

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

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

ABBREVIATIONS table listing various construction terms and their abbreviations.

PROJECT INFORMATION

Table containing project details such as Project Scope, Location, Zoning, and Landscaping information.

MATERIAL LEGEND

Table defining material symbols for Earth, Aggregate, Concrete, Cement, Asphalt, Rigid Insulation, and Batt Insulation.

SYMBOLS LEGEND

Table defining symbols for Building Sections, Callouts, Exterior Elevations, and Interior Elevations.

SCOPE OF WORK:

- List of 17 work items detailing the removal and replacement of existing fixtures, piping, flooring, and electrical components.

SHEET INDEX

Table listing sheet numbers and names, including G-001 (Cover Sheet) and architectural sheets A-100 through A-216.

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.

PROJECT TEAM

Table listing project team members including Owner, Contractor, and Architect with their respective contact information.

City of Puyallup Building Approved

See permit for additional requirements.

JMontgomery 07/29/2022 2:34:20 PM



REVISIONS

Table with columns for revision number, description, and date.

Table for tracking project dates and descriptions.

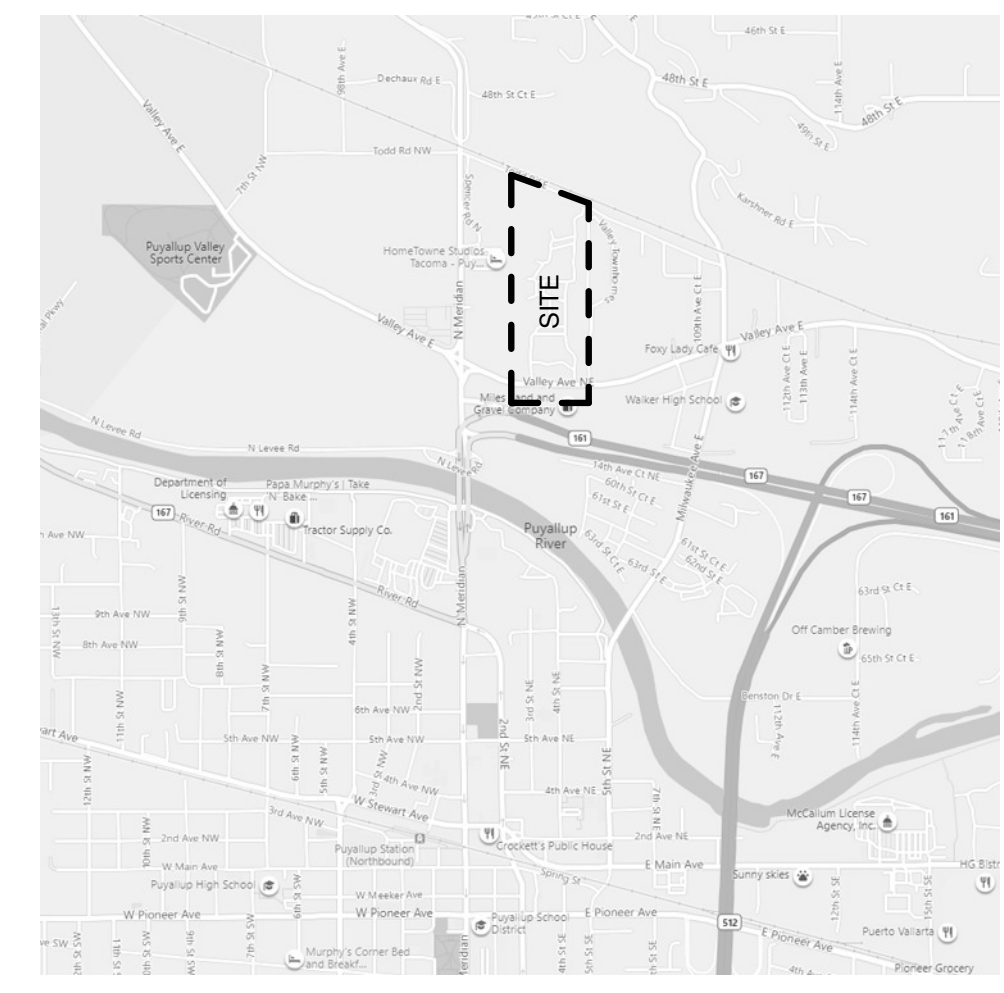
APPROVAL STAMPS

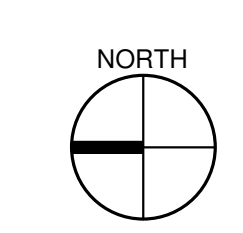
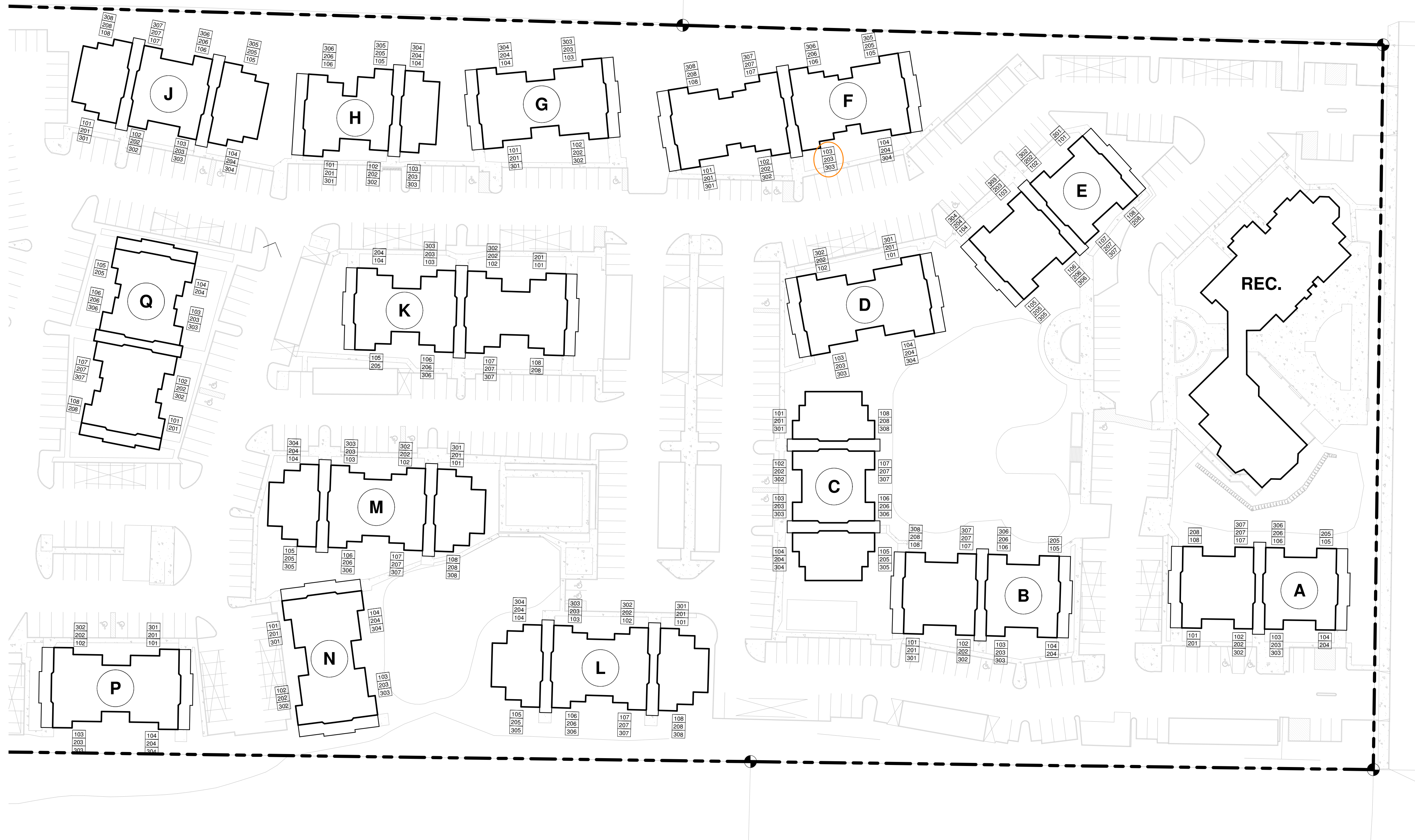
City of Puyallup Development & Permitting Services ISSUED PERMIT stamp with checkboxes for Building, Planning, Engineering, Public Works, Fire, and Traffic.

Table containing job number, issue date, revised status, and draw by information.

G-001

VICINITY MAP





**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**

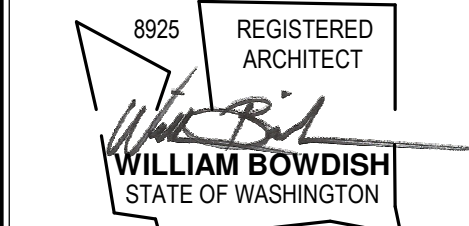
UNIT TYPE	NET AREA	COUNT
BUILDING 'N'		
3 BED / 2 BATH	1,121 SF	12
		12

**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



**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**

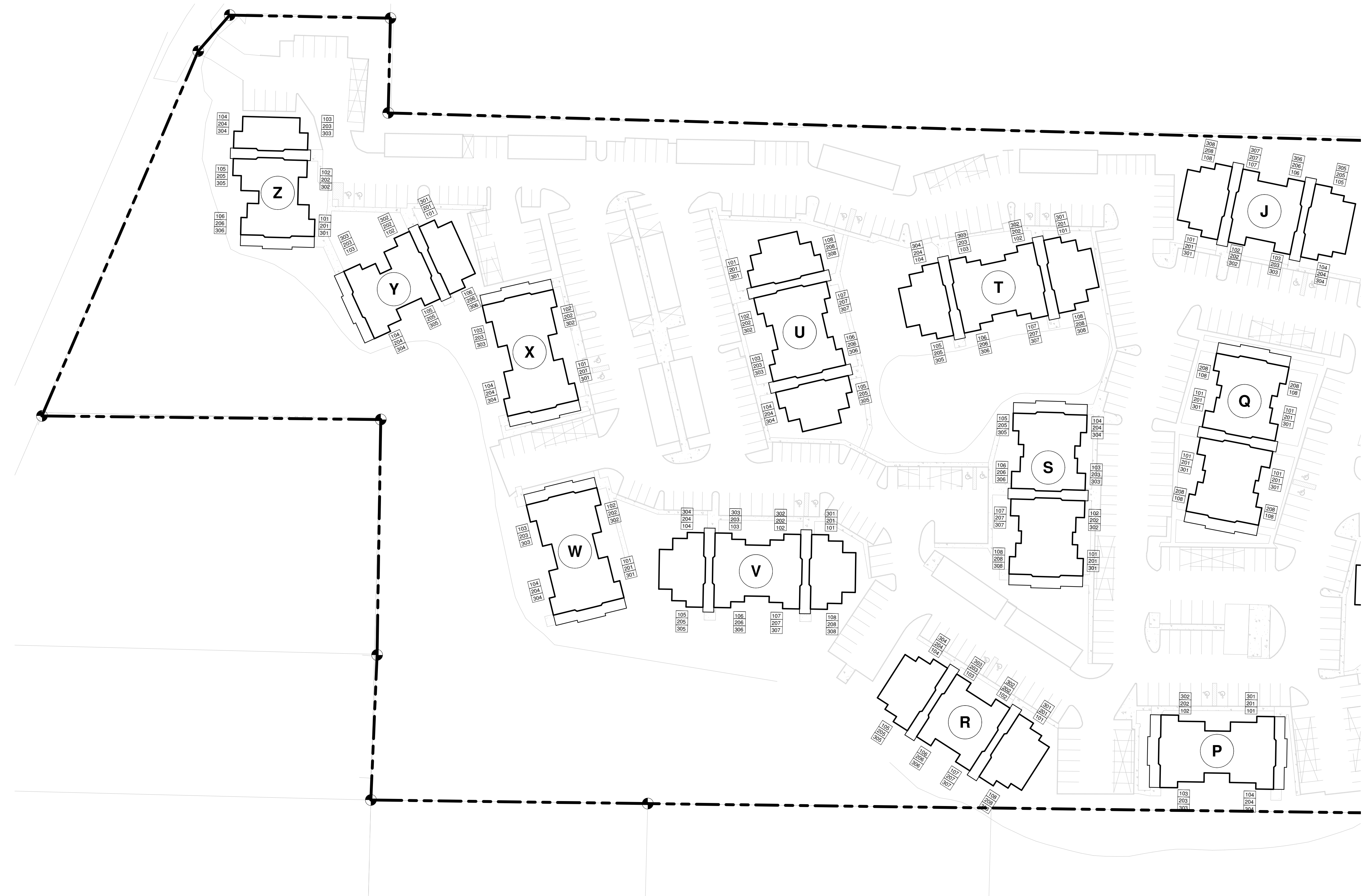
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**APPROVAL STAMPS**

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

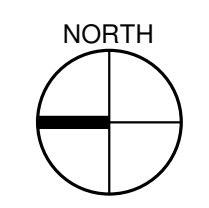
Building	Planning
Engineering	Public Works
Fire	Traffic

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



**OVERALL SITE PLAN - PHASE II**

1" = 50'-0"



BUILDING 'I' UNITS		
PRCTI20221037		
UNIT TYPE	NET AREA	COUNT
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
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
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
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
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
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
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
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
3 BED / 2 BATH	1,121 SF	12
		12

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

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

**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 BOWDICH  
 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 II**

PROJECT #	DATE	DESC.

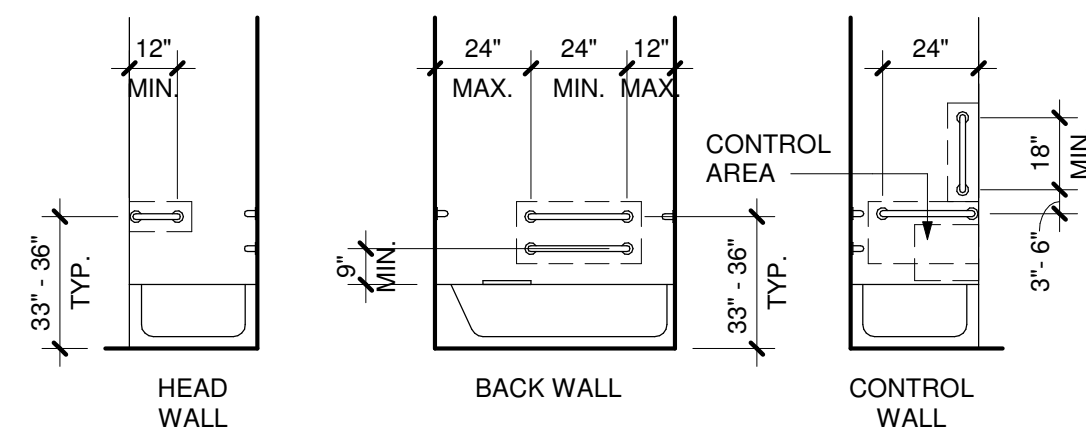
APPROVAL STAMPS

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

Building	Planning
Engineering	Public Works
Fire	Traffic

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

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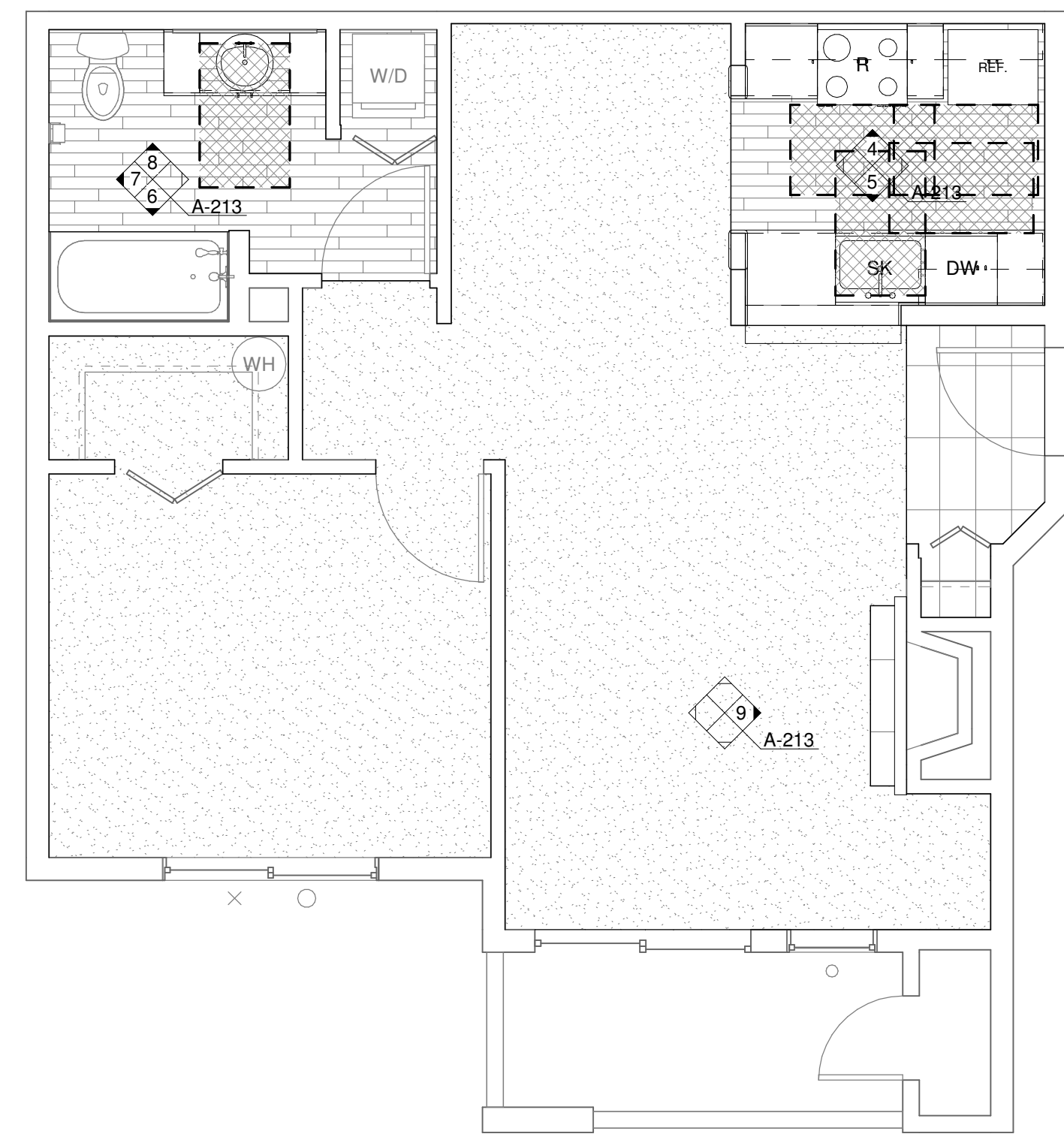


**GRAB BARS:**  
INSTALL GRAB BARS 33" MIN & 36" MAX AFF. GRAB BARS SHALL COMPLY WITH AND MEET THE STRUCTURAL STRENGTH REQUIREMENTS OF ANSI SEC. 609.8. LOCATE GRAB BARS PER ANSI SEC. 607.4.2.

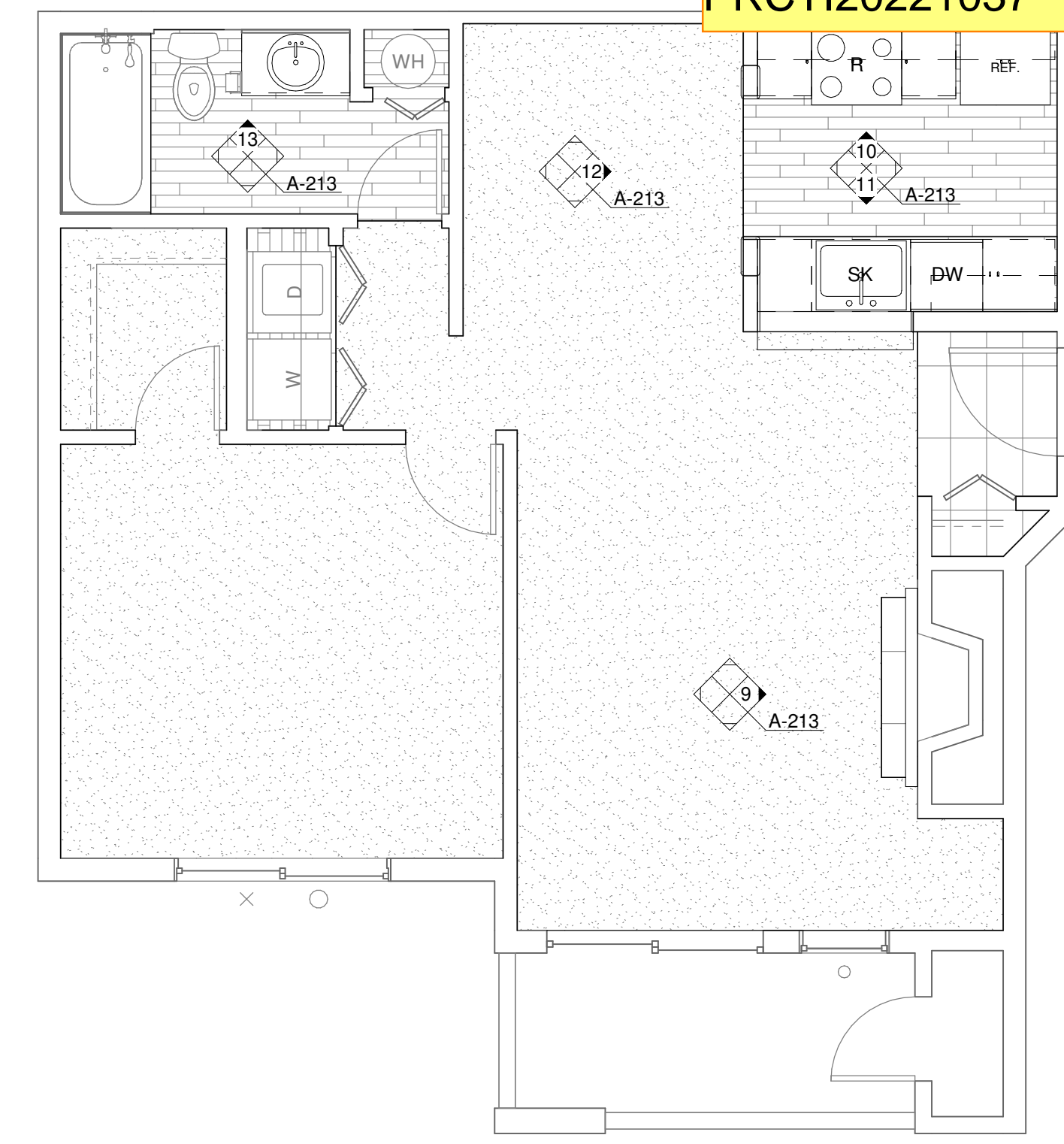
**SEAT:**  
A REMOVABLE SEAT IS NOT REQUIRED PER ANSI SEC. 1003.11.2.5.1 EX.1.

**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.

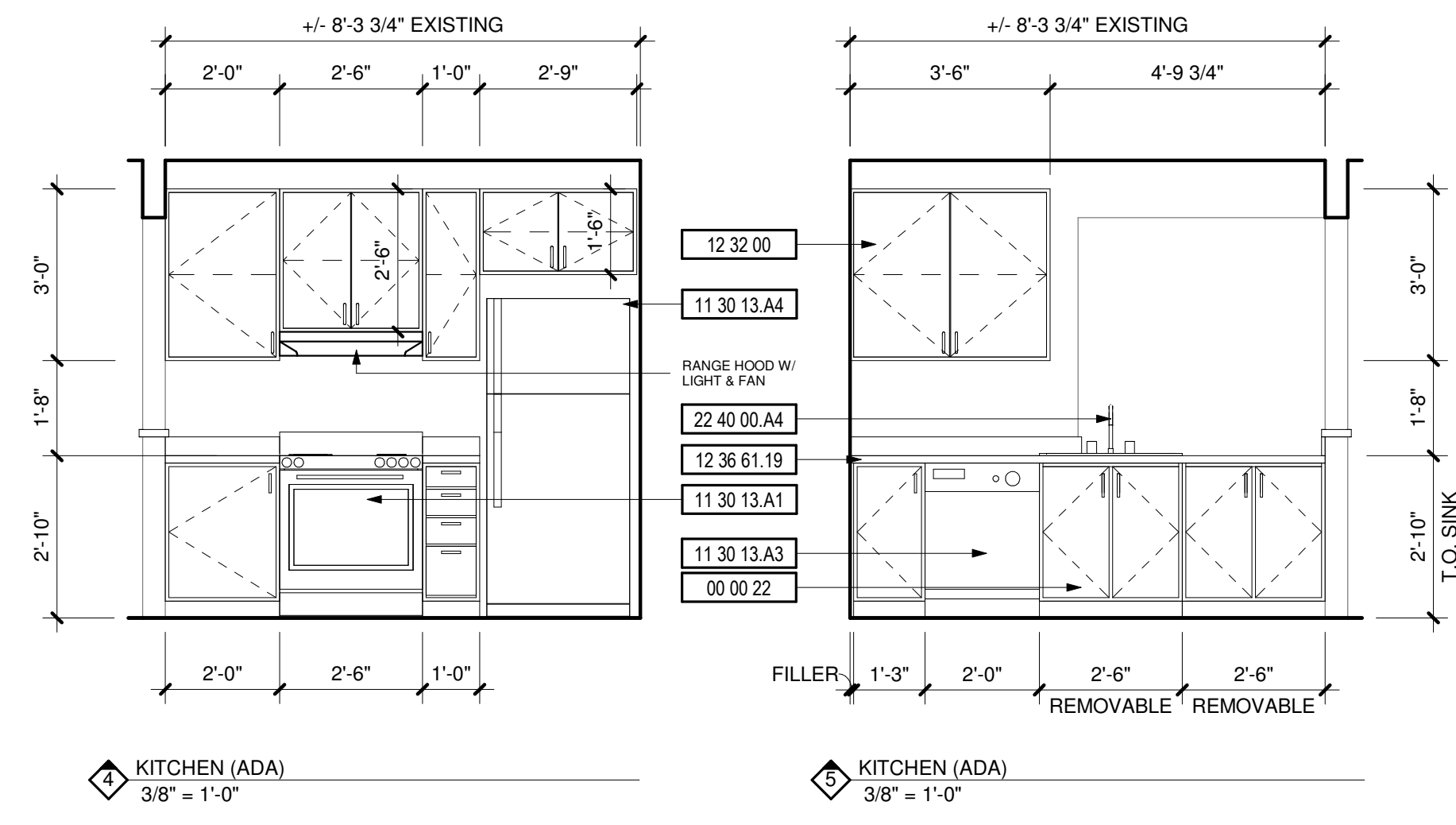
**1 BATHTUB REQUIREMENTS**  
1/4" = 1'-0"



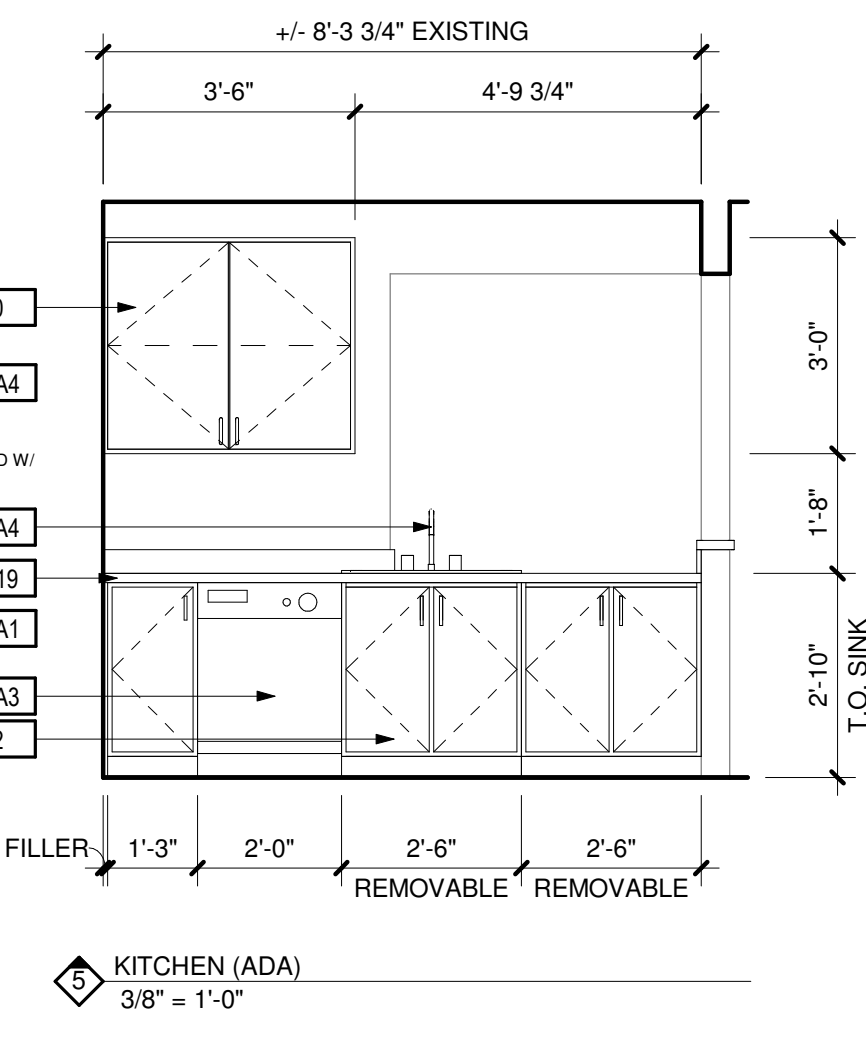
**2 ENLARGED UNIT PLAN - 1 BED/1 BATH (ADA)**  
1/4" = 1'-0"



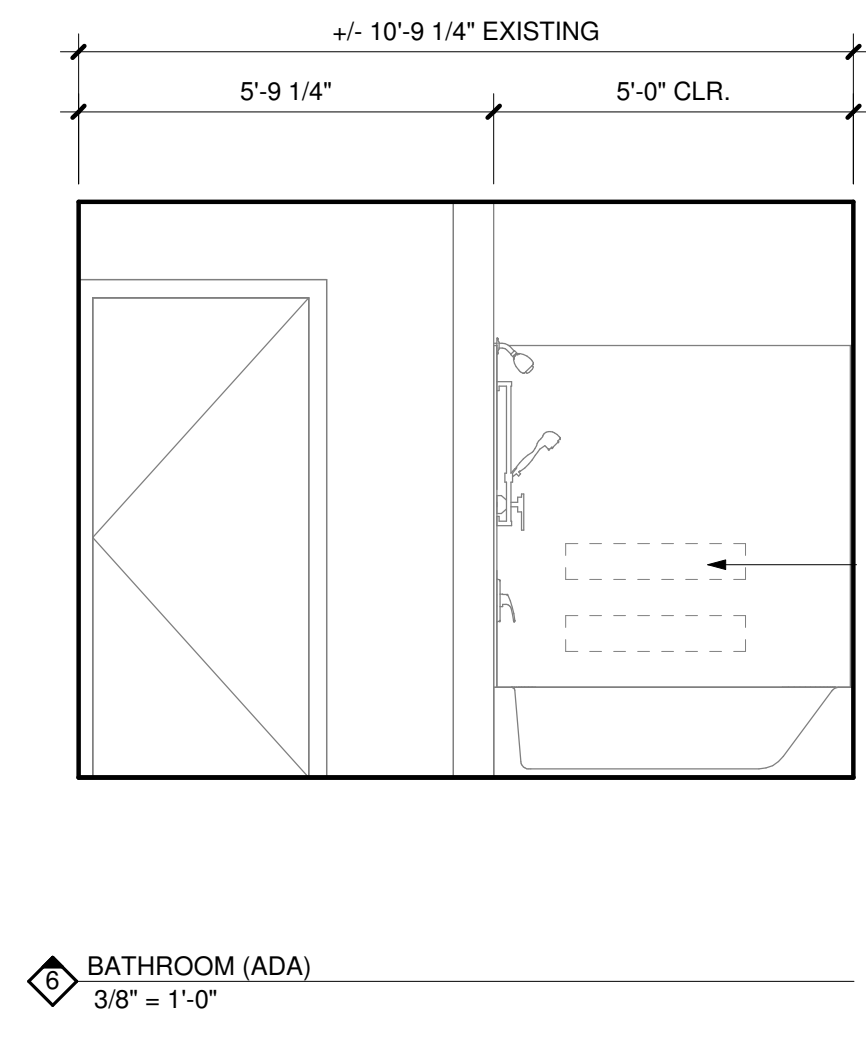
**3 ENLARGED UNIT PLAN - 1 BED/1 BATH (TYP)**  
1/4" = 1'-0"



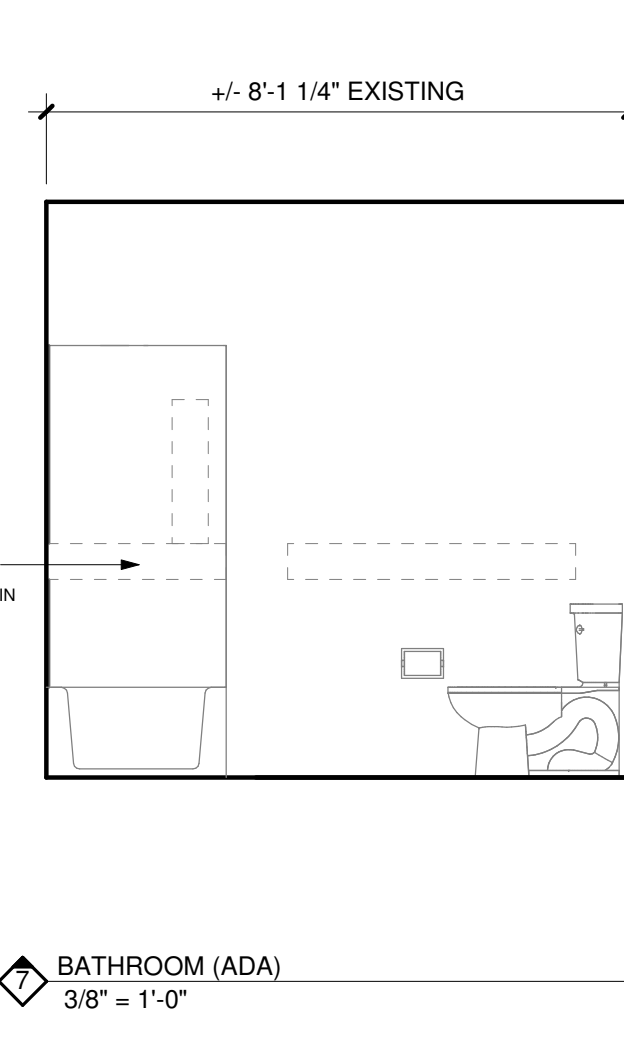
**4 KITCHEN (ADA)**  
3/8" = 1'-0"



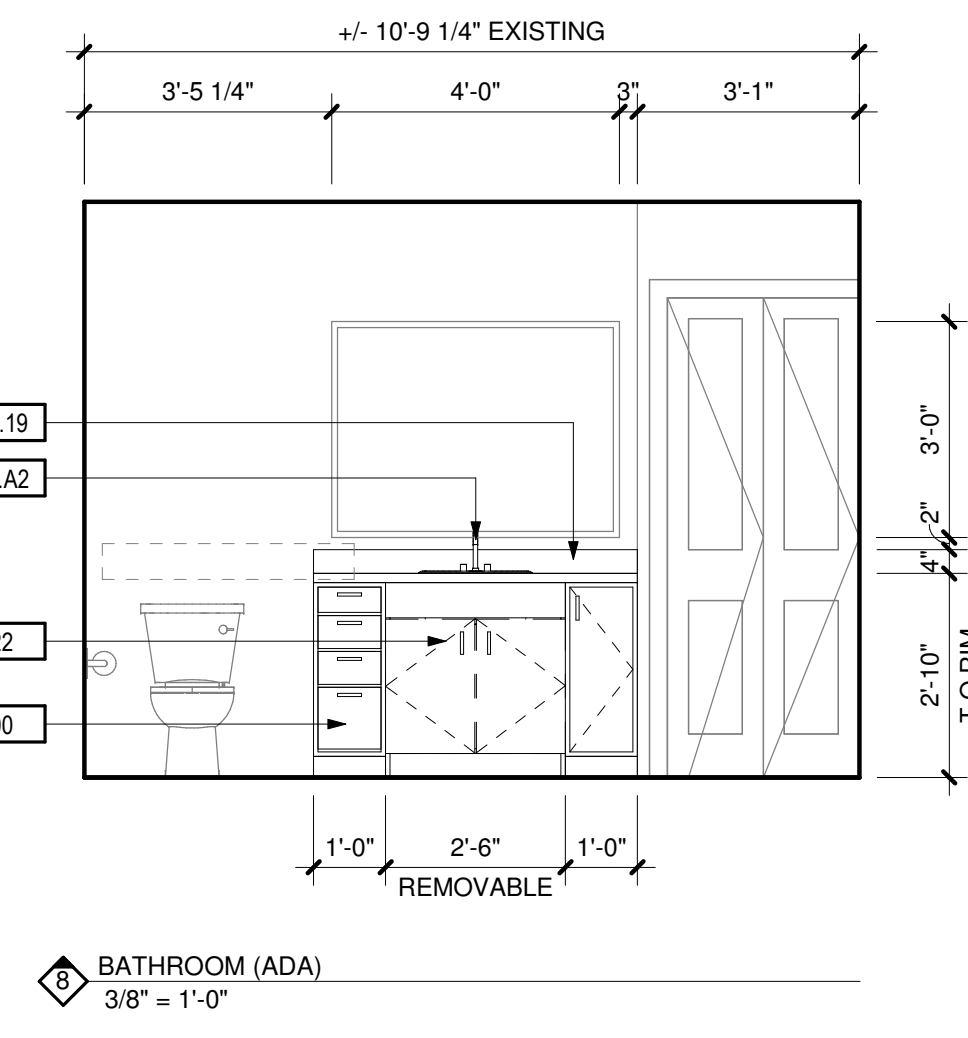
**5 KITCHEN (ADA)**  
3/8" = 1'-0"



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



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



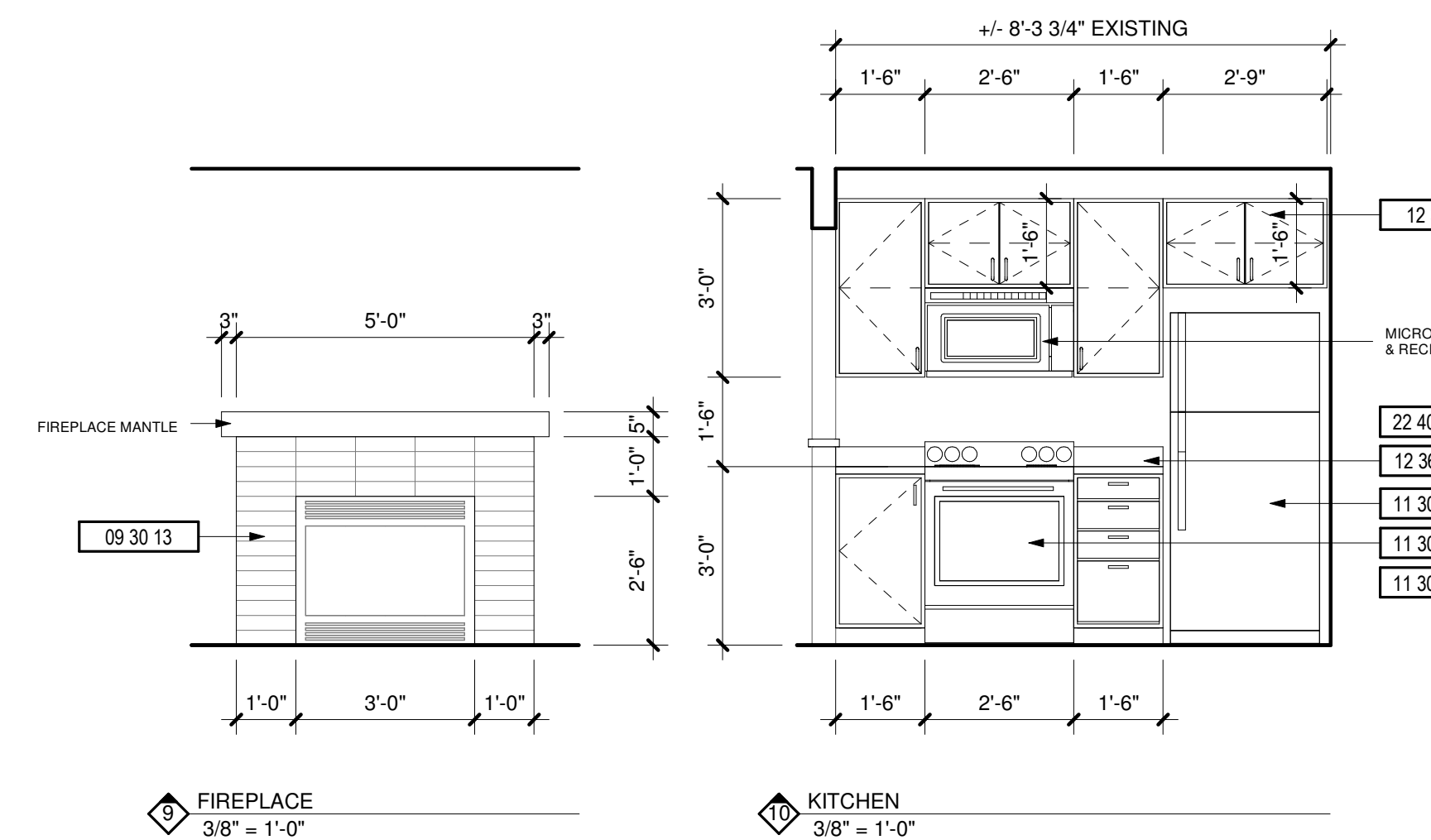
**8 BATHROOM (ADA)**  
3/8" = 1'-0"

**DEMOLITION NOTES**

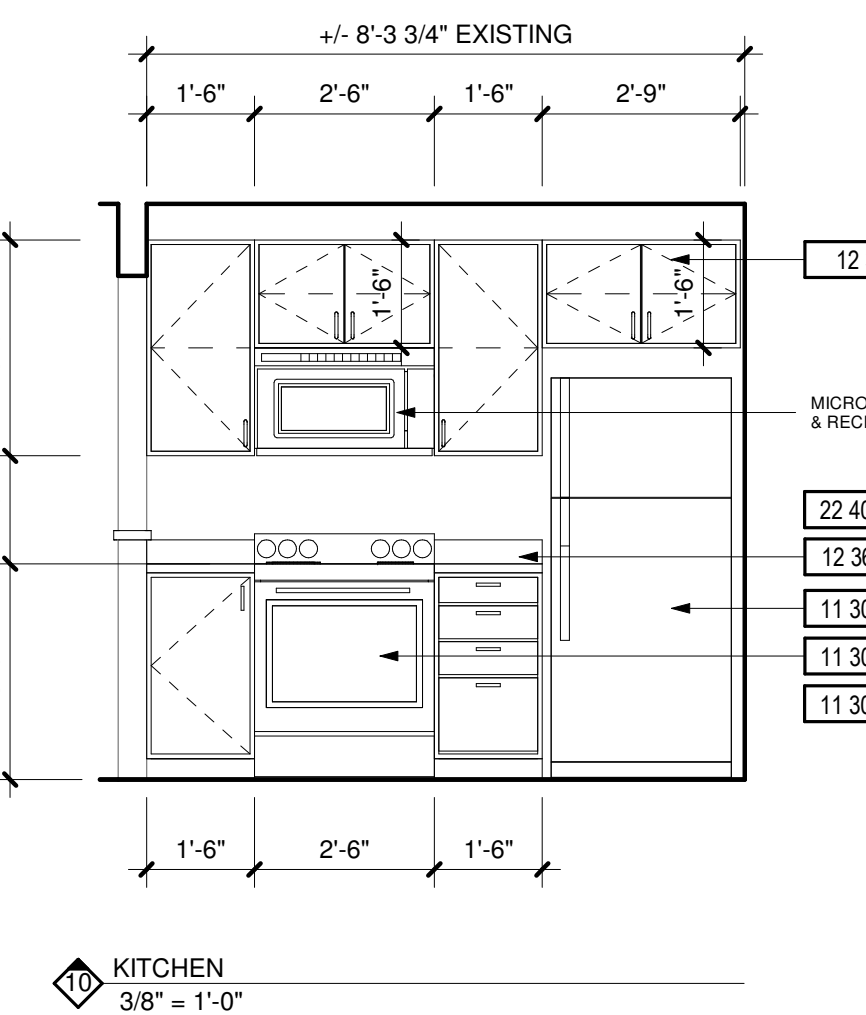
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

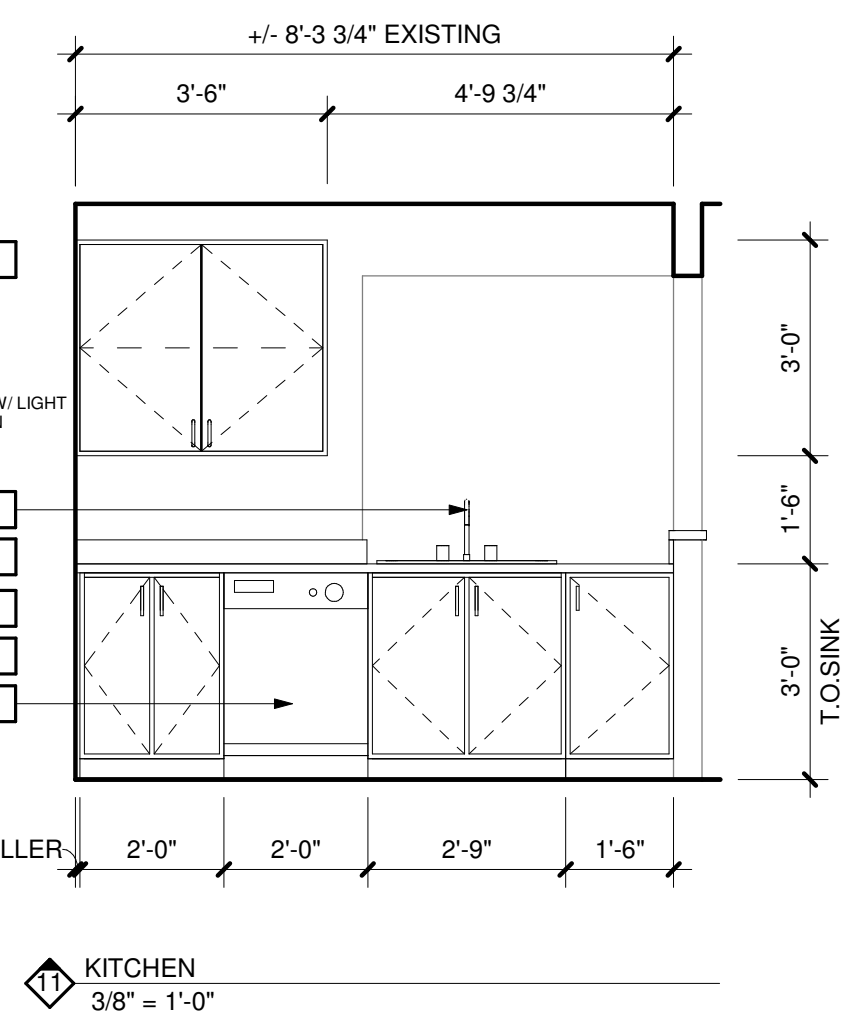
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13.A1	RANGE
11 30 13.A3	DISHWASHER
11 30 13.A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61.19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00.A2	LAVATORY/FAUCET
22 40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



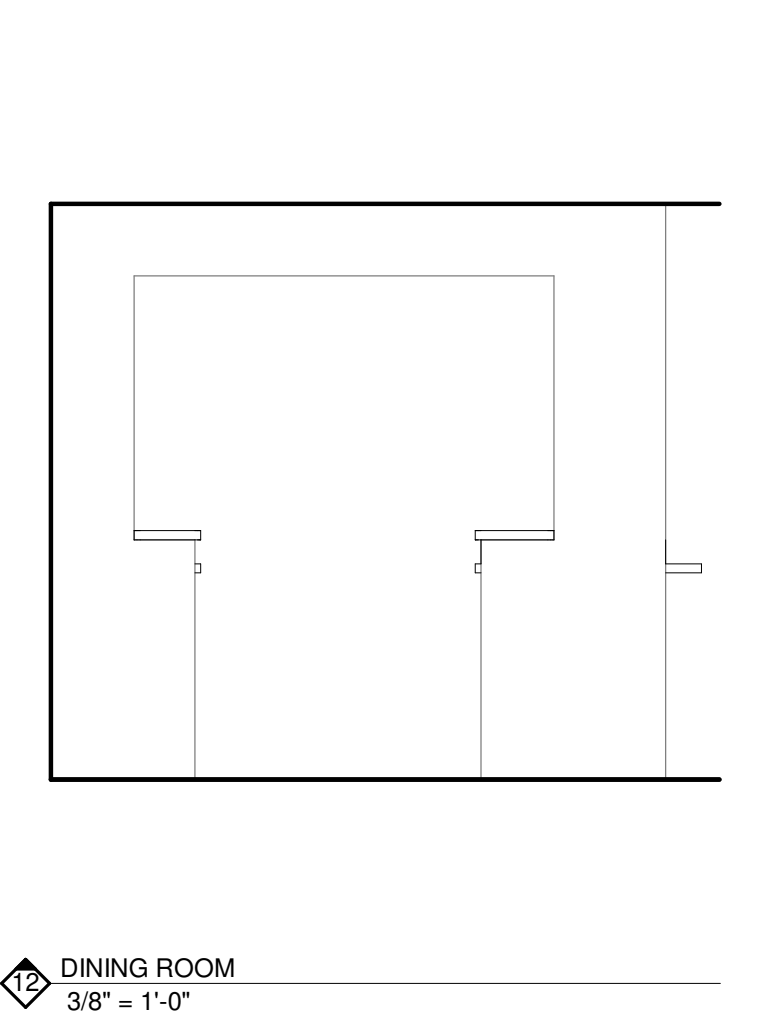
**9 FIREPLACE**  
3/8" = 1'-0"



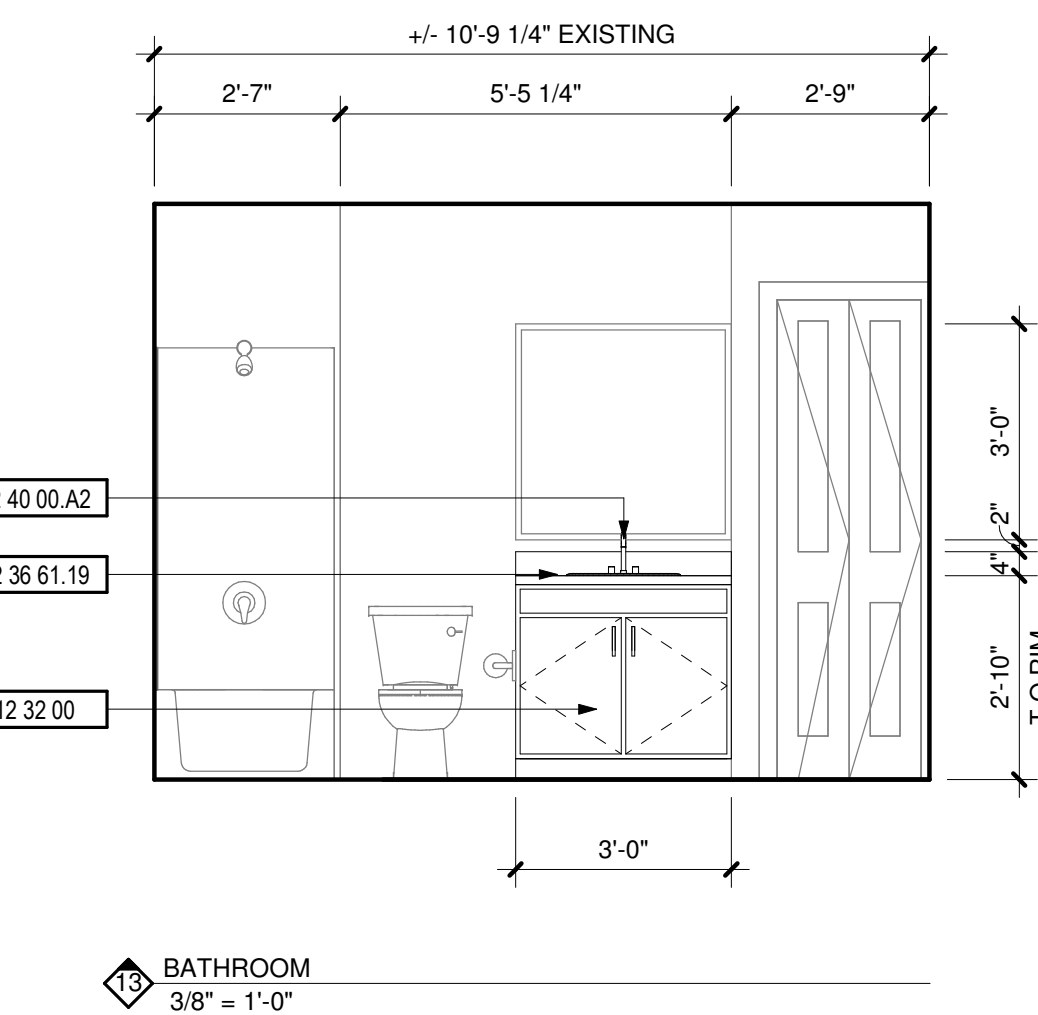
**10 KITCHEN**  
3/8" = 1'-0"



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



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



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

**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  
**ENLARGED UNIT PLAN - 1 BED/1 BATH**

#	DATE	DESC.

**APPROVAL STAMPS**

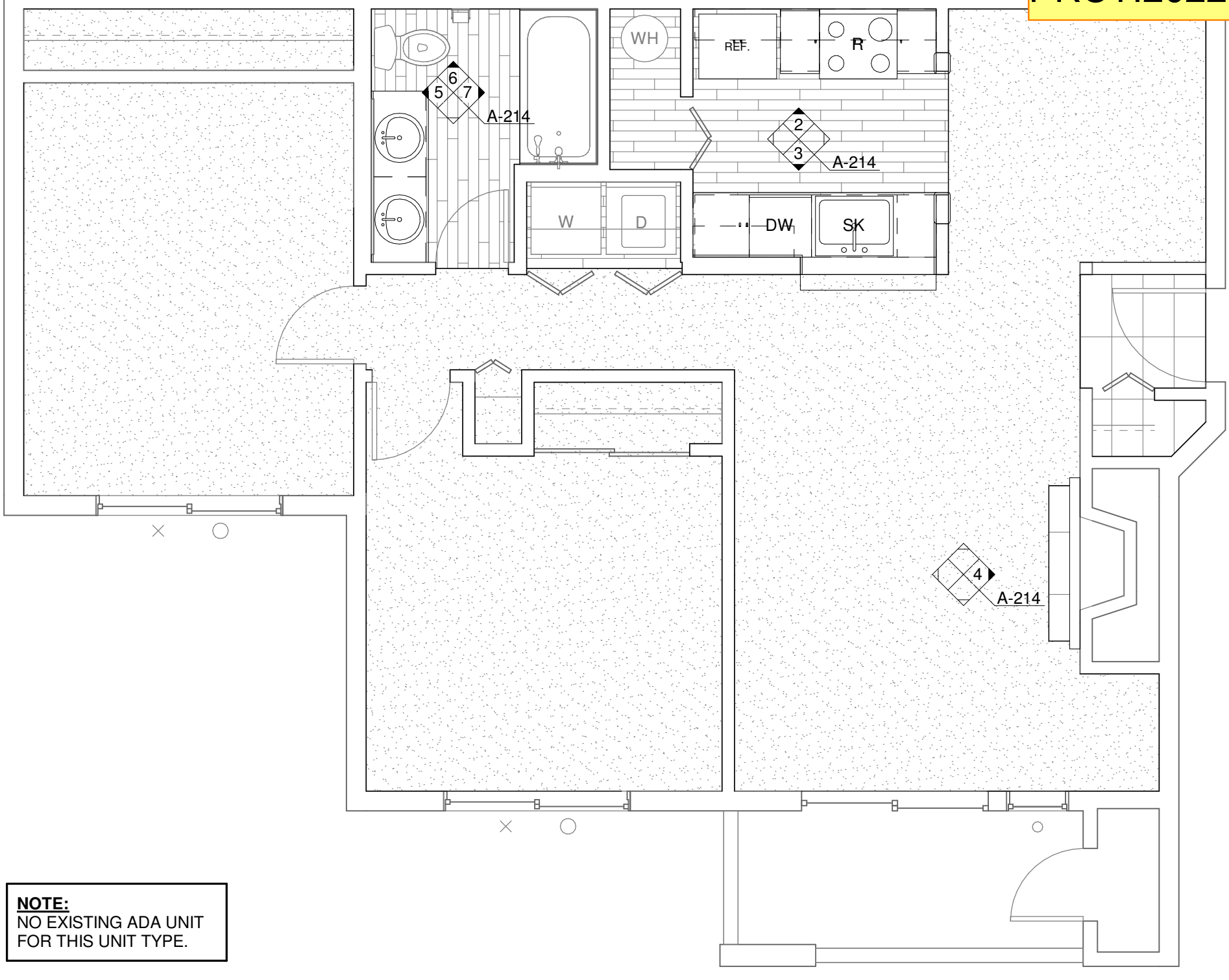
City of Puyallup  
Development & Permitting Services  
**ISSUED PERMIT**

Building Planning  
Engineering Public Works  
Fire Traffic

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

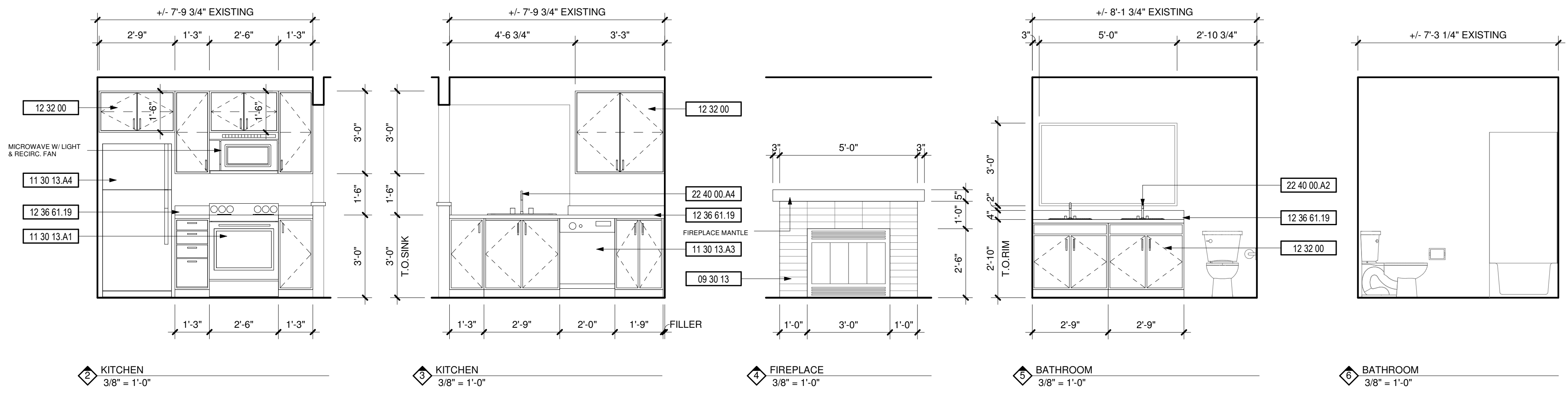
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9/14/2021 9:48:01 AM

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



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

#	PROJECT	
	DATE	

#### 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:	
DRAWN BY:	BM

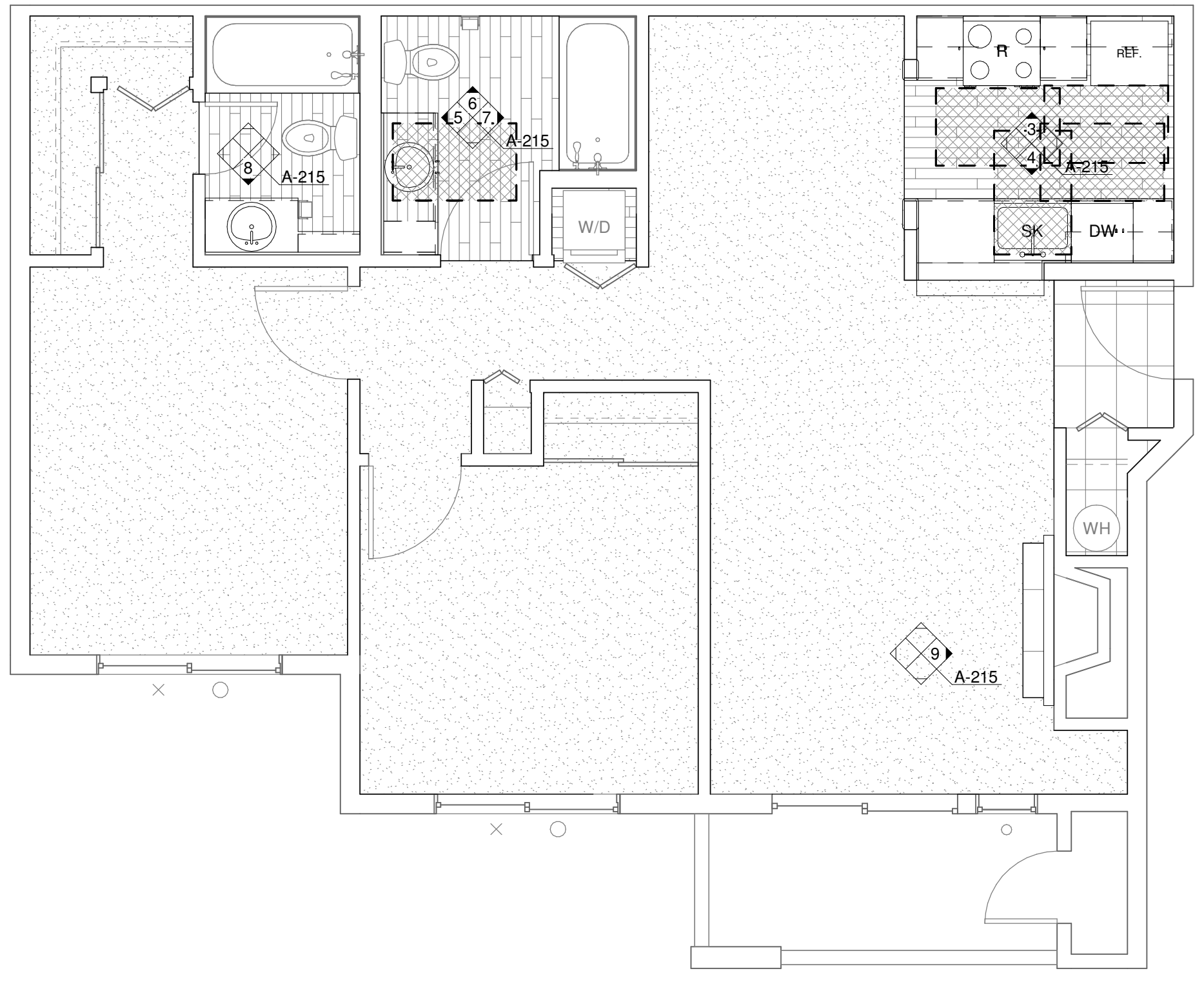
PRCTI20221037

**R D + A**  
 ROSS DECKMAN & ASSOCIATES INC.  
 207 FOURTH AVENUE SOUTHEAST,  
 PUYALLUP, WASHINGTON 98372  
 PHONE: 253.840.9405 FAX: 253.840.5603

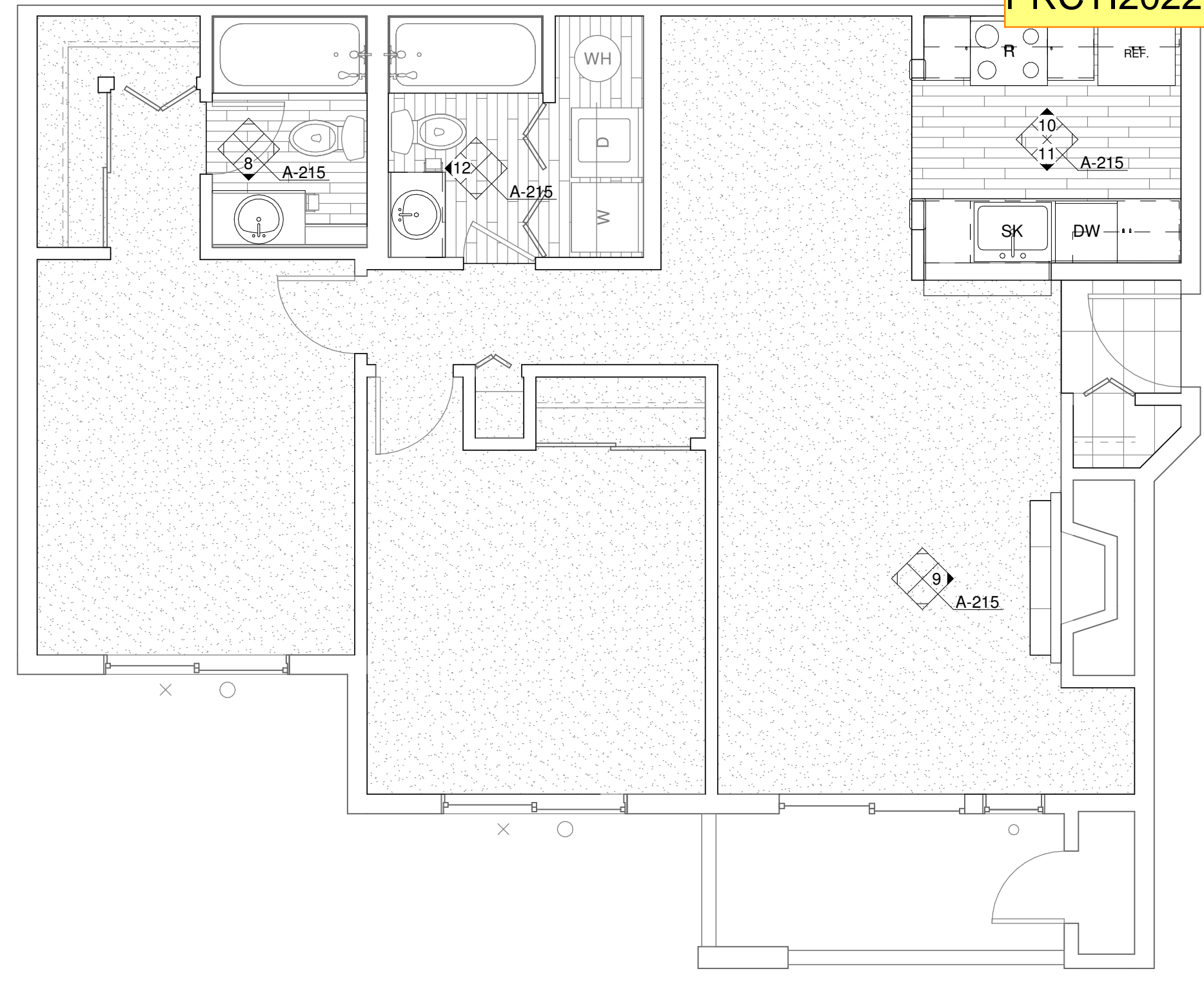
8925 REGISTERED ARCHITECT  
 WILLIAM BOWDISH  
 STATE OF WASHINGTON

AGENCY REVIEW  
09/14/2021

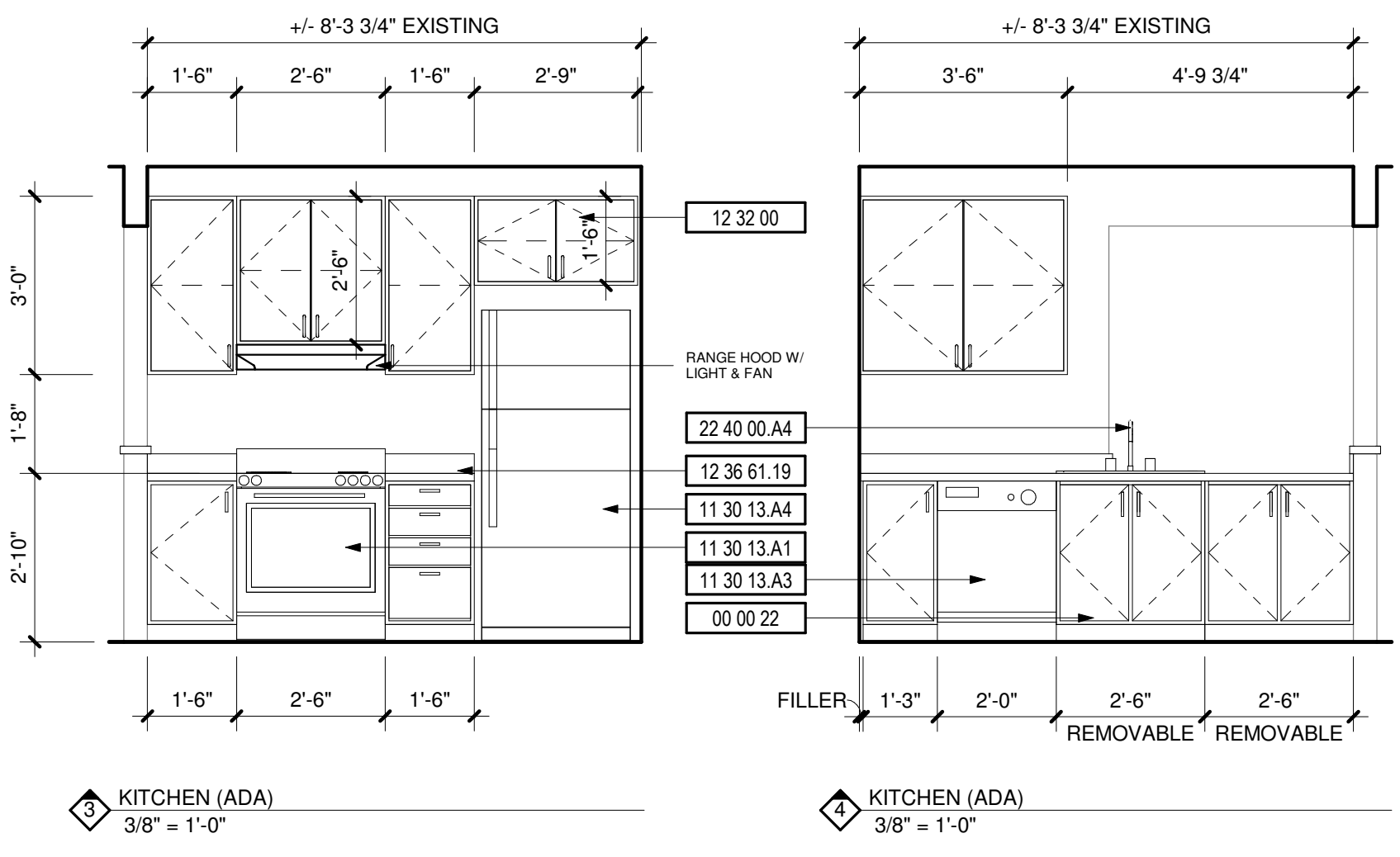
PROJECT  
**MERIDIAN POINTE APARTMENTS  
 RESIDENTIAL UNIT REHABILITATION**  
 407 VALLEY AVE. N.E.  
 PUYALLUP, WA 98372  
**ENLARGED UNIT PLAN - 2 BED/2 BATH**



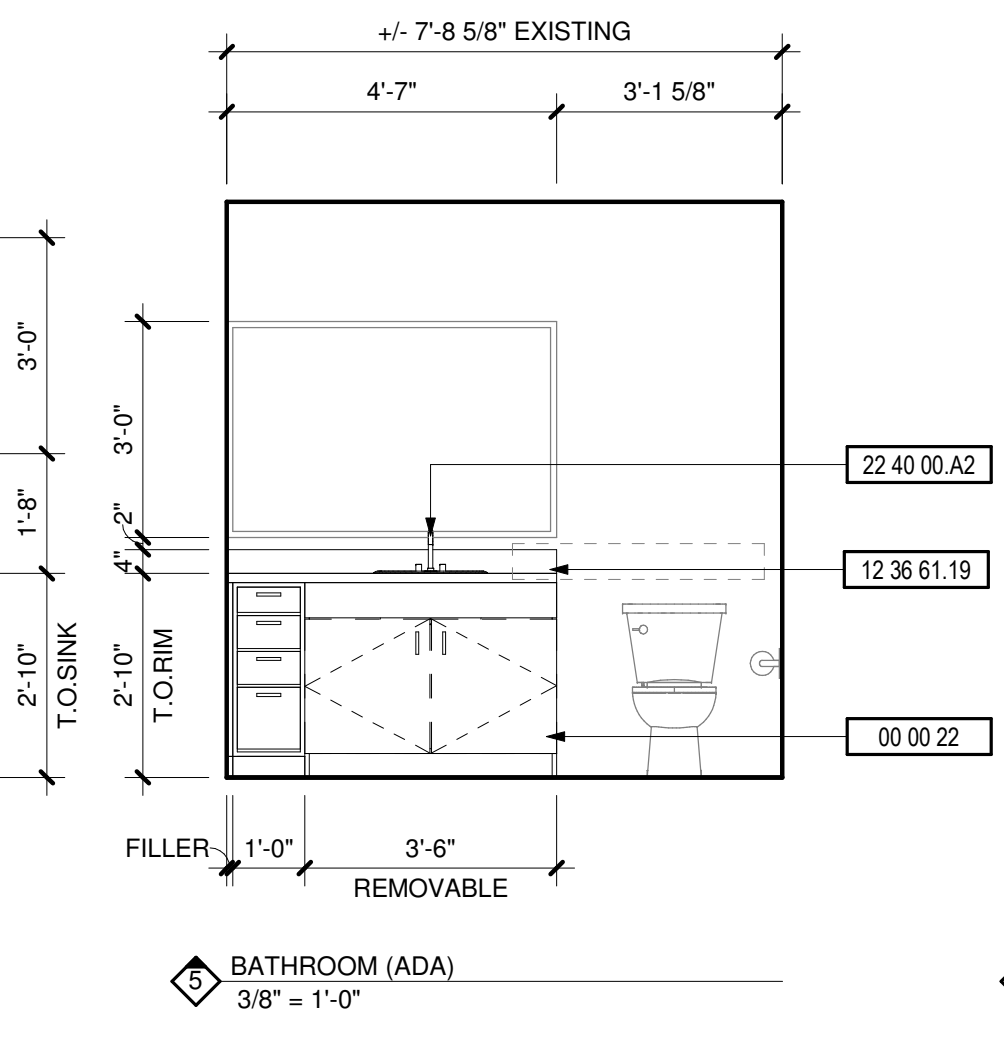
**1 ENLARGED UNIT PLAN - 2 BED/2 BATH (ADA)**  
1/4" = 1'-0"



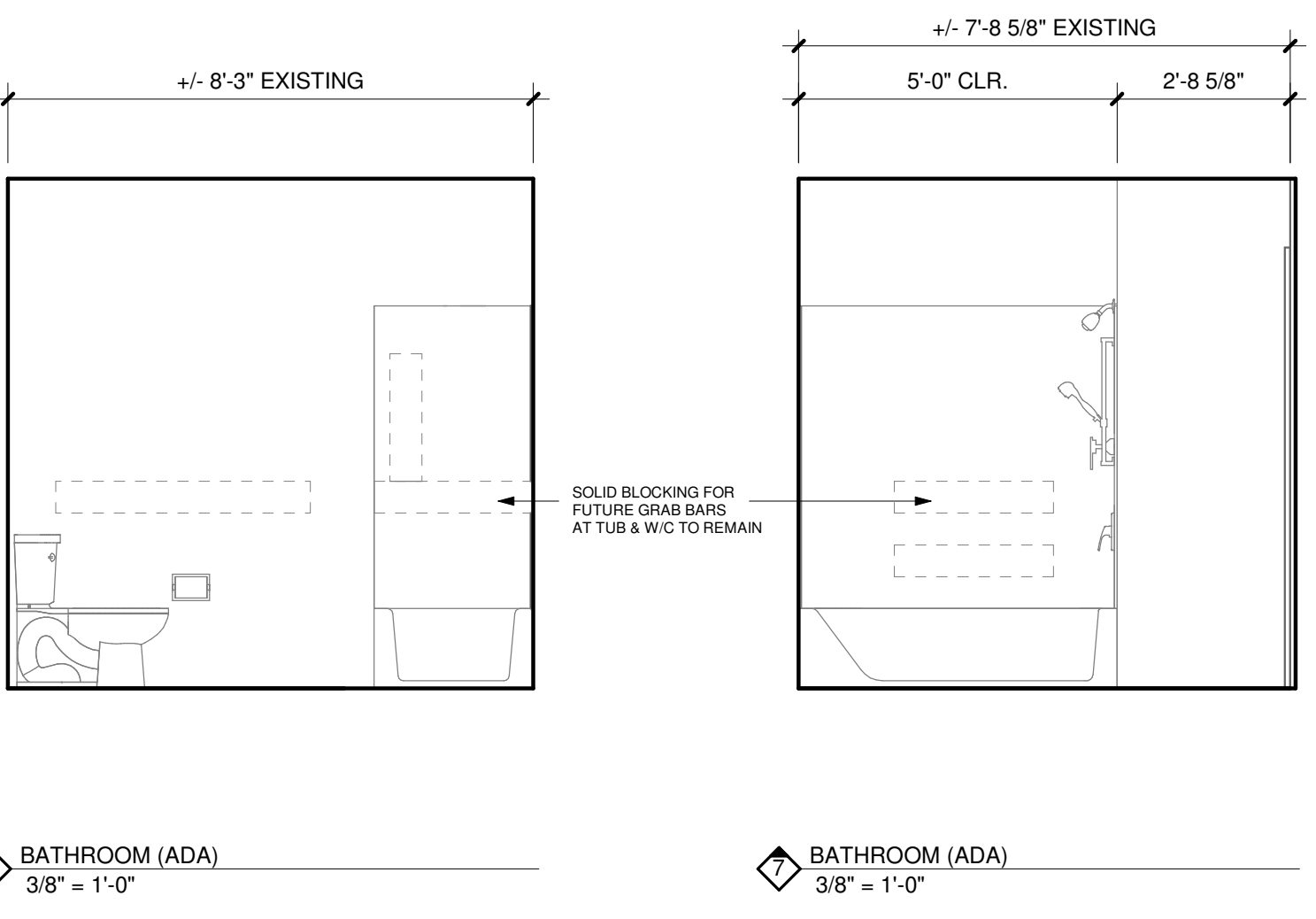
**2 ENLARGED UNIT PLAN - 2 BED/2 BATH (TYP)**  
1/4" = 1'-0"



**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"



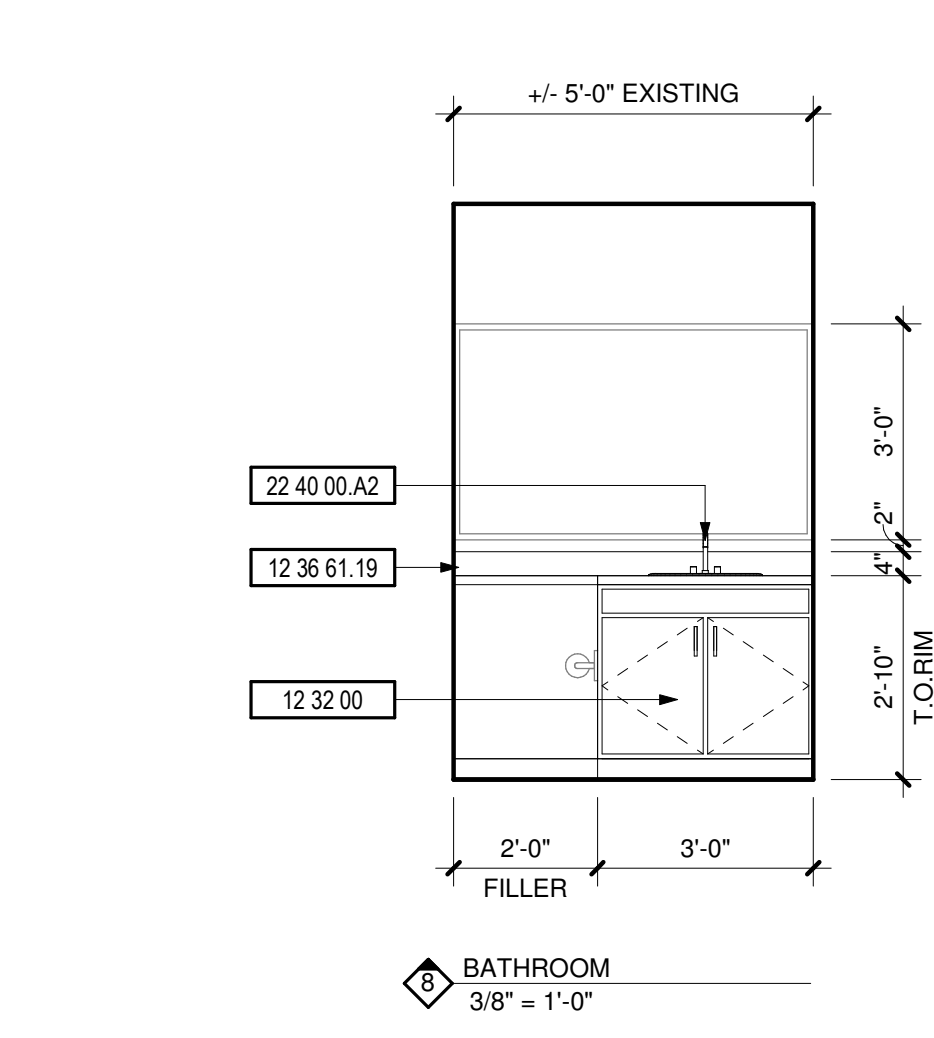
**7 BATHROOM (ADA)** 3/8" = 1'-0"  
**8 BATHROOM (ADA)** 3/8" = 1'-0"

**DEMOLITION NOTES**

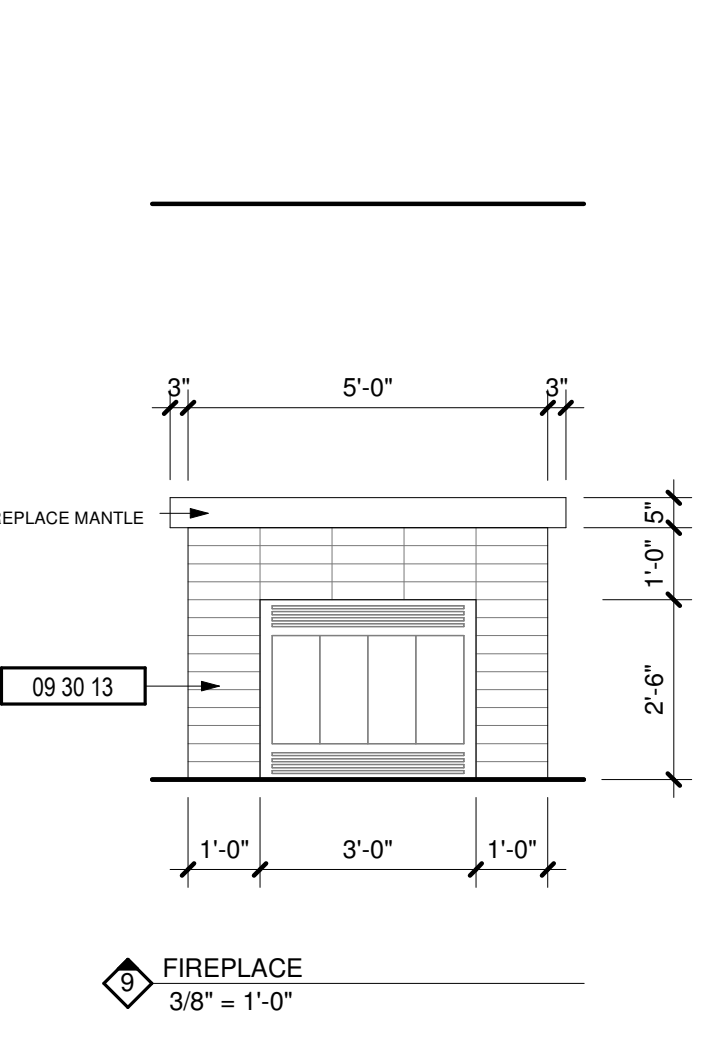
#	DESCRIPTION
1	REPLACE ALL EXISTING FLOORING & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED.
2	DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN. ALL EXISTING APPLIANCES TO BE REMOVED. PREP WALL AND FLOOR FOR NEW FINISHES.
3	REPLACE EXISTING LIGHT FIXTURES. PREP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

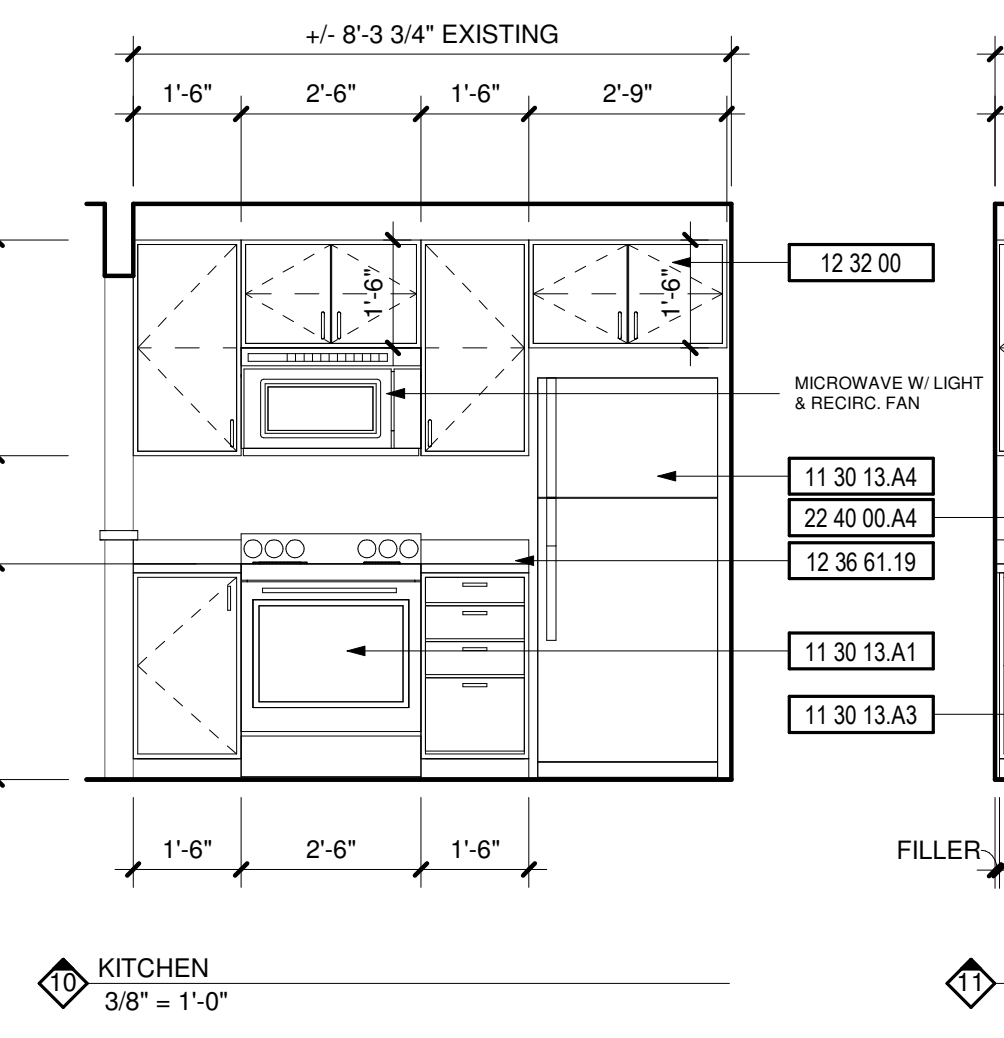
#	DESCRIPTION
00 00 22	REMOVABLE CABINET, EXTEND FLOORING TO WALL AT BACK OF EACH REMOVABLE CABINET
09 30 13	CERAMIC TILING
11 30 13 A1	RANGE
11 30 13 A3	DISHWASHER
11 30 13 A4	REFRIGERATOR
12 32 00	MANUFACTURED WOOD CASEWORK
12 36 61 19	QUARTZ AGGLOMERATE COUNTERTOPS
22 40 00 A2	LAVATORY/FAUCET
22 40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



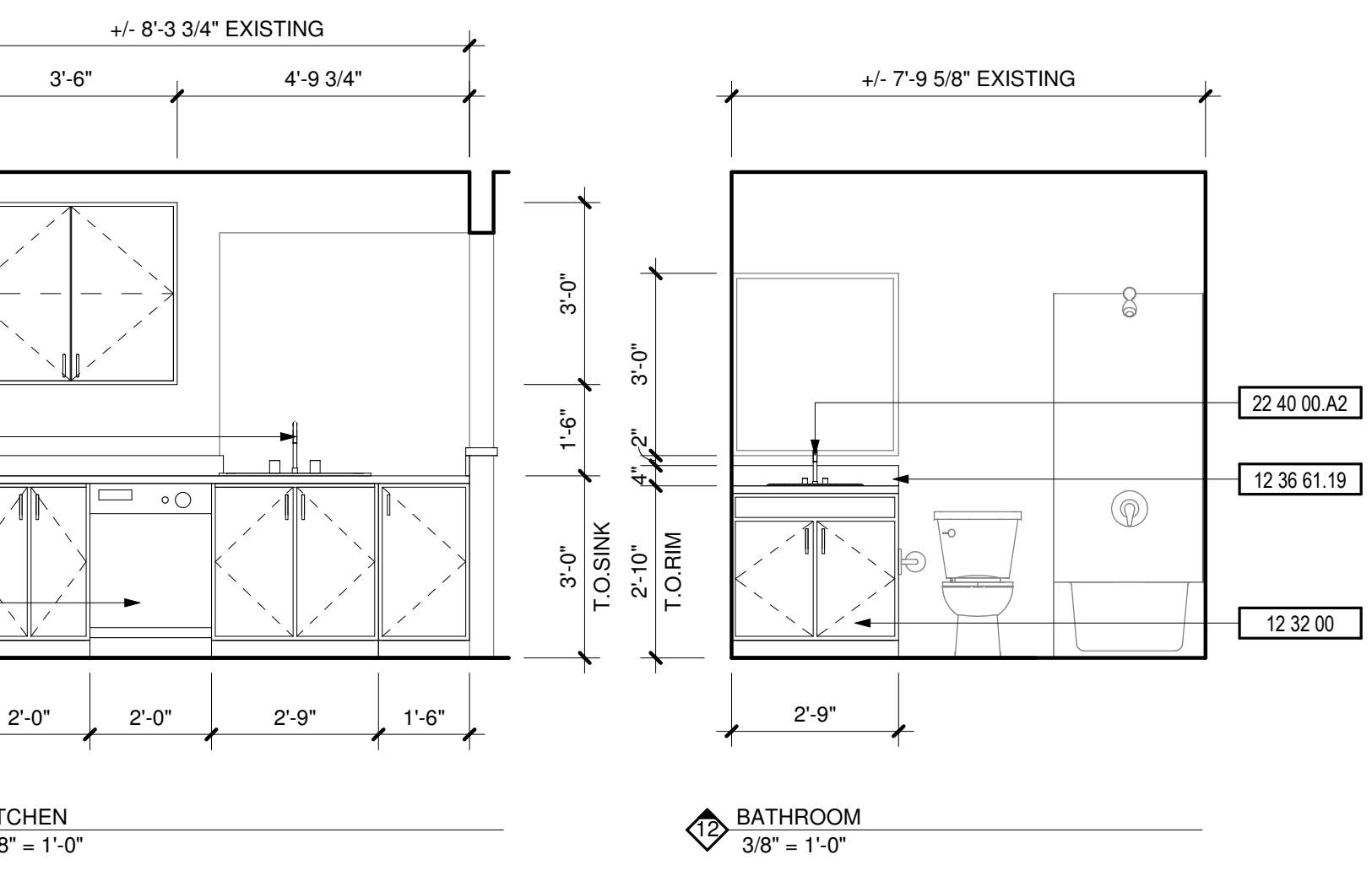
**9 BATHROOM** 3/8" = 1'-0"



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



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



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

APPROVAL STAMPS

City of Puyallup  
 Development & Permitting Services  
 ISSUED PERMIT

Building Planning  
 Engineering Public Works  
 Fire Traffic

#	DESC.	DATE

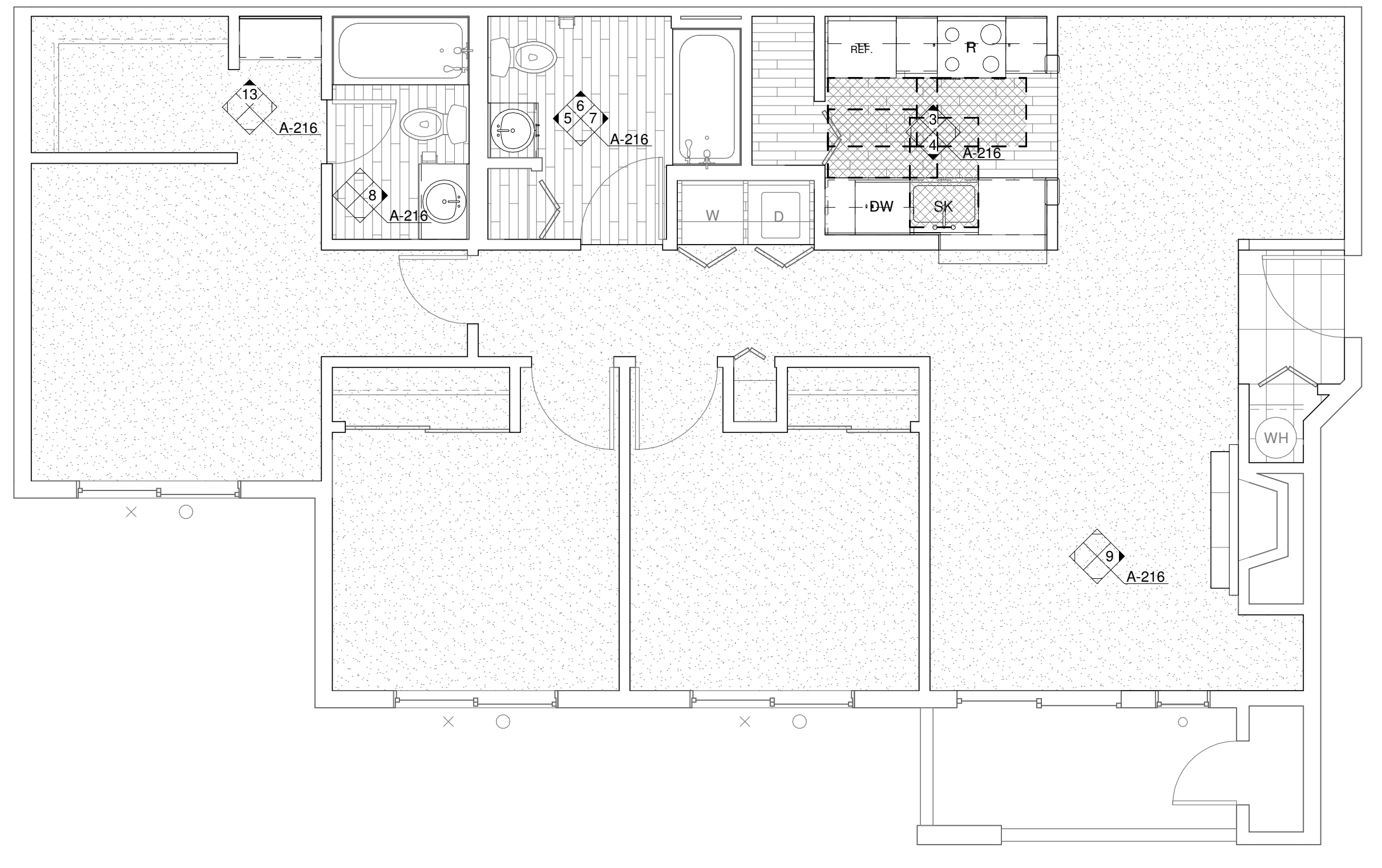
JOB NO.: 1922  
 ISSUE DATE: 09/14/2021  
 REVISED:  
 DRAWN BY: BM  
 SHEET

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

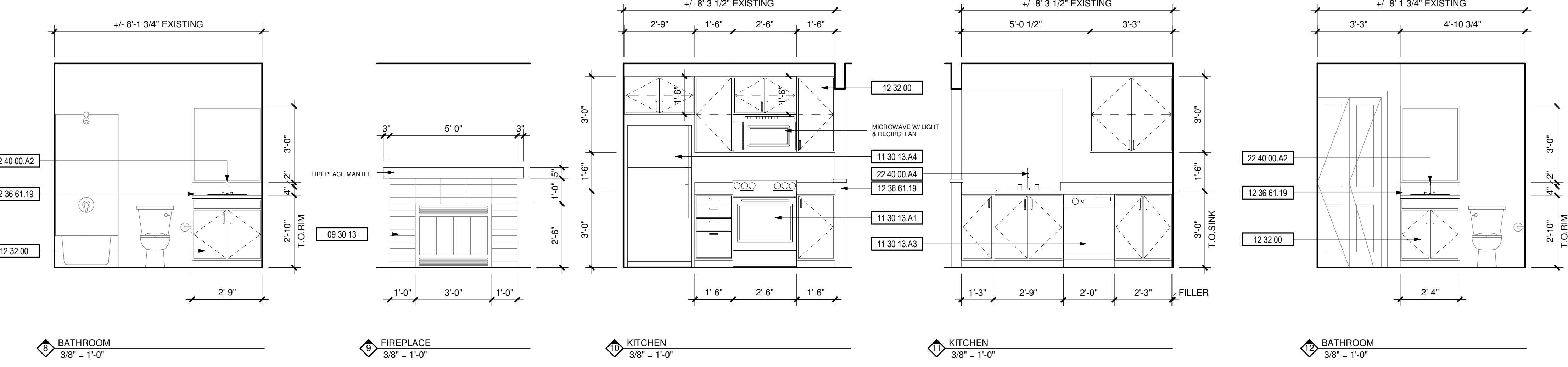
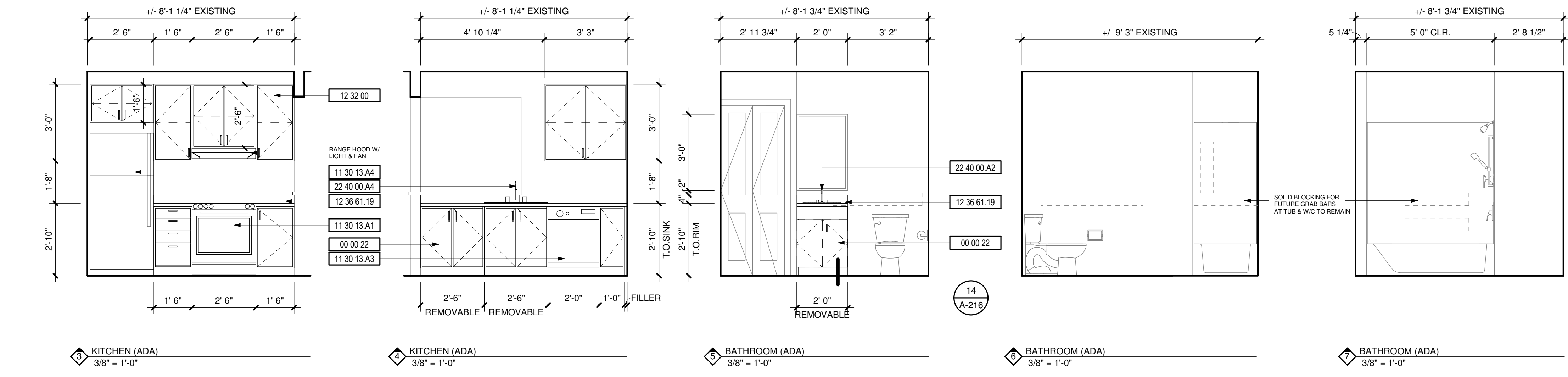
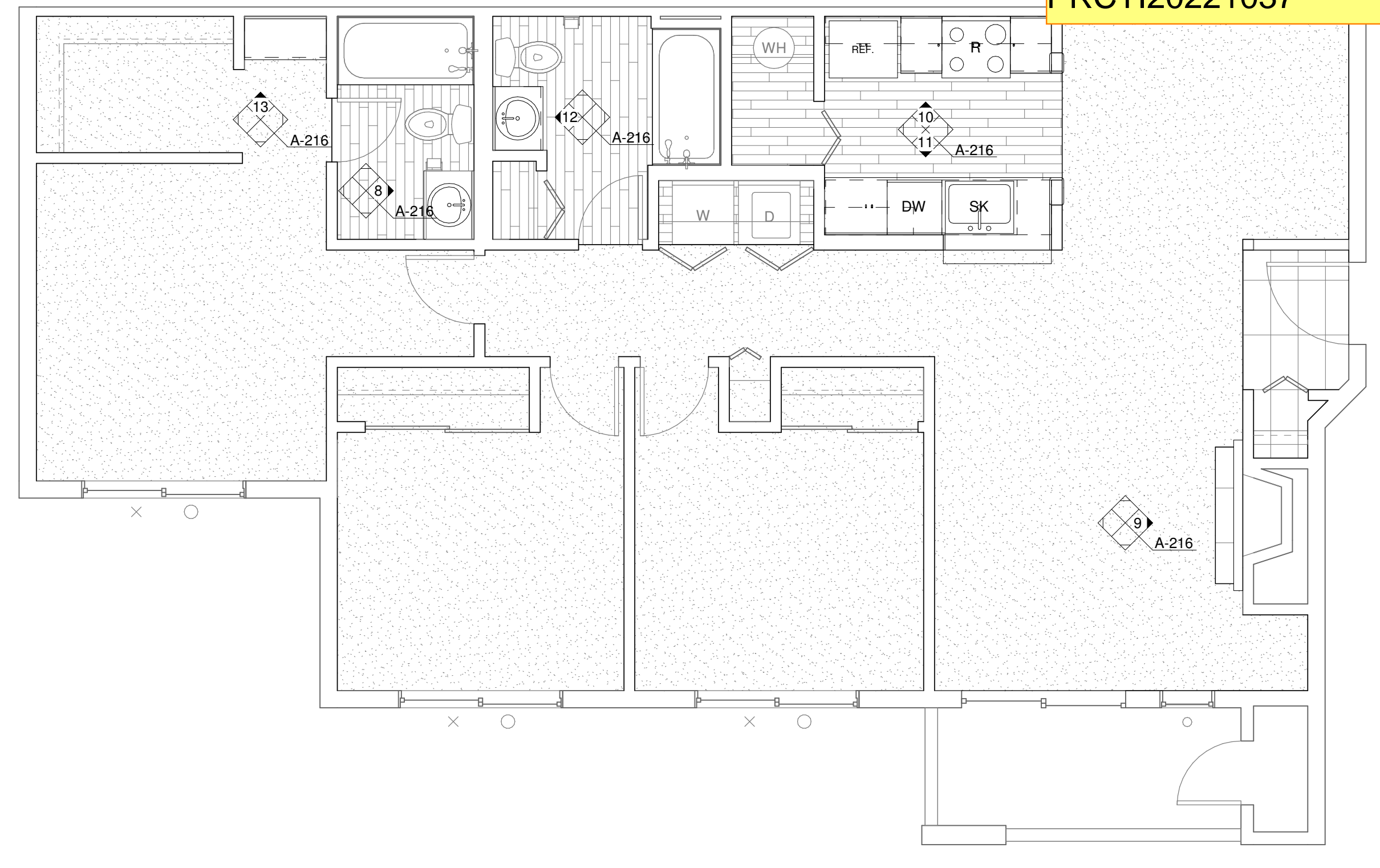
Table with columns: #, DATE, DESC., APPROVAL STAMPS

APPROVAL STAMPS: 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 & BASE AND FIREPLACE HEARTH. PREP FOR NEW FINISH AS REQUIRED. 2. DEMO ALL EXISTING UPPER & LOWER CABINETS AND PLUMBING FIXTURE AT KITCHEN...

KEYNOTES table with columns: #, DESCRIPTION. Includes callouts for 00 00 22, 09 30 13, 11 30 13.A1, 11 30 13.A3, 11 30 13.A4, 12 32 00, 12 36 61.19, 22 40 00.A2, 22 40 00.A4.

