

2ND STREET APARTMENTS

501 2ND STREET NE, PUYALLUP, WA 98372

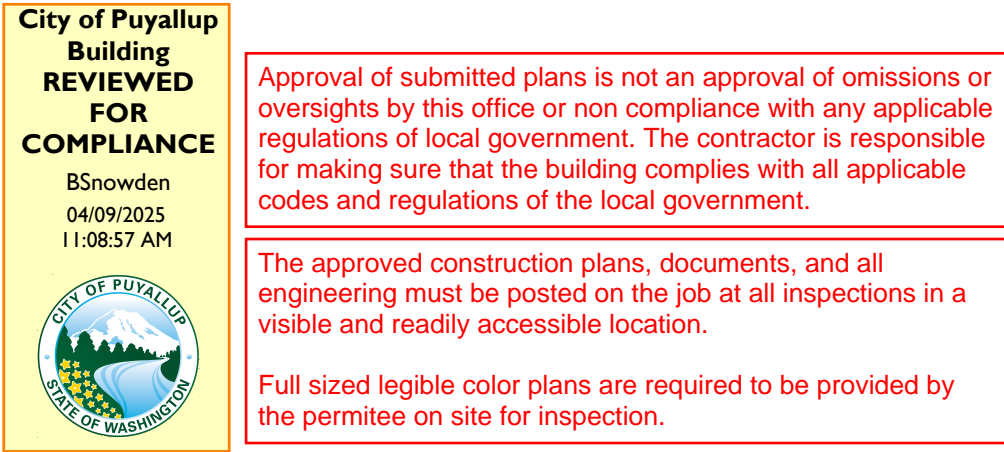
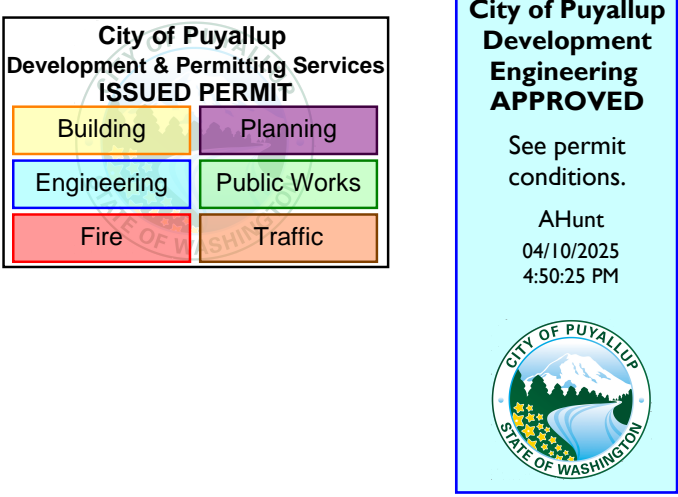


1E

AO.1

EXTERIOR PERSPECTIVE

NOT TO SCALE



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2021 WA STATE ENERGY CODE	
1.	ANY CHANGES TO UNITS OR MATERIALS CALLED OUT ON DRAWINGS MAY AFFECT COMPLIANCE WITH THE 2021 U.S.E.C. CONTRACTOR TO NOTIFY ARCHITECT AND LOCAL CODE OFFICIALS OF ANY PROPOSED CHANGES.
2.	ALL BIDDER DESIGN SYSTEMS SHALL MEET REQUIREMENTS IN THE CONSTRUCTION DRAWINGS FOR INSULATION, VENTILATION, PENETRATIONS, AND AIR SEALING.
3.	A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED IN AN APPROVED LOCATION INSIDE THE BUILDING AND INDICATE INFORMATION REQUIRED BY SECTION R401.3.

ENVELOPE THERMAL VALUES	
CLIMATE ZONE:	4-C (MARINE)
COMPLIANCE PATH:	PRESCRIPTIVE
COMPONENT REQUIREMENTS	
FENESTRATION:	U-0.22
CEILING:	R-49 OVER 100% OF CEILING AND TOP PLATES PER WSEC-R R402.2.1
WALL:	R-20 < 50
FLOOR:	R-30
SLAB ON GRADE:	R-10 INSIDE OF STEM WALL

ENERGY CREDITS	
PROJECT TYPE:	MULTI-FAMILY
ENERGY CREDITS REQUIRED:	4.5
PROVIDED	CREDITS
ENERGY EQUALIZATION #5	0
1.1 EFFICIENT BLDG ENVELOPE	0.5
3.5 HIGH EFFICIENCY HVAC	2.0
5.4 EFFICIENT WATER HEATING	2.5
7.1 APPLIANCE PACKAGE	1.5
TOTAL	4.5

INSULATION INSTALLATION	
1.	ALL INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO ACHIEVE THE R-VALUE OF THE INSULATION PRODUCT.
2.	ALL INSULATION TO BEAR MANUFACTURER'S R-VALUE LABEL. LABEL SHALL BE READILY VISIBLE UPON INSPECTION.
3.	INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING OF THE TYPE, MANUFACTURER, AND R-VALUE OF INSULATION INSTALLED AND SHALL SIGN, DATE, AND POST CERTIFICATION IN A CONSPICUOUS LOCATION.
4.	JOINTS IN MULTIPLE LAYERS OF RIGID INSULATION SHALL BE OFFSET.

FENESTRATION LABELING	
1.	ALL WINDOWS AND SKYLIGHTS TO BEAR MANUFACTURER'S CERTIFIED LABEL INDICATING U-FACTOR, S.H.G.C., VISUAL TRANSMITTANCE, AND LEAKAGE RATING.

AIR BARRIER INSTALLATION	
1.	AIR BARRIER SHALL BE CONTINUOUS ACROSS ALL JOINTS IN ASSEMBLIES.
2.	SEAMS AND JOINTS SHALL BE SEALED. AIR BARRIER PENETRATIONS SHALL BE SEALED IN ACCORDANCE WITH TABLE R402.4.1.1.
3.	COMPLETED BUILDING SHALL BE TESTED PER RESNET/ICC 380, ASTM E119 OR ASTM E1827. THE MAXIMUM AIR LEAKAGE FOR DWELLING UNITS SHALL NOT EXCEED 4.0 AIR CHANGES PER HOUR AT 50 PASCALS. GROUP R-2 MULTI-FAMILY BUILDINGS, THE MAXIMUM LEAKAGE RATE SHALL NOT EXCEED 0.25 CFM PER S.F. AT 50 PASCALS. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE PREPARED PER R402.1.2 AND PROVIDED TO THE OWNER AND CODE OFFICIAL.

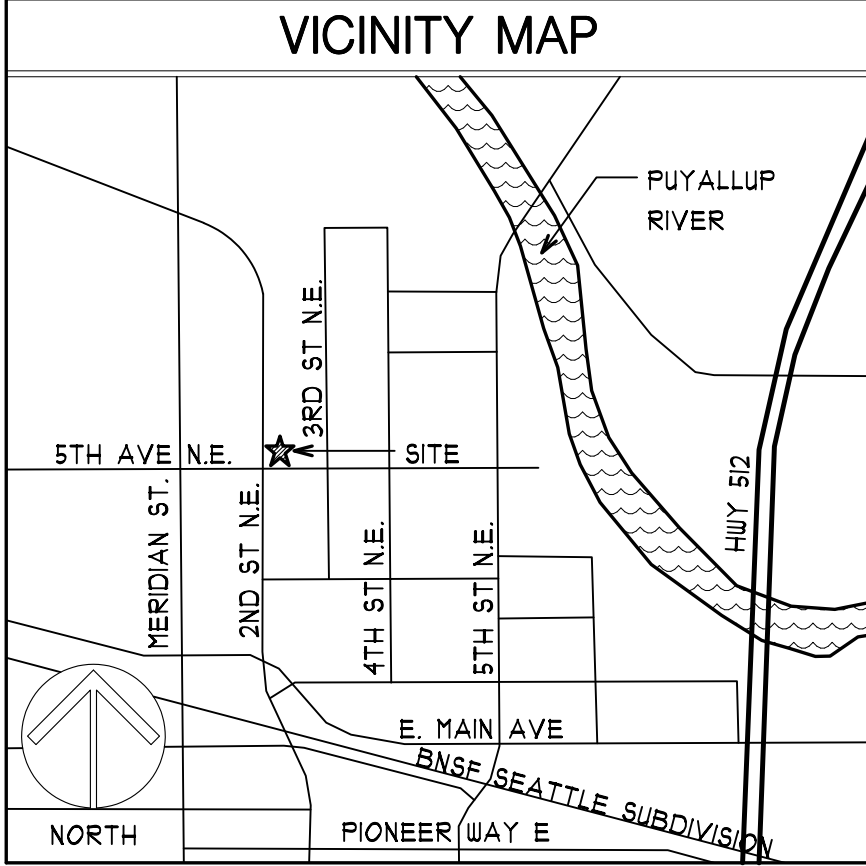
MAX AIR INFILTRATION RATE	
OPENING TYPE	CFM/FT <sup>2</sup>
WINDOWS:	0.30
SWINGING DOORS:	0.50

APPLICABLE CODES	
2021 WASHINGTON STATE BUILDING CODE (IBC)	
2021 WASHINGTON STATE RESIDENTIAL CODE (IRC)	
2021 WASHINGTON STATE FIRE CODE	
2021 WASHINGTON STATE MECHANICAL CODE (IMC)	
2021 WASHINGTON STATE COMMERCIAL ENERGY CODE (WSEC)	
2021 WASHINGTON STATE RESIDENTIAL ENERGY CODE (WSEC)	
WASHINGTON ACCESSIBILITY CODE 2011	
2010 ADA STANDARDS	
WASHINGTON STATE PLUMBING CODE 2021 (UPC)	

GENERAL PROJECT NOTES	
1.	CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO BEGINNING OF CONSTRUCTION.
2.	ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF DISCREPANCIES IN THE CONTRACT DOCUMENTS TO DETERMINE COURSE OF ACTION PRIOR TO CONTRACTOR PERFORMING WORK RELATED TO SUCH AREA.
3.	ALL WORK TO BE PERFORMED ACCORDING TO 2021 I.B.C., JURISDICTION REQUIREMENTS, AND OTHER APPLICABLE CODES.
4.	REPAIR OR REPLACE ANY EXISTING ITEMS, WALLS, WINDOWS, FLOORING, OR OTHER ELEMENTS DAMAGED DURING CONSTRUCTION.
5.	AT JOINTS BETWEEN NEW AND EXISTING CONSTRUCTION, PROVIDE A SEAMLESS TRANSITION. NEW FINISH TO MATCH ADJACENT EXISTING FINISH WITHOUT CHANGE IN LEVEL OR PERCEIVABLE SEAM.
6.	ALL WORK TO MEET OR EXCEED INDUSTRY STANDARDS FOR COMMERCIAL/RESIDENTIAL CONSTRUCTION.
7.	PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, CASEWORK COUNTERS AND TOILET ROOM ACCESSORIES.
8.	ALL ELEMENTS TO BE CONSTRUCTED TRUE & PLUMB.
9.	ALL FINISHES SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY RATINGS AS OUTLINED IN 2021 I.B.C. CHAPTER 8 AND IN TABLE 803.13.
10.	PENETRATIONS IN RATED WALLS SHALL BE FIRE-STOPPED WITH AN I.B.C. OR URL APPROVED FIRE-RATED MATERIAL AND CONSTRUCTION.
11.	PROVIDE A KNOX BOX AND LOCATE LOCAL FIRE PREVENTION AUTHORITY.
12.	PROVIDE PORTABLE FIRE EXTINGUISHERS PER I.F.C. 904 AND N.F.P.A. 10.
13.	FIRE SPRINKLER SYSTEM TO BE CONFIGURED PER JURISDICTION, I.F.C. AND N.F.P.A. 13.

SEPERATE PERMIT SUBMITTALS	
ELECTRICAL PERMIT	
SITE DEVELOPMENT PERMIT	
FIRE SPRINKLER PERMIT	
FIRE ALARM PERMIT	

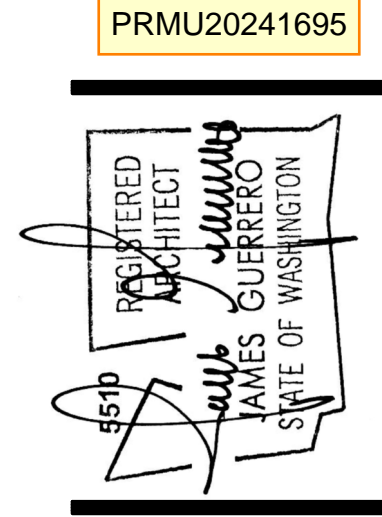
DEFERRED SUBMITTALS DELETED FROM CONSTRUCTION DRAWINGS.



PROJECT DESCRIPTION	
THIS PROJECT INCLUDES THE CONSTRUCTION OF A 20,019 S.F. 24-UNIT, 3-STORY WALK-UP APARTMENT BUILDING. SITE IMPROVEMENTS INCLUDE POWER, SEWER, WATER, STORM DRAINAGE & DETENTION, EXTERIOR WALKWAYS, PARKING, AND LANDSCAPING.	

PROPERTY INFORMATION	
ADDRESS:	501 2ND STREET NE, PUYALLUP, WA 98372
TAX PARCEL #	16002000051
OWNER:	DOCE LLC
P.O. BOX	6460
TACOMA, WA	98444
OWNER CONTACT:	JAMES GUERRERO ARCHITECTS
ATTN:	RICKY BURNS
PHONE:	(253)581-4000
ZONING:	CBD
LOT AREA:	33,600 S.F.
SETBACKS:	0' ALL SIDES

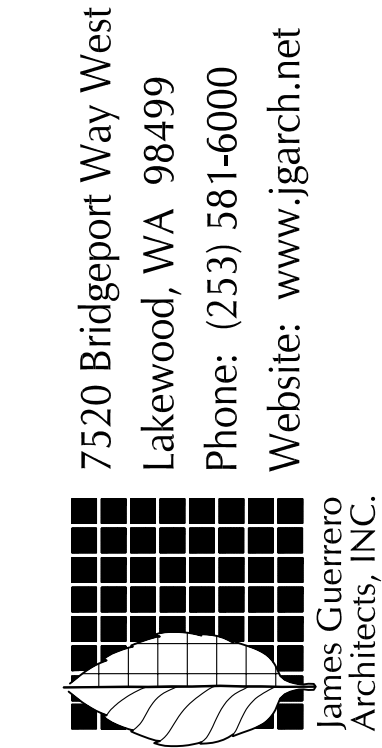
BUILDING INFORMATION	
OCCUPANCY CLASSIFICATION:	R-2
CONSTRUCTION TYPE	V-B
NUMBER OF FLOORS:	3
BUILDING HEIGHT:	34'-0 3/4"
SPRINKLERED:	N.F.P.A. 13-R
FIRST FLOOR AREA:	4,611 S.F.
SECOND FLOOR AREA:	4,701 S.F.
THIRD FLOOR AREA:	4,701 S.F.
TOTAL BUILDING AREA:	20,019 S.F.
TYPE A DWELLING UNITS ON SITE:	2 (8.3%)
TYPE B DWELLING UNITS ON SITE:	4
TOTAL DWELLING UNITS ON SITE:	24
5% TYPE A UNITS REQUIRED PER I.B.C. 1108.4.2.2.1 ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS.	
WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN IRC 1107.1.1.1. AND 1107.1.1.2 ARE REQUIRED TO BE TYPE B UNITS.	



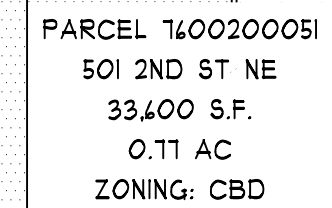
1 REVISIONS PER CORRECTION  
LETTER DATED 01-28-25

2 OWNER REVISIONS

3 REVISIONS PER CORRECTION  
LETTER DATED 03-18-25







[2021 Washington State Accessibility Code (A117.1), section 502.11.2]  
**Accessible Route**  
 An accessible route shall be provided from the access aisle adjacent to the parking space to the clear floor space complying with Section 502.11.1 adjacent to the vehicle charging station. When the vehicle is being charged, the accessible route shall not be obstructed by the cable between the car and charging station.

Walking surfaces that form part of the accessible route should not exceed a slope of 1:20.

ZONED  
RS-06

## SITE PLAN

SCALE: 1" = 20 FEET

Multiple Site Plans were submitted. The Building inspector must be provided with the Site Plan that has the Planning Department's stamp during inspection.

TABLE 429.2 ELECTRIC VEHICLE CHARGING REQUIREMENTS:	
EV-CHARGING SPACES REQUIRED:	10%
EV-READY PARKING SPACES:	25%
EV-CAPABLE PARKING SPACES:	10%

ELECTRIC VEHICLE CHARGING PROVIDED:	
EV CHARGING SPACES PROVIDED:	4 (12.5%)
EV-READY PARKING SPACES:	8 (25%)
EV-CAPABLE PARKING SPACES:	4 (12.5%)

PARKING LEGEND	
C	COMPACT PARKING STALL
EV	ELECTRIC VEHICLE CHARGING SPACE
EVR	ELECTRIC VEHICLE READY PARKING SPACE
EVC	ELECTRIC VEHICLE CAPABLE PARKING SPACE

429.2) EV CHARGING STATIONS AND EV-READY PARKING SPACES.

A MINIMUM OF 40-AMPERE DEDICATED 208/240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED FOR EACH EV CHARGING STATION. THE BRANCH CIRCUITS SHALL TERMINATE AT A RECEPTACLE OUTLET OR EV CHARGER IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV-READY PARKING SPACE OR THE EV CHARGING STATION.

429222 EV-CAPABLE PARKING SPACES.

A LISTED RACEWAY CAPABLE OF ACCOMMODATING A MINIMUM OF 40-AMPERE DEDICATED 208/240-VOLT BRANCH CIRCUIT SHALL BE INSTALLED FOR EACH EV-CAPABLE PARKING SPACE. THE RACEWAY SHALL TERMINATE INTO A CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV-CAPABLE PARKING SPACE. RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, AND IN ENCLOSED, INACCESSIBLE, OR CONCEALED AREAS AND SPACES, SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

- ① DUMPSTER ENCLOSURE
- ② LOADING ZONE
- ③ BUS STOP
- ④ DUAL PORT TYPE 2 EV CHARGING STATION

ACCESSIBLE ROUTE PROVIDED FROM  
ACCESS AISLE ADJACENT FROM THE  
ACCESSIBLE PARKING SPACE TO THE  
ENTRY OF THE TYPE A UNIT PER  
WASHINGTON STATE ACCESSIBILITY CODE  
A111.1 SECTION 502.11.2.

_____	PROPERTY LINE
_____	ROADWAY CENTER LINE
_____	RIGHT OF WAY
-----	EAVE LINE
_____ D _____	STORM DRAIN LINE
_____ W _____	WATER LINE
_____ F _____	FIRE WATER LINE
_____ S _____	SEWER LINE
x x x x x x x x	EXISTING FENCE
_____ T _____	COMMUNICATIONS LINE
_____ P _____	POWER LINE
_____	R.O.W. DEDICATION
_____	SURVEY DEED
_____	UTILITIES EASEMENT
_____	ROAD MARKINGS

ACCESSIBLE PARKING SIGN -SEE TH/AO.2

**SIGN**

POWER POLE

WATER METER

TRAFFIC LIGHT POLE

TRUNCATED DOME

## TACTILE WARNING SYSTEM

BUILDING AREA

NEW ASPHALT

NEW CONCRETE

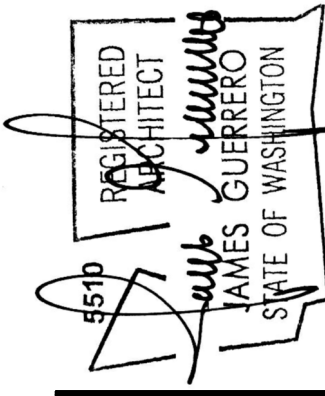
## LANDSCAPING

EXISTING ASPHALT

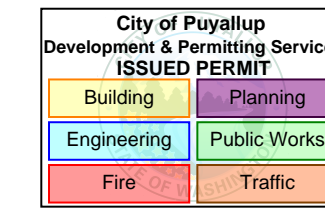
EXISTING CONCRETE

1. THIS SITE PLAN HAS BEEN DESIGNED TO PROVIDE AN ACCESSIBLE ROUTE PER I.B.C. SECTION 104.
2. ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, REFLECTIVITY, AND POSITION.
3. ALL SIDER, STORM, AND UTILITY WORK ON SITE AND SURROUNDING AREA WILL BE SHOWN IN DETAIL IN THE SITE DEVELOPMENT PLANS FOR THIS PROJECT.
4. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE DESIGN.
5. EXIST UTILITY LOCATIONS AREA BASED ON PAINTED LOCATE DATA, GIS DATA, SITE OBSERVATIONS, AND UNOFFICIAL SURVEYS. VERIFY ALL UTILITY AND IMPROVEMENT LOCATIONS WITH THE SITE DEVELOPMENT PLANS.

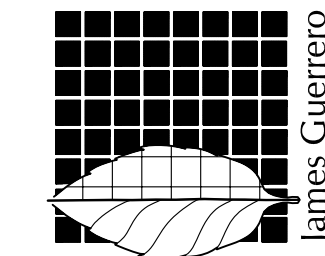
PRMU20241695



REVISIONS PER CORRECTION  
LETTER DATED 01-28-25



7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: [www.jgarch.net](http://www.jgarch.net)



2ND STREET APARTMENTS  
501 2ND ST. NE. PUYALLUP WA. 98372

# SITE PLAN

PERMIT REVIEW SET

DATE 11-19-24

REVISED  
02-04-25

SHEET NO.

## A0.2



	1	2	3	4	5	6	7	8	9	10		
A	<div><div>RATED ASSEMBLY INSTRUCTIONS</div><div><div>WP 8105 EXTERIOR (1 HR FIRE RATED) EXTERIOR SIDE: ONE LAYER 48" WIDE TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO WOOD STUDS PER PLAN WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 1" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS. INTERIOR SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 4d COATED NAILS, 1-1/8" LONG, 0.0915" SHANK, 1/4" HEADS, 1" O.C. (LOAD-BEARING)</div><div>WP 3371 INTERIOR PARTITION (1 HR FIRE RATED, STC 45-49) ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16" O.C. STAGGERED 8" O.C. ON 2x4 WOOD PLATES WITH 2" TYPE W SCREWS 1" O.C. MINIMUM 3-1/2" GLASS FIBER BATTS, 0.80 PCF, WOVEN IN CAVITY. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)</div><div>WP 3661 INTERIOR PARTITION (1 HR FIRE RATED) ONE LAYER TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16" O.C. WITH 2-1/4" TYPE S OR W DRYWALL SCREWS 12" O.C. 5-1/2" MINERAL FIBER INSULATION, NOMINAL 2.5 psf FRICTION FIT IN STUD SPACE. VERTICAL JOINTS STAGGERED 16" O.C. HORIZONTAL JOINTS STAGGERED 16" O.C. HORIZONTAL JOINTS STAGGERED 24" O.C. ON OPPOSITE SIDES.</div><div>FLOOR-CEILING ASSEMBLY - GA FILE NO. FC 501L (STC 60-64) BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM PANEL OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S SCREWS 16" O.C. GYPSUM PANEL END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 1-1/4" TYPE S DRYWALL SCREWS. FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM PANEL OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 1-5/8" TYPE S DRYWALL SCREWS 8" O.C. AND 1-1/2" TYPE G SCREWS 8" O.C. AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN THE RESILIENT CHANNELS. GLASS FIBER INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM PANEL. WOOD JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 4d RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.</div><div>STC RATED WITH JOISTS SPACED 24" O.C., 3-1/2" GLASS FIBER INSULATION IN JOINT SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 44 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO FLOOR, STC 44 WHEN TESTED WITH CERAMIC TILE APPLIED TO FLOOR.)</div><div>ROOF-CEILING ASSEMBLY - UL DESIGN NO. P522 SEE A1.4 FOR ASSEMBLY INFORMATION.</div></div></div>											
B												
C												
D												
E												
F												
G												
H												

PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

2

OWNER REVISIONS

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building

Planning

Engineering

Public Works

Fire

Traffic

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net

JAMES GUERRERO  
Architects, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

RATED ASSEMBLIES

PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.

A0.3



A

B

C

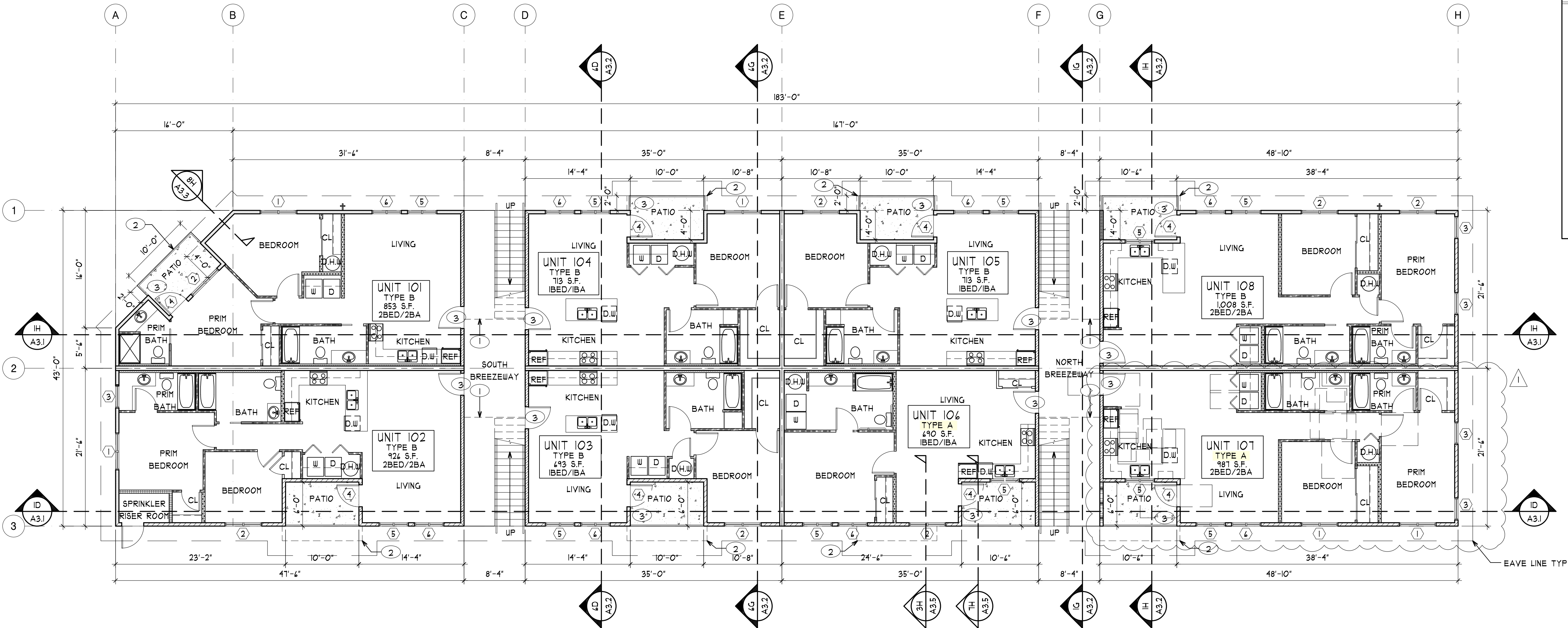
D

E

F

G

H



2H

A1.1

OVERALL PLAN - FLOOR 1

SCALE: 1/8" = 1'-0"

PLAN NORTH

LEGEND

HINGED DOOR \*

BI-FOLD DOOR \*

SLIDING CLOSET DOOR \*

WINDOW \*

OVEN RANGE

REFRIGERATOR - ENERGY STAR RATED  
VERSION 5.1 REQUIRED FOR WSEC CREDITS

DOUBLE KITCHEN SINK

FLUSH-MOUNT BATHROOM SINK

34" x 48" PRE-MFR SHOWER STALL

36" x 42" PRE-MFR SHOWER STALL

30" x 60" PRE-MFR TUB/SHOWER

TOILET

WASHER - ENERGY STAR RATED VERSION 8  
DRYER - ENERGY STAR RATED MOST  
EFFICIENT 2022  
REQUIRED FOR WSEC CREDITS

WATER HEATER

HOSE BIB

WALL TYPE 1 - EXTERIOR - HARDIE FIBER CEMENT PANEL

WALL TYPE 2 - EXTERIOR - CEMENT PLASTER STUCCO

WALL TYPE 3 - EXTERIOR - CEMENT PLASTER STUCCO (I-HR RATED)

WALL TYPE 4 - EXTERIOR - HARDIE LAP SIDING

WALL TYPE 5 - EXTERIOR - HARDIE BOARD & BATTEN SIDING

WALL TYPE 6 - EXTERIOR - WOOD LAP SIDING

WALL TYPE 7 - EXTERIOR - WOOD BOARD & BATTEN SIDING

WALL TYPE 8 - EXTERIOR - WOOD SHINGLE SIDING

WALL TYPE 9 - EXTERIOR - HARDIE LAP SIDING (I-HR RATED)

WALL TYPE 10 - INTERIOR PARTITION (I-HR RATED)

WALL TYPE 11 - INTERIOR - 2x4

WALL TYPE 12 - INTERIOR - FURRING AT PARTITION

WALL TYPE 13 - INTERIOR - 2x4

WALL TYPE 14 - INTERIOR - SPRINKLER RISER ROOM (I-HR RATED)

WALL TYPE 15 - EXTERIOR - END CAP (I-HR RATED)

WALL TYPE 16 - EXTERIOR - END CAP (I-HR RATED)

WALL TYPE 17 - EXTERIOR - END CAP (I-HR RATED)

WALL TYPE 18 - EXTERIOR - END CAP (I-HR RATED)

(SEE SHEET A0.3 FOR RATED ASSEMBLIES)

DISHWASHER - ENERGY STAR RATED MOST  
EFFICIENT 2021  
REQUIRED FOR WSEC CREDITS

KEY NOTES

1 LANDING ABOVE

2 DECK ABOVE

3 ACCESSIBLE THRESHOLD PER A111 SECTION 404.2.4. SEE DETAIL 5H/A5.5

PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

REVISIONS PER CORRECTION  
LETTER DATED 01-28-25

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building

Engineering

Fire

Planning

Public Works

Traffic

REVISION 3  
LETTER DATED 03-18-25

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net

James Guerrero  
Architects, INC.

PERMIT REVIEW SET

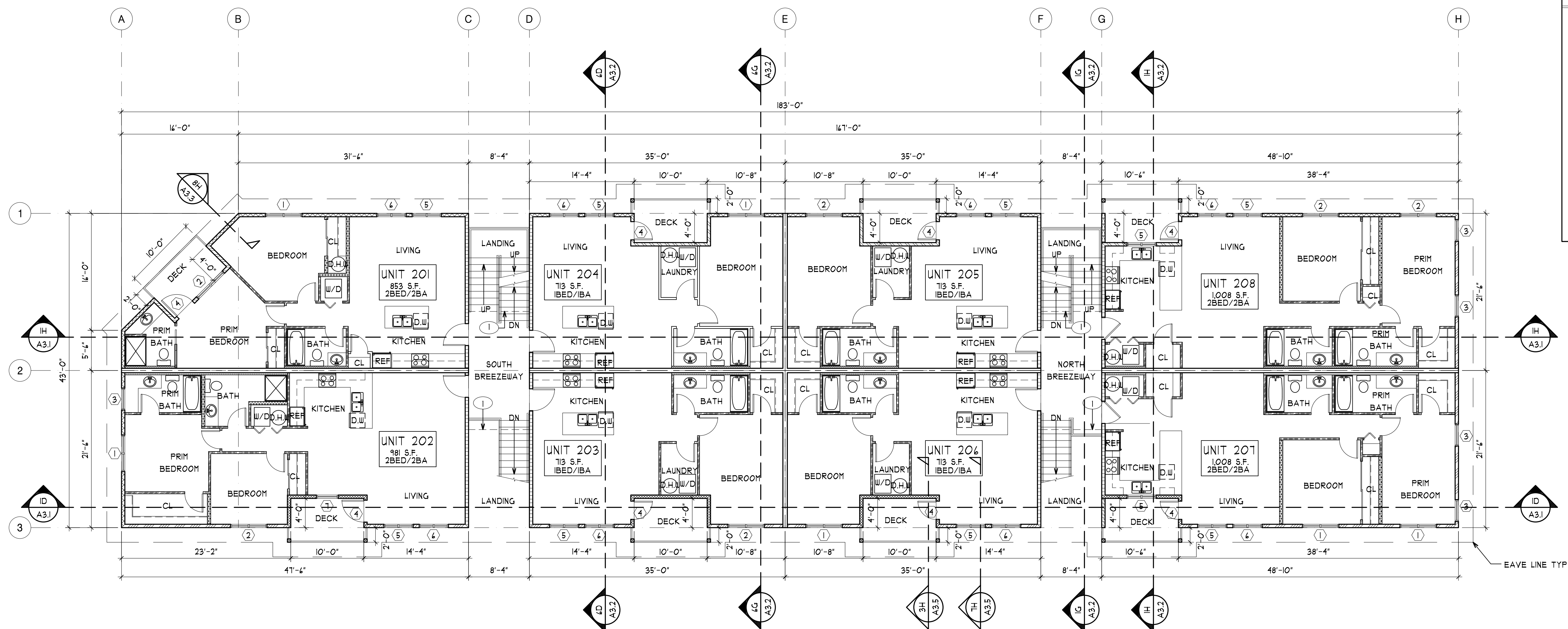
PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372



DATE: 11-19-24  
REVISED: 02-04-25  
03-24-25

SHEET NO.  
A1.1


































DRAWING TITLE  
OVERALL PLAN - FLOOR 1







**OVERALL PLAN - FLOOR 2**  
 SCALE: 1/8" = 1'-0"  
 PLAN NORTH

## LEGEND

	HINGED DOOR *	 WALL TYPE 1 - EXTERIOR - HARDIE FIBER CEMENT PANEL
	BI-FOLD DOOR *	 WALL TYPE 2 - EXTERIOR - CEMENT PLASTER STUCCO
	SLIDING CLOSET DOOR *	 WALL TYPE 3 - EXTERIOR - CEMENT PLASTER STUCCO (I-HR RATED)
	WINDOW *	 WALL TYPE 4 - EXTERIOR - HARDIE LAP SIDING
* SEE ENLARGED UNIT FLOOR PLANS, SHEETS A4.1-A4.3 FOR WINDOW/DOOR TAGS		 WALL TYPE 5 - EXTERIOR - HARDIE BOARD & BATTEN SIDING
	OVEN RANGE	 WALL TYPE 6 - EXTERIOR - WOOD LAP SIDING
	REFRIGERATOR - ENERGY STAR RATED VERSION 5.1 REQUIRED FOR WSEC CREDITS	 WALL TYPE 7 - EXTERIOR - WOOD BOARD & BATTEN SIDING
	DOUBLE KITCHEN SINK	 WALL TYPE 8 - EXTERIOR - WOOD SHINGLE SIDING
	FLUSH-MOUNT BATHROOM SINK	 WALL TYPE 9 - EXTERIOR - HARDIE LAP SIDING (I-HR RATED)
	34" x 48" PRE-MFR SHOWER STALL	 WALL TYPE 10 - INTERIOR PARTITION (I-HR RATED)
	36" x 42" PRE-MFR SHOWER STALL	 WALL TYPE 11 - INTERIOR - 2x4
	30" x 60" PRE-MFR TUB/SHOWER	 WALL TYPE 12 - INTERIOR - FURRING AT PARTITION
	TOILET	 WALL TYPE 13 - INTERIOR - 2x6
	WASHER - ENERGY STAR RATED VERSION 8.1 DRYER - ENERGY STAR RATED MOST EFFICIENT 2022 REQUIRED FOR WSEC CREDITS	 WALL TYPE 14 - INTERIOR - SPRINKLER RISER ROOM (I-HR RATED)
	WATER HEATER	 WALL TYPE 15 - EXTERIOR - END CAP (I-HR RATED)
	HOSE BIB	 WALL TYPE 16 - EXTERIOR - END CAP (I-HR RATED)
		 WALL TYPE 17 - EXTERIOR - END CAP (I-HR RATED)
		 WALL TYPE 18 - EXTERIOR - END CAP (I-HR RATED)

(SEE SHEET A0.3 FOR RATED ASSEMBLIES)

DISHWASHER - ENERGY STAR RATED MOST EFFICIENT 2021 REQUIRED FOR WSEC CREDITS

KEY NOTES	
1	LANDING ABOVE



Architectural drawing showing the overall plan of Floor 3, including unit layouts (UNIT 301, UNIT 302, UNIT 303, UNIT 304, UNIT 305, UNIT 306, UNIT 307, UNIT 308), room labels (BEDROOM, LIVING, KITCHEN, BATH, DECK, LAUNDRY, PRIM BEDROOM, PRIM BATH), and dimensions. The plan includes a legend for symbols and wall types, and a title block indicating the overall plan and scale.

**LEGEND**

- HINGED DOOR \*
- BI-FOLD DOOR \*
- SLIDING CLOSET DOOR \*
- WINDOW \*
- \* SEE ENLARGED UNIT FLOOR PLANS, SHEETS A4.1-A4.3 FOR WINDOW/DOOR TAGS
- OVEN RANGE
- REFRIGERATOR - ENERGY STAR RATED VERSION 5.1 REQUIRED FOR WSEC CREDITS
- DOUBLE KITCHEN SINK
- FLUSH-MOUNT BATHROOM SINK
- 34" x 48" PRE-MFR SHOWER STALL
- 36" x 42" PRE-MFR SHOWER STALL
- 30" x 60" PRE-MFR TUB/SHOWER
- TOILET
- WASHER - ENERGY STAR RATED VERSION 8.1 DRYER - ENERGY STAR RATED MOST EFFICIENT 2022 REQUIRED FOR WSEC CREDITS
- WATER HEATER
- HOSE BIB
- WALL TYPE 1 - EXTERIOR - HARDIE FIBER CEMENT PANEL
- WALL TYPE 2 - EXTERIOR - CEMENT PLASTER STUCCO
- WALL TYPE 3 - EXTERIOR - CEMENT PLASTER STUCCO (I-HR RATED)
- WALL TYPE 4 - EXTERIOR - HARDIE LAP SIDING
- WALL TYPE 5 - EXTERIOR - HARDIE BOARD 1 BATTEN SIDING
- WALL TYPE 6 - EXTERIOR - WOOD LAP SIDING
- WALL TYPE 7 - EXTERIOR - WOOD BOARD 1 BATTEN SIDING
- WALL TYPE 8 - EXTERIOR - WOOD SHINGLE SIDING
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- WALL TYPE 10 - INTERIOR PARTITION (I-HR RATED)
- WALL TYPE 11 - INTERIOR - 2x4
- WALL TYPE 12 - INTERIOR - FURRING AT PARTITION
- WALL TYPE 13 - INTERIOR - 2x6
- WALL TYPE 14 - INTERIOR - SPRINKLER RISER ROOM (I-HR RATED)
- WALL TYPE 15 - EXTERIOR - END CAP (I-HR RATED)
- WALL TYPE 16 - EXTERIOR - END CAP (I-HR RATED)
- WALL TYPE 17 - EXTERIOR - END CAP (I-HR RATED)
- WALL TYPE 18 - EXTERIOR - END CAP (I-HR RATED)
- (SEE SHEET A0.3 FOR RATED ASSEMBLIES)
- DISHWASHER - ENERGY STAR RATED MOST EFFICIENT 2021 REQUIRED FOR WSEC CREDITS

**OVERALL PLAN - FLOOR 3**  
SCALE: 1/8" = 1'-0"  
PLAN NORTH



RATED ASSEMBLY INSTRUCTIONS

ROOF-CEILING ASSEMBLY - UL DESIGN NO. P522

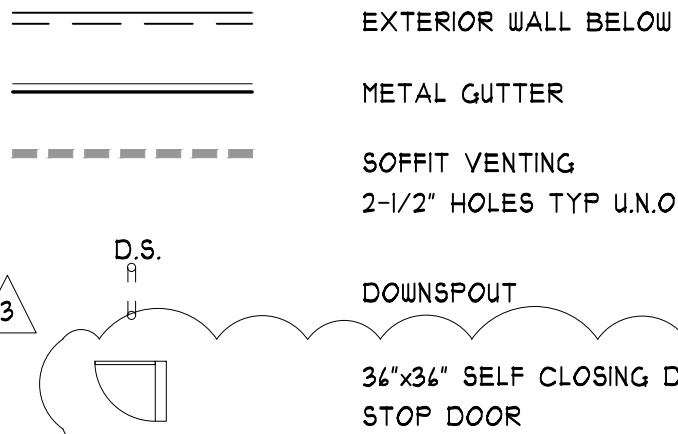
ROOFING SYSTEM - ANY UL CLASS A, B OR C ROOFING SYSTEM (TGFU) OR PREPARED ROOF COVERING (TFWZ) ACCEPTABLE FOR USE OVER NOM 1/2" THICK WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". NOM 1/2" THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 4D RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS, STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 4D NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES.

TRUSSES - PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX 24" O.C., FABRICATED FROM NOM 2X4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS MEMBERS SECURED WITH MIN. 0.035" THICK GALV STEEL PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 1/8" CENTERS WITH FOUR ROWS OF TEETH PER IN. OF PLATE WIDTH. MINIMUM PARALLEL CHORD TRUSS DEPTH SHALL BE 18". WHERE PITCHED TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN. TRUSS DEPTH SHALL BE 5-1/4" WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AVERAGE DEPTH OF 18". WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN. TRUSS DEPTH MAY BE REDUCED TO 3" IF THE BATTS AND BLANKETS ARE USED AS INDICATED AND ARE FIRMLY PACKED AGAINST THE INTERSECTION OF THE BOTTOM CHORDS AND THE PLYWOOD SHEATHING.

FURRING CHANNELS - RESILIENT CHANNELS FORMED OF 25 MSG GALV STEEL. INSTALLED PERPENDICULAR TO THE TRUSSES SPACED A MAX. OF 14" O.C. WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX. OF 12" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE, OR WHEN INSULATION IS APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM. TWO COURSES OF RESILIENT CHANNEL POSITIONED 4" O.C. AT WALLBOARD BUTT-JOINTS (3" FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT-JOINTS. CHANNEL SPLICES OVERLAPPED 4" BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4" TYPE 5 SCREWS

GYPSUM BOARD - ONE LAYER OF NOM 5/8" THICK BY 48" WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES. ATTACHED TO THE RESILIENT CHANNELS USING 1" LONG TYPE 5 BUGLE-HEAD SCREWS. SCREWS SPACED MAX. OF 12" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN NO INSULATION IS FITTED IN THE CONCEALED SPACE, OR A MAX. OF 8" O.C. ALONG BUTTED END-JOINTS AND IN THE FIELD WHEN INSULATION IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE. WHEN INSULATION IS INSTALLED IN THE CONCEALED SPACE, SPRAY-APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM, SCREWS ARE SPACED A MAX. OF 8" O.C. ALONG RESILIENT CHANNELS, FASTENERS ARE INCREASED IN LENGTH TO 1-1/4". AND GYPSUM BOARD BUTT JOINTS SHALL BE STAGGERED MIN. 2" WITHIN THE ASSEMBLY, AND OCCUR BETWEEN THE MAIN FURRING CHANNELS.

LEGEND



KEY NOTES

- 1 DOWNSPOUT TO GUTTER BELOW
- 2 MIN. 22" x 30" ATTIC ACCESS WITH LOCK
- 3 14' x 24' GABLE VENT

ROOF VENTILATION CALCS

REQUIRED FOR BUILDING:  
1,141 S.F. / ISO = 5140 S.F. NET FREE VENTING  
5140 S.F. x 144 = 1,430.4 m² / 2 = 3,115.2 m² REQ'D

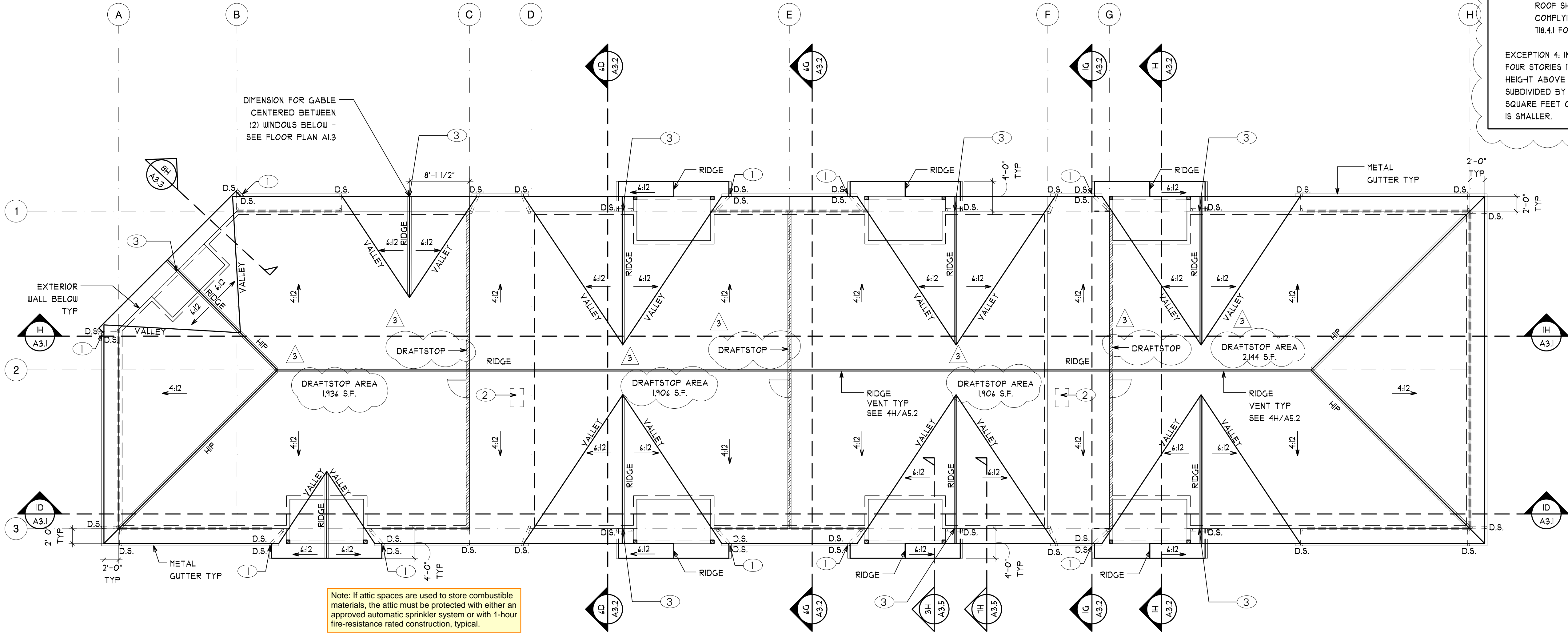
PROVIDED FOR BUILDING:  
  
SOFFIT VENTING:  
2-1/2" DIA HOLES @ 4" O.C.  
9.82 m² PER LINEAR FOOT  
204.33 LF x 9.82 m² = 2,046.52 m² PROVIDED

GABLE VENTING:  
(8) 14' x 24' GABLE VENTS  
192 m² PER VENT  
192 m² x 8 = 1,536 m² PROVIDED

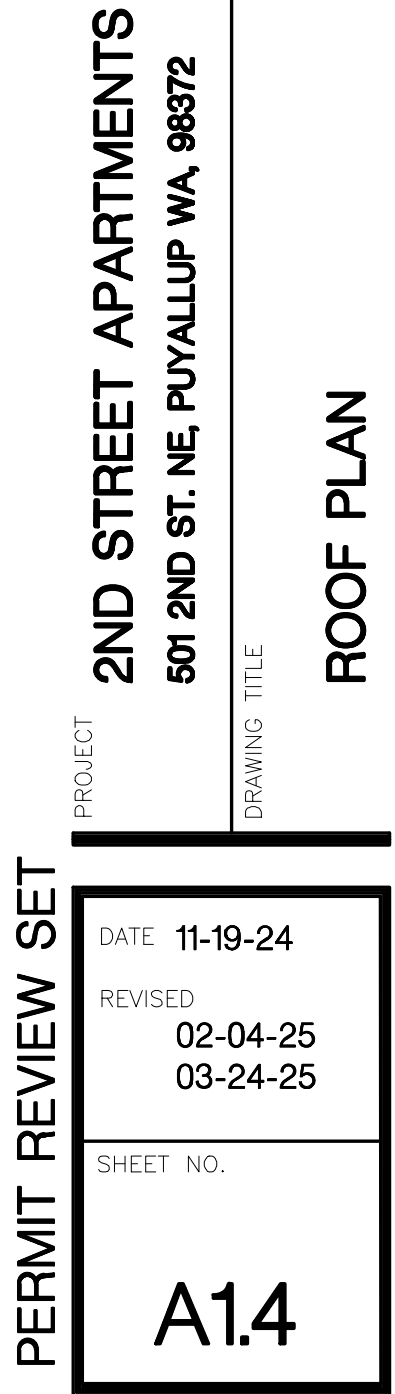
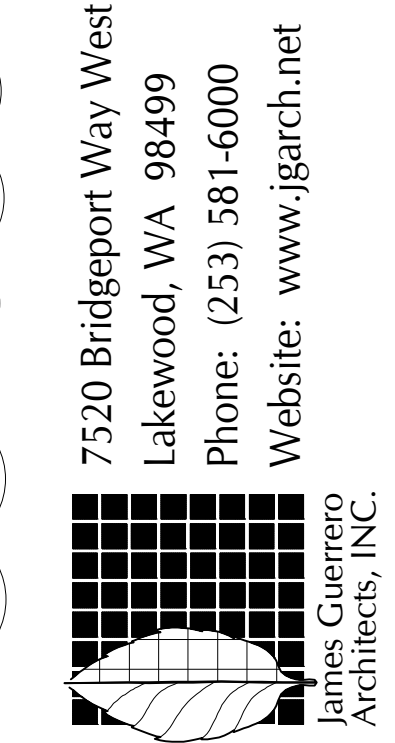
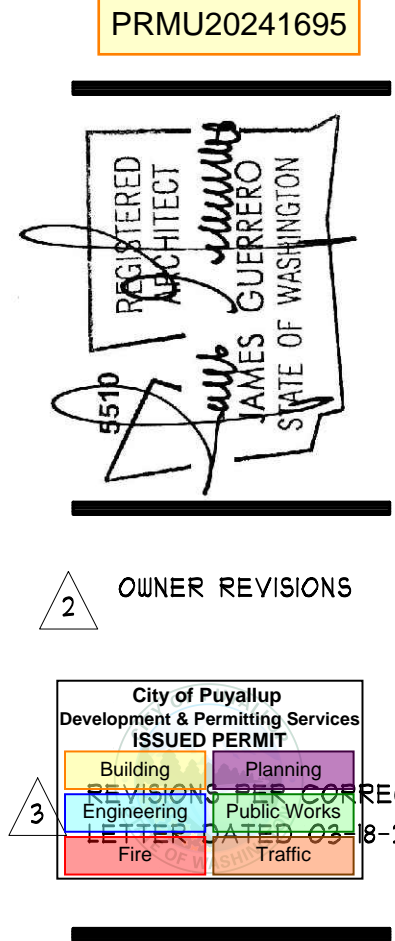
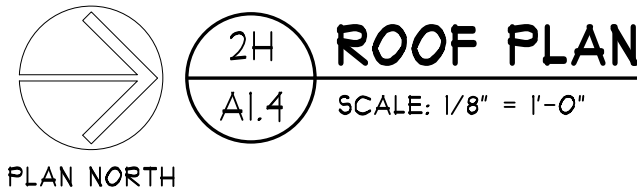
RIDGE VENTING:  
COR-A-VENT V-300E RIDGE VENT  
13.5 m² PER LINEAR FOOT  
314 LINEAR FEET x 13.5 m² = 5,076 m² PROVIDED

NOTES

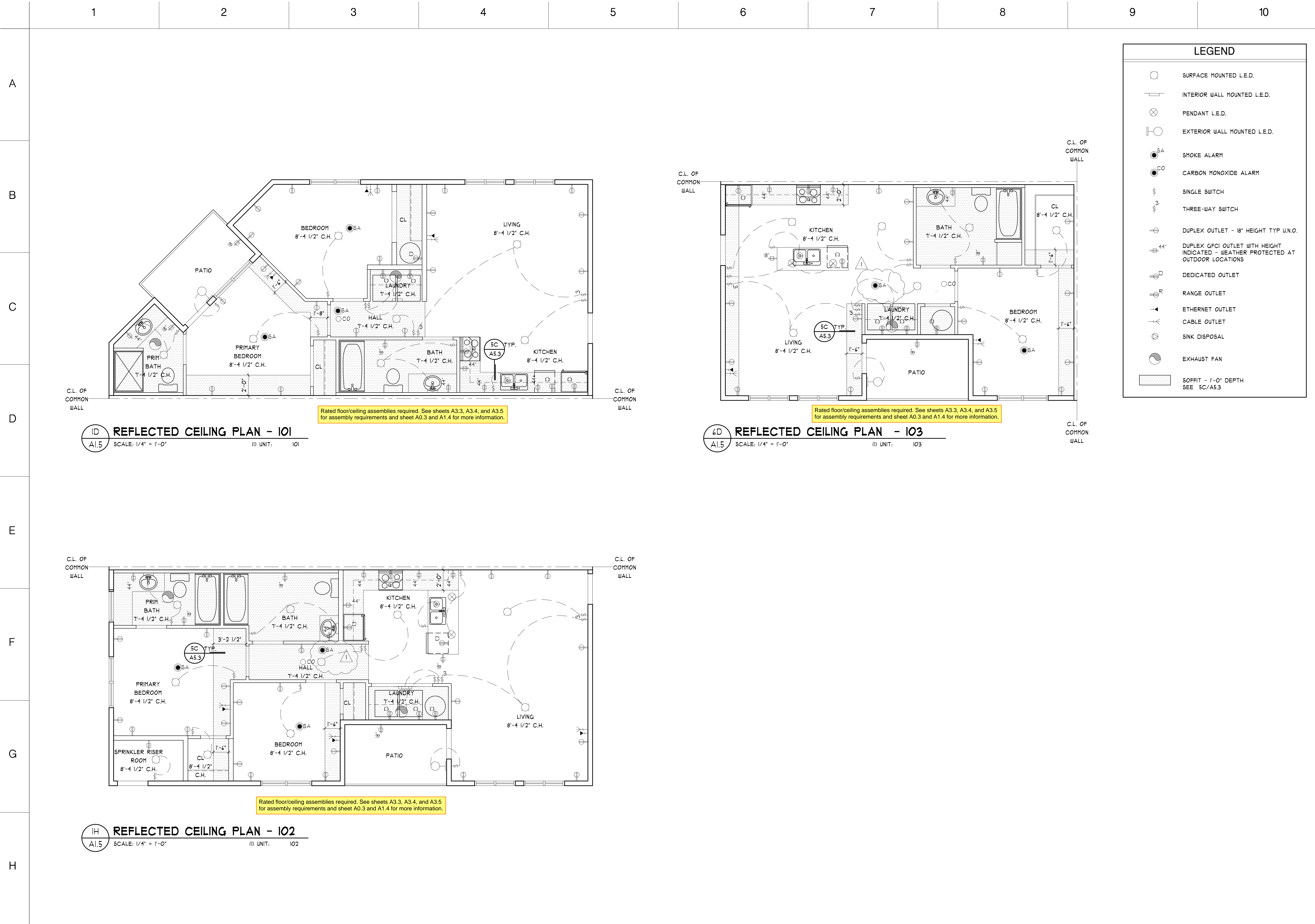
- I.B.C. 108.4.2 DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION
- IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE DIVIDED WITH ONE OF THE FOLLOWING:
- FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS THAT COMPLY WITH SECTION 118.2.1.
  - DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 118.3.1 FOR FLOORS OR SECTION 118.4.1 FOR ATTICS.
- EXCEPTION 4: IN GROUP R-2 OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 40 FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.



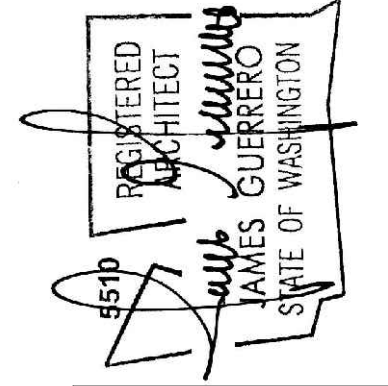
Note: If attic spaces are used to store combustible materials, the attic must be protected with either an approved automatic sprinkler system or with 1-hour fire-resistance rated construction, typical.



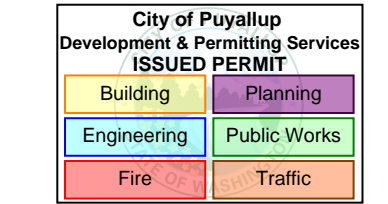




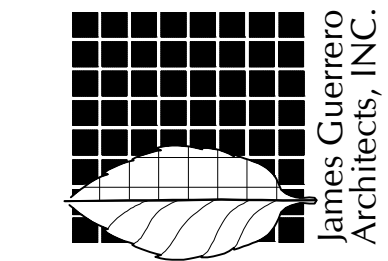
PRMU20241695



REVISIONS PER CORREC  
LETTER DATED 01-28-25



7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net



PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372  
DRAWING TITLE  
REFLECTED CEILING PLANS

PERMIT REVIEW SET  
DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.  
A15





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

REVISIONS PER CORRECTION LETTER DATED 01-28-21

City of Puyallup

Development & Permitting Services

ISSUED PERMIT

Building

Planning

Engineering

Public Works

Fire

Traffic

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James Guerrero Architects, INC.

PROJECT

2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

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PERMIT REVIEW SET

DATE: 11-19-24

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SHEET NO.

A16



A

B

C

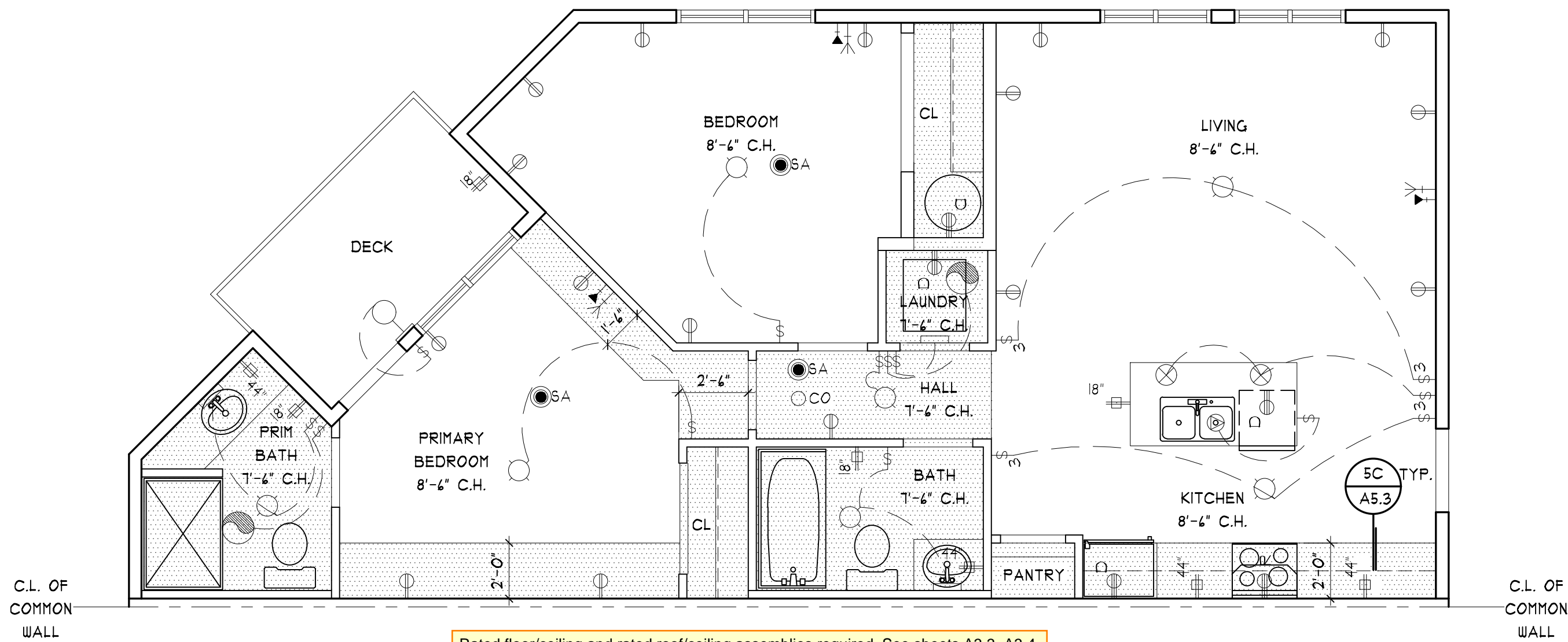
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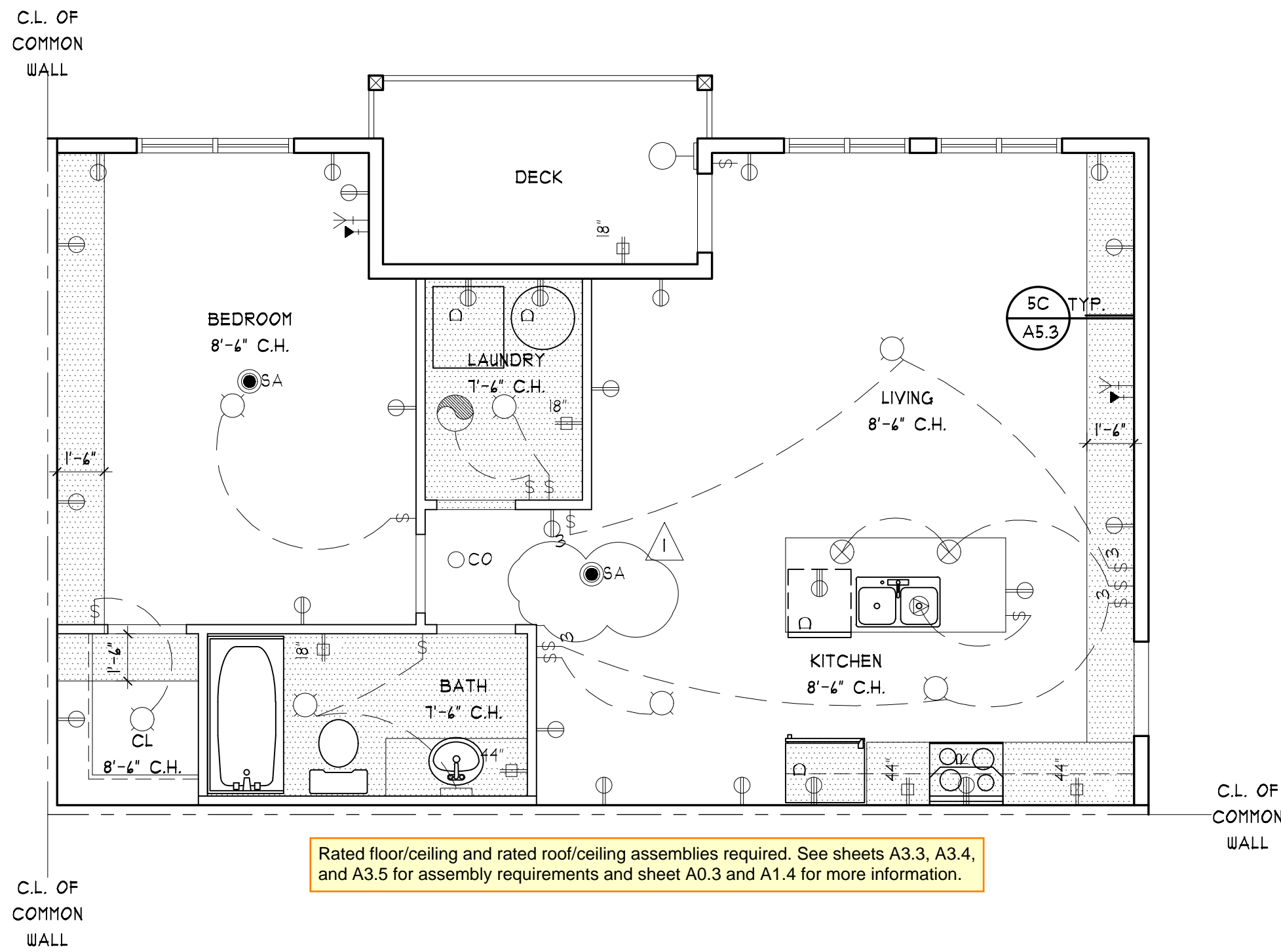


ID

REFLECTED CEILING PLAN - 201/301

SCALE: 1/4" = 1'-0"

(2) UNITS: 201 301

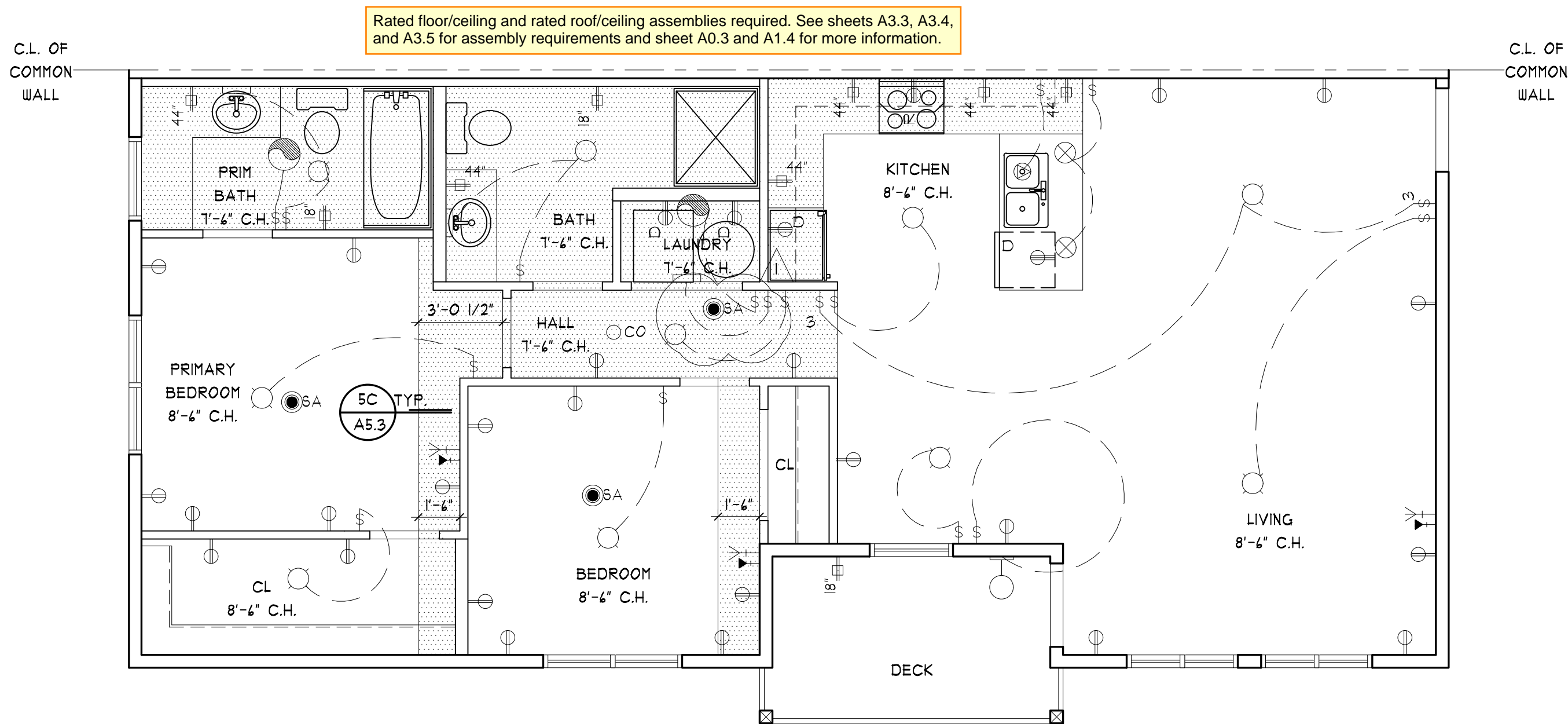


5D

REFLECTED CEILING PLAN - 203-306/303-306

SCALE: 1/4" = 1'-0"

(8) UNITS: 203 204 205 206 303 304 305 306

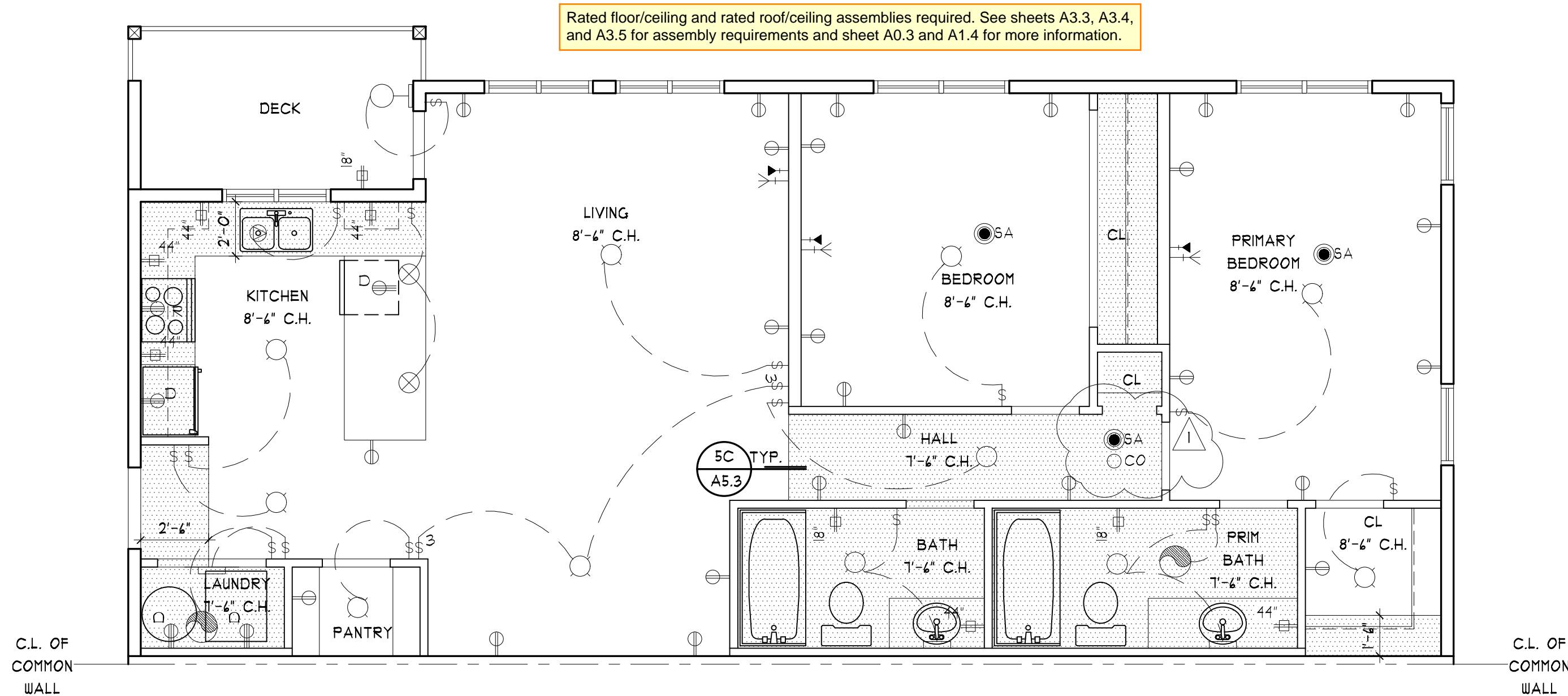


1H

REFLECTED CEILING PLAN - 202/302

SCALE: 1/4" = 1'-0"

(2) UNITS: 202 302



5H

REFLECTED CEILING PLAN - 201/208-301/308

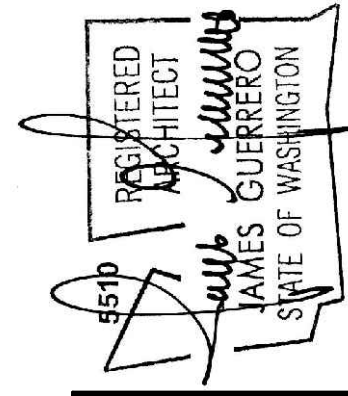
SCALE: 1/4" = 1'-0"

(4) UNITS: 201 208 301 308

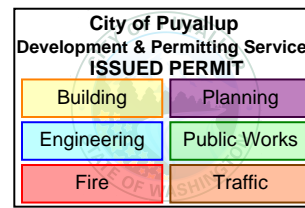
LEGEND

- SURFACE MOUNTED L.E.D.
- INTERIOR WALL MOUNTED L.E.D.
- PENDANT L.E.D.
- EXTERIOR WALL MOUNTED L.E.D.
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- SINGLE SWITCH
- THREE-WAY SWITCH
- DUPLEX OUTLET - 18" HEIGHT TYP U.N.O.
- DUPLEX GFCI OUTLET WITH HEIGHT INDICATED - WEATHER PROTECTED AT OUTDOOR LOCATIONS
- DEDICATED OUTLET
- RANGE OUTLET
- ETHERNET OUTLET
- CABLE OUTLET
- SINK DISPOSAL
- EXHAUST FAN
- SOFFIT - 1'-0" DEPTH SEE 5C/A5.3

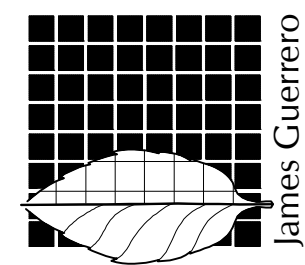
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DATE: 11-19-24  
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A1.7

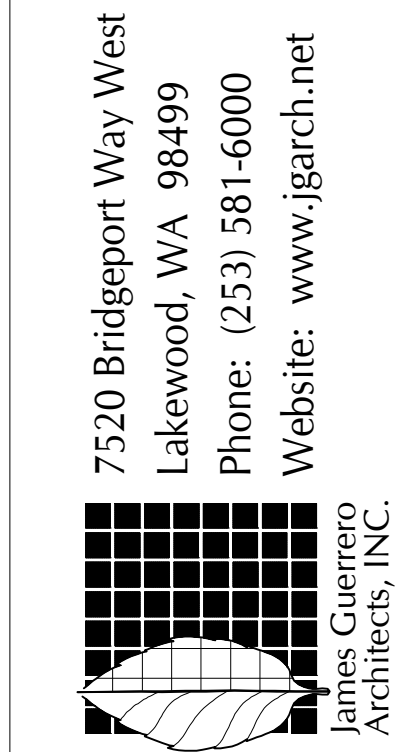




HIGH QUALITY MATERIALS	
<u>SOUTHWEST FACADE:</u>	110 SF
WOOD SHINGLE SIDING:	315 SF (44%)
WOOD BOARD & BATT SIDING:	110 SF (24%)
CEMENT PLASTER STUCCO:	190 SF (27%)
<u>SOUTH FACADE:</u>	141 SF
WOOD LAP SIDING:	448 SF (42%)
CEMENT PLASTER STUCCO:	224 SF (30%)
<u>WEST FACADE:</u>	439 SF
WOOD LAP SIDING:	2124 SF (43%)
WOOD SHINGLE SIDING:	215 SF (4%)
WOOD BOARD & BATT SIDING:	492 SF (28%)
CEMENT PLASTER STUCCO:	1,301 SF (24%)
PER DOWNTOWN DESIGN REVIEW DECISION	
CASE NUMBER PLDDG20240024	

PAINT COLORS	
CEMENT PLASTER STUCCO:	(RED) RGB 124, 49, 51
WOOD LAP SIDING:	(TAN) RGB 184, 174, 161
WOOD SHINGLE SIDING:	(BROWN) RGB 123, 108, 94
WOOD BOARD & BATTEN SIDING:	(RED) RGB 124, 49, 51
HARDIE FIBER CEMENT PANEL:	(RED) RGB 124, 49, 51
HARDIE LAP SIDING:	(TAN) RGB 184, 174, 161
HARDIE SHINGLE SIDING:	(BROWN) RGB 123, 108, 94
HARDIE BOARD & BATTEN SIDING:	(RED) RGB 124, 49, 51
ALL TRIM (WHITE) RGB 255, 255, 255	
1" x 11-1/4" BELLY BAND	
1" x 3-1/2" TRIM AT BLDG CORNERS	
1" x 3-1/2" TRIM AT WINDOWS/DOORS	
1x8 FASCIA	
PER DOWNTOWN DESIGN REVIEW DECISION	
CASE NUMBER PLDDG20240024	

GROUND LEVEL TRANSPARENCY	
WEST FACADE - PEDESTRIAN VIEW PLANE**:	1,002 S.F.
WEST FACADE - GLAZING:	222.33
WEST FACADE - OPEN BREEZEWAYS	100 SF
WEST FACADE GROUND LEVEL TRANSPARENCY:	32%
SOUTH FACADE - PEDESTRIAN VIEW PLANE**:	142 S.F.
SOUTH FACADE - GLAZING:	24.93 S.F.
SOUTH FACADE GROUND LEVEL TRANSPARENCY:	18%
SOUTHWEST FACADE - PEDESTRIAN VIEW PLANE**:	136 S.F.
SOUTHWEST FACADE - GLAZING:	38.03 S.F.
SOUTHWEST FACADE GROUND LEVEL TRANSPARENCY:	28%
TOTAL FACADE	1,300 S.F.
TOTAL GLAZING	340.24 S.F.
TOTAL GROUND LEVEL TRANSPARENCY	<u>30%</u>
**PEDESTRIAN VIEW PLANE IS LOCATED ON BUILDING FACADE BETWEEN 2'-0" AND 8'-0" ABOVE FINISHED GRADE	
PER DOWNTOWN DESIGN REVIEW DECISION	
CASE NUMBER PLDDG20240024	



2ND STREET APARTMENTS  
601 2ND ST. NE, PUYALLUP WA, 98372

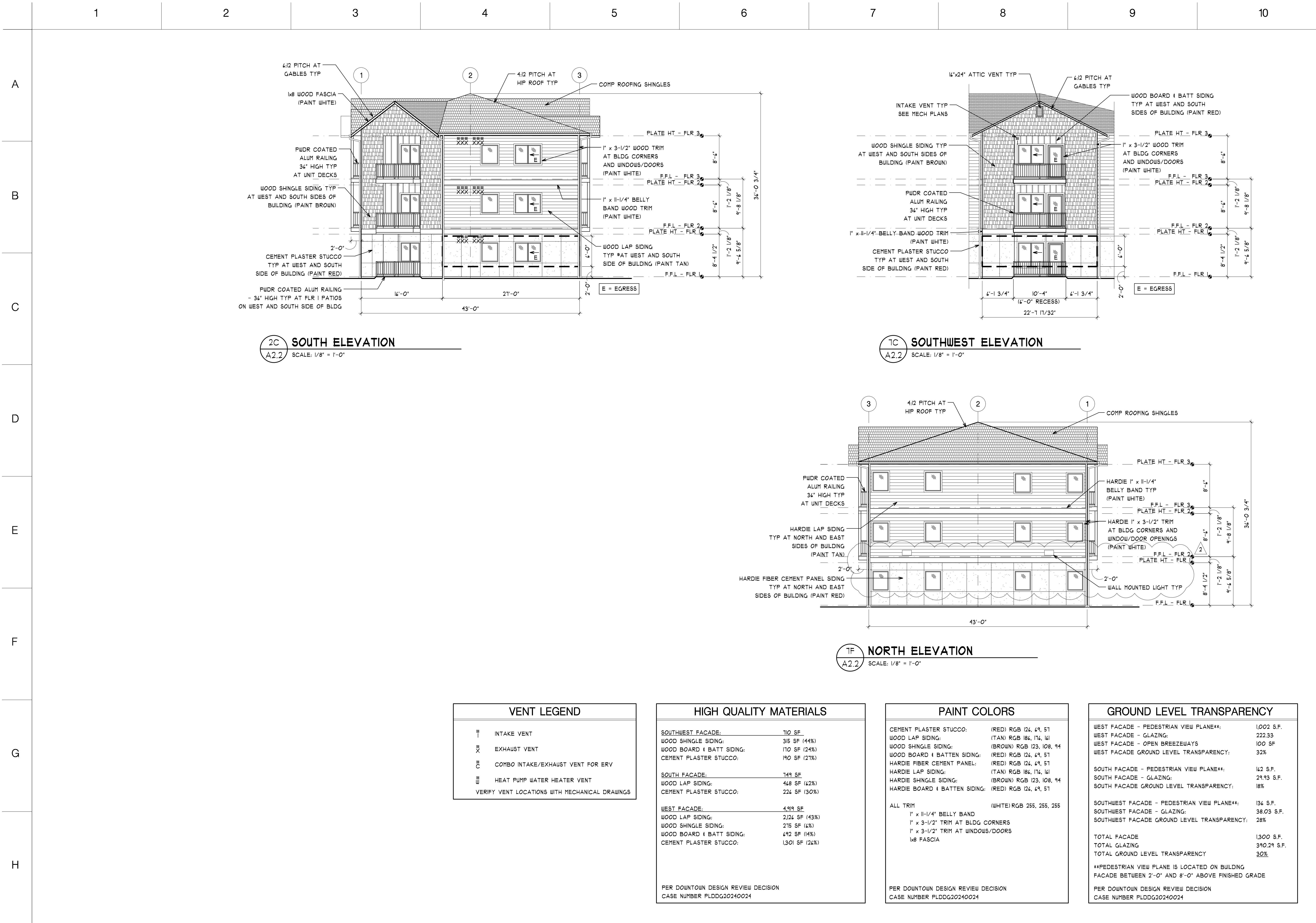
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TITLE

EXTERIOR ELEVATION

<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> <b>PERMIT REVIEW SET</b> </div>	DATE    11-19-24
	REVISED <div style="text-align: center;">02-04-25</div>
	SHEET NO.  <div style="text-align: center; font-size: 2em;">A2.1</div>





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

2

OWNER REVISIONS

City of Puyallup  
Development & Permitting Services  
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Engineering

Public Works

Fire

Traffic

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net

James Guerrero  
Architects, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

EXTERIOR ELEVATION

PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.:  
**A2.2**





**NOTES**

I.B.C. 108.4.2 DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION

IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE DIVIDED WITH ONE OF THE FOLLOWING:

1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS THAT COMPLY WITH SECTION 718.2.1.
2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4.1 FOR ATTICS.

EXCEPTION 4: IN GROUP R-2 OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

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2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

BUILDING SECTIONS

PERMIT REVIEW SET

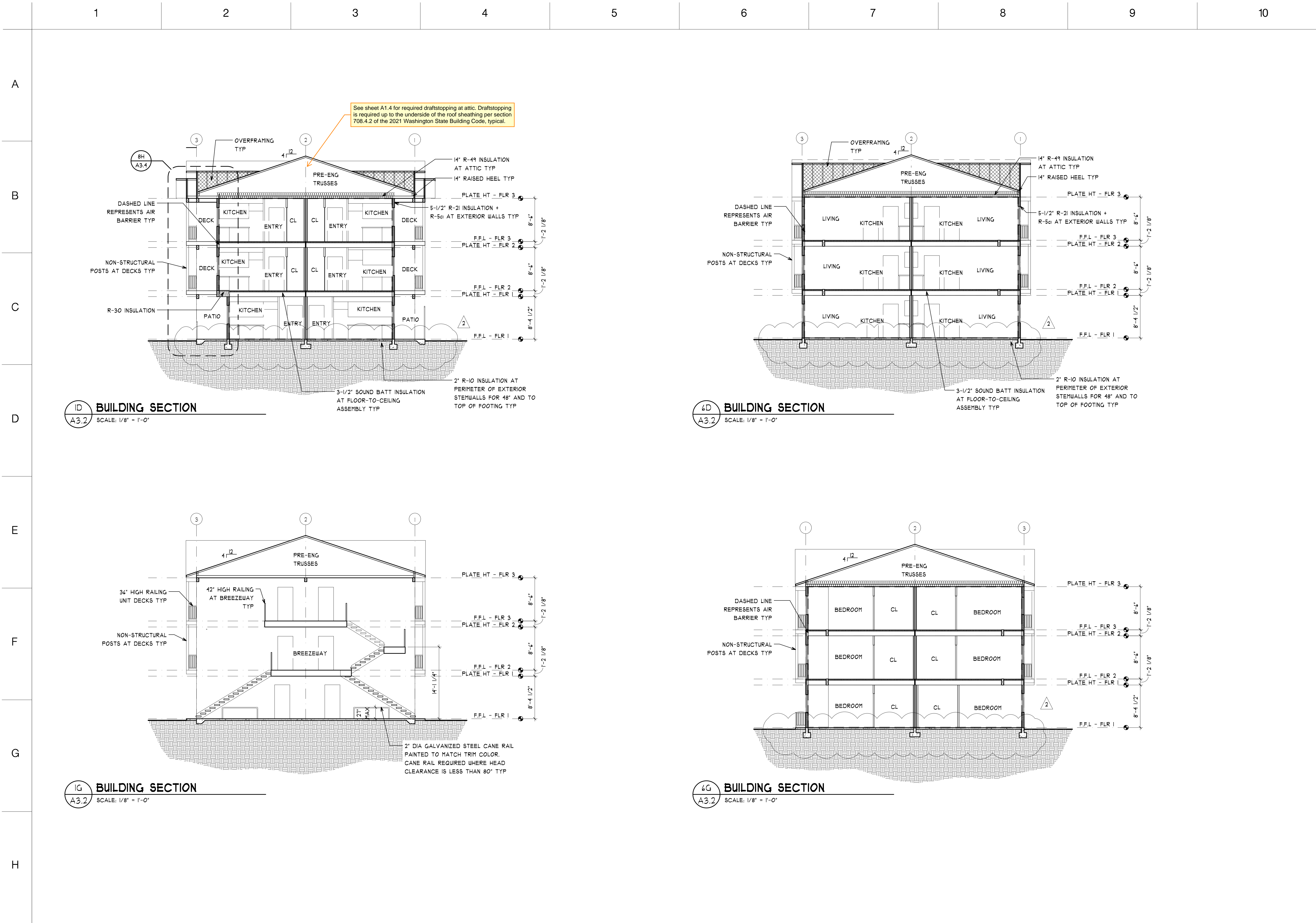
DATE: 11-19-24

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03-24-25

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2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

BUILDING SECTIONS

PERMIT REVIEW SET

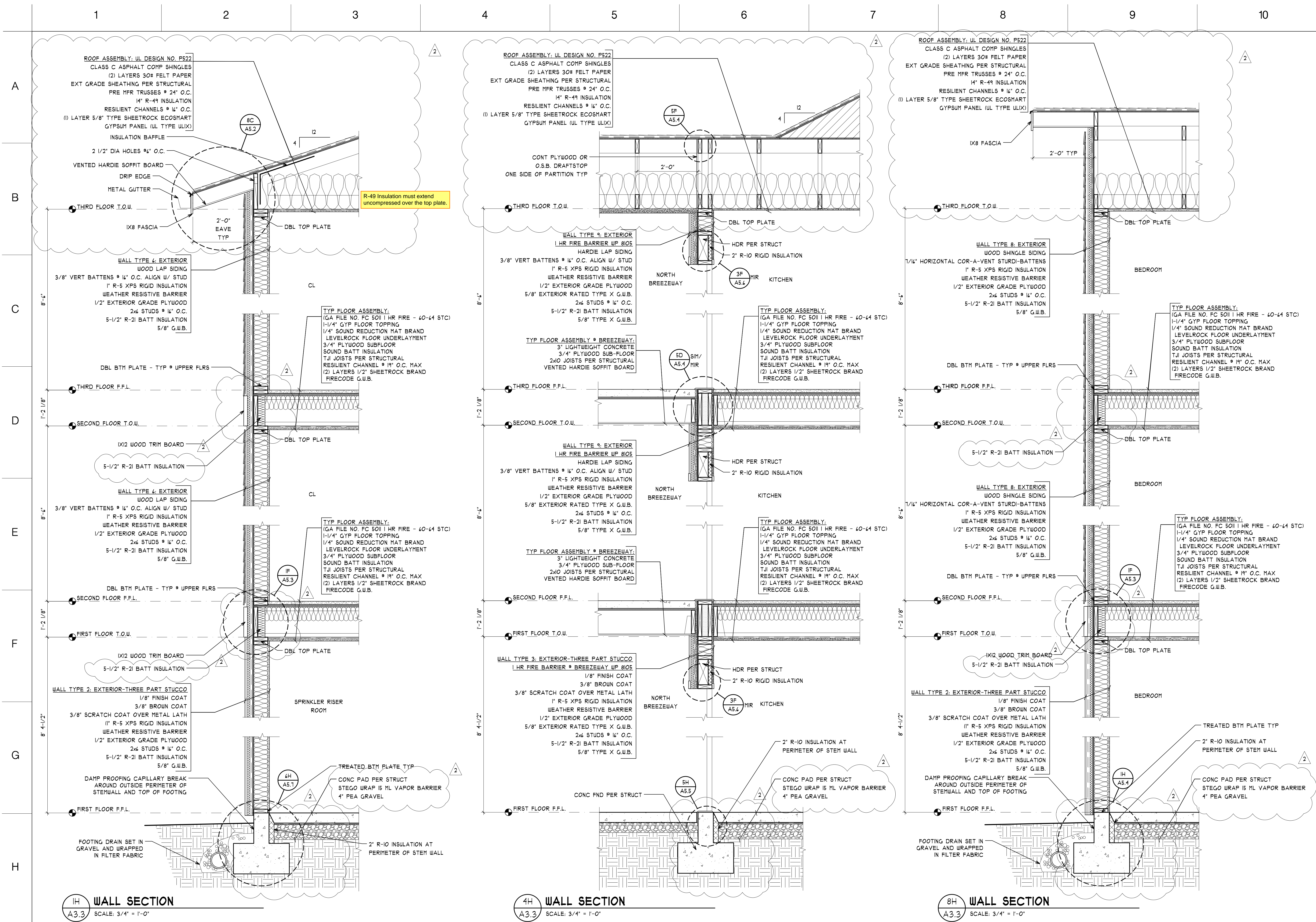
DATE: 11-19-24

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PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA 98372

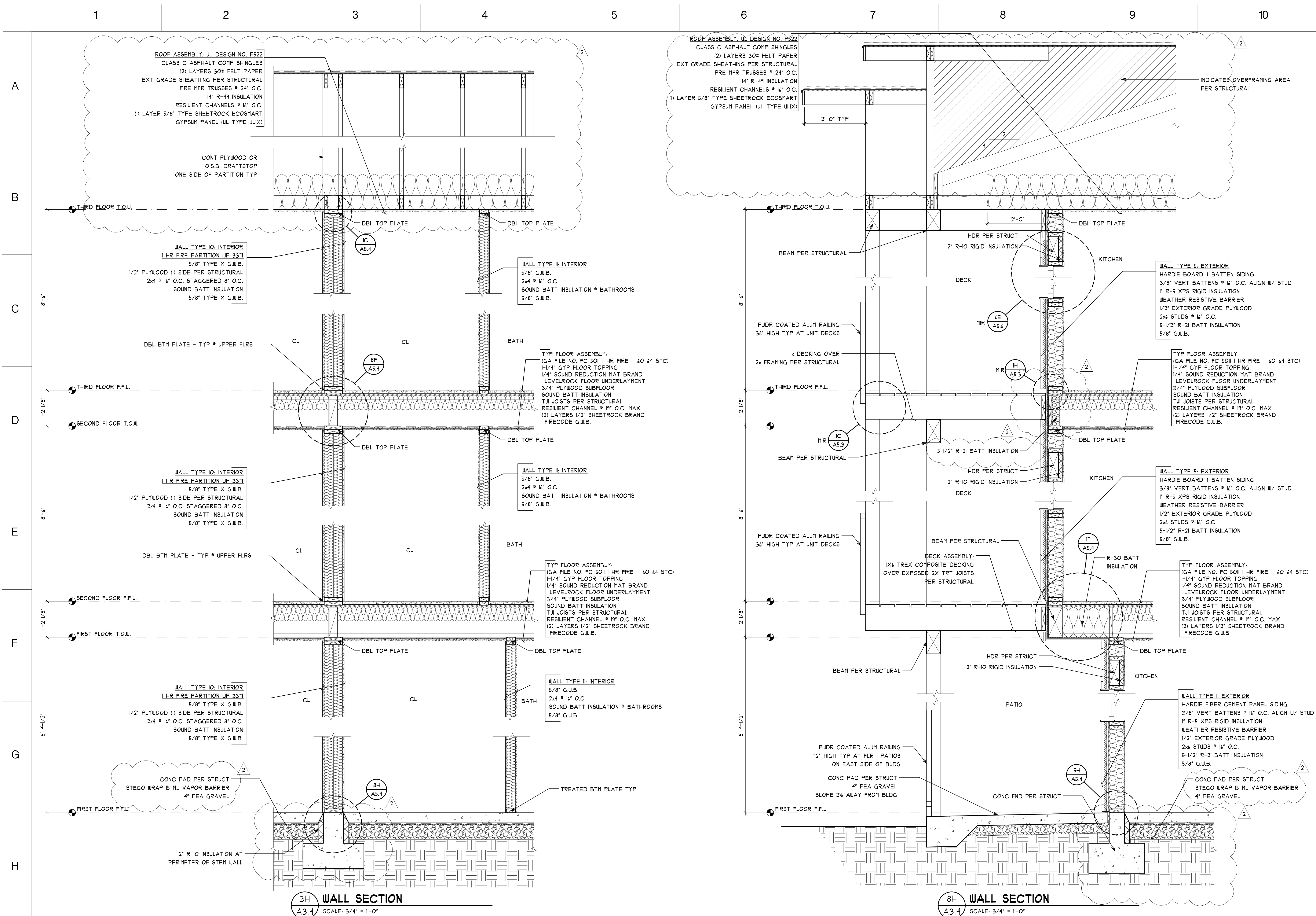
DRAWING TITLE  
WALL SECTIONS

PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.

A3.3





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2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT

DRAWING TITLE

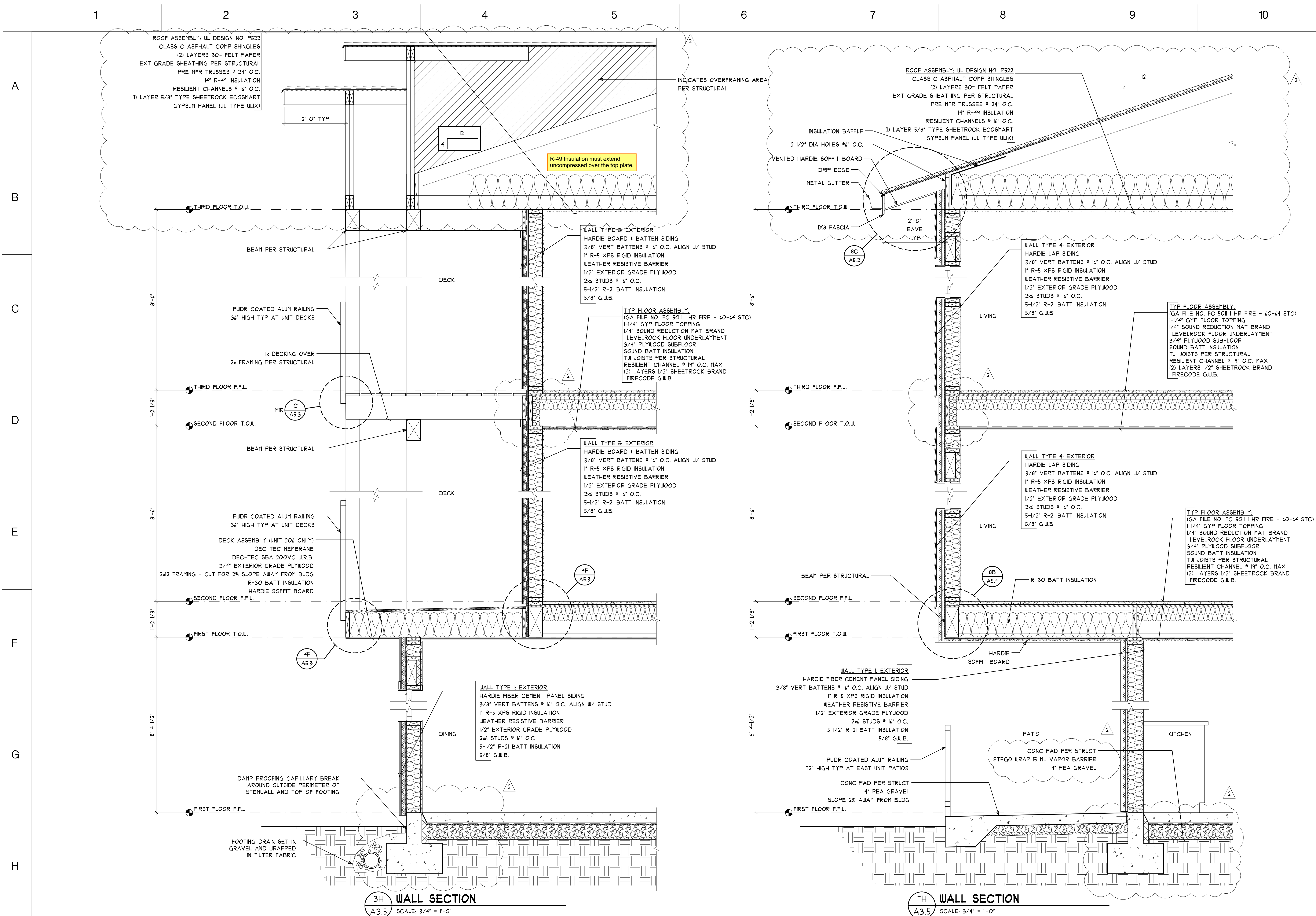
PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.

WALL SECTIONS

A3.4





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2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA 98372

DRAWING TITLE

WALL SECTIONS

PERMIT REVIEW SET

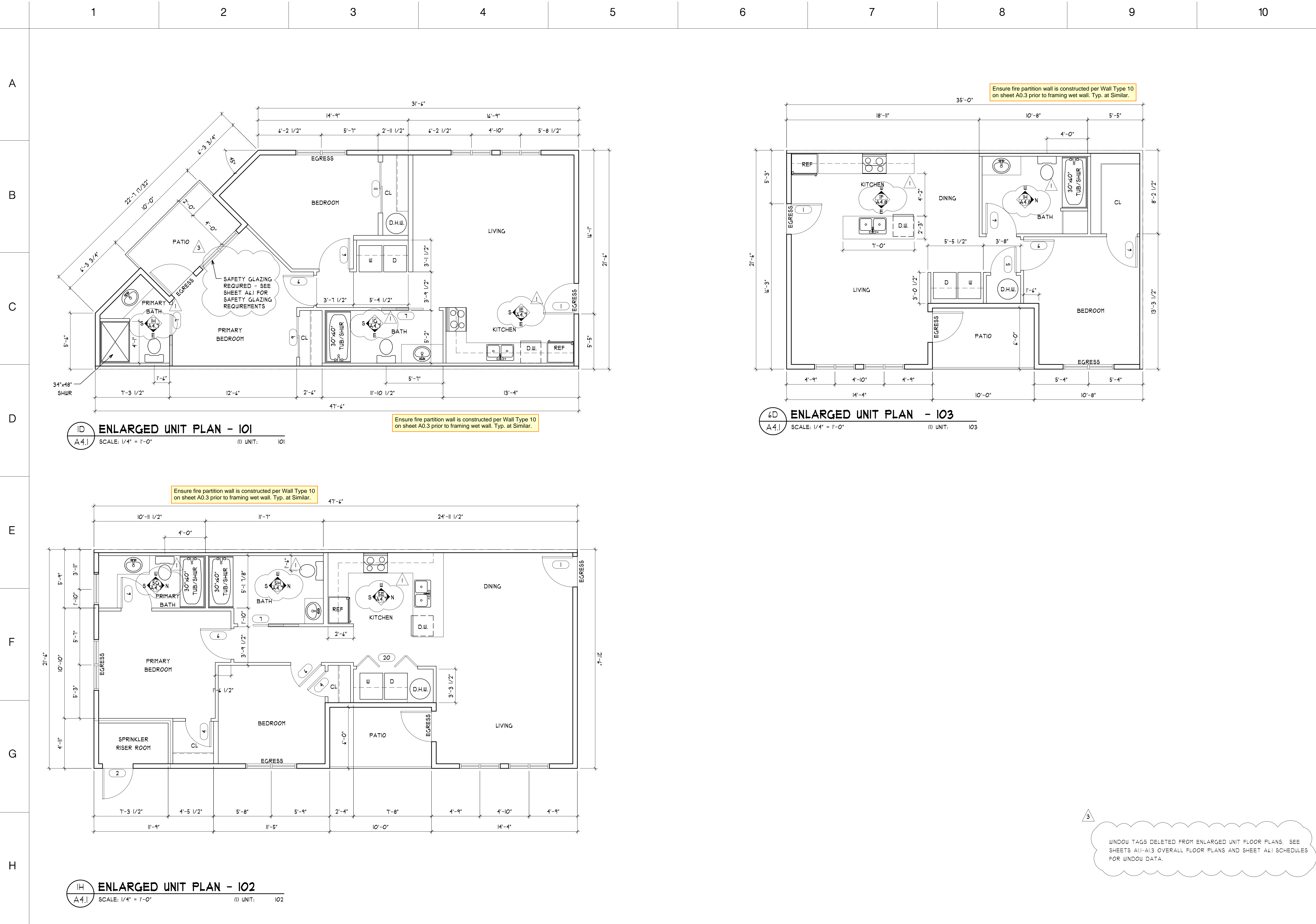
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REVISED: 02-04-25

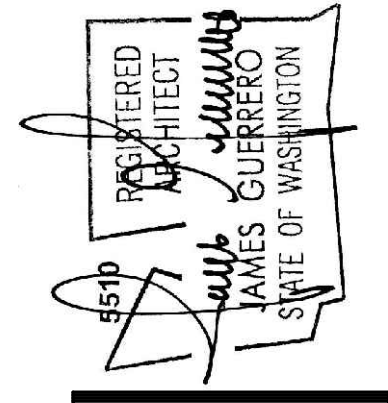
SHEET NO.

A3.5





PRMU20241695



REVISIONS PER CORRECTION  
LETTER DATED 01-28-25

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
REVISION	REVISION	REVISION	REVISION
Letter	Letter	Letter	Letter
Dated	Dated	Dated	Dated
03-18-25	03-18-25	03-18-25	03-18-25

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Lakewood, WA 98499  
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**James Guerrero Architects, INC.**

**2ND STREET APARTMENTS**  
501 2ND ST. NE, PUYALLUP WA, 98372

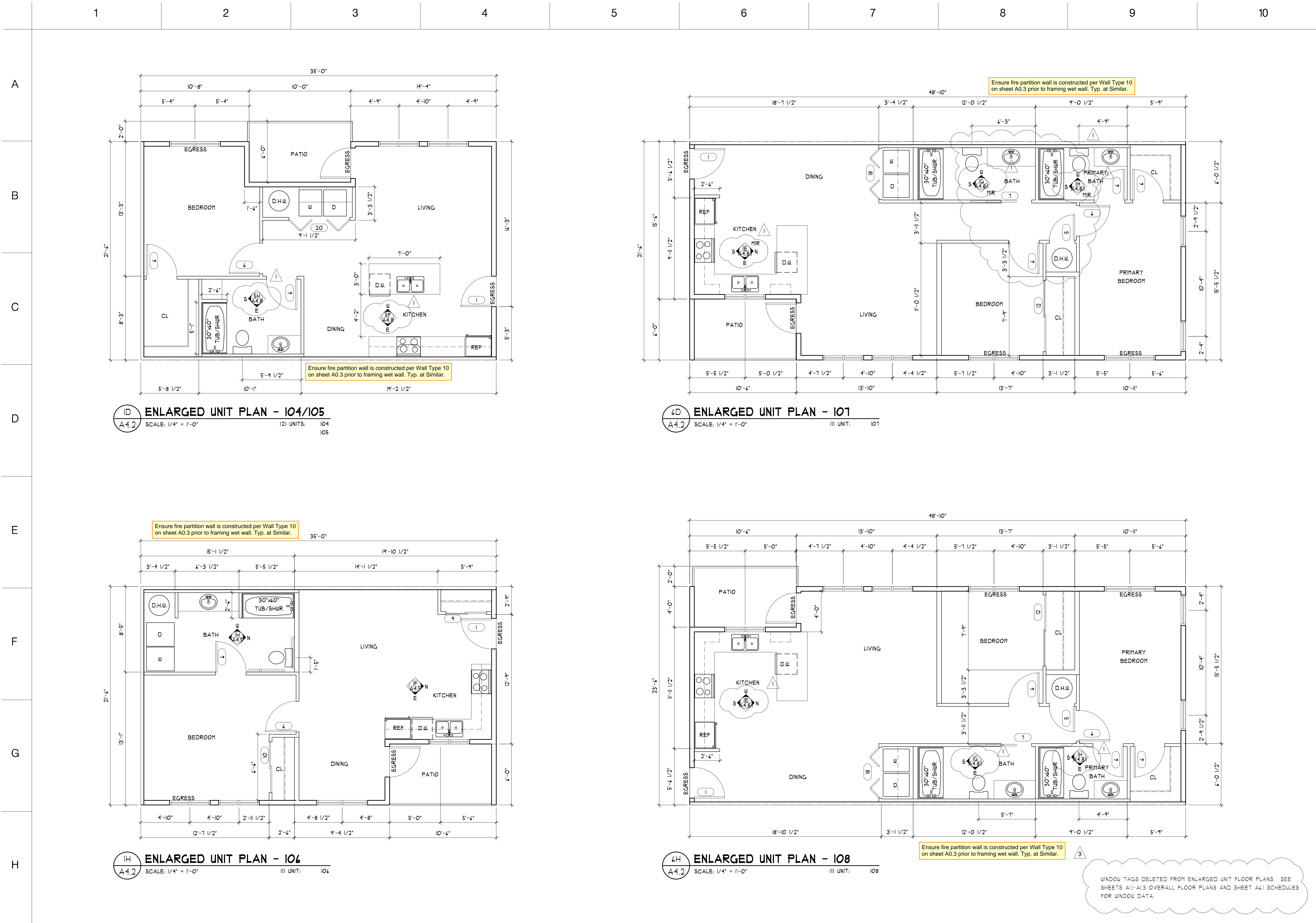
**ENLARGED UNIT FLOOR PLANS**

PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
03-24-25

SHEET NO.  
**A4.1**





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REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

REVISIONS PER CORRECTION

LETTER DATED 01-28-25

City of Puyallup

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LETTER DATED 03-18-25

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2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT

ENLARGED UNIT FLOOR PLANS

DRAWING TITLE

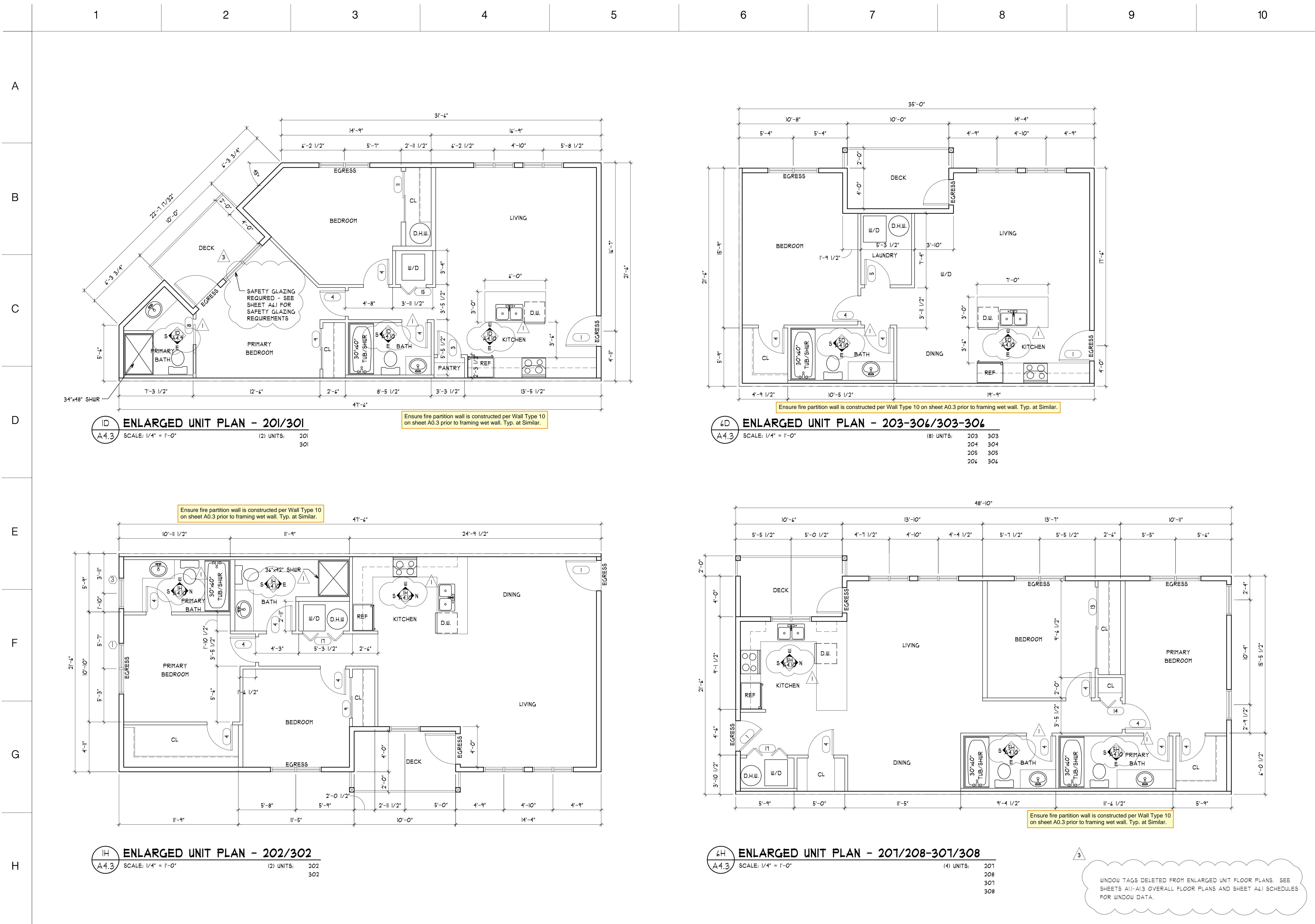
PERMIT REVIEW SET

DATE: 11-19-24

REVISED: 02-04-25, 03-24-25

SHEET NO. A4.2





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

REVISIONS PER CORREC

LETTER DATED 01-28-2

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PROJECT

2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

ENLARGED UNIT FLOOR PLANS

DATE

11-19-24

REVISED

02-04-25

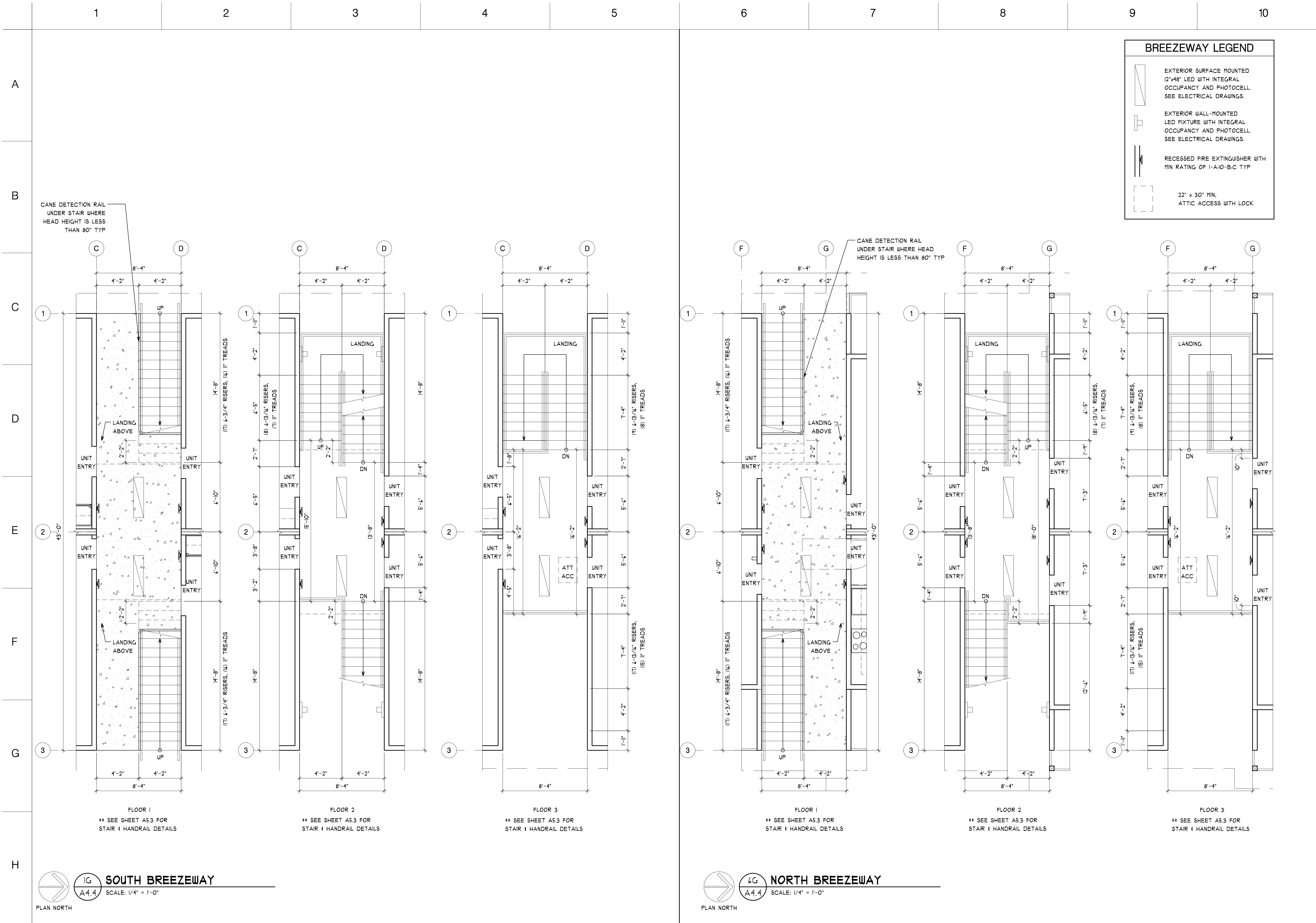
03-24-25

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A4.3

PERMIT REVIEW SET





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2ND STREET APARTMENTS

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DATE: 11-19-24

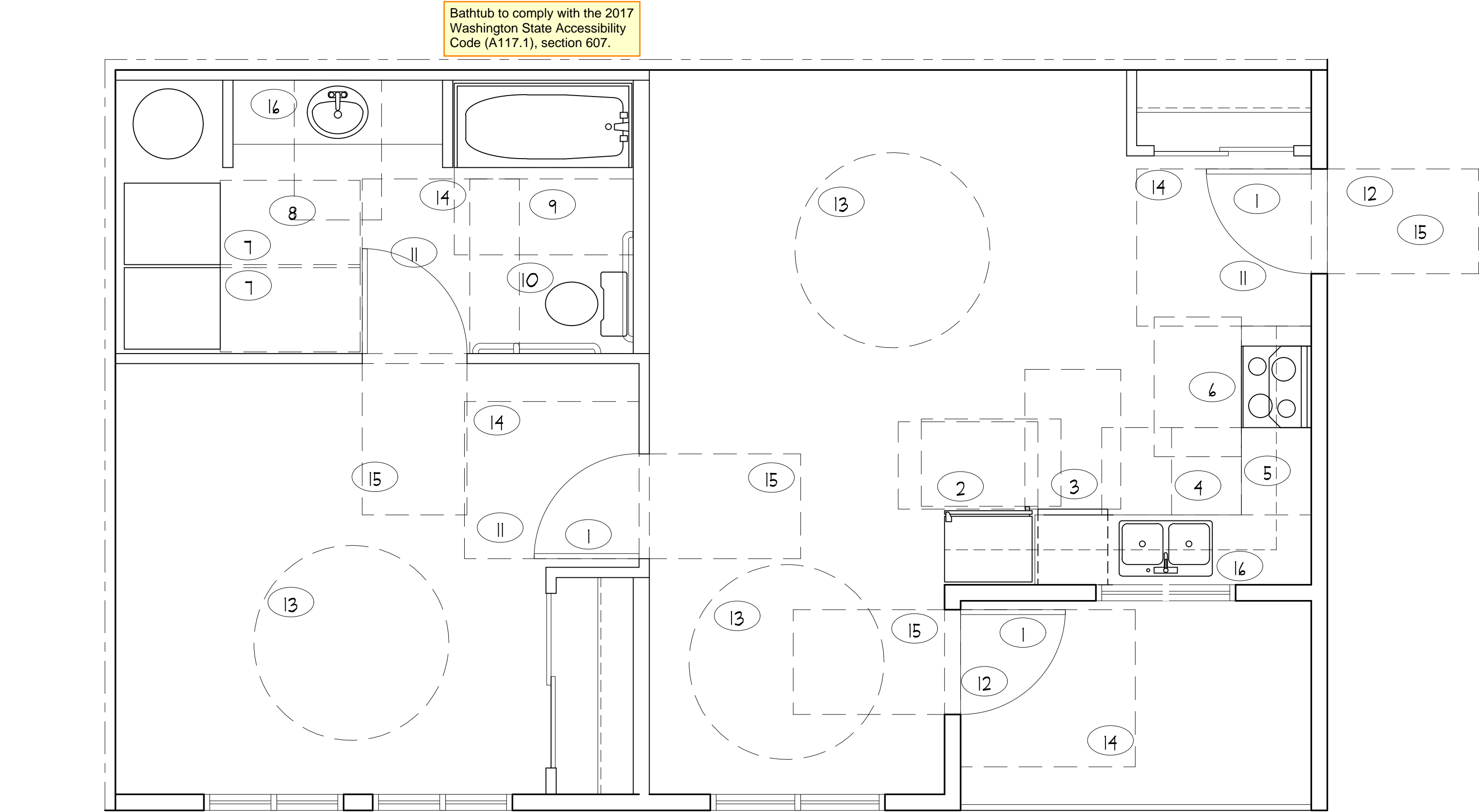
REVISED

SHEET NO.

A4.4

ENLARGED BREEZEWAY PLANS



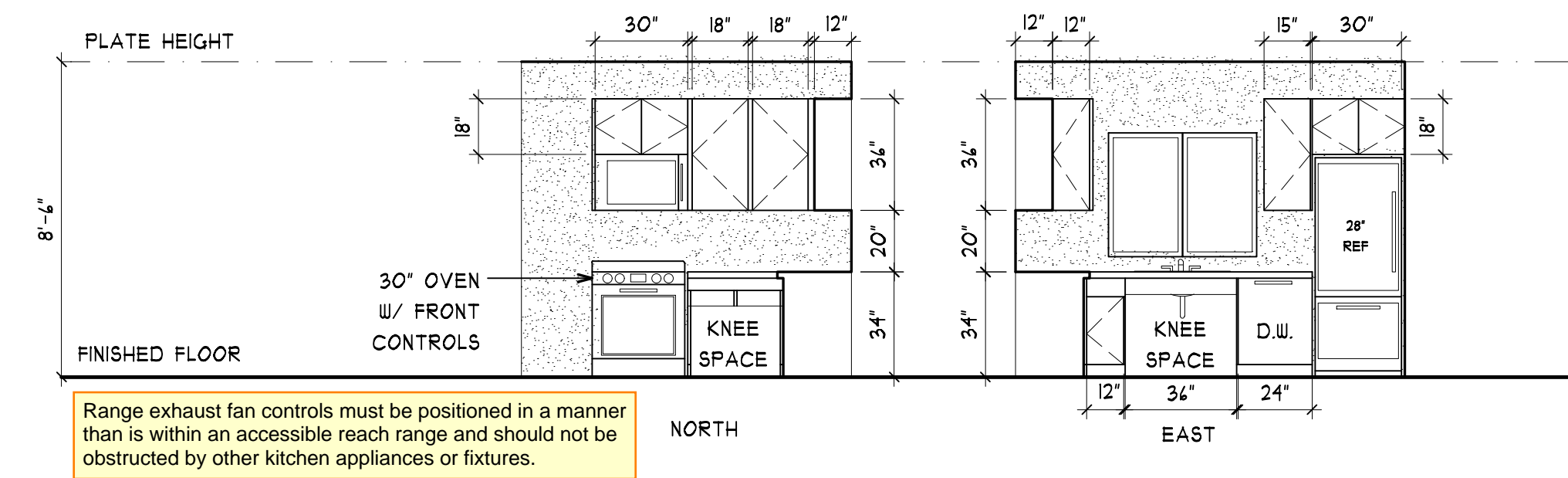


ID

A4.5

UNIT 106 - TYPE A ACCESSIBILITY PLAN

SCALE: 3/8" = 1'-0"

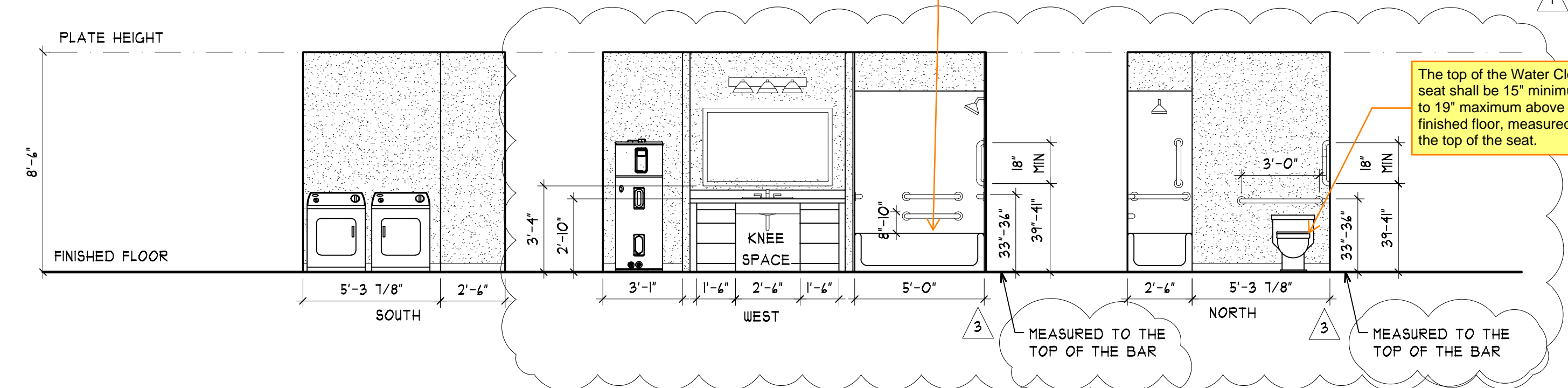


IF

A4.5

UNIT 106 - KITCHEN INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



IH

A4.5

UNIT 106 - BATHROOM INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

At Type-A Units: Reinforcement shall be provided for the future installation of grab bars and shower seats at water closets, bathtubs, and shower compartments per the 2017 Washington State Accessibility Code (A117.1) section 1103.11.1 except locations listed under the exception as not required.

KEY NOTES

1

ACCESSIBLE DOOR - SEE A4.2 FOR UNIT FLOOR PLAN WITH DOOR TAGS AND SHEET A4.1 FOR DOOR SCHEDULE.

2

CLEAR FLOOR SPACE FOR REFRIGERATOR/FREEZER PARALLEL APPROACH. CLEAR FLOOR SPACE MAY BE OFFSET 24" FROM CENTERLINE OF REFRIGERATOR.

3

DOOR IN OPEN POSITION MAY NOT OBSTRUCT CLEAR FLOOR SPACE OF DISHWASHER OR ADJACENT SINK. CLEAR FLOOR SPACE FOR DISHWASHER ADJACENT TO DISHWASHER DOOR MAY OBSTRUCT CLEAR FLOOR SPACE OF SINK.

4

SINK WITH FORWARD APPROACH KNEE AND TOE CLEARANCE AS NEEDED TO ACCOMMODATE 3'-4" MIN. ENTRY.

5

30" WIDE WORK SPACE REQUIRED. FORWARD APPROACH WITH KNEE AND TOE CLEARANCE.

6

CLEAR FLOOR SPACE FOR COOKTOP CENTERED ON APPLIANCE FOR PARALLEL APPROACH. DOORS IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE OF OVEN.

7

CLEAR FLOOR SPACE FOR FRONT APPROACH REQUIRED FOR ACCESS TO FRONT LOADING WASHER AND DRYER. CENTER CLEAR FLOOR SPACE (PER ICC A117.1 411.2)

8

CLEAR FLOOR SPACE FOR BATHROOM SINK. PROVIDE KNEE AND TOE CLEARANCE.

9

CLEAR FLOOR SPACE W/ PARALLEL APPROACH FOR TUB/SHOWER. (MAY OVERLAP WITH CLEAR FLOOR SPACE FOR TOILET.

10

60" x 54" CLEAR FLOOR SPACE FOR TOILET. INSTALL TOILET AND GRAB BARS WITH DIMENSIONS SHOWN ON ELEVATIONS THIS SHEET.

11

DOOR SWING MAY NOT SWING INTO CLEAR FLOOR SPACE OF ANY FIXTURE.

12

ACCESSIBLE THRESHOLDS MUST MEET THE FOLLOWING REQUIREMENTS:  
  
-CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.  
  
-CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX. IN HEIGHT SHALL BE BEVELED.  
  
SEE SHEET A5.5 FOR THRESHOLD DETAIL

13

61" TURNING SPACE PER 2011 ICC A117.1 304.3

14

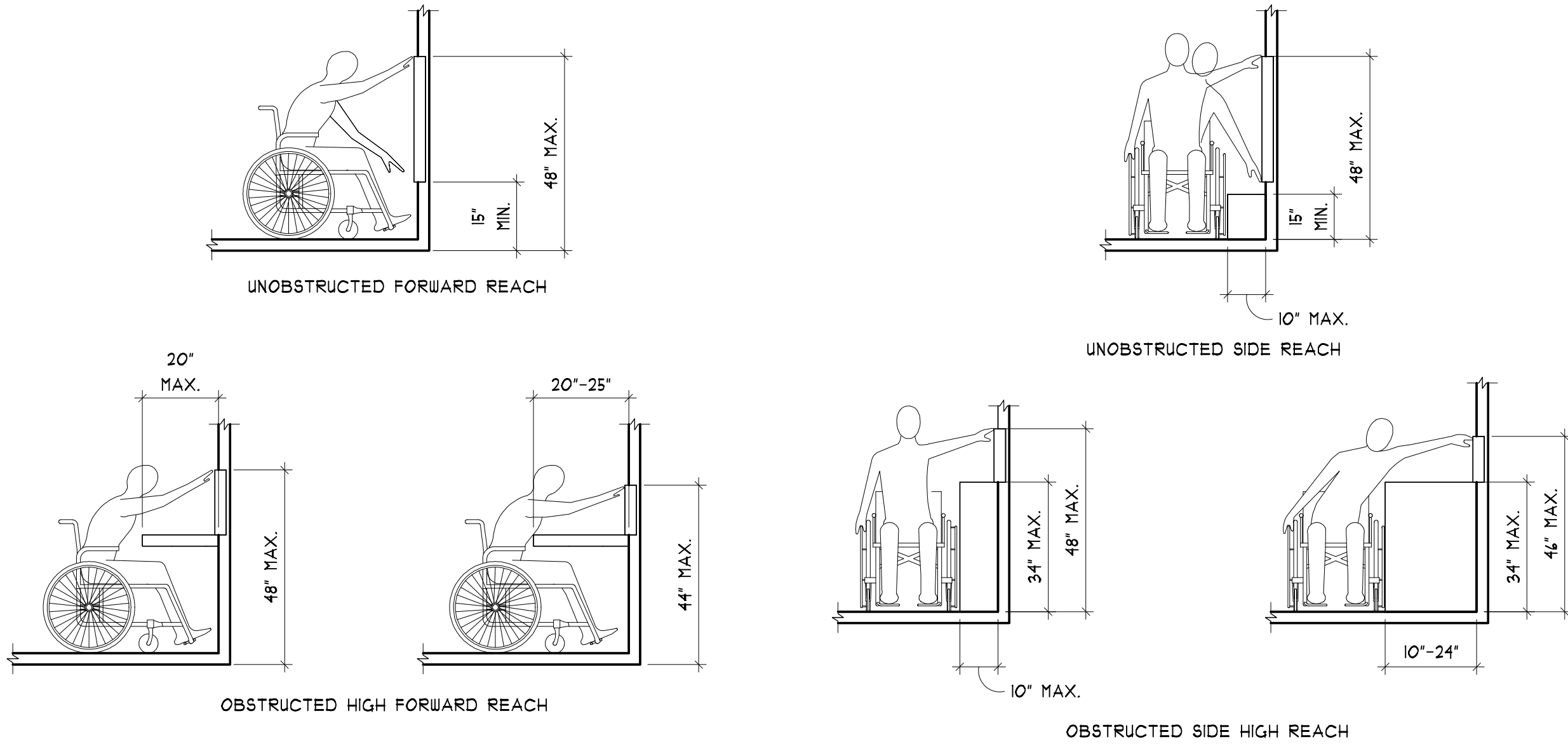
60" x 54" MANEUVERING CLEARANCE AT FULL SIDE OF DOOR PER ICC A117.1 404.2.3.2.

15

52" CLEARANCE PERPENDICULAR TO DOORWAY AT PUSH SIDE OF DOOR PER ICC A117.1 404.2.3.2

16

PLUMBING TRAP GEAR SOFT ADA UNDER-SINK PROTECTOR FOR P-TRAP AND ALL WATER SUPPLY LINES PER 2011 ICC A117.1 604.4



6H

A4.5

TYPICAL REACH RANGES

NOT TO SCALE

PRMU20241695

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON

REVISIONS PER CORREC LETTER DATED 01-28-2

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

7520 Bridgeport Way West Lakewood, WA 98499 Phone: (253) 581-6000 Website: www.jgarch.net

2ND STREET APARTMENTS 501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT

DRAWING TITLE

DATE: 11-19-24

REVISED 02-04-25 03-24-25

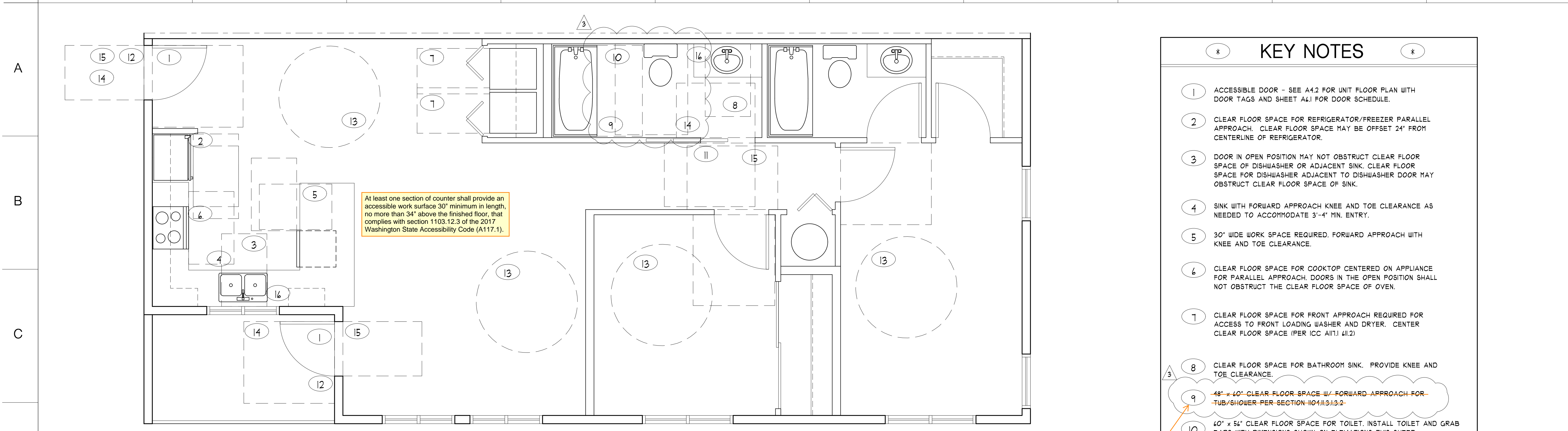
SHEET NO.

A4.5

PERMIT REVIEW SET

TYPE A UNIT ACCESSIBILITY PLAN & INTERIOR ELEVATIONS





KEY NOTES

1

ACCESSIBLE DOOR - SEE A4.2 FOR UNIT FLOOR PLAN WITH DOOR TAGS AND SHEET A4.1 FOR DOOR SCHEDULE.

2

CLEAR FLOOR SPACE FOR REFRIGERATOR/FREEZER PARALLEL APPROACH. CLEAR FLOOR SPACE MAY BE OFFSET 24" FROM CENTERLINE OF REFRIGERATOR.

3

DOOR IN OPEN POSITION MAY NOT OBSTRUCT CLEAR FLOOR SPACE OF DISHWASHER OR ADJACENT SINK. CLEAR FLOOR SPACE FOR DISHWASHER ADJACENT TO DISHWASHER DOOR MAY OBSTRUCT CLEAR FLOOR SPACE OF SINK.

4

SINK WITH FORWARD APPROACH KNEE AND TOE CLEARANCE AS NEEDED TO ACCOMMODATE 3'-4" MIN. ENTRY.

5

30" WIDE WORK SPACE REQUIRED. FORWARD APPROACH WITH KNEE AND TOE CLEARANCE.

6

CLEAR FLOOR SPACE FOR COOKTOP CENTERED ON APPLIANCE FOR PARALLEL APPROACH. DOORS IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE OF OVEN.

7

CLEAR FLOOR SPACE FOR FRONT APPROACH REQUIRED FOR ACCESS TO FRONT LOADING WASHER AND DRYER. CENTER CLEAR FLOOR SPACE (PER ICC A117.1 404.2)

8

CLEAR FLOOR SPACE FOR BATHROOM SINK. PROVIDE KNEE AND TOE CLEARANCE.

9

48" x 40" CLEAR FLOOR SPACE W/ FORWARD APPROACH FOR TUB/SHOWER PER SECTION 1104.11.3.1.3.2

10

40" x 54" CLEAR FLOOR SPACE FOR TOILET. INSTALL TOILET AND GRAB BARS WITH DIMENSIONS SHOWN ON ELEVATIONS THIS SHEET.

11

DOOR SWING MAY NOT SWING INTO CLEAR FLOOR SPACE OF ANY FIXTURE.

12

ACCESSIBLE THRESHOLDS MUST MEET THE FOLLOWING REQUIREMENTS:  
  
-CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.  
  
-CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX. IN HEIGHT SHALL BE BEVELED.  
  
SEE SHEET A5.5 FOR THRESHOLD DETAIL

13

41" TURNING SPACE PER 2011 ICC A117.1 304.3

14

40" X 54" MANEUVERING CLEARANCE AT PULL SIDE OF DOOR PER ICC A117.1 404.2.3.2.

15

52" CLEARANCE PERPENDICULAR TO DOORWAY AT PUSH SIDE OF DOOR PER ICC A117.1 404.2.3.2

16

PLUMBING TRAP GEAR SOFT ADA UNDER-SINK PROTECTOR FOR P-TRAP AND ALL WATER SUPPLY LINES PER 2011 ICC A117.1 404.6

ID

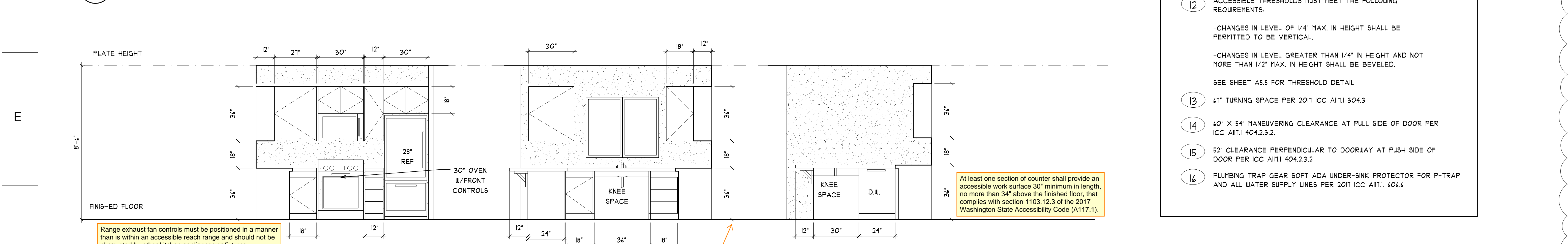
A4.6

UNIT 101 - TYPE A ACCESSIBILITY PLAN

SCALE: 3/8" = 1'-0"

[ICC A117.1-2017 section 1103.12.1.2]  
U-Shaped Kitchens  
In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

Not applicable at Type-A units. Minimum clearance required for Bathtubs in Type-A units is 30"xLength of the Bathtub (and seat if the seat is permanent).



IF

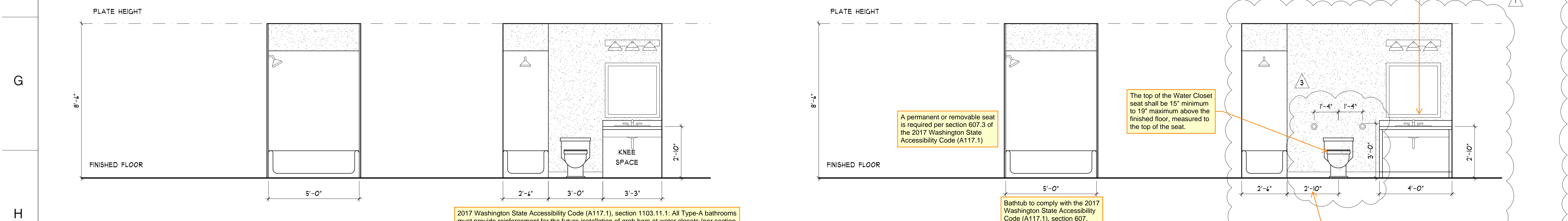
A4.6

UNIT 101 - KITCHEN INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

Range exhaust fan controls must be positioned in a manner than is within an accessible reach range and should not be obstructed by other kitchen appliances or fixtures.

At least one section of counter shall provide an accessible work surface 30" minimum in length, no more than 34" above the finished floor, that complies with section 1103.12.3 of the 2017 Washington State Accessibility Code (A117.1).



IH

A4.6

UNIT 101 - PRIMARY BATH INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

2017 Washington State Accessibility Code (A117.1), section 1103.11.1: All Type-A bathrooms must provide reinforcement for the future installation of grab bars at water closets (per section 604.5), grab bars at bathtubs (per section 607.4), and grab bars and shower seats at shower compartments (per section 608) except locations listed under the exception as not required.

A permanent or removable seat is required per section 607.3 of the 2017 Washington State Accessibility Code (A117.1).

Bathtub to comply with the 2017 Washington State Accessibility Code (A117.1), section 607.

Minimum 30" clearance is required at the bathtub. Locate water closet as needed to meet the minimum clearances. Contact the architect of record if needed.

6H

A4.6

UNIT 101 - BATH INTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

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JAMES GUERRERO  
STATE OF WASHINGTON

REVISIONS PER CORRECTED LETTER DATED 01-28-25

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT  
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Engineering Public Works  
Fire Traffic  
REVISION 1  
DATE 03-18-25  
LETTER 03-18-25

7520 Bridgeport Way West  
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Website: www.jgarch.net

JAMES GUERRERO ARCHITECTS, INC.

PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE  
TYPE A UNIT ACCESSIBILITY PLAN & INTERIOR ELEVATIONS

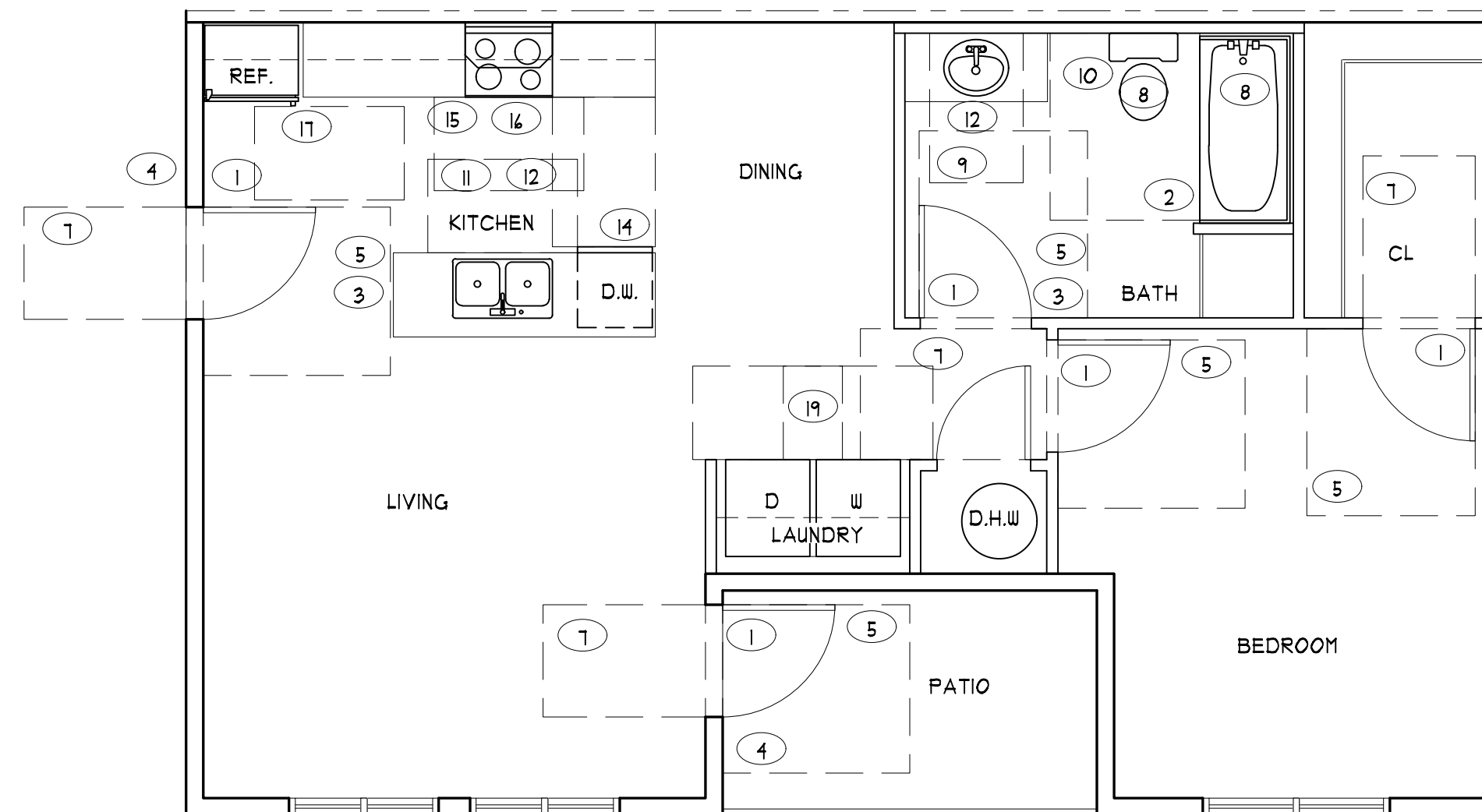
DATE 11-19-24  
REVISED 02-04-25  
03-24-25

SHEET NO.  
A4.6

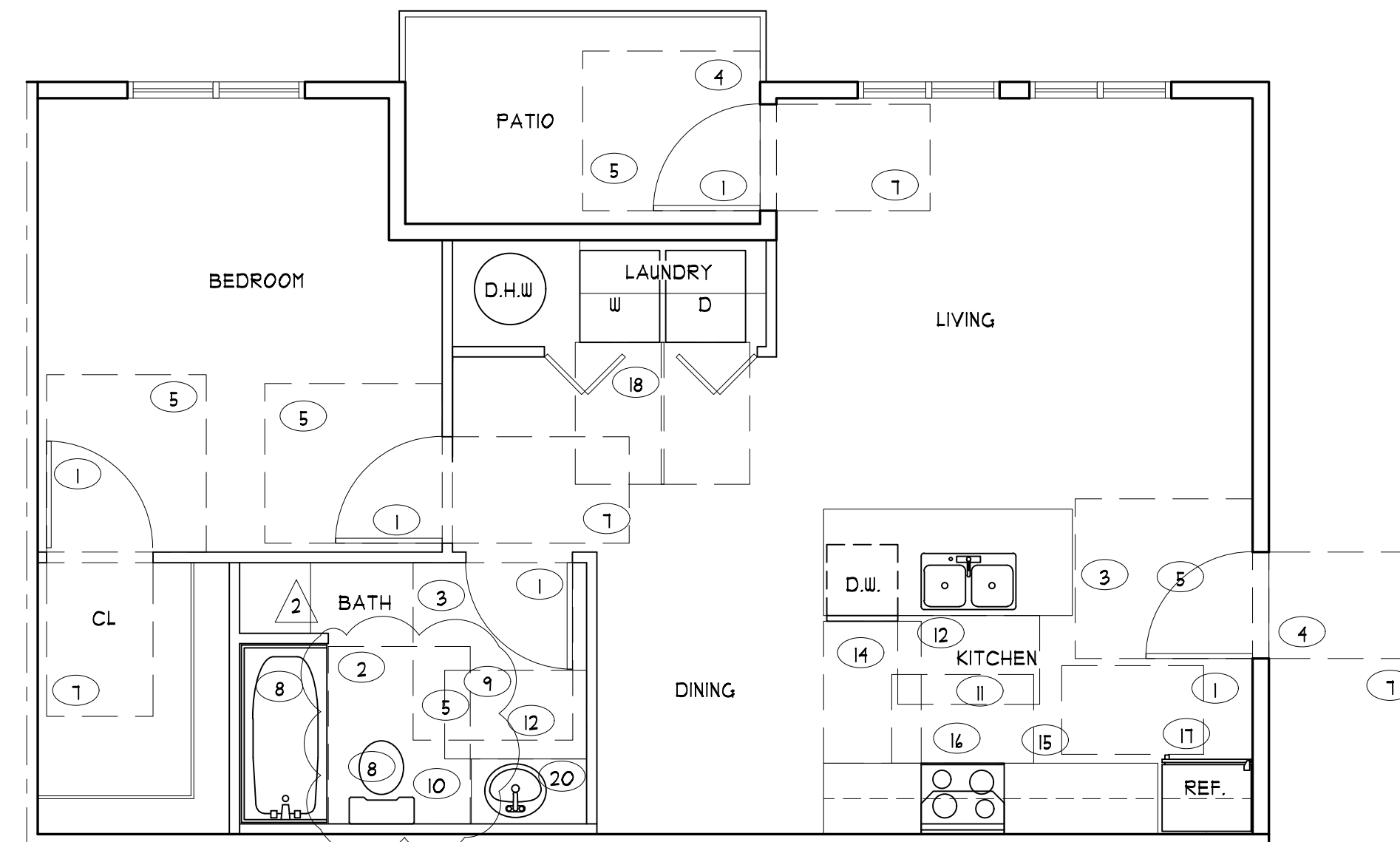




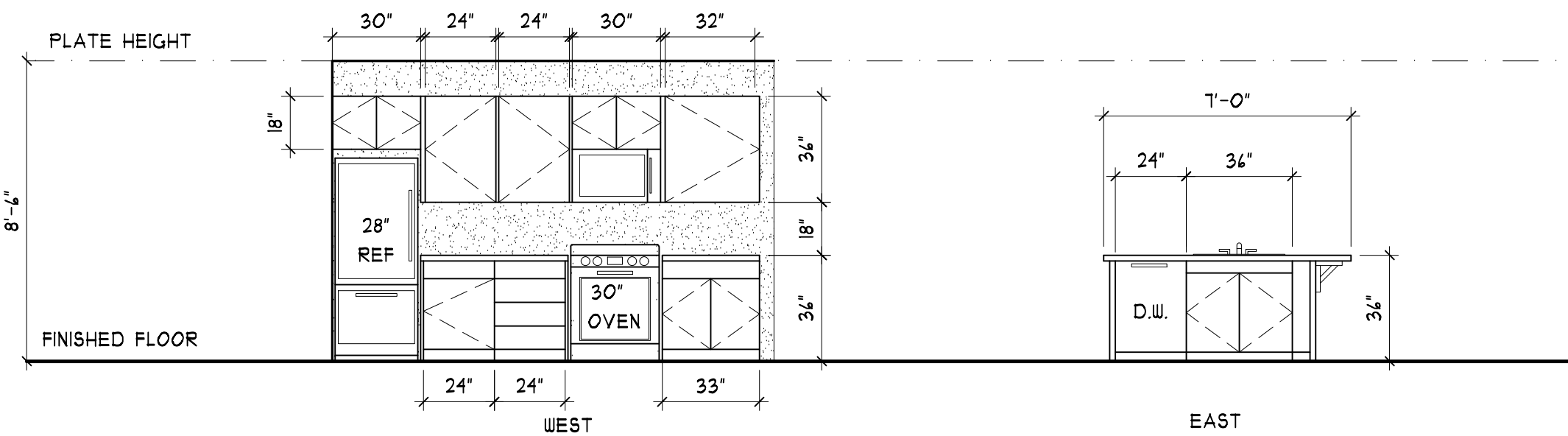




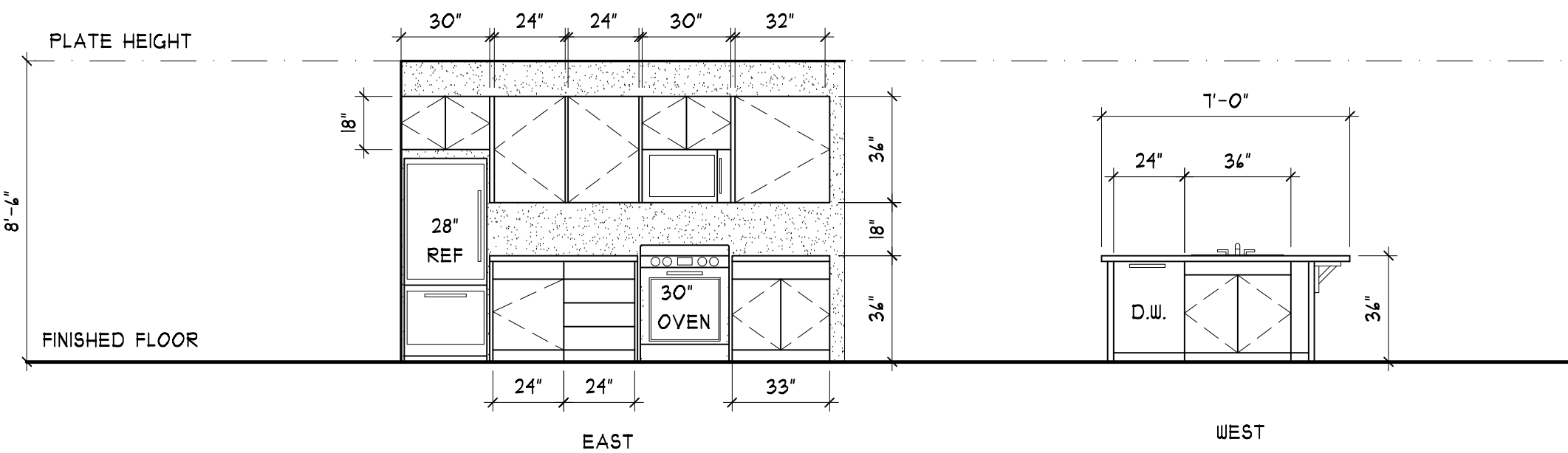
UNIT 103 - TYPE B ACCESSIBILITY PLAN  
SCALE: 1/4" = 1'-0"



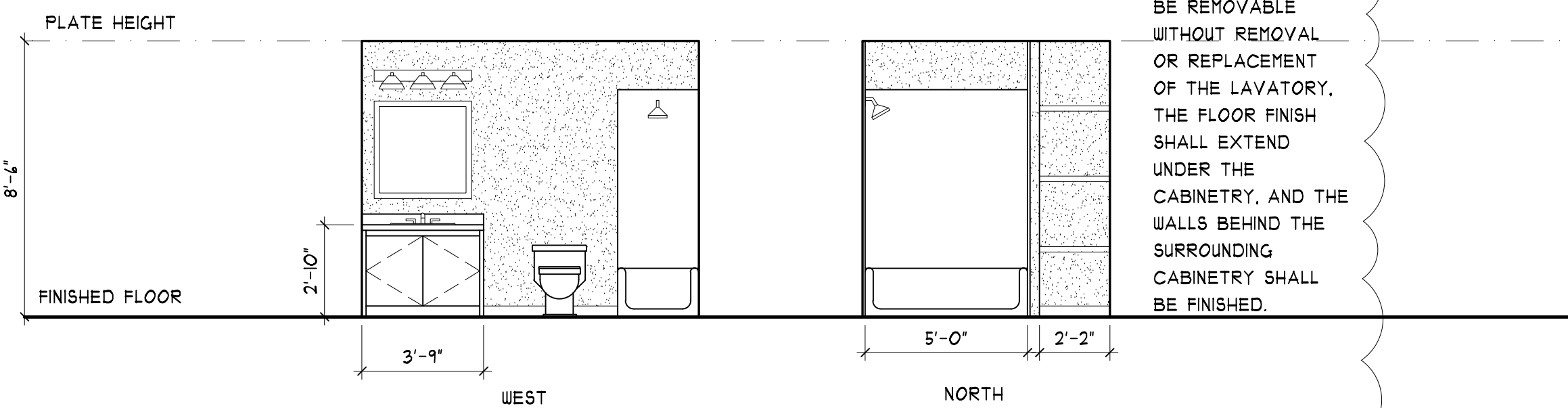
5C UNIT 104/105 - TYPE B ACCESSIBILITY PLAN  
A4.8 SCALE: 1/4" = 1'-0"



IF UNIT 103 - KITCHEN INTERIOR ELEVATION  
A4.8 SCALE: 1/4" = 1'-0"

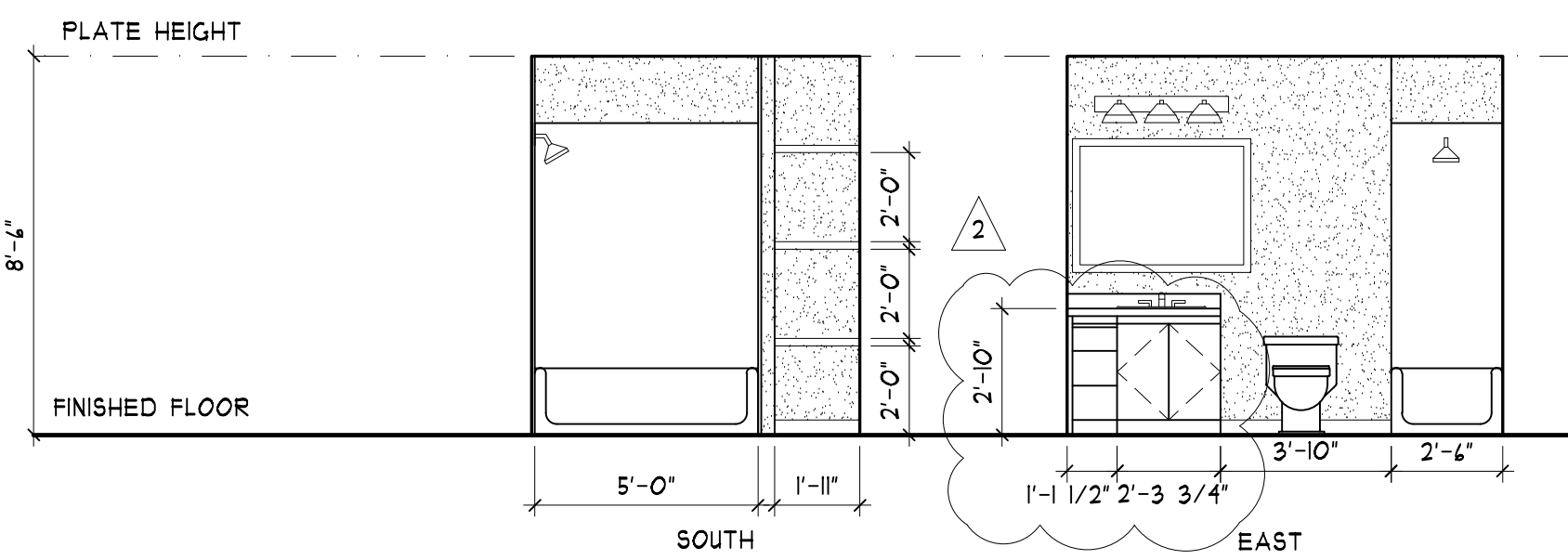


5F UNIT 104/105- KITCHEN INTERIOR ELEVATION  
A4.8 SCALE: 1/4" = 1'-0"






UNIT 103 - BATH INTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



5H UNIT 104/105 - BATH INTERIOR ELEVATION  
A4.8 SCALE: 1/4" = 1'-0"

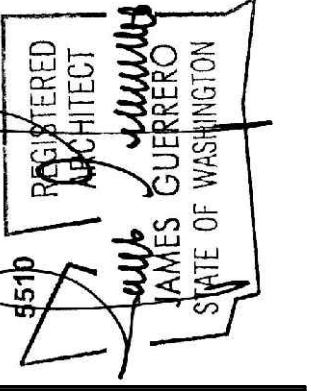
## NOTES

1. TOILET AND BATHING AREAS FOR UNITS 103, 104, AND 105 SHALL COMPLY WITH A117.1 SECTION 104.1.3 OPTION A
2. AT TYPE B UNITS: REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS PER THE 2011 ACCESSIBILITY CODE A117.1 SECTION 104.1.1 EXCEPT LOCATIONS LISTED UNDER THE EXCEPTIONS AS NOT REQUIRED

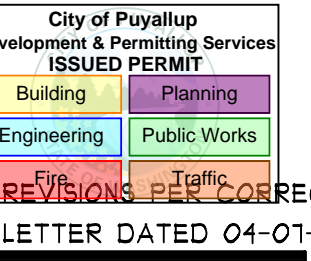
## KEY NOTES

- ① ACCESSIBLE DOOR - SEE A41-A43 FOR UNIT FLOOR PLANS WITH DOOR TAGS AND SHEET A FOR DOOR SCHEDULE.
- ② FORWARD APPROACH FOR BATHTUB, A WATER CLOSET OR LAVATORY SHALL BE PERMITTED THE CLEARANCE OF THE BATHTUB PER ICC 104.11.3.1.2.
- ③ DOOR SWING MAY NOT SWING INTO CLEAR FLOOR SPACE OR ANY FIXTURE.
- ④ ACCESSIBLE THRESHOLDS MUST MEET THE FOLLOWING REQUIREMENTS:  
  
-CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.  
  
-CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX. IN HEIGHT SHALL BE BEVELED.  
  
SEE SHEET A5.5 FOR THRESHOLD DETAIL
- ⑤ 40" x 54" MANEUVERING CLEARANCE AT FULL SIDE OF DOOR PER ICC A117.104.2.3.2.
- ⑥ DIMENSIONS SHOWN ARE TO WALL STUDS.
- ⑦ 52" CLEARANCE PERPENDICULAR TO DOORWAY AT PUSH SIDE OF DOOR PER ICC A117.104.2.3.2
- ⑧ BRACING FOR FUTURE GRAB BARS AND SHOWER SEATS PER ICC A117.104.11
- ⑨ CLEAR FLOOR SPACE FOR LAVATORY PARALLEL APPROACH PER ICC A117.104.11.3.11
- ⑩ 48" x 54" CLEAR FLOOR SPACE FOR TOILET. INSTALL TOILET AND GRAB BAR BRACING PER ICC 117.1104.11.3.1(B)
- ⑪ CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM
- ⑫ A PARALLEL CLEAR FLOOR SPACE SHALL BE PROVIDED, CENTERED ON THE SINK BOWL
- ⑬ NOT USED
- ⑭ A PARALLEL CLEAR FLOOR SPACE FOR DISHWASHER SHALL BE PROVIDED. THE DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE.
- ⑮ A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED
- ⑯ A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE OVEN, SHALL BE PROVIDED
- ⑰ A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED
- ⑱ A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE FRONT-LOADING WASHER/DRYER, SHALL BE PROVIDED
- ⑲ A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE TOP-LOADING WASHER/DRYER, SHALL BE PROVIDED
- ⑳ CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP PER ICC A117.1 FIGURE 104.11.3.1.2(D)

PRMU20241695



REVISIONS PER CORRECTION  
LETTER DATED 01-28-25



7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: [www.jgarch.net](http://www.jgarch.net)



2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT  
DRAWING TYPE

DATE 11-19-24

REVISED  
02-04-25  
03-24-25  
04-08-25

SHEET NO. \_\_\_\_\_

## A4.8



A

B

C

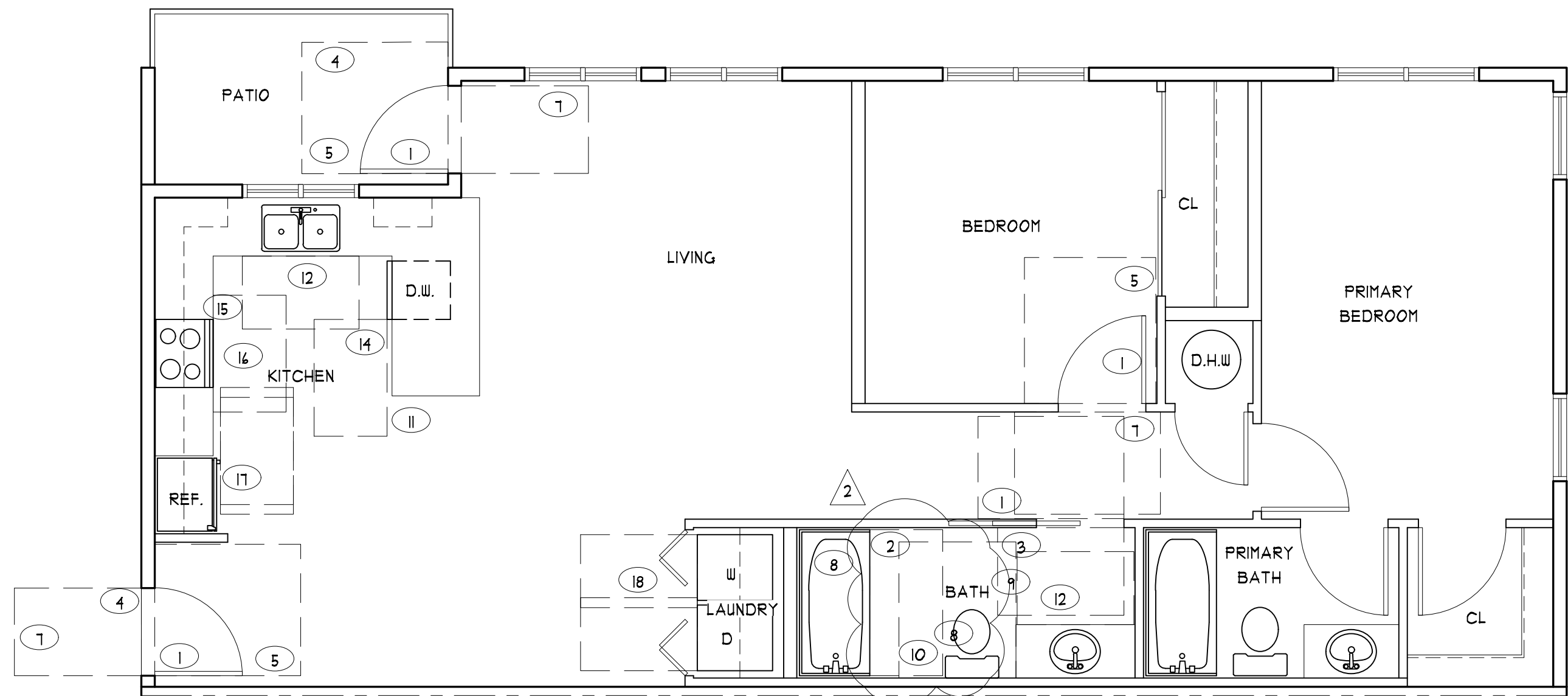
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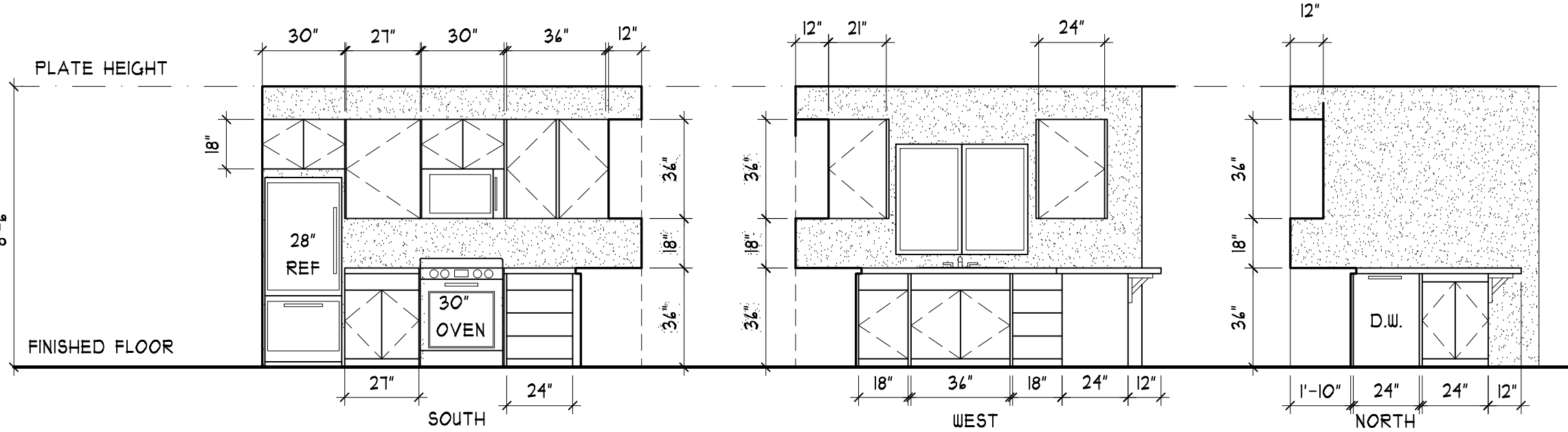
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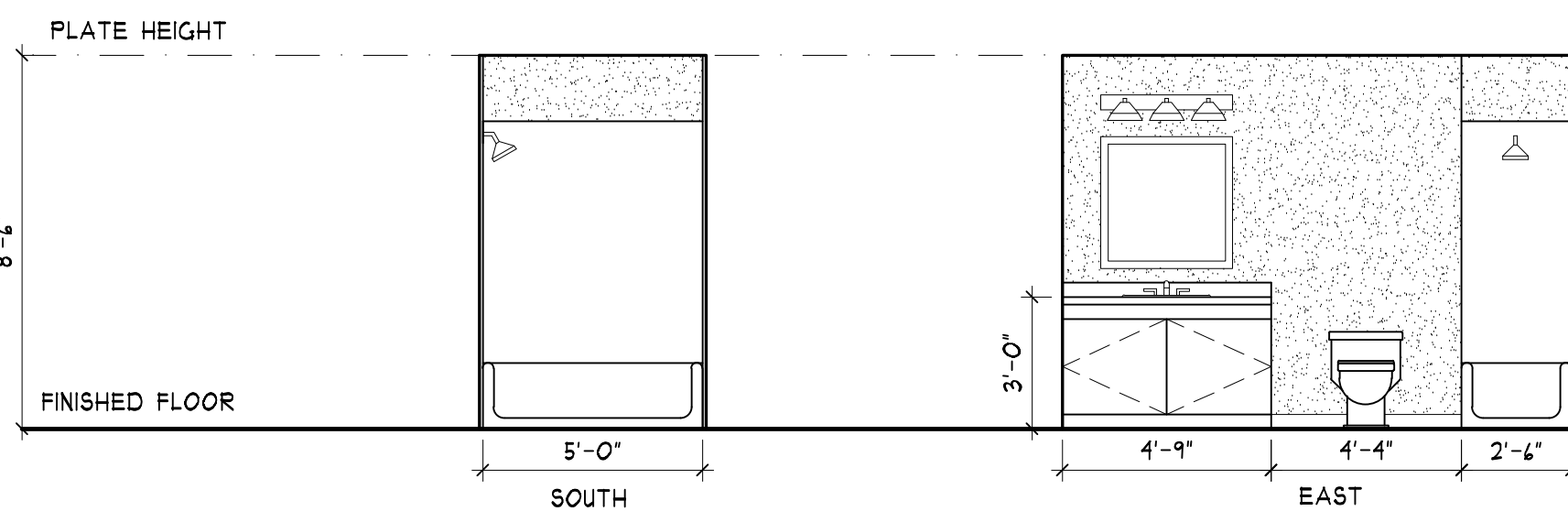


**IC UNIT 108 - TYPE B ACCESSIBILITY PLAN**  
SCALE: 1/4" = 1'-0" MIRRORED AT UNIT 101

ICC A117.1-2017 section 1104.12.1.2)  
U-Shaped Kitchens  
In kitchens with counters, appliances or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches (1525 mm) minimum.

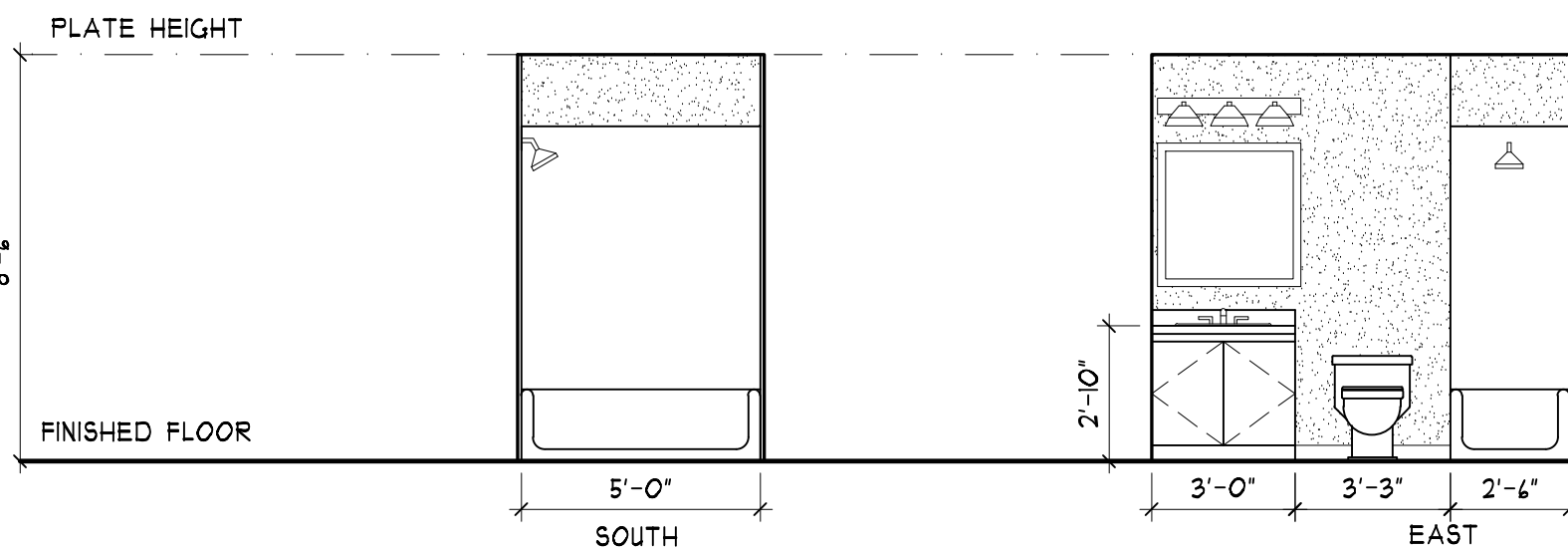


**IE UNIT 108 - KITCHEN INTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



CABINETRY SHALL BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH SHALL EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND THE SURROUNDING CABINETRY SHALL BE FINISHED.

**IG UNIT 108 - PRIMARY BATH INTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



CABINETRY SHALL BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH SHALL EXTEND UNDER THE CABINETRY, AND THE WALLS BEHIND THE SURROUNDING CABINETRY SHALL BE FINISHED.

**IH UNIT 108 - BATH INTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

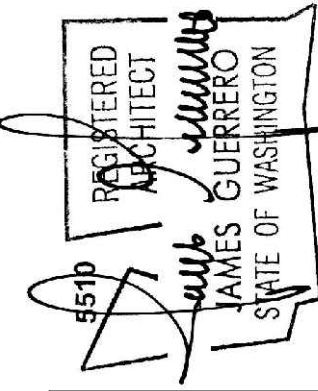
**NOTES**

- TOILET AND BATHING AREAS FOR UNIT 108 SHALL COMPLY WITH A117.1 SECTION 1104.11.3 OPTION B.
- AT TYPE B UNITS: REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS PER THE 2011 ACCESSIBILITY CODE A117.1 SECTION 1104.11.1 EXCEPT LOCATIONS LISTED UNDER THE EXCEPTIONS AS NOT REQUIRED.

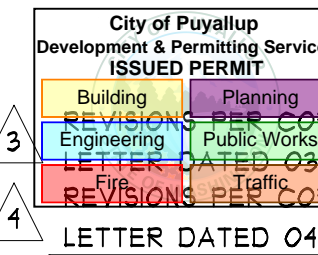
**KEY NOTES**

- ACCESSIBLE DOOR - SEE A4.1-A4.3 FOR UNIT FLOOR PLANS WITH DOOR TAGS AND SHEET A4.1 FOR DOOR SCHEDULE.
- 30" x 48" CLEARANCE FOR BATHTUB PER ICC A117.1 1104.11.3.2.3.1.
- DOOR SWING MAY NOT SWING INTO CLEAR FLOOR SPACE OR ANY FIXTURE.
- ACCESSIBLE THRESHOLDS MUST MEET THE FOLLOWING REQUIREMENTS:  
  
-CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.  
  
-CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAX. IN HEIGHT SHALL BE BEVELED.  
  
SEE SHEET A5.5 FOR THRESHOLD DETAIL
- 40" X 54" MANEUVERING CLEARANCE AT PULL SIDE OF DOOR PER ICC A117.1 404.2.3.2.
- DIMENSIONS SHOWN ARE TO WALL STUDS.
- 52" CLEARANCE PERPENDICULAR TO DOORWAY AT PUSH SIDE OF DOOR PER ICC A117.1 404.2.3.2
- BRACING FOR FUTURE GRAB BARS AND SHOWER SEATS PER ICC A117.1 1104.11.1
- CLEAR FLOOR SPACE FOR LAVATORY PARALLEL APPROACH PER ICC A117.1 1104.11.3.2.1.
- 48" x 54" CLEAR FLOOR SPACE FOR TOILET. INSTALL TOILET AND GRAB BAR BRACING PER ICC 117.1 1104.11.3.1.3(B)
- CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MINIMUM
- A PARALLEL CLEAR FLOOR SPACE SHALL BE PROVIDED, CENTERED ON THE SINK BOWL
- NOT USED
- A PARALLEL CLEAR FLOOR SPACE FOR DISHWASHER SHALL BE PROVIDED. THE DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE.
- A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE COOKTOP, SHALL BE PROVIDED
- A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED
- A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE FRONT-LOADING WASHER/DRYER, SHALL BE PROVIDED
- A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE TOP-LOADING WASHER/DRYER, SHALL BE PROVIDED
- CLEARANCE AT WATER CLOSET WITH LAVATORY OVERLAP PER ICC A117.1 FIGURE 1104.11.3.1.2(D)

PRMU20241695

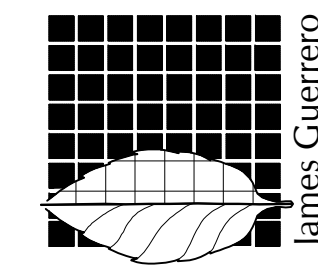


REVISIONS PER CORRECTION  
LETTER DATED 01-28-25



REVISIONS PER CORRECTION  
LETTER DATED 03-18-25  
REVISIONS PER CORRECTION  
LETTER DATED 04-01-25

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**2ND STREET APARTMENTS**  
501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT  
DRAWING TITLE

DATE: 11-19-24  
REVISED  
02-04-25  
03-24-25  
04-08-25

SHEET NO.

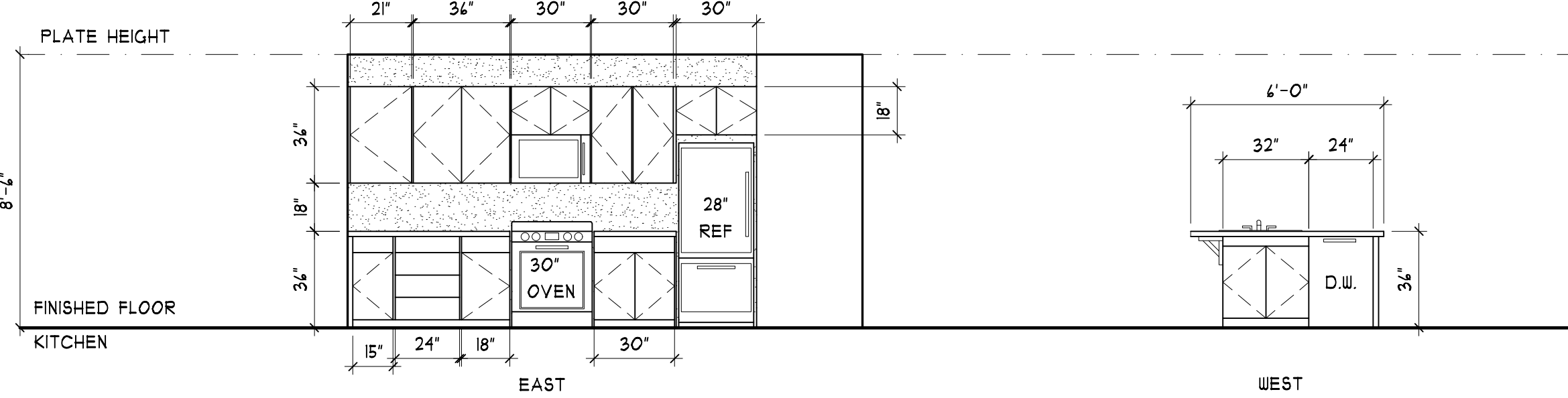
**A4.8.1**

PERMIT REVIEW SET

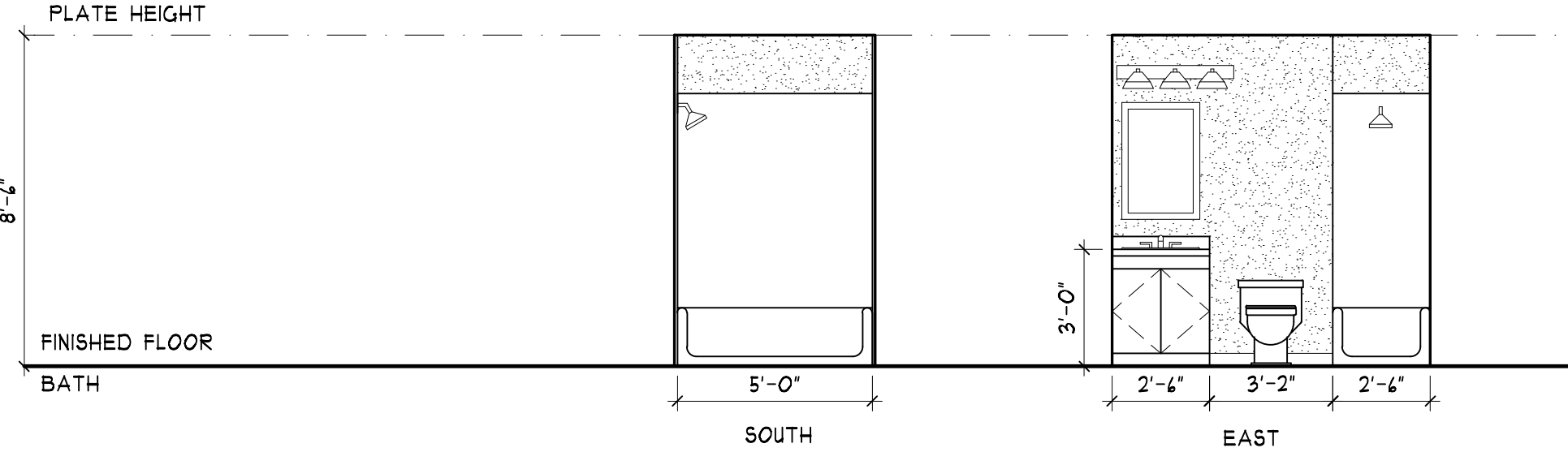
**TYPE B UNITS ACCESSIBILITY PLANS & INTERIOR ELEVATIONS**



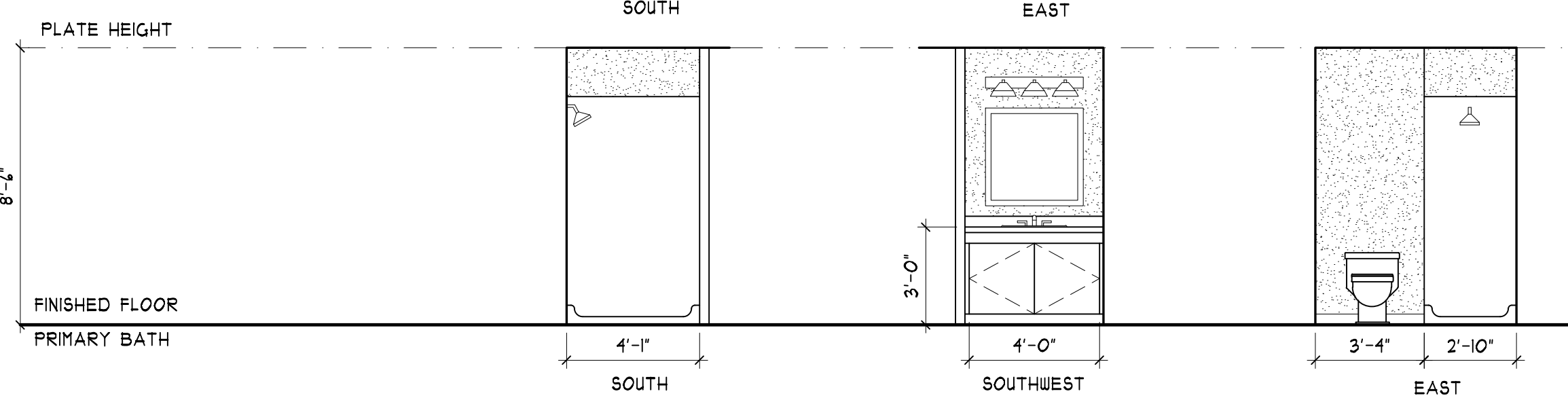
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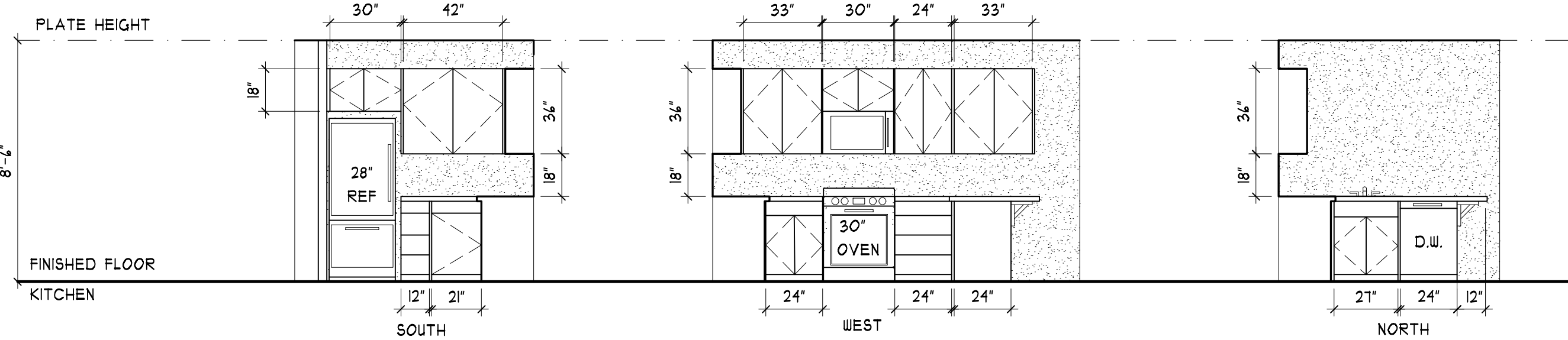
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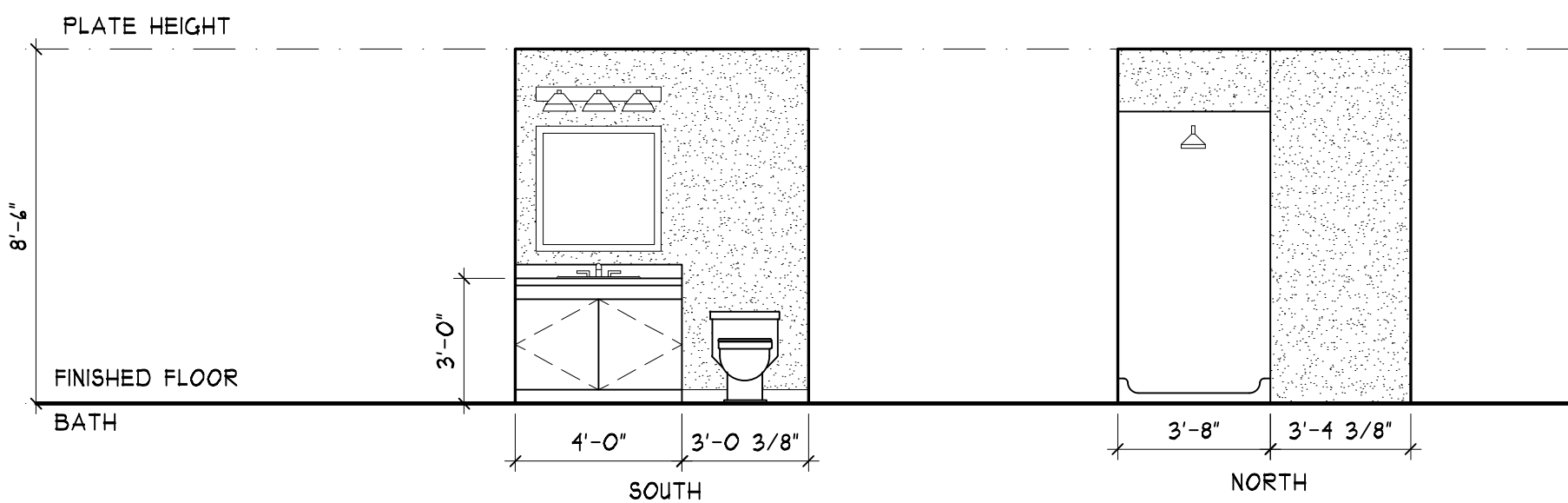
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ID  
A4.9  
INTERIOR ELEVATIONS - 201/301  
SCALE: 1/4" = 1'-0"

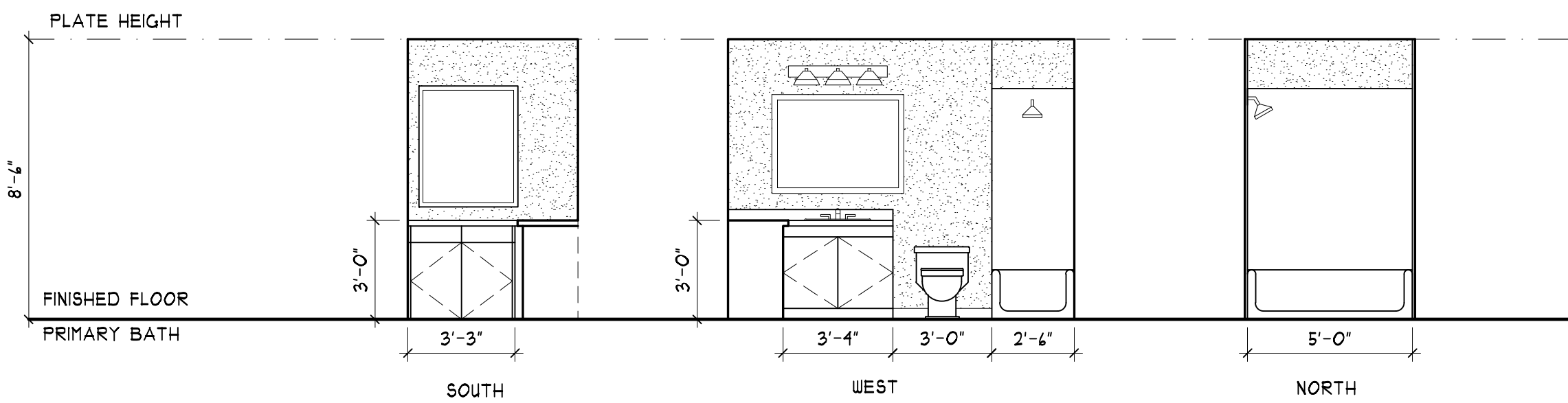
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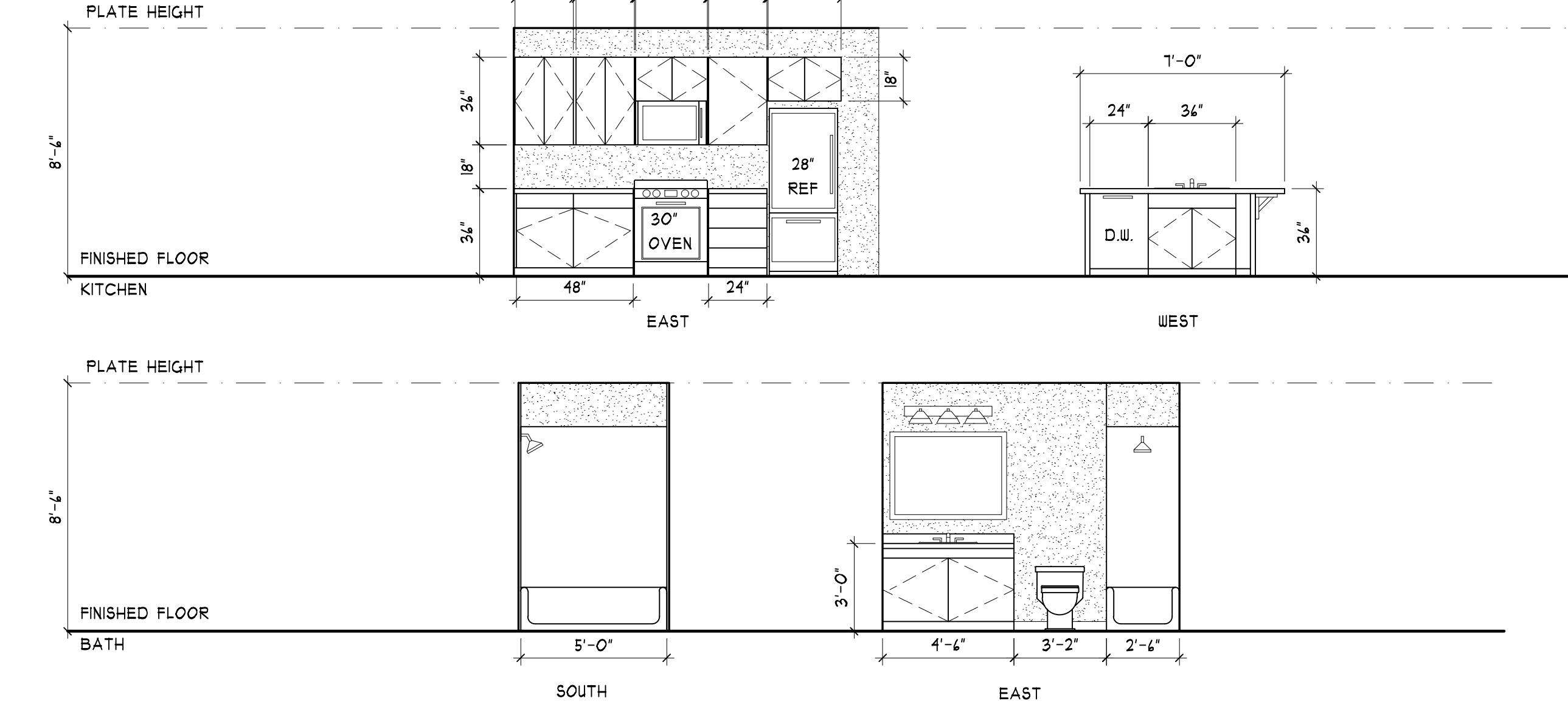
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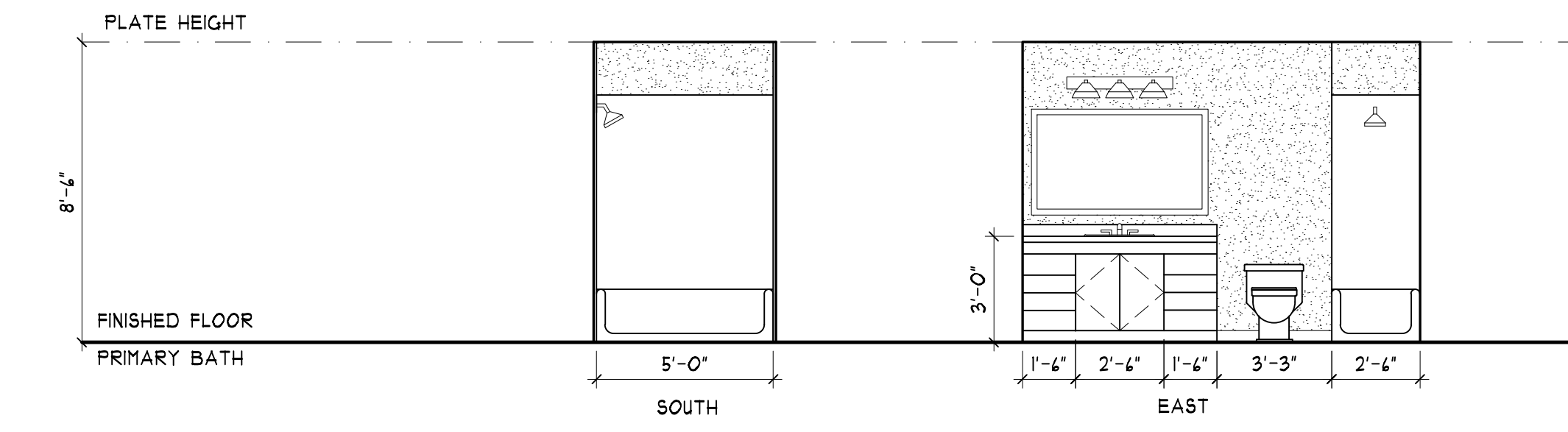
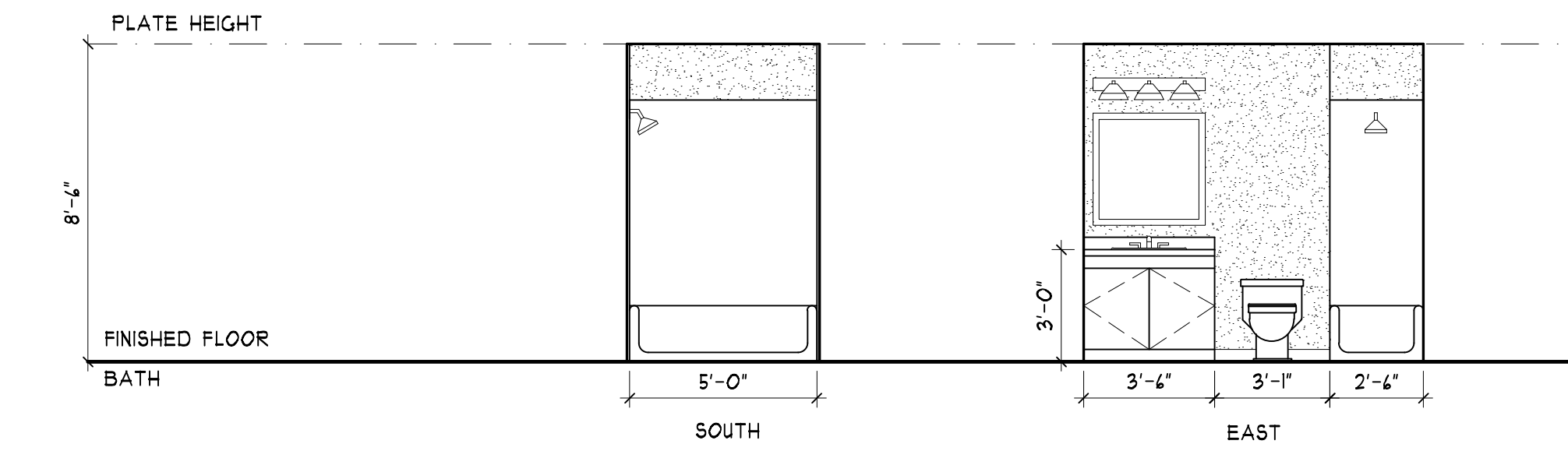
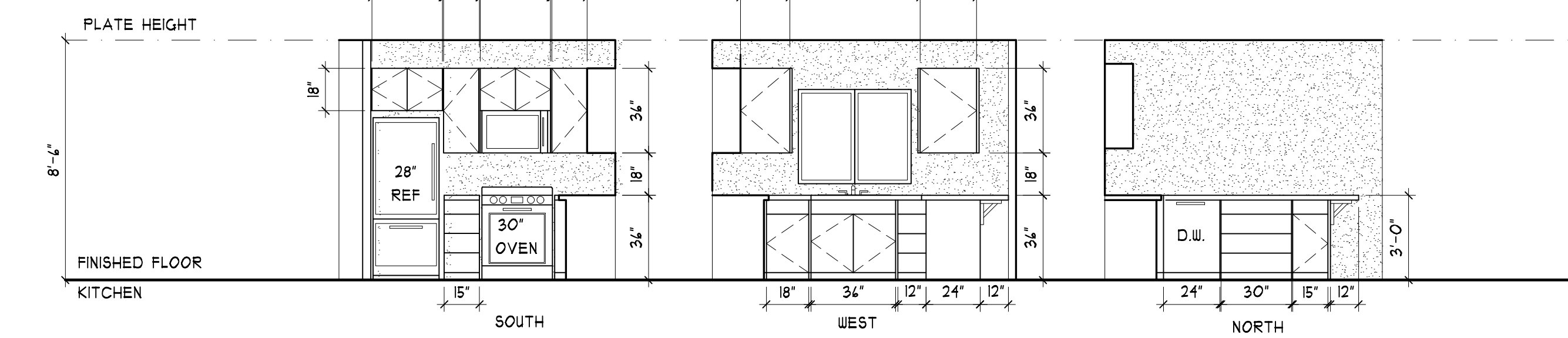
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A4.9  
A4.7  
INTERIOR ELEVATION - 202/302  
SCALE: 1/4" = 1'-0"

5D

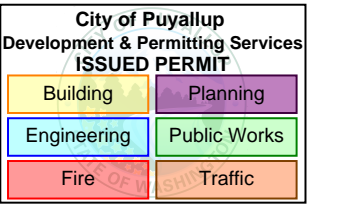
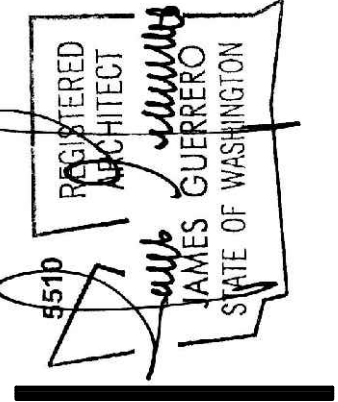


5D  
A4.9  
INTERIOR ELEVATIONS - 203-206/303-306  
SCALE: 1/4" = 1'-0"



5H  
A4.9  
INTERIOR ELEVATION - 201/208 - 301/308  
SCALE: 1/4" = 1'-0"

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James Guerrero  
Architects, INC.

PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372  
DRAWING TITLE  
INTERIOR ELEVATIONS

PERMIT REVIEW SET  
DATE: 11-19-24  
REVISED  
SHEET NO.  
A4.9



	1	2	3	4	5	6	7	8	9	10
A	<div>SYSTEM NO. F-C-1040</div> <div>JULY 3, 2003</div> <div>F RATINGS - 1 AND 2 HR (SEE ITEM 1)</div> <div>T RATING - 1/4 HR</div>					<div>SYSTEM NO. F-C-2039</div> <div>MAY 18, 2005</div> <div>F RATING - 1 HR</div> <div>T RATINGS - 0 1/1 HR (SEE ITEM 2)</div>				
B										
C										
D	<div>1D</div> <div>A5.1</div> <div>METALLIC PIPE, CONDUIT OR TUBING PENETRATION</div> <div>NOT TO SCALE</div>					<div>1E</div> <div>A5.1</div> <div>NON-METALLIC PIPE, CONDUIT OR TUBING PENETRATION</div> <div>NOT TO SCALE</div>				
E	<div>SYSTEM NO. F-C-1166</div> <div>MARCH 24, 2015</div> <div>ANSI/UL1479 (ASTM E814)</div> <div>F Ratings 4 1 Hr</div> <div>T Ratings 4 0 Hr</div> <div>CAN/ULC S115</div> <div>F Ratings 4 1 Hr</div> <div>FT Ratings 4 0 Hr</div> <div>FH Ratings 4 1 Hr</div> <div>FTH Ratings 4 0 Hr</div>					<div>SYSTEM NO. F-C-3048</div> <div>MAY 18, 2005</div> <div>F RATING - 1 HR</div> <div>T RATING - 1 HR</div>				
F										
G										
H	<div>1H</div> <div>A5.1</div> <div>PLUMBING DROP PENETRATION</div> <div>NOT TO SCALE</div>					<div>1H</div> <div>A5.1</div> <div>ELECTRICAL CABLE PENETRATION</div> <div>NOT TO SCALE</div>				

PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

City of Puyallup

Development & Permitting Services

ISSUED PERMIT

Building

Planning

Engineering

Public Works

Fire

Traffic

7520 Bridgeport Way West

Lakewood, WA 98499

Phone: (253) 581-6000

Website: www.jgarch.net

JAMES GUERRERO

Architects, INC.

PROJECT

2ND STREET APARTMENTS

501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

ARCHITECTURAL DETAILS

PERMIT REVIEW SET

DATE: 11-19-24

REVISED

SHEET NO.

A5.1



A

B

C

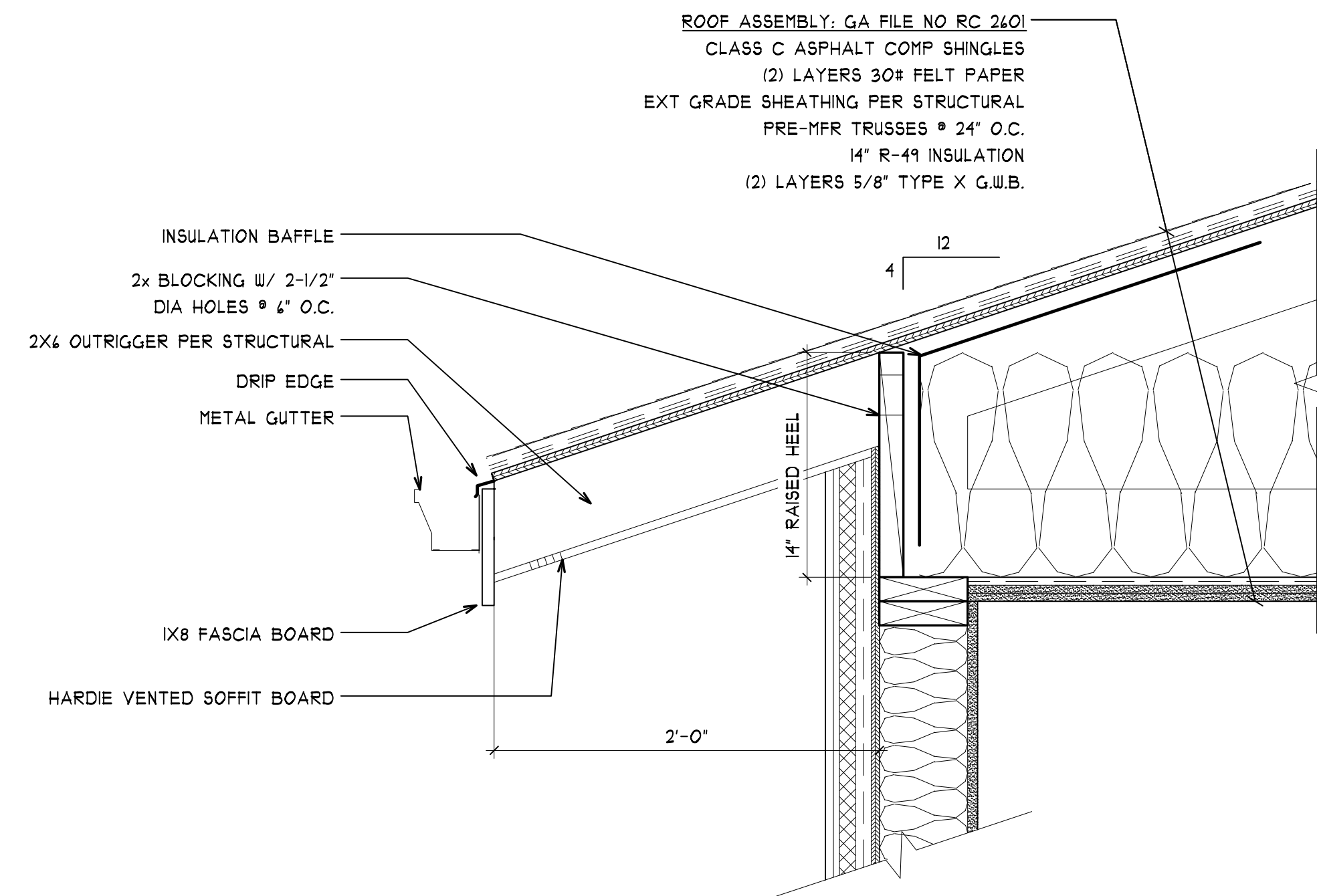
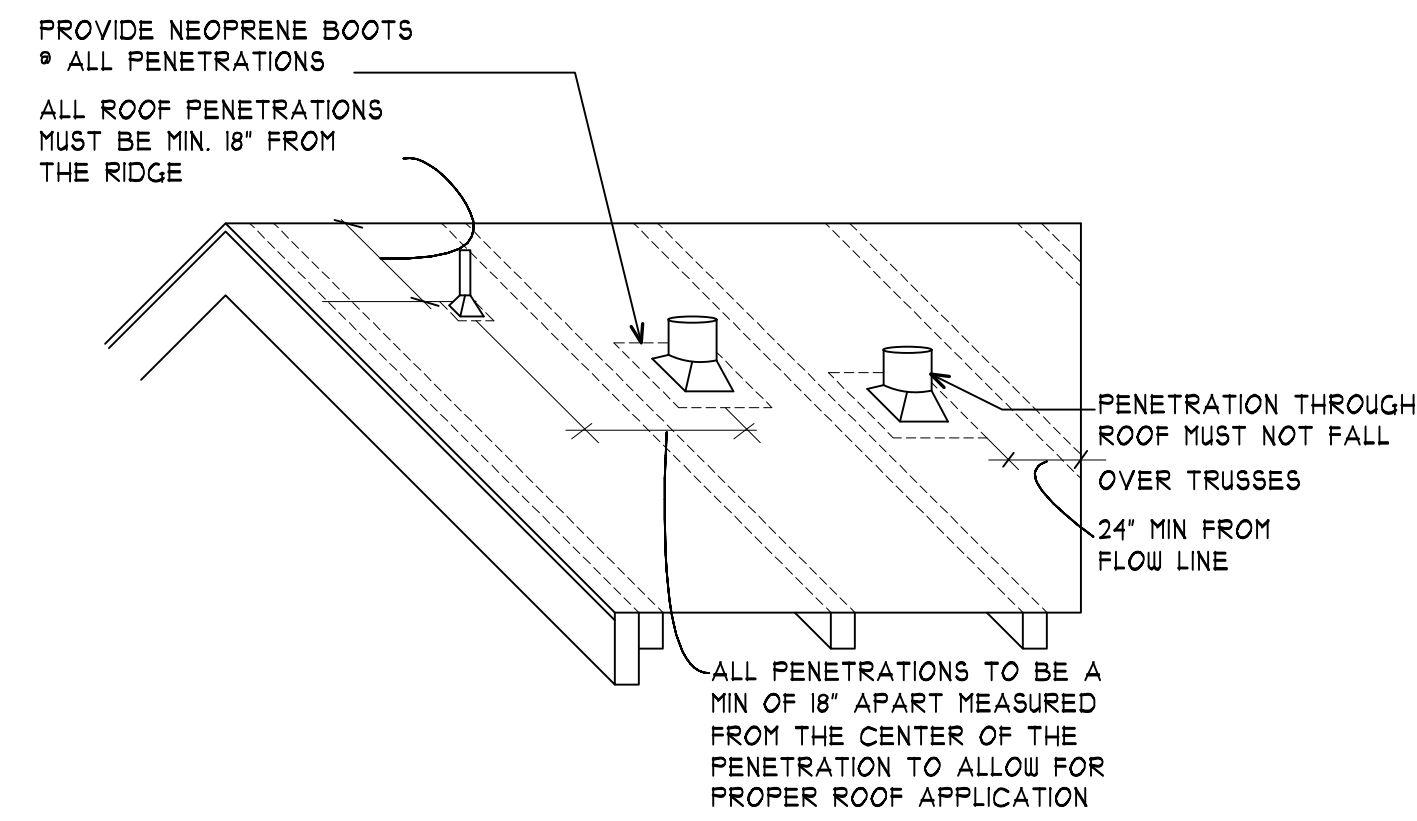
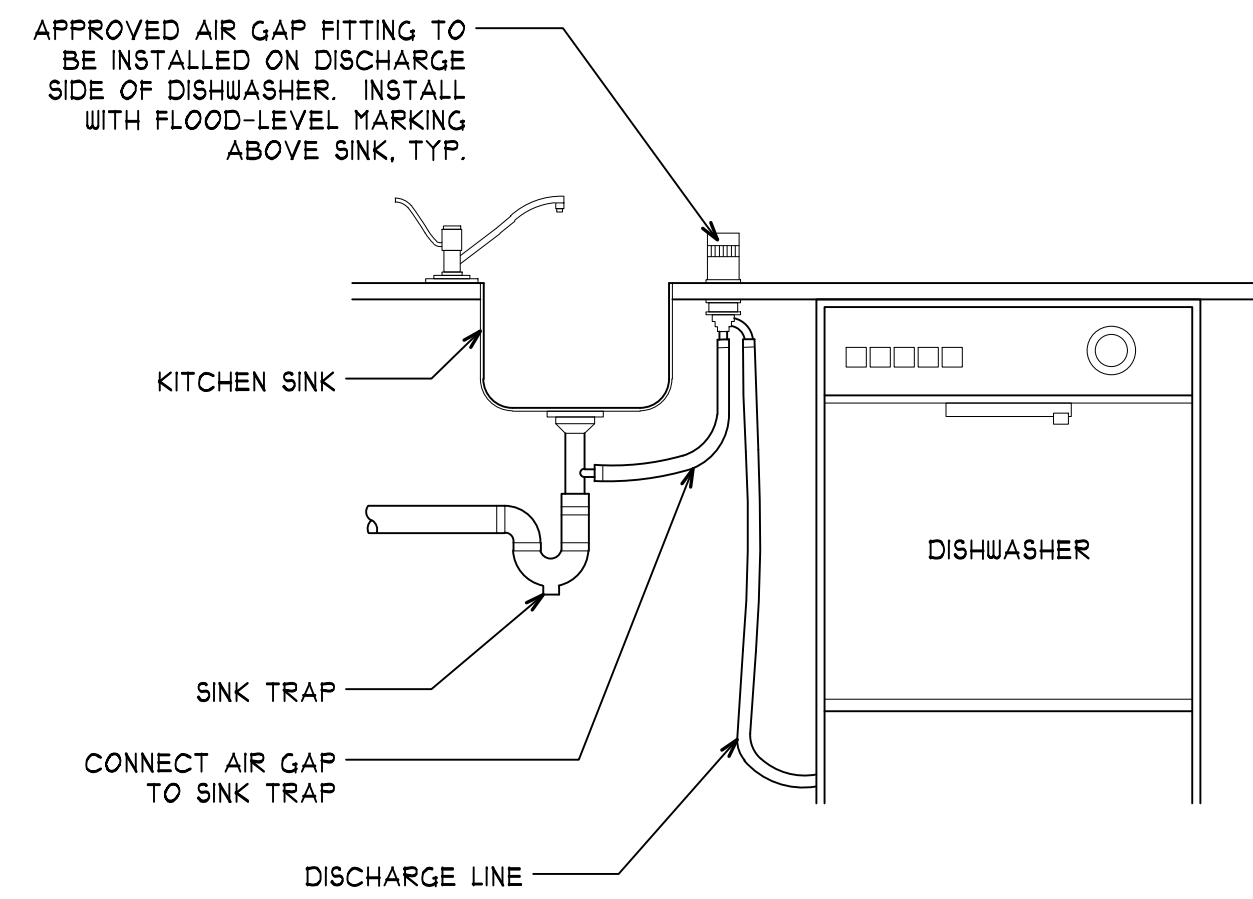
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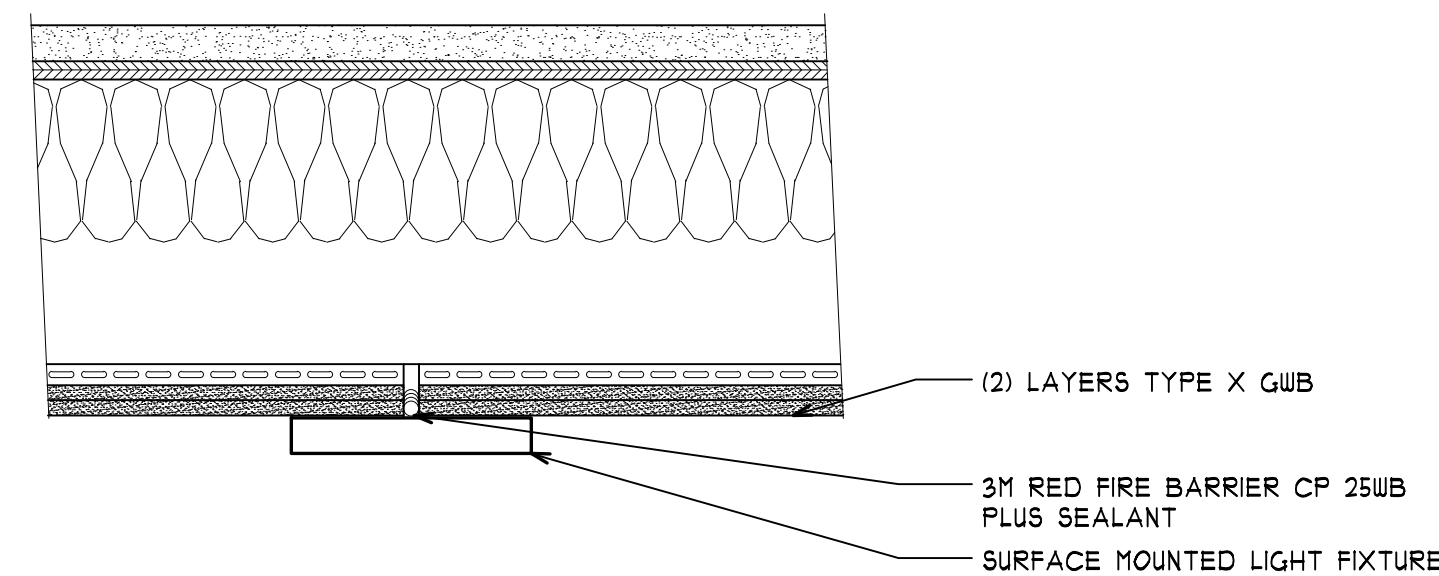
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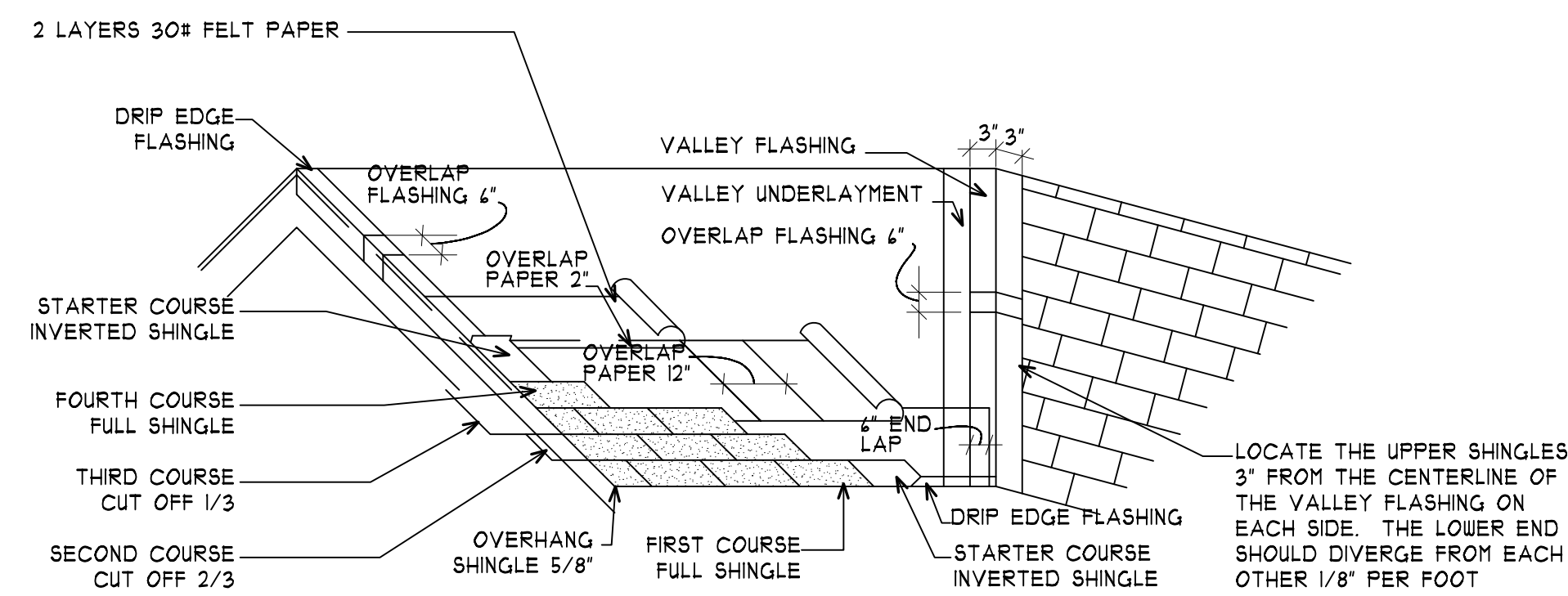
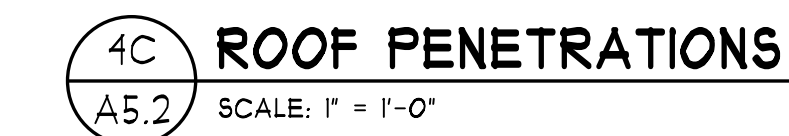
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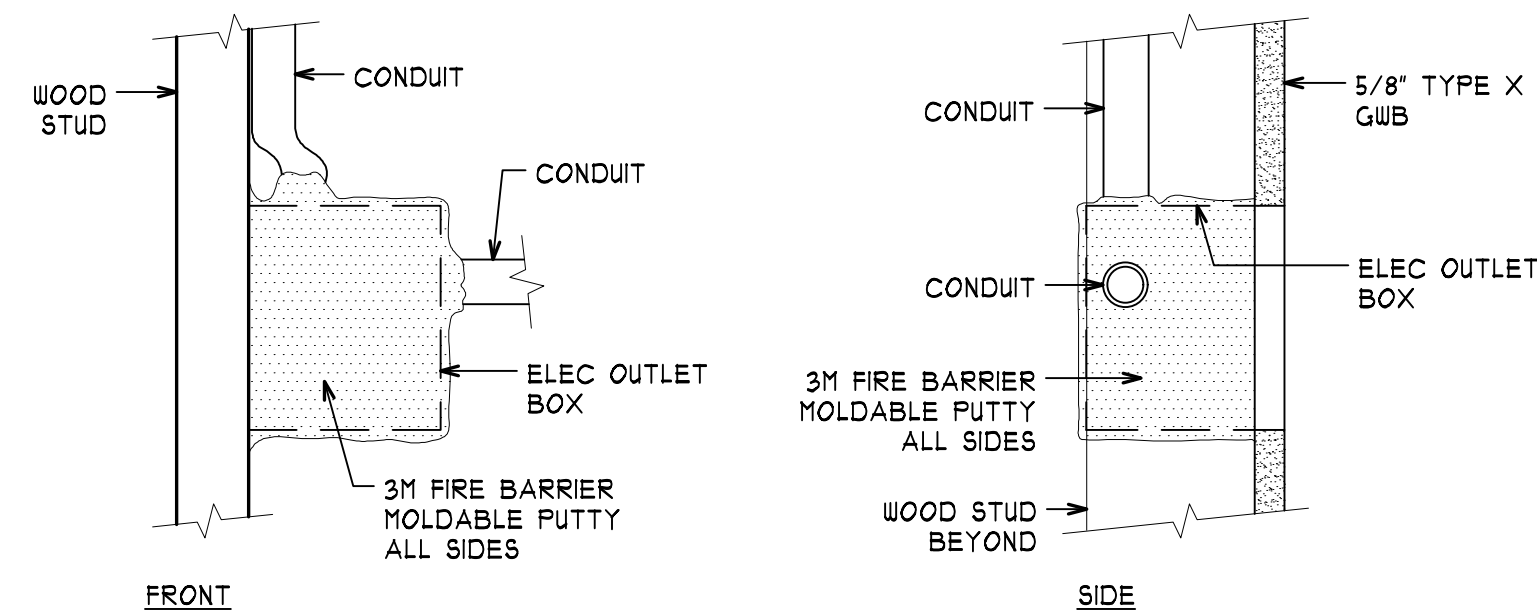
**DISHWASHER AIR GAP**



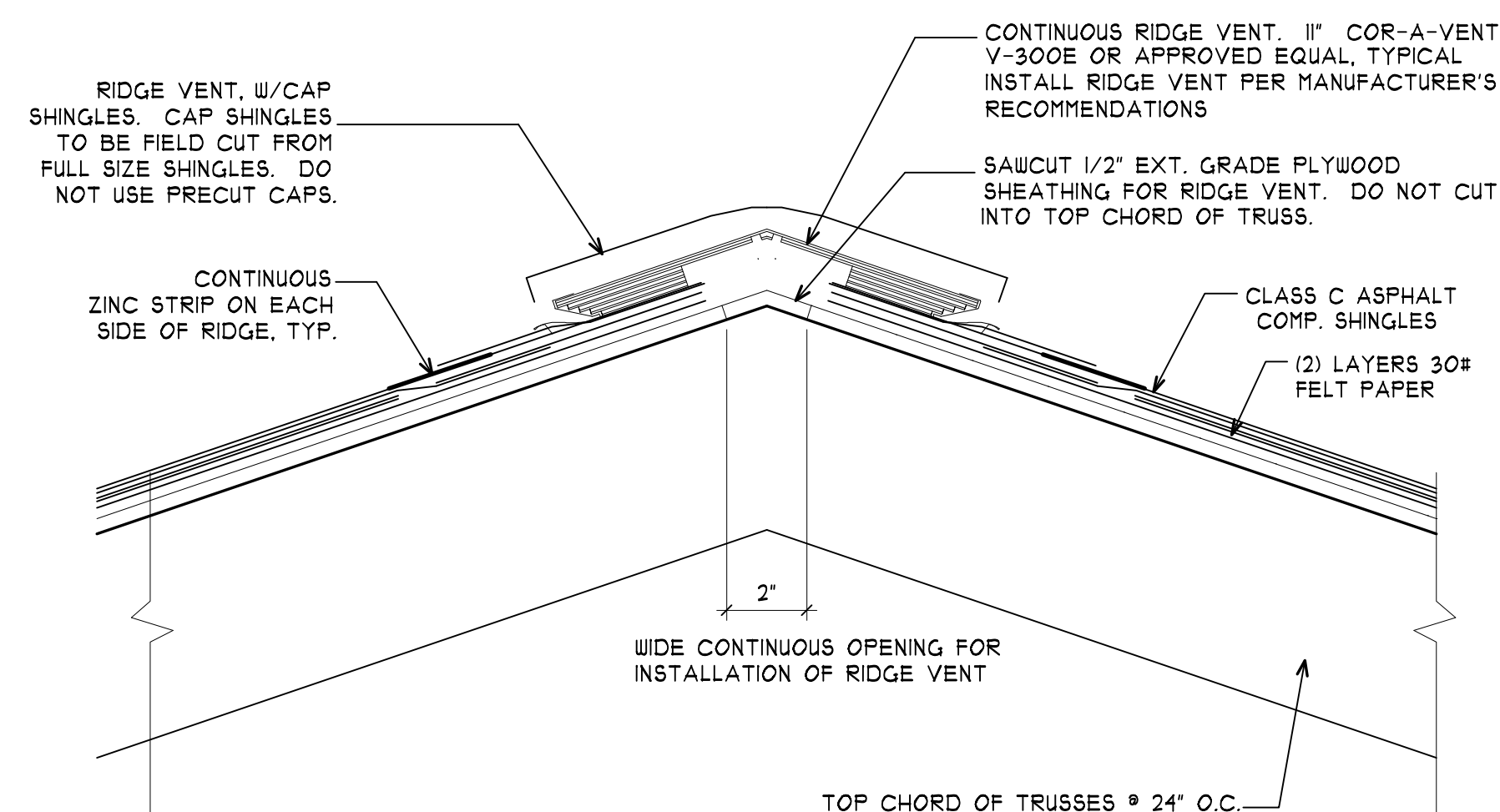
IE LIGHT FIXTURE • RATED ASSEMBLY  
A5.2 SCALE: 1-1/2" = 1'-0"



## 4E ROOF AND VALLEY INSTALLATION

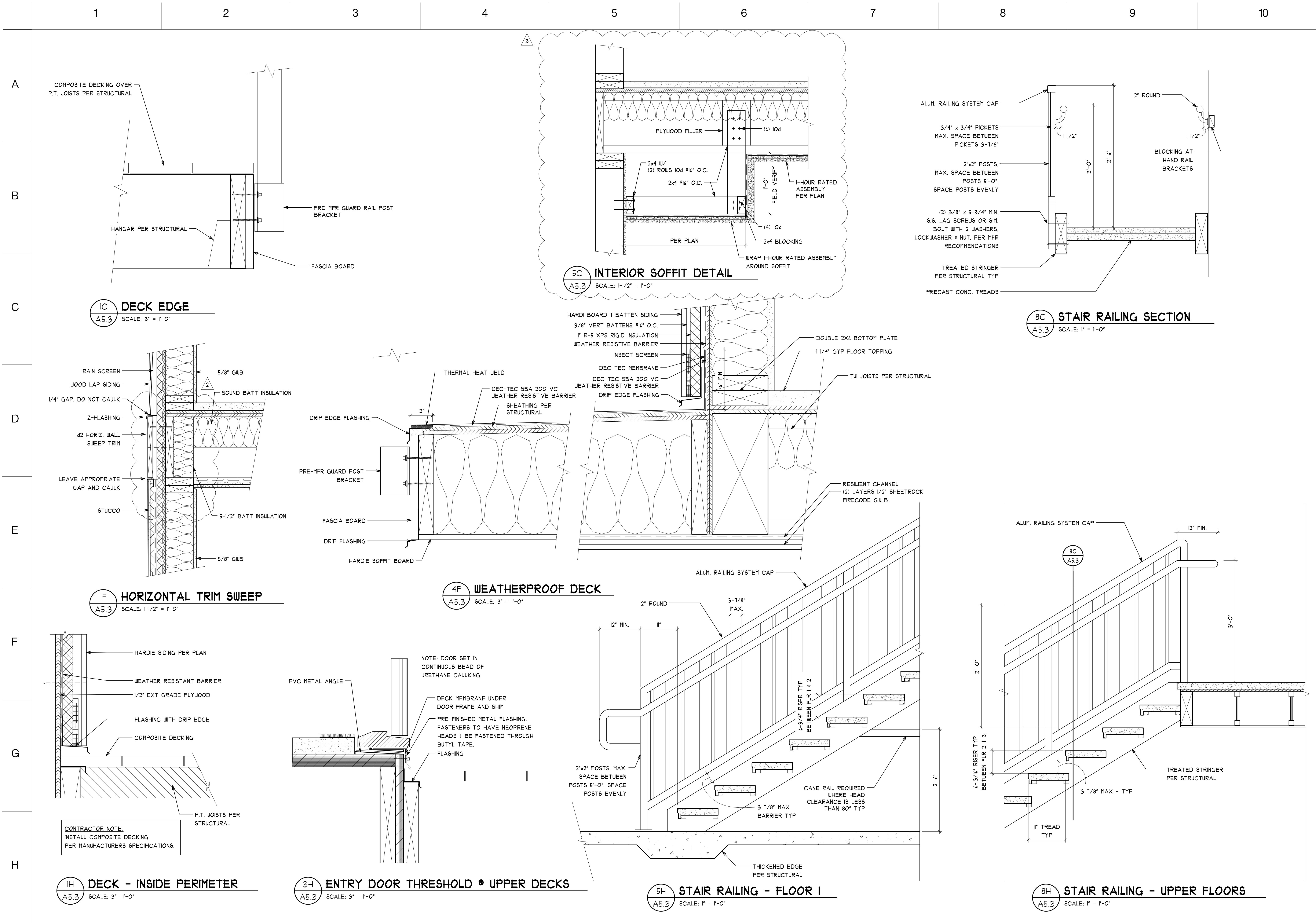


**RECEPTACLE AT FIRE RATED ASSEMBLY**



## 4H RIDGE VENT DETAIL





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

2

OWNER REVISIONS

3

City of Puyallup Development & Permitting Services ISSUED PERMIT

Building Engineering Planning Public Works

REVISION LETTER DATED 03-18-25

REC

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Lakewood, WA 98499  
Phone: (253) 581-6000  
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James Guerrero Architects, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

ARCHITECTURAL DETAILS

DATE

11-19-24

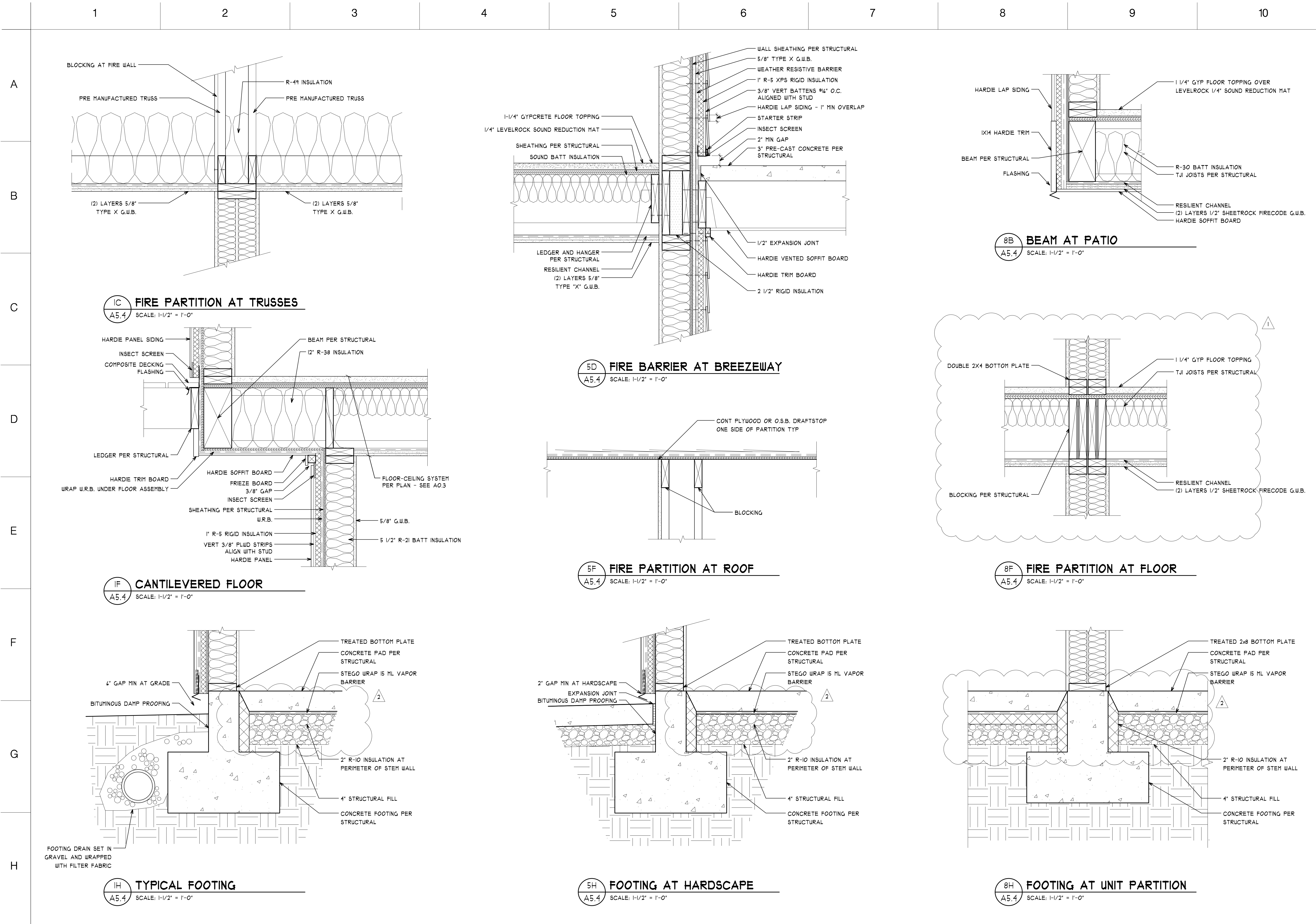
REVISED

02-04-25  
03-24-25

SHEET NO.

A5.3





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

REVISIONS PER CORRECTION LETTER DATED 01-28-2024

City of Puyallup Development Services

ISSUED PERMIT

Building Planning Engineering Public Works Fire Traffic

7520 Bridgeport Way West  
Lakewood, WA 98499  
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JAMES GUERRERO ARCHITECTS, INC.

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

PROJECT

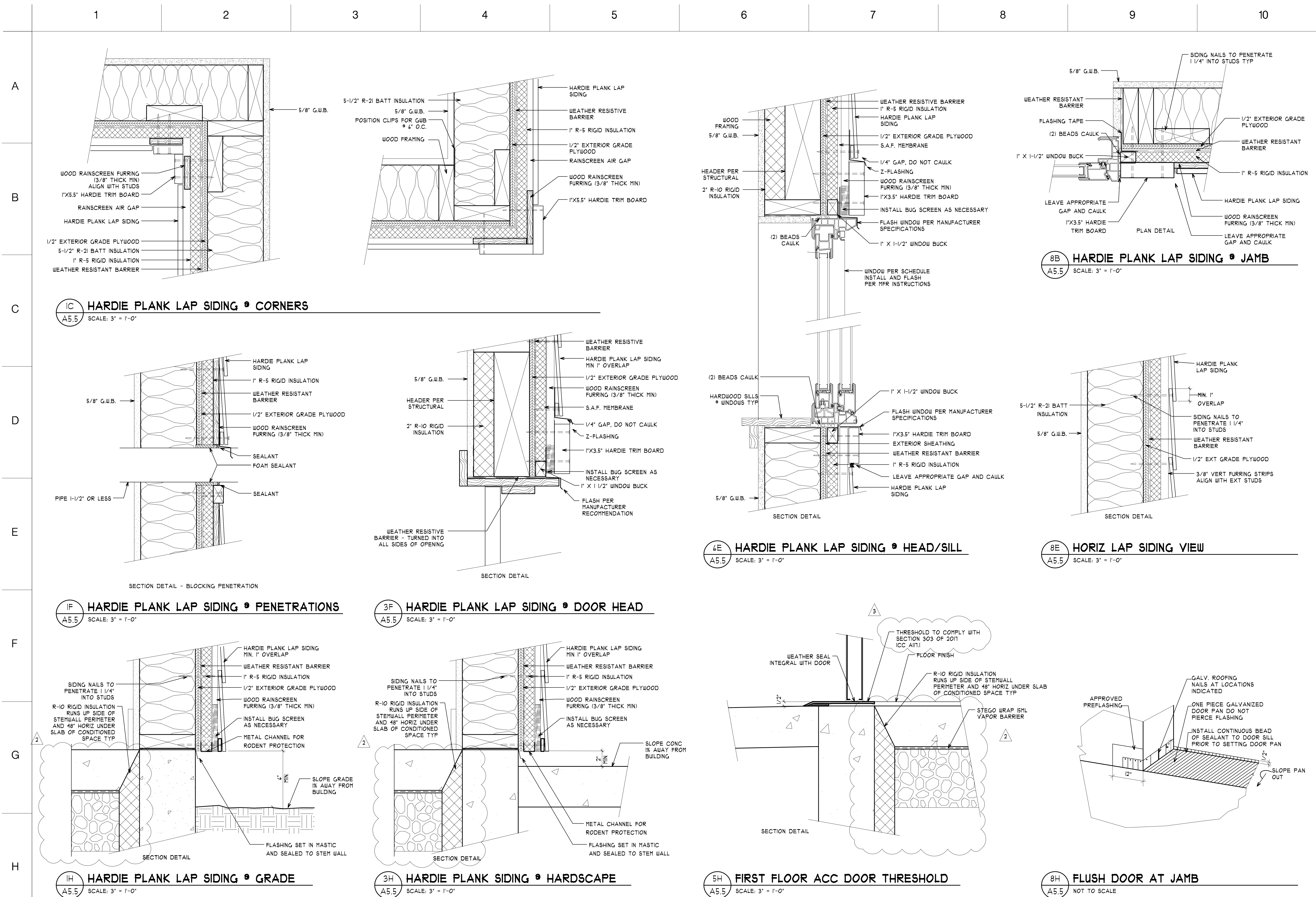
DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO.

PERMIT REVIEW SET

A5.4

ARCHITECTURAL DETAILS





PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

OWNER REVISIONS

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building Planning  
Engineering Public Works  
Letter dated 03-18-24

7520 Bridgeport Way West  
Lakewood, WA 98499  
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JAMES GUERRERO  
Architects, INC.

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ARCHITECTURAL DETAILS

DATE: 11-19-24  
REVISED: 02-04-25  
03-24-25

SHEET NO.

A5.5

PERMIT REVIEW SET







A

B

C

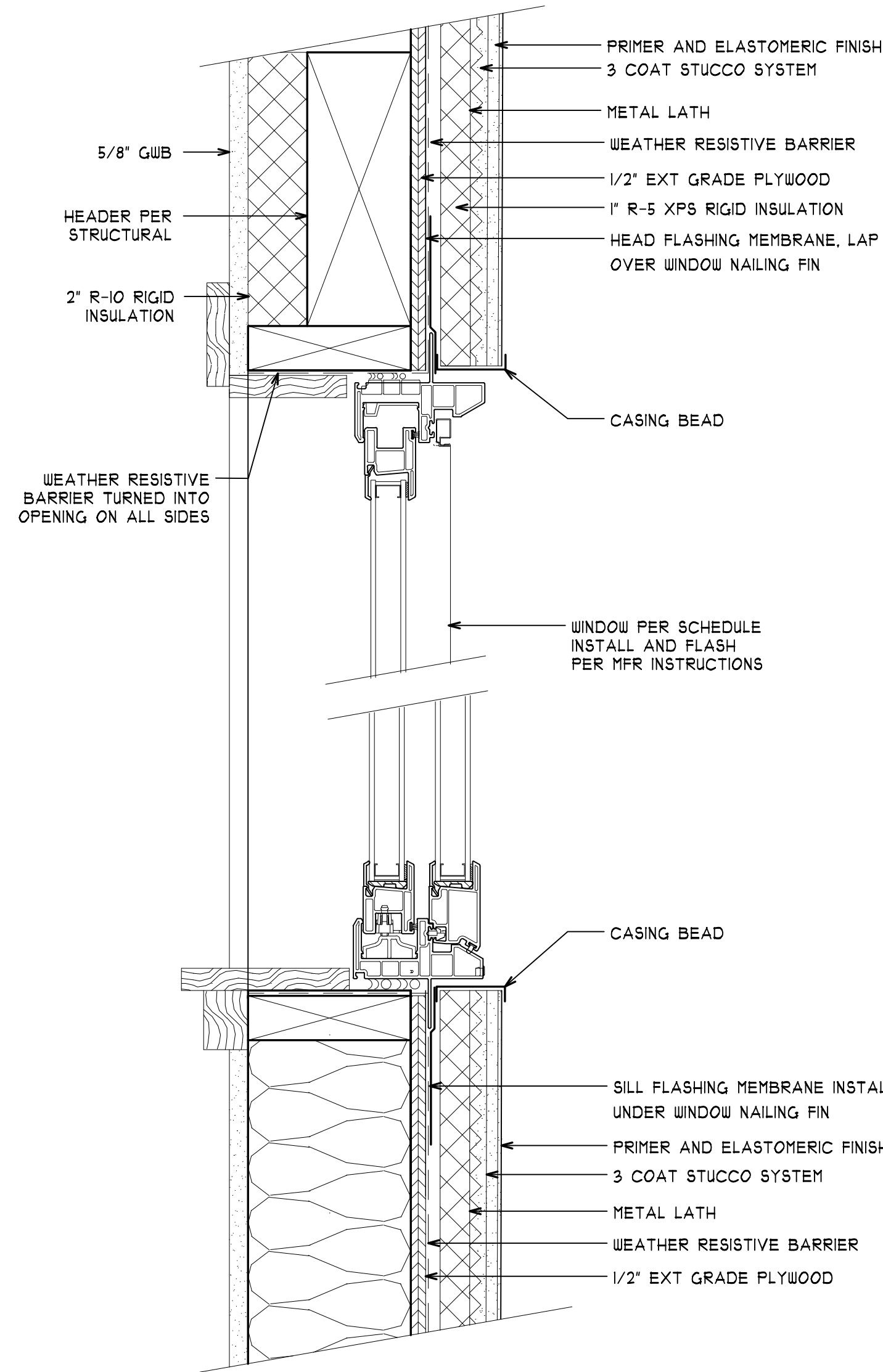
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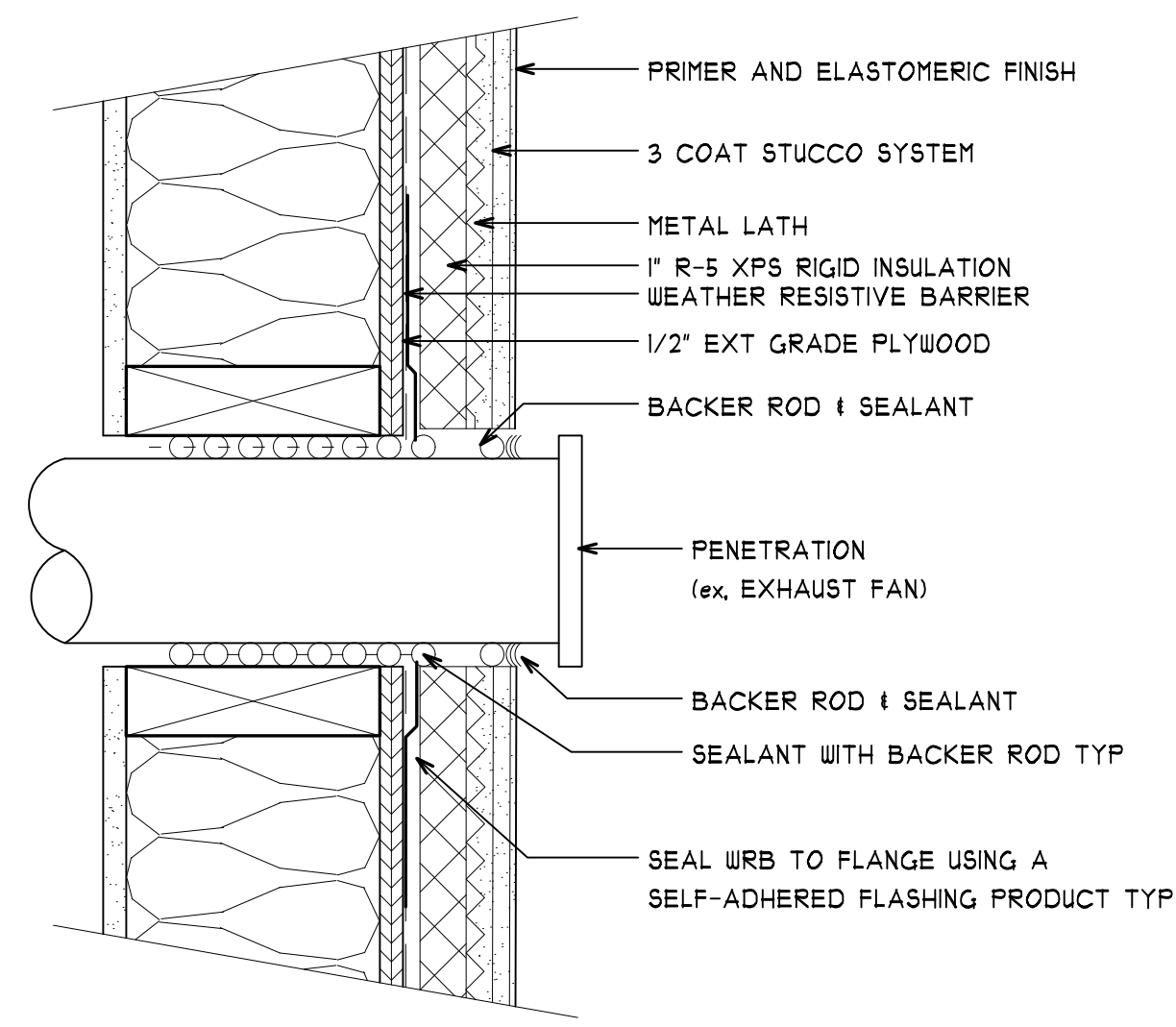
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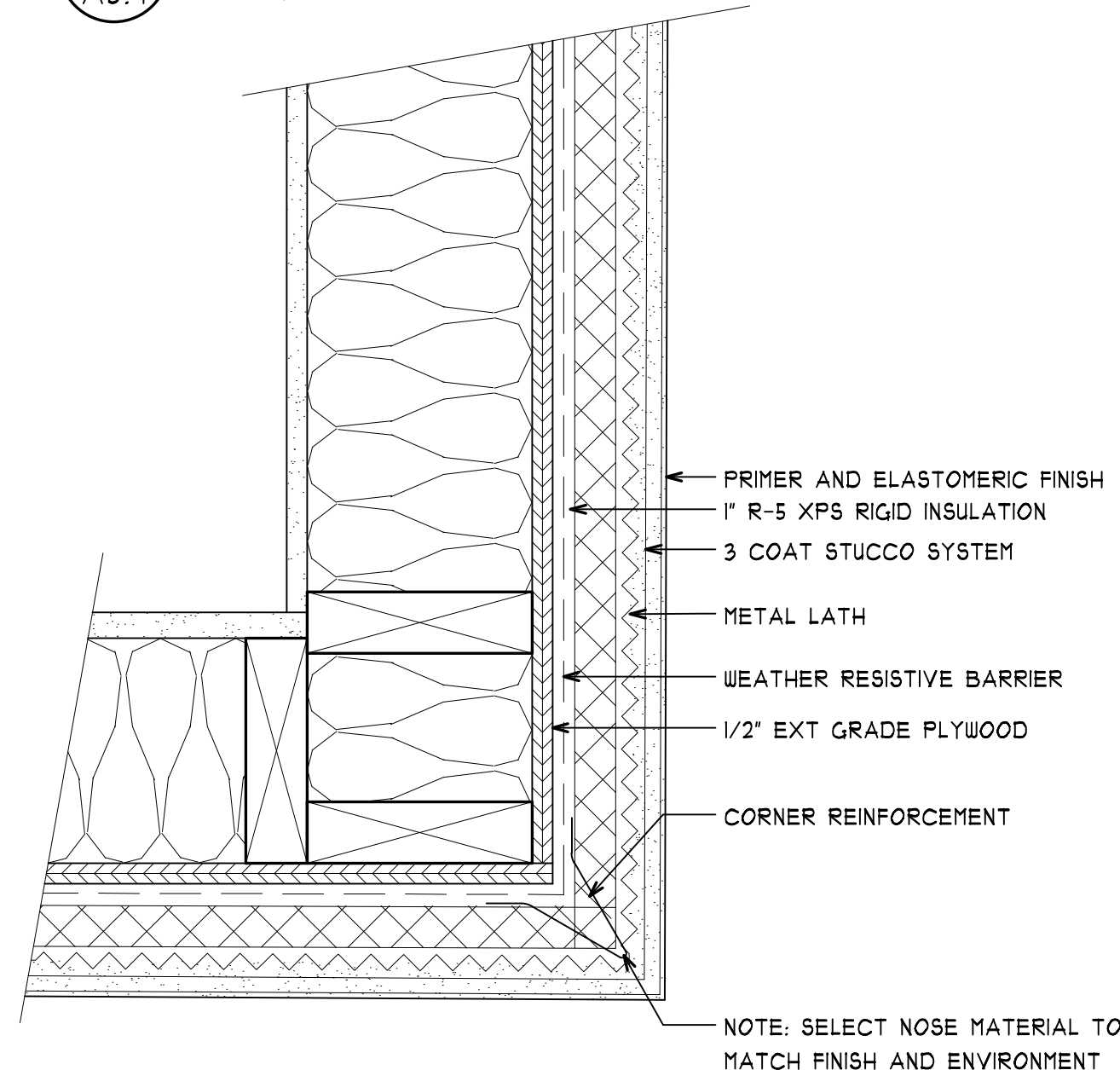
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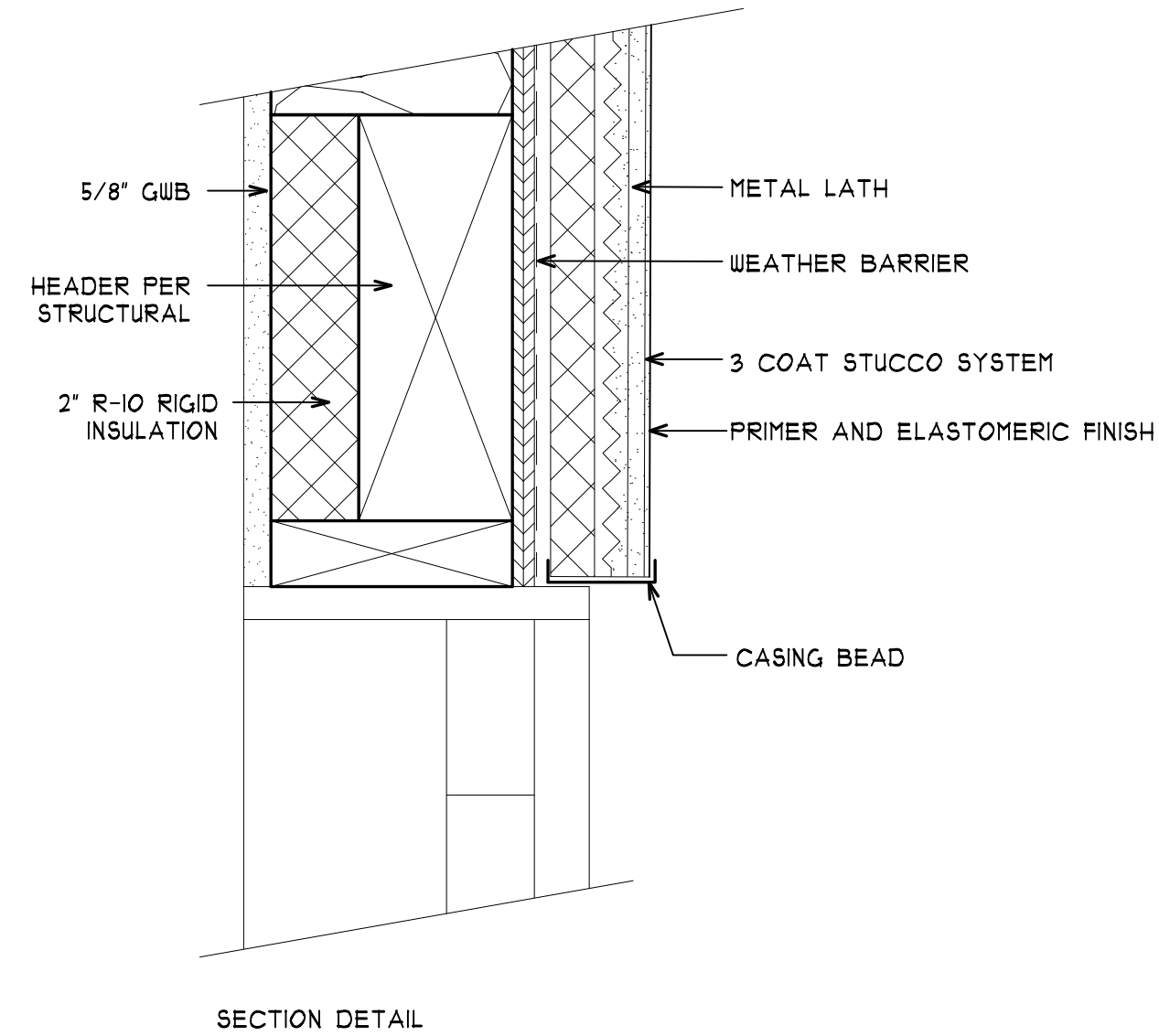

**STUCCO @ HEAD & SILL**  
 SCALE: 3" = 1'-0"



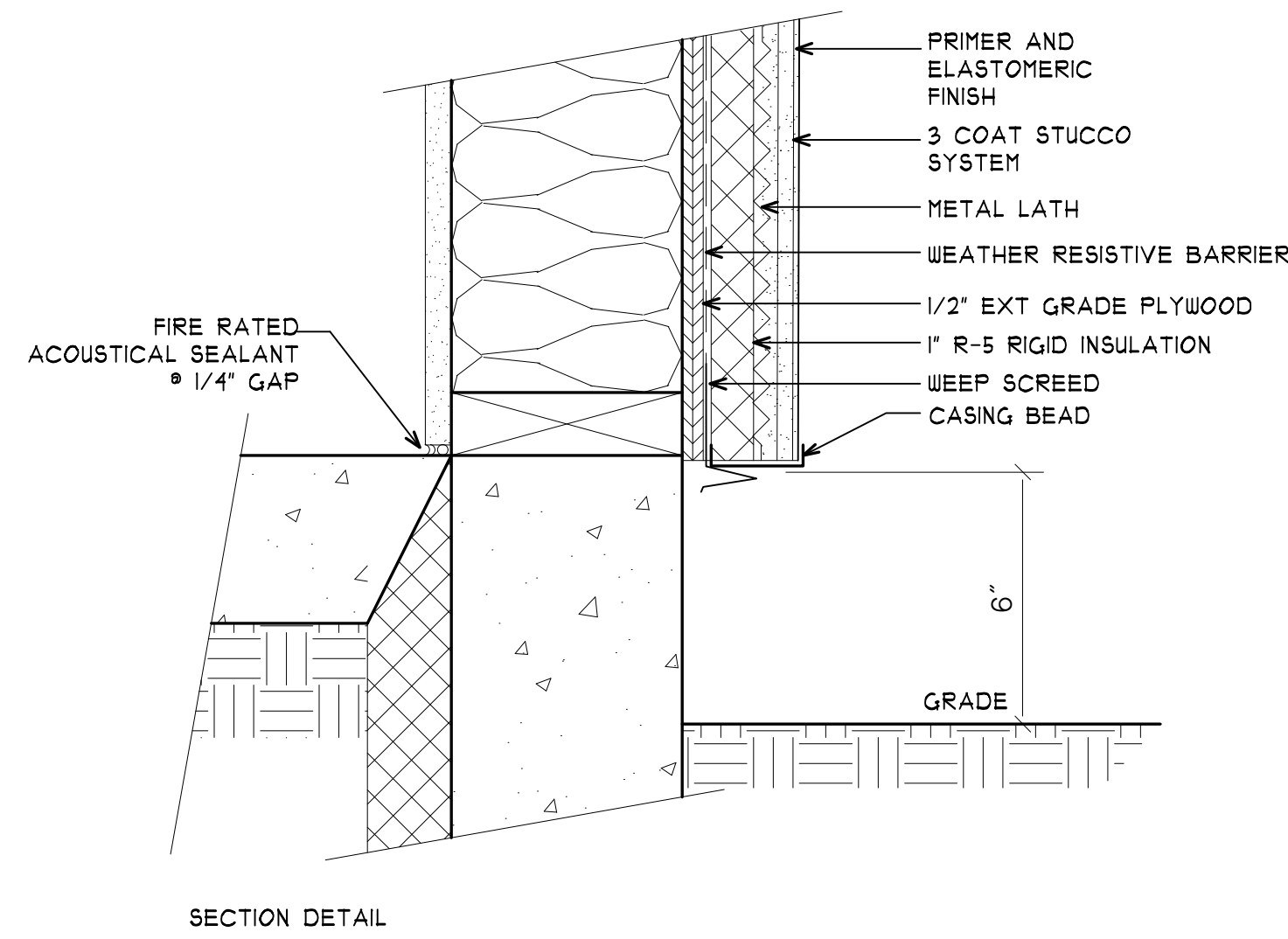
3E STUCCO & PENETRATION  
A5.7 SCALE: 3" = 1'-0"



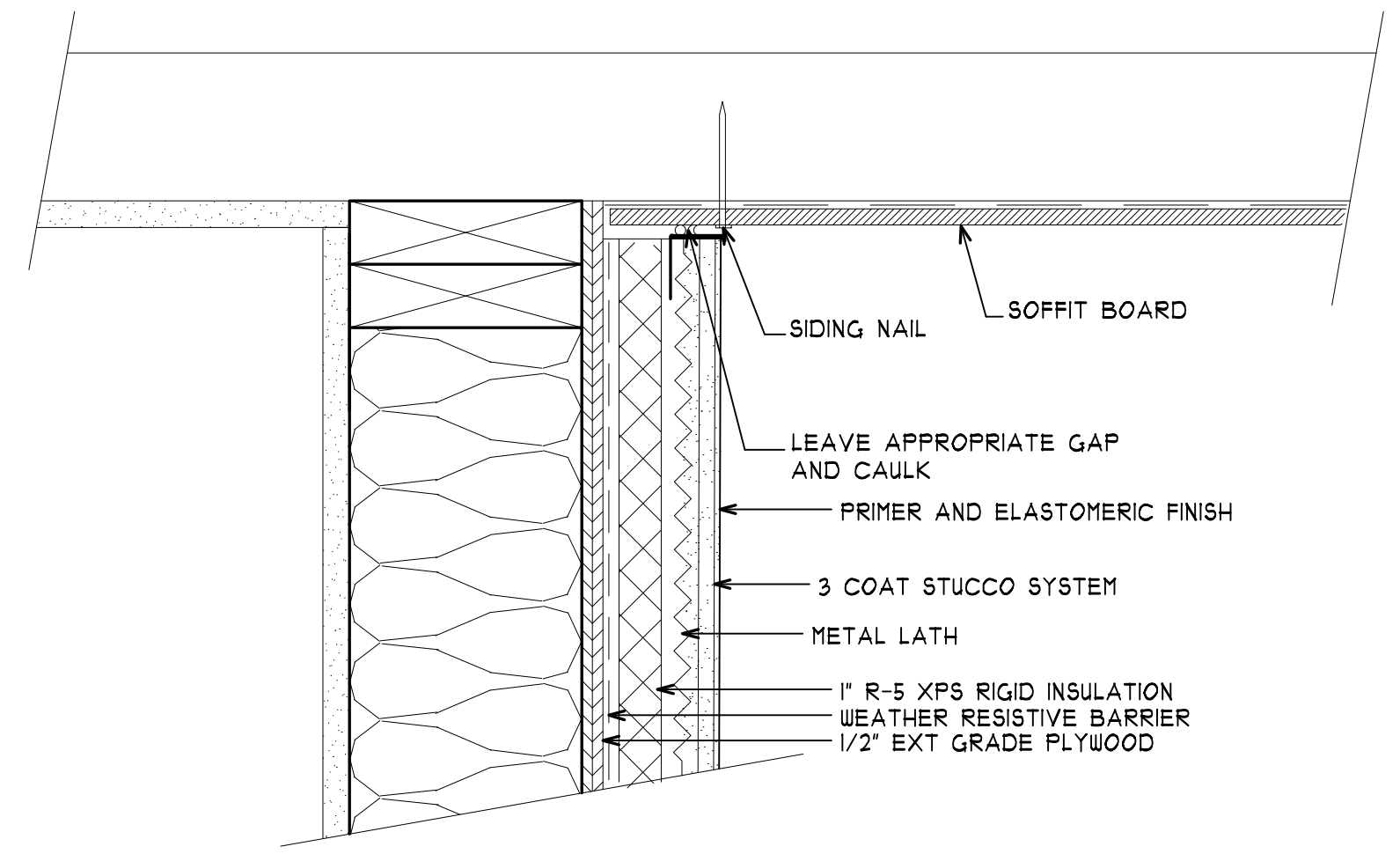
3H CORNERS FOR STUCCO  
A5.7 SCALE: 3" = 1'-0"



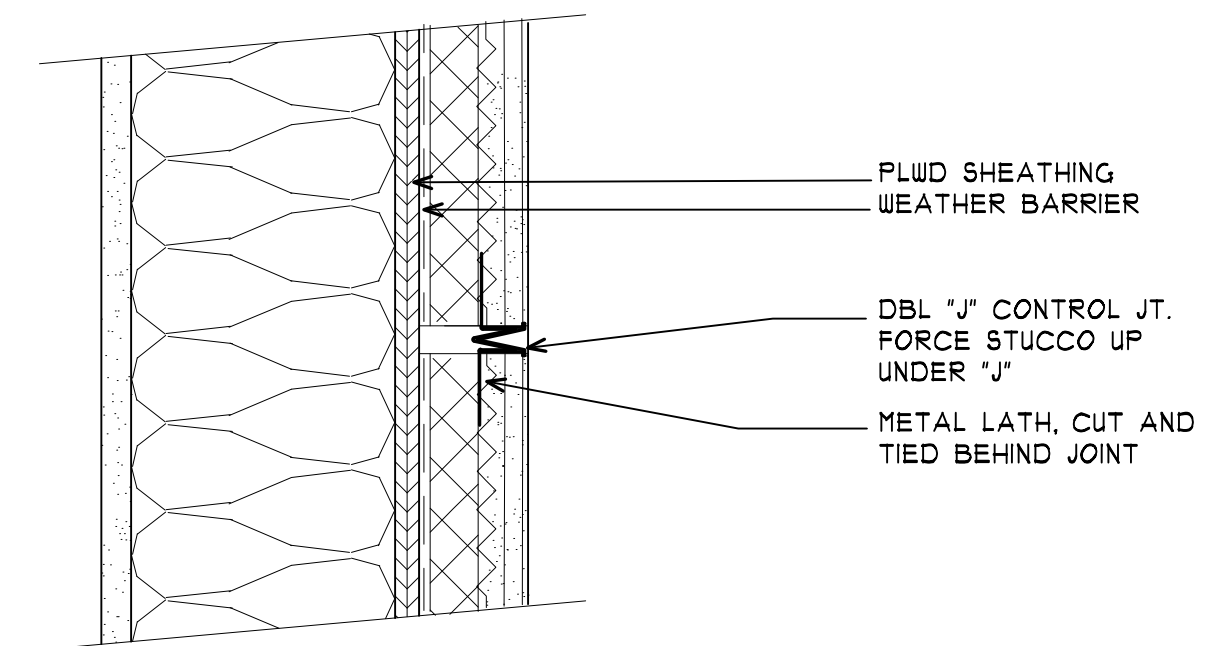
6E STUCCO @ DOOR HEAD  
A5.7 SCALE: 3" = 1'-0"



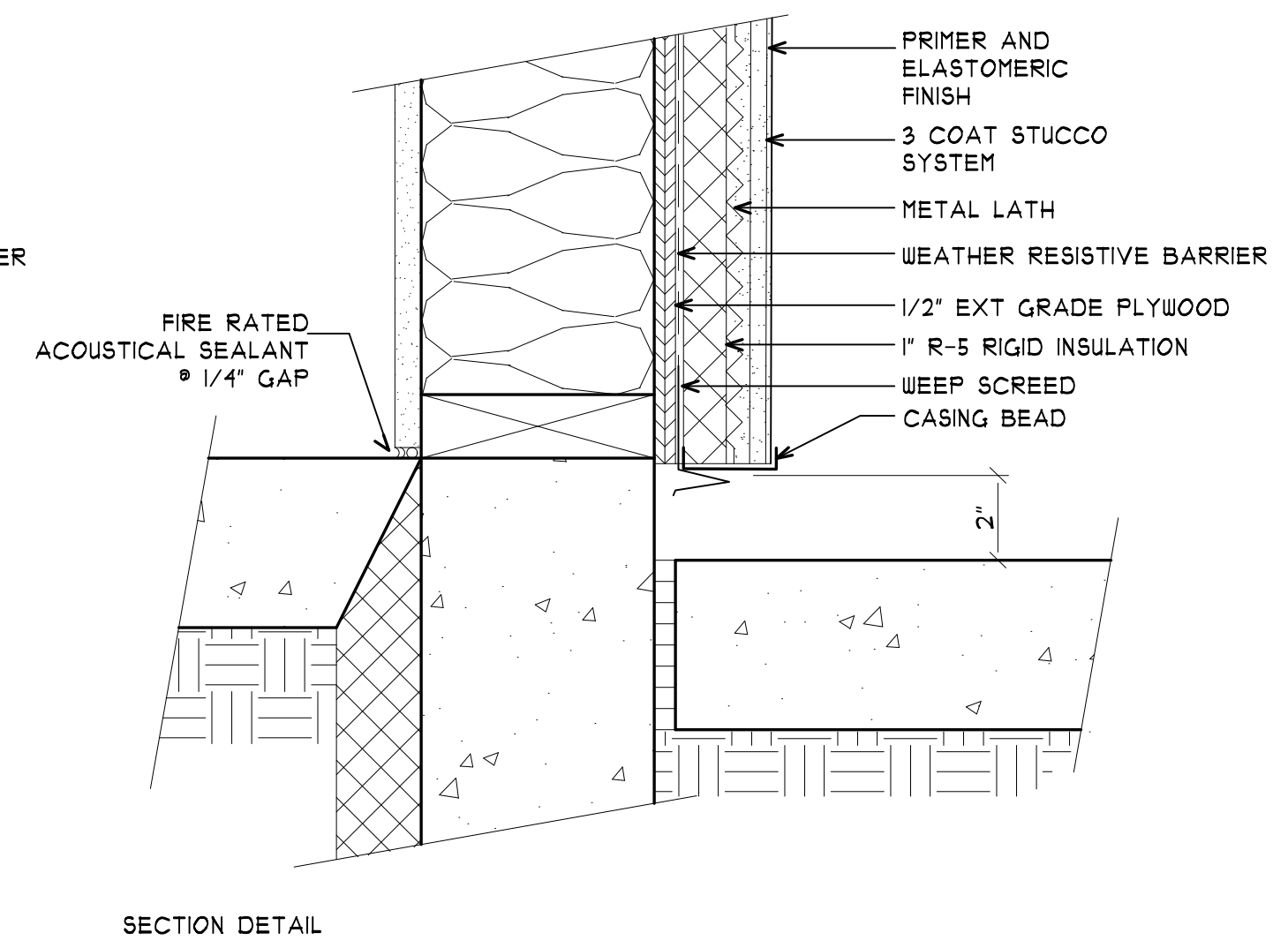
6H STUCCO @ GRADE  
A5.1 SCALE: 3" = 1'-0"



8D STUCCO @ T.O.W.  
A5.7 SCALE: 3" = 1'-0"



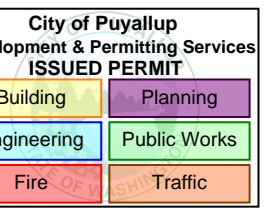
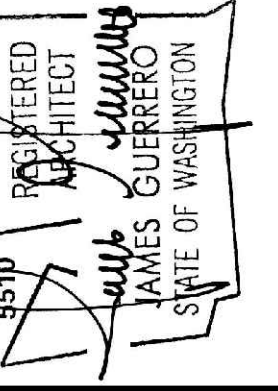
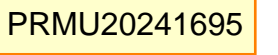
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A5.1 SCALE: 3" = 1'-0"



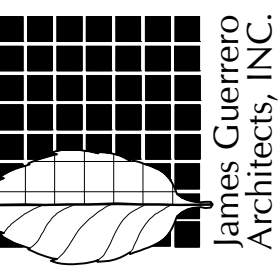
8H  
A5.7

**3-PART STUCCO SYSTEM • HARDSCAPE**

SCALE: 3" = 1'-0"



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Website: [www.jgarch.net](http://www.jgarch.net)



501 2ND ST. NE, PUYALLUP WA, 98372

## ARCHITECTURAL DETAILS

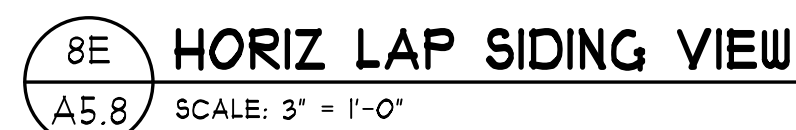
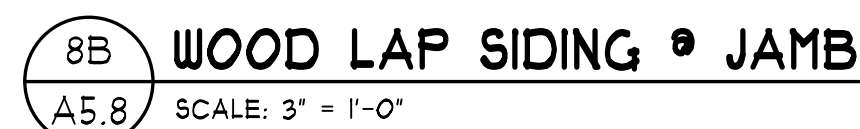
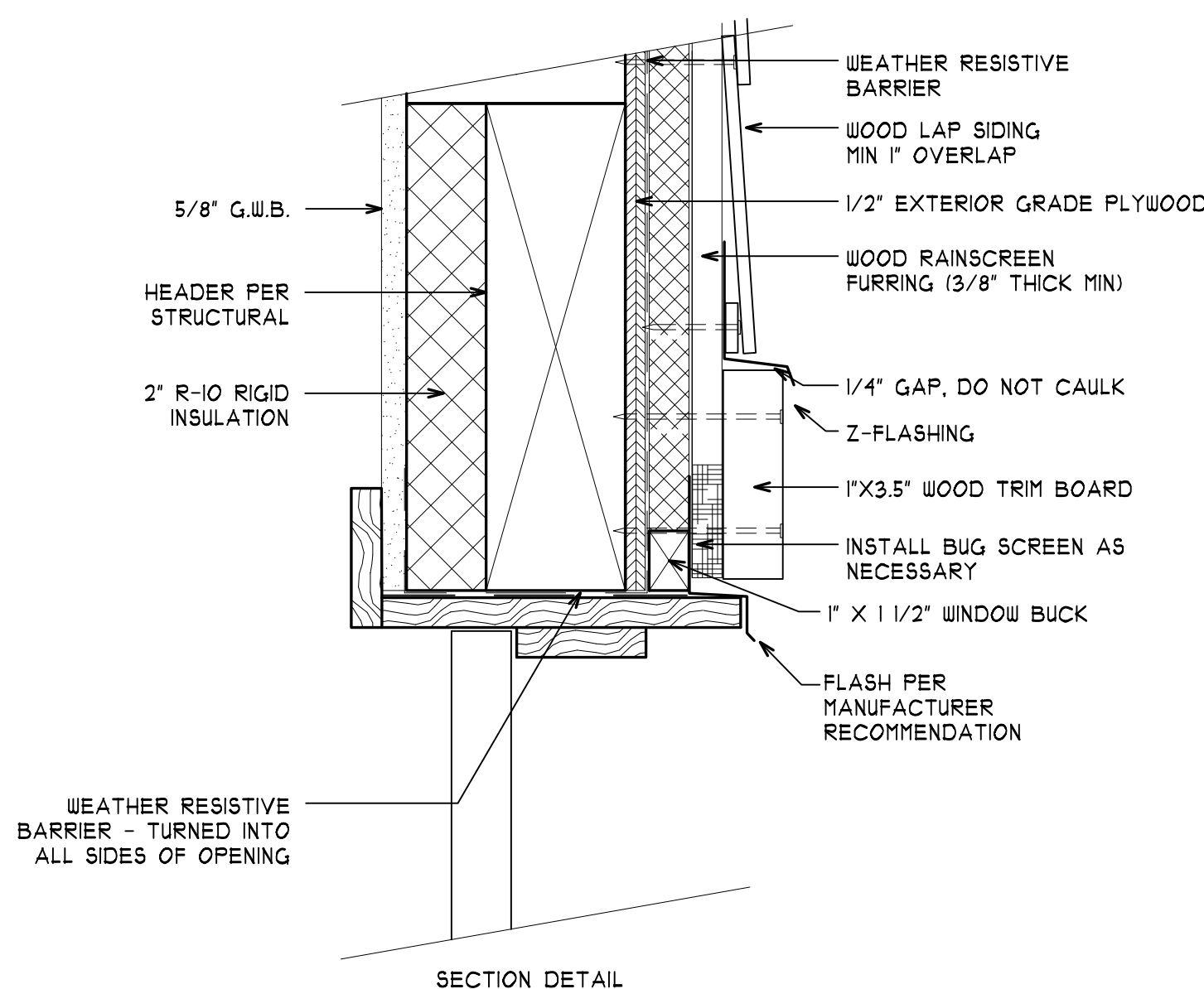
PERMIT REVIEW SET	DATE
	FILE
	SHEET

DATE 11-19-24  
REVISED

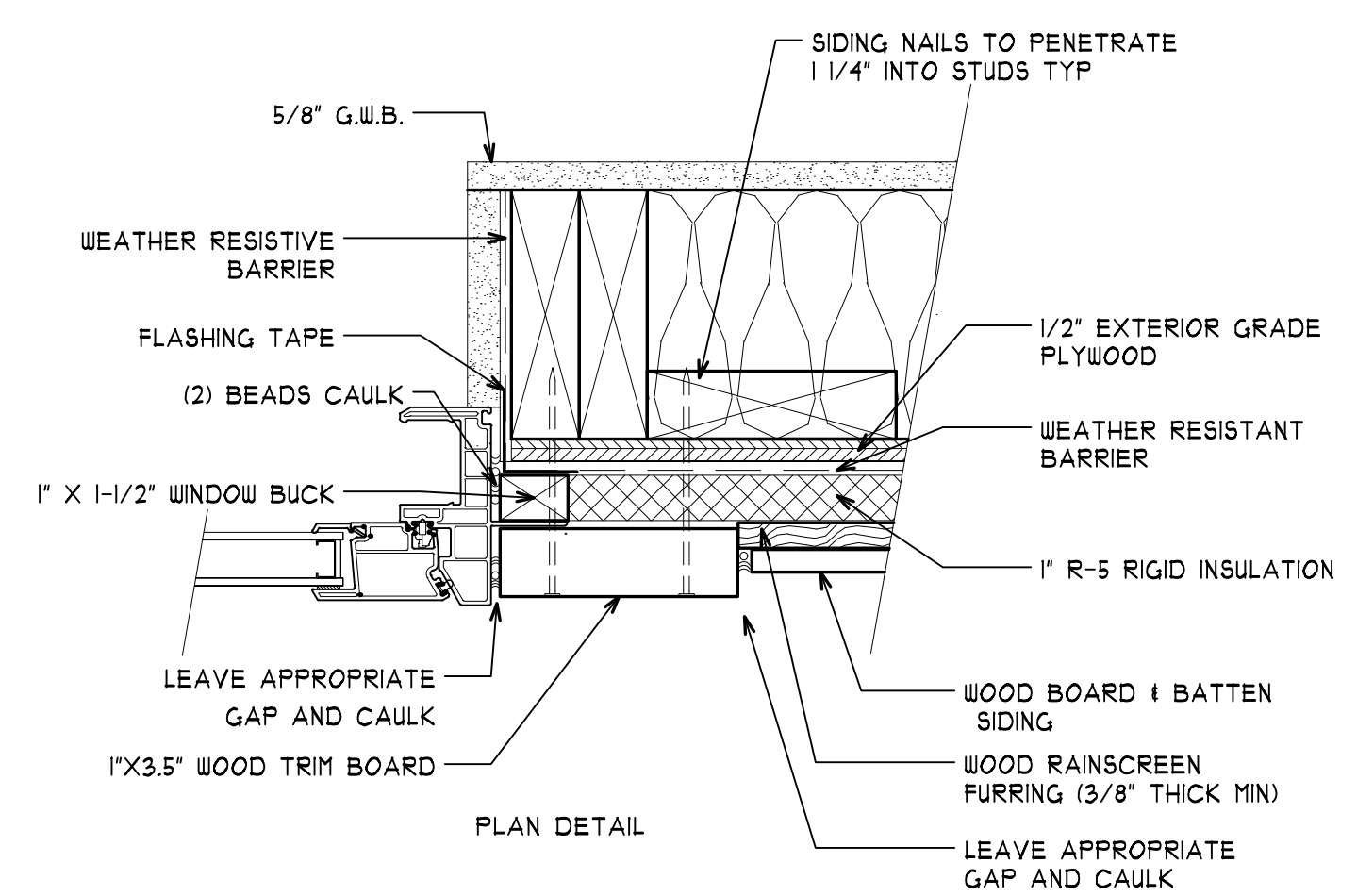
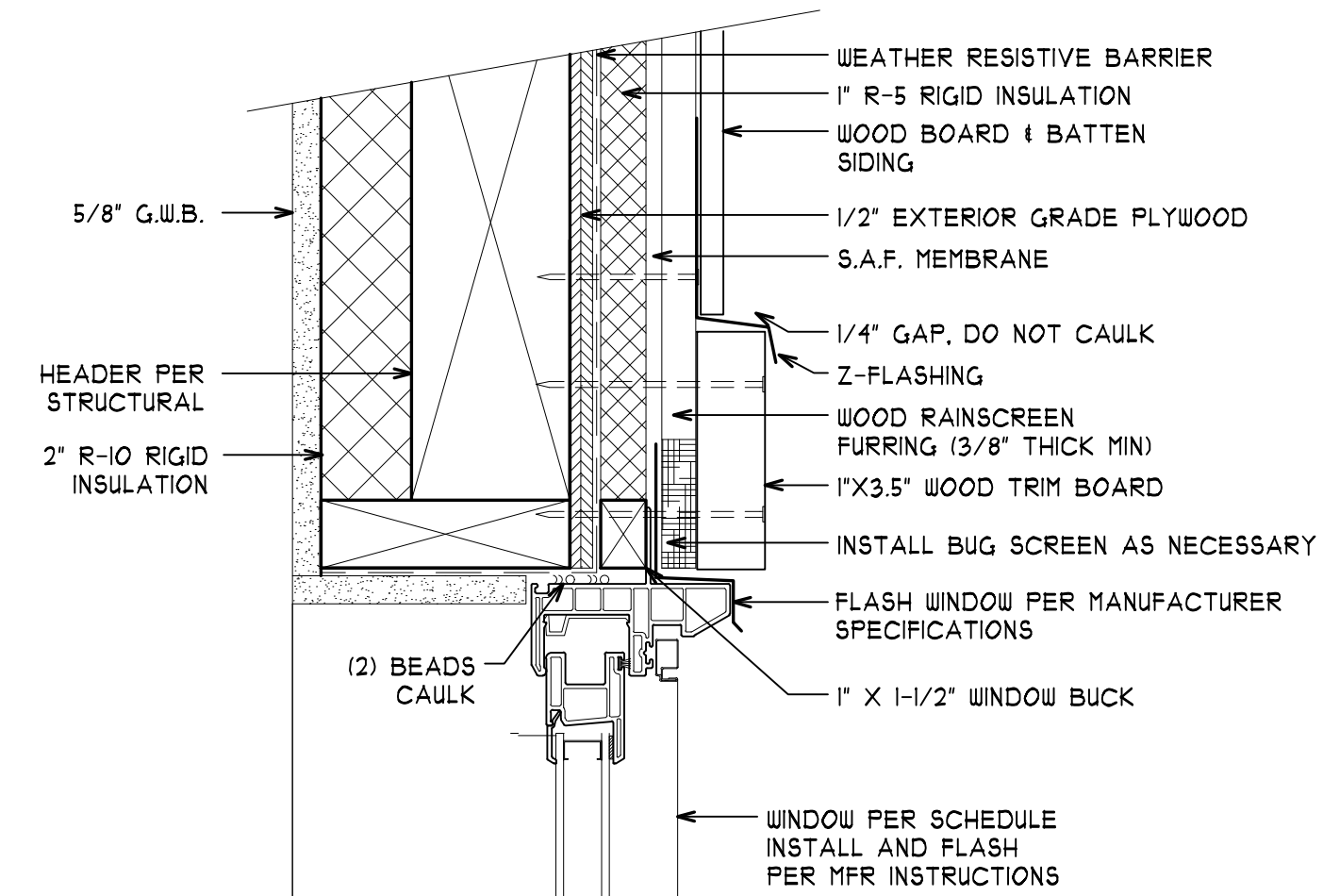
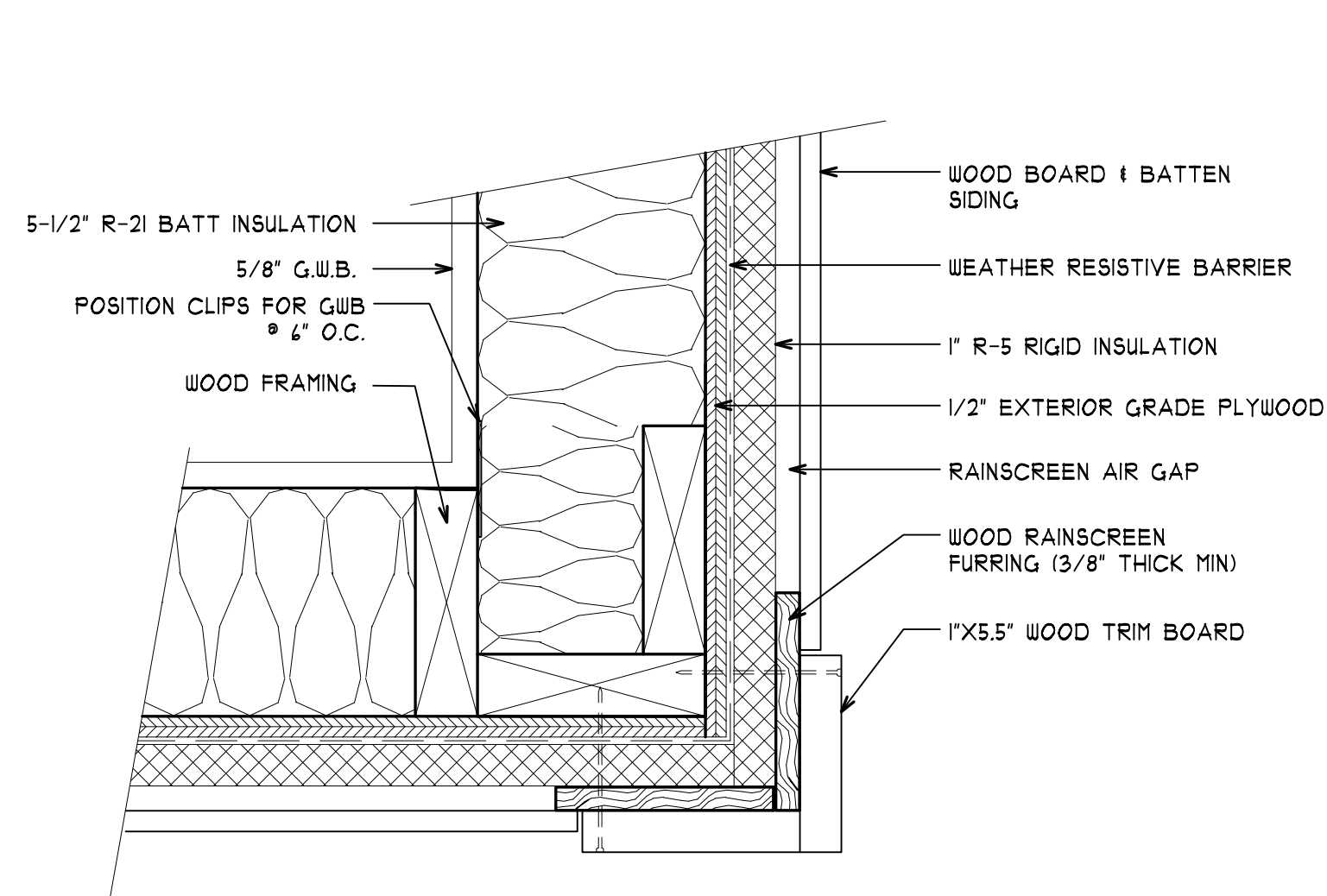
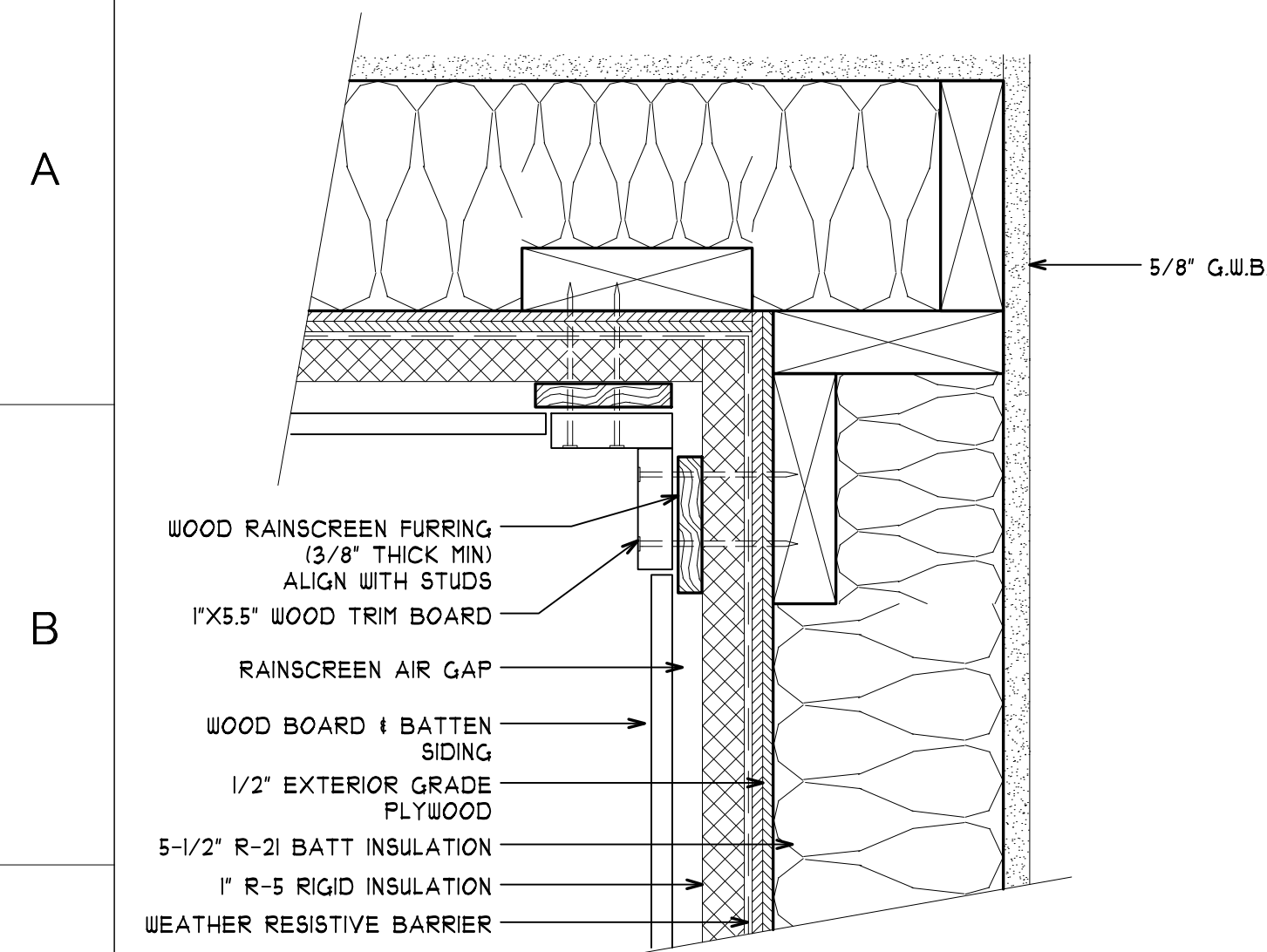
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## A5.7

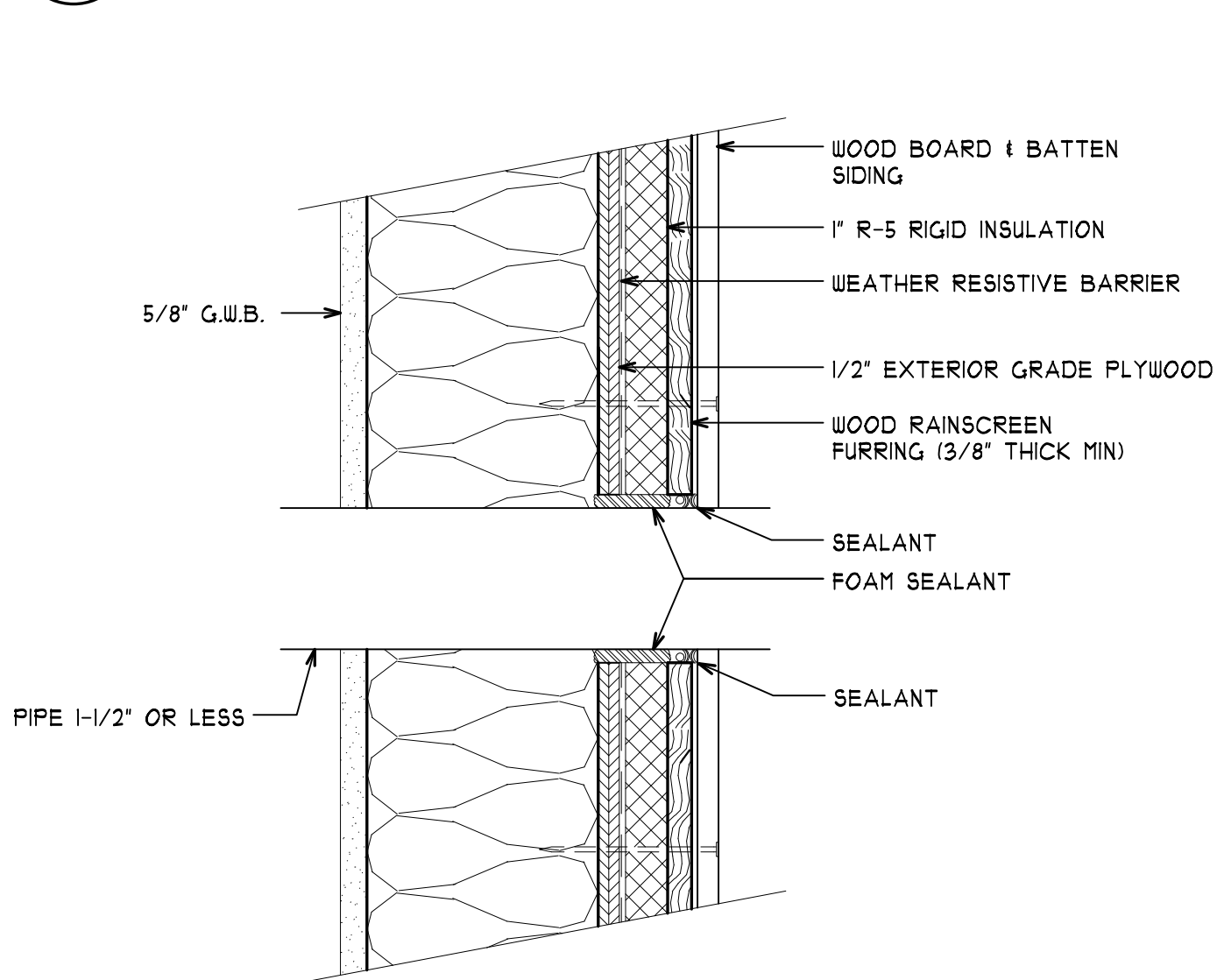




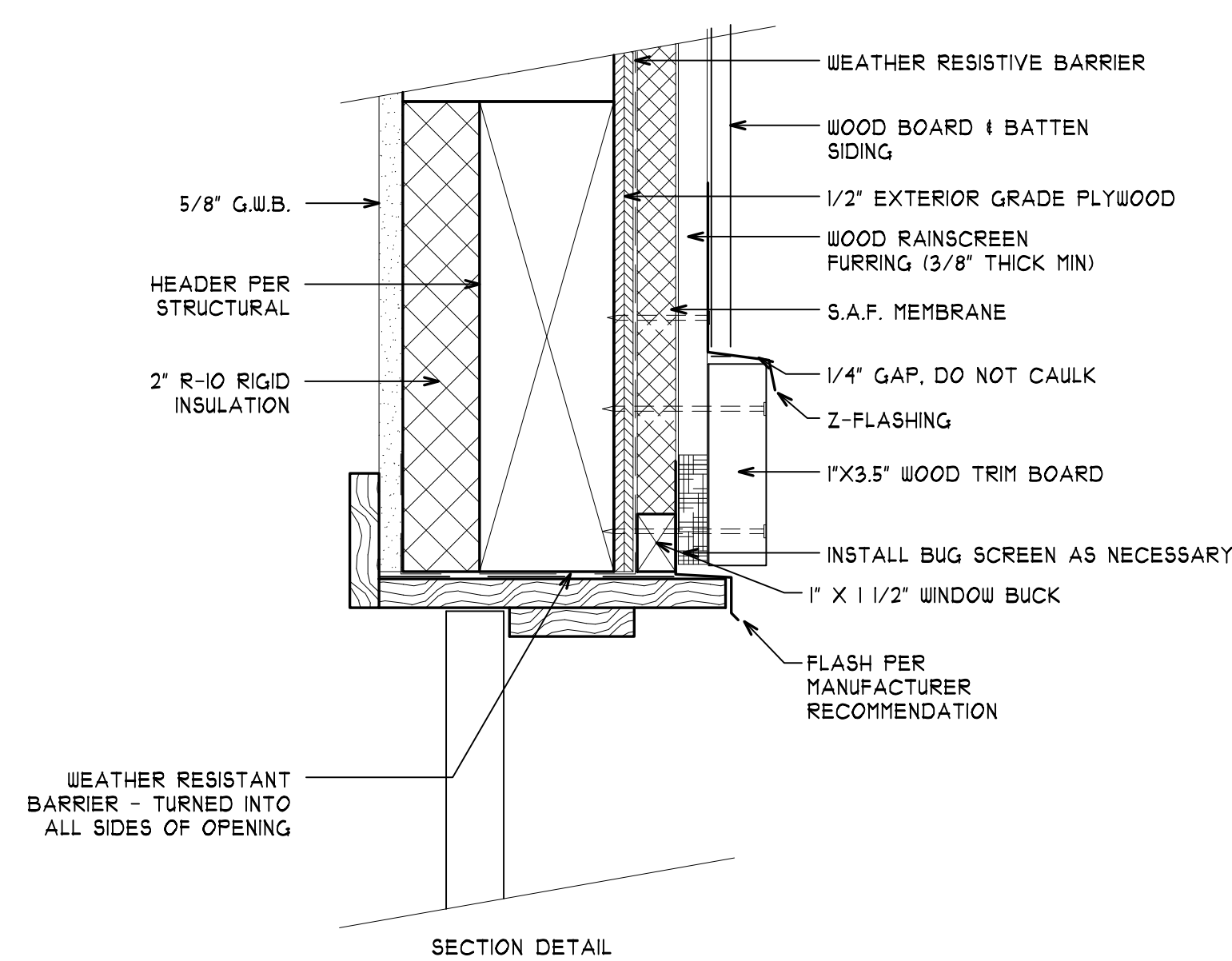




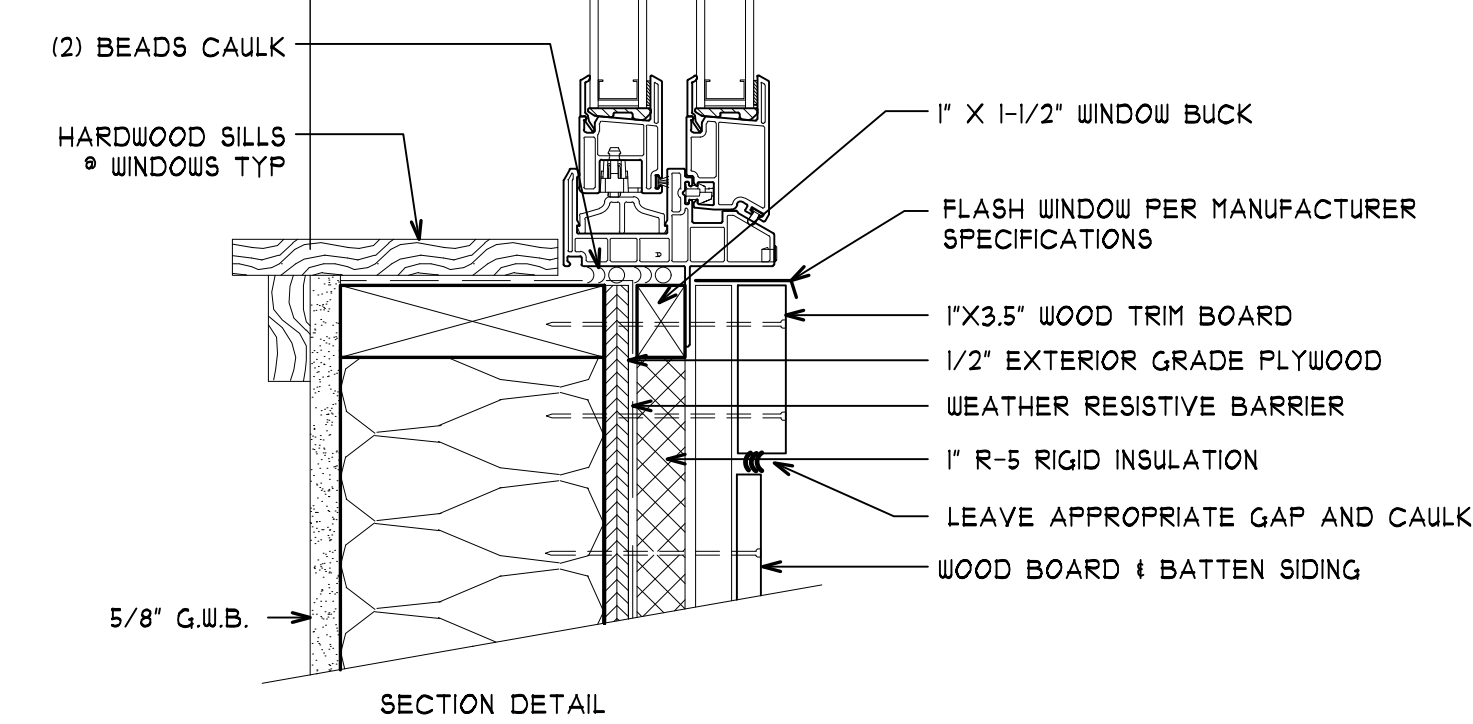
WOOD BOARD & BATTEN SIDING & CORNERS



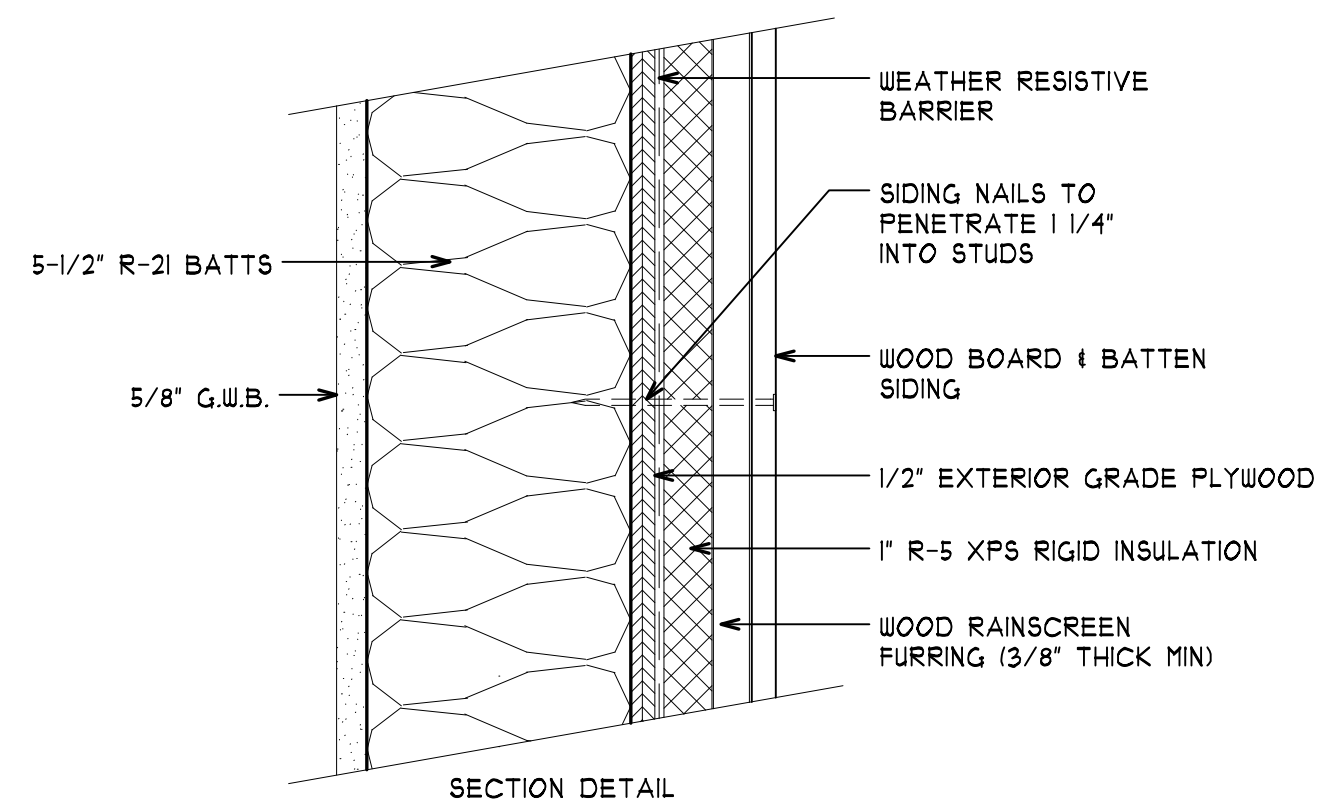
IF WOOD BOARD & BATTEN @ PENETRATIONS  
A5.9 SCALE: 3" = 1'-0"



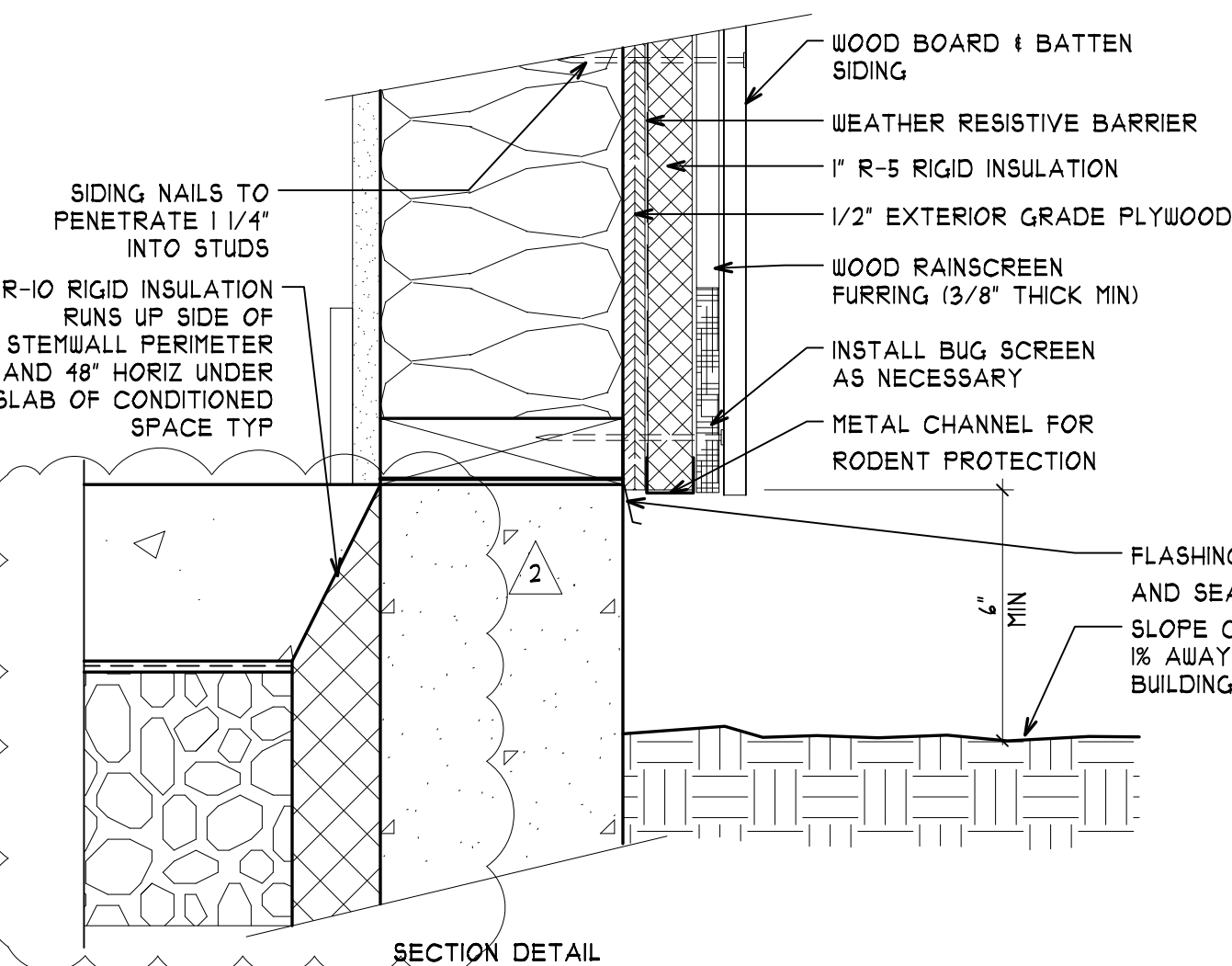
3F WOOD BOARD & BATTEN @ DOOR HEAD  
A5.9 SCALE: 3" = 1'-0"



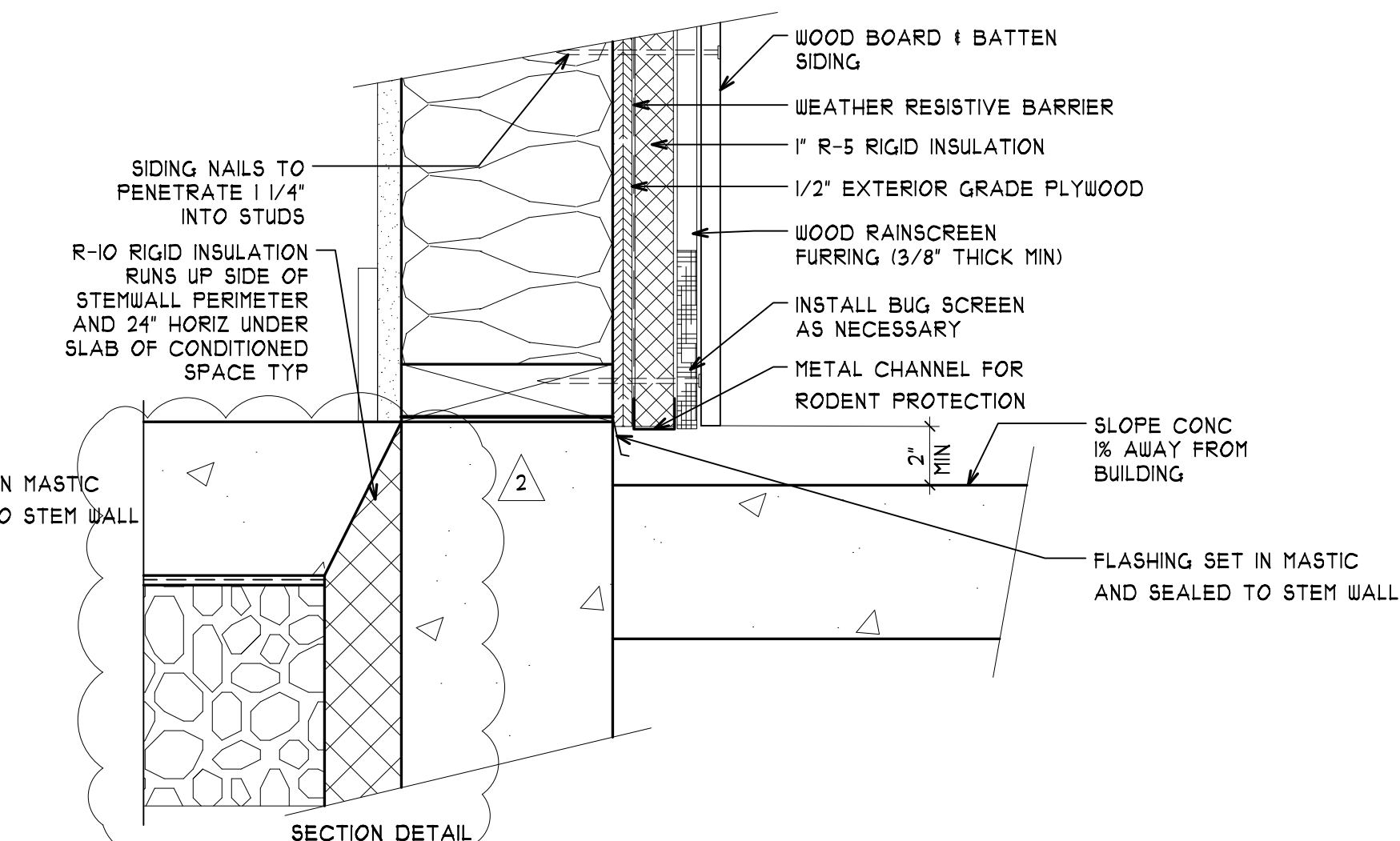
6E WOOD BOARD & BATTEN @ HEAD/SILL  
A5.9 SCALE: 3" = 1'-0"



8E WOOD BOARD & BATTEN HORIZ VIEW  
A5.9 SCALE: 3" = 1'-0"




**WOOD BOARD & BATTEN @ GRADE**  
 SCALE: 3" = 1'-0"



3H WOOD BOARD & BATTEN @ HARDSCAPE  
A5.9 SCALE: 3" = 1'-0"





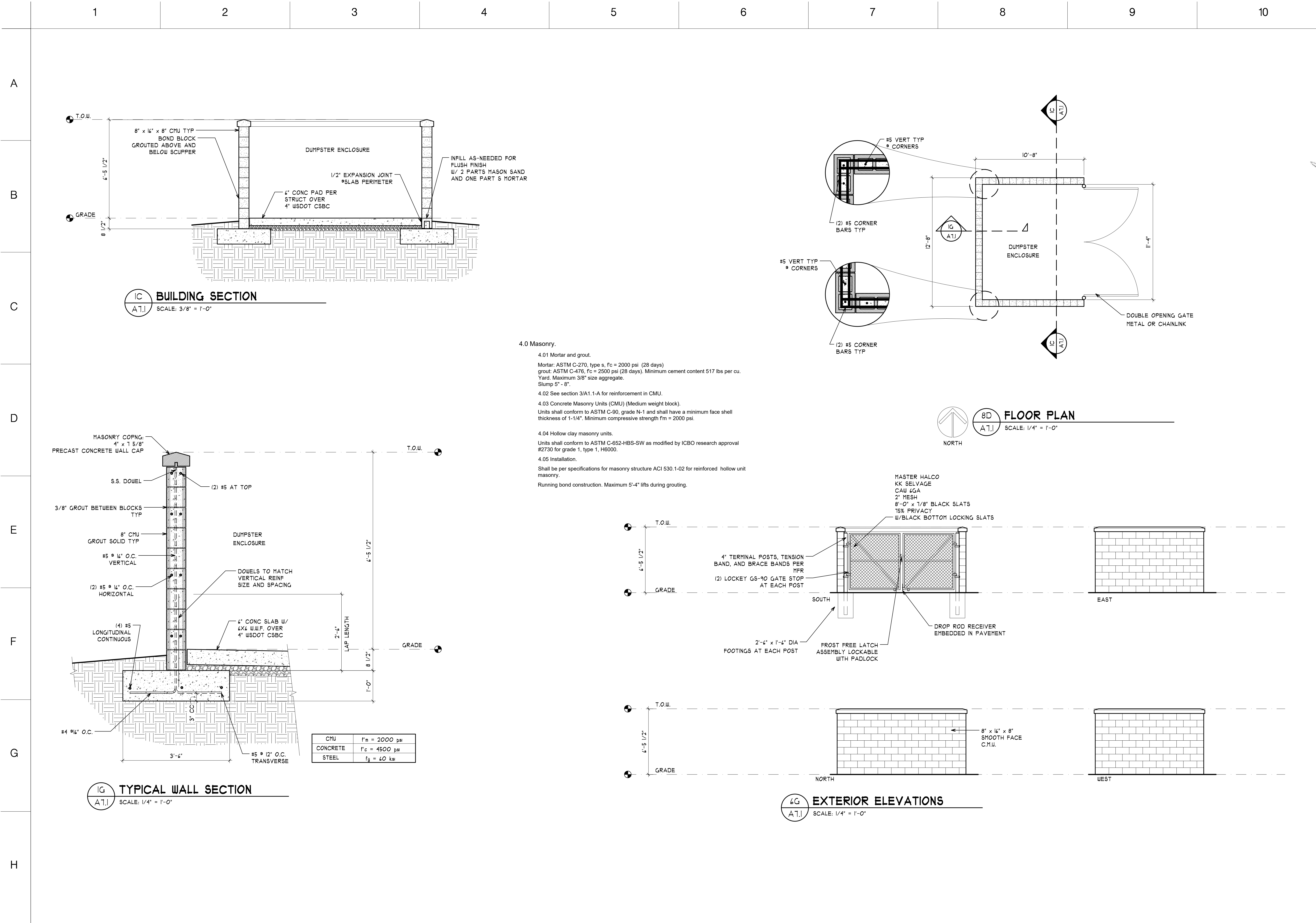
## A5.10











PRMU20241695

REGISTERED ARCHITECT

JAMES GUERRERO

STATE OF WASHINGTON

ICBO

INTERNATIONAL CONCRETE BOND ORGANIZATION

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net

JAMES GUERRERO

Architects, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

DUMPSTER ENCLOSURE PLANS

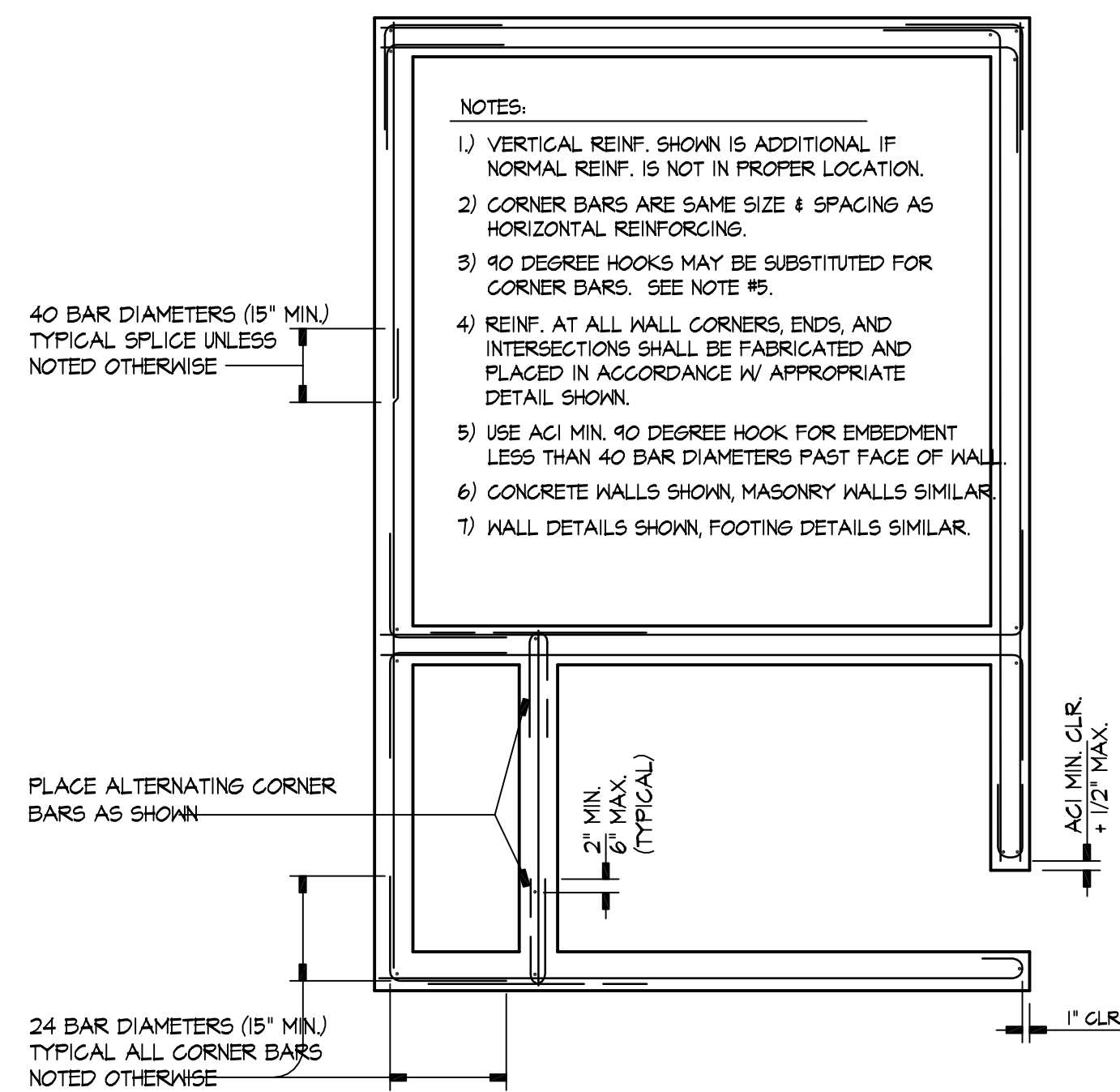
PERMIT REVIEW SET

DATE: 11-19-24  
REVISED: 02-04-25  
SHEET NO. A7.1

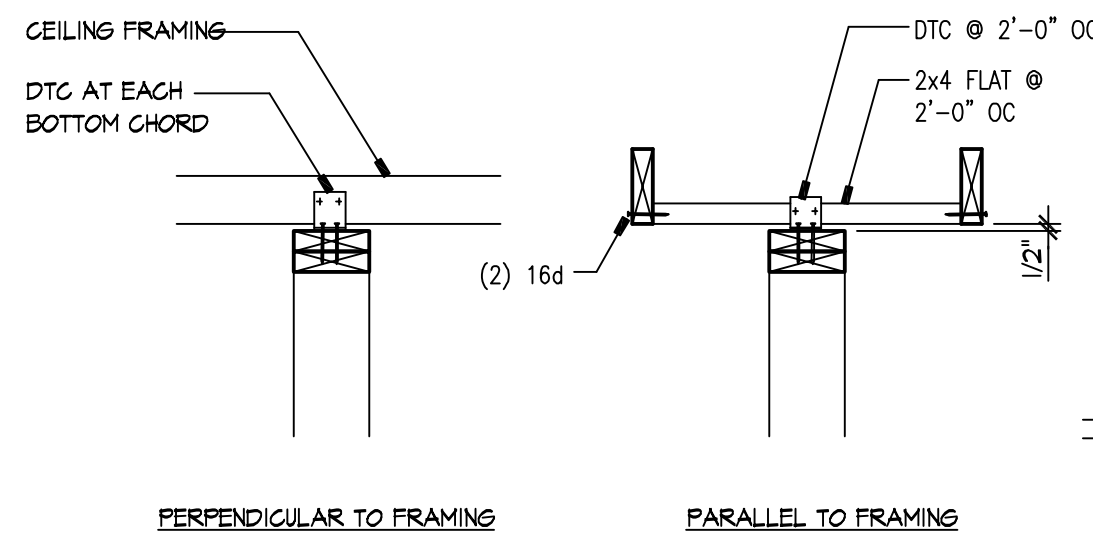




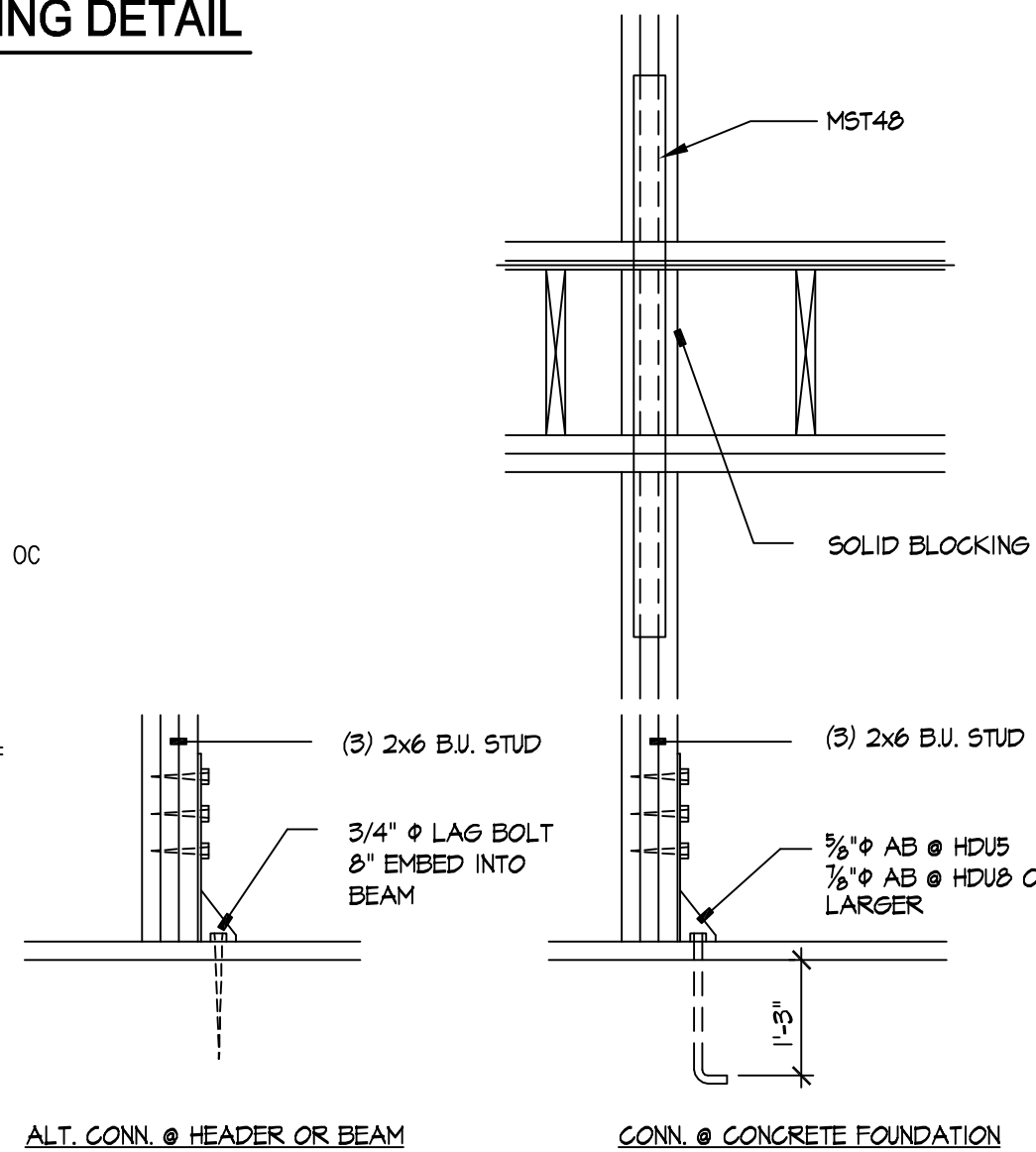




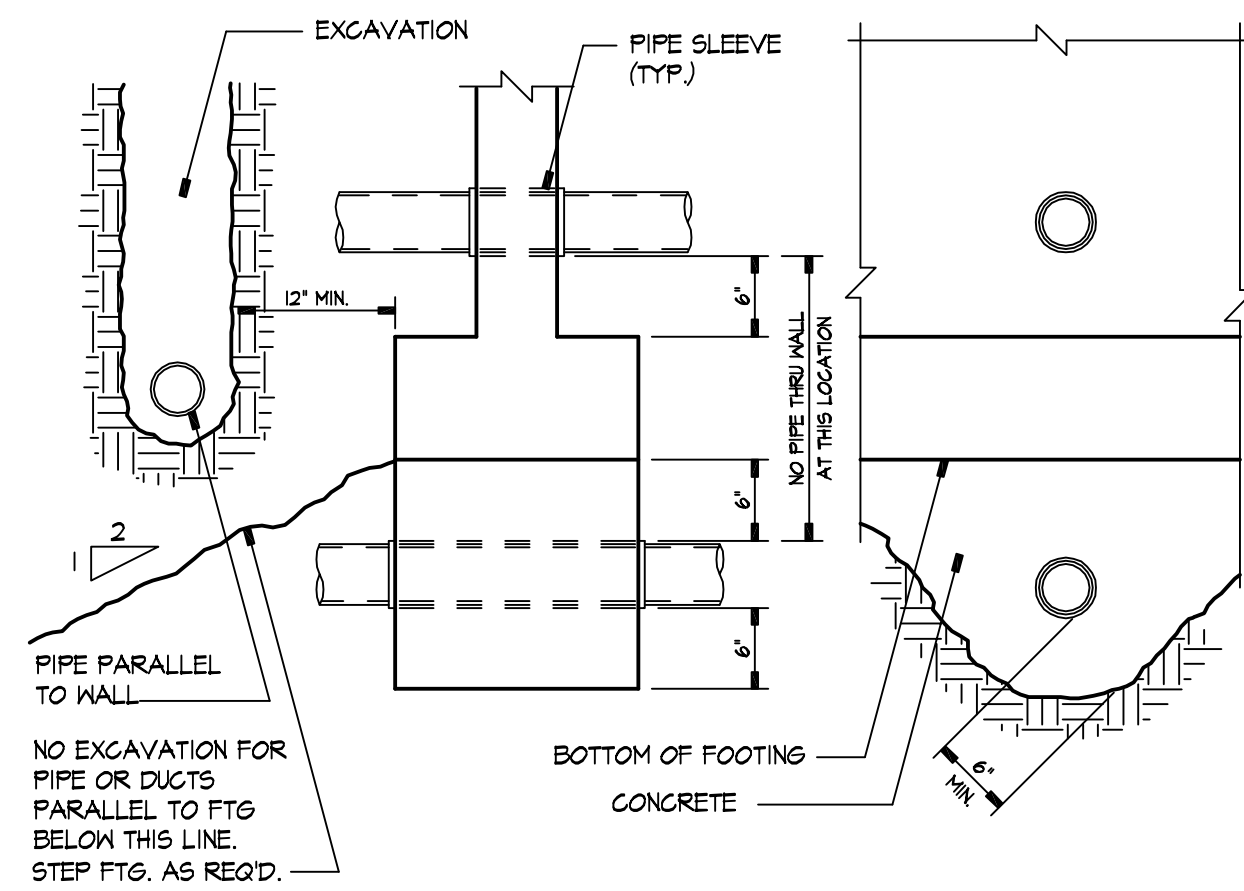
**1 TYPICAL REINFORCEMENT PLACING DETAIL**  
NTS



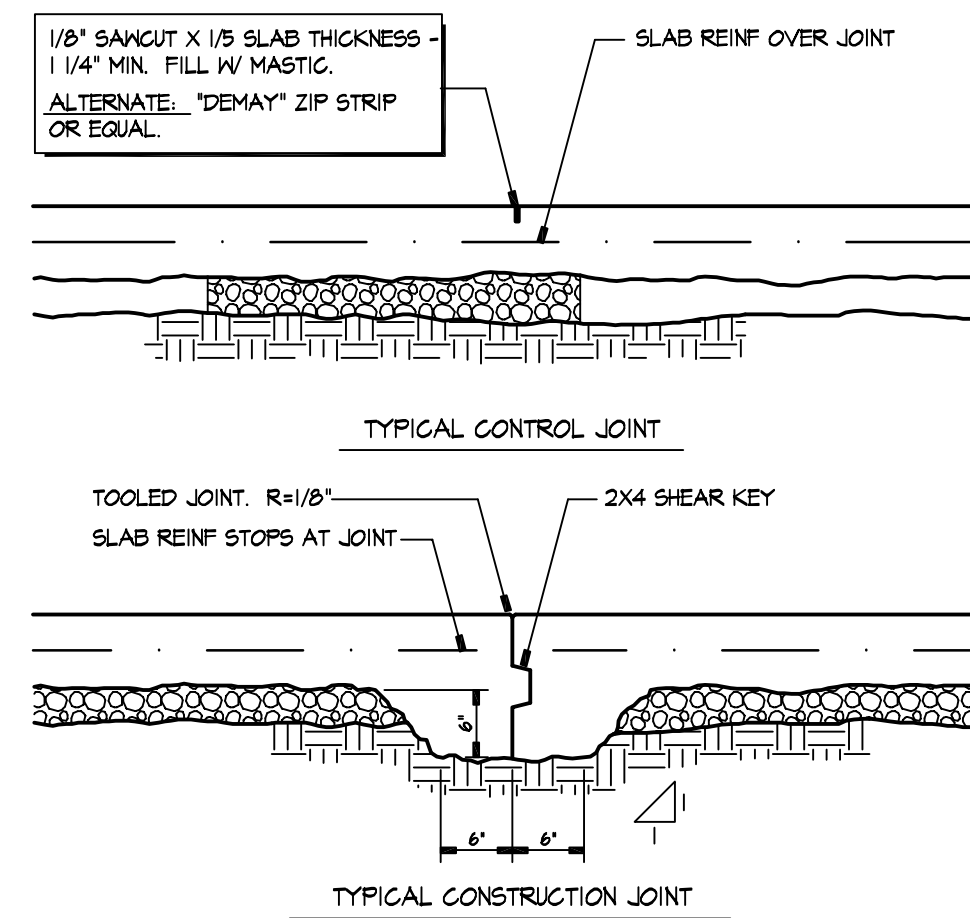
**5 PARTITION WALL SUPPORT**  
NTS



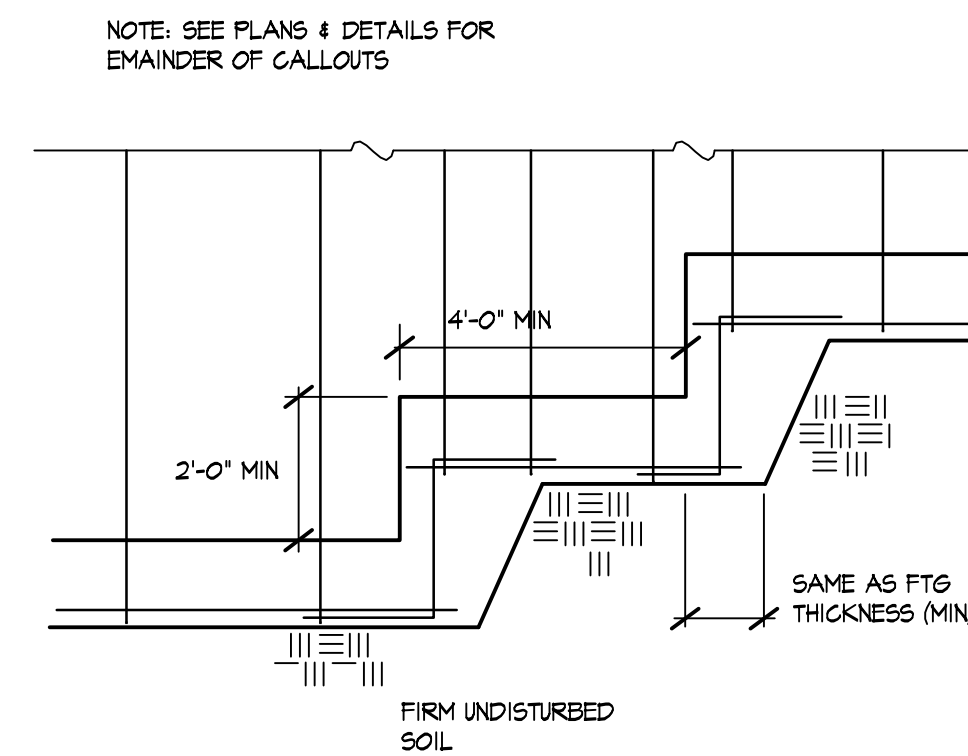
**6 TYPICAL HOLDOWN DETAIL**  
NTS



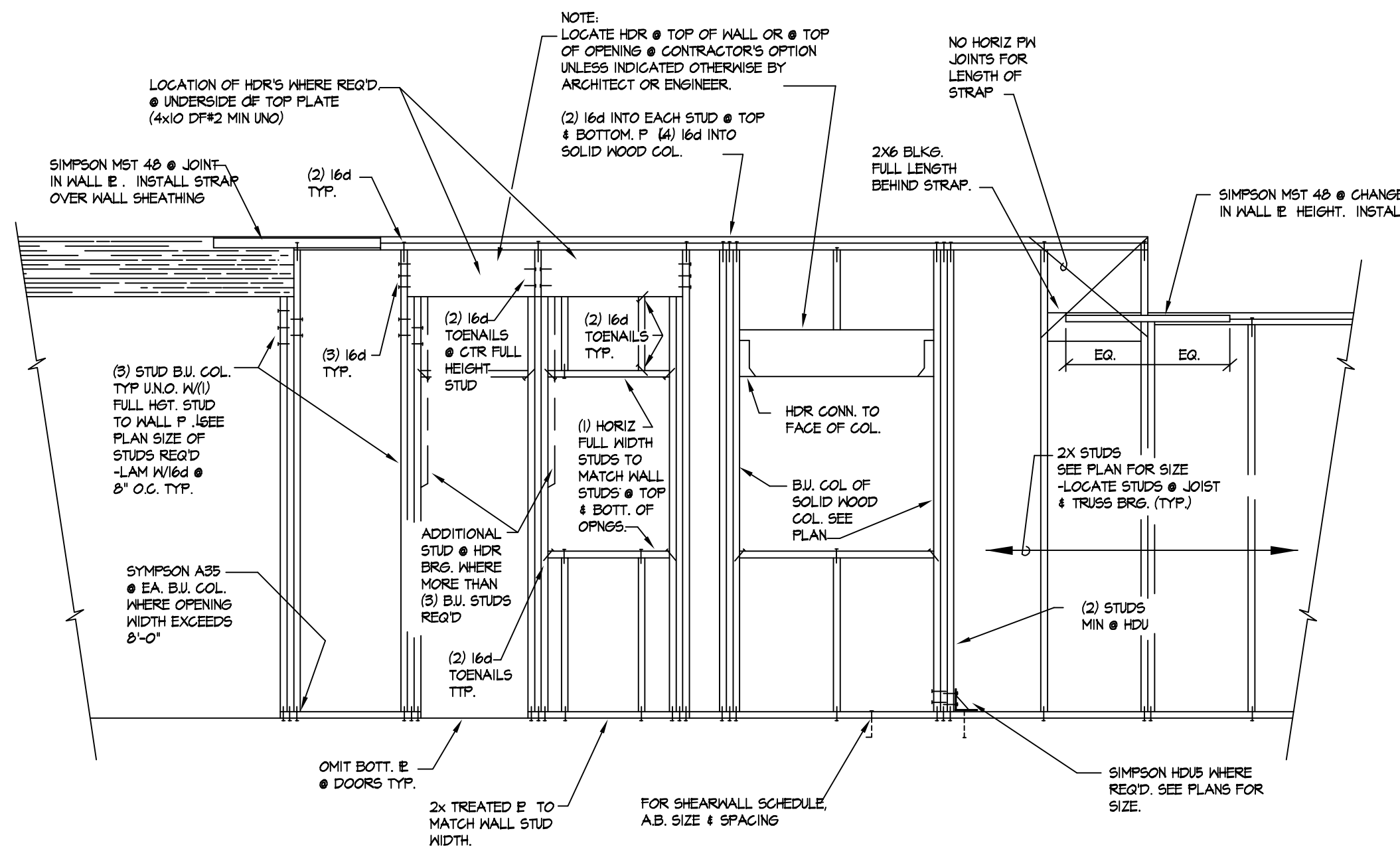
**2 TYPICAL DETAIL OF PIPE @ CONCRETE FOOTING**  
NTS



**3 TYPICAL SLAB JOINT DETAILS**  
NTS



**4 TYPICAL STEPPED FTG DETAIL**  
NTS



**7 TYPICAL EXTERIOR & INTERIOR BEARING WALL FRAMING ELEVATION**  
NTS

SHEAR WALL SCHEDULE				
MARK (SHEAR CAPACITY)	WALL TYPE	PANEL EDGE NAILING (1), (2)	INTERMEDIATE NAILING (2)	BOTTOM PLATE ANCHOR BOLTING OR NAILING (5)
1 (200 LB/FT)	1/2" CDX PLYWOOD OR OSB, ONE SIDE	8d @ 6" O.C.	8d @ 12" O.C.	1/2" AB @ 4'-0" O.C. OR 16d @ 1 1/2' O.C.
2 (350 LB/FT)	1/2" CDX PLYWOOD OR OSB, ONE SIDE	8d @ 3 1/2" O.C.	8d @ 12" O.C.	5/8" AB @ 3'-4" O.C. OR 16d @ 4' O.C.
3 (610 LB/FT)	1/2" CDX PLYWOOD OR OSB, ONE SIDE	10d @ 2" O.C.	10d @ 12" O.C.	3/4" AB @ 2'-0" O.C. OR 16d @ 2" O.C.

**SHEAR WALL SCHEDULE NOTES:**

- 1) BLOCK ALL PANEL EDGES
- 2) SEE NAILS - MINIMUM REQUIREMENTS
- 3) 2x STUDS SHALL BE HF#2 OR BETTER, KILN-DRIED
- 4) ANCHOR BOLTS SHALL HAVE MINIMUM 3" BY 3" BY 1/4" THICK PLATE WASHER.
- 5) 1/16" OSB MAY BE SUBSTITUTED FOR 1/2" CDX
- 6) USE 5x STUDS AT PN OR OSB, EDGES FOR SHEAR WALL

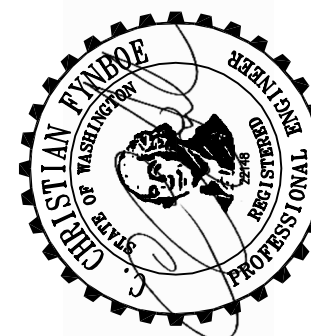
NAILS - MINIMUM REQUIREMENTS		
NAIL DESCRIPTION	MINIMUM WIRE DIAMETER	MINIMUM PENETRATION REQUIRED FOR LATERAL STRENGTH
3d Cooper	0.084"	12"
8d	0.091"	12"
10d	0.128"	13"
16d	0.141"	15"

**8 SHEARWALL NAILING SCHEDULE**  
NTS

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

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fundoe pe  
CONSULTING ENGINEER

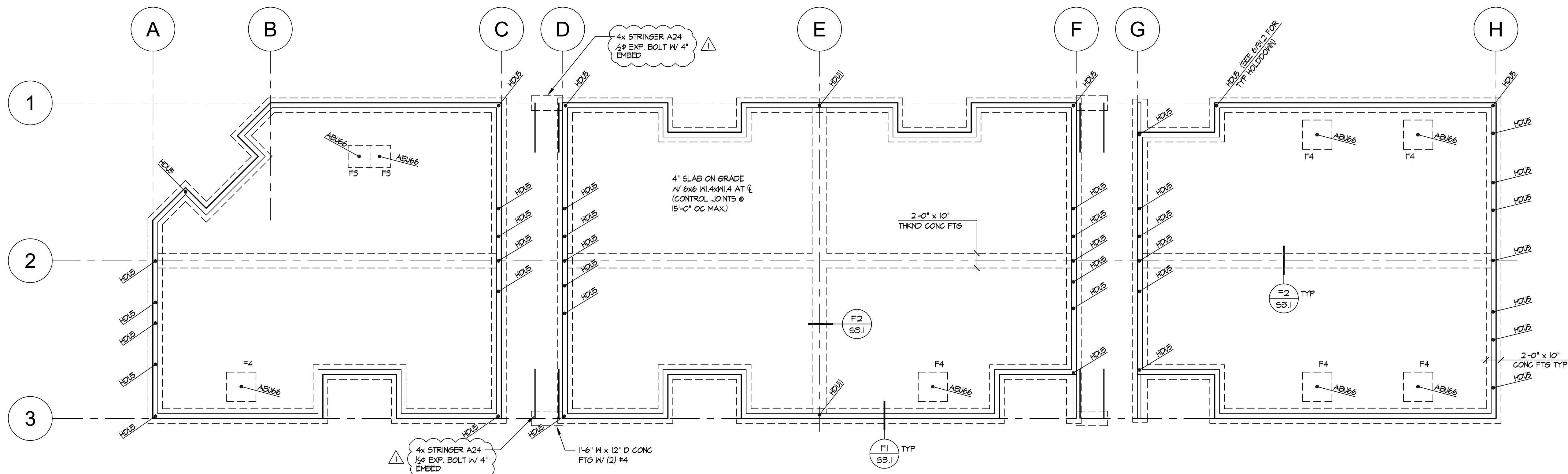
12181 C STREET SO. • TACOMA, WA 98444 • (253) 537-8128 • FAX 531-1285



**2ND STREET APARTMENTS**  
000 2ND STREET NE  
PUYALLUP, WA 98372  
**GENERAL DETAILS**

Designer:	CCF
Drafter:	PDS
Checker:	
Issue Date:	FEB. 3, 2025
Revision:	
Project Ref.:	
Client Ref.:	
CAD Ref.:	
SHEET NO.	REV.
<b>S1.2</b>	<b>▲</b>





### FOUNDATION PLAN

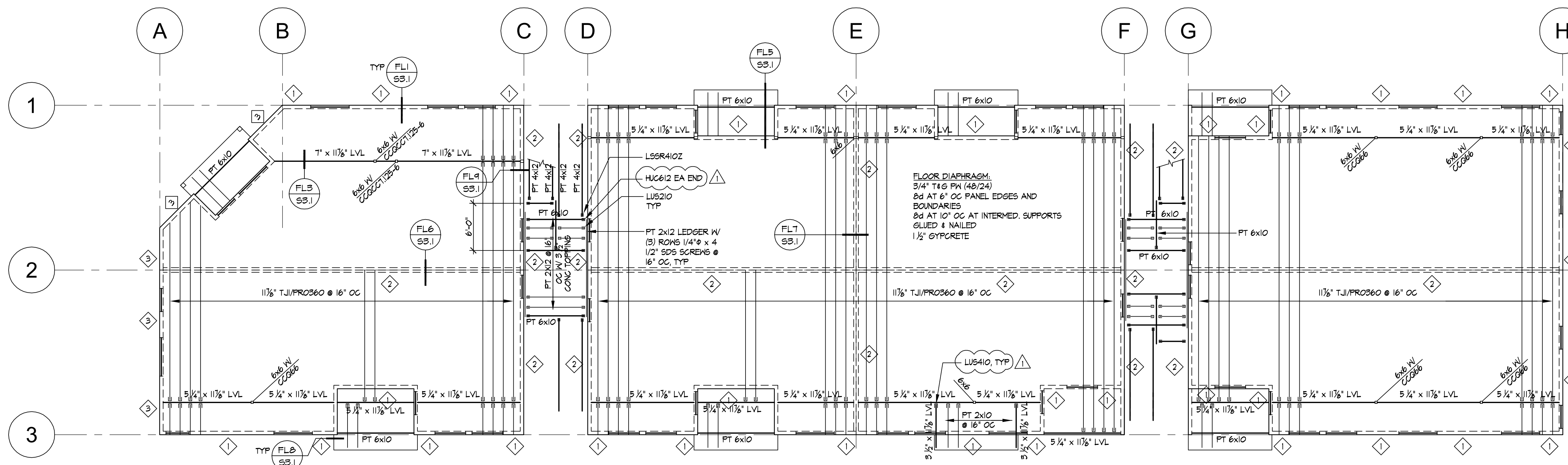
1/4" = 1'-0"

## NOTES:

- 1) FOR TYPICAL REBAR PLACEMENT SEE 1 S1.2
- 2) FOR TYPICAL PIPE UNDER FOOTINGS SEE 2 S1.2
- 3) FOR TYPICAL SLAB JOINT DETAILS SEE 3 S1.2

### FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F3	3'-0" x 3'-0" x 12"	(3) #4 EA WAY
F4	4'-0" x 4'-0" x 12"	(4) #4 EA WAY

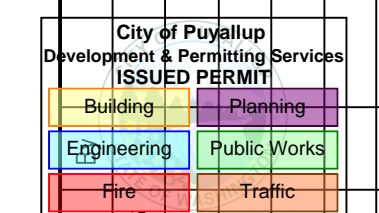


### SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

## NOTES:

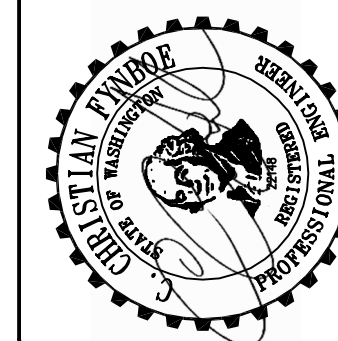
- 1) 1 DESIGNATES SHEAR WALL TYPE. SEE SHEET 8/S1.2 FOR SCHEDULE.
- 2) FOR NON-LOAD BEARING WALLS SEE 5 S1.2
- 3) FOR TYPICAL FRAMING ELEVATION SEE 7 S1.2
- 4) SEE ARCH. DWGS FOR ADDITIONAL NON-STRUCTURAL FRAMING.
- 5) STRUCTURAL ENGINEER OF RECORD TO REVIEW TRUSS SHOP DRAWINGS FOR DEFERRED APPROVAL PRIOR TO INSTALLATION.
- 6) 4x12 DF#2 HDR TYP UNO AT EXTERIOR & INTERIOR WALLS
- 7) HOLDDOWNS (HDU5 & MST40) ARE AT END OF SHEAR WALLS CONNECTING 1st & 2nd FLOORS



Rev.	Date	By	Check	Appr.
1	5/24/25			

c christian  
fundoe pe  
CONSULTING ENGINEER

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2ND STREET APARTMENTS  
000 2ND STREET NE  
PUYALLUP, WA 98372  
FOUNDATION & 2ND FLR FRMG PLANS

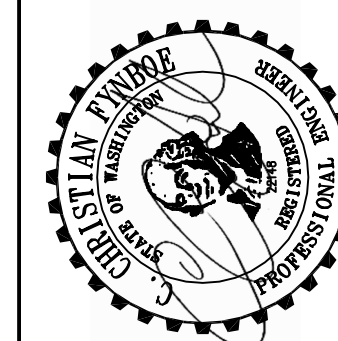
Designer:	CCF
Drafter:	PDS
Checker:	
Issue Date:	FEB. 3, 2025
Revision:	
Project Ref.:	
Client Ref.:	
CAD Ref.:	

SHEET NO.	REV.
S2.1	▲



City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic
Date:	5/24/25
Rev:	—

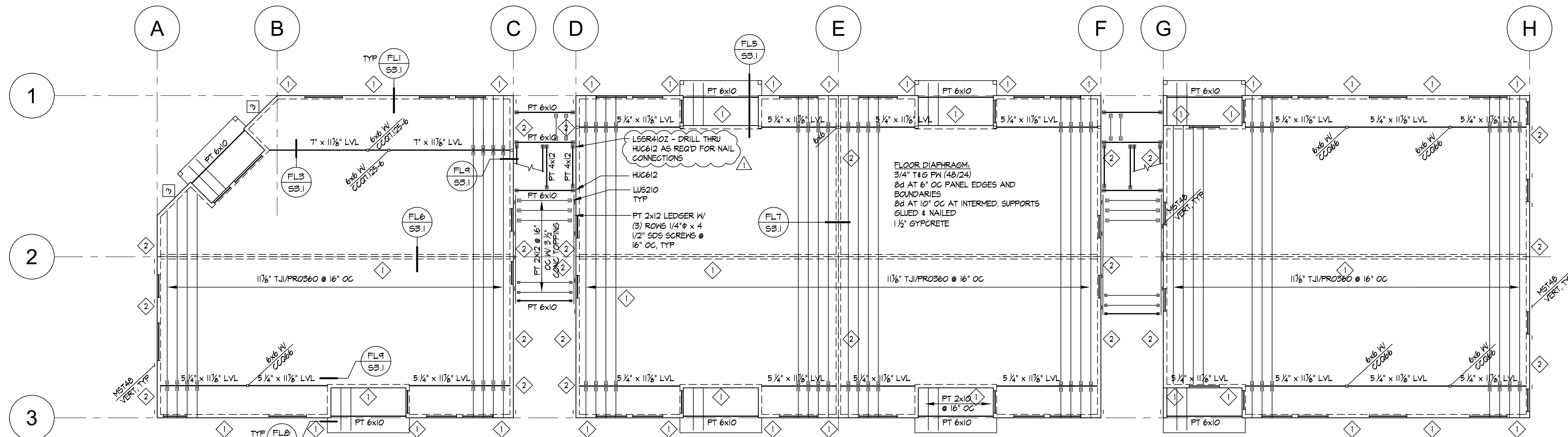
christian  
funboe pe  
CONSULTING ENGINEER  
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2ND STREET APARTMENTS  
000 2ND STREET NE  
PUYALLUP, WA 98372

3RD FLR & ROOF FRMG PLANS

Designer:	CCF
Drafter:	PDS
Checker:	
Issue Date:	FEB. 3, 2025
Revision:	
Project Ref.:	
Client Ref.:	
CAD Ref.:	
SHEET NO.	REV.
S2.2	▲

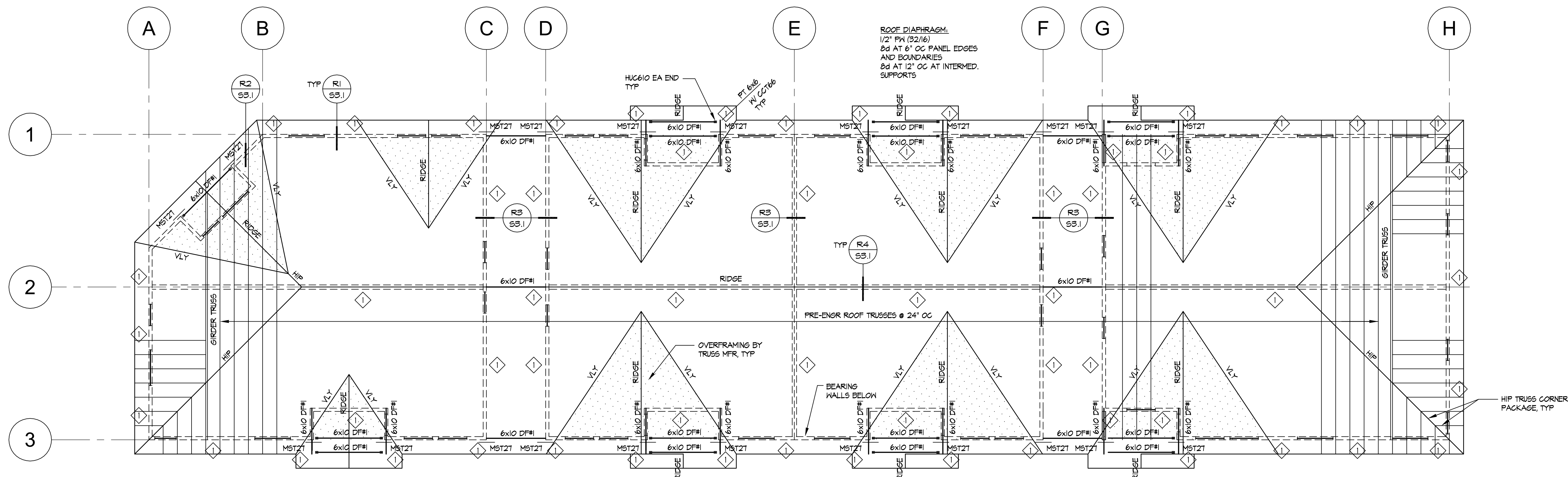


### THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"

#### NOTES:

- 1) DESIGNATES SHEAR WALL TYPE. SEE SHEET 8/SI.2 FOR SCHEDULE.
- 2) FOR NON-LOAD BEARING WALLS SEE .
- 3) FOR TYPICAL FRAMING ELEVATION SEE .
- 4) SEE ARCH. DWGS FOR ADDITIONAL NON-STRUCTURAL FRAMING.
- 5) STRUCTURAL ENGINEER OF RECORD TO REVIEW TRUSS SHOP DRAWINGS FOR DEFERRED APPROVAL PRIOR TO INSTALLATION.
- 6) 4x12 DF#2 HDR TYP UNO AT EXTERIOR & INTERIOR WALLS
- 7) HOLD-DOWNS (HDS & MST48) ARE AT END OF SHEAR WALLS CONNECTING 2nd & 3rd FLOORS
- 8) ALL 2x STUDS TO BE DF#2

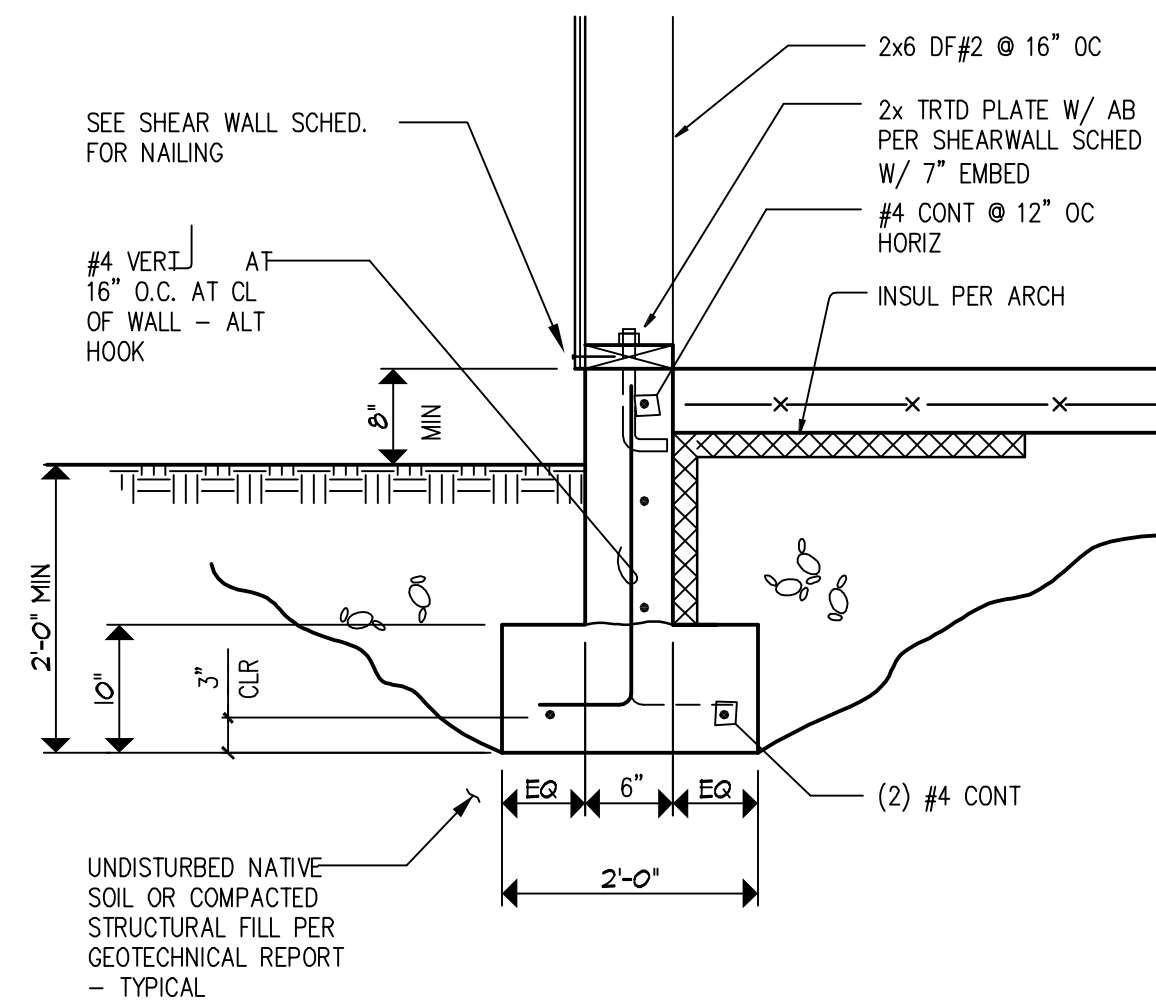


### ROOF FRAMING PLAN

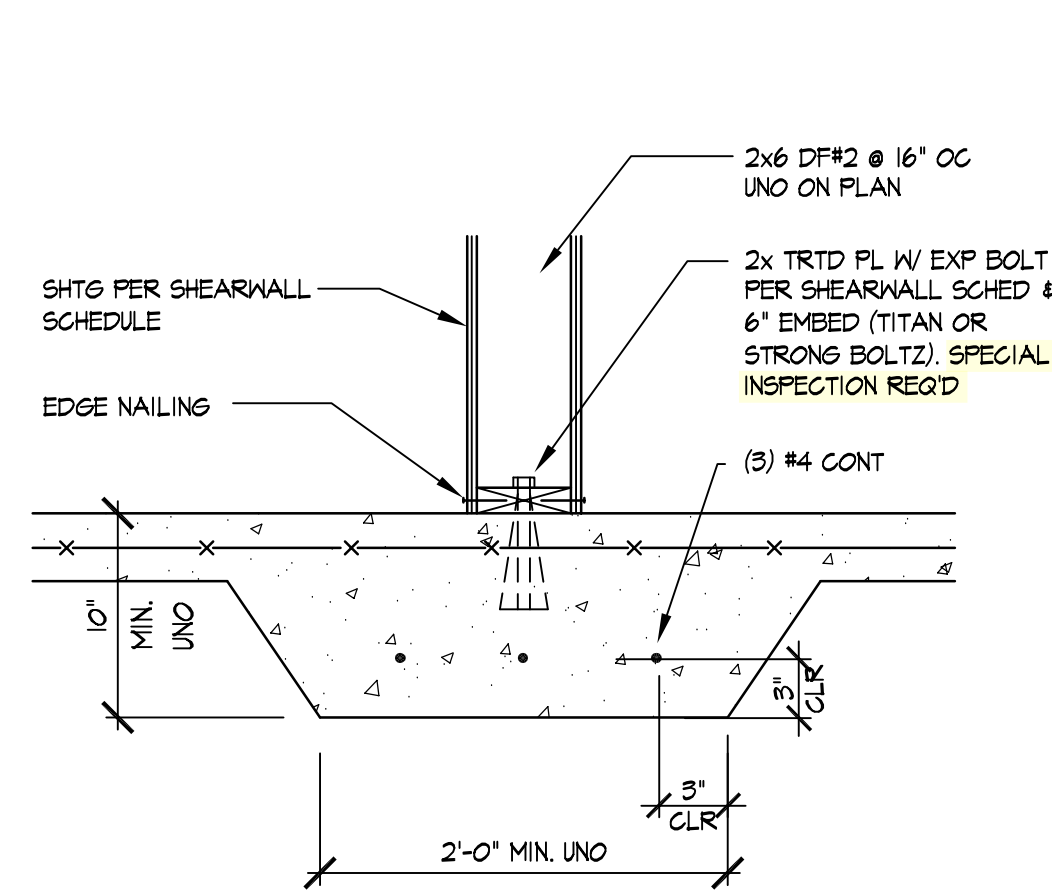
#### NOTES:

- 1) DESIGNATES SHEAR WALL TYPE. SEE SHEET 8/SI.2 FOR SCHEDULE.
- 2) FOR NON-LOAD BEARING WALLS SEE .
- 3) FOR TYPICAL FRAMING ELEVATION SEE .
- 4) SEE ARCH. DWGS FOR ADDITIONAL NON-STRUCTURAL FRAMING.
- 5) STRUCTURAL ENGINEER OF RECORD TO REVIEW TRUSS SHOP DRAWINGS FOR DEFERRED APPROVAL PRIOR TO INSTALLATION.
- 6) 4x12 DF#2 HDR TYP UNO AT EXTERIOR & INTERIOR WALLS

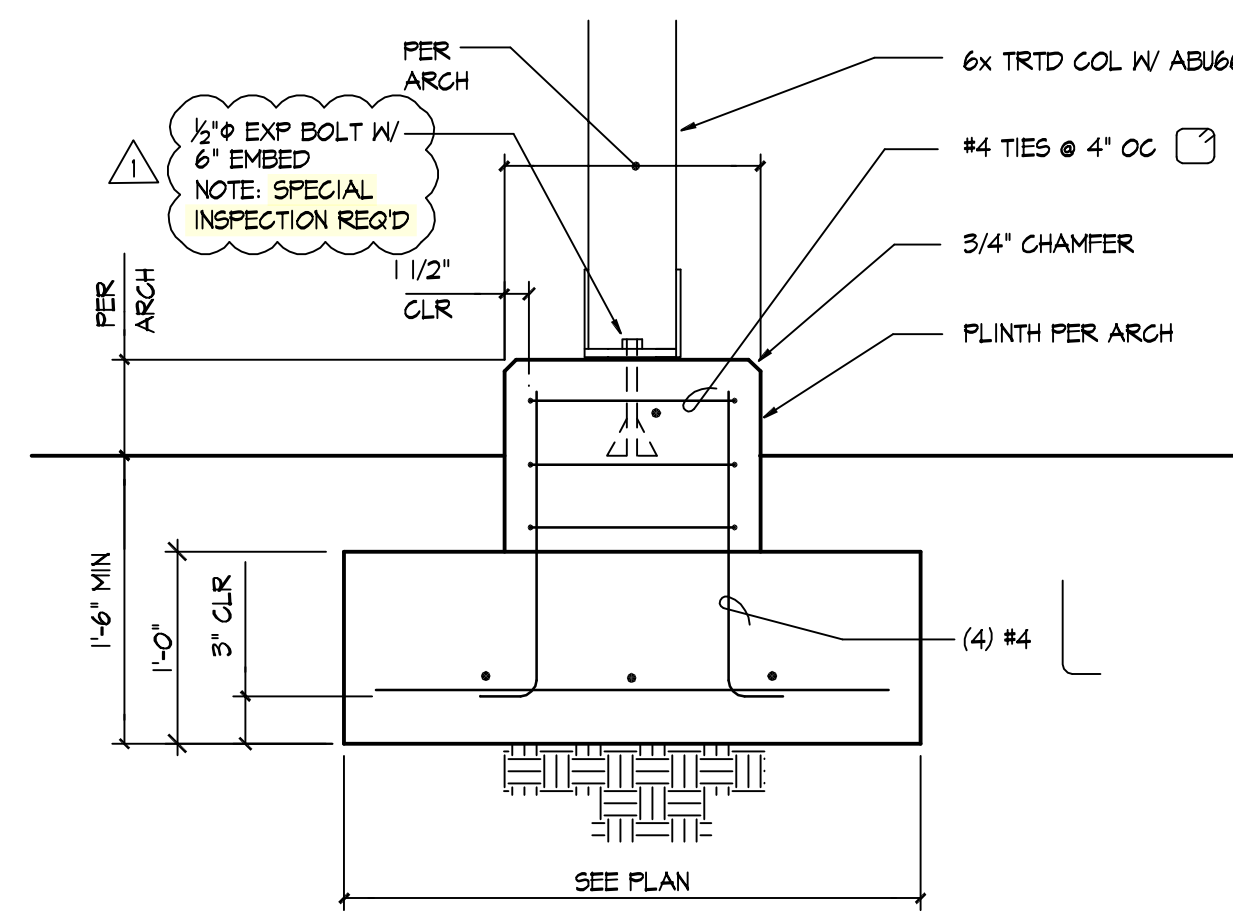




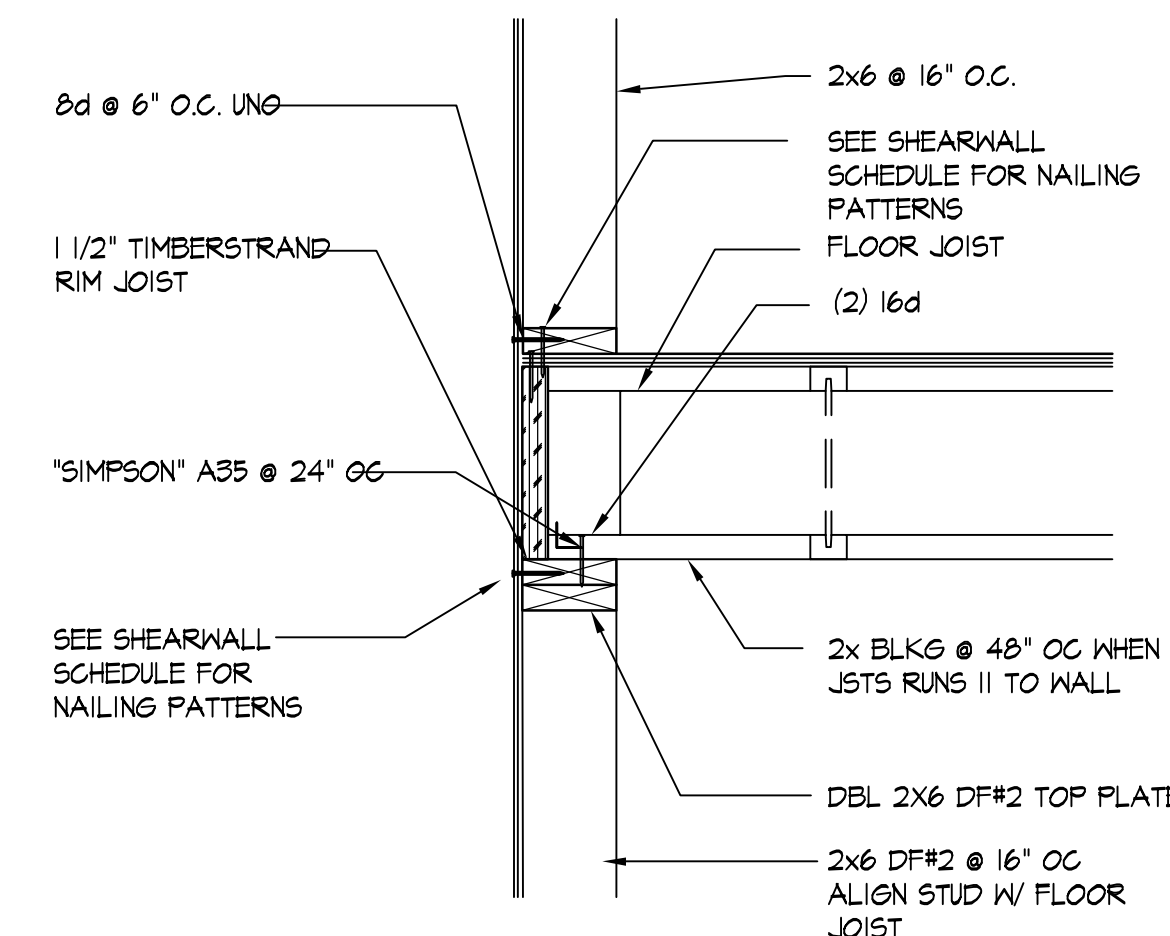
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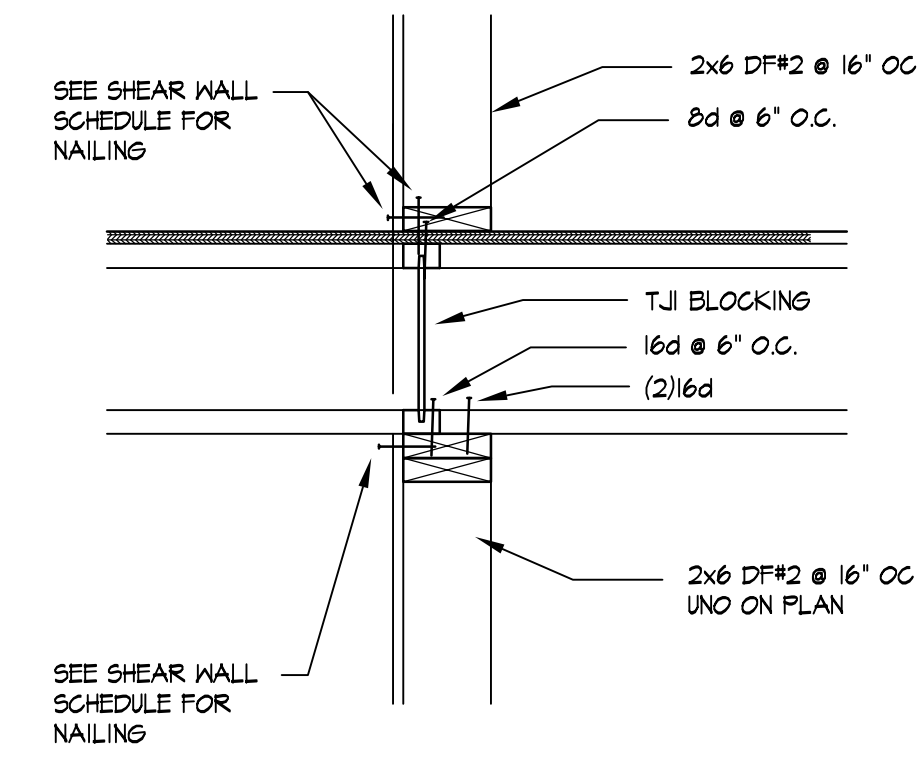
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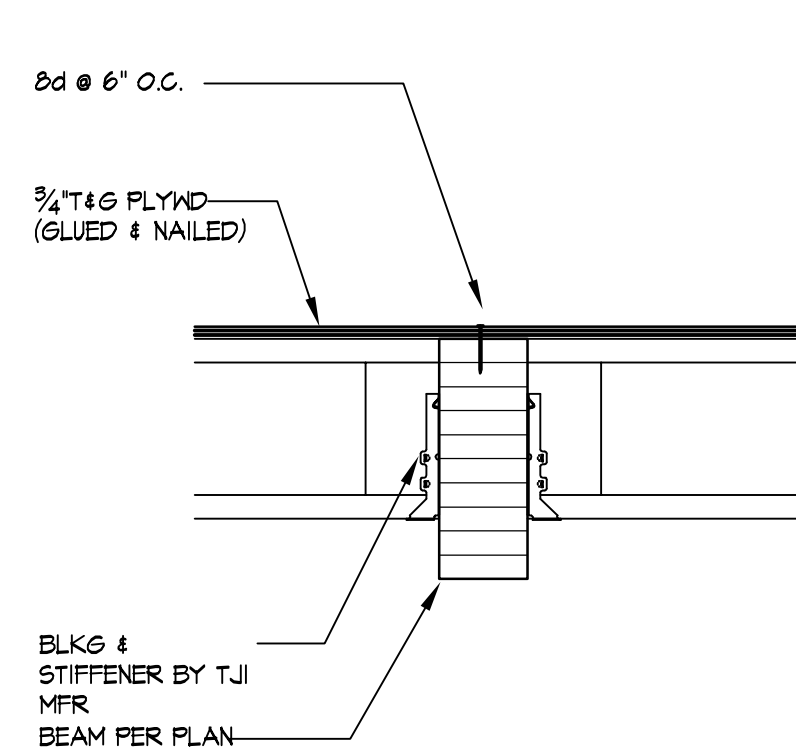
**F3 SECTION**  
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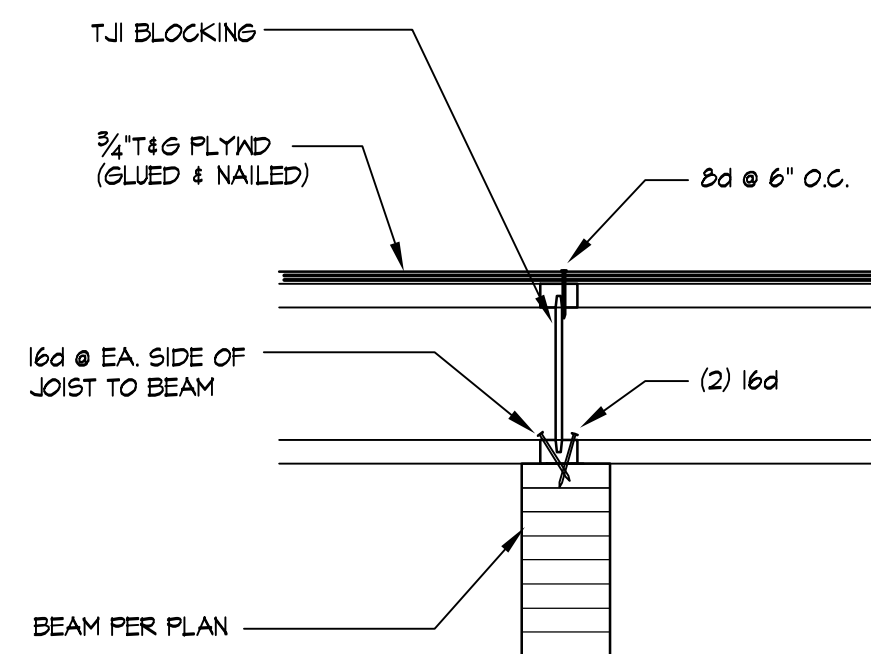
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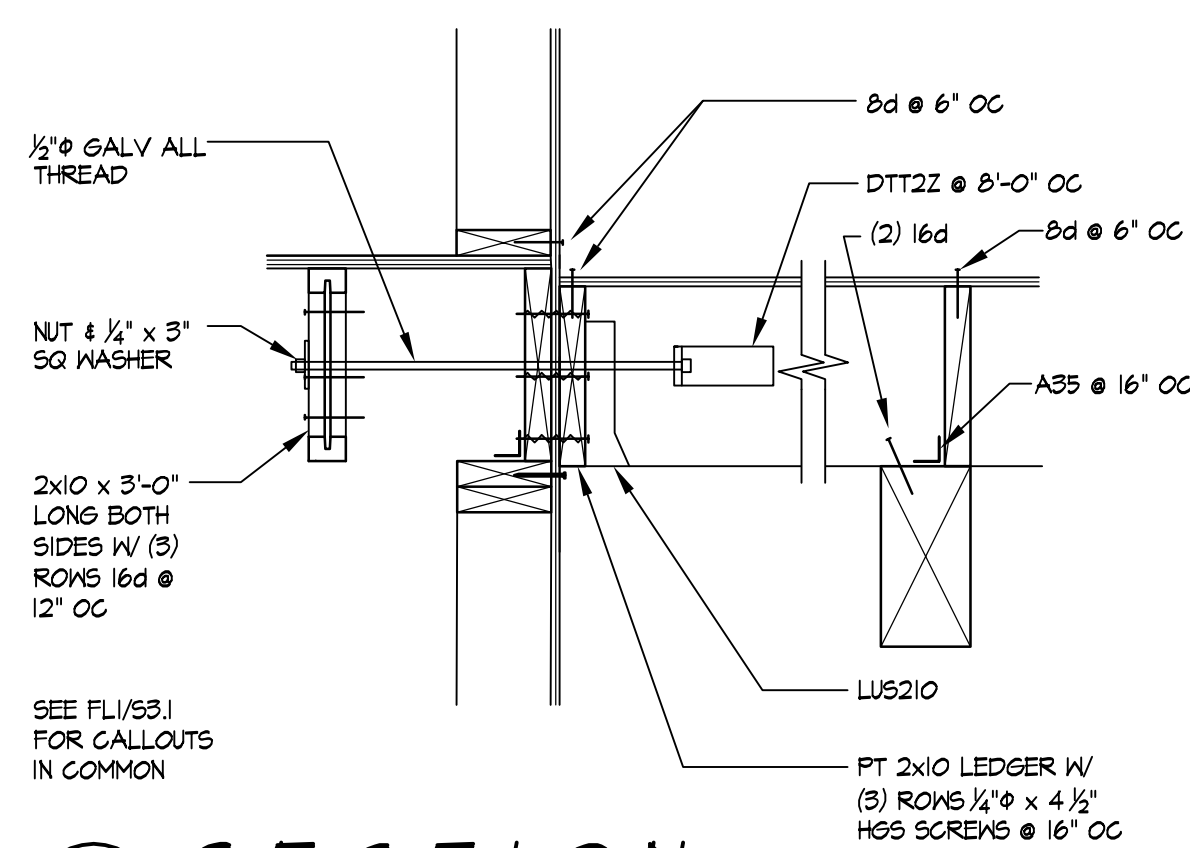
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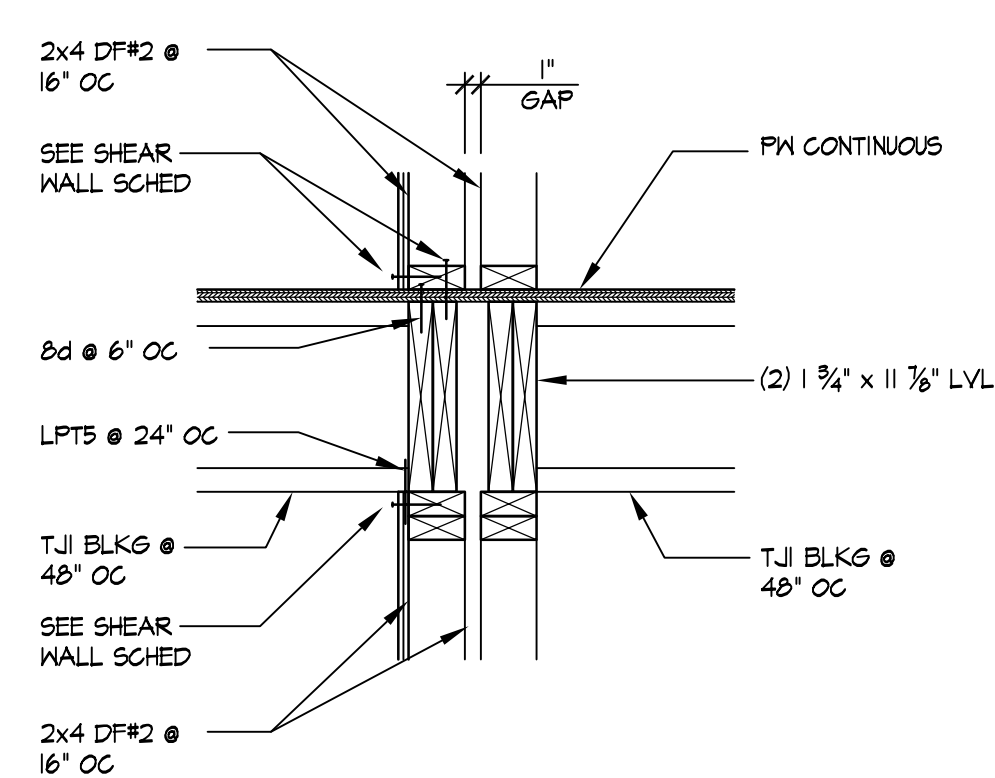
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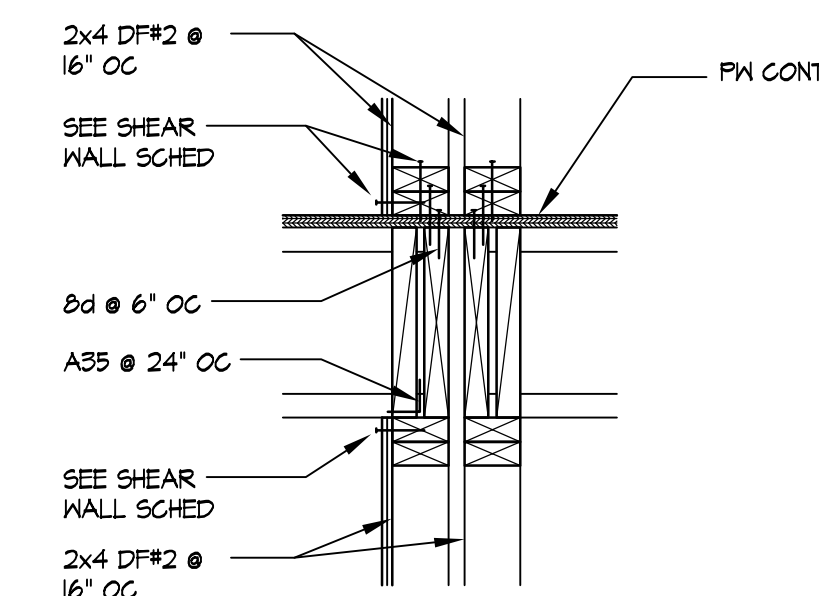
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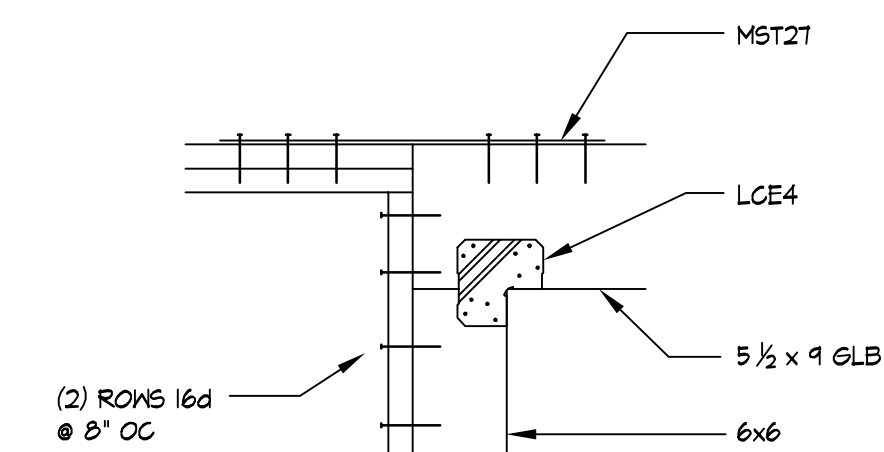
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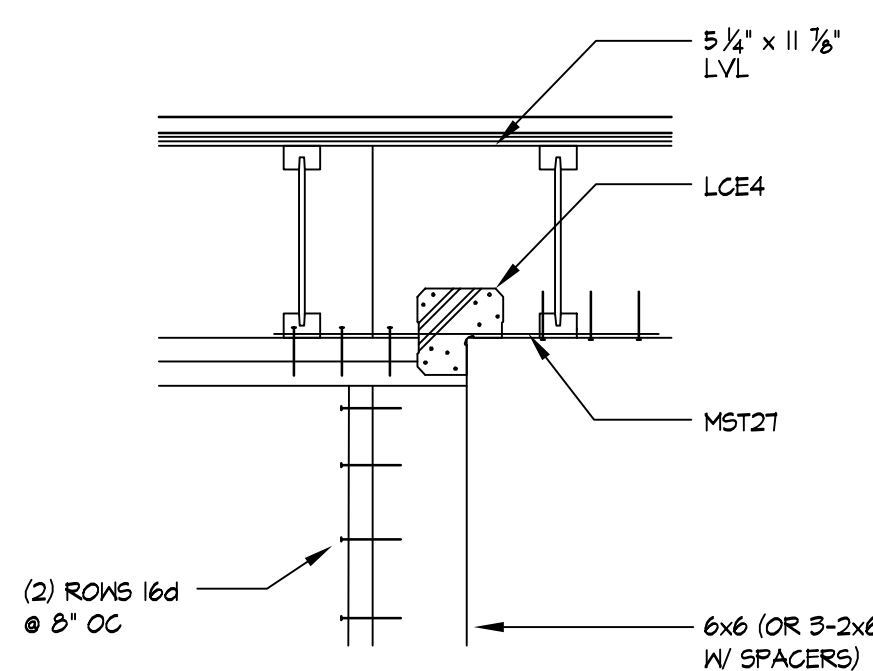
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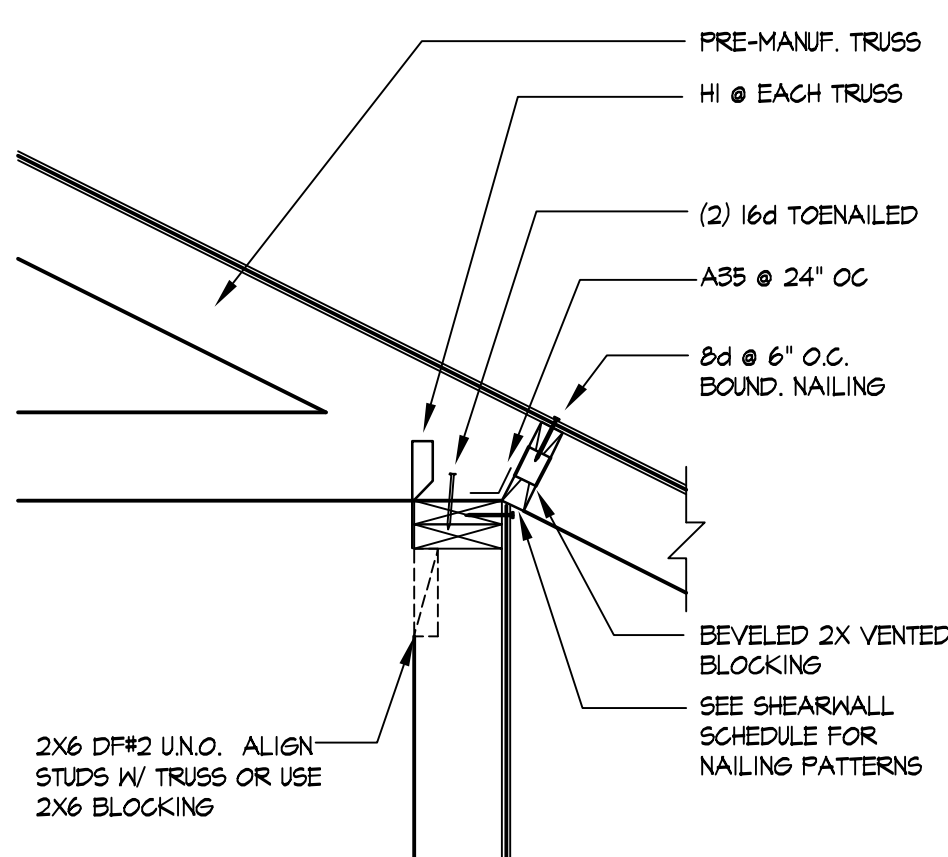
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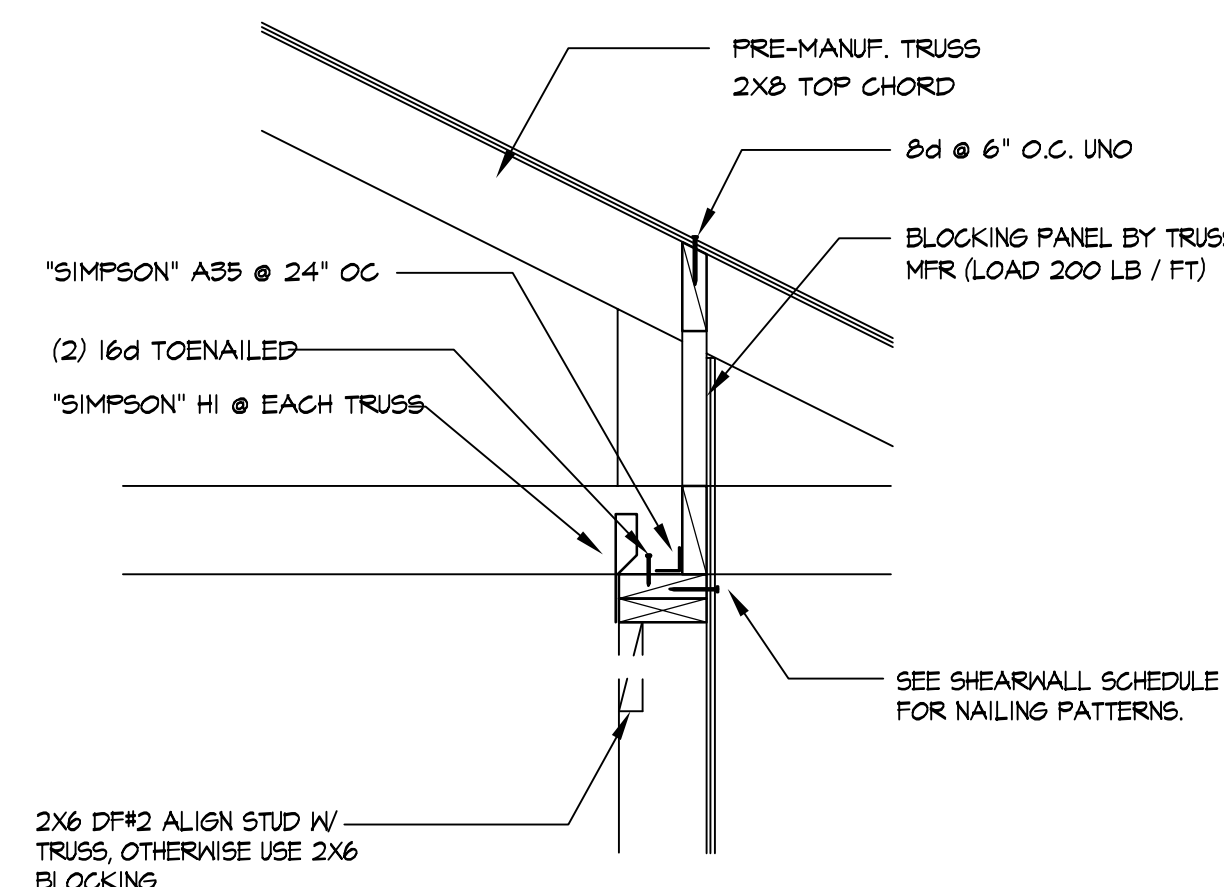
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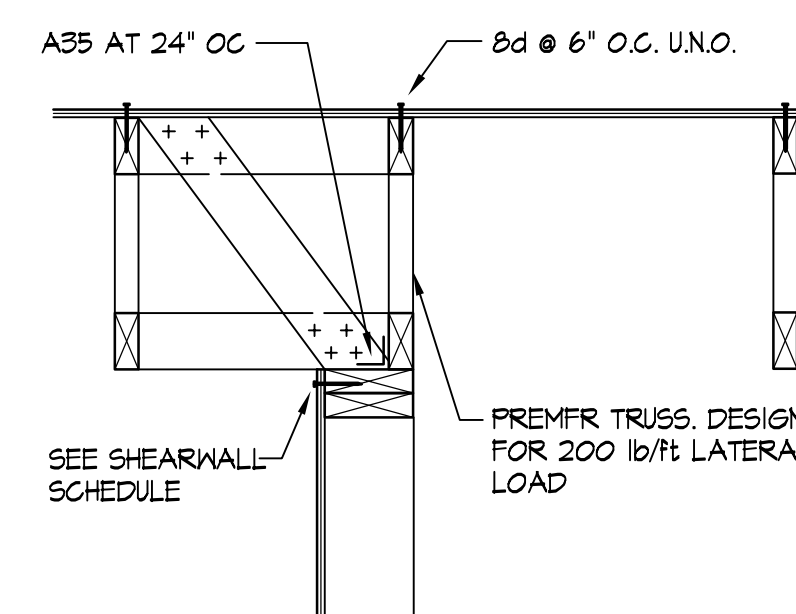
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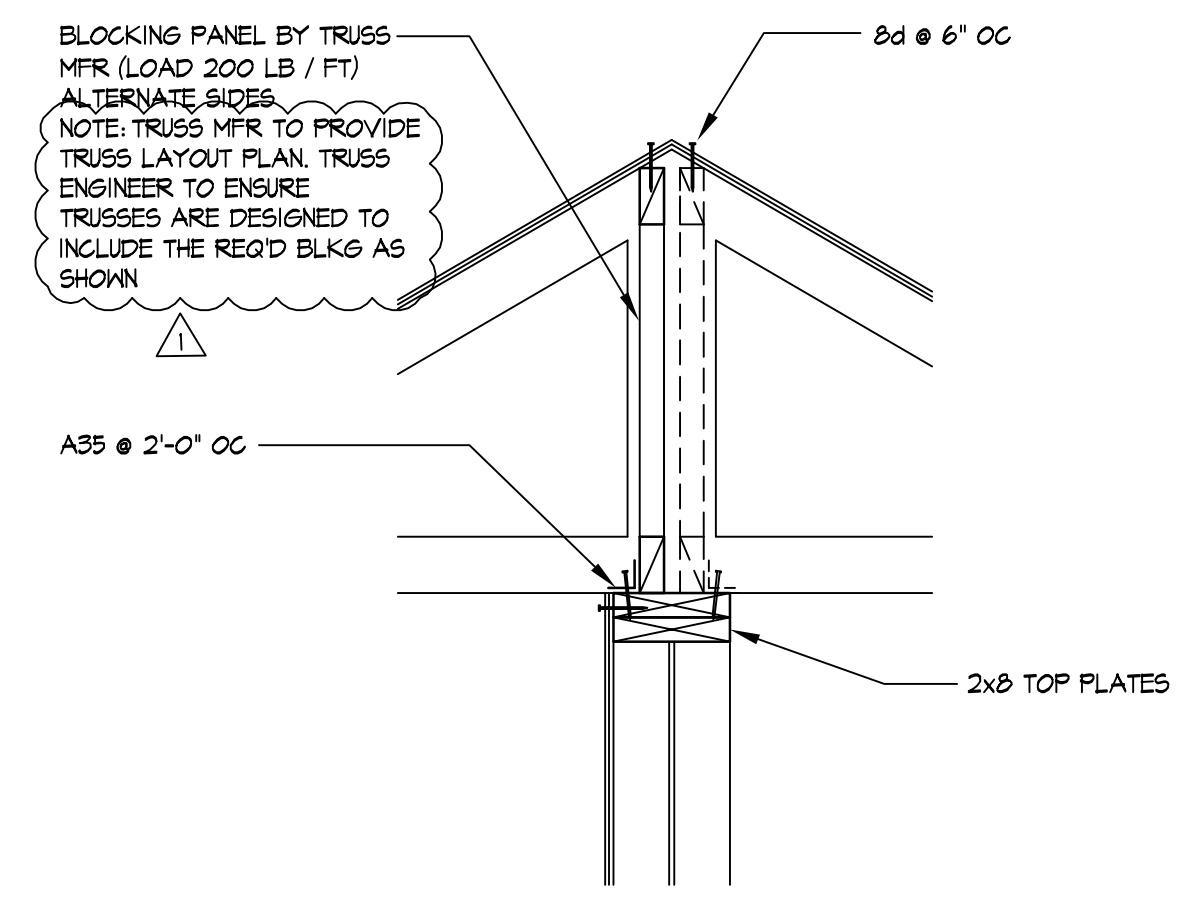
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**R2 SECTION**  
SCALE: 1" = 1'-0"



**R3 SECTION**  
SCALE: 1" = 1'-0"



**R4 SECTION**  
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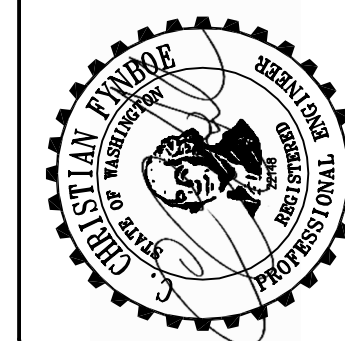
Rev.	Date	By	Check	Appr.
1	3/24/25			

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building Planning  
Engineering Public Works  
Fire Traffic

c christian  
funboe  
pe  
CONSULTING ENGINEER

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2ND STREET APARTMENTS  
000 2ND STREET NE  
PUYALLUP, WA 98372

DETAILS

Designer:	CCF
Drafter:	PDS
Checker:	
Issue Date:	FEB. 3, 2025
Revision:	
Project Ref.:	
Client Ref.:	
CAD Ref.:	
SHEET NO.	REV.
S3.1	▲



	1	2	3	4	5	6	7	8	9	10																												
A	<div>MECHANICAL GENERAL NOTES</div> <div>1. CONTRACTOR SHALL CAREFULLY COORDINATE WORK W/ ALL OTHER TRADES, ESPECIALLY IN CEILING SPACES WHERE SPACE IS TIGHT. SHEET METAL CONTRACTOR SHALL HAVE PRIORITY OVER OTHER TRADES IN CEILING SPACE WHERE CONFLICTS OCCUR.</div> <div>2. ALL DUCTWORK SHOWN IS SCHEMATIC, CONTRACTOR SHALL PROVIDE ALL OFFSETS/ELBOWS AS REQ'D TO ALLOW ROUTING AROUND STRUCTURE, ELECTRICAL, &amp; OTHER INTERFERENCES.</div> <div>3. DUCTS SHALL BE CONSTRUCTED TO 1" PRESSURE CLASS &amp; SEAL CLASS C (UNO).</div> <div>4. DUCT WORK SHALL BE GALVANIZED STEEL, PER CODE &amp; SMACNA DUCT CONSTRUCTION STANDARDS.</div> <div>5. WALL CAPS SHALL BE GALVANIZED STEEL OR ALUMINUM, W/ FINISH PER ARCHITECT/ OWNER.</div> <div>6. THESE DRAWINGS ARE PROVIDED FOR PERMIT PURPOSE ONLY. FINAL INSTALLATION DESIGN IS BY THE CONTRACTOR.</div> <div>7. EXHAUST OUTLETS SHALL BE LOCATED MINIMUM 3' AWAY FROM OPERABLE OPENINGS &amp; 10' FROM MECHANICAL INTAKES.</div> <div>8. LOCATE ITEMS FOR ADA ACCESS AT ADA UNITS.</div> <div>9. OBTAIN REFRIGERATION PIPE SIZES FROM EQUIPMENT MANUFACTURERS.</div> <div>10. COORDINATE W/ ELECTRICAL CONTRACTOR, LOCATIONS &amp; POWER WIRING REQUIREMENTS FOR ALL ITEMS REQUIRING POWER.</div> <div>11. CONTRACTOR TO COORDINATE SOFFITS W/ OWNER AND ARCHITECT. ALL ITEMS TO BE RUN CONCEALED UNO.</div>																																					
B	<div>VENTILATION CODE NOTES</div> <div>A. VENTILATION IS BEING PROVIDED BY THE USE OF "WHOLE HOUSE MECHANICAL VENTILATION SYSTEM" PER IMC 403.4 &amp; LOCAL EXHAUST FANS PER IMC 403.4.7.</div> <div>1. AN ERV SHALL BE USED AS THE WHOLE HOUSE VENTILATION FAN (WITH CONTINUOUS OPERATION) WITH ENERGY RECOVERY PER THE IMC AND WSEC.</div> <div>2. SYSTEM SHALL BE BALANCED TYPE PER IMC.</div> <div>3. WHERE USED TO SERVE BATHROOMS AIRFLOW IS INCREASED TO MEET IMC 403.4.7.</div> <div>B. MINIMUM VENTILATION PERFORMANCE (PER 2021 IMC, WASHINGTON STATE AMENDMENTS, TABLE 403.4.2):</div> <table><tr><td>BEDRMS</td><td>SF</td><td>OA CFM</td><td>ADJUSTMENT</td><td>FACTOR</td><td>ADJUSTED CFM</td><td>CFM USED</td></tr><tr><td>1</td><td>500-1000</td><td>30</td><td>NOT DISTRIBUTED</td><td>1.25</td><td>37.50</td><td>50</td></tr><tr><td>2</td><td>500-1000</td><td>35</td><td>NOT DISTRIBUTED</td><td>1.25</td><td>43.75</td><td>50</td></tr><tr><td>2</td><td>1001-1500</td><td>40</td><td>NOT DISTRIBUTED</td><td>1.25</td><td>50.00</td><td>60</td></tr></table> <div>C. CONTROL &amp; OPERATION (IMC 403.4.5):</div> <div>1. LOCATION OF CONTROLS: CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.</div> <div>2. INSTRUCTIONS: OPERATING INSTRUCTIONS FOR WHOLE HOUSE VENTILATION SYSTEMS SHALL BE PROVIDED TO THE OCCUPANT BY THE INSTALLER OF THE SYSTEM.</div> <div>3. LOCAL VENTILATION SYSTEMS: LOCAL VENTILATION SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES.</div> <div>4. CONTINUOUS WHOLE HOUSE SYSTEMS: FANS SHALL OPERATE CONTINUOUSLY AND BE EQUIPPED WITH AN OVERRIDE CONTROL. A CLEARLY VISIBLE LABEL SHALL BE AFFIXED TO THE CONTROLS READING "WHOLE HOUSE VENTILATION". LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR.</div> <div>D. LOCAL EXHAUST SYSTEMS (IMC 403.4.7): SHALL BE DESIGNED AND INSTALLED TO MEET ALL OF THE CRITERIA BELOW:</div> <div>1. LOCAL EXHAUST SHALL DISCHARGE OUTDOORS.</div> <div>2. EXHAUST OUTLETS SHALL COMPLY WITH IMC 501.3, WA STATE AMENDMENTS.</div> <div>3. PRESSURE EQUALIZATION SHALL COMPLY WITH IMC 501.4.</div> <div>4. EXHAUST DUCTS IN SYSTEMS WHICH ARE DESIGNED TO OPERATE INTERMITTENTLY SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER IMC 403.4.6.1 AND IMC 501.3.2.</div> <div>5. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8.</div> <div>6. TERMINAL OUTLETS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DUCTWORK.</div> <div>7. TERMINAL OUTLETS SHALL BE SCREENED OR OTHERWISE PROTECTED AS REQUIRED BY IMC 501.3.2.</div> <div>G. EXHAUST FANS (IMC 403.4.6.1 &amp; IMC 403.4.7.2): EXHAUST FAN CONSTRUCTION AND SIZING SHALL MEET IMC PERFORMANCE &amp; ACOUSTIC CRITERIA. INSTALLATION OF THE SYSTEM OR EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.</div>										BEDRMS	SF	OA CFM	ADJUSTMENT	FACTOR	ADJUSTED CFM	CFM USED	1	500-1000	30	NOT DISTRIBUTED	1.25	37.50	50	2	500-1000	35	NOT DISTRIBUTED	1.25	43.75	50	2	1001-1500	40	NOT DISTRIBUTED	1.25	50.00	60
BEDRMS	SF	OA CFM	ADJUSTMENT	FACTOR	ADJUSTED CFM	CFM USED																																
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C																																						
D																																						
E																																						
F																																						
G																																						
H																																						

PLUMBING GENERAL NOTES				
1. PIPING MATERIAL SCHEDULE:				
PIPING	LOCATION	MATERIAL	JOINT	
COLD WATER	MAINS	TYPE L COPPER	SOLDER OR "PRESS-FIT"	
COLD WATER	BRANCHES	PEX	MECHANICAL	
HOT WATER	ALL	PEX	MECHANICAL	
CW & HW - HEAT TRACED	ALL	TYPE L COPPER	SOLDER OR "PRESS-FIT"	
WASTE	ALL	ABS OR PVC	SOLVENT CEMENT	
VENT	ALL	ABS OR PVC	SOLVENT CEMENT	
CONDENSATE DRAIN	ALL	PVC	SOLVENT CEMENT	
2. PIPING INSULATION SCHEDULE:				
PIPING	PIPE SIZE	INSULATION TYPE	INSULATION THICKNESS	CONDUCTIVITY BTU-IN/HR-SF-°F
COLD WATER (ABOVEGROUND)	>1"	ELASTOMERIC	1/2"	0.245
HOT WATER & HWC	ALL	ELASTOMERIC	1/2"	0.245
RG PIPING	ALL	ELASTOMERIC	1/2"	0.245
3. PRIOR TO ROUGH-IN FOR ALL PLUMBING FIXTURES, VERIFY FIXTURE LOCATIONS, FIXTURE MOUNTING HEIGHT AND ROUGH-IN LOCATIONS WITH ARCHITECTURAL FLOOR PLANS AND ARCHITECTURAL INTERIOR ELEVATIONS.				
4. PLANS ARE SCHEMATIC AND DO NOT SHOW EVERY OFFSET REQUIRED, PRIOR TO COMMENCING ROUGH-IN, COORDINATE WITH ALL TRADES FOR CLEARANCE REQUIREMENTS. OFFSETS ARE REQUIRED TO ACCOMMODATE BUILDING FRAMING & OTHER ELEMENTS OF CONSTRUCTION.				
5. MATERIALS, METHODS AND INSTALLATION SHALL COMPLY WITH CODE.				
6. PIPING PENETRATIONS OF FIRE RATED WALLS OR FLOORS SHALL BE SLEEVED AND FIRE STOPPED WITH LISTED MATERIALS SO AS TO MAINTAIN THE INTEGRITY AND RATING OF THE FLOOR OR WALL.				
7. PROVIDE DIELECTRIC CONNECTIONS BETWEEN DISSIMILAR METALS.				
8. INSTALL CLEANOUTS PER CODE AND TO BE EASILY ACCESSIBLE.				
9. PROVIDE MEANS TO ACCOMMODATE PIPING SYSTEM EXPANSION AND CONTRACTION.				
10. VERIFY SPACE AVAILABLE FOR ALL PLUMBING & ALL ROUTING. THIS DESIGN IS PRELIMINARY ONLY & REQUIRES FINAL REVIEW SIZING CHECK; COORDINATION BY THE INSTALLING PLUMBER. SOME WASTE PIPES MAY REQUIRE 1% SLOPE & CORRESPONDING PIPE SIZE ADJUSTMENTS.				
11. PIPE ALL WATER HEATER RELIEF VALVES TO SAFE POINT OF DISCHARGE PER CODE.				
12. PROVIDE VALVE BOX AT REFRIGERATORS FOR ICE MAKER; MAY BE FED FROM ADJACENT FIXTURE.				
13. DISHWASHER MAY BE SERVED OFF HW TO ADJACENT SINK, PROVIDE AIRGAP FITTING IN DRAIN DISCHARGE PER CODE.				
14. THESE DRAWINGS ARE PROVIDED FOR PERMIT PURPOSES ONLY. FINAL INSTALLATIONS' DESIGN DETAILING IS BY THE CONTRACTOR.				
15. INSTALL ALL PIPING CONCEALED UNLESS NOTED OTHERWISE.				
16. PROVIDE WATER LINES TO SERVE ALL TRAP PRIMERS, WITH ISOLATION VALVE IN CW LINE.				
17. COORDINATE W/ ELECTRICAL CONTRACTOR, LOCATIONS & POWER WIRING REQUIREMENTS FOR ALL ITEMS REQUIRING POWER.				
18. PROVIDE PRESSURE REDUCING VALVE WHERE WATER PRESSURE TO BLDG EXCEEDS 80 PSI. PROVIDE WITH PRESSURE GAUGE ON BLDG SIDE OF VALVE.				

ENERGY CODE NOTES	
1. MECHANICAL SYSTEMS SHALL COMPLY WITH THE WASHINGTON STATE ENERGY CODE - RESIDENTIAL PROVISIONS.	
2. TEMPERATURE CONTROL SYSTEM SHALL HAVE A MINIMUM DEAD BAND OF 5 DEGREES.	
3. HVAC SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS CAPABLE OF PROVIDING NIGHT SETBACK & SEVEN DIFFERENT DAILY SCHEDULES.	

ENERGY CREDITS		
OPTION #	DESCRIPTION	CREDITS
3.5	DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM, ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF 2 OF 9 (HSPF OF 10.0) SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.	2.0
5.6	FOR R-2 OCCUPANCY, ELECTRIC HEAT PUMP WATER HEATER(S), MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION, SHALL SUPPLY DOMESTIC HOT WATER TO ALL UNITS. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.	2.5
7.1	ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS: 1. DISHWASHER, STANDARD - ENERGY STAR RATED, MOST EFFICIENT 2021 OR DISHWASHER, COMPACT - ENERGY STAR RATED (VERSION 6.0) 2. REFRIGERATOR (IF PROVIDED) - ENERGY STAR RATED (VERSION 5.1) 3. WASHING MACHINE (RESIDENTIAL) - ENERGY STAR RATED (VERSION 8.1) 4. VENTLESS DRYER - ENERGY STAR RATED, MOST EFFICIENT 2022	1.5

MECHANICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WASTE OR SOIL (W)		AUTHORITY HAVING JURISDICTION
	VENT (V)		APPROXIMATELY
	COLD WATER (CW)		ARCHITECTURAL
	HOT WATER (HW)		AUTOMATIC
	FLOOR CLEANOUT (FCO)		BRITISH THERMAL UNIT
	VALVE		BRITISH THERMAL UNIT/HOUR
	CHECK VALVE		BUILDING
	STRAINER WITH BLOW-OFF VALVE		CAPACITY
	PIPE UP		CUBIC FEET PER MINUTE
	PIPE DOWN		CEILING
	PIPE TEE IN LINE, BRANCH PIPE DOWN		CLEANOUT
	UNION		CONNECTION
	RELIEF VALVE		CONTINUE, CONTINUATION
	CONCENTRIC REDUCER		COLD WATER
	HOSE BIBB		DEGREE FAHRENHEIT
	THERMOMETER		DIAMETER
	ELBOW W/ TURNING VANES		DOWN
	DUCT UP (RECTANGULAR)		DISHWASHER
	DUCT UP (RECTANGULAR)		DRAWING
	DUCT DOWN (RECTANGULAR)		DRAINAGE FIXTURE UNIT
	DUCT DOWN (RECTANGULAR)		DRY BULB
	DUCT UP (ROUND)		EACH
	DUCT DOWN (ROUND)		ENTERING AIR TEMPERATURE
	ROUND DUCT		EFFICIENCY
	SWITCH		ELECTRICAL, ELECTRIC
	THERMOSTAT		EXTERNAL STATIC PRESSURE
	WATER METER		EXHAUST
	1-1/2" CW (35) WSFU'S (FOR CW & HW) DFU'S (FOR W & V) SERVICE PIPE SIZE		FLOOR DRAIN
			FLEXIBLE
			FLOOR
			FLOOR CLEAN OUT
			FULL LOAD AMPS
			GALLON
			GALVANIZED
			HEATING SEASONAL PERFORMANCE FACTOR
			HOT WATER
			INCH
			MAXIMUM
			MECHANICAL
			MANUFACTURER
			MIDDLE
			MINIMUM
			NUMBER
			NOT TO SCALE
			OUTSIDE AIR
			PRESSURE DROP
			PHASE
			REFERENCE
			REQUIRED
			REFRIGERATION GAS
			REFRIGERATION LIQUID
			ROOM
			SURFACE CLEANOUT
			SANITARY SEWER
			TEMPERATURE
			TYPICAL
			UNDERGROUND
			UNLESS NOTED OTHERWISE
			UNIFORM PLUMBING CODE
			VENT THROUGH ROOF
			VENT
			WASTE
			WATER SUPPLY FIXTURE UNIT
			WITH
			WATT
			WET BULB
			WALL CLEAN OUT
			WASHINGTON STATE ENERGY CODE
		NOTE: FOR DESCRIPTION OF OTHER ABBREVIATIONS SEE SCHEDULES AND ABBREVIATIONS LISTED IN UPC.	

LIST OF MECHANICAL DRAWINGS	
M0.1	MECHANICAL LEGEND & NOTES
M0.2	HVAC SCHEDULES
M0.3	PLUMBING SCHEDULES
M2.1	FOUNDATION PLAN - PLUMBING
M3.1	FLOOR PLANS - PLUMBING
M3.2	FLOOR PLANS - PLUMBING
M3.3	ENLARGED PLUMBING PLANS
M3.4	ENLARGED PLUMBING PLANS
M3.5	ENLARGED PLUMBING PLANS
M3.6	PLUMBING DETAILS
M3.7	PLUMBING DETAILS
M3.8	PLUMBING DETAILS
M4.1	FLOOR PLANS - HVAC
M4.2	FLOOR PLANS - HVAC
M4.3	ENLARGED HVAC PLANS
M4.4	ENLARGED HVAC PLANS
M4.5	ENLARGED HVAC PLANS
M4.6	HVAC DETAILS

REVISIONS PER REVIEW COMMENTS RECEIVED 03-18-25

PRMU20241695

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2ND STREET APARTMENTS

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MECHANICAL LEGEND & NOTES

PROJECT

DRAWING TITLE

DATE: 10-31-24

REVISED 03-19-25

SHEET NO.

M0.1

MECHANICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WASTE OR SOIL (W)	AHJ	AUTHORITY HAVING JURISDICTION
	VENT (V)	APPROX	APPROXIMATELY
	COLD WATER (CW)	ARCH	ARCHITECTURAL
	HOT WATER (HW)	AUTO	AUTOMATIC
	FLOOR CLEANOUT (FCO)	BTU	BRITISH THERMAL UNIT
	VALVE	BTUH	BRITISH THERMAL UNIT/HOUR
	CHECK VALVE	BLDG	BUILDING
	STRAINER WITH BLOW-OFF VALVE	CAP	CAPACITY
	PIPE UP	CFM	CUBIC FEET PER MINUTE
	PIPE DOWN	CLG	CEILING
	PIPE TEE IN LINE, BRANCH PIPE DOWN	CO	CLEANOUT
	UNION	CONN	CONNECTION
	RELIEF VALVE	CONT	CONTINUE, CONTINUATION
	CONCENTRIC REDUCER	CW	COLD WATER
	HOSE BIBB	DEG F, °F	DEGREE FAHRENHEIT
	THERMOMETER	DIA, Ø	DIAMETER
	ELBOW W/ TURNING VANES	DN	DOWN
	DUCT UP (RECTANGULAR)	DW	DISHWASHER
	DUCT DOWN (RECTANGULAR)	DWG	DRAWING
	DUCT UP (ROUND)	DFU	DRAINAGE FIXTURE UNIT
	DUCT DOWN (ROUND)	DB	DRY BULB
	ROUND DUCT	EA	EACH
	SWITCH	EAT	ENTERING AIR TEMPERATURE
	THERMOSTAT	EFF	EFFICIENCY
	WATER METER	ELEC	ELECTRICAL, ELECTRIC
	DETAIL IDENTIFICATION NUMBER	ESP	EXTERNAL STATIC PRESSURE
	SHEET ON WHICH DETAIL IS SHOWN	EXH	EXHAUST
		FD	FLOOR DRAIN
		FLEX	FLEXIBLE
		FL	FLOOR
		FCO	FLOOR CLEAN OUT
		FLA	FULL LOAD AMPS
		GAL	GALLON
		GALV	GALVANIZED
		HSPF	HEATING SEASONAL PERFORMANCE FACTOR
		HW	HOT WATER
		IN	INCH
		MAX	MAXIMUM
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MID	MIDDLE
		MIN	MINIMUM
		NO	NUMBER
		NTS	NOT TO SCALE
		OA	OUTSIDE AIR
		PD	PRESSURE DROP
		PH	PHASE
		REF	REFERENCE
		REQ'D	REQUIRED
		RG	REFRIGERATION GAS
		RL	REFRIGERATION LIQUID
		RM	ROOM
		SCO	SURFACE CLEANOUT
		SS	SANITARY SEWER
		TEMP	TEMPERATURE
		TYP	TYPICAL
		UG	UNDERGROUND
		UNO	UNLESS NOTED OTHERWISE
		UPC	UNIFORM PLUMBING CODE
		VTR	VENT THROUGH ROOF
		V	VENT
		W	WASTE
		WSFU	WATER SUPPLY FIXTURE UNIT
		W	WITH
		WA	WATT
		WB	WET BULB
		WCO	WALL CLEAN OUT
		WSEC	WASHINGTON STATE ENERGY CODE

LIST OF MECHANICAL DRAWINGS

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M3.7	PLUMBING DETAILS
M3.8	PLUMBING DETAILS
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M4.3	ENLARGED HVAC PLANS
M4.4	ENLARGED HVAC PLANS
M4.5	ENLARGED HVAC PLANS
M4.6	HVAC DETAILS



## HEAT PUMP SCHEDULE - SPLIT SYSTEM TYPE

SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	AREA SERVED	COOLING CAP. *			HEATING CAP. **		A - INDOOR UNIT ***			B - OUTDOOR UNIT ***							FILTERS		MIN OA CFM	MAX OUTDOOR UNIT WEIGHT	MAX INDOOR UNIT WEIGHT	PIPE SIZE		REMARKS
			TOTAL MBH	SENSIBLE MBH	EFFICIENCY	MBH	EFFICIENCY	FAN			COMPRESSOR		FAN		ELECTRICAL			TYPE	MIN SF				RG	RL	
								CFM	ESP	MCA	QTY	RLA (EA)	QTY	PWR	MCA	MOP	VOLTS/PH								
HP-1	MITSUBISHI MSZ-GS15 / MUZ-GS15	1 BED DWELLING UNIT	18.2	14.6	21 SEER2	18	11 HSPF2	500	-	1	1	7.4	1	55 W	10	15	208/1	MFR'S STD.	-	-	100	50	1/2"	1/4"	INDOOR UNIT POWERED FROM OUTDOOR UNIT
HP-2	MITSUBISHI MSZ-GS18 / MUZ-GS18	2 BED DWELLING UNIT	22	16.9	21.5 SEER2	21.6	10.3 HSPF2	600	-	1	1	8.4	1	50 W	12	15	208/1	MFR'S STD.	-	-	150	50	1/2"	1/4"	INDOOR UNIT POWERED FROM OUTDOOR UNIT

\* COOLING CAPACITY IS AHRI RATING: AT 85° F DB; 66° F WB INDOOR COIL EAT AND 95° F OUTDOOR COIL EAT.  
 \*\* HEATING CAPACITY IS AHRI HI-TEMP RATING: AT 70° F DB INDOOR EAT AND 47° F DB; 43° F WB OUTDOOR COIL EAT.  
 \*\*\* ON PLANS "A" DESIGNATES INDOOR UNIT, "B" DESIGNATES OUTDOOR UNIT. (E.G. HP-1B IS HP-1 OUTDOOR UNIT).

NOTES:

1. PROVIDE ALL INDOOR UNITS WITH CONDENSATE PUMPS.
2. PROVIDE ALL INDOOR UNITS WITH WIRED THERMOSTATS.
3. HP-1 & -2 USED MULTIPLE TIMES ON PLANS; SEE PLANS FOR QUANTITIES AND LOCATIONS.

## AIR INLET & OUTLET SCHEDULE

SYMBOL	TYPE	MANUFACTURER AND SERIES NUMBER	REMARKS
CEG	CEILING EXHAUST GRILLE	KRUEGER SERIES EGC-5	1/2"x1/2"x1/2" CUBE CORE
WSR	WALL SUPPLY GRILLE	KRUEGER SERIES 5880H	DOUBLE DEFLECTION, HORIZ. FACE BARS, VERT. REAR BARS 3/4" O.C. W/ OBD

NOTES:

1. CEILING DIFFUSERS (CD) SHALL HAVE NO. & DIRECTION OF THROWS AS INDICATED ON PLANS.  
(E.G. CD-3 = 3 WAY THROW)
2. ALL AIR TERMINALS SHALL HAVE FACTORY FINISH, COLOR AS SELECTED BY ARCHITECT.
3. SEE LEGEND FOR TERMINOLOGY USED IN AIR TERMINAL CALL-OUTS ON DRAWINGS.
4. SEE ARCH. FINISH SCHEDULE FOR CEILING TYPES, PROVIDE AIR TERMINALS TO MATCH CEILING CONSTRUCTION INSTALLED IN.

# ENERGY RECOVERY VENTILATOR UNIT

SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	AREA SERVED	SUPPLY FAN				EXHAUST FAN				MIN FAN EFF	UNIT ELECTRICAL				FILTERS		MAX UNIT WEIGHT (LBS)	REMARKS
			TYPE	CFM	ESP	RPM	TYPE	CFM	ESP	RPM		OPERATING POWER	MCA	MOCP	VOLTS/PH	TYPE	MIN. SF		
ERV-1	LIFEBREATH METRO120D-ECM	1 BED DWELLING UNIT	DIRECT DRIVE	50	0.5"	-	DIRECT DRIVE	50	0.5"	-	1.2 CFM/WATT	21 W	2 A	15 A	115/1	2" MERV 8	MFR'S STD	50	OPERATES CONTINUOUSLY W/ WALL SWITCH OVERRIDE
ERV-2	LIFEBREATH METRO120D-ECM	2 BED DWELLING UNIT	DIRECT DRIVE	60	0.5"	-	DIRECT DRIVE	60	0.5"	-	1.2 CFM/WATT	21 W	2 A	15 A	115/1	2" MERV 8	MFR'S STD	50	OPERATES CONTINUOUSLY W/ WALL SWITCH OVERRIDE

NOTES:

1. UNITS SHALL HAVE MINIMUM 60% HEAT RECOVERY PER WSEC AT EXHAUST AIR OF 70°F, 30% RH & EAT OF 20°F, 90% RH
2. ERV'S USED IN MULTIPLE PLACES WITH VARYING AIRFLOWS; SET INTERNAL FAN SPEED TAP TO APPROPRIATE SETTING FOR REQUIRED AIRFLOW. SEE PLANS FOR UNIT QUANTITIES.

## FAN SCHEDULE

SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	TYPE	AREA SERVED	CFM	ESP	MIN FAN EFF	ELECTRICAL		DRIVE	CONTROL	MAX WEIGHT LBS	REMARKS
							PWR	VOLTS / PH				
EF-50*	PANASONIC FV-05-11VK52	CEILING FAN	SEE PLAN	50	0.5"	3.8 CFM/WATT	10 W	115/1	DIRECT	(S)	20	
RH*	BROAN GLA2303 SERIES	RANGE HOOD	RESIDENCE RANGE	160	0.25"	2.8 CFM/WATT	-	115/1	DIRECT	W/ ADA SWITCH AT ADA UNITS	25	30" WIDE, W/ LIGHT

NOTES: 1. FAN RATINGS, EFFICIENCY, & SOUND LEVELS SHALL COMPLY W/ CODE.

2. FAN SYMBOLS (I.E. CALLOUTS) ARE USED MULTIPLE PLACES ON PLAN; SEE PLANS FOR QUANTITIES.

3. ALL FANS SHALL HAVE VARIABLE SPEED ABILITY (UNO).

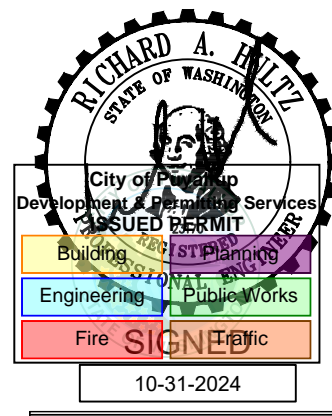
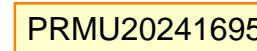
\* USED IN MULTIPLE LOCATIONS, SEE PLANS FOR QUANTITIES & LOCATIONS

## ELECTRIC HEATER SCHEDULE

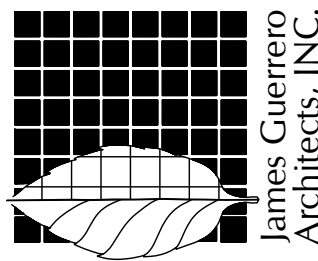
SYMBOL	ITEM DESCRIPTION	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	AREA/UNIT SERVED	EQUIPMENT CAPACITY	ELECTRICAL		REMARKS
					POWER	VOLTS / PH	
DH-1*	DUCT HEATER	INDEECO QUA	ERV'S	1.0 KW	1000 W	120/1	W/ SCR CONTROL AND DUCT MOUNTED TEMP SENSOR SET @ 65°F
EH-750*	WALL HEATER	QMARK CWH SERIES	BEDROOM	0.75 KW	750W	120/1	W/ INTEGRAL THERMOSTAT

\* USED IN MULTIPLE LOCATIONS, SEE PLANS FOR QUANTITIES & LOCATIONS

NOTES: 1. PROVIDE W/ CONTROLS COMPLYING W/ WSEC.  
2. COMPLY W/ ADA REQUIREMENTS AT ADA UNITS



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2ND STREET APARTMENTS  
501 2ND ST NE PUYALLUP WA 98372

501 2ND ST NE PLYMOUTH WA 98372

## HVAC SCHEDULES

DATE 10-31-24

REVISED

SHEET NO.

M0.2

PERMIT



	1	2	3	4	5	6	7	8	9	10																																																																					
A	<table><tr><th colspan="12">WATER HEATER SCHEDULE</th></tr><tr><th rowspan="2">SYMBOL</th><th rowspan="2">BASIS OF DESIGN MANUFACTURER AND SERIES NO.</th><th rowspan="2">TYPE</th><th rowspan="2">AREA SERVED</th><th rowspan="2">TOTAL WATTAGE</th><th rowspan="2">UNIFORM ENERGY FACTOR (UEF)</th><th rowspan="2">STORAGE (GAL)</th><th colspan="3">DOMESTIC HW</th><th colspan="2">ELECTRICAL</th><th rowspan="2">REMARKS</th></tr><tr><th>GPH</th><th>EWT</th><th>LWT</th><th>FLA</th><th>VOLTS/PH</th></tr><tr><td>WH-1*</td><td>RHEEM PROPH40 T2 RH375-SO</td><td>TANK, HYBRID ELECTRIC HEAT PUMP</td><td>RESIDENCE DOMESTIC HW</td><td>5 KW</td><td>3.83</td><td>40</td><td>27</td><td>30</td><td>120</td><td>21</td><td>208/1</td><td></td></tr><tr><td>WH-2*</td><td>RHEEM PROPH50 T2 RH375-SO</td><td>TANK, HYBRID ELECTRIC HEAT PUMP</td><td>RESIDENCE DOMESTIC HW</td><td>5 KW</td><td>3.88</td><td>50</td><td>27</td><td>30</td><td>120</td><td>21</td><td>208/1</td><td></td></tr><tr><td colspan="12">*USED MULTIPLE TIMES ON PLANS; SEE PLANS FOR QUANTITIES AND LOCATIONS</td><td>NOTE: SHALL MEET THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.</td></tr></table>										WATER HEATER SCHEDULE												SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	TYPE	AREA SERVED	TOTAL WATTAGE	UNIFORM ENERGY FACTOR (UEF)	STORAGE (GAL)	DOMESTIC HW			ELECTRICAL		REMARKS	GPH	EWT	LWT	FLA	VOLTS/PH	WH-1*	RHEEM PROPH40 T2 RH375-SO	TANK, HYBRID ELECTRIC HEAT PUMP	RESIDENCE DOMESTIC HW	5 KW	3.83	40	27	30	120	21	208/1		WH-2*	RHEEM PROPH50 T2 RH375-SO	TANK, HYBRID ELECTRIC HEAT PUMP	RESIDENCE DOMESTIC HW	5 KW	3.88	50	27	30	120	21	208/1		*USED MULTIPLE TIMES ON PLANS; SEE PLANS FOR QUANTITIES AND LOCATIONS												NOTE: SHALL MEET THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.
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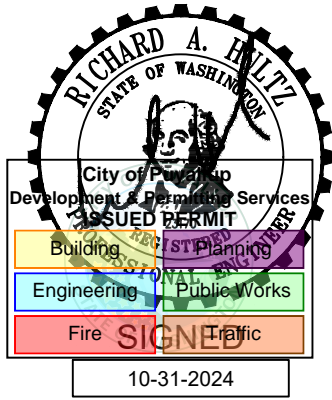
PLUMBING FIXTURE SCHEDULE						
SYMBOL	DESCRIPTION	W	V	CW	HW	REMARKS
P-1A	WATER CLOSET	3"	2"	1/2"	-	FLOOR MOUNT - TANK TYPE, ADA ACCESSIBLE, 1.28 GPF MAX
P-1B	WATER CLOSET	3"	2"	1/2"	-	FLOOR MOUNT - TANK TYPE, 1.28 GPF MAX
P-3A	LAVATORY	2"	1-1/2"	1/2"	1/2"	DROP-IN, ADA ACCESSIBLE, 1.2 GPM MAX
P-5A	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	SINGLE BOWL W/ DISPOSER, 1.8 GPM MAX
P-9A	TUB/SHOWER	2"	1-1/2"	1/2"	1/2"	ADA ACCESSIBLE, 1.8 GPM MAX
P-9B	SHOWER	2"	1-1/2"	1/2"	1/2"	ADA ACCESSIBLE, 1.8 GPM MAX
P-10A	WALL HYDRANT	-	-	3/4"	-	WALL MOUNT, FREEZE PROOF, W/ LOCKABLE HINGED COVER
P-11A	FUNNEL FLOOR DRAIN	2"	1-1/2"	-	-	W/ TRAP PRIMER CONNECTION
P-12A	WASHER BOX	2"	1-1/2"	1/2"	1/2"	
P-12B	REFRIGERATOR FITTING	-	-	1/2"	-	
NOTES: 1. CONFIRM ALL FIXTURE SELECTIONS WITH OWNER & ARCHITECT FOR UNIFORMITY W/ OTHER FACILITIES & SUITABLE SIZE. VERIFY SPACE AVAILABLE FOR ALL FIXTURES PRIOR TO ORDERING & ROUGH-IN REQUIREMENTS. 2. CONFIRM LEFT HAND/RIGHT HAND CONFIGURATION FOR ALL FIXTURES. 3. ADA ACCESSIBLE SHOWERS SHALL HAVE: 1/2" OR LESS THRESHOLD, W/ SINGLE LEVER SHOWER CONTROLS WITHIN 36" OF THE SHOWER SEAT. HANDHELD SHOWER ASSEMBLY SHALL COMPLY W/ ASME A112.18.1. 4. PROVIDE WATER HAMMER ARRESTERS AT WASHER BOX & DISHWASHER WATER CONN'S.						

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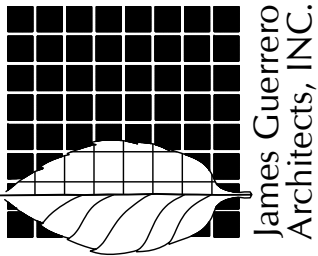


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general@hultzbhu.com Job Number: 24-144



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PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE  
PLUMBING SCHEDULES

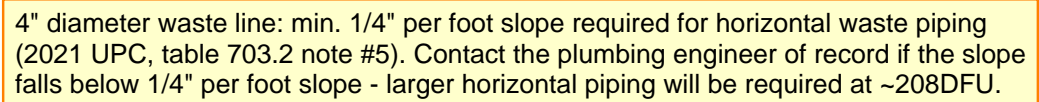
DATE	10-31-24
REVISED	
SHEET NO.	M0.3

PERMIT



3. THESE DRAWINGS HAVE BEEN PREPARED FOR PERMIT. FINAL DESIGN AND DETAILING IS BY THE CONTRACTOR. FINAL DESIGN WORK INCLUDES (BUT IS NOT LIMITED TO): REVIEW OF ALL CONTRACT DOCUMENTS, VERIFYING FIXTURE LOCATIONS, VERIFYING SPACE AVAILABLE FOR ALL PIPING, COORDINATING WORK WITH OTHER TRADES, DESIGN OF FINAL PLUMBING SYSTEM AND PREPARATION OF CONSTRUCTION SHOP DRAWINGS (BASED ON THESE REVIEWS AND DESIGN/COORDINATION WORK).
2. SEE STRUCTURAL DWGS FOR LOCATIONS OF FOUNDATION COMPONENTS. ITEMS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. OFFSET ITEMS AS NEEDED TO CLEAR FOOTINGS & OTHER UNDER GROUND ITEMS.
3. FOR PIPE SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE". SHEET M0.3.
4. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL VERIFY DEPTH OF SITE PIPING AT PROPOSED CONNECTION LOCATIONS AND CONFIRM PIPING SLOPES IN ORDER TO PROVIDE PROPER WORKING SEWER SYSTEM.
5. FIXTURES SHOWN DASHED REPRESENT FIXTURES ON FLOOR ABOVE. SEE PLUMBING FLOOR PLAN FOR EXACT TYPE AND LOCATION.
6. REVIEW ALL DRAWINGS & SUBMITTALS AND VERIFY FIXTURE LOCATIONS PRIOR TO BEGINNING WORK.
7. NUMBER AFTER WASTE (W) PIPE SIZE IS DFW FOR THAT SECTION OF PIPE.
8. NUMBER AFTER CW & HW PIPE SIZE IS WSWF FOR THAT SECTION OF PIPE.
9. VERIFY WASHER/DRYER LOCATIONS & BATH/SHOWER ORIENTATIONS W/ ARCHITECT PRIOR TO BEGINNING WORK.
10. PROVIDE TRAP PRIMER VALVE & TRAP PRIMER LINES TO SERVE ALL FLOOR DRAINS.
11. PROVIDE WALL CLEANOUTS BELOW ALL SINKS AND AS REQUIRED BY CODE.
12. ROUTE WASTE PIPING FROM SUDS GENERATING FIXTURES TO COMPLY W/ CODE (ROUTING DISTANCES SHOWN ARE APPROXIMATE).
13. SEE RISER DIAGRAMS SHEET M3.8 FOR VERTICAL WASTE/VENT PIPING.
14. SEE DETAIL 5, SHEET M3.6 FOR SURFACE CLEAN OUT DETAIL.
15. VERIFY LOCATION OF WATER SERVICE INTO EACH UNIT W/ ARCHITECT & OWNER.

- 1 CONNECT TO SITE PIPING. VERIFY LOCATIONS AND COORDINATE WITH SITE CONTRACTOR.
- 2 1/2" CW UP TO TRAP PRIMER VALVE. SEE DETAIL 1, SHEET M3.6.



SCALE: 1/8" = 1'-0"



<b>HULTZ Pw</b> engineers inc		<b>PLUMBING</b> Waste Sizing	
Project: 2ND ST APTS		Date:	3/19/25
Area: Entire Bldg		By:	CBP


  

Fixture	Qty	DFU	
		Each	Total
WC - Private	36	3	108
WC - Public	0	4	0
Lavatory	36	1	36
Sink	24	2	48
Svc. Sink	0	3	0
Drinking F.	0	0.5	0
Tub	31	2	62
Shower	5	2	10
Floor Drain	8	0	0
Clotheswash	24	3	72
Dishwasher	24	0	0
Hose Bibb	1	0	0
Hose Bibb	3	0	0
<b>TOTALS</b>	<b>192</b>		<b>336</b>

WASTE PIPE PER UPC:			
TOTAL	336 DFU =	5	inch
	SLOPE	2	%

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James Guerrero  
Architects, INC.

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

TILE  
FOUNDATION PLAN - PLUMBING

PROJECT

DATE 10-31-24

REVISÉ  
03-19-25  3

SHEET NO.

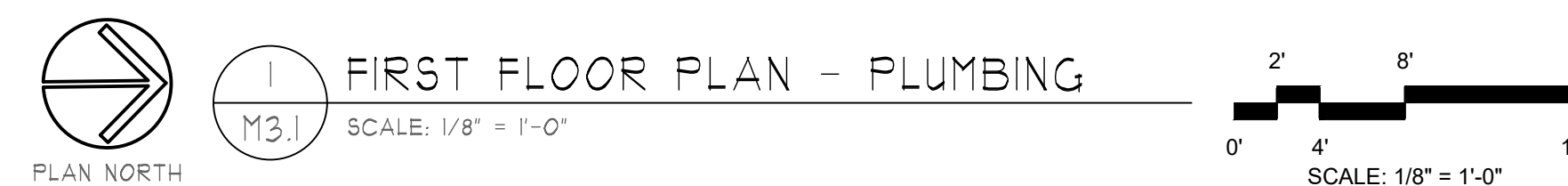
# M2.1

REVISIONS PER REVIEW COMMENTS RECEIVED 03-18-25  3



1. THESE DRAWINGS HAVE BEEN PREPARED FOR PERMIT. FINAL DESIGN AND DETAILING IS BY THE CONTRACTOR. FINAL DESIGN WORK INCLUDES (BUT IS NOT LIMITED TO): REVIEW OF ALL CONTRACT DOCUMENTS, VERIFYING EXISTING LOCATIONS, VERIFYING SPACE AVAILABLE FOR ALL PIPING, COORDINATING WORK WITH OTHER TRADES, DESIGN OF FINAL PLUMBING SYSTEM AND PREPARATION OF CONSTRUCTION SHOP DRAWINGS (BASED ON THESE REVIEWS AND DESIGN/COORDINATION WORK).
2. SEE GENERAL NOTES SHEET M0.1.
3. FOR PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE" SHEET M0.3.
4. WATER SUPPLY TO EACH APARTMENT UNIT IS VIA PEX VALVE MANIFOLDS. SEE DETAIL ON SHEET M3.5 FOR TYPICAL APARTMENT H/W/C/P PIPING.

- ① PLUMBING SHOWN SERVES FIXTURE ON FLOOR ABOVE.
- ② PROVIDE HW CONNECTION & WASTE CONNECTION, WITH AIR GAP, TO DISHWASHER FROM ADJACENT FIXTURE.
- ③ PROVIDE 1/2" TRAP PRIMER LINE TO FLOOR DRAIN. SEE DETAIL 1 & 4, SHEET M3.6.
- ④ PROVIDE 3/4" CONDENSATE PIPING FROM INDOOR HEAT PUMP TO ACCEPTABLE POINT OF DRAINAGE. SEE DETAIL 7, SHEET M3.6. CONTRACTOR SHALL FIELD LOCATE ROUTING.





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GENERAL NOTES:

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2.

SEE GENERAL NOTES SHEET M0.1.

3.

FOR PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE" SHEET M0.3.

3.

WATER SUPPLY TO EACH APARTMENT UNIT IS VIA PEX VALVE MANIFOLDS. SEE DETAIL ON SHEET M3.5 FOR TYPICAL APARTMENT HW/CW PIPING.

PEX MANIFOLD

#

##

#

##

MANIFOLD SIZING:

MANIFOLD SUPPLY PIPING, SEE DETAIL 10 ON SHEET M3.7 FOR SIZING

# = NUMBER OF FIXTURES (INCLUDES TRAP PRIMER)

## = WSFU

5.

GC TO SELECT FINAL LOCATION OF PEX DISTRIBUTION MANIFOLDS & PROVIDE ACCESS IN EACH UNIT. VERIFY LOCATION W/ ARCHITECT & OWNER PRIOR TO ROUGH-IN.

6.

PROVIDE WALL CLEANOUT IN WASTE PIPING BENEATH ALL SINKS.

7.

CONFIRM WASTE/VENT RISER LOCATIONS IN UNITS WITH FOUNDATION PLANS; SOME RISERS MAY VARY DEPENDING ON UNIT ORIENTATION AND UNDERGROUND PIPING LAYOUT.

8.

ALL ISOLATION VALVES SHALL BE ACCESSIBLE. COORDINATE WORK WITH OTHER TRADES TO ENSURE ACCESSIBILITY. PROVIDE BUILDING ACCESS DOORS AS NECESSARY.

9.

OFFSET PLUMBING PIPING AND VTR'S TO AVOID DUCTWORK AND OTHER OBSTRUCTIONS. TERMINATE VTR'S A MINIMUM OF 15 FEET FROM ANY OUTSIDE AIR INTAKES.

10.

PROVIDE ALL WALL MOUNTED HEAT PUMPS WITH MINIMUM 3/4" CONDENSATE DRAINS. ROUTE TO LAVATORY TAILPIECE OR OTHER APPROVED LOCATION.

11.

ALL VENTS ARE 2" UNO.

12.

ROUTE PIPING SO AS NOT TO OBSTRUCT ACCESS TO EQUIPMENT.

13.

CONFIRM BATHTUB ORIENTATION. ARCHITECT'S DEPICTION OF BATHTUB DOES NOT NECESSARILY MATCH PLUMBING REQUIRED (OR MATCH THE BEST WAY OF ROUTING PLUMBING).

14.

PROVIDE TRAP PRIMER VALVES AND TRAP PRIMER PIPING TO SERVE ALL FLOOR DRAINS AND FLOOR RECEPTORS. COORDINATE LOCATIONS WITH ARCHITECT AND OTHER TRADES. PROVIDE ISOLATION VALVE IN CW PIPING TO TRAP PRIMER VALVE; PROVIDE BUILDING ACCESS DOOR TO ALLOW ACCESS TO VALVE AND TRAP PRIMER.

15.

SEE RISER DIAGRAMS ON SHEET M3.8 FOR UNIT WASTE & VENT PIPING.

16.

SEE DETAIL 2 ON SHEET M3.6 FOR WATER HEATER INSTALLATION.

17.

NOT ALL KEYED NOTES ARE USED ON ALL SHEETS.

KEYED NOTES:

1

PLUMBING SHOWN SERVES FIXTURE ON FLOOR ABOVE.

2

PROVIDE HW CONNECTION & WASTE CONNECTION, WITH AIR GAP, TO DISHWASHER FROM ADJACENT FIXTURE.

3

PROVIDE 1/2" TRAP PRIMER LINE TO FLOOR DRAIN. SEE DETAIL 1 & 4, SHEET M3.6.

4

PROVIDE 3/4" CONDENSATE PIPING FROM INDOOR HEAT PUMP TO ACCEPTABLE POINT OF DRAINAGE. SEE DETAIL 7, SHEET M3.6. CONTRACTOR SHALL FIELD LOCATE ROUTING.

PRMU20241695

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ENGINEER

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JAMES GUERRERO

ARCHITECTS, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

FLOOR PLANS - PLUMBING

DATE

10-31-24


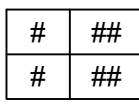
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SHEET NO.

M3.2

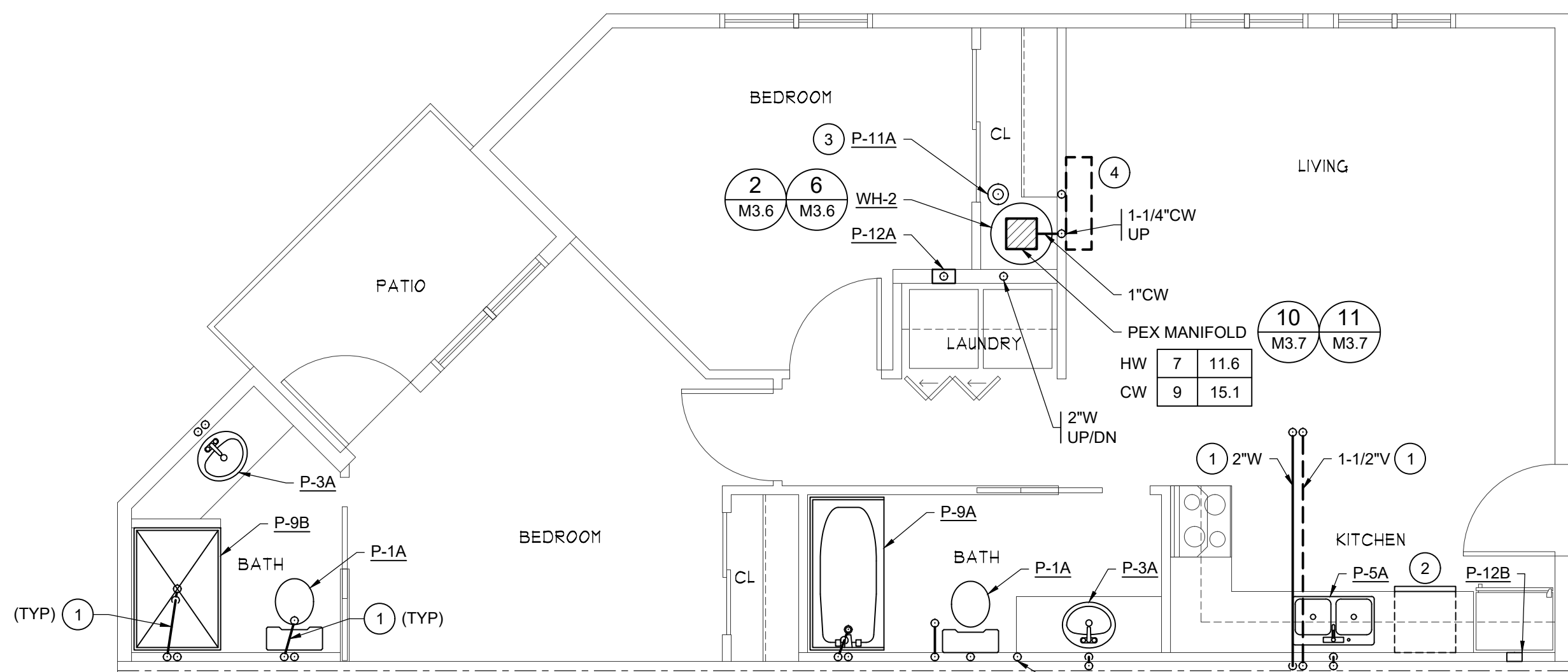


GENERAL NOTES:

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2. SEE GENERAL NOTES SHEET M0.1.
3. FOR PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE" SHEET M0.3.
3. WATER SUPPLY TO EACH APARTMENT UNIT IS VIA PEX VALVE MANIFOLDS. SEE DETAIL ON SHEET M3.5 FOR TYPICAL APARTMENT HW/CW PIPING.
-  PEX MANIFOLD
4. MANIFOLD SIZING:
- 
- MANIFOLD SUPPLY PIPING, SEE DETAIL 10 ON SHEET M3.7 FOR SIZING
- # = NUMBER OF FIXTURES (INCLUDES TRAP PRIMER)
- ## = WSFU
5. GC TO SELECT FINAL LOCATION OF PEX DISTRIBUTION MANIFOLDS & PROVIDE ACCESS IN EACH UNIT. VERIFY LOCATION W/ ARCHITECT & OWNER PRIOR TO ROUGH-IN.
6. PROVIDE WALL CLEANOUT IN WASTE PIPING BENEATH ALL SINKS.
7. CONFIRM WASTE/VENT RISER LOCATIONS IN UNITS WITH FOUNDATION PLANS; SOME RISERS MAY VARY DEPENDING ON UNIT ORIENTATION AND UNDERGROUND PIPING LAYOUT.
8. ALL ISOLATION VALVES SHALL BE ACCESSIBLE. COORDINATE WORK WITH OTHER TRADES RI ENSURE ACCESSIBILITY. PROVIDE BUILDING ACCESS DOORS AS NECESSARY.
9. OFFSET PLUMBING PIPING AND VTR'S TO AVOID DUCTWORK AND OTHER OBSTRUCTIONS. TERMINATE VTR'S A MINIMUM OF 15 FEET FROM ANY OUTSIDE AIR INTAKES.
10. PROVIDE ALL WALL MOUNTED HEAT PUMPS WITH MINIMUM 3/4" CONDENSATE DRAINS. ROUTE TO LAVATORY TAILPIECE OR OTHER APPROVED LOCATION.
11. ALL VENTS ARE 2" UNO.
12. ROUTE PIPING SO AS NOT TO OBSTRUCT ACCESS TO EQUIPMENT.
13. CONFIRM BATHTUB ORIENTATION. ARCHITECT'S DEPICTION OF BATHTUB DOES NOT NECESSARILY MATCH PLUMBING REQUIRED (OR MATCH THE BEST WAY OF ROUTING PLUMBING).
14. PROVIDE TRAP PRIMER VALVES AND TRAP PRIMER PIPING TO SERVE ALL FLOOR DRAINS AND FLOOR RECEPTORS. COORDINATE LOCATIONS WITH ARCHITECT AND OTHER TRADES. PROVIDE ISOLATION VALVE IN CW PIPING TO TRAP PRIMER VALVE. PROVIDE BUILDING ACCESS DOOR TO ALLOW ACCESS TO VALVE AND TRAP PRIMER.
15. SEE RISER DIAGRAMS ON SHEET M3.8 FOR UNIT WASTE & VENT PIPING.
16. SEE DETAIL 2 ON SHEET M3.6 FOR WATER HEATER INSTALLATION.
17. NOT ALL KEYED NOTES ARE USED ON ALL SHEETS.

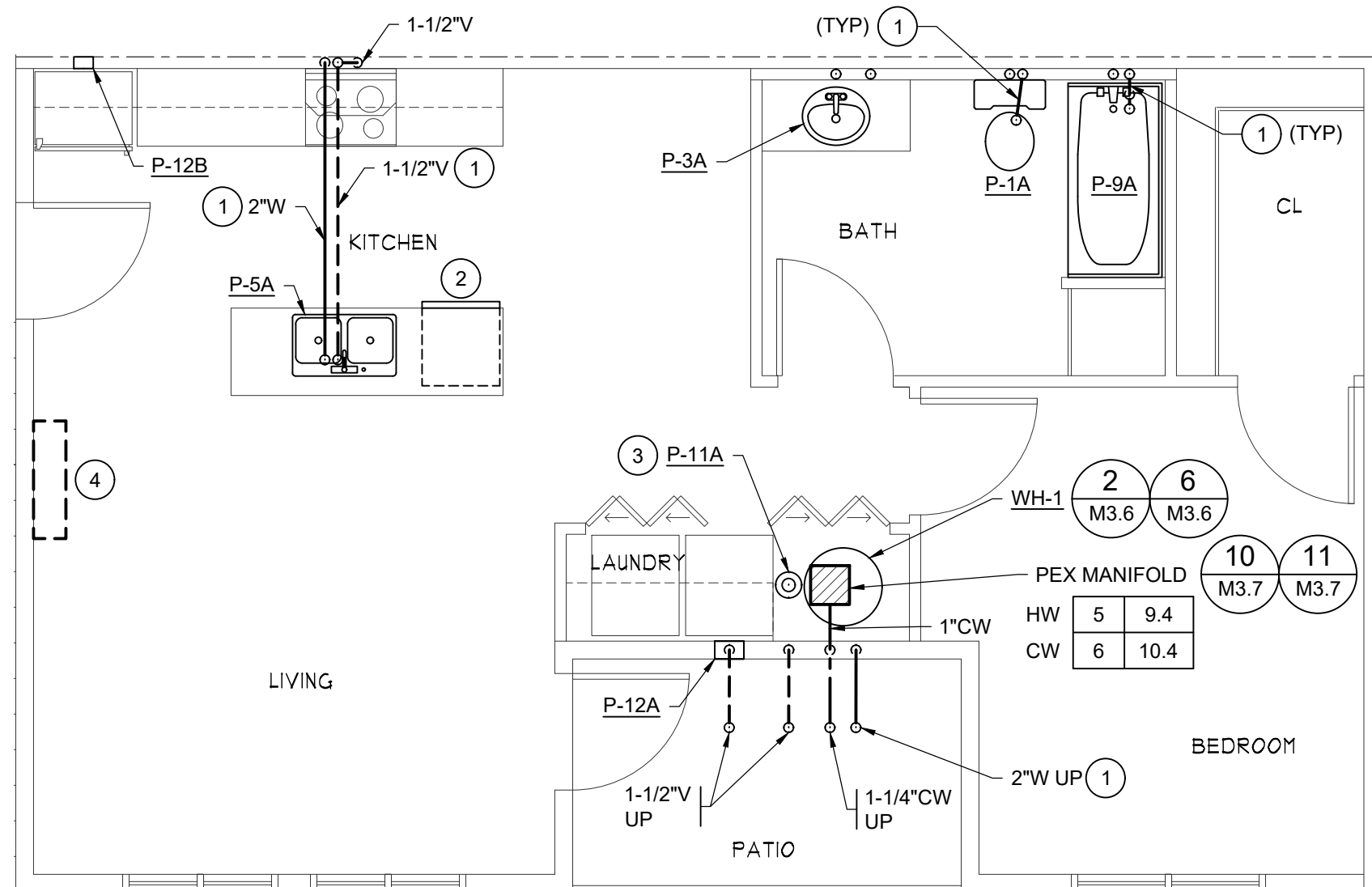
KEYED NOTES:

- 1 PLUMBING SHOWN SERVES FIXTURE ON FLOOR ABOVE.
- 2 PROVIDE HW CONNECTION & WASTE CONNECTION, WITH AIR GAP, TO DISHWASHER FROM ADJACENT FIXTURE.
- 3 PROVIDE 1/2" TRAP PRIMER LINE TO FLOOR DRAIN. SEE DETAIL 1 & 4, SHEET M3.6.
- 4 PROVIDE 3/4" CONDENSATE PIPING FROM INDOOR HEAT PUMP TO ACCEPTABLE POINT OF DRAINAGE. SEE DETAIL 7, SHEET M3.6. CONTRACTOR SHALL FIELD LOCATE RETURN.

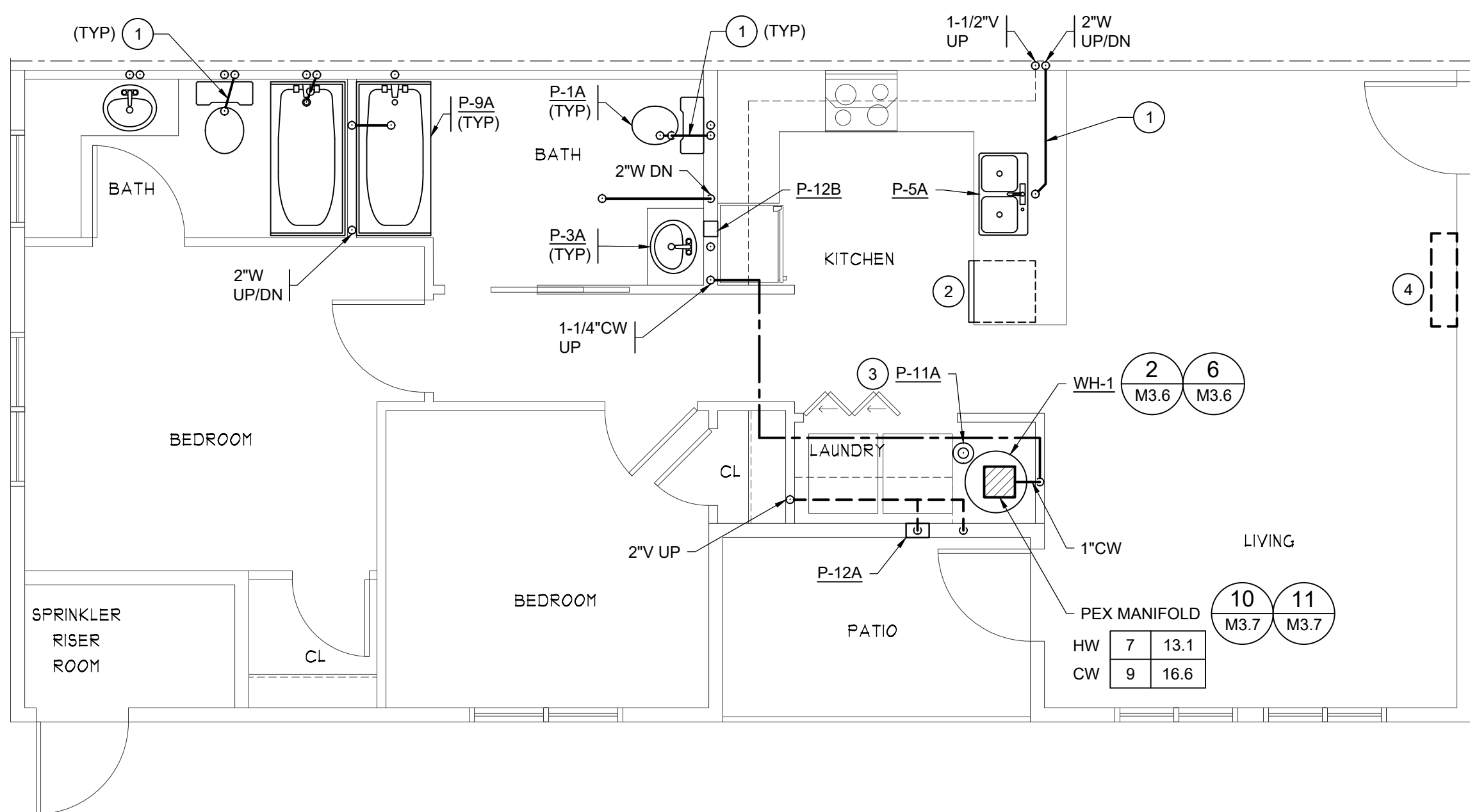


1 ENLARGED PLUMBING PLAN - 101  
M3.3 SCALE: 1/4" = 1'-0" (1) UNIT: 101

Prior to rough-in: Reference sheet A4.7 for required clearances and locations of plumbing fixtures at Type-B Option-B units.



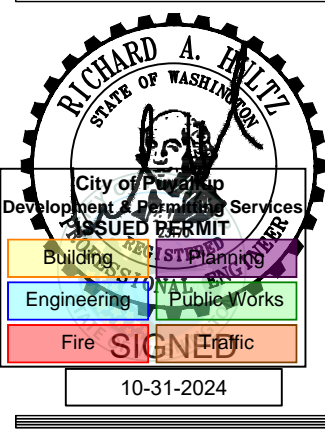
2 ENLARGED PLUMBING PLAN - 103  
M3.3 SCALE: 1/4" = 1'-0" (1) UNIT: 103



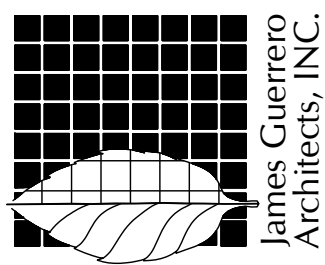
3 ENLARGED PLUMBING PLAN - 102  
M3.3 SCALE: 1/4" = 1'-0" (1) UNIT: 102

PERMIT





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2. SEE GENERAL NOTES SHEET M0.1.
3. FOR PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE" SHEET M0.3.
3. WATER SUPPLY TO EACH APARTMENT UNIT IS VIA PEX WALL/WC MANIFOLDS. SEE DETAIL ON SHEET M3.5 FOR TYPICAL APARTMENT HVAC/WC PIPING.

 PEX MANIFOLD

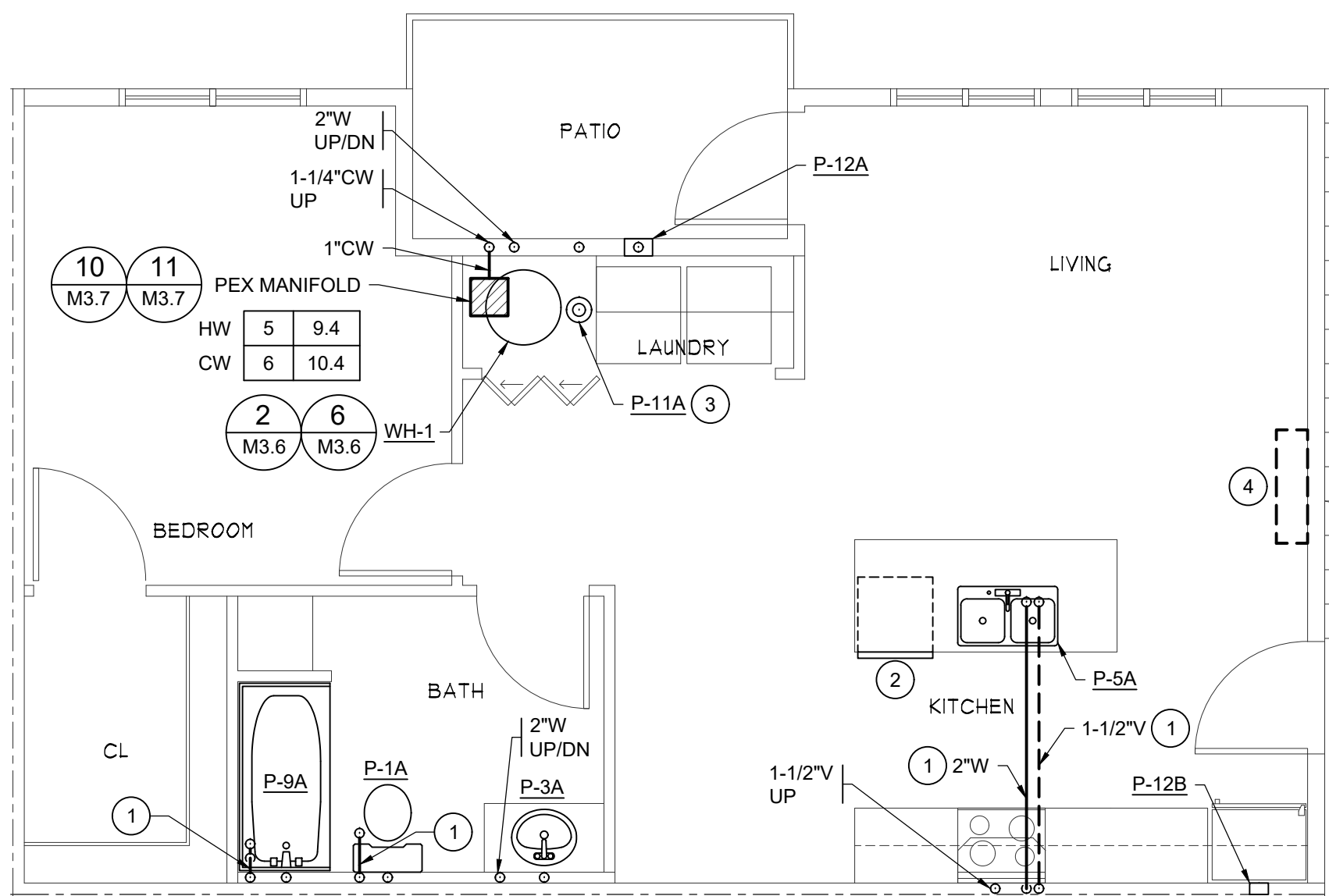
#### 4. MANIFOLD SIZING:

#	##
#	##

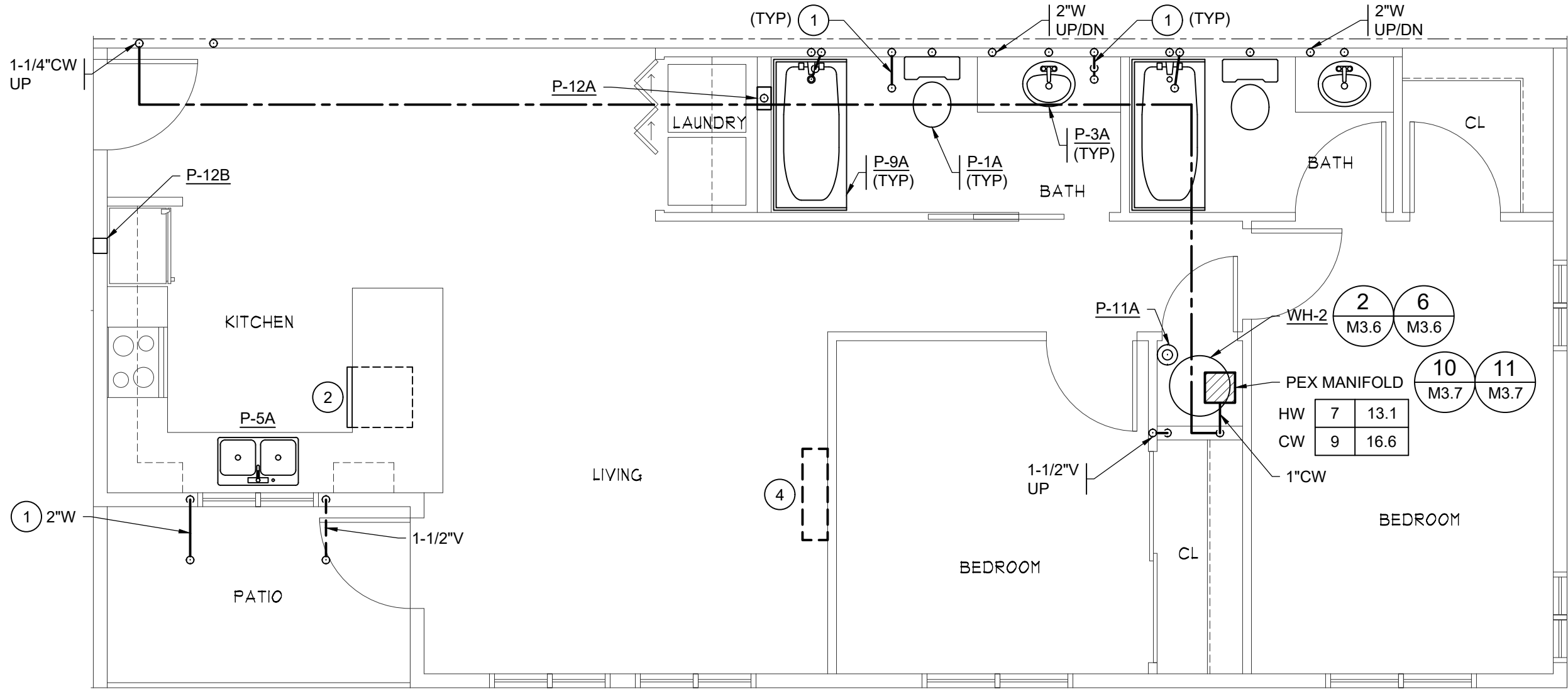
MANIFOLD SUPPLY PIPING, SEE DETAIL 10 ON  
SHEET M3.7 FOR SIZING  
# = NUMBER OF FIXTURES (INCLUDES TRAP PRIMER  
## = WSFU

5. GC TO SELECT FINAL LOCATION OF PEX DISTRIBUTION MANIFOLDS & PROVIDE ACCESS IN EACH UNIT. VERIFY LOCATION W/ ARCHITECT & OWNER PRIOR TO ROUGH-IN.
6. PROVIDE WALL CLEANOUT IN WASTE PIPING BENEATH ALL SINKS.
7. CONFIRM WASTEWATER RISER LOCATIONS IN UNITS WITH FOUNDATION PLANS; SOME RISERS MAY VARY DEPENDING ON UNIT ORIENTATION AND UNDERGROUND PIPING LAYOUT.
8. ALL ISOLATION VALVES SHALL BE ACCESSIBLE. COORDINATE WORK WITH OTHER TRADES TO ENSURE ACCESSIBILITY. PROVIDE BUILDING ACCESS DOORS AS NECESSARY.
9. OFFSET PLUMBING PIPING AND VTR'S TO AVOID DUCTWORK AND OTHER OBSTRUCTIONS. TERMINATE VTR'S A MINIMUM OF 15 FEET FROM ANY OUTSIDE AIR INTAKES.
10. PROVIDE ALL WALL MOUNTED HEAT PUMPS WITH MINIMUM 3/4" CONDENSATE DRAINS. ROUTE TO LAVATORY TAILPIECE OR OTHER APPROVED LOCATION.
11. ALL VENTS ARE 2" UNO.
12. ROUTE PIPING SO AS NOT TO OBSTRUCT ACCESS TO EQUIPMENT.
13. CONFIRM BATHTUB ORIENTATION. ARCHITECT'S DEPICTION OF BATHTUB DOES NOT NECESSARILY MATCH PLUMBING REQUIRED (OR MATCH THE BEST WAY OF ROUTING PLUMBING).
14. PROVIDE TRAP PRIMER VALVES AND TRAP PRIMER PIPING TO SERVE ALL FLOOR DRAINS AND FLOOR RECEPTORS. COORDINATE LOCATIONS WITH ARCHITECT AND OTHER TRADES. PROVIDE ISOLATION VALVE IN CW PIPING TO TRAP PRIMER VALVE. PROVIDE BUILDING ACCESS DOOR TO ALLOW ACCESS TO VALVE AND TRAP PRIMER.
15. SEE RISER DIAGRAMS ON SHEET M3.8 FOR UNIT WASTE & VENT PIPING.
16. SEE DETAIL 2 ON SHEET M3.6 FOR WATER HEATER INSTALLATION.
17. NOT ALL KEYED NOTES ARE USED ON ALL SHEETS.

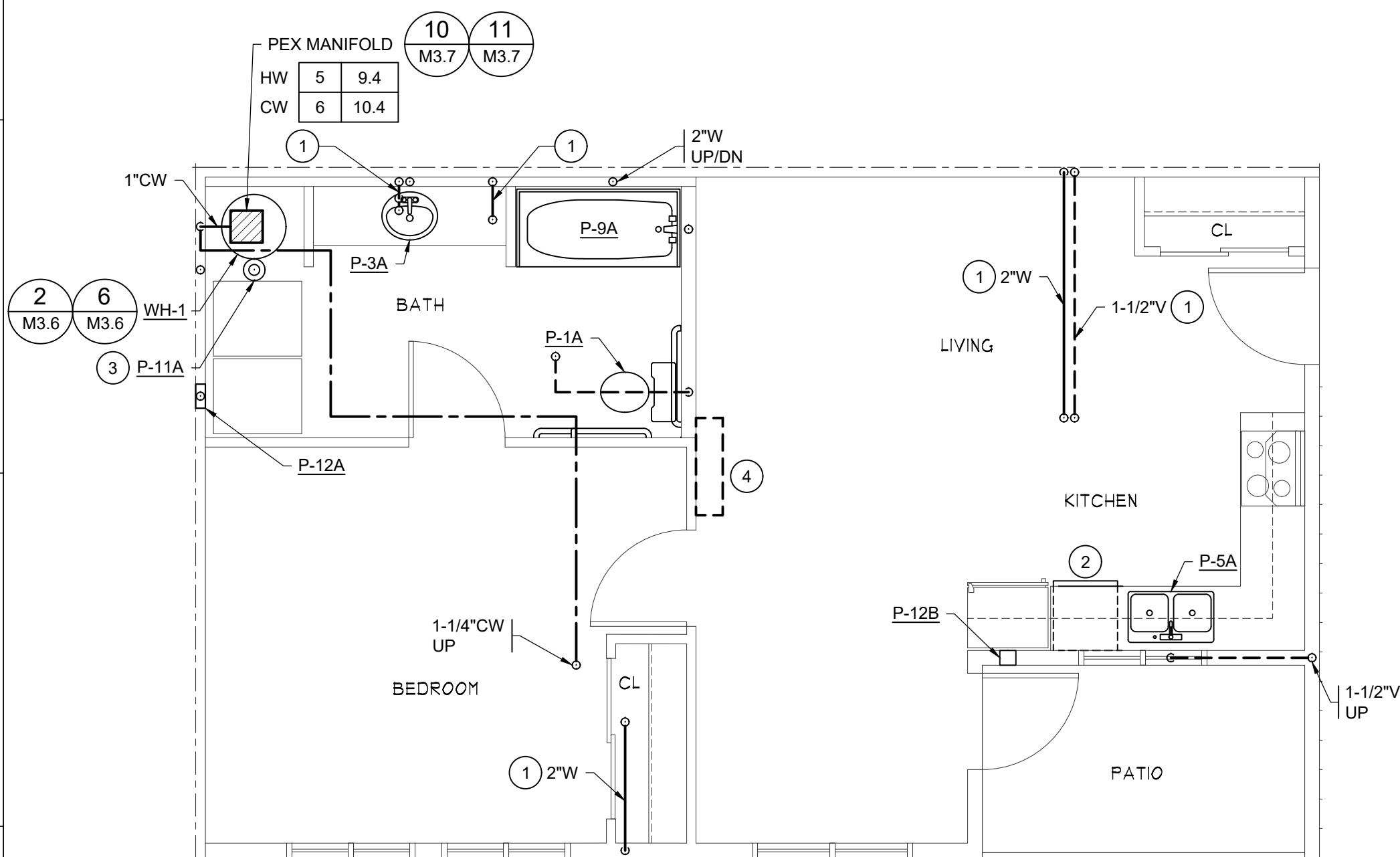
- 1 PLUMBING SHOWN SERVES FIXTURE ON FLOOR ABOVE.
- 2 PROVIDE HW CONNECTION & WASTE CONNECTION, WITH AIR GAP, TO DISHWASHER FROM ADJACENT FIXTURE.
- 3 PROVIDE 1/2" TRAP PRIMER LINE TO FLOOR DRAIN. SEE DETAIL 1 & 4, SHEET M3.6.
- 4 PROVIDE 3/4" CONDENSATE PIPING FROM INDOOR HEAT PUMP TO ACCEPTABLE POINT OF DRAINAGE. SEE DETAIL 7, SHEET M3.6. CONTRACTOR SHALL FIELD LOCATE RETURN.



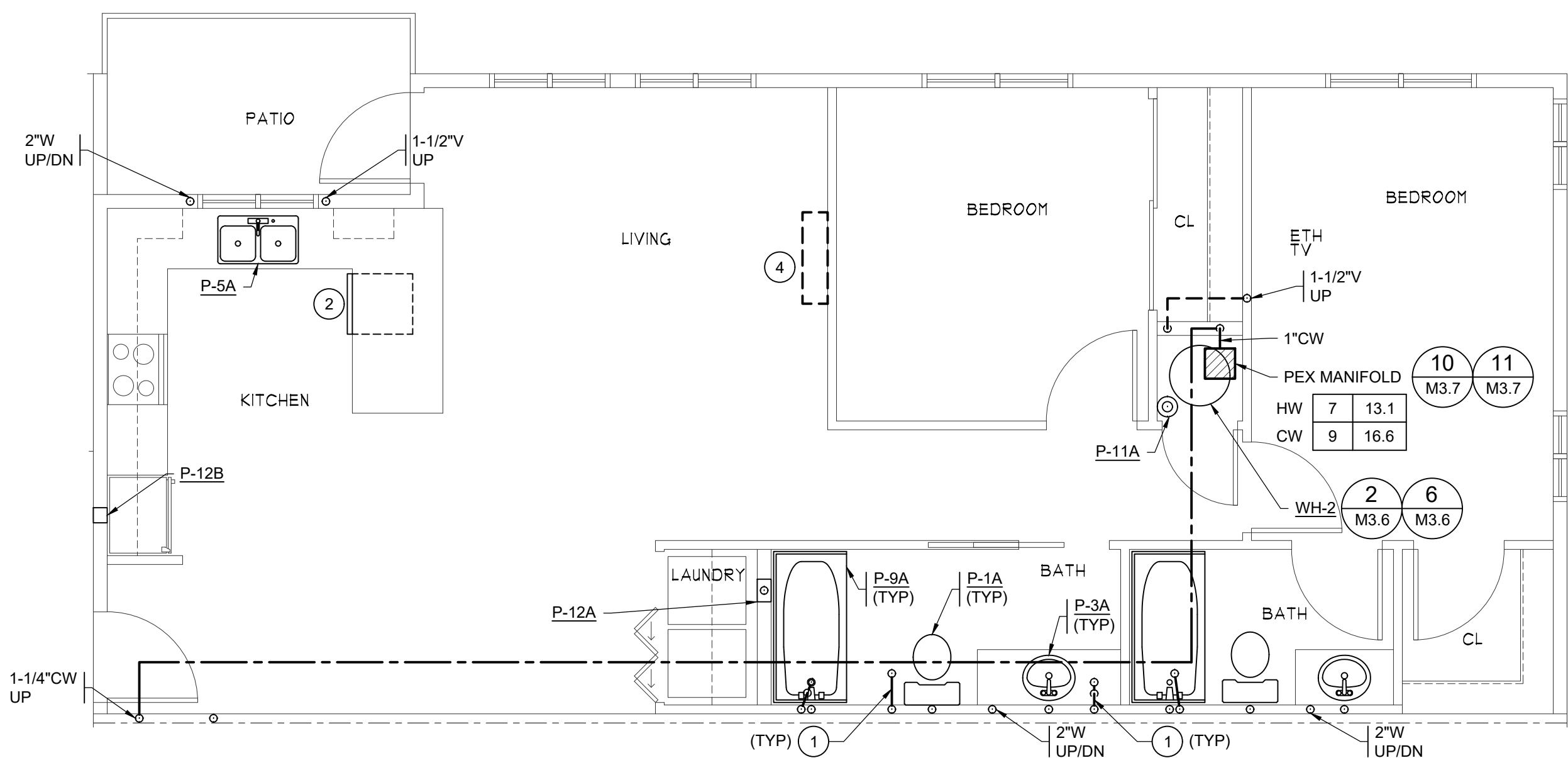
4 ENLARGED PLUMBING PLAN - 104/105  
M3.4 SCALE: 1/4" = 1'-0" (2) UNITS: 104  
105



5 ENLARGED PLUMBING PLAN - 107  
M3.4 SCALE: 1/4" = 1'-0" (1) UNIT: 107



6 ENLARGED PLUMBING PLAN- 106  
M3.4 SCALE: 1/4" = 1'-0" (I) UNIT: 106



Prior to rough-in: Reference sheet A4.8.1 for required clearances and locations of plumbing fixtures at Type-B Option-B units.

7 ENLARGED PLUMBING PLAN- 108  
M3.4 SCALE: 1/4" = 1'-0" (I) UNIT: 108

PROJECT 2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

---

DRAWING TITLE ENLARGED PLUMBING PLANS

DATE 10-31-24

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SHEET NO.

### M3.4



A

B

C

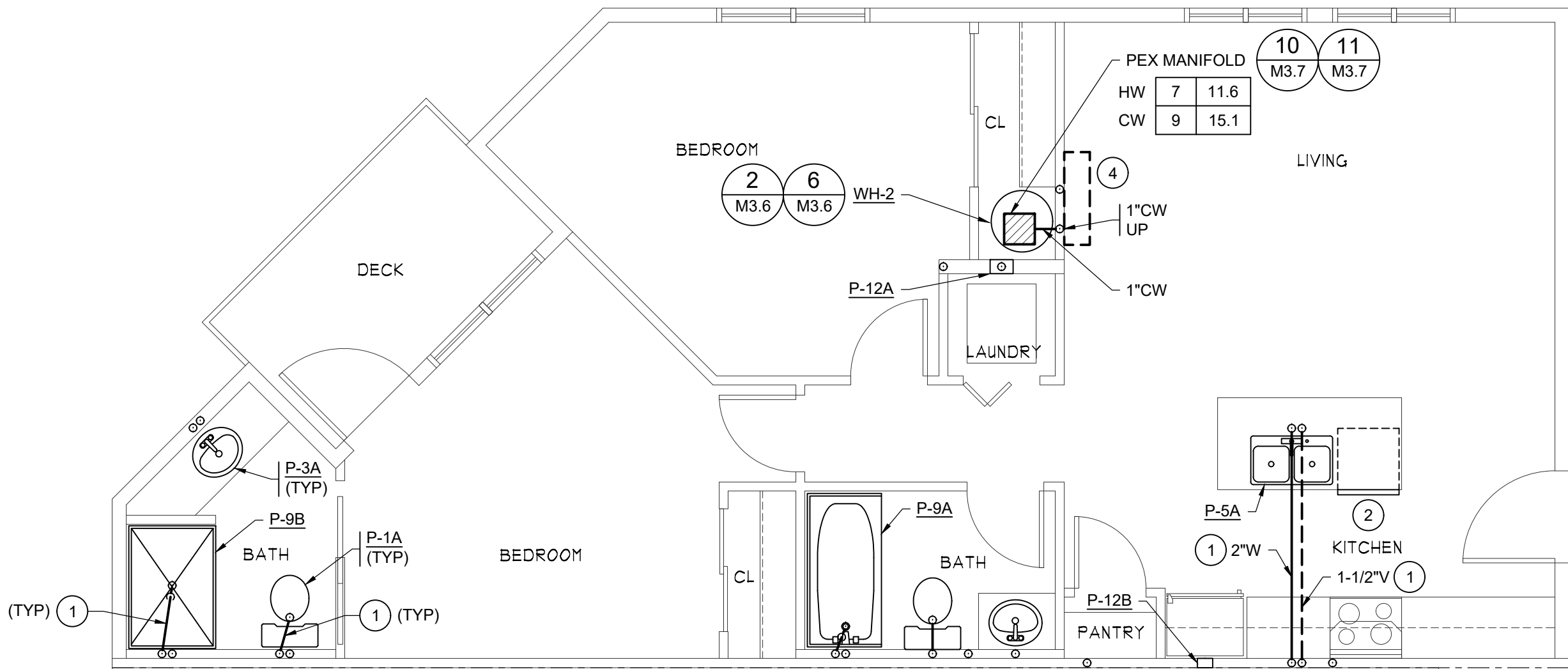
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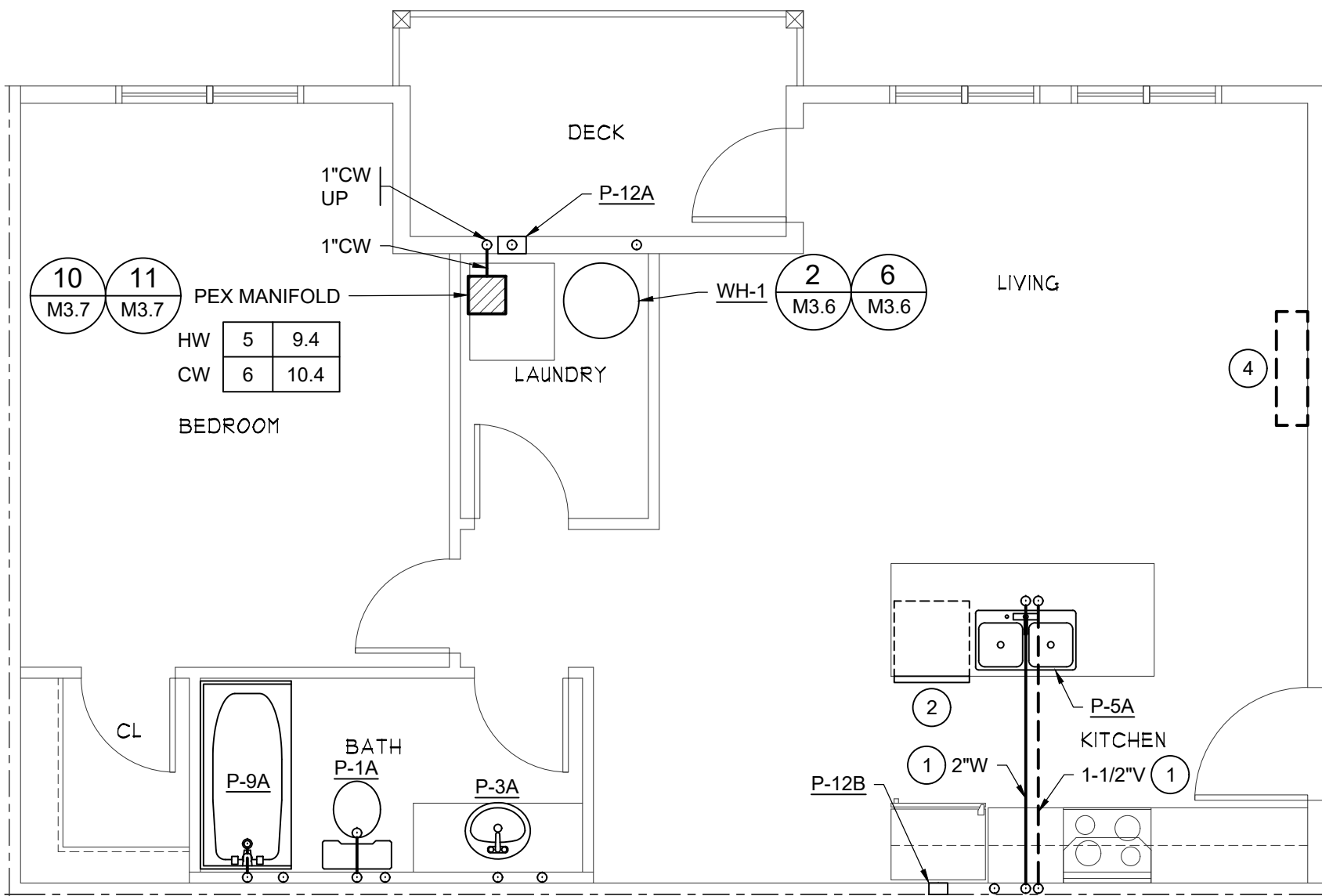
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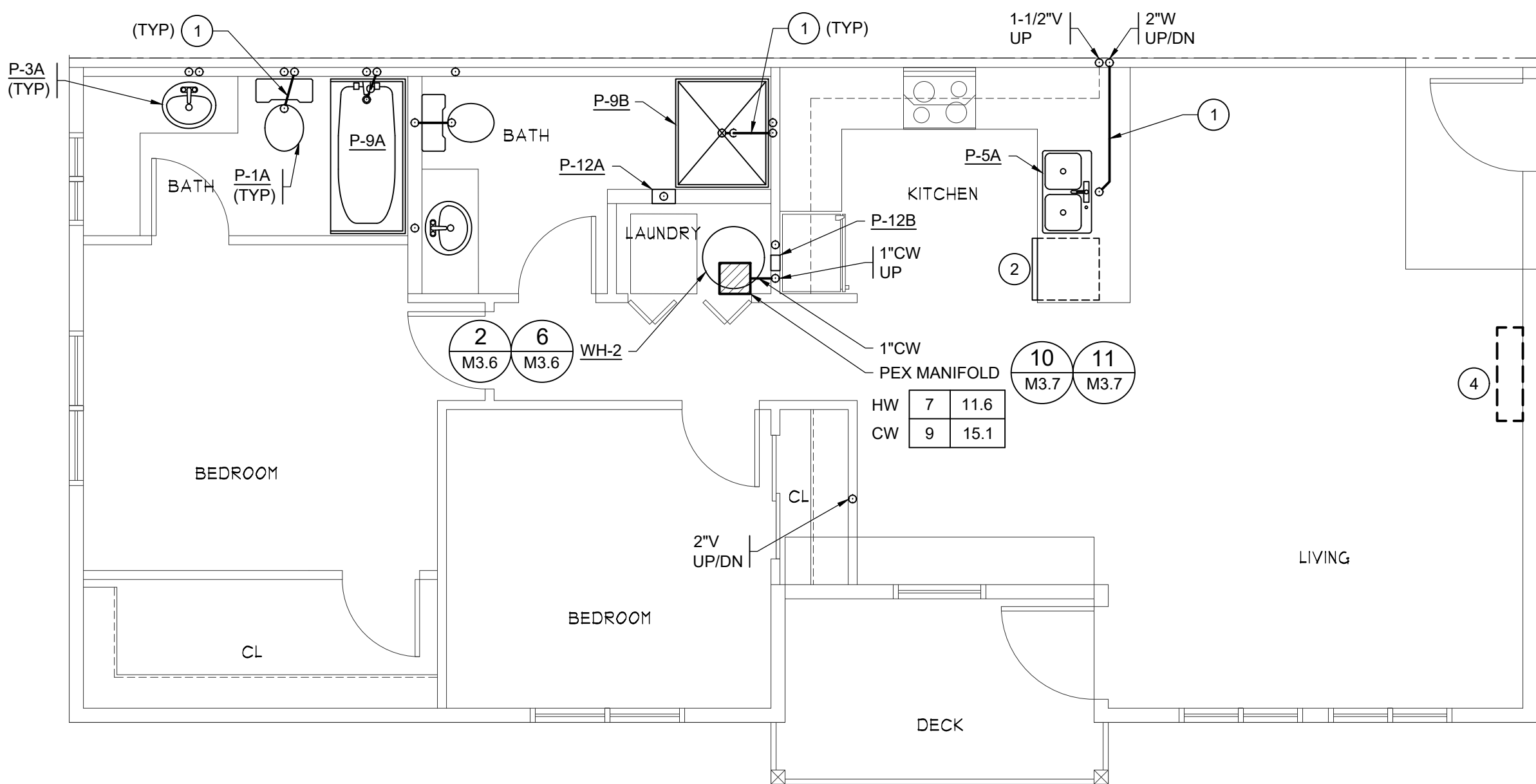
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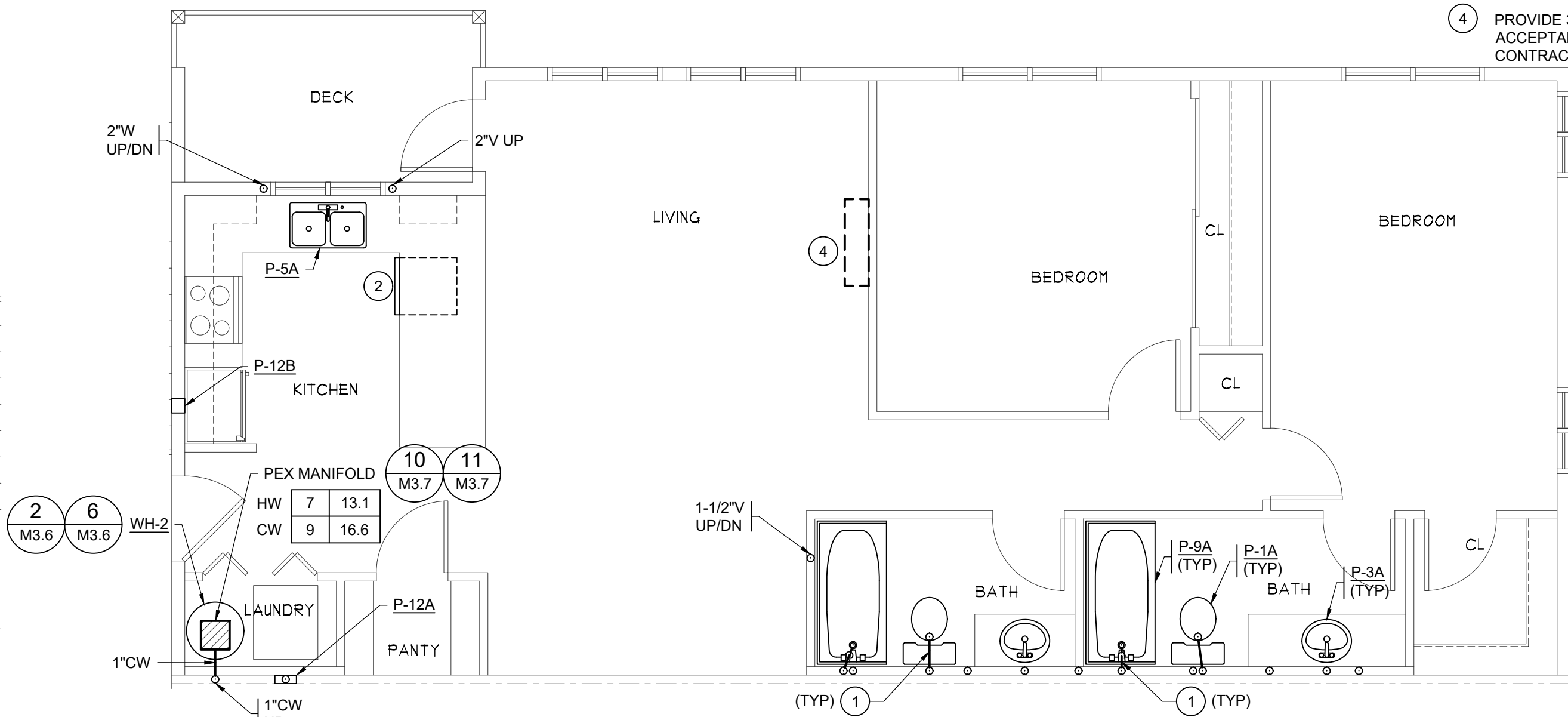
8 ENLARGED PLUMBING PLAN - 201/301  
M3.5 SCALE: 1/4" = 1'-0" (2) UNITS: 201, 301



9 ENLARGED PLUMBING PLAN - 203-306/303-306  
M3.5 SCALE: 1/4" = 1'-0" (8) UNITS: 203, 204, 205, 206, 303, 304, 305, 306



10 ENLARGED PLUMBING PLAN - 202/302  
M3.5 SCALE: 1/4" = 1'-0" (2) UNITS: 202, 302



11 ENLARGED PLUMBING PLAN - 207/208-307/308  
M3.5 SCALE: 1/4" = 1'-0" (4) UNITS: 207, 208, 307, 308

GENERAL NOTES:

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- SEE GENERAL NOTES SHEET M0.1.
- FOR PIPING SIZES TO INDIVIDUAL PLUMBING FIXTURES SEE "PLUMBING FIXTURE SCHEDULE" SHEET M0.3.
- WATER SUPPLY TO EACH APARTMENT UNIT IS VIA PEX VALVE MANIFOLDS. SEE DETAIL ON SHEET M3.5 FOR TYPICAL APARTMENT HW/CW PIPING.

PEX MANIFOLD

#	##
#	##

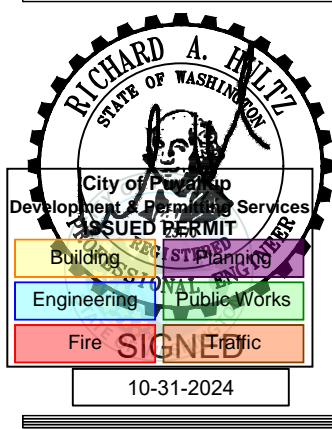
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- CONFIRM WASTE/VENT RISER LOCATIONS IN UNITS WITH FOUNDATION PLANS; SOME RISERS MAY VARY DEPENDING ON UNIT ORIENTATION AND UNDERGROUND PIPING LAYOUT.
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- SEE RISER DIAGRAMS ON SHEET M3.8 FOR UNIT WASTE & VENT PIPING.
- SEE DETAIL 2 ON SHEET M3.6 FOR WATER HEATER INSTALLATION.
- NOT ALL KEYED NOTES ARE USED ON ALL SHEETS.

KEYED NOTES:

- PLUMBING SHOWN SERVES FIXTURE ON FLOOR ABOVE.
- PROVIDE HW CONNECTION & WASTE CONNECTION, WITH AIR GAP, TO DISHWASHER FROM ADJACENT FIXTURE.
- PROVIDE 1/2" TRAP PRIMER LINE TO FLOOR DRAIN. SEE DETAIL 1 & 4, SHEET M3.6.
- PROVIDE 3/4" CONDENSATE PIPING FROM INDOOR HEAT PUMP TO ACCEPTABLE POINT OF DRAINAGE. SEE DETAIL 7, SHEET M3.6. CONTRACTOR SHALL FIELD LOCATE ROUTING.

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Website: www.jgarch.net  
James Guerrero Architects, INC.

PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

ENLARGED PLUMBING PLANS

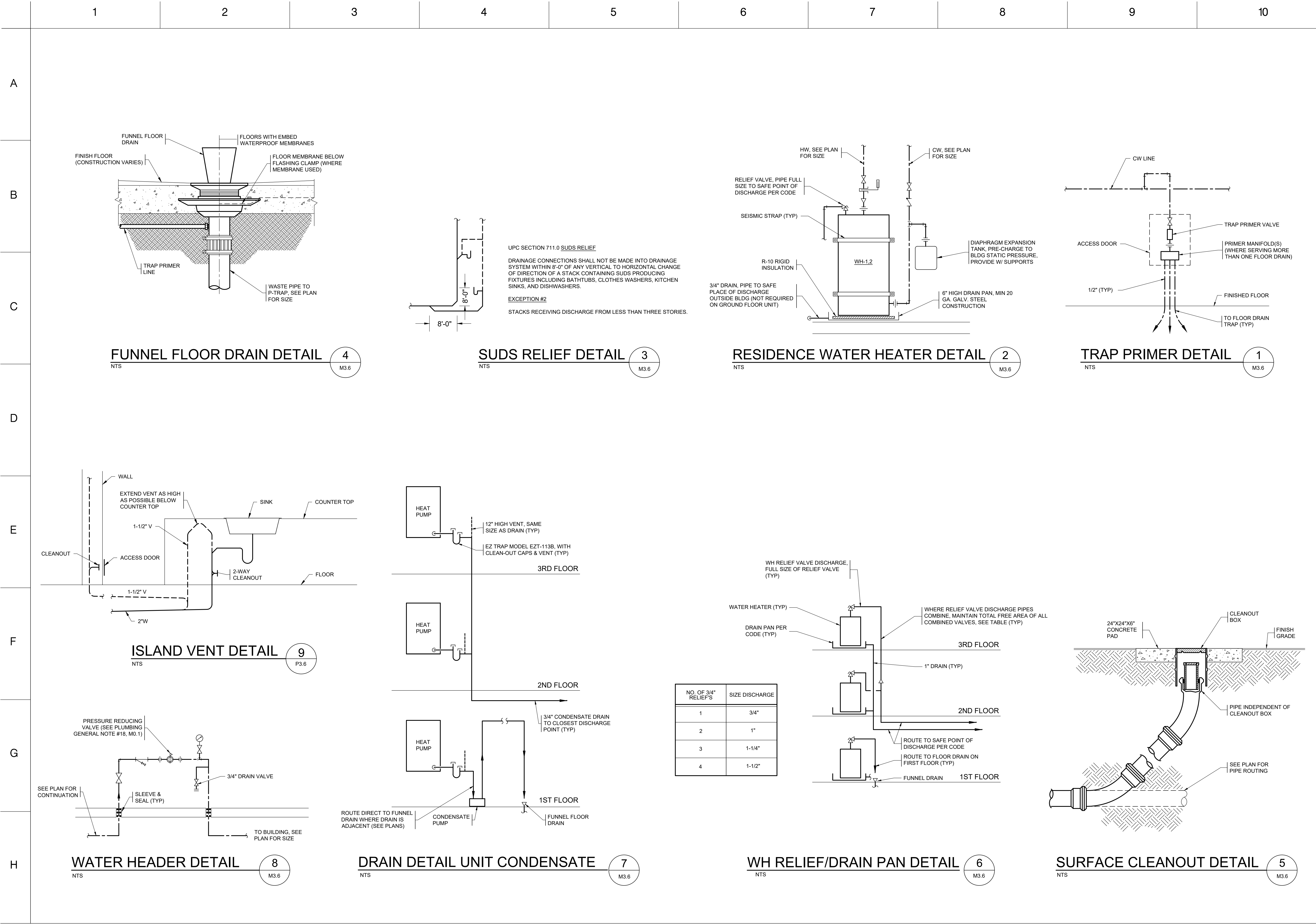
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DATE: 10-31-24  
REVISED

SHEET NO.

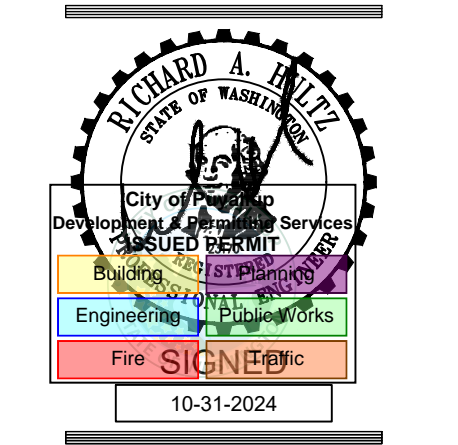
M3.5





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PROJECT  
DRAWING TITLE  
**PLUMBING DETAILS**

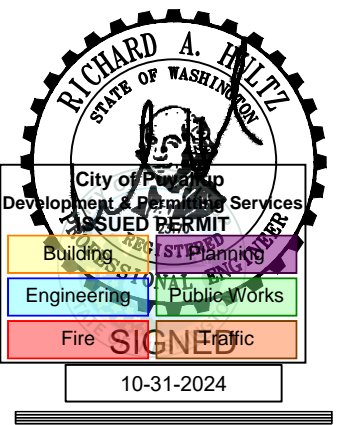
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REVISED  
SHEET NO.  
**M3.6**

PERMIT

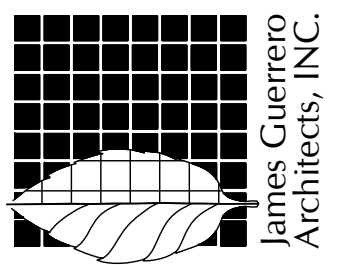








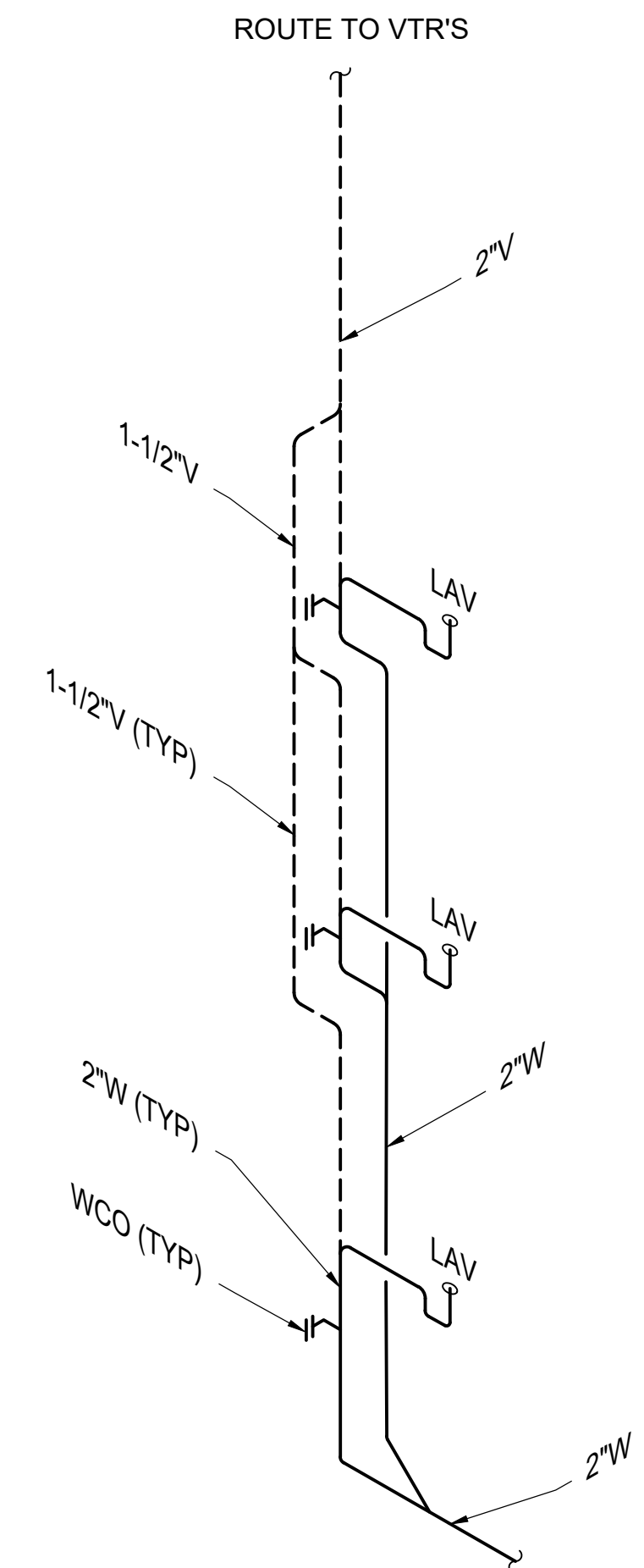
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PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372  
DRAWING: TIT1 F

## PLUMBING DETAILS

DATE	10-31-24
REVISED	
SHEET NO.	
M3.8	

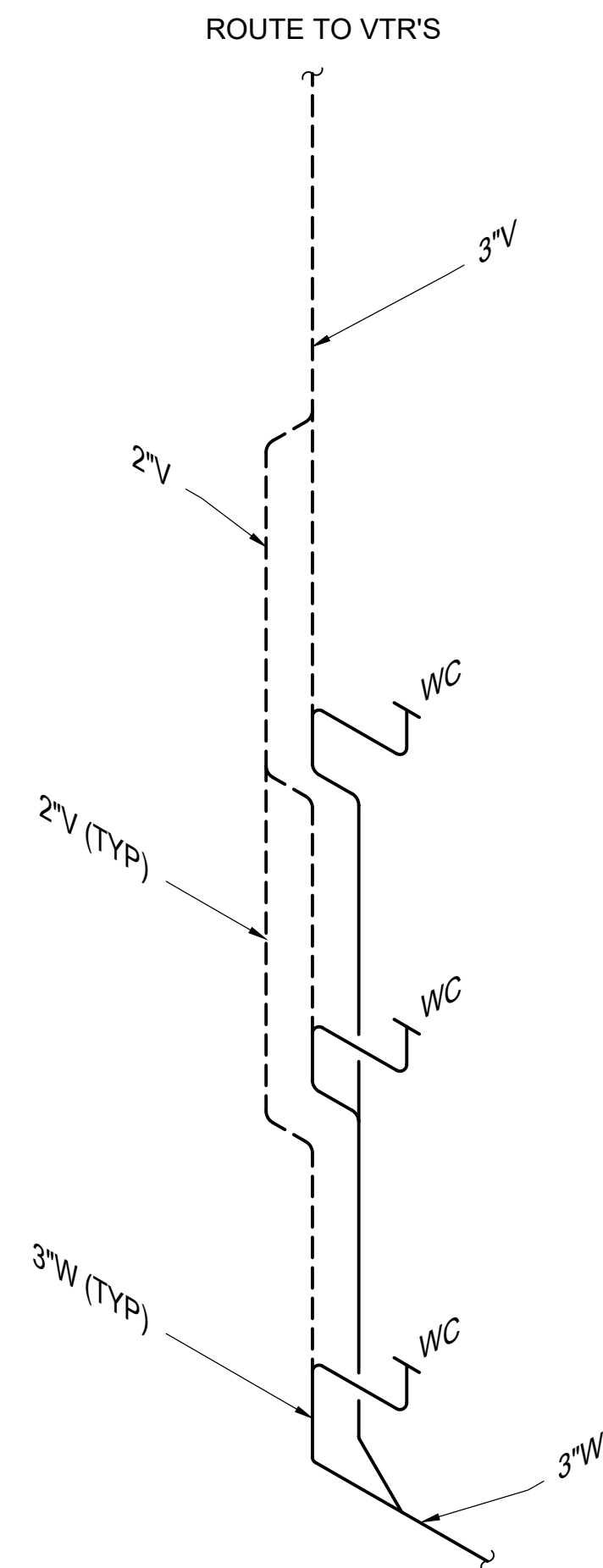


LAVATORY  
WASTE & VENT RISER

NTS

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M3.8

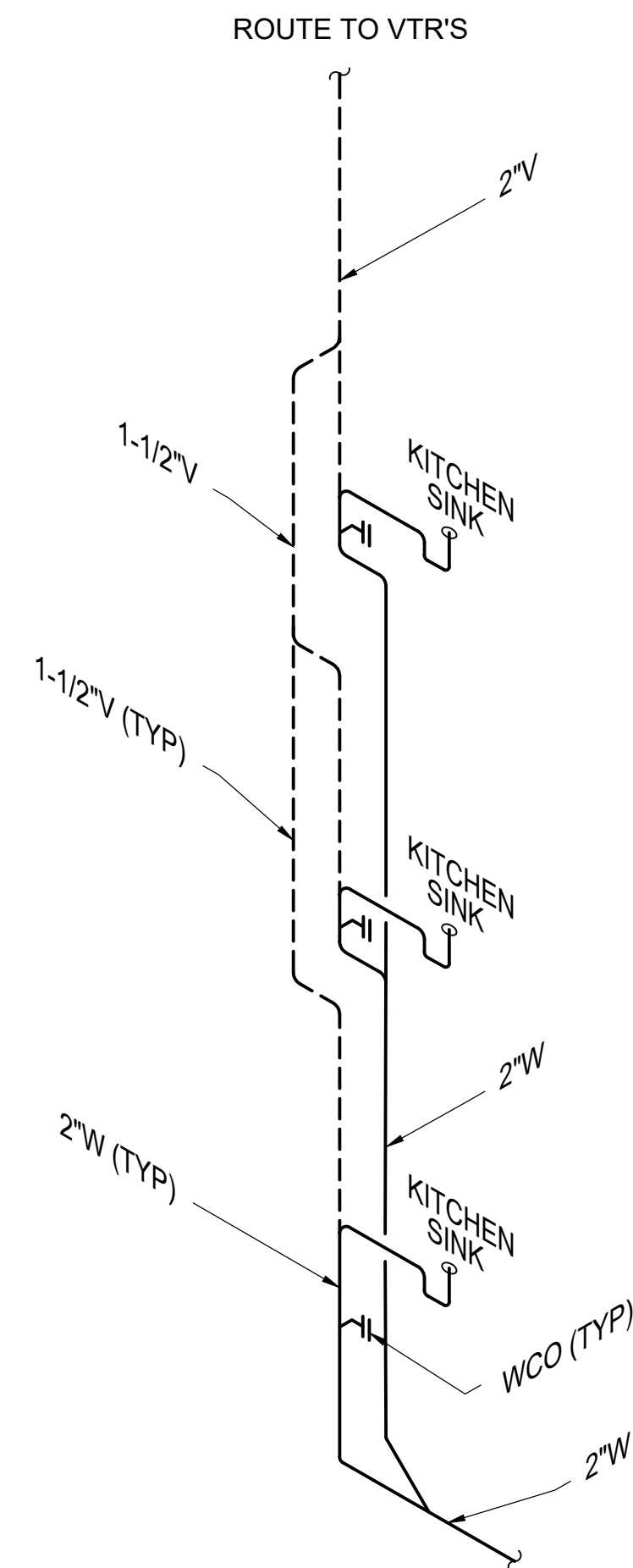


WATER CLOSET  
WASTE & VENT RISER

NTS

D

M3.3

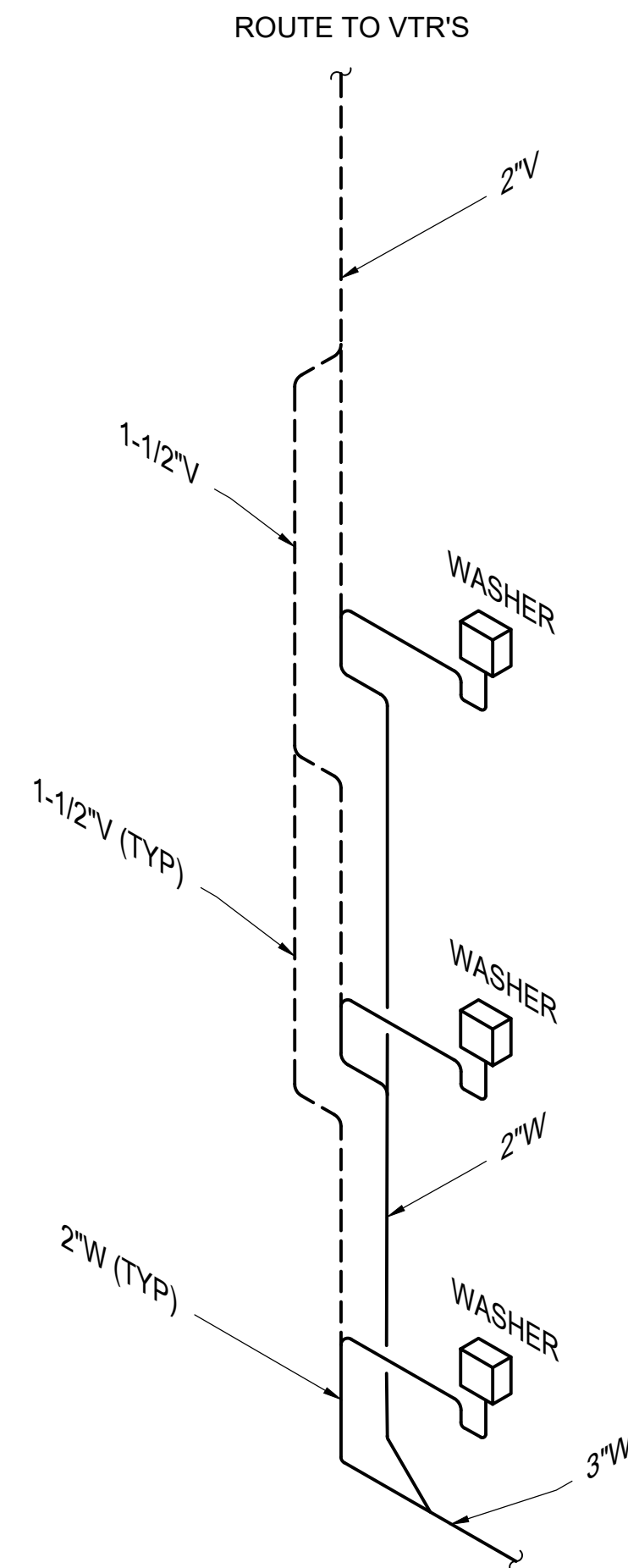


## KITCHEN SINK WASTE & VENT RISER

NTS

C

M3.8

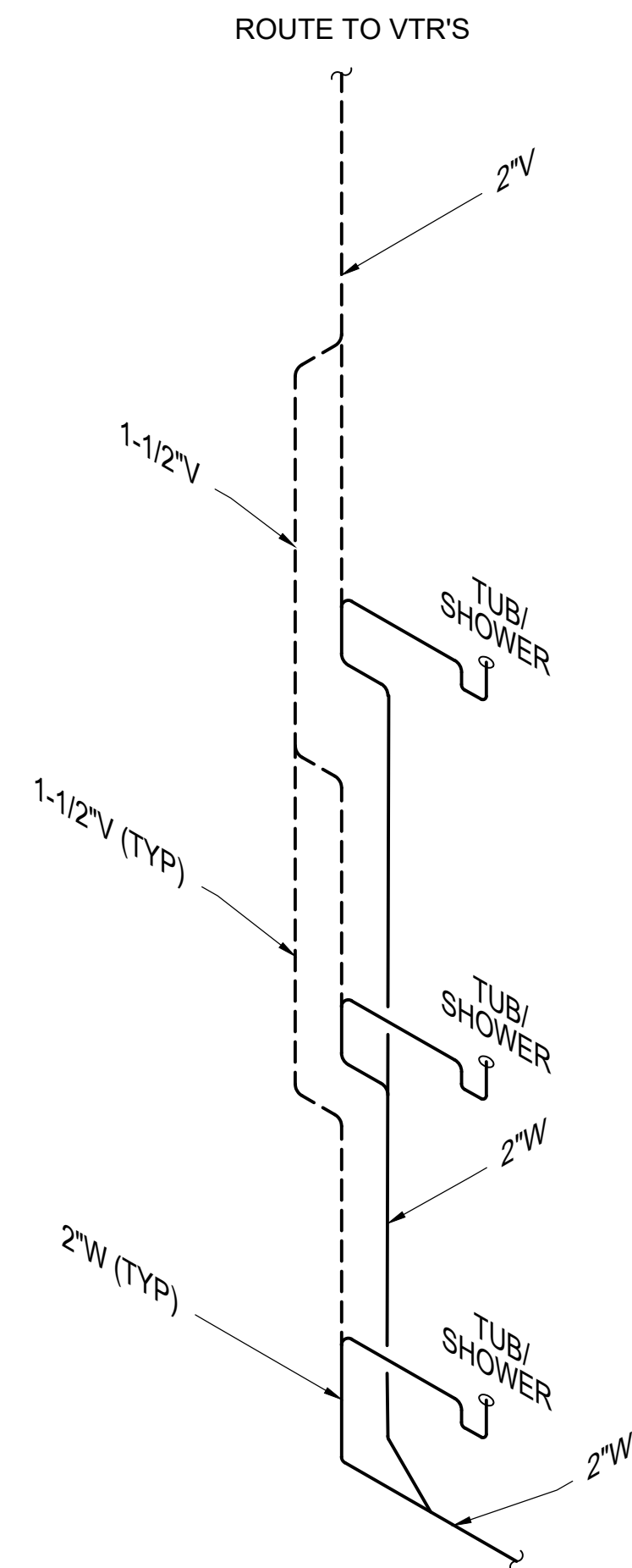


WASHER  
WASTE & VENT RISER

NTS

B

M3.8



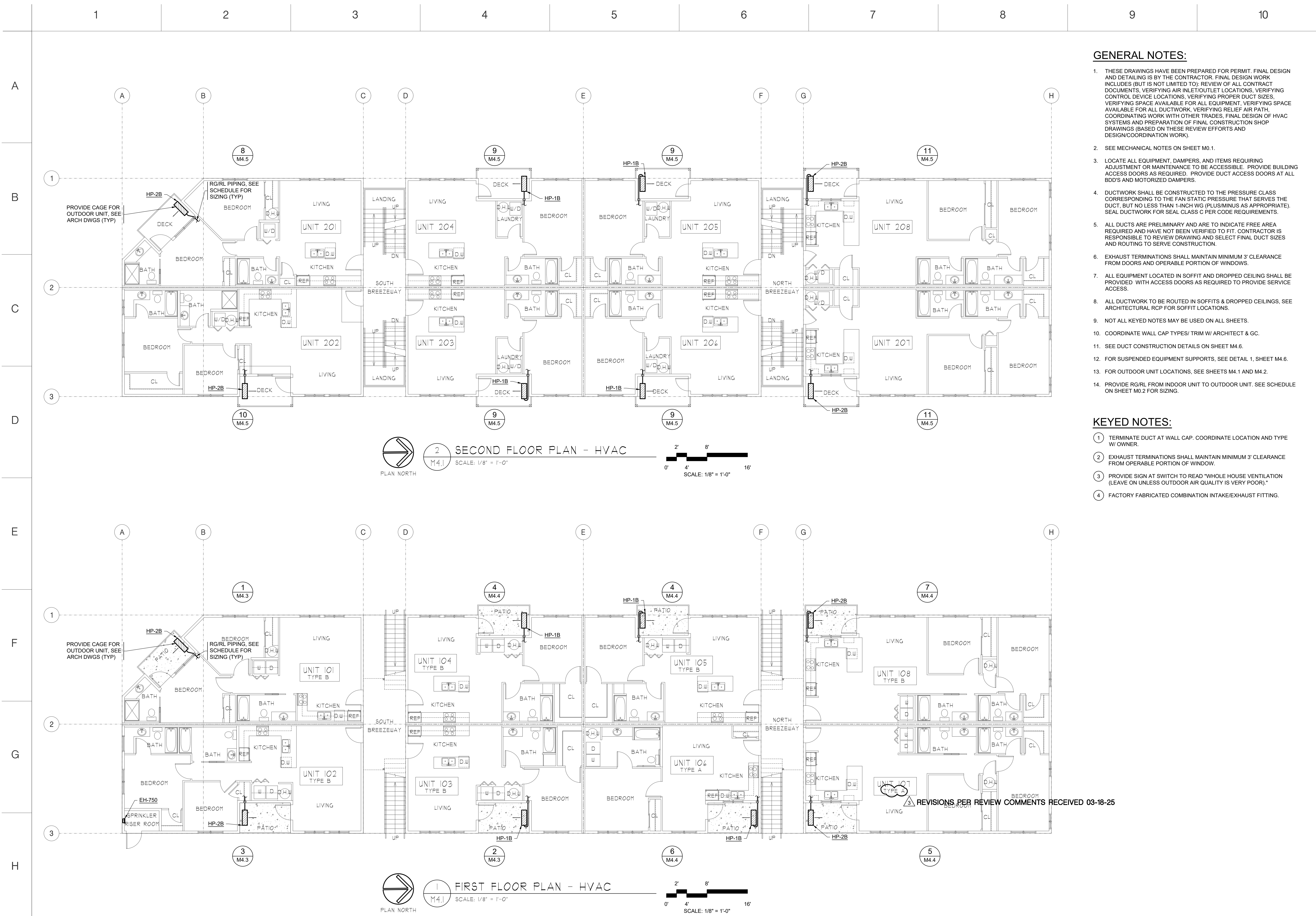
## TUB/SHOWER WASTE & VENT RISER

NTS

A

M3.8





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2. SEE MECHANICAL NOTES ON SHEET M0.1.
3. LOCATE ALL EQUIPMENT, DAMPERS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
4. DUCTWORK SHALL BE CONSTRUCTED TO THE PRESSURE CLASS CORRESPONDING TO THE FAN STATIC PRESSURE THAT SERVES THE DUCT, BUT NO LESS THAN 1-INCH WG (PLUS/MINUS AS APPROPRIATE). SEAL DUCTWORK FOR SEAL CLASS C PER CODE REQUIREMENTS.
5. ALL DUCTS ARE PRELIMINARY AND ARE TO INDICATE FREE AREA REQUIRED AND HAVE NOT BEEN VERIFIED TO FIT. CONTRACTOR IS RESPONSIBLE TO REVIEW DRAWING AND SELECT FINAL DUCT SIZES AND ROUTING TO SERVE CONSTRUCTION.
6. EXHAUST TERMINATIONS SHALL MAINTAIN MINIMUM 3' CLEARANCE FROM DOORS AND OPERABLE PORTION OF WINDOWS.
7. ALL EQUIPMENT LOCATED IN SOFFIT AND DROPPED CEILING SHALL BE PROVIDED WITH ACCESS DOORS AS REQUIRED TO PROVIDE SERVICE ACCESS.
8. ALL DUCTWORK TO BE ROUTED IN SOFFITS & DROPPED CEILINGS, SEE ARCHITECTURAL RCP FOR SOFFIT LOCATIONS.
9. NOT ALL KEYED NOTES MAY BE USED ON ALL SHEETS.
10. COORDINATE WALL CAP TYPES/ TRIM W/ ARCHITECT & GC.
11. SEE DUCT CONSTRUCTION DETAILS ON SHEET M4.6.
12. FOR SUSPENDED EQUIPMENT SUPPORTS, SEE DETAIL 1, SHEET M4.6.
13. FOR OUTDOOR UNIT LOCATIONS, SEE SHEETS M4.1 AND M4.2.
14. PROVIDE RG/RL FROM INDOOR UNIT TO OUTDOOR UNIT. SEE SCHEDULE ON SHEET M0.2 FOR SIZING.

KEYED NOTES:

- 1 TERMINATE DUCT AT WALL CAP. COORDINATE LOCATION AND TYPE W/ OWNER.
- 2 EXHAUST TERMINATIONS SHALL MAINTAIN MINIMUM 3' CLEARANCE FROM OPERABLE PORTION OF WINDOW.
- 3 PROVIDE SIGN AT SWITCH TO READ "WHOLE HOUSE VENTILATION (LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR)."
- 4 FACTORY FABRICATED COMBINATION INTAKE/EXHAUST FITTING.

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Richard A. James

Architect

City of Tacoma

Department of Public Works

Building

Engineering

Fire

Signage

10-31-2024

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James Guerrero

Architects, INC.

PROJECT

2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372

DRAWING TITLE

FLOOR PLANS - HVAC

DATE

10-31-24

REVISED

03-19-25

SHEET NO.

M4.1

PERMIT



GENERAL NOTES:

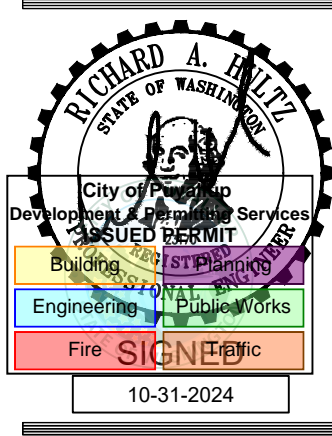
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9. NOT ALL KEYED NOTES MAY BE USED ON ALL SHEETS.
10. COORDINATE WALL CAP TYPES/ TRIM W/ ARCHITECT & GC.
11. SEE DUCT CONSTRUCTION DETAILS ON SHEET M4.6.
12. FOR SUSPENDED EQUIPMENT SUPPORTS, SEE DETAIL 1, SHEET M4.6.
13. FOR OUTDOOR UNIT LOCATIONS, SEE SHEETS M4.1 AND M4.2.
14. PROVIDE RG/RL FROM INDOOR UNIT TO OUTDOOR UNIT. SEE SCHEDULE ON SHEET M0.2 FOR SIZING.

KEYED NOTES:

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PROJECT  
2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372  
DRAWING TITLE  
FLOOR PLANS - HVAC

DATE 10-31-24  
REVISED  
SHEET NO.  
M4.2

PERMIT



2 ROOF PLAN - HVAC  
SCALE: 1/8" = 1'-0"



1 THIRD FLOOR PLAN - HVAC  
SCALE: 1/8" = 1'-0"





A

B

C

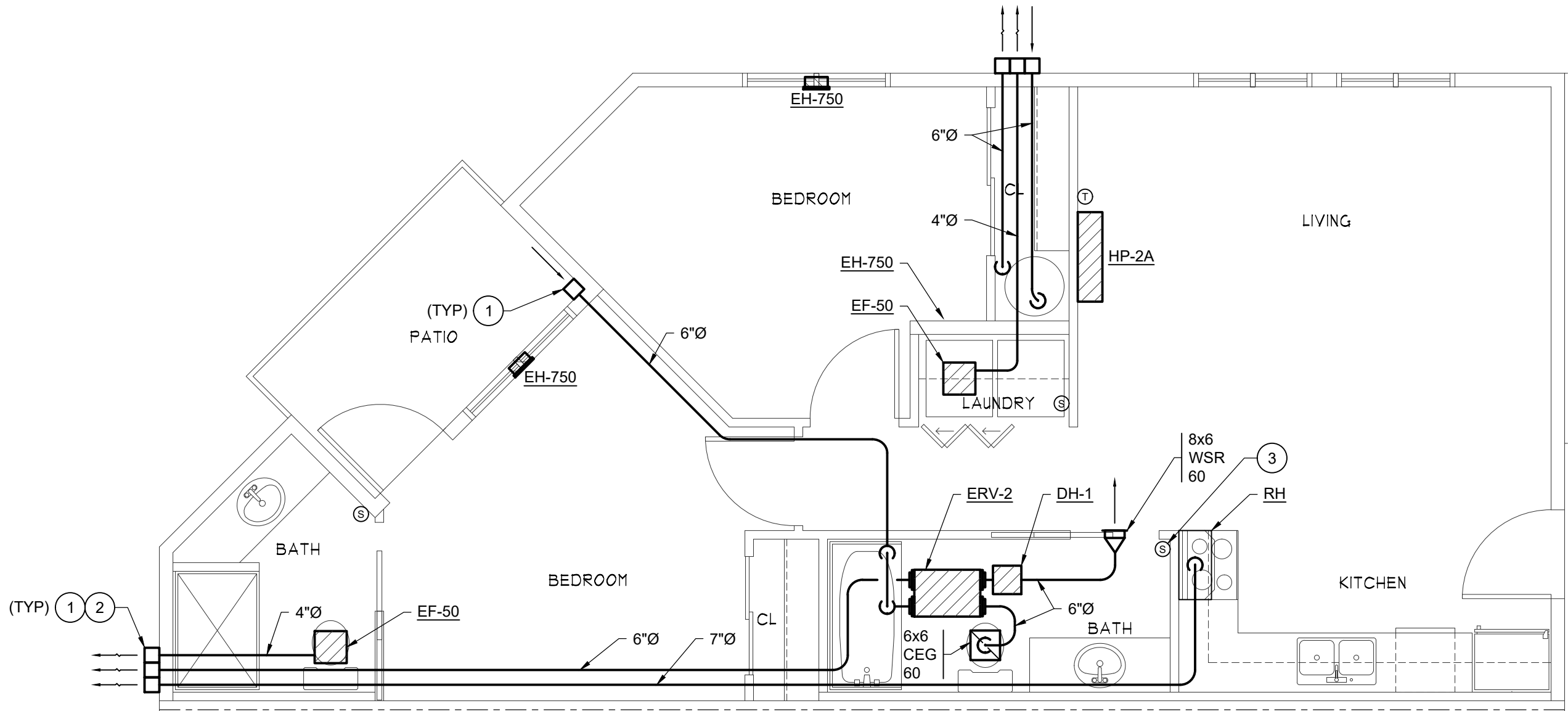
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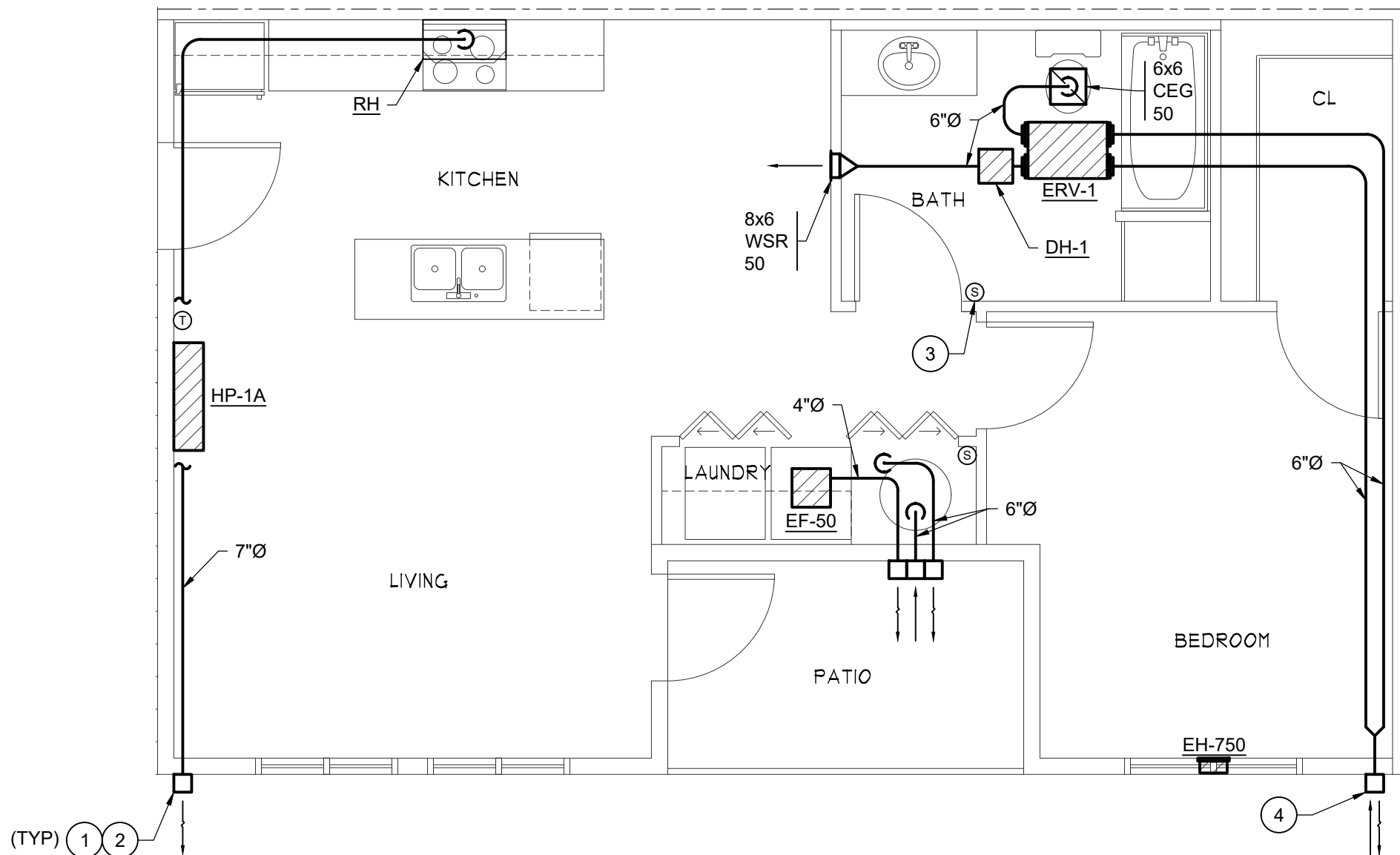
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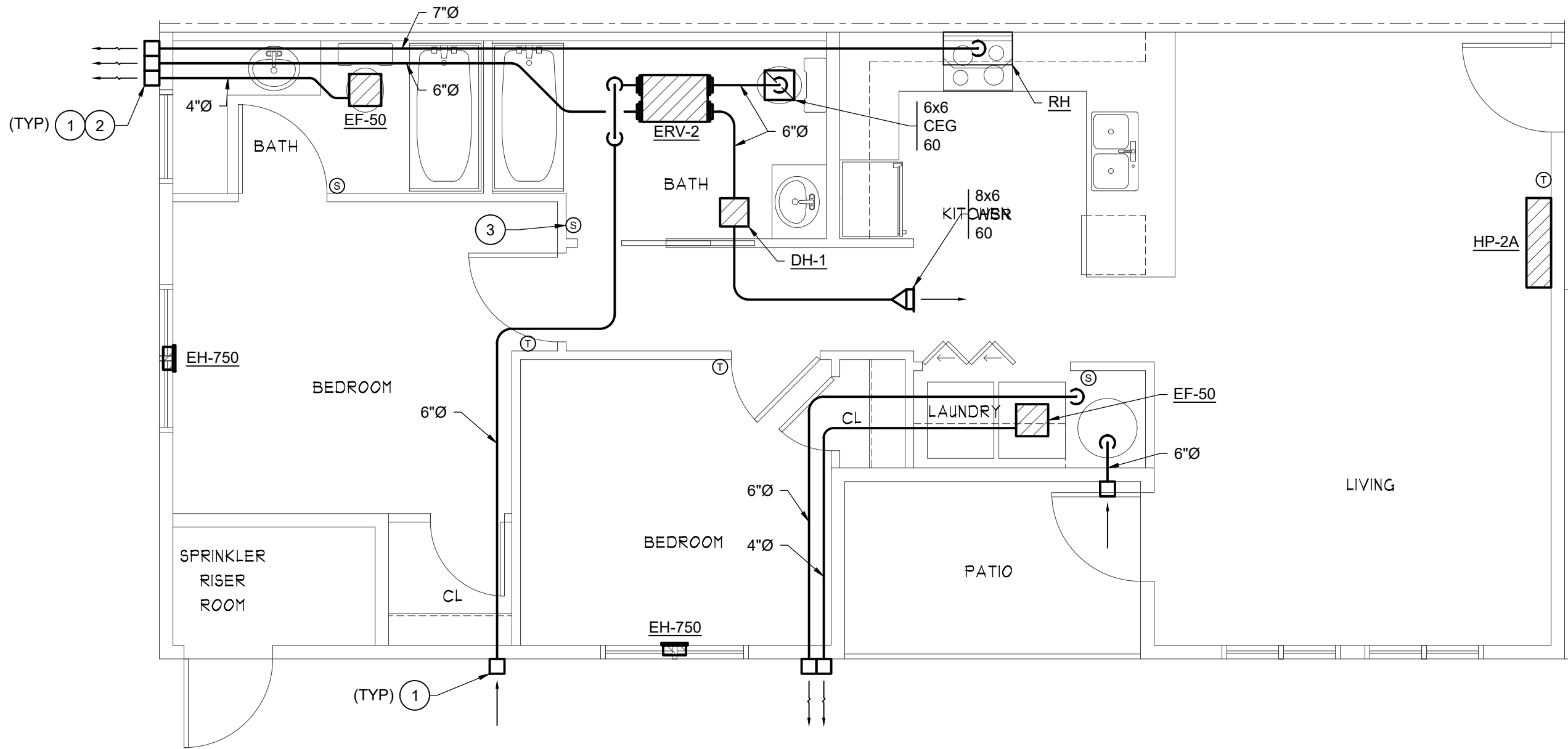
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1 ENLARGED HVAC PLAN - IO1  
M4.3 SCALE: 1/4" = 1'-0" (1) UNIT: IO1



2 ENLARGED HVAC PLAN - IO3  
M4.3 SCALE: 1/4" = 1'-0" (1) UNIT: IO3



3 ENLARGED HVAC PLAN - IO2  
M4.3 SCALE: 1/4" = 1'-0" (1) UNIT: IO2

GENERAL NOTES:

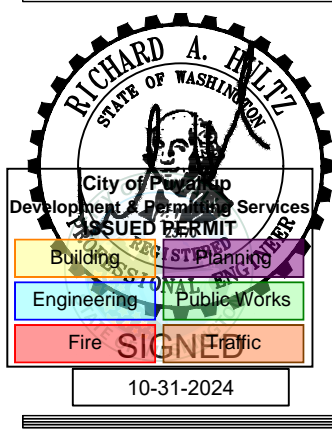
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- ALL DUCTWORK TO BE ROUTED IN SOFFITS & DROPPED CEILINGS, SEE ARCHITECTURAL RCP FOR SOFFIT LOCATIONS.
- NOT ALL KEYED NOTES MAY BE USED ON ALL SHEETS.
- COORDINATE WALL CAP TYPES/ TRIM W/ ARCHITECT & GC.
- SEE DUCT CONSTRUCTION DETAILS ON SHEET M4.6.
- FOR SUSPENDED EQUIPMENT SUPPORTS, SEE DETAIL 1, SHEET M4.6.
- FOR OUTDOOR UNIT LOCATIONS, SEE SHEETS M4.1 AND M4.2.
- PROVIDE RG/RL FROM INDOOR UNIT TO OUTDOOR UNIT. SEE SCHEDULE ON SHEET M0.2 FOR SIZING.

KEYED NOTES:

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- EXHAUST TERMINATIONS SHALL MAINTAIN MINIMUM 3' CLEARANCE FROM OPERABLE PORTION OF WINDOW.
- PROVIDE SIGN AT SWITCH TO READ "WHOLE HOUSE VENTILATION (LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR)."
- FACTORY FABRICATED COMBINATION INTAKE/EXHAUST FITTING.

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Website: www.jgarch.net  
James Guerrero Architects, INC.

PROJECT 2ND STREET APARTMENTS  
501 2ND ST. NE, PUYALLUP WA, 98372  
DRAWING TITLE ENLARGED HVAC PLANS

DATE 10-31-24  
REVISED  
SHEET NO. M4.3

PERMIT



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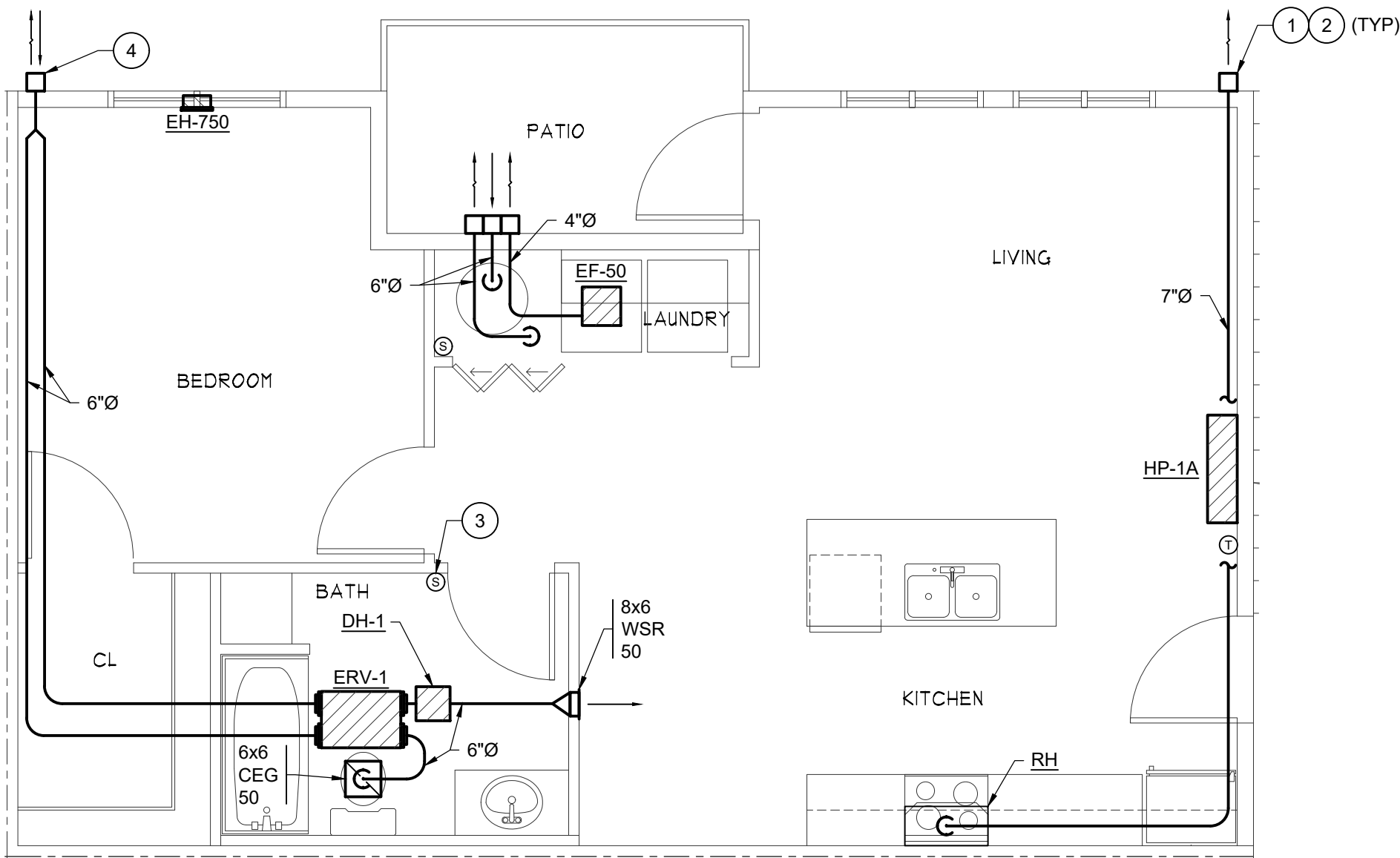
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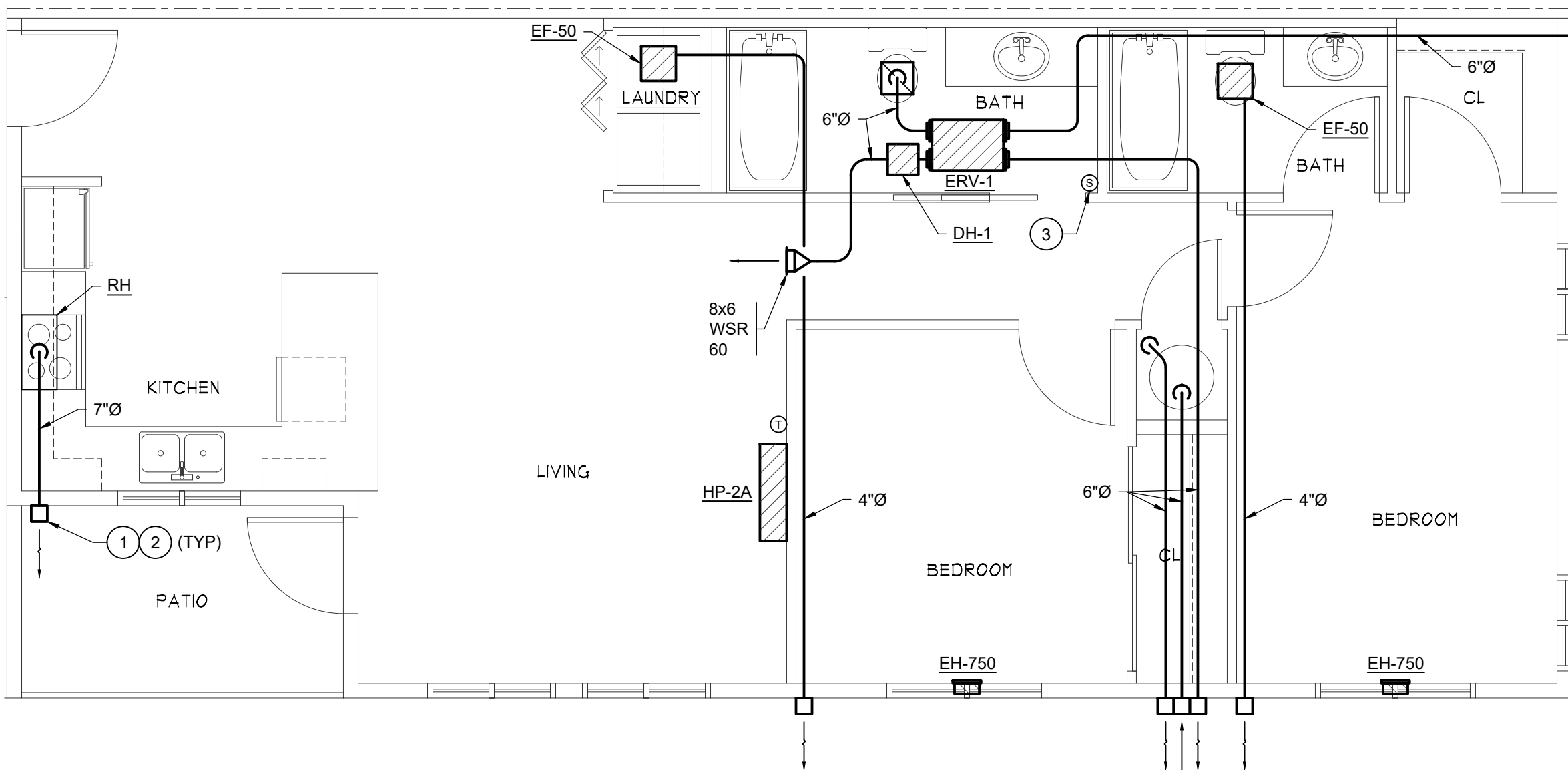
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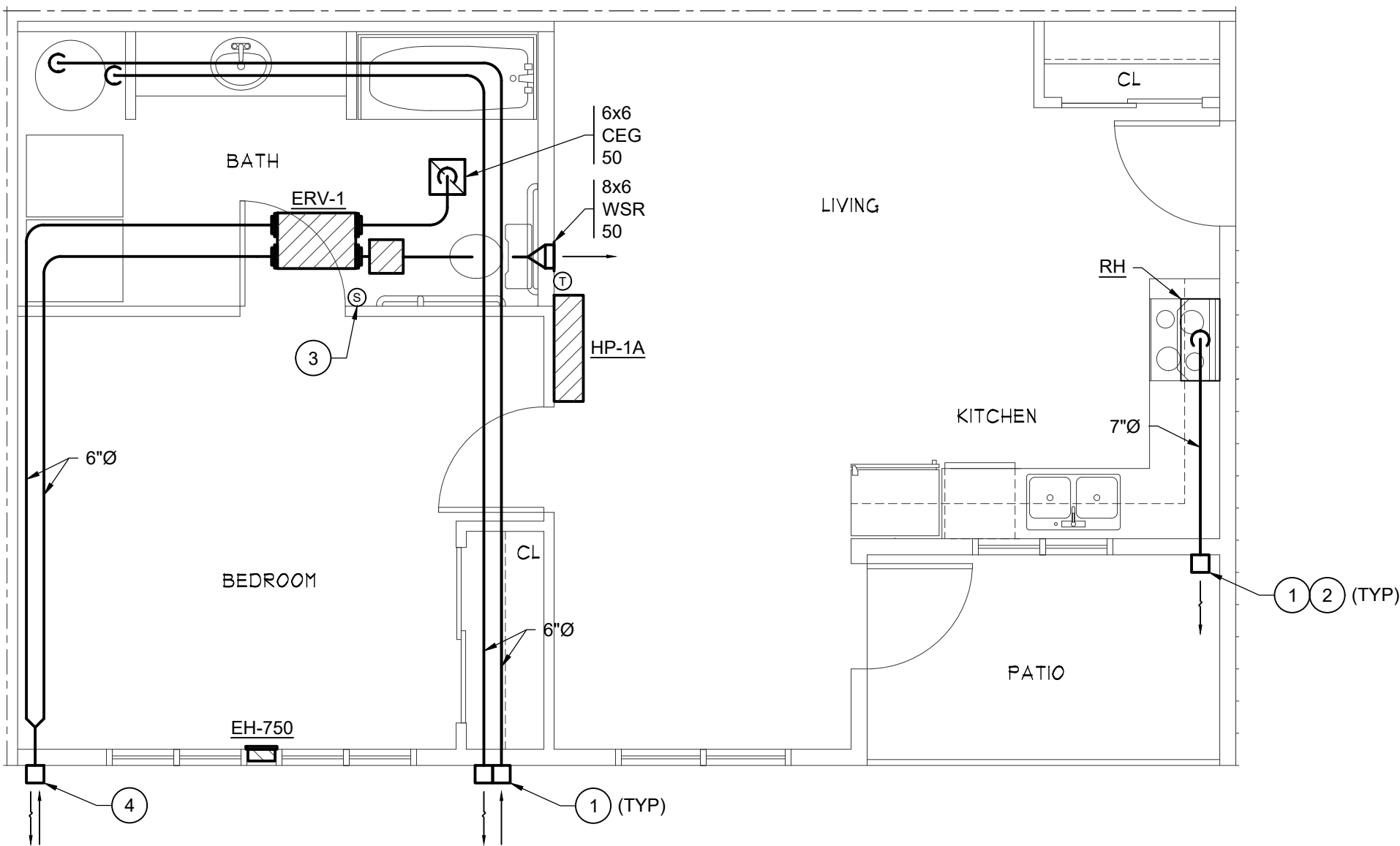
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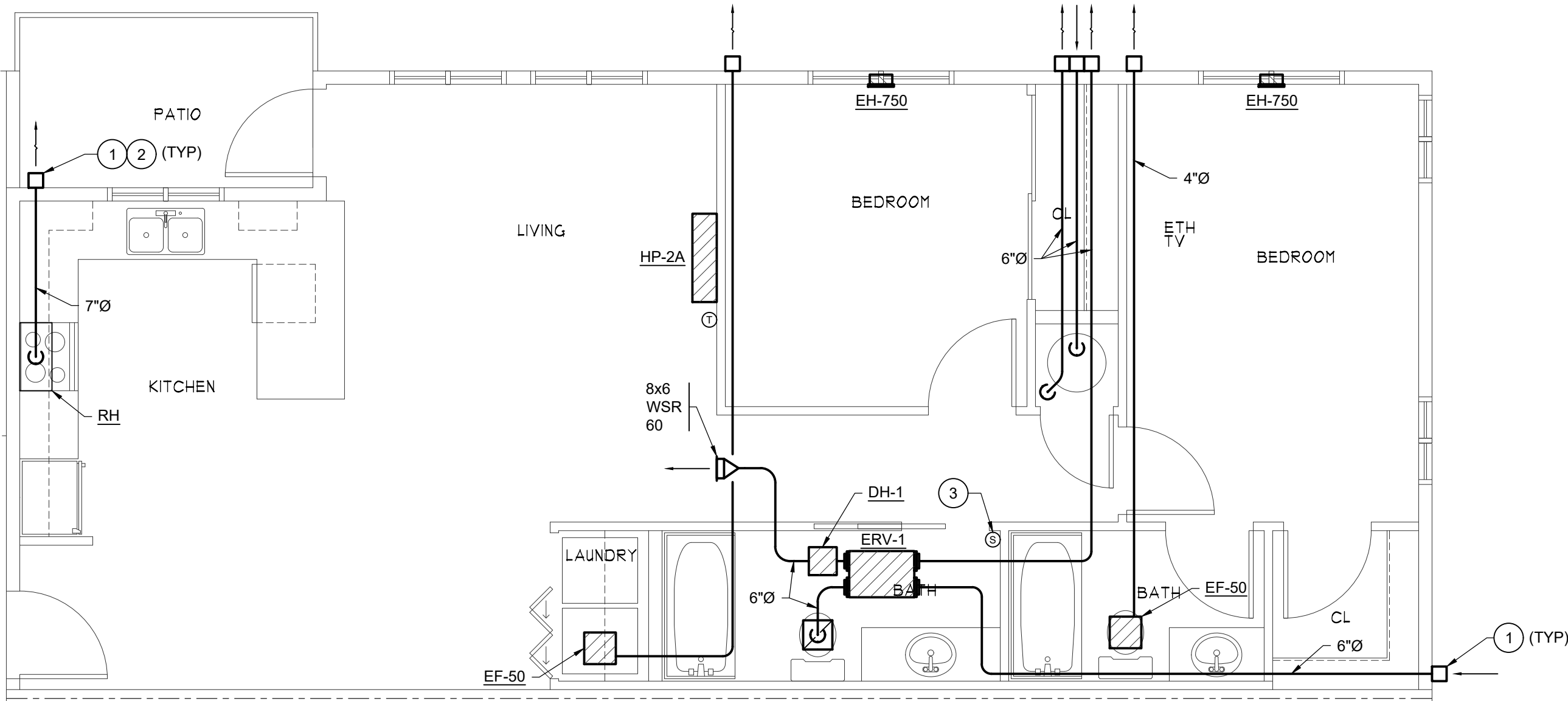
4 ENLARGED HVAC PLAN - 104/105  
SCALE: 1/4" = 1'-0" (2) UNITS: 104 105



5 ENLARGED HVAC PLAN - 107  
SCALE: 1/4" = 1'-0" (1) UNIT: 107



6 ENLARGED HVAC PLAN- 106  
SCALE: 1/4" = 1'-0" (1) UNIT: 106



7 ENLARGED HVAC PLAN- 108  
SCALE: 1/4" = 1'-0" (1) UNIT: 108

GENERAL NOTES:

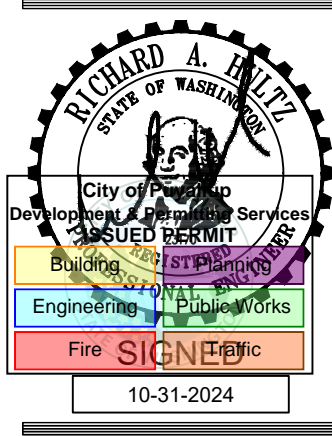
1. THESE DRAWINGS HAVE BEEN PREPARED FOR PERMIT. FINAL DESIGN AND DETAILING IS BY THE CONTRACTOR. FINAL DESIGN WORK INCLUDES (BUT IS NOT LIMITED TO): REVIEW OF ALL CONTRACT DOCUMENTS, VERIFYING AIR INLET/OUTLET LOCATIONS, VERIFYING CONTROL DEVICE LOCATIONS, VERIFYING PROPER DUCT SIZES, VERIFYING SPACE AVAILABLE FOR ALL EQUIPMENT, VERIFYING RELIEF AIR PATH, COORDINATING WORK WITH OTHER TRADES, FINAL DESIGN OF HVAC SYSTEMS AND PREPARATION OF FINAL CONSTRUCTION SHOP DRAWINGS (BASED ON THESE REVIEW EFFORTS AND DESIGN/COORDINATION WORK).
2. SEE MECHANICAL NOTES ON SHEET M0.1.
3. LOCATE ALL EQUIPMENT, DAMPERS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
4. DUCTWORK SHALL BE CONSTRUCTED TO THE PRESSURE CLASS CORRESPONDING TO THE FAN STATIC PRESSURE THAT SERVES THE DUCT, BUT NO LESS THAN 1-INCH WG (PLUS/MINUS AS APPROPRIATE). SEAL DUCTWORK FOR SEAL CLASS C PER CODE REQUIREMENTS.
5. ALL DUCTS ARE PRELIMINARY AND ARE TO INDICATE FREE AREA REQUIRED AND HAVE NOT BEEN VERIFIED TO FIT. CONTRACTOR IS RESPONSIBLE TO REVIEW DRAWING AND SELECT FINAL DUCT SIZES AND ROUTING TO SERVE CONSTRUCTION.
6. EXHAUST TERMINATIONS SHALL MAINTAIN MINIMUM 3' CLEARANCE FROM DOORS AND OPERABLE PORTION OF WINDOWS.
7. ALL EQUIPMENT LOCATED IN SOFFIT AND DROPPED CEILING SHALL BE PROVIDED WITH ACCESS DOORS AS REQUIRED TO PROVIDE SERVICE ACCESS.
8. ALL DUCTWORK TO BE ROUTED IN SOFFITS & DROPPED CEILINGS, SEE ARCHITECTURAL RCP FOR SOFFIT LOCATIONS.
9. NOT ALL KEYED NOTES MAY BE USED ON ALL SHEETS.
10. COORDINATE WALL CAP TYPES/ TRIM W/ ARCHITECT & GC.
11. SEE DUCT CONSTRUCTION DETAILS ON SHEET M4.6.
12. FOR SUSPENDED EQUIPMENT SUPPORTS, SEE DETAIL 1, SHEET M4.6.
13. FOR OUTDOOR UNIT LOCATIONS, SEE SHEETS M4.1 AND M4.2.
14. PROVIDE RG/RL FROM INDOOR UNIT TO OUTDOOR UNIT. SEE SCHEDULE ON SHEET M0.2 FOR SIZING.

KEYED NOTES:

- 1 TERMINATE DUCT AT WALL CAP. COORDINATE LOCATION AND TYPE W/ OWNER.
- 2 EXHAUST TERMINATIONS SHALL MAINTAIN MINIMUM 3' CLEARANCE FROM OPERABLE PORTION OF WINDOW.
- 3 PROVIDE SIGN AT SWITCH TO READ "WHOLE HOUSE VENTILATION (LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR)."
- 4 FACTORY FABRICATED COMBINATION INTAKE/EXHAUST FITTING.

PRMU20241695

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M4.4

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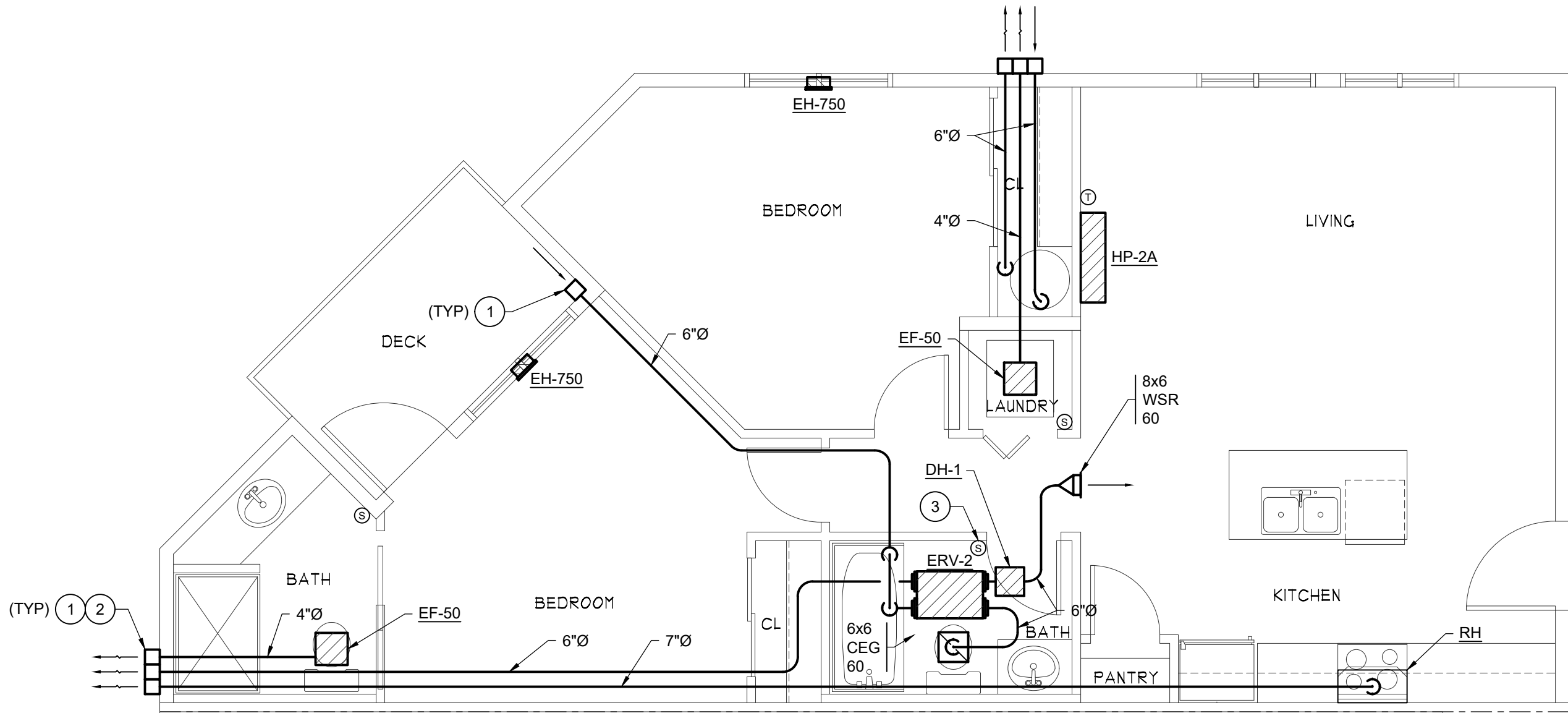
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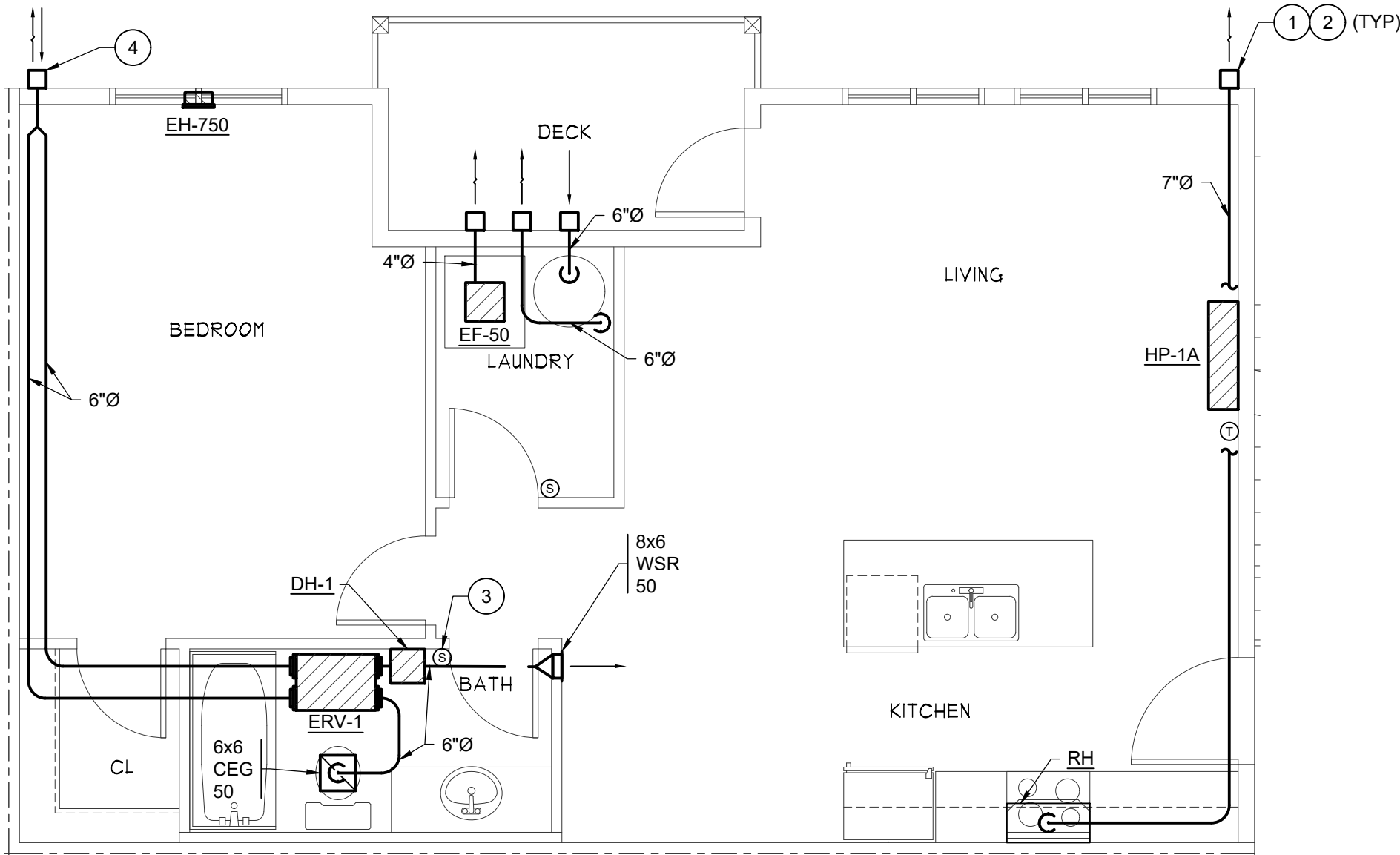
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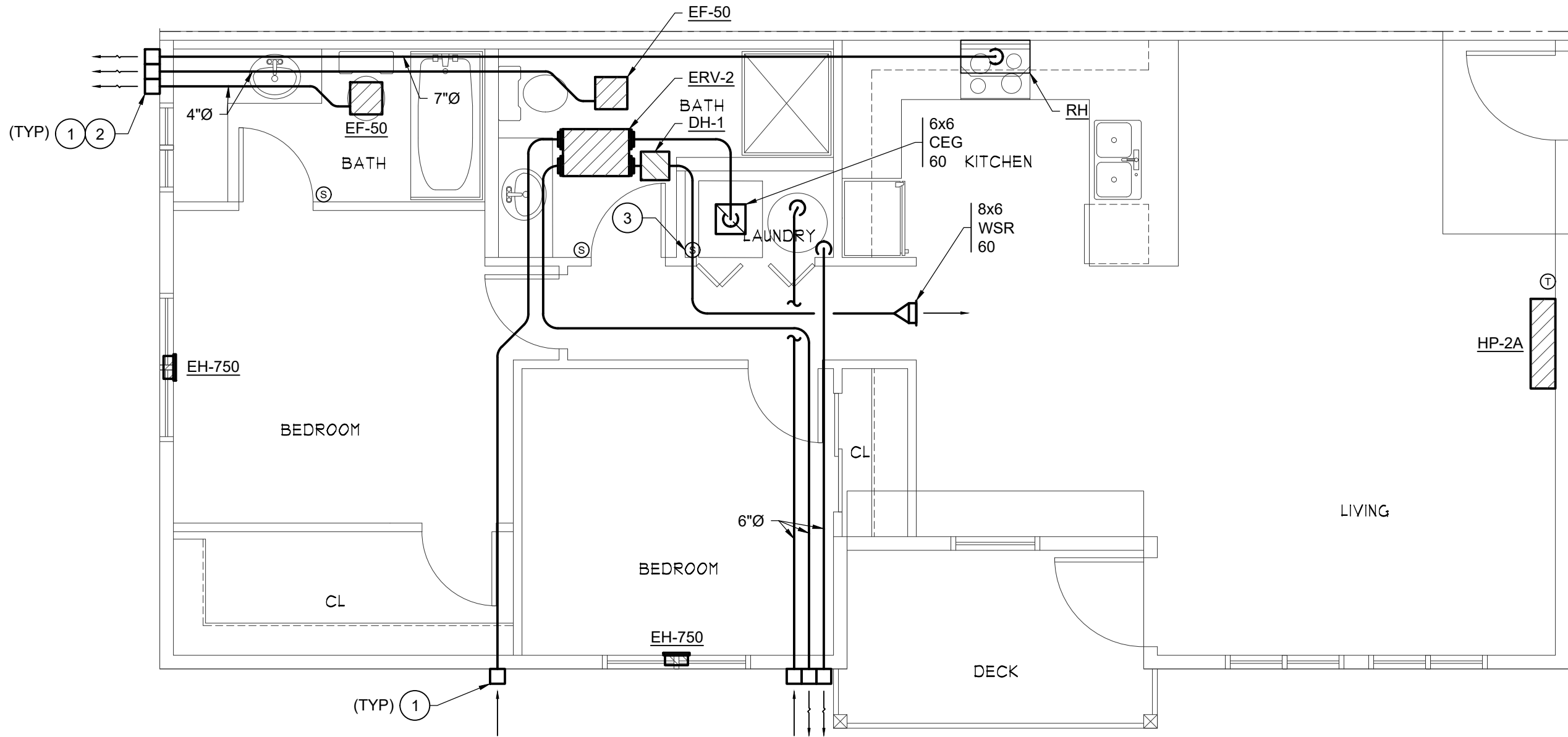
8 ENLARGED HVAC PLAN - 201/301

M4.5 SCALE: 1/4" = 1'-0" (2) UNITS: 201 301



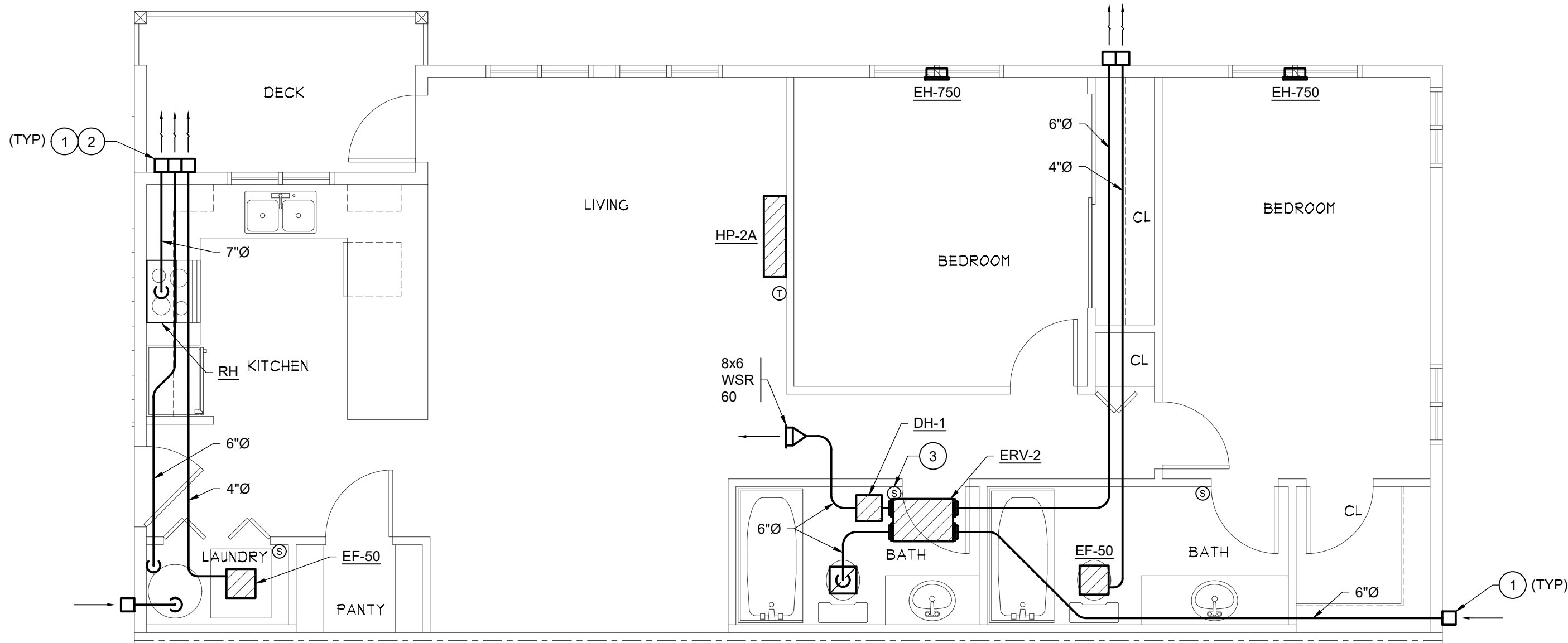
9 ENLARGED HVAC PLAN - 203-304/303-306

M4.5 SCALE: 1/4" = 1'-0" (8) UNITS: 203 204 205 206 303 304 305 306



10 ENLARGED HVAC PLAN - 202/302

M4.5 SCALE: 1/4" = 1'-0" (2) UNITS: 202 302



11 ENLARGED HVAC PLAN - 207/208-307/308

M4.5 SCALE: 1/4" = 1'-0" (4) UNITS: 207 208 307 308

GENERAL NOTES:

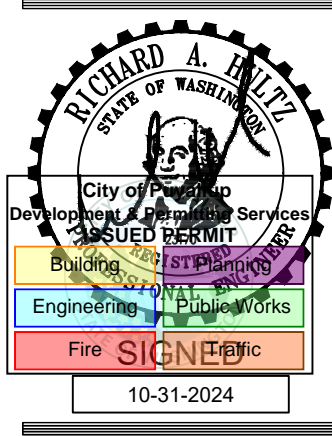
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