

ABBREVIATIONS

Table listing abbreviations for construction materials and terms such as AB ANCHOR BOLT, ACUS ACOUSTIC, ACT ACOUSTICAL CEILING TILE, etc.

ABBREVIATIONS

Table listing abbreviations for construction materials and terms such as MAT MATERIAL, MAX MAXIMUM, MECH MECHANICAL, etc.

MERIDIAN POINTE APARTMENTS RESIDENTIAL UNIT REHABILITATION

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

PROJECT INFORMATION

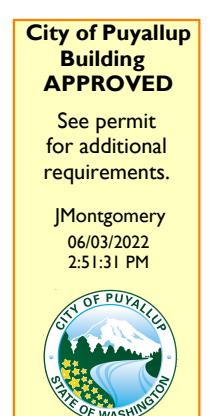
Table containing project details: PROJECT SCOPE (UNIT REHABILITATION), PARCEL NUMBER, PROJECT LOCATION, ZONING JURISDICTION, etc.

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...

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.



Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance with any applicable regulations of local government.

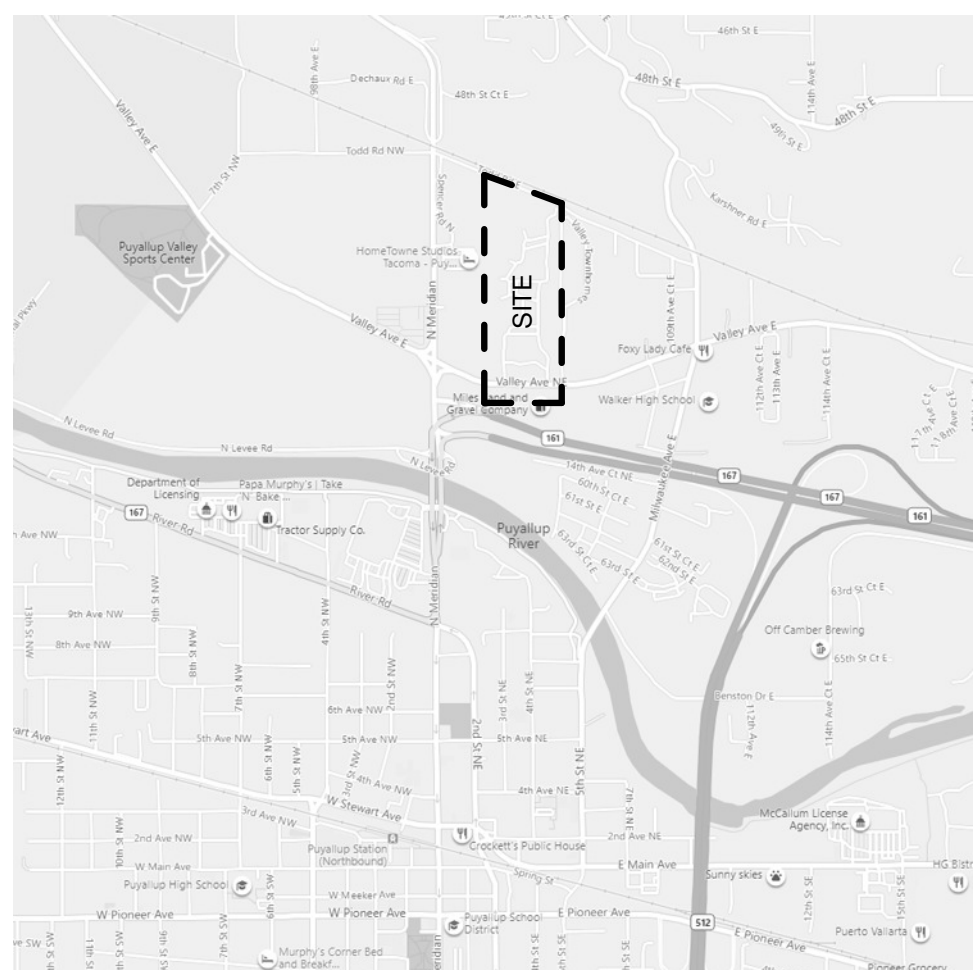
THE APPROVED CONSTRUCTION PLANS, DOCUMENTS AND ALL ENGINEERING MUST BE POSTED ON THE JOB AT ALL INSPECTIONS IN A VISIBLE AND READILY ACCESSIBLE LOCATION.

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

PROJECT TEAM

Table listing project team members: OWNER (MERIDIAN POINTE APARTMENTS, LLC), CONTRACTOR (FARRELL-McKENNA CONSTRUCTION, LLC), ARCHITECT (ROSS DECKMAN & ASSOCIATES, INC.).

VICINITY MAP



MATERIAL LEGEND

Table mapping material names to symbols: EARTH, AGGREGATE / POROUS, CONCRETE, CEMENT / CONCRETE UNDERLAYMENT, etc.

SYMBOLS LEGEND

Table mapping symbols to descriptions: SIM BUILDING SECTION, CALLOUTS, EXTERIOR ELEVATIONS, INTERIOR ELEVATIONS.

REVISIONS

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

R D + A

ROSS DECKMAN & ASSOCIATES INC. 207 FOURTH AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372

AGENCY REVIEW 09/14/2021

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

Table for PROJECT, DATE, DESC.

APPROVAL STAMPS

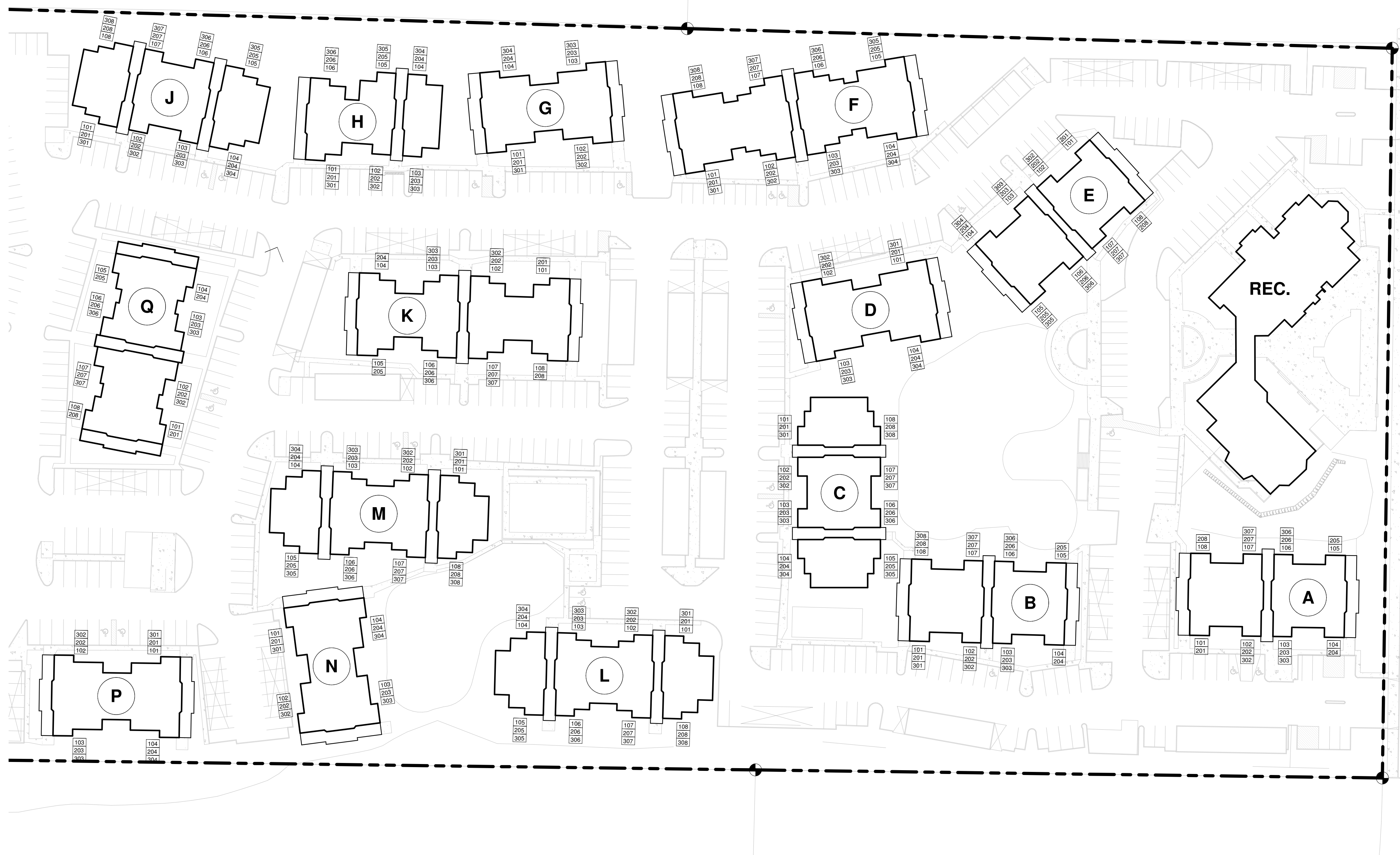
City of Puyallup Development & Permitting Services ISSUED PERMIT stamp with categories: Building, Planning, Engineering, Public Works, Fire, Traffic.

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

PRCTI20220791

G-001 9/14/2021 9:48:15 AM

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



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

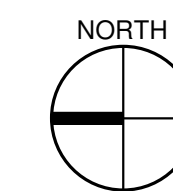
UNIT TYPE	NET AREA	COUNT
BUILDING 'N'		
3 BED / 2 BATH	1,121 SF	12
		12

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



OVERALL SITE PLAN - PHASE I

1" = 50'-0"

#	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:	
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A-100

#	DATE	DESC.

**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	

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

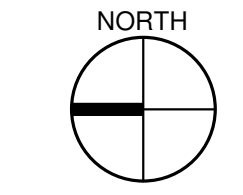
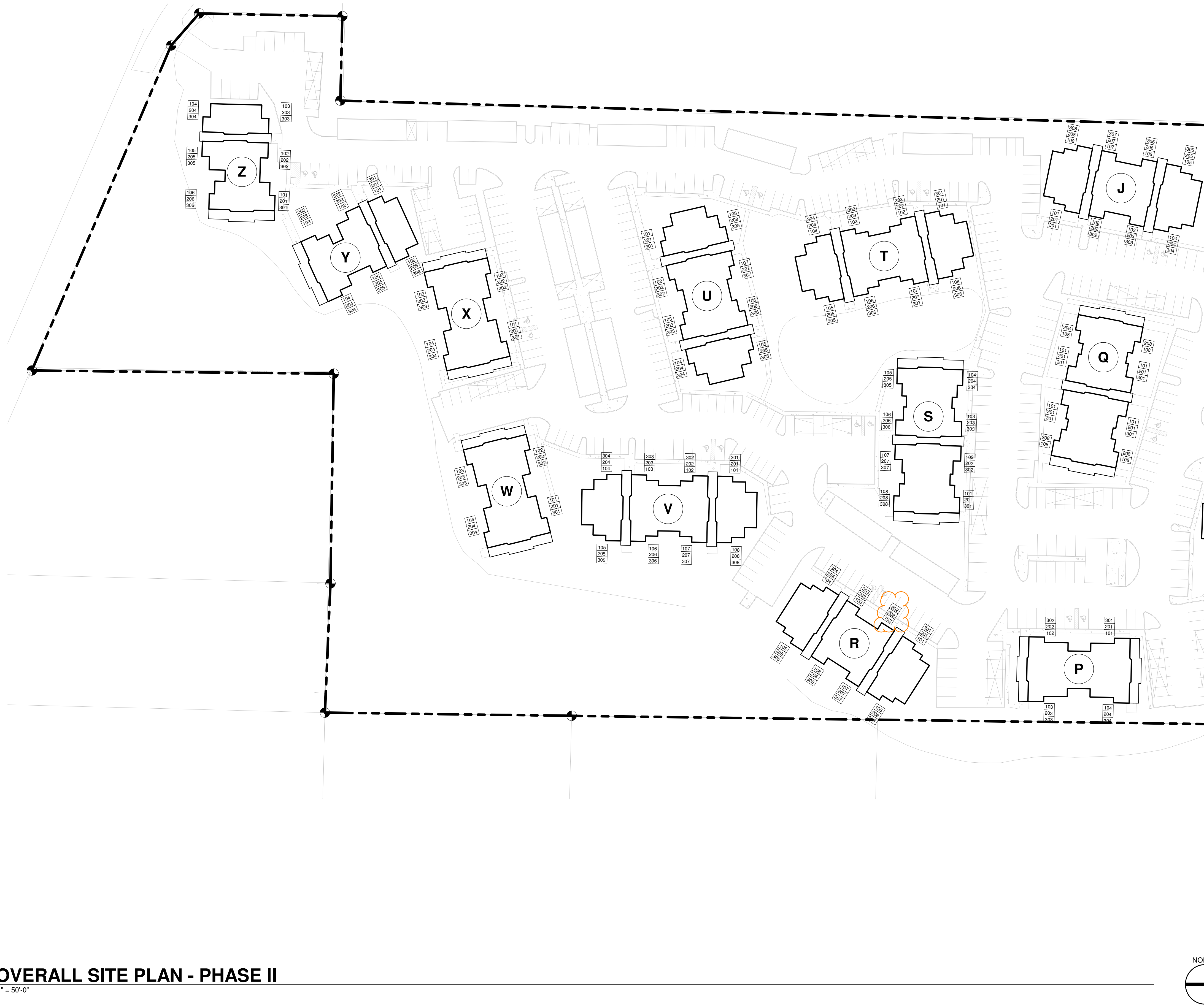
UNIT TYPE	NET AREA	COUNT
BUILDING 'X'		
3 BED / 2 BATH	1,121 SF	11
3 BED / 2 BATH ADA	1,121 SF	1
		12

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"

PRCTI20220791

#	DATE	DESC.

APPROVAL STAMPS

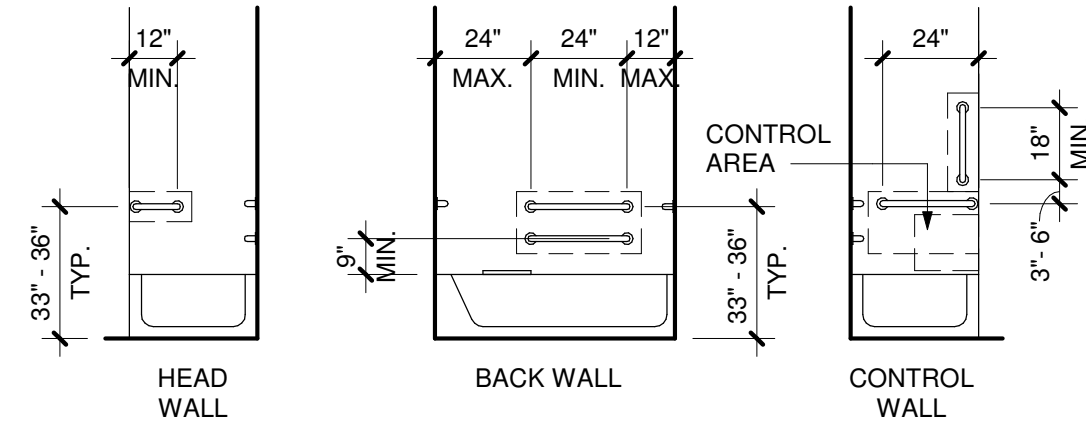
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

JOB NO.: 1922
ISSUE DATE: 09/14/2021
REVISED:
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1 BATHTUB REQUIREMENTS
1/4" = 1'-0"

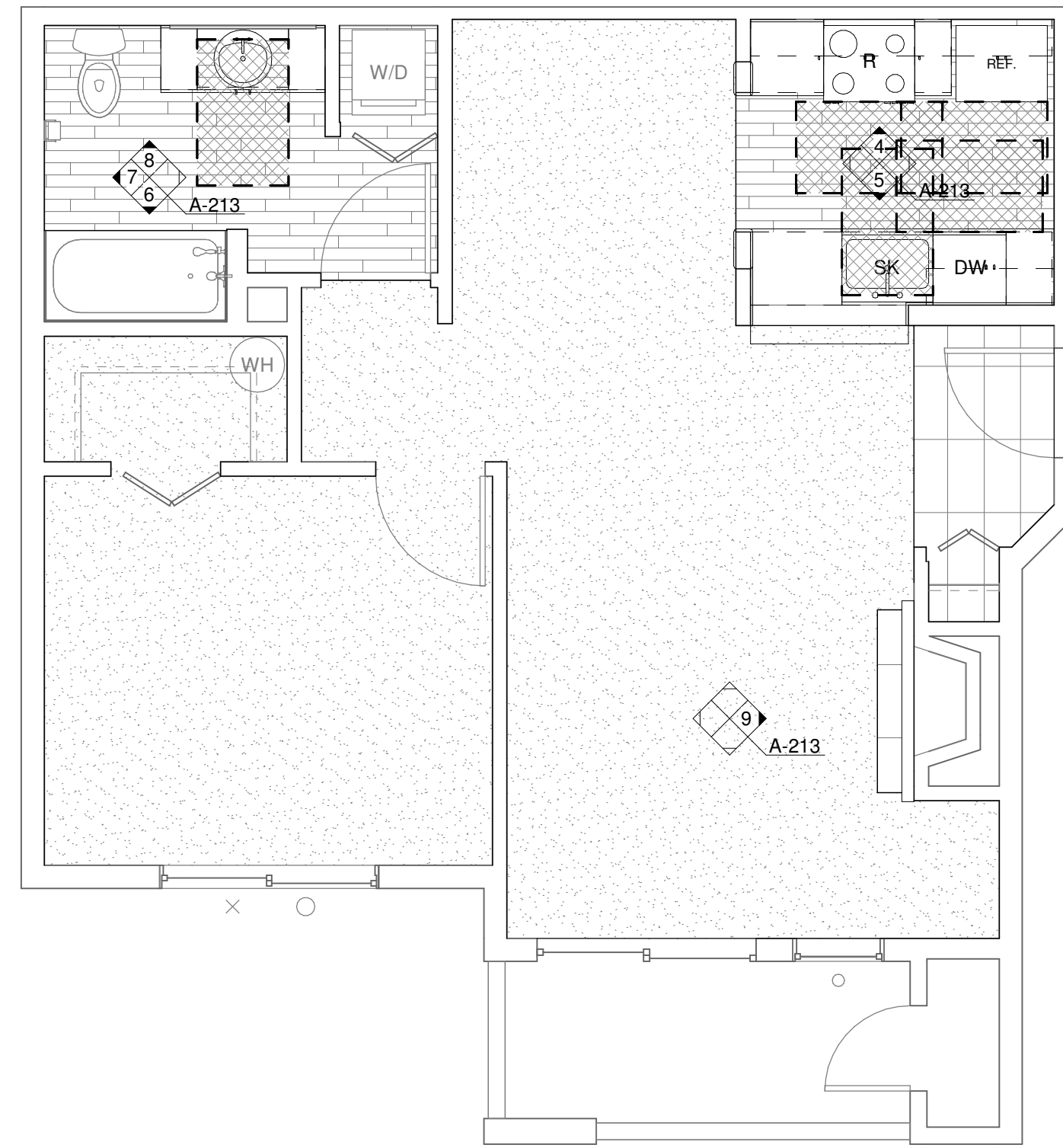


GRAB BARS:
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET THE STRUCTURAL STRENGTH REQUIREMENTS OF ANSI SEC. 609.8. LOCATE GRAB BARS PER ANSI SEC. 607.4.2.

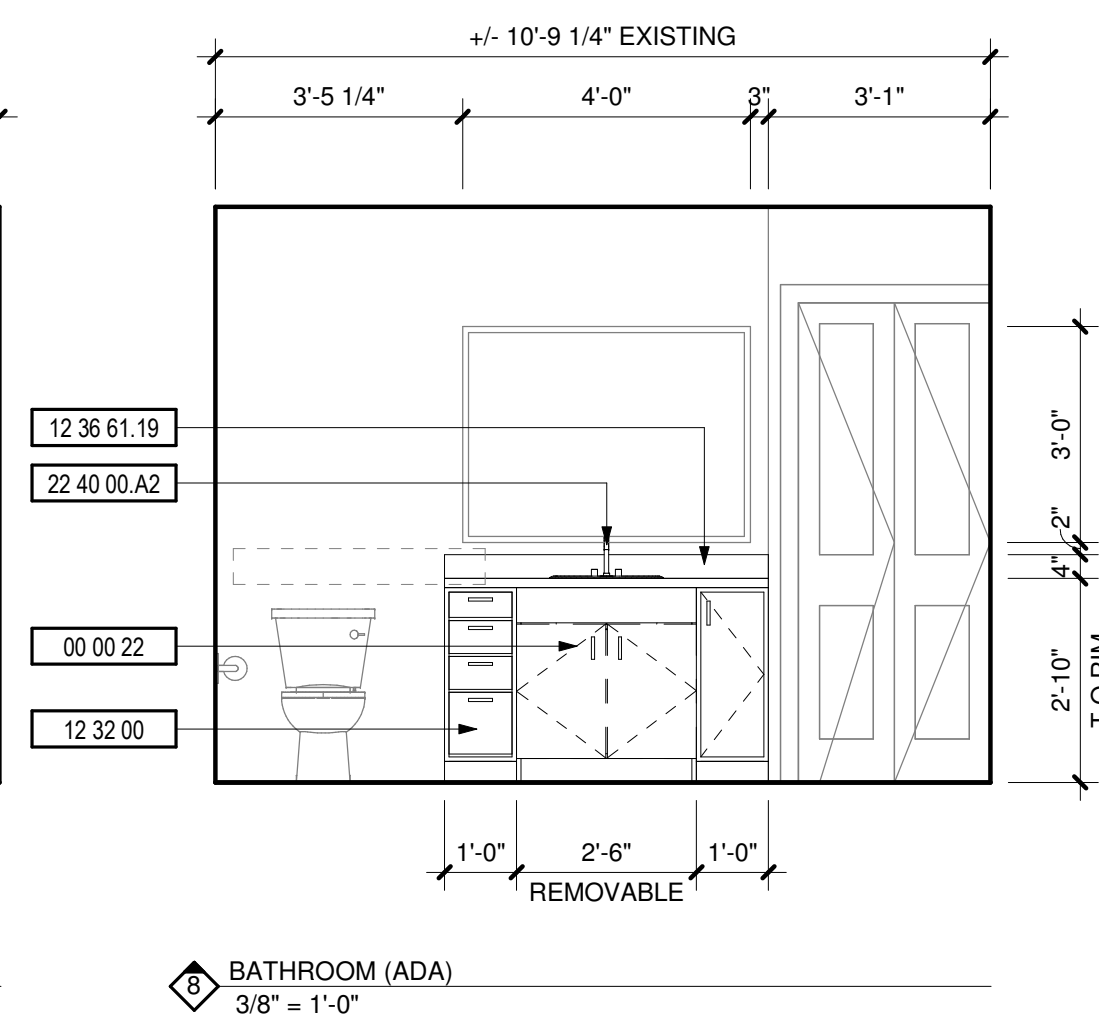
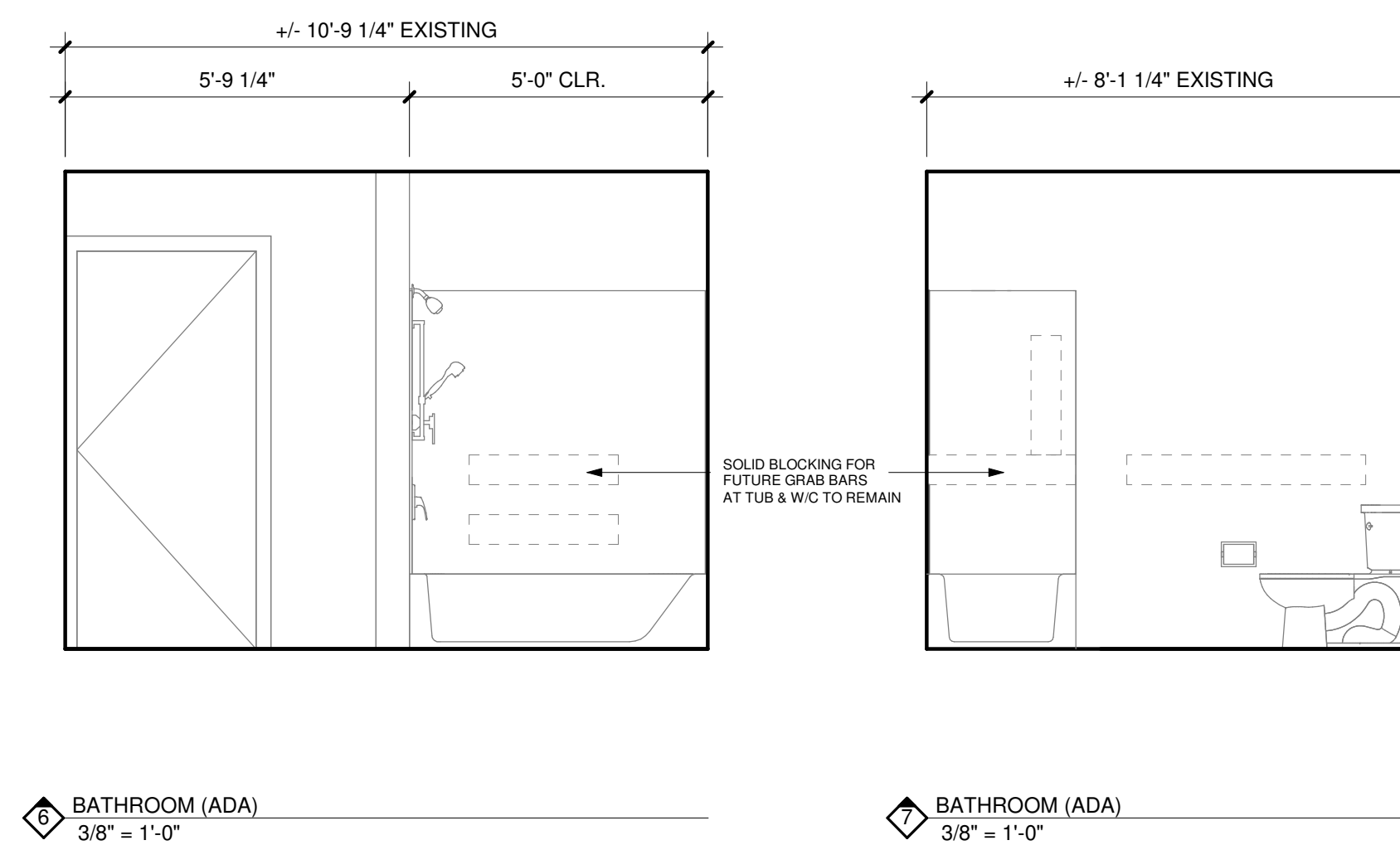
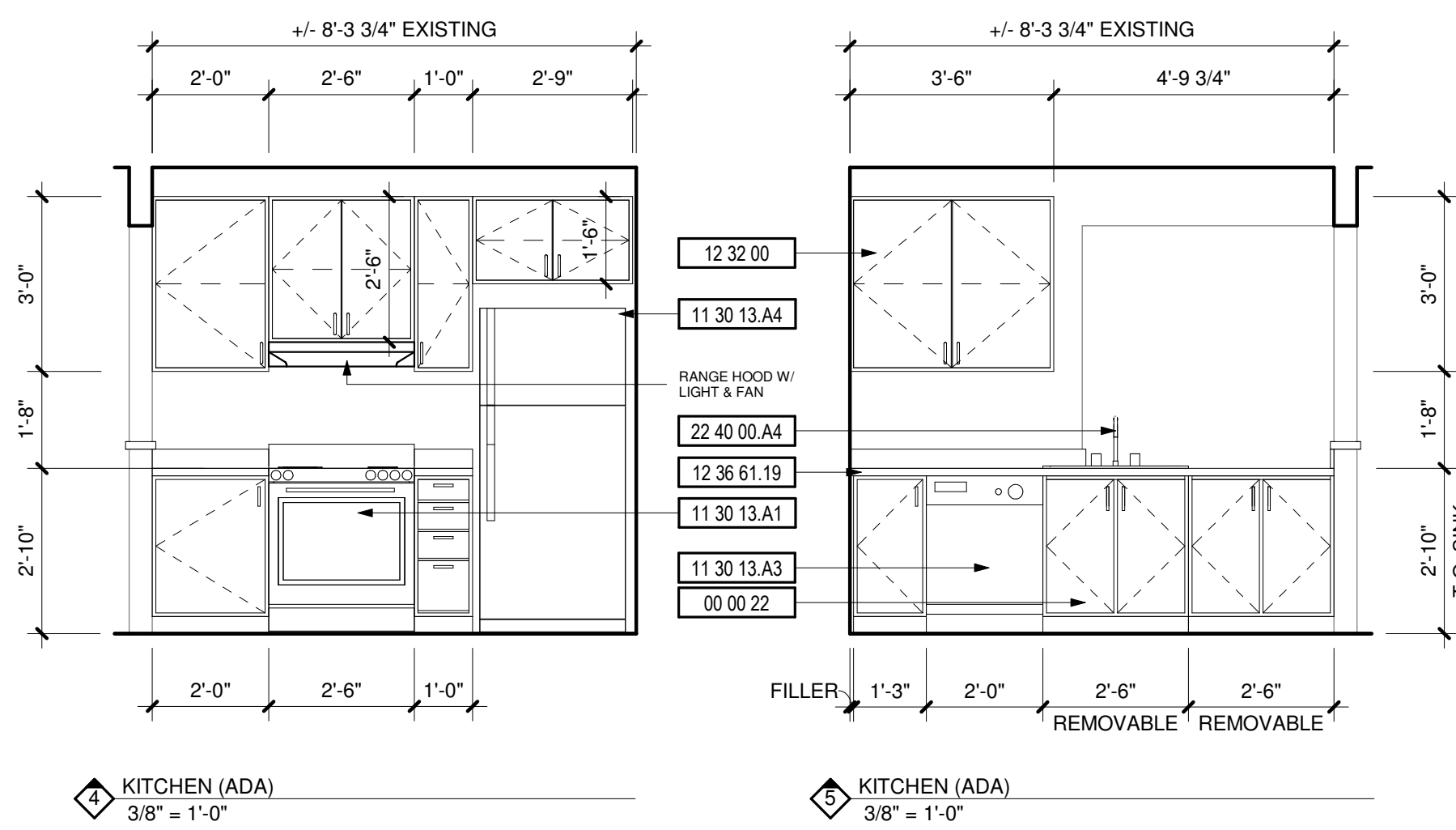
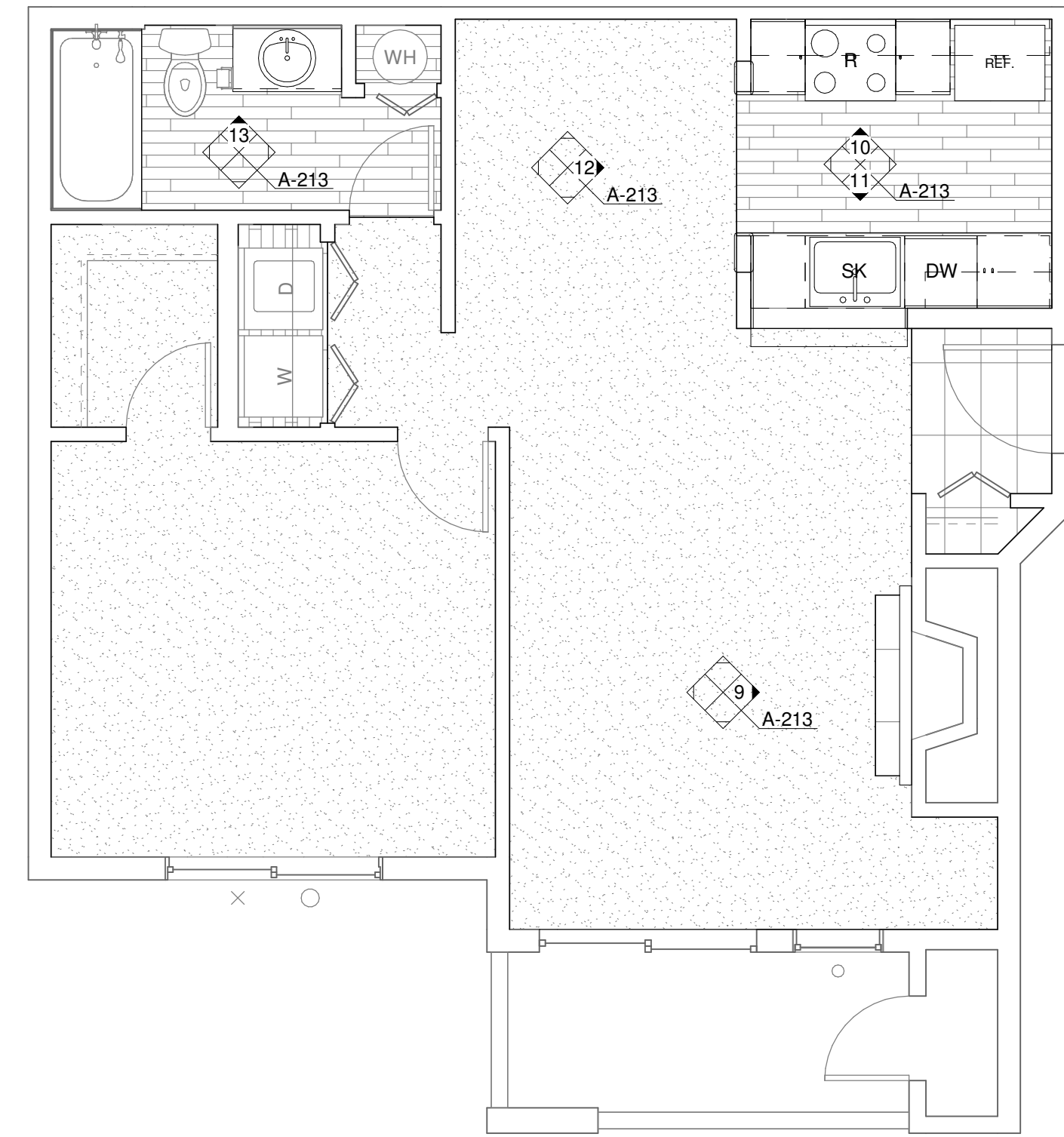
SEAT:
A REMOVABLE SEAT IS NOT REQUIRED PER ANSI SEC. 1003.11.2.5.1 EX.1.

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"

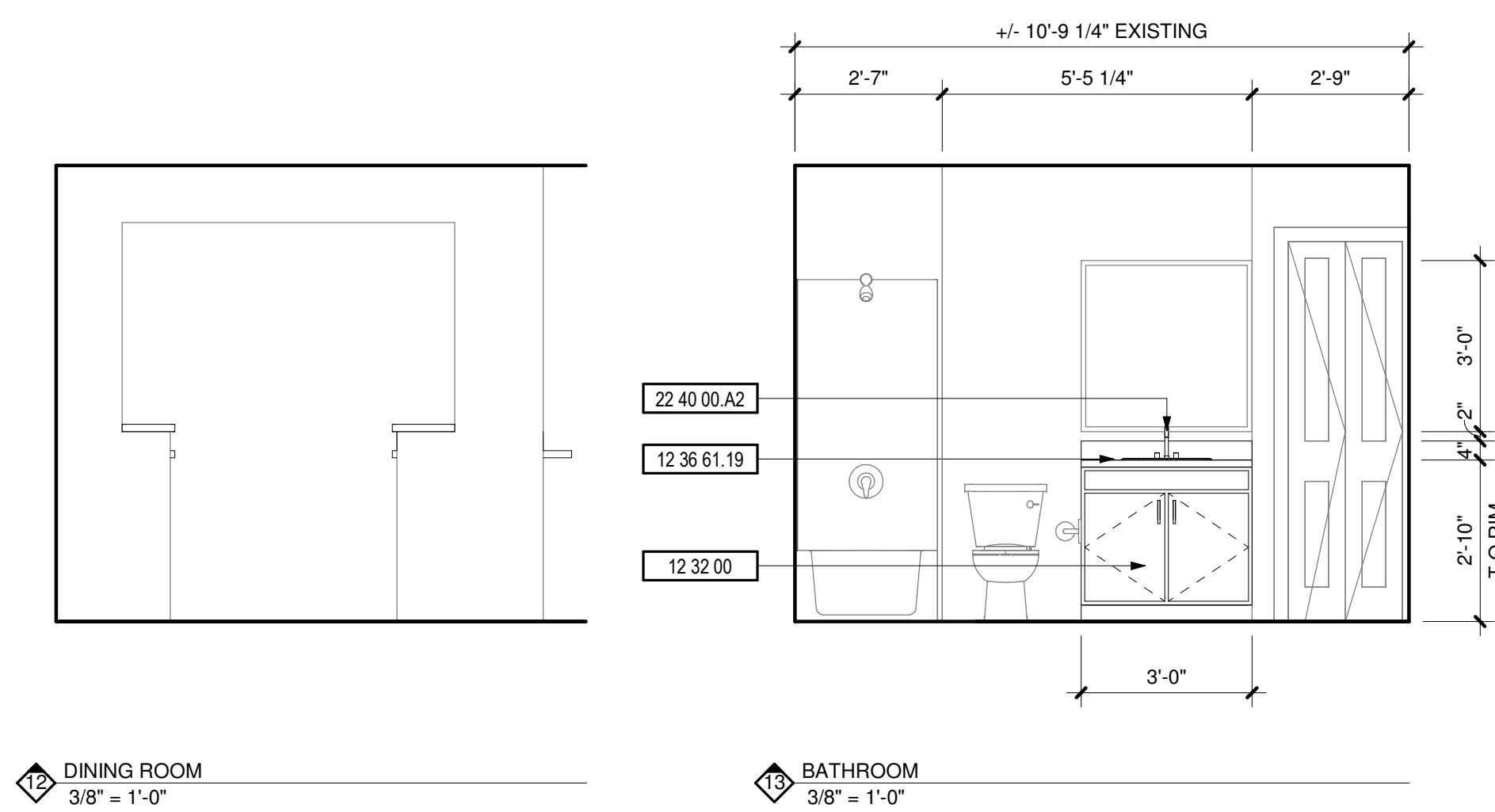
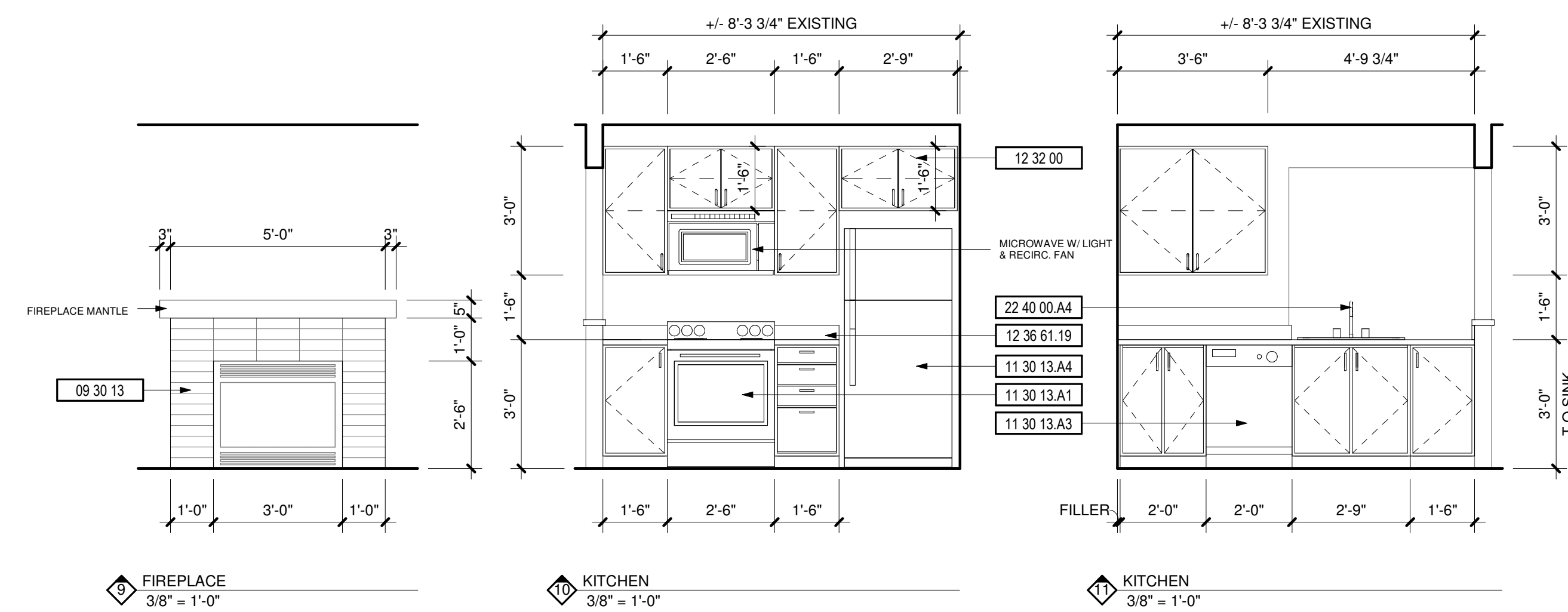


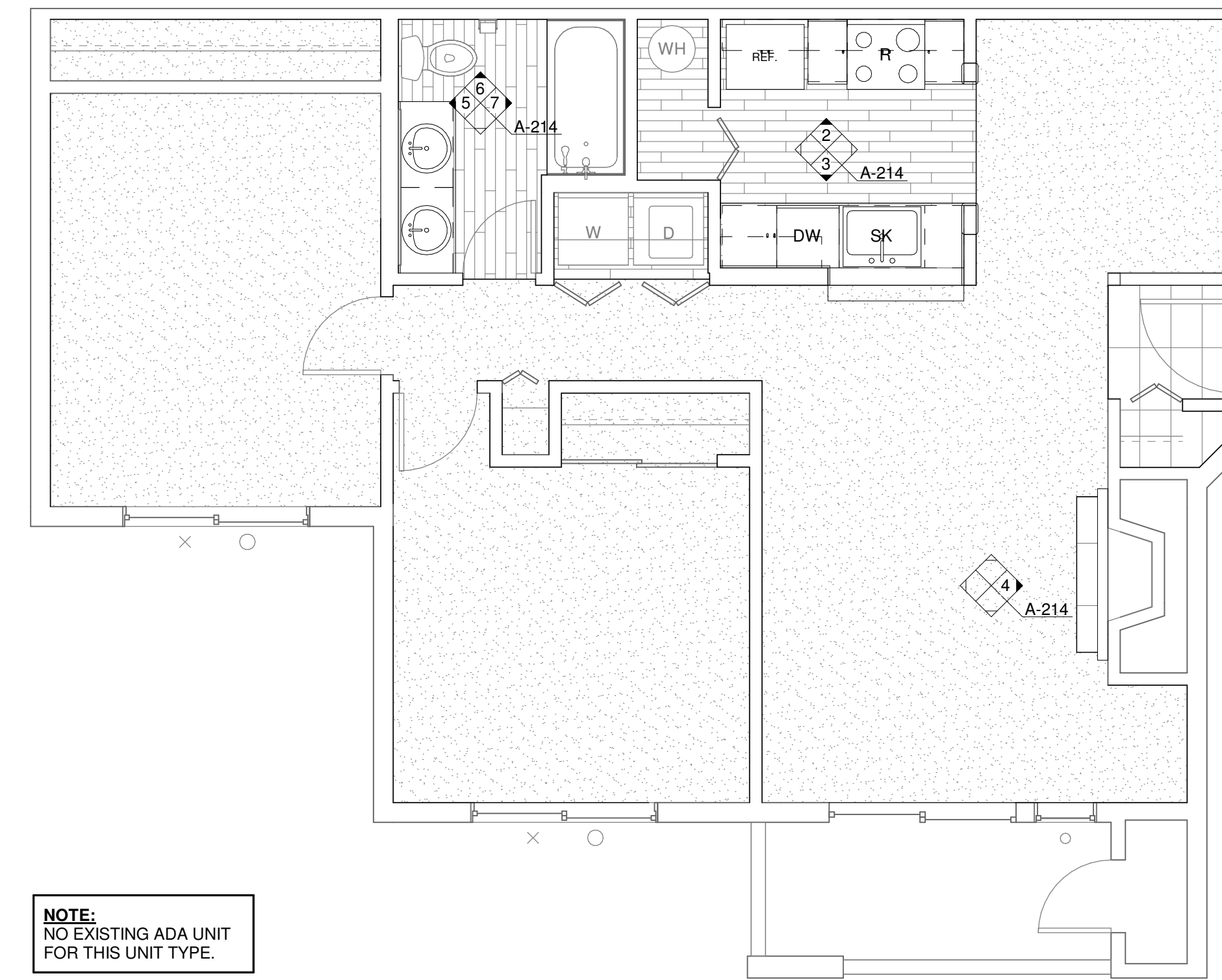
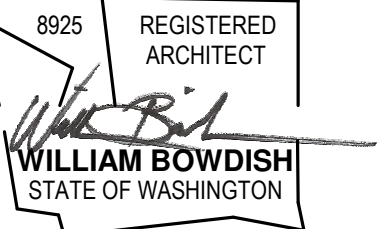
DEMOLITION NOTES

#	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

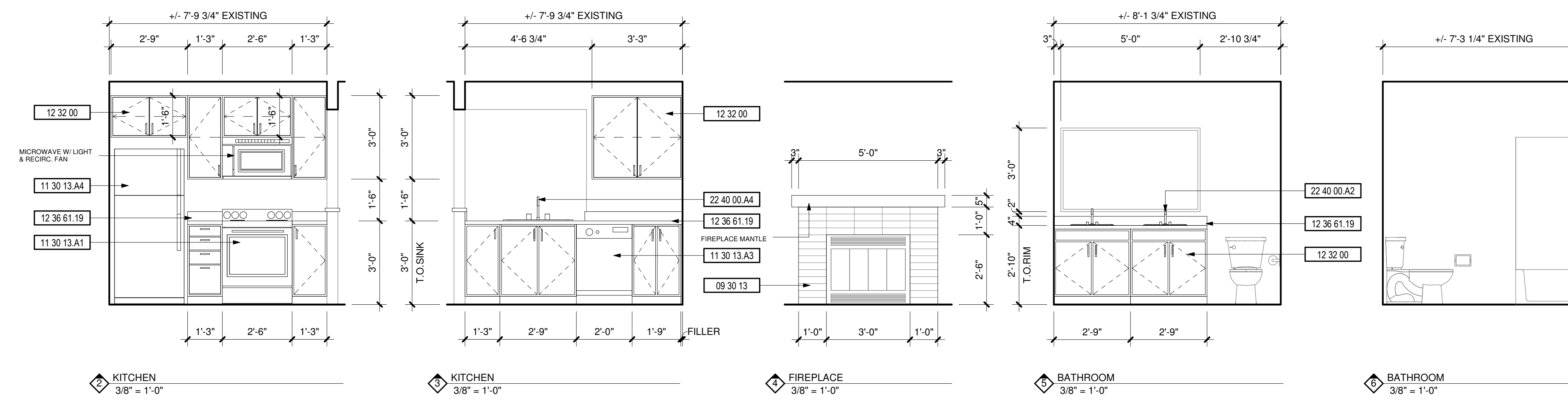
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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





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.
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KEYNOTES

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PROJECT

DATE

DESC.

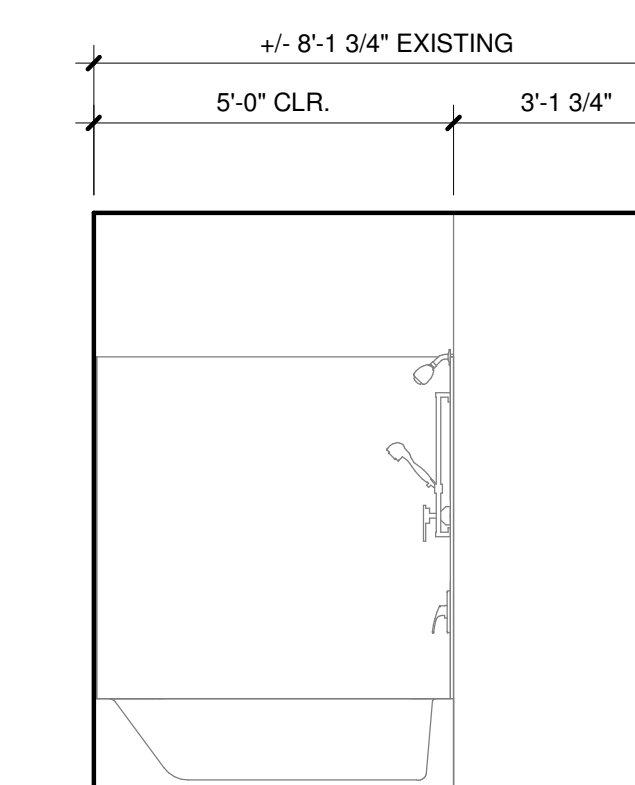
APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

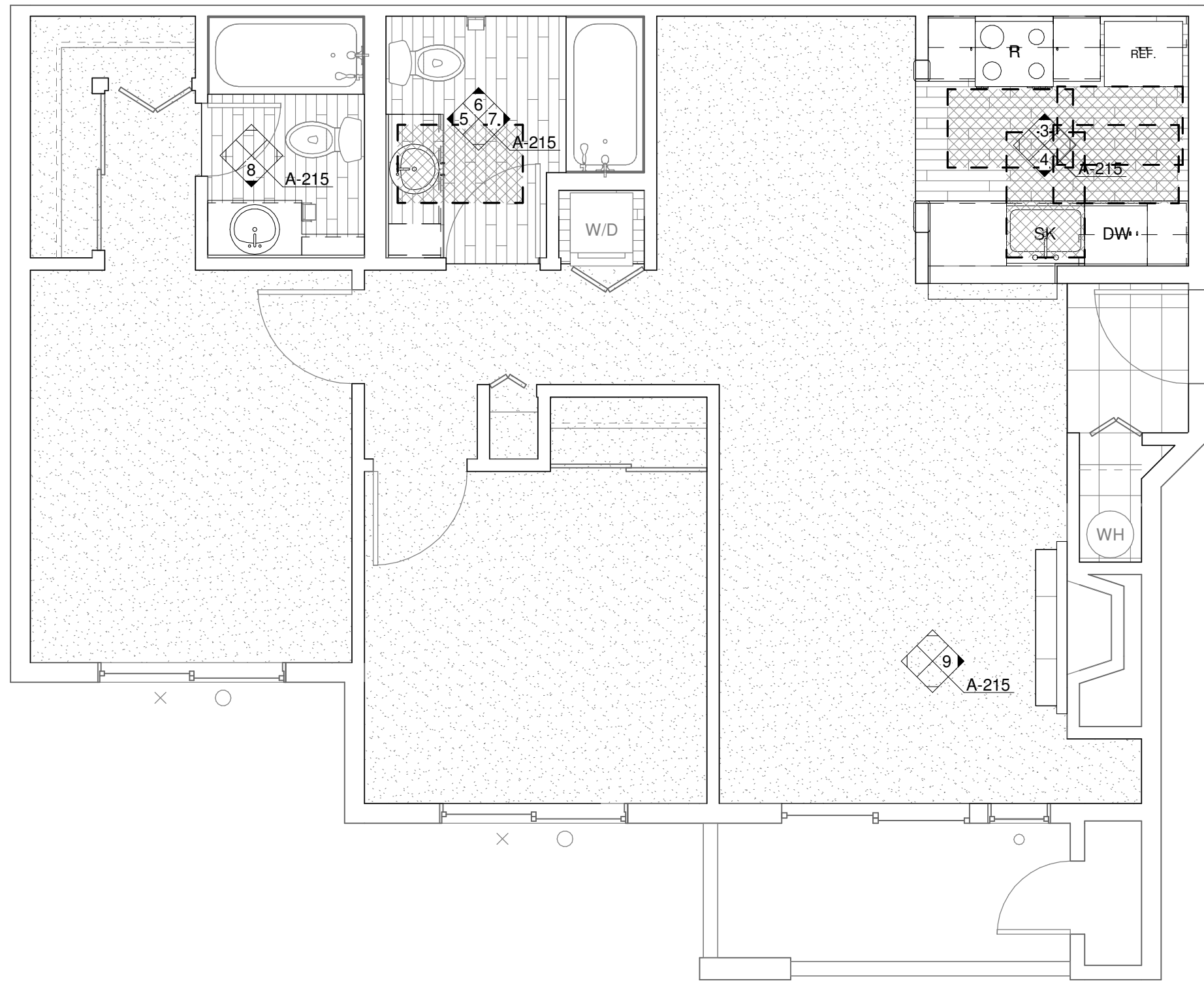
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ISSUE DATE: 09/14/2021
REVISED:
DRAWN BY: BM
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PRCTI20220791

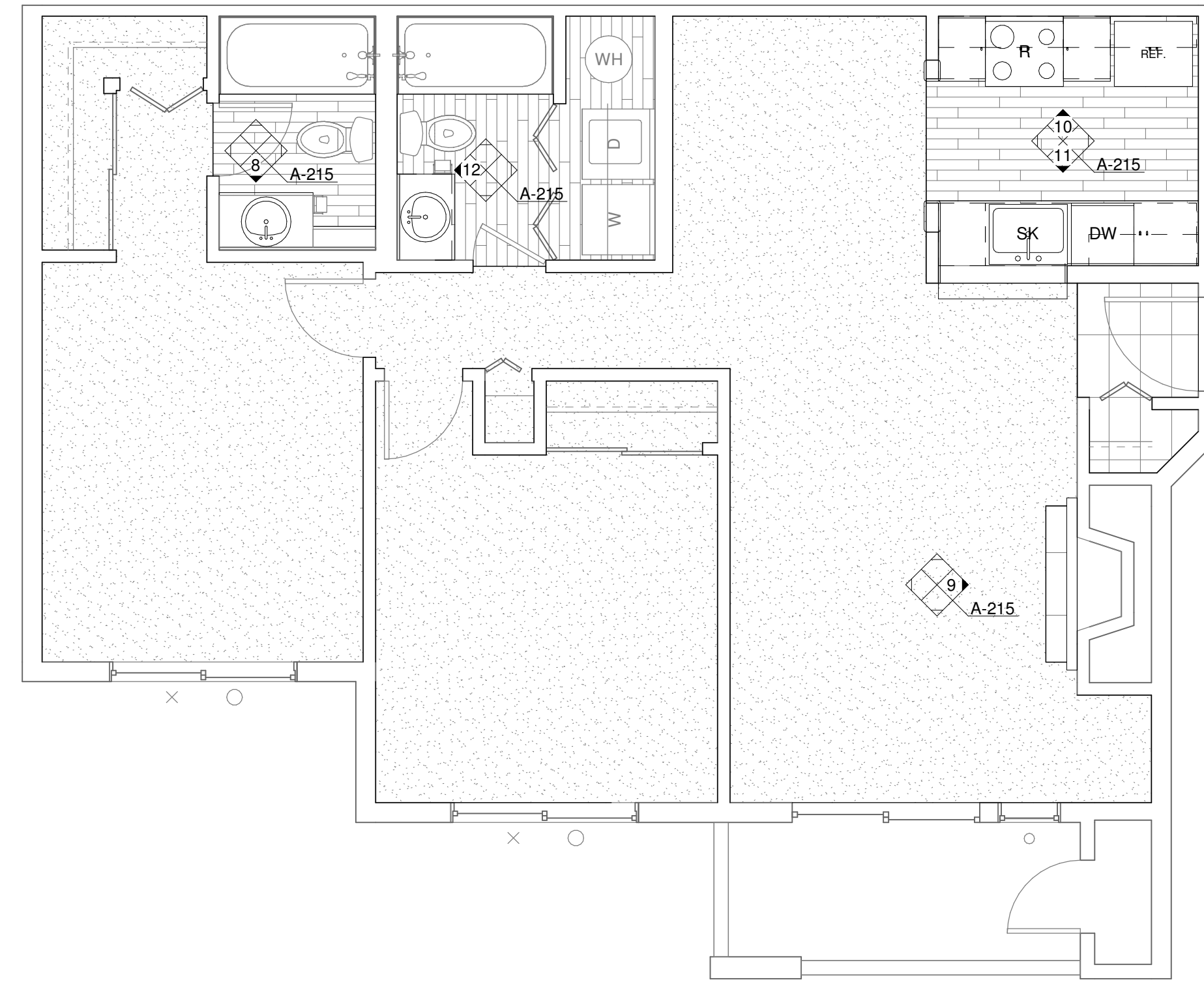


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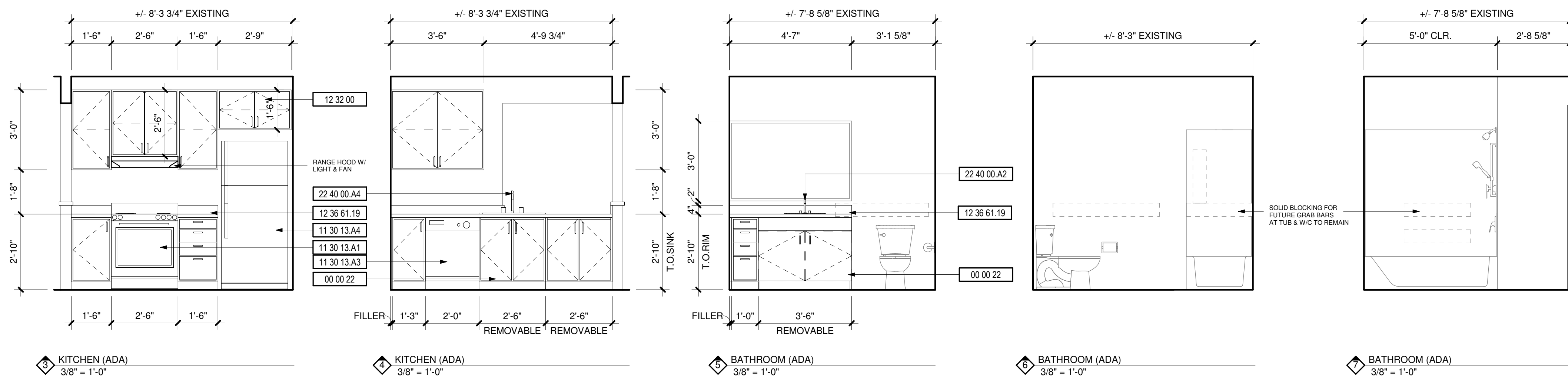
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1 ENLARGED UNIT PLAN - 2 BED/2 BATH (ADA)
1/4" = 1'-0"



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

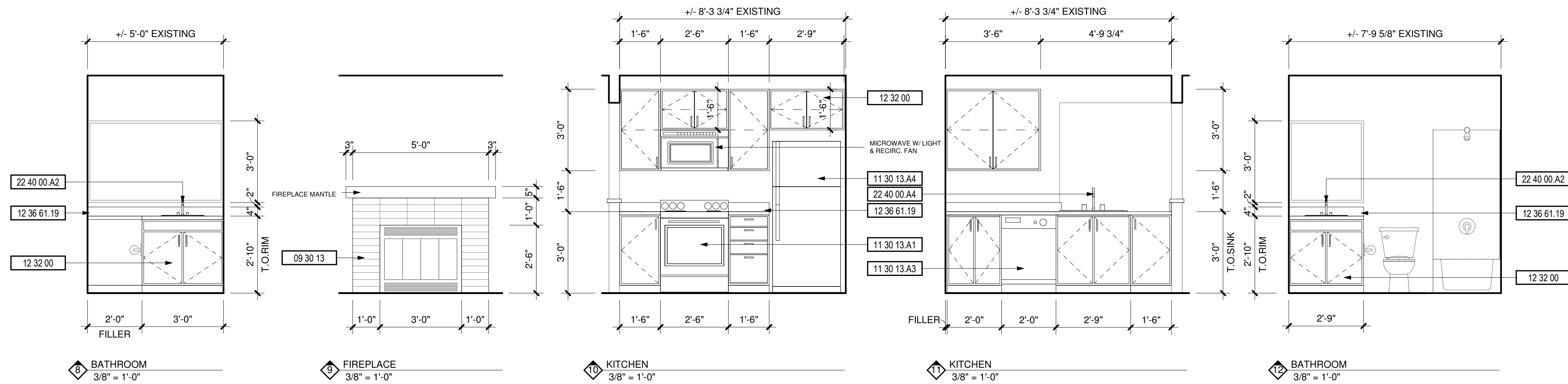


DEMOLITION NOTES

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

#	DATE

APPROVAL STAMPS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

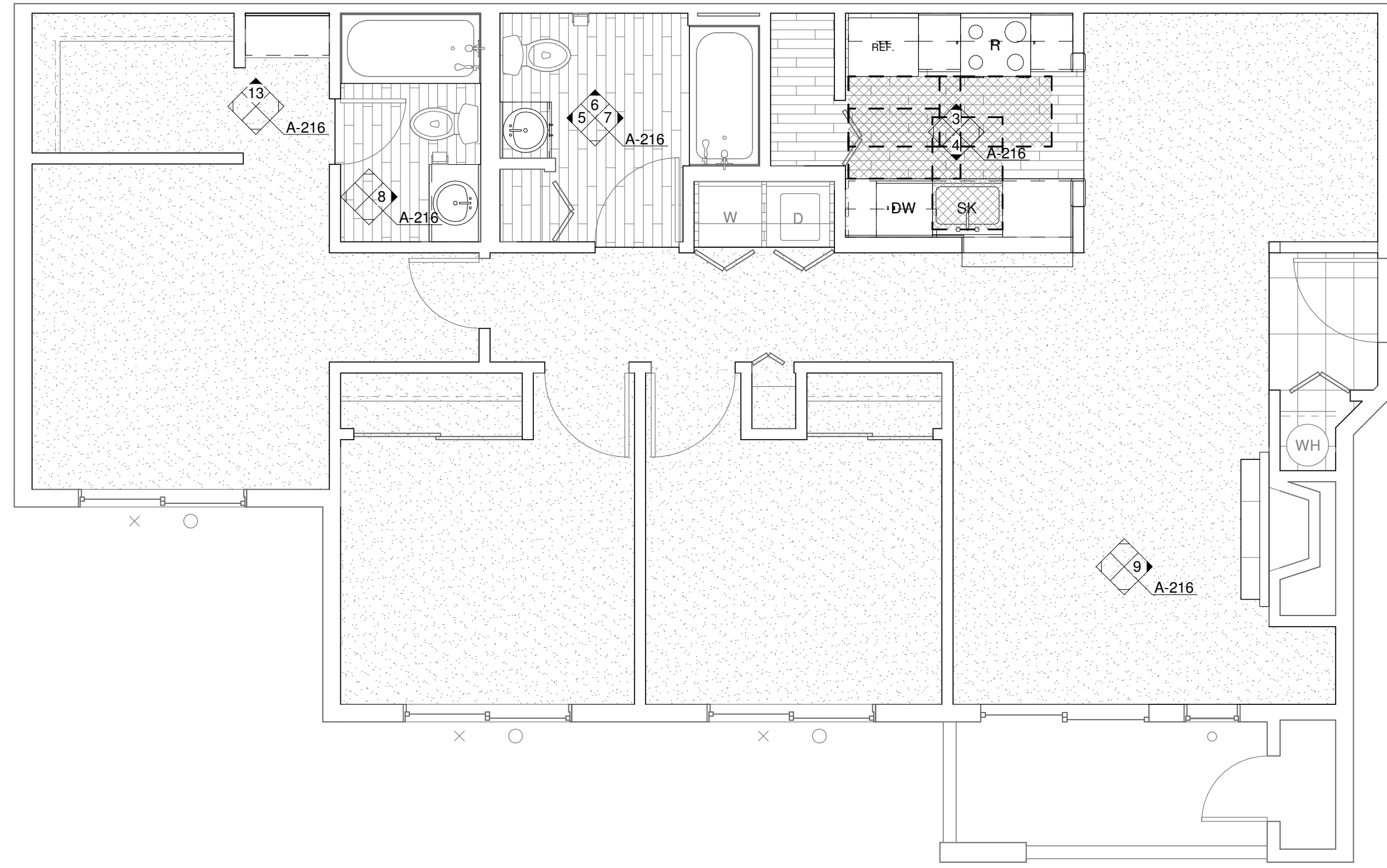
Building	Planning
Engineering	Public Works
Fire	Traffic

JOB NO.: 1922
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SHEET

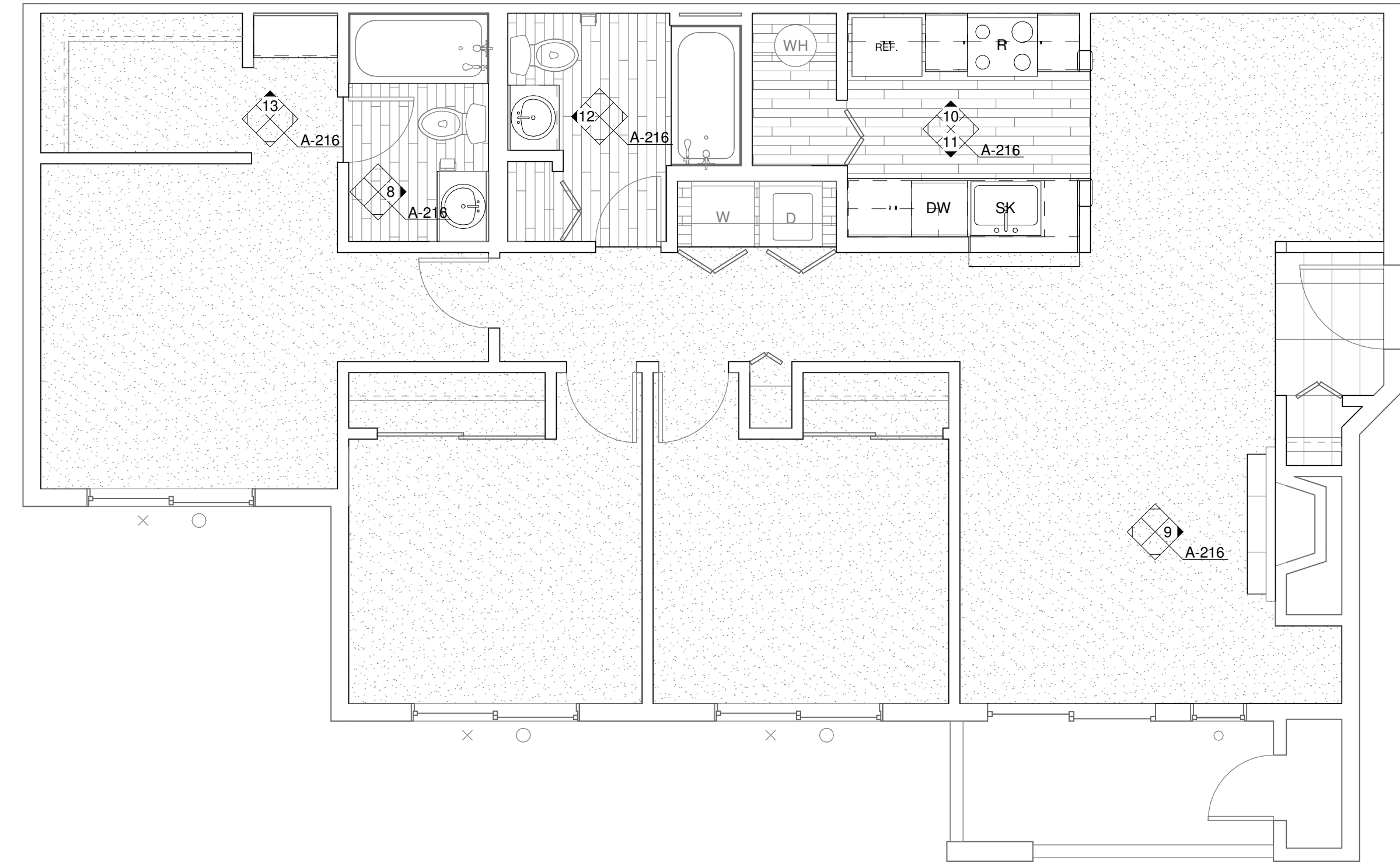
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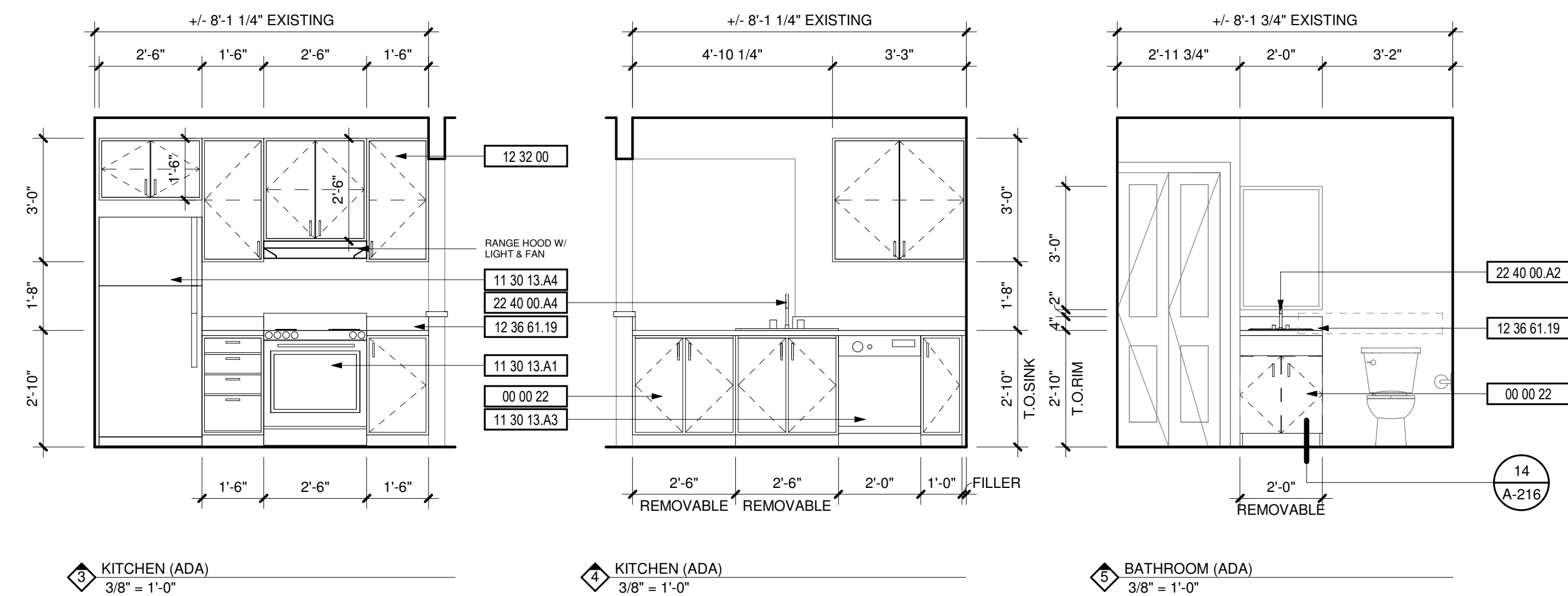
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1 ENLARGED UNIT PLAN - 3 BED/2 BATH (ADA) 1/4" = 1'-0"



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

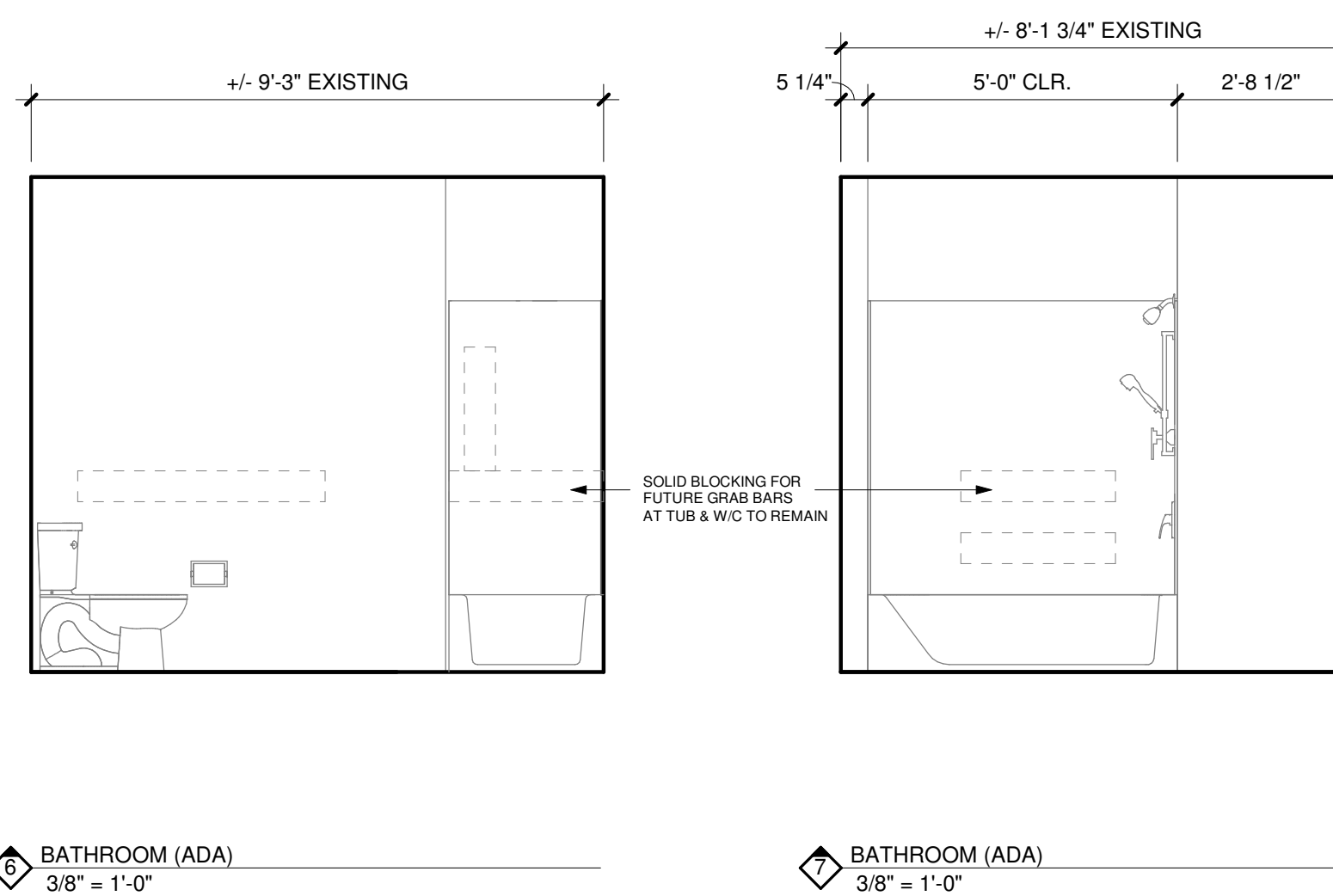


3 KITCHEN (ADA) 3/8" = 1'-0"

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

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

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



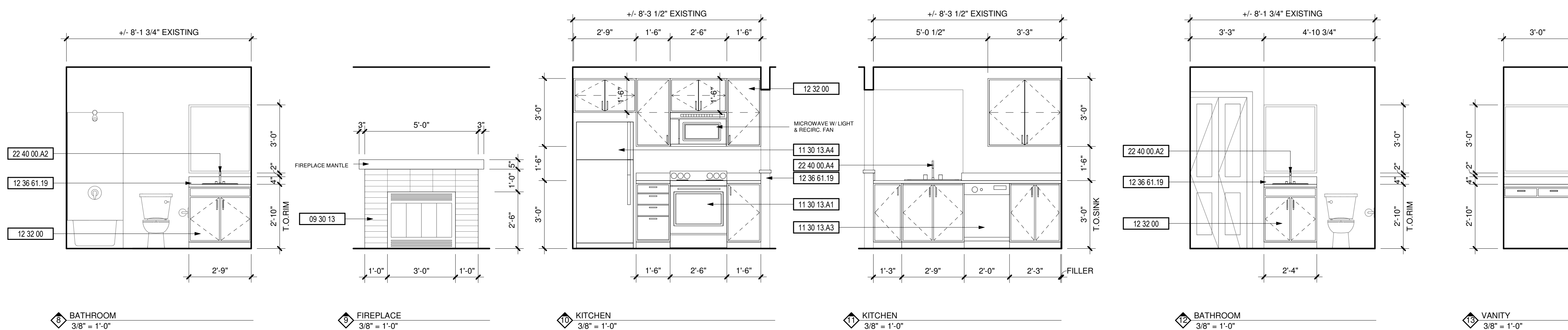
7 BATHROOM (ADA) 3/8" = 1'-0"

DEMOLITION NOTES

Table with 2 columns: # and DESCRIPTION. Contains 10 items detailing demolition and preparation work for the unit.

KEYNOTES

Table with 2 columns: # and DESCRIPTION. Contains 10 items detailing material specifications and construction notes.



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

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

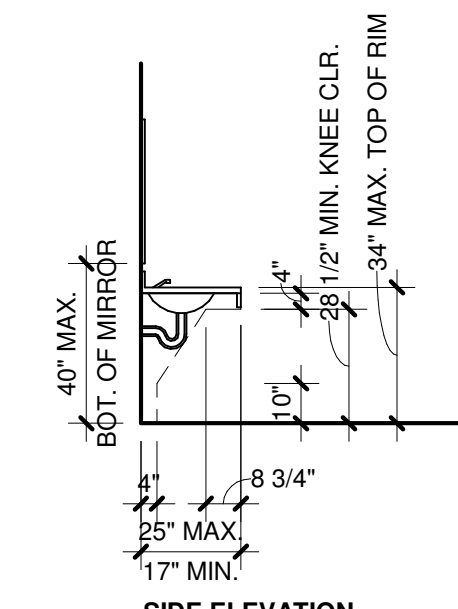
10 KITCHEN 3/8" = 1'-0"

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

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

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

14 BATH LAVATORY 1/4" = 1'-0"



40" MAX. BOT. OF MIRROR 10" 4" 28 1/2" MIN. KNEE CLR. 34" MAX. TOP OF RIM 35" MAX. 17" MIN. 8 3/4" 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.