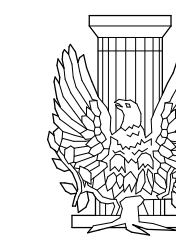


VALUE PET CLINIC TENANT IMPROVEMENT

4621 S MERIDIAN SUITE A-915
PUYALLUP, WA 98373
PRE-APPLICATION



AMERICAN INSTITUTE OF ARCHITECTS

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CONSTRUCTION

HELIX DESIGN GROUP, INC.

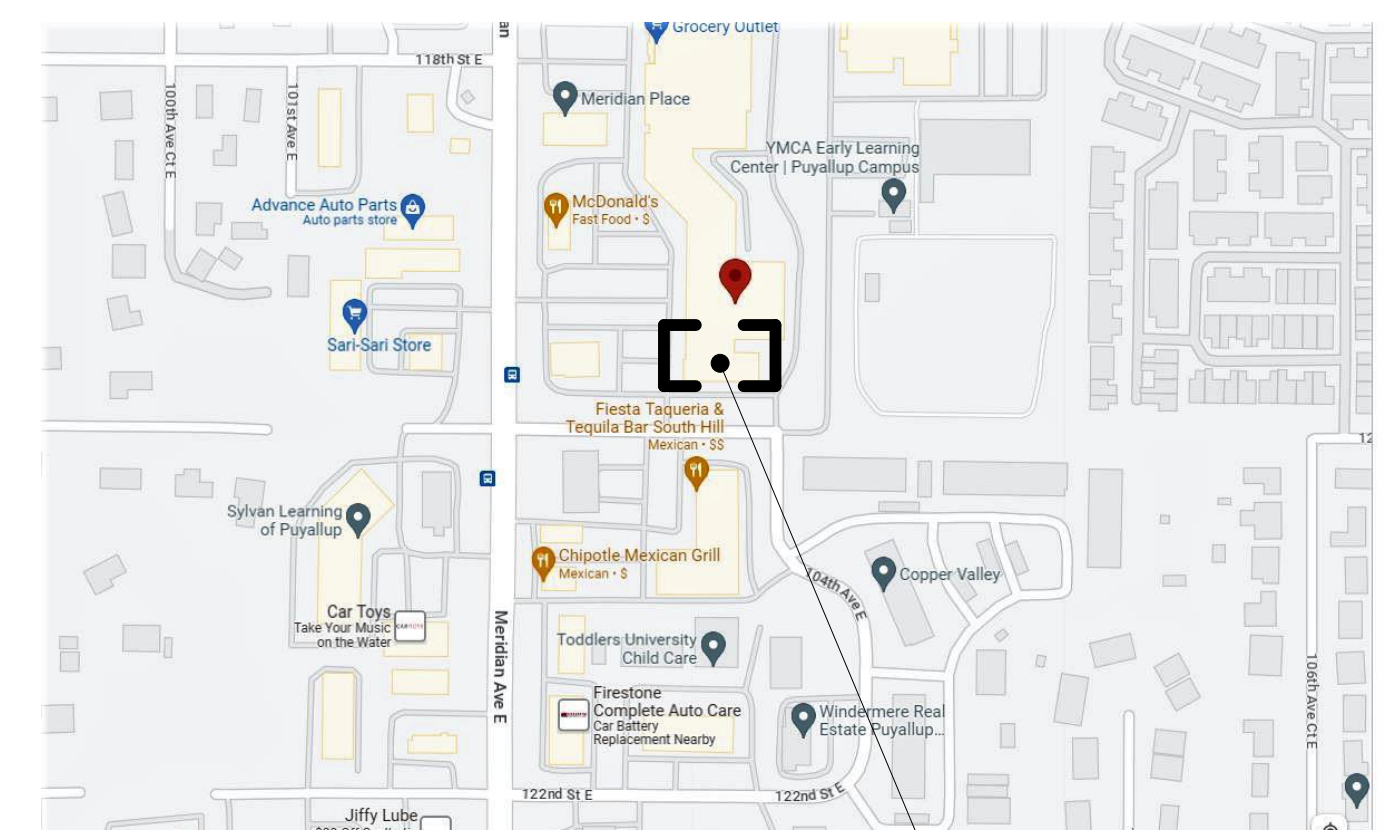
OWNER
VALUE PET CLINIC
12314 MERIDIAN EAST
PUYALLUP, WA 98373
CONTACT: DR. JON SYNNAN
PHONE: (253) 861-6755

ARCHITECT
HELIX DESIGN GROUP, INC.
4021 12TH STREET EAST SUITE 201
TACOMA, WASHINGTON 98424

CONTACTS:
DIANE BARRINGER-PROJECT MANAGER
PHONE: (253) 922-9037
DIANE@HELIXDESIGNGROUP.NET

INTERIORS	MECHANICAL ENGINEER	PLUMBING ENGINEER
HELIX DESIGN GROUP, INC. 4021 12TH STREET EAST SUITE 201 TACOMA, WASHINGTON 98424 CONTACT: DIANE BARRINGER PHONE: (253) 922-9037 EMAIL: DIANE@HELIXDESIGNGROUP.NET	NAME ADDRESS ADDRESS CONTACT: NAME PHONE: NUMBER EMAIL:	NAME ADDRESS ADDRESS CONTACT: NAME PHONE: NUMBER EMAIL:

VICINITY MAP



SITE PLAN



SYMBOLS

GRID LINE DESIGNATION	
INTERIOR ELEVATION	
EXTERIOR ELEVATION	
BUILDING SECTION	
WALL SECTION	
DETAIL	
REVISION	
MATCHLINE	
NORTH ARROW	

GENERAL NOTES

- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. WHERE MORE THAN ONE CODE OR ORDINANCE CONFLICT WITH EACH OTHER, THE MORE RESTRICTIVE CODE SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNCERTAINTIES OR DISCREPANCIES WITH DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AT THE SITE, PROTECT THEM FROM DAMAGE AND REPORT ANY DISCREPANCIES WITH DRAWINGS.
- THE CONTRACTOR SHALL INSURE THE HEALTH AND SAFETY OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE WORK OF SUBCONTRACTORS AND ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- DRAWINGS SHALL NOT BE SCALED. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- ALL CONSTRUCTION SHALL MEET OR EXCEED LOCAL INDUSTRY STANDARDS. DETAILS ARE PROVIDED TO INDICATE MINIMUM QUALITY AND TO GIVE STANDARDS OF CONSTRUCTION. IF A CONDITION IS NOT SPECIFICALLY DETAILED, SUBMIT A SUGGESTED DETAIL FOR GUIDANCE AND APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, PERMITTING AND CONSTRUCTION OF MECHANICAL AND ELECTRICAL WORK AS REQUIRED TO ACCOMMODATE CONSTRUCTION AND SHALL PROVIDE ALL NECESSARY SHAFTS, OPENINGS, BASES AND STRUCTURAL SUPPORT FOR DUCTS, PIPES, CONDUITS AND EQUIPMENT.
- DIMENSIONS ON PLANS ARE TO FACE OF STUD, CENTER OF COLUMN, CENTER OF MULLION, FACE OF CONCRETE, FACE OF MASONRY, FACE OF FRAME OR FACE OF ROUGH OPENING, UNLESS OTHERWISE NOTED.
- LABORATORY TESTING AND SPECIAL INSPECTION REQUIRED IN ACCORDANCE WITH IBC CHAPTER 17 FOR ALL FIELD WELDING, HIGH STRENGTH BOLTING AND ALL STRUCTURAL CONCRETE. OWNER TO HIRE AN INDEPENDENT SPECIAL INSPECTOR AND TESTING LAB FOR ALL CODE REQUIRED TESTING AND SPECIAL INSPECTIONS.
- REPAIR / REPLACE EXISTING WALL FLOOR AND CEILING FINISHES TO MATCH EXISTING ADJACENT FINISHES WHEN DAMAGED DURING COURSE OF CONSTRUCTION.
- DEMOLISH ALL EXISTING BUILDING COMPONENTS NECESSARY TO CONSTRUCT WORK CAP ALL EXISTING UTILITIES (PLUMBING, ELECTRICAL AND MECHANICAL) BEHIND WALLS FLOORS, ETC.
- SUSPENDED CEILINGS TO BE DESIGNED FOR SEISMIC DESIGN CATEGORY D, E, OR F.
- REFER TO SHEET A600 FOR STANDARD CASEWORK DETAILS AND PLUMBING FIXTURE AND TOILET ACCESSORIES MOUNTING HEIGHTS.

ZONING INFORMATION

GOVERNING CODE	CITY OF PUYALLUP MUNICIPAL CODE TITLE #20 - ZONING
PARCEL NUMBER	0419102125
ZONING	CCX COMMUNITY COMMERCIAL MIXED USE CHAPTER 20.31

CODE INFORMATION

GOVERNING CODE	2018 INTERNATIONAL BUILDING CODE (IBC) WASHINGTON STATE AMENDMENTS
	2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WASHINGTON STATE AMENDMENTS
	2018 WASHINGTON STATE ENERGY CODE (WSEC)
	2018 UNIFORM PLUMBING CODE (UPC)
OCCUPANCY CLASSIFICATION	IBC CHAPTER 3 B BUSINESS
CONSTRUCTION CLASSIFICATION	IBC SECTION 602 V-B (NON-FIRE RATED) (COMBUSTIBLE CONSTRUCTION)
AUTOMATIC SPRINKLER SYSTEM	IBC CHAPTER 9 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH IBC SECTION 903.
FIRE ALARM AND DETECTION SYSTEM	IBC CHAPTER 9 FIRE ALARM AND DETECTION SYSTEM WITH A MUNICIPAL TRIP CIRCUIT SHALL BE PROVIDED THROUGHOUT THE BUILDING IN ACCORDANCE WITH IBC SECTION 907.
OCCUPANT LOAD	IBC TABLE 1004.5 FIRST FLOOR 7,632 SQ FT / 150 GROSS (B) = 51 OCCUPANTS
EXIT ACCESSIBILITY	1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. - IBC 1010.1.9 2. ACCESS TO EXITS SHALL BE MARKED BY APPROVED, READILY VISIBLE SIGNAGE IN ALL CASES WHERE THE EXIT OR WAY TO REACH THE EXIT IS NOT READILY APPARENT TO THE OCCUPANTS. - IBC 1013.1
PLUMBING FIXTURE REQUIREMENTS	TOTAL OCCUPANTS: 51 OCCUPANTS / 2 - 26 MEN / 26 WOMEN

CLASSIFICATION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
BUSINESS	2	2	1	1	1
	1 PER 25 (FIRST 50)	1 PER 25 (FIRST 50)	1 PER 40 (FIRST 80)	1 PER 40 (FIRST 80)	1 PER 100
	1 PER 50 (REMAINDER)	1 PER 50 (REMAINDER)	1 PER 80 (REMAINDER)	1 PER 80 (REMAINDER)	
TOTAL PROVIDED	4 (UNSEX)	4 (UNSEX)	4 (UNSEX)	4 (UNSEX)	1

SHEET INDEX

GENERAL DRAWINGS		ARCHITECTURAL DRAWINGS	
G001	COVER SHEET	A100	FLOOR PLAN
G002	SITE PLAN	A120	REFLECTED CEILING PLAN
		A130	INTERIOR FINISHES PLAN
		A180	FURNITURE PLAN
		A200	SCHEDULES
		A600	STANDARD CASEWORK AND FIXTURES
		A601	INTERIOR ELEVATIONS
		A720	INTERIOR DETAILS
		A750	INTERIOR METAL FRAMING DETAILS
		A751	INTERIOR METAL FRAMING DETAILS
		A752	INTERIOR METAL FRAMING DETAILS
CODE DRAWINGS		DEMOLITION DRAWINGS	
G060	CODE INFORMATION	D100	DEMOLITION FLOOR PLAN

PROJECT INFORMATION

BUILDING AREA	TENANT IMPROVEMENT AREA	7,632 SQ FT
PROJECT DESCRIPTION	TENANT IMPROVEMENT OF VETERINARY IN AN EXISTING SUITE. NO CHANGE OF USE OR OCCUPANCY.	

COVER SHEET

VALUE PET CLINIC
TENANT IMPROVEMENT

PUYALLUP, WASHINGTON
REVISION DATE

DATE 05.23.23 JOB NO. 123-035
PRE-APPLICATION

G001
WHITE

DRAWING NO.
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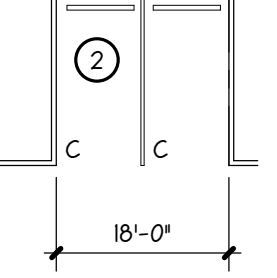
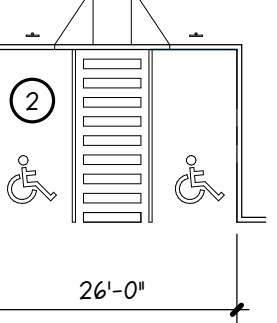
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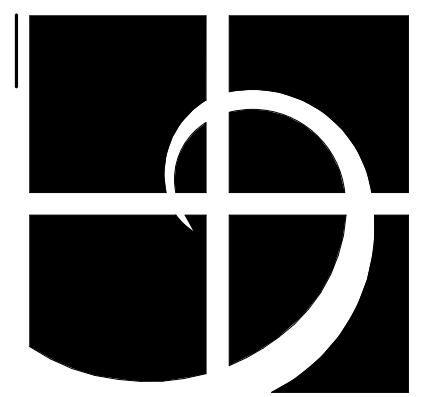
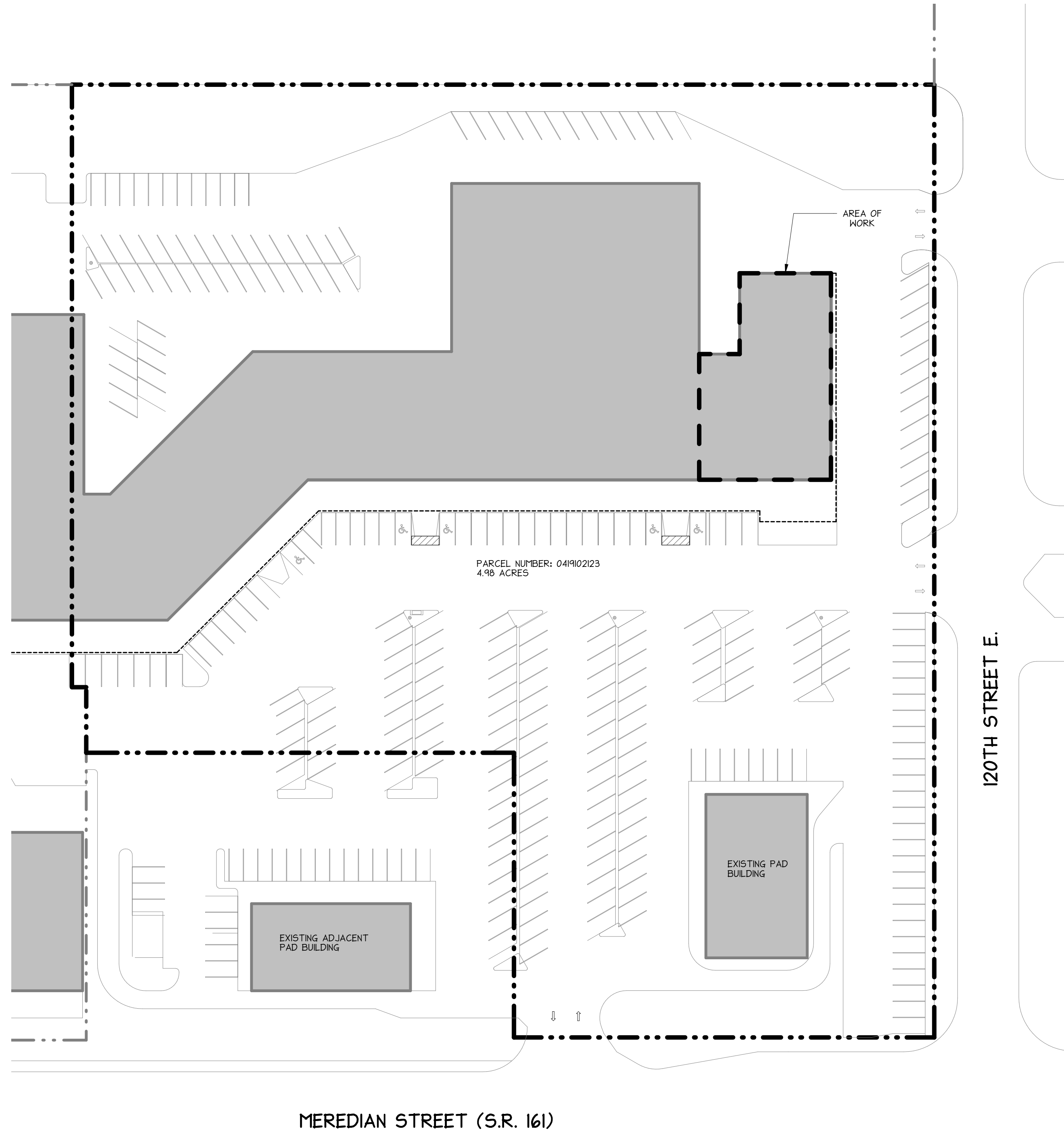
H

J

K

SITE PLAN LEGEND

DESCRIPTION	SYMBOL AND TEXT
PROPERTY LINE length (ft.) angle (survey)	--- 100.00' N 90° 00' 00" W
ADJACENT PROPERTY LINE length (ft.) angle (survey)	--- 100.00' N 90° 00' 00" W
BUILDING outline of building	
PARKING STALL AND LANDSCAPE PLANTER row count, compact stall indicator (C), wheel stops where indicated, concrete curb	
ACCESSIBLE PARKING STALLS row count, accessible stall indicator (H.C.), concrete curb, curb cut, H.C. parking signs, 2% max slope all directions	
LIGHT POLE (E) = existing	⊙ LP
FIRE HYDRANT (E) = existing	⊙ F.H.
CENTERLINE OF STREET street name	STREET NAME
EDGE OF ROAD description	EDGE OF PAVEMENT



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SITE PLAN

VALUE PET CLINIC
TENANT IMPROVEMENT
PUYALLUP, WASHINGTON

REVISION DATE

DATE: 05.23.23 JOB NO.: 123-035

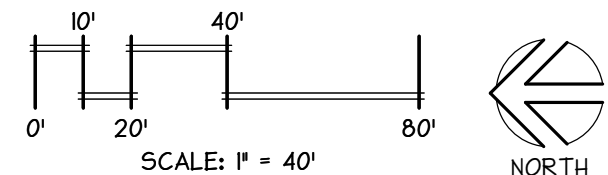
PRE-APPLICATION

G002
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10
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FILE PATH: C:\Users\Alicia\Documents\123-035 - Value Pet Clinic Puyallup-Bldg-A-123-035.dwg

100 SITE PLAN
NTS



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FLOOR PLAN LEGEND

DESCRIPTION	SYMBOL AND TEXT
ROOM IDENTIFICATION	
room name room number	ROOM NAME 100
SWINGING DOOR	
door number, minimum door strike side clearance distances	
STOREFRONT SYSTEM	
storefront system type SFS-1	
EXIT LOAD	
exit occupant count	<00
FLOOR DRAIN	
sloped floor	F.D.
level floor	F.D.
STRUCTURAL COLUMN	
centered on grid line, centered in wall	
FIRE EXTINGUISHERS	
fire extinguisher in semi-recess cabinet, fire rated cabinet at fire rated walls	F.E.
wall-mounted fire extinguisher	F.E.
JANITORS SINK	
squares corner janitor floor sink	

WALL TYPES

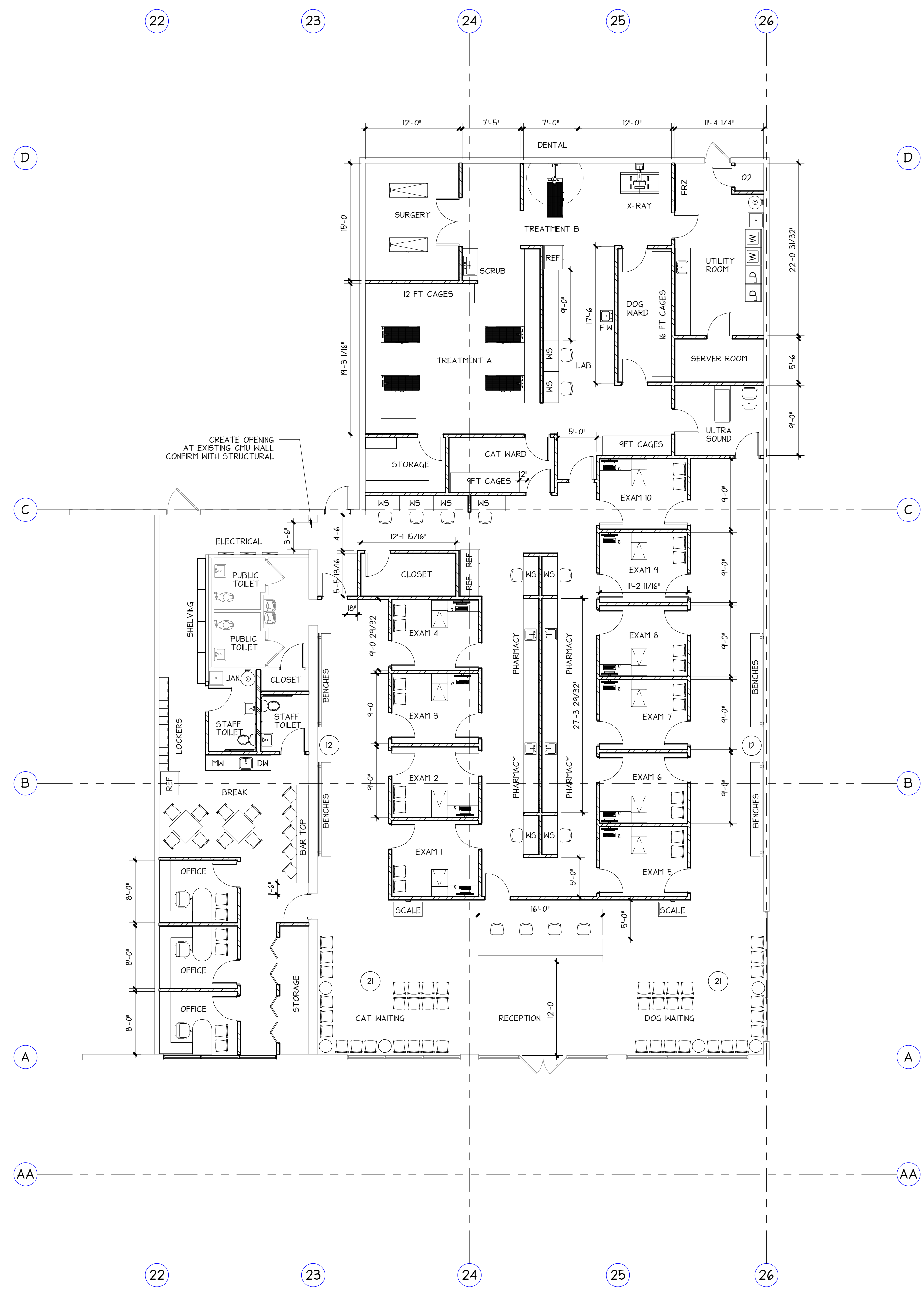
DESCRIPTION	SYMBOL AND TEXT
WALL TYPE 1 3 5/8" METAL STUDS @ 16" O.C.	
WALL TYPE 2 6" METAL STUDS @ 16" O.C.	
WALL TYPE 3 EXISTING WALL TO REMAIN	

GENERAL NOTES

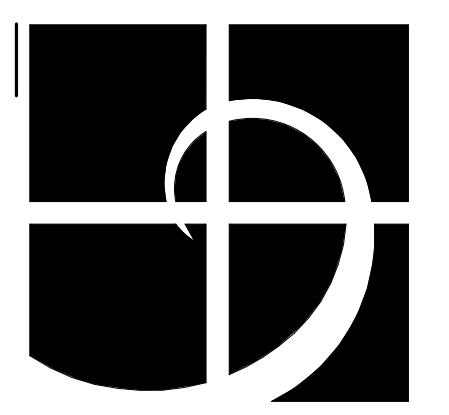
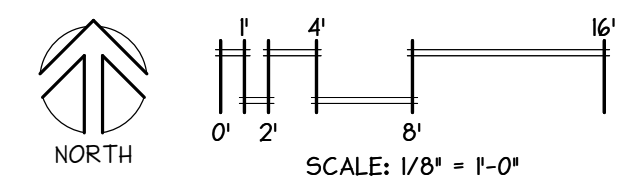
- NOTE
- ABBREVIATIONS:
(D) - DEMOLITION
(R) - RELOCATE
(E) - EXISTING TO REMAIN
(S) - SALVAGE
 - REFER TO SHEET G040 FOR STANDARD ABBREVIATIONS LIST.
 - INSTALL SOUND BATT INSULATION AT ALL INTERIOR (STUD) WALLS.
 - PROVIDE TUBE STEEL COLUMN SUPPORT AT ALL PARTIAL HEIGHT WALLS.

FLOOR PLAN NOTES

SYMBOL	NOTE
(F01)	+
	+
	+



100 FLOOR PLAN
1/8" = 1'-0"



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7 FLOOR PLAN

VALUE PET CLINIC
TENANT IMPROVEMENT
PUYALLUP, WASHINGTON

DATE: 05.23.23 JOB NO.: 123-035
PRE-APPLICATION

A100
WHITE

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