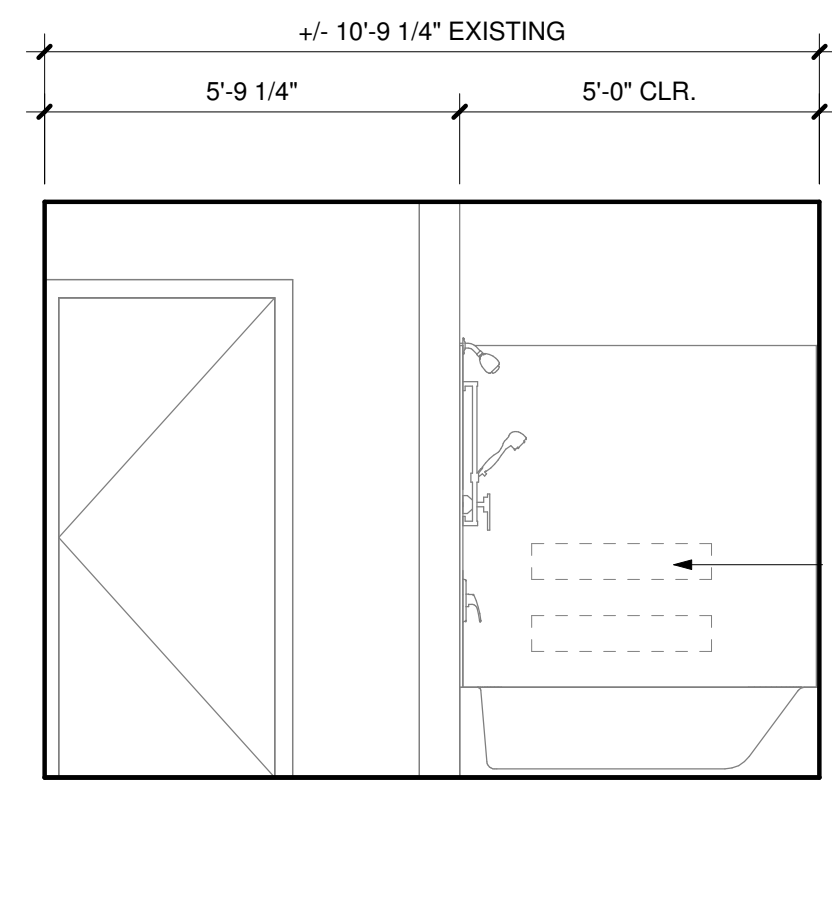
**3 ENLARGED UNIT PLAN - 1 BED/1 BATH (TYP)**  
1/4" = 1'-0"



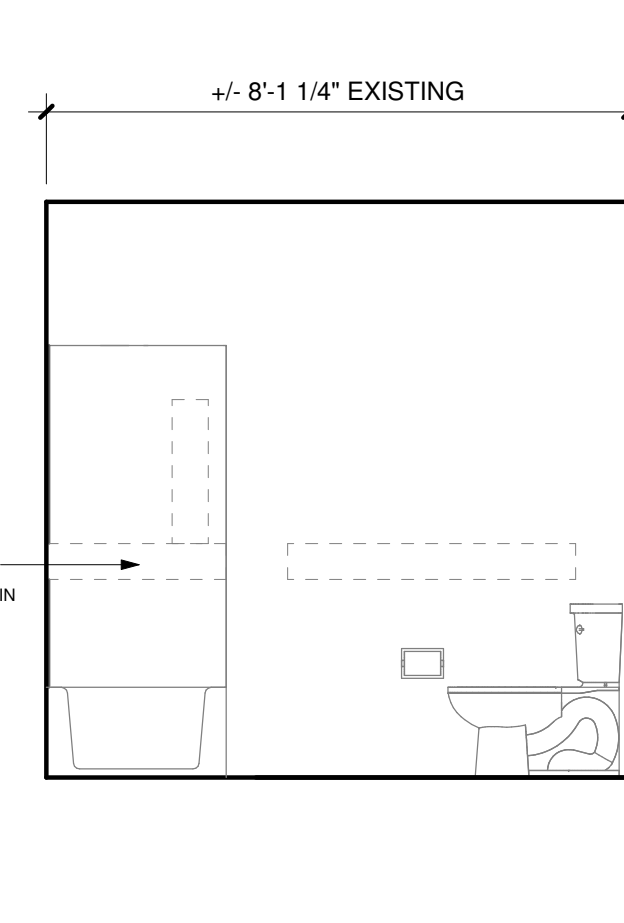
**4 KITCHEN (ADA)**  
3/8" = 1'-0"



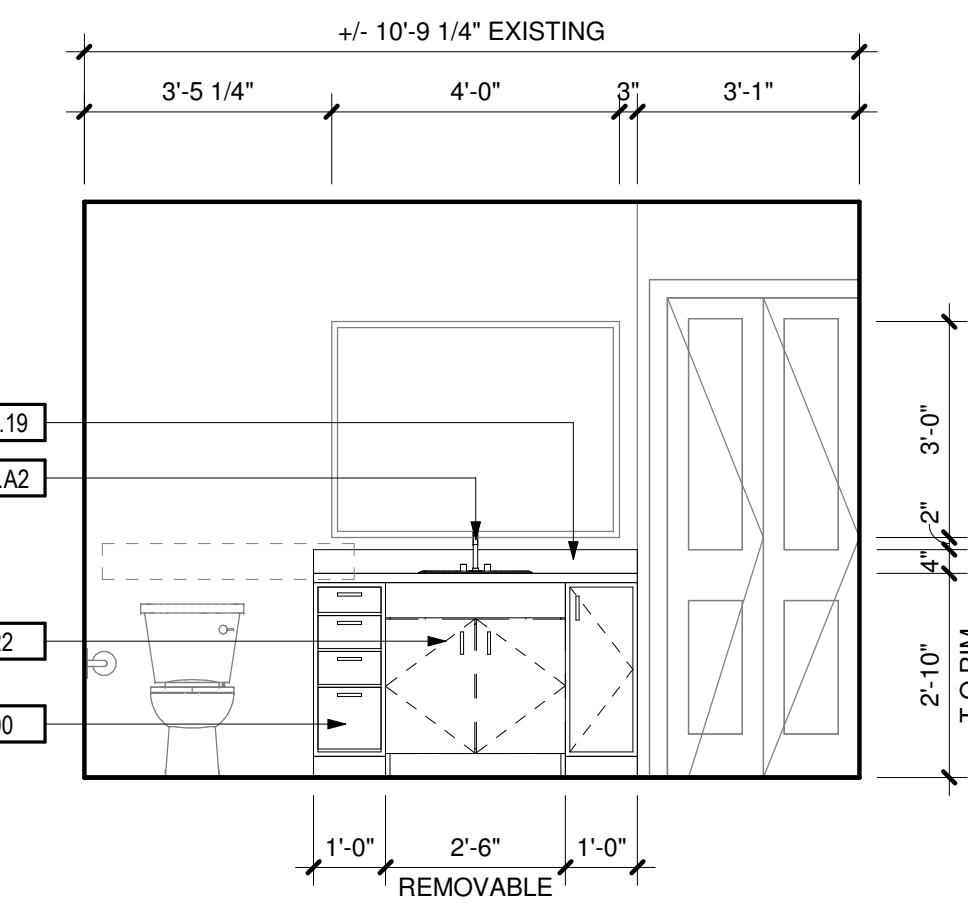
**5 KITCHEN (ADA)**  
3/8" = 1'-0"



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



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



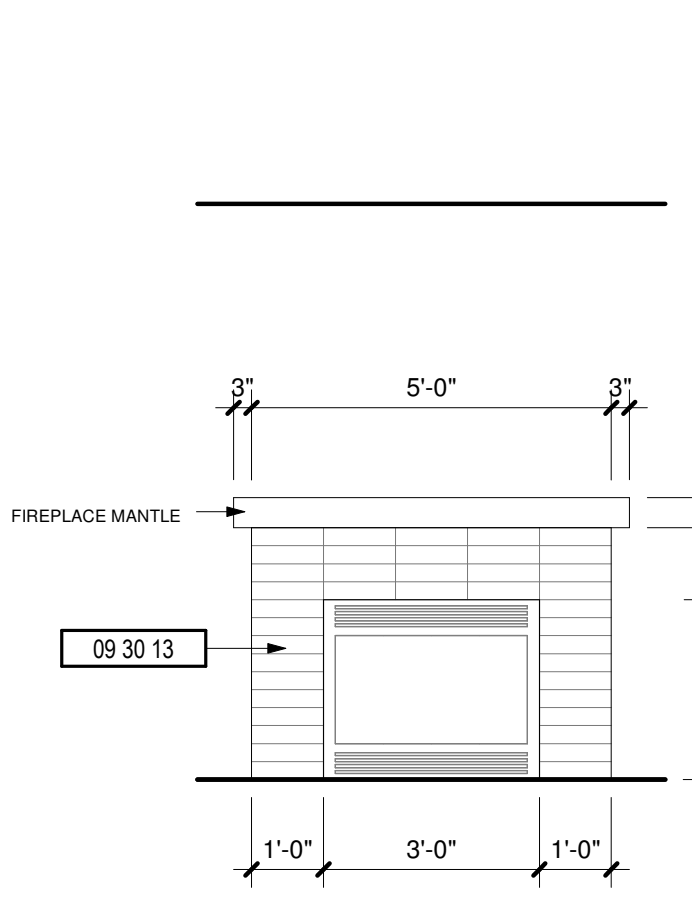
**8 BATHROOM (ADA)**  
3/8" = 1'-0"

**DEMOLITION NOTES**

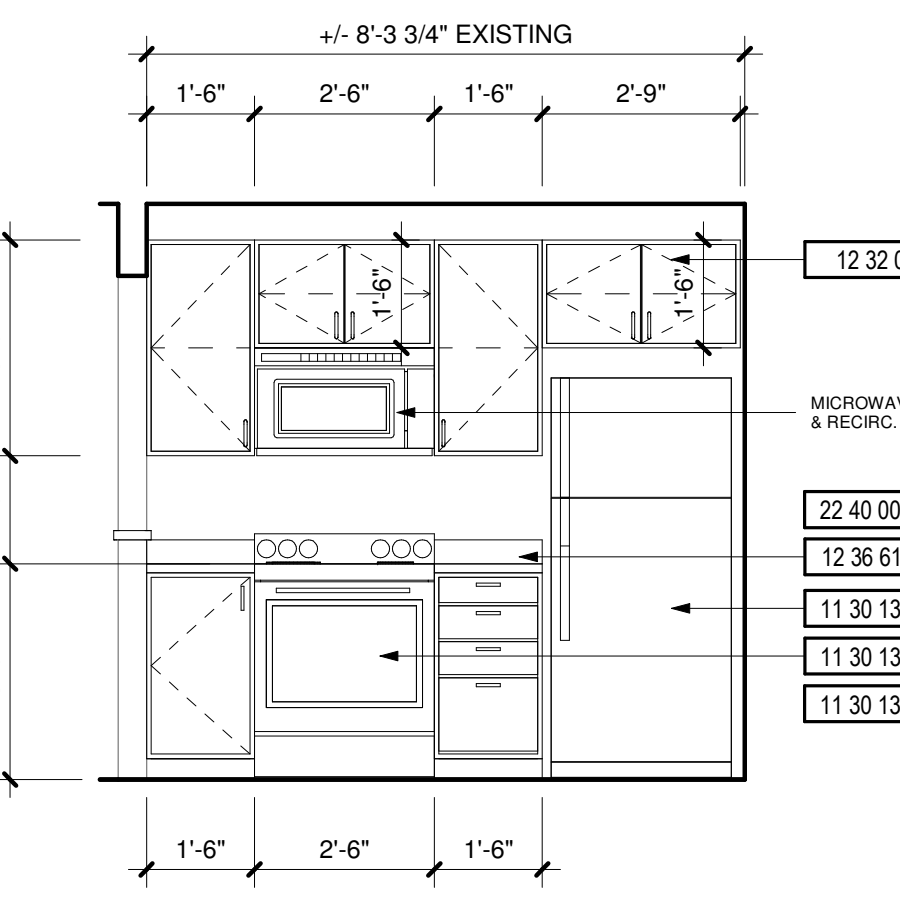
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

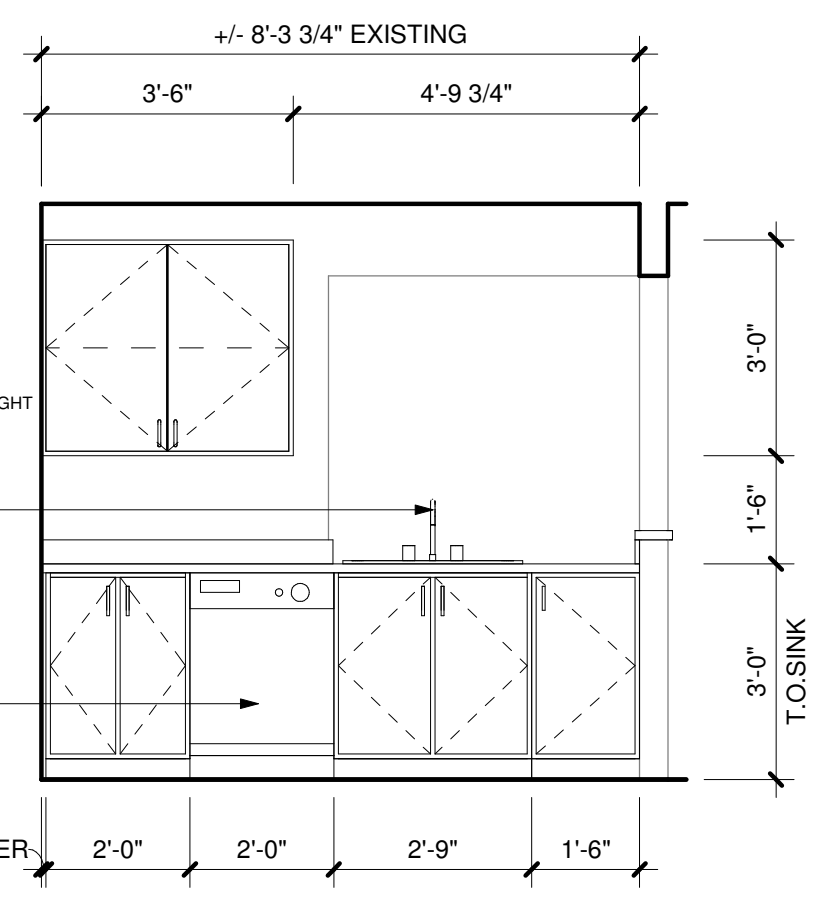
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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



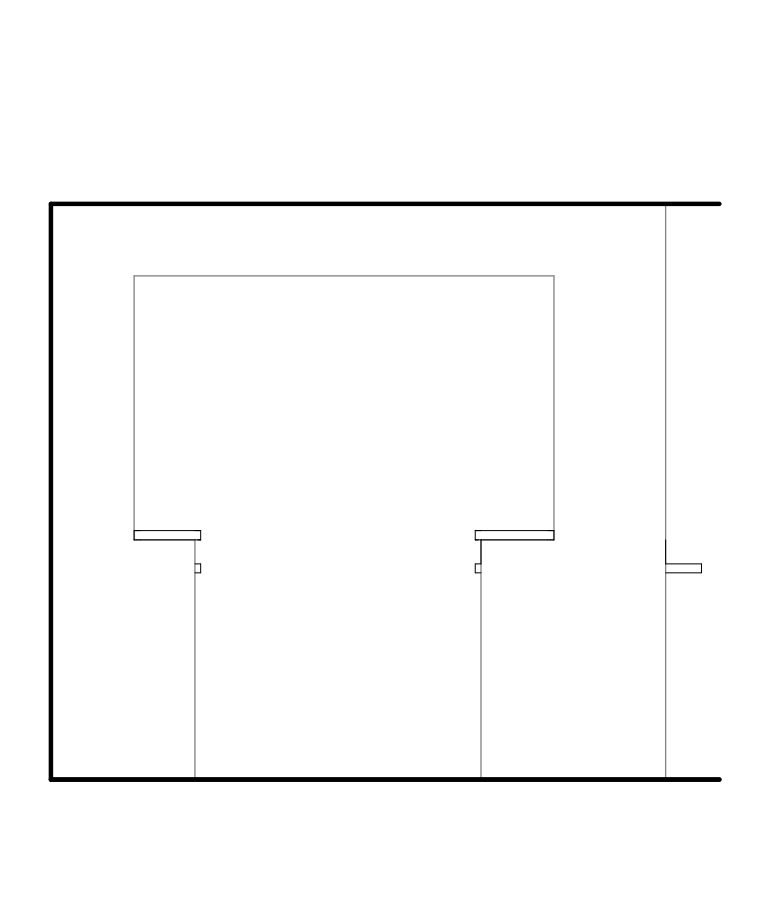
**9 FIREPLACE**  
3/8" = 1'-0"



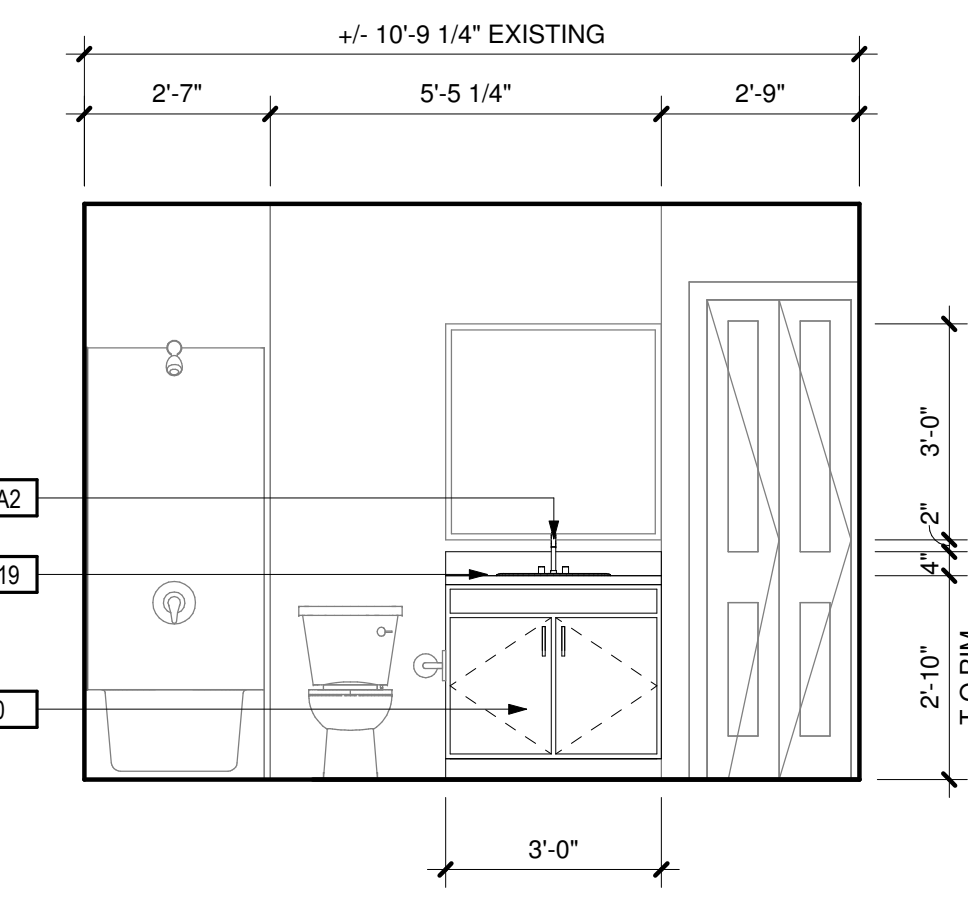
**10 KITCHEN**  
3/8" = 1'-0"



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

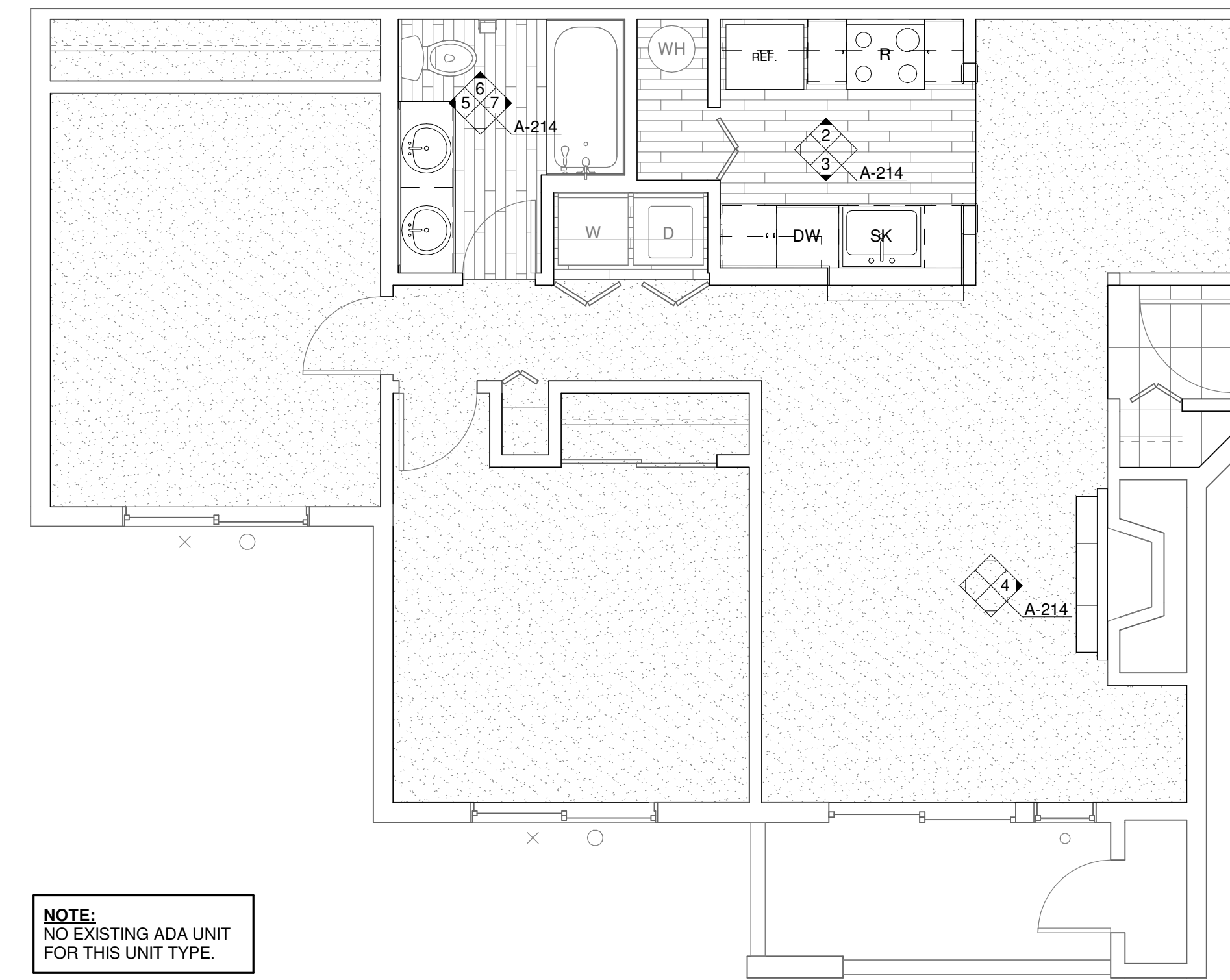


**12 DINING ROOM**  
3/8" = 1'-0"



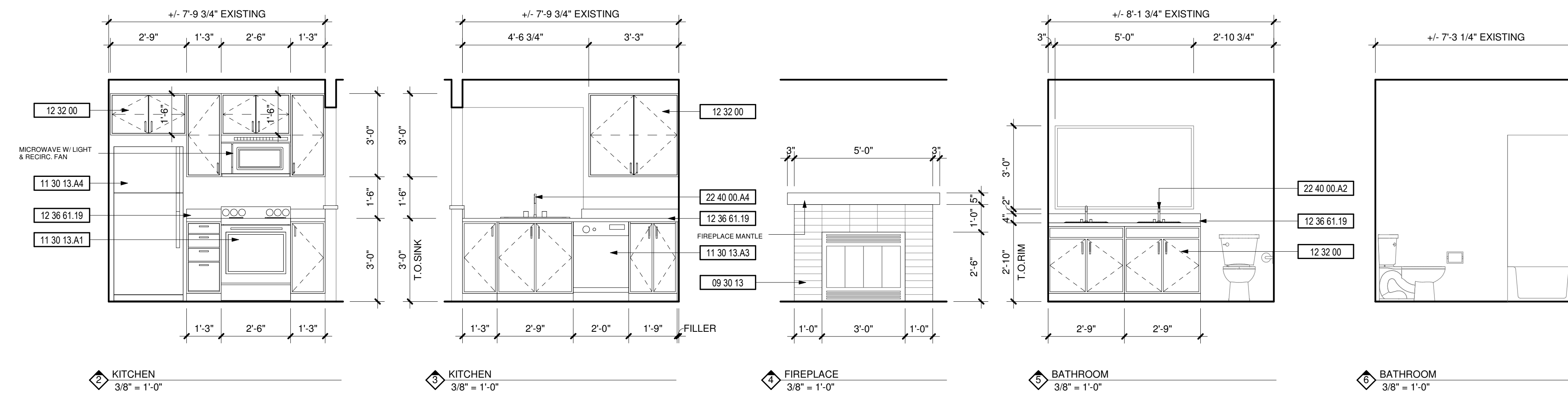
**13 BATHROOM**  
3/8" = 1'-0"

**PRCTI20210118  
UNITS  
102,202,302BLDG B**



NOTE:  
NO EXISTING ADA UNIT  
FOR THIS UNIT TYPE.

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



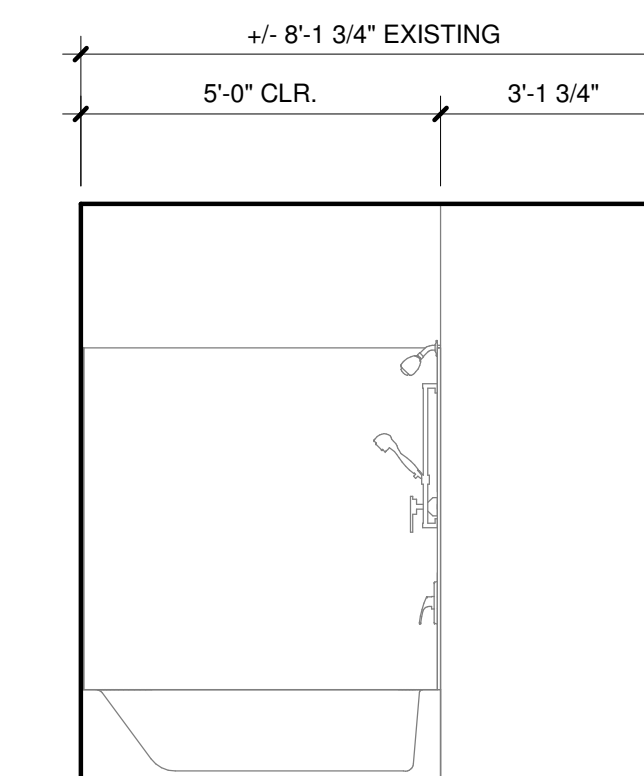
**DEMOLITION NOTES**

#	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

**PRCTI20210118  
UNITS  
102,202,302BLDG B**



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

PROJECT

DATE

DESC.

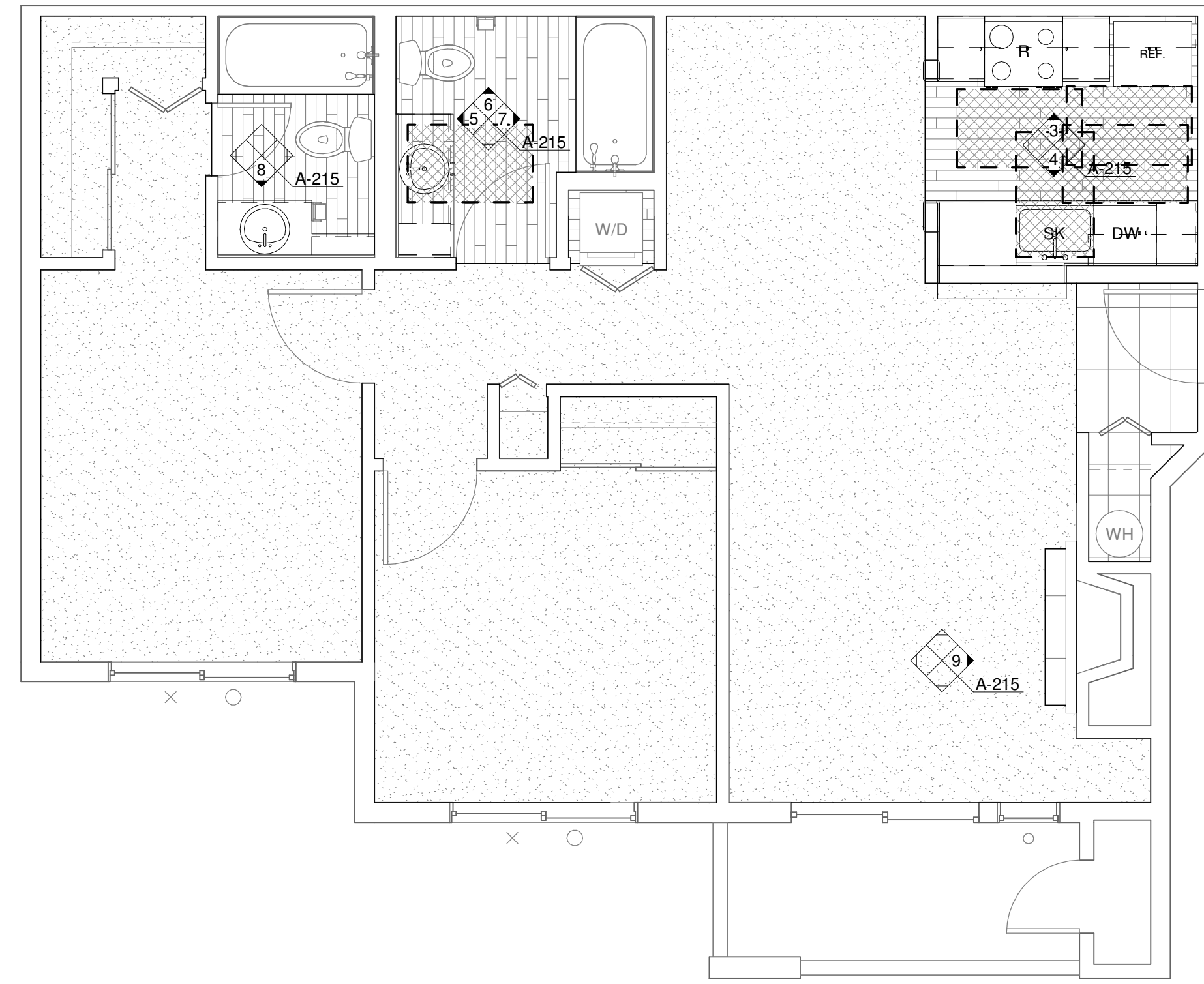
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APPROVAL STAMPS

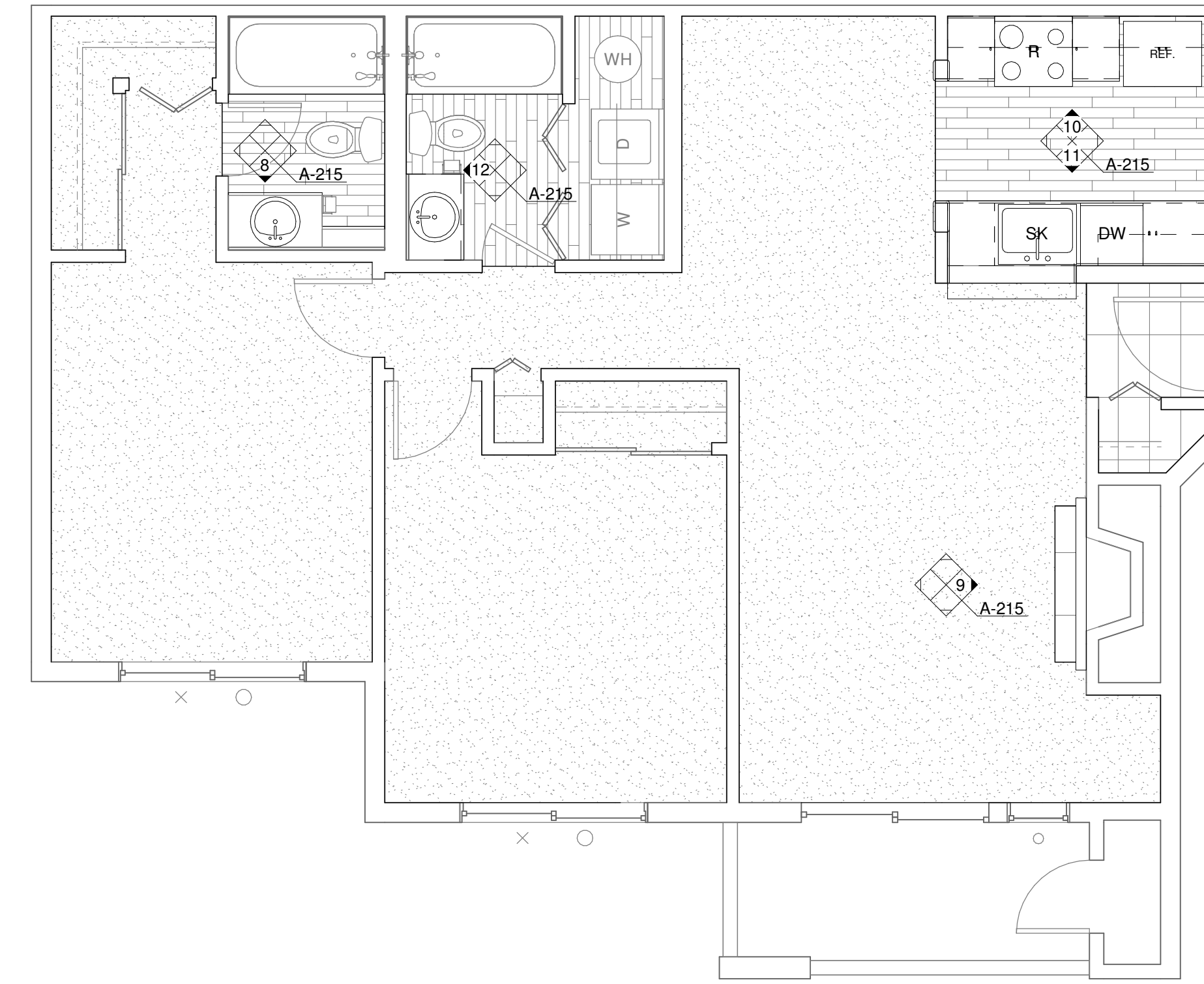
JOB NO.: 1922  
ISSUE DATE: 09/14/2021  
REVISED:  
DRAWN BY: BM  
SHEET

**A-214**

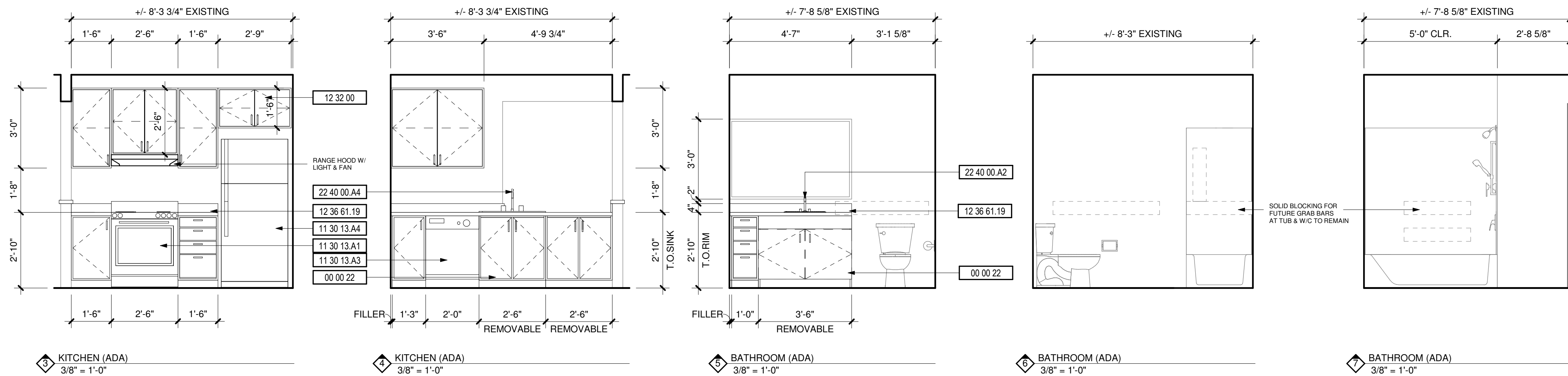
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**1 ENLARGED UNIT PLAN - 2 BED/2 BATH (ADA)**  
 1/4" = 1'-0"



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

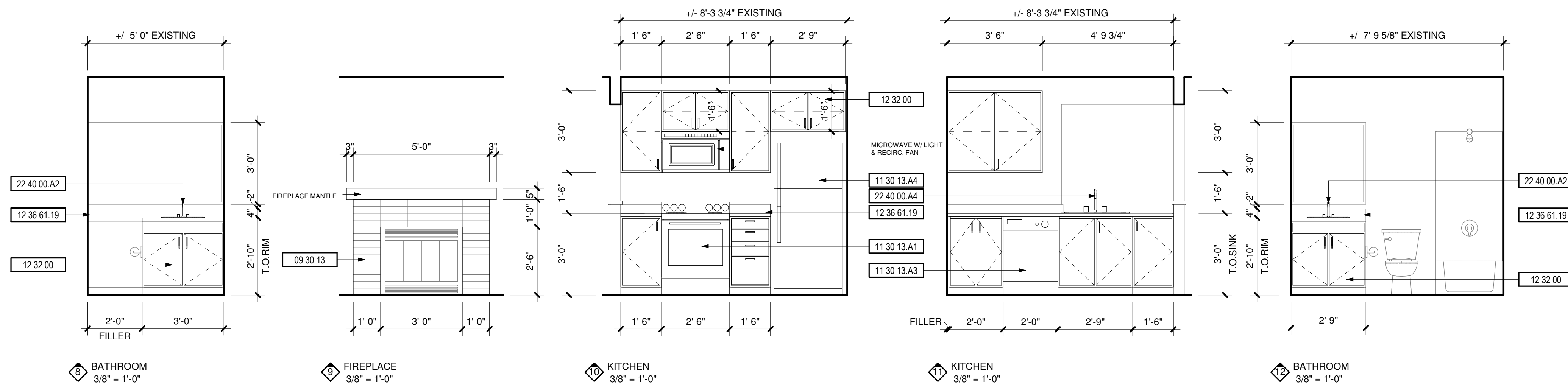


**DEMOLITION NOTES**

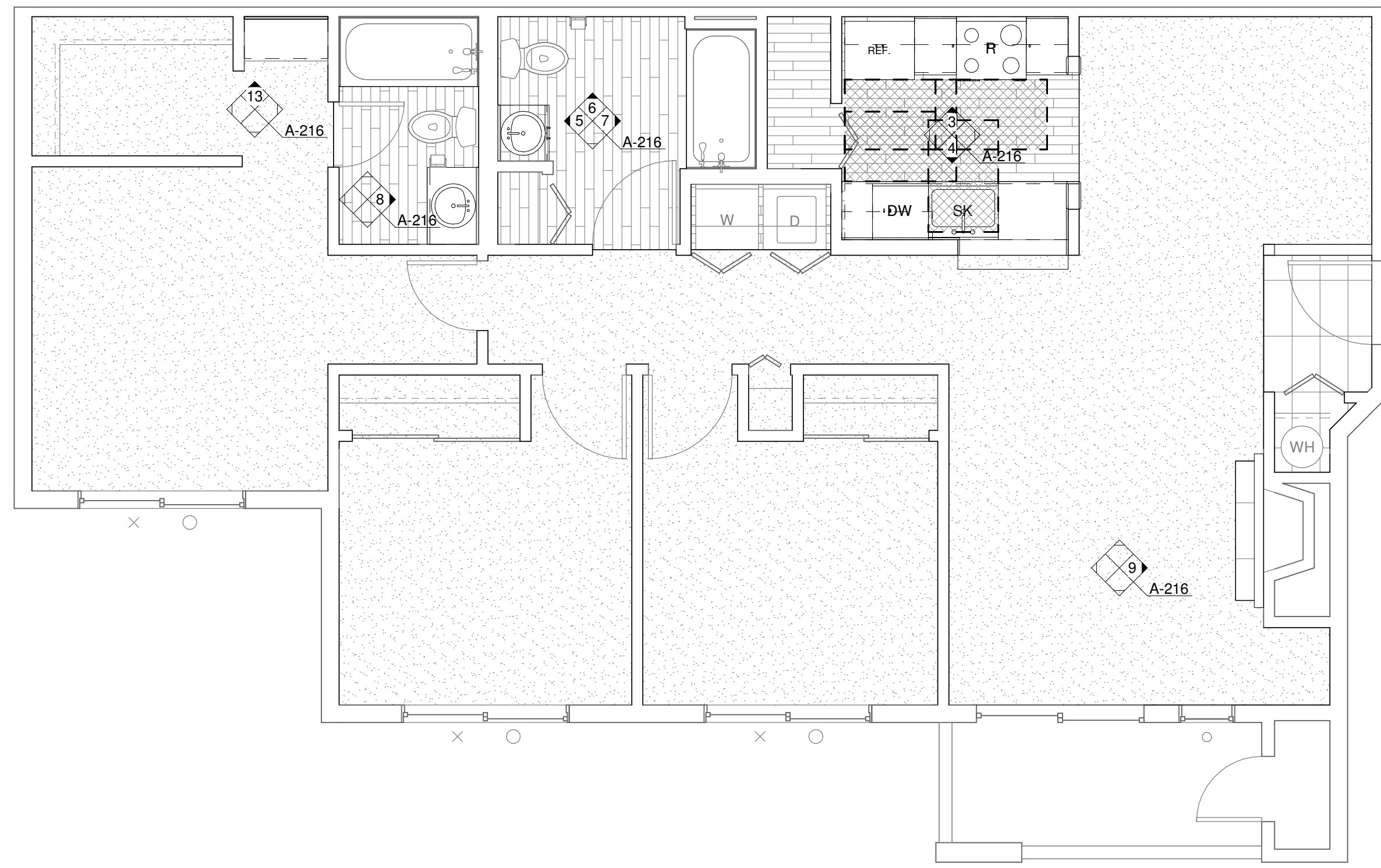
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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



**PRCTI20210118  
 UNITS  
 102,202,302BLDG B**



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



**PRCTI20210118  
UNITS  
102,202,302BLDG B**

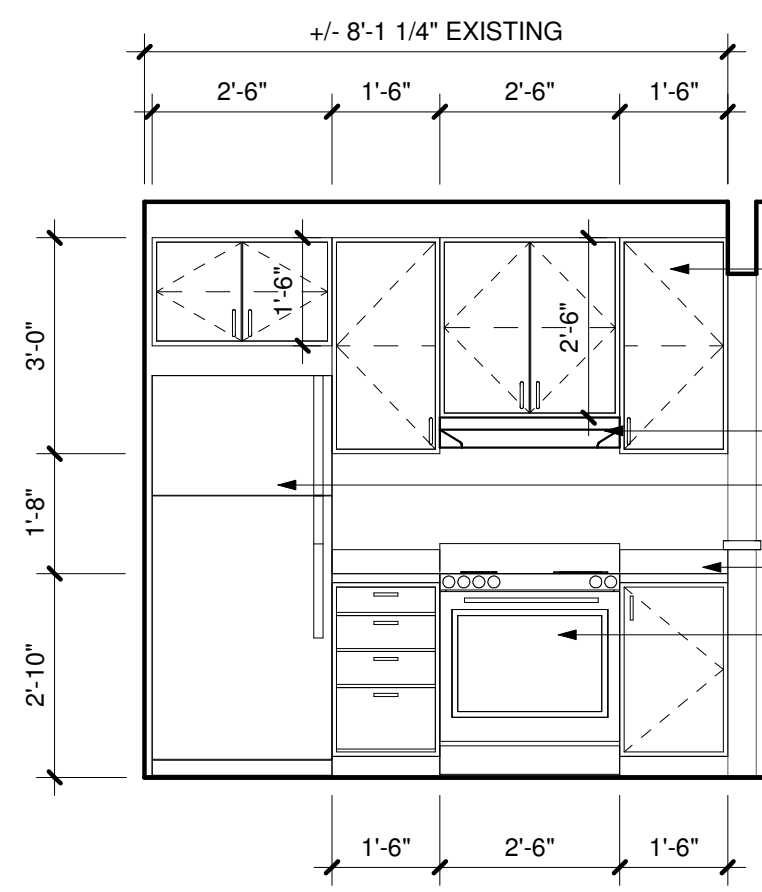
**2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)**  
1/4" = 1'-0"

**DEMOLITION NOTES**

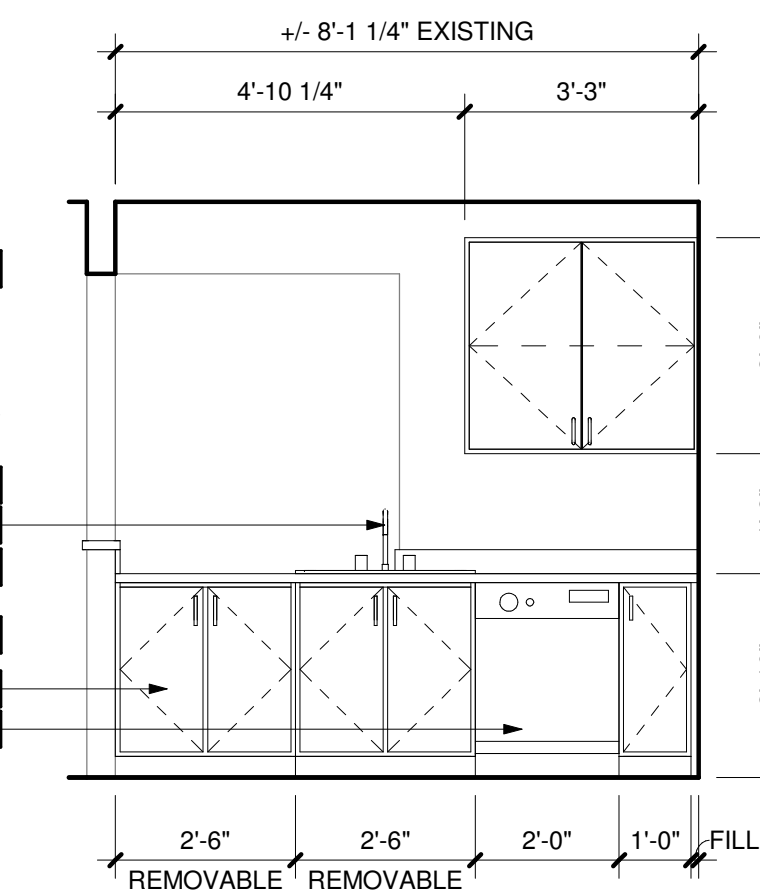
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

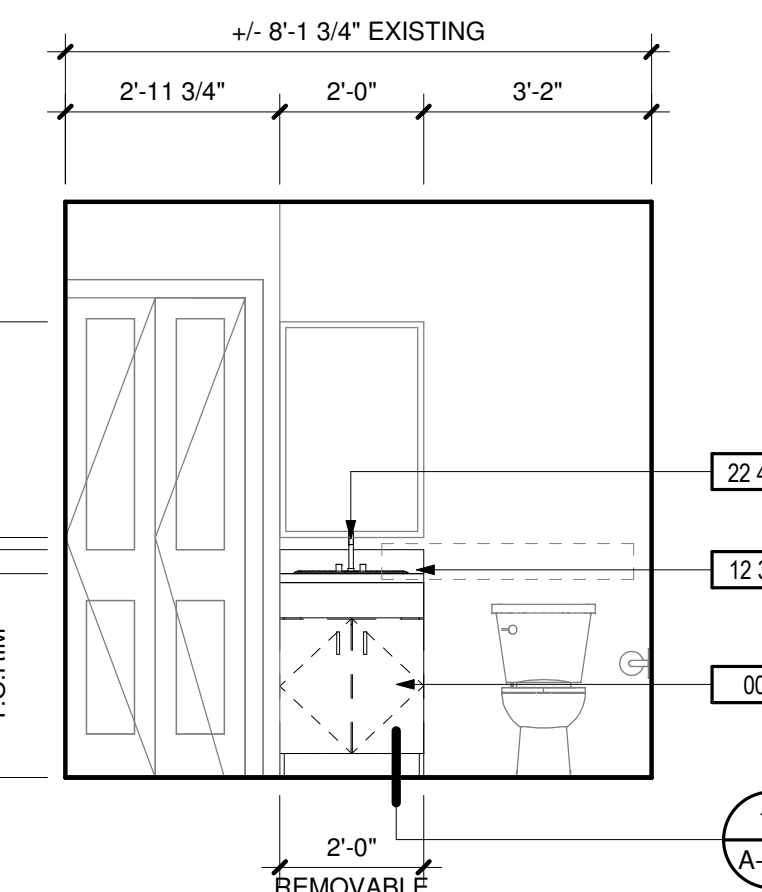
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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



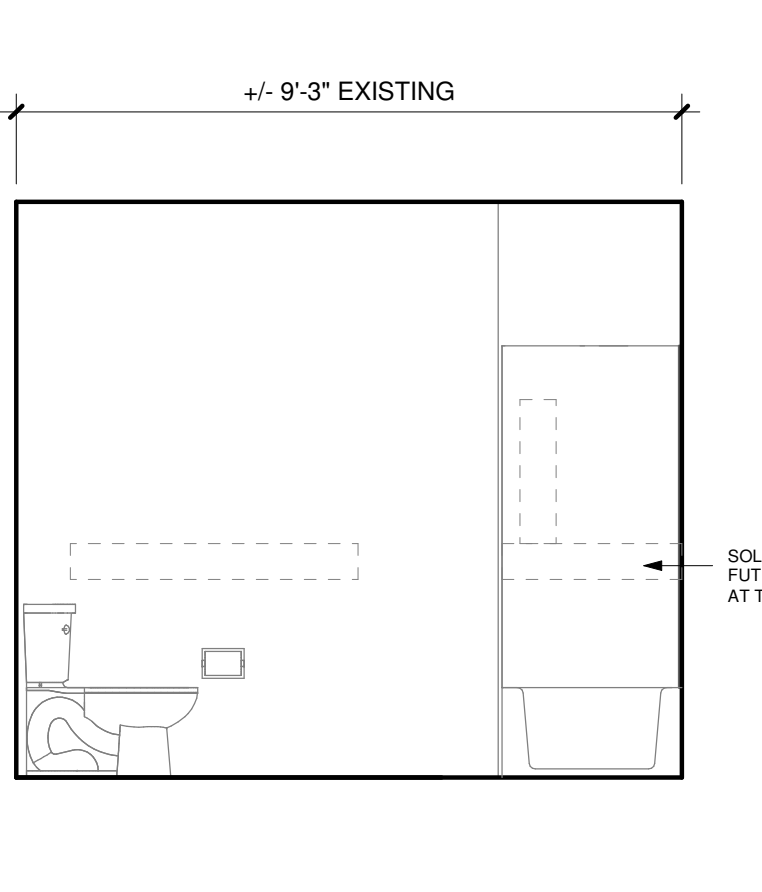
**3 KITCHEN (ADA)**  
3/8" = 1'-0"



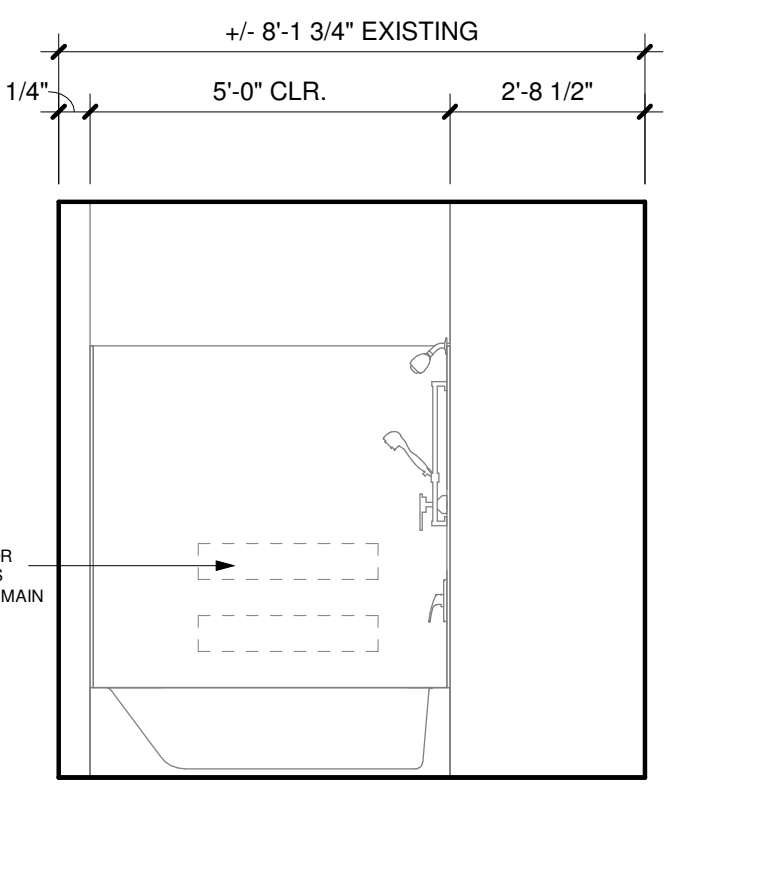
**4 KITCHEN (ADA)**  
3/8" = 1'-0"



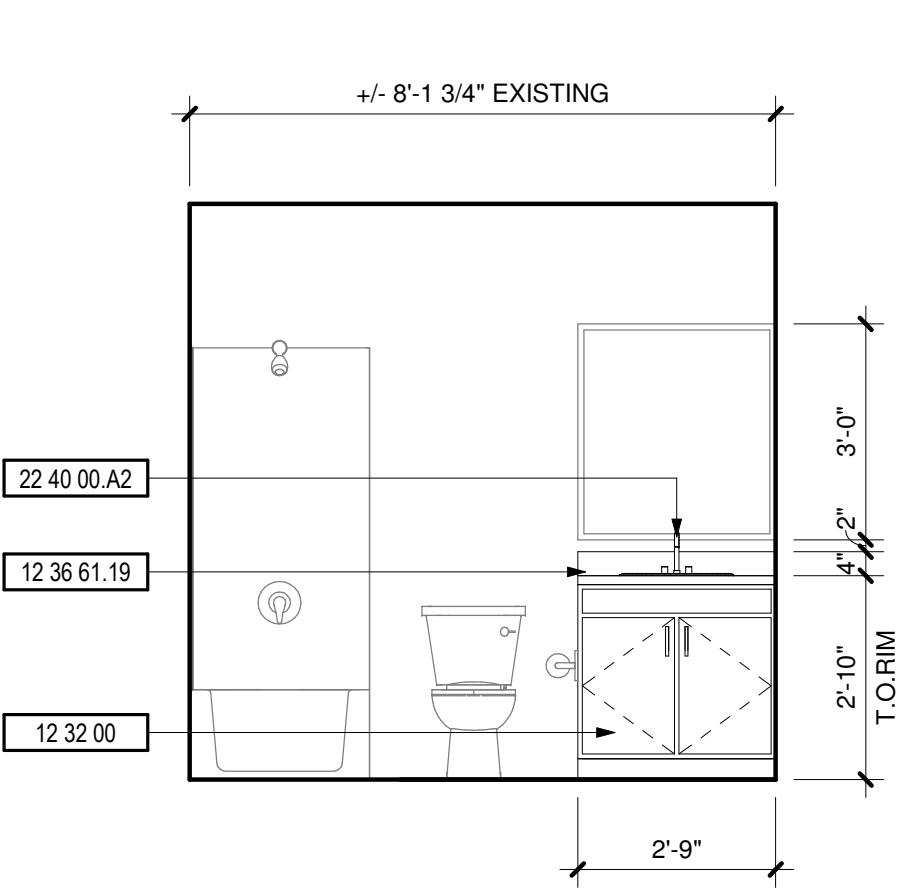
**5 BATHROOM (ADA)**  
3/8" = 1'-0"



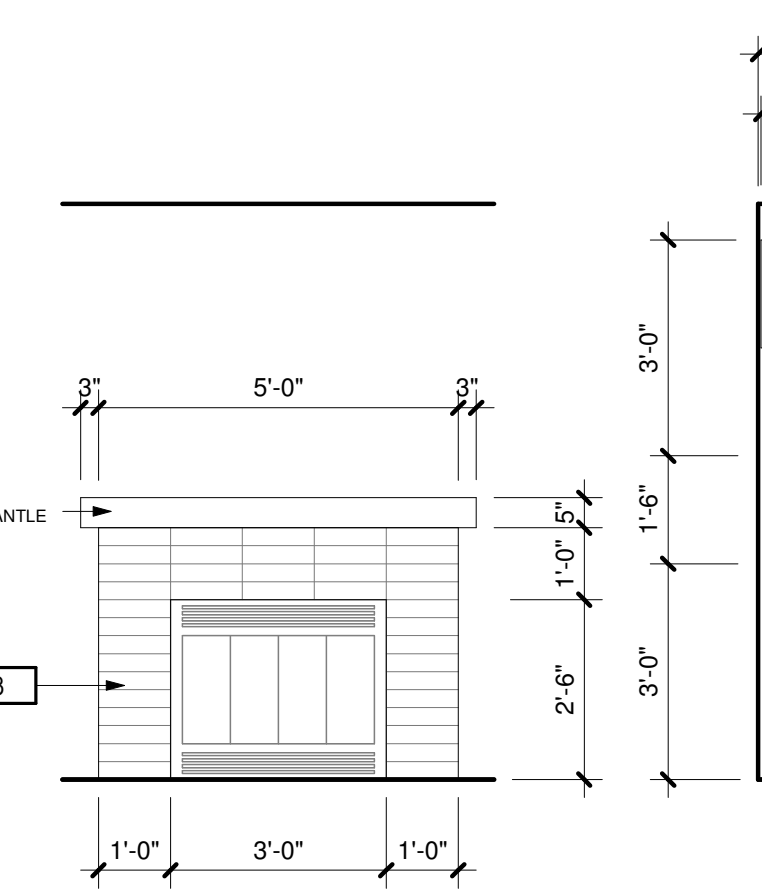
**6 BATHROOM (ADA)**  
3/8" = 1'-0"



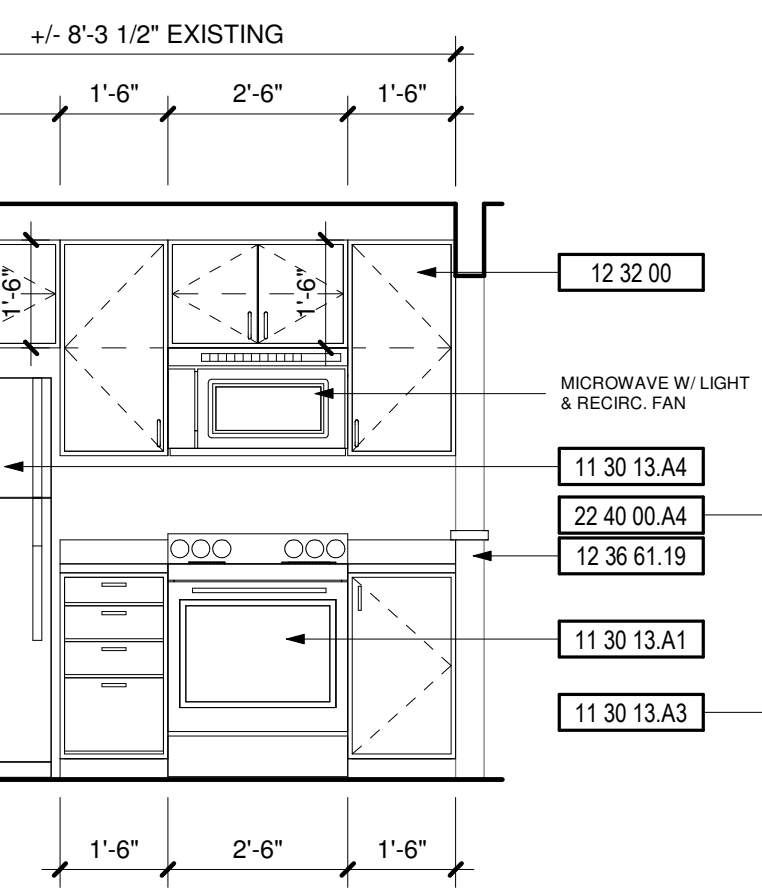
**7 BATHROOM (ADA)**  
3/8" = 1'-0"



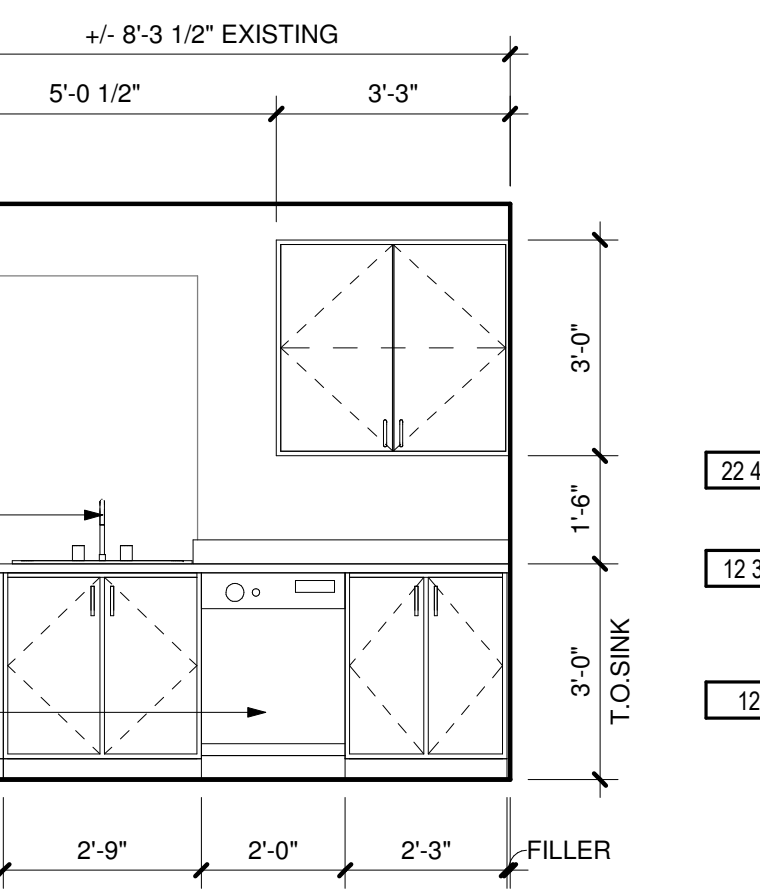
**8 BATHROOM**  
3/8" = 1'-0"



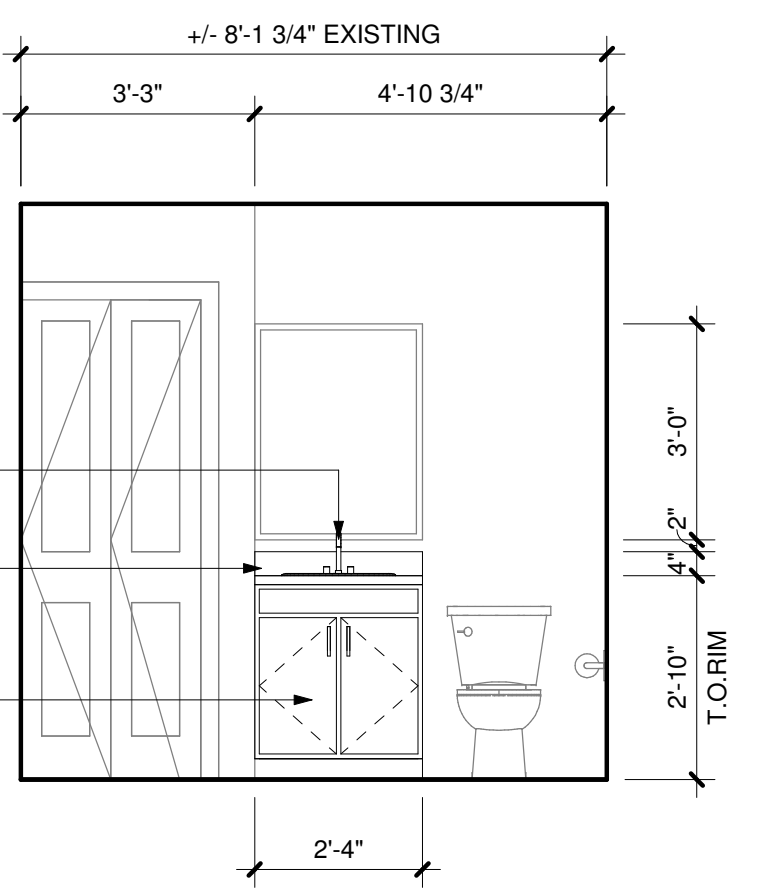
**9 FIREPLACE**  
3/8" = 1'-0"



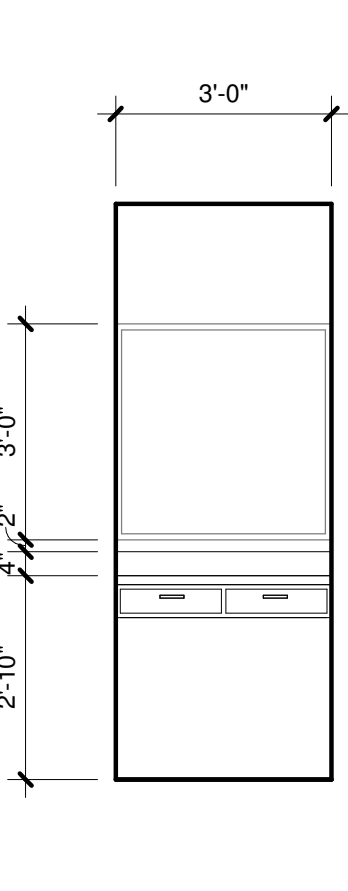
**10 KITCHEN**  
3/8" = 1'-0"



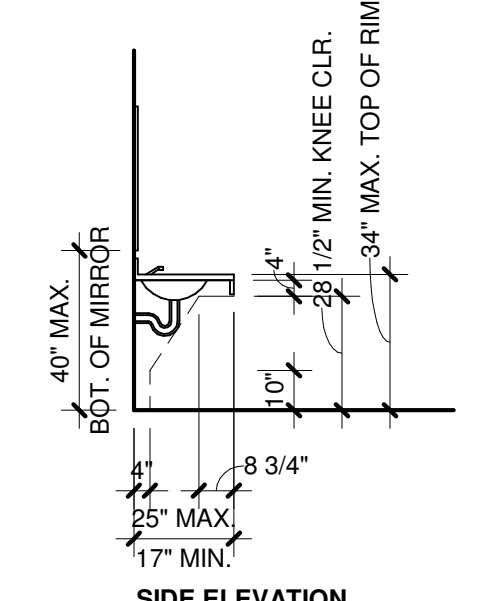
**11 KITCHEN**  
3/8" = 1'-0"



**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"