

GENERAL PROJECT NOTES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO BEGINNING OF CONSTRUCTION.
- 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.
- ALL WORK TO BE PERFORMED ACCORDING TO 2018 I.B.C., LOCAL JURISDICTION REQUIREMENTS, AND OTHER APPLICABLE CODES.
- EXISTING PORTION OF BUILDING NOT BEING REMODELED TO BE KEPT DUST FREE. INSTALL DUST CURTAINS WHERE NEEDED.
- ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. ALL WORK TO COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- ALL WORK TO MEET OR EXCEED INDUSTRY STANDARDS FOR COMMERCIAL/RESIDENTIAL CONSTRUCTION.
- PROVIDE SOLID BLOCKING AT ALL WALL-MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO, CASEWORK COUNTERS AND TOILET ROOM ACCESSORIES.
- ALL ELEMENTS TO BE CONSTRUCTED TRUE & PLUMB.
- ALL FINISHES SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY RATINGS AS OUTLINED IN 2018 I.B.C. SECTION 201 AND IN TABLE 803.9.
- PENETRATIONS IN RATED WALLS SHALL BE FIRE-STOPPED WITH AN I.B.C. OR U.L. APPROVED FIRE-RATED MATERIAL AND CONSTRUCTION.
- PROVIDE PORTABLE FIRE EXTINGUISHERS PER U.F.C. STANDARD 10-1.
- PROVIDE A KNOX BOX AND LOCATE PER LOCAL FIRE PREVENTION AUTHORITY.

OUTLINE SPECIFICATIONS

PROVIDE MANUFACTURER AND MODEL LISTED OR EQUAL

PRODUCTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. COORDINATE WITH RELATED PROJECT ELEMENTS. REPORT DISCREPANCIES TO ARCHITECT, OWNER, AND ENGINEERS PRIOR TO PERFORMING WORK. PROVIDE EQUIPMENT AND MATERIALS AS LISTED OR EQUAL, SUBJECT TO OWNERS APPROVAL AND IN COMPLIANCE WITH 2018 IBC, PLUMBING, ELECTRICAL, AND CITY OF PUYALLUP REGULATIONS.

DOORS AND WINDOWS
 SLIDING GLASS DOORS:
 ANDERSON 100 SERIES FIBREX MATERIAL, THRESHOLD DEPTH 1 1/2" OR EQUAL
 U-VALUE NOT TO EXCEED 0.30
 WINDOWS:
 MILGARD TUSCANY SERIES IN SIZES AND CONFIGURATIONS INDICATED IN PROJECT DRAWINGS
 U-VALUE AVERAGE NOT TO EXCEED 0.30

INSULATION
 GARAGE CEILING:
 OWENS CORNING PINK NEXT GEN FIBERGLAS FLAME SPREAD 25, R-30, 10" THICK
 BELOW GRADE CONCRETE WALL INSULATION:
 OWENS CORNING FOAMULAR NGX INSUL-DRAIN, R-10 MINIMUM
 BATT WALL INSULATION:
 OWENS CORNING PINK NEXT GEN FIBERGLAS INSULATION R-15, 3 1/2" DEEP
 CLOSED CELL WALL INSULATION:
 SPRAY FOAM WITH CLOSED CELL COMPOSITION, 2" THICK

EXTERIOR FINISHES
 FIBER CEMENT PANEL:
 HARDIE REVEAL IN COLORS INDICATED IN PROJECT DRAWINGS, UNO
 EQUITONE FIBER CEMENT TO BE USED FOR THE 'HQ WHITE FIBER PANEL' ON THE WEST AND SOUTH ELEVATIONS AS INDICATED IN THE PROJECT DRAWINGS
 CEDAR SIDING: COMMERCIAL GRADE CEDAR SIDING

ELEVATOR
 MANUFACTURER: TK
 MODEL: 3500 ENDURA

ELEVATOR SHAFT SMOKE AND DRAFT PROTECTION
 MANUFACTURER: SMOKE GUARD
 MODEL: M200/400

DECK FINISH
 ECOPROCCOTE BRAND ECO-TUFF NON SKID COATING

2018 WA STATE ENERGY CODE

- ANY CHANGES TO UNITS OR MATERIALS CALLED OUT ON DRAWINGS MAY AFFECT COMPLIANCE WITH THE 2018 W.S.E.C. ARCHITECT SHALL BE NOTIFIED OF DISCREPANCIES AND CHANGES TO THE CONTRACT DOCUMENTS TO VERIFY COMPLIANCE WITH WSEC.

ENVELOPE THERMAL VALUES

PROPOSED CONDITIONED AREA	
LOWER LEVEL:	2,013 SF
FIRST FLOOR:	9,020 SF
SECOND FLOOR:	9,033 SF
THIRD FLOOR:	9,033 SF
TOTAL:	29,099 SF
COMPLIANCE PATH: PRESCRIPTIVE TABLE C402.1.3	
BUILDING ENVELOPE	
ROOF-INSULATION ENTIRELY ABOVE DECK R-38 c.i.	
WALLS ABOVE GRADE	R-25 STD & R-13.3 c.i.
WALLS BELOW GRADE	SAME AS ABOVE
FLOOR	R-30
UNHEATED SLAB	R-10 FOR 24" BELOW
OPAQUE DOORS	U-0.37 MAX
FENESTRATION	U-0.30 AVERAGED

INSULATION INSTALLATION

- ALL INSULATION TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS TO ACHIEVE THE R-VALUE OF THE INSULATION PRODUCT.
- ALL INSULATION TO BEAR MANUFACTURERS R-VALUE LABEL. LABEL SHALL BE READILY VISIBLE UPON INSPECTION.
- 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.
- JOINTS IN MULTIPLE LAYERS OF RIGID INSULATION SHALL BE OFFSET IN BOTH DIRECTIONS.

2018 WSEC ADDITIONAL CREDITS

R-2 REQUIRES 6 CREDITS
 S-2 REQUIRES 3 CREDITS

R-2 TOTAL = 27,086 SF x 6 = 162,516 CREDIT-POINTS NEEDED
 R-2 DWELLINGS = 22,121 SF
 R-2 CIRCULATION SPACE = 4,285 SF EXCLUDING LOBBY 680 SF

S-2 (GARAGE LEVEL) = 7,576 SF x 3 = 22,728 CREDIT-POINTS NEEDED

185,244 CREDIT-POINTS TOTAL REQUIRED

S-2 CREDITS:
 3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2 = 4 CREDITS
 4 x 7,576 SF = 30,304 CREDIT-POINTS

R-2 CREDITS:
 3. REDUCED LIGHTING POWER: OPTION 2 IN ACCORDANCE WITH SECTION C406.3.2 = 3 CREDITS
 3 x 4,285 SF = 12,855 CREDIT-POINTS

6. DEDICATED OUTDOOR AIR SYSTEM IN ACCORDANCE WITH SECTION C406.6 = 4 CREDITS
 4 x 27,086 SF = 108,344 CREDIT-POINTS

11. C406.11 REDUCED AIR INFILTRATION IN ACCORDANCE WITH SECTION C406.11 = 2 CREDITS
 2 x 27,086 SF = 54,172 CREDIT-POINTS

TOTAL PROVIDED: 205,675 CREDIT POINTS

AIR BARRIER VOLUME

LOWER LEVEL INSULATED SPACE:	16,909 FT ³
FIRST FLOOR & LOBBY INSUL. SPACE:	85,849 FT ³
SECOND FLOOR INSULATED SPACE:	89,429 FT ³
THIRD FLOOR INSULATED SPACE:	87,304 FT ³
ROOFTOP INSULATED SPACE:	2,014 FT ³
TOTAL:	281,503 FT ³

NOTE: CALCULATIONS DO NOT INCLUDE SLAB ON GRADE.

AIR BARRIER CONSTRUCTION

C402.5.1.1 AIR BARRIER CONSTRUCTION
 THE CONTINUOUS AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:
 THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT ARE THE THERMAL ENVELOPE OF THE BUILDING AND ACROSS THE JOINTS AND ASSEMBLIES. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES IN MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND STACK EFFECT AND MECHANICAL VENTILATION.
 PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. SEALING SHALL ALLOW FOR EXPANSION, CONTRACTION AND MECHANICAL VIBRATION. JOINTS AND SEAMS ASSOCIATED WITH PENETRATIONS SHALL BE SEALED IN THE SAME MANNER OR TAPED. SEALING MATERIALS SHALL BE SECURELY INSTALLED AROUND THE PENETRATIONS SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR THE PENETRATIONS' ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.
 RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SECTION C402.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED WHICH PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

- SEAL, CAULK, AND GASKET BUILDING ENVELOPE PER 2015 WSEC, C402.5
- AIR BARRIER SHALL BE CONTINUOUS ACROSS ALL JOINTS IN ASSEMBLIES. SEAMS AND JOINTS SEALED.
- AIR BARRIER PENETRATIONS SHALL BE SEALED IN ACCORDANCE WITH 2018 WSEC, SECTION C402.5.1.1
- ALL DOORS AND OPERABLE WINDOWS TO BE WEATHER-STRIPPED PER 2015 WSEC C402.5.4
- NEW SPACES MUST BE SELF-CONTAINED OR AN AIR LEAKAGE TEST WILL NOT BE SUCCESSFUL. REQUEST A VISUAL INSPECTION OF CONSTRUCTION INSTALLATION AS AN EQUIVALENT METHOD IF APPROVED BY THE BUILDING OFFICIAL.

CLOSE OUT DOCUMENTATION

ENERGY CODE DOCUMENTATION SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNERS AUTHORIZED AGENT WITHIN A MAXIMUM OF 90 DAYS OF THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

CONSTRUCTION DOCUMENTS SHALL BE UPDATED BY THE INSTALLING CONTRACTOR TO CONVEY A RECORD OF THE COMPLETED WORK. SUCH UPDATES SHALL INCLUDE BUILDING ENVELOPE, MECHANICAL, PLUMBING, ELECTRICAL AND CONTROL DRAWINGS RED-LINED OR REDRAWN IF SPECIFIED, THAT SHOW ALL CHANGES TO SIZE, TYPE AND LOCATIONS OF COMPONENTS. EQUIPMENT AND ASSEMBLIES. RECORD DOCUMENTS SHALL INCLUDE THE LOCATION AND MODEL NUMBER OF EACH PIECE OF EQUIPMENT AS INSTALLED. INSTALLING CONTRACTOR IS REQUIRED TO PROVIDE CONSOLIDATED RECORD DRAWINGS IN COMPLIANCE WITH THIS SECTION TO THE BUILDING OWNER OR OWNERS AUTHORIZED AGENT.

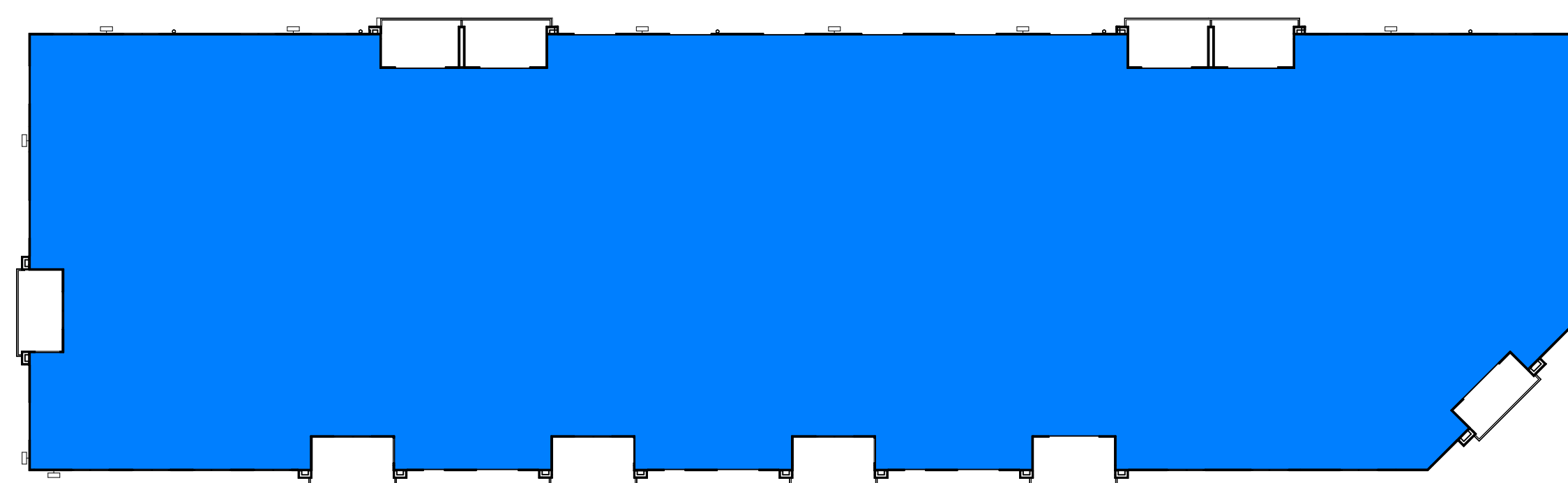
FURNISH REQUIRED REGULAR MAINTENANCE ACTIONS FOR EQUIPMENT AND SYSTEMS AND MANUALS PER C103.6.2.

FURNISH COMPLIANCE DOCUMENTATION INCLUDING SPECIFIC ENERGY CODE YEAR UTILIZED FOR EACH SYSTEM, NFRC CERTIFICATES FOR THE WINDOWS, LIST OF TOTAL AREA FOR EACH NFRC CERTIFICATE, THE INTERIOR LIGHTING POWER COMPLIANCE PATH USED FOR LIGHTING POWER ALLOWANCE, ENVELOPE INSULATION COMPLIANCE PATH AND ALL COMPLETED CODE COMPLIANCE FORMS AND CALCULATIONS.

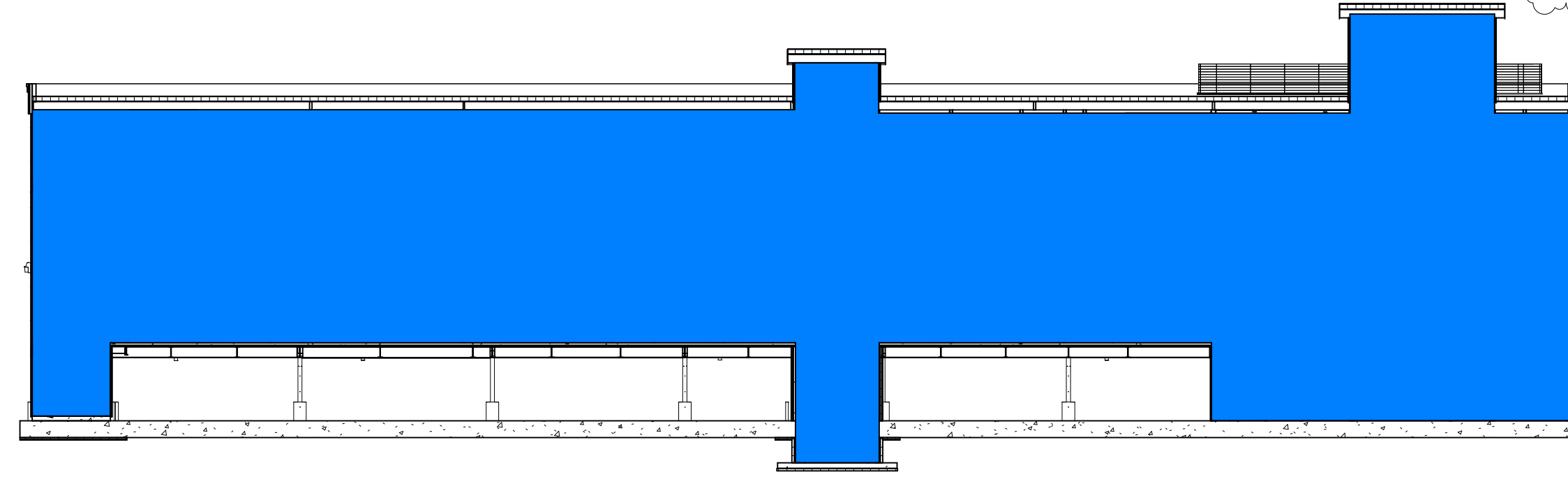
C406.11.1 AIR LEAKAGE TESTING AND VERIFICATION

AIR INFILTRATION SHALL BE VERIFIED BY WHOLE BUILDING PRESSURIZATION TESTING CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 BY AN INDEPENDENT THIRD PARTY. THE MEASURED AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.17 CFM/FT² UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (75 PA), WITH THE CALCULATED SURFACE AREA BEING THE SUM OF THE ABOVE- AND BELOW-GRADE BUILDING ENVELOPE. A REPORT THAT INCLUDES THE TESTED SURFACE AREA, FLOOR AREA, AIR BY VOLUME, STORES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE CODE OFFICIAL AND THE BUILDING OWNER.

- SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST REPORTS TO JURISDICTION AND OWNER
- IF INITIAL TEST RESULT EXCEEDS 0.25 CFM/FT² (1.5 L/S/M²), INDICATE THAT INSPECTION AND ALL PRACTICAL CORRECTIVE ACTIONS BE COMPLETED AND DOCUMENTED IN THE AIR LEAKAGE TEST REPORT;
- IF INITIAL TEST RESULT EXCEEDS 0.40 CFM/FT² (2.0 L/S/M²), INDICATE THAT CORRECTIVE ACTIONS SHALL ALSO INCLUDE RE-TESTING;
- INDICATE THAT CORRECTIVE MEASURES AND RE-TESTING MUST BE REPEATED UNTIL THE TEST RESULT IS 0.40 CFM/FT² (2.0 L/S/M²) OR LESS;
- INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO BUILDING OWNER.



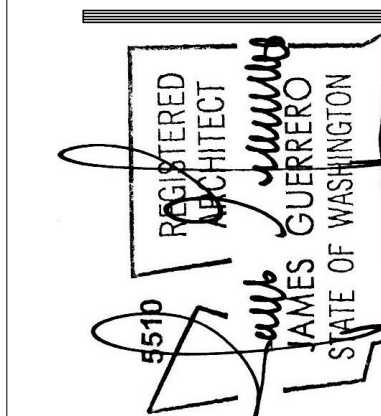
1 AIR BARRIER PRESSURE BOUNDARY IN PLAN
 A0.3 SCALE: 1/16" = 1'-0"



2 AIR BARRIER PRESSURE BOUNDARY IN SECTION
 A0.3 SCALE: 1/16" = 1'-0"

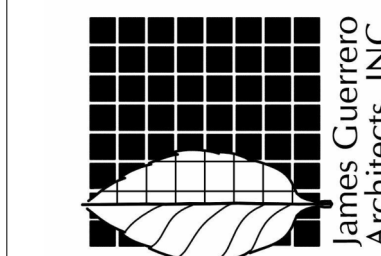
City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



REV 06-29-22
 REV 12-09-22

7520 Bridgeport Way West
 Lakewood, WA 98499
 Phone: (253) 581-6000
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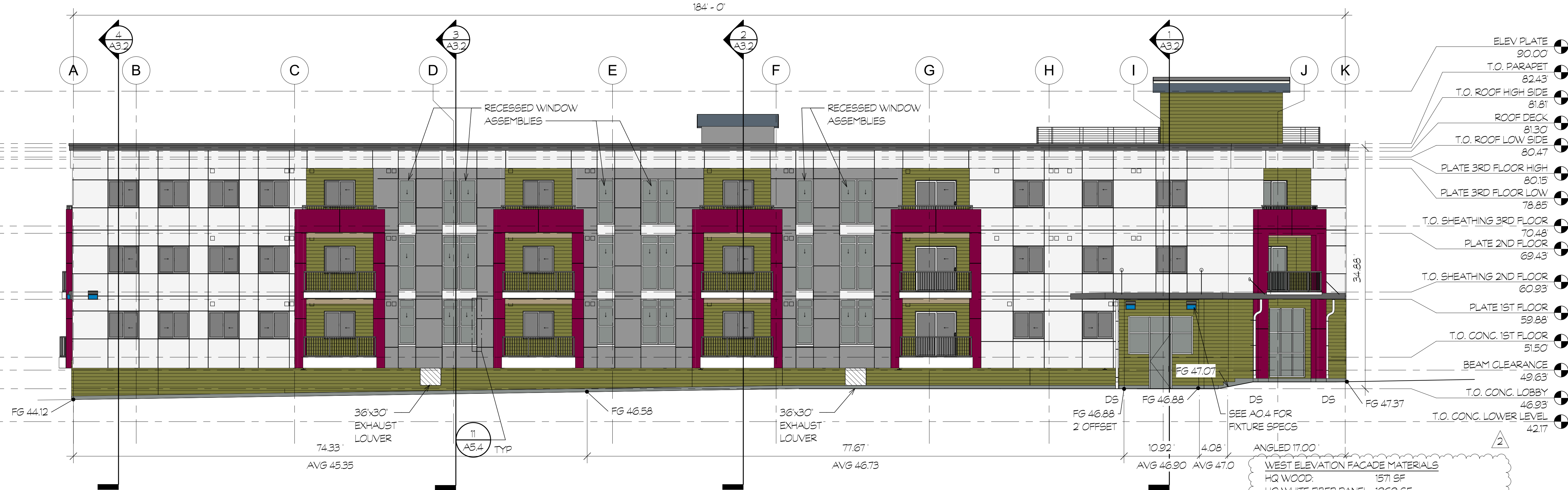
2ND STREET APARTMENTS
 GENERAL NOTES, SPECIFICATIONS & WSEC

PROJECT NO. 20-012

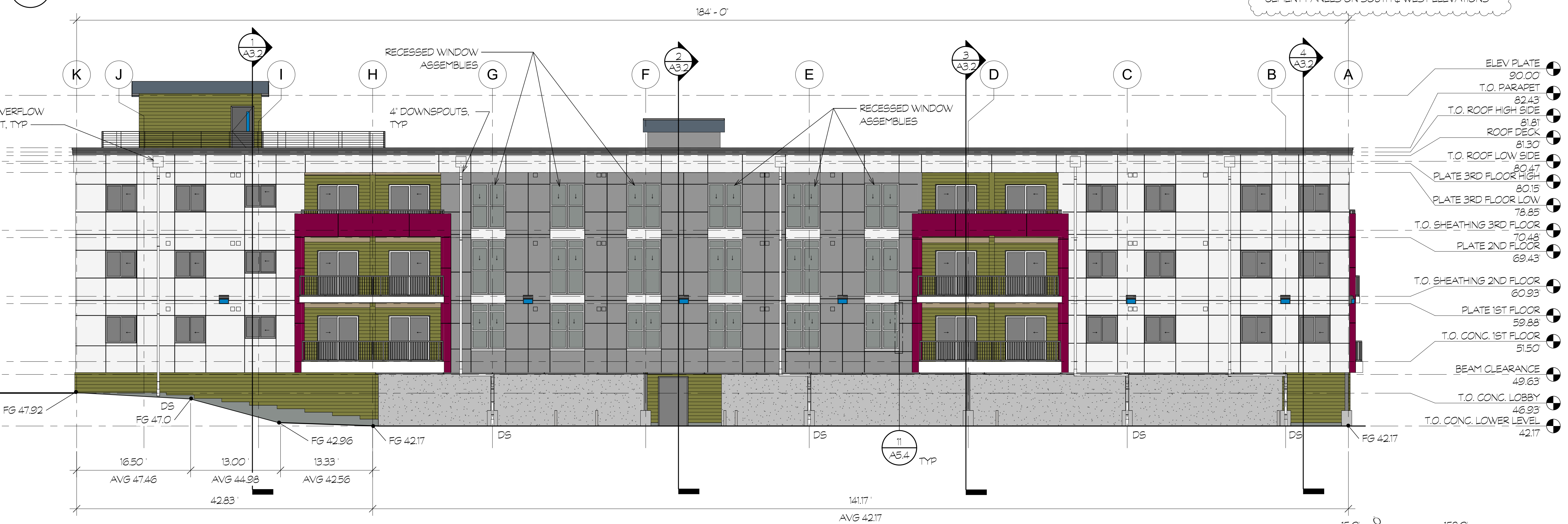
PERMIT REVIEW SET

DAT	01/26/22
REVISED	06-29-22 12-09-22
SHEET NO.	A0.3

PROJECT NO. 20-012



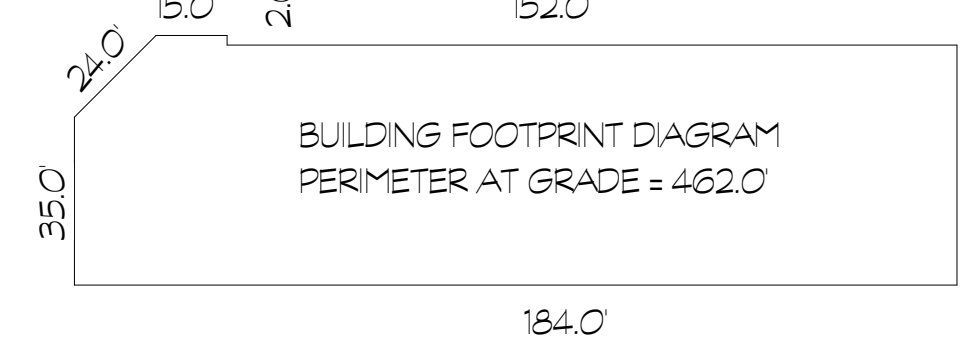
1 WEST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

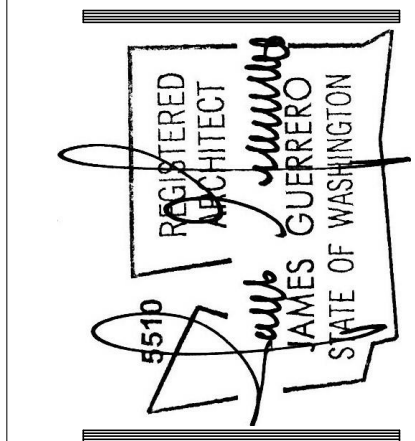
$$W(45.35 \times 74.33) + (46.73 \times 77.67) + (46.9 \times 10.92) + (47.0 \times 4.08) + E(47.46 \times 16.5) + (44.98 \times 13.0) + (42.56 \times 13.33) + (42.17 \times 141.17) + S(47.65 \times 35.0) + N(42.17 \times 10.5) + (42.4 \times 12.0) + (42.68 \times 5.0) + (43.42 \times 22.5) + (46.88 \times 2.0) + SW(47.22 \times 24.0) = W(3371.3 + 3629 + 511.7 + 191.8) + E(783 + 584.7 + 567.3 + 5952.7) + S(1667.8) + N(448.4 + 508.9 + 213.4 + 976.6 + 96.8) + SW(1133.3) = 20,634$$

20634/462 = 44.66 AVERAGE GRADE
81.81-44.66 = 37.15 AVERAGE BUILDING HEIGHT



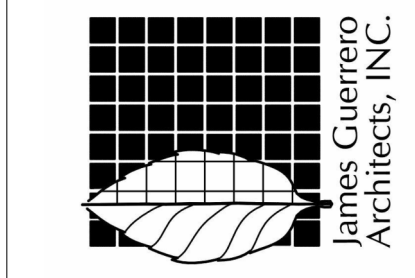
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



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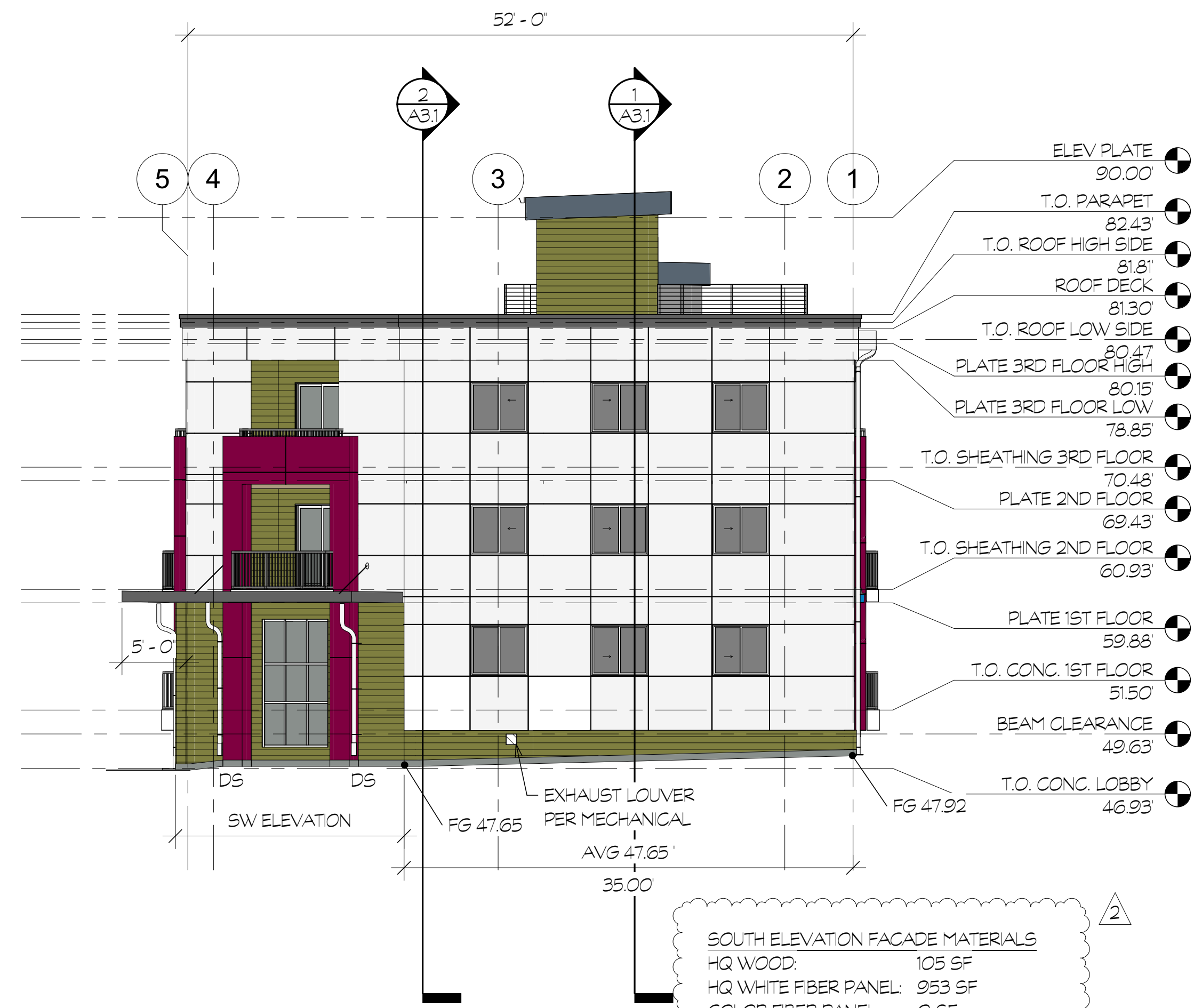
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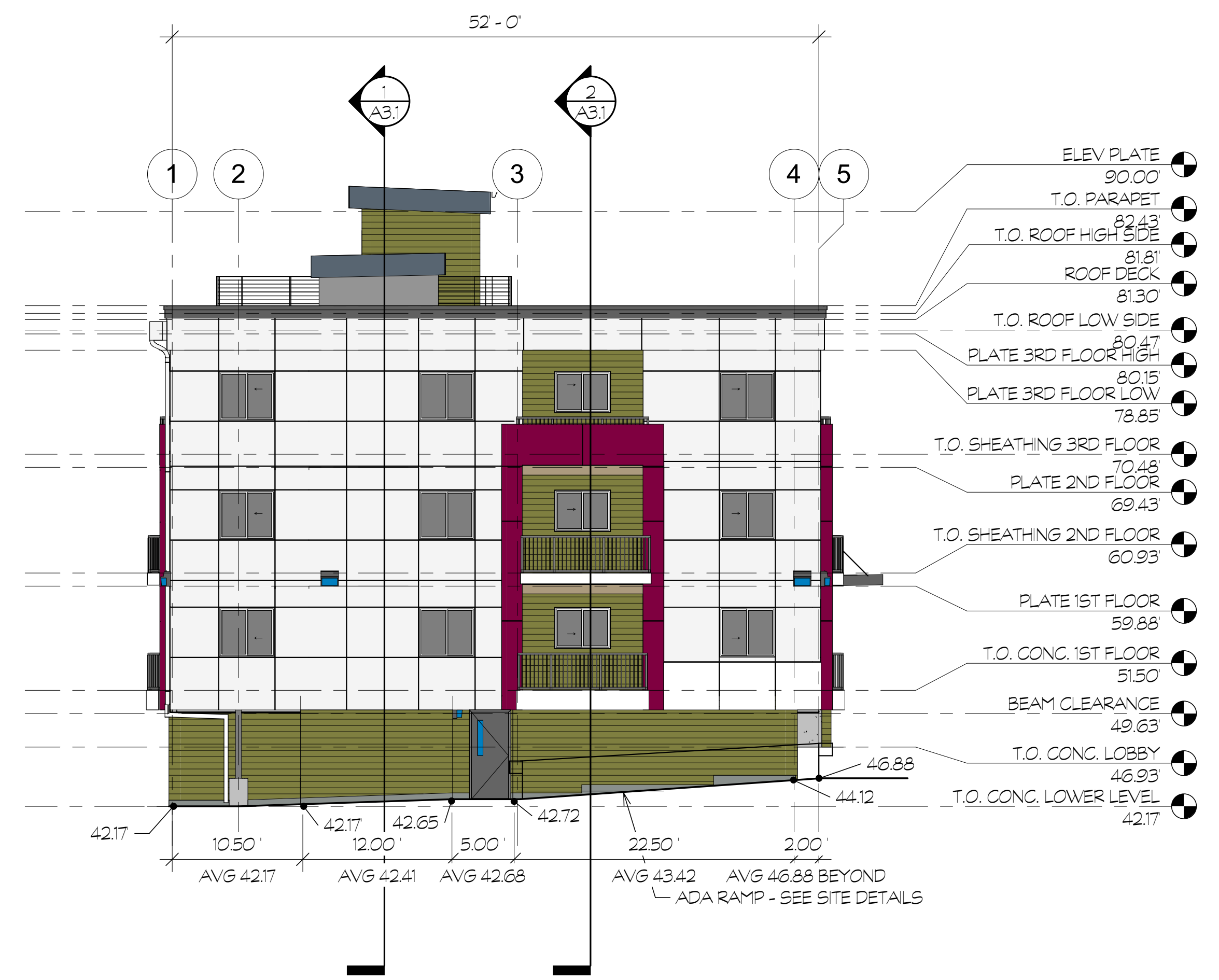
2ND STREET APARTMENTS
EXTERIOR ELEVATIONS

PERMIT REVIEW SET

DAT	01/26/22
REVISED	06-29-22 01-03-22 12-09-22
SHEET NO.	A2.1
PROJECT NO.	20-012



1 SOUTH EXTERIOR ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



3 SOUTHWEST EXTERIOR ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

CITY OF PUYALLUP DOWNTOWN DESIGN GUIDELINES
4.B.6.1.a FACADE MATERIALS
A MINIMUM OF 2 DIFFERENT MATERIALS IS REQUIRED, EACH A MINIMUM OF 30% OF THE FACADE
CALCULATED FROM WEST EXTERIOR ELEVATION, SOUTH EXTERIOR ELEVATION, AND SOUTHWEST EXTERIOR ELEVATION.

HQ WOOD:	2033 SF (31%)
HQ WHITE FIBER PANEL:	3225 SF (50%)
COLOR FIBER PANEL:	1231 SF (19%)
TOTAL SF OF SIDING:	6489 SF

UPPER FLOORS:
HQ WOOD: 1293 SF (29%)
HQ WHITE FIBER PANEL: 2513 SF (56%)
COLOR FIBER PANEL: 721 SF (15%)
TOTAL SF OF SIDING: 4527 SF

TOTAL HIGH QUALITY: 3806 SF (85%)

WHITE FIBER PANEL TO BE EQUITONE FIBER CEMENT PANELS ON SOUTH AND WEST ELEVATIONS.

APPROVED PLAN
CITY OF PUYALLUP
PLANNING DIVISION

APPROVED BY: Chris BEALE

DATE: 01/09/2023

CASE NO.: PRMU20220123

CONDITIONS:

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

REV 06-29-22
REV 12-09-22

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

James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: EXTERIOR ELEVATIONS

PERMIT REVIEW SET

DAT	01/26/22
REVISOR	06-29-22
	09-26-22
	01-03-22
	12-09-22

SHEET NO. A2.2

PROJECT NO. 20-012