

AGENCY REVIEW
09/14/2021

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

Table with columns for PROJECT, DATE, and DESC.

APPROVAL STAMPS

City of Puyallup Development & Permitting Services ISSUED PERMIT. Includes stamps for Building, Planning, Engineering, Public Works, Fire, and 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

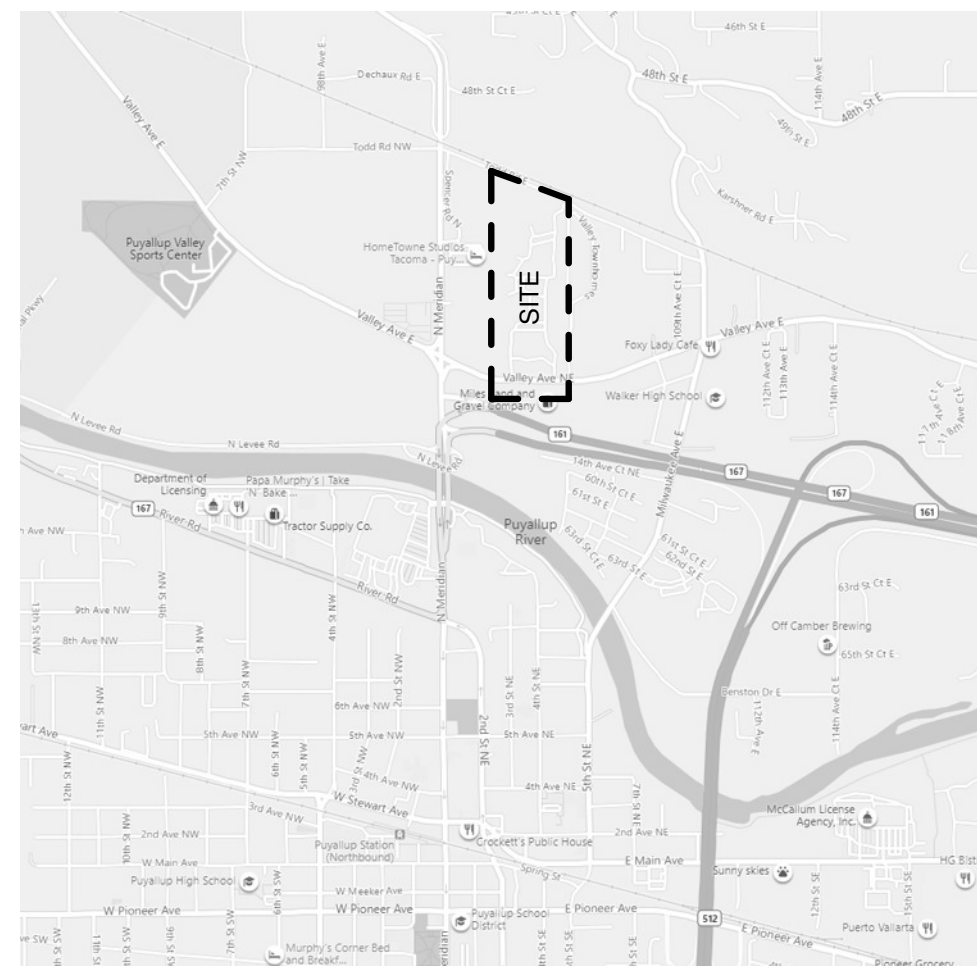
ABBREVIATIONS

Table of abbreviations including AB (Anchor Bolt), ACT (Acoustical Ceiling Tile), AFF (Above Finished Floor), etc.

ABBREVIATIONS

Table of abbreviations including MAT (Material), MAX (Maximum), MECH (Mechanical), MED (Medicine), MET (Metal), etc.

VICINITY MAP



PROJECT INFORMATION

Table with project details: PROJECT SCOPE (UNIT REHABILITATION), PARCEL NUMBER, PROJECT LOCATION, ZONING, etc.

MATERIAL LEGEND

Material legend table with columns for material name and corresponding hatching pattern (e.g., EARTH, CONCRETE, INSULATION).

SYMBOLS LEGEND

Symbols legend table showing symbols for Building Section, Callouts, Exterior Elevations, and 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 (CERTANTEED 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

Table with columns: SHEET #, SHEET NAME, REV.#, REV. DATE. Includes entries for G-001 COVER SHEET and A-100 to A-216 architectural sheets.

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.

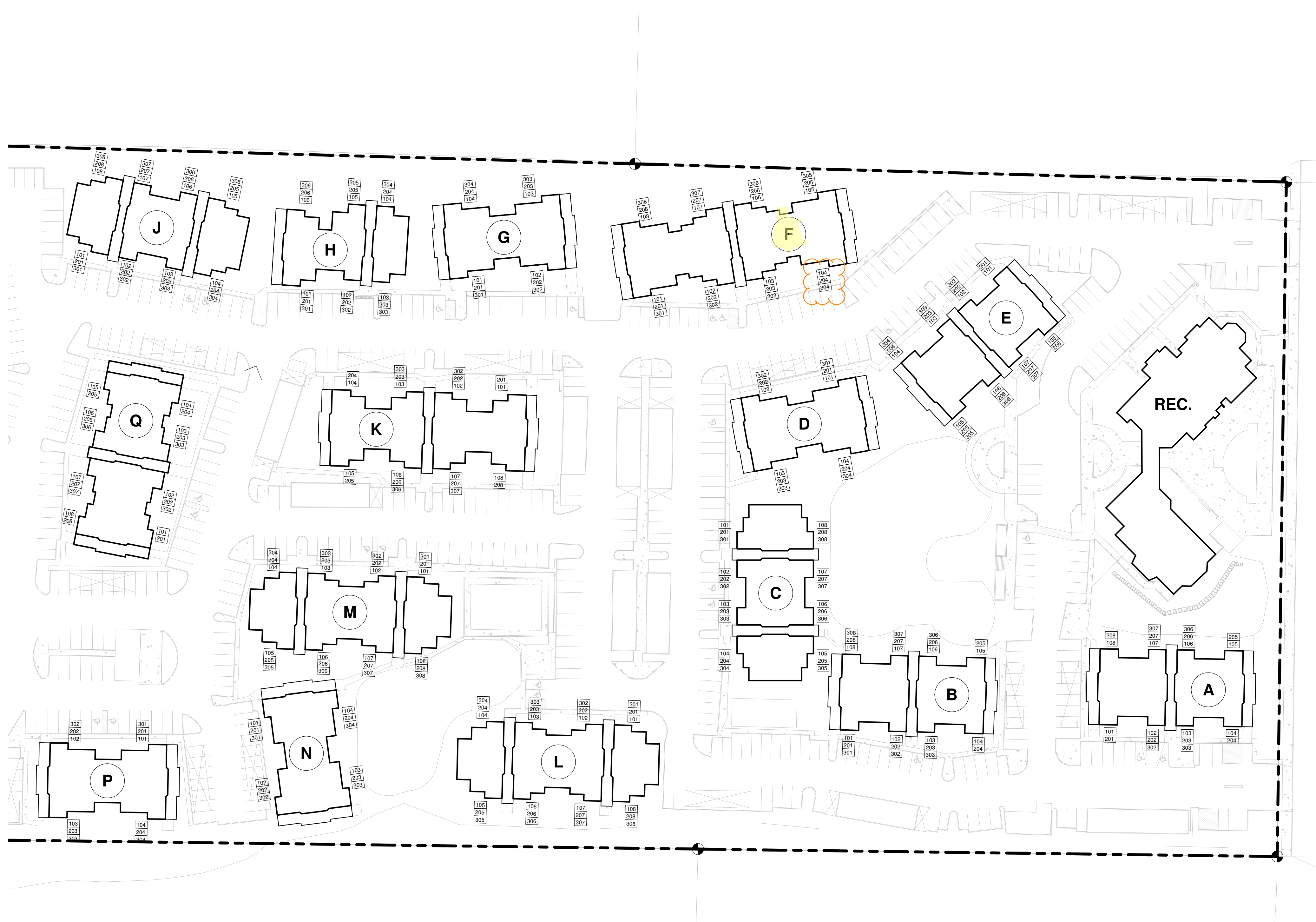
PROJECT TEAM

Table listing project team members: OWNER (Meridian Pointe Apartments, LLC), CONTRACTOR (Farrell-McKenna Construction, LLC), ARCHITECT (Ross Deckman & Associates, Inc.).

City of Puyallup Building Approved stamp. See permit for additional requirements. Issued by JMontgomery on 03/01/2022 at 9:47:12 AM. Includes City of Puyallup logo.

REVISIONS

Table with columns: #, CURRENT REVISION DESCRIPTION, REV. DATE.



OVERALL SITE PLAN - PHASE I

1" = 50'-0"



BUILDING

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

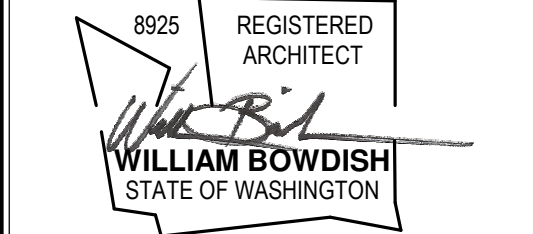
UNIT TYPE	NET AREA	COUNT
BUILDING 'N'		
3 BED / 2 BATH	1,121 SF	12
		12

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

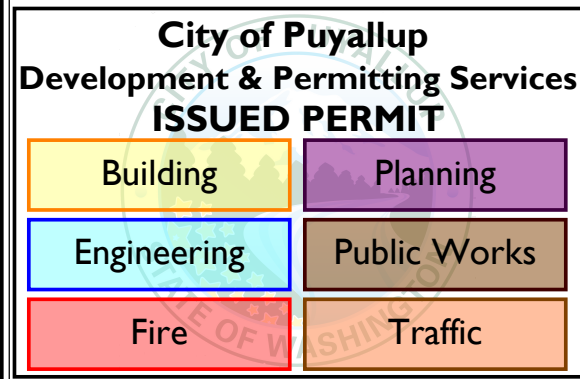
UNIT TYPE	NET AREA	COUNT
BUILDING 'Q'		
1 BED / 1 BATH	683 SF	10
1 BED / 1 BATH ADA	683 SF	2
2 BED / 2 BATH	899 SF	8
		20



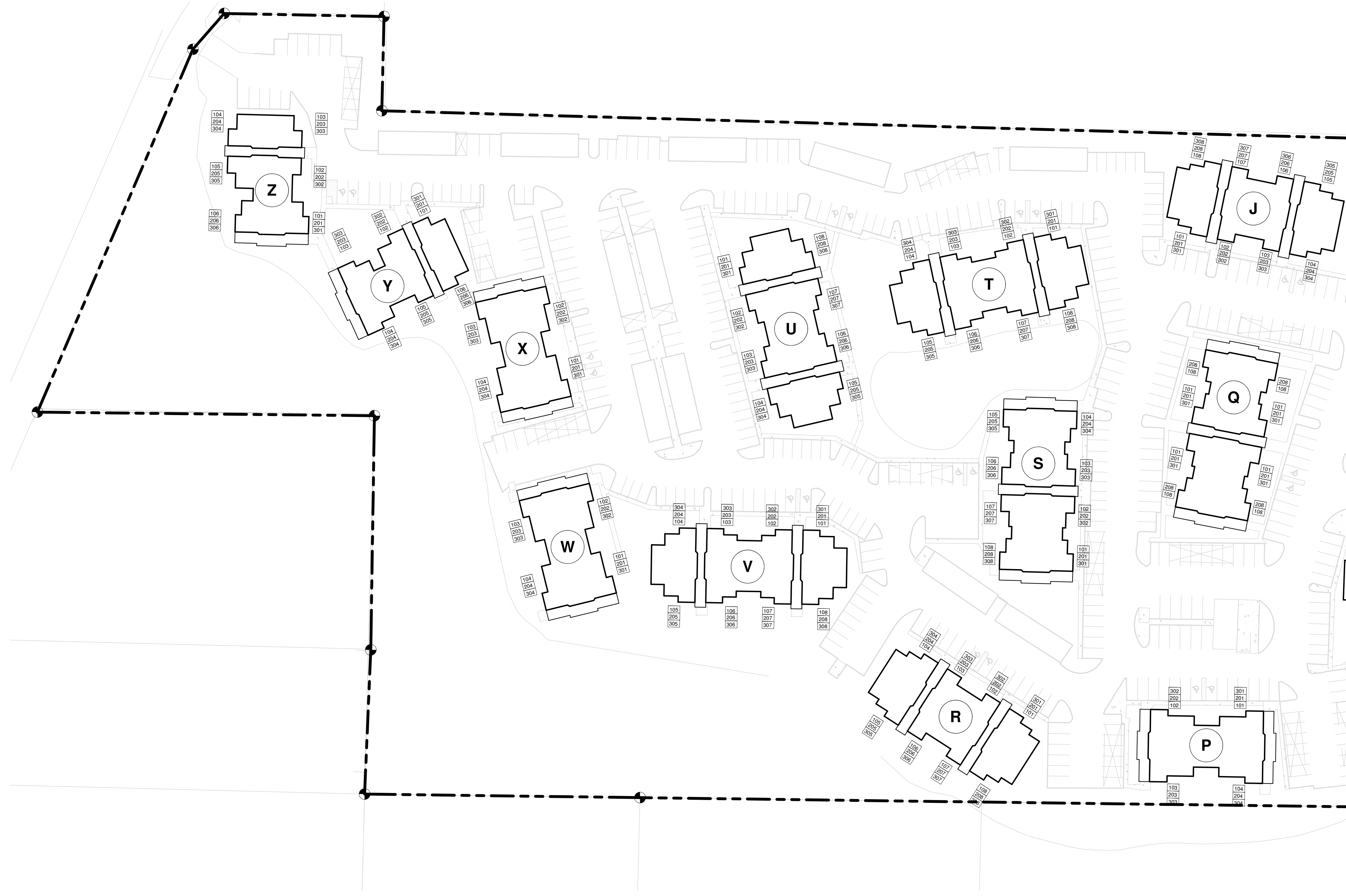
PROJECT
**MERIDIAN POINTE APARTMENTS
RESIDENTIAL UNIT REHABILITATION**
407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
OVERALL SITE PLAN - PHASE I

#	DESC.	DATE

APPROVAL STAMPS

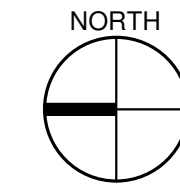


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OVERALL SITE PLAN - PHASE II

1" = 50'-0"



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

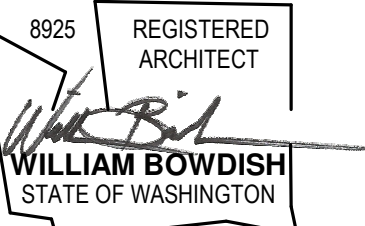
UNIT TYPE	NET AREA	COUNT
BUILDING 'Y'		
1 BED / 1 BATH	683 SF	12
2 BED / 1 BATH	868 SF	6
		18

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



ROSS DECKMAN & ASSOCIATES INC.
 207 FOURTH AVENUE SOUTHEAST,
 PUYALLUP, WASHINGTON 98372
 PHONE: 253.840.9405
 FAX: 253.840.9503



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

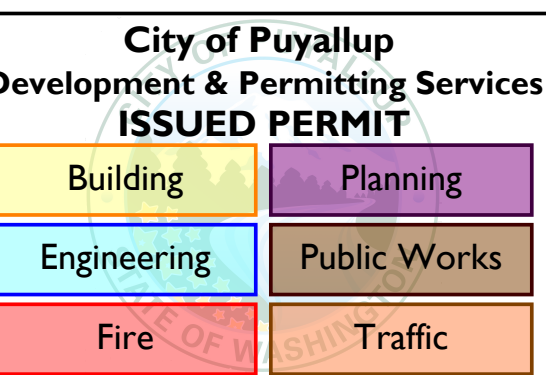
PROJECT

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APPROVAL STAMPS



JOB NO.: 1922
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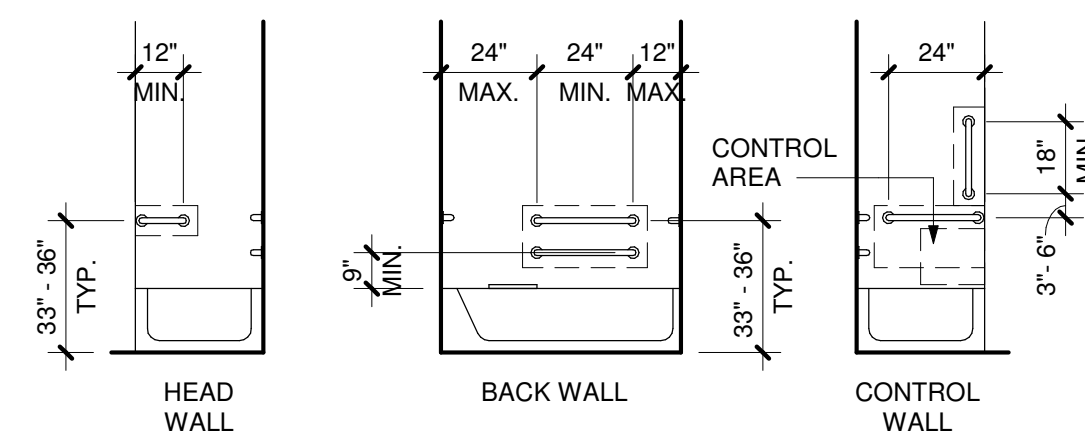
APPROVAL STAMPS

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

<input type="checkbox"/> Building	<input type="checkbox"/> Planning
<input type="checkbox"/> Engineering	<input type="checkbox"/> Public Works
<input type="checkbox"/> Fire	<input type="checkbox"/> Traffic

JOB NO.:	1922
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1 BATHTUB REQUIREMENTS
 1/4" = 1'-0"

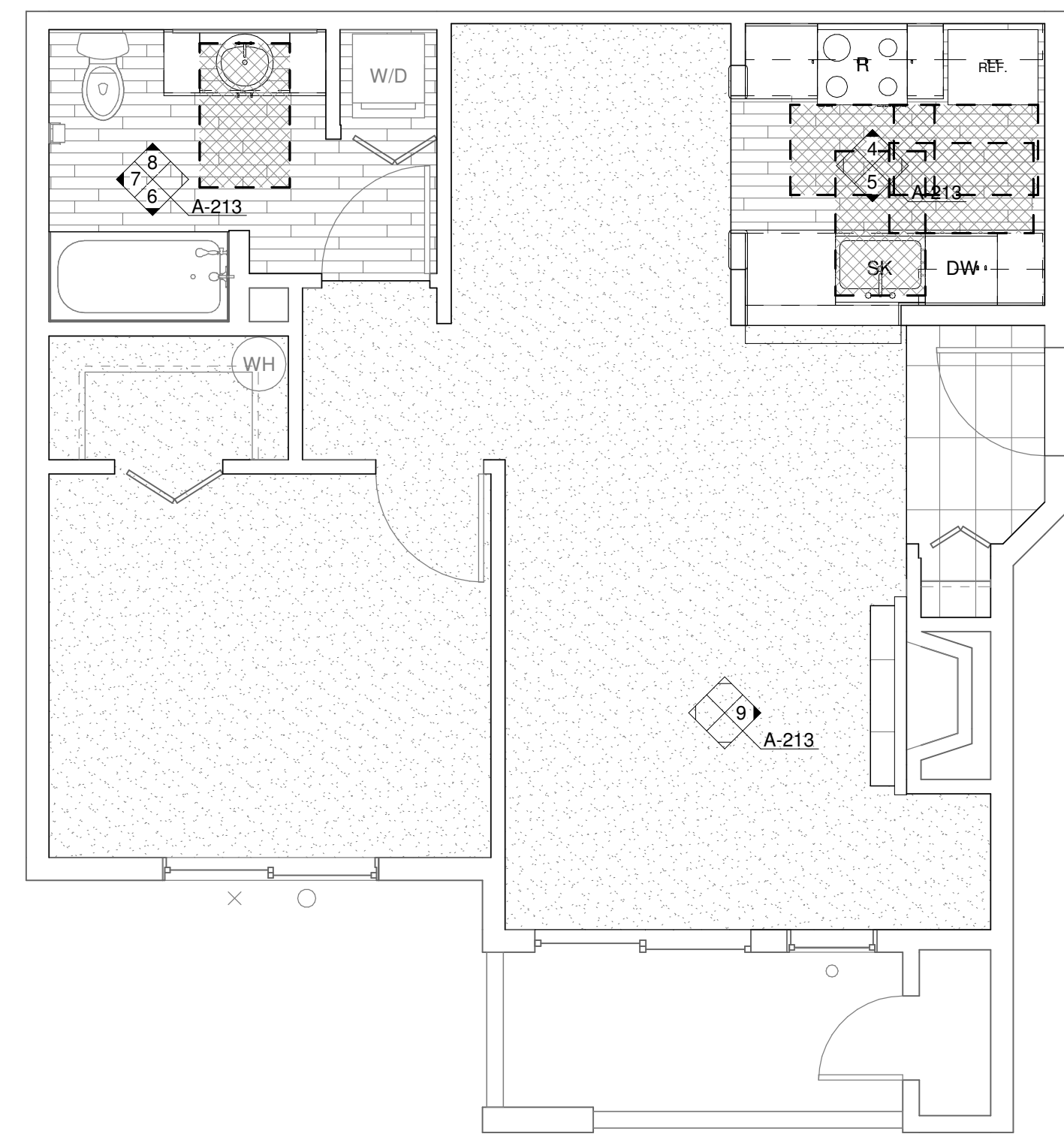


GRAB BARS:
 INSTALL GRAB BARS 33" MIN & 36" MAX AFF.
 GRAB BARS SHALL COMPLY WITH AND MEET
 THE STRUCTURAL STRENGTH REQUIREMENTS
 OF ANSI SEC. 609.8. LOCATE GRAB BARS PER
 ANSI SEC. 607.4.2.

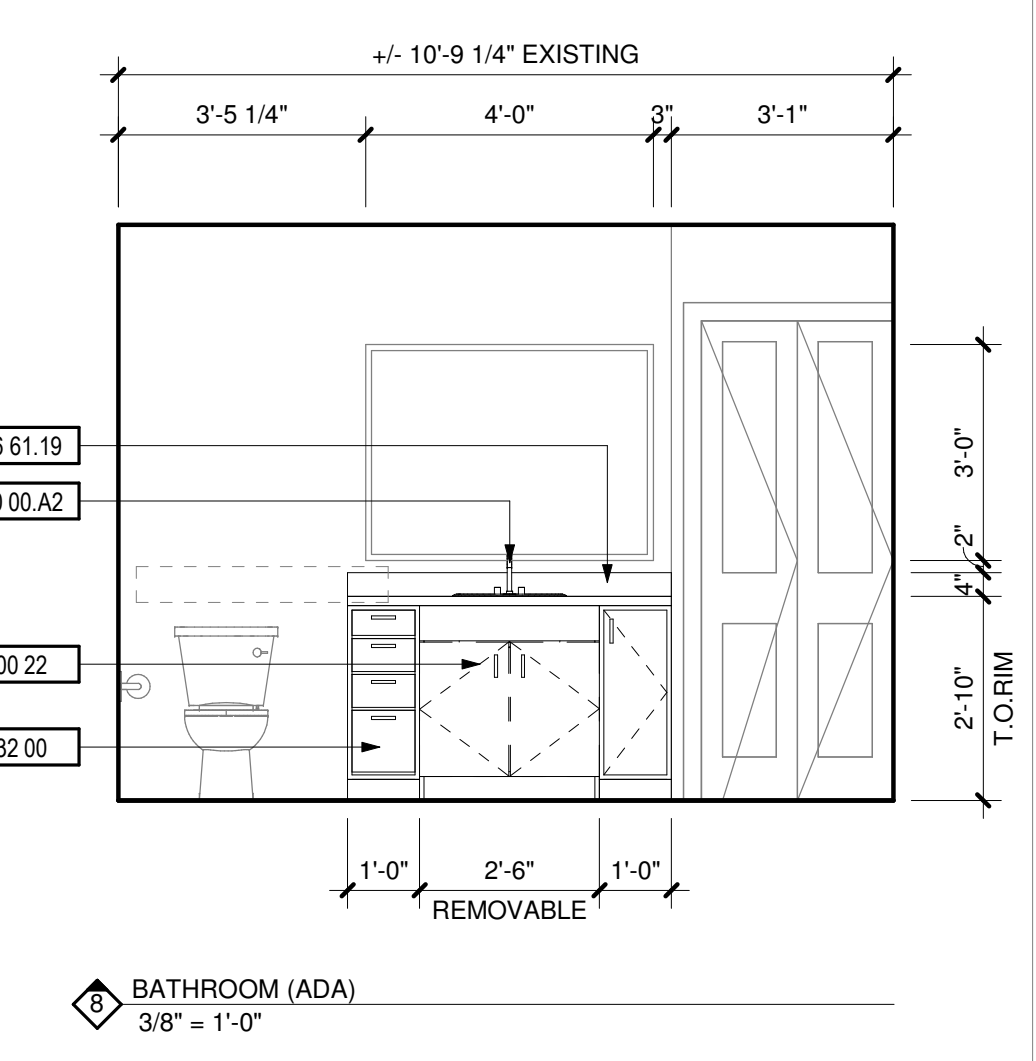
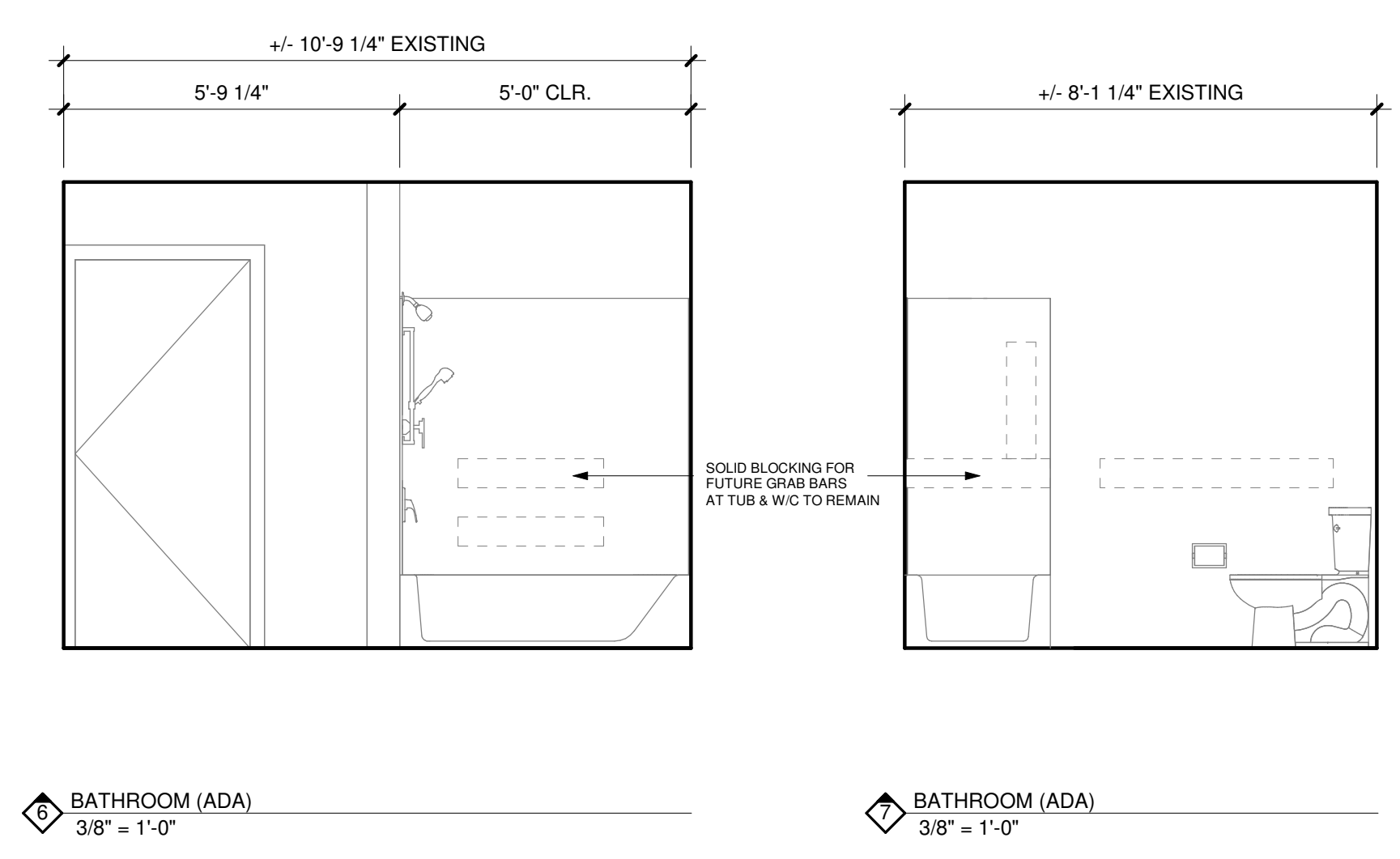
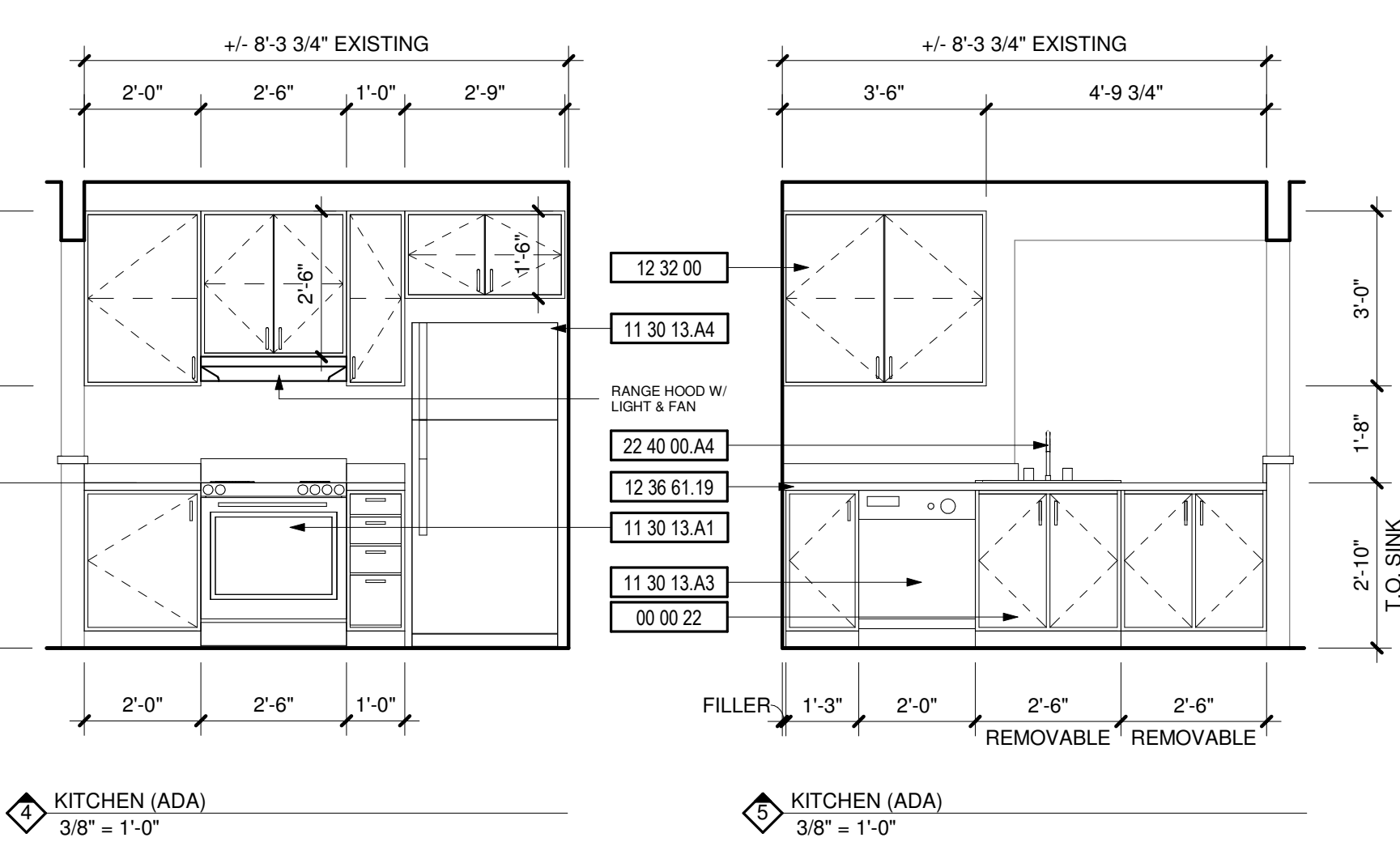
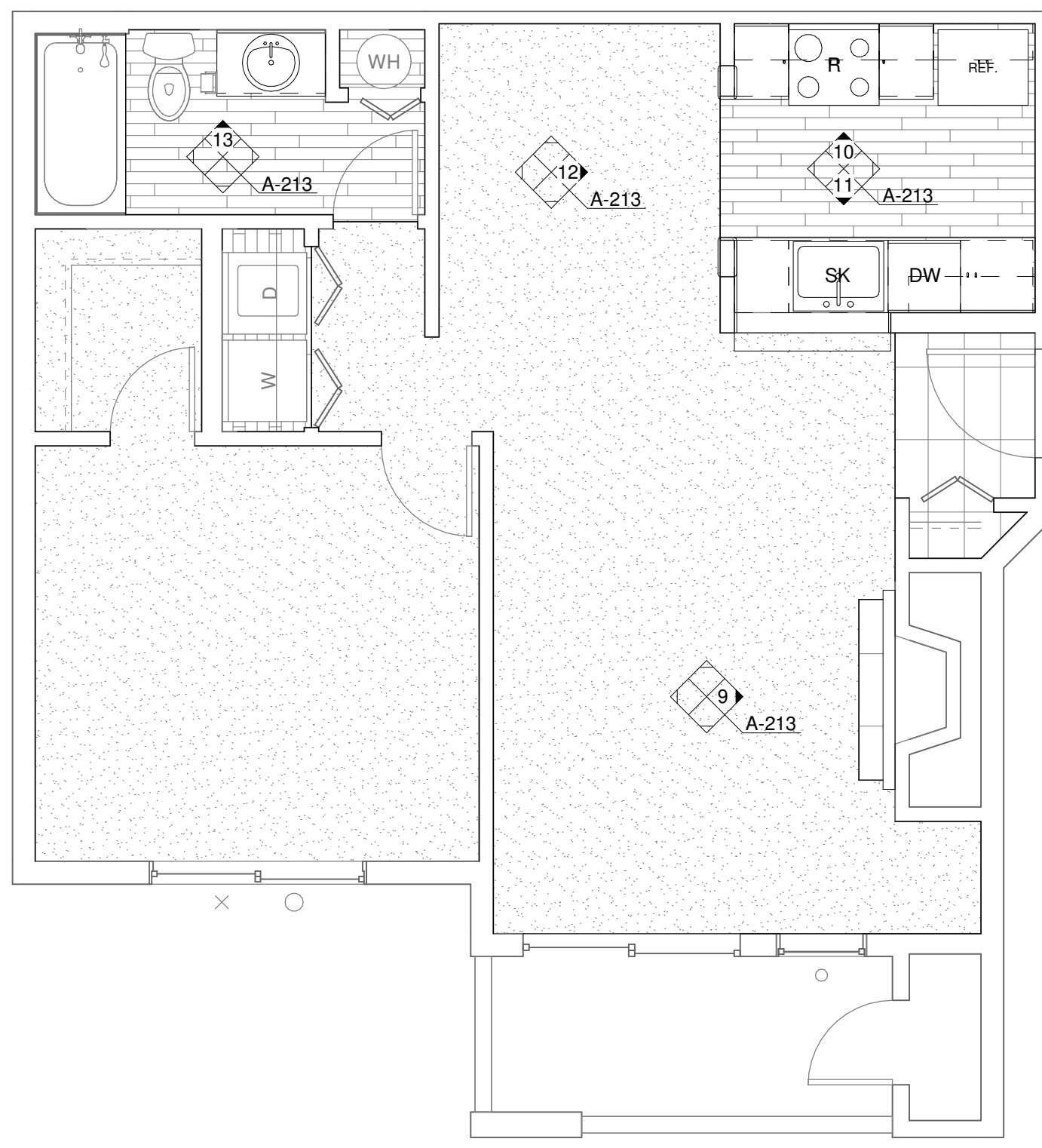
SEAT:
 A REMOVABLE SEAT IS NOT REQUIRED PER
 ANSI SEC. 1003.11.2.5.1 EX.1.

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"

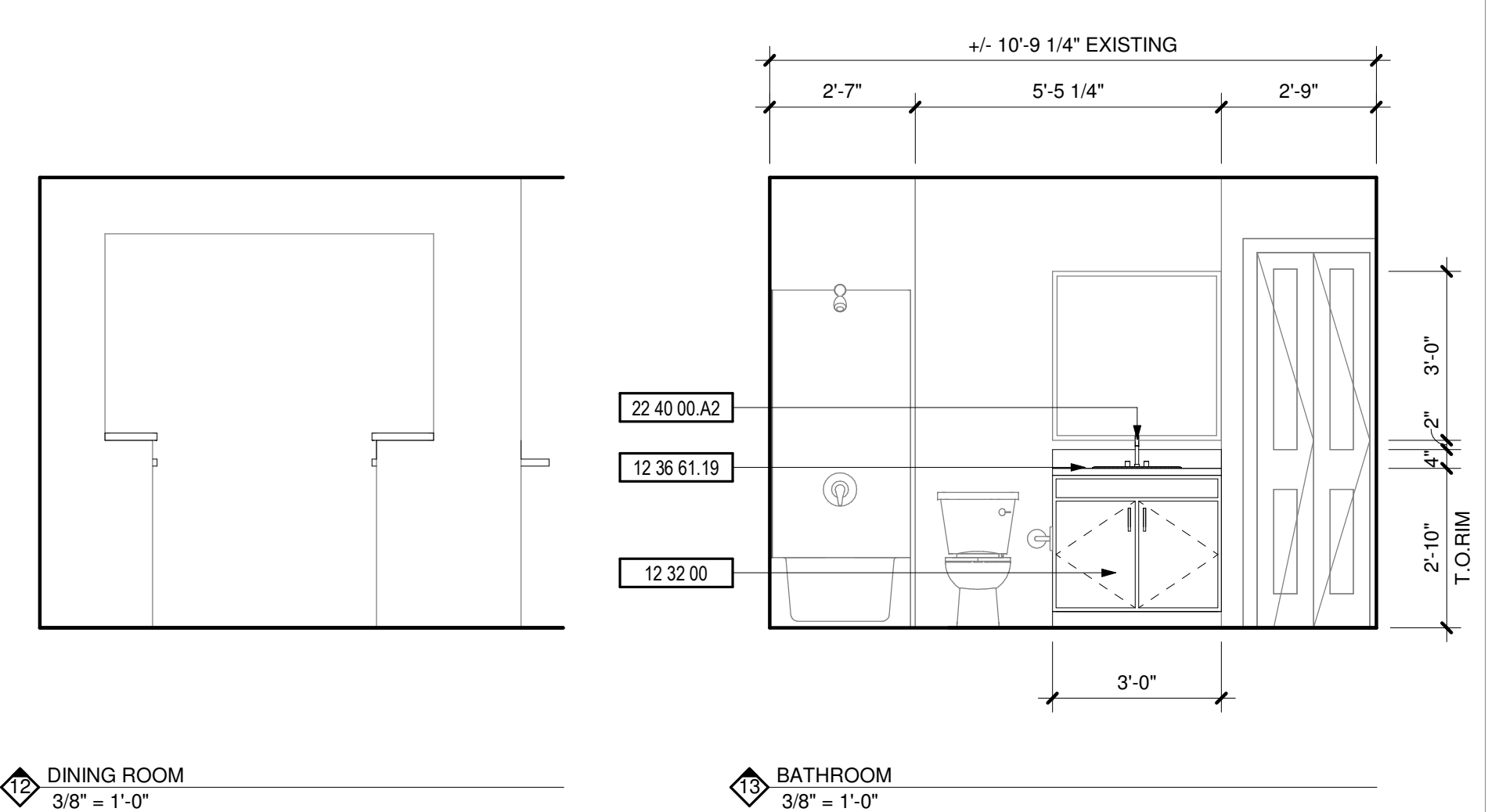
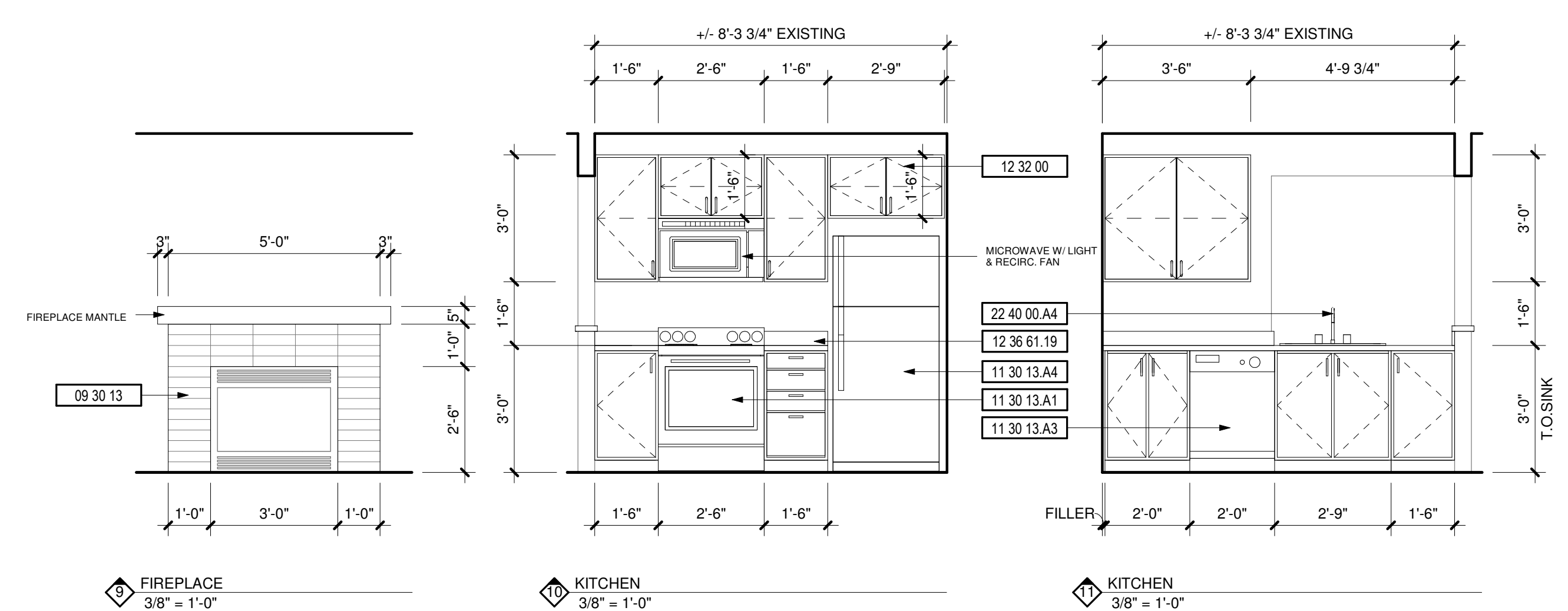


DEMOLITION NOTES

- REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
- DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
- REPLACE EXISTING LIGHT FIXTURES. PREP FOR NEW FIXTURE AS REQUIRED.
- DEMO ALL EXISTING LOWER CABINET, PLUMBING FIXTURE & MIRROR. PREP FOR NEW FINISHES AS REQUIRED.
- DEMO HALF WALL AND EXISTING COUNTER TO ACCOMMODATE NEW COUNTER.
- MEDICINE CABINET TO BE REMOVED AND REPLACED BY OWNER.
- DEMO EXISTING MANTLE & FIRE PLACE TILE SURROUND. PREP FOR NEW FINISHES. SEE FIREPLACE ELEVATION FOR DETAILS.
- REMOVE EXISTING COUNTERSHELF AT LIVING ROOM. PATCH & REPAIR WALL AS REQUIRED FOR NEW FINISHES.
- REPLACE EXISTING SHOWER HEAD, SHOWER CONTROL KNOB, VALVE, AND ASSOCIATED RISER PIPING.
- 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

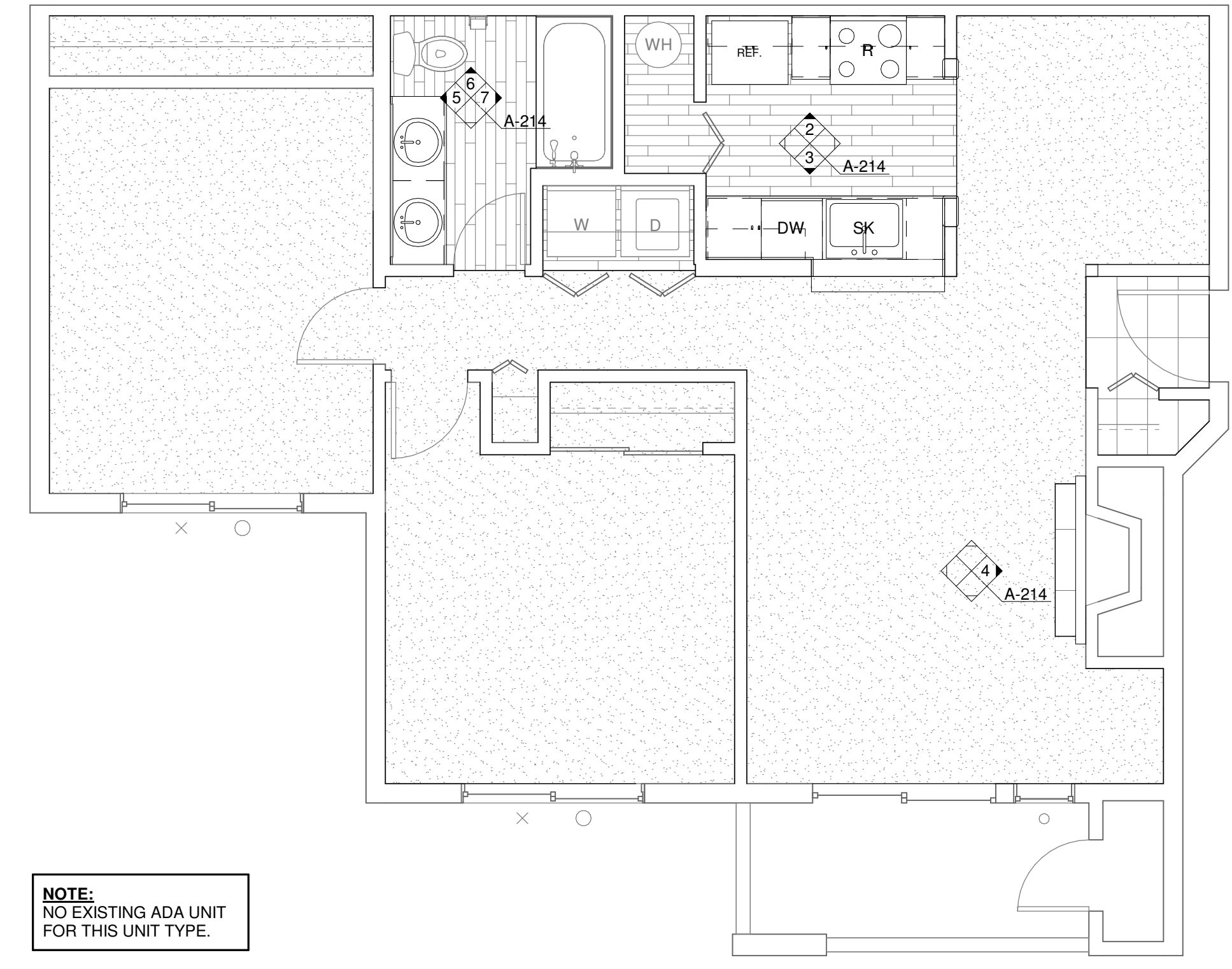


P:\1922 Meridian Pointe Apartments\05-Drawings\1922 Meridian Pointe Apartments Units.v4

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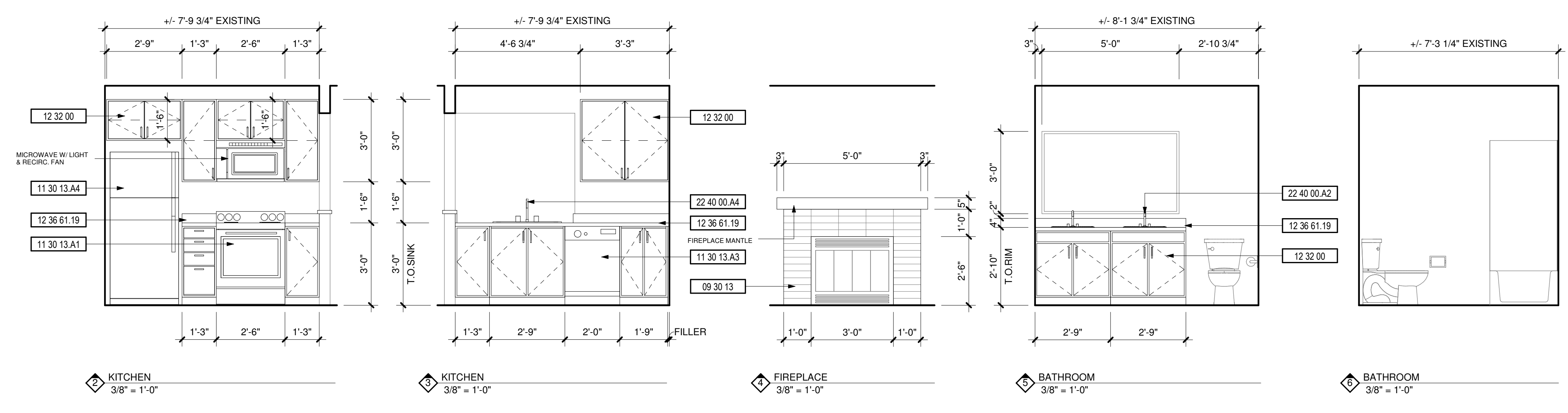
PROJECT
 MERIDIAN POINTE APARTMENTS
 RESIDENTIAL UNIT REHABILITATION
 407 VALLEY AVE. N.E.
 PUYALLUP, WA 98372

ENLARGED UNIT PLAN - 2 BED/1 BATH



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
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12 32 00	MANUFACTURED WOOD CASEWORK
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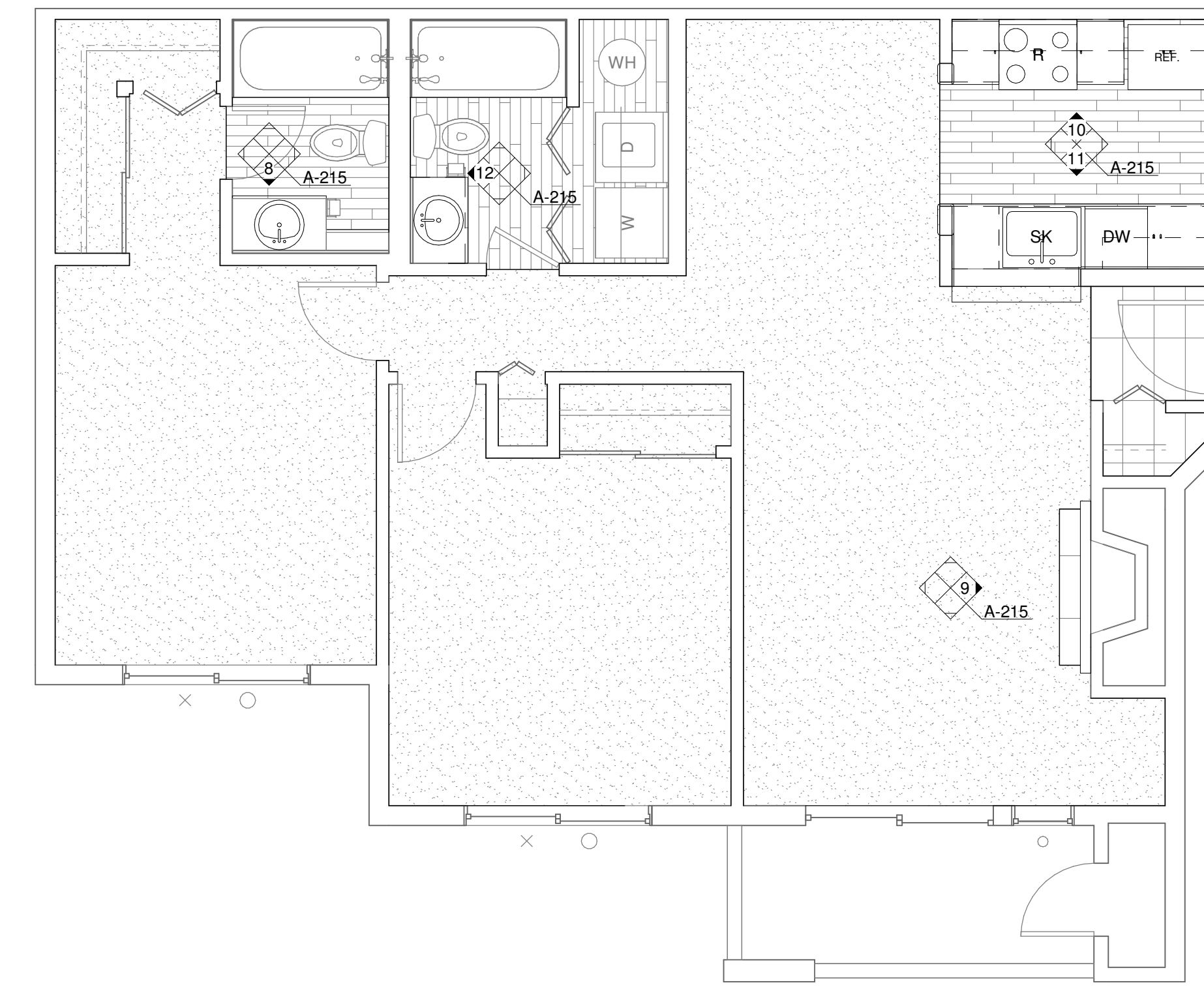
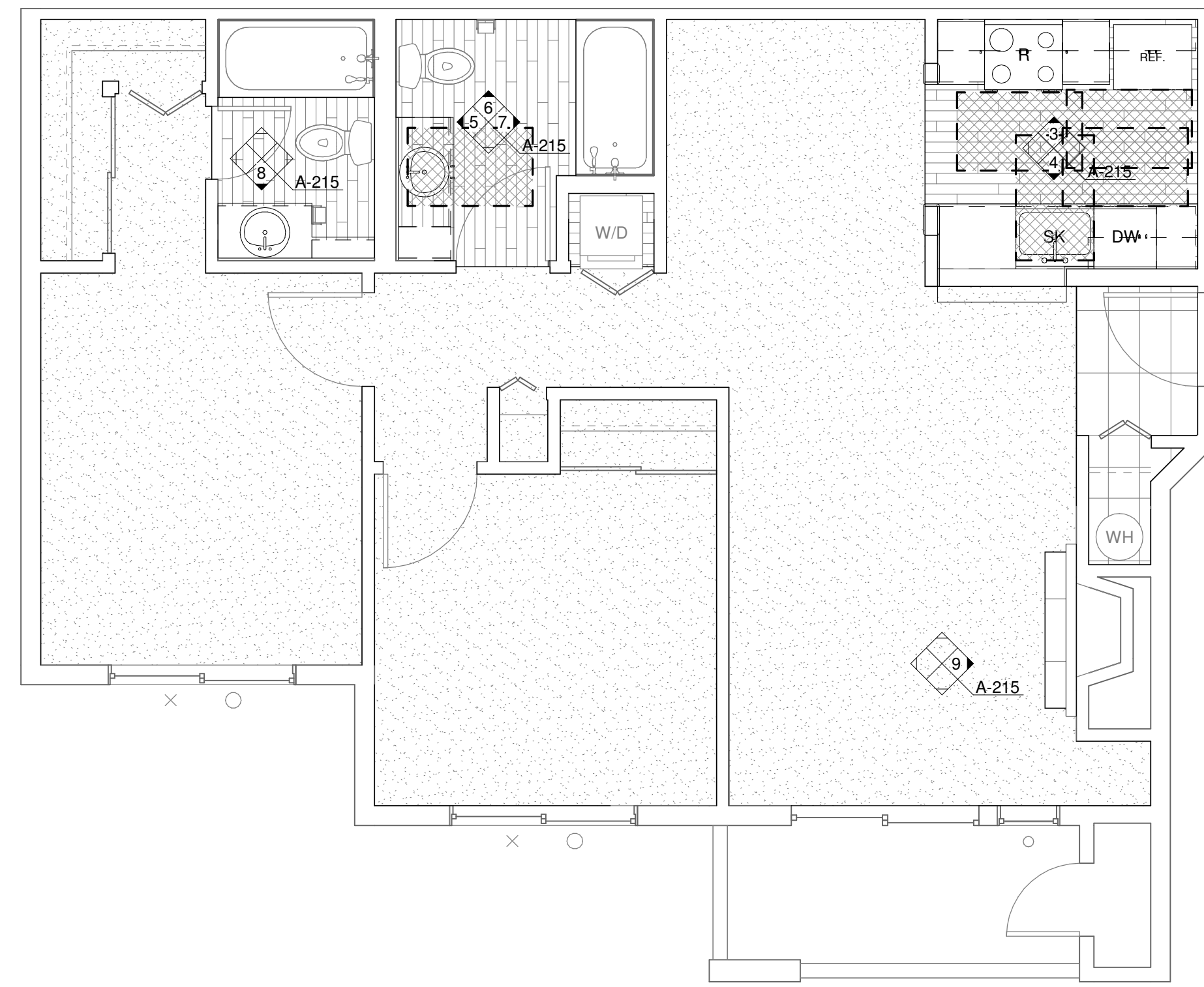
APPROVAL STAMPS

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

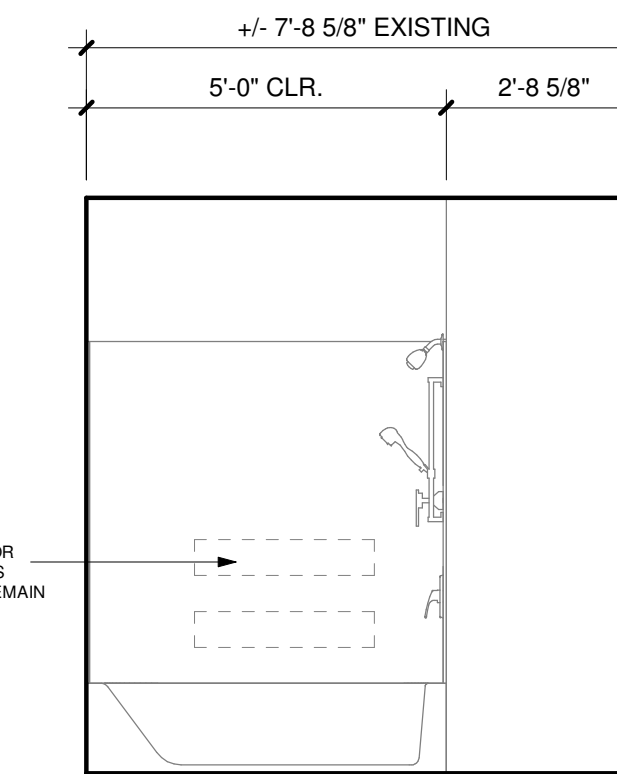
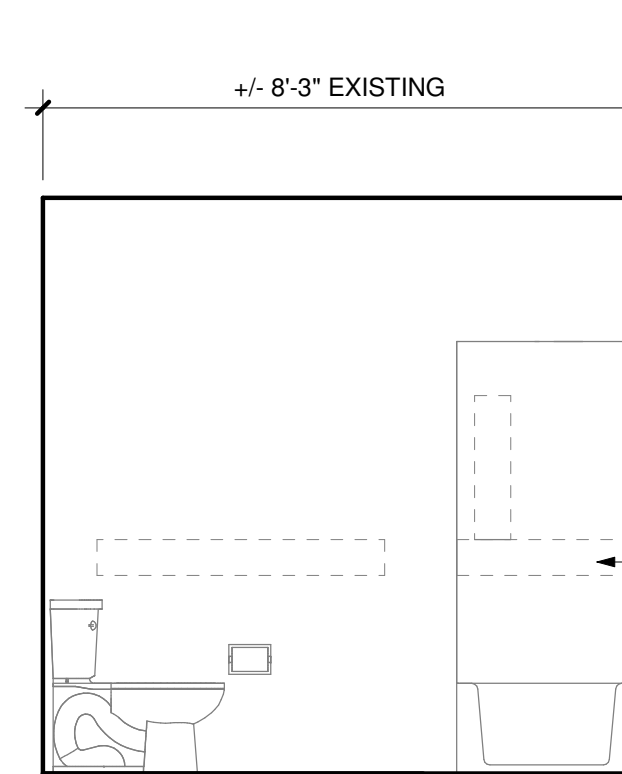
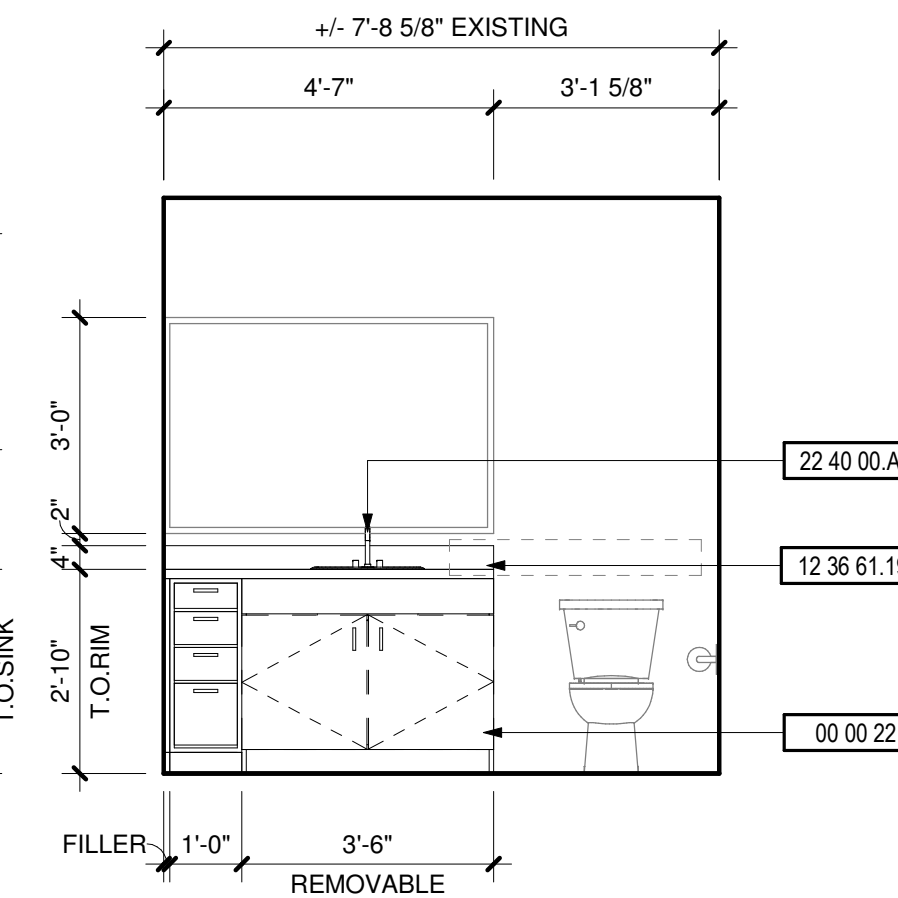
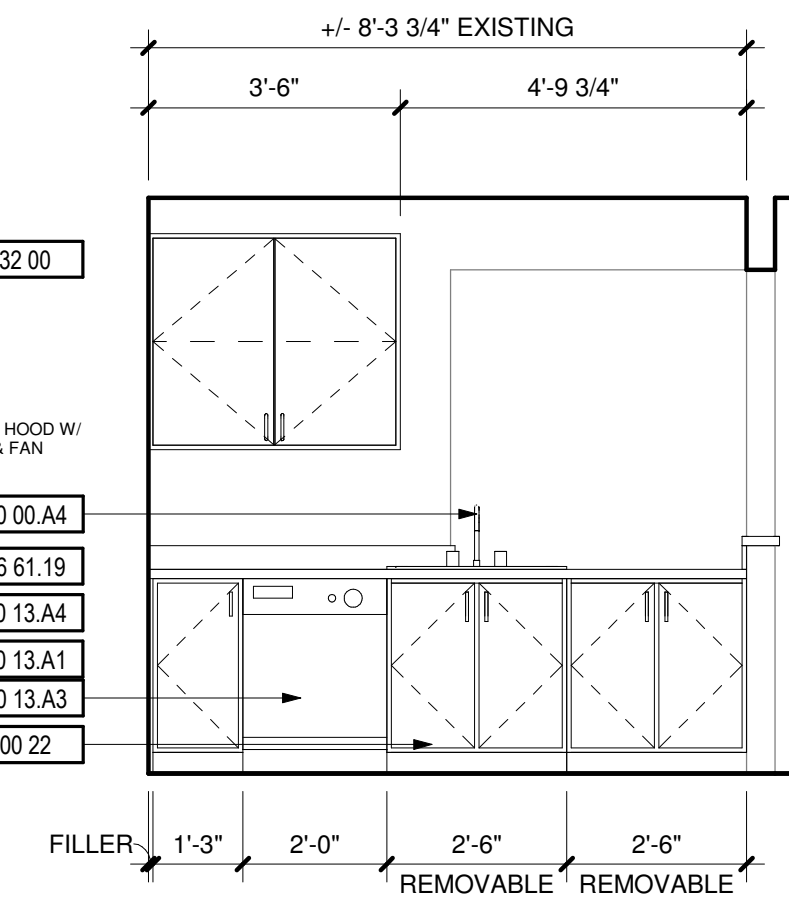
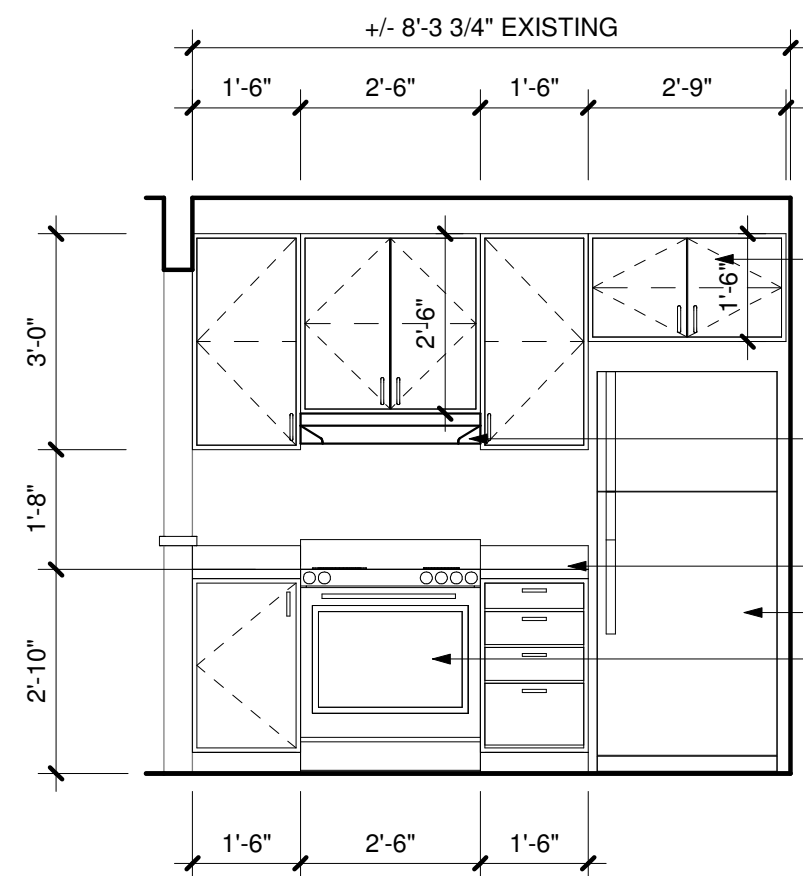
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PROJECT
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407 VALLEY AVE. N.E.
PUYALLUP, WA 98372
ENLARGED UNIT PLAN - 2 BED/2 BATH



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

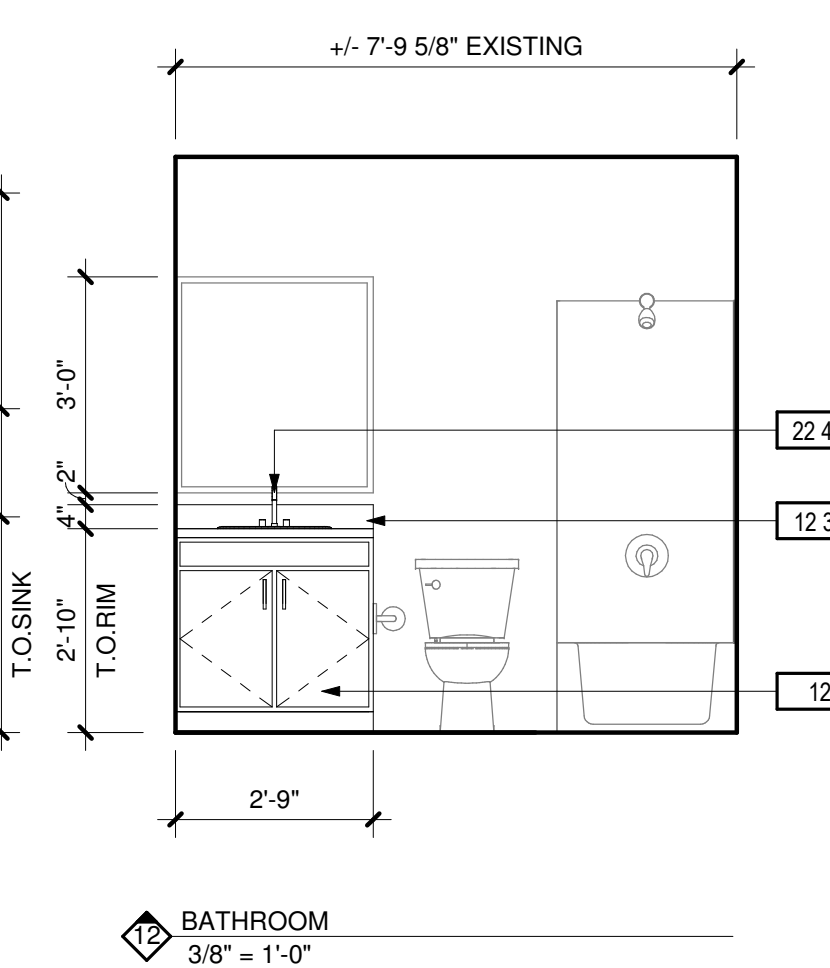
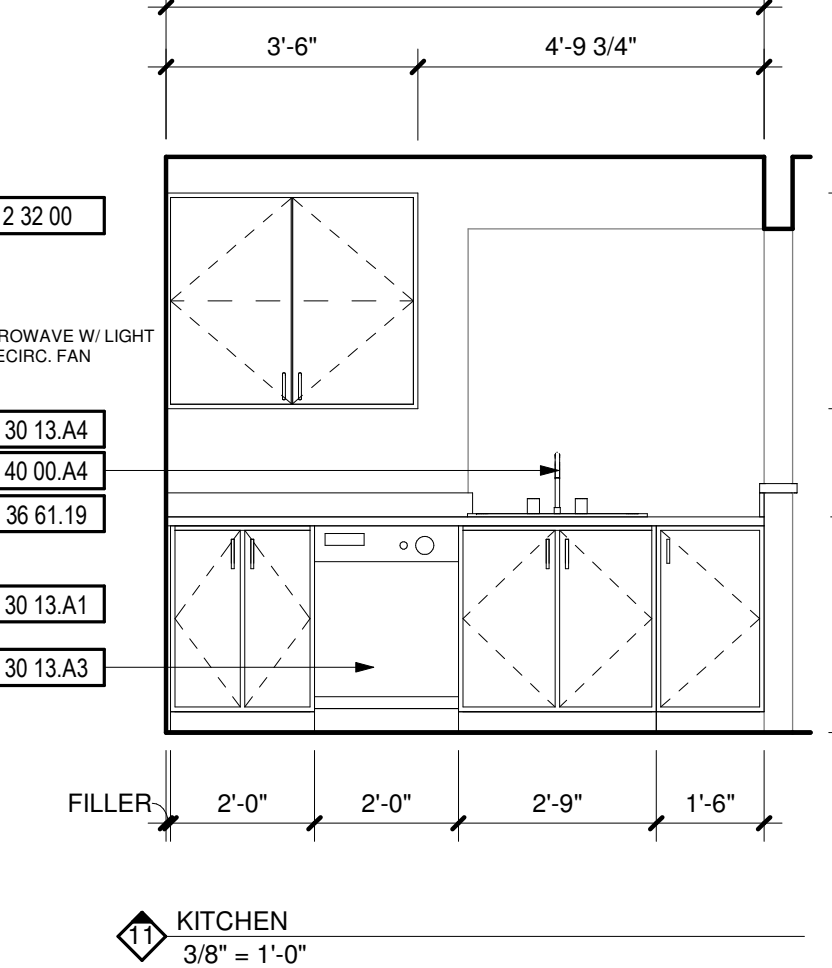
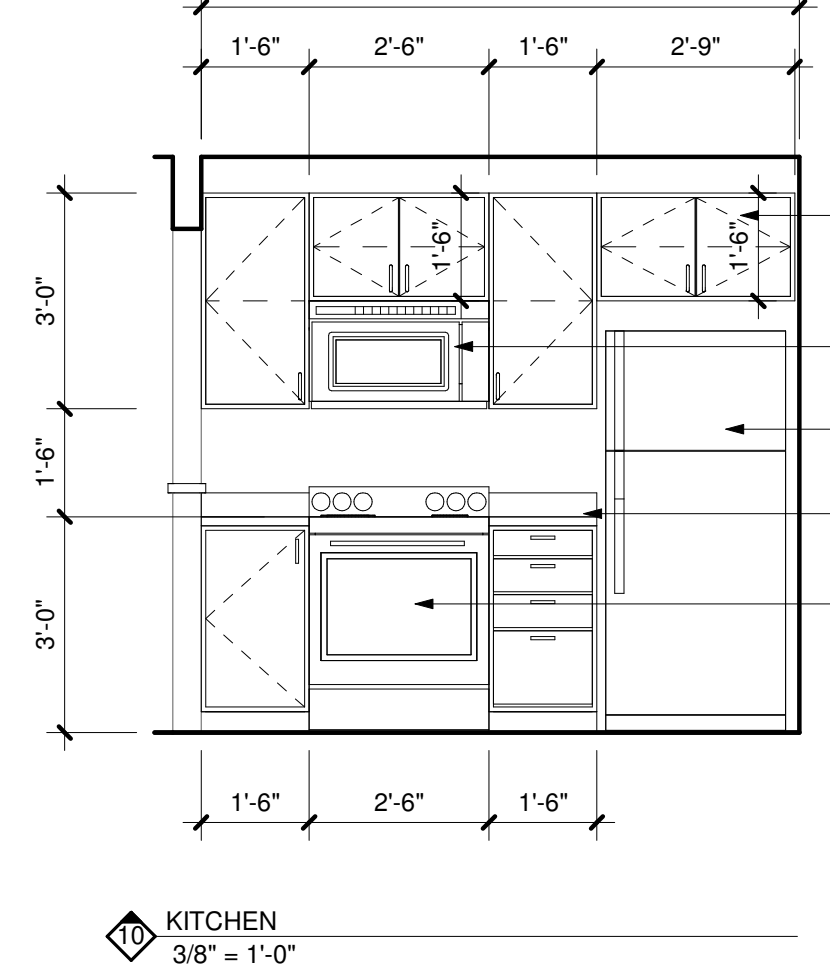
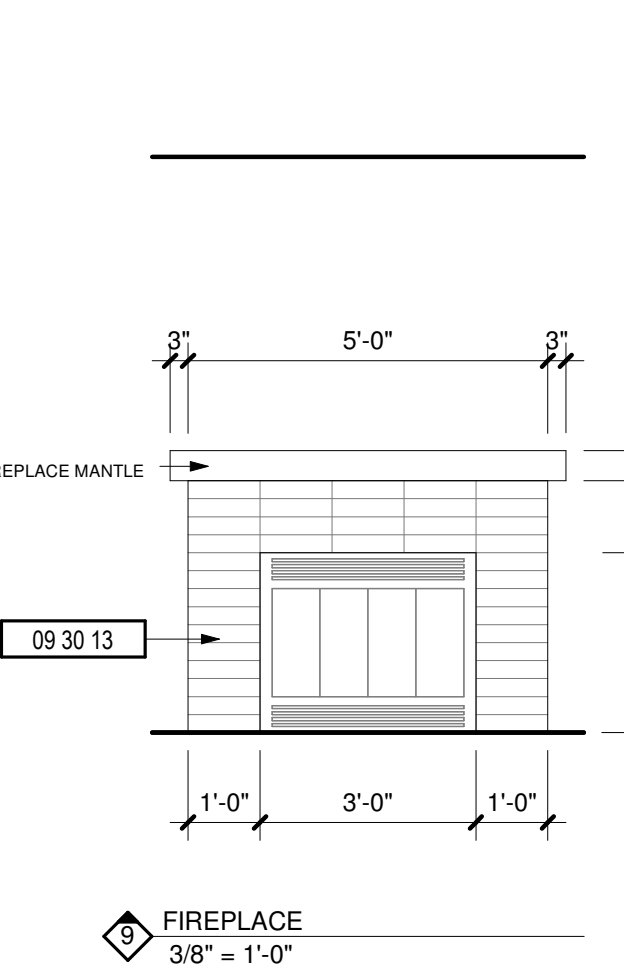
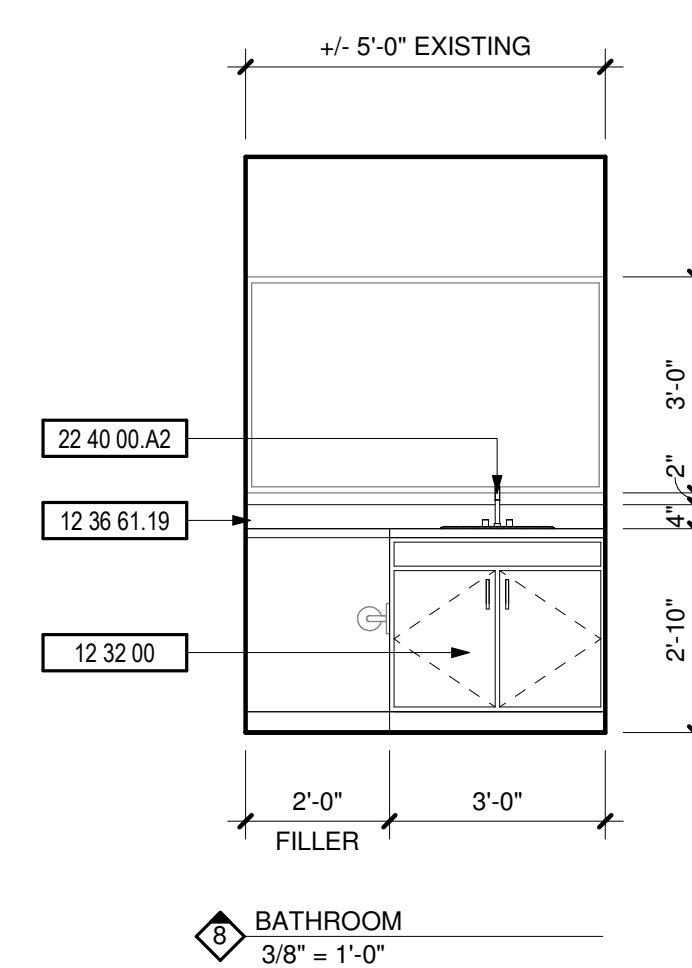
- | # | DESCRIPTION |
|-------------|--|
| 00 00 22 | REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET |
| 09 30 13 | CERAMIC TILING |
| 11 30 13.A1 | RANGE |
| 11 30 13.A3 | DISHWASHER |
| 11 30 13.A4 | REFRIGERATOR |
| 12 32 00 | MANUFACTURED WOOD CASEWORK |
| 12 36 61.19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

PROJECT	DATE
DESC.	DATE

APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



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

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

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

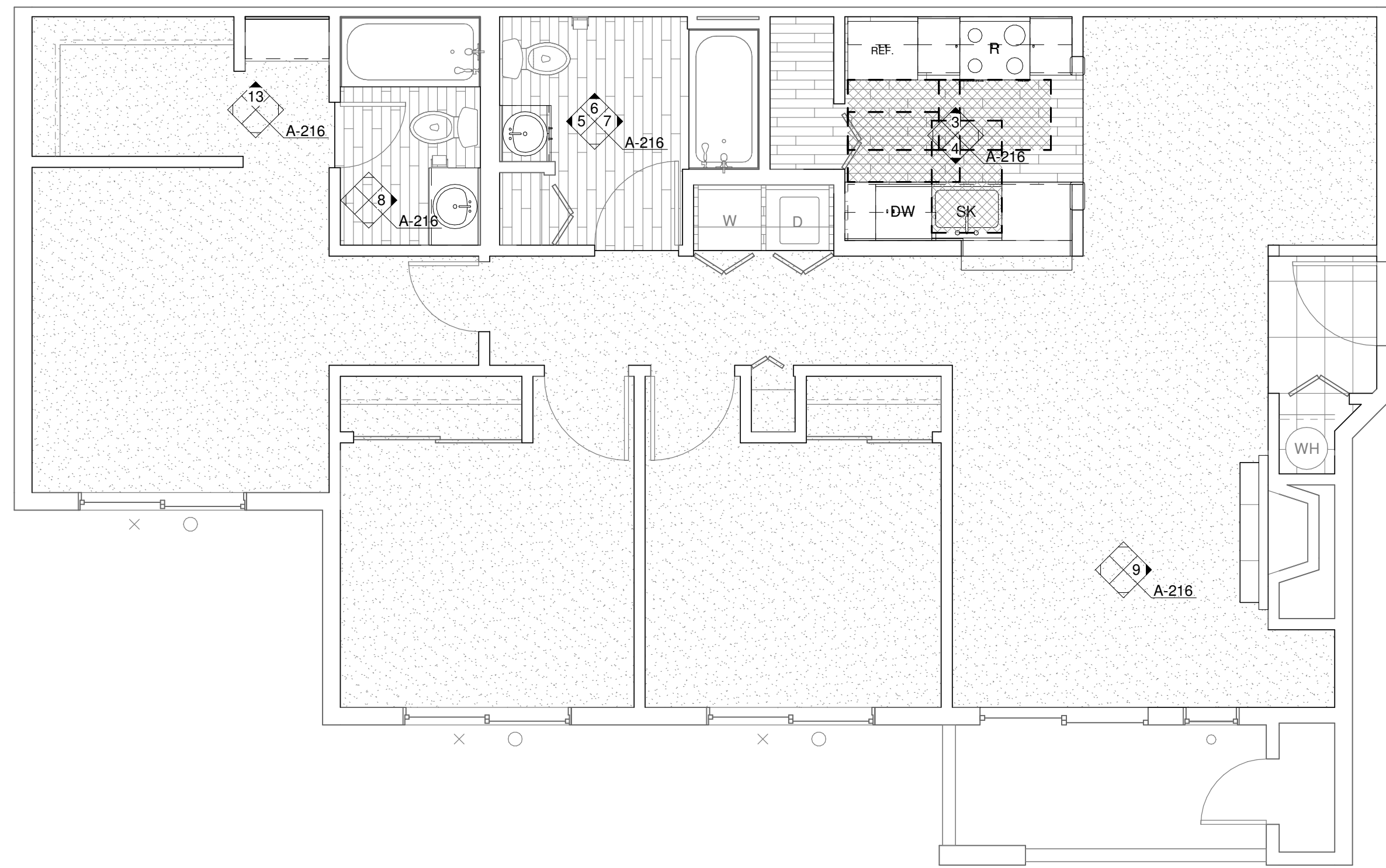
11 KITCHEN
3/8" = 1'-0"

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

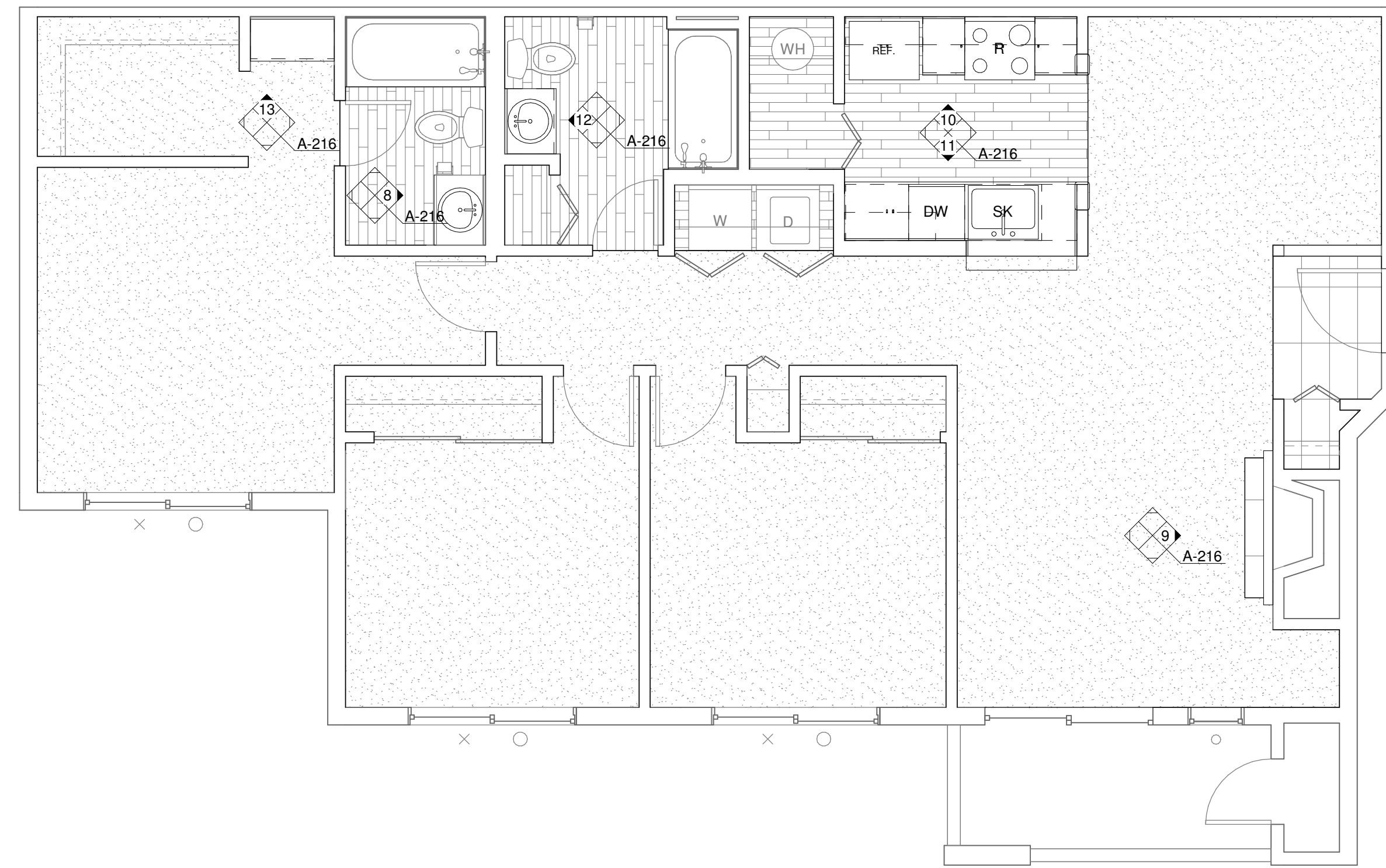
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
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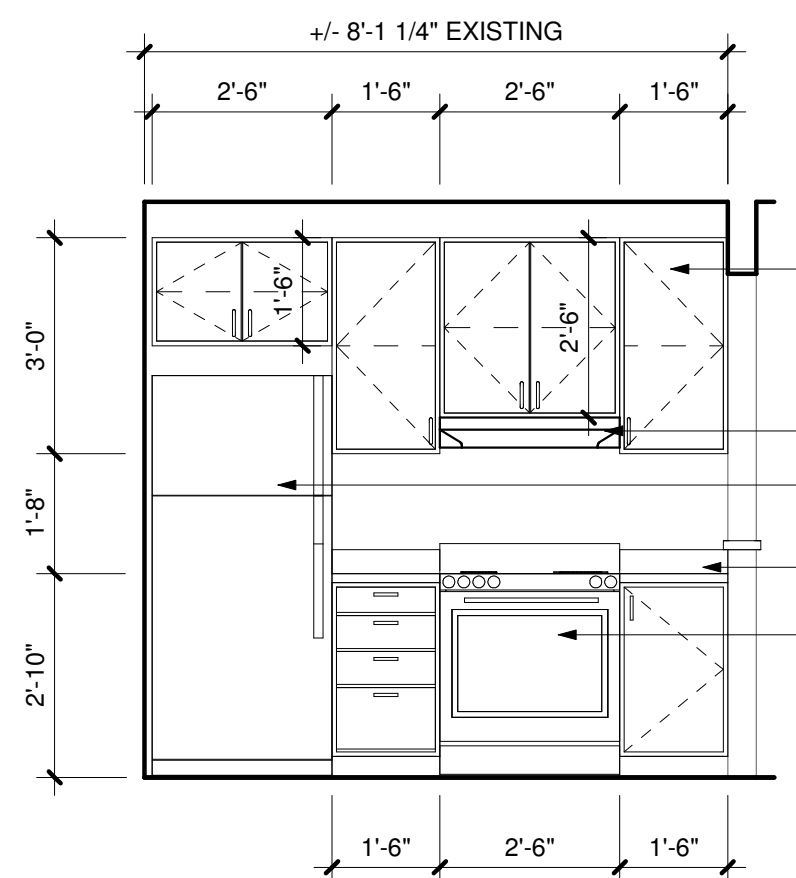
JOB NO.: 1922
ISSUE DATE: 09/14/2021
REVISED:
DRAWN BY: BM
SHEET



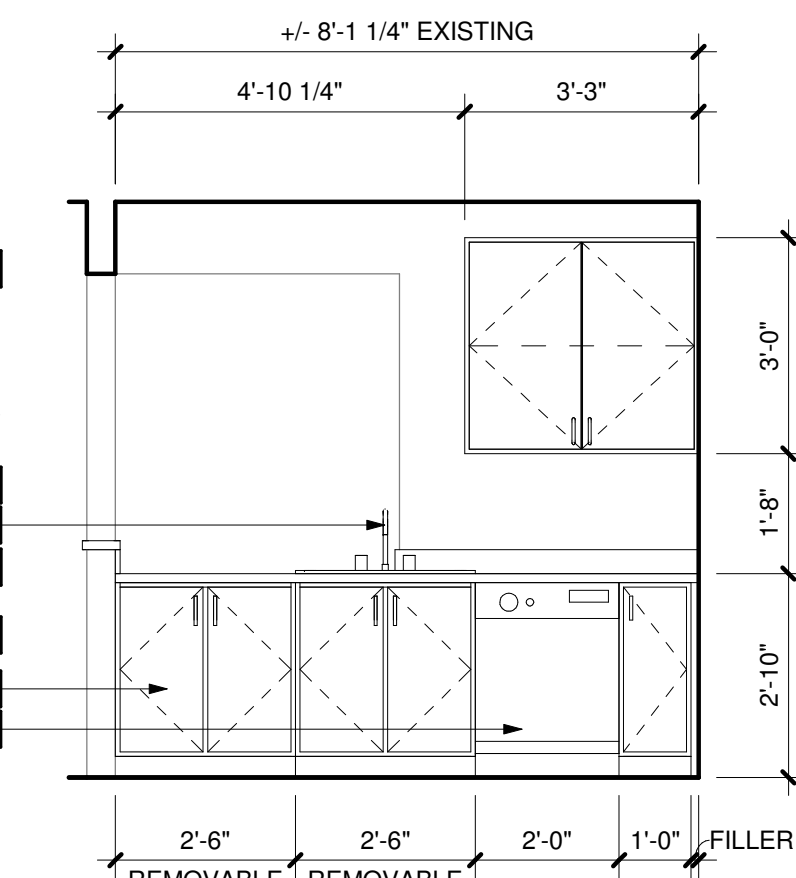
1 ENLARGED UNIT PLAN - 3 BED/2 BATH (ADA)
1/4" = 1'-0"



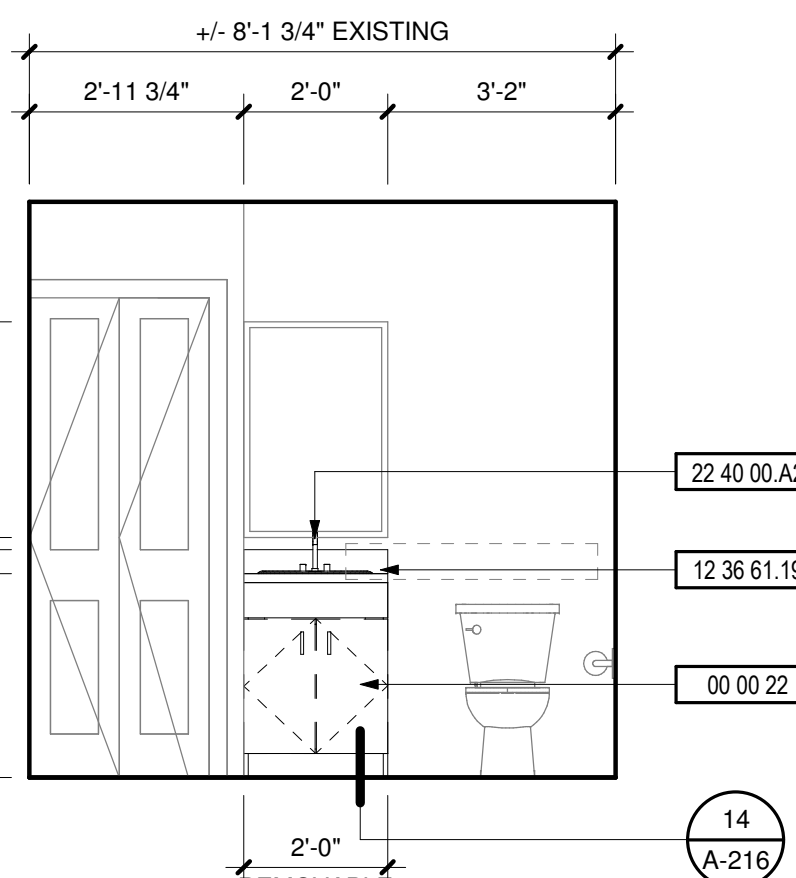
2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP)
1/4" = 1'-0"



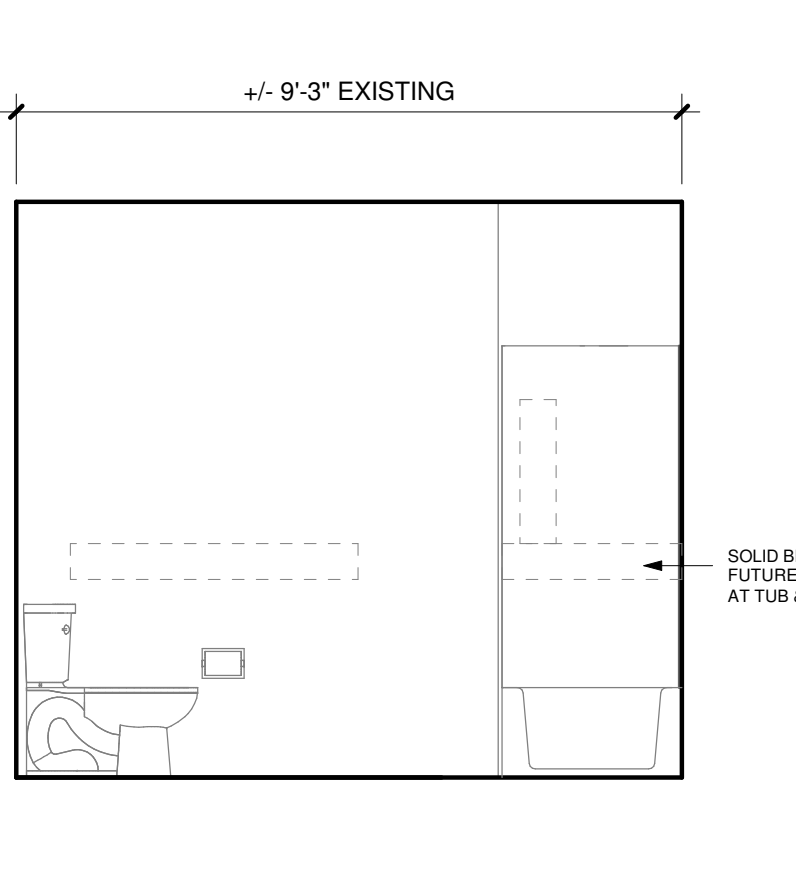
3 KITCHEN (ADA)
3/8" = 1'-0"



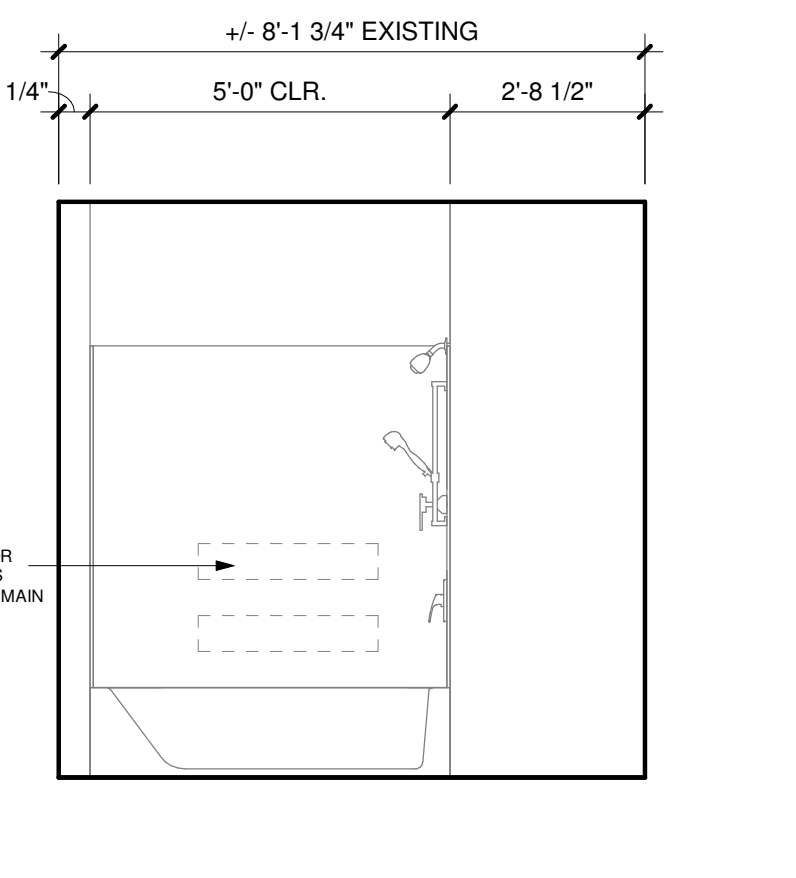
4 KITCHEN (ADA)
3/8" = 1'-0"



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



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



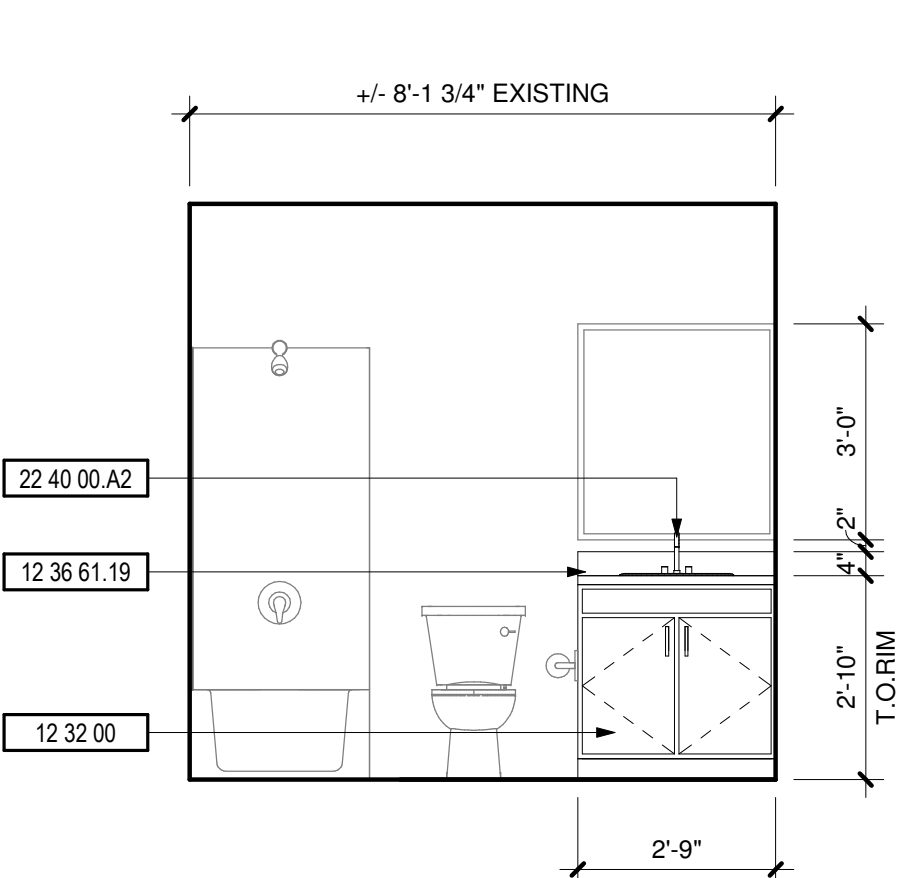
7 BATHROOM (ADA)
3/8" = 1'-0"

DEMOLITION NOTES

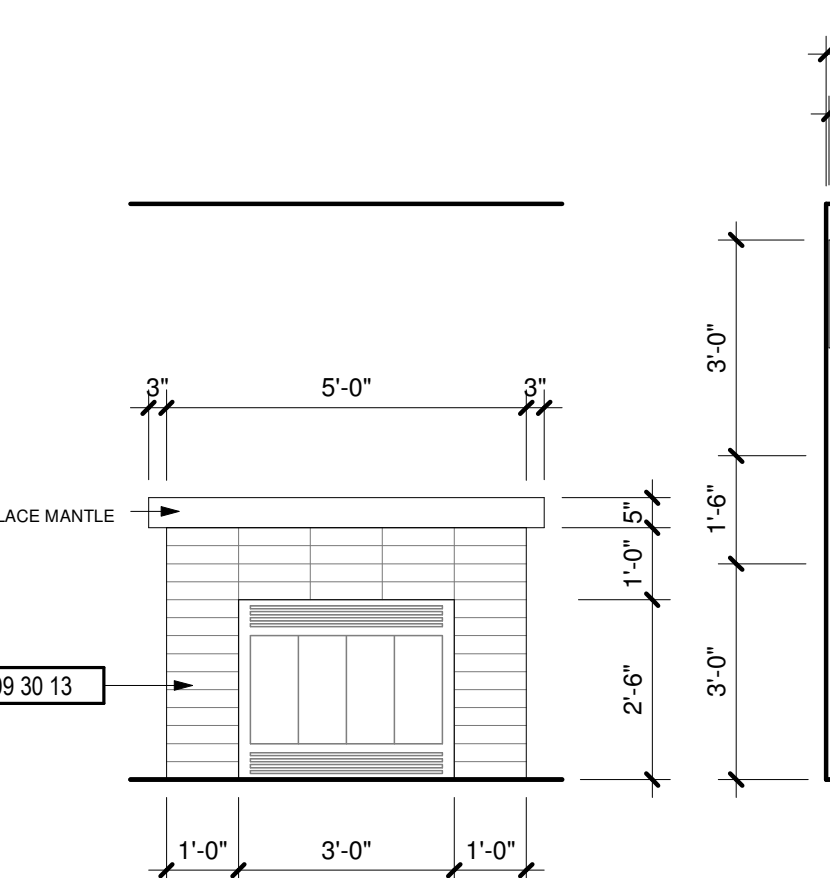
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

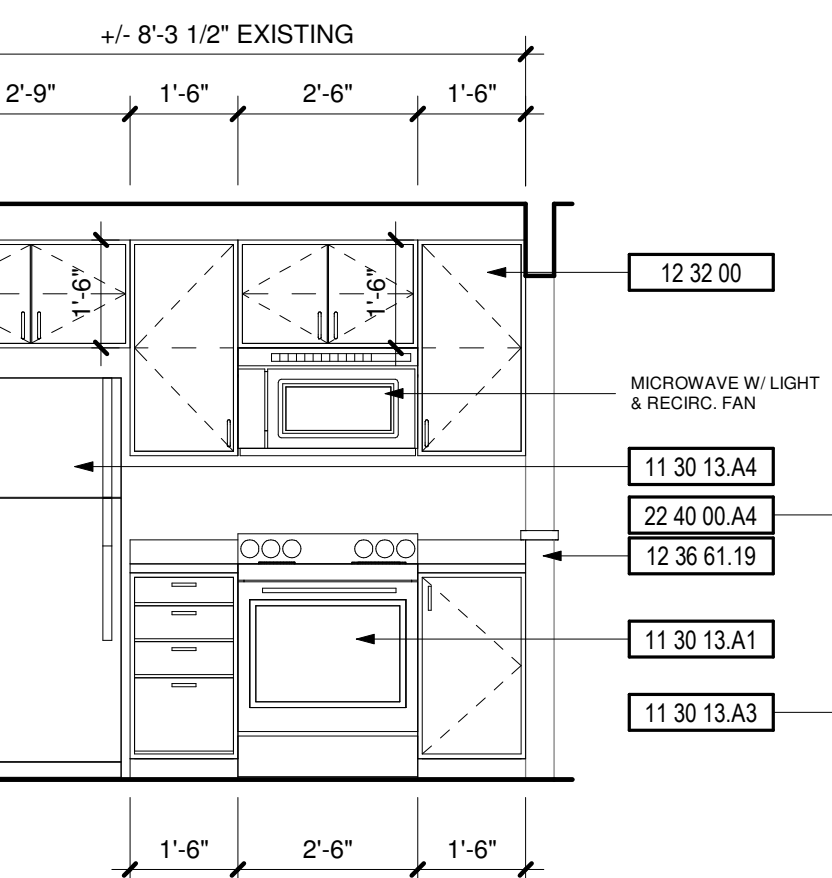
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13 A1	RANGE
11 30 13 A3	DISHWASHER
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12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61 19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00 A2	LAVATORY/FAUCET
22 40 00 A4	UNDER COUNTER SINK/FAUCET



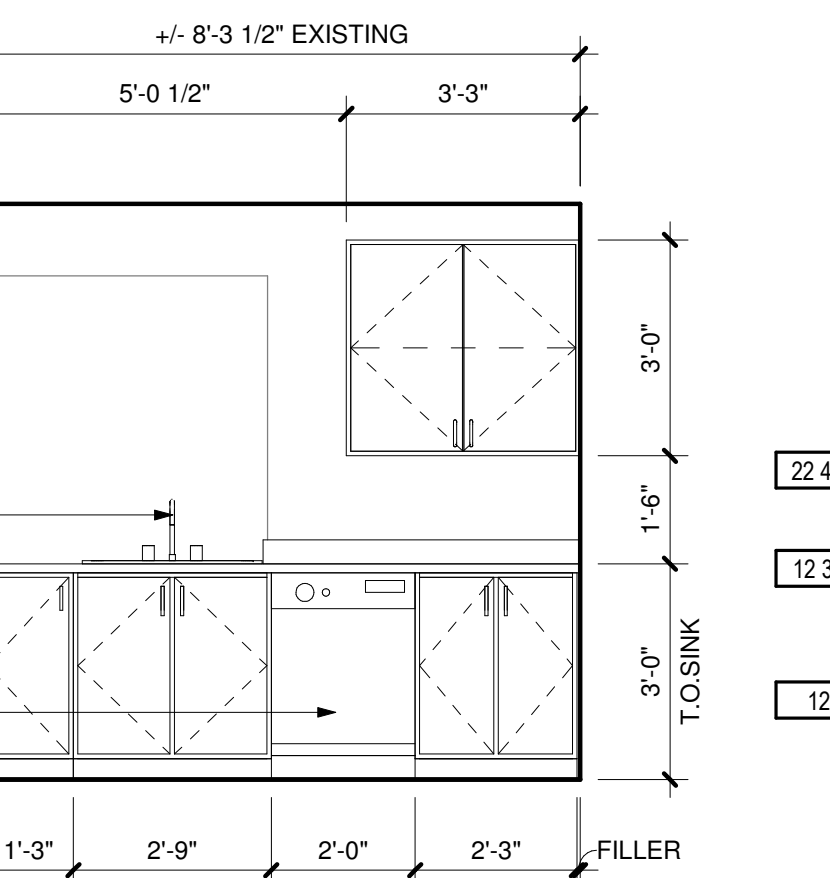
8 BATHROOM
3/8" = 1'-0"



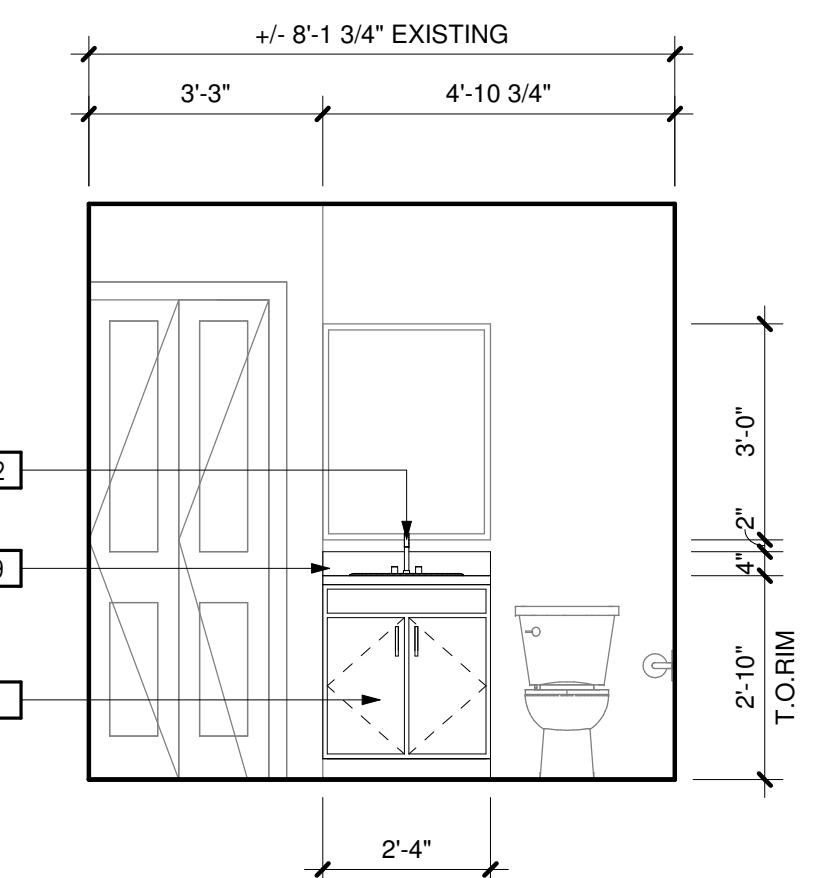
9 FIREPLACE
3/8" = 1'-0"



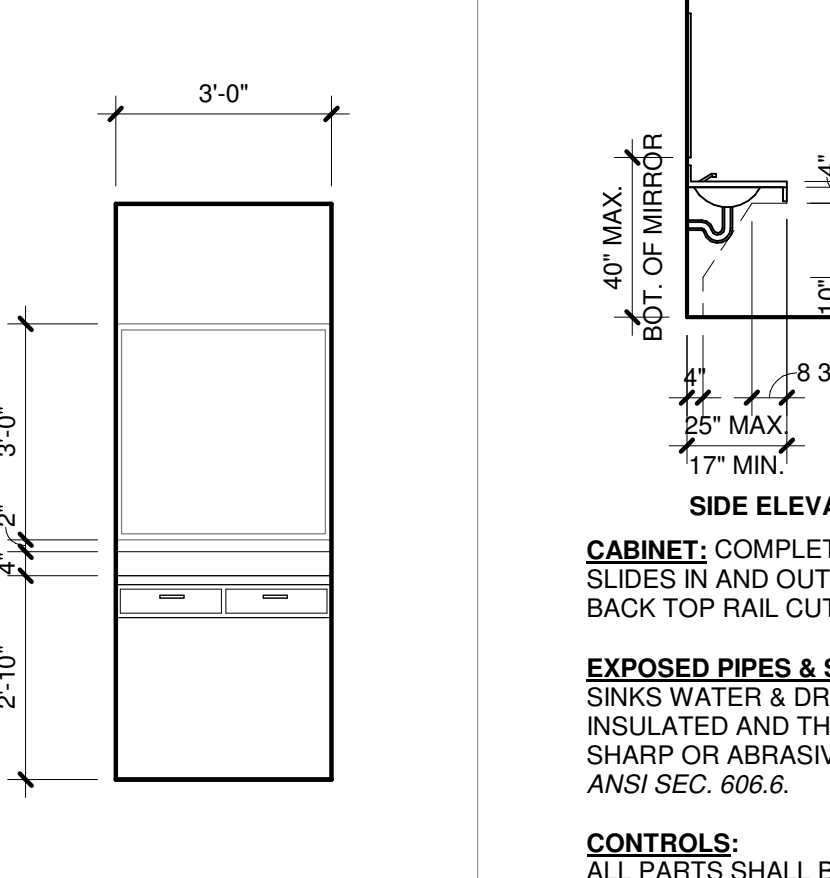
10 KITCHEN
3/8" = 1'-0"



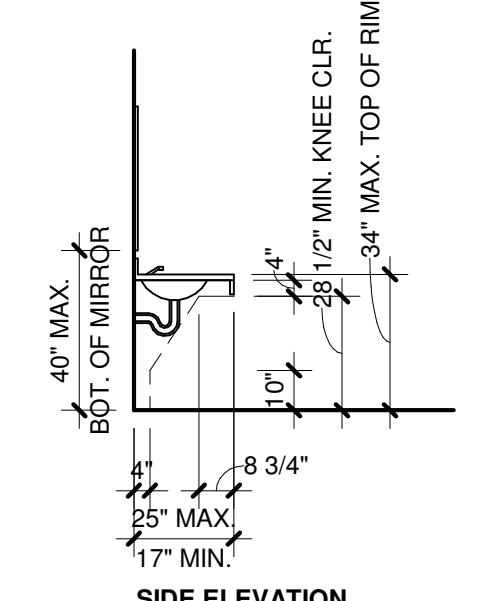
11 KITCHEN
3/8" = 1'-0"



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"