

AGENCY REVIEW
09/14/2021

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

PROJECT DATE
DESC.

APPROVAL STAMPS

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), 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), 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), 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), S (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 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 (Welded Wire Fabric)

ABBREVIATIONS

Table of abbreviations including 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), S (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 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 (Welded Wire Fabric)

PROJECT INFORMATION

Table with project details: 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

Table with columns: SHEET #, SHEET NAME, REV. #, REV. DATE. Includes sheets G-001 (COVER SHEET) and A-100 through A-216 (ARCHITECTURAL).

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.), with contact information for each.

Mark-up Legend table with categories: Building Review, Engineering Review, Fire Review, Planning Review, Public Works Review, Traffic Review.

City of Puyallup Building APPROVED

See permit for additional requirements.

JMontgomery
05/06/2022
10:31:53 AM

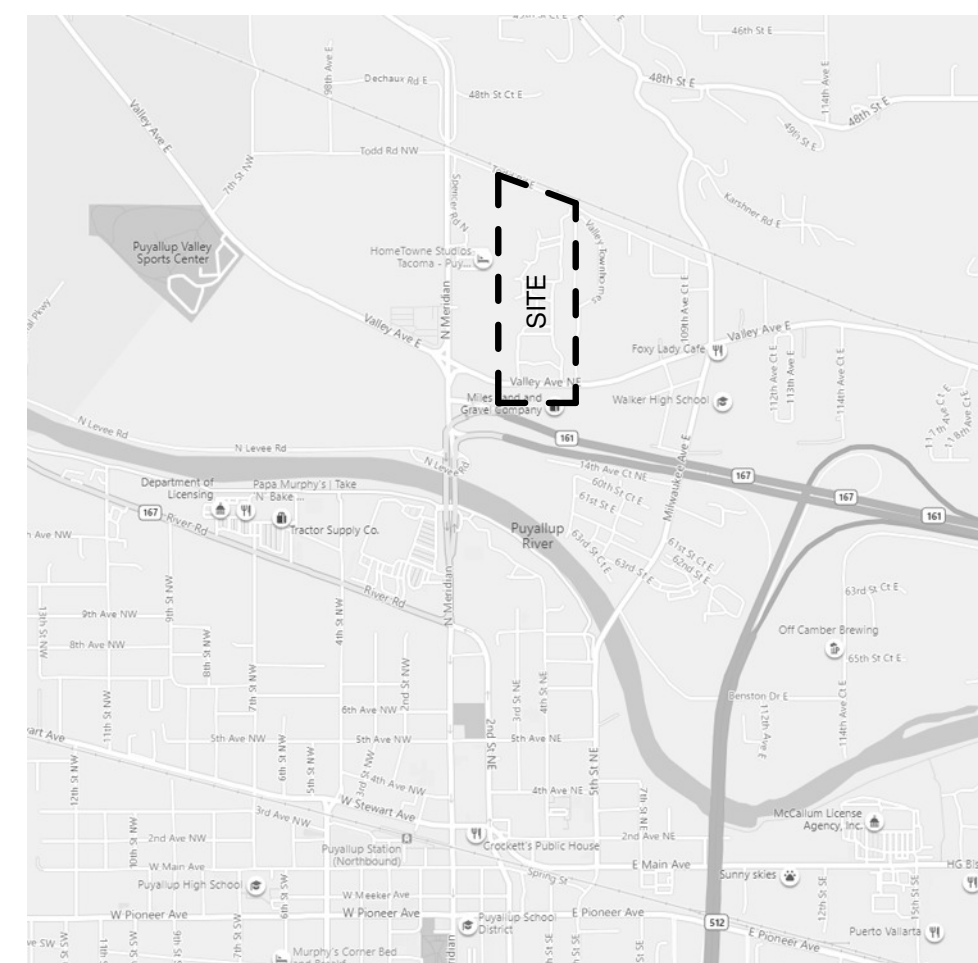


REVISIONS

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

City of Puyallup Development & Permitting Services ISSUED PERMIT stamp with colored boxes for Building, Planning, Engineering, Public Works, Fire, and Traffic.

VICINITY MAP



MATERIAL LEGEND

Table showing material patterns for EARTH, AGGREGATE / POROUS, CONCRETE, CEMENT / CONCRETE UNDERLAYMENT, CONCRETE ASPHALT, RIGID INSULATION, BATT INSULATION.

SYMBOLS LEGEND

Table showing symbols for SIM BUILDING SECTION, SIM CALLOUTS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS.

PROJECT

DATE

DESC.

APPROVAL STAMPS

JOB NO.: 1922  
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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**

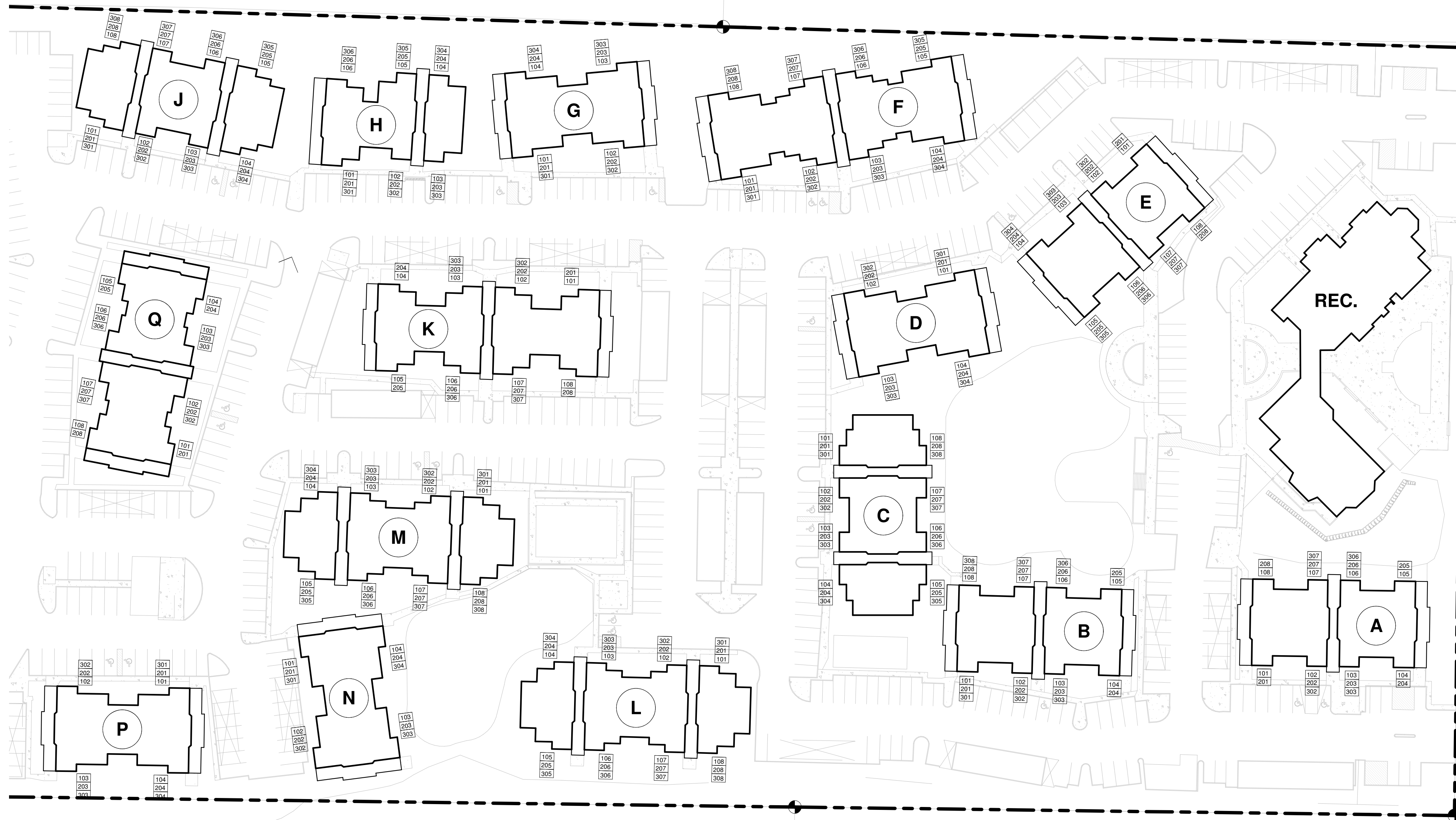
UNIT TYPE	NET AREA	COUNT
BUILDING 'N'		
3 BED / 2 BATH	1,121 SF	12
		12

**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



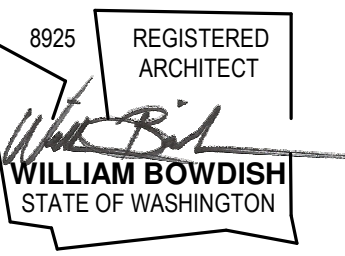
**City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic



**OVERALL SITE PLAN - PHASE I**

1" = 50'-0"



AGENCY REVIEW  
09/14/2021

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

#	DESC.	DATE

APPROVAL STAMPS

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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**

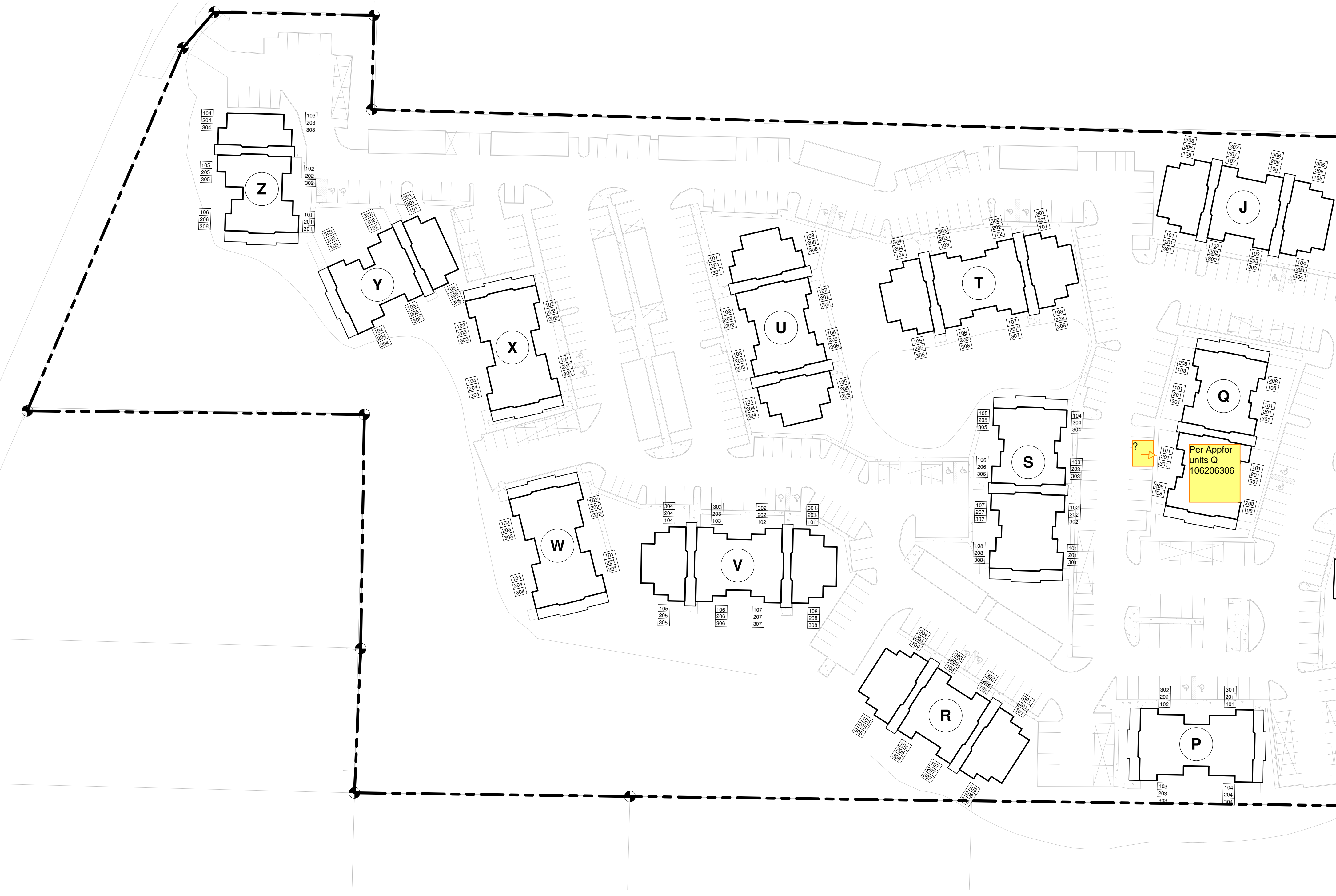
UNIT TYPE	NET AREA	COUNT
BUILDING 'X'		
3 BED / 2 BATH	1,121 SF	11
3 BED / 2 BATH ADA	1,121 SF	1
		12

**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

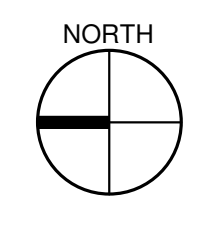
**BUILDING 'Z' UNITS**

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"



**City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic

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



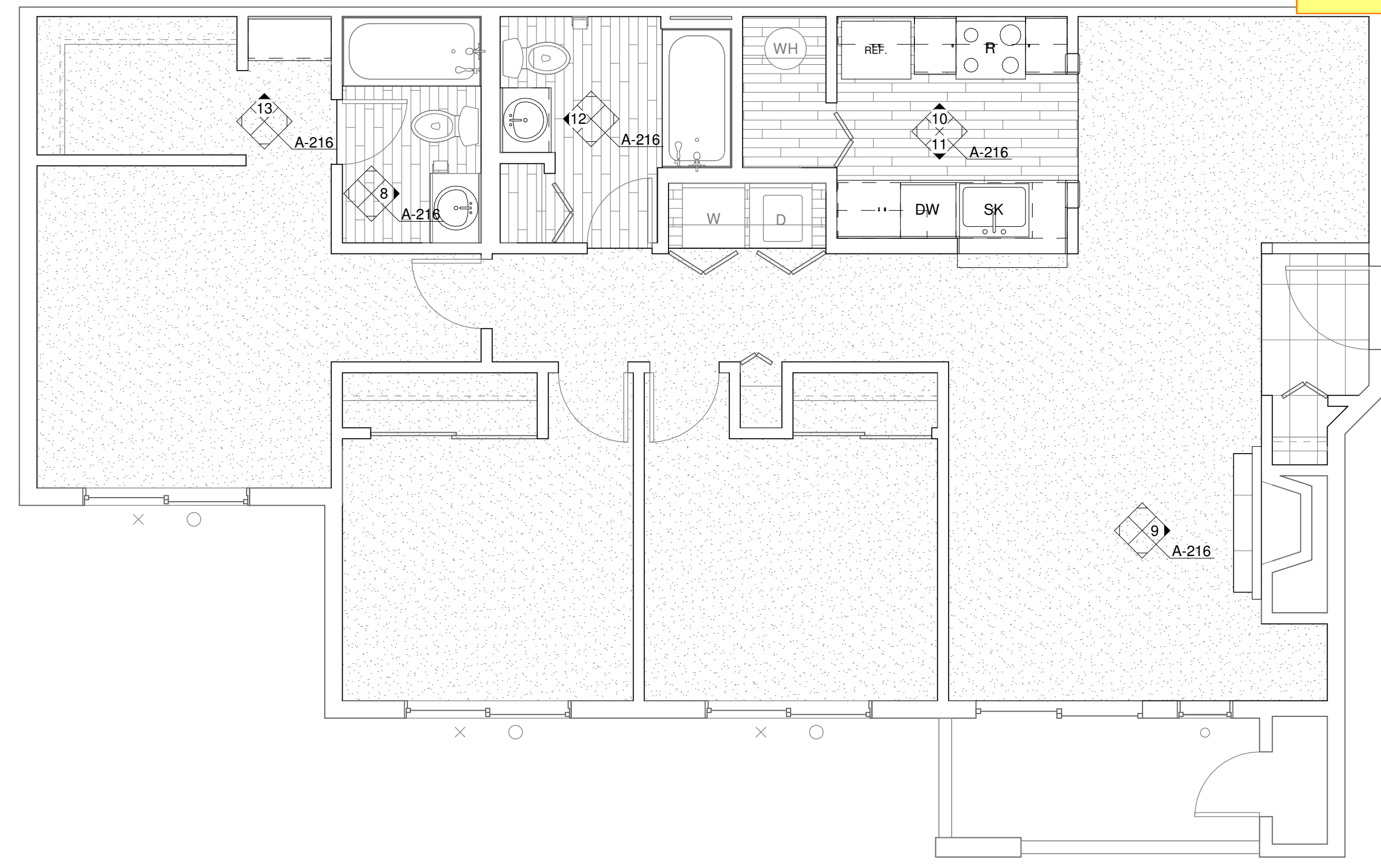




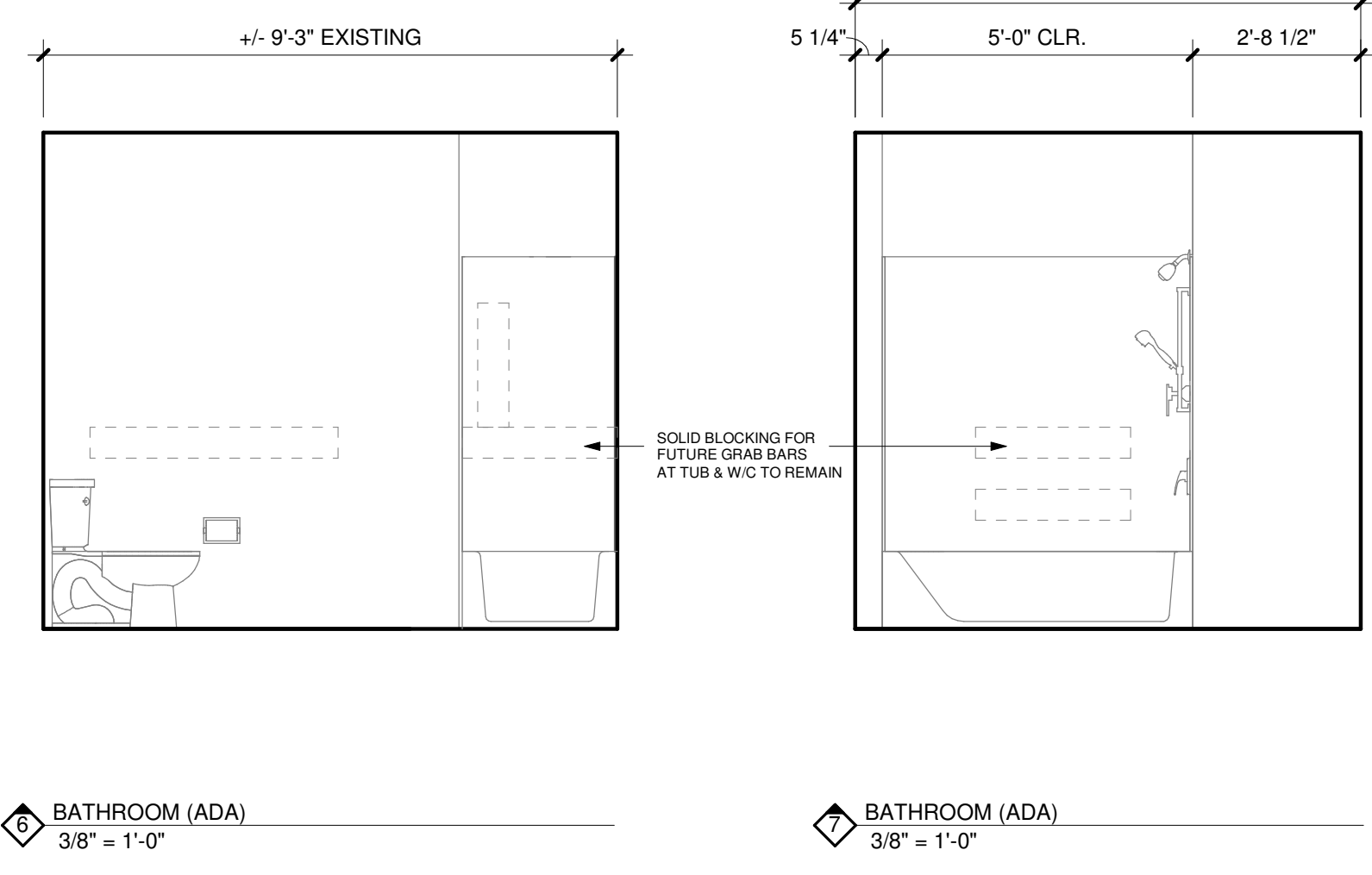
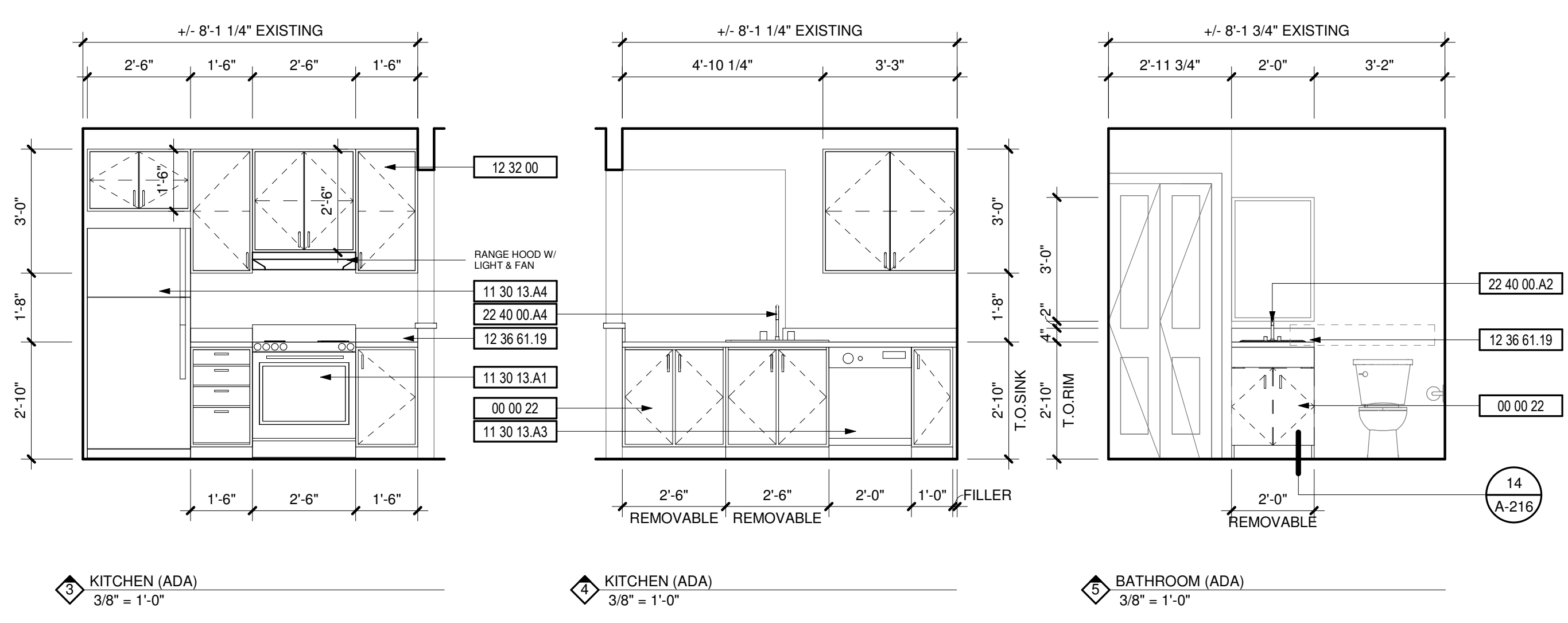
City of Puyallup Development & Permitting Services ISSUED PERMIT Building Planning Engineering Public Works Fire Traffic



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

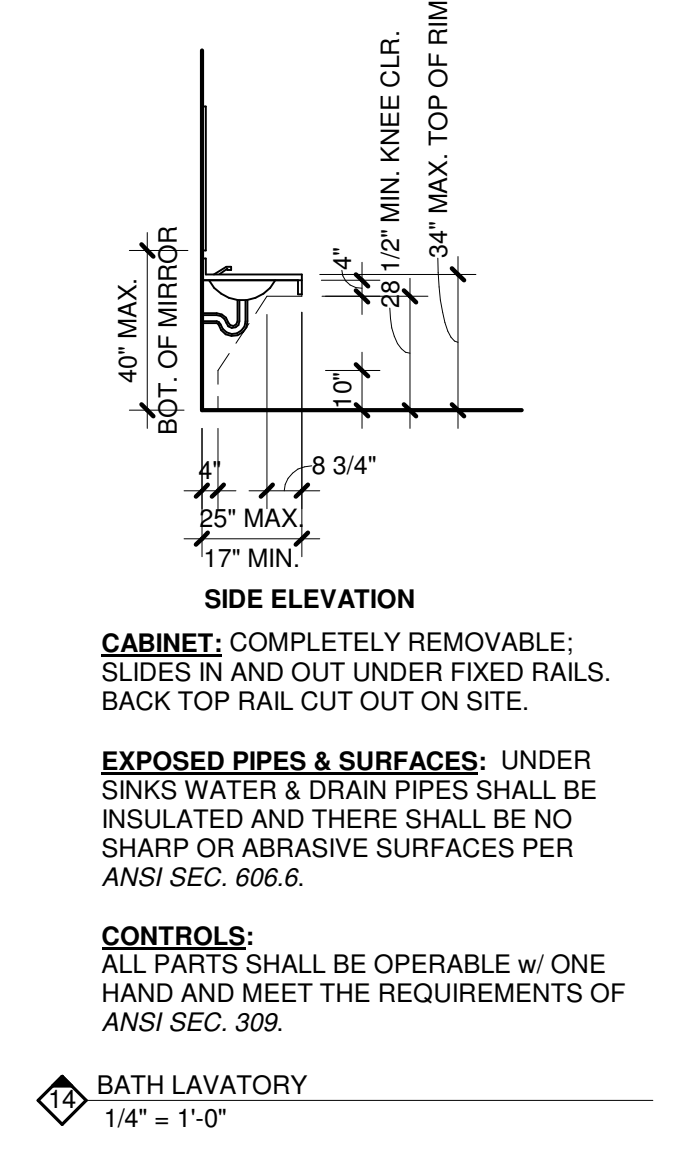
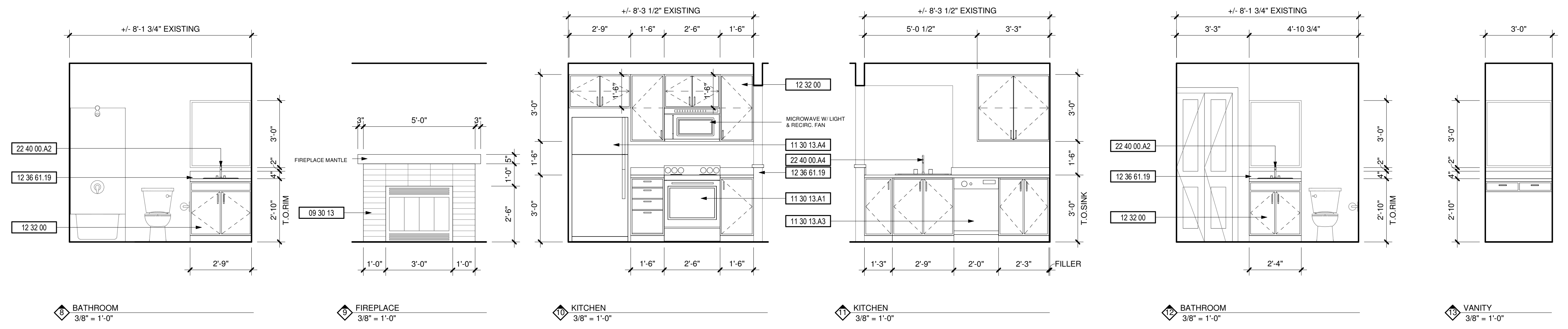


2 ENLARGED UNIT PLAN - 3 BED/2 BATH (TYP) 1/4" = 1'-0"



- DEMOLITION NOTES: 1. REPLACE ALL EXISTING FLOORING... 2. DEMO ALL EXISTING UPPER & LOWER CABINETS... 3. REPLACE EXISTING LIGHT FIXTURES... 4. DEMO ALL EXISTING LOWER CABINET... 5. DEMO HALF WALL AND EXISTING COUNTER... 6. MEDICINE CABINET TO BE REMOVED... 7. DEMO EXISTING MANTLE & FIRE PLACE TILE SURROUND... 8. REMOVE EXISTING COUNTERSHELF AT LIVING ROOM... 9. REPLACE EXISTING SHOWER HEAD... 10. SEE DETAIL 1/A-213 FOR BATHTUB CONTROL AND GRAB BAR LOCATIONS...

KEYNOTES table with columns for # and DESCRIPTION, listing items like 00 00 22 REMOVABLE CABINET, 09 30 13 CERAMIC TILING, 11 30 13.A1 RANGE, etc.



PROJECT table with columns for #, DATE, and DESC.

APPROVAL STAMPS

Metadata table with columns for JOB NO., ISSUE DATE, REVISED, DRAWN BY, and SHEET.

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