City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

SECOND STREET APARTMENTS

PRMU20220123

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THREE FLOORS OF MULTIFAMILY CONTAINING TWENTY-NINE APARTMENTS OVER AN ENCLOSED PARKING GARAGE. SITE WORK INCLUDES PARKING, LANDSCAPING, AND FRONTAGE IMPROVEMENTS.

PROJECT TEAM

OWNER
DON HUBER
1628 S. MILDRED ST., SUITE 205
TACOMA, WA 98465
EMAIL: DON@SPP-MFR.COM
PHONE: 253-228-0578

ARCHITECT
JAMES GUERRERO ARCHITECTS, INC.
7520 BRIDGEPORT WAY
LAKEWOOD, WA 98499
CONTACT: JAMES GUERRERO, AIA
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PHONE: 253-581-6000

STRUCTURAL ENGINEER
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LANDSCAPE
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HULTZ-BHU
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TACOMA, WA 98402
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EMAIL: LUKES@HULTZBHU.COM
PHONE: 253-383-3257

TRAFFIC
HEATH & ASSOCIATES, INC.
2214 TACOMA ROAD
PUYALLUP, WA 98371
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PHONE: 253-770-1401

GEOTECHNICAL
SOUTH SOUND GEOTECHNICAL CONSULTING
P.O. BOX 39500
LAKEWOOD, WA 98496
CONTACT: TIMOTHY H. ROBERTS, P.E.
EMAIL: TROBERTS@SSGEOTECHNICAL.COM
PHONE: 253-973-0515

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A0.2	2018 WASHINGTON STATE BUILDING CODE COMPLIANCE
A0.3	GENERAL NOTES, SPECIFICATIONS & WSEC
A0.4	SITE PLAN
A1.0	GARAGE LEVEL PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
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A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
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A3.6	WALL SECTIONS
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A4.5	INTERIOR ELEVATIONS
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A4.8	REFLECTED CEILING PLANS
A4.9	REFLECTED CEILING PLANS

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A4.11	REFLECTED CEILING PLANS
A4.12	NORTH STAIR DETAILS
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A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
A5.3	ARCHITECTURAL DETAILS
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A6.1	WALL TYPES
A6.2	FLOOR ASSEMBLIES
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L1.1	LANDSCAPE DETAILS
M0.1	MECHANICAL LEGENDS & NOTES
M0.2	MECHANICAL NOTES
M0.3	MECHANICAL SCHEDULES
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M0.5	MECHANICAL SPECIFICATIONS
M4.1	GARAGE LEVEL PLAN - MECHANICAL
M4.2	FIRST FLOOR PLAN - MECHANICAL
M4.3	SECOND FLOOR PLAN - MECHANICAL
M4.4	THIRD FLOOR PLAN - MECHANICAL
M4.5	ROOF PLAN - MECHANICAL
M4.6	ENLARGED UNIT PLANS - MECHANICAL
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P1.1	PLUMBING RISER DIAGRAM
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S0.02	STRUCTURAL NOTES
S0.11	TYPICAL DETAILS
S0.12	TYPICAL DETAILS
S0.13	TYPICAL DETAILS
S0.21	TESTING AND INSPECTION NOTES
S0.22	TESTING AND INSPECTION NOTES
S0.31	SCHEDULES
S0.32	SCHEDULES
S0.33	SCHEDULES
S1.01	FOUNDATION PLAN
S1.11	FIRST FLOOR FRAMING PLAN
S1.21	SECOND FLOOR FRAMING PLAN
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S1.41	ROOF FRAMING PLAN
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S2.02	FOUNDATION DETAILS
S3.01	FLOOR FRAMING DETAILS
S3.02	FLOOR FLOORING DETAILS
S3.03	FLOOR FRAMING DETAILS
S3.04	BALCONY FRAMING DETAILS
S3.05	STAIR FRAMING DETAILS
S4.01	ROOF FRAMING DETAILS

PROPERTY INFORMATION

SITE ADDRESS:
000 2ND STREET NE
PUYALLUP, WA 98372
TAX PARCEL: 7600200051

ZONE: CBD
SETBACKS: 0
HEIGHT LIMIT: 35-6"
LOT SIZE: 33,600 SF
BUILDING COVERAGE: 9,650 SF
BUILDING
PARKING LEVEL 7,576 SF
FIRST FLOOR 9,020 SF
SECOND FLOOR 9,033 SF
THIRD FLOOR 9,033 SF
LANDSCAPE
PARKING LOT TYPE IV STANDARDS
FRONTAGE STREET TREES
15' BOUNDARY WITH ZONE RS-06
PARKING
1/UNIT REQUIRED: 29 INCLUDING 1 ADA
PROVIDED:
ADA COMPLIANT 2
COMPACT (UP TO 50%) 23
MOTORCYCLE (1/25): 2
STANDARD: 18
TOTAL: 45

1

ELECTRIC CHARGING INFRASTRUCTURE 10% = 5

ACCESSIBILITY
5% OF 29 UNITS = 2 TYPE A UNITS REQUIRED
UNIT PLANS 1D AND 2D ARE TYPE A
REMAINDER ARE TYPE B UNITS

City of Puyallup
Building
APPROVED
See permit for additional requirements.
JMontgomery
08/02/2022
12:58:45 PM

SUBMITTALS

P-20-0002 DESIGN REVIEW APPROVED WITH CONDITIONS
JANUARY 21, 2021

P-21-0008 LAND USE PERMIT APPLICATION
JANUARY 22, 2021

BUILDING PERMIT
JANUARY 26, 2022

MECHANICAL PERMIT
--

PLUMBING PERMIT
--

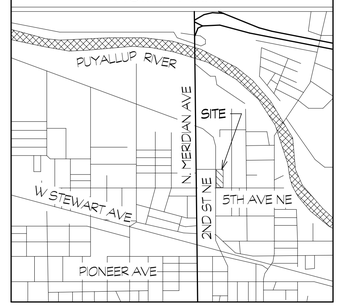
FIRE SPRINKLER - DEFERRED
--

FIRE ALARM - DEFERRED
--

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

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

VICINITY MAP



REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

1 REV 06-29-22

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: COVER SHEET & CITY OF PUYALLUP CODE COMPLIANCE

PERMIT REVIEW SET

DATE 01/26/22
REVISED 06-29-22

SHEET NO. A0.1

PROJECT NO. 20-012

PRMU20220123

EGRESS REQUIREMENTS

'1004 OCCUPANT LOAD

THIRD FLOOR =	46
SECOND FLOOR =	46
FIRST FLOOR =	46
LOWER LEVEL =	27
TOTAL OCCUPANT LOAD =	165

EXITS AND EXIT SEPARATION
TABLE 1006.2.1, GROUP R, OCCUPANT LOAD GREATER THAN 20, TWO EXITS REQUIRED FROM EACH LEVEL
TABLE 1006.3.2 MINIMUM NUMBER OF EXITS PER STORY = 2

'1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
'1007.1.1.2 WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
DIAGONAL = 190'/3 = 64', SEPARATION PROVIDED = 148'
TABLE 1017.2, MAXIMUM TRAVEL DISTANCE TO EXIT FROM ANY OCCUPIED SPACE DOES NOT EXCEED 250'.

ILLUMINATION
'1008.2.1 MEANS OF EGRESS ILLUMINATION UNDER NORMAL POWER LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE

'1008.3.1 AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE CORRIDORS AND EXIT ACCESS STAIRWAYS.
'1008.3.2 IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, AREAS USED FOR EXIT DISCHARGE (LOBBY,) AND EXTERIOR LANDINGS FOR EXIT DOORWAYS.
'1008.3.3 IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, AND GENERATOR ROOMS.
'1008.3.4 EMERGENCY POWER SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.
'1008.3.5 EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FC MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

'1009.4 ELEVATOR
THE ELEVATOR SHALL MEET THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1/CSA B44. STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

ALLOWABLE AREA CALCULATIONS
BUILDING TYPE VB AND TYPE 1B FOR ENCLOSED PARKING GARAGE
IBC TABLE 504.4 STORIES ABOVE GRADE PLANE=3
IBC TABLE 506.2 OCCUPANCY TYPE R2, APARTMENTS
2018 IBC 903.3.1.2 NFPA 13R SPRINKLER SYSTEM
ALLOWABLE AREA = 7,000 FOR CONSTRUCTION TYPE VB
FRONTAGE INCREASE, >30' ON ALL SIDES
W= 184'X30'X2+50'X30'X2 = 14,040SF/468=30'
INCREASE = 468'/468' - 0.25=0.75X30/30=75%
ALLOWABLE AREA = 7,000 SF X 1.75 = 12,250
12,250X 3 STORIES ABOVE GRADE PLANE = 36,750
PROPOSED AREA = 26,082 SF

ENCLOSED PARKING GARAGE, OCCUPANCY GROUP S-2
CONSTRUCTION TYPE 1B
'IBC TABLE 506.2, CONSTRUCTION TYPE 1B, S1 SPRINKLER
OCCUPANCY GROUP S-2 = 156,000 SF ALLOWED

TABLE 601 (FOR GARAGE LEVEL)
PRIMARY STRUCTURAL FRAME AND BEARING WALLS = 2 HOUR
NON-BEARING INTERIOR WALLS NO FIRE RESISTANCE REQUIRED
NON-BEARING EXTERIOR WALLS NO FIRE RESISTANCE REQUIRED

TABLE 602
FIRE SEPARATION DISTANCE ON ALL SIDES > 30', OCCUPANCY GROUP S-2, EXTERIOR WALLS NOT REQUIRED TO HAVE FIRE RESISTANCE RATING
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS = 1-HOUR
602.2 TYPE 1 CONSTRUCTION BUILDING ELEMENTS TO BE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN 603.
603.1: FIRE RETARDANT WOOD CAN BE USED IN NON-BEARING PARTITIONS AND EXTERIOR WALLS WHERE FIRE RESISTANCE RATING IS 2 HOURS OR LESS.

'1010 DOORS
EGRESS DOORS TO BE 36', SIDE HINGED TYPE, OPENING FORCE FOR PUSHING OR PULLING SHALL NOT EXCEED 5 POUNDS. HARDWARE TO BE A.D.A. COMPLIANT.
'1010.1.9.12.1 STAIRWAY DISCHARGE DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE. 2. STAIRWAY EXIT DOORS ARE PERMITTED TO BE LOCKED FROM THE SIDE OPPOSITE THE EGRESS SIDE, PROVIDED THAT THEY ARE OPENABLE FROM THE EGRESS SIDE AND CAPABLE OF BEING UNLOCKED SIMULTANEOUSLY WITHOUT UNLATCHING UPON A SIGNAL FROM THE FIRE COMMAND CENTER OR A SIGNAL BY EMERGENCY PERSONNEL FROM A SINGLE LOCATION INSIDE THE MAIN ENTRANCE TO THE BUILDING.

'1011 STAIRWAYS
STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.
STAIRWAYS SHALL HAVE HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES.
RISERS SHALL BE 7 INCHES MAXIMUM; TREADS TO BE 11 INCHES MINIMUM. TREADS AND RISERS TO BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT OF STAIRS. RISERS SHALL NOT PERMIT THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
LANDINGS SHALL HAVE A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LASS THAN 1/2 THE REQUIRED WIDTH. FULLY OPEN DOORS SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING.
STAIRS SHALL HAVE HANDRAILS ON BOTH SIDES.

'1013 EXIT SIGNS
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIST SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

'1020 CORRIDORS
TABLE 1020.1, GROUP R, 0.5 REQUIRED FIRE-RESISTANCE WITH AUTOMATIC SPRINKLER SYSTEM
TABLE 716.1(2) OPENING PROTECTION
CORRIDOR WALLS REQUIRE 1/3 HOUR MINIMUM FIRE DOOR ASSEMBLY

'1023 INTERIOR EXIT STAIRWAYS
TWO-HOUR FIRE RESISTANCE RATING REQUIRED WHERE CONNECTING FOUR OR MORE STORIES INCLUDING A BASEMENT.
TABLE 716.1(2) OPENING PROTECTION
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS REQUIRE 1 1/2 MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING.

ROOF DECK
303.1.2 SMALL ASSEMBLY SPACES
THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
- A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
- A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70 M2) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

IBC 1104.4 MULTISTORY BUILDINGS AND FACILITIES
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH ACCESSIBLE STORY, MEZZANINE AND OCCUPIED ROOFS IN MULTILEVEL BUILDINGS AND FACILITIES.
EXCEPTIONS:
EQUIRED TO STORIES, MEZZANINES
E AN AGGREGATE AREA OF NOT
(278.7 M2) AND ARE LOCATED
LEVELS.

A0.2: Provide calculations for allowable area for enclosed garage to meetTable 506.2 of the 2018 IBC.

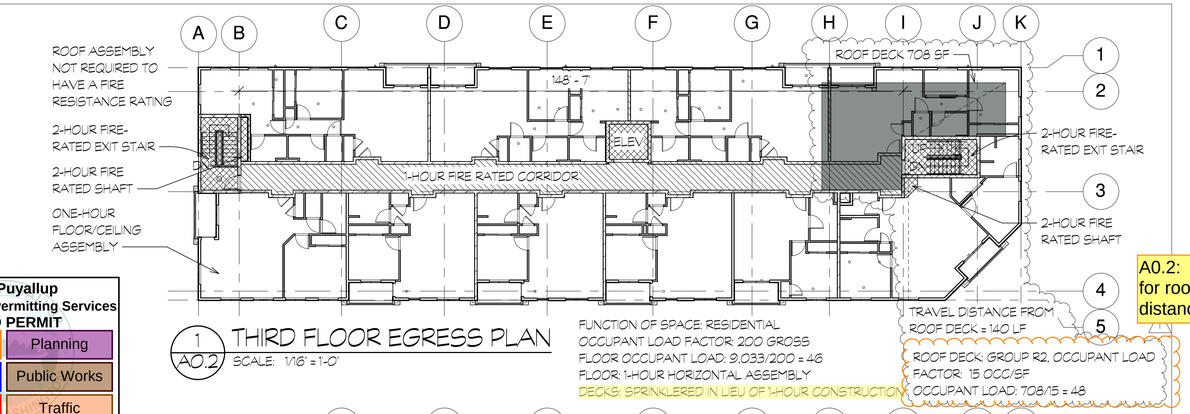
A0.2: Upgrade sprinkler system to SM - NFPA 13 - 903.3.1.1 on plan for proposed calculations to meet Table 506.2 R-2 with Construction Type VB IN 2018 IBC.

LEGEND

- 2-HOUR FIRE RATED BARRIER
  ELEVATOR SHAFT
  EXIT STAIRWELLS
  UTILITY SHAFTS
- 1-HOUR FIRE RATED PARTITION
  CORRIDORS
  LOBBY
  UTILITY ROOMS

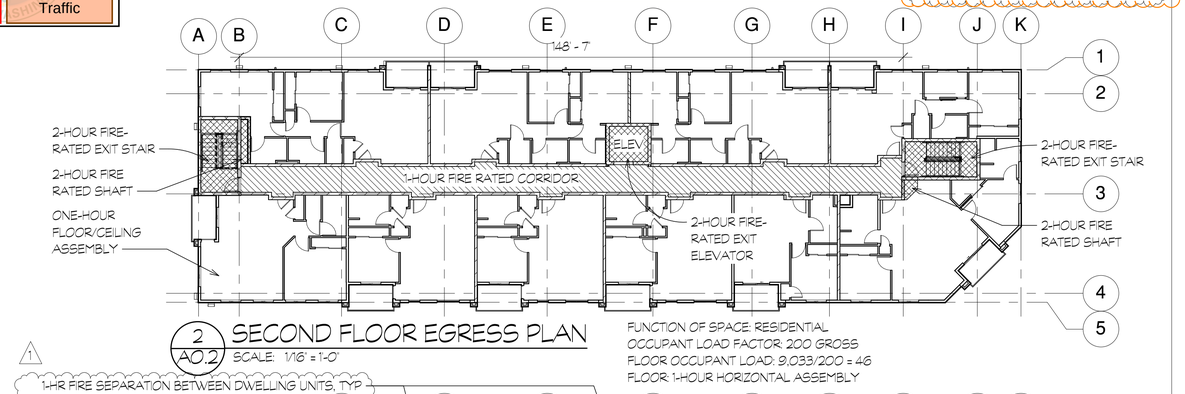
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



1 / A0.2 THIRD FLOOR EGRESS PLAN
SCALE: 1/16" = 1'-0"

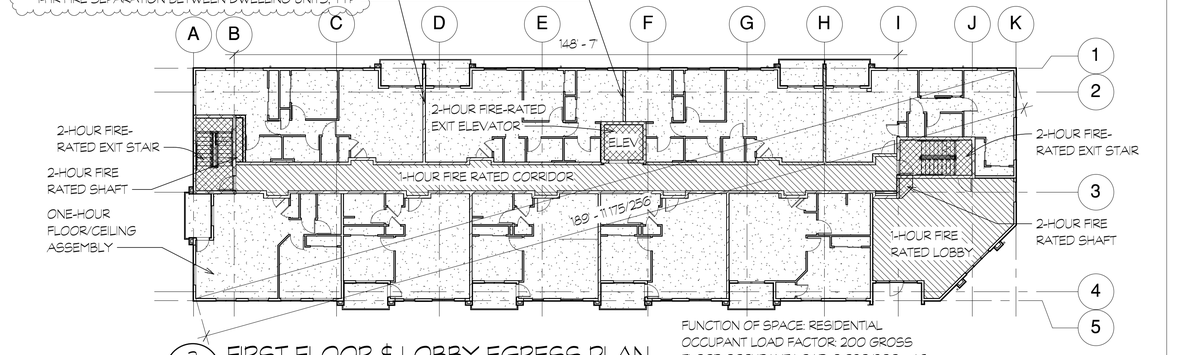
FUNCTION OF SPACE: RESIDENTIAL
OCCUPANT LOAD FACTOR: 200 GROSS
FLOOR OCCUPANT LOAD: 9,033/200 = 46
FLOOR: 1-HOUR HORIZONTAL ASSEMBLY
DECKS: SPRINKLERED IN LIEU OF 1-HOUR CONSTRUCTION



2 / A0.2 SECOND FLOOR EGRESS PLAN
SCALE: 1/16" = 1'-0"

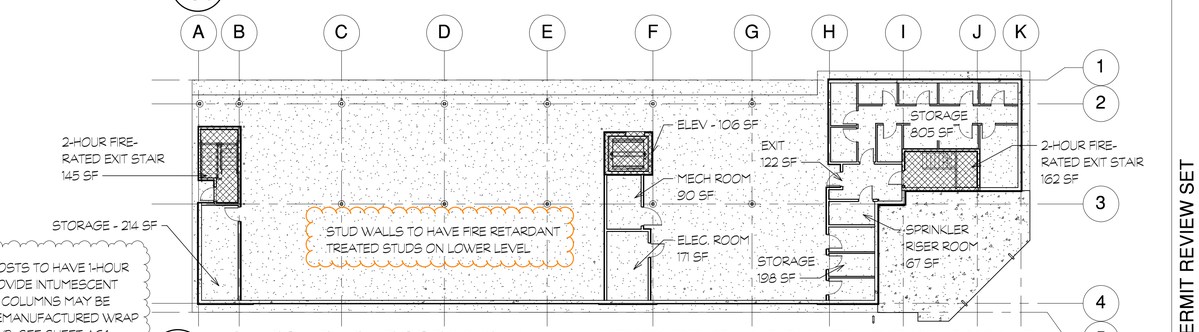
FUNCTION OF SPACE: RESIDENTIAL
OCCUPANT LOAD FACTOR: 200 GROSS
FLOOR OCCUPANT LOAD: 9,033/200 = 46
FLOOR: 1-HOUR HORIZONTAL ASSEMBLY

1-HR FIRE SEPARATION BETWEEN DWELLING UNITS, TYP



3 / A0.2 FIRST FLOOR & LOBBY EGRESS PLAN
SCALE: 1/16" = 1'-0"

FUNCTION OF SPACE: RESIDENTIAL
OCCUPANT LOAD FACTOR: 200 GROSS
FLOOR OCCUPANT LOAD: 9,020/200 = 46
FLOOR: TABLE 601, 1-HOUR HORIZONTAL ASSEMBLY



STEEL BEAMS AND POSTS TO HAVE 1-HOUR FIRE PROTECTION. PROVIDE INTUMESCENT COATING ON BEAMS. COLUMNS MAY BE PROTECTED WITH PREMANUFACTURED WRAP OR (2) LAYERS 1/2" GWB. SEE SHEET A6.1

4 / A0.2 LOWER LEVEL EGRESS PLAN
SCALE: 1/16" = 1'-0"

ACCESSORY STORAGE AND UTILITY SPACES: 1,478 SF/300 = 5 OCCUPANTS
ELEVATOR, STAIRS AND EXIT: 535 SF/200 = 3 OCCUPANTS
PARKING: 5,563 SF/300 = 19 OCCUPANTS
TOTAL OCCUPANT LOAD OF LOWER LEVEL = 27 OCCUPANTS

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON 5519

1 REV 06-29-22

A0.2: Provide egress plan for roof deck with travel distance.

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: 2018 WASHINGTON STATE BUILDING CODE COMPLIANCE

PERMIT REVIEW SET

DATE 01/26/22
REVISED 06-29-22
SHEET NO. A0.2
PROJECT NO. 20-012

PRMU20220123

GENERAL PROJECT NOTES

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. 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 2018 I.B.C., LOCAL JURISDICTION REQUIREMENTS, AND OTHER APPLICABLE CODES.
4. EXISTING PORTION OF BUILDING NOT BEING REMODELED TO BE KEPT DUST FREE. INSTALL DUST CURTAINS WHERE NEEDED.
5. ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR. ALL WORK TO COMPLY WITH APPLICABLE CODES AND REGULATIONS.
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 2018 I.B.C. SECTION 201 AND IN TABLE 803.9.
10. PENETRATIONS IN RATED WALLS SHALL BE FIRE-STOPPED WITH AN I.B.C. OR U.L. APPROVED FIRE-RATED MATERIAL AND CONSTRUCTION.
11. PROVIDE PORTABLE FIRE EXTINGUISHERS PER U.F.C. STANDARD 10-1.
12. PROVIDE A KNOX BOX AND LOCATE PER LOCAL FIRE PREVENTION AUTHORITY.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

OUTLINE SPECIFICATIONS

PROVIDE MANUFACTURER AND MODEL LISTED OR EQUAL

PRODUCTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S 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 1.125" 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 GIBERGLAS 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
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
ECOPROCOTE BRAND ECO-TUFF NON SKID COATING

2018 WA STATE ENERGY CODE

1. 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
GLAZING AREA	
EXTERIOR WALL AREA	14,325 SF
VERTICAL GLAZING	3,476 SF
% OF GLAZING	24.2%

1

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 IN BOTH DIRECTIONS.

2018 WSEC ADDTIONAL 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 x3 =
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. C406.1.1 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 FT³
FIRST FLOOR & LOBBY INSUL. SPACE:	85,849 FT³
SECOND FLOOR INSULATED SPACE:	89,429 FT³
THIRD FLOOR INSULATED SPACE:	87,304 FT³
ROOFTOP INSULATED SPACE:	2,014 FT³
TOTAL:	281,503 FT³

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 ABILY 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 ADJESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
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.

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

CLOSE OUT DOCUMENTATION

ENERGY CODE DOCUMENTATION SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNER'S 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 OWNER'S AUTHORIZED AGENT.

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

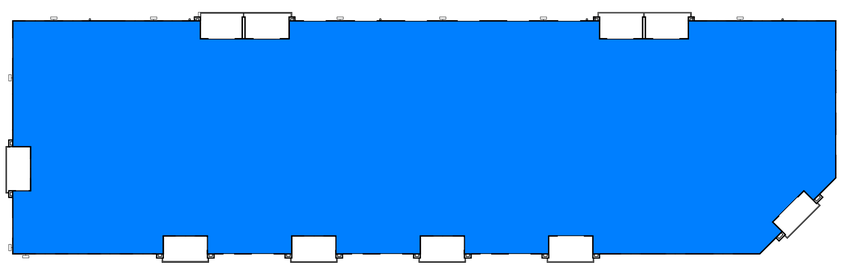
FURNISH COMPLIANCE DOCUMENTATION INCLUDING SPECIFIC ENERGY CODE YEAR UTILIZED FOR EACH SYSTEM, NFRC CERTIFICATES FOR THE WINDOWS, LIST OF TOTAL AREA FOR EACH NFRC CERTIFICATE, THE INTERIOR LIGHTING POWER COMPLIANCE PATH USED FOR LIGHTING POWER ALLOWANCE, ENVELOPE INSULATION COMPLIANCE PATH AND ALL COMPLETED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

C406.11.1 AIR LEAKAGE TESTING AND VERIFICATION

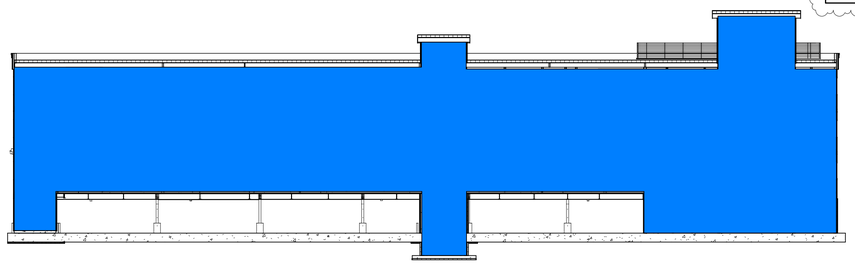
AIR INFILTRATION SHALL BE VERIFIED BY WHOLE BUILDING PRESSURIZATION TESTING CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 BY AN INDEPENDENT THIRD PARTY. THE MEASURED AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.17 CFM/FT2 UNDER A PRESSURE DIFFERENTIAL OF 0.3 IN. WATER (75 PA) , 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, STORIES ABOVE GRADE, AND LEAKAGE RATES SHALL BE SUBMITTED TO THE CODE OFFICIAL AND THE BUILDING OWNER.

1

(1) SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST REPORTS TO JURISDICTION AND OWNER; (2) 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; (3) IF INITIAL TEST RESULT EXCEEDS 0.40 CFM/FT2 (2.0 L/S/M2), INDICATE THAT CORRECTIVE ACTIONS SHALL ALSO INCLUDE RE-TESTING; (4) INDICATE THAT CORRECTIVE MEASURES AND RETESTING MUST BE REPEATED UNTIL THE TEST RESULT IS 0.40 CFM/FT2 (2.0 L/S/M2) OR LESS; (4) INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO BUILDING OWNER.



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



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

JAMES GUERRERO
REGISTERED ARCHITECT
STATE OF WASHINGTON

1 REV 06-29-22

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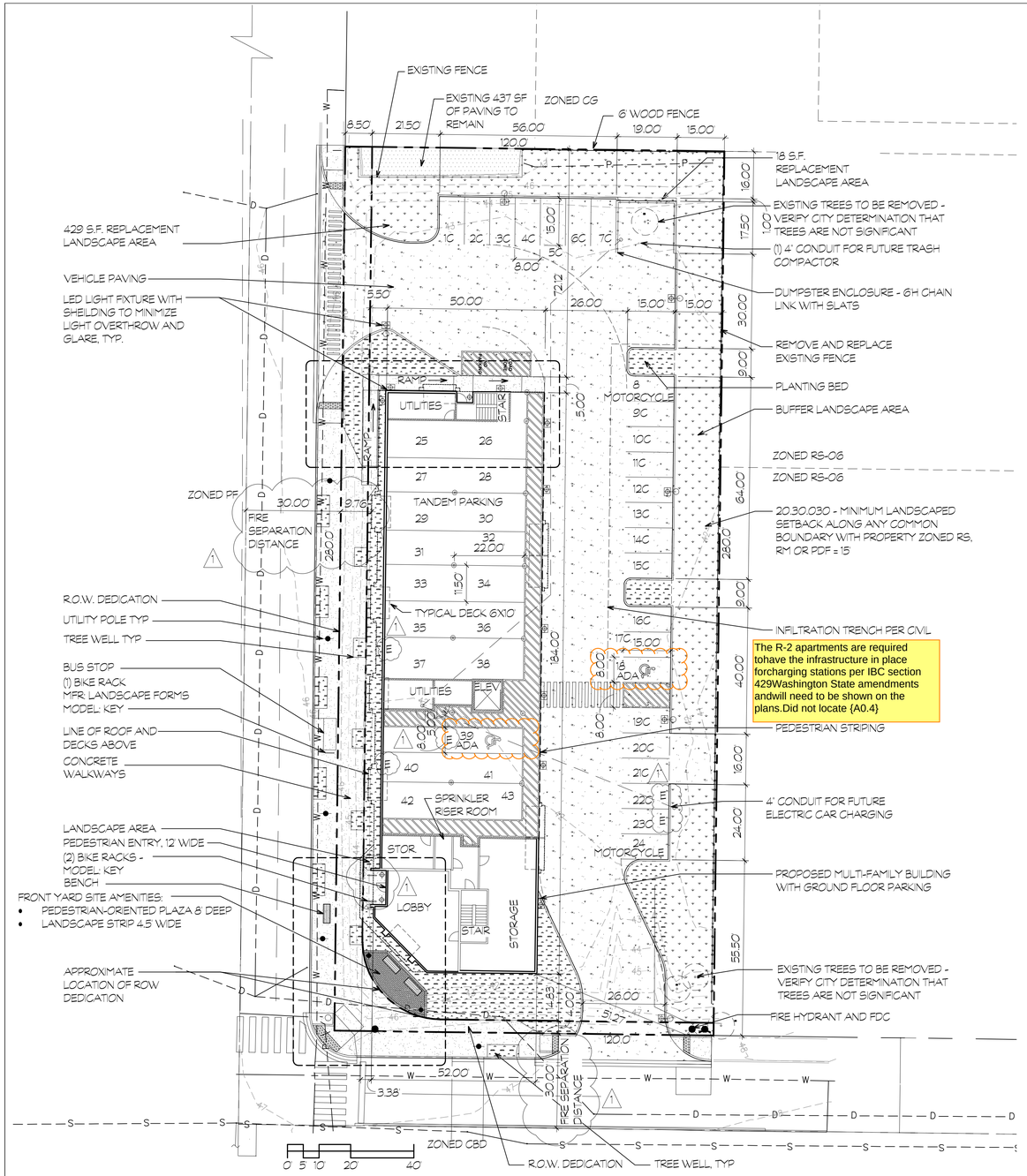
James Guerrero Architects, INC.

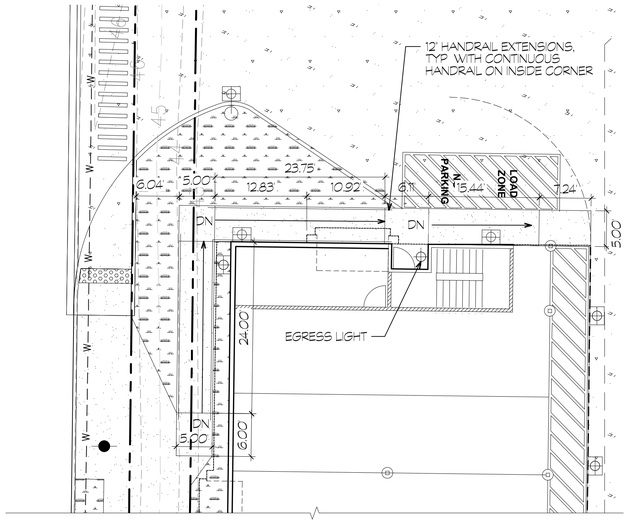
PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: GENERAL NOTES, SPECIFICATIONS & WSEC

PERMIT REVIEW SET
DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A0.3
PROJECT NO.: 20-012

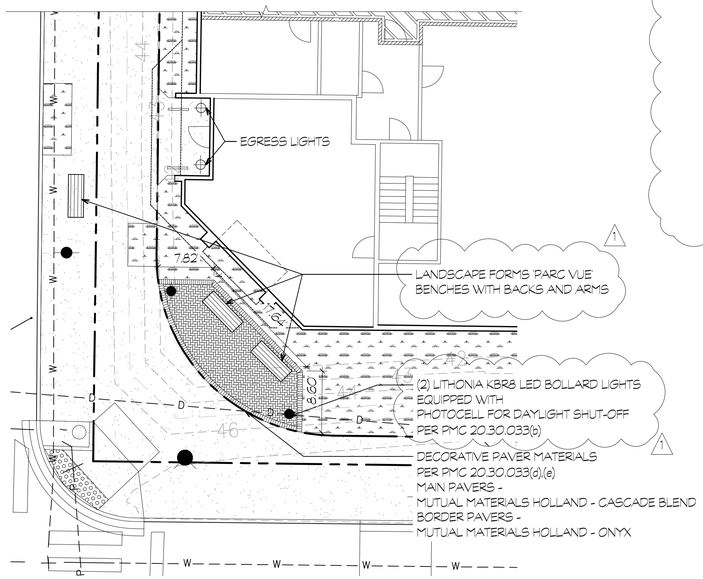
PRMU20220123



1 / A0.5 SITE PLAN
1" = 20'
NOTE: SITE PLAN NOT FROM SURVEY



2 / A0.5 ENLARGED AREA A
1" = 10'
NOTE: SITE PLAN NOT FROM SURVEY



3 / A0.5 ENLARGED AREA B
1" = 10'
NOTE: SITE PLAN NOT FROM SURVEY

PROJECT INFORMATION

PARCEL NUMBER	7600200051	
SITE AREA	33,600 SF	
ZONE:	CBD	
SITE DATA		
NUMBER OF DWELLING UNITS	29	
PARKING REQUIRED @ 1 PER UNIT	29	
PROPOSED PARKING		
ACCESSIBLE	2	
COMPACT (UP TO 50%)	21	
MOTORCYCLE(1 PER 25)	2	
STANDARD	18	
TOTAL	43	

1 ELECTRIC CHARGING INFRASTRUCTURE 10% = 5

BUILDING DATA		
OCCUPANCY TYPE:	R2 APARTMENTS	
R2 FLOOR AREA 8,678 X 3 + 880 =	26,914	SF

A0.4: Clarify construction type. Revise to match what is called out on A0.2.

SYMBOL LEGEND

EXTERIOR LIGHTS TO BE CONFIGURED TO AUTOMATICALLY TURN OFF IN DAYLIGHT

- POLE MOUNTED LIGHT - 23' H. LITHONIA D-SERIES LED AREA LAMP, SIZE 0 11,434 LUMENS, LPW=128, 89 WATTS
- WALL MOUNTED LED LIGHT LITHONIA WDGE3 LED WALL SCONCE 7,650 LUMENS, LPW=128, 15 WATTS
- ENTRY ALCOVE LIGHTING LITHONIA WDGE1 LED WALL SCONCE 2,000 LUMENS, 4 WATTS
- BOLLARD LIGHT LITHONIA KBR8 LED 947 LUMENS, 43 WATTS EXEMPT, CONTROLLED SEPARATELY

THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL DEVICE SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A 20 AMPERE CIRCUIT LOADED TO NOT MORE THAN 80 PERCENT. A MASTER CONTROL MAY BE INSTALLED PROVIDED THE INDIVIDUAL SWITCHES RETAIN THEIR CAPABILITY TO FUNCTION INDEPENDENTLY. CIRCUIT BREAKERS MAY NOT BE USED AS THE SOLE MEANS OF SWITCHING.

EXTERIOR LIGHTING ZONE UTILIZED IS ZONE 2.

COORDINATE MASTER CONTROL SWITCH LOCATION WITH OWNER. CIRCUIT BREAKER MAY NOT BE USED AS A MASTER CONTROL SWITCH.

SELECT PHOTOMETRIC DESIGNS FOR EACH LAMP THAT CAST LIGHT TOWARDS PEDESTRIAN AND PARKING AREAS. PROVIDE SHIELDING TO BLOCK LIGHT FROM OFF-SITE AREAS.

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1 REV 06-29-22

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: SITE PLAN

PERMIT REVIEW SET

DATE 02-23-22
REVISED 06-29-22
SHEET NO. A0.4

PROJECT NO. 20-012

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City of Puyallup
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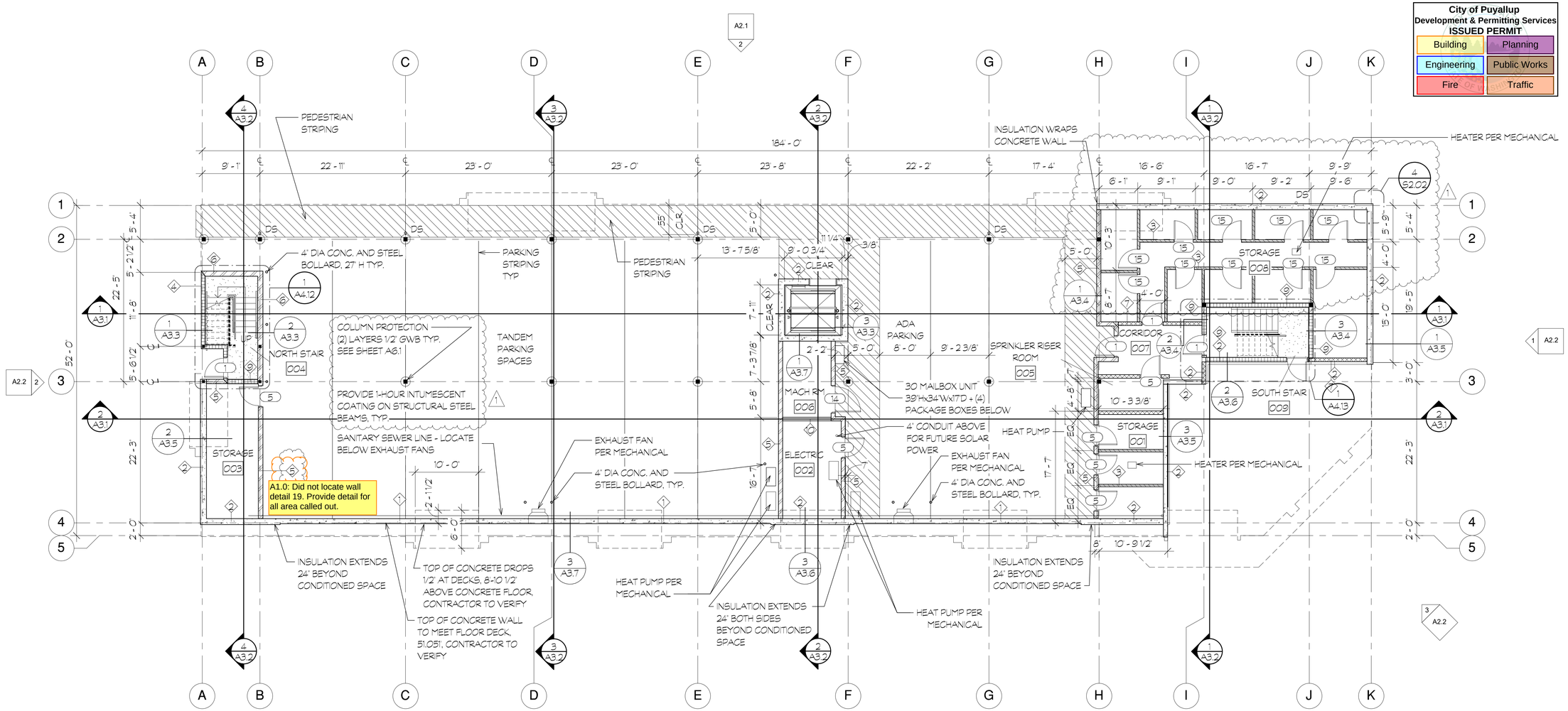

1 / A1.0 LOWER LEVEL FLOOR PLAN

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

LEGEND

- WALL WITH TAG — SEE SHEET A6.1 FOR WALL ASSEMBLIES
- WINDOW WITH TAG — SEE SHEET A1.4 FOR WINDOW SCHEDULE
- DOOR WITH TAG — SEE SHEET A1.3 FOR DOOR SCHEDULE
- ENLARGED PLAN CALLOUT — NOTE: SEE A4.1-A4.5 FOR ENLARGED UNIT FLOOR PLANS
- EXTERIOR ELEVATION CALLOUT
- INTERIOR ELEVATION CALLOUT
- GRIDLINE CALLOUT

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1 REV 06-29-22

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: GARAGE LEVEL PLAN

PERMIT REVIEW SET

DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A1.0

PROJECT NO.: 20-012

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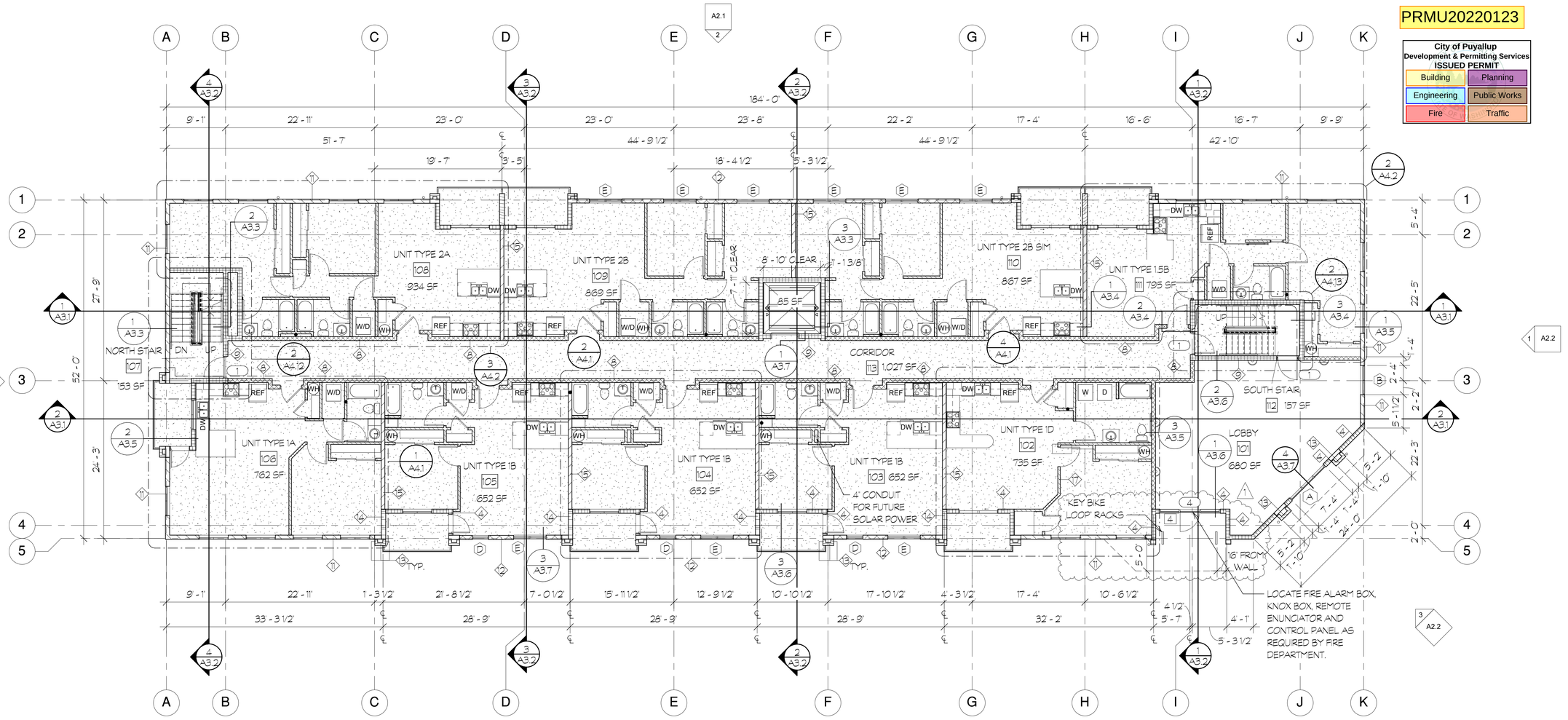
Fire	Traffic



1 A1.1 FIRST FLOOR PLAN

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

CL SYMBOL REFERS TO CENTERLINE OF STRUCTURAL STUD, POST, OR BEAM

CORRIDOR NOTES

3006.2.1 WHERE CORRIDORS ARE REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1020.1, ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 3006.3

716.2.2.1.1 SMOKE AND DRAFT CONTROL

716.2.2.1.1 THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT (0.01524 m3/s X m2) OF DOOR OPENING AT 0.10 INCH (24.9 Pa) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED.

LEGEND

- WALL WITH TAG — SEE SHEET A6.1 FOR WALL ASSEMBLIES
- WINDOW WITH TAG — SEE SHEET A1.4 FOR WINDOW SCHEDULE
- DOOR WITH TAG — SEE SHEET A1.3 FOR DOOR SCHEDULE
- ENLARGED PLAN CALLOUT
- EXTERIOR ELEVATION CALLOUT
- INTERIOR ELEVATION CALLOUT
- GRIDLINE CALLOUT

NOTE: SEE A4.1-A4.5 FOR ENLARGED UNIT FLOOR PLANS

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FIRST FLOOR PLAN

PERMIT REVIEW SET

DATE 01/26/22
REVISED 06-29-22

SHEET NO. A1.1

PROJECT NO. 20-012

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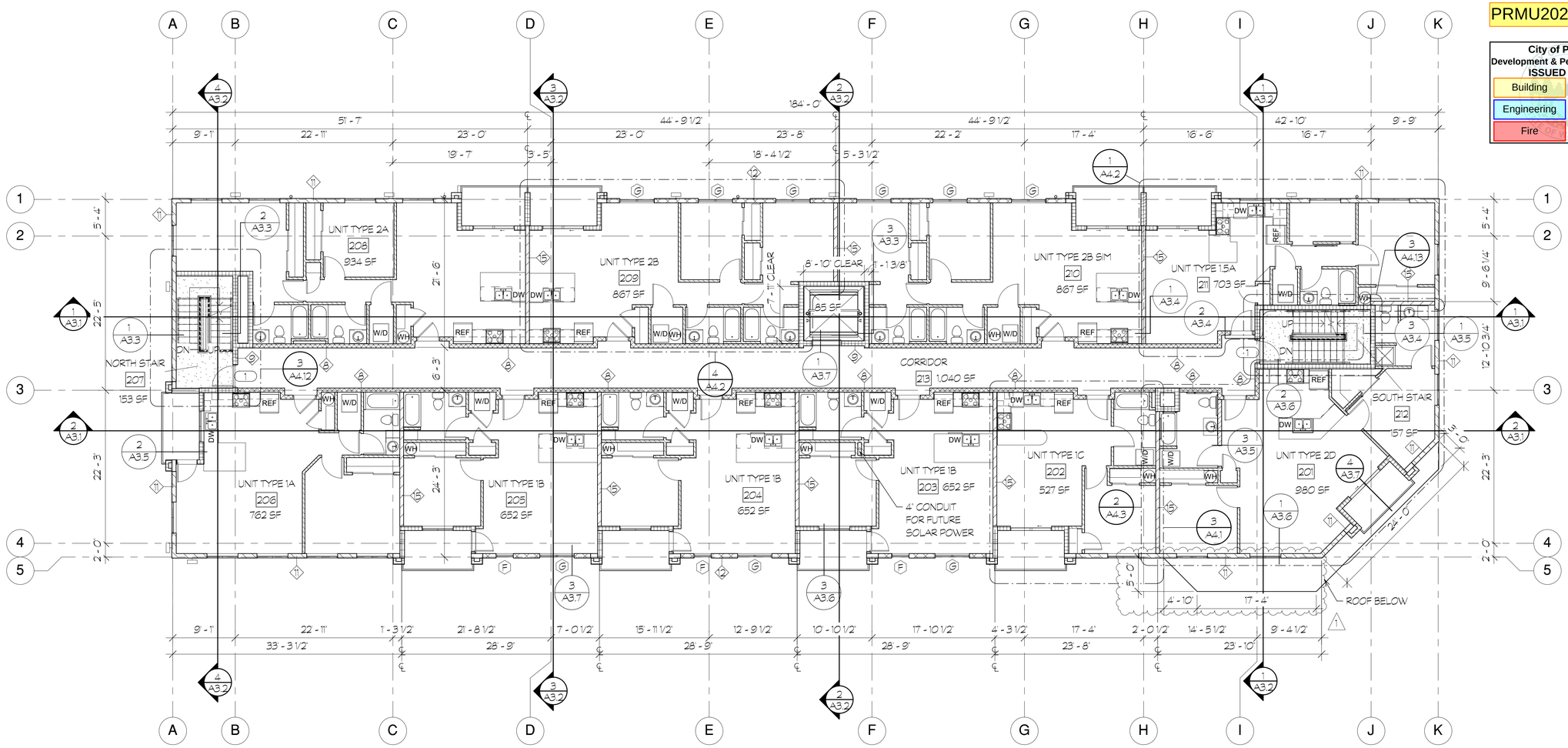
Fire	Traffic



SECOND FLOOR PLAN

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

A1.2: Provide rating of door or exception why not required to be 90 min door.

DOOR SCHEDULE

TYPE MARK	QTY	FRAME TYPE	FRAME MAT	WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOOR CLOSER	LOCK TYPE
1	12	STEEL	STEEL	3 - 0"	7 - 0"	1 3/4"	90 MIN	Yes	ELECTRONIC KEYPAD
2	17	VINYL	VINYL	6 - 0"	6 - 8"	4 5/8"			
3	12	VINYL	VINYL	3 - 0"	6' - 8"	5"			
4	1	ALUMINUM	ALUMINUM	3 - 0"	8 - 0"	1 3/4"		Yes	
5	6	STEEL	STEEL	3 - 0"	7 - 0"	1 3/4"			SINGLE ACTION RELEASE
6	5	HOLLOW CORE	WOOD	2 - 0"	6' - 8"	1 3/4"			
7	28	HOLLOW CORE	WOOD	2 - 6"	6 - 8"	1 3/4"			
8	105	HOLLOW CORE	WOOD	3' - 0"	6 - 8"	1 3/4"			
9	29	FIBERGLASS	FIBERGLASS	3 - 0"	6 - 8"	1 3/4"	20 MIN	Yes	KEYED WITH INTERIOR RELEASE
10	5	HOLLOW CORE	WOOD	3' - 0"	7 - 0"	1 3/4"			
11	16	HOLLOW CORE	WOOD	4' - 0"	6' - 8"	1 3/4"			
12	2	HOLLOW CORE	WOOD	5' - 0"	6 - 8"	1 3/4"			
13	21	HOLLOW CORE	WOOD	6 - 0"	6' - 8"	1 3/4"			
14	1	STEEL	STEEL	4' - 0"	7 - 0"	1 3/4"		Yes	SINGLE ACTION RELEASE
15	10	CHAIN LINK	CHAIN LINK	3 - 0"	6 - 8"	1 3/4"			SINGLE ACTION RELEASE

LEGEND

- WALL WITH TAG — SEE SHEET A6.1 FOR WALL ASSEMBLIES
- WINDOW WITH TAG — SEE SHEET A1.4 FOR WINDOW SCHEDULE
- DOOR WITH TAG — SEE SHEET A1.3 FOR DOOR SCHEDULE
- ENLARGED PLAN CALLOUT — NOTE: SEE A4.1-A4.5 FOR ENLARGED UNIT FLOOR PLANS
- EXTERIOR ELEVATION CALLOUT
- INTERIOR ELEVATION CALLOUT
- GRIDLINE CALLOUT

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON

1 REV 06-29-22

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: SECOND FLOOR PLAN

DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A1.2

PROJECT NO.: 20-012

PRMU20220123

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Building	Planning
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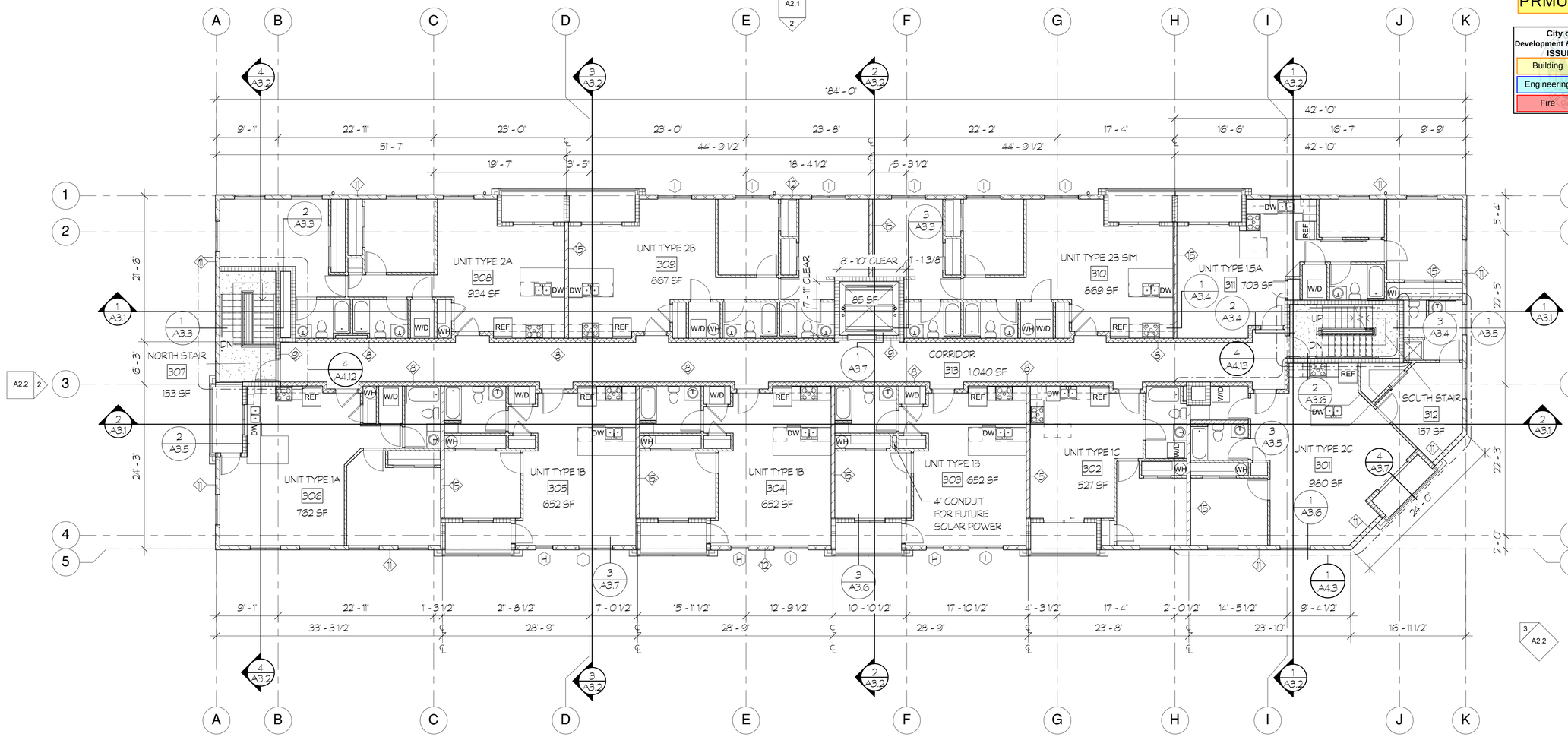
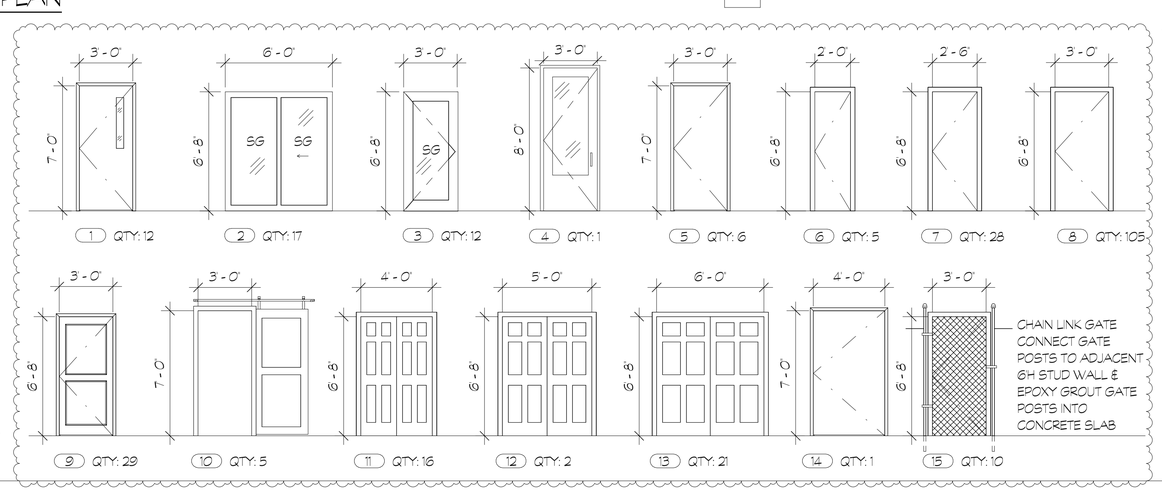


1 A1.3 THIRD FLOOR PLAN

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

DOOR SCHEDULE

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



LEGEND

- WALL WITH TAG — SEE SHEET A6.1 FOR WALL ASSEMBLIES
- WINDOW WITH TAG — SEE SHEET A1.4 FOR WINDOW SCHEDULE
- DOOR WITH TAG — SEE SHEET A1.3 FOR DOOR SCHEDULE
- ENLARGED PLAN CALLOUT — NOTE: SEE A4.1-A4.5 FOR ENLARGED UNIT FLOOR PLANS
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- INTERIOR ELEVATION CALLOUT
- GRIDLINE CALLOUT

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

1 REV 06-29-22

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Website: www.jgarch.net
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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: THIRD FLOOR PLAN

DATE: 01/26/22
REVISED: 06-29-22

SHEET NO.: A1.3

PROJECT NO.: 20-012

City of Puyallup
Development & Permitting Services
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Building	Planning
Engineering	Public Works
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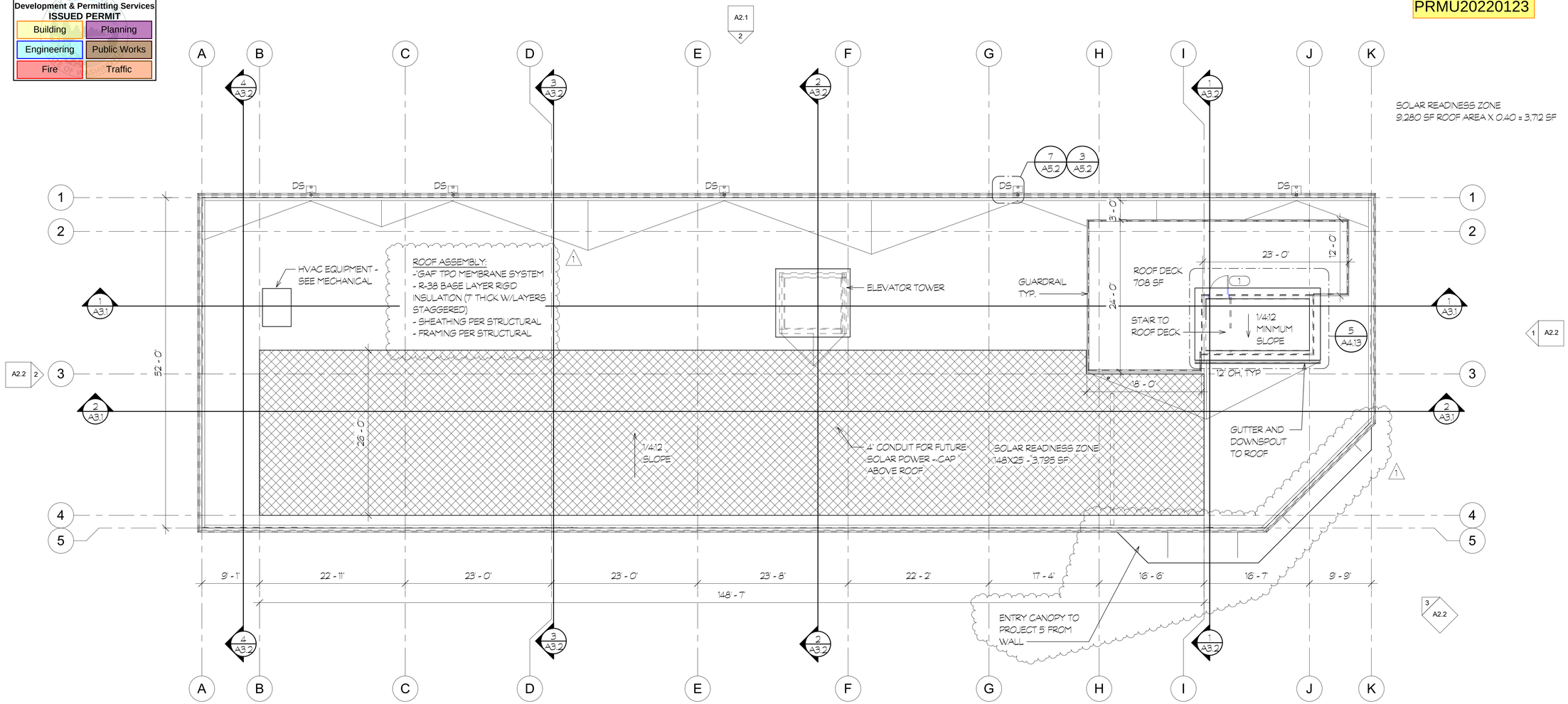
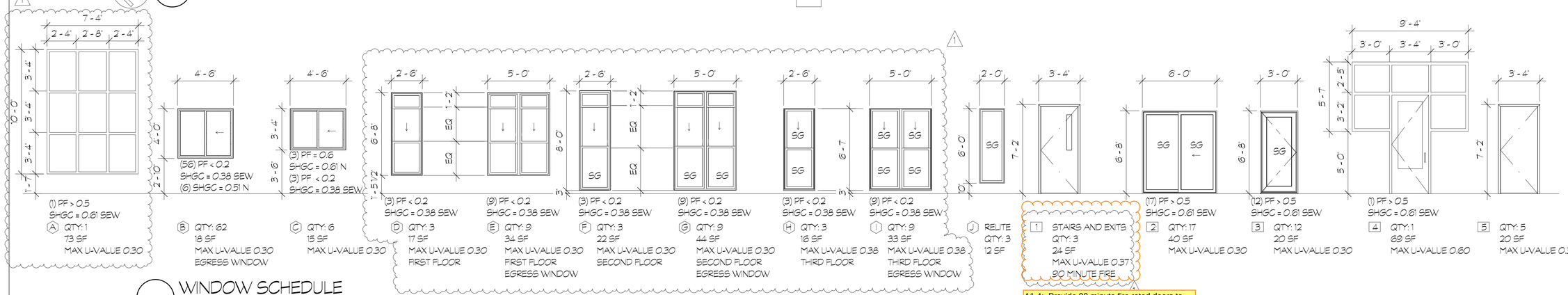


1 A1.4 ROOF PLAN
SCALE: 1/8" = 1'-0"



(1) PF > 0.5
SHGC = 0.61 SEW
(A) QTY: 1
73 SF
MAX U-VALUE 0.30

(B) QTY: 62
18 SF
MAX U-VALUE 0.30
EGRESS WINDOW

(56) PF < 0.2
SHGC = 0.38 SEW
(6) SHGC = 0.51 N

(C) QTY: 6
15 SF
MAX U-VALUE 0.30

(3) PF = 0.6
SHGC = 0.61 N
(3) PF < 0.2
SHGC = 0.38 SEW

(3) PF < 0.2
SHGC = 0.38 SEW
(D) QTY: 3
17 SF
MAX U-VALUE 0.30
FIRST FLOOR

(9) PF < 0.2
SHGC = 0.38 SEW
(E) QTY: 9
34 SF
MAX U-VALUE 0.30
FIRST FLOOR
EGRESS WINDOW

(3) PF < 0.2
SHGC = 0.38 SEW
(F) QTY: 3
22 SF
MAX U-VALUE 0.30
SECOND FLOOR

(9) PF < 0.2
SHGC = 0.38 SEW
(G) QTY: 9
44 SF
MAX U-VALUE 0.30
SECOND FLOOR
EGRESS WINDOW

(3) PF < 0.2
SHGC = 0.38 SEW
(H) QTY: 3
16 SF
MAX U-VALUE 0.38
THIRD FLOOR

(9) PF < 0.2
SHGC = 0.38 SEW
(I) QTY: 9
33 SF
MAX U-VALUE 0.38
THIRD FLOOR
EGRESS WINDOW

(J) RELITE
QTY: 3
12 SF

[1] STAIRS AND EXITS
QTY: 3
24 SF
MAX U-VALUE 0.37
90 MINUTE FIRE

(17) PF > 0.5
SHGC = 0.61 SEW
[2] QTY: 17
40 SF
MAX U-VALUE 0.30

(12) PF > 0.5
SHGC = 0.61 SEW
[3] QTY: 12
20 SF
MAX U-VALUE 0.30

(1) PF > 0.5
SHGC = 0.61 SEW
[4] QTY: 1
69 SF
MAX U-VALUE 0.60

[5] QTY: 5
20 SF
MAX U-VALUE 0.37

A1.4: Provide 90 minute fire rated doors to support 2 HR wall assembly in required egress exits.

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

SEE PLAN OR ELEVATIONS FOR OPERABLE SIDE OF SLIDING WINDOWS AND DOORS

EGRESS WINDOWS: 5.7 SF MINIMUM OPENING, 20" MINIMUM OPENING WIDTH, 24" MINIMUM OPENING HEIGHT

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ROOF PLAN

DATE: 01/26/22
REVISED: 06-29-22

SHEET NO.: A1.4

PROJECT NO.: 20-012

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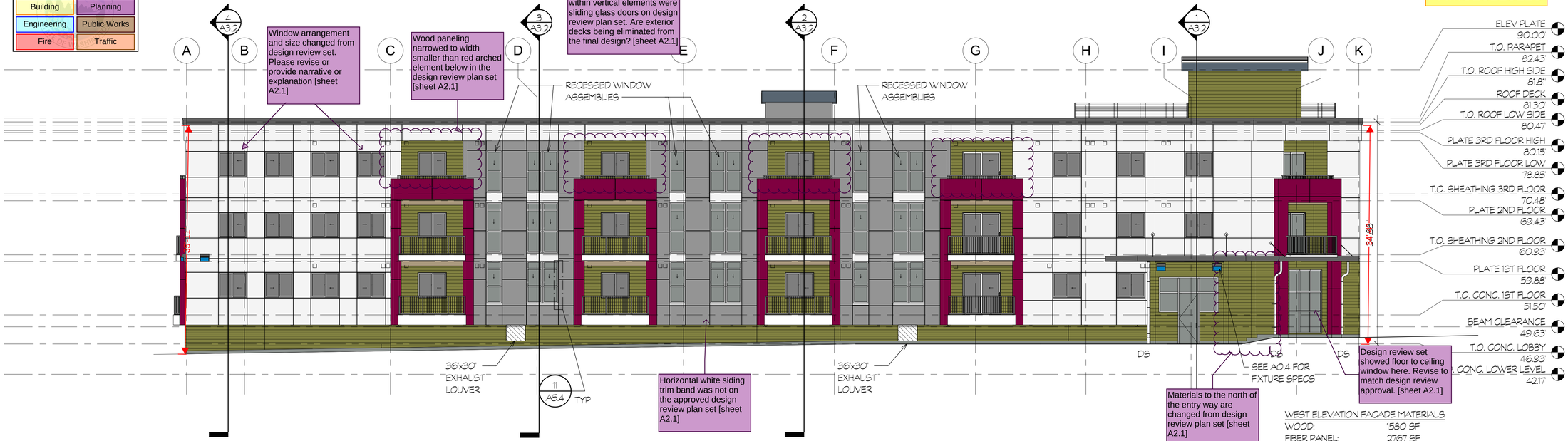
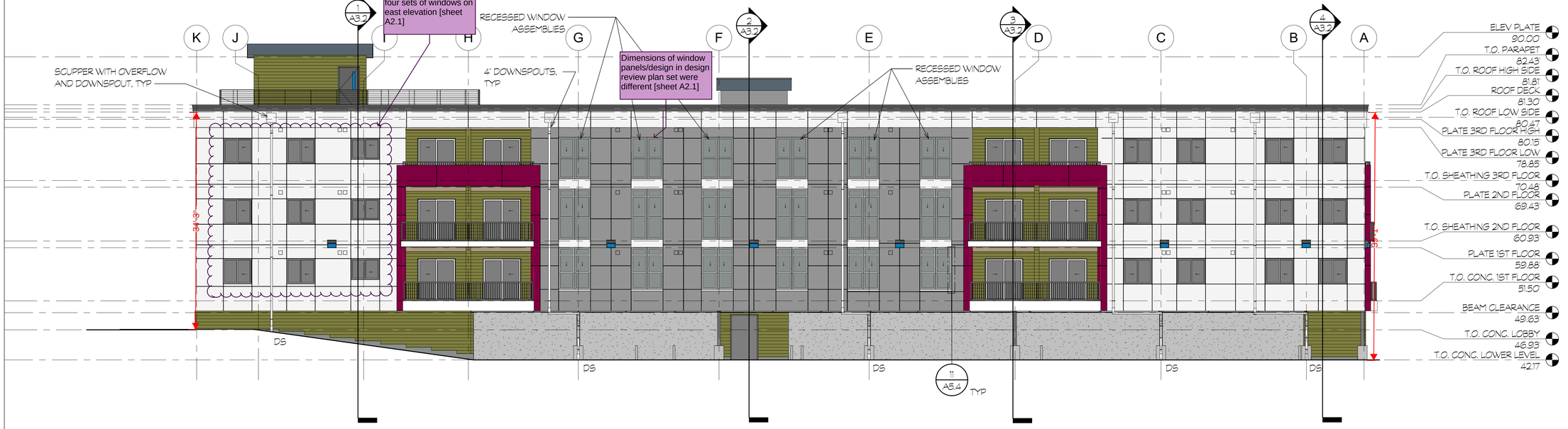


WEST ELEVATION FACADE MATERIALS

WOOD:	1580 SF
FIBER PANEL:	2767 SF
TOTAL SF OF FACADE:	5614 SF

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



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

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: EXTERIOR ELEVATIONS

PERMIT REVIEW SET

DATE: 01/26/22
REVISED: 06-29-22

SHEET NO.: A2.1

PROJECT NO.: 20-012

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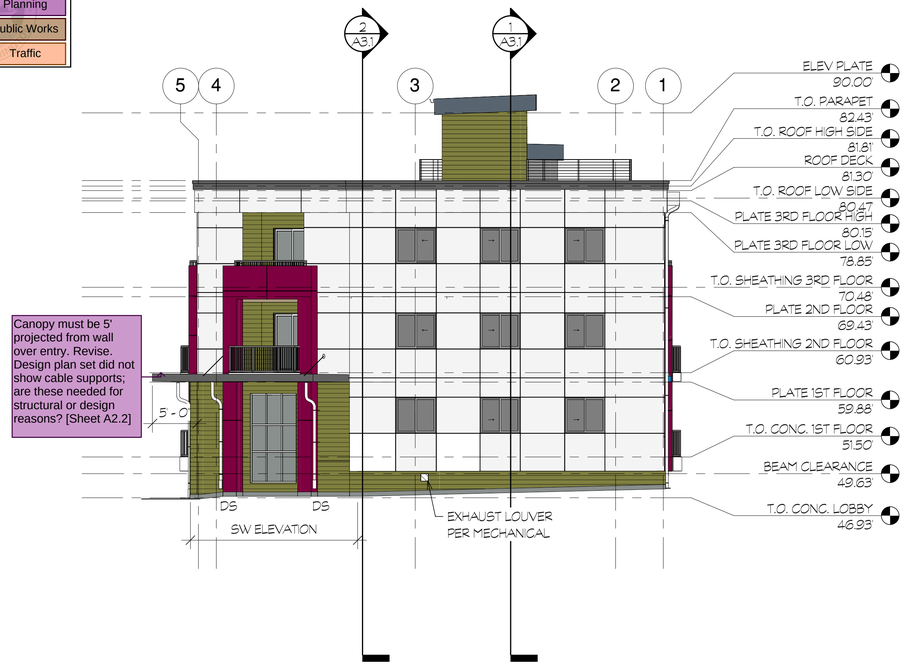
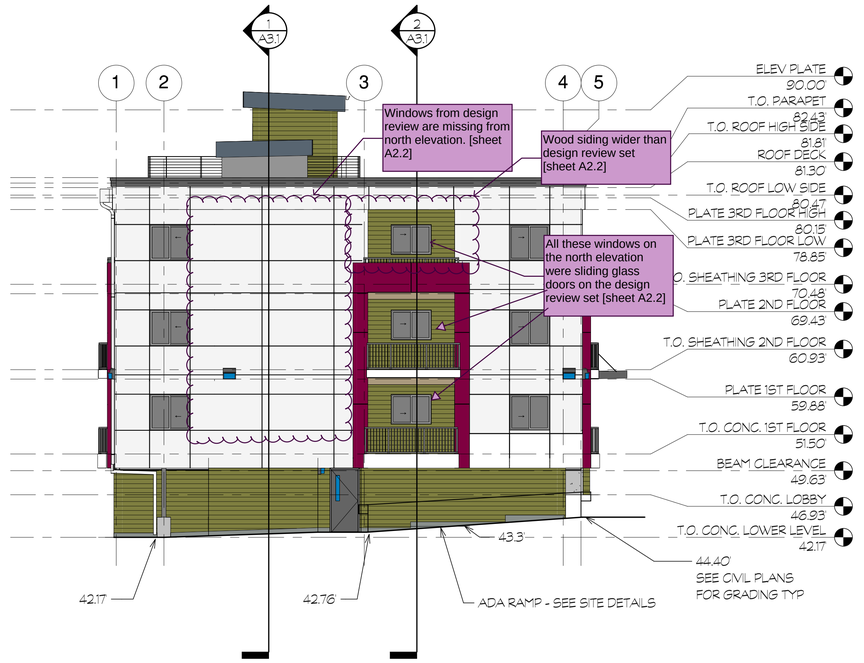


1 A2.2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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

3 A2.2 SOUTHWEST EXTERIOR ELEVATION
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 AND SOUTHWEST EXTERIOR ELEVATION

WOOD:	1935 SF - 30.1%
FIBER PANEL:	3096 SF - 48.2%
TOTAL SF OF FACADE:	6427 SF

WHITE FIBER PANEL TO BE NATURAL FIBER COLOR (THRU-COLOR) WITH CLEAR SEALER.

SOUTHWEST ELEVATION FACADE MATERIALS

WOOD:	355 SF
FIBER PANEL:	329 SF
TOTAL SF OF FACADE:	806 SF

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DRAWING TITLE: EXTERIOR ELEVATIONS

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SHEET NO.: A2.2

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A3.1: Please provide code path and/or exception why roof deck does not require handicap accessibility to roof deck.

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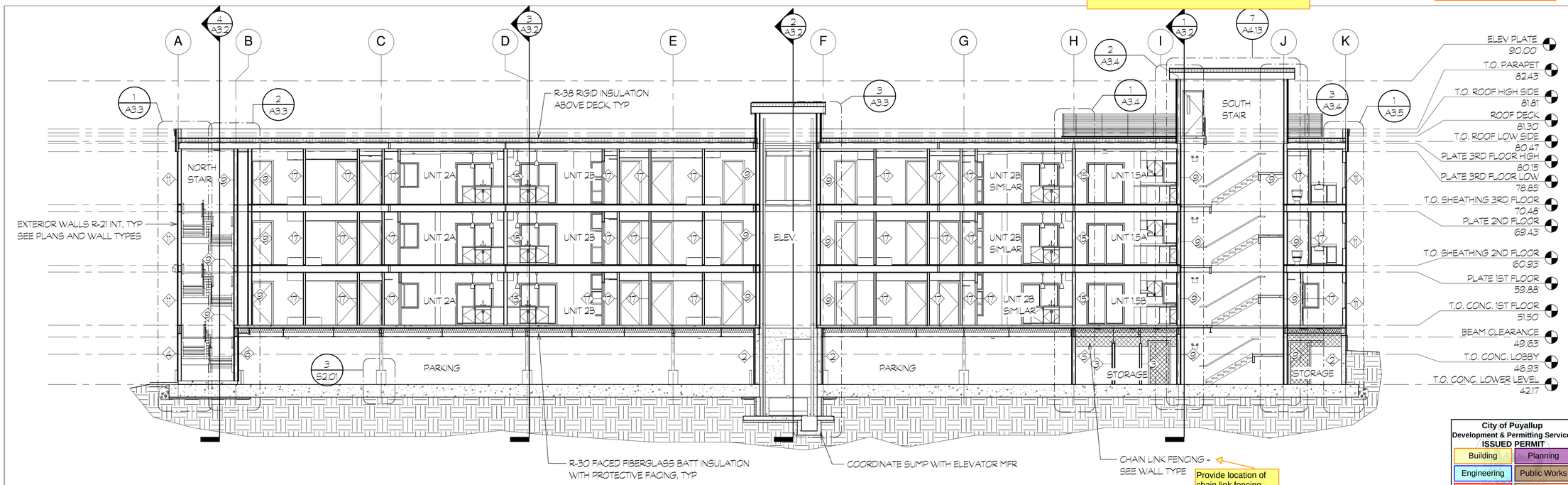
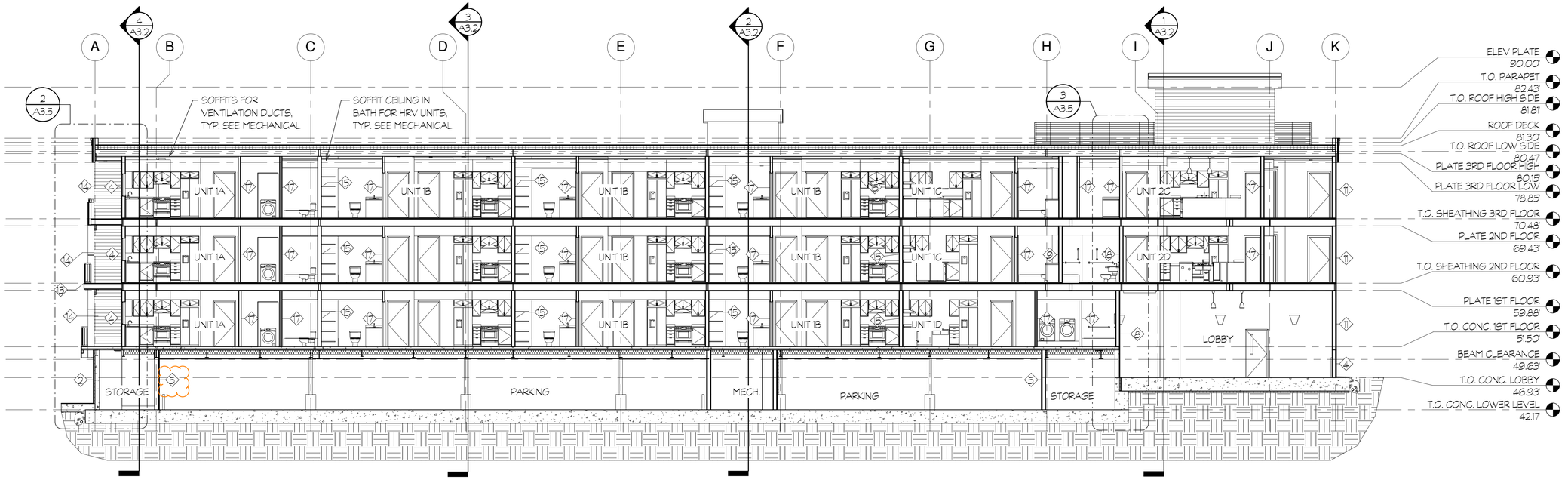


Provide location of chain link fencing installation detail or how associated with wall type. {A3.1 in Storage room.}

1/A3.1 BUILDING SECTION 1/A3.1

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



2/A3.1 BUILDING SECTION 2/A3.1

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

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: BUILDING SECTIONS

DATE: 01/26/22
REVISED:

SHEET NO.: A3.1

PROJECT NO.: 20-012

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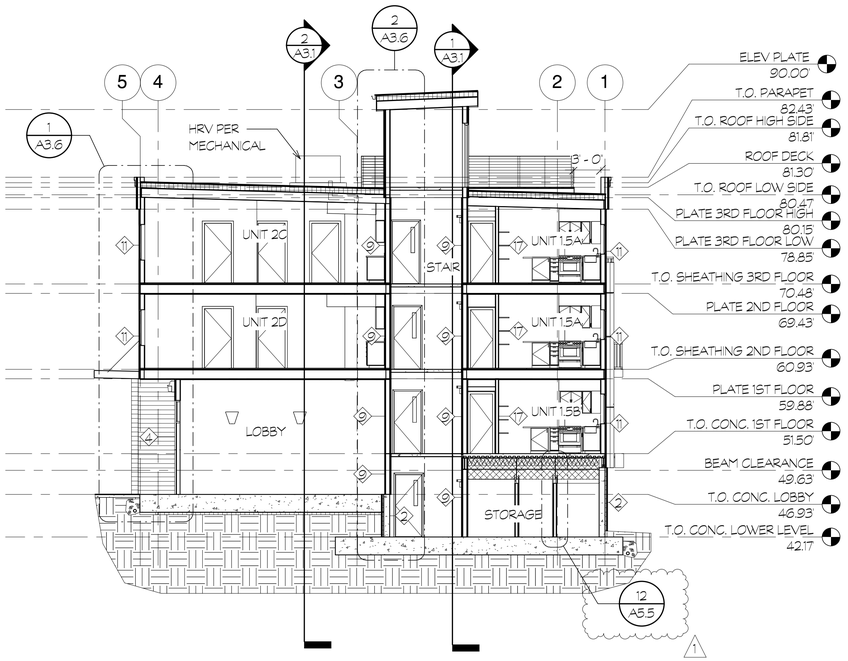
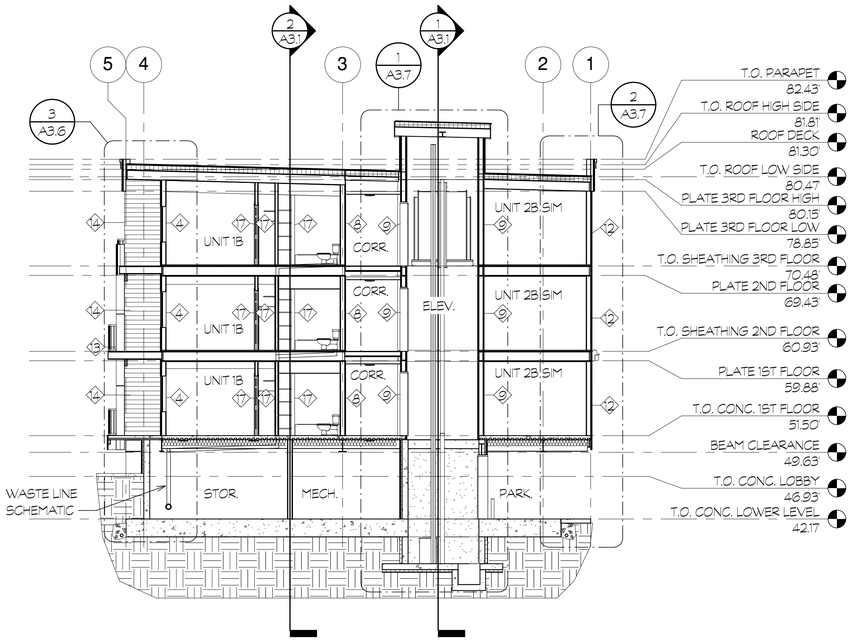


1 A3.2 BUILDING SECTION 1/A3.2

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



2 A3.2 BUILDING SECTION 2/A3.2

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

ELEVATOR NOTES

3006.2.1 WHERE CORRIDORS ARE REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1020.1, ELEVATOR HOISTWAY OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 3006.3

3006.3.3 ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.2.2.1.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

716.2.2.1.1 SMOKE AND DRAFT CONTROL

716.2.2.1.1 THE AIR LEAKAGE RATE OF THE DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CUBIC FEET PER MINUTE PER SQUARE FOOT (0.01524 m3/s X m2) OF DOOR OPENING AT 0.10 INCH (24.9 Pa) OF WATER FOR BOTH THE AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS. LOUVERS SHALL BE PROHIBITED.

ELEVATOR SHAFT DOOR TO HAVE A U-VALUE OF 0.37.

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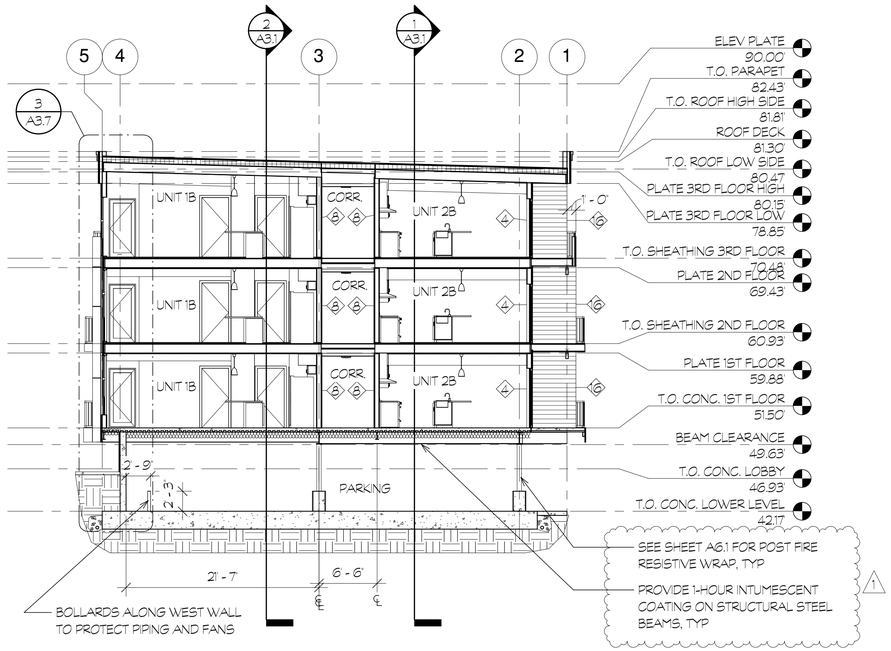
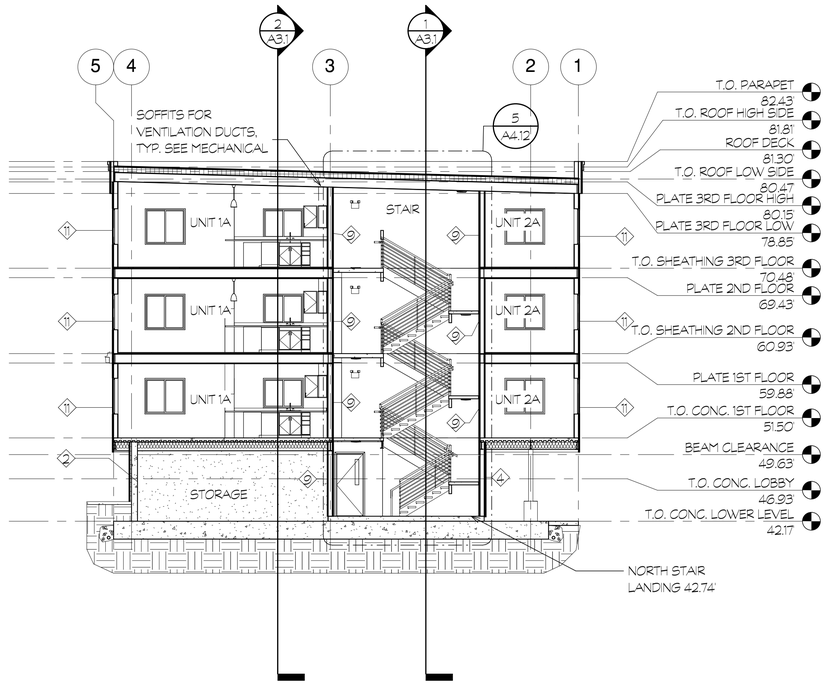


3 A3.2 BUILDING SECTION 3/A3.2

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



4 A3.2 BUILDING SECTION 4/A3.2

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

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DRAWING TITLE: BUILDING SECTIONS

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SHEET NO.: A3.2

PROJECT NO.: 20-012

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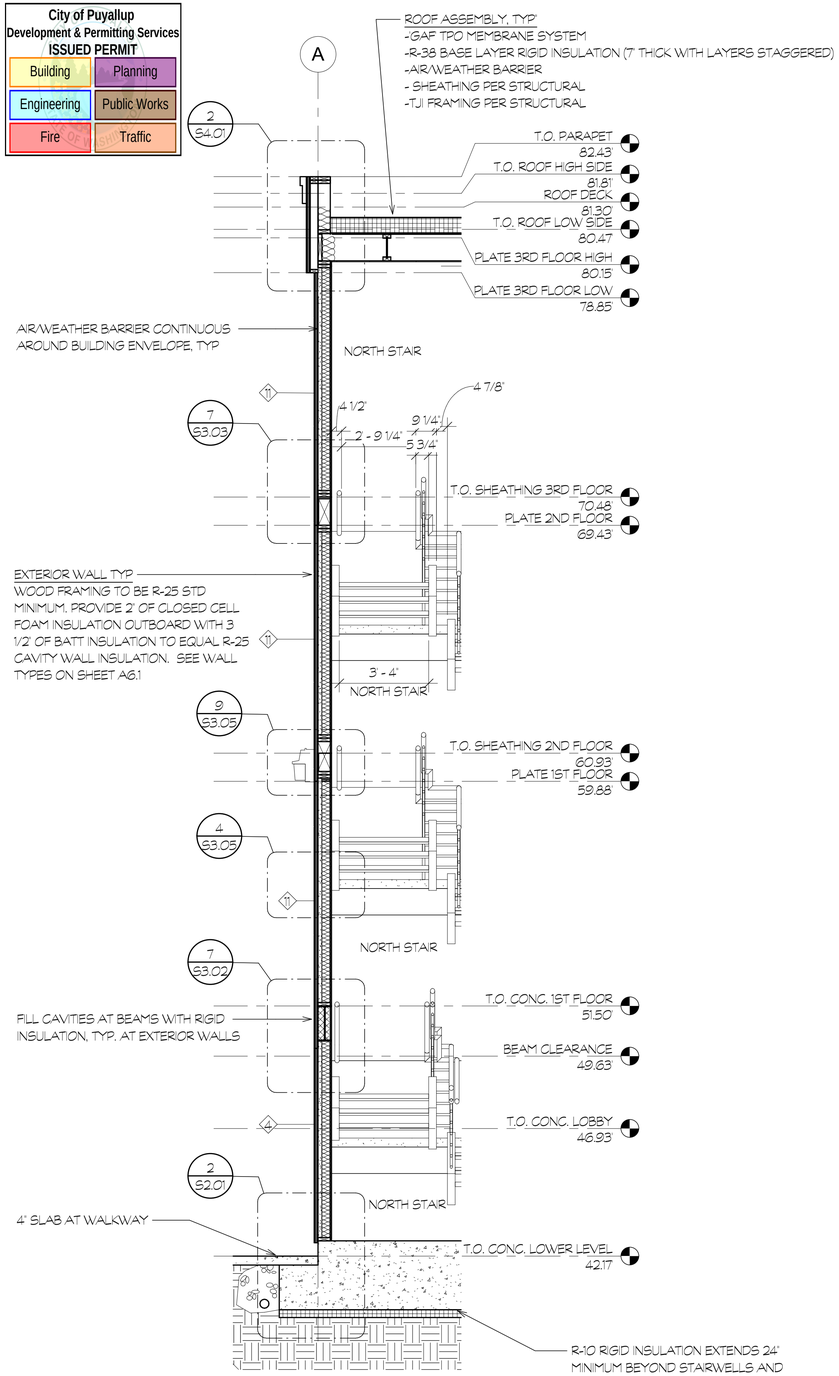
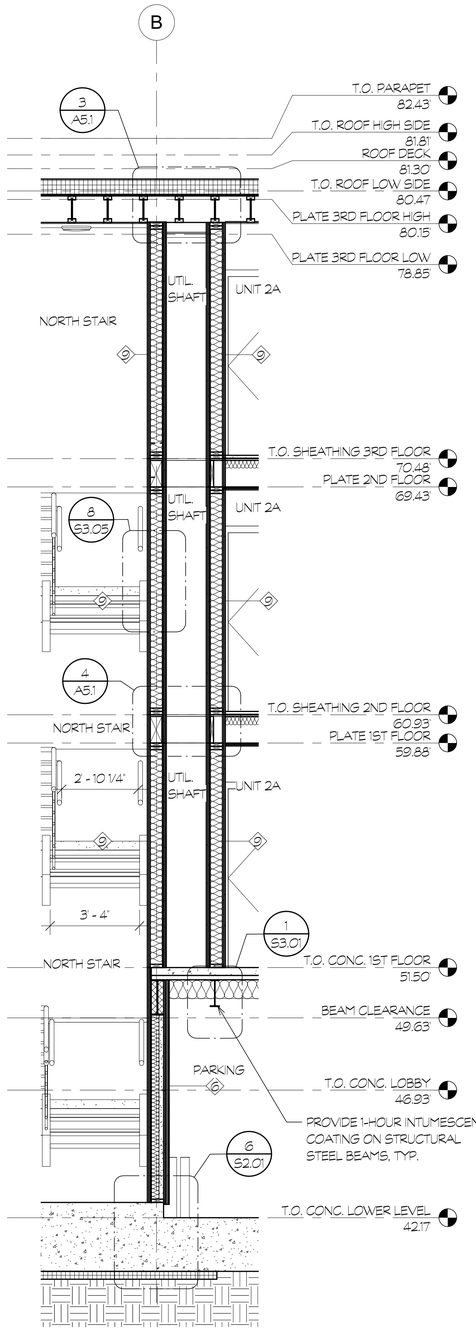
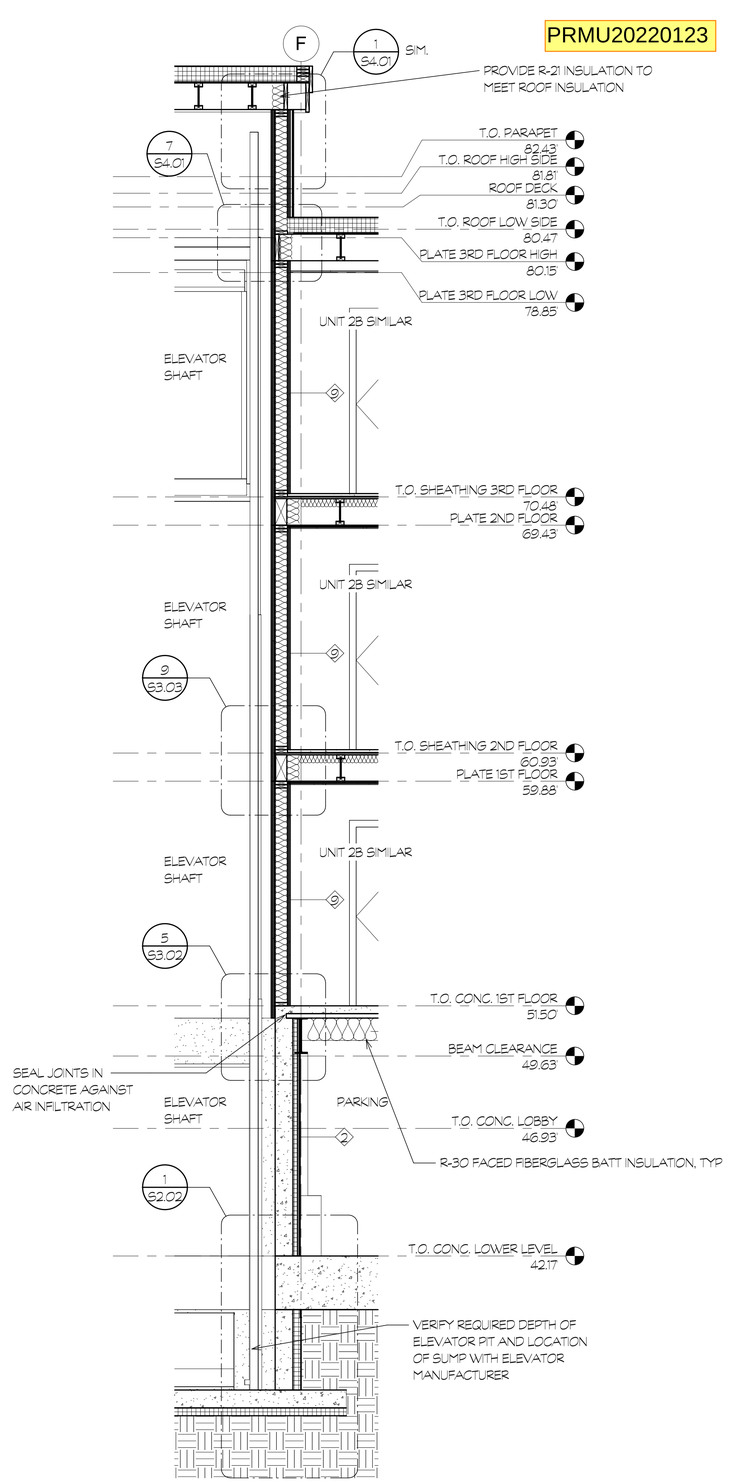


1 A3.3 WALL SECTION 1/A3.3
SCALE: 3/8" = 1'-0"



2 A3.3 WALL SECTION 2/A3.3
SCALE: 3/8" = 1'-0"



3 A3.3 WALL SECTION 3/A3.3
SCALE: 3/8" = 1'-0"

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DRAWING TITLE: WALL SECTIONS

DATE: 01/26/22
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SHEET NO.: A3.3

PROJECT NO.: 20-012

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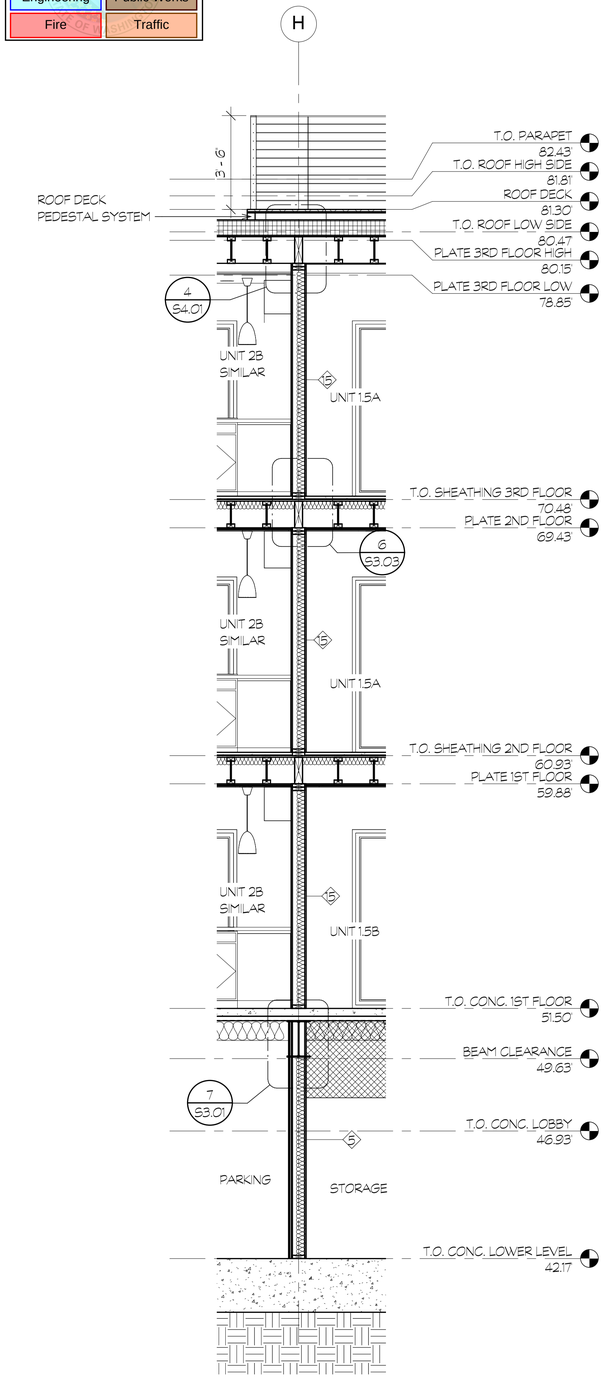
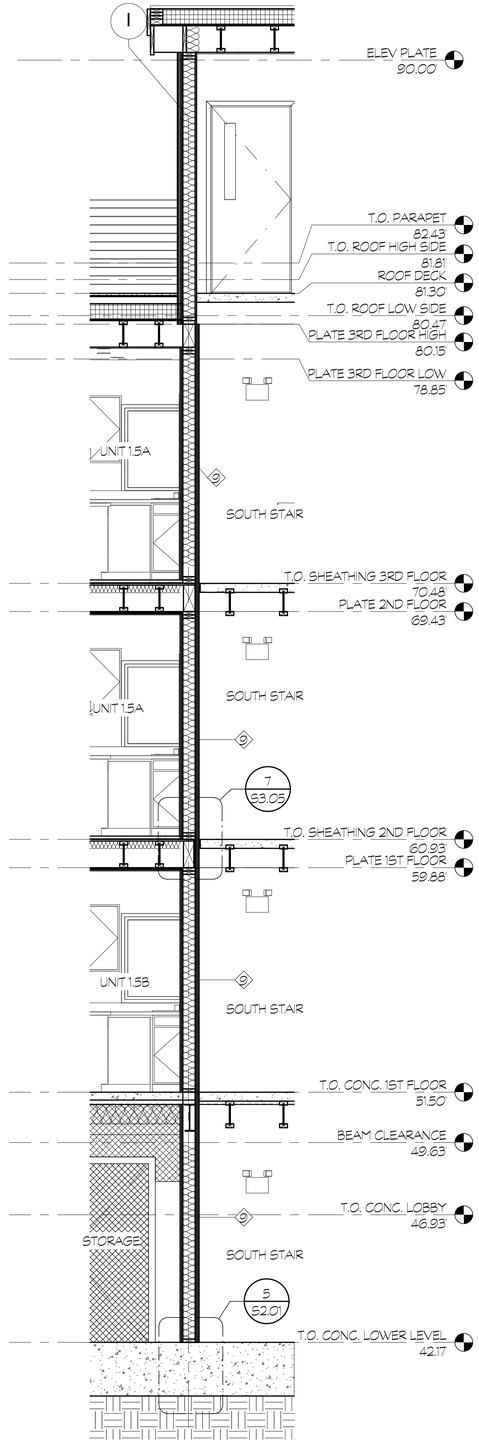
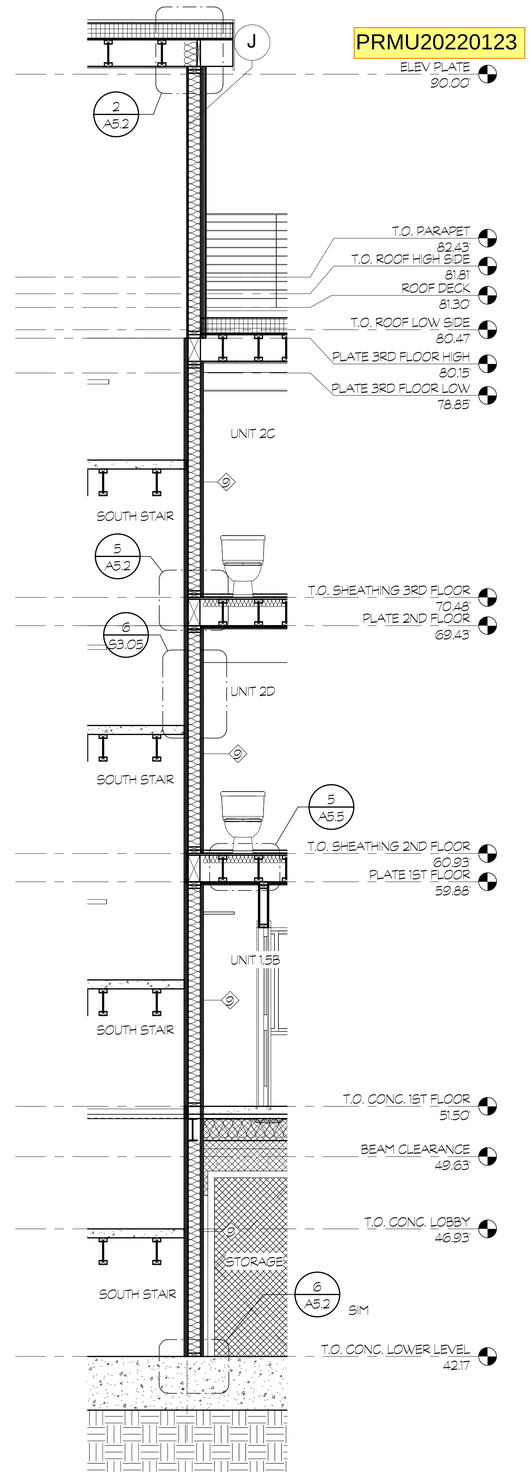
SEE 1/A3.3 FOR TYPICAL ROOF AND WALL INFORMATION



1 A3.4 WALL SECTION 1/A3.4
SCALE: 3/8" = 1'-0"



2 A3.4 WALL SECTION 2/A3.4
SCALE: 3/8" = 1'-0"



3 A3.4 WALL SECTION 3/A3.4
SCALE: 3/8" = 1'-0"

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON 6510

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DRAWING TITLE: WALL SECTIONS

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SHEET NO. A3.4

PROJECT NO. 20-012

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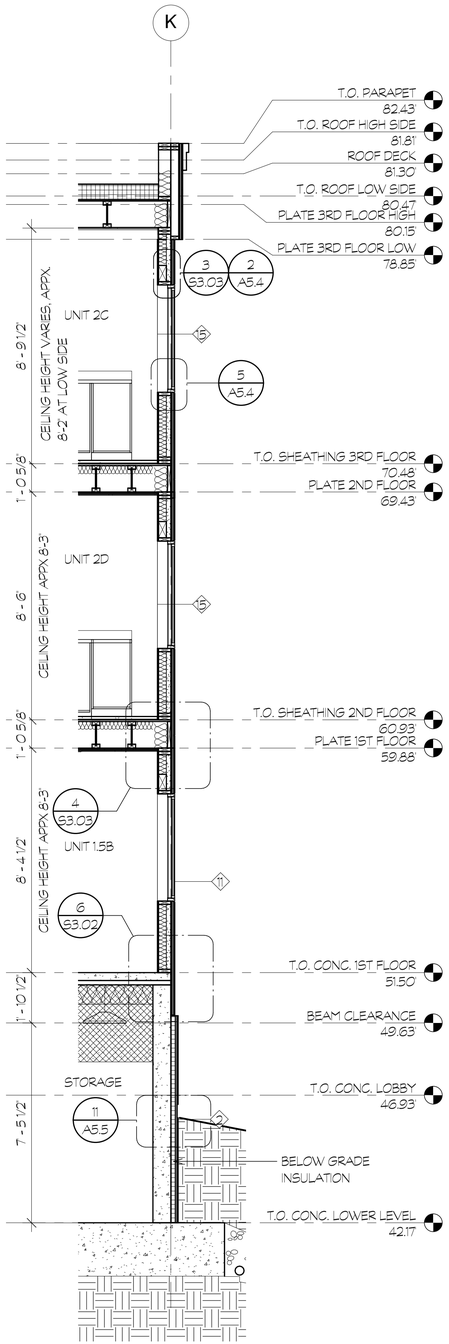
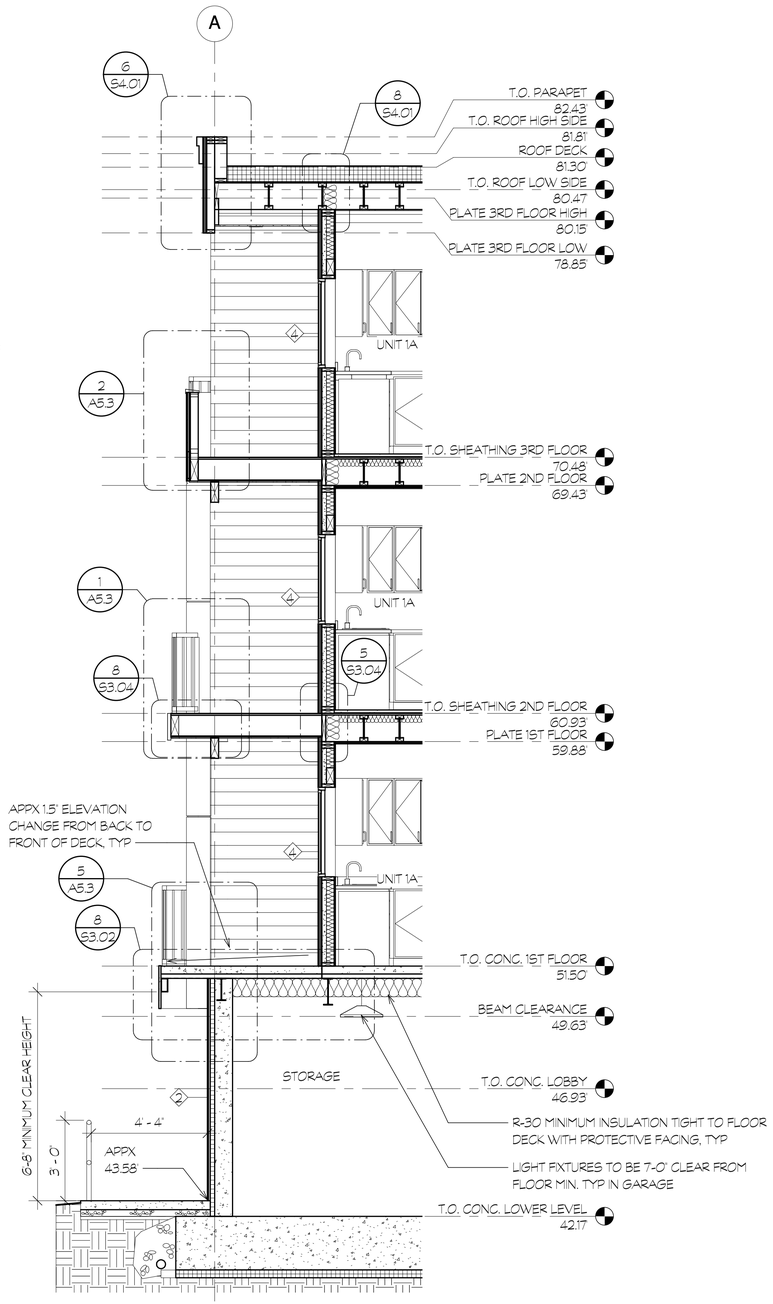
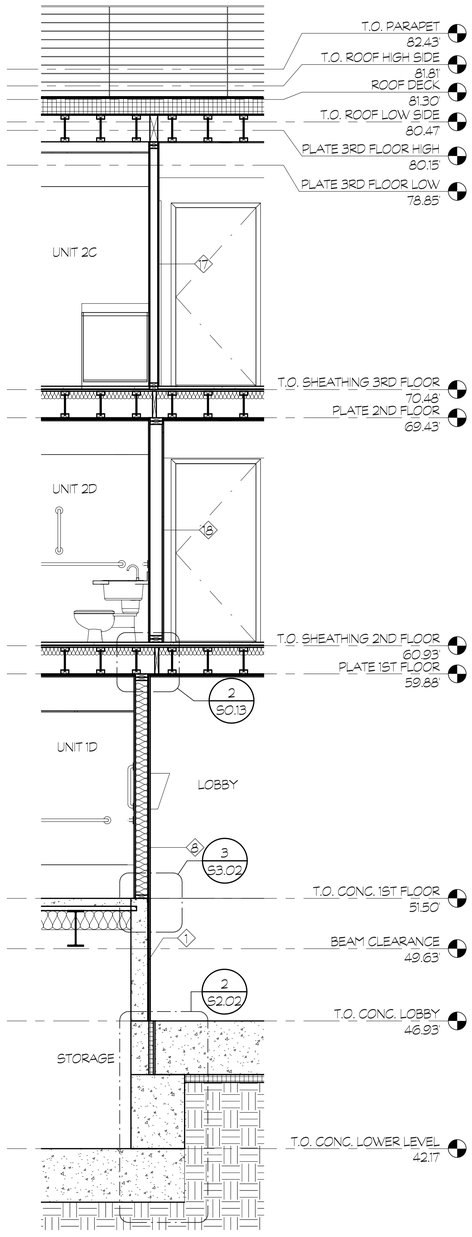


SEE 1/A3.3 FOR TYPICAL ROOF AND WALL INFORMATION





1 A3.5 WALL SECTION 1/A3.5
SCALE: 3/8" = 1'-0"

2 A3.5 WALL SECTION 2/A3.5
SCALE: 3/8" = 1'-0"

3 A3.5 WALL SECTION 3/A3.5
SCALE: 3/8" = 1'-0"

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DRAWING TITLE: WALL SECTIONS

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SHEET NO. A3.5
PROJECT NO. 20-012

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Fire	Traffic

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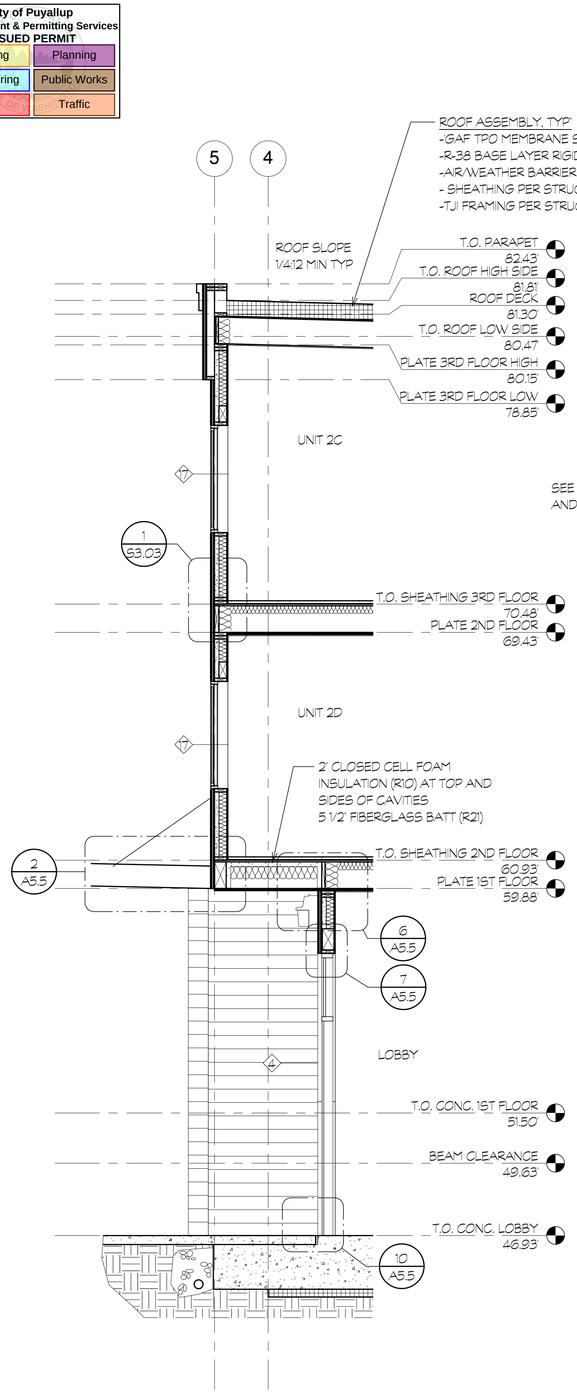
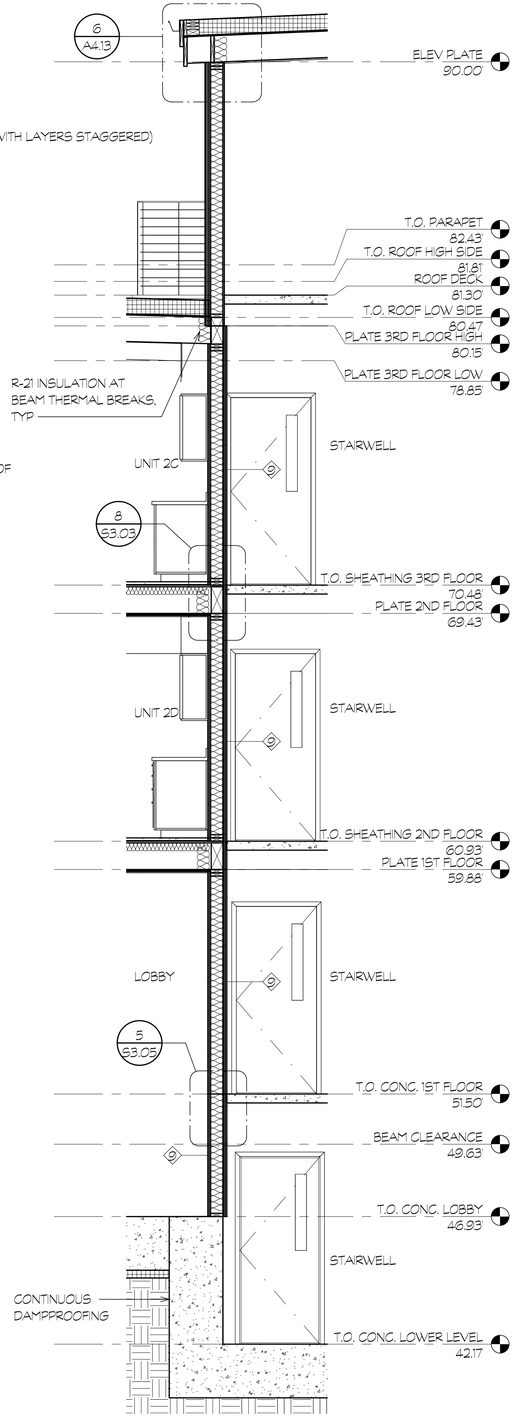
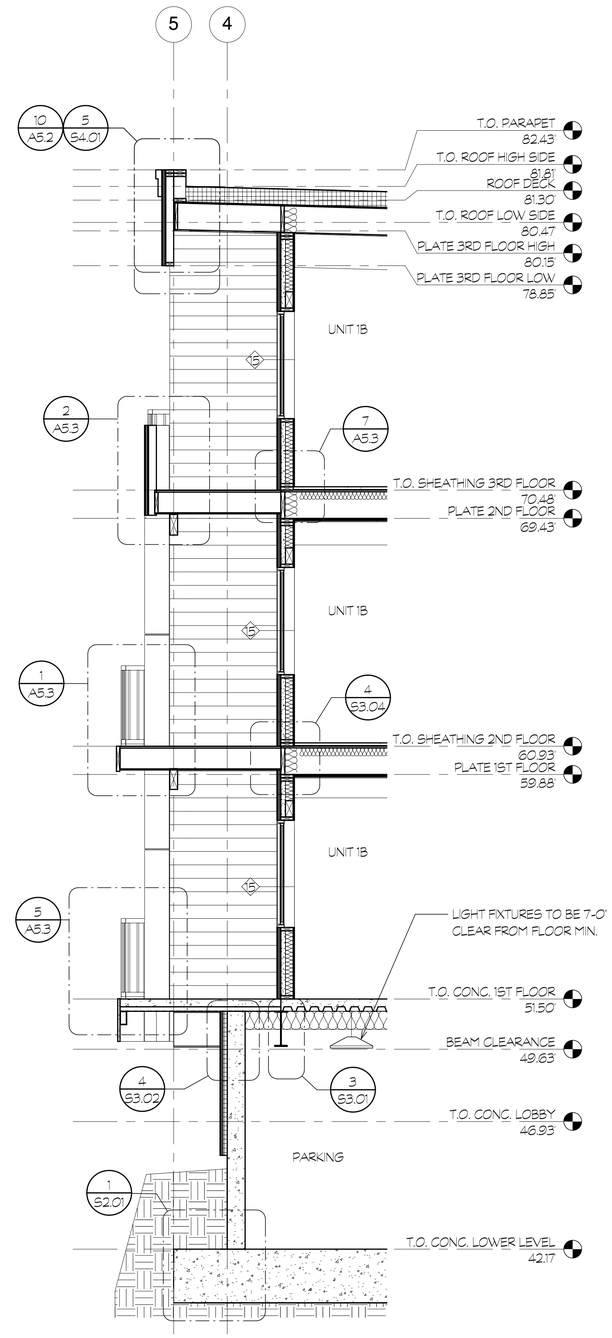


1 A3.6 WALL SECTION 1/A3.6
SCALE: 3/8" = 1'-0"



2 A3.6 WALL SECTION 2/A3.6
SCALE: 3/8" = 1'-0"



3 A3.6 WALL SECTION 3/A3.6
SCALE: 3/8" = 1'-0"

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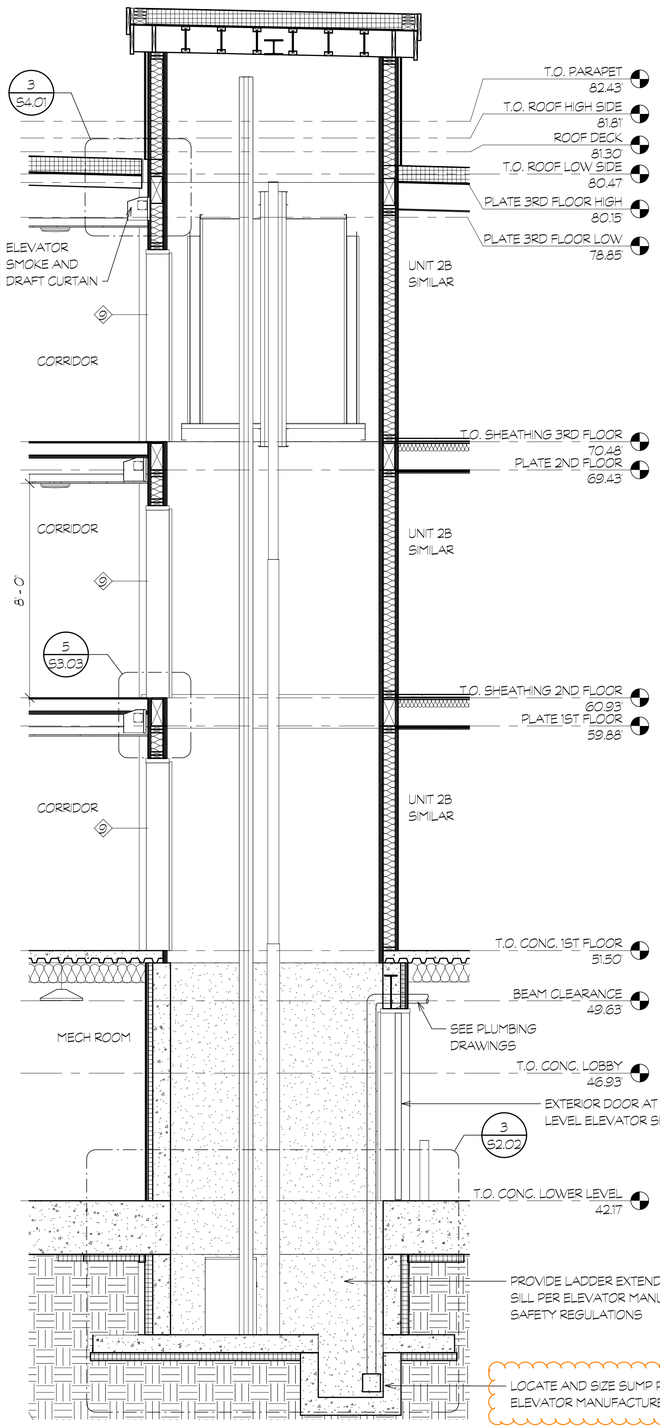
DRAWING TITLE: WALL SECTIONS

PERMIT REVIEW SET

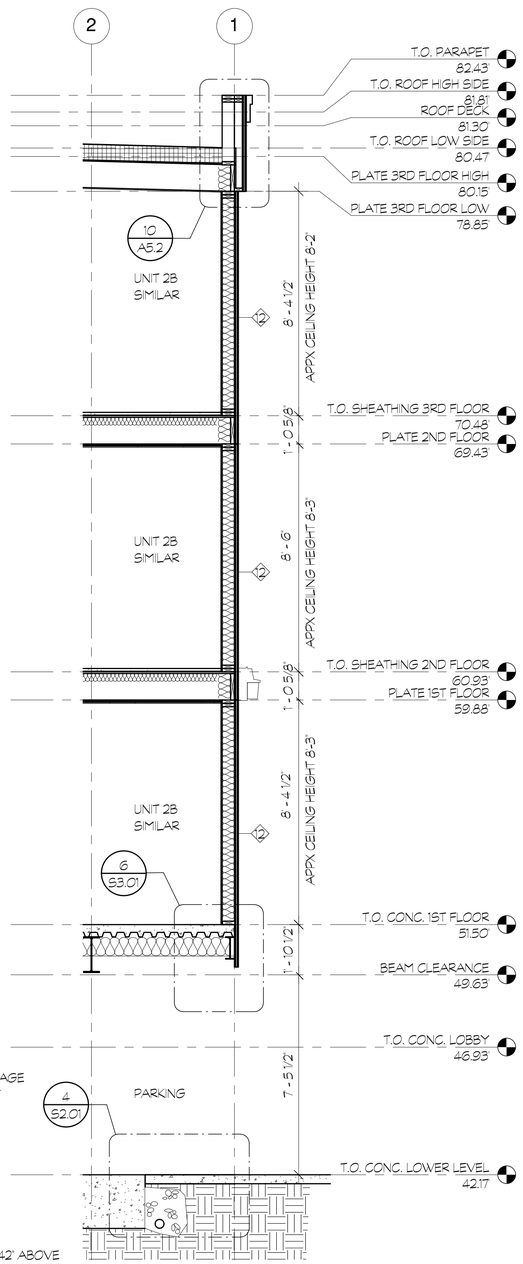
DATE: 01/26/22
REVISED: 06-29-22

SHEET NO.: A3.6

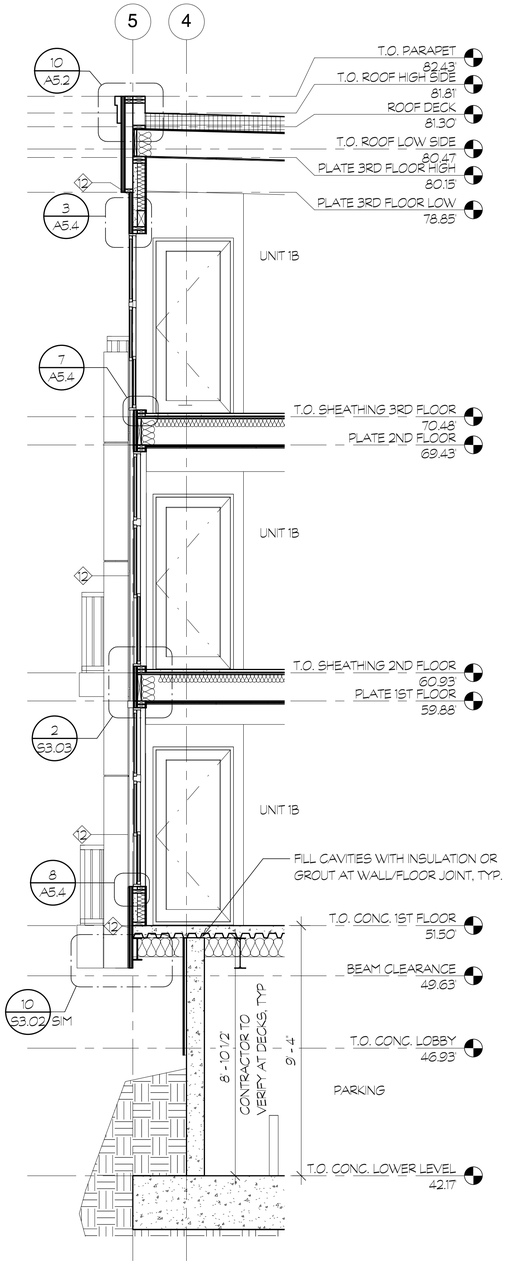
PROJECT NO.: 20-012



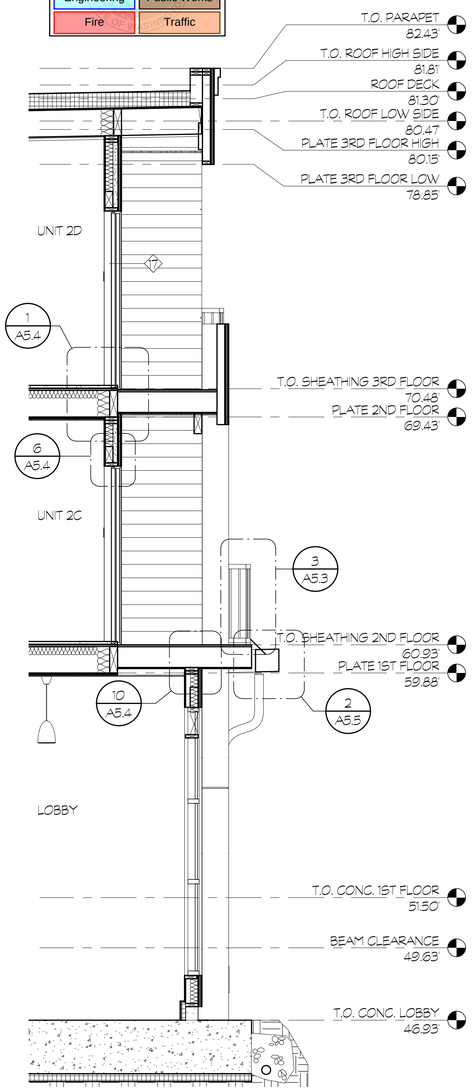
1 A3.7 WALL SECTION 1/A3.7
SCALE: 3/8" = 1'-0"



2 A3.7 WALL SECTION 2/A3.7
SCALE: 3/8" = 1'-0"



3 A3.7 WALL SECTION 3/A3.7
SCALE: 3/8" = 1'-0"



4 A3.7 WALL SECTION 4/A3.7
SCALE: 3/8" = 1'-0"

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DRAWING TITLE: WALL SECTIONS

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SHEET NO.: A3.7

PROJECT NO.: 20-012

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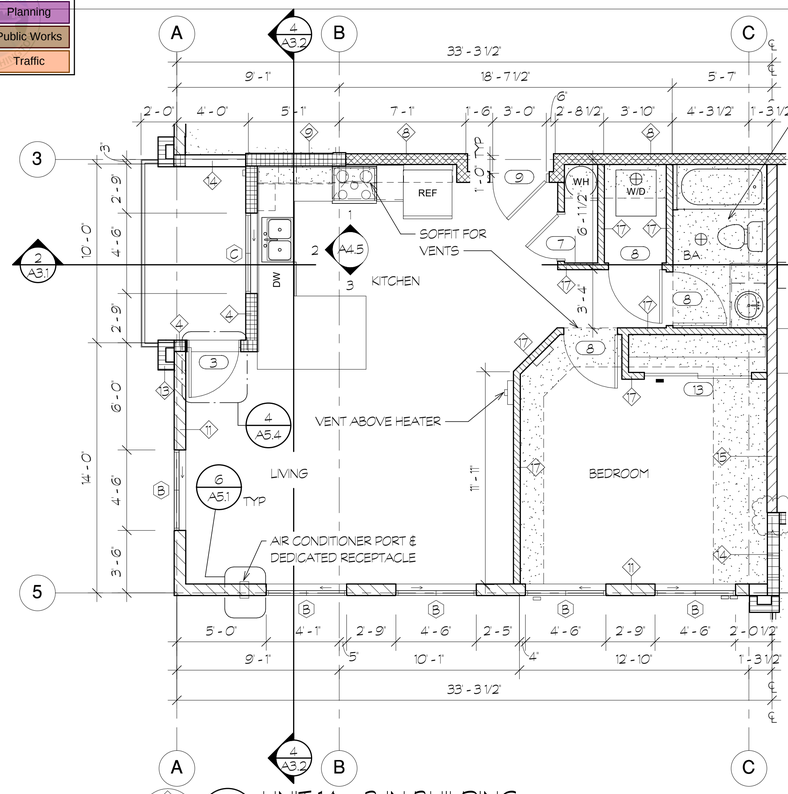
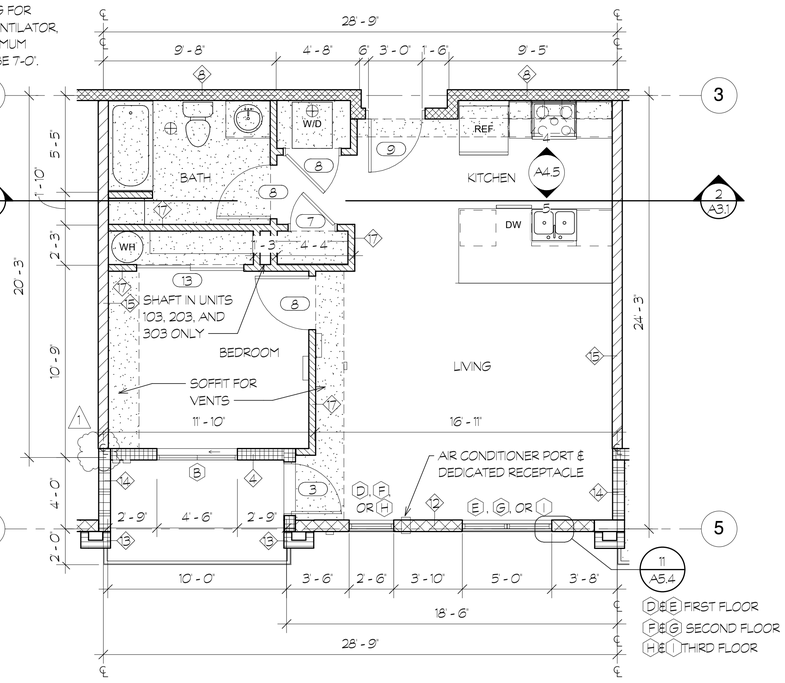
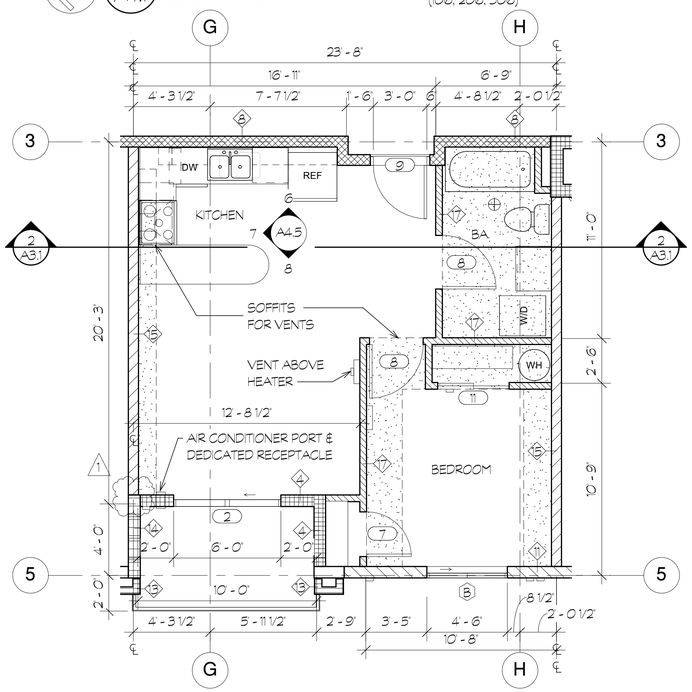


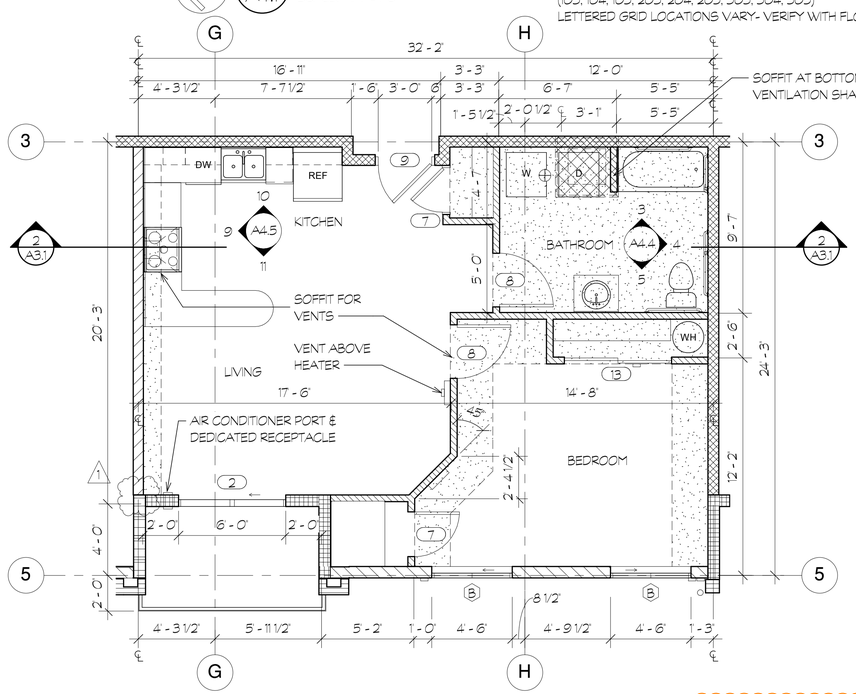
1 A4.1 UNIT 1A - 3 IN BUILDING
SCALE: 1/4" = 1'-0"
762 SF
(106, 206, 306)



2 A4.1 UNIT 1B - 9 IN BUILDING
SCALE: 1/4" = 1'-0"
652 SF
(103, 104, 105, 203, 204, 205, 303, 304, 305)
LETTERED GRID LOCATIONS VARY- VERIFY WITH FLOOR PLANS



3 A4.1 UNIT 1C - 2 IN BUILDING
SCALE: 1/4" = 1'-0"
527 SF
(202, 302)



4 A4.1 UNIT 1D - TYPE A - 1 IN BUILDING
SCALE: 1/4" = 1'-0"
735 SF
(102)

TYPE A UNIT - SEE A4.4 FOR ADA CLEARANCES

LEGEND

- WALL WITH TAG — SEE SHEET A6.1 FOR WALL ASSEMBLIES
- WINDOW WITH TAG — SEE SHEET A'-' FOR WINDOW SCHEDULE
- SWING DOOR WITH TAG — SEE SHEET A'-' FOR DOOR SCHEDULE
- BY-PASS DOOR
- 2 PANEL BIFOLD DOOR
- SLIDING GLASS DOOR
- INTERIOR BARN DOOR
- LOWER CASEWORK AND COUNTERTOP
- UPPER CASEWORK
- BATHROOM SINK
- TOILET
- BATHTUB
- SHOWER
- WH — WATER HEATER
- DW — DISHWASHER
- KITCHEN SINK
- ELECTRIC RANGE
- REF — REFRIGERATOR
- W/D — STACKED WASHER/DRYER
- W / D — WASHER AND DRYER
- ELECTRIC HEATER PER MECH.
- CEILING HRV VENT PER MECH.
- WALL HRV VENT PER MECH.
- A'-' 1 Ref — INTERIOR ELEVATION CALLOUT

DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STUD IF INDICATED, TYP

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON 5510
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Lakewood, WA 98499
Phone: (253) 581-6000
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James Guerrero Architects, INC.

1 REV 06-29-22

PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ENLARGED UNIT PLANS

DATE: 01/26/22
REVISED: 06-29-22

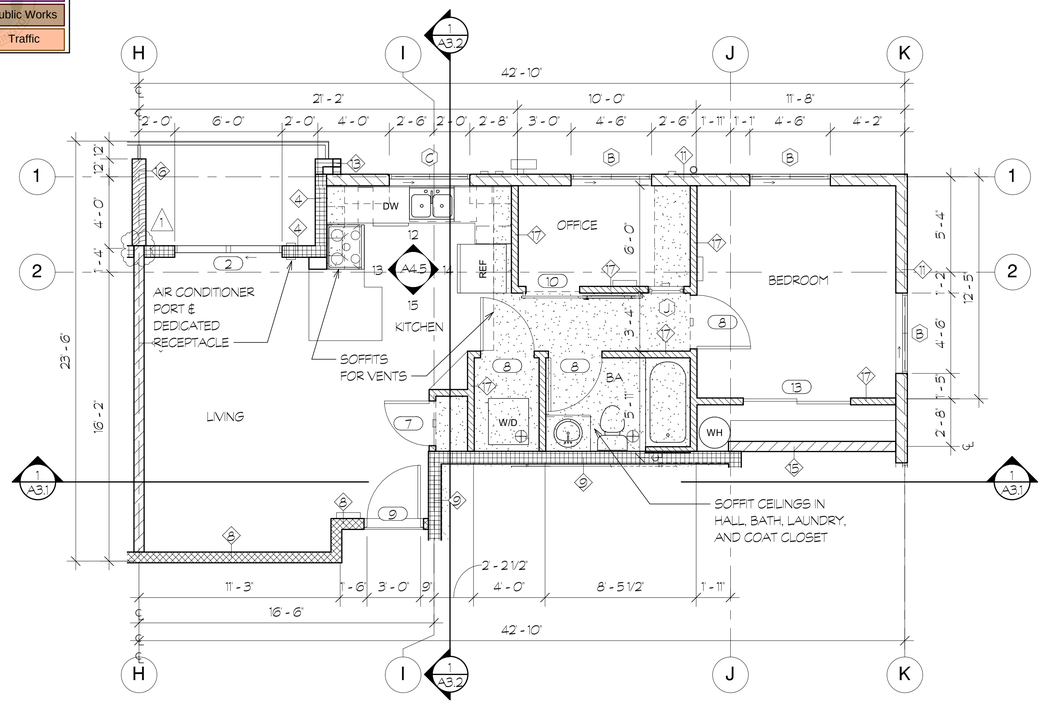
SHEET NO.: A4.1

PROJECT NO.: 20-012

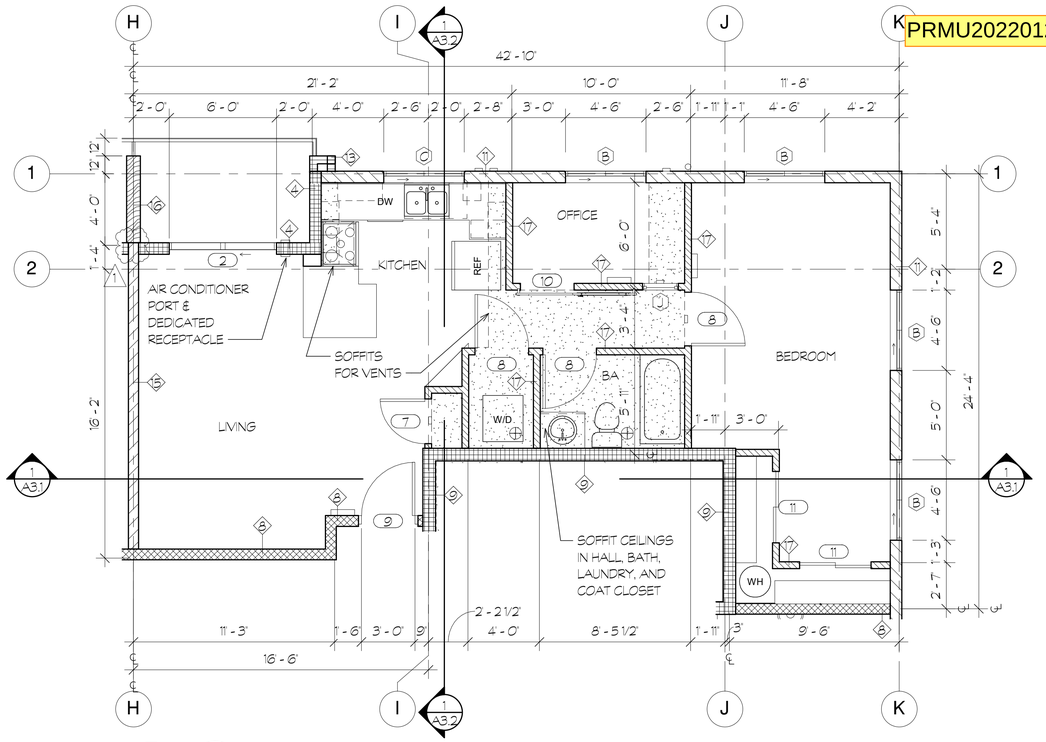
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

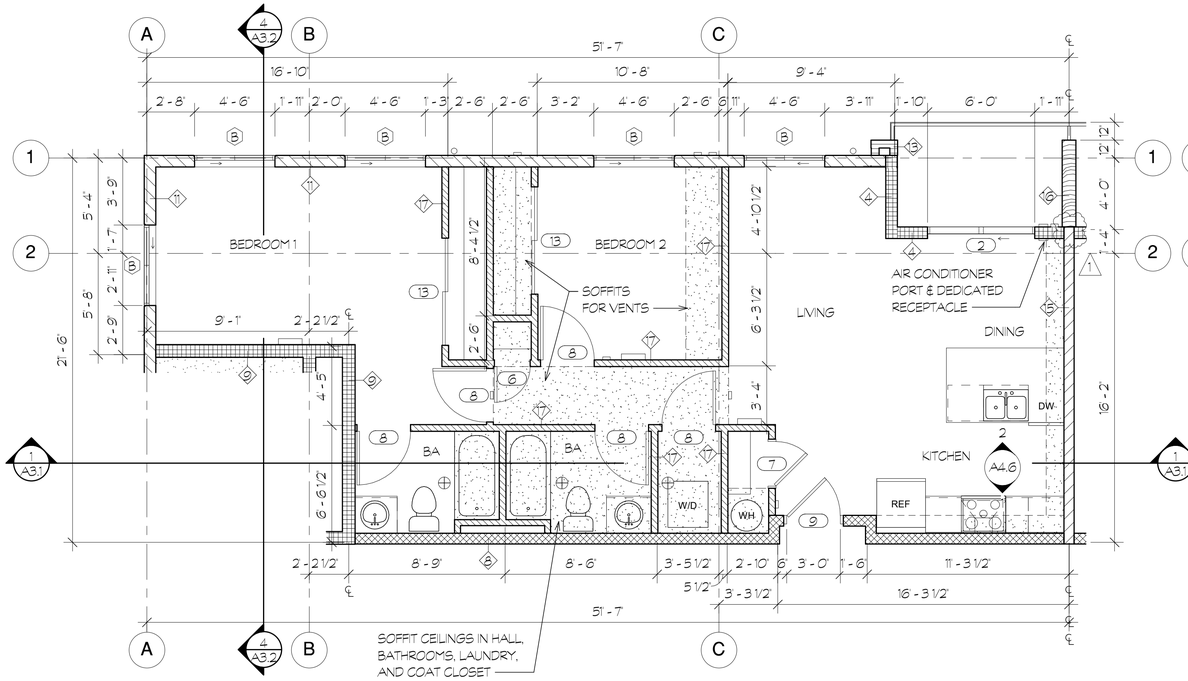
PRMU20220123



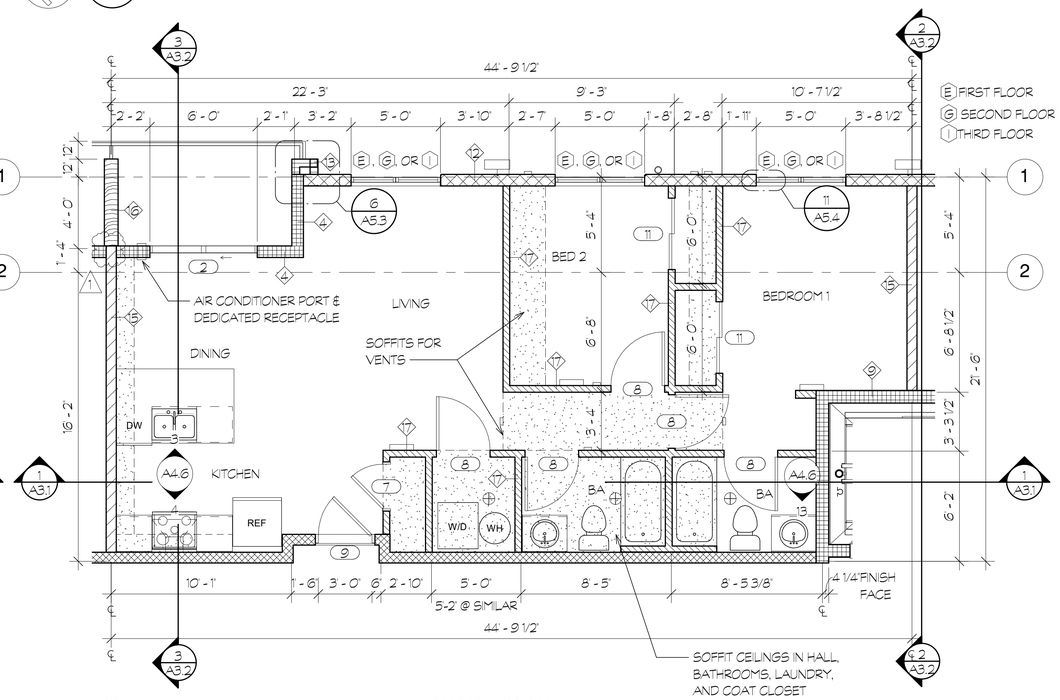
1 A4.2 UNIT 1.5A - 2 IN BUILDING 703 SF (211, 311)
SCALE: 1/4" = 1'-0"



2 A4.2 UNIT 1.5B - 1 IN BUILDING 795 SF (111)
SCALE: 1/4" = 1'-0"



3 A4.2 UNIT 2A - 3 IN BUILDING 934 SF (108, 208, 308)
SCALE: 1/4" = 1'-0"



4 A4.2 UNIT 2B - 3 IN BUILDING
SCALE: 1/4" = 1'-0"
867 SF (109, 209, 309.)
NOTE: 2B SIMILAR - 3 IN BUILDING - 869 SF (110, 210, 310)
2B SIMILAR UNITS ARE MIRRORED FROM PLAN SHOWN
LETTERED GRID LOCATIONS VARY - VERIFY WITH FLOOR PLANS

REGISTERED ARCHITECT JAMES GUERRERO STATE OF WASHINGTON 6510

1 REV 06-29-22

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: ENLARGED UNIT PLANS

PERMIT REVIEW SET

DATE: 01/26/22
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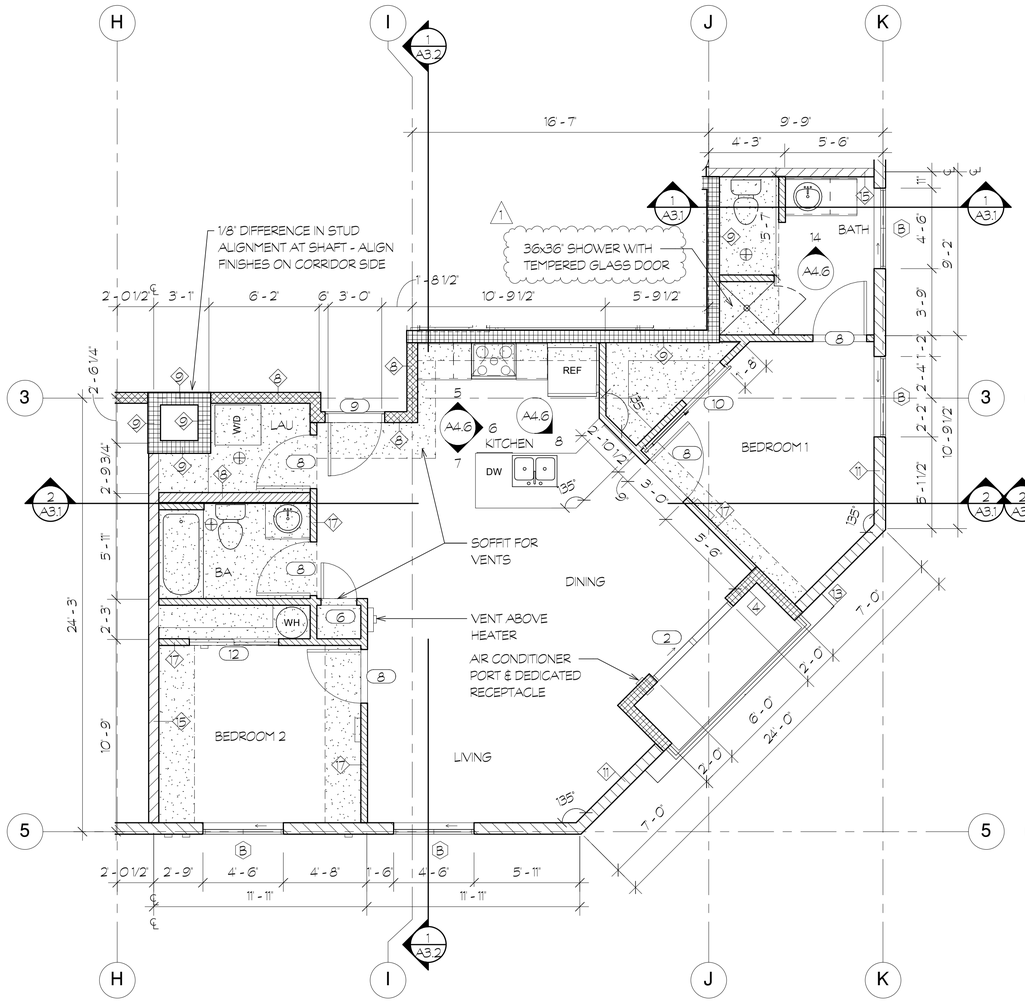
SHEET NO.: A4.2

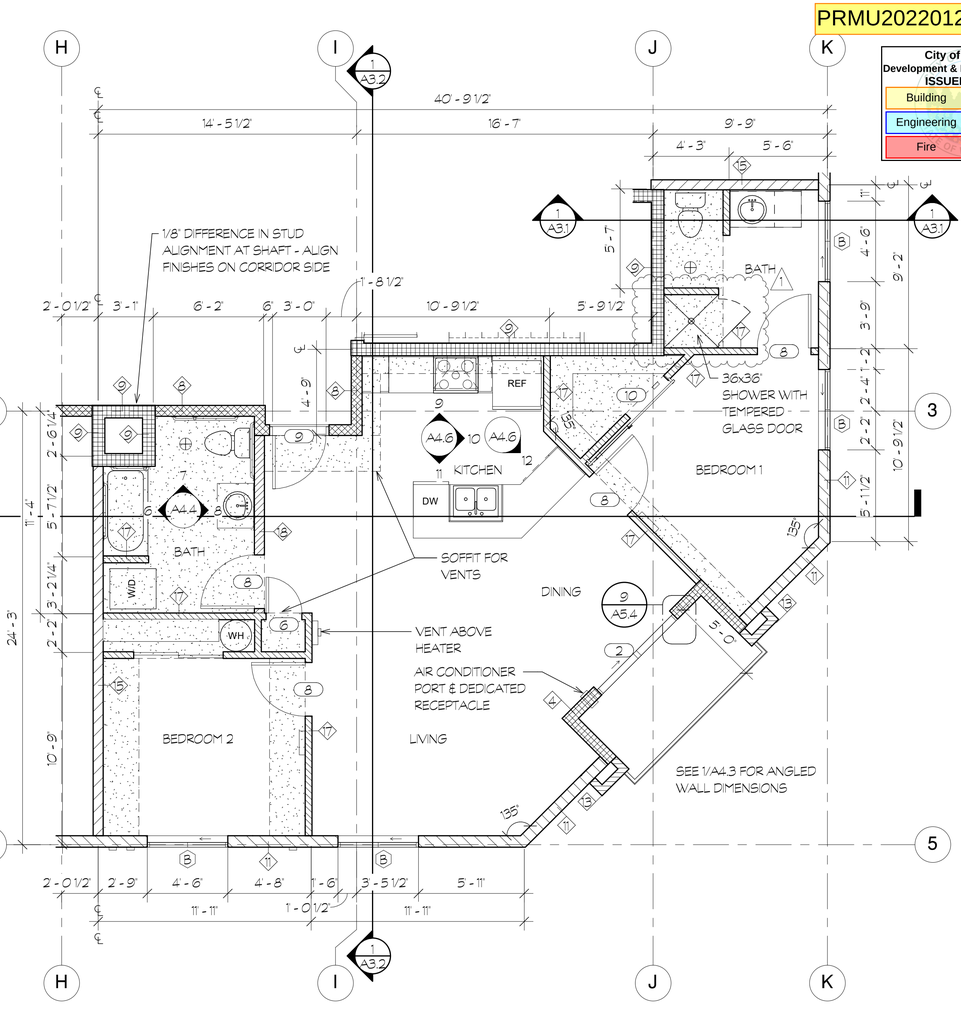
PROJECT NO.: 20-012

PRMU20220123

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



1 A4.3 UNIT 2C - 1 IN BUILDING 980 SF (301)
SCALE: 1/4" = 1'-0"



2 A4.3 UNIT 2D - TYPE A - 1 IN BUILDING 980 SF (201)
SCALE: 1/4" = 1'-0"

TYPE A UNIT - SEE A4.4 FOR ADA CLEARANCES

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

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DATE 01/26/22
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PROJECT NO. 20-012

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
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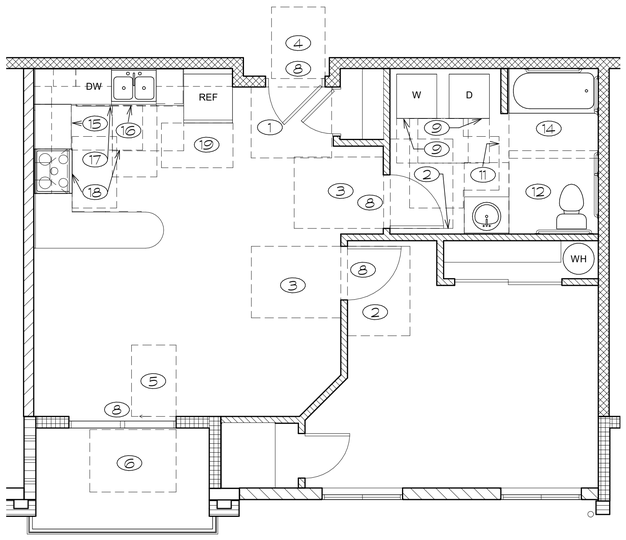

1 A4.4 UNIT 1D - TYPE A CLEARANCES
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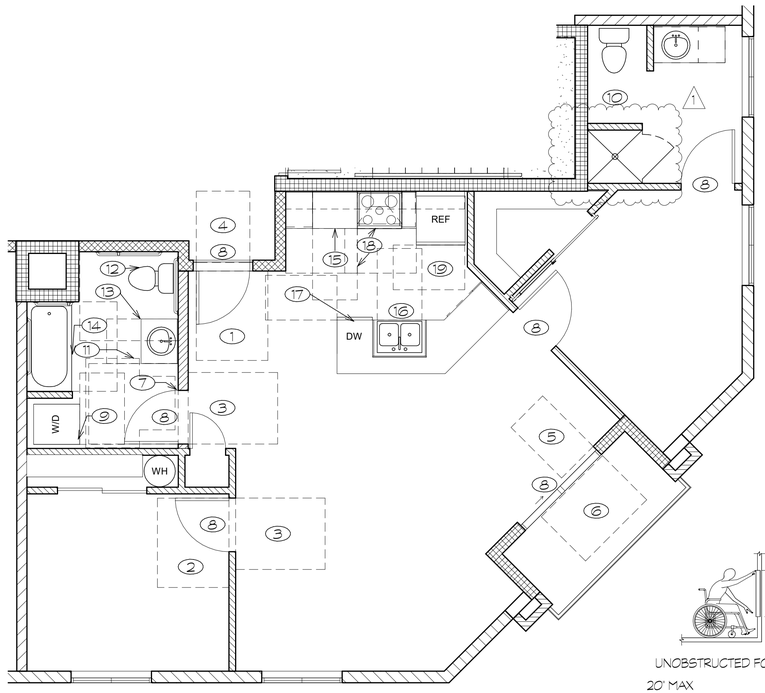
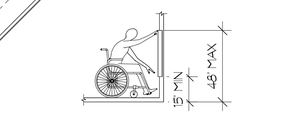
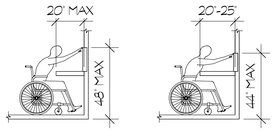


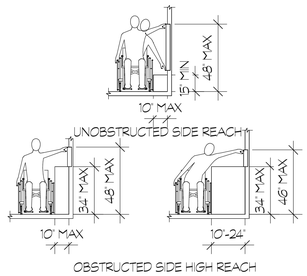
2 A4.4 UNIT 2D - TYPE A CLEARANCES
SCALE: 1/4" = 1'-0"



UNOBSTRUCTED FORWARD REACH

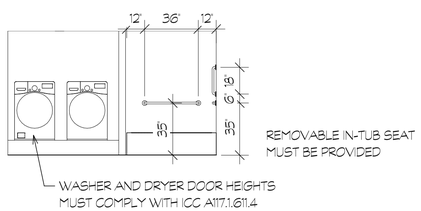


OBSTRUCTED HIGH FORWARD REACH



OBSTRUCTED SIDE HIGH REACH

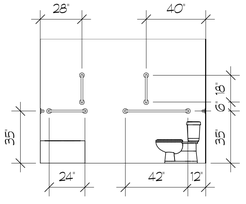
9 A4.4 REACH RANGES
SCALE: 1/4" = 1'-0"



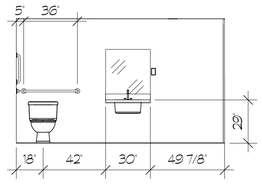
REMOVABLE IN-TUB SEAT MUST BE PROVIDED

WASHER AND DRYER DOOR HEIGHTS MUST COMPLY WITH ICC A117.1.611.4

3 A4.4 UNIT 1D - BATHROOM EAST
SCALE: 1/4" = 1'-0"

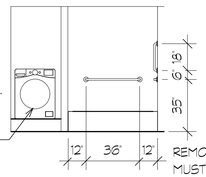


4 A4.4 UNIT 1D - BATHROOM SOUTH
SCALE: 1/4" = 1'-0"



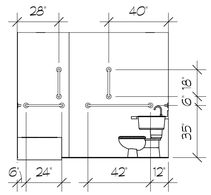
5 A4.4 UNIT 1D - BATHROOM WEST
SCALE: 1/4" = 1'-0"

ICC A117.1.611.4
BOTTOM OF WASHER/DRYER DOOR MUST BE 15-36" ABOVE FLOOR. ADD PLATFORM OR PEDESTAL TO ACCOMMODATE.

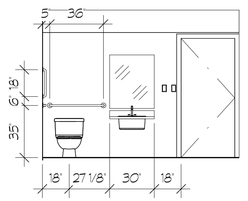


REMOVABLE IN-TUB SEAT MUST BE PROVIDED

6 A4.4 UNIT 2D - BATHROOM NORTH
SCALE: 1/4" = 1'-0"



7 A4.4 UNIT 2D - BATHROOM EAST
SCALE: 1/4" = 1'-0"



8 A4.4 UNIT 2D - BATHROOM SOUTH
SCALE: 1/4" = 1'-0"

KEYNOTES

2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDING FACILITIES ADOPTED BY SBCC FOR 2018 WASHINGTON STATE BUILDING CODE.

A CLEAR FLOOR SPACE SHALL BE DEFINED AS 48" MIN. IN LENGTH AND 30" MIN IN WIDTH.

1. ICC A117.1 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWING DOORS FRONT APPROACH, PULL SIDE TO BE 60" PERPENDICULAR AND 18" BEYOND LATCH
2. ICC A117.1 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWING DOORS LATCH APPROACH, PULL SIDE TO BE 42" PERPENDICULAR AND 24" BEYOND LATCH
3. ICC A117.1 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWING DOORS FRONT APPROACH, PUSH SIDE TO BE 48" PERPENDICULAR AND 12" BEYOND LATCH
4. ICC A117.1 404.2.3.5 MANEUVERING CLEARANCES AT RECESSED DOORS, PUSH SIDE TO BE 48" PERPENDICULAR
5. ICC A117.1 404.2.3.3 MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS, FRONT APPROACH TO BE 48" PERPENDICULAR
6. ICC A117.1 404.2.3.3 MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS, HINGE APPROACH TO BE 42" PERPENDICULAR, 22" PARALLEL TO HINGE
7. ICC A117.1 404.2.3.2 MANEUVERING CLEARANCES AT MANUAL SWING DOORS FRONT APPROACH, PULL SIDE TO BE 60" PERPENDICULAR AND 18" BEYOND LATCH
8. ICC A117.1 404.2.4 IF PROVIDED, THREASHOLDS AT DOORWAYS SHALL BE 1/2" MAXIMUM IN HEIGHT
9. ICC A117.1 611.2 A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. FRONT LOADING MACHINES SHALL BE OFFSET 24" MAXIMUM FROM CENTERLINE OF DOOR OPENING.
10. ICC A117.1 1002.11.1 AT FIXTURES IN TOILET AND BATHING FACILITIES NOT REQUIRED TO COMPLY WITH SECTION 1002.11.2, REINFORCEMENT IN ACCORDANCE WITH SECTION 1004.11.1 SHALL BE PROVIDED
11. ICC A117.1 603.2.1 A TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN THE BATHING ROOM
12. ICC A117.1 604.3.1 & 604.3.2. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MEASURED PERPENDICULAR FROM SIDEWALL, 56" MEASURED PERPENDICULAR FROM REAR WALL.
13. ICC A117.1 1003.11.2.4.4 A LAVATORY MEASURING 24" MAX DEPTH AND COMPLYING WITH SECTION 1003.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 66" MIN MEASURED PERPENDICULAR FROM THE REAR WALL
14. ICC A117.1 607.2 A CLEARANCE IN FRONT OF BATHRUBS EXTENDING THE LENGTH OF THE BATHTUB AND 30" MINIMUM IN DEPTH SHALL BE PROVIDED.
15. ICC A117.1 1003.12.3 AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE A WORK SURFACE OF 30" COMPLYING WITH SECTION 1003.12.3
16. ICC A117.1 1003.12.4 THE SINK SHALL COMPLY WITH SECTION 1003.12.4
17. ICC A117.1 1003.125.3 A CLEAR FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED
18. ICC A117.1 1003.12.5.4.3 THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE (COOKTOP)ICC A117.1 1003.12.4 THE SINK SHALL COMPLY WITH SECTION 1003.12.4; ICC A117.1 1003.12.5.5.1 THE OVEN DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE OVEN.
19. ICC A117.1 1003.12.5.6 A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER SHALL BE PROVIDED. THE CENTERLINE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE APPLIANCE.

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: TYPE A CLEARANCES

PERMIT REVIEW SET

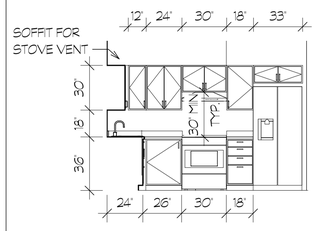
DATE 01/26/22
REVISED 06-29-22

SHEET NO. A4.4

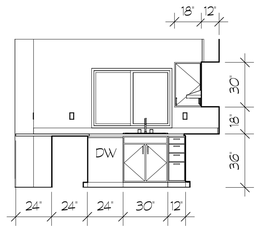
PROJECT NO. 20-012

PRMU20220123

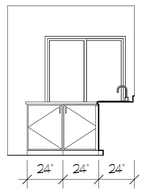
City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
Engineering | Public Works
Fire | Traffic



1 A4.5 UNIT 1A - KITCHEN EAST
SCALE: 1/4" = 1'-0"



2 A4.5 UNIT 1A - KITCHEN NORTH
SCALE: 1/4" = 1'-0"



3 A4.5 UNIT 1A - KITCHEN WEST
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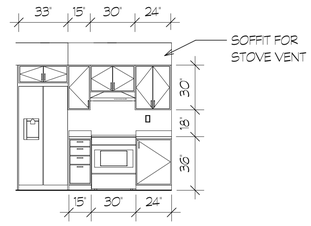

4 A4.5 UNIT 1B - KITCHEN EAST
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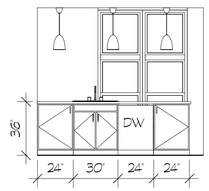

5 A4.5 UNIT 1B - KITCHEN WEST
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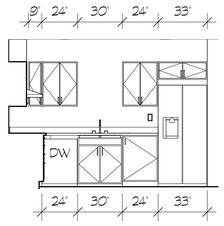
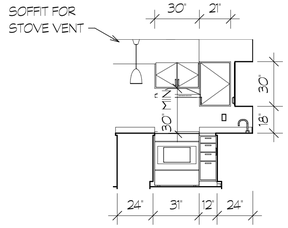


6 A4.5 UNIT 1C - KITCHEN EAST
SCALE: 1/4" = 1'-0"



7 A4.5 UNIT 1C - KITCHEN NORTH
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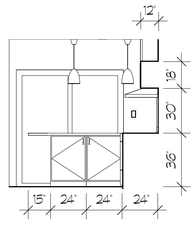

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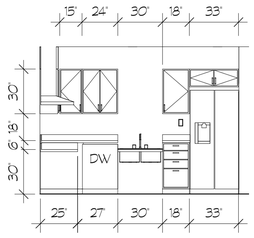

10 A4.5 UNIT 1D - TYPE A - KITCHEN EAST
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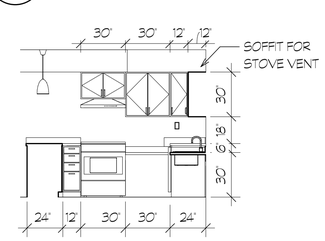

9 A4.5 UNIT 1D - TYPE A - KITCHEN NORTH
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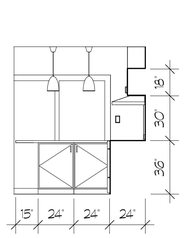

11 A4.5 UNIT 1D - TYPE A - KITCHEN WEST
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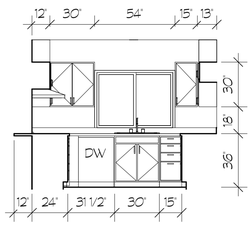
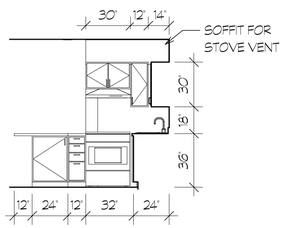
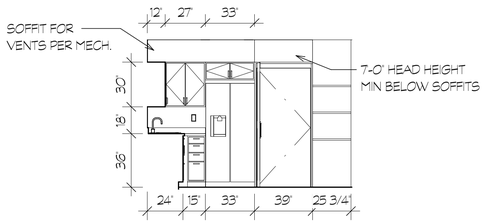


12 A4.5 UNIT 1.5A/1.5B - KITCHEN EAST
SCALE: 1/4" = 1'-0"



13 A4.5 UNIT 1.5A/1.5B - KITCHEN NORTH
SCALE: 1/4" = 1'-0"



14 A4.5 UNIT 1.5A/1.5B - KITCHEN SOUTH
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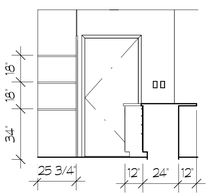

15 A4.5 UNIT 1.5A/1.5B - KITCHEN WEST
SCALE: 1/4" = 1'-0"

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PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: INTERIOR ELEVATIONS

DATE: 01/26/22
REVISED:

SHEET NO.: A4.5

PROJECT NO.: 20-012

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
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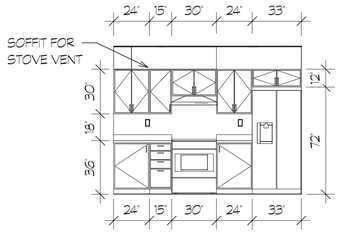
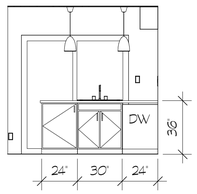


1 A4.6 UNIT 2A - KITCHEN EAST
SCALE: 1/4" = 1'-0"



2 A4.6 UNIT 2A - KITCHEN WEST
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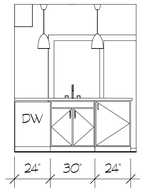
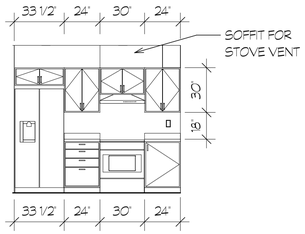


3 A4.6 UNIT 2B - KITCHEN EAST
SCALE: 1/4" = 1'-0"



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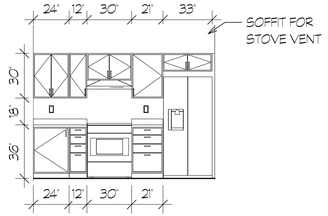
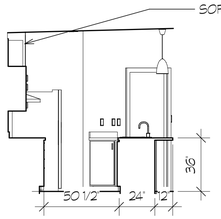
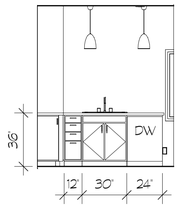


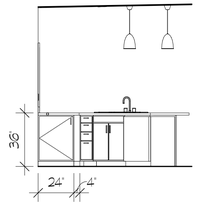
5 A4.6 UNIT 2C - KITCHEN EAST
SCALE: 1/4" = 1'-0"



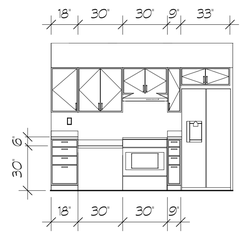
6 A4.6 UNIT 2C - KITCHEN SOUTH
SCALE: 1/4" = 1'-0"



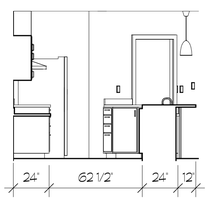
7 A4.6 UNIT 2C - KITCHEN WEST
SCALE: 1/4" = 1'-0"



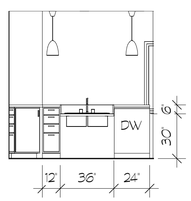
8 A4.6 UNIT 2C - KITCHEN SOUTHWEST
SCALE: 1/4" = 1'-0"



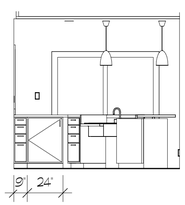
9 A4.6 UNIT 2D - TYPE A - KITCHEN EAST
SCALE: 1/4" = 1'-0"



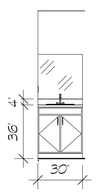
10 A4.6 UNIT 2D - TYPE A - KITCHEN SOUTH
SCALE: 1/4" = 1'-0"



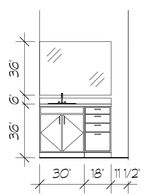
11 A4.6 UNIT 2D - TYPE A - KITCHEN WEST
SCALE: 1/4" = 1'-0"



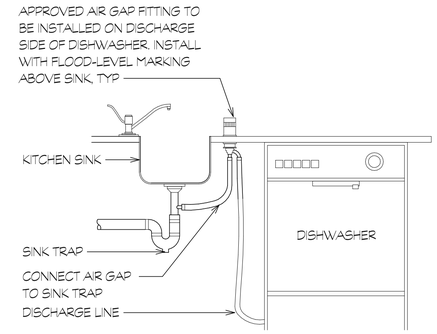
12 A4.6 UNIT 2D - TYPE A - KITCHEN SOUTHWEST
SCALE: 1/4" = 1'-0"



13 A4.6 BATHROOM - CASEWORK TYP
SCALE: 1/4" = 1'-0"



14 A4.6 UNIT 2C/2D EN SUITE BATHROOM
SCALE: 1/4" = 1'-0"



15 A4.6 DISHWASHER AIR GAP
SCALE: 1" = 1'-0"

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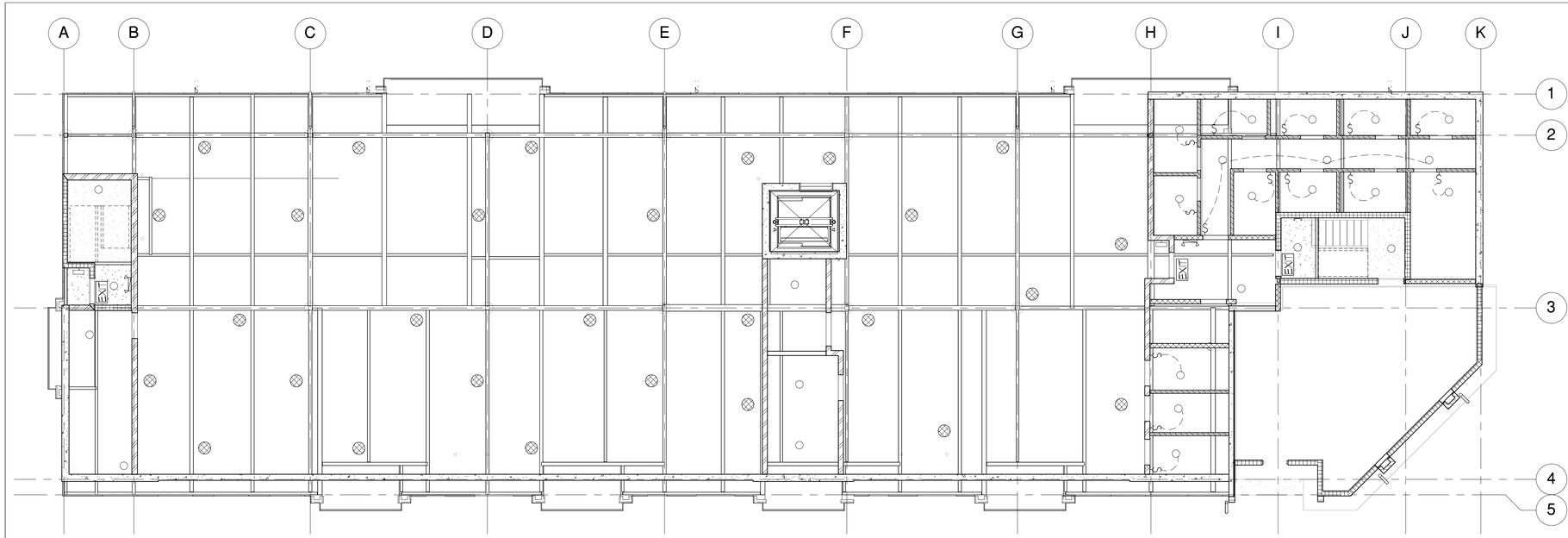
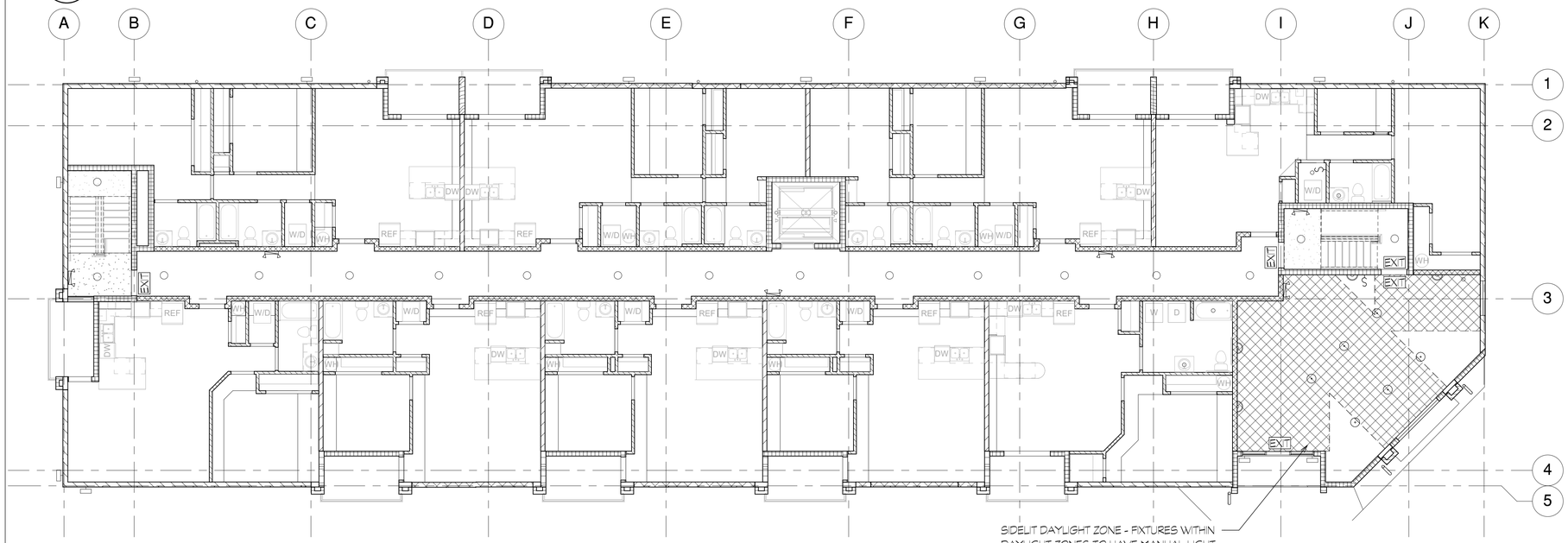
PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: INTERIOR ELEVATIONS

PERMIT REVIEW SET
DATE: 01/26/22
REVISED:
SHEET NO.: A4.6
PROJECT NO.: 20-012



1 / A4.7 LOWER LEVEL RCP
SCALE: 1/8" = 1'-0"



2 / A4.7 FIRST FLOOR & LOBBY RCP
SCALE: 1/8" = 1'-0"

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LIGHTING NOTES

FIXTURE SELECTION AND PLACEMENT TO ACHIEVE REQUIRED FOOTCANDLE LEVELS TO BE VERIFIED WITH LIGHTING SUPPLIER IN COMPLIANCE WITH ENERGY CODE LIGHTING POWER ALLOWANCES.

2018 IBC - ILLUMINATION
1008.2.1 MEANS OF EGRESS ILLUMINATION UNDER NORMAL POWER LEVELS SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.

1008.3.1 AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE CORRIDORS AND EXIT ACCESS STAIRWAYS.

1008.3.2 IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, AREAS USED FOR EXIT DISCHARGE (LOBBY) AND EXTERIOR LANDINGS FOR EXIT DOORWAYS.

1008.3.3 IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, AND GENERATOR ROOMS.

1008.3.4 EMERGENCY POWER SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

1008.3.5 EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FC MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

2018 WSEC C405
OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTING IN COVERED PARKING, STORAGE AREAS, LOBBY, STAIRWELLS AND CORRIDORS.

OCCUPANT SENSORS IN COVERED PARKING AREAS SHALL COMPLY WITH C405.2.1.4.:
LIGHTING POWER OF EACH LUMINAIRE SHALL BE AUTOMATICALLY REDUCED BY A MINIMUM OF 30% WHEN THERE IS NO VEHICLE OR PEDESTRIAN ACTIVITY DETECTED WITHIN A LIGHTING ZONE FOR 20 MINUTES. THE OCCUPANT SENSOR SHALL AUTOMATICALLY TURN ALL THE LIGHTING OFF WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE AND RESTORE LIGHTING TO FULL POWER WHEN OCCUPANTS ENTER THE SPACE.

OCCUPANT SENSORS IN FIRE-RATED STAIRWAYS SHALL COMPLY WITH SECTION C405.2.1.5:
SENSORS SHALL AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50% WHEN NO OCCUPANTS HAVE BEEN DETECTED IN THE STAIRWAY FOR A PERIOD NOT EXCEEDING 20 MINUTES AND RESTORE LIGHTING TO FULL POWER WHEN OCCUPANTS ENTER THE STAIRWAY. ALL PORTIONS OF STAIRWAYS SHALL REMAIN ILLUMINATED TO MEET THE REQUIREMENTS OF SECTION 1009 OF THE IBC WHEN THE LIGHTING POWER IS REDUCED.

OCCUPANT SENSORS IN STORAGE AREAS SHALL COMPLY WITH C405.2.1.2:
1. AUTOMATICALLY REDUCE LIGHTING POWER BY NOT LESS THAN 50% WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE AREA.
2. CONTROL LIGHTING IN EACH AISLEWAY AND CORRIDOR INDEPENDENTLY, AND SHALL NOT CONTROL LIGHTING BEYOND THE AISLEWAY OR CORRIDOR BEING CONTROLLED BY THE SENSOR.
3. AUTOMATICALLY TURN LIGHTING OFF WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE.
4. RESTORE LIGHTING TO FULL POWER WHEN OCCUPANTS ENTER THE SPACE.

OCCUPANT SENSORS SHALL BE CONFIGURED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. THEY SHALL BE MANUAL ON OR CONFIGURED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50% POWER, EXCEPT IN PUBLIC CORRIDORS, STAIRWAYS AND THE LOBBY, WHERE FULL AUTOMATIC-ON CONTROLS MAY BE USED FOR SAFETY.

MANUAL CONTROLS SHALL BE PROVIDED THAT CONTROL ACCENT LIGHTING INDEPENDENTLY FROM GENERAL LIGHTING APPLICATIONS IF ACCENT LIGHTING IS PROVIDED.

LUMINAIRES SERVING THE EXIT ACCESS AND PROVIDING MEANS OF EGRESS ILLUMINATION REQUIRED BY IBC 1006.1 INCLUDING LUMINAIRES THAT FUNCTION AS BOTH NORMAL AND EMERGENCY MEANS OF EGRESS ILLUMINATION SHALL BE CONTROLLED BY A COMBINATION OF LISTED EMERGENCY RELAY AND OCCUPANCY SENSORS, OR SIGNAL FROM ANOTHER BUILDING CONTROL SYSTEM, THAT AUTOMATICALLY SHUTS OFF THE LIGHTING WHEN THE AREAS SERVED BY THAT ILLUMINATION ARE UNOCCUPIED.
EXCEPTION: MEANS OF EGRESS ILLUMINATION SERVING EXIT ACCESS THAT DOES NOT EXCEED 0.02 WATTS/SF OF BUILDING AREA IS EXEMPT FROM THIS REQUIREMENT.

LEGEND

LIGHT FIXTURES TO BE ENERGY STAR RATED

- ○ SURFACE MOUNTED LED FIXTURE
  YLIGHTING MXGP295042, 20 WATT, 1,400 LUMENS
- ⊙ LED PENDANT MODERN FORMS YOLO WHITE W/ SILVER
  21 WATTS, 2,000 LUMENS
- ⊗ GARAGE LIGHT 19" DIAMETER
  LITHONIA VCPG LED, PENDANT, 27 WATTS, 3,736 LUMENS
- LED SCONCE
  KUZCO LIGHTING, WHITE W/SILVER, 19 WATTS, 1,200 LUMENS
- EMERGENCY LIGHTING - NOT INCLUDED IN TOTAL CONNECTED LIGHTING POWER
- EXIT ILLUMINATED EXIT SIGN

SELECT PHOTOMETRIC DESIGNS FOR EACH LAMP THAT CAST LIGHT TOWARDS PEDESTRIAN AND PARKING AREAS.

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

1 REV 06-29-22

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: REFLECTED CEILING PLANS

PERMIT REVIEW SET

DATE 01/26/22
REVISED 06-29-22
SHEET NO. A4.7

PROJECT NO. 20-012

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

LEGEND

LIGHT FIXTURES TO BE ENERGY STAR RATED

- SURFACE MOUNTED LED FIXTURE
  YLIGHTING MXGP295042, 20 WATT, 1,400 LUMENS
- LED PENDANT MODERN FORMS YOLO WHITE W/ SILVER
  21 WATTS, 2,000 LUMENS
- GARAGE LIGHT 19" DIAMETER
  LITHONIA VCPG LED, PENDANT, 27 WATTS, 3,736 LUMENS
- LED SCONCE
  KUZCO LIGHTING, WHITE W/SILVER, 19 WATTS, 1,200 LUMENS
- EMERGENCY LIGHTING - NOT INCLUDED IN TOTAL CONNECTED LIGHTING POWER
- EXIT ILLUMINATED EXIT SIGN

SELECT PHOTOMETRIC DESIGNS FOR EACH LAMP THAT CAST LIGHT TOWARDS PEDESTRIAN AND PARKING AREAS.

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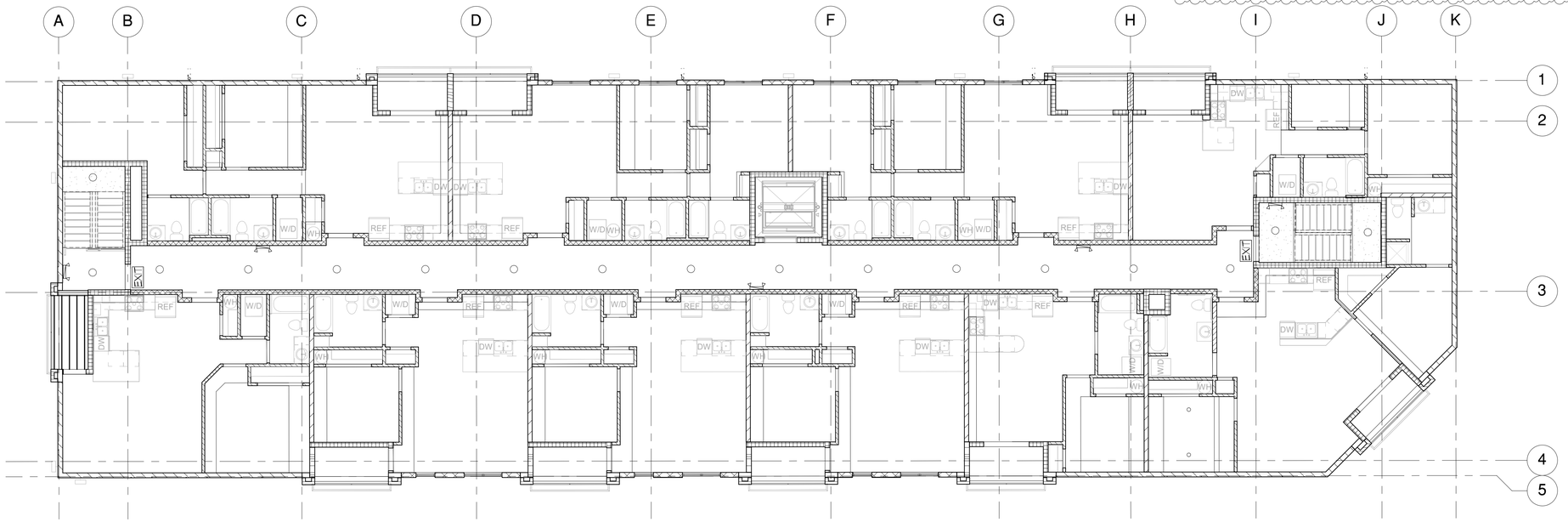
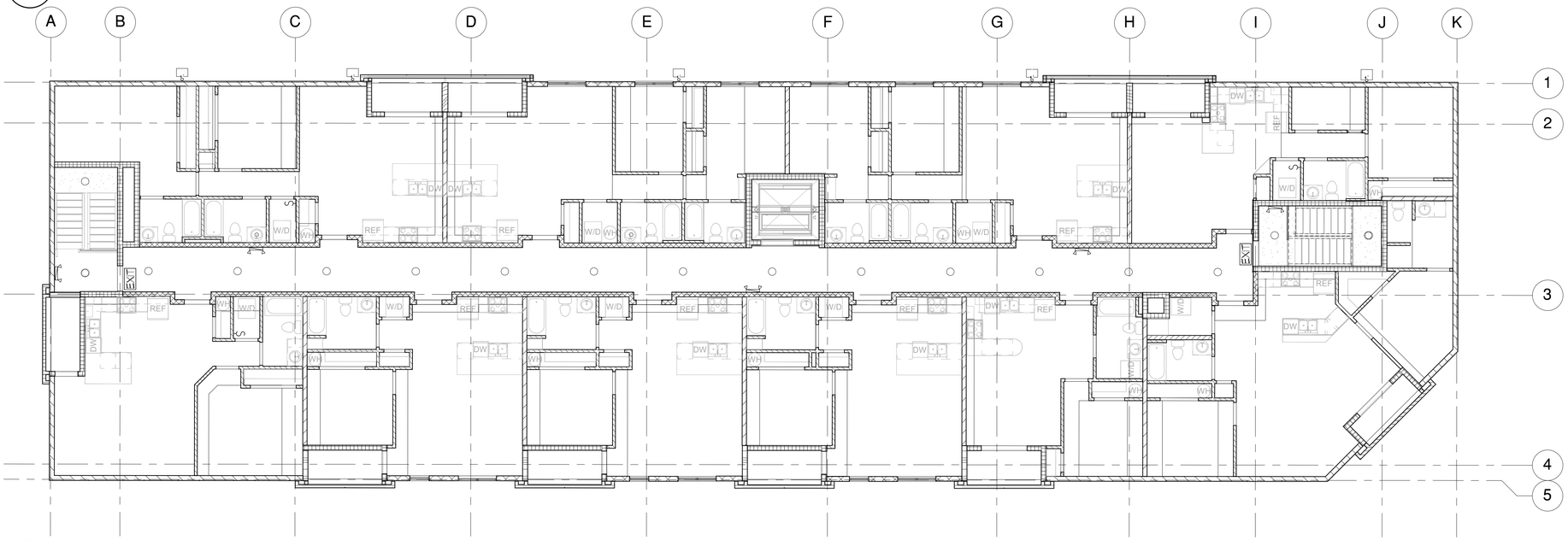


1 A4.8 SECOND FLOOR RCP
SCALE: 1/8" = 1'-0"



2 A4.8 THIRD FLOOR RCP
SCALE: 1/8" = 1'-0"

1 REV 06-29-22

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: REFLECTED CEILING PLANS

PERMIT REVIEW SET

DATE 01/26/22
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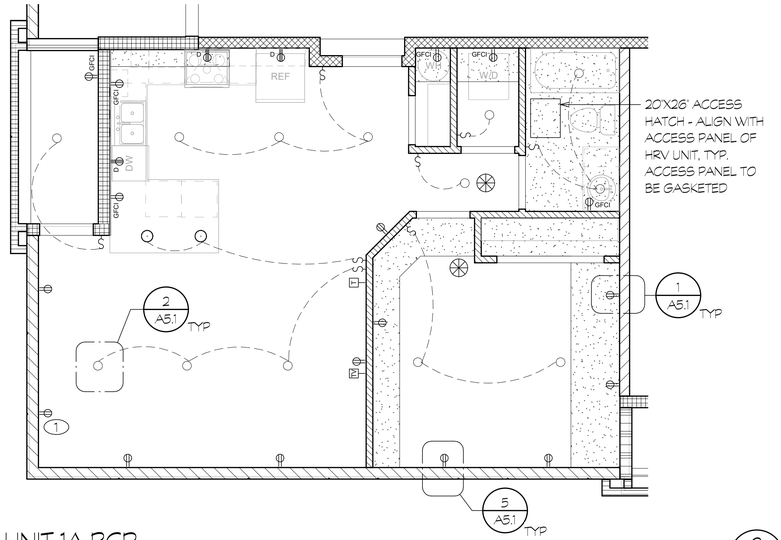
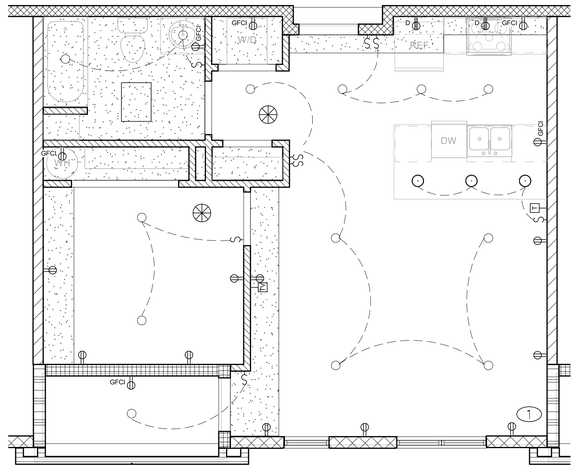
SHEET NO. A4.8

PROJECT NO. 20-012



1 A4.9 UNIT 1A RCP
SCALE: 1/4" = 1'-0"



2 A4.9 UNIT 1B RCP
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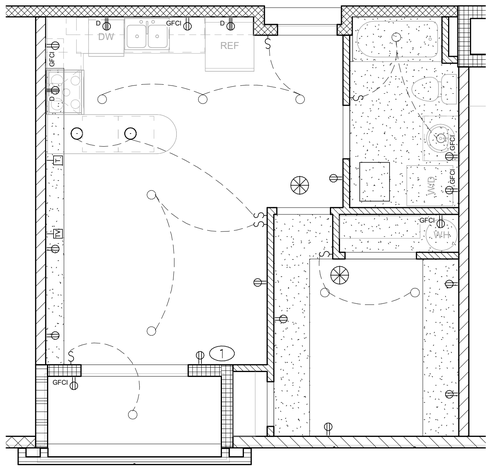
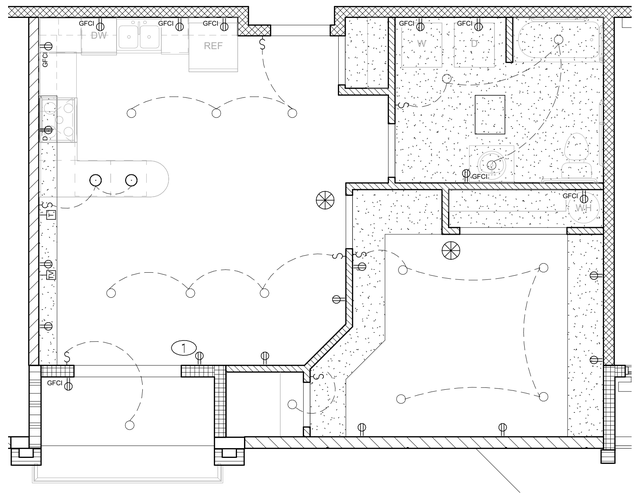


3 A4.9 UNIT 1C RCP
SCALE: 1/4" = 1'-0"



4 A4.9 UNIT 1D - TYPE A RCP
SCALE: 1/4" = 1'-0"

City of Puyallup
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LEGEND

EACH DWELLING UNIT TO HAVE SEPARATE METER.

NO LESS THAN 95% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES IN DWELLING UNITS SHALL BY HIGH EFFICACY LAMPS WITH A MINIMUM EFFICACY OF 65 LUMENS PER WATT.

SEE MECHANICAL PLANS FOR HVAC AND VENTILATION

- 6" SURFACE MOUNTED LED LIGHT
- PENDANT LED LIGHT FIXTURE
- DUPLEX OUTLET
- GFCI OUTLET
- D DEDICATED 240V OUTLET
- S SINGLE SWITCH
- S_3 THREE WAY SWITCH
- T TELEPHONE OUTLET
- TV CABLE OUTLET
- COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- SOFFIT

KEYNOTES

1. DEDICATED 20 AMP OUTLET FOR PORTABLE AIR CONDITIONERS. WALL VENT PORT FOR EXHAUST 42" ABOVE FINISH FLOOR.

FIRE PROTECTION NOTES

2018 IBC 907.2.9 GROUP R-2

THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW

SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND IN EACH ROOM USED FOR SLEEPING PURPOSES.

SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE AND MULTIPLE STATION SMOKE ALARMS AND SHALL COMPLY WITH THE FOLLOWING:
1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 907.
2. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT SHALL INITIATE ALARM NOTIFICATION IN THE DWELLING UNIT IN ACCORDANCE WITH SECTION 907.5.2.
3. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT SHALL NOT ACTIVATE ALARM NOTIFICATION APPLIANCES OUTSIDE OF THE DWELLING UNIT, PROVIDED THAT A SUPERVISORY SIGNAL IS GENERATED AND MONITORED IN ACCORDANCE WITH SECTION 907.6.6.

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1 REV 06-29-22

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PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: REFLECTED CEILING PLANS

DATE 01/26/22
REVISED 06-29-22

SHEET NO. A4.9

PROJECT NO. 20-012

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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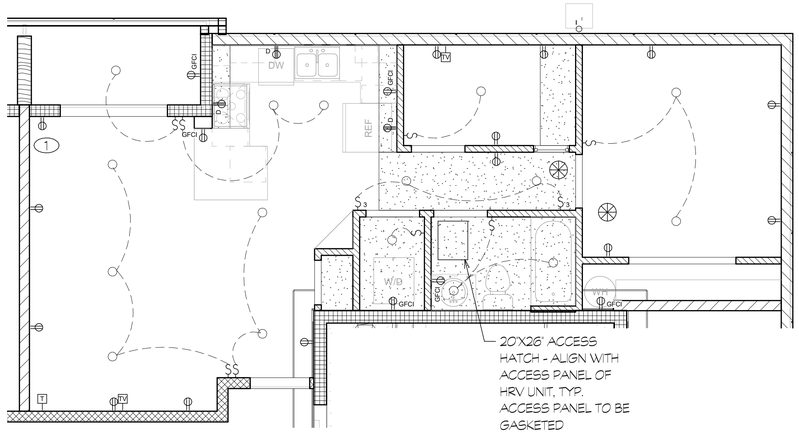
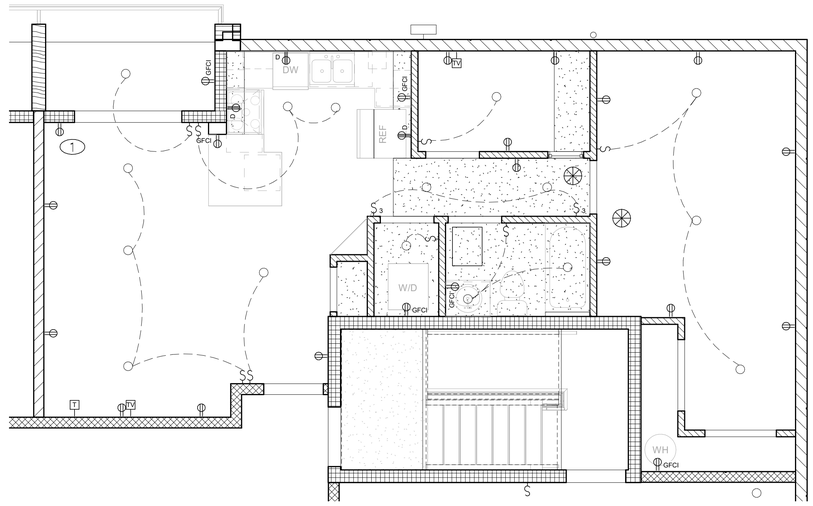
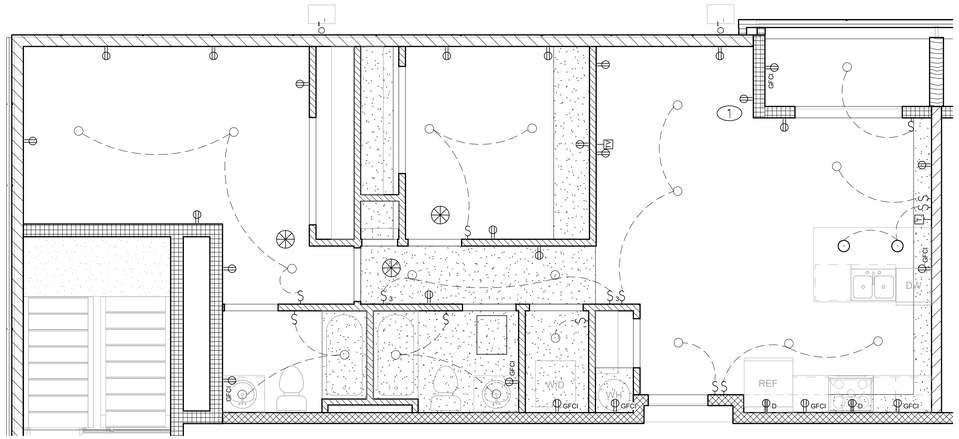


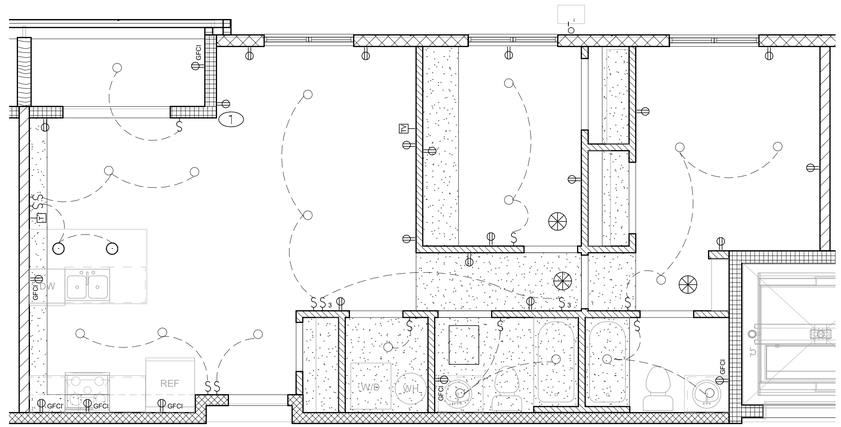
1 A4.10 UNIT 1.5A RCP
SCALE: 1/4" = 1'-0"



2 A4.10 UNIT 1.5B RCP
SCALE: 1/4" = 1'-0"



3 A4.10 UNIT 2A RCP
SCALE: 1/4" = 1'-0"



4 A4.10 UNIT 2B AND 2B SIMILAR RCP
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT
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STATE OF WASHINGTON
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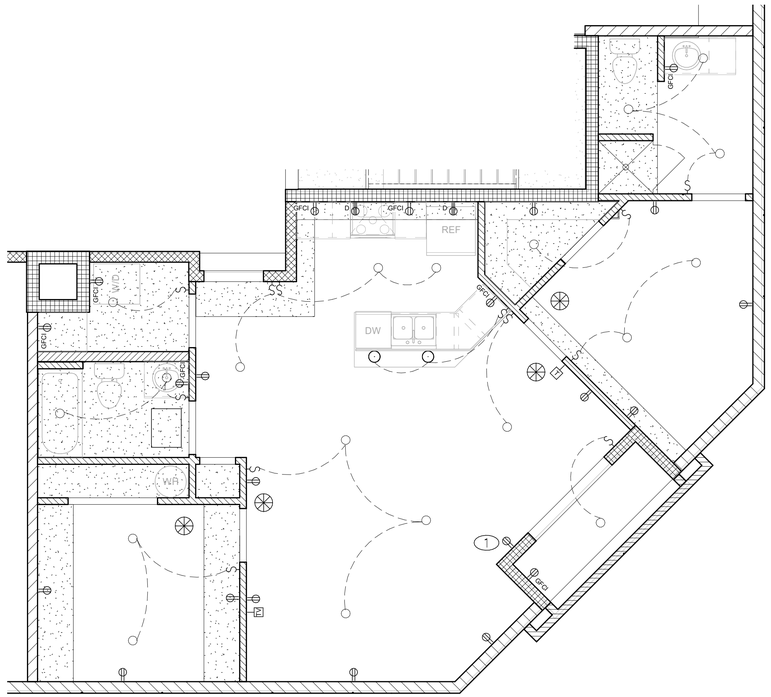
SHEET NO.: A4.10
PROJECT NO.: 20-012



1 A4.11 UNIT 2C RCP
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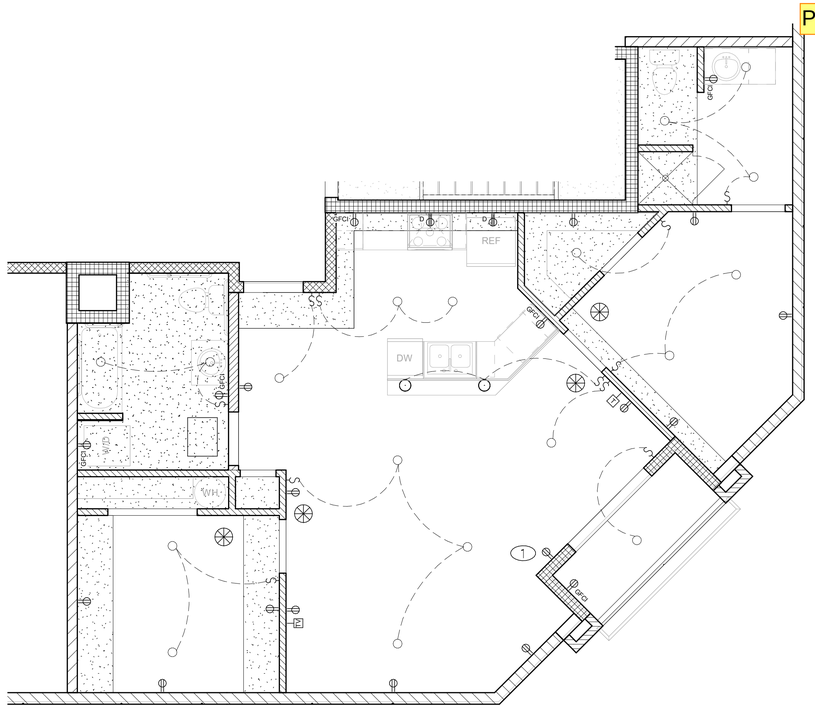

2 A4.11 UNIT 2D - TYPE A RCP
SCALE: 1/4" = 1'-0"

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City of Puyallup
Development & Permitting Services
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REGISTERED ARCHITECT
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PROJECT: 2ND STREET APARTMENTS

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DATE: 01/26/22
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SHEET NO.: A4.11

PROJECT NO.: 20-012

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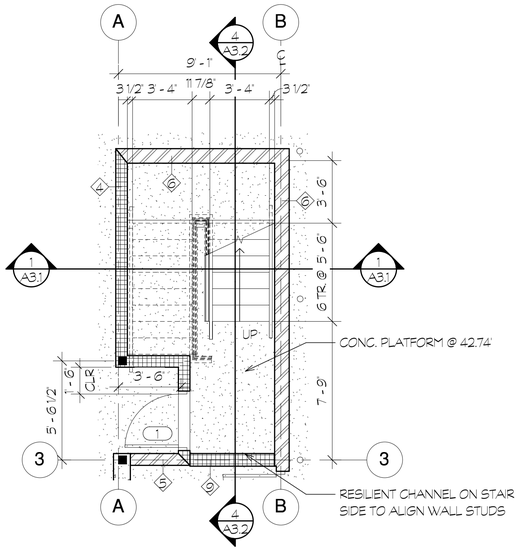
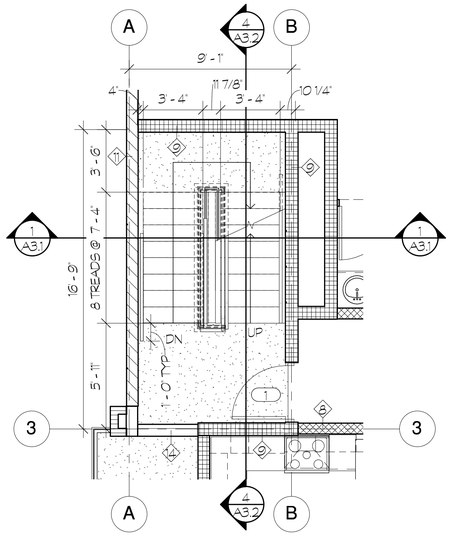
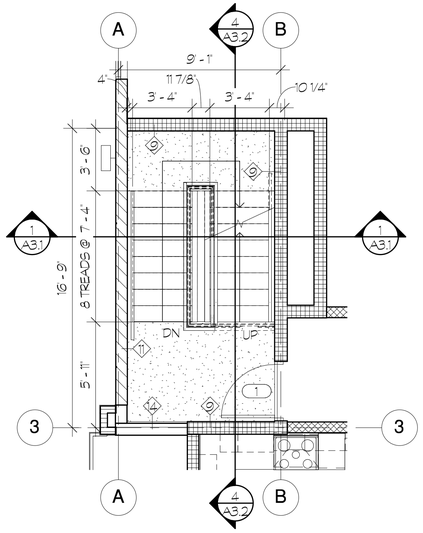
Building	Planning
Engineering	Public Works
Fire	Traffic



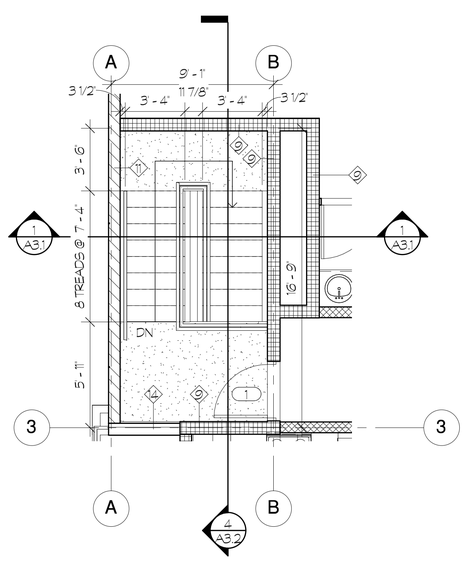
1 A4.12 NORTH STAIR LOWER LEVEL
SCALE: 1/4" = 1'-0"



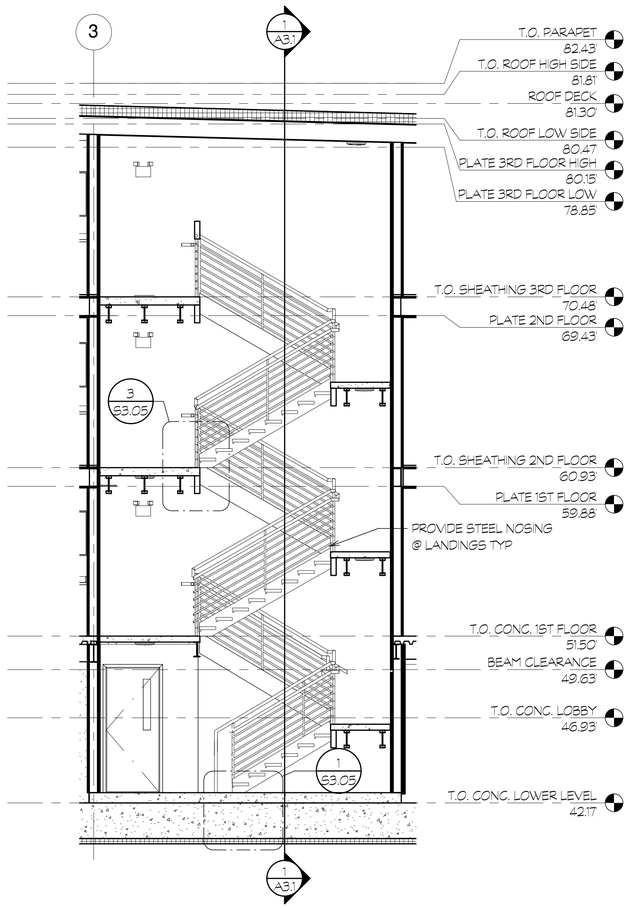
2 A4.12 NORTH STAIR - FIRST FLOOR
SCALE: 1/4" = 1'-0"



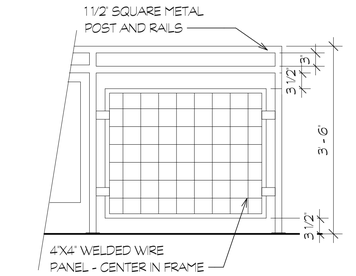
3 A4.12 NORTH STAIR - SECOND FLOOR
SCALE: 1/4" = 1'-0"

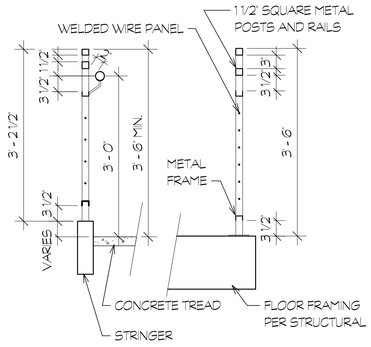


4 A4.12 NORTH STAIR - THIRD FLOOR
SCALE: 1/4" = 1'-0"



5 A4.12 NORTH STAIR SECTION
SCALE: 1/4" = 1'-0"





6 A4.12 STAIR RAILING DETAIL
SCALE: 3/4" = 1'-0"

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

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: NORTH STAIR DETAILS

PERMIT REVIEW SET

DATE: 01/26/22
REVISED:
SHEET NO.: A4.12

PROJECT NO.: 20-012

PRMU20220123

City of Puyallup
Development & Permitting Services
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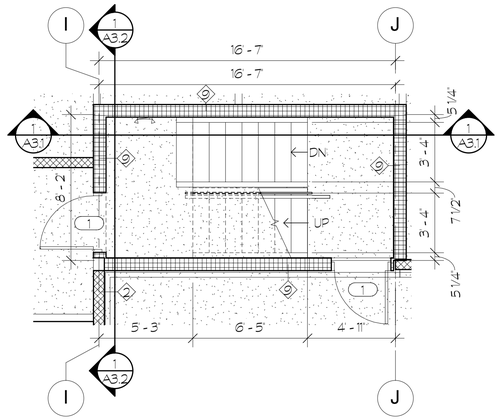
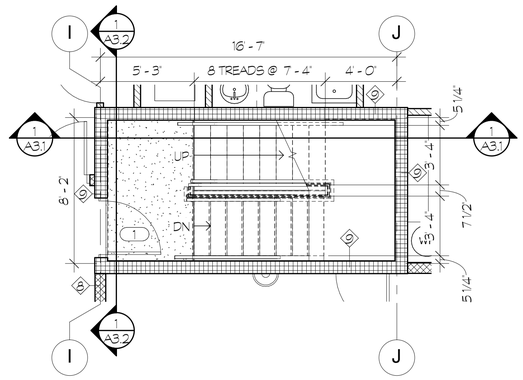
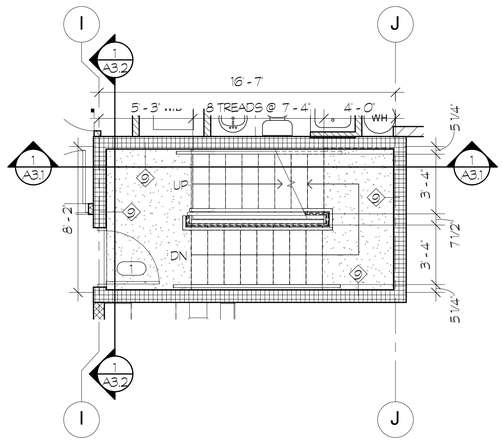
Fire | Traffic



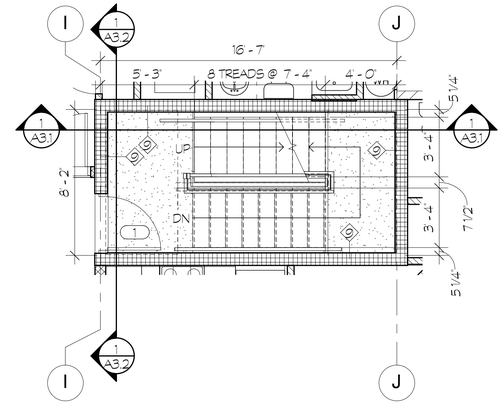
1 A4.13 SOUTH STAIR LOWER LEVEL
SCALE: 1/4" = 1'-0"



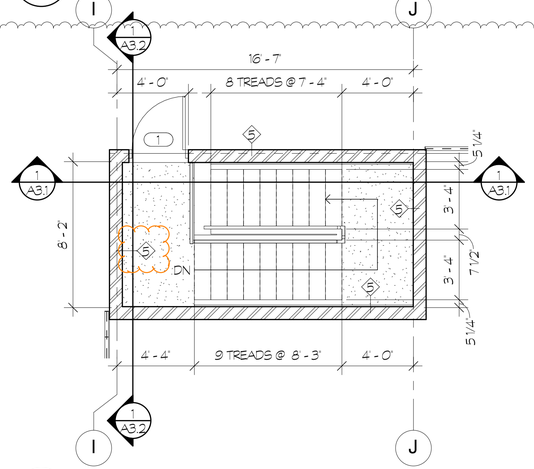
2 A4.13 SOUTH STAIR - FIRST FLOOR
SCALE: 1/4" = 1'-0"



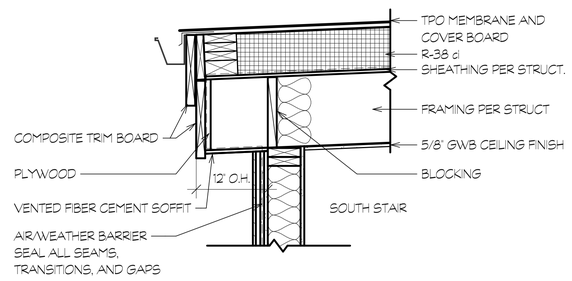
3 A4.13 SOUTH STAIR - SECOND FLOOR
SCALE: 1/4" = 1'-0"



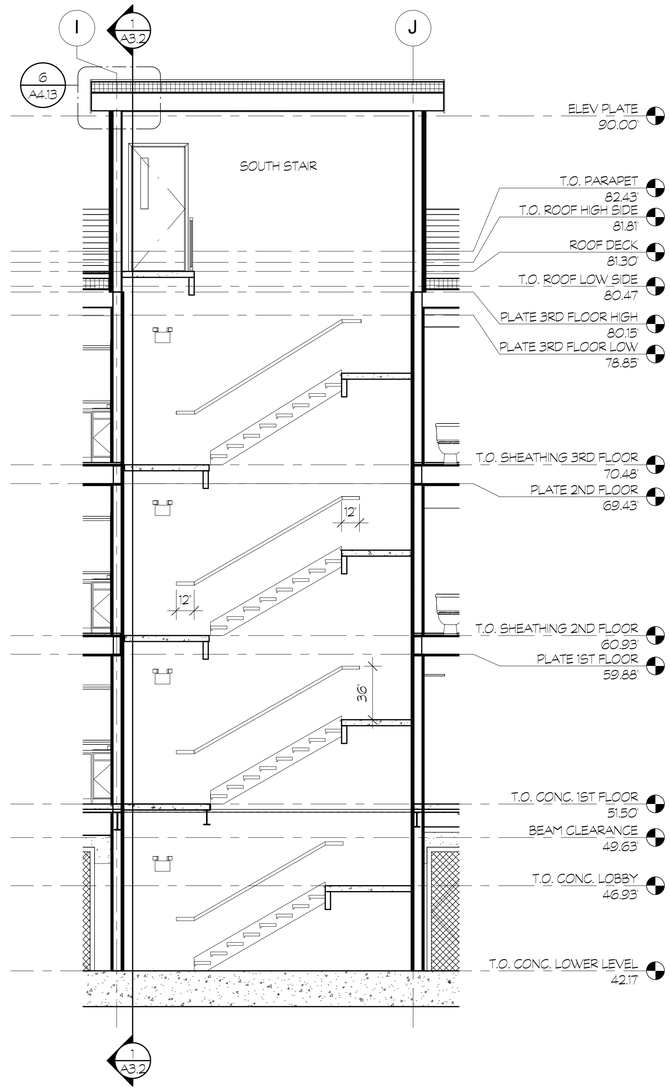
4 A4.13 SOUTH STAIR - THIRD FLOOR
SCALE: 1/4" = 1'-0"



5 A4.13 SOUTH STAIR - ROOF DECK
SCALE: 1/4" = 1'-0"



6 A4.13 SOUTH STAIR ROOF
SCALE: 1" = 1'-0"



7 A4.13 SOUTH STAIR SECTION
SCALE: 1/4" = 1'-0"

1 REV 06-29-22

7520 Bridgeport Way West
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Phone: (253) 581-6000
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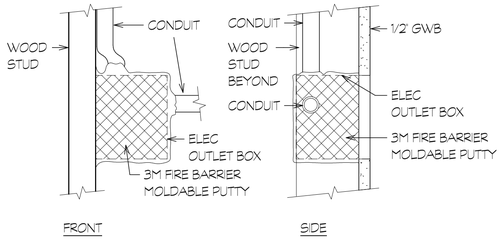
James Guerrero Architects, INC.

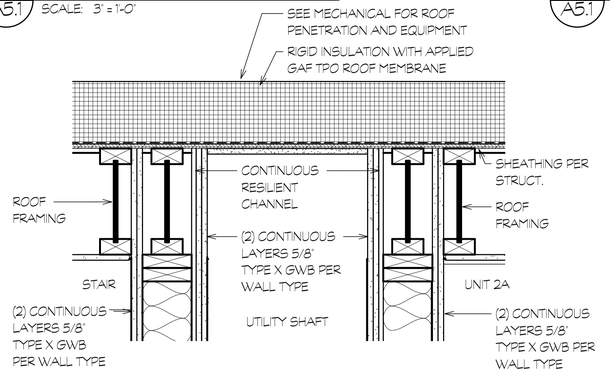
PERMIT REVIEW SET
PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: SOUTH STAIR DETAILS
DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A4.13
PROJECT NO.: 20-012

PRMU20220123



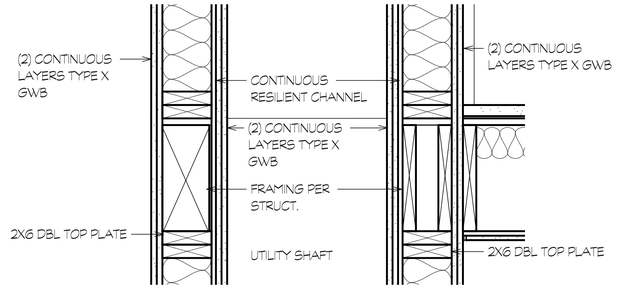
1 A5.1 OUTLET AT FIRE PARTITION

SCALE: 3" = 1'-0"



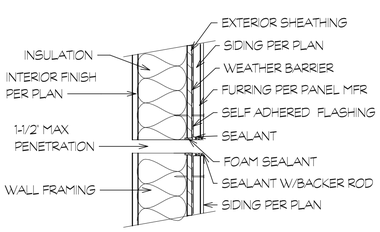
3 A5.1 UTILITY SHAFT @ ROOF

SCALE: 1 1/2" = 1'-0"

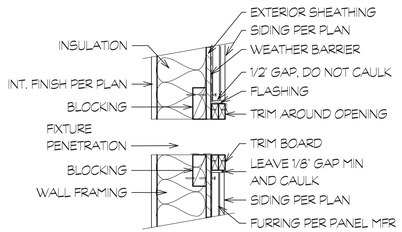


4 A5.1 UTILITY SHAFT @ FLOOR FRAMING

SCALE: 1 1/2" = 1'-0"



SECTION DETAIL - 1-1/2" MAX PENETRATION



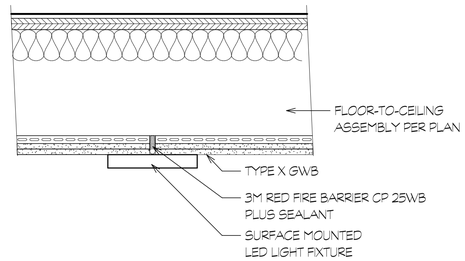
SECTION DETAIL - BLOCKING PENETRATION

OPTIONAL: USE HORIZONTAL EDGE TRIM ON SILL & VERTICAL F-TRIM ON SIDES.

NOTE: CAULK 3 SIDES BUT NOT TOP. J-CHANNEL TRIM IS OPTIONAL

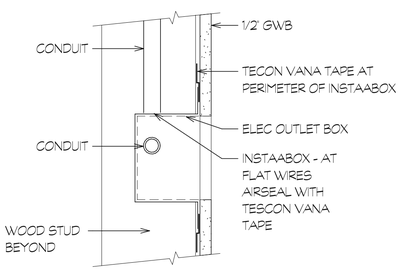
6 A5.1 PENETRATION DETAILS

SCALE: 1 1/2" = 1'-0"



2 A5.1 LIGHT FIXTURE FIRE SEAL

SCALE: 1 1/2" = 1'-0"



SIDE

5 A5.1 OUTLET AT EXTERIOR WALL

SCALE: 3" = 1'-0"

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

IBC 2018 FIRE-RATED PENETRATIONS

714.4.1 THROUGH PENETRATIONS

THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.4.1.1 OR 714.4.1.2.

EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL IS PERMITTED TO BE PROTECTED BY EITHER OF THE FOLLOWING MEASURES:

IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES (0.0929 M2), CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING.

THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

714.4.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM
THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED.

714.4.2 MEMBRANE PENETRATIONS
MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.4.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
EXCEPTIONS:
1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.0103 M2) IN AREA, PROVIDED THAT THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES (0.0645 M2) IN ANY 100 SQUARE FEET (9.29 M2) OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM). SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (610 MM) WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES.
1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCKWOOL OR SLAG MINERAL WOOL INSULATION.
1.3. BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1.
1.4. BY PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS.
1.5. BY OTHER LISTED MATERIALS AND METHODS.
2. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL, PROVIDED THAT SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM) UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
2.1. BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES.
2.2. BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 718.2.1.
2.3. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
2.4. BY OTHER LISTED MATERIALS AND METHODS.
3. MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN LISTED AS PART OF A WALL OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
4. MEMBRANE PENETRATIONS BY BOXES OTHER THAN ELECTRICAL BOXES, PROVIDED THAT SUCH PENETRATING ITEMS AND THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX, ARE PROTECTED BY AN APPROVED MEMBRANE PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER, AND SHALL HAVE AN F AND T RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED AND BE INSTALLED IN ACCORDANCE WITH THEIR LISTING.
5. THE ANNULAR SPACE CREATED BY THE PENETRATION OF AN AUTOMATIC SPRINKLER, PROVIDED THAT IT IS COVERED BY A METAL ESCUTCHEON PLATE.
6. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT EXCEED 16 SQUARE INCHES (0.0103 M2) IN AREA, OR STEEL ELECTRICAL BOXES OF ANY SIZE HAVING AN AGGREGATE AREA THROUGH THE MEMBRANE EXCEEDING 100 SQUARE INCHES (0.0645 M2) IN ANY 100 SQUARE FEET (9.29 M2) OF WALL AREA, PROVIDED THAT SUCH PENETRATING ITEMS ARE PROTECTED BY LISTED PUTTY PADS OR OTHER LISTED MATERIALS AND METHODS, AND INSTALLED IN ACCORDANCE WITH THE LISTING.

714.4.3 DISSIMILAR MATERIALS
NONCOMBUSTIBLE PENETRATING ITEMS SHALL NOT CONNECT TO COMBUSTIBLE ITEMS BEYOND THE POINT OF FIRESTOPPING UNLESS IT CAN BE DEMONSTRATED THAT THE FIRE-RESISTANCE INTEGRITY OF THE WALL IS MAINTAINED.

714.5 HORIZONTAL ASSEMBLIES

PENETRATIONS OF A FIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY NOT REQUIRED TO BE ENCLOSED IN A SHAFT BY SECTION 712.1 SHALL BE PROTECTED IN ACCORDANCE WITH SECTIONS 714.5.1 THROUGH 714.5.4.

714.5.1 THROUGH PENETRATIONS
THROUGH PENETRATIONS OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 714.5.1.1 OR 714.5.1.2.

EXCEPTIONS:
PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS OR CONCRETE OR MASONRY ITEMS THROUGH A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIME-TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. PENETRATING ITEMS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY, PROVIDED THAT THE AGGREGATE AREA OF THE OPENINGS THROUGH THE ASSEMBLY DOES NOT EXCEED 144 SQUARE INCHES (92 900 MM2) IN ANY 100 SQUARE FEET (9.3 M2) OF FLOOR AREA.
PENETRATIONS IN A SINGLE CONCRETE FLOOR BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS WITH A MAXIMUM 6-INCH (152 MM) NOMINAL DIAMETER, PROVIDED THAT THE CONCRETE, GROUT OR MORTAR IS INSTALLED THE FULL THICKNESS OF THE FLOOR OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING. THE PENETRATING ITEMS SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE CONCRETE FLOOR, PROVIDED THAT THE AREA OF THE OPENING THROUGH EACH FLOOR DOES NOT EXCEED 144 SQUARE INCHES (92 900 MM2).
PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL, PROVIDED THAT SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

714.5.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES
THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

714.5.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM
THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED.

EXCEPTIONS:
FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.
FLOOR PENETRATIONS BY FLOOR DRAINS, TUB DRAINS OR SHOWER DRAINS CONTAINED AND LOCATED WITHIN THE CONCEALED SPACE OF A HORIZONTAL ASSEMBLY DO NOT REQUIRE A T RATING.
FLOOR PENETRATIONS OF MAXIMUM 4-INCH (102 MM) NOMINAL DIAMETER METAL CONDUIT OR TUBING PENETRATING DIRECTLY INTO METAL-ENCLOSED ELECTRICAL POWER SWITCHGEAR DO NOT REQUIRE A T RATING.

714.5.2 MEMBRANE PENETRATIONS
PENETRATIONS OF MEMBRANES THAT ARE PART OF A HORIZONTAL ASSEMBLY SHALL COMPLY WITH SECTION 714.5.1.1 OR 714.5.1.2. WHERE FLOOR/CEILING ASSEMBLIES ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.

EXCEPTIONS:
MEMBRANE PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS, OR CONCRETE OR MASONRY ITEMS WHERE THE ANNULAR SPACE IS PROTECTED EITHER IN ACCORDANCE WITH SECTION 714.5.1 OR TO PREVENT THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE SHALL NOT EXCEED 100 SQUARE INCHES (64 500 MM2) IN ANY 100 SQUARE FEET (9.3 M2) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.
CEILING MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR HORIZONTAL ASSEMBLIES BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (10 323 MM2) IN AREA, PROVIDED THAT THE AGGREGATE AREA OF SUCH PENETRATIONS DOES NOT EXCEED 100 SQUARE INCHES (44 500 MM2) IN ANY 100 SQUARE FEET (9.29 M2) OF CEILING AREA, AND THE ANNULAR SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX DOES NOT EXCEED 1/8 INCH (3.2 MM).
MEMBRANE PENETRATIONS BY ELECTRICAL BOXES OF ANY SIZE OR TYPE, THAT HAVE BEEN LISTED AS PART OF AN OPENING PROTECTIVE MATERIAL SYSTEM FOR USE IN HORIZONTAL ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL, PROVIDED THAT SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.2 MM) UNLESS LISTED OTHERWISE.
THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER, PROVIDED THAT IT IS COVERED BY A METAL ESCUTCHEON PLATE.
NONCOMBUSTIBLE ITEMS THAT ARE CAST INTO CONCRETE BUILDING ELEMENTS AND THAT DO NOT PENETRATE BOTH TOP AND BOTTOM SURFACES OF THE ELEMENT.
THE CEILING MEMBRANE OF 1- AND 2-HOUR FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES IS PERMITTED TO BE INTERRUPTED WITH THE DOUBLE WOOD TOP PLATE OF A WALL ASSEMBLY THAT IS SHEATHED WITH TYPE X GYPSUM WALLBOARD, PROVIDED THAT ALL PENETRATING ITEMS THROUGH THE DOUBLE TOP PLATES ARE PROTECTED IN ACCORDANCE WITH SECTION 714.5.1.1 OR 714.5.1.2 AND THE CEILING MEMBRANE IS TIGHT TO THE TOP PLATES.
CEILING MEMBRANE PENETRATIONS BY LISTED LUMINAIRES (LIGHT FIXTURES) OR BY LUMINAIRES PROTECTED WITH LISTED MATERIALS, WHICH HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.

PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ARCHITECTURAL DETAILS

DATE: 01/26/22
REVISED:

SHEET NO.: A5.1

PROJECT NO.: 20-012

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
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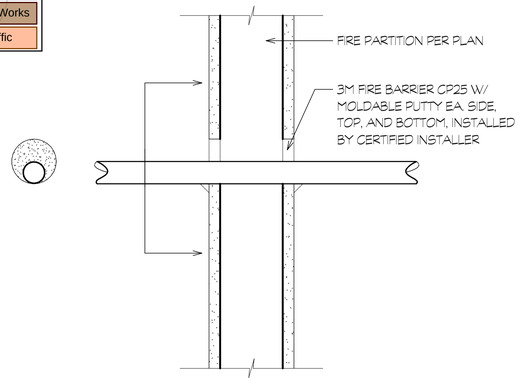
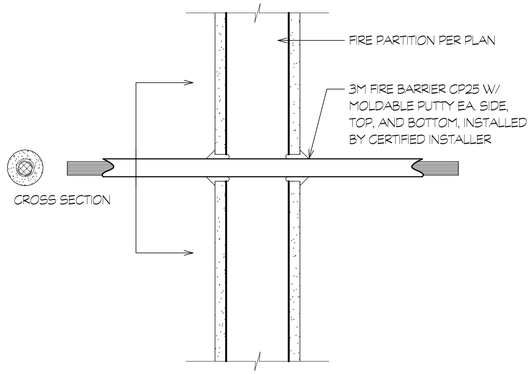
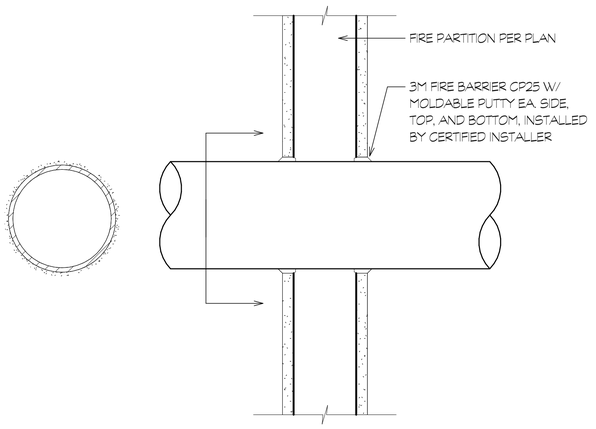


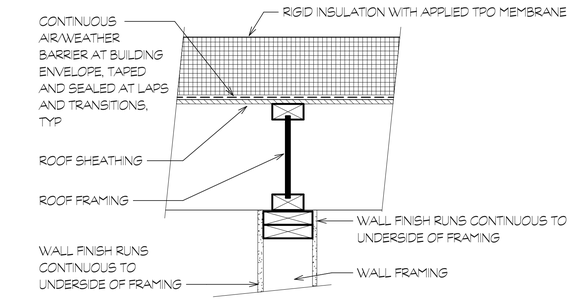
1 A5.2 PVC/NON-METALLIC CONDUIT PENETRATION
SCALE: 3" = 1'-0"



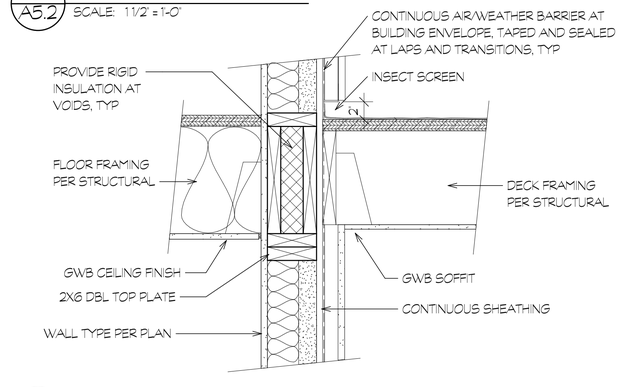
4 A5.2 INDIVIDUAL CABLE PENETRATION
SCALE: 3" = 1'-0"



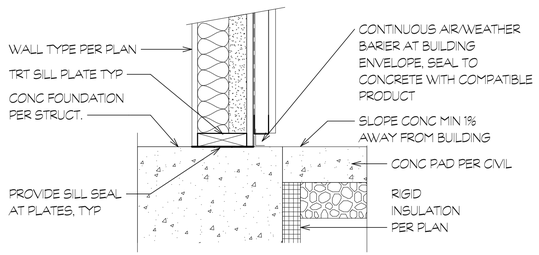
8 A5.2 METAL PIPE/CONDUIT PENETRATION
SCALE: 3" = 1'-0"



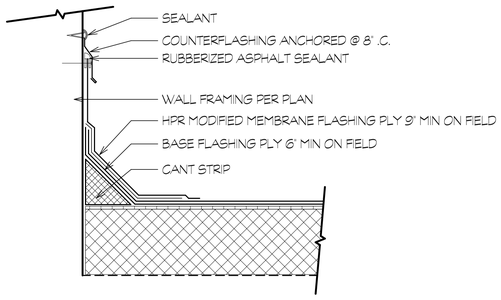
2 A5.2 AIR BARRIER @ ROOF
SCALE: 1 1/2" = 1'-0"



5 A5.2 AIR BARRIER @ FLOOR FRAMING
SCALE: 1 1/2" = 1'-0"



6 A5.2 AIR BARRIER @ GRADE
SCALE: 1 1/2" = 1'-0"



9 A5.2 REGLET MOUNTED FLASHING
SCALE: 3" = 1'-0"

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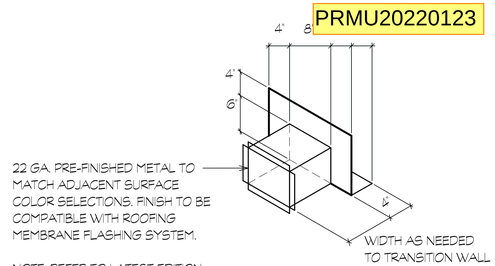
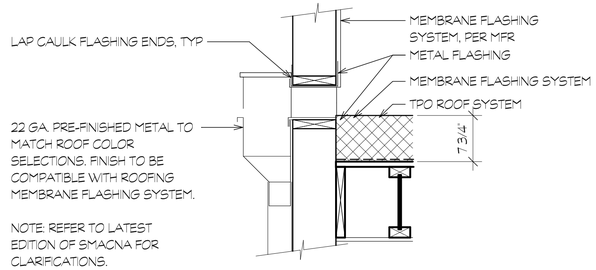
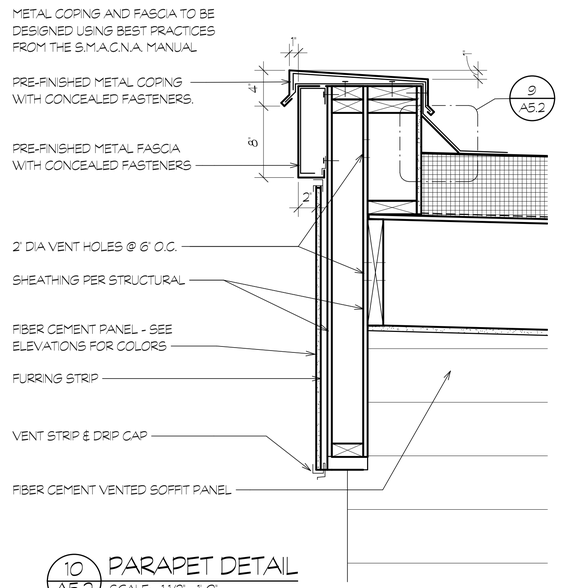


3 A5.2 THRU WALL SCUPPER
SCALE: 1" = 1'-0"



7 A5.2 SCUPPER SECTION
SCALE: 1" = 1'-0"



10 A5.2 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"

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

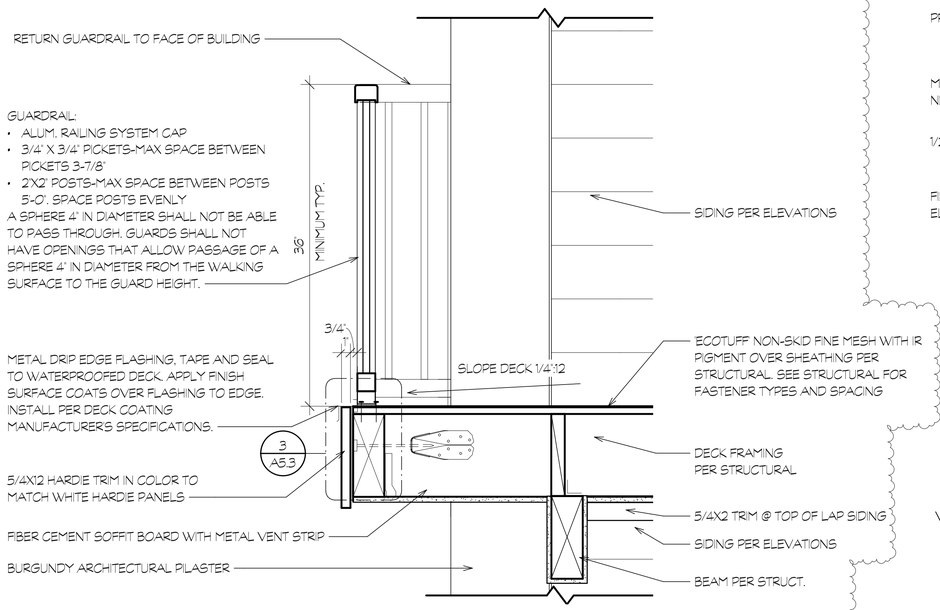
PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

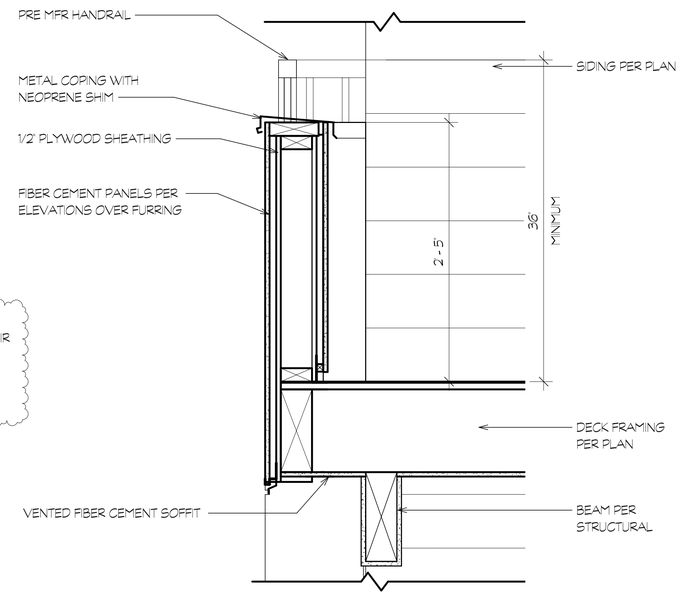
DRAWING TITLE: ARCHITECTURAL DETAILS

DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A5.2

PROJECT NO.: 20-012



1 A5.3 DECK PILASTER DETAIL - 2ND FLOOR
SCALE: 1 1/2" = 1'-0"



2 A5.3 DECK PILASTER DETAIL - 3RD FLOOR
SCALE: 1 1/2" = 1'-0"

City of Puyallup
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ISSUED PERMIT

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Engineering	Public Works
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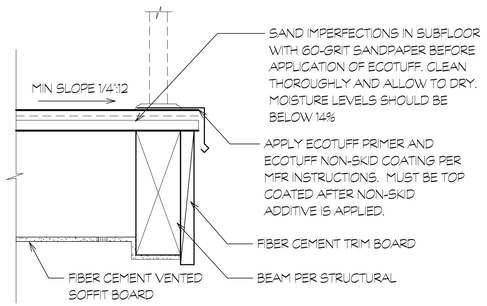
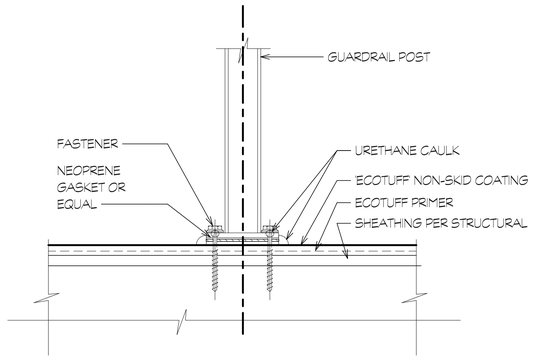
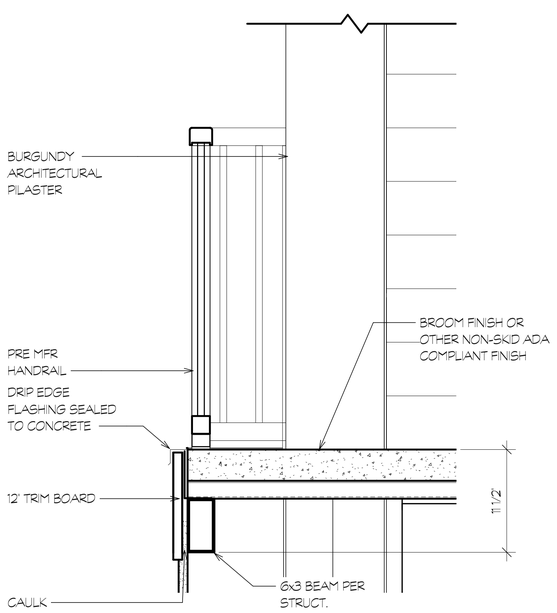


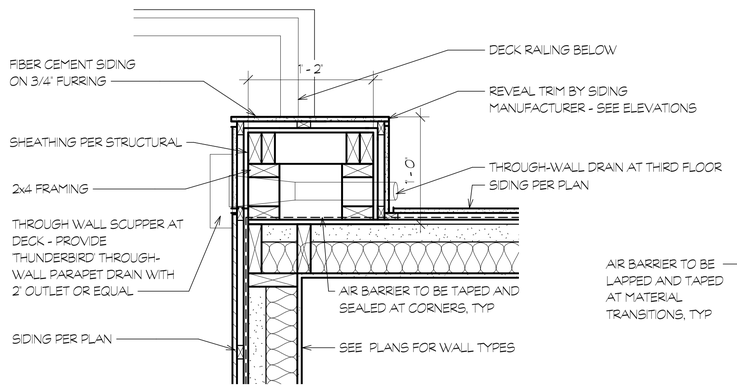
3 A5.3 DECK DETAIL OUTSIDE PERIMETER
SCALE: 3" = 1'-0"



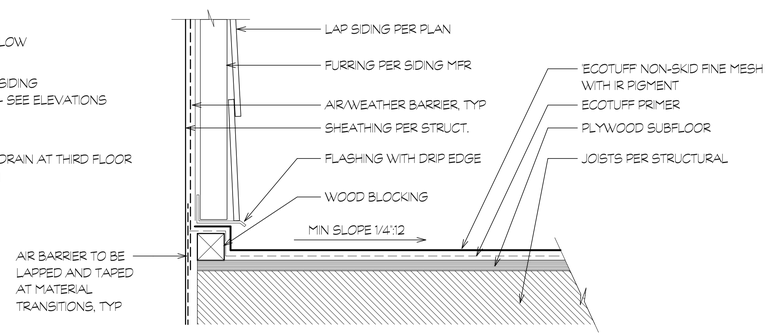
4 A5.3 ECOTUFF TO GUARDRAIL
SCALE: 3" = 1'-0"



5 A5.3 DECK PILASTER DETAIL - 1ST FLOOR
SCALE: 1 1/2" = 1'-0"



6 A5.3 DECK PILASTER
SCALE: 1 1/2" = 1'-0"



CONTRACTOR NOTE:
INSTALL ECOTUFF COATING PER MANUFACTURERS SPECIFICATIONS.
FOR ECOTUFF PRODUCT INFORMATION, VISIT WWW.ECOSAFETYPRODUCTS.COM

7 A5.3 DECK DETAIL INSIDE PERIMETER
SCALE: 3" = 1'-0"

1 REV 06-29-22

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PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ARCHITECTURAL DETAILS

DATE: 01/26/22
REVISED: 06-29-22
SHEET NO.: A5.3

PROJECT NO.: 20-012

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City of Puyallup
Development & Permitting Services
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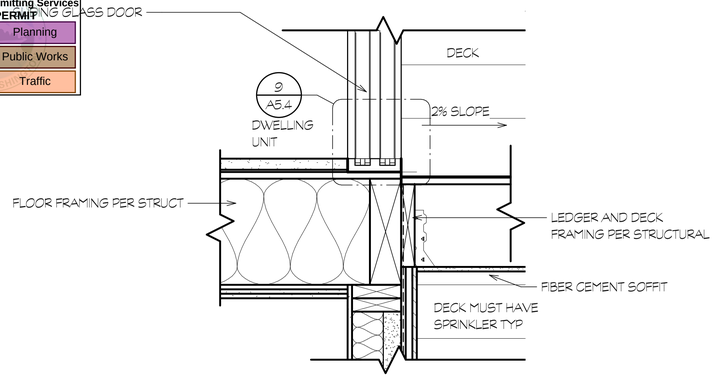
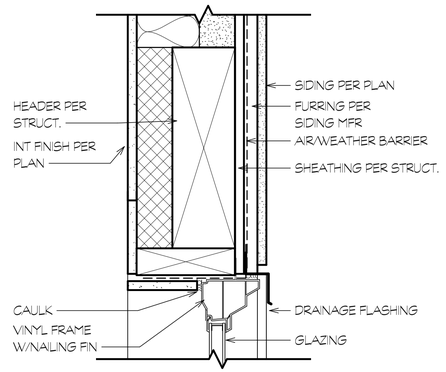
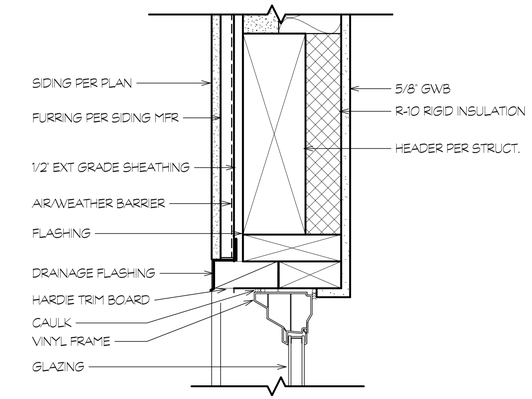


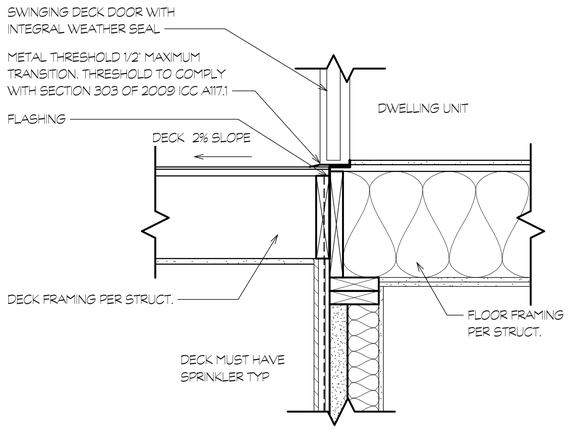
1 A5.4 SLIDING DOOR THRESHOLD
SCALE: 1 1/2" = 1'-0"



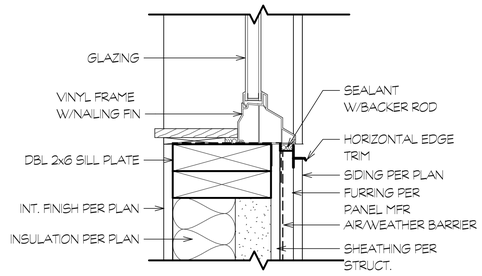
2 A5.4 TYPICAL WINDOW HEADER
SCALE: 3" = 1'-0"



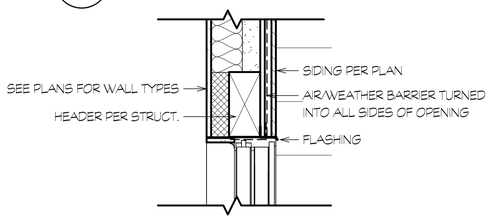
3 A5.4 WINDOW HEADER @ RECESSED WALLS
SCALE: 3" = 1'-0"



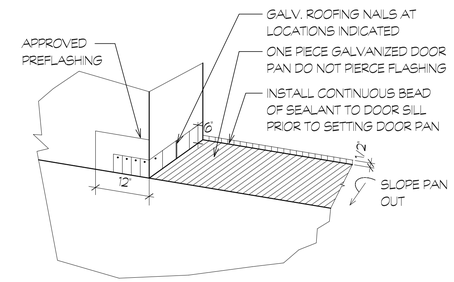
4 A5.4 SWING DOOR THRESHOLD
SCALE: 1 1/2" = 1'-0"



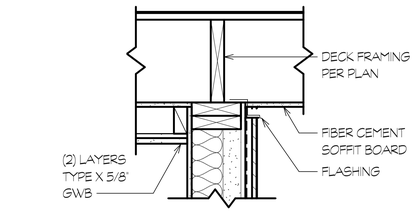
5 A5.4 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



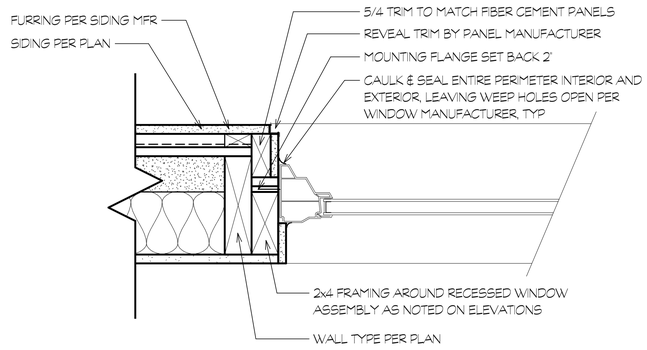
6 A5.4 TYPICAL EXTERIOR DOOR HEADER
SCALE: 1 1/2" = 1'-0"



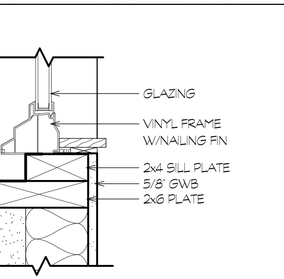
9 A5.4 FLUSH DOOR AT JAMB
SCALE: 3/4" = 1'-0"



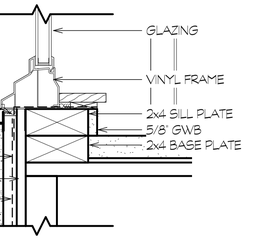
10 A5.4 LOBBY WALL TO DECK DETAIL
SCALE: 1 1/2" = 1'-0"



11 A5.4 JAMBS @ RECESSED WALLS
SCALE: 3" = 1'-0"



8 A5.4 WINDOW SILL @ RECESSED WALLS - FIRST FLOOR
SCALE: 3" = 1'-0"



7 A5.4 WINDOW SILL @ RECESSED WALLS - MIDDLE FLOORS
SCALE: 3" = 1'-0"

JAMES GUERRERO
REGISTERED ARCHITECT
STATE OF WASHINGTON

1 REV 06-29-22

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Phone: (253) 581-6000
Website: www.jgarch.net
James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: ARCHITECTURAL DETAILS

PERMIT REVIEW SET

DATE 01/26/22
REVISED 06-29-22
SHEET NO. A5.4
PROJECT NO. 20-012

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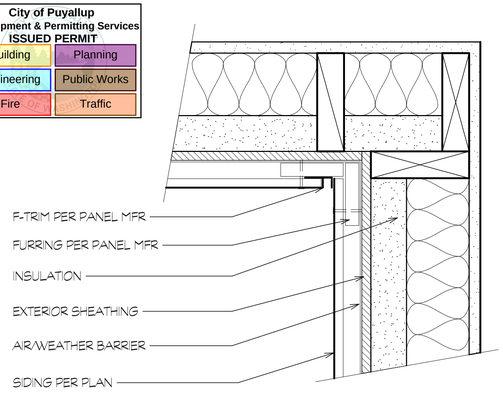
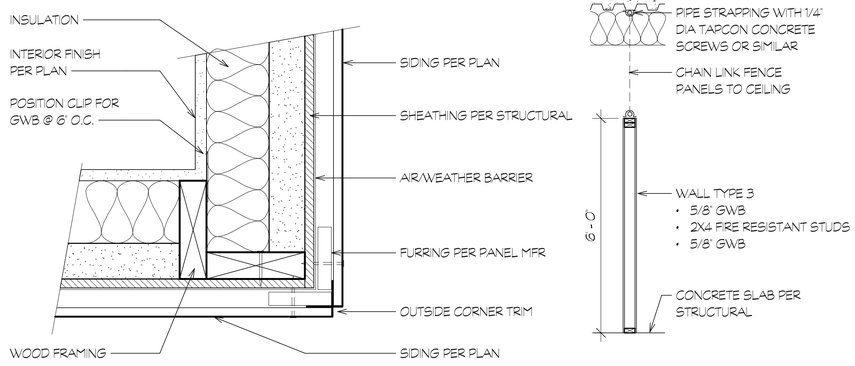
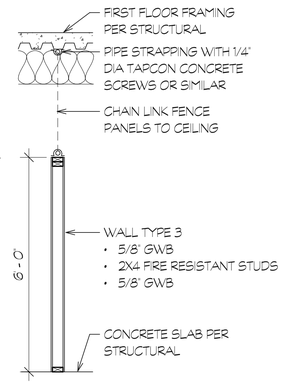
City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building | Planning
Engineering | Public Works
Fire | Traffic



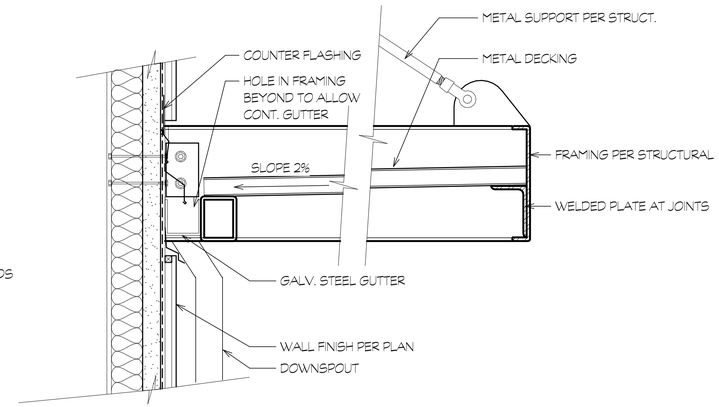
PLAN DETAIL @ INSIDE CORNER



PLAN DETAIL @ OUTSIDE CORNER
FOR CALLOUTS IN COMMON
SEE PLAN DETAIL @ INSIDE CORNER



12 / A5.5 WALL TYPE 3 - STORAGE
SCALE: 1 1/2" = 1'-0"



2 / A5.5 ENTRY CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"

1 / A5.5 SIDING AT CORNERS
SCALE: 3" = 1'-0"

3 / A5.5 FIBER CEMENT PANEL REVEAL HORIZ.
SCALE: 3" = 1'-0"

4 / A5.5 FIBER CEMENT PANEL REVEAL VERT.
SCALE: 3" = 1'-0"

5 / A5.5 WASTE PENETRATION
SCALE: 3" = 1'-0"

6 / A5.5 WALL @ ENTRY OVERHANG
SCALE: 1 1/2" = 1'-0"

7 / A5.5 ENTRY DOOR HEADER
SCALE: 1 1/2" = 1'-0"

8 / A5.5 FIBER PANEL REVEAL @ PARAPET
SCALE: 3" = 1'-0"

9 / A5.5 FIBER PANEL REVEAL @ WALL BOTTOM
SCALE: 3" = 1'-0"

11 / A5.5 FLASHING AT INSULATION
SCALE: 1 1/2" = 1'-0"

10 / A5.5 ENTRY DOOR THRESHOLD
SCALE: 1 1/2" = 1'-0"

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PROJECT NO. 20-012

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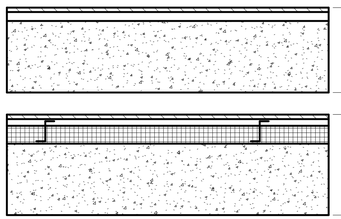
WALL ASSEMBLIES

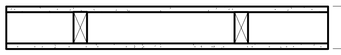
WALL WIDTHS ARE APPROXIMATE



WALL TYPE 1 - CONCRETE RETENTION WALL W/LAP SIDING
- LAP SIDING
- FURRING PER SIDING MFR
- WATERPROOFING LAYER
- CONCRETE PER STRUCTURAL

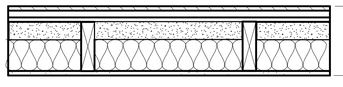
1

WALL TYPE 2 - CONCRETE WALL W/INSULATION OUTSIDE - 2-HR RATED
- LAP SIDING ABOVE GRADE/DRAINBOARD BELOW GRADE - 0.5'
- 3/4" AIR GAP AT OUTDOOR FACING SURFACES; TEXTURED DRAINAGE WRAP OK AT GARAGE INTERIOR
- STAND-OFF CLIPS @ 24" O.C.
- 2" EPS INSULATION PROVIDING R-9.5 ci, TAPED AND SEALED TO SERVE AS AIR BARRIER
- WATERPROOFING LAYER
- CONCRETE PER STRUCTURAL - 8" 4,000 PSI CONCRETE WEIGHING AT LEAST 35 LBS/SF OF WALL SURFACE AREA



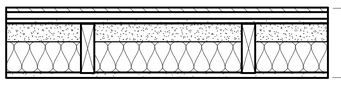
WALL TYPE 3 - STORAGE PARTITION
UP TO 6 FEET TALL:
- 5/8" GWB
- 2X4 FIRE RESISTANT STUDS
- 5/8" GWB

6 FEET TO CEILING:
- CHAIN LINK FENCE PANELS

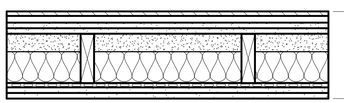


1

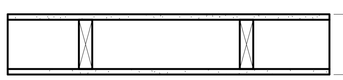
WALL TYPE 4 - LAP SIDING
- LAP SIDING
- 3/4" FURRING
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- 2" SPRAY FOAM INSULATION = R-10 MIN.
- R-15 BATT INSULATION
- 1/2" GWB



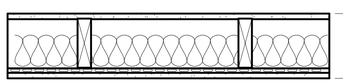
WALL TYPE 5- LAP SIDING
- LAP SIDING
- 3/4" FURRING
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 FIRE-RETARDANT TREATED STUDS @ 16" O.C.
- 2" CLOSED CELL FOAM INSULATION = R-10 MIN
- 3 1/2" BATT INSULATION = R-15 MIN
- 5/8" GWB



WALL TYPE 6 - GA FILE NO. WP 8415 LAP SIDING @ STAIRWELL - 2 HR RATED
- LAP SIDING
- 3/4" FURRING
- WEATHER BARRIER
- 5/8" TYPE X GWB
- SHEATHING PER STRUCTURAL
- 2X6 FIRE RETARDANT TREATED STUDS @ 16" O.C.
- 2" CLOSED CELL FOAM INSULATION = R-10 MIN
- 3 1/2" BATT INSULATION = R-15 MIN
- 1/2" CEMCO RESILIENT CHANNEL
- 5/8" TYPE X GWB
- 5/8" TYPE X GWB

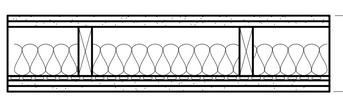


WALL TYPE 7 - MODIFIED GA FILE NO. WP 3243- 1 HR RATED, NO STC RATING
- 5/8" GWB
- 2X6 FIRE-RETARDANT TREATED STUDS @ 16" O.C.
- 5/8" GWB



CORRIDOR SIDE

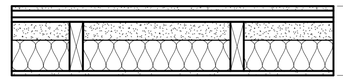
WALL TYPE 8 - GA FILE NO. WP 3243 - 1 HR RATED, STC 50
- 5/8" GWB
- 2X6 STUDS @ 16" O.C.
- SOUND BATT INSULATION
- 1/2" RESILIENT CHANNEL
- 5/8" GWB



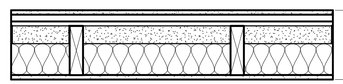
UTILITY SHAFT SIDE

WALL TYPE 9 - GA FILE NO. WP 3825 - 2 HR RATED, STC 50
- 5/8" GWB
- 5/8" GWB
- 2X6 STUDS @ 16" O.C. (FIRE-RETARDANT TREATED STUDS @ LOWER LEVEL)
- SOUND BATT INSULATION
- 1/2" RESILIENT CHANNEL
- 5/8" GWB
- 5/8" GWB

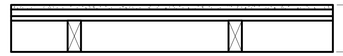
WALL TYPE 10 - GA FILE NO. WP 3660 - 1 HR RATED
- 5/8" TYPE X GWB
- 2X6 FIRE RETARDANT TREATED STUDS @ 16" O.C.
- 5/8" TYPE X GWB



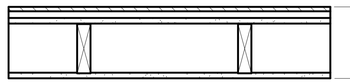
WALL TYPE 11 - FIBER CEMENT PANEL - WHITE
- FIBER CEMENT PANEL - NATURAL, THRU-COLOR - CLEAR SEALER
- FURRING PER PANEL MFR
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- 2" CLOSED CELL FOAM INSULATION = R-10 MIN
- 3 1/2" BATT INSULATION = R-15 MIN
- 1/2" GWB



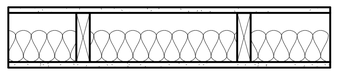
WALL TYPE 12 - FIBER CEMENT PANEL - GREY
- FIBER CEMENT PANEL - GREY
- FURRING PER PANEL MFR
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- 2" CLOSED CELL FOAM INSULATION = R-10 MIN
- 3 1/2" BATT INSULATION = R-15 MIN
- 1/2" GWB



WALL TYPE 13 - FIBER CEMENT PANEL - BURGUNDY
- FIBER CEMENT PANEL - BURGUNDY
- FURRING PER PANEL MFR
- WEATHER BARRIER
- 1/2" EXT GRADE PLYWOOD
- 2X4 STUDS @ 16" O.C.

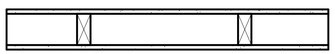


WALL TYPE 14 - GA FILE NO. WP 8105 - 1 HR RATED
- LAP SIDING
- FURRING PER PANEL MFR
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- 5/8" TYPE X GWB



WALL TYPE 15 - GA FILE NO. WP 3246 - 1 HR RATED
- 5/8" TYPE X GWB
- 2X6 STUDS @ 16" O.C.
- 3 1/2" SOUND BATT INSULATION
- 5/8" TYPE X GYPSUM PANEL SILENT FX

WALL TYPE 16 - GA FILE NO. WP 3370
- LAP SIDING
- FURRING PER PANEL MFR
- WEATHER BARRIER
- SHEATHING PER STRUCTURAL
- 2X6 STUDS @ 16" O.C.
- SHEATHING PER STRUCTURAL
- WEATHER BARRIER
- FURRING PER PANEL MFR
- LAP SIDING

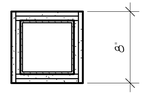


WALL TYPE 17 - TYPICAL INTERIOR WALL
- 1/2" GWB
- 2X4 STUDS @ 16" O.C.
- 1/2" GWB

WALL TYPE 18 - INTERIOR PLUMBING WALL
- 1/2" GWB
- 2X6 STUDS @ 16" O.C.
- 1/2" GWB

COLUMN ASSEMBLIES

1



COLUMN TYPE 1 - GA FILE NO. CM 1450 - 1 HOUR FIRE
GYPSUM WALLBOARD, STEEL COLUMN COVER

BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED AROUND TS4x4x0.188 TUBE STEEL COLUMN AND HELD IN PLACE WHT PAPER MASKING TAPE. **SECOND** LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED AROUND COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE. **FACE** LAYER EITHER NO. 24 MSG GALVANIZED STEEL COLUMN COVER CONSISTING OF TWO L-SHAPED SECTIONS WITH SNAP-LOCK SHEET STEEL JOINTS OR NO 22 MSG GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8x1/2" SHEET METAL SCREWS 12" O.C.

City of Puyallup
Development & Permitting Services
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Building	Planning
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Fire	Traffic

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

1 REV 06-29-22

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: WALL TYPES

PERMIT REVIEW SET

DATE: 01/26/22
REVISED: 06-29-22

SHEET NO.: A6.1

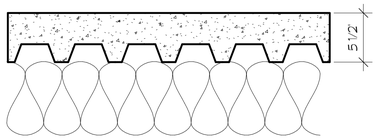
PROJECT NO.: 20-012

PRMU20220123

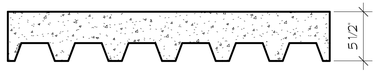
FLOOR ASSEMBLIES

REFERENCES: 21ST EDITION GA-600-2015 FIRE RESISTANCE DESIGN MANUAL
2018 IBC, TABLE 721.1(3)

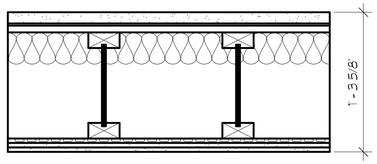
FLOOR ASSEMBLY DEPTHS ARE APPROXIMATE



1ST FLOOR
TABLE 721.1(3) 1-1.1 1 HOUR FIRE RESISTANCE
STEEL DECK W/ 3 1/2" NWT CONCRETE (5 1/2" TOTAL THICKNESS) PER STRUCTURAL
1 HOUR FIRE-RESISTANT SPRAY ON DECK AND STEEL BEAMS
R-30 BATT INSULATION WITH PROTECTIVE FACING HAVING FLAME SPREAD INDEX OF LESS THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PINNED TO DECK



1ST FLOOR DECKS
STEEL DECK W/3 1/2" NWT CONC TOPPING (5 1/2" TOTAL THICKNESS) PER STRUCTURAL

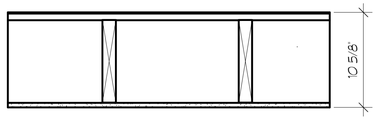


2ND & 3RD FLOOR
1 HOUR FIRE, 60-64 STC
GA FILE NO. FC 5011

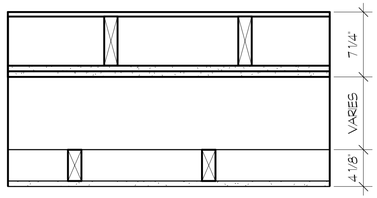
BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM PANEL OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S SCREWS 16" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I JOISTS SPACED AT A MAXIMUM OF 19" O.C. WITH 1 1/4" TYPE S 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 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 BOARD. WOOD I JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING (1 1/4" USED) APPLIED OVER SUBFLOOR.

STC RATED WITH I-JOISTS SPACED 24" O.C., 3 1/2" GLASS FIBER INSULATION IN JOIST SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING (1 1/4" USED) POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 64 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO FLOOR; STC 66 WHEN TESTED WITH CERAMIC TILE APPLIED TO FLOOR)

PROPRIETARY GYPSUM COMPONENTS:
UNITED STATES GYPSUM COMPANY
- 1/2" SHEETROCK BRAND FIRECODE C GYPSUM PANELS
- LEVELROCK BRAND FLOOR UNDERLAYMENT



2ND & 3RD FLOOR DECKS
ECOTUFF NON-SKID FINE MESH WITH IR
PIGMENT OVER ECOTUFF PRIMER
SHEATHING PER STRUCTURAL
JOISTS PER STRUCTURAL
FIBER CEMENT SOFFIT

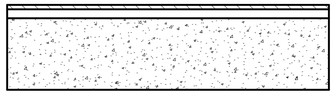


CORRIDOR FLOOR
2018 IBC TABLE 721.1(3)21 - 1 HOUR RATED
21. WOOD JOISTS, WOOD I-JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8D NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL BE NOT LESS THAN NOMINAL 1/2" NOR LESS THAN REQUIRED BY CHAPTER 23.

SHEATHING PER STRUCTURAL
2X6 JOISTS
BASE LAYER 5/8" TYPE X GYPSUM WALL-BOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 11/4" TYPE S OR TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 17/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C
GAP PER HVAC
2X4 DROPPED CEILING
5/8" GWB

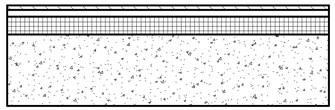
FIRE RATED WALL ASSEMBLIES

REFERENCES:
21ST EDITION GA-600-2015 FIRE RESISTANCE DESIGN MANUAL 2018 IBC, TABLE 721.1(3)
GENERAL EXPLANATORY NOTES
18. GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD-STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NONLOADOBEARING SYSTEM, INDICATED STUD SPACINGS ARE MAXIMUMS. HEAVIER GAGE STUDS OR CLOSER STUD SPACING MAY REDUCE THE STC. GREATER STUD DEPTH MAY IMPROVE THE STC.
2018 IBC TABLE 721.1(2)



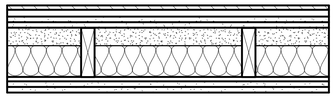
WALL TYPE 1 - CONCRETE RETAINING WALL W/LAP SIDING - 2 HR RATED

IBC TABLE 721.1(2),4 RATED FIRE RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS - SOLID CONCRETE
MINIMUM FINISHED THICKNESS FACE-TO-FACE - 5.0"

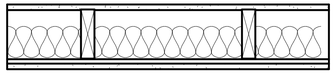


WALL TYPE 2 - CONCRETE WALL W/INSULATION OUTSIDE - 2 HR RATED

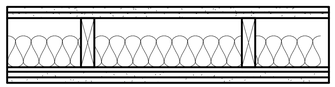
IBC TABLE 721.1(2),4 RATED FIRE RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS - SOLID CONCRETE
MINIMUM FINISHED THICKNESS FACE-TO-FACE - 5.0"



WALL TYPE 6 - GA FILE NO. WP 8415 - 2 HR RATED
EXTERIOR SIDE:
BASE LAYER 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL OR AT RIGHT ANGLES TO 2 X 4 WOOD STUDS 24" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C. **FACE** LAYER 5/8" TYPE X GYPSUM SHEATHING APPLIED AT RIGHT ANGLED TO STUDS WITH 8d COATED NAILS, 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C. EXTERIOR CLADDING ATTACHED THROUGH SHEATHING TO STUDS.
INTERIOR SIDE:
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C. **FACE** LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 8d COATED NAILS, 2 3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.
JOINTS STAGGERED 24" EACH LAYER AND SIDE. (LOAD BEARING)

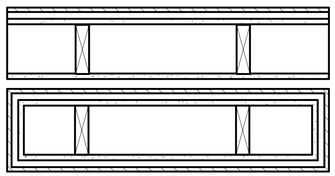


WALL TYPE 8 - GA FILE NO. WP 3243 - 1 HR RATED, STC 50
RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.
OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.
VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD BEARING)

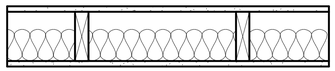


WALL TYPE 9 - GA FILE NO. WP 3825 - 2 HR RATED, STC 50
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE W DRYWALL SCREWS 8" O.C. **FACE** LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE WITH 2" TYPE W DRYWALL SCREWS 8" O.C.
JOINTS STAGGERED 24" EACH LAYER EACH SIDE. SOUND TESTED WITH RESILIENT CHANNELS 24" O.C. ON ONE SIDE AND 3 1/2" GLASS FIBER INSULATION IN THE STUD CAVITY. (LOAD BEARING)
PROPRIETARY GYPSUM WALLBOARD: AMERICANGYPSUM COMPANY LLC, 5/8" FIREBLOC TYPE X GYPSUM BOARD

WALL TYPE 10 - GA FILE NO. WP 3660 - 1-HR RATED
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 X 6 WOOD STUDS 16" O.C. WITH 2 1/4" TYPE S OR W DRYWALL SCREWS 7" O.C.
VERTICAL JOINTS STAGGERED 16" O.C., HORIZONTAL JOINTS STAGGERED 24" O.C., ON OPPOSITE SIDES.
TESTED AT 5,156 LBS PER STUD OR 100 PERCENT OF DESIGN LOAD. (LOAD-BEARING)



WALL TYPE 14 AND 16 - GA FILE NO. WP 8105 - 1 HR RATED
EXTERIOR SIDE:
ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 4 WOOD STUDS 24" O.C. WITH 1 3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" 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 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD BEARING)



WALL TYPE 15 - GA FILE NO. WP 3246 - 1 HR RATED
ONE LAYER PROPRIETARY GYPSUM BOARD APPLIED PARALLEL TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7" O.C.
OPPOSITE SIDE: ONE LAYER 5/8" PROPRIETARY GYPSUM PANEL PRODUCT APPLIED PARALLEL TO STUDS WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.
JOINTS STAGGERED 24" ON OPPOSITE SIDES. SOUND TESTED WITH SCREWS 12" O.C. AND 3 1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD SPACE. (LOAD BEARING)
PROPRIETARY GYPSUM PANEL PRODUCT: CERTAINTEED GYPSUM INC., 5/8" CERTAINTEED TYPE X GYPSUM BOARD 5/8" SILENTFX

REGISTERED ARCHITECT
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STATE OF WASHINGTON
5510

7520 Bridgeport Way West
Lakewood, WA 98499
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Website: www.jgarch.net
James Guerrero Architects, INC.

1 REV 06-29-22

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: FLOOR ASSEMBLIES

PERMIT REVIEW SET
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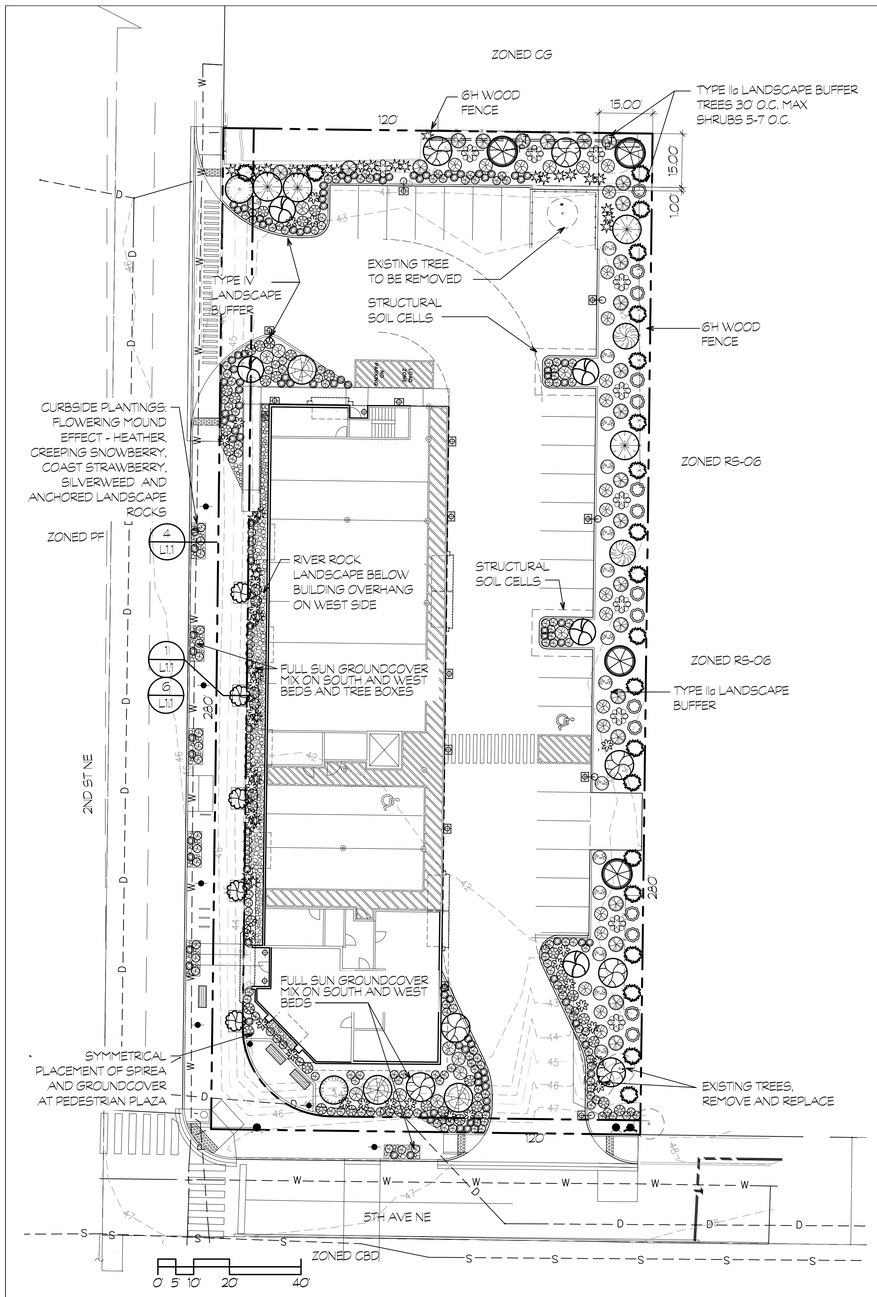
SHEET NO. A6.2
PROJECT NO. 20-012



1 / L1.0 PRELIMINARY LANDSCAPE PLAN

1" = 20'

NOTE: SITE PLAN NOT FROM SURVEY

PLAN NORTH

PLANT LIST

EVERGREEN TREES

- PSEUDOTSUGA MENZIESII, DOUGLAS FIR
- TSUGA MERTENSIANA, MOUNTAIN HEMLOCK
  CLASS I OVERHEAD STREET TREE
- PINUS CONTORTA, SHORE PINE
  CLASS I OVERHEAD STREET TREE
- PICEA PUNGENS 'FASTIGIATA', COLUMNAR BLUE SPRUCE
  CLASS II NARROW STREET TREE

DECIDUOUS TREES

- PARROTIA PERSICA, PERSIAN PARROTIA
  CLASS III STREET TREE PER CITY VEGETATION MANAGEMENT STANDARDS
- ACER DOUGLASII, DOUGLAS MAPLE
- FAGUS SYLVATICA 'FASTIGIATA'
- QUERCUS GARRYANA, GARRY OAK

EVERGREEN SHRUBS

- MAHONIA AQUIFOLIUM, TALL OREGON GRAPE
- MAHONIA REPENS, LOW OREGON GRAPE
  OR ERICA CARNEA, WINTER HEATH
- MYRICA CALIFORNICA, CALIFORNIA WAX MYRTLE
- ARBUTUS UNEDO 'COMPACTA', DWARF STRAWBERRY TREE
- PINUS MUGO, MUGO PINE
- CHOISYA TERNATA, MEXICAN ORANGE

DECIDUOUS SHRUBS

- OEMERIA CERASIFORMIS, OSO BERRY
- VIBURNAM ELLIPTICUM, OREGON VIBURNUM
  MAY SUBSTITUTE VIBURNUM EDULE
- RIBES SANGUINEUM, RED FLOWERING CURRANT
- SYMPHORICARPOS MOLLIS, CREEPING SNOWBERRY
- SPIREA DENSIFLORA, SUBALPINE SPIREA
  OR CISTUS, ROCKROSE OR POTENTILLA FRUTICOSA

GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URSI, KINNICKINNICK,
TYPICAL THROUGHOUT UNLESS NOTED OTHERWISE

FULL SUN GROUNDCOVER MIX
GROUP IN DRIFTS
FRAGARIA CHILOENSIS, COAST STRAWBERRY
POTENTILLA ANSERINA, SILVERWEED
FESTUCA IDAHOENSIS, BLUE FESCUE

LANDSCAPE BUFFERS

TYPE IIa BUFFER, VISUAL SCREEN

1. SINGLE ROW OF TREES, 50/50 EVERGREEN AND DECIDUOUS NO MORE THAN 30' O.C.
2. SHRUBS 50% DECIDUOUS/50% EVERGREEN PLANTED 5-7 O.C.
3. GROUNDCOVER PLANTED 18'-36' O.C. TURF GRASS NOT ALLOWED
4. FOLIAGE TO PROVIDE 75% VISUAL SEPARATION UP TO A HEIGHT OF 4.5 ABOVE GRADE WITHIN THREE YEARS

TYPE IV BUFFER, PARKING LOT LANDSCAPING

1. ONE CLASS III OR CLASS IV STREET TREE PER PERIMETER ISLAND
2. SEE LANDSCAPING NOTES FOR ADDITIONAL INFORMATION

LANDSCAPING NOTES

SEE ALSO CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS

1. ALL PLANTS INSTALLED SHALL BE OF THE TYPE AND SIZE SHOWN ON THE APPROVED LANDSCAPE PLAN.
2. PLANTS SHALL BE FREE OF SCARS, BRUISES, BREAKS TO MAJOR BRANCHES AND WEEDS.
3. TREES SHALL HAVE A DOMINANT CENTRAL LEADER AND BALANCED GROWTH AT THE TIME OF PLANTING.
4. PLANTS SHALL BE IN GOOD HEALTH.

REQUIRED SIZES AT TIME OF PLANTING

1. DECIDUOUS TREES SHALL BE AT LEAST 1" CALIPER.
2. EVERGREEN TREES SHALL BE AT LEAST 6' TALL.
3. SHRUBS SHALL BE AT LEAST 2 GALLON SIZE.
4. GROUNDCOVERS SHALL BE 1 GALLON SIZE.

PROVIDE GROUNDCOVER, SHRUBS AND TREES IN THE AMOUNTS AND SPACING REQUIRED BY THE CITY OF PUYALLUP IN THE LANDSCAPING NOTES. ILLUSTRATED PLANT SPACING IS SCHEMATIC, TYPICAL ALL PLANTING AREAS.

Type IV PARKING LOT LANDSCAPING

- Underground utilities shall not be designed to cross below any perimeter or internal island in a manor which would prohibit or off-set the required tree planting(s). crossings of underground utility lines through connector landscaping strips shall be minimized to angled or perpendicular crossings and shall not follow the path of the landscaping strip. Such utility crossings shall also be offset as to avoid displacing required trees.
- Internal parking lot lighting poles and fixtures shall be located to minimize future conflicts with parking lot trees - parking lot lights shall be placed 20' from any parking lot tree required under the type IV standard. Other aboveground civil utilities (e.g. fire department connections, hydrants, etc.) shall only be placed into parking lot islands when required for life-safety purposes.
- No parking space shall be placed further than 50 feet from a tree.

- All landscaping strips and islands internal to the site's paved areas/parking lots shall be designed and installed using a minimum of 1.5 (18') of top soil depth; Subsoils below the topsoil layer shall be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers.

- All landscaping islands and connector strips shall be designed using either evergreen and deciduous shrub masses spacing at tight on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas. A 18" striped buffer area between the edge of the parking stall and any internal or perimeter landscaping island curbing shall be provided to allow for adequate door swing area. All parking stalls abutting landscape islands shall be the standard stall width dimensions (see PMC 20.55.035).

- Irrigation shall be provided in all landscape islands.

LANDSCAPE WORK TO COMPLY WITH CITY OF PUYALLUP ADOPTED VEGETATION MANAGEMENT STANDARDS

8.0 LANDSCAPE INSTALLATION STANDARDS:

8.1. GENERAL INSTALLATION STANDARDS

A. All work shall be performed and completed in a professional manner. All public rights-of-ways shall be cleared of all mud and debris at the completion of every work day. All on-site storage and work areas shall be maintained in a safe and hazard free condition.

B. All final landscape plans shall indicate the method of planting and tree staking when applicable. Staking shall only be used where demonstrated to be necessary. Newly planted trees installed in very loose soil or extremely windy locations shall be staked for one full growing season to minimize tree movement. The tree shall be secured to the stakes with a loose attachment that will allow the tree to grow without injury. The stake will placed in such a manner that there will be no limb or bark damage. The stake shall not penetrate the root ball and be place on the lee side of the prevailing winds. All stakes and attachment material will be removed by the contractor or property owner at the completion of the first full growing season.

C. In parking areas, trees and shrubs shall be planted at least two and one-half feet from the inside edge of the curb or wheel stop, where vehicles may overhang planted areas. Ground cover vegetation should be installed on a regular spaced grid pattern including the overhang area.

8.2 SOIL QUALITY AND QUALITY STANDARDS

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution- generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter. Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

All soils in all landscape installations shall conform to the following soil depth and quality requirements. Please refer to appendix 20.9 (DOE BMP T5.13) for further installation guidance:

A. A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible.Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three inch (3") layer of compost tilled into the entire depth.

B. The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total top soil and compost import volumes and specify the top soil and compost source during the final landscape plan review. A top soil delivery ticket(s), invoice(s) or other physical proof that the correct quantity and quality of top soil was delivered shall be provided at the time of final inspection.

8.3 MULCHING

In an effort to minimize water use, reduce costs and use of chemicals for maintenance, all planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface. Four inches of mulch in planting areas shall be maintained through the life of the project. Herbicides shall not be used in the mulch ring area for street trees; see city standard #01.02.07 for street tree mulch application and dimensions.

PROJECT INFORMATION

ZONE: CBD
PARCEL: 7600200051
SITE AREA: 33,600 S.F.
ADDRESS: XXX 2ND ST NE
PROPERTY OWNER: DON HUBER
PO BOX 64160, TACOMA, WA 98465
253-564-6069 DON@SPP-MFG.COM

ARCHITECT/LANDSCAPE DESIGN:
JAMES GUERRERO ARCHITECTS INC.
7520 BRIDGPORT WAY W, LAKEWOOD, WA
253-581-6000
CONTACT: RHENE@JGARCH.NET

LANDSCAPE DESIGNER RHENE JOHNS, CPH

FOR REFERENCE ONLY

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

WA Certified Professional Horticulturist
Rhene Johns
CPH #2571
Through 3-31-2022

REGISTERED LANDSCAPE ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

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

DRAWING TITLE: LANDSCAPE PLAN

DATE 02-23-22
REVISED

SHEET NO. L1.0

PROJECT NO. 20-012

PRMU20220123

WA Certified Professional Horticulturist
Rhena Johns
CPH #2571
Through 3-31-2022

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
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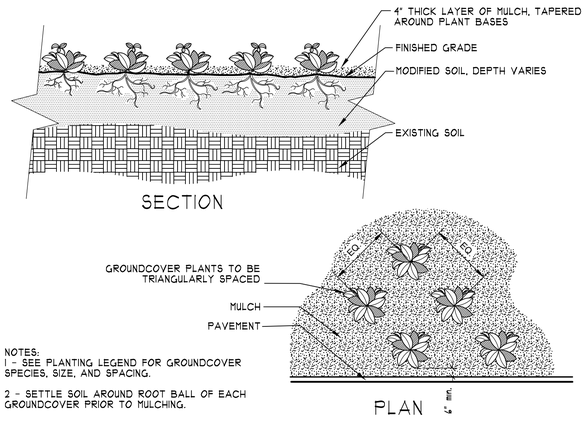
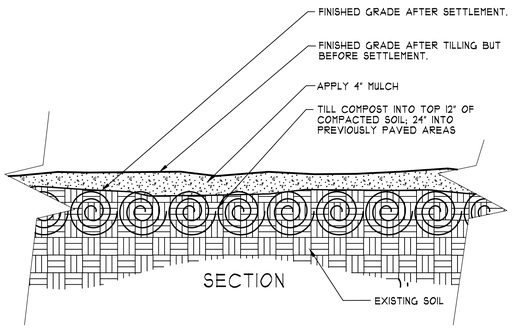


NOTES:
1 - SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.

2 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

1 / L1.1 GROUNDCOVER PLANTING
SCALE: NTS



AMEND NATIVE SOIL WHERE IT HAS BEEN COMPACTED OR DISTURBED. SEE SOIL MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

SOIL AND MULCH SPECIFICATION

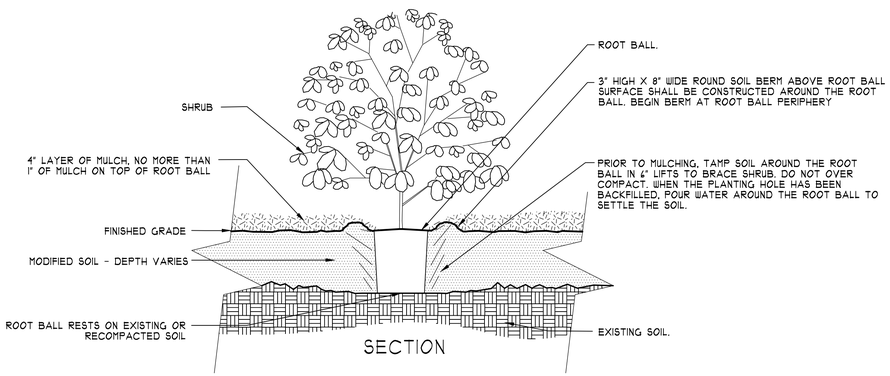
MULCH, COMPOST AND TOPSOIL PRODUCTS TO BE SOURCED FROM SUPPLIERS THAT COMPLY WITH THE FOLLOWING IN COMPOST AND ORGANIC MATERIAL:
WAC 173-350 COMPOSTED MATERIAL
WAC 173-308 BIOSOLIDS MANAGEMENT

TOPSOIL AND COMPOST TO HAVE PH LEVELS BETWEEN 4.5 AND 6.5.

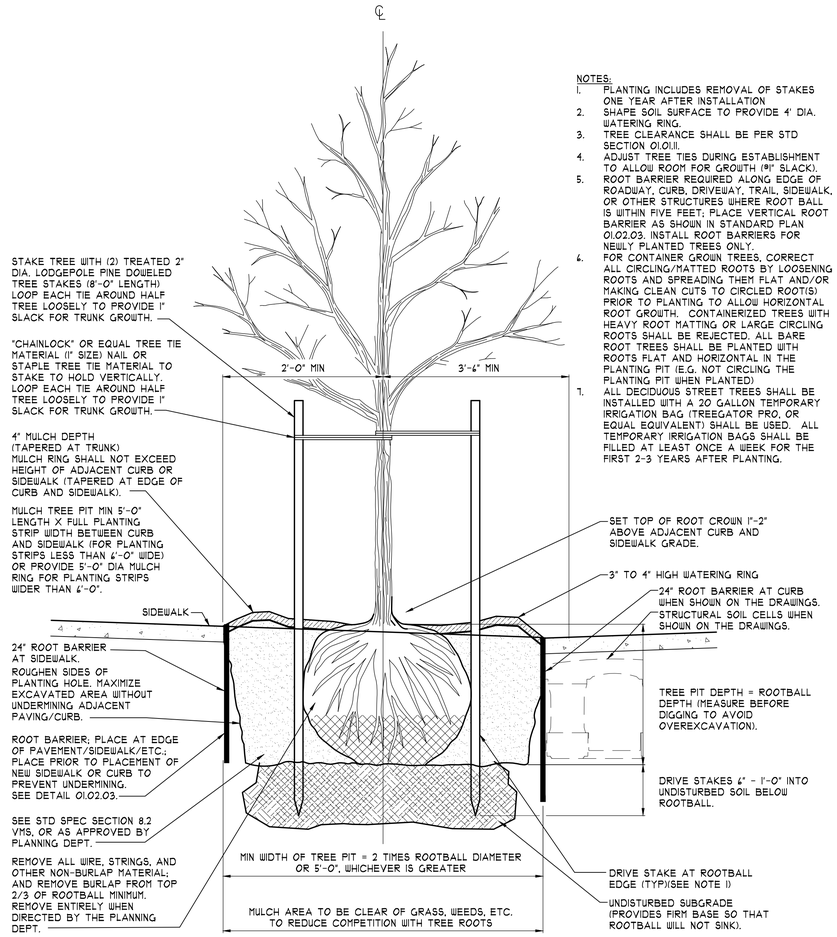
TOPSOIL TO BE "CEDAR GROVE 3-WAY" OR EQUAL.

MULCH TO BE MEDIUM BARK OR LARGER, FREE OF DEBRIS AND CONTAMINANTS.

2 / L1.1 SOIL AMENDMENT
SCALE: NTS



3 / L1.1 SHRUB PLANTING
SCALE: NTS



NOTES:
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA. WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD SECTION 01.01.II.
4. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (1" SLACK).
5. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOT BALL IS WITHIN FIVE FEET; PLACE VERTICAL ROOT BARRIER AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
6. FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOT(S) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATTING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED)
7. ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TREEGATOR PRO, OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.

4 / L1.1 STREET TREE PLANTING IN PLANTING STRIP - CITY STANDARD 01-02-07
SCALE: NTS

REGISTERED LANDSCAPE ARCHITECT
4570
JAMES GUERRERO
STATE OF WASHINGTON

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

PERMIT REVIEW SET

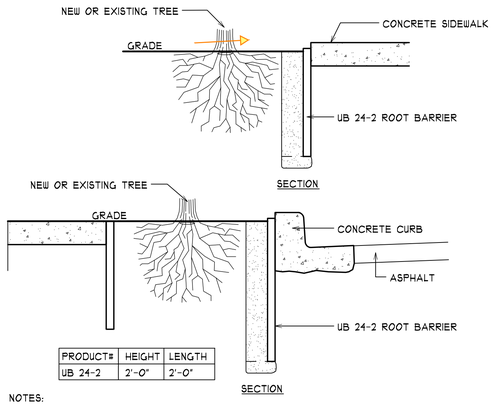
PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: LANDSCAPE DETAILS

DATE 01/26/22
REVISED

SHEET NO. L1.1

PROJECT NO. 20-012

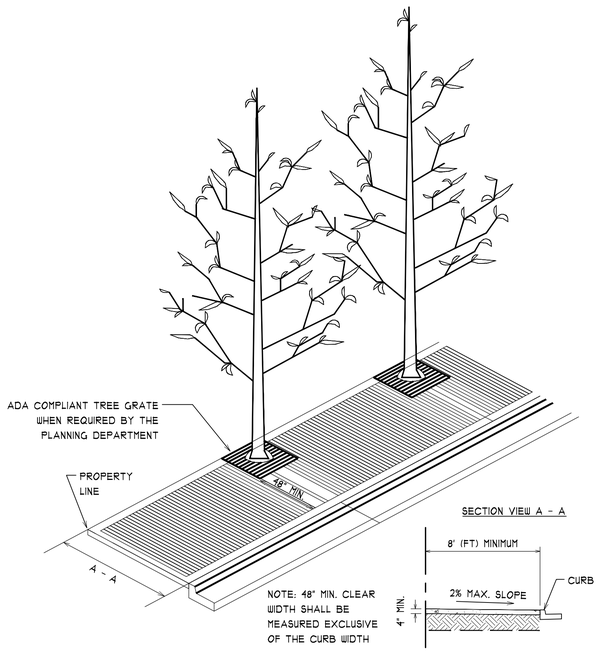


PRODUCT#	HEIGHT	LENGTH
UB 24-2	2'-0"	2'-0"

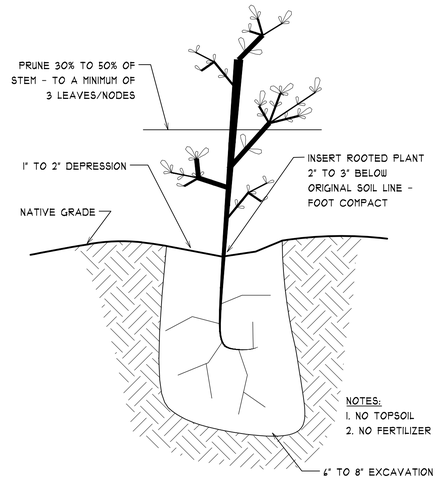
NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT*.
2. ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
3. UB-24 SHALL BE USED.
4. ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY
5. INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE PANEL SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
7. FOR PRODUCT INFORMATION VISIT:
   http://www.deeproot.com/template.php?sec=productsnav=treeRootcontect=rb_appfsub=2flsel=l

* "PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

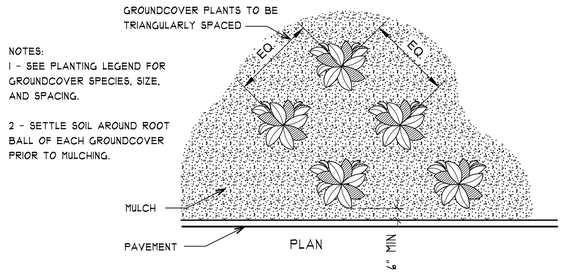
1 / L1.1 ROOT BARRIER DETAIL
SCALE: NTS



2 / L1.1 STREET TREE PLANTER BLOCKOUTS FOR SIDEWALKS
SCALE: NTS



3 / L1.1 ROOTED CUTTING/OFFSET/ SEEDLING DETAIL
SCALE: NTS



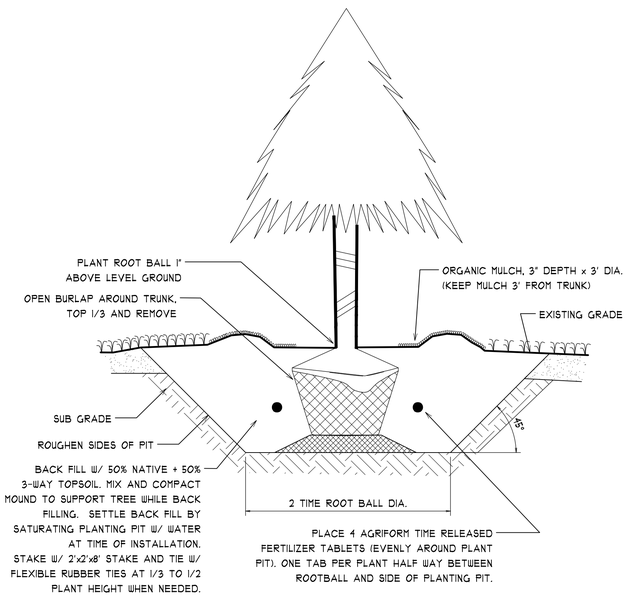
NOTES:
1 - SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.

2 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

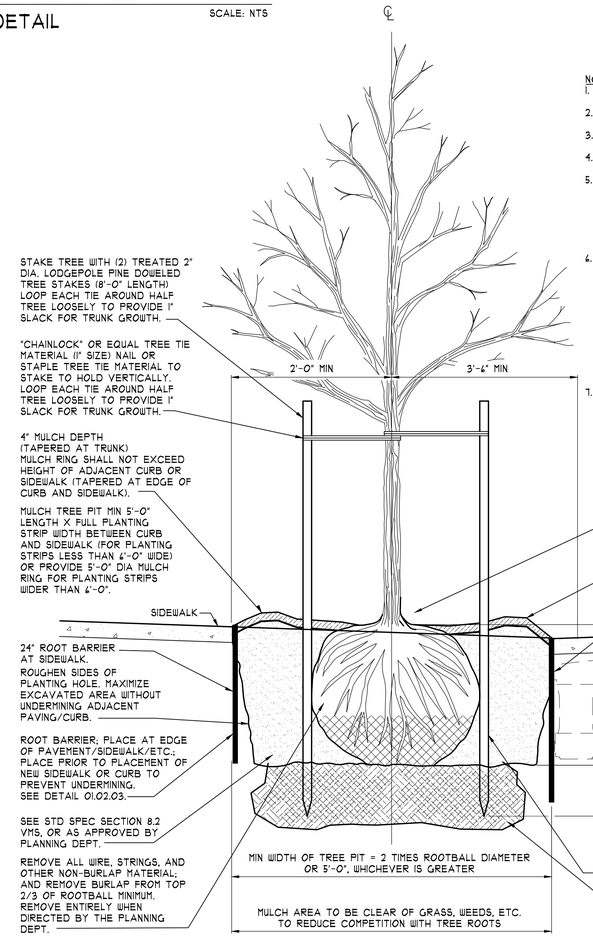
LESS THAN 1-GALLON CONTAINER (PLANTED AFTER MULCH)

1-GALLON CONTAINER AND LARGER (PLANTED BEFORE MULCH)

4 / L1.1 GROUND COVER PLANTING DETAIL
SCALE: NTS



5 / L1.1 BALL AND BURLAP PLANTING DETAIL
SCALE: NTS



NOTES:
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA. WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD SECTION 01.01.11.
4. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (1" SLACK).
5. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOT BALL IS WITHIN FIVE FEET; PLACE VERTICAL ROOT BARRIER AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
6. FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOT(S) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATTING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED)
7. ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TREEGATOR PRO, OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.

6 / L1.1 STREET TREE PLANTING IN PLANTING STRIP
SCALE: NTS

WA Certified Professional Horticulturist
Rhene Johns
CPH #2571
Through 3-31-2022

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

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

PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: LANDSCAPE DETAILS

DATE 01/26/22
REVISED

SHEET NO. L1.1

PROJECT NO. 20-012

MECHANICAL GENERAL NOTES

1. MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION, AS ITEMS/CONSTRUCTION SHOWN ON OTHER DRAWINGS MAY IMPACT HOW THE MECHANICAL WORK IS PERFORMED, THE DIFFICULTY OF THE INSTALLATION, AND SHOW RELATED ASPECTS WHICH AFFECT THE MECHANICAL WORK. (1)
2. MECHANICAL EQUIPMENT 1/2 HP AND LESS SHALL HAVE ANY REQUIRED STARTER/CONTROL RELAY PROVIDED BY MECHANICAL (EXCEPT WHERE SPECIFICALLY SHOWN OR SPECIFIED OTHERWISE).
3. DUCT ROUTING: ALL ROUTING SHOWN IS SCHEMATIC, CONTRACTOR SHALL PROVIDE ALL OFFSETS/ELBOWS AS REQ'D TO ALLOW ROUTING AROUND STRUCTURE, ELECTRICAL, & OTHER INTERFERENCES. ALL DUCTWORK SHALL BE RUN CONCEALED, UNO.
4. ALL DUCT PENETRATIONS THRU WALLS AND FLOORS SHALL BE PROVIDED WITH CLOSURE COLLARS (ONE SIDE OF PENETRATION) AND BE TIGHTLY SEALED TO PREVENT THE TRANSMISSION OF NOISE.
5. 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 MECHANICAL TRADES IN CEILING SPACE WHERE CONFLICTS OCCUR.
6. VERIFY LOCATIONS OF ITEMS INSTALLED ON CEILINGS WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO BEGINNING WORK. NOTIFY ARCHITECT/ENGINEER OF DISCREPANCIES.
7. SHIFT AIR INLETS/OUTLETS FROM LOCATIONS SHOWN AS REQ'D TO AVOID CONFLICTS W/STRUCTURE & OTHER ITEMS. SUCH SHIFTS SHALL MAINTAIN SYMMETRY OF AIR TERMINALS & SHALL HAVE PRIOR APPROVAL OF ARCHITECT/ENGINEER.
8. PROVIDE TRANSITIONS FROM DUCT SIZES INDICATED TO CONNECTION SIZES AT EQUIPMENT TO MATCH UNIT CONNECTIONS. WHERE THE CONNECTING DUCT IS LINED, THE TRANSITION SHALL BE LINED.
9. SUPPLY AIR DUCTS SHALL BE CONSTRUCTED TO 1" PRESSURE CLASS. RETURN AIR & EXHAUST DUCTS SHALL BE CONSTRUCTED TO -1" PRESSURE CLASS. SEAL DUCTS PER WSEC AND SPECIFICATIONS.
10. PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT, SEE SHEET M4.9 DETAIL 5.
11. ALL VENTILATION SUPPLY & EXHAUST TO HAVE MINIMUM 1" SOUND LINER WHERE LOCATED IN COMMON SPACES AND CORRIDORS.
12. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED & SEALED PER CODE TO MAINTAIN ASSEMBLY RATING. VERIFY RATED ELEMENTS W/ ARCHITECT & GC PRIOR TO BEGINNING WORK.
13. HVAC ROOF CURBS TO BE INSULATED TO MINIMUM R-13.
14. CONTRACTOR TO COORDINATE FINAL LOCATIONS OF EQUIPMENT & WALL OPENINGS WITH OWNER PRIOR TO INSTALLATION.

MECHANICAL LEGEND PRMU20220123

SYMBOL	DESCRIPTION
RG	REFRIGERANT GAS
RL	REFRIGERANT LIQUID
C	CONDENSATE
20/12	DUCT (FIRST FIGURE, SIDE SHOWN)
	DUCT SECTION (SUPPLY)
	DUCT SECTION (EXHAUST OR RETURN)
⌀	ROUND DUCT
BDD	BACK DRAFT DAMPER
	VOLUME DAMPER (MANUAL)
M	MOTORIZED DAMPER
	ELBOW WITH TURNING VANES
	DUCT UP (RECTANGULAR)
	DUCT UP (RECTANGULAR)
	DUCT DOWN (RECTANGULAR)
	DUCT DOWN (RECTANGULAR)
	DUCT UP (ROUND)
	DUCT DOWN (ROUND)
SIZE,SYMBOL CFM	CEILING OUTLET
SIZE,SYMBOL CFM	CEILING INLET
SIZE,SYMBOL CFM	WALL OUTLET (OR INLET)
T	THERMOSTAT
GT	THERMOSTAT W/ GUARD
CO	CARBON MONOXIDE SENSOR
NO	NITROGEN DIOXIDE SENSOR
	FIRE DAMPER
	FIRE/SMOKE DAMPER
2 / M3.1	DETAIL IDENTIFICATION NUMBER SHEET ON WHICH DETAIL IS SHOWN
A / M3.1	SECTION IDENTIFICATION LETTER SHEET ON WHICH SECTION IS SHOWN

ABBREV.	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BDD	BACKDRAFT DAMPER (COUNTER BALLANCED)
B.O.D.	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT/HOUR
BLDG	BUILDING
CAP	CAPACITY
CLG	CEILING
COMP	COMPRESSOR
CONN	CONNECTION
CONT	CONTINUE, CONTINUATION
CFM	CUBIC FEET PER MINUTE
DEG F, F	DEGREE FAHRENHEIT
DCV	DEMAND CONTROL VENTILATION
DIA, Ø	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EFF	EFFICIENCY
ELEC	ELECTRICAL, ELECTRIC
EER	ENERGY EFFICIENCY RATIO
EOL	END OF LINING
EXH	EXHAUST
EXIST	EXISTING
(E)	EXISTING
FC	FAN COIL
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FLEX	FLEXIBLE
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
HP	HORSE POWER
IN	INCH
KW	KILOWATT
MAX	MAXIMUM
MFR	MANUFACTURER
MBH	THOUSAND BTUH
MCA	MINIMUM CIRCUIT AMPS
MECH	MECHANICAL
MIN	MINIMUM
MAU	MAKE-UP AIR UNIT
MA	MIXED AIR
NO.	NUMBER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
R	RETURN
RA	RETURN AIR
REFR	REFRIGERANT
REQ'D	REQUIRED
RG	REFRIGERANT GAS
RL	REFRIGERANT LIQUID
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SO	SCREENED OPENING
TEMP	TEMPERATURE
TD	TRANSFER DUCT
TG	TRANSFER GRILLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VOLTS, VOLTAGE, VENT
WA	WATT
WL	WALL LOUVER
W/	WITH
WSEC	WASHINGTON STATE ENERGY CODE

HULTZ BHU engineers inc
1111 Fawcett Ave Suite 100 Tacoma, WA 98402
Phone: (253) 383-3257 Fax: (253) 383-3283
general@hultzbhu.com Job Number: 21-146

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Phone: (253) 581-6000
Website: www.jgarch.net
James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: MECHANICAL LEGEND & NOTES

PERMIT SET

DATE 06-29-22

REVISED
1 PERMIT

SHEET NO. M0.1

PROJECT NO. 20-010

PRMU20220123

ENERGY CODE NOTES - MECHANICAL

EQUIPMENT SIZING, PERFORMANCE, AND TYPE

1. LOAD CALCULATIONS, C403.1: LOAD CALCULATIONS HAVE BEEN PERFORMED IN ACCORDANCE WITH WSEC C403.2.1.
2. EQUIPMENT AND SYSTEM SIZING, C403.2.2: OUTPUT CAPACITIES OF HEATING AND COOLING EQUIPMENT AND SYSTEMS ARE NO GREATER THAN THE SMALLEST AVAILABLE EQUIPMENT SIZE THAT EXCEEDS THE CALCULATED LOADS.
3. HVAC EQUIPMENT PERFORMANCE, C403.2.3/C403.2.13.1: EQUIPMENT SCHEDULES ARE INCLUDED WITH THESE PLANS.
4. ELECTRIC MOTOR EFFICIENCY, C405.8: ALL ELECTRIC MOTORS SHALL MEET THE MINIMUM EFFICIENCY OF TABLES C405.8(1). FRACTION HP FAN MOTORS 1/12HP OR GREATER UP TO 1HP SHALL BE ECM TYPE OR SHALL HAVE A MINIMUM EFFICIENCY OF 70% OR GREATER.
5. MOTOR NAMEPLATE HP, C403.2.11.2: FOR EACH FAN, THE MOTOR SHALL BE NO LARGER THAN THE FIRST AVAILABLE MOTOR SIZE GREATER THAN THE BHP.
6. OUTDOOR AIR, EXHAUST & RELIEF DAMPERS, C403.2.4.3: PROVIDE ALL OUTSIDE AIR, EXHAUST AIR, AND RELIEF AIR OPENINGS WITH CLASS 1 (MAX LEAKAGE OF 4 CFM/SF AT 1.0" W.C.) MOTORIZED DAMPERS.

HVAC SYSTEM CONTROLS

7. DEADBAND, C403.2.4.1.2: THERMOSTATIC CONTROLS SHALL BE CONFIGURED WITH 5°F MINIMUM DEADBAND FOR SYSTEMS THAT CONTROL BOTH HEATING AND COOLING.
8. AUTOMATIC SETBACK AND SHUTDOWN, C403.2.4.2/C403.2.4.2.1/C403.2.4.2.2: HVAC SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES, AND SHALL HAVE MANUAL OVERRIDE CONFIGURED TO OPERATE THE SYSTEM FOR 2 HOURS.
9. AUTOMATIC START, C403.2.4.2.3: AUTOMATIC START CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM, AND BE CAPABLE OF AUTOMATICALLY ADJUSTING DAILY START TIME IN ORDER TO BRING EACH SPACE TO THE DESIRED OCCUPIED TEMPERATURE IMMEDIATELY PRIOR TO SCHEDULED OCCUPANCY.
10. OUTDOOR AIR DAMPERS, C403.2.4.3: OUTSIDE AIR INTAKE DAMPERS SHALL AUTOMATICALLY CLOSE WHEN SYSTEM OR SPACES SERVED ARE NOT IN USE OR DURING WARM-UP AND SET BACK.
11. VENTILATION, C403.2.6/C403.2.11.4: MECHANICAL VENTILATION AIR SYSTEMS SHALL BE CONFIGURED TO PROVIDE NOT MORE THAN 150%, BUT AT LEAST THE MINIMUM REQUIRED VOLUME OF OUTDOOR AIR TO EACH ZONE PER IMC. SEE MECHANICAL EQUIPMENT SCHEDULES FOR MINIMUM OUTSIDE AIR VALUES.
12. DEMAND CONTROLLED VENTILATION, C403.2.6.2: FOR SPACES > 500 SF WITH AN OCCUPANT LOAD GREATER OF 25 PEOPLE PER 1000SF OR GREATER, PROVIDE OCCUPANCY-BASED OSA CONTROL TO REDUCE OUTSIDE AIR DAMPER WHEN SPACE IS UNOCCUPIED.

DUCTING SYSTEMS

13. DUCT CONSTRUCTION, C403.2.8.1: DUCTWORK SHALL BE CONSTRUCTED AND SEALED PER IMC.
14. DUCT PRESSURE CLASS, C403.2.8.3: ALL DUCTWORK SHOWN IS LOW PRESSURE DUCT, OPERATING AT STATIC PRESSURE LESS THAN OR EQUAL TO 3 INCHES WATER GAUGE (W.G.).
15. DUCT INSULATION, C403.2.8.1: MINIMUM DUCT INSULATION PER WSEC IS AS FOLLOWS:

SERVICE	INSULATION LEVEL
OUTSIDE AIR DUCTS AND PLENUMS	PROVIDE INSULATION EQUIVALENT TO ENVELOPE REQUIREMENT FOR METAL FRAMED WALLS (TABLE C402.1.3)
OUTSIDE AIR DUCT SERVING INDIVIDUAL SUPPLY UNIT WITH LESS THAN 2,800 CFM OF SUPPLY AIR	R-7
SUPPLY & RETURN DUCTS IN UNCONDITIONED SPACES	R-6
SUPPLY DUCTS WITHIN CONDITIONED SPACE WHERESUPPLY AIR IS < 55 DEG F. OR > 105 DEG F.	R-3.3
EXPOSED DUCTWORK WITHIN A ZONE THAT SERVES THAT ZONE	NO INSULATION REQUIRED

COMMISSIONING

16. AIR SYSTEM BALANCING, C408.2.2: HVAC AIR AND WATER SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH THE SPECIFICATIONS AND THESE WSEC NOTES. SEE SPECIFICATIONS FOR FLOW RATE TOLERANCES.
17. AIR SYSTEM BALANCING DEVICES, C408.2.2.1: PROVIDE ALL SUPPLY AIR OUTLETS AND TERMINAL DEVICES WITH MEANS OF BALANCING AIRFLOW. BALANCE TO FIRST MINIMIZE THROTTLING LOSSES, THEN ADJUST TO MEET DESIGN AIR FLOWS.

PROJECT CLOSE OUT DOCUMENTATION

18. DOCUMENTATION SUBMITTAL REQUIREMENTS, C103.6: SUBMIT ALL CLOSEOUT DOCUMENTATION INCLUDING AS-BUILTS AND O&M'S TO OWNER WITHIN 180 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

VENTILATION CODE NOTES

A. VENTILATION IS BEING PROVIDED BY THE USE OF "WHOLE HOUSE VENTILATION SYSTEMS" PER 2018 IMC 403.4 AS AMENDED BY WASHINGTON STATE .

B. SYSTEM DESIGN (IMC 403.4.1): THE WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF AN HRV (HEAT RECOVERY VENTILATOR) WITH INTEGRAL FANS; AND ASSOCIATED DUCTS AND CONTROLS. THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO SUPPLY AND EXHAUST THE MINIMUM OUTDOOR AIRFLOW RATES FOUND BELOW. THE SYSTEM SHALL SUPPLY OUTSIDE AIR DIRECTLY TO EACH HABITABLE SPACE WITHIN A DWELLING UNIT.

C. MINIMUM VENTILATION PERFORMANCE (IMC 403.4.2):

BEDRMS	SF	OA CFM
1	0-500	30
1	500-1000	30
2	500-1000	40
3	500-1000	40
1	1000-1500	30
2	1000-1500	40
3	1000-1500	50
2	1500-2000	50
3	1500-2000	50
3	2000+	60

D. CONTROL & OPERATION (IMC 403.4.5):

1. LOCATION OF CONTROLS: CONTROLS FOR ALL VENTILATION SYSTEMS SHALL BE READILY ACCESSIBLE BY THE OCCUPANT.
2. INSTRUCTIONS: OPERATING INSTRUCTIONS FOR WHOLE HOUSE VENTILATION SYSTEMS SHALL BE PROVIDED TO THE OCCUPANT BY THE INSTALLER OF THE SYSTEM.
3. LOCAL VENTILATION SYSTEMS: LOCAL VENTILATION SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES.
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 "LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR".

D. EQUIPMENT REQUIREMENTS (IMC 403.4.4.1 & 403.4.6): SYSTEM SENSIBLE HEAT RECOVERY EFFICIENCY SHALL COMPLY WITH 2018 WSEC SECTION C403.3.6; FANS SHALL BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE.

E. HRV EXHAUST & SUPPLY SYSTEMS (IMC 403.4.6.1 & 403.4.6.2): SHALL BE DESIGNED AND INSTALLED TO MEET ALL OF THE CRITERIA BELOW:

1. THE SYSTEM SHALL SUPPLY OUTSIDE AIR DIRECTLY TO EACH HABITABLE SPACE WITHIN A DWELLING UNIT
2. AIR VELOCITY THROUGH THE SYSTEM DUCTS SHALL NOT EXCEED 500 FPM.
3. SYSTEM'S SUPPLY AND EXHAUST FANS SHALL BE BALANCED TO PROVIDE AIRFLOWS WITHIN 10% OF EACH OTHER (IMC 403.4.6.3).
4. EXHAUST AND SUPPLY DUCTS SHALL HAVE BACKDRAFT DAMPERS.
5. OUTSIDE AIR SHALL BE FILTERED, WITH A MINIMUM EFFICIENCY OF MERV-8 FILTRATION.
6. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-8.
7. ALL OUTSIDE AIR DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8 FROM THE AIR INLET, UP TO THE BACKDRAFT DAMPER.
8. TERMINAL OUTLETS & INLETS SHALL HAVE AT LEAST THE EQUIVALENT NET FREE AREA OF THE DUCTWORK.
9. TERMINAL OUTLETS SHALL BE SCREENED OR OTHERWISE PROTECTED AS REQUIRED BY IMC SECTION 501.3.2.

G. HRV SUPPLY INLET & EXHAUST OUTLET LOCATIONS (IMC 401.4 & 501.3)

1. EXHAUST OUTLETS SHALL MAINTAIN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS AND 10' FROM MECHANICAL INTAKES.
2. SUPPLY INLETS SHALL MAINTAIN 10' HORIZONTALLY FROM EXHAUST OUTLETS, OR HAVE A 3' VERTICAL SEPARATION (INTAKE BELOW EXHAUST) WHERE AN EXHAUST OUTLET IS LOCATED LESS THAN 10' AWAY.
3. SUPPLY INLETS: SEPARATION IS NOT REQUIRED BETWEEN A HRV'S SUPPLY INLET AND EXHAUST OUTLET SERVING AN INDIVIDUAL DWELLING UNIT WHERE A FACTORY-BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING IS USED TO SEPARATE THE AIRSTREAMS IN ACCORDANCE WITH THE MFR'S INSTRUCTIONS (IMC 401.4).

City of Puyallup
Development & Permitting Services
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SIGNED
01-06-2022

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

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: MECHANICAL NOTES

PERMIT SET
DATE 06-29-22
REVISED
SHEET NO. M0.2
PROJECT NO. 20-010

HULTZ BHU engineers inc
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HEAT PUMP SCHEDULE - SPLIT SYSTEM TYPE

PRMU20220123

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	SENISBLE MBH	EFF	MBH	EFF	FAN			HEATER		TOTAL ELECTRIC				COMPRESSOR		FAN		ELECTRICAL										
								CFM	ESP	HP/WATTS	KW	STAGES	MCA	MOP	VOLTS / PH		QTY	RLA (EA)	QTY	HP/WATTS	MCA	MOP	VOLTS/PH	TYPE	MIN. SF				RG	RL	
HP-1	TRANE TPKA0A024 / TRUZA024	ELEVATOR MECH 006	24	18.5	21.4 SEER	26	4.35 COP	700	-	56 W	-	-	1	15	230/1		1	7	1	86 W	19	25	230/1	WASHABLE	INTEGRAL TO UNIT	-	175 LBS	50 LBS	5/8"	3/8"	(1) W/ CONDENSATE PUMP, WIRED THERMOSTAT, & FACTORY WALL MOUNT BRACKETS FOR OUTDOOR UNIT
HP-2	TRANE TPKA0A012 / TRUZA012	ELECTRICAL 002	12	9.7	20.8 SEER	14	4.31 COP	400	-	30 W	-	-	1	15	230/1		1	7	1	46 W	11	25	230/1	WASHABLE	INTEGRAL TO UNIT	-	120 LBS	35 LBS	1/2"	1/4"	(1) W/ CONDENSATE PUMP, WIRED THERMOSTAT, & FACTORY WALL MOUNT BRACKETS FOR OUTDOOR UNIT
HP-3	TRANE TPKA0A018 / TRUZA018	CORRIDOR 313	18	12	18.5 SEER	19	4.28 COP	400	-	30 W	-	-	1	15	230/1		1	7	1	46 W	11	25	230/1	WASHABLE	INTEGRAL TO UNIT	-	120 LBS	35 LBS	1/2"	1/4"	(1) W/ CONDENSATE PUMP, WIRED THERMOSTAT, & FACTORY WALL MOUNT BRACKETS FOR OUTDOOR UNIT
HP-4	TRANE TPKA0A024 / TRUZA024	LOBBY 101	24	18.5	21.4 SEER	26	4.35 COP	700	-	56 W	-	-	1	15	230/1		1	7	1	86 W	19	25	230/1	WASHABLE	INTEGRAL TO UNIT	-	175 LBS	50 LBS	5/8"	3/8"	(1) W/ CONDENSATE PUMP, WIRED THERMOSTAT, & FACTORY WALL MOUNT BRACKETS FOR 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) INDOOR UNIT POWERED FROM OUTDOOR UNIT.

AIR INLET & OUTLET SCHEDULE

SYMBOL	TYPE	MANUFACTURER AND SERIES NUMBER	REMARKS
VG	VENTILATION GRILLE	LIFEBREATH MGS SERIES	W/ MOUNTING HARDWARE FOR CEILING (OR WALL) TYPE INSTALLED IN
EG	EXHAUST GRILLE	LIFEBREATH MGE SERIES	W/ MOUNTING HARDWARE FOR CEILING (OR WALL) TYPE INSTALLED IN
WL	WALL LOUVER	RUSKIN ELF6375DX	EXTRUDED ALUMINUM KYNAR FINISH
WSR	WALL SUPPLY REGISTER	TITUS SERIES 300	DOUBLE DEFLECTION HORIZ. FACE BARS, VERT REAR BARS, 3/4" O.C. W/ OBD
WER	WALL EXHAUST REGISTER	TITUS SERIES 350	HORIZ. FACE BARS 3/4" O.C., 35° DEFLECTION W/ OBD
WTG	WALL TRANSFER GRILLE	TITUS SERIES 350	HORIZ. FACE BARS 3/4" O.C., 35° DEFLECTION

AIR INLET & OUTLET SCHEDULE 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.
5. VERIFY LOVER COLOR/ FINISH W/ ARCHITECT.

HEAT RECOVERY VENTILATOR UNIT

SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	AREA SERVED	SUPPLY FAN				EXHAUST FAN				UNIT ELECTRICAL				FILTERS		MAX UNIT WEIGHT (LBS)	REMARKS
			TYPE	CFM	ESP	RPM	TYPE	CFM	ESP	RPM	POWER	MCA	MOCP	VOLTS/PH	TYPE	MIN. SF		
HRV-1	LIFEBREATH METRO120D-ECM	DWELLING UNITS	DIRECT DRIVE	100	.6"	-	DIRECT DRIVE	100	.6"	-	42 W	1.75 A	15 A	120/1	WASH-ABLE	MFR'S STD	50	OPERATES CONTINUOUSLY
HRV-2	RENEWAIRE EV450RT	CORRIDORS	DIRECT DRIVE	200	.75"	-	DIRECT DRIVE	200	.75"	-	(2) .5 HP	1.7 A	15 A	208/3	MERV 8 PTA	MFR'S STD	450	ROOFTOP, OPERATES CONTINUOUSLY, W/ ECM & SPEED CONTROL & ROOF CURB
HRV-3	LIFEBREATH METRO120D-ECM	LOBBY 101	DIRECT DRIVE	100	.6"	-	DIRECT DRIVE	100	.6"	-	42 W	1.75 A	15 A	120/1	WASH-ABLE	MFR'S STD	50	OPERATES CONTINUOUSLY

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. HRV-1 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 (IN WG)	MAX RPM	WHEEL DIA	ELECTRICAL		DRIVE	CONTROL	MAX WEIGHT (LBS)	REMARKS
								HP/AMPS	VOLTS / PH				
EF-1	GREENHECK AER-E20C-VG	SIDEWALL PROPELLER EXHAUST	NORTH PARKING GARAGE	2,750	.5	1400	20"	3/4 HP	120/1	DIRECT	PARKING GARAGE CO/NO CONTROLS	100	(1) (2) (3) (4) (8)
EF-2	GREENHECK AER-E20C-VG	SIDEWALL PROPELLER EXHAUST	SOUTH PARKING GARAGE	1,400	.5	1200	20"	1/2 HP	120/1	DIRECT	PARKING GARAGE CO/NO CONTROLS	100	(1) (2) (3) (4) (8)
EF-3	FANTECH RVF 4	SIDEWALL EXHAUST	VARIES	25	.5	-	-	.2 A	120/1	DIRECT	CONTINUOUS	20	(1) (2)
EF-4	FANTECH RVF 6	SIDEWALL EXHAUST	STORAGE 008	90	.5	-	-	1 A	120/1	DIRECT	CONTINUOUS	20	(1) (2)
RH-1	BROAN BCDJ130	RESIDENTIAL RANGE HOOD	DWELLING UNITS	250	.5	-	-	1.4 A	120/1	DIRECT	INTEGRAL SWITCH	50	(1) (5) (7)
RH-2	BROAN BCDJ130	RESIDENTIAL RANGE HOOD	ADA DWELLING UNITS	250	.5	-	-	1.4 A	120/1	DIRECT	INTEGRAL SWITCH	50	(1) (5) (6) (7)

ACCESSORIES: (1) = SPEED CONTROL W/ ECM (3) = VIBRATION ISOLATORS (5) = BACKDRAFT DAMPER (7) = CONFIRM COLOR/FINISH W/ OWNER
(2) = DISCONNECT (4) =FAN MOTORS TO HAVE "FEG" RAITING NO LESS THAN 71 (6) = W/ ADA WIRING KIT BROAN #HAWRK3 (8) = W/ FAN HOUSING

NOTE: VERIFY RANGE HOOD WIDTH (TO MATCH APPLIANCES) W/ ARCHITECT.

ELECTRIC HEATER SCHEDULE

SYMBOL	BASIS OF DESIGN MANUFACTURER AND SERIES NO.	TYPE	AREA / UNIT SERVED	CFM	NOMINAL SIZE	ELECTRICAL		REMARKS
						KW	VOLTS/PH	
EH-1	MARKEL 3000/3380 SERIES	CEILING FAN FORCED	STORAGE 001	-	-	1.5	120/1	W/ REMOTE THERMOSTAT, SET TO 45°F FOR FREEZE PROTECTION
EH-2	MARKEL 3000/3380 SERIES	CEILING FAN FORCED	STORAGE 008	-	-	2	240/1	W/ REMOTE THERMOSTAT, SET TO 45°F FOR FREEZE PROTECTION
EH-3	KING PAW 2422	ELECTRIC WALL HEATER	VARIES	-	-	1.5	240/1	W/ WIRED THERMOSTAT & SURFACE MOUNT ENCLOSURE
EH-500	KING PAW 2422	ELECTRIC WALL HEATER	VARIES	-	-	0.5	240/1	W/ WIRED THERMOSTAT & RECESSED WALL HOUSING
EH-1500	QMARK "AWH" SERIES	ELECTRIC WALL HEATER	VARIES	-	-	1.5	240/1	W/ WIRED THERMOSTAT & RECESSED WALL HOUSING
EH-3000	QMARK "AWH" SERIES	ELECTRIC WALL HEATER	VARIES	-	-	3	240/1	W/ WIRED THERMOSTAT & RECESSED WALL HOUSING

NOTES: 1. ITEMS ARE USED IN MULTIPLE LOCATIONS; SEE PLANS FOR QUANTITIES.
2. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT TO CONTROL HEATER IN LIVING ROOM OF EACH DWELLING UNIT.

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: MECHANICAL SCHEDULES

PERMIT SET

DATE 06-29-22
REVISED

SHEET NO. M0.3

PROJECT NO. 20-010

PRMU20220123

MECHANICAL SPECIFICATIONS:

22 05 00 - MECHANICAL COMMON WORK RESULTS

1. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES. WORKERS ASSIGNED TO THIS PROJECT SHALL BE FAMILIAR AND KNOWLEDGEABLE OF ALL APPLICABLE CODES; BY VIRTUE OF BIDDING THE PROJECT THE CONTRACTOR REPRESENTS THAT WORKERS HAVE SUCH KNOWLEDGE. THROUGHOUT THE PROJECT DOCUMENTS, ITEMS ARE SHOWN OR SPECIFIED IN EXCESS OF CODE REQUIREMENTS; IN ALL SUCH CASES, THE WORK SHALL BE DONE SO THAT CODE REQUIREMENTS ARE EXCEEDED AS INDICATED.

2. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF THE CONSTRUCTION, AND THEREFORE DO NOT SHOW ALL NECESSARY OFFSETS, FITTINGS, AND ACCESSORIES WHICH ARE REQUIRED TO FORM COMPLETE AND OPERABLE SYSTEMS.

3. FIELD VERIFICATION: CHECK FIELD CONDITIONS AND VERIFY ALL MEASUREMENTS AND RELATIONSHIPS INDICATED ON THE DRAWINGS BEFORE SUBMITTING BIDS AND AGAIN BEFORE PROCEEDING WITH THE WORK.

4. PERMITS, FEES AND INSPECTIONS: OBTAIN AND PAY FOR ALL PERMITS, LICENSES, FEES AND INSPECTIONS AS REQUIRED BY THE AHJ AND UTILITIES. COORDINATE WITH AHJ AND ARRANGE SYSTEM INSPECTIONS. MAINTAIN RECORDS OF ALL SYSTEM TESTS AND AHJ INSPECTIONS.

6. QUALITY ASSURANCE CHECKS: PRIOR TO PROVIDING SUBMITTALS VERIFY THAT PROPOSED PRODUCT MEETS PROJECT REQUIREMENTS; INCLUDING: LEAD/DELIVERY TIMES COMPATIBLE WITH SCHEDULE, PROPER VOLT/PHASE, WEIGHT DOES NOT EXCEED THAT ALLOWED, SPACE VERIFICATION HAS BEEN DONE, PRODUCT IS SUITABLE FOR CONDITIONS, MANUFACTURER IS ACCEPTABLE, SPECIFIED FEATURES ARE PROVIDED, EQUIPMENT EFFICIENCIES COMPLY WITH CODE.

7. SUBMITTALS - PRODUCT DATA: SHALL SUBMIT MANUFACTURERS PRODUCT DATA FOR ALL PRODUCTS PROPOSED TO BE USED FOR REVIEW. PRODUCTS SHALL NOT BE USED UNTIL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. SUBMITTALS MAY BE ELECTRONIC TYPE IN “PDF” FORMAT; SUBMIT WITH TABLE OF CONTENTS.

8. SUBMITTALS - SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR INDICATED SYSTEMS FOR REVIEW. PRODUCTS SHALL NOT BE ORDERED OR INSTALLED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED. SEE INDIVIDUAL SPECIFICATION SECTIONS AND DRAWING NOTES FOR SYSTEMS AND AREAS REQUIRING SHOP DRAWINGS. SHOP DRAWINGS SHALL BE CONTRACTOR PREPARED DRAWINGS SHOWING THE DETAILS OF THE INSTALLATION. SUBMIT PDF OR ACAD FILES WITH A TRANSMITTAL.

9. RECORD DRAWINGS: MAINTAIN A SET OF CONTRACT PLANS AT THE PROJECT SITE UPON WHICH ALL CHANGES FROM THE AS-BID PLANS ARE NOTED. AT THE COMPLETION OF THE PROJECT DELIVER TO THE OWNER ONE COMPLETE SET OF THESE RECORD DRAWINGS.

10. PROTECTION AND DAMAGE: PROTECT ALL ITEMS FROM DAMAGE OF ANY KIND (INCLUDES WATER, CORROSION, FREEZING, DIRT/DUST, CONDENSATION, PHYSICAL DAMAGE, ETC.) BOTH IN STORAGE AND WHEN INSTALLED, UNTIL FINAL PROJECT ACCEPTANCE. PROTECT BUILDING AND SITE AREAS FROM DAMAGE. RESTORE ALL EXISTING ITEMS THAT ARE DAMAGED TO PRE-CONSTRUCTION CONDITIONS (OR BETTER). REPLACE ALL NEW ITEMS THAT ARE DAMAGED WITH NEW, EXCEPT WHERE CLEANING OR REPAIR CAN RESTORE THE ITEM TO A NEW CONDITION, SATISFACTORY TO THE OWNER.

11. COORDINATION: COORDINATE ALL CONSTRUCTION ACTIVITIES WITH OTHER TRADES, INCLUDING THE RELATIVE LOCATION OF ITEMS, SCHEDULING THE WORK, AND INTERCONNECTIONS OF SYSTEMS. COORDINATE WITH THE OWNER AND COOPERATE FULLY SO AS TO MINIMIZE CONFLICTS AND TO ALLOW FULL OWNER USAGE (UNO) OF INDICATED AREAS DURING CONSTRUCTION.

12. FINAL INSPECTION: PRIOR TO ACCEPTANCE OF THE WORK, PUT ALL SYSTEMS INTO OPERATION FOR A PERIOD OF NOT LESS THAN 5 WORKING DAYS SO THAT THEY MAY BE INSPECTED BY THE OWNER.

13. INSTRUCTION: PROVIDE INSTRUCTIONS AND DEMONSTRATIONS FOR THE OWNER'S REPRESENTATIVES ON THE OPERATION AND MAINTENANCE OF ALL EQUIPMENT.

14. O&M MANUALS: PROVIDE O&M MANUALS FOR ALL EQUIPMENT, INDICATING REQUIRED MAINTENANCE. INCLUDE: SIZE OF ALL FILTERS, BELTS, AND SIMILAR ITEMS REQUIRING ROUTINE REPLACEMENT; LIST OF CONTACTS FOR SERVICE AND PARTS FOR EQUIPMENT.

15. WARRANTY: ALL WORK AND EQUIPMENT SHALL BE WARRANTED TO BE FREE FROM DEFECTS AND CAPABLE OF PROVIDING SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR AFTER PROJECT FINAL ACCEPTANCE.

16. COMPLETE SYSTEMS: NOT ALL NECESSARY MATERIALS TO PERFORM THE WORK REQUIRED ARE SPECIFIED OR SHOWN. CONTRACTOR SHALL PROVIDE ALL ITEMS NEEDED TO HAVE COMPLETED PROPERLY OPERATING SYSTEMS; ITEMS PROVIDED SHALL BE OF COMMERCIAL/INSTITUTIONAL QUALITY, CONSISTENT WITH THE QUALITY OF RELATED ITEMS PROVIDED ON THE PROJECT.

17. IDENTIFICATION:
    A. EQUIPMENT: LABEL WITH IDENTIFICATION TAGS MADE OF ENGRAVED PHENOLIC MATERIAL, WITH 1/4” HIGH WHITE LETTERING ON A BLACK BACKGROUND, ENGRAVED WITH EQUIPMENT I.D. (SAME AS USED ON PLANS) AND AREA SERVED. PRE-DRILL AND ANCHOR TO EQUIPMENT WITH TWO SCREWS.
    B. CONTROLS: LABEL CONTROL COMPONENTS WITH IDENTIFICATION TAGS MADE OF ENGRAVED PHENOLIC MATERIAL, WITH 1/8” HIGH WHITE LETTERING ON A BLACK BACKGROUND, ENGRAVED WITH ITEM IDENTIFIER MATCHING THAT USED ON CONTROL SHOP DRAWINGS. EXCEPT THAT ROOM THERMOSTATS AND CO2 SENSORS DO NOT REQUIRE LABELS; ROOM EXHAUST FAN SWITCHES SHALL BE LABELED IN A GENERIC FASHION TO BE UNDERSTOOD BY ROOM USER.

18. TESTING: DUCT SYSTEMS SHALL BE TESTED PER CODE REQUIREMENTS. PRESSURIZED PIPING SYSTEMS SHALL BE PRESSURE TESTED TO AT LEAST 1.5 TIMES THE SYSTEMS OPERATING PRESSURE.

19. CONTRACTOR LAY-OUT: THE CONTRACTOR IS REQUIRED TO DO FURTHER DESIGN AND LAYOUT TO FINALIZE THE DESIGN SHOWN ON THE PROJECT DRAWINGS. SUCH WORK INCLUDES LAYOUT SKETCHES TO VERIFY RISES AND DROPS IN PIPING AND DUCTWORK, COORDINATION OF ELEVATIONS WITH OTHER TRADES, SELECTING FINAL EQUIPMENT LOCATIONS, AND NOTIFYING OTHER TRADES OF ITEMS TO BE RELOCATED, ETC. THE ENGINEER HAS NOT BEEN HIRED TO DO A FULL DESIGN; THIS IS A "DESIGN ASSIST" SET OF DOCUMENTS.

20. SEISMIC: ALL DUCTWORK, AND EQUIPMENT SHALL BE INSTALLED AND BRACED FOR THE SEISMIC CATEGORY FOR THIS PROJECT PER CODE.

21. BUILDING ACCESS DOORS: HINGED LOCKABLE STEEL ACCESS DOORS, FOR WALL OR CEILING INSTALLATION. MINIMUM 16 GAUGE FRAME AND 14 GAUGE DOOR, CONCEALED HINGE, WITH SCREW DRIVER LOCK (EXCEPT IN PUBLIC AREAS PROVIDE WITH CYLINDER LOCK), ANCHORING PROVISIONS, AND 1" WIDE FRAME TO CONCEAL ROUGH BUILDING OPENING. PROVIDE OF STEEL CONSTRUCTION WITH PRIME COATED FINISH IN OTHER AREAS. SIZE SHALL BE 12" X 12" (UNLESS INDICATED OTHERWISE) BUT SHALL BE LARGE ENOUGH TO ALLOW NECESSARY ACCESS TO ITEM BEING SERVED AND SIZED TO ALLOW REMOVAL OF THE ITEM (WHERE ACCESS DOOR IS THE ONLY MEANS OF REMOVAL WITHOUT DISTURBING FIXED CONSTRUCTION). DOOR SHALL MAINTAIN FIRE RATING OF ELEMENT INSTALLED IN; REFERENCE DRAWINGS FOR REQUIRED RATING. ACCESS DOORS SHALL ALL BE KEYED ALIKE. PROVIDE TWO (2) KEYS FOR EACH DOOR. PROVIDE ACCESS DOORS TO ALL CONCEALED ITEMS REQUIRING SERVICE OR FUTURE REPLACEMENT. (I.E. TRAP PRIMERS, VALVES, DAMPER ACTUATORS, ETC.).

22. OFFSETS/FITTINGS: INCLUDE ALL NECESSARY FITTINGS AND OFFSET TO COMPLETELY CONNECT UP ALL SYSTEMS, MAINTAIN CLEAR ACCESS PATHS TO EQUIPMENT, AND COMPLY WITH ALL PROJECT REQUIREMENTS. OFFSETS ARE REQUIRED TO ROUTE PIPING AND DUCTS AROUND BUILDING STRUCTURAL ELEMENTS, ROOF SLOPES, MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, AND NUMEROUS OTHER ITEMS. DUE TO THE SCHEMATIC NATURE OF THE PLANS SUCH OFFSETS ARE NOT SHOWN. DETERMINE THE QUANTITY OF OFFSETS AND FITTINGS REQUIRED, AND THE LABOR INVOLVED. EQUIPMENT AND FIXTURE CONNECTIONS MAY REQUIRE MORE THAN 10 PIPING ELBOWS PER PLUMBING FIXTURE; DUCT RUNS TYPICALLY WILL REQUIRE 2 ADDED ELBOWS (OR TRANSITIONS/OFFSETS) EVERY 20 FEET OF DUCT RUN AND COIL PER PIPE LINE.

20 07 00 - MECHANICAL SYSTEMS INSULATION

1. REFRIGERANT PIPING INSULATION: FLEXIBLE CELLULAR ELASTOMERIC INSULATION, SIZED TO MATCH PIPE APPLIED TO, THERMAL CONDUCTIVITY SHALL NOT EXCEED 0.27 BTU-INCH/HR-SF-DEGREES F AT 75 DEGREES F WITH LONGITUDINAL ADHESIVE SEALED JOINT, AND MAXIMUM 0.08 PERM RATING. FITTINGS SHALL USE MITERED/FORMED INSULATION SEALED/ATTACHED WITH ADHESIVE GLUED IN PLACE.

2. METAL JACKET: ALUMINUM ROLL JACKETING, FABRICATED OF TYPE 3003 OR 5005 ALUMINUM, MINIMUM 0.020 INCH THICK, WITH INTEGRAL 1 MIL HEAT BONDED POLYETHYLENE MOISTURE BARRIER.

3. DUCTWORK: BLANKET FIBERGLASS INSULATION, 0.75 LB PER CUBIC FOOT MINIMUM DENSITY, THERMAL CONDUCTIVITY NO GREATER THAN 0.25 BTU-IN/HR-SQ.FT-DEGREES F. AT 75 DEGREES F WITH FACTORY APPLIED VAPOR PROOF JACKET CONSISTING OF ALUMINUM FOIL COVER WITH OPEN MESH FIBERGLASS REINFORCEMENT, LAMINATED TO UL RATED KRAFT, VAPOR TRANSMISSION RATE SHALL NOT EXCEED 0.05 PERMS.

4. PIPING AND EQUIPMENT INSULATION INSTALLATION:
    A. PROVIDE INSULATION ON THE SURFACES OF ALL ENERGY CONVEYING, ENERGY CONSUMING, OR ENERGY STORAGE DEVICES (I.E. PIPES, EQUIPMENT, VALVES, FITTINGS, ACCESSORIES, ETC.) INSTALLED AS PART OF THIS PROJECT EXCEPT WHERE SPECIFICALLY EXCLUDED.
    B. INSULATE ALL PIPING WITH INSULATION THICKNESSES AS REQUIRED BY CODE, AND NO LESS THAN AS FOLLOWS THICKNESS:

			PIPE SIZE (INCHES)			
FLUID TEMP	COND*	MRT**	<1	1 TO < 1.5	1.5 TO <4	4 TO <=8
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0
< 40	0.20 - 0.26	75	0.5	1.0	1.0	1.0

*CONDUCTIVITY (BTU-IN/(HR-SF-DEG F)
**MEAN RATING TEMPERATURE (DEG F)

7. DUCT INSULATION INSTALLATION:
    A. ALL DUCTS SHALL BE INSULATED EXCEPT AS NOTED BELOW.
    B. INSULATION THICKNESSES SHALL PROVIDE THE R-VALUES AS REQUIRED BY CODE, AND EXCEED CODE AS INDICATED. MINIMUM INSULATION:
        1) SUPPLY AIR DUCT:
            A) UNLINED WITHIN CONDITIONED AREA: 1.0 INCH THICK.
        2) RETURN AIR DUCTS:
            A) UNLINED WITHIN CONDITIONED AREA: NO INSULATION REQUIRED.
        3) EXHAUST/RELIEF AIR DUCTS:
            A) WITHIN CONDITIONED AREA, FROM AUTOMATIC DAMPER TO EXTERIOR: 4.0 INCH THICK.
            B) WITHIN CONDITIONED AREA, FROM AUTOMATIC DAMPER TO INTERIOR: NO INSULATION REQUIRED.
            C) OUTSIDE CONDITIONED AREA: NO INSULATION REQUIRED WHERE CONDENSATION CANNOT OCCUR; OTHERWISE 2.0 INCH.
        4) OUTSIDE AIR DUCTS:
            A) WITHIN CONDITIONED AREA, FROM AUTOMATIC DAMPER TO EXTERIOR: 4.0 INCH THICK.
            B) WITHIN CONDITIONED AREA, FROM AUTOMATIC DAMPER TO INTERIOR: 2.0 INCH THICK.

20 05 29 - HANGERS, SUPPORTS, SLEEVES AND SEALS

1. PIPE HANGERS AND SUPPORTS:
    A. GENERAL: SHALL CONFORM TO MSS SP-58 AND MSS SP-69 AND SHALL BE COPPER PLATED WHERE IN CONTACT WITH COPPER PIPE OR BE PROVIDED WITH FACTORY MADE ISOLATORS TO PREVENT CONTACT OF DISSIMILAR MATERIALS.
    B. REFRIGERANT PIPE: PROVIDE VIBRATION DAMPENING CUSHION CLAMPS CONSTRUCTED OF THERMOPLASTIC ELASTOMER WITH NYLON INSERT LOCK-NUTS ON REFRIGERANT PIPE AND PIPE SUBJECT TO VIBRATION.
    C. HANGERS: SHALL PERMIT ADEQUATE ADJUSTMENT AFTER ERECTION WHILE STILL SUPPORTING THE LOAD. PIPE GUIDES AND ANCHORS SHALL BE INSTALLED TO KEEP PIPES IN ACCURATE ALIGNMENT, TO DIRECT EXPANSION MOVEMENT, AND TO PREVENT BUCKLING, SWAYING, AND UNDUE STRAIN.
    D. SPACING: SHALL BE SPACED AS REQUIRED BY THE MORE STRINGENT OF MSS SP-69, CODE, PIPING MANUFACTURER, OR NOTES ON PLANS (LIMITING LOADS). CAST IRON DRAINAGE PIPE SHALL HAVE SUPPORTS INSTALLED NOT OVER 1' FROM EACH PIPE FITTING JOINT AND AT EACH CHANGE IN DIRECTION OF THE PIPING (FOR PIPING 2" AND LARGER).

2. DUCT SUPPORTS: SHALL BE SPACED ON MAXIMUM 8 FOOT CENTERS EXCEPT WHERE THE DUCT SIZE IS LARGER THAN 24" DIAMETER (OR RECTANGULAR EQUIVALENT, E.G. 24X20) HANGERS SHALL BE ON MAXIMUM 6 FOOT CENTERS. COMPLY WITH SMACNA STANDARDS AND CODE.

3. DUCT SEISMIC RESTRAINTS: PROVIDE SEISMIC BRACING FOR ALL DUCTWORK LARGER THAN 24" DIAMETER (OR RECTANGULAR EQUIVALENT, E.G. 24X20) AND ALL DUCTWORK LOCATED 24-INCHES OR MORE BELOW THE BUILDING SUPPORTING MEMBER. PROVIDE TRANSVERSE BRACING ON 20' INTERVALS, LONGITUDINAL BRACING ON 40' INTERVALS.

4. DUCT SLEEVES AND SEALS: PROVIDE DUCT CLOSURE COLLARS FABRICATED OF GALVANIZED STEEL ANGLE, MINIMUM 1-1/2'X1-1/2” 24 GAUGE, SIZED TO SEAL OFF OPENINGS BETWEEN THE DUCT AND ELEMENT PENETRATED. PROVIDE CLOSURE COLLARS AT ALL WALL, FLOOR, AND CEILING PENETRATIONS AT MECHANICAL ROOMS. SEAL BETWEEN DUCT AND ELEMENT PENETRATED WITH UL APPROVED FIRE SEALANT (EXCEPT WHERE INDICATED OTHERWISE); PROVIDE GALVANIZE STEEL SLEEVE THROUGH ELEMENT WHERE REQUIRED AS PART OF SEAL SYSTEM. SEAL BETWEEN SLEEVE AND ELEMENT PENETRATED WITH SAME MATERIAL ELEMENT IS CONSTRUCTED OF (I.E., CONCRETE, PLASTER, ETC.). ALL SEALING SHALL BE PROVIDED SO AS TO MAINTAIN THE FIRE RATING OF THE ELEMENT BEING PENETRATED. SUBMIT SHOP DRAWING OR PROPOSED UL FIRE SEAL SYSTEM.

20 05 93 - BALANCING

1. GENERAL: SHALL BE BY A COMPANY SPECIALIZING IN THIS WORK.

2. COORDINATION: COORDINATE AND ASSIST WITH BALANCER TO ALLOW FOR ACCESS TO ALL ITEMS. PROVIDE ADDED BALANCING DEVICES AS THE BALANCER MAY REQUIRE.

3. BALANCE: BALANCE SYSTEM TO VALUES SHOWN ON DRAWINGS, PROVIDE WRITTEN REPORT DOCUMENTING UNIT DATA AND ALL BALANCING WORK. MARK FINAL DAMPER POSITIONS WITH PERMANENT MARKER. PROVIDE SHEAVES CHANGES AS DIRECTED BY THE BALANCER OR ENGINEER.

22 05 10 - PIPE AND PIPE FITTINGS

1. PVC DWV PIPE AND FITTINGS: PVC DRAIN PIPE PER ASTM D1785, ASTM D2665, WITH SOLVENT CEMENT JOINTS. FOAM CORE PIPE NOT ALLOWED. PVC DRAINAGE FITTINGS PER ASTM D2665, ASTM F1866. SOLVENT CEMENT PER ASTM D2564.

2. PVC PIPE AND FITTINGS: PVC PRESSURE PIPE PER ASTM D1785, SCHEDULE 40, WITH SOLVENT CEMENT JOINTS. FOAM CORE PIPE NOT ALLOWED. PVC SOCKET TYPE FITTINGS PER ASTM D2466. SOLVENT CEMENT PER ASTM D2564.

3. PIPE, PIPE FITTING, AND JOINT APPLICATION:

SYSTEM	PIPE SIZE	PIPING	FITTINGS/JOINTS
CONDENSATE	ALL	PVC	SOLVENT
RG/RL	SEE SECTION 23 81 26		

4. INSTALLATION:
    A. INSTALL PIPING CONCEALED UNLESS SPECIFICALLY NOTED OTHERWISE. COORDINATE WITH OTHER TRADES AND ALL EXISTING CONDITIONS. INSTALL TO ALLOW MAXIMUM ACCESS TO COMPONENTS INSTALLED IN PIPING SYSTEM.
    B. FOLLOW ESTABLISHED PROFESSIONAL PRACTICES FOR JOINING OF PIPING AND SO AS TO SUIT THE SYSTEM PRESSURES AND TEMPERATURES INVOLVED.

23 31 00 - DUCTWORK SYSTEMS

1. GENERAL: FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS, ASHRAE HANDBOOKS, AND CODE.

2. DUCT SIZES: ALL DUCT SIZES ARE INSIDE CLEAR DIMENSIONS. WHERE INSIDE DUCT LINING IS SHOWN, DUCT DIMENSIONS ARE TO THE INSIDE FACE OF LINING.

3. DUCT PRESSURE CLASS: CONSTRUCT TO 1" PRESSURE CLASS.

4. DUCTS: CONSTRUCT OF GALVANIZED SHEET STEEL, SUITABLE FOR LOCK FORMING WITHOUT FLAKING OR CRACKING, CONFORMING TO ASTM A653 AND A924, HAVING A ZINC COATING OF 0.90 OUNCES TOTAL PER SQUARE FOOT FOR BOTH SIDES OF A SHEET, CORRESPONDING TO COATING DESIGNATION G90. DUCT GAUGE, REINFORCEMENT, JOINTS, SEAMS AND CONNECTIONS SHALL BE AS SHOWN IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS ACCORDING TO THE PRESSURE CLASS OF THE SYSTEM AND THE DUCT DIMENSIONS. SELECT HEAVIER GAUGE DUCT WITHOUT (OR WITH SMALLER) REINFORCEMENT TO SUIT SPACE AVAILABLE.

6. DUCT INSTALLATION: INSTALL ALL DUCTWORK IN SIZES AND LOCATIONS AS SHOWN ON THE DRAWINGS AND AS BUILDING CONSTRUCTION ALLOWS. PROVIDE ALL ACCESSORIES AND CONNECTIONS TO PROVIDE COMPLETE AND OPERABLE HEATING, VENTILATING, AIR CONDITIONING, AND EXHAUST SYSTEMS. DUCT SHALL BE INSTALLED LEVEL AND IN NEAT LINES WITH THE BUILDING CONSTRUCTION. ALL DUCTS ARE TO BE INSTALLED CONCEALED UNLESS INDICATED OTHERWISE.

7. DUCT SEALING: SEAL ALL JOINTS IN ACCORDANCE WITH SEAL CLASSIFICATION AS SHOWN IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND PER CODE.

8. FLEXIBLE DUCT: FACTORY INSULATED FULLY LINED FLEXIBLE DUCT. DUCT SHALL HAVE FULL INTERNAL LINER, REINFORCED WITH ZINC COATED STEEL HELIX, LINER BONDED TO 1-INCH THICK FIBERGLASS INSULATION, WITH MAXIMUM CONDUCTIVITY OF 0.26 BTU-INCH/HR-SQ.FT.-DEGREE F AT 75 DEGREES AND HAVING A POLYETHYLENE OUTER VAPOR BARRIER. PROVIDE ENDS WITH COMPRESSION CLAMPS FOR POSITIVE CONNECTION TO OVAL OR ROUND FITTINGS. SHALL COMPLY WITH NFPA 90A AND 90B AND SHALL BE UL LISTED AND LABELED AS A CLASS 1 CONNECTOR PER UL STANDARD 181. FLEXIBLE DUCT SHALL ONLY BE USED AT DIFFUSER CONNECTION, AND SHALL NOT EXCEED 2 FEET IN LENGTH, IN STRAIGHT RUNS ONLY (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS). DUCT PRESSURE RATING SHALL MATCH PRESSURE CLASS OF DUCT SYSTEM INSTALLED ON.

9. DRAIN PANS: GALVANIZED STEEL DRAIN PAN, FULLY WELDED TO BE WATERTIGHT WITH 3/4-INCH DRAIN CONNECTION. SIZE TO FULLY CAPTURE LEAKAGE OF ITEM SERVED.

10. MANUAL DAMPERS
    A. TYPE: MANUALLY ADJUSTABLE VOLUME DAMPERS.
    B. BLADES: DAMPER BLADES SHALL BE FABRICATED OF GALVANIZED STEEL OR STAINLESS STEEL (UNLESS A SPECIFIC MATERIAL IS INDICATED), TWO GAGES HEAVIER THAN DUCT IN WHICH INSTALLED, AND IN ACCORDANCE WITH SMACNA-DCS. MAXIMUM BLADE WIDTH 12 INCHES; FABRICATE MULTI-BLADE DAMPERS WITH OPPOSED BLADE PATTERN FOR DUCTS LARGER THAN 12" X 48".
    C. REGULATORS: DAMPER REGULATOR SETS SHALL HAVE QUADRANT DIAL REGULATOR WITH LOCKING NUT, SQUARE END BEARING ONE SIDE, AND SPRING ROUND END BEARING OTHER SIDE (SMALL SIZES) OR OPEN END SQUARE BEARING (LARGER SIZES), AXIS OF BLADE THE LONG DIMENSION. MULTIPLE BLADE DAMPERS SHALL HAVE INDIVIDUAL QUADRANTS FOR EACH BLADE OR ONE QUADRANT WITH INTERCONNECTED BLADES.
    D. CONCEALED REGULATOR: FOR REMOTE DAMPER ADJUSTMENT WITH FINISHED CEILING APPEARANCE. SHALL CONSIST OF SELF-LOCKING REGULATOR OF CAST ALLOY CONSTRUCTION (WITH SERRATED CORE, SPRING WASHER, HOUSING, INDICATOR, LOCK NUT) CAST INTO A CYLINDRICAL HOUSING FOR FLUSH CEILING INSTALLATION. HOUSING COVER SHALL BE OF STEEL CONSTRUCTION, SHALL TELESCOPE INTO THE REGULATOR HOUSING TO BE FLUSH WITH THE FINISHED CEILING, AND BE SECURED TO THE HOUSING WITH TWO SCREWS. PROVIDE WITH EXTENSION RODS, LINKAGES, MITER GEARS, AND ALL ACCESSORIES AS NEEDED FOR PROPER DAMPER OPERATION. PLAIN FINISH. VENTFABRICS NO. 666, 667 OR YOUNG REGULATOR CO. NO. 301 (OR APPROVED EQUAL)

11. COUNTERBALANCED BACKDRAFT DAMPERS: AIRFLOW AND GRAVITY OPERATED BACKDRAFT DAMPERS WITH ADJUSTABLE COUNTERBALANCE WEIGHT. FRAME SHALL BE CONSTRUCTED OF MINIMUM 18 GAUGE GALVANIZED STEEL OR STAINLESS STEEL OR MINIMUM 0.063 THICK 6063T5 EXTRUDED ALUMINUM (UNLESS A SPECIFIC MATERIAL IS INDICATED). BLADES SHALL BE CONSTRUCTED OF MINIMUM 0.05" THICK EXTRUDED ALUMINUM, OR FORMED STAINLESS STEEL (UNLESS A SPECIFIC MATERIAL IS INDICATED), WITH EXTRUDED VINYL EDGE SEALS. SEALS SHALL PREVENT ANY NOISE DUE TO DAMPER OPENING/CLOSING. BEARINGS SHALL BE SYNTHETIC POLYCARBONATE OR ACETAL TYPE. DAMPER LINKAGE SHALL BE WITH ALUMINUM OR GALVANIZED STEEL TIEBAR. COUNTERBALANCE WEIGHTS SHALL BE ATTACHED TO BLADES, BE OF GALVANIZED STEEL CONSTRUCTION, AND BE ADJUSTABLE. DAMPERS SHALL BE TESTED IN ACCORDANCE WITH AMCA STANDARDS. PRESSURE DROP AT 700 FPM AIRFLOW VELOCITY SHALL NOT EXCEED 0.025 IN W.G. COUNTERBALANCE WEIGHTS SHALL BE ADJUSTABLE SO THAT BLADES BEGIN TO OPEN AT 0.02 IN W.G. PRESSURE DIFFERENTIAL (UNLESS NOTED OTHERWISE).

12. COMBINATION FIRE/SMOKE DAMPERS
    A. TYPE: COMBINATION FIRE SMOKE DAMPERS. UL LABELED, CONFORMING TO UL 555, UL 555S, NFPA 90A, NFPA 92A, NFPA 92B.
    B. LEAKAGE RATING: CLASS I. DAMPERS SHALL BE CLASSIFIED AS LEAKAGE RATED DAMPERS FOR USE IN SMOKE CONTROL SYSTEMS PER UL 555S.
    C. FIRE RESISTANCE: DAMPERS SHALL HAVE A 1-1/2 HOUR FIRE RATING (UNLESS A LONGER RATING IS INDICATED OR REQUIRED BY CODE).
    D. OPERATIONAL TEMPERATURE: ASSEMBLY SHALL BE QUALIFIED BY UL 555S TO OPERATE AT 250 DEGREES F.
    E. CONSTRUCTION: FRAME SHALL BE OF MINIMUM 5" X 1" 16 GAUGE GALVANIZED STEEL CHANNEL, WITH 4” TO 7” WIDE BLADES CONSTRUCTED OF 16 GAUGE GALVANIZED STEEL. BLADE EDGE SEALS SHALL BE SILICONE TYPE; JAMB SEALS SHALL BE STAINLESS STEEL COMPRESSION TYPE. AXLES SHALL BE 1/2" PLATED STEEL HEX, WITH STAINLESS STEEL BEARINGS PRESSED INTO FRAME. PROVIDE WITH FACTORY STEEL SLEEVE OR STEEL FRAME, ARRANGED FOR INSTALLATION SUCH THAT DISRUPTION OF THE ATTACHING DUCTWORK WILL NOT IMPAIR DAMPER OPERATION.
    F. CONFIGURATION: ACTUATOR EXTERIOR OF DAMPER SLEEVE ASSEMBLY (RUSKIN - FSD 35), EXCEPT WHERE DAMPER OCCURS IMMEDIATELY BEHIND AN AIR INLET/OUTLET (RUSKIN - FSD 35 GA), AND WHERE THE ACTUATOR WOULD NOT OTHERWISE BE ACCESSIBLE, CONFIGURATION SHALL ALLOW THROUGH GRILLE (OR THROUGH DUCT ACCESS DOOR) ACCESS TO DAMPER AND ACTUATOR. DAMPER ASSEMBLY SHALL BE COMPLETE WITH SLEEVE LENGTH, SLEEVE GAUGE, RETAINING PLATES/ANGLES, DUCT CONNECTION TRANSITIONS, ACTUATORS, AND ACCESSORIES TO SUIT THE APPLICATION AND CONFORM TO DAMPER UL LISTING AND CODE.
    G. OPERATION: DAMPERS SHALL BE AUTOMATIC OPERATING AND SHALL BE SPRING OPERATED TO CLOSE WHEN RELEASED BY RESETTABLE LINK OR BY LOSS OF POWER TO ACTUATOR. CLOSURE SHALL BE CONTROLLED TYPE TO PREVENT DUCT DAMAGE FROM INSTANTANEOUS CLOSURE. MOMENTARY CONTACT TEST SWITCH SHALL ALLOW FOR TESTING OF DAMPER CLOSURE.
    H. RESETTABLE LINK: ELECTRIC, MANUALLY RESETTABLE TYPE WITH BIMETAL HEAT RESPONSIVE DEVICE TO ACTIVATE DAMPER AT SET TEMPERATURE. SET TO OPERATE FOR 50 DEGREES ABOVE MAXIMUM TEMPERATURE EXPECTED IN DUCT BUT IN NO CASE LESS THAN 165 DEGREES F. PROVIDE WITH MOMENTARY CONTACT RESET SWITCH, FACTORY WIRED TO ACTUATOR, IN ACCESSIBLE LOCATION AT DAMPER.
    I. TEST SWITCH: MOMENTARY CONTACT TEST SWITCH, IN ACCESSIBLE LOCATION AT DAMPER, TO ALLOW TEST OF DAMPER CLOSURE BY PRESSING SWITCH, FACTORY WIRED TO ACTUATOR, IN ACCESSIBLE LOCATION AT DAMPER.
    J. ACTUATOR: SHALL BE FOR USE WITH 120 VOLT 60 HZ AC POWER, TWO POSITION SPRING RETURN TYPE TO CLOSE DAMPER UPON LOSS OF POWER (EXCEPT WHERE INDICATED TO BE A DIFFERENT ARRANGEMENT OR ARE PART OF AN ENGINEERED SMOKE CONTROL SYSTEM REQUIRING MODULATING OPERATION). ACTUATORS SHALL BE RATED FOR CONTINUOUS ENERGIZED HOLD OPEN POSITION. ACTUATOR SHALL BE IN A NEMA RATED ENCLOSURE SUITABLE FOR THE CONDITIONS THE ACTUATOR WILL BE EXPOSED TO.
    K. OPERATIONAL RATING: DAMPER SHALL BE RATED FOR USE WITH THE MAXIMUM VELOCITIES AND PRESSURE DIFFERENTIALS TO WHICH THEY WILL BE EXPOSED; BUT NO LESS THAN 2000 FPM AND 4 IN W.G. DIFFERENTIAL PRESSURE.
    L. SMOKE DETECTOR: SEE FIRE ALARM SYSTEM.

13. FLEXIBLE CONNECTORS: FLEXIBLE FABRIC TYPE CONNECTORS, TO PROVIDE VIBRATION ISOLATION AT EQUIPMENT DUCT CONNECTIONS AND TO ALLOW FOR MOVEMENT IN DUCT SYSTEMS. FLEXIBLE GLASS FIBER FABRIC WITH AN INORGANIC ELASTOMERIC COATING, MINIMUM 3” WIDE EXCEPT AT EQUIPMENT 3 HP OR LARGER WITH EXTERNAL VIBRATION ISOLATORS FABRIC SHALL BE MINIMUM 6” WIDE. METAL COLLARS MINIMUM 24 GAUGE GALVANIZED STEEL 3” WIDE METAL EDGE CONNECTORS, EACH SIDE OF FABRIC, CONNECTED TO FABRIC BY FOLDED OVER METAL SEAM.

14. DUCT ACCESS DOORS: DOUBLE WALL CONSTRUCTION, MADE WITH MINIMUM 24 GAGE GALVANIZED STEEL, TIGHT FITTING, WITH SEALING GASKET, AND CAM LOCKS (OR MAY BE HINGED TYPE WITH LATCH. ACCESS DOORS SHALL BE OF SUFFICIENT SIZE SO THAT ITEMS CONCEALED IN DUCT CAN BE SERVICED AND INSPECTED, AND SHALL BE ADEQUATELY SIZED TO ALLOW COMPLETE REMOVAL OF THE ITEM BEING SERVED (WHERE REMOVAL CANNOT BE MADE WITHOUT DISTURBING FIXED DUCTWORK).

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

SIGNED
01-06-2022

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
MECHANICAL SPECIFICATIONS

PERMIT SET

DATE 06-29-22
REVISED

SHEET NO.
M0.4

PROJECT NO. 20-010

HULTZ BHU
engineers inc
1111 Fawcett Ave Suite 100 Tacoma, WA 98402
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MECHANICAL SPECIFICATIONS (CONTINUATION)

23 34 00 - FANS

1. GENERAL:
   A. TYPE/RATING: TYPE AS INDICATED AND EQUAL TO MFR LISTED. FANS SHALL BEAR AMCA CERTIFIED SEAL UNLESS INDICATED OTHERWISE.
   B. GUARDS: FANS SHALL BE EQUIPPED WITH BELT GUARDS. GUARDS SHALL BE FACTORY FABRICATED AND COMPLY WITH OSHA REGULATIONS. ALL EXPOSED OPENINGS INTO FAN HOUSINGS SHALL BE PROTECTED WITH SUBSTANTIAL METAL SCREENS OR GRATINGS.
   C. DRIVES: SHALL BE SIZED FOR NOT LESS THAN 150% OF THE RATED MOTOR HORSEPOWER.
   D. MOTORS: SHALL BE U.L LISTED TEFC TYPE, METING WSEC EFFICIENCY REQUIREMENTS; PROVIDE ECM WHERE NOTED OR REQ'D TO MEET EFFICIENCIES.
   E. CAPACITY: FAN CAPACITY SHALL NOT BE LESS THAN THE VALUES LISTED ON THE DRAWINGS. FAN PERFORMANCE RATINGS SHALL BE BASED ON LABORATORY TESTS CONDUCTED IN ACCORDANCE WITH AMCA TEST CODE.
   F. BACKDRAFT DAMPERS (BDD): PROVIDE ALL FANS W/ BDD'S; MFR'S STANDARD, RATED FOR VELOCITY & PRESSURE EXPOSED TO.
2. INSTALLATION: PROVIDE FLEXIBLE CONNECTIONS IN DUCTWORK CONNECTIONS TO ALL FANS WHERE SHOWN ON DRAWINGS. INSTALL ALL FANS WITH VIBRATION ISOLATORS SO THAT NO EXCESSIVE VIBRATION IS TRANSMITTED TO THE STRUCTURE. PRIOR TO AIR BALANCING, CHECK FOR CORRECT ROTATION, TIGHTEN BELTS TO PROPER TENSION AND LUBRICATE BEARINGS PER MANUFACTURER'S RECOMMENDATIONS.

23 37 00 - AIR INLETS AND OUTLETS

1. GENERAL: STEEL OR ALUMINUM CONSTRUCTION (UNO), PROVIDE WITH FRAME FOR MOUNTING IN 2X2 T-BAR CEILING SYSTEM EXCEPT WHERE A DIFFERENT CEILING TYPE IS NOTED ON THE ARCHITECTURAL DRAWINGS (I.E. GWB IN RESTROOM, ETC.). PROVIDE WITH OPPOSED BLADE DAMPERS WHERE NOTED AND WHERE A DAMPER WOULD NOT BE ACCESSIBLE. GRILLES SHALL HAVE BAKED ON OFF-WHITE FACTORY FINISH.
2. WALL CAPS: FABRICATION OF MINIMUM 22 GAUGE ALUMINUM OR CRCQ STEEL W/ ALUMINUM FINISH. PROVIDE W/ BDD. INLET SIZE TO MATCH CONNECTING DUCT SIZE.
3. AIR INLETS/ OUTLETS - OTHER: SEE SCHEDULE SHEET M0.3.
4. INSTALLATION: INSTALL DIFFUSERS AS SHOWN ON DRAWING; PROVIDE WITH TRANSITION TO ALLOW FOR CONNECTION FROM DUCT TO DIFFUSER. FLEXIBLE DUCT MAY BE USED FOR CONNECTING FROM DUCT TO DIFFUSER.

23 81 26 - SPLIT SYSTEM AIR CONDITIONING UNITS/ HEAT PUMPS - DUCTLESS

1. AIR CONDITIONING UNIT:
   A. SPLIT SYSTEM DUCTLESS AIR CONDITIONER (OR HEAT PUMP, AS INDICATED. INDOOR UNIT: WALL (OR CEILING) SUSPENDED UNIT (CONFIGURATION AS INDICATED ON PLANS), WITH FAN, ADJUSTABLE DISCHARGE OUTLET.
   B. ACCEPTABLE MANUFACTURERS: MITSUBISHI, TRANE, LG.
2. CONDENSATE PUMP: PROVIDE UNITS WITH CONDENSATE PUMPS AS NEEDED FOR CONDENSATE DRAINAGE. WHERE NOT AVAILABLE INTERNAL TO UNIT, PROVIDE EXTERNAL TYPE, WITH HOLDING TANK, CONTROLS, AND GPM CAPACITY AT LEAST 4 TIMES UNIT CONDENSATE RATE, AT 20 FEET OF HEAD. PROVIDE MOUNTING ASSEMBLY AND ACCESSORIES FOR COMPLETELY CONNECTED AND FUNCTIONING UNIT.
3. REFRIGERANT PIPING: HARD DRAWN ACR COPPER TUBING PER ASTM B280, TYPE L, WITH SILVER BRAZED JOINTS AND WROUGHT COPPER FITTINGS PER ASME B16.22. USE ONLY LONG RADIUS ELBOWS. FLARED FITTINGS (AT EQUIPMENT CONNECTIONS ONLY) SHALL COMPLY WITH ASME B16.26. SOFT COPPER TUBING MAY ONLY BE USED ON RUNS LESS THAN 50-FEET OR WHERE NECESSARY (I.E. WHEN ROUTING THROUGH SLEEVES, OR SIMILAR POOR ACCESS AREAS).
4. INSTALLATION:
   A. GENERAL: INSTALL ALL EQUIPMENT AT LOCATIONS AND AS SHOWN ON THE DRAWINGS AND SO AS TO ALLOW MAXIMUM ACCESS TO UNITS. PRIOR TO SELECTING UNIT FINAL LOCATION, CONFIRM THAT: PROPER UNIT CLEARANCES AND ACCESS WILL BE PROVIDED; NO ADVERSE AIRFLOW CONDITIONS ARE PRESENT; CONFIRM LOCATION AND INSTALLATION DETAILS WITH OTHER TRADES. UNITS SHALL BE LEVEL AND ALIGNED WITH BUILDING WALLS. SET OUTDOOR UNIT ON CONCRETE PAD.
   B. REFRIGERANT PIPING: SHALL BE SILVER BRAZED. BLEED DRY NITROGEN THROUGH PIPING DURING BRAZING TO MINIMIZE OXIDATION. KEEP ALL OPEN ENDS OF PIPING CAPPED WHEN NOT BEING WORKED. PIPING SHALL BE ROUTED CONCEALED, EXCEPT WHERE ROUTED OUTDOORS AND WHERE NOTED. PIPING SHALL BE RAN PLUMB AND SQUARE TO BUILDING WALLS, AND IN A NEAT PROFESSIONAL MANNER. PROVIDE SIGHT GLASS IN REFRIGERANT LIQUID PIPING AT OUTDOOR UNIT.
   C. REFRIGERANT CHARGE: UNITS SHALL BE CHECKED FOR PROPER REFRIGERANT CHARGE AND OIL LEVEL AND CHARGED TO PROPER LEVELS AFTER ALL LEAK TESTING AND EVACUATION WORK HAS BEEN COMPLETED.
5. LEAK TESTING AND EVACUATION: DISCONNECT AND ISOLATE FROM THE SYSTEM ANY CONTROLS, RELIEF VALVES, OR OTHER COMPONENTS THAT MAY BE DAMAGED BY THE TEST PRESSURE. PROVIDE 1 PRESSURE TEST, AND SYSTEM EVACUATION PER STANDARD PROFFESSIONAL REFRIGERATION PRACTICE. LET VACUUM STAND FOR A MINIMUM OF 24 HOURS BEFORE CHARGING SYSTEM.
6. START-UP: PROVIDE START-UP IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CHECK UNIT FOR PROPER OPERATION IN RESPONSE TO THERMOSTAT SETTINGS INCLUDING: PROPER FAN ROTATION, NO EXCESSIVE VIBRATION, NO UNUSUAL NOISES, PROPER UNIT CYCLING IN RESPONSE TO ROOM TEMPERATURE, NO EXCESSIVE ROOM TEMPERATURE SWINGS, NO SAFETIES OR ELECTRICAL DEVICES TRIPPING OUT. SUBMIT WRITTEN REPORT DETAILING ALL START-UP PROCEDURES AND FINDINGS.

SECTION 23 82 47 - ELECTRIC HEATERS

1. TYPE: WALL OR CEILING MOUNTED ELECTRIC FORCED AIR HEATER.
2. CONSTRUCTION: HEATER HOUSING SHALL BE CONSTRUCTED OF HEAVY GAUGE STEEL, WITH A SLOTTED FRONT GRILLE; FOR RECESSED INSTALLATION AS SHOWN ON THE DRAWINGS (OR TO SUIT CONSTRUCTION). UNIT SHALL HAVE BAKED-ON ENAMEL OR POWDER COAT FINISH, WHITE. HEATING ELEMENTS SHALL BE THE SEALED TYPE WITH PARALLEL STEEL FINS, WITH CAPACITY AS SCHEDULED.
3. MOTOR AND FAN: MOTOR SHALL BE MULTI-POLE, TOTAL ENCLOSED, PERMANENTLY LUBRICATED TYPE.
4. ELECTRICAL AND CONTROLS: UNIT SHALL HAVE AUTOMATIC RESET THERMAL LIMIT, POWER DISCONNECT SWITCH, AND WITHOUT THERMOSTAT (UNLESS INDICATED OTHERWISE). TO BE CONTROLLED BY REMOTE WALL THERMOSTAT. SEE DIVISION 25 FOR THERMOSTAT AND CONTROLS.
5. ACCESSORIES: RECESS MOUNTING ADAPTER TO SUIT INSTALLATION ARRANGEMENT REQUIRED; WALL MOUNTING BOX; 24 VOLT CONTACTOR FOR REMOTE CONTROL OF HEATER VIA REMOTE LOW VOLTAGE THERMOSTAT. COORDINATE UNIT CONTROLS WITH PROJECT CONTROL SYSTEM (SEE SECTION 23 09 33).

SECTION 23 09 33 - ELECTRONIC CONTROLS FOR HVAC

1. DESIGN AND INSTALLATION: THE ENTIRE CONTROL SYSTEM SHALL BE DESIGNED AND INSTALLED BY SKILLED CONTROL SYSTEM DESIGNERS, ELECTRICIANS AND MECHANICS, ALL OF WHOM ARE PROPERLY TRAINED AND QUALIFIED FOR CONTROL SYSTEM DESIGN AND INSTALLATION.
2. PROGRAMMABLE THERMOSTAT: SHALL BE 7-DAY PROGRAMMABLE SOLID STATE TYPE, SPECIFICALLY DESIGNED FOR COMMERCIAL USE. UNIT (AND RELATED RELAY MODULE, AND CONTROLS) SHALL ALLOW FOR 1ST-STAGE ECONOMIZER COOLING, 2ND STAGE UNIT COOLING, 1ST STAGE HEATING, 2ND STAGE HEATING AND PROVIDE OTHER FEATURES AS REQUIRED BY THE SEQUENCE OF OPERATION. THERMOSTAT SHALL HAVE MEANS TO BYPASS TIME CLOCK, HAVE AUTO-COOL-OFF-HEAT SWITCHING, SETPOINT ADJUSTMENTS, AND TIME/DAY ADJUSTMENTS. SHALL HAVE, ECONOMIZER FAULT DETECTION AS REQUIRED BY CODE.
3. GENERAL TIME CLOCK: 365 DAY PROGRAMMABLE TIMECLOCK, FOR CONTROL OF UP TO INDEPENDENT LOADS EACH WITH A DIFFERENT SCHEDULE, WITH MULTIPLE SETPOINTS OF PROGRAMMING. EACH OUTPUT ABLE TO BE PROGRAMMED AS A MAINTAINED OR MOMENTARY CONTACT CLOSURE WITH DURATION OF 1 TO 59 SECONDS. FEATURES SHALL INCLUDE: TIME OF DAY SCHEDULING, HOLIDAY PROGRAMMING, DAYLIGHT SAVINGS TIME ADJUSTMENT, LEAP YEAR CORRECTION, MANUAL OVERRIDE, AND BATTERY BACK-UP (FOR ONE MONTH OPERATION WITHOUT POWER).
4. CONTROL DAMPERS: PARALLEL BLADE OR OPPOSED BLADE TYPE, AS SELECTED BY CONTRACTOR TO BEST SUIT APPLICATION (UNLESS A SPECIFIC TYPE IS INDICATED). CLASS 1A LEAKAGE RATED.
5. ACTUATORS: BRUSHLESS DC MOTOR TYPE CONTROLLED BY A MICROPROCESSOR WITH MANUAL POSITIONING MECHANISM AND CONTROL DIRECTION OF ROTATION SWITCH ACCESSIBLE ON ITS COVER, COMPATIBLE WITH CONTROL DEVICES USED WITH. ACTUATOR SHALL BE PROPORTIONAL OR TWO POSITION TYPE, AS REQUIRED FOR APPLICATION. ALL ACTUATORS SHALL SPRING RETURN UPON POWER INTERRUPTION.
6. ELECTRICAL:
   A. GENERAL: PROVIDE ALL ELECTRICAL WIRING AND DEVICES IN ACCORDANCE WITH APPLICABLE CODES AND DIVISION 26 REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTROL CONTRACTOR TO PROVIDE POWER FOR ALL CONTROL DEVICES REQUIRING POWER. COORDINATE WITH THE DIVISION 26 CONTRACTOR TO ARRANGE FOR NECESSARY POWER CIRCUITS. ALL CONTROL DEVICES SHALL OBTAIN POWER FROM CIRCUITS DEDICATED TO CONTROL POWER.
   B. WIRING AND CONDUIT: ALL WIRING SHALL BE INSTALLED IN CONDUIT AND IN ACCORDANCE WITH DIVISION 26 SPECIFICATIONS, EXCEPT THAT LOW VOLTAGE WIRING WITHIN CEILING PLENUM SPACES, MECHANICAL MEZZANINES, AND ATTICS MAY BE INSTALLED WITHOUT CONDUIT. WIRING IN WALLS SHALL BE IN CONDUIT. WIRING SHALL BE IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS FOR CONTROL DEVICES, AND BE COLOR CODED.
   C. MOTOR STARTERS/RELAYS: SHALL BE BY DIVISION 26; EXCEPT FOR LOADS 1/2 HP AND LESS WHICH SHALL BE RELAYS, PROVIDED BY THIS SECTION.
7. MISCELLANEOUS WIRING: PROVIDE ALL NECESSARY CONTROL WIRING AND INTERLOCKS BETWEEN UNITS AND ACCESSORIES TO ALLOW FOR PROPER OPERATION.
8. CARBON MONOXIDE DETECTOR AND NITROGEN DIOXIDE DETECTOR
   A. TYPE: INDUSTRIAL QUALITY, CONTINUOUS AMBIENT AIR SENSING CARBON MONOXIDE AND NITROGEN DIOXIDE DETECTOR, ELECTROCHEMICAL TYPE. BRASCH GSE, BRASCH "ON GUARD".
   B. UNIT: MICROPROCESSOR BASED UNIT WHICH CONTINUOUSLY DETECTS, MONITORS, AND DISPLAYS CONCENTRATIONS OF CARBON MONOXIDE AND NITROGEN DIOXIDE AND PROVIDES AN OUTPUT TO CONTROL FAN VENTILATION RATE. UNIT SHALL PROVIDE A 4-20 MA OUTPUT IN DIRECT PROPORTION TO CO LEVEL SENSED. UNIT SHALL HAVE DRY CONTACT CLOSURE FOR EACH ALARM LEVEL. UNIT SHALL BE FOR USE WITH 120 VOLT/1 PHASE POWER. UNIT SHALL HAVE ADJUSTABLE LOW ALERT AND HIGH ALERT LEVELS, WITH TIME DELAY BETWEEN. INITIAL CO SETTINGS SHALL BE 35 PPM, 100 PPM; NO2 SETTINGS SHALL BE 1 PPM, 5PPM.
   C. SENSORS: ELECTROCHEMICAL TYPE, WITH RANGE OF 0-500 PPM, REPEATABILITY OF PLUS/MINUS 2% (AT CALIBRATION POINT) AND BE TEMPERATURE/HUMIDITY COMPENSATED.
   D. DISPLAY. UNIT SHALL HAVE A 0.5-INCH HIGH LCD DISPLAY SHOWING CO LEVELS IN PPM AND ABLE TO DISPLAY SYSTEM INFORMATION. UNIT SHALL HAVE DISPLAY LIGHTS INDICATING LOW ALERT AND HIGH ALERT LEVELS.
   E. AUDIBLE ALARM: UNIT SHALL HAVE AUDIBLE ALARM WHEN CO LEVELS EXCEED THE HIGH ALERT SETTING FOR 15 MINUTES.

SECTION 23 09 93 - HVAC SEQUENCE OF OPERATION

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9. GENERAL: PROVIDE COMPLETE SYSTEM WITH SEQUENCES OF OPERATION AS SPECIFIED HEREIN. PROVIDE COMPLETE CONTROL SYSTEM SHOP DRAWINGS INDICATING ALL CONTROL DEVICES AND WIRING CONNECTIONS; SEE SECTION 23 09 33. ALL TEMPERATURE SETPOINTS AND TIME CONTROL SETTINGS SHALL BE ADJUSTABLE. VARIOUS THERMOSTATS ARE NOT SHOWN ON THE DRAWINGS BUT ARE REQUIRED PER THE SEQUENCE OF OPERATION SPECIFIED. COORDINATE WITH ENGINEER FOR LOCATION OF ALL SUCH THERMOSTATS PRIOR TO INSTALLING. SEE PLANS FOR UNITS WITH MOTORIZED DAMPERS IN THE DUCTS AND MISCELLANEOUS OTHER ITEMS REQUIRING CONTROL.
10. TIME CONTROL: CONTROL SYSTEM SHALL PROVIDE TIME SCHEDULE CONTROL (I.E. OCCUPIED/UNOCCUPIED/ WARM-UP MODES SWITCHING) FOR ALL HVAC AND EXHAUST EQUIPMENT. PROVIDE INDEPENDENT OCCUPIED/UNOCCUPIED SCHEDULES AND OPTIMUM START (I.E. WARM-UP) CYCLE FOR EACH HVAC UNIT (UNLESS NOTED OTHERWISE).
4. FANS: SEE PLANS FOR WHICH OF THE FOLLOWING CONTROL METHOD IS REQUIRED.
   A. CONTINUOUS: FAN SHALL RUN 24/7.
   B. PARKING GARAGE CO/NO CONTROLS: INTERLOCK FAN WITH CARBON MONOXIDE & NITROGEN DIOXIDE SENSORS. FAN TO RUN CONTINUOUSLY AT LOWEST AVAILABLE SETPOINT WHEN NO ALARM IS ACTIVE. WHEN ALARM DETECTED, FAN TO RAMP UP TO SCHEDULED AIRFLOW UNTIL ALARM IS SATISFIED.
5. HEAT RECOVERY VENTILATOR (HRV-1): SEE VENTILATION CODE NOTES, SHEET M0.2.
6. HEAT RECOVERY VENTILATOR (HRV-2, 3): UNIT(S) SHALL RUN CONTINUOUSLY; EXCEPT WHEN SHUT DOWN BY BUILDING FIRE ALARM OR UNIT SAFETIES.
7. ELECTRIC HEATERS - OCCUPIED MODE: HEATER SHALL BE ON ONCE SPACE TEMPERATURE HAS FALLEN 2 DEG F OR MORE BELOW SETPOINT, AND SHALL BE OFF ONCE TEMPERATURE HAS RISEN 1 DEG F OR MORE ABOVE SETPOINT.
8. MISCELLANEOUS
   A. MISCELLANEOUS DAMPERS/DEVICES: SEE PLANS FOR OTHER DAMPERS AND DEVICES REQUIRING CONTROL, PROVIDE CONTROL INDICATED. WHERE CONTROL IS NOT INDICATED PROVIDE STANDARD SEQUENCE TYPICAL FOR SUCH DEVICES IN SIMILAR PROJECTS/APPLICATIONS.
   B. DUCTLESS HEAT PUMP UNITS: SHALL BE CONTROLLED BY INTEGRAL CONTROLS AND A LOCAL WALL THERMOSTAT FURNISHED WITH THE UNITS.
   C. DAMPERS: SEE PLANS FOR VARIETY OF DAMPERS, TO BE INTERLOCKED WITH EQUIPMENT SERVED (OR SERVING THE AREA).

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01-06-2022

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: MECHANICAL SPECIFICATIONS

PERMIT SET
DATE 06-29-22
REVISED
SHEET NO. M0.5
PROJECT NO. 20-010

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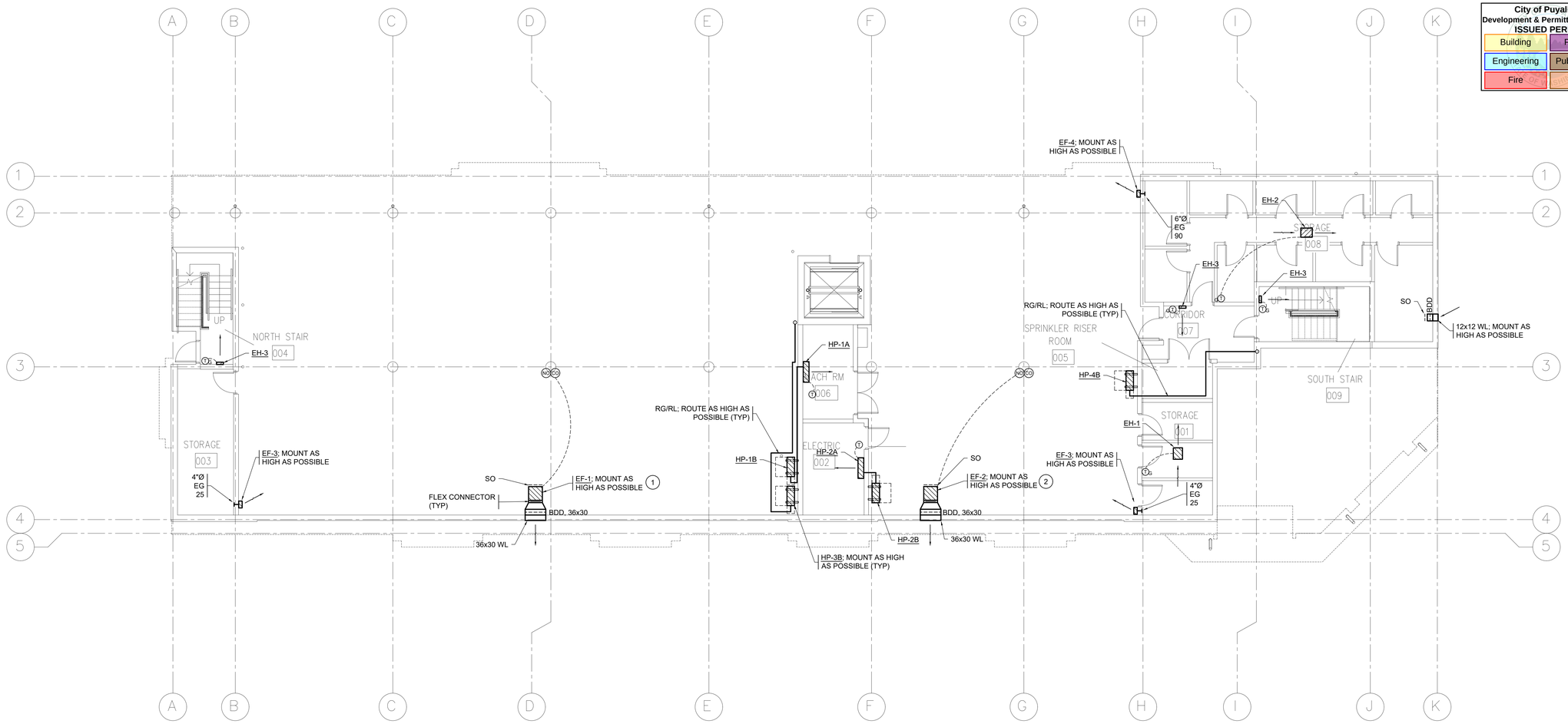

NORTH

1 M4.1 LOWER LEVEL FLOOR PLAN – MECHANICAL
1/8" = 1'-0"

GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES ON SHEET M0.1.
2. 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 SPACE AVAILABLE FOR ALL DUCTWORK, 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).
3. LOCATE ALL EQUIPMENT, DAMPERS, ACTUATORS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED & MAINTAIN FIRE/SMOKE RATING WHERE LOCATED IN A RATED ASSEMBLY. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
4. PROVIDE DUCT TRANSITIONS AT DUCT CONNECTIONS TO ALL EQUIPMENT AND AIR TERMINALS TO MATCH ITEMS' CONNECTIONS SIZES. TRANSITIONS SHALL BE LINED WHERE THE CONNECTING DUCT IS LINED.
5. PRIOR TO FABRICATING OR ORDERING DUCT MATERIALS, REVIEW FIELD CONDITIONS & SPACE AVAILABLE TO CONFIRM DUCT SIZES & ROUTING WILL SUIT EXISTING CONDITIONS.
6. EXHAUST OUTLETS TO MAINTAIN 3' SEPARATION FROM ALL OPERABLE OPENINGS, + 10' FROM MECHANICAL INTAKES.
7. PROVIDE 3/4" CONDENSATE DRAINS FOR ALL HP'S. ROUTE CONDENSATE TO NEAREST DRAIN OR TO THE EXTERIOR.
8. VERIFY LOCATION OF ALL HVAC EQUIPMENT & WALL OPENINGS W/ OWNER & G.C. PRIOR TO BEGINNING WORK.
9. CORRIDOR SMOKE DETECTOR REQUIRED PER CODE TO ACTIVATE FIRE/SMOKE DAMPERS & SHUT-OFF SUPPLY AIR TO CORRIDOR. COORDINATE W/ FIRE ALARM CONTRACTOR.
10. LINE DUCT WITHIN 10' OF ROOFTOP HRV'S; PROVIDE 1" INTEGRAL LINER.
11. PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT WITH ROTATING COMPONENTS.

KEYED NOTES:

1. EF-1 TO MODULATE FROM LOW SPEED (NOT LESS THAN 200 CFM) TO HIGH SPEED (2750 CFM) UPON CO/NOx GAS DETECTION.
2. EF-2 TO MODULATE FROM LOW SPEED (NOT LESS THAN 100 CFM) TO HIGH SPEED (1400 CFM) UPON CO/NOx GAS DETECTION.

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: GARAGE LEVEL PLAN - MECHANICAL

PERMIT SET
DATE 06-29-22
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SHEET NO. M4.1
PROJECT NO. 20-010

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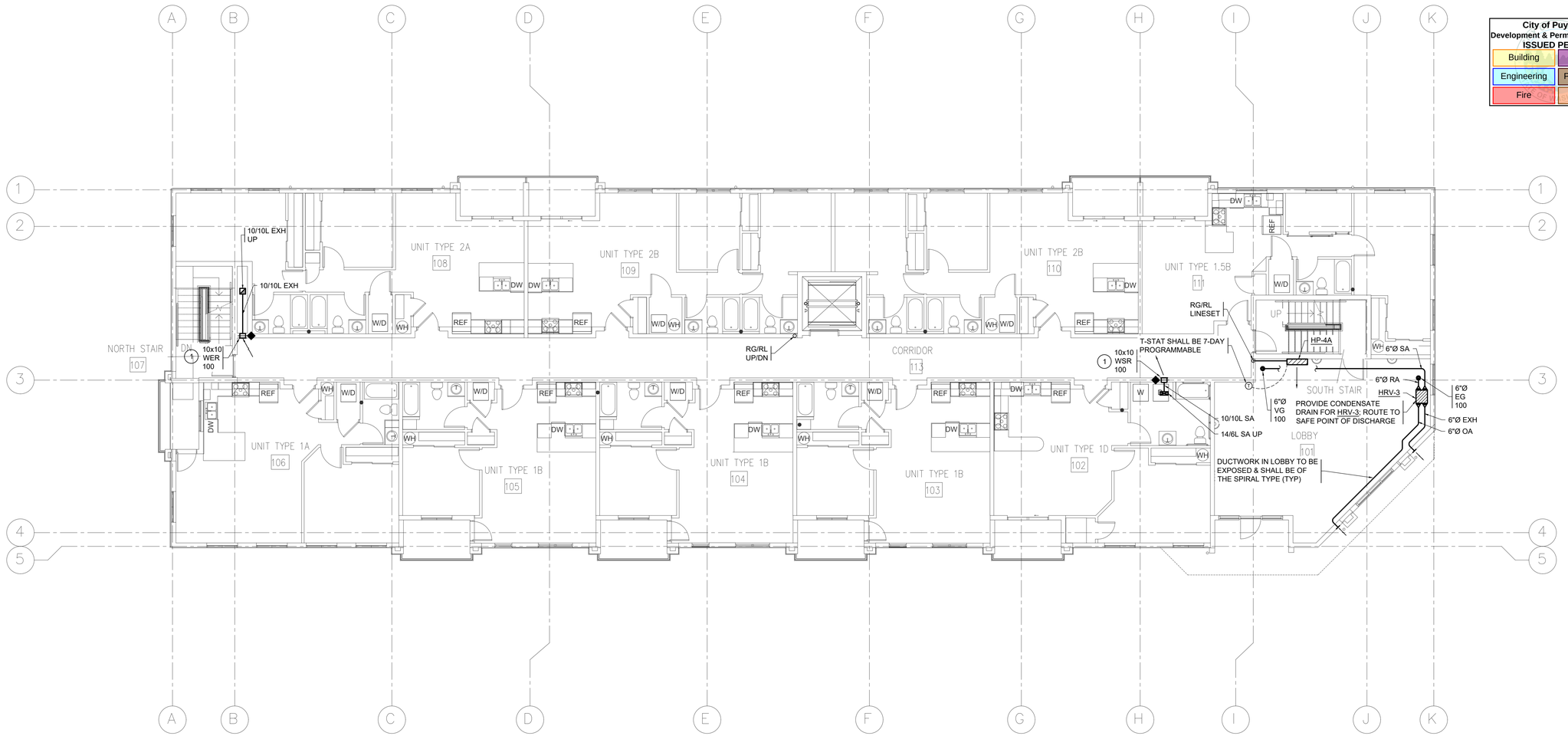

NORTH

1 M4.2 FIRST FLOOR PLAN – MECHANICAL
1/8" = 1'-0"

GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES ON SHEET M0.1.
2. 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 SPACE AVAILABLE FOR ALL DUCTWORK, 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).
3. LOCATE ALL EQUIPMENT, DAMPERS, ACTUATORS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED & MAINTAIN FIRE/SMOKE RATING WHERE LOCATED IN A RATED ASSEMBLY. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
4. PROVIDE DUCT TRANSITIONS AT DUCT CONNECTIONS TO ALL EQUIPMENT AND AIR TERMINALS TO MATCH ITEMS' CONNECTIONS SIZES. TRANSITIONS SHALL BE LINED WHERE THE CONNECTING DUCT IS LINED.
5. PRIOR TO FABRICATING OR ORDERING DUCT MATERIALS, REVIEW FIELD CONDITIONS & SPACE AVAILABLE TO CONFIRM DUCT SIZES & ROUTING WILL SUIT EXISTING CONDITIONS.
6. EXHAUST OUTLETS TO MAINTAIN 3' SEPARATION FROM ALL OPERABLE OPENINGS, + 10' FROM MECHANICAL INTAKES.
7. PROVIDE 3/4" CONDENSATE DRAINS FOR ALL HP'S. ROUTE CONDENSATE TO NEAREST DRAIN OR TO THE EXTERIOR.
8. VERIFY LOCATION OF ALL HVAC EQUIPMENT & WALL OPENINGS W/ OWNER & G.C. PRIOR TO BEGINNING WORK.
9. CORRIDOR SMOKE DETECTOR REQUIRED PER CODE TO ACTIVATE FIRE/SMOKE DAMPERS & SHUT-OFF SUPPLY AIR TO CORRIDOR. COORDINATE W/ FIRE ALARM CONTRACTOR.
10. LINE DUCT WITHIN 10' OF ROOFTOP HRV'S; PROVIDE 1" INTEGRAL LINER.
11. PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT WITH ROTATING COMPONENTS.

KEYED NOTES:

1. PROVIDE OVERSIZED GRILLE TO ALLOW ACCESS TO FIRE/SMOKE DAMPER ACTUATOR. SIZE INDICATED IS FOR AIRFLOW NEEDS ONLY. CONNECT DAMPER TO CORRIDOR SMOKE DETECTION SYSTEM. COORDINATE W/ FIRE ALARM SYSTEM INSTALLER.

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FIRST FLOOR PLAN - MECHANICAL

DATE 06-29-22
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PROJECT NO. 20-010

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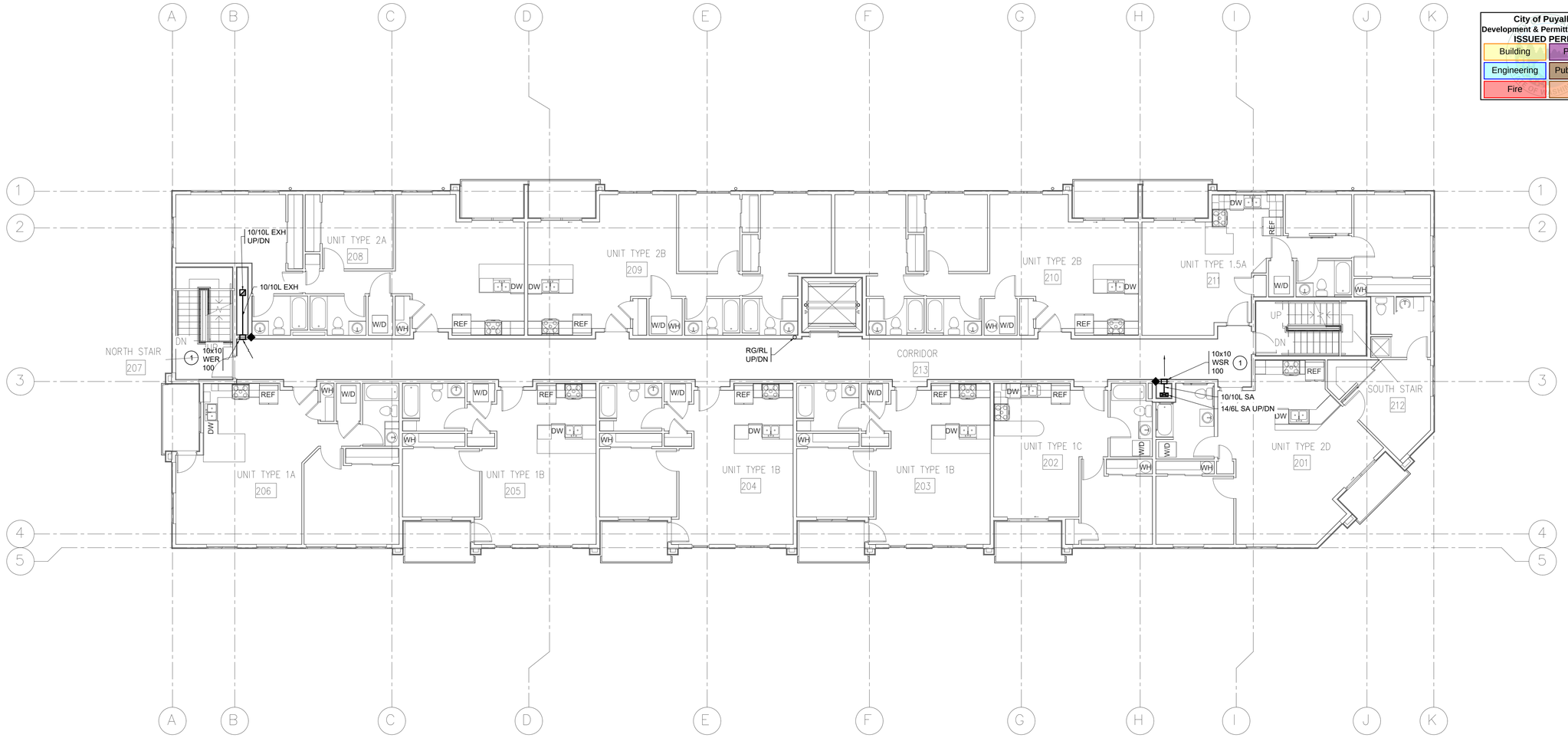

NORTH

1 / M4.3 SECOND FLOOR PLAN – MECHANICAL
1/8" = 1'-0"

GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES ON SHEET M0.1.
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3. LOCATE ALL EQUIPMENT, DAMPERS, ACTUATORS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED & MAINTAIN FIRE/SMOKE RATING WHERE LOCATED IN A RATED ASSEMBLY. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
4. PROVIDE DUCT TRANSITIONS AT DUCT CONNECTIONS TO ALL EQUIPMENT AND AIR TERMINALS TO MATCH ITEMS' CONNECTIONS SIZES. TRANSITIONS SHALL BE LINED WHERE THE CONNECTING DUCT IS LINED.
5. PRIOR TO FABRICATING OR ORDERING DUCT MATERIALS, REVIEW FIELD CONDITIONS & SPACE AVAILABLE TO CONFIRM DUCT SIZES & ROUTING WILL SUIT EXISTING CONDITIONS.
6. EXHAUST OUTLETS TO MAINTAIN 3' SEPARATION FROM ALL OPERABLE OPENINGS, + 10' FROM MECHANICAL INTAKES.
7. PROVIDE 3/4" CONDENSATE DRAINS FOR ALL HP'S. ROUTE CONDENSATE TO NEAREST DRAIN OR TO THE EXTERIOR.
8. VERIFY LOCATION OF ALL HVAC EQUIPMENT & WALL OPENINGS W/ OWNER & G.C. PRIOR TO BEGINNING WORK.
9. CORRIDOR SMOKE DETECTOR REQUIRED PER CODE TO ACTIVATE FIRE/SMOKE DAMPERS & SHUT-OFF SUPPLY AIR TO CORRIDOR. COORDINATE W/ FIRE ALARM CONTRACTOR.
10. LINE DUCT WITHIN 10' OF ROOFTOP HRV'S; PROVIDE 1" INTEGRAL LINER.
11. PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT WITH ROTATING COMPONENTS.

KEYED NOTES:

(1) PROVIDE OVERSIZED GRILLE TO ALLOW ACCESS TO FIRE/SMOKE DAMPER ACTUATOR. SIZE INDICATED IS FOR AIRFLOW NEEDS ONLY. CONNECT DAMPER TO CORRIDOR SMOKE DETECTION SYSTEM. COORDINATE W/ FIRE ALARM SYSTEM INSTALLER.

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: SECOND FLOOR PLAN - MECHANICAL

PERMIT SET

DATE 06-29-22
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SHEET NO. M4.3

PROJECT NO. 20-010

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City of Puyallup
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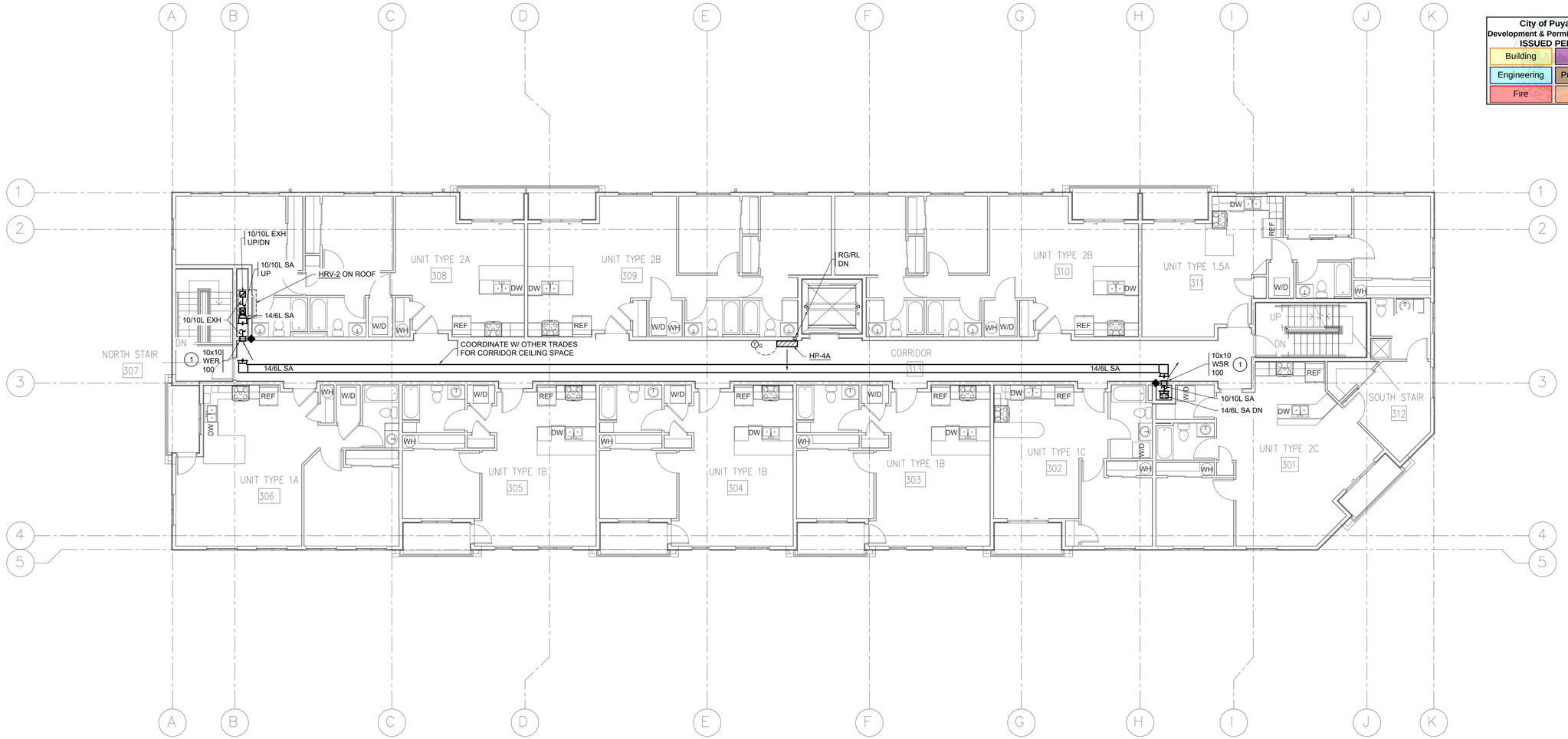

1 THIRD FLOOR PLAN – MECHANICAL
M4.4 1/8" = 1'-0"

NORTH

GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES ON SHEET M0.1.
2. 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 SPACE AVAILABLE FOR ALL DUCTWORK, 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).
3. LOCATE ALL EQUIPMENT, DAMPERS, ACTUATORS, AND ITEMS REQUIRING ADJUSTMENT OR MAINTENANCE TO BE ACCESSIBLE. PROVIDE BUILDING ACCESS DOORS AS REQUIRED & MAINTAIN FIRE/SMOKE RATING WHERE LOCATED IN A RATED ASSEMBLY. PROVIDE DUCT ACCESS DOORS AT ALL BDD'S AND MOTORIZED DAMPERS.
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8. VERIFY LOCATION OF ALL HVAC EQUIPMENT & WALL OPENINGS W/ OWNER & G.C. PRIOR TO BEGINNING WORK.
9. CORRIDOR SMOKE DETECTOR REQUIRED PER CODE TO ACTIVATE FIRE/SMOKE DAMPERS & SHUT-OFF SUPPLY AIR TO CORRIDOR. COORDINATE W/ FIRE ALARM CONTRACTOR.
10. LINE DUCT WITHIN 10' OF ROOFTOP HRV'S; PROVIDE 1" INTEGRAL LINER.
11. PROVIDE VIBRATION ISOLATION FOR ALL SUSPENDED EQUIPMENT WITH ROTATING COMPONENTS.

KEYED NOTES:

(1) PROVIDE OVERSIZED GRILLE TO ALLOW ACCESS TO FIRE/SMOKE DAMPER ACTUATOR. SIZE INDICATED IS FOR AIRFLOW NEEDS ONLY. CONNECT DAMPER TO CORRIDOR SMOKE DETECTION SYSTEM. COORDINATE W/ FIRE ALARM SYSTEM INSTALLER.

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Website: www.jgarch.net

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: THIRD FLOOR PLAN - MECHANICAL

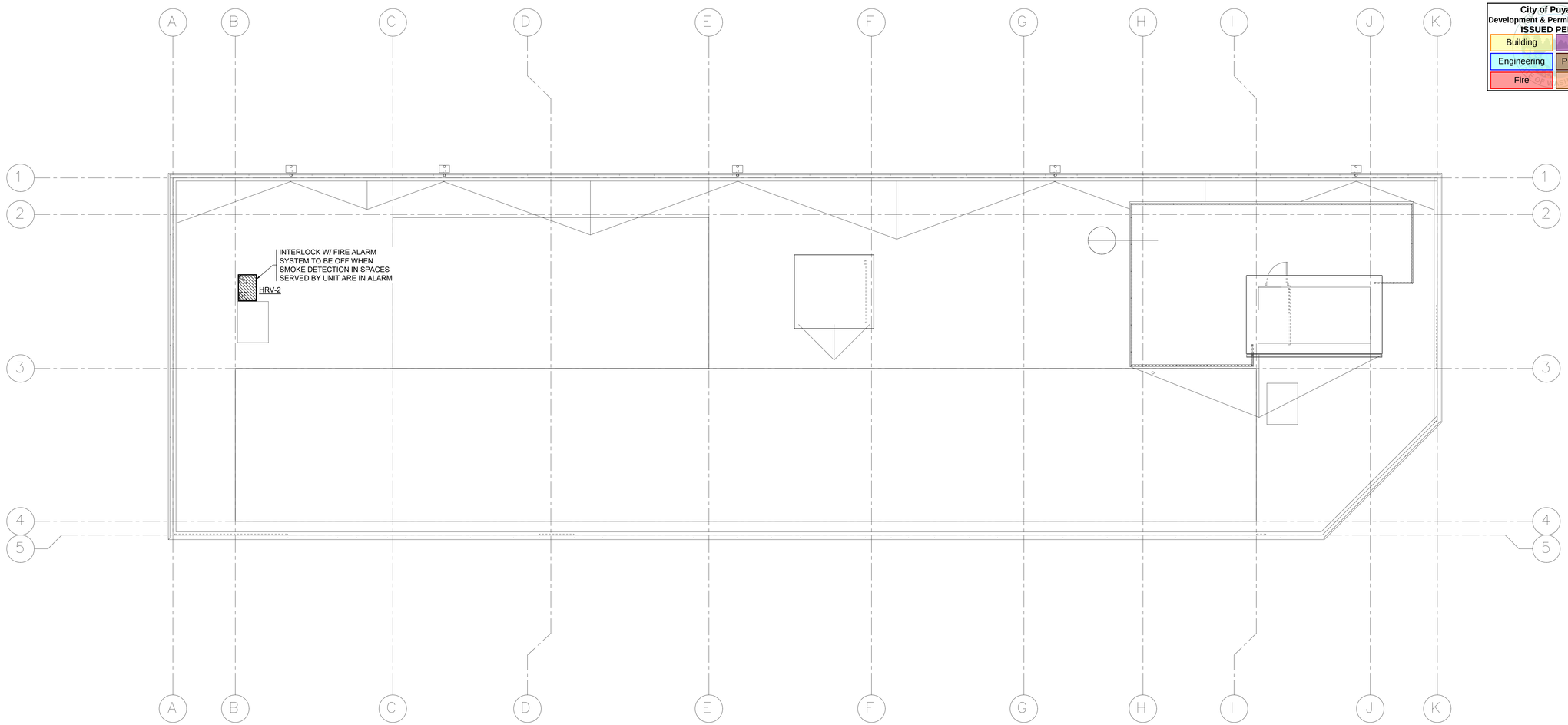
PERMIT SET
DATE 06-29-22
REVISED
SHEET NO. M4.4

PROJECT NO. 20-010

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



NORTH

1 / M4.4 ROOF PLAN – MECHANICAL
1/8" = 1'-0"

GENERAL NOTES:

1. SEE MECHANICAL GENERAL NOTES ON SHEET M0.1.
2. 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 SPACE AVAILABLE FOR ALL DUCTWORK, 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).
3. PROVIDE DUCT TRANSITIONS AT DUCT CONNECTIONS TO ALL EQUIPMENT AND AIR TERMINALS TO MATCH ITEMS' CONNECTIONS SIZES. TRANSITIONS SHALL BE LINED WHERE THE CONNECTING DUCT IS LINED.
4. PRIOR TO FABRICATING OR ORDERING DUCT MATERIALS, REVIEW FIELD CONDITIONS & SPACE AVAILABLE TO CONFIRM DUCT SIZES & ROUTING WILL SUIT EXISTING CONDITIONS.
5. MECHANICAL INTAKES SHALL BE LOCATED MIN. 10' AWAY FROM EXHAUST/VENT OUTLETS.

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PROJECT: 2ND STREET APARTMENTS

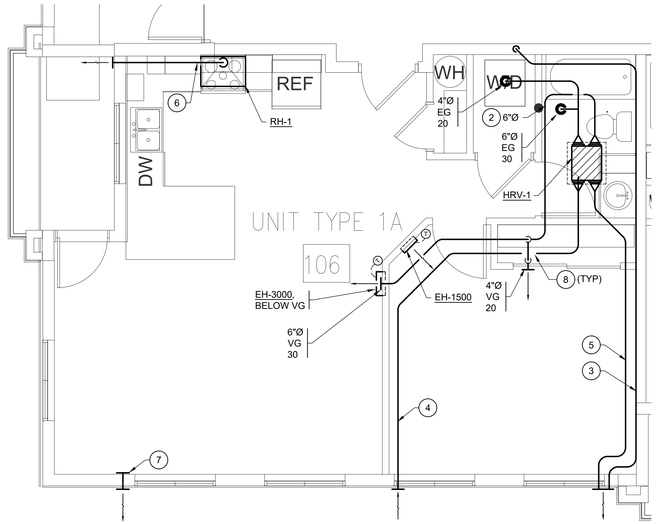
DRAWING TITLE: ROOF PLAN - MECHANICAL

PERMIT SET

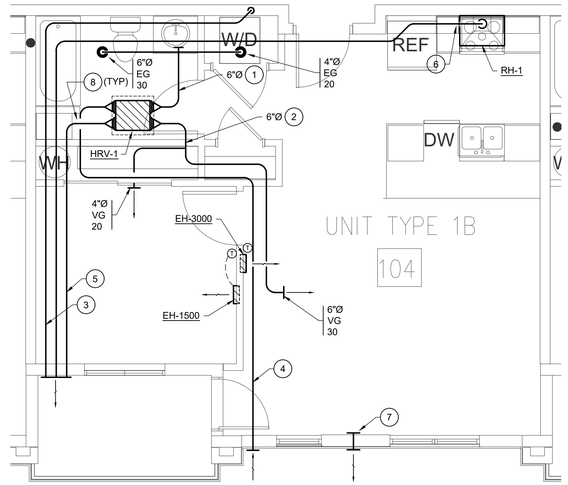
DATE 06-29-22
REVISED

SHEET NO. M4.5

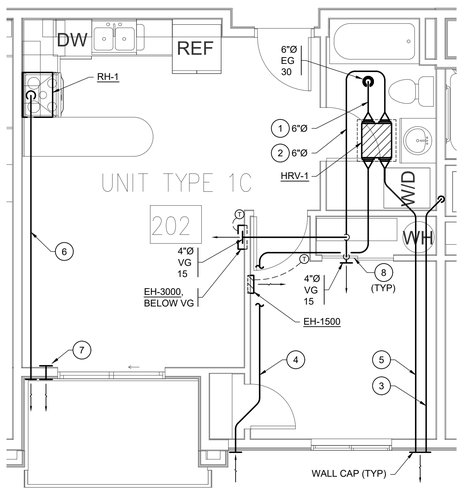
PROJECT NO. 20-010



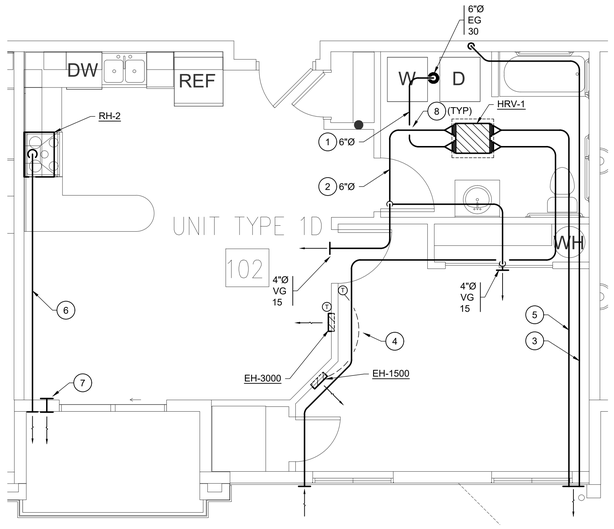
1 M4.6 UNIT 1A – MECHANICAL PLAN
1/4" = 1'-0"



2 M4.6 UNIT 1B – MECHANICAL PLAN
1/4" = 1'-0"



3 M4.6 UNIT 1C – MECHANICAL PLAN
1/4" = 1'-0"



4 M4.6 UNIT 1D – MECHANICAL PLAN
1/4" = 1'-0"

PRMU20220123

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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. RANGE EXHAUST HOOD IS OF THE VENTLESS TYPE.
7. FOR DUCT FITTING AND TRANSITION DETAILS, SEE M4.9.
8. ALL EQUIPMENT LOCATED IN SOFFIT AND DROPPED CEILING SHALL BE PROVIDED WITH ACCESS DOORS AS REQUIRED TO PROVIDE SERVICE ACCESS.
9. ALL DUCTWORK ROUTED TO BE IN SOFFITS & DROPPED CEILINGS, SEE ARCHITECTURAL RCP FOR SOFFIT LOCATIONS.
10. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT TO CONTROL ELECTRIC HEATER IN LIVING ROOM.
11. HRV-1 SHALL BE PROVIDED W/ A MANUAL OVERRIDE SWITCH READING, "WHOLE HOUSE VENTILATION SYSTEM. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS VERY POOR."
12. PROVIDE CONDENSATE DRAIN FOR HRV-1; ROUTE TO NEAREST FLOOR DRAIN OR LAVATORY P-TRAP.
13. NOT ALL KEYED NOTES MAY BE USED ON ALL SHEETS.
14. DRYERS TO BE LISTED FOR USE WITH LENGTH OF DRYER DUCT & FITTINGS SHOWN; COORDINATE W/ OWNER & GC.
15. COORDINATE WALL CAP TYPES/ TRIM W/ ARCHITECT & GC.

KEYED NOTES:

1. RA VENTILATION DUCT.
2. SA VENTILATION DUCT.
3. 4"Ø DRYER DUCT.
4. 6"Ø OA VENTILATION DUCT.
5. 6"Ø EA VENTILATION DUCT.
6. 6"Ø RANGE HOOD DUCT.
7. PORTABLE AC UNIT EXHAUST PORT. STUB 6"Ø DUCT INTO SPACE 18"AFF & TERMINATE IN PORTABLE AC DUCT CONNECTION FITTING; COORDINATE W/ OWNER FOR FITTING TYPE.
8. COORDINATE DUCT CROSSINGS W/ ARCHITECTURAL CEILING HEIGHTS/ SOFFITS. ALL REQUIRED OFFSETS & ELBOWS ARE NOT SHOWN.

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

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01-06-2022

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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: ENLARGED UNIT PLANS - MECHANICAL

PERMIT SET
DATE 06-29-22
REVISED
SHEET NO. M4.6
PROJECT NO. 20-010

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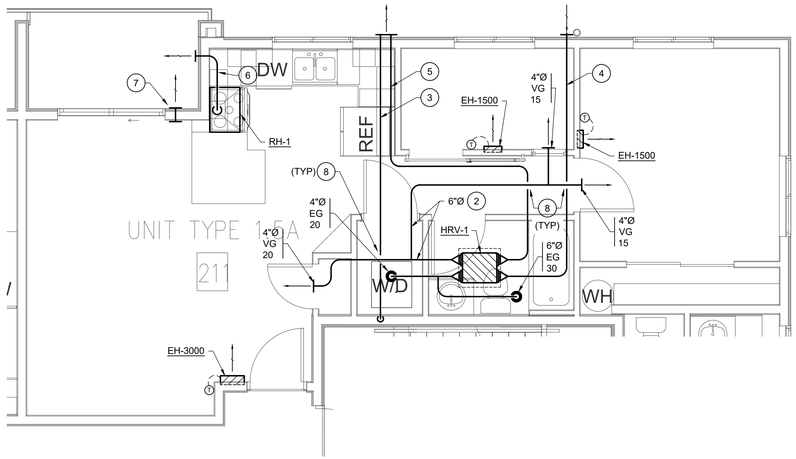
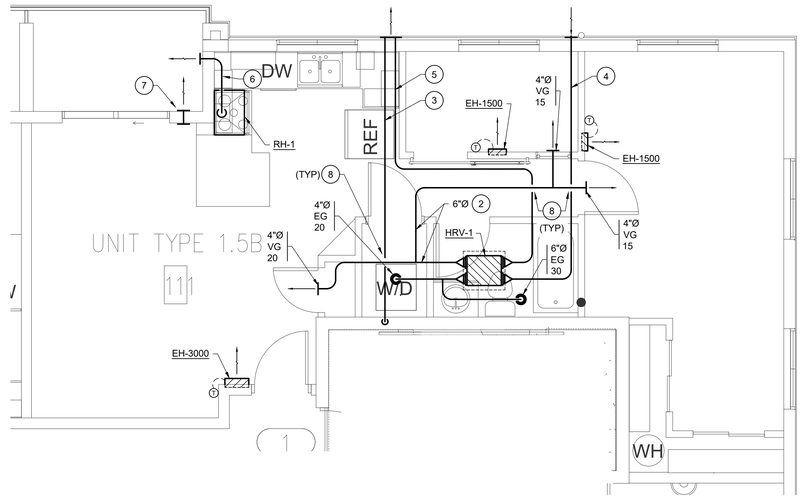


1 M4.7 UNIT 1.5A – MECHANICAL PLAN
1/4" = 1'-0"



2 M4.7 UNIT 1.5B – MECHANICAL PLAN
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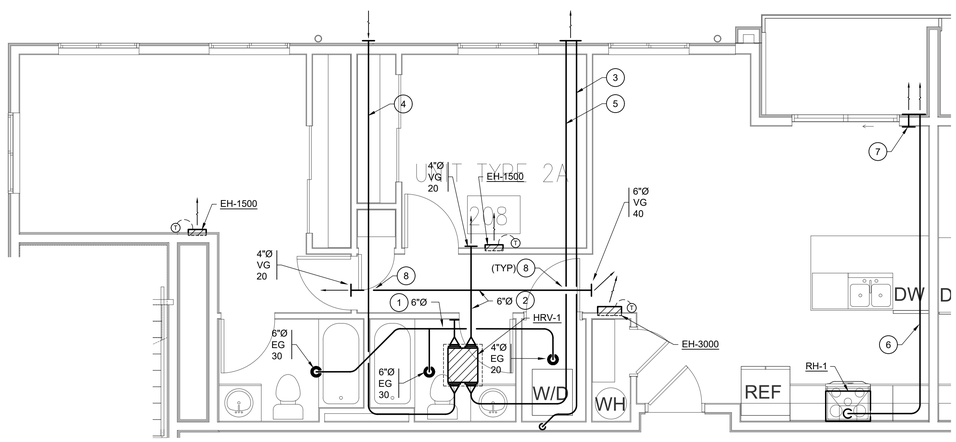
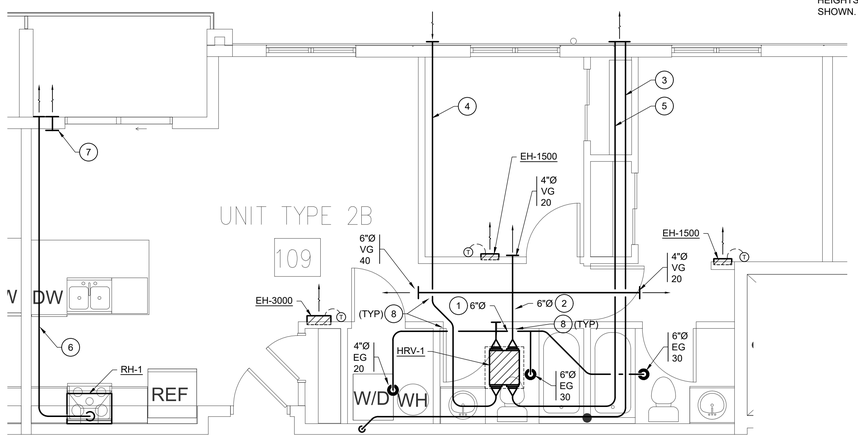


3 M4.7 UNIT 2A – MECHANICAL PLAN
1/4" = 1'-0"



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PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: ENLARGED UNIT PLANS - MECHANICAL

PERMIT SET
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SHEET NO. M4.7
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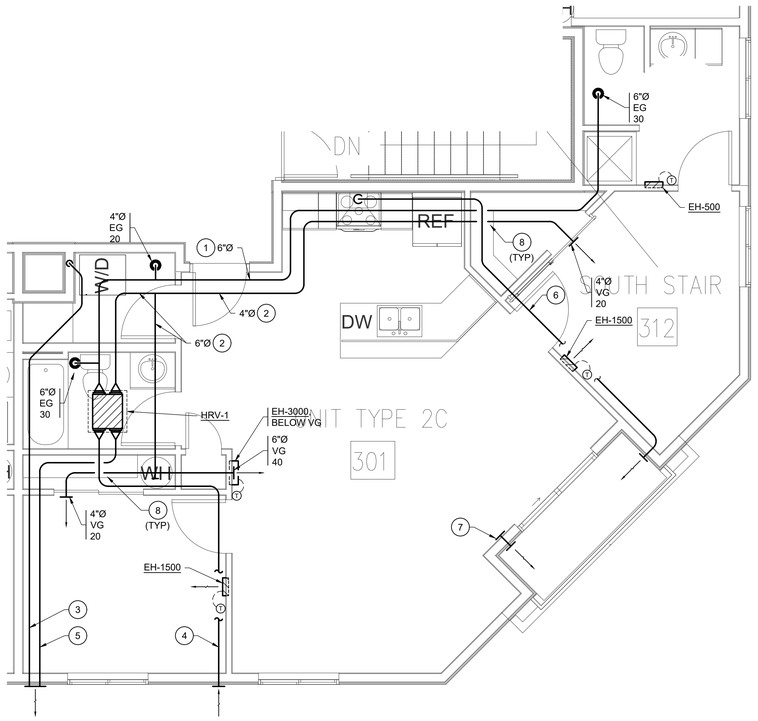
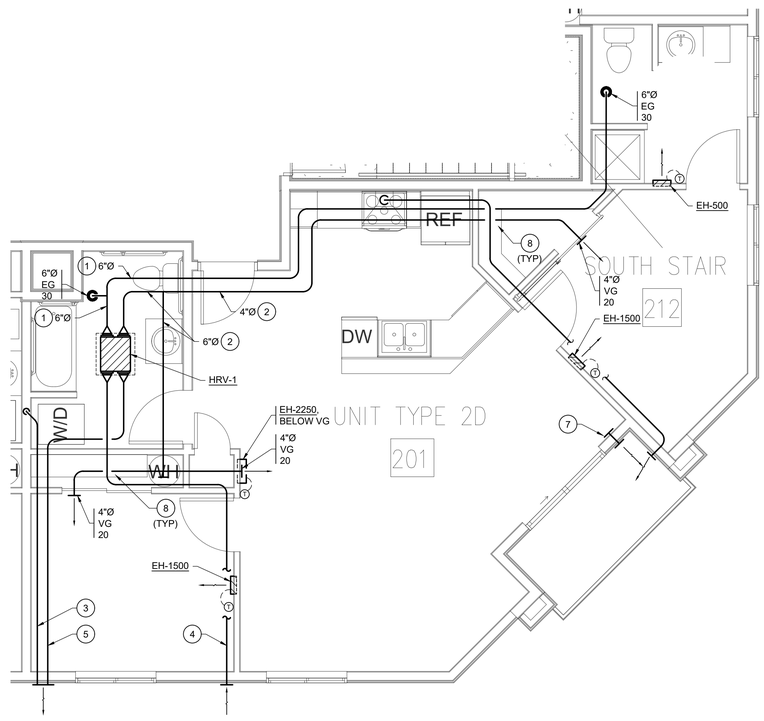


1 M4.8 UNIT 2C – MECHANICAL PLAN

1/4" = 1'-0"



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PRMU20220123

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Building	Planning
Engineering	Public Works
Fire	Traffic

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ENLARGED UNIT PLANS - MECHANICAL

PERMIT SET

DATE 06-29-22

REVISED

SHEET NO. M4.8

PROJECT NO. 20-010

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PRMU20220123

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Development & Permitting Services
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Building	Planning
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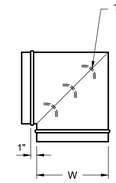
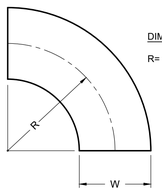


DIMENSION:

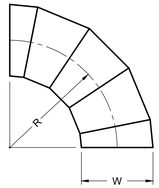
DIAMETER (INCH)	NUMBER OF VANES
3-9	2
10-14	3
15-19	4
20-60	5
OVER 60	12" MAX. SPACING

MITERED 90° ELBOW



DIMENSION:
R= 1.5W

DIE-STAMPED ELBOW



DIMENSION:

ANGLE	NUMBER OF GORES
0-35°	2
36-71°	3
72-90°	5

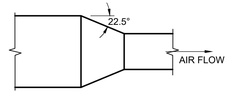
R=1.5W

FABRICATED ELBOW

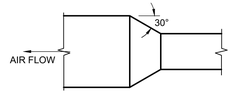
ELBOWS - ROUND

NTS

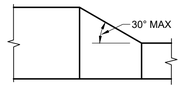
3
M4.9



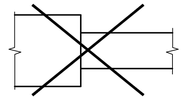
CONCENTRIC TRANSITION (DIVERGING)



CONCENTRIC TRANSITION (CONVERGING)



ECCENTRIC TRANSITION

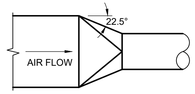


STRAIGHT TAP NOT ALLOWED

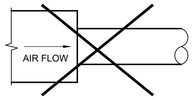
RECT-TO-RECT TRANSITIONS

NTS

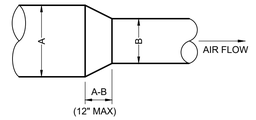
2
M4.9



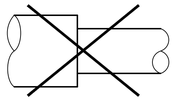
RECT - TO ROUND



STRAIGHT TAP NOT ALLOWED



ROUND - TO ROUND

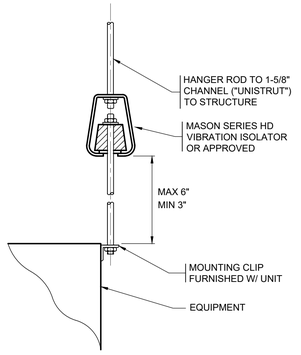


STRAIGHT TAP NOT ALLOWED

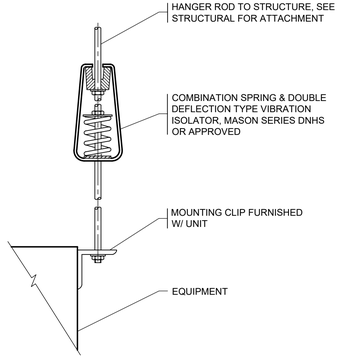
ROUND TRANSITIONS

NTS

1
M4.9



NEOPRENE



SPRING

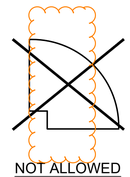
NOTES:

1. ALL SUSPENDED HVAC EQUIPMENT W/ ROTATING COMPONENTS SHALL HAVE VIBRATION ISOLATORS AS SHOWN.
2. SEE STRUCTURAL FOR ATTACHMENT TO STRUCTURE & OTHER ANCHORING REQUIREMENTS.
3. USE SPRING ISOLATORS FOR FANS 1000 CFM AND GREATER.

SUSPENDED EQUIPMENT SUPPORT

NTS

5
M4.9



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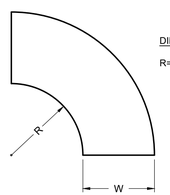
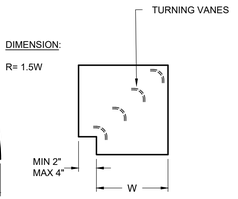


RADIUS ELBOW



MITERED ELBOW

ELBOWS - RECTANGULAR

NTS

4
M4.9

HULTZ BHU engineers inc
1111 Fawcett Ave Suite 100 Tacoma, WA 98402
Phone: (253) 383-3257 Fax: (253) 383-3283
general@hultzbhu.com Job Number: 21-146

PERMIT SET

PROJECT: 2ND STREET APARTMENTS

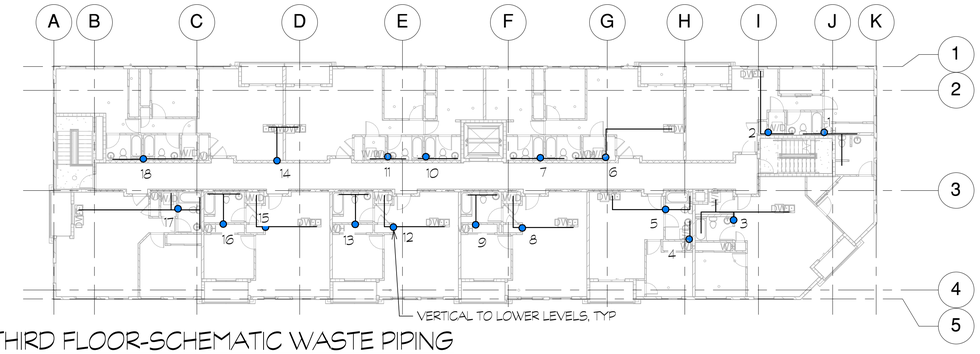
DRAWING TITLE: MECHANICAL DETAILS

DATE 06-29-22
REVISED

SHEET NO. M4.9

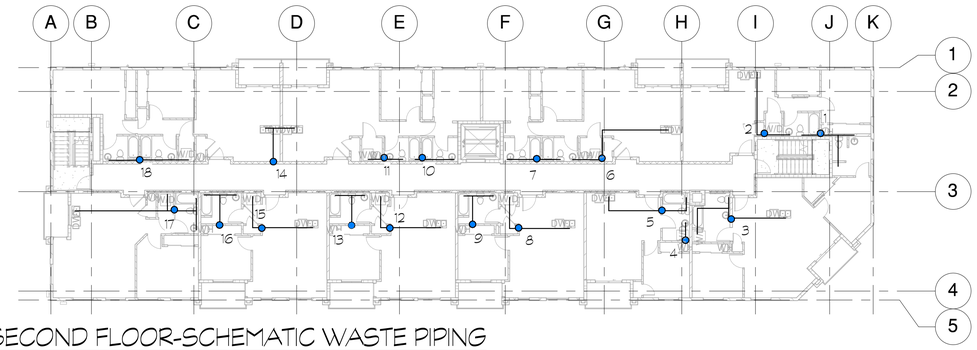
PROJECT NO. 20-010

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



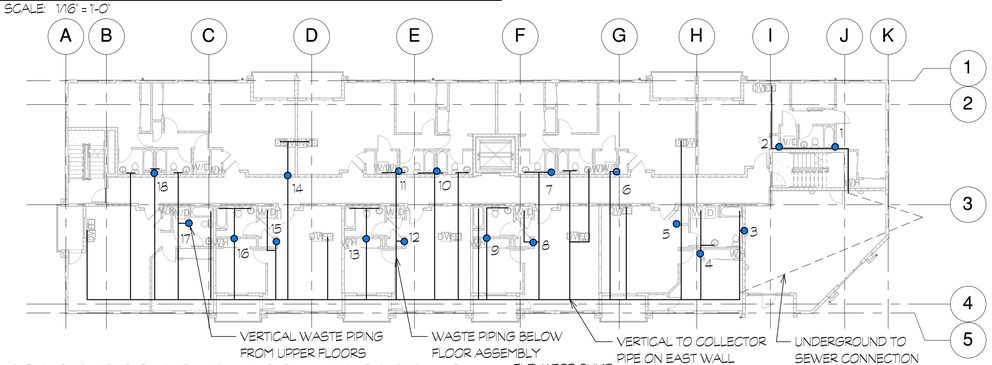
1 P1.0 THIRD FLOOR-SCHEMATIC WASTE PIPING

SCALE: 1/16" = 1-0"



2 P1.0 SECOND FLOOR-SCHEMATIC WASTE PIPING

SCALE: 1/16" = 1-0"



3 P1.0 FIRST FLOOR-SCHEMATIC WASTE PIPING

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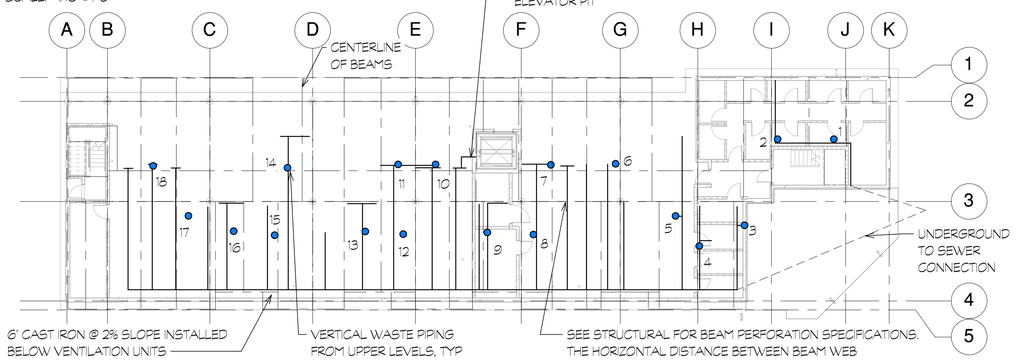

4 P1.0 LOWER LEVEL-SCHEMATIC WASTE PIPING

SCALE: 1/16" = 1-0"

NOTE:
PLUMBING DESIGN IS SCHEMATIC. INSTALL FIXTURES, PIPING, PERFORATIONS AND OTHER ELEMENTS OF THE PLUMBING SYSTEM IN CONFORMANCE WITH 2018 CODES AND JURISDICTION REGULATIONS.

THROUGH PENETRATIONS TO BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCEORATED ASSEMBLY.

PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, PIPES, TUBES OR VENTS THROUGH A SINGLE FIRE-RESISTANCE-RATED FLOOR ASSEMBLY WHERE THE ANNULAR SPACE IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO ASTM E119 OR UL 263 TIMEOTEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON
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Website: www.jgarch.net
James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: PLUMBING DIAGRAMS

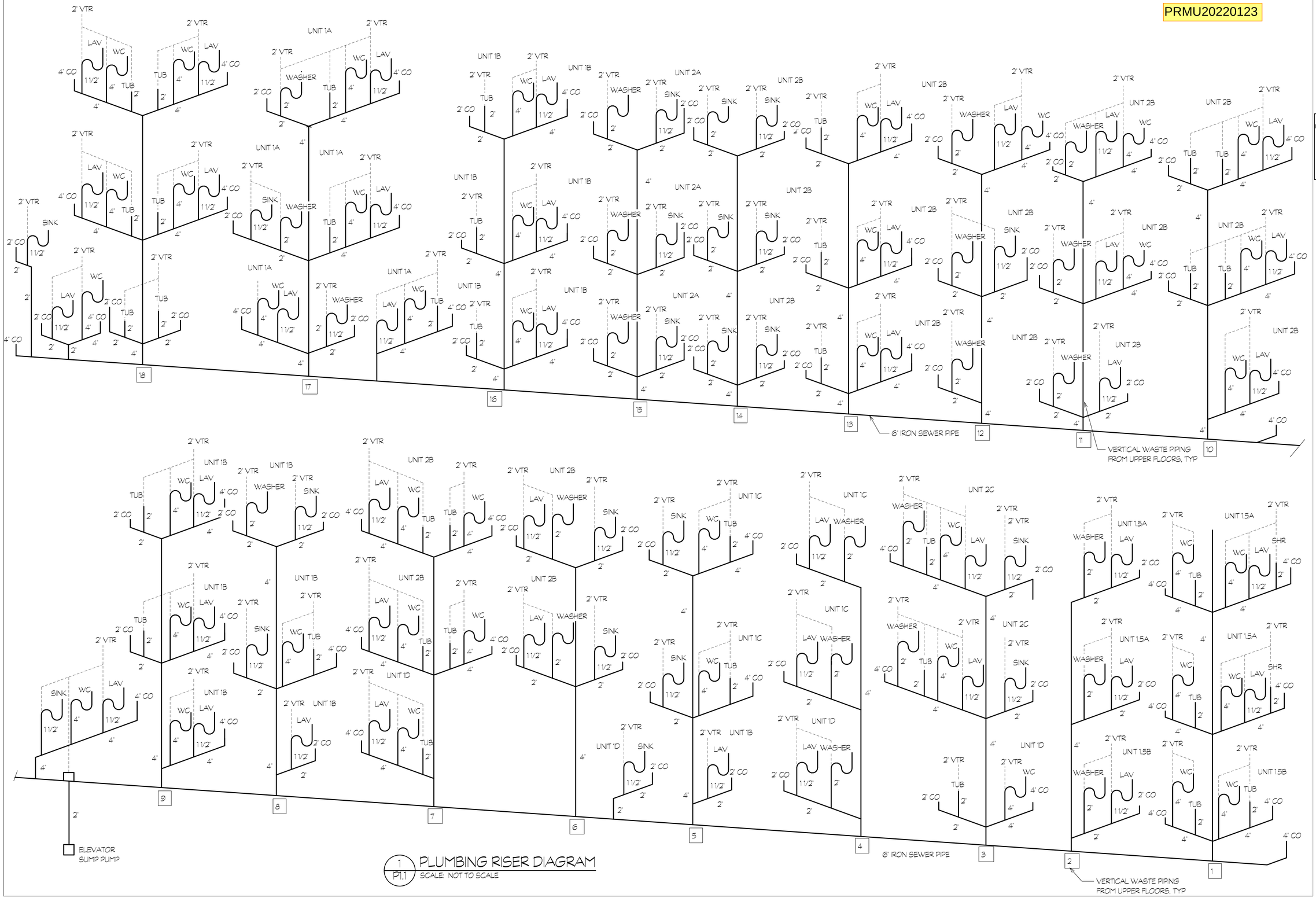
PERMIT REVIEW SET

DATE 01/26/22
REVISED

SHEET NO. P1.0

PROJECT NO. 20-012

PRMU20220123



1 P1.1 PLUMBING RISER DIAGRAM

SCALE: NOT TO SCALE

REGISTERED ARCHITECT
JAMES GUERRERO
STATE OF WASHINGTON

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

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Fire	Traffic

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James Guerrero Architects, INC.

PERMIT REVIEW SET

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: PLUMBING RISER DIAGRAM

DATE 01/26/22
REVISED

SHEET NO. P1.1

PROJECT NO. 20-012

PUYALLUP 2ND ST APARTMENTS

2ND STREET NE AND 5TH AVENUE NE
PUYALLUP, WASHINGTON

PRMU20220123

City of Puyallup
Development & Permitting Services
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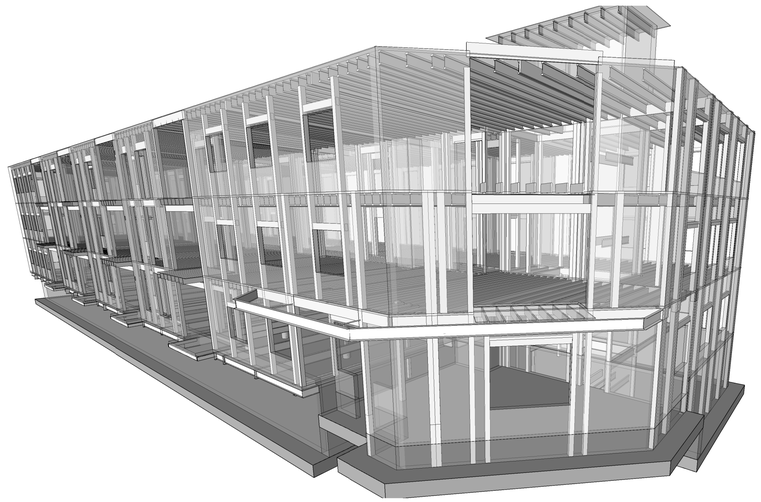
Engineering | Public Works
Fire | Traffic



STRUCTURAL SHEET LIST

SHEET NO.	SHEET NAME
S0.00	COVER SHEET
S0.01	STRUCTURAL NOTES
S0.02	STRUCTURAL NOTES
S0.11	TYPICAL DETAILS
S0.12	TYPICAL DETAILS
S0.13	TYPICAL DETAILS
S0.21	TESTING AND INSPECTION NOTES
S0.22	TESTING AND INSPECTION NOTES
S0.31	SCHEDULES
S0.32	SCHEDULES
S0.33	SCHEDULES
S1.01	FOUNDATION PLAN
S1.11	FIRST FLOOR FRAMING PLAN
S1.21	SECOND FLOOR FRAMING PLAN
S1.31	THIRD FLOOR FRAMING PLAN
S1.41	ROOF FRAMING PLAN
S2.01	FOUNDATION DETAILS
S2.02	FOUNDATION DETAILS
S3.01	FLOOR FRAMING DETAILS
S3.02	FLOOR FLOORING DETAILS
S3.03	FLOOR FRAMING DETAILS
S3.04	BALCONY FRAMING DETAILS
S3.05	STAIR FRAMING DETAILS
S4.01	ROOF FRAMING DETAILS
S4.02	ROOF FRAMING DETAILS

KENNETH R. FELLING
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

06/29/2022

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PERMIT SUBMITTAL

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: COVER SHEET

DATE 01/26/2022

REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S0.00

PROJECT NO. 2190606.20

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

1. STRUCTURAL NOTES

1.1. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION BRACING, FORMWORK AND TEMPORARY CONSTRUCTION SHORING.

1.2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE CONTRACTOR WARRANTS THAT:

1.2.1. THE CONTRACTOR AND ALL SUBCONTRACTORS THEY INTEND TO USE (INCLUDING AGENTS AND SUPPLIERS) HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND STRUCTURAL NOTES AND HAVE FOUND THEM COMPLETE AND FREE FROM AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED.

1.2.2. THE CONTRACTOR HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM THEIR OWN INVESTIGATIONS, THEY HAVE SATISFIED THEMSELF AS TO THE NATURE AND LOCATION OF THE WORK, AS TO THE CHARACTER, QUALITY, AND QUANTITIES OF MATERIAL AND DIFFICULTIES TO BE ENCOUNTERED, AS TO THE EXTENT OF EQUIPMENT AND OTHER FACILITIES NEEDED FOR THE PERFORMANCE OF THE WORK AND AS TO THE GENERAL AND LOCAL CONDITIONS, AND OTHER ITEMS WHICH MAY IN ANY WAY AFFECT THE WORK OR ITS PERFORMANCE.

1.2.3. THE CONTRACTOR AND ALL WORKERS THEY INTEND TO USE ARE SKILLED AND EXPERIENCED IN THE TYPE OF CONSTRUCTION REPRESENTED BY THE DRAWINGS AND DOCUMENTS BID UPON.

1.2.4. NEITHER THE CONTRACTOR NOR ANY OF THEIR EMPLOYEES, AGENTS, INTENDED SUPPLIERS, OR SUBCONTRACTORS HAVE RELIED UPON ANY VERBAL REPRESENTATIONS ALLEGEDLY AUTHORIZED OR UNAUTHORIZED FROM THE OWNER OR THEIR EMPLOYEES OR AGENTS, INCLUDING THE ARCHITECT OR ENGINEERS, IN ASSEMBLING THE BID FIGURES.

1.2.5. THE REQUIREMENTS CONTAINED WITHIN THIS SECTION SUPERSEDE REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES", AS WELL AS CASE DOCUMENT 962-D "A GUIDELINE ADDRESSING COORDINATION AND COMPLETENESS OF STRUCTURAL CONSTRUCTION DOCUMENTS"

1.2.6. THE CONTRACTOR AND ALL SUBCONTRACTORS THEY INTEND TO USE ARE AWARE OF AND ACKNOWLEDGE THAT CLOSE COORDINATION AMONG ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS IS REQUIRED.

1.2.7. THE CONTRACTOR AND ALL SUBCONTRACTORS THEY INTEND TO USE SHALL RECOGNIZE THAT THE PROJECT CONTRACT DOCUMENTS INCLUDE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL AND OTHER TRADE DRAWINGS AND SPECIFICATIONS

1.2.8. CONTRACTOR AND ALL SUBCONTRACTORS ACKNOWLEDGE THAT CLOSE COORDINATION BETWEEN DISCIPLINES INCLUDED WITHIN THE CONTRACT DOCUMENTS IS NECESSARY. ELEMENTS THAT WILL REQUIRE CLOSE COORDINATION BY THE CONTRACTOR INCLUDE (BUT ARE NOT LIMITED TO):

A. VERIFICATION OF ALL DIMENSIONS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS
B. DETERMINATION OF ALL COLUMN LOCATIONS
C. DETERMINATION OF TOP OF FLOOR, TOP OF STEEL, WALL PLATE AND/OR TOP OF BEAM ELEVATIONS
D. DETERMINATION OF TOP OF FOOTING ELEVATIONS AND FOOTING STEP LOCATIONS
E. MECHANICAL/ELECTRICAL EQUIPMENT LOCATIONS AND WEIGHTS
F. LOCATION AND SIZE OF ALL MECHANICAL/ ELECTRICAL PENETRATIONS THROUGH WALLS AND FLOORS/ ROOFS
G. COORDINATION WITH DESIGNERS/ SUPPLIERS OF PRE-ENGINEERED COMPONENTS (JOISTS, TRUSSES, STAIRS, ETC.)

1.2.9. THE CONTRACTOR ACKNOWLEDGES THAT TEMPORARY SHORING AND/OR BRACING MAY BE REQUIRED TO COMPLETE THE PROJECT. DESIGN AND IMPLEMENTATION OF TEMPORARY SHORING AND/OR BRACING DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.2.10. THE CONTRACTOR AND ALL SUBCONTRACTORS THEY INTEND TO USE SHALL MAKE CONSIDERATION FOR, AND INCLUDE MONIES FOR THE ABOVE IN THE PREPARATION OF THEIR BIDS.

1.2.11. THE CONTRACTOR SHALL NOT SCALE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF ELEMENTS NOTED ABOVE.

1.2.12. ELECTRONIC COPIES OF THE STRUCTURAL DRAWINGS (PDF'S, CAD DRAWINGS OR BIM MODELS) MAY BE PROVIDED TO THE CONTRACTOR FOR THEIR USE. THESE FILES MAY BE PROVIDED AT THE REQUEST OF THE CONTRACTOR FOR THEIR CONVENIENCE ONLY. THE CONTRACTOR AGREES THAT THESE FILES SHALL NOT SUPERSEDE INFORMATION SHOWN ON THE ORIGINAL BID/ CONSTRUCTION DOCUMENTS. THE CONTRACTOR AGREES TO HOLD THE STRUCTURAL ENGINEER HARMLESS FOR ANY ERRORS OR DISCREPANCIES CONTAINED WITHIN THESE ELECTRONIC FILES.

1.2.13. THE BID FIGURE IS BASED SOLELY UPON THE CONSTRUCTION CONTRACT DOCUMENTS AND PROPERLY ISSUED WRITTEN OR VERBAL REPRESENTATIONS.

1.3. CODES

1.3.1. ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE LOCAL BUILDING AUTHORITY.

1.3.2. ALL REFERENCES TO OTHER CODES, STANDARDS AND SPECIFICATIONS, (ACI, ASTM, ETC.), SHALL BE FOR THE EDITION CURRENTLY REFERENCED BY IBC AS AMENDED AND ADOPTED BY THE LOCAL BUILDING AUTHORITY.

1.4. DESIGN CRITERIA

1.4.1. UNIFORM LOADS:

LOCATION	LIVE LOAD	DEAD LOAD
ROOF	25 PSF (SNOW*)	ACTUAL
RESIDENTIAL	40 PSF	ACTUAL
CORRIDORS	100 PSF	ACTUAL
STAIRS AND EXITS	100 PSF	ACTUAL
PUBLIC (ROOFTOP) DECK	100 PSF	ACTUAL
PRIVATE DECKS AND BALCONIES	60 PSF	ACTUAL
GROUND LEVEL	100 PSF	ACTUAL

* THIS IS NOT A GROUND SNOW LOAD

1.4.2. WIND LOADS (PER IBC SECTION 1609 AND ASCE 7 CHAPTERS 26 THRU 30):

ULTIMATE DESIGN WIND SPEED (V_{ult}):	97 MPH
RISK CATEGORY	II
WIND EXPOSURE:	B
APPLICABLE INTERNAL PRESSURE COEFFICIENT:	+/-0.18
TOPOGRAPHIC FACTOR (K_{zt})	1.0

COMPONENTS AND CLADDING: ULTIMATE DESIGN WIND PRESSURES TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS IS AS FOLLOWS:

ZONE:1	+ 16.0 / - 29.1 PSF (10 SQ FT)
ZONE:1'	+ 16.0 / - 16.7 PSF (10 SQ FT)
ZONE:2	+ 16.0 / - 38.3 PSF (10 SQ FT)
ZONE:3	+ 16.0 / - 52.3 PSF (10 SQ FT)
ZONE:4	+ 16.7 / - 18.1 PSF (10 SQ FT)
ZONE:5	+ 16.7 / - 22.3 PSF (10 SQ FT)

1.4.3. SEISMIC LOADS (PER IBC SECTION 1613 AND ASCE 7 CHAPTERS 11 THRU 13):

RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I_e):	1.0
S_s:	1.272
S_1:	0.438
SITE CLASS:	E PER GEOTECH*
S_{DS}:	0.833 *
S_{D1}:	0.661 *
SEISMIC DESIGN CATEGORY:	D
DESIGN BASE SHEAR:	$V = C_S \times W$
SEISMIC RESPONSE COEFFICIENT (C_S):	
CONCRETE SHEAR WALLS	0.167
LIGHT-FRAME (WOOD) SHEAR WALLS	0.128
ANALYSIS PROCEDURE USED:	TWO STAGE ANALYSIS EQUIVALENT LATERAL FORCE PROCEDURE

* IN ACCORDANCE WITH EXCEPTION 3 OF ASCE 7-16 SECTION 11.4.8 STRUCTURES ON SITE CLASS E SITES WITH S_1 GREATER THAN 0.2 AND PERIOD LESS THAN OR EQUAL TO T_s A GROUND MOTION HAZARD ANALYSIS IS NOT REQUIRED IF THE EQUIVALENT LATERAL FORCE PROCEDURE IS USED.

SEISMIC FORCE-RESISTING SYSTEM	RESPONSE MODIFICATION COEFFICIENT, R	OVERSTRENGTH FACTOR, Ω_0
A. BEARING WALL SYSTEMS:		
1. SPECIAL REINFORCED CONCRETE SHEAR WALLS	5	2 ½
15. LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	6 ½	3

NOTE: TABULATED OVERSTRENGTH FACTOR MAY BE REDUCED BY 1/2 IN ACCORDANCE WITH ASCE 7 TABLE 12.2-1 FOOTNOTE B FOR STRUCTURES WITH FLEXIBLE DIAPHRAGMS.

1.5. STATEMENT OF SPECIAL INSPECTIONS

SEE STATEMENT OF SPECIAL INSPECTION AND TESTING SHEET S0.21

1.6. SHOP DRAWINGS

1.6.1. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR THE FOLLOWING:

A. CONCRETE MIX DESIGN SUBMITTALS
B. REINFORCING STEEL
C. STRUCTURAL AND MISCELLANEOUS STEEL INCLUDING WELD INSERTS AND ANCHORS
D. STEEL FLOOR DECK
E. GLUED-LAMINATED/PARALLAM/LSL MEMBERS
F. WOOD I JOISTS
G. PRE-ENGINEERED STAIR COMPONENTS AND GUARDRAILS *
H. PRE-ENGINEERED CANOPY AND CLIP ON DECK SYSTEMS *

* DEFERRED SUBMITTALS: PRE-ENGINEERED ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AFTER REVIEW BY THE ENGINEER OR RECORD AS A DEFERRED SUBMITTAL.

1.6.2. SHOP DRAWING REVIEW NOTES

A. ENGINEER OF RECORD SHALL REVIEW SHOP DRAWINGS FOR GENERAL CONFORMANCE WITH THE PROJECT CONSTRUCTION DOCUMENTS (PLANS AND SPECIFICATIONS).
B. ENGINEER OF RECORD REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF THEIR RESPONSIBILITY FOR REVIEW OF THE SHOP DRAWINGS FOR COMPLIANCE WITH THE PROJECT REQUIREMENTS.
C. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OF RECORD SHALL NOT BE CONSIDERED AS A GUARANTEE BY THE ENGINEER THAT THE SHOP DRAWINGS COMPLY WITH ALL PROJECT REQUIREMENTS.
D. CONCURRENT SHOP DRAWING REVIEW SHALL ONLY BE PERMITTED IF APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO THE START OF SHOP DRAWING REVIEW.

1.7. MISCELLANEOUS

1.7.1. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.

1.7.2. VERIFY SIZE AND LOCATION OF ALL OPENINGS IN THE FLOORS, ROOF AND WALLS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.

1.7.3. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL FOLLOW SIMILAR DETAILS OF SECTIONS OF THIS PROJECT AS APPROVED BY THE ARCHITECT/ ENGINEER.

1.7.4. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF OPENINGS NOT DIMENSIONED OR SHOWN ON STRUCTURAL PLANS.

1.7.5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND WEIGHTS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING HOUSEKEEPING PADS.

1.7.6. FOR PIPES, CONDUITS, DUCTS AND MECHANICAL EQUIPMENT SUPPORTED OR BRACED FROM STRUCTURE: CONFORM TO SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., PUBLICATION "APPENDIX E: SEISMIC RESTRAINT MANUAL GUIDELINES FOR MECHANICAL SYSTEMS." ALL BRACING AND SUPPORTS SHALL BE DESIGNED FOR SEISMIC HAZARD LEVEL (SHL) B. SPRINKLER LINE ATTACHMENTS SHALL CONFORM TO NFPA PAMPHLET 13.

1.7.7. THE STRUCTURE HAS BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAS BEEN COMPLETED. STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO JOB SITE SAFETY: ERECTION MEANS, METHODS, AND SEQUENCES; TEMPORARY SHORING, FORMWORK, AND BRACING; USE OF EQUIPMENT AND CONSTRUCTION PROCEDURES.

2. SITE PREPARATION/SOIL REMEDIATION

2.1. SOIL DATA

ALLOWABLE SOIL PRESSURE 2000 PSF AT MAT FOUNDATION OVER 2-FEET OF STRUCTURAL GRANULAR FILL USING A MODULUS OF SUBGRADE BEARING OF 100 PCI. ALLOW 33-1/3% INCREASE FOR LOADS FROM WIND OR SEISMIC ORIGIN. SEE GEOTECHNICAL ENGINEERING REPORT BY SOUTH SOUND GEOTECHNICAL CONSULTING DATED AUGUST 8, 2019, AND SUPPLEMENTAL COMMENT LETTER DATED DECEMBER 29, 2020. SEE GEOTECH REPORT FOR ALL SUBGRADE PREPARATION REQUIREMENTS.

2.1.1. RETAINING WALL DESIGN CRITERIA:

A. ACTIVE EARTH PRESSURE:	35 PCF
B. AT-REST EARTH PRESSURE:	50 PCF
C. SEISMIC EARTH PRESSURE:	10 x “H” PSF
D. PASSIVE EARTH PRESSURE:	325 PCF *
E. FRICTION COEFFICIENT:	0.35 *

* INCLUDES FACTOR OF SAFETY OF 1.5

2.2. EXCAVATION

EXCAVATE TO DEPTH SHOWN AND TO FIRM UNDISTURBED MATERIAL. OVER-EXCAVATIONS SHALL BE BACKFILLED WITH LEAN CONCRETE (f'_c=500-1200 PSI) OR STRUCTURAL FILL AT THE CONTRACTOR'S EXPENSE. EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM THE ARCHITECT. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AS NECESSARY TO AVOID WATER-SOFTENED SUBGRADE.

2.3. FILL, BACKFILL AND COMPACTION

BACKFILL AGAINST WALLS SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL MATERIAL SUBJECT TO ROT OR CORROSION. ALL FILL PLACED AGAINST RETAINING WALLS OR BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL. STRUCTURAL FILL OTHER THAN PEA GRAVEL SHALL BE GRANULAR PLACED IN 10-INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MOD PROCTOR). PEA GRAVEL FILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3/8" DIAMETER.

3. STRUCTURAL CONCRETE

3.1. GENERAL

ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING THE REQUIREMENTS OF ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." PROPORTIONING OF INGREDIENTS FOR EACH CONCRETE MIX SHALL BE BY METHOD 2 OR THE ALTERNATE PROCEDURE GIVEN IN ACI-301. PLACE CONCRETE PER ACI-304 AND CONFORM TO ACI-604 (306) FOR WINTER CONCRETING AND ACI-605 (305) FOR HOT WEATHER CONCRETING. USE INTERIOR MECHANICAL VIBRATORS WITH 7,000 RPM MINIMUM FREQUENCY. DO NOT OVER-VIBRATE. CONCRETE SHALL BE PLACED MONOLITHICALLY BETWEEN CONSTRUCTION OR CONTROL JOINTS. PROTECT ALL CONCRETE FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURE FOR SEVEN DAYS AFTER PLACING.

3.2. STRENGTH

TWENTY-EIGHT DAY COMPRESSIVE STRENGTHS (f'_c) SHALL BE AS FOLLOWS WITH EXPOSURE CATEGORY AND CLASS PER ACI TABLE 19.3.1.1 GIVEN IN PARENTHESIS:

CONCRETE COMPOSITE WITH METAL DECK (F0/S0/W0/C0)	4000 PSI
MAT FOUNDATIONS (F0/S0/W0/C1)	3000 PSI
CONCRETE BEAMS (F0/S0/W0/C0)	4000 PSI
CONCRETE COLUMNS (F0/S0/W0/C0)	4000 PSI
VERTICALLY FORMED WALLS (F1/S0/W0/C0)	4000 PSI *

* MAXIMUM W/C RATIO SHALL BE 0.55

CONCRETE SUPPLIER TO PROVIDE TEST RECORDS PER SECTION 26.4 OF ACI 318. WHEN NO PRIOR EXPERIENCE OR TRIAL MIXTURE DATA ARE AVAILABLE, THE WATER/CEMENT RATIO FROM THE TABLE BELOW MAY BE USED, BUT ONLY WHEN SPECIAL PERMISSION IS GIVEN BY ENGINEER.

MAXIMUM ABSOLUTE WATER/CEMENT RATIO BY WEIGHT FOR CONCRETE MIXES WITHOUT TEST RECORDS SHALL BE AS FOLLOWS:

SPECIFIED COMPRESSIVE STRENGTH	NON-AIR ENTRAINED CONCRETE	AIR-ENTRAINED CONCRETE
3000 PSI	0.58	0.46
4000 PSI	0.44	0.35

3.3. MATERIALS

3.3.1. CEMENT: ASTM C150, TYPE I OR TYPE II. ENGINEER'S APPROVAL IS NEEDED FOR USE OF TYPE III CEMENT.

3.3.2. COARSE AND FINE AGGREGATE: ASTM C33.

3.3.3. WATER SHALL BE CLEAN AND POTABLE.

3.3.4. FLYASH: ASTM C618 CLASS C (CLASS F MAY BE ALLOWED IF APPROVED BY THE STRUCTURAL ENGINEER)

3.3.5. GROUND GRANULATED BLAST FURNACE SLAG (GGBFS): ASTM C989 GRADE 100 OR 120. GGBFS SHALL NOT BE PERMITTED UNLESS REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. MIX DESIGNS SUBMITTED INCLUDING GGBFS SHALL INCLUDE SHRINKAGE TEST RESULTS AT 28 DAYS.

3.4. ADMIXTURES

3.4.1. WATER REDUCING ADMIXTURE: ASTM C494. ADMIXTURES SHALL BE USED IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.4.2. WATER REDUCING ADMIXTURES SHALL BE USED AT ALL HEAVILY CONGESTED AREAS (I.E. CONCRETE BEAMS, COLUMNS AND WALLS WITH REINFORCING SPACING OF 4" OR LESS)

3.4.3. CONCRETE USING ADMIXTURES TO PRODUCE FLOWABLE CONCRETE MAY BE USED SUBJECT TO ENGINEER'S APPROVAL.

3.4.4. AIR ENTRAINMENT: ASTM C260 AND ASTM C494 ENTRAIN 5% PLUS/MINUS 1.5% BY VOLUME IN ALL CONCRETE EXPOSED TO WEATHER.

3.4.5. NO OTHER ADMIXTURES PERMITTED UNLESS APPROVED BY THE ENGINEER.

3.5. FORMWORK AND SHORING

3.5.1. FOLLOW RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI-347).

3.5.2. RESHORING FOR EARLY REMOVAL OF ORIGINAL SUPPORTS WILL NOT BE PERMITTED.

3.5.3. ALL SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FORMWORK SUPPORTS AND SHORING SHALL BE DESIGNED TO PROVIDE FINISHED CONCRETE SURFACES AT ALL FACES LEVEL, PLUMB AND TRUE TO THE DIMENSIONS AND ELEVATIONS SHOWN. TOLERANCES AND VARIATIONS SHALL BE AS SPECIFIED.

3.6. REINFORCING STEEL:

3.6.1. DETAIL, FABRICATE, AND PLACE PER ACI-315 AND ACI-318. SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

3.6.2. DEFORMED BAR REINFORCEMENT: ASTM A615 GR 60

3.6.3. WELDABLE DEFORMED BAR REINFORCEMENT: ASTM A706 GR 60 WHERE NOTED ON STRUCTURAL DRAWINGS

3.6.4. LONGITUDINAL (VERTICAL) REINFORCEMENT RESISTING SEISMIC MOMENT AND/OR AXIAL FORCES IN SPECIAL MOMENT FRAMES, SPECIAL STRUCTURAL WALLS INCLUDING BOUNDARY ELEMENTS, COUPLING BEAMS AND WALL PIERS SHALL BE ASTM A706 GR 60. ASTM A615 GR 60 MAY BE USED IF:

A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD BY MORE THAN 18 KSI; AND
B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25; AND
C. MINIMUM ELONGATION IN 8-INCH SHALL BE AT LEAST 14% FOR #3 THRU #6 BARS, AT LEAST 12% FOR #7 THRU #11 BARS, AND AT LEAST 10% FOR #14 THRU #18.

3.6.5. WELDED WIRE FABRIC: ASTM A185 & ASTM A82 F_y=65 KSI

3.6.6. HEADED SHEAR STUD REINFORCEMENT: ASTM A1044

3.6.7. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, ALL CONCRETE REINFORCEMENT SHALL BE LAP-SPLICED AS INDICATED ON THE REINFORCING BAR DEVELOPMENT AND SPLICE LENGTH SCHEDULE PROVIDED ON THE STRUCTURAL DRAWINGS. NO MORE THAN 50% OF HORIZONTAL OR VERTICAL REINFORCING BARS SHALL BE SPLICED AT ANY ONE LOCATION.

3.6.8. EXCEPT AS NOTED SPECIFICALLY ON THE DRAWINGS, PROVIDE CORNER BARS TO MATCH QUANTITY AND DIAMETER OF HORIZONTAL REINFORCEMENT AND LAP WITH SPECIFIED HORIZONTAL REINFORCEMENT FOR "L_d" PER REINFORCING BAR DEVELOPMENT AND SPLICE LENGTH TABLES PROVIDED ON THE STRUCTURAL DRAWINGS. THESE CORNER BARS SHALL BE PLACED AT ALL CORNERS AND INTERSECTIONS IN CONCRETE FOOTINGS AND WALLS.

3.6.9. LAP WELDED WIRE FABRIC 12" OR ONE SPACING PLUS 2", WHICHEVER IS MORE.

3.7. CONCRETE COVER ON REINFORCING SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE):

BOTTOM OF FOOTINGS	3"
FORMED EARTH FACE AND SLAB ON GRADE	2"
WALLS, WEATHER FACE	1-1/2"
WALLS, INSIDE FACE	1"
COLUMNS TO TIES	1-1/2"
BEAMS TO STIRRUPS	1-1/2"
BOTTOM OF ELEVATED STRUCTURAL SLAB	3/4"

3.8. CONSTRUCTION AND CONTROL JOINTS

3.8.1. CONSTRUCTION JOINT SPACING IN WALLS SHALL NOT EXCEED 50' ON CENTER EXCEPT AS DIRECTED BY THE ARCHITECT/ENGINEER.

3.8.2. AT EXPOSED SLAB LOCATIONS AT CONCRETE TOPPED METAL DECK PROVIDE CONSTRUCTION/CONTROL JOINTS OVER GIRDERS, DECK SPLICES AND CHANGES IN DECK ORIENTATION. LOCATE JOINTS OVER HIGH DECKING FLUTES

3.9. CONDUIT AND PIPING EMBEDDED IN CONCRETE

3.9.1. ELECTRICAL CONDUIT SHALL NOT BE PLACED WITHIN A SLAB ON GRADE BUT PLACED BELOW THE SLAB IN THE SUB-BASE.

3.9.2. ELECTRICAL CONDUIT AND PIPES EMBEDDED WITHIN CONCRETE TOPPED STEEL DECKS SHALL SATISFY THE FOLLOWING REQUIREMENTS:

A. CONDUIT/PIPING SHALL NOT BE LARGER THAN ONE THIRD THE THICKNESS OF THE CONCRETE TOPPING ABOVE THE DECK FLUTES OR 1" OUTSIDE DIAMETER, WHICHEVER IS LESS.
B. CONDUIT/PIPING SHALL NOT BE SPACED CLOSER THAN 18" APART IN ONE LAYER AND SHALL NOT CROSS OVER EACH OTHER.
C. CONDUIT/PIPING SHALL NOT BE PLACED IN DIRECT CONTACT WITH THE STEEL DECK. PROVIDE 3/4" MINIMUM CONCRETE COVER BETWEEN CONDUIT/PIPING AND STEEL DECK.
D. PROVIDE 3/4" MINIMUM CONCRETE COVER BETWEEN CONDUIT AND SLAB SURFACE OR REINFORCING BARS/FABRIC. (INCREASE COVER TO 1-1/2" AT EXTERIOR SLABS).
E. ALUMINUM CONDUIT AND PIPES SHALL BE COATED TO PREVENT GALVANIC REACTION WITH CONCRETE AND STEEL.

3.10. GROUT FOR BEARING PLATES

THE NON-SHRINK GROUT SHALL MEET ASTM C1107 GRADE B OR EQUIVALENT (MASTERFLOW 928 BY BASF OR APPROVED EQUIVALENT). GROUT SHALL BE A PRE-PACKAGED HYDRAULIC CEMENT BASED MINERAL AGGREGATE GROUT, MIXED, PLACED AND CURED AS RECOMMENDED BY THE MANUFACTURER. COMPRESSIVE STRENGTH SHALL EXCEED 6000 PSI AT 28 DAYS.

3.11. ADHESIVE EXPANSIVE WATERSTOPS

ADHESIVE EXPANSIVE WATERSTOP SHALL BE VOLCLAY WATERSTOP-RX (AS MANUFACTURED BY CETCO), SWELLSTOP OR HYDROTIGHT (GREENSTREAK), OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

3.12. INTEGRAL CONCRETE WATERPROOFING SYSTEM

3.12.1. XYPEX ADMIXTURE C-1000 AT THE RATE OF 2%-3% BY WEIGHT OF CEMENT AS MANUFACTURED BY XYPEX CHEMICAL CORPORATION AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHERE INDICATED ON PLAN.

3.12.2. PRIOR TO INSTALLATION OF INTEGRAL CONCRETE WATERPROOFING, GENERAL CONTRACTOR SHALL CONDUCT A PRECONSTRUCTION MEETING WITH THE ARCHITECT, ENGINEER OF RECORD, OWNER'S REPRESENTATIVE, CONCRETE SUPPLIER, CONCRETE PLACER AND WATERPROOFING SYSTEM MANUFACTURER'S REPRESENTATIVE.

3.12.3. THE WATERPROOFING SYSTEM MANUFACTURER'S REPRESENTATIVE SHALL PROVIDE TECHNICAL CONSULTATION ON WATERPROOFING APPLICATION, JOINT SPACING AND LOCATIONS, AND WATERSTOP TYPES AND LOCATIONS.

3.12.4. CONCRETE SHALL BE EXAMINED FOR STRUCTURAL DEFECTS SUCH AS HONEYCOMBING, ROCK POCKETS, TIE HOLES, FAULTY CONSTRUCTION JOINTS, COLD JOINTS, AND CRACKS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING SUCH DEFECTS IN ACCORDANCE WITH WATERPROOFING SYSTEM MANUFACTURER'S RECOMMENDED REPAIR PROCEDURES.

3.12.5. ALTERNATE INTEGRAL CONCRETE WATERPROOFING SYSTEMS MAY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

5. METALS

5.1. STRUCTURAL STEEL GENERAL REQUIREMENTS

5.1.1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC 360-16 “SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS”, AISC 341-16 “SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS” AND AISC 303-16 “CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES” EXCEPT AS AMENDED BY THESE STRUCTURAL NOTES.

5.2. STRUCTURAL STEEL

5.2.1. STEEL W SHAPES SHALL BE ASTM A992 F_y=50 KSI. OTHER SHAPES AND PLATES SHALL BE ASTM A36 F_y=36 KSI. WHERE INDICATED, 50 KSI PLATES SHALL BE ASTM A572 GRADE 50.

5.2.2. STEEL PIPE SECTIONS (PIPE) SHALL BE ASTM A53 TYPE E OR S, GRADE B, F_y=35 KSI.

5.2.3. RECTANGULAR AND ROUND HOLLOW STEEL SECTIONS (HSS) OR TUBE STEEL SECTIONS (TS) SHALL BE ASTM A500, GRADE C, F_y=50 KSI (F_y=46 KSI FOR ROUND SECTIONS)

5.2.4. BOLTS

A. MACHINE BOLTS NOT SPECIFIED AS HIGH STRENGTH SHALL BE ASTM A307 GRADE A.
B. HIGH STRENGTH BOLTS SHALL BE ASTM F3125 GRADE A325 OR GRADE A490 AS INDICATED ON STRUCTURAL DRAWINGS. ALL BOLTS SHALL BE CONSIDERED BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (CONNECTION TYPE N) UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE INSTALLED WITH NUTS CONFORMING TO ASTM A563 AND HARDENED WASHERS CONFORMING TO ASTM F436.
C. HIGH STRENGTH BOLTS WITH TWIST OFF TYPE TENSION CONTROL MAY BE SUBSTITUTED FOR CONVENTIONAL BOLTS AND SHALL BE ASTM F3125 GRADE F1852 OR GRADE F2280, AND MAY BE USED FOR GRADE A325 OR GRADE A490 RESPECTIVELY.
D. ALL HIGH STRENGTH BOLTS SHALL BE INSTALLED PER THE SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS (LATEST EDITION) BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (WWW.BOLTCOUNCIL.ORG).

5.2.5. STEEL ANCHORAGE ELEMENTS:

A. THREADED RODS SHALL BE ALL-THREAD ASTM A36 (F_y=36 KSI) UNLESS NOTED OTHERWISE.
B. WELDED HEADED STUDS: "NELSON STUDS" SHALL BE BY NELSON STUD WELDING, INC. OR APPROVED EQUIVALENT COMPLYING WITH ASTM A108. STUDS SHALL HAVE A MINIMUM F_u OF 65 KSI.
C. ANCHOR RODS: ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HOOKED, HEADED OR THREADED AND NUTTED ENDS AS INDICATED. AT COLUMN LOCATIONS ANCHOR RODS SHALL BE ASTM F1554, F_y=36 KSI WITH HEADED OR THREADED/NUTTED END. TACK WELD NUT TO ANCHOR ROD UNLESS NOTED OTHERWISE. WHERE NOTED, HIGH STRENGTH ANCHOR RODS SHALL BE ASTM F1554, F_y=105 KSI WITH DOUBLE NUTTED PLATE WASHER.
D. EXPANSION ANCHORS SHALL BE CARBON STEEL AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND/OR ICC-ES AC193 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

EXPANSION ANCHORS IN CONCRETE	CODE REPORT
HILTI KWIK BOLT TZ	ICC ESR-1917
SIMPSON STRONG-BOLT 2	ICC ESR-3037
DEWALT POWER-STUD+ SD2	ICC ESR-2502

E. HEAVY DUTY CONCRETE/MASONRY SCREW ANCHORS SHALL BE USED IN DRY INTERIOR CONDITIONS AND SHALL BE AS NOTED IN THE FOLLOWING TABLE:

HEAVY DUTY CONCRETE/ MASONRY SCREW ANCHORS	CODE REPORT
HILTI KWIK HUS-EZ	ICC ESR-3027(CONC) ICC ESR-3056 (CMU)
SIMPSON TITEN HD	ICC ESR-2713 (CONC) ICC ESR-1056 (CMU)
DEWALT SCREW BOLT+	ICC ESR-3889 (CONC) ICC ESR-4042 (CMU)

NOTES CONTINUE ON SHEET S0.02

NOTICE:

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PROJECT 2ND STREET APARTMENTS
DRAWING TITLE STRUCTURAL NOTES

PERMIT SUBMITTAL
DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL
SHEET NO. S0.01
PROJECT NO. 2190606.20

F. ADHESIVE ANCHORS SHALL BE THREADED ANCHOR RODS OR REBAR DOWELS USING AN INJECTABLE ADHESIVE AS NOTED IN THE FOLLOWING TABLE. ANCHORS IN CONCRETE SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND/OR ICC-ES AC-308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. ANCHORS SHALL HAVE A CURRENT CODE REPORT THAT COMPLIES WITH THE CURRENT EDITION OF THE IBC AND SHALL BE RATED FOR USE IN THE SEISMIC DESIGN CATEGORY NOTED IN THE DESIGN CRITERIA SECTION OF THESE NOTES.

ADHESIVE ANCHORS IN CONCRETE (1) (2)	CODE REPORT
HILTI HIT HY-200 SAFE SET	ICC ESR-3187
SIMPSON AT-XP (3)	IAPMO ER-263
DEWALT AC200+ DUST-X	ICC ESR-4027

(1) ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI, OR AN APPROVED ALTERNATE WHEN SUBMITTED AND APPROVED BY THE ENGINEER. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.

(2) ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.

(3) SIMPSON SET-XP MAY BE USED WHERE BASE MATERIAL TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT OR FOR EMBEDMENT GREATER THAN 12-INCHES FOR LONGER GEL TIME. SEE ICC ESR-2508 (CONC) AND IAPMO ER-265 (MASONRY).

G. POWDER ACTUATED FASTENERS: PDF'S OR PAF'S SHALL BE A MINIMUM 0.157" DIA KNURLED SHANK FASTENER AS NOTED IN THE FOLLOWING TABLE, UNLESS NOTED OTHERWISE. FASTENERS DRIVEN INTO STEEL SHALL BE DRIVEN SO THAT THE POINT OF THE FASTENER COMPLETELY PENETRATES THE STEEL BASE MATERIAL. AT TOPPING SLABS, PT SLABS OR SLABS WITH RADIANT HEAT TUBES EMBEDDED WITHIN THE SLAB, LIMIT THE PDF PENETRATION TO 3/4" MAXIMUM AND COORDINATE WITH TENDON/TUBE PLACEMENT AND COVER.

POWDER ACTUATED FASTENERS	CODE REPORT
HILTI X-U	ICC ESR-2269
SIMPSON PDPA	ICC ESR-2138
DEWALT CSI PIN	ICC ESR-2024

H. CONCRETE/MASONRY SCREWS SHALL BE AS NOTED IN THE FOLLOWING TABLE:

CONCRETE/MASONRY SCREWS	CODE REPORT
HILTI KWIK CON II+	-
SIMPSON TITEN	-
DEWALT TAPPER+	ICC ESR-3068 (CONC)
	ICC ESR-3196 (MAS)

5.2.6. METAL PROTECTION: ALL STEEL EXPOSED TO WEATHER, MOISTURE, SOIL, OR AS NOTED SHALL BE GALVANIZED PER ASTM A123 OR A153 AS APPLICABLE. ALL OTHER STEEL SURFACES SHALL BE SHOP PRIMED AFTER FABRICATION.

REPAIR ALL DAMAGED AREAS OF GALVANIZED PARTS SUCH AS FIELD WELDS, ETC. APPLY REPAIR COATING THICKNESS GREATER THAN OR EQUAL TO ORIGINAL ZINC COATING THICKNESS.

5.2.7. STEEL COLUMNS: ALL VERTICAL LOAD CARRYING MEMBERS HAVE BEEN NOTED AS "COLUMNS" ON THE STRUCTURAL DRAWINGS. THIS NOTATION DOES NOT IDENTIFY THESE MEMBERS AS "POSTS" OR "COLUMNS" AS DEFINED BY THE LATEST OSHA RULES REGARDING COLUMN ANCHORAGE REQUIREMENTS (OSHA 29 CFR PARTS 1926.751 AND 1926.755). THE GENERAL CONTRACTOR, STEEL DETAILER, AND STEEL ERECTOR SHALL BE RESPONSIBLE TO DETERMINE THE CORRECT OSHA DESIGNATION OF EACH MEMBER REGARDLESS OF THE NOTATION SHOWN ON THE STRUCTURAL DRAWINGS.

5.2.8. PRE-ENGINEERED STAIR COMPONENTS AND GUARDRAILS: THE STAIR COMPONENT MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.2.9. PRE-ENGINEERED CANOPY AND CLIP-ON DECK: THE CANOPY AND CLIP-ON DECK COMPONENT MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.

5.3. WELDING

5.3.1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE," AWS D1.1, AWS D1.4 AND AWS D1.8 AS APPROPRIATE.

5.3.2. ALL WELDING SHALL BE BY CERTIFIED WELDERS; USE 70 KSI LOW HYDROGEN FILLER METAL AND SHALL BE PROTECTED PER AWS D1.1 UNTIL USE. FOR ALL FULL PENETRATION WELDS, FILLER METAL SHALL BE NOTCH TOUGH TO MEET CHARPY V-NOTCH OF 20 FOOT-POUND AT -20°F.

5.3.3. NO WELDING OF REINFORCING STEEL SHALL BE ALLOWED EXCEPT WHERE SHOWN. ALL WELDING OF REINFORCEMENT SHALL BE PER ANSI/AWS D1.4. THE FOLLOWING FILLER METAL SHALL BE USED WHEN WELDING REINFORCEMENT:

A. FOR WELDING OF ASTM A706 GR 60 REBAR, 80 KSI FILLER METAL.

B. FOR WELDING OF ASTM A615 GR 60 REBAR, NOT PERMITTED.

C. FOR WELDING OF ASTM A615 GR 40 REBAR, NOT PERMITTED.

5.3.4. ALL FULL PENETRATION FIELD AND SHOP WELDS SHALL BE FULL TIME INSPECTED AND TESTED BY NON-DESTRUCTIVE PROCEDURES. RESULTS OF TESTS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER.

5.4. WELDING PROCEDURE SPECIFICATION (WPS)

5.4.1. FOR ALL WELDING OF REINFORCING STEEL, NON-PREQUALIFIED WELDS AND ALL WELDING OF COMPONENTS WHICH ARE PART OF THE SEISMIC FORCE RESISTING SYSTEM, CONTRACTOR SHALL SUBMIT A WELDING PROCEDURE SPECIFICATION (WPS) TO ENGINEER FOR APPROVAL. PRIOR TO WELDING, EACH WPS SHALL INCLUDE ALL NECESSARY INFORMATION REQUIRED BY AWS D1.1, AWS D1.4 AND AWS D1.8 AND AS FOLLOWS:

A. APPLICABLE BASE METAL TYPES AND THICKNESSES.

B. SKETCH OF JOINT INDICATING APPLICABLE DIMENSIONS. INDIVIDUAL PASSES SHALL BE IDENTIFIED AND NUMBERED TO IDENTIFY THE SEQUENCE. THE SKETCH SHALL IDENTIFY THE MAXIMUM THICKNESS AND BEAD WIDTH. IN NO CASE SHALL THE LAYER THICKNESS EXCEED 1/4" NOR THE BEAD WIDTH EXCEED 5/8."

C. PREHEAT REQUIREMENTS.

D. ELECTRICAL CHARACTERISTICS (I.E., CURRENT, VOLTAGE, TRAVEL SPEED, ETC.).

E. ELECTRODE REQUIREMENTS SHALL MEET THE REQUIREMENTS OF AWS A5.1, AWS A5.5, AWS A5.17, AWS A5.23, AWS A5.18, AWS A5.20, AWS A5.28, AND AWS A5.29, AS APPLICABLE FOR WELDING METHOD USED.

5.5. STEEL DECKING

5.5.1. ALL STEEL DECKING SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM A653, F_y = 38 KSI, AS A MINIMUM. THE GALVANIZED COATING SHALL CONFORM TO ASTM A653, G-60 OR G-90 SPECIFICATIONS AS APPLICABLE.

5.5.2. ALL STEEL DECKING SHALL BE PLACED ON SUPPORTING FRAMEWORK WITH A MINIMUM END LAP OF TWO INCHES CENTERED OVER SUPPORTS. THE DECK SHALL BE ATTACHED TO SUPPORTS AND FASTENED AT SIDE LAPS PER THE DIAPHRAGM SCHEDULE.

5.5.3. DECKING SHALL BE AS MANUFACTURED BY ASC PROFILES, INC. OR EQUIVALENT. ALTERNATE MANUFACTURERS SHALL BE PERMITTED PROVIDED THE DECK MEETS OR EXCEEDS THE SECTION PROPERTIES OF THE SPECIFIED DECK AND THE ALLOWABLE SHEAR CAPACITY SPECIFIED IN THE DECK ATTACHMENT SCHEDULE.

5.5.4. IF CONCRETE TOPPING IS SPECIFIED, DECKING SHALL BE DEFORMED OR EMBOSSED TO PROVIDE A MECHANICAL BOND WITH THE CONCRETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE DECKING SHORING WHERE REQUIRED BY THE MANUFACTURER.

5.5.5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL REQUIREMENTS.

5.5.6. CONTRACTOR SHALL INSTALL DECKING AS REQUIRED TO PREVENT MARRING/DAMAGING DECKING AT LOCATIONS EXPOSED TO VIEW FROM BELOW.

6. CARPENTRY

DIMENSION LUMBER SHALL BE DF No.2 SAWN LUMBER BEAMS, HEADERS AND COLUMNS SHALL BE DF No.1 OR AS SHOWN ON THE DRAWINGS. ALL 2" NOMINAL LUMBER SHALL BE KILN DRIED (KD). EACH PIECE OF LUMBER SHALL BEAR STAMP OF WEST COAST LUMBER INSPECTION BUREAU (WCLIB) AND/OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK.

6.1. PRESSURE-PRESERVATIVE TREATMENT IN ACCORDANCE WITH AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1, LATEST EDITION TO THE USE CATEGORY AS FOLLOWS:

6.1.1. TREAT ALL WOOD IN CONTACT WITH CONCRETE, MORTAR, GROUT, MASONRY AND WITHIN 12" OF EARTH TO THE REQUIREMENTS OF USE CATEGORY UC2 (INTERIOR/DAMP).

6.1.2. TREAT ALL WOOD EXPOSED TO WEATHER BUT PROTECTED BY PAINT OR COVER TO THE REQUIREMENTS OF USE CATEGORY UC3A (ABOVE GROUND PROTECTED).

6.1.3. TREAT ALL WOOD EXPOSED TO WEATHER SUCH AS EXTERIOR DECKING, JOISTS, BEAMS, RAILINGS, ETC TO THE REQUIREMENTS OF USE CATEGORY UC3B (ABOVE GROUND EXPOSED).

6.1.4. TREAT ALL WOOD IN CONTACT WITH THE GROUND, SOIL OR FRESH WATER TO THE REQUIREMENTS OF USE CATEGORY UC4A (GROUND CONTACT GENERAL USE).

6.1.5. TREAT ALL LUMBER NOTED AS FIRE TREATED TO THE REQUIREMENTS OF USE CATEGORY UCFA (FIRE RETARDANT INTERIOR).

6.1.6. WHERE POSSIBLE, PRECUT MATERIAL PRIOR TO TREATMENT. ALL FIELD CUTS AND DRILLED HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4.

6.2. CARPENTRY HARDWARE

6.2.1. MACHINE BOLTS SHALL BE ASTM A307.

6.2.2. PROVIDE MALLEABLE IRON WASHERS (MIW) OR HEAVY PLATE CUT WASHERS WHERE BOLT HEADS, NUTS OR LAG SCREWS BEAR ON WOOD.

6.2.3. NAILS SHALL BE COMMON, AMERICAN OR CANADIAN MANUFACTURER ONLY WITH MIN. DIAMETERS AS FOLLOWS:

NAIL SIZE	MINIMUM NAIL SHANK DIAMETER	MINIMUM NAIL LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
12d	0.148"	3 1/4"
16d SINKER	0.148"	3 1/4"
16d	0.162"	3 1/2"
20d	0.192"	4"

6.2.4. LAG SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.2.1. WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/ASME B18.6.1.

6.2.5. ANCHORS AND CONNECTIONS SHALL BE SIMPSON, USP, OR ICC (INTERNATIONAL CODE COUNCIL) APPROVED. ALL FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SHOWN. SUBSTITUTED CONNECTIONS SHALL HAVE A TABULATED CAPACITY EQUAL TO OR GREATER THAN THE SPECIFIED CONNECTOR.

6.2.6. CORROSION RESISTANT HARDWARE AND FASTENERS:

A. FASTENERS AND HARDWARE EXPOSED TO WEATHER OR IN UNHEATED PORTIONS OF THE BUILDING SHALL BE MECHANICALLY OR HOT DIPPED GALVANIZED PER ASTM B695 - CLASS 55 OR ASTM A153 - CLASS D. HARDWARE IN CONTACT WITH TREATED WOOD SHALL CONFORM TO A MINIMUM GALVANIZED COATING OF G185 OR AS NOTED BELOW.

B. IF PRESERVATIVE TREATMENT USED IS ACZA (AMMONIACAL COPPER ZINC ARSENATE), IF THE CHEMICAL RETENTION LEVEL IS AWPA USE CATEGORY UC4A OR GREATER, OR IF THE PRESERVATIVE TREATMENT USED IS NOT KNOWN, HARDWARE SHALL BE TYPE 316L STAINLESS STEEL. FASTENERS SHALL BE TYPE 304 OR 305 STAINLESS STEEL.

C. HARDWARE IN MARINE ENVIRONMENT SHALL BE TYPE 316L STAINLESS STEEL. FASTENERS SHALL BE TYPE 316 STAINLESS STEEL, HOT DIPPED GALVANIZED TO ASTM A153 - CLASS C, SILICON BRONZE, OR COPPER.

D. IN THE EVENT OF A CONFLICT BETWEEN THE HARDWARE MANUFACTURER'S RECOMMENDATIONS FOR SELECTING CORROSION-RESISTANT HARDWARE AND FASTENERS, THESE NOTES, AND THE SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT SHALL BE USED UNLESS APPROVED BY THE ENGINEER.

6.3. MINIMUM NAILING: PER IBC TABLE 2304.10.1 FASTENING SCHEDULE.

6.4. COORDINATION AT HOLES IN WOOD STUD WALLS

6.4.1. PIPES IN INTERIOR NONBEARING WALLS: STUD PARTITIONS CONTAINING PIPES SHALL BE FRAMED, AND THE JOISTS SHALL BE SPACED, SO AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING PIPING RUNS PARALLEL TO THE JOISTS, THE JOISTS SHALL BE DOUBLED AND SPACED SO AS TO PERMIT THE PASSAGE OF SUCH PIPING AND SHALL BE BRIDGED. WHERE PIPES ARE PLACED IN, OR PARTIALLY IN, A PARTITION NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A SIMPSON RPS STRAP SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS.

6.4.2. CUTTING AND NOTCHING SAWN LUMBER: IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 15 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

6.4.3. CUTTING AND NOTCHING ENGINEERED LUMBER: CUTTING AND NOTCHING SHALL NOT BE PERMITTED IN ENGINEERED LUMBER (LSL) STUDS WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.

6.4.4. BORED HOLES IN SAWN LUMBER: A HOLE NOT GREATER IN DIAMETER THAN 33 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD WITHOUT ENGINEERING VERIFICATION. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS, PROVIDED NOT MORE THAN ANY TWO ADJACENT STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8-INCH FROM THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A NOTCH OR CUT AND SHALL NOT BE LOCATED WITHIN 8-INCHES OF THE END OF THE STUD.

6.4.5. BORED HOLES IN ENGINEERED LUMBER: BORED HOLES SHALL NOT BE PERMITTED IN ENGINEERED LUMBER (LSL) STUDS WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.

6.5. SHEATHING (PLYWOOD/ORIENTED STRAND BOARD)

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION; ALL SHEATHING SHALL CONFORM TO STANDARD PS 2 OR PRP-108. THICKNESS, NUMBER OF PLIES AND LAY-UP AS SHOWN. ALL PLYWOOD SHALL BE C-D INTERIOR WITH EXTERIOR GLUE OR AS NOTED ON THE DRAWINGS AND SHALL BE GROUP I OR II SPECIES. EXCEPT AS OTHERWISE SHOWN, PROVIDE THE FOLLOWING MINIMUM NAILING: PANEL EDGES 10d AT 6" ON CENTER, INTERMEDIATE SUPPORT 10d AT 12" ON CENTER. GAP SHEETS 1/8" FOR 4'x8' SHEETS AND 1/4" FOR 8'x8' AND LARGER SHEETS. THE MOISTURE CONTENT SHALL NOT BE GREATER THAN 15% AT TIME OF ROOFING.

6.6. GLUED-LAMINATED TIMBER

MATERIALS, MANUFACTURE AND QUALITY CONTROL PER ANSI/AITC A190 "STRUCTURAL GLUED LAMINATED TIMBER." CAMBER 1-1/2 TIMES DEAD LOAD DEFLECTION WHERE NOT INDICATED ON DRAWINGS. ALL BEAM MEMBERS SHALL BE COMBINATION 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CONTINUOUS OR CANTILEVERED SPANS AND HAVE EXTERIOR GLUE. ALL COLUMN MEMBERS SHALL BE 24F-V8 UNLESS NOTED OTHERWISE. ALL MEMBERS EXPOSED TO VIEW SHALL BE ARCHITECTURAL APPEARANCE GRADE UNLESS NOTED OTHERWISE. ALL MEMBERS CONCEALED FROM VIEW SHALL BE INDUSTRIAL APPEARANCE UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

6.6.1. ADHESIVES SHALL MEET THE REQUIREMENTS FOR WET CONDITIONS OF SERVICE.

6.6.2. MEMBERS SHALL BE MARKED INDICATING CONFORMANCE WITH ANSI/AITC 190.1. IN ADDITION, A CERTIFICATE OF SUCH CONFORMANCE SHALL BE PROVIDED TO THE BUYER.

6.7. MANUFACTURED STRUCTURAL WOOD MEMBERS

6.7.1. PARALLAM PSL POSTS AND COLUMNS SHALL BE PARALLAM 1.8E AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT. PARALLAM PSL BEAMS SHALL BE PARALLAM 2.0E AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT.

6.7.2. TIMBERSTRAND LSL STUDS SHALL BE TIMBERSTRAND 1.5E AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT.

6.7.3. MICROLLAM LVL MEMBERS SHALL BE MICROLLAM 1.9E AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT.

6.8. WOOD I-JOISTS

6.8.1. WOOD I-JOISTS SHALL BE AS MANUFACTURED BY TRUS JOIST BY WEYERHAEUSER OR APPROVED EQUAL.

6.8.2. GEOMETRY AND SPACING SHALL BE AS SHOWN. THE MANUFACTURER SHALL PROVIDE ADDITIONAL FRAMING MEMBERS AS SHOWN OR AS NECESSARY TO SUPPORT MECHANICAL EQUIPMENT, WALLS AND/OR PARTITIONS, SNOW DRIFT LOADS, ETC.

6.8.3. WHERE NOTED, PRECUT BLOCKING, BRIDGING, BRACING AND/OR FILLER PIECES SHALL BE FURNISHED BY THE MANUFACTURER. WHERE APPLICABLE, WIND UPLIFT BRACING SHALL BE PROVIDED BY MANUFACTURER.

6.8.4. PROPRIETARY COMPONENTS SHALL HAVE ICC (INTERNATIONAL CODE COUNCIL) APPROVAL.

6.8.5. SHOP DRAWINGS SHALL INDICATE ALL REQUIRED PERMANENT BRACING (INCLUDING BOTTOM CHORD AND WEB BRACING SYSTEM TO RESIST WIND UPLIFT FORCES).

6.8.6. UNLESS NOTED OTHERWISE, THE JOIST MANUFACTURER SHALL SPECIFY AND FURNISH CONNECTION HARDWARE NECESSARY FOR INSTALLATION OF THEIR SYSTEM.

6.8.7. OPEN WEB JOISTS AND I-JOISTS THAT SPAN GREATER THAN 25-FEET SHALL BE CAMBERED.

6.8.8. DELIVERED COMPONENTS SHALL BE ACCOMPANIED BY FABRICATOR'S CERTIFICATE OF CONFORMANCE TO THE REFERENCED STANDARDS.

6.7.3. MICROLLAM LVL MEMBERS SHALL BE MICROLLAM 1.9E AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUIVALENT.

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6.8.8. DELIVERED COMPONENTS SHALL BE ACCOMPANIED BY FABRICATOR'S CERTIFICATE OF CONFORMANCE TO THE REFERENCED STANDARDS.

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PROFESSIONAL ENGINEER
06/29/2022

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PROJECT 2ND STREET APARTMENTS
DRAWING TITLE STRUCTURAL NOTES
PERMIT SUBMITTAL
DATE 01/26/2022
REVISED 1 06/29/2022 PERMIT RESUBMITTAL
SHEET NO. S0.02
PROJECT NO. 2190606.20

PRMU20220123

City of Puyallup
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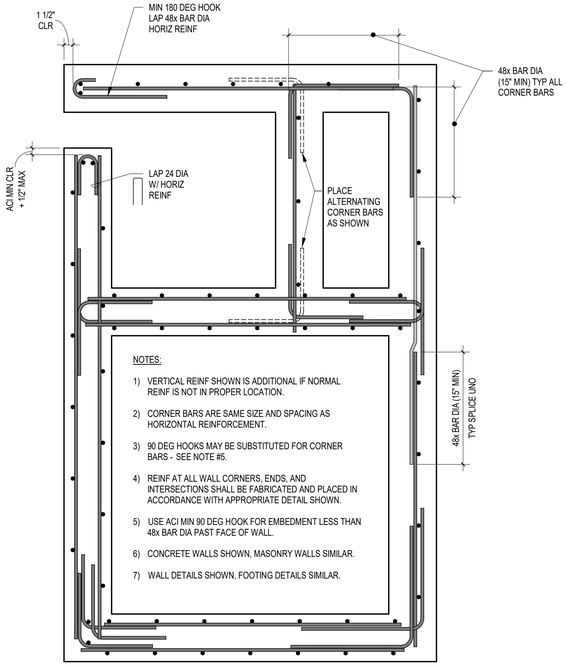
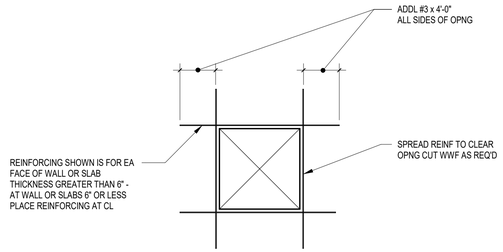


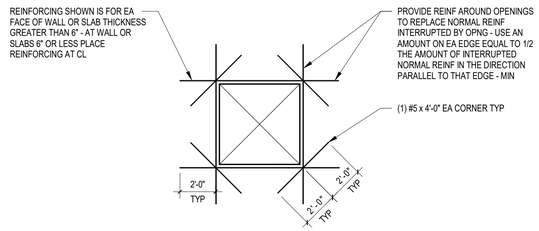
PLAN VIEW TYPICAL REINFORCEMENT PLACING DETAIL

1 TYPICAL

1" = 1'-0" S011-01 (00-004 REINF V)



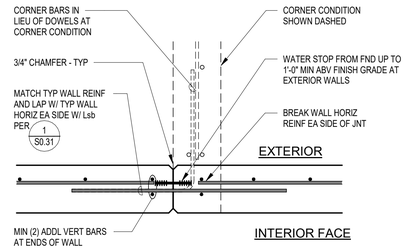
TYPICAL REINFORCING AT OPENINGS LESS THAN 12" IN CONC WALL OR SLAB



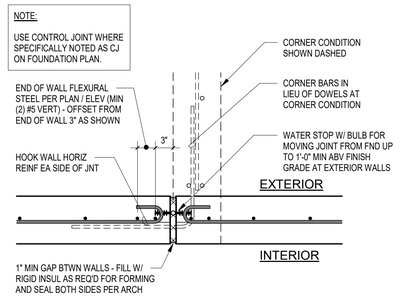
TYPICAL REINFORCING AT OPENINGS GREATER THAN 12" IN CONC WALL OR SLAB

2 TYPICAL

1/4" = 1'-0"



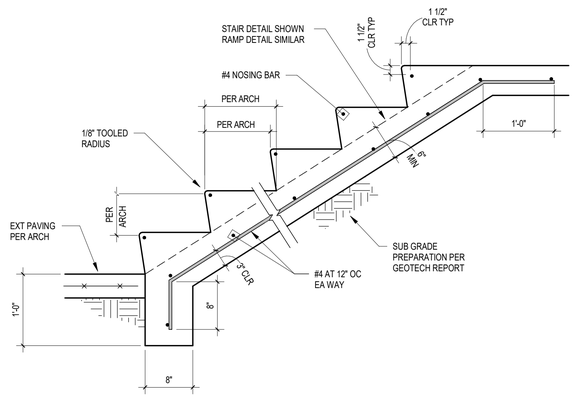
TYPICAL WALL CONSTRUCTION JOINT



TYPICAL WALL CONTROL JOINT

3 TYPICAL

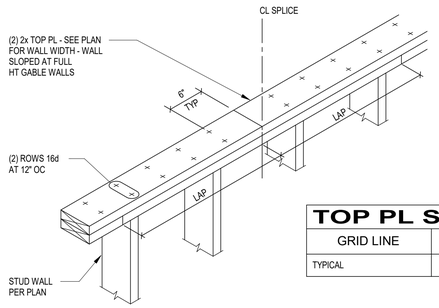
1" = 1'-0"



TYP CONCRETE STAIR CONSTRUCTION

4 TYPICAL

1" = 1'-0"



TOP PL SPLICE SCHEDULE

GRID LINE	LAP LENGTH	STRAP
TYPICAL	4'-0" MIN	NONE

TYPICAL TOP PL SPLICE SCHEDULE

5 TYPICAL

1" = 1'-0"

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PROJECT: 2ND STREET APARTMENTS

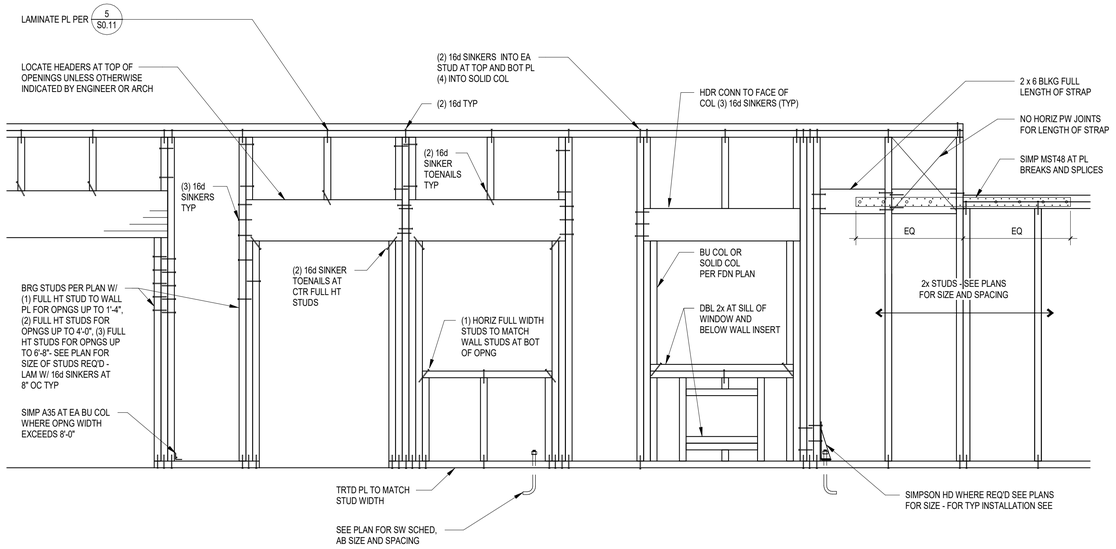
DRAWING TITLE: TYPICAL DETAILS

PERMIT SUBMITTAL

DATE 01/26/2022
REVISED
1 06/29/2022 PERMIT RESUBMITTAL

SHEET NO. S0.11

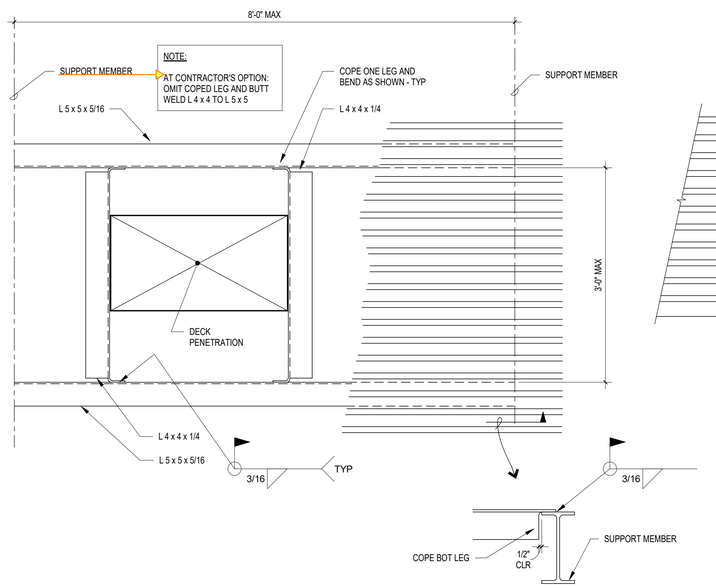
PROJECT NO. 2190606.20



TYPICAL WOOD BEARING WALL ELEVATION

1 TYPICAL

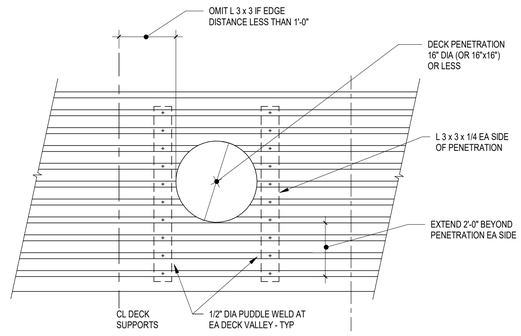
3/4" = 1'-0"



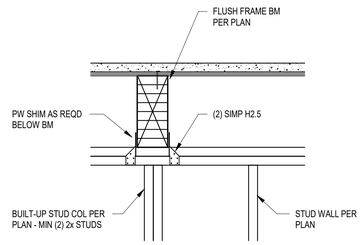
TYPICAL OPENINGS IN METAL DECK GREATER THAN 16" DIA (OR 16" x 16")

2 TYPICAL

1" = 1'-0"



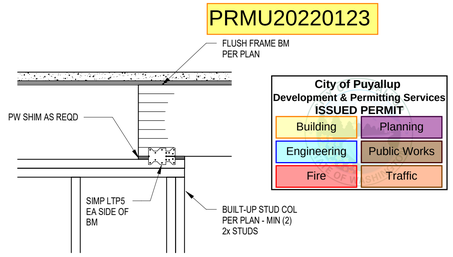
TYPICAL OPENINGS IN METAL DECK LESS THAN 16" DIA (OR 16" x 16")



TYPICAL FLUSH BEAM TO PERPENDICULAR WALL

3 TYPICAL

1" = 1'-0" S012-03



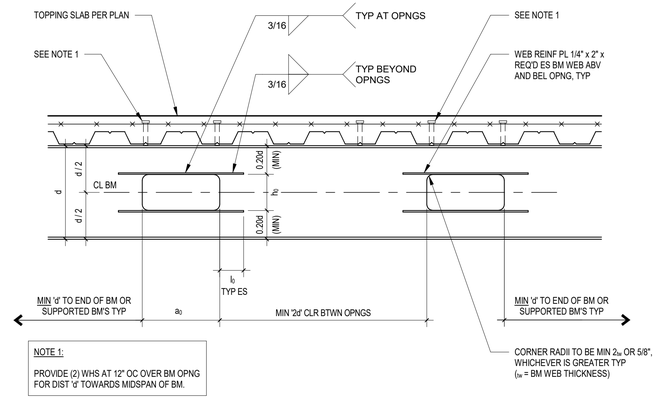
TYPICAL FLUSH BEAM TO PARALLEL WALL

4 TYPICAL

1" = 1'-0" S012-04

TABLE OF OPENING DIMS AT S1.11 FRAMING PLAN	
GRID '3' (W 16 x 31 OR HEAVIER)	GRID '2.8' (W 16 x 26 BLKG BM)
h_0 = 8"	h_0 = 6"
a_0 = 17"	a_0 = 13"
l_0 = 5"	l_0 = 4"

FOR ROUND OPENINGS SEE 6/S0.12

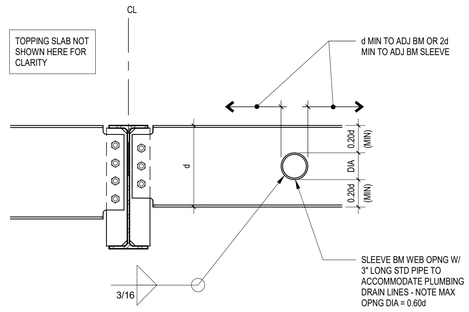


NEW BM OPNGS AT S1.11 FIRST FLOOR FRAMING PLAN

(SUBMIT ALL OPNGS TO STRUCT ENGR FOR REVIEW / APPROVAL PRIOR TO STEEL FABRICATION)

5 TYPICAL

1" = 1'-0" S012-5



W 16x OPNGS FOR PLUMBING

(SUBMIT TO STRUCT ENGR FOR APPROVAL)

6 TYPICAL

1" = 1'-0" S012-6

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: TYPICAL DETAILS

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PRMU20220123

City of Puyallup
Development & Permitting Services
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Engineering	Public Works
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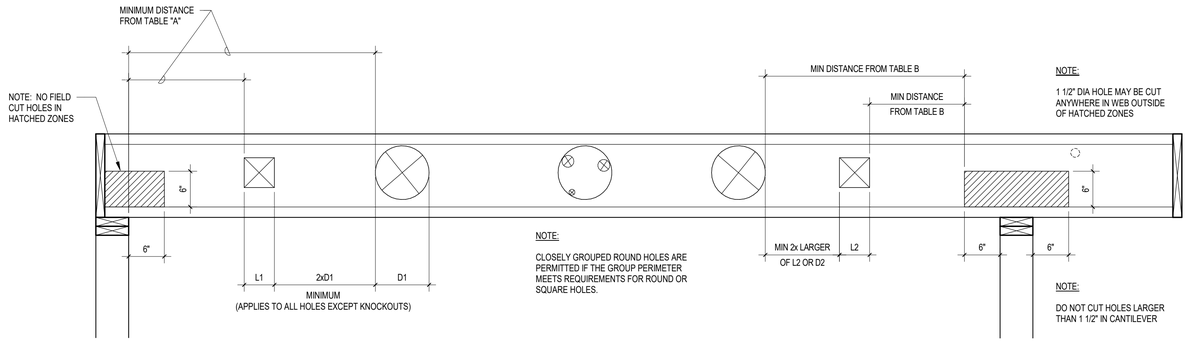


TABLE "A" - END SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST END SUPPORT

DEPTH	TJI	○ ROUND HOLE SIZE									□ SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	1'-0"	1'-6"	2'-0"	2'-6"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
11 7/8"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	5'-0"			1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	4'-6"	6'-0"		
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"			1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-0"	2'-0"	3'-0"	5'-6"	5'-6"	7'-0"		
	360	1'-0"	1'-0"	1'-6"	2'-6"	4'-6"	5'-0"	7'-0"			1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	6'-6"	7'-6"		
	560	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	8'-0"			1'-0"	2'-0"	3'-6"	5'-0"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"		1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	6'-0"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	6'-6"		1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-6"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	6'-0"	9'-0"		1'-0"	1'-0"	1'-6"	3'-6"	6'-6"	7'-0"	9'-0"	10'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	6'-6"	8'-0"	10'-8"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	4'-0"	6'-6"		1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	3'-6"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-0"	9'-0"	1'-0"	1'-0"	1'-0"	1'-0"	4'-0"	5'-0"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	6'-6"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	5'-0"	6'-0"	10'-0"	11'-0"	12'-0"

TABLE "B" - INTERMEDIATE OR CANTILEVER SUPPORT

MINIMUM DISTANCE FROM EDGE OF HOLE TO INSIDE FACE OF NEAREST INTERMEDIATE OR CANTILEVER SUPPORT

DEPTH	TJI	○ ROUND HOLE SIZE									□ SQUARE OR RECTANGULAR HOLE SIZE								
		2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"	2"	3"	4"	5"	6 1/2"	7"	8 7/8"	11"	13"
9 1/2"	110	1'-6"	2'-6"	3'-0"	4'-0"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					2'-0"	3'-0"	4'-0"	6'-0"	7'-0"				
	230	2'-6"	3'-0"	4'-0"	5'-0"	8'-0"					2'-6"	3'-0"	4'-6"	6'-6"	7'-6"				
11 7/8"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-0"	8'-0"			1'-0"	1'-6"	2'-6"	4'-0"	6'-6"	7'-0"	9'-0"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	7'-6"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	9'-6"			1'-0"	2'-6"	3'-6"	5'-0"	8'-0"	8'-6"	10'-0"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	5'-6"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-0"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	9'-0"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	12'-6"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	5'-6"	10'-0"		1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	7'-6"	10'-6"	13'-0"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-8"	15'-0"	
16"	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	5'-6"	9'-6"	1'-0"	1'-0"	1'-0"	2'-0"	4'-6"	5'-6"	9'-6"	12'-6"	15'-6"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	10'-6"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-0"	16'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

ALLOWABLE HOLES IN TRUSS JOIST TJI WOOD I-JOISTS

1 TYPICAL

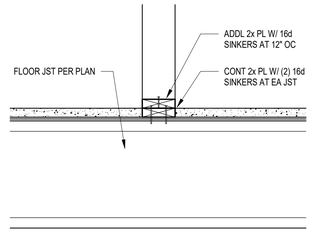
1" = 1'-0" S013-01 (JST ALLOWABLE HOLES)

HOW TO USE THESE TABLES:

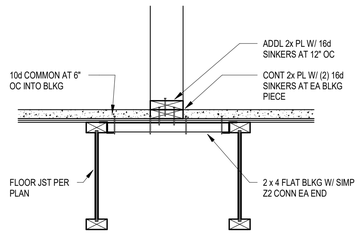
1. USING TABLE "A" (END SUPPORT), TABLE "B" (INTERMEDIATE OR CANTILEVER SUPPORT), OR BOTH, DETERMINE THE HOLE SIZE/SHAPE AND SELECT THE TJI JOIST AND DEPTH.
2. SCAN HORIZONTALLY UNTIL YOU INTERSECT THE CORRECT HOLE SIZE COLUMN.
3. MEASUREMENT SHOWN IS MINIMUM DISTANCE FROM EDGE OF HOLE TO SUPPORT.
4. PLACE THE HOLE SO THAT THE REQUIRED MINIMUM DISTANCE FROM THE END AND THE INTERMEDIATE OR CANTILEVER SUPPORT IS MAINTAINED.

GENERAL NOTES:

- HOLES MAY BE LOCATED VERTICALLY ANYWHERE WITHIN THE WEB. LEAVE 1/8 OF WEB (MINIMUM) AT TOP AND BOTTOM OF HOLE.
- KNOCKOUTS ARE LOCATED IN WEB AT APPROXIMATELY 12" OC. THEY DO NOT AFFECT HOLE PLACEMENT.
- FOR SIMPLE SPAN (5 FT. MINIMUM) UNIFORMLY LOADED JOISTS MEETING THE REQUIREMENTS OF THIS GUIDE, ONE MAXIMUM SIZE ROUND HOLE MAY BE LOCATED AT THE CENTER OF THE JOIST SPAN PROVIDED THAT NO OTHER HOLES OCCUR IN THE JOIST.
- DISTANCES ARE BASED ON THE MAXIMUM UNIFORM LOADS SHOWN IN THIS GUIDE. FOR OTHER LOAD CONDITIONS OF HOLE CONFIGURATIONS, USE TJ-BEAM (tm) SOFTWARE OR CONTACT YOUR TRUSS JOIST REPRESENTATIVE.
- DO NOT CUT OR NOTCH FLANGES.
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT.



JOISTS PERPENDICULAR TO WALL

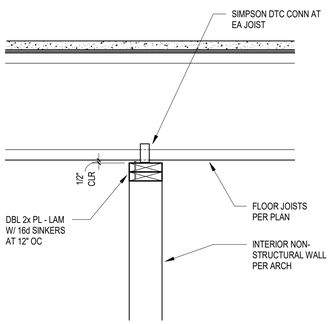


JOISTS PARALLEL TO WALL

INTERIOR NON-STRUCTURAL WALL CONN

2 TYPICAL

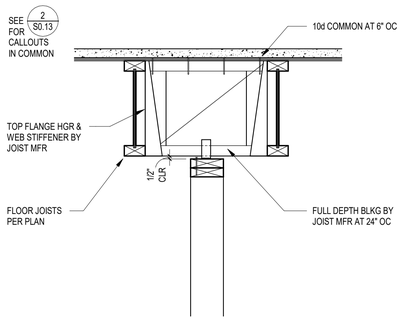
1" = 1'-0" S013-02



INTERIOR NON-STRUCTURAL WALL CONN

3 TYPICAL

1" = 1'-0" S013-03



INTERIOR NON-STRUCTURAL WALL CONN

4 TYPICAL

1" = 1'-0" S013-04

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: TYPICAL DETAILS

PERMIT SUBMITTAL

DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S0.13

PROJECT NO. 2190606.20

11. STATEMENT OF SPECIAL INSPECTIONS

IBC	SI	SO	TITLE
1705.2	✓	N/R	STEEL CONSTRUCTION (SEE TABLES 15A, 15B, 15C, AND 15D)
1705.3	✓	N/R	CONCRETE CONSTRUCTION (SEE TABLE 13)
1705.6	✓	N/R	SOILS (SEE TABLE 12A)
1705.12.1 1705.13.1	✓	N/R	STRUCTURAL STEEL - SEISMIC FORCE RESISTING SYSTEM
1705.12.2	✓	N/R	STRUCTURAL WOOD - SEISMIC FORCE RESISTING SYSTEM (SEE TABLE 18)
1705.14	✓	N/R	SPRAYED FIRE-RESISTANT MATERIALS

SI = SPECIAL INSPECTION

SO = STRUCTURAL OBSERVATION

✓ = ITEM IS REQUIRED

N/R = ITEM IS NOT REQUIRED

SPECIAL INSPECTIONS INDICATED ARE FOR STRUCTURAL ELEMENTS ONLY. SEE ARCH, MECH AND ELEC DRAWINGS FOR ADDITIONAL SPECIAL INSPECTIONS.

11.

11.1. INSPECTION/TESTING REQUIREMENTS:

SEE DRAWINGS, SPECIFICATIONS, AND IBC SECTIONS 110, AND CHAPTER 17.

11.2. INSPECTIONS BY THE BUILDING OFFICIAL (IBC SECTION 110):

11.2.1. FOOTING AND FOUNDATION INSPECTIONS SHALL BE MADE AFTER EXCAVATIONS ARE COMPLETE AND ANY REQUIRED REINFORCING IS IN PLACE. ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO INSPECTION.

11.2.2. CONCRETE SLAB AND UNDER FLOOR INSPECTIONS SHALL BE MADE AFTER ALL IN SLAB OR UNDER FLOOR REINFORCING, CONDUIT, PIPING AND OTHER ANCILLARY EQUIPMENT ITEMS AND ACCESSORIES ARE IN PLACE BUT PRIOR TO CONCRETE PLACEMENT OR FLOOR SHEATHING INSTALLATION.

11.2.3. FRAMING INSPECTIONS SHALL BE MADE AFTER ALL SHEATHING, FRAMING, BLOCKING AND BRACING ARE COMPLETE AND ALL PIPES, DUCTS, ELECTRICAL, PLUMBING, ETC., ARE INSTALLED AND APPROVED PRIOR TO COVER.

11.2.4. IN ADDITION TO THE INSPECTIONS SPECIFIED ABOVE, THE BUILDING OFFICIAL IS AUTHORIZED TO MAKE OR REQUIRE OTHER INSPECTIONS OF ANY CONSTRUCTION WORK TO ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THE IBC OR OTHER LAWS ENFORCED BY THE BUILDING OFFICIAL.

11.3. STRUCTURAL TESTS AND SPECIAL INSPECTIONS (IBC CHAPTER 17):

11.3.1. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

11.3.2. STRUCTURAL TESTS AND SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC AS WELL AS ANY ADDITIONAL REQUIREMENTS OF THE BUILDING OFFICIAL. OMISSION FROM THE LIST BELOW OF TESTING AND INSPECTION REQUIREMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING TESTING AND INSPECTION REQUIRED BY THE SPECIFICATIONS, THE IBC AND THE BUILDING OFFICIAL.

11.3.3. TESTING AND SPECIAL INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE IBC FOR THE ITEMS LISTED IN THIS SECTION.

11.4. STRUCTURAL OBSERVATION

11.4.1. STRUCTURAL OBSERVATION MAYBE PERFORMED DURING CONSTRUCTION IN A MANNER AS REQUIRED TO BECOME GENERALLY FAMILIAR WITH THE IN-PLACE CONSTRUCTION.

11.4.2. STRUCTURAL OBSERVATION EXTENT SHALL BE AS INDICATED ABOVE. TIMING AND DURATION OF OBSERVATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR DURING CONSTRUCTION.

11.4.3. CONSTRUCTION OBSERVATION REPORTS AND FINDINGS SHALL NOT BE VIEWED AS A WARRANTY OR GUARANTEE BY THE STRUCTURAL ENGINEER.

11.5. SPECIAL INSPECTOR: SHALL BE CURRENTLY WABO CERTIFIED.

11.5.1. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

11.5.2. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, ENGINEER OF RECORD, ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION, THEN, IF NOT IN CONFORMANCE, TO THE PROPER DESIGN AUTHORITY AND BUILDING OFFICIAL.

11.5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC.

12A. REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS

IBC TABLE 1705.6

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	N/R	✓
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	N/R	✓
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIAL	N/R	✓
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	✓	N/R
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	N/R	✓

12.

12.1. SPECIAL INSPECTIONS AND TESTS FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS PER IBC 1705.6., AS NOTED IN TABLE 12A.

12.1.1. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

13. REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

IBC TABLE 1705.3

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	N/R	✓	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:				
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	N/R	✓	AWS D1.4 ACI 318:26.6.4	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	N/R	✓		
C. INSPECT ALL OTHER WELDS	✓	N/R		
3. INSPECT ANCHORS CAST IN CONCRETE	N/R		ACI 318: 17.8.2	
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS	✓	N/R	ACI 318: 17.8.2.4	
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A	N/R	✓	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX	N/R	✓	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	✓	N/R	ASTM C 172 ASTM C 31 ACI318:26.4, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	✓	N/R	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	N/R	✓	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:				
A. APPLICATION OF PRESTRESSING FORCES	✓	N/R	ACI 318: 26.10	
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC FORCE RESISTING SYSTEM	✓	N/R		
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	N/R	✓	ACI 318: 26.9	
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	N/R	✓	ACI 318: 26.10.2	
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	N/R	✓	ACI 318: 26.11.1.2(b)	

13.

13.1. CONCRETE: SPECIAL INSPECTION AND TESTING PER IBC TABLE 1705.3 AS NOTED IN TABLE 13, INCLUDING:

13.1.1. CONTINUOUS SPECIAL INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.

13.1.2. CONTINUOUS SPECIAL INSPECTION OF BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE.

13.1.3. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE SHALL BE AS DESCRIBED IN THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE (ICC, IAPMO, ETC.).

13.1.4. CONTINUOUS SPECIAL INSPECTION FOR CONCRETE REINFORCING BARS, CONCRETE MATERIALS OR PLACEMENT OF CONCRETE FOR COMPOSITE MEMBERS.

15.A REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF WELDING

SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
AISC TABLE N5.4-1			
1. PRIOR TO WELDING, VERIFY AND INSPECT THE FOLLOWING:	N/R	✓	
A. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	✓	N/R	
B. WELDING PROCEDURE SPECIFICATIONS (WPS)	✓	N/R	
C. MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES	✓	N/R	AISC 360 A3.5
C. MATERIAL IDENTIFICATION OF STRUCTURAL STEEL MEMBERS	N/R	✓	AISC 360 A3.1
E. WELDER IDENTIFICATION SYSTEM	N/R	✓	
F. FIT-UP OF GROOVE WELDS, INCLUDING JOINT GEOMETRY			
1) JOINT PREPARATION	N/R	✓	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	N/R	✓	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
4) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
5) BACKING TYPE AND FIT (IF APPLICABLE)	N/R	✓	
G. FIT-UP OF CJP GROOVE WELDS OF HSS T-,Y- AND K-JOINTS WITHOUT BACKING, INCLUDING JOINT GEOMETRY.			
1) JOINT PREPARATION	✓	N/R	
2) DIMENSIONS: ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL	✓	N/R	
3) CLEANLINESS: CONDITION OF STEEL SURFACES	✓	N/R	
4) TACKING: TACK WELD QUALITY AND LOCATION	✓	N/R	
H. CONFIGURATION AND FINISH OF ACCESS HOLES	N/R	✓	
H. FIT-UP OF FILLET WELDS			
1) DIMENSIONS: ALIGNMENT, GAPS AT ROOT	N/R	✓	
2) CLEANLINESS: CONDITION OF STEEL SURFACES	N/R	✓	
3) TACKING: TACK WELD QUALITY AND LOCATION	N/R	✓	
I. CHECK WELDING EQUIPMENT	N/R	✓	
AISC 360 TABLE N5.4-2			
2. DURING WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. USE OF QUALIFIED WELDERS	N/R	✓	
B. CONTROL AND HANDLING OF WELDING CONSUMABLES			
1) PACKAGING	N/R	✓	
2) EXPOSURE CONTROL	N/R	✓	
C. NO WELDING OVER CRACKED TACK WELDS	N/R	✓	
D. ENVIRONMENTAL CONDITIONS			
1) WIND SPEED WITHIN LIMITS	N/R	✓	
2) PRECIPITATION AND TEMPERATURE	N/R	✓	
E. WELDING PROCEDURE SPECIFICATIONS FOLLOWED			
1) SETTINGS ON WELDING EQUIPMENT	N/R	✓	
2) TRAVEL SPEED	N/R	✓	
3) SELECTED WELDING MATERIALS	N/R	✓	
4) SHIELDING GAS TYPE AND FLOW RATE	N/R	✓	
5) PREHEAT APPLIED	N/R	✓	
6) INTERPASS TEMPERATURE MAINTAINED	N/R	✓	
7) PROPER POSITION	N/R	✓	
F. WELDING TECHNIQUES			
1) INTERPASS AND FINAL CLEANING	N/R	✓	
2) EACH PASS WITHIN PROFILE LIMITATIONS	N/R	✓	
3) EACH PASS MEETS QUALITY REQUIREMENTS	N/R	✓	
G. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	✓	N/R	
AISC 360 TABLE N5.4-3			
3. AFTER WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A. WELDS CLEANED	N/R	✓	
B. SIZE, LENGTH, AND LOCATION OF WELDS	✓	N/R	
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA			
1) CRACK PROHIBITION	✓	N/R	
2) WELD TO BASE METAL FUSION	✓	N/R	
3) CRATER CROSS SECTION	✓	N/R	
4) WELD PROFILES	✓	N/R	
5) WELD SIZE	✓	N/R	
6) UNDERCUT	✓	N/R	
7) POROSITY	✓	N/R	
D. ARC STRIKES	✓	N/R	
E. k-AREA	✓	N/R	
F. BACKING REMOVED AND WELD TABS REMOVED, IF REQUIRED	✓	N/R	
G. REPAIR ACTIVITIES	✓	N/R	
H. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	✓	N/R	
I. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD	N/R	✓	

NOTES CONTINUE ON SHEET S0.22

PRMU20220123

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06/29/2022

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James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: TESTING AND INSPECTION NOTES

PERMIT SUBMITTAL

DATE 01/26/2022

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1 06/29/2022 PERMIT RESUBMITTAL

SHEET NO. S0.21

PROJECT NO. 2190606.20

15.B REQUIRED SPECIAL INSPECTION AND TESTS OF STRUCTURAL STEEL CONSTRUCTION – INSPECTION OF BOLTING

	SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
	AISC 360 TABLE N5.6-1			
1.	PRIOR TO BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A.	MANUFACTURER'S CERTIFICATIONS FOR FASTENER MATERIALS	✓	N/R	
B.	FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	N/R	✓	
C.	PROPER FASTENER SELECTED FOR JOINT DETAIL	N/R	✓	AISC 360 A3.1
D.	PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	N/R	✓	
E.	CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITIONS AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	N/R	✓	
F.	PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	✓	N/R	
G.	PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS, AND OTHER FASTENER COMPONENTS	N/R	✓	
	AISC 360 TABLE N5.6-2			
2.	DURING BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A.	FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	N/R	✓	
B.	JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	N/R	✓	
C.	FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	N/R	✓	
D.	FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	N/R	✓	
	AISC 360 TABLE N5.6-3			
3.	AFTER BOLTING, VERIFY AND INSPECT THE FOLLOWING:			
A.	DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	✓	N/R	

15.C REQUIRED SPECIAL INSPECTION AND TESTS OF COLD FORMED STEEL DECK

	SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
	SDI QA/QC TABLE 1.1			
1.	PRIOR TO DECK PLACEMENT VERIFY AND INSPECT THE FOLLOWING:			
A.	COMPLIANCE OF MATERIALS (DECK AND ALL ACCESSORIES) WITH CONSTRUCTION DOCUMENTS INCLUDING PROFILES, MATERIAL PROPERTIES, AND BASE METAL THICKNESS	✓	N/R	
B.	DOCUMENT ACCEPTANCE OR REJECTION OF DECK AND DECK ACCESSORIES	✓	N/R	
	SDI QA/QC TABLE 1.2			
2.	AFTER DECK PLACEMENT VERIFY AND INSPECT THE FOLLOWING:			
A.	COMPLIANCE OF DECK AND ALL ACCESSORIES INSTALLATION WITH CONSTRUCTION DOCUMENTS	✓	N/R	
B.	DECK MATERIALS ARE REPRESENTED BY THE MILL CERTIFICATIONS THAT COMPLY WITH THE CONSTRUCTION DOCUMENTS	✓	N/R	
C.	DOCUMENT ACCEPTANCE OR REJECTION OF INSTALLATION OF DECK AND ACCESSORIES	✓	N/R	
	SDI QA/QC TABLE 1.3			
3.	PRIOR TO WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A.	WELDING PROCEDURE SPECIFICATION (WPS)	N/R	✓	
B.	MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES	N/R	✓	
C.	MATERIAL IDENTIFICATION (TYPE/GRADE)	N/R	✓	
D.	CHECK WELDING EQUIPMENT	N/R	✓	
	SDI QA/QC TABLE 1.4			
4.	DURING WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A.	USE OF QUALIFIED WELDERS	N/R	✓	
B.	CONTROL AND HANDLING OF WELDING CONSUMABLES	N/R	✓	
C.	ENVIRONMENTAL CONDITIONS (WIND SPEED, MOISTURE, TEMPERATURE)	N/R	✓	
D.	WPS FOLLOWED	N/R	✓	
	SDI QA/QC TABLE 1.5			
5.	AFTER WELDING, VERIFY AND INSPECT THE FOLLOWING:			
A.	SIZE AND LOCATION OF WELDS INCLUDING SUPPORT, SIDE LAP AND PERIMETER	✓	N/R	
B.	WELDS MEET VISUAL ACCEPTANCE CRITERIA	✓	N/R	
C.	VERIFY REPAIR ACTIVITIES	✓	N/R	
D.	DOCUMENT ACCEPTANCE OR REJECTION OF WELDS	✓	N/R	
	SDI QA/QC TABLE 1.6			
6.	PRIOR TO MECHANICAL FASTENING, VERIFY AND INSPECT THE FOLLOWING:			
A.	MANUFACTURER INSTALLATION INSTRUCTIONS AVAILABLE FOR MECHANICAL FASTENERS	N/R	✓	
B.	PROPER TOOLS AVAILABLE FOR FASTENER INSTALLATION	N/R	✓	
C.	PROPER STORAGE FOR MECHANICAL FASTENERS	N/R	✓	
	SDI QA/QC TABLE 1.7			
7.	DURING MECHANICAL FASTENING, VERIFY OR INSPECT THE FOLLOWING:			
A.	FASTENERS ARE POSITIONED AS REQUIRED	N/R	✓	
B.	FASTENERS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	N/R	✓	
	SDI QA/QC TABLE 1.8			
8.	AFTER MECHANICAL FASTENING, VERIFY OR INSPECT THE FOLLOWING:			
A.	CHECK SPACING, TYPE, AND INSTALLATION OF SUPPORT FASTENERS	✓	N/R	
B.	CHECK SPACING, TYPE, AND INSTALLATION OF SIDELAP FASTENERS	✓	N/R	
C.	CHECK SPACING, TYPE, AND INSTALLATION OF PERIMETER FASTENERS	✓	N/R	
D.	VERIFY REPAIR ACTIVITIES	✓	N/R	
E.	DOCUMENT ACCEPTANCE OR REJECTION OF MECHANICAL FASTENERS	✓	N/R	

15.

15.1. STRUCTURAL STEEL CONSTRUCTION:

SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS SHALL BE IN ACCORDANCE WITH THE QUALITY CONTROL AND QUALITY ASSURANCE REQUIREMENTS OF AISC 360, AS NOTED IN TABLES 15A, 15B, AND AWS D1.1, INCLUDING:

15.1.1. INSPECTION OF ERECTED STEEL SYSTEM.

15.1.2. REVIEW OF MATERIAL TEST REPORTS AND CERTIFICATIONS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

15.1.3. OBSERVATION OF WELDING OPERATIONS AND VISUAL INSPECTION OF IN-PROCESS AND COMPLETED WELDS SHALL BE AS FOLLOWS:

A. VERIFY THAT WELD FILLER MATERIAL AND MANUFACTURER'S CERTIFICATE OF COMPLIANCE CONFORM TO AWS SPECIFICATION SPECIFIED. VERIFY WELDERS ARE CERTIFIED BY WABO, THAT PROPER ELECTRODES IN OVEN DRY CONDITIONS ARE USED, AND THAT PROPER METHODS AND PREPARATIONS ARE USED.

B. PERIODIC SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED FOR SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" AND FLOOR AND DECK WELDS.

C. CONTINUOUS SPECIAL INSPECTION OF WELDING SHALL BE PERFORMED ON COMPLETE AND PARTIAL PENETRATION GROOVE WELDS AND FILLET WELDS GREATER THAN 5/16".

D. ALL WELDS SHALL BE CHECKED VISUALLY.

E. ALL SHOP AND FIELD WELDING SHALL BE SUBJECT TO INSPECTION BY A WABO CERTIFIED WELDING INSPECTOR EMPLOYED BY THE OWNER. THE INSPECTOR SHALL UTILIZE RADIOGRAPHIC, ULTRASONIC, OR MAGNETIC PARTICLE TESTING AND ANY OTHER AID TO VISUAL INSPECTION THAT MAY BE DEEMED NECESSARY TO ASSURE THE ADEQUACY OF WELDING. THE OWNER SHALL CARRY OUT TESTING AND INTERPRETATION AT ANY STAGE AFTER WELDING.

F. 10% OF ALL FILLET WELDS SHALL BE CHECKED BY MAGNETIC PARTICLE TESTING.

G. 100% OF ALL COMPLETE PENETRATION WELDS SHALL BE CHECKED BY ULTRASONIC TESTING.

H. ALL WELDS FOUND DEFECTIVE AND REPAIRED SHALL BE REINSPECTED BY THE SAME METHOD ORIGINALLY USED. THE COST OF REPAIR AND REINSPECTION SHALL BE BORNE BY THE CONTRACTOR.

I. STANDARDS FOR ACCEPTANCE SHALL BE AS GIVEN IN AWS D1.1.

15.1.4. OBSERVATION OF BOLTING OPERATIONS.

15.1.5. CONTINUOUS SPECIAL INSPECTION SHALL BE PERFORMED FOR EACH JOINT OR MEMBER. PERIODIC SPECIAL INSPECTION SHALL BE PERFORMED ON ITEMS ON A RANDOM BASIS. PERIODIC SPECIAL INSPECTION NEED NOT DELAY FABRICATION OR ERECTION OPERATIONS.

15.1.6. COLD FORMED STEEL DECK:

SPECIAL INSPECTIONS AND QUALIFICATION FOR WELDING SPECIAL INSPECTORS SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF SDI QA/QC, AS NOTED IN TABLE 15C.

15.1.7. EPOXY ANCHORS: SPECIFIC REQUIREMENTS FOR INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE OR MASONRY SHALL BE AS DESCRIBED IN THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE (ICC, IAPMO, ETC.).

15.1.8. EXPANSION ANCHORS: SPECIFIC REQUIREMENTS FOR INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE OR MASONRY SHALL BE AS DESCRIBED IN THE RESEARCH REPORT ISSUED BY AN APPROVED SOURCE (ICC, IAPMO, ETC.).

18. REQUIRED SPECIAL INSPECTION AND TESTS FOR SEISMIC RESISTANCE

	SPECIAL INSPECTION OR TEST TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1.	STRUCTURAL WOOD IN SEISMIC DESIGN CATEGORY C, D, E OR F:		
A.	FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM.	✓	N/R
B.	NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.	N/R	✓

18.

18.1. SPECIAL INSPECTIONS AND TESTING FOR SEISMIC RESISTANCE:

18.1.1. SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE PER IBC 1705.12 SHALL BE REQUIRED FOR SEISMIC FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY B, C, D, E, OR F PER TABLE 18 AND THE FOLLOWING:

A. SPECIAL INSPECTIONS OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341.

18.1.2. TESTING AND QUALIFICATION FOR SEISMIC RESISTANCE PER IBC 1705.13 SHALL BE REQUIRED FOR SEISMIC FORCE-RESISTING SYSTEM IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, OR F FOR THE FOLLOWING:

A. NONDESTRUCTIVE TESTING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE REQUIREMENTS OF AISC 341.

18.1.3. SPECIAL INSPECTION IS NOT REQUIRED FOR THE FOLLOWING:

A. STRUCTURAL WOOD WHERE THE FASTENER SPACING OF THE SHEATHING IS GREATER THAN 4 INCHES ON CENTER.

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KEY TO ABBREVIATIONS

AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LLH	LONG LEG HORIZONTAL
ADDL	ADDITIONAL	LLV	LONG LEG VERTICAL
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LONGIT	LONGITUDUNAL
ALT	ALTERNATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL, ARCHITECT	MB	MACHINE BOLT
ASD	ALLOWABEL STRESS DESIGN	MECH	MECHANICAL
BEL	BELOW	MFR	MANUFACTURER
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MIW	MALLEABLE IRON WASHER
BNDY	BOUNDARY	NS	NEAR SIDE
BOT	BOTTOM	NTS	NOT TO SCALE
BRG	BEARING	NWT	NORMAL WEIGHT
BS	BOTH SIDES	OI	OVER
BTWN	BETWEEN	OC	ON CENTER
BU	BUILT-UP	O.F.	OUTSIDE FACE
CIP	CAST IN PLACE	OPP	OPPOSITE HAND
CJ	CONSTRUCTION / CONTROL JOINT	OPNG	OPENING
CL	CENTERLINE	OSB	ORIENTED STRAND BOARD
CLG	CEILING	PC	PRE-CAST
CLR	CLEAR	PDF	POWER DRIVEN FASTENERS
CMU	CONCRETE MASONRY UNIT	PAF	POWER ACTUATED FASTENERS
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION / CONNECT	PLF	POUNDS PER LINEAR FOOT
CONT	CONTINUOUS	PNL	PANEL
COORD	COORDINATE	PRE-ENGR	PRE-ENGINEERED
CSK	COUNTERSINK	PROV	PROVIDE
CTR	CENTER	PT	POST TENSIONED
CVR	COVER	PW	PLYWOOD
DEG	DEGREE	REF	REFERENCE
DIA	DIAMETER/DIAPHRAGM	REINF	REINFORCEMENT
DBL	DOUBLE	REQ'D	REQUIRED
EA	EACH	RF	ROOF
EF	EACH FACE	SCHED	SCHEDULE
ELEV	ELEVATION/ELEVATOR	SFRS	SEISMIC FORCE RESISTING SYSTEM
EMB	EMBEDMENT	SHTG	SHEATING
ENGR	ENGINEER	SIM	SIMILAR
EQ	EQUAL	SIMP	SIMPSON STRONG-TIE
EQUIV	EQUIVALENT	SOG	SLAB ON GRADE
ES	EACH SIDE	SPCG	SPACING
EW	EACH WAY	SQ	SQUARE
(E)	EXISTING	STD	STANDARD
EXP	EXPANSION	STIFF	STIFFENER
EXT	EXTERIOR	SW	SHEARWALL
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FF	FINISH FLOOR	THK	THICK
FFE	FINISH FLOOR ELEVATION	THRD	THREADED
FLR	FLOOR	T.O.	TOP OF
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE
FOM	FACE OF MASONRY	TOF	TOP OF FOOTING
FOS	FACE OF STUD	TOPL	TOP OF PLATE
FS	FAR SIDE	TOS	TOP OF STEEL
FTG	FOOTING	T.O.W.	TOP OF WALL
GA	GAGE	TRANSV	TRANSVERSE
GALV	GALVANIZED	TRTD	TREATED
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GL	GLUE LAMINATED	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	VFY	VERIFY
HGR	HANGER	VERT	VERTICAL
HORIZ	HORIZONAL	W/	WITH
HSS	HOLLOW STEEL SECTION	W/O	WITHOUT
HT	HEIGHT	WF	WIDE FLANGE
I.F.	INSIDE FACE	WHS	WELDED HEADED STUD
INT	INTERIOR	WTS	WELDED THREADED STUD
JNT	JOINT	WWF	WELDED WIRE FABRIC
JST	JOIST		
K, KIPS	KIPS=1000 LBS		

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: TESTING AND INSPECTION NOTES

DATE: 01/26/2022
REVISED:
1 06/29/2022 PERMIT RESUBMITTAL

SHEET NO.: S0.22

PROJECT NO.: 2190606.20

REINFORCING DEVELOPMENT AND SPLICE LENGTH SCHEDULE

F'c = 3000 PSI						F'c = 4000 PSI						F'c = 5000 PSI				
BAR SIZE	Ld	Lt	Lsb	Lsbt		BAR SIZE	Ld	Lt	Lsb	Lsbt		BAR SIZE	Ld	Lt	Lsb	Lsbt
#3	17	22	22	28		#3	15	19	19	25		#3	13	17	17	22
#4	22	29	29	38		#4	19	25	25	33		#4	17	23	23	29
#5	28	36	36	47		#5	24	31	31	41		#5	22	28	28	36
#6	33	43	43	56		#6	29	37	37	49		#6	26	34	34	44
#7	48	63	63	81		#7	42	54	54	71		#7	38	49	49	63
#8	55	72	72	93		#8	48	62	62	81		#8	43	56	56	72
#9	62	81	81	105		#9	54	70	70	91		#9	48	63	63	81
#10	70	91	91	118		#10	61	79	79	102		#10	54	71	71	92
#11	78	101	101	131		#11	67	87	87	114		#11	60	78	78	102
#14	93	121	-	-		#14	81	105	-	-		#14	72	94	-	-
#18	124	161	-	-		#18	108	140	-	-		#18	96	125	-	-

F'c = 6000 PSI						F'c = 8000 PSI						ALL CONCRETE STRENGTHS				
BAR SIZE	Ld	Lt	Lsb	Lsbt		BAR SIZE	Ld	Lt	Lsb	Lsbt		BAR SIZE	Ld	Lc	Lcs	-
#3	12	16	16	20		#3	11	14	14	18		#3	9	12	12	
#4	16	21	21	27		#4	14	18	18	23		#4	11	15	12	
#5	20	26	26	33		#5	27	22	22	29		#5	14	19	15	
#6	24	31	31	40		#6	21	27	27	35		#6	17	23	17	
#7	34	45	45	58		#7	30	39	39	50		#7	20	27	20	
#8	39	51	51	66		#8	34	44	44	57		#8	22	30	23	
#9	44	57	57	74		#9	38	50	50	64		#9	25	34	26	
#10	50	64	64	84		#10	43	56	56	72		#10	28	39	29	
#11	55	71	71	93		#11	48	62	62	80		#11	31	43	32	
#14	66	86	-	-		#14	57	74	-	-		#14	38	-	-	
#18	88	114	-	-		#18	76	99	-	-		#18	50	-	-	

REINFORCING DEVELOPMENT AND SPLICE LENGTH SCHEDULE NOTES:

1. REINFORCEMENT DEVELOPMENT AND SPLICE LENGTHS ARE IN ACCORDANCE WITH ACI 318.
2. NOTATIONS:
   - db: NOMINAL BAR DIAMETER (IN)
   - Ld: TENSION DEVELOPMENT LENGTH (IN) FOR REINFORCEMENT SATISFYING THE FOLLOWING REQUIREMENTS: SLABS AND WALLS; CLEAR SPACING GREATER THAN 2db, AND CONCRETE CLEAR COVER GREATER THAN db BEAMS AND COLUMNS; CLEAR SPACING GREATER THAN db, AND CONCRETE CLEAR COVER GREATER THAN db.
   - Lt: DEVELOPMENT LENGTH OF TOP BARS IN TENSION = 1.3 x Ld (IN)
   - Lb: DEVELOPMENT LENGTH OF BARS OR DOWELS IN COMPRESSION = 22 x db (IN)
   - Lc: TIED COLUMN LAP SPLICE IN COMPRESSION = 30 x db (IN)
   - Lcs: SPIRAL COLUMN LAP SPLICE IN COMPRESSION = 22.5 x db (IN)
   - Lsb: TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS = 1.3 x Ld (IN)
   - Lsbt: TENSION LAP SPLICE LENGTH OF TOP BARS = 1.69 x Ld (IN)
3. MULTIPLY VALUES IN THE TABLE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET THE REQUIREMENTS FOR Ld IN NOTE 2.
4. TOP BARS: HORIZONTAL BEAM REINFORCING WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW.
5. THE DEVELOPMENT AND SPLICE LENGTHS ARE BASED ON REINFORCEMENT STRENGTH Fy = 60 KSI.
6. #14 AND #18 BARS SHALL NOT BE LAP SPLICED. SEE GENERAL NOTES.

1 SCHEDULE

1" = 1'-0"

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: SCHEDULES

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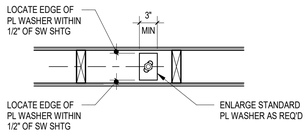
SHEARWALL SCHEDULE

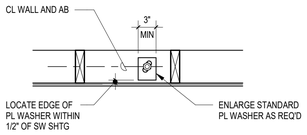
MARK	SHEATHING	NAILING		STUD SIZE AT ADJOINING PANEL EDGES	BLOCKING SIZE	FOUNDATION SILL PL ATTACHMENT	2x BOTTOM PLATE ATTACHMENT TO WOOD BELOW	LAMINATED STUDS AT VERTICAL PANEL JOINT	ASD ALLOWABLE UNIT SHEAR - SEISMIC	ASD ALLOWABLE UNIT SHEAR - WIND
		SIZE	SPACING							
W 6	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	6" OC EDGES 12" OC FIELD	2x	2x FLAT OR 2x	3/4" DIA AT 48" OC	16d AT 6" OC STAGGERED	16d AT 6" OC STAGGERED	310 PLF	435 PLF
W 4	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	4" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 48" OC	(2) ROWS 16d AT 8" OC STAGGERED	(2) ROWS 16d AT 8" OC STAGGERED	460 PLF	645 PLF
W 3	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	3" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 32" OC	(2) ROWS 16d AT 6" OC STAGGERED	(2) ROWS 16d AT 6" OC STAGGERED	600 PLF	840 PLF
W 2	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	2" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 16" OC	(3) ROWS 16d AT 8" OC STAGGERED	(3) ROWS 16d AT 8" OC STAGGERED	770 PLF	1078 PLF
2W 6	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	6" OC EDGES 12" OC FIELD	2x	2x FLAT OR 2x	3/4" DIA AT 16" OC	(2) ROWS 16d AT 6" OC STAGGERED	16d AT 6" OC STAGGERED	620 PLF	870 PLF
2W 4	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	4" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 16" OC	(3) ROWS 16d AT 8" OC STAGGERED	(2) ROWS 16d AT 8" OC STAGGERED	920 PLF	1290 PLF
2W 3	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	3" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 16" OC	3/4" DIA THRU BOLT AT 8" OC	(2) ROWS 16d AT 6" OC STAGGERED	1200 PLF	1680 PLF
2W 2	15/32" APA RATED SHEATHING	10d COMMON (0.148" DIA x 2 1/4" MIN)	2" OC EDGES 12" OC FIELD	3x (12)	2x FLAT OR 3x (12)	3/4" DIA AT 16" OC	3/4" DIA THRU BOLT AT 8" OC	(3) ROWS 16d AT 8" OC STAGGERED	1540 PLF	2155 PLF

APA RATED SHEATHING SHEARWALL NOTES:

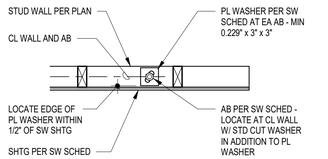
1. NAILS SHALL BE COMMON FROM AN AMERICAN OR CANADIAN MFR ONLY. MINIMUM NAIL PENETRATION INTO WOOD FRAMING SHALL BE 1 1/2" FOR 10d NAILS. UNLESS NOTED OTHERWISE, NAIL DIAMETERS AND LENGTHS SHALL BE AS NOTED IN THE CARPENTRY HARDWARE SECTION OF THE STRUCTURAL NOTES. GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
2. APA RATED SHEATHING MATERIAL MAY BE EITHER PLYWOOD OR ORIENTED STRAND BOARD CONFORMING TO DOC PS 1 OR PS 2. SHEATHING MAY BE ORIENTED EITHER HORIZONTALLY OR VERTICALLY.
3. SHEATHING PANELS SHALL NOT BE LESS THAN 4' x 8' EXCEPT AT SHEARWALL BOUNDARIES AND CHANGES IN FRAMING. ALL PANEL EDGES SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
4. ALL INTERIOR SHEAR WALLS HAVE BEEN DESIGNATED. ALL EXTERIOR WALLS WITHOUT DESIGNATION SHALL BE TYPE W6. WHERE THE SHEARWALL HAS BEEN DESIGNATED ON THE PLANS TO EXTEND ALONG LENGTHS OF WALLS WITH PENETRATIONS, SHEATHING AND NAILING OF THAT TYPE SHALL BE REQUIRED ABOVE AND BELOW WALL OPENINGS. OTHERWISE, SHEATHING AND NAILING ABOVE AND BELOW OPENINGS MAY BE TYPE W6.
5. UNLESS NOTED OTHERWISE, THE SHEARWALL DESIGNATION APPLIES TO FULL EXTENT OF WALL BETWEEN CORNERS OF WALLS.
6. SHEARWALLS SHALL RUN CONTINUOUS THROUGH BREAKS CAUSED BY INTERSECTING WALLS.
7. WHEN SHEATHING IS REQUIRED ON ONE SIDE ONLY, PLACE ON THE SIDE OF THE SYMBOL. WHERE THE SHEATHING IS NOTED ON TWO SIDES OF THE WALL, STAGGER VERTICAL PANEL JOINTS SUCH THAT JOINTS ON OPPOSITE SIDES OF THE WALL DO NOT FALL ON THE SAME FRAMING MEMBER.
8. NAIL SPACING INDICATED ON SCHEDULE APPLIES TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING. NAIL SPACINGS OF 3" ON CENTER OR LESS AT ADJOINING PANEL EDGES SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM PANEL EDGES.
9. PROVIDE SHEATHING EDGE FASTENING TO ALL COLUMNS/STUDS WITH HOLDOWNS AND STUDS ATTACHED TO STEEL TUBE COLUMNS.
10. HOT DIPPED GALVANIZED FASTENERS SHALL BE USED TO ATTACH TO ALL TREATED WOOD MEMBERS. ELECTROPLATED FASTENERS ARE NOT ACCEPTABLE.
11. SPACING OF WALL STUDS SHALL BE AS NOTED ON THE PLANS. SPACING OF STUDS SHALL NOT EXCEED 24" OC.
12. WHERE NOTED, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL. TWO 2" NOMINAL FRAMING MEMBERS SHALL BE PERMITTED TO BE USED IN LIEU OF A SINGLE 3" NOMINAL MEMBER PROVIDED THE 2" NOMINAL MEMBERS ARE NAILED TOGETHER PER "LAMINATED STUDS AT VERTICAL PANEL JOINT" IN THE SCHEDULE ABOVE.
13. ANCHOR BOLTS SHALL NOT BE SPACED GREATER THAN 48" OC, AND SHALL HAVE 7" MIN EMBED. EXPANSION BOLTS SHALL HAVE 5" MIN EMBED. SEE DETAILS FOR TYPE OF CONNECTION REQUIRED. PROVIDE A MINIMUM OF (2) ANCHOR BOLTS PER PIECE, WITH ONE ANCHOR LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE. AT NON-SHEAR WALLS, PROVIDE SPECIFIED ANCHOR BOLTS AT 48" OC MAX, UNLESS NOTED OTHERWISE.
14. FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER AT EA ANCHOR BOLT NO LESS THAN 0.229" x 3" x 3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE FOUNDATION SILL PLATE. SLOTTED PLATE WASHERS SHALL BE A MINIMUM 3" x 4" FOR 2 x 6 WALLS, AND 3" x 6" FOR 2 x 8 WALLS.
15. STANDARD CUT WASHERS MAY BE SUBSTITUTED IN LIEU OF PLATE WASHERS FOR ALL TYPE W6 WALLS LONGER THAN 10 FEET.
16. FOR SHEAR WALLS FRAMED WITH ENGINEERED WOOD STUDS (LSL OR LVL), DF No. 2 2x FRAMING THAT MATCHES THE DEPTH OF THE STUDS MAY BE SUBSTITUTED FOR ENGINEERED WOOD AT ALL WALL FOUNDATION SILLS AND WALL TOP PLATES, AS WELL AS BLOCKING.



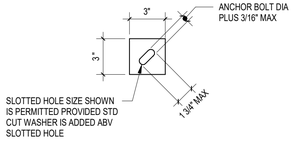
CONDITION AT WALLS SHEATHED BOTH SIDES



CONDITION AT 2 x 6 AND LARGER WALLS



TYPICAL CONDITION



STANDARD (MINIMUM) PL WASHER

1 SCHEDULE

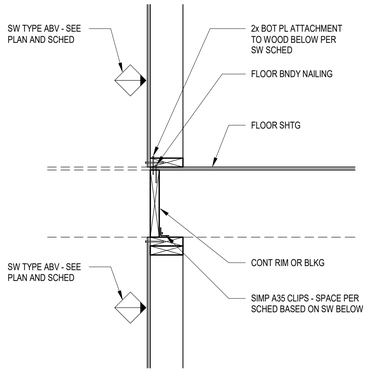
1" = 1'-0"

WOOD SHEARWALL SHEAR TRANSFER SCHEDULE

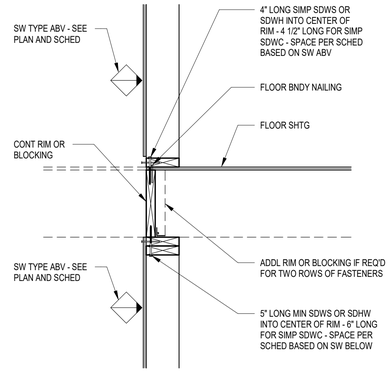
MARK	RIM BOARD TO 2x TOP PLATE CONNECTION	RIM BOARD TO 2x TOP OR BOTTOM PLATE	RIM BOARD TO 2x TOP OR BOTTOM PLATE
W 6	SIMPSON A35 AT 24" OC	SIMPSON SDWS AT 16" OC	SIMPSON SDWH OR SDWC AT 15" OC
W 4	SIMPSON A35 AT 16" OC	SIMPSON SDWS AT 11" OC	SIMPSON SDWH OR SDWC AT 10" OC
W 3	SIMPSON A35 AT 12" OC	SIMPSON SDWS AT 8" OC	SIMPSON SDWH OR SDWC AT 8" OC
W 2	SIMPSON A35 AT 10" OC	SIMPSON SDWS AT 6" OC	SIMPSON SDWH OR SDWC AT 6" OC
2W 6	(2) SIMPSON A35 AT 24" OC	SIMPSON SDWS AT 8" OC	SIMPSON SDWH OR SDWC AT 7" OC
2W 4	(2) SIMPSON A35 AT 16" OC	SIMPSON SDWS (2) ROWS AT 11" OC	SIMPSON SDWH OR SDWC (2) ROWS AT 10" OC
2W 3	(2) SIMPSON A35 AT 12" OC	SIMPSON SDWS (2) ROWS AT 8" OC	SIMPSON SDWH OR SDWC (2) ROWS AT 8" OC
2W 2	(2) SIMPSON A35 AT 10" OC	SIMPSON SDWS (2) ROWS AT 6" OC	SIMPSON SDWH OR SDWC (2) ROWS AT 6" OC

WOOD SHEARWALL SHEAR TRANSFER SCHEDULE NOTES:

1. CONNECTOR SPACINGS ARE BASED ON SEISMIC LOAD CAPACITIES OF NDS SDPWS.
2. AT EXTERIOR CONDITIONS WHERE HORIZONTAL PANEL JOINTS IN THE SHEATHING ARE LOCATED A MINIMUM OF 4" AWAY FROM THE TOP OF BOTTOM PLATE AND SHEARWALL EDGE NAILING FROM SHEARWALL ABOVE AND BELOW IS MADE INTO THE RIM BOARD, CLIPS OR SCREWS SHOWN MAY BE OMITTED.
3. WHERE REQUIRED NAIL, SCREW OR CLIP SPACING IS TOO CLOSE ON CENTER TO PREVENT SPLITTING OF THE RIM OR BLOCKING PROVIDE ADDITIONAL RIM BOARD OR BLOCKING.
4. GC MAY USE FRAMING SCREW OPTION TO ATTACH BOTTOM PLATE COMBINED WITH A35 CLIP OPTION TO ATTACH TOP PLATE.
5. FRAMING SCREWS SHALL BE SCREWED THROUGH THE CENTER OF THE RIM OR BLOCKING MATERIAL.
6. BLOCKING CONDITIONS ARE SIMILAR TO RIM CONDITIONS SHOWN.



SIMPSON A35 CLIP OPTION



SIMPSON FRAMING SCREW OPTION

2 SCHEDULE

1" = 1'-0"

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: SCHEDULES

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PROJECT NO. 2190606.20

1B. SIMPSON STRONG-TIE ATS RUN DESIGN

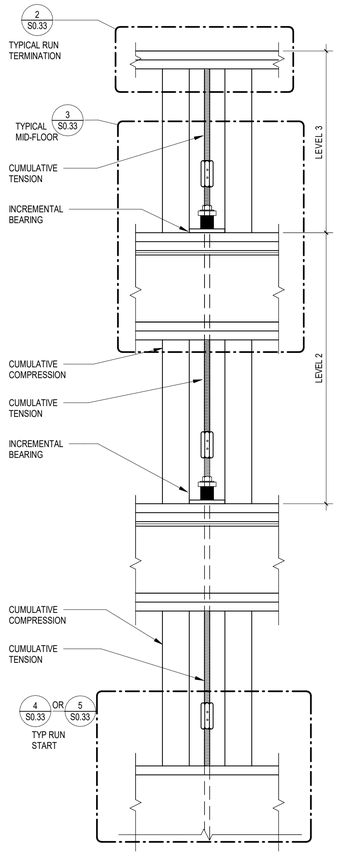
RUN MARK	RUN START(1)	CUMULATIVE TENSION LOADS (KIPS)			CUMULATIVE COMPRESSION LOADS (KIPS)			WALL HEIGHT (FLOOR TO FLOOR)			FLOOR DEPTH (BELOW LEVEL)			ANCHOR DIAMETER	RUN TERMINATION (2)
		LEVEL 3	LEVEL 2	LEVEL 1	LEVEL 3	LEVEL 2	LEVEL 1	LEVEL 3	LEVEL 2	LEVEL 1	LEVEL 3	LEVEL 2	LEVEL 1		
HD1	WF BEAM / CONC WALL	1.2 K	3.8 K	7.4 K	1.2 K	3.8 K	7.4 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	3/4"	TP OR BB
HD2	WF BEAM	2.9 K	9.3K	18.0 K	2.9 K	9.3K	18.0 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1 1/4"	TP OR BB
HD3	WF BEAM	1.4 K	4.7 K	9.1 K	1.4 K	4.7 K	9.1 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1"	TP OR BB
HD4	WF BEAM	2.7 K	8.6 K	16.7 K	2.7 K	8.6 K	16.7 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1 1/4"	TP OR BB
HD5	WF BEAM	2.3 K	7.6 K	14.7 K	2.3 K	7.6 K	14.7 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1"	TP OR BB
HD6	WF BEAM	3.5 K	11.4 K	22.2 K	3.5 K	11.4 K	22.2 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1 1/4"	TP OR BB
HD7	CONC WALL	1.8 K	5.8 K	11.2 K	1.8 K	5.8 K	11.2 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	1"	TP OR BB
HD8	WF BEAM / CONC WALL	1.1 K	3.5 K	6.7 K	1.1 K	3.5 K	6.7 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	3/4"	TP OR BB
HD9	WF BEAM	1.3 K	4.2 K	8.2 K	1.3 K	4.2 K	8.2 K	10'-0"	10'-0"	10'-0"	12 5/8"	12 5/8"	12 5/8"	3/4"	TP OR BB

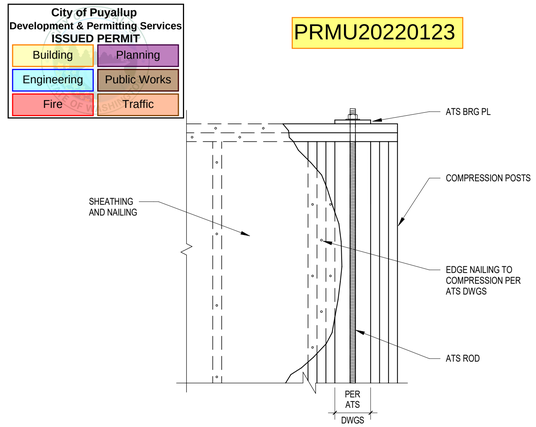
SIMPSON STRONG-TIE ATS RUN DESIGN NOTES:

1. SPECIFY "WF BEAM" FOR STEEL BEAM IF RUN DOES NOT BEGIN ON CONCRETE. SEE DETAIL 4 / S0.33 AND 5 / S0.33 FOR TYPICAL DETAILS AT RUN STARTS.
2. SPECIFY "TP" FOR TOP PLATES, "BB" FOR BRIDGE BLOCK OR "ST" FOR STRAPS. SEE DETAIL 2 / S0.33 FOR TYPICAL DETAIL AT RUN TERMINATIONS.
3. SEE PLANS FOR RUN MARK AND LOCATIONS.

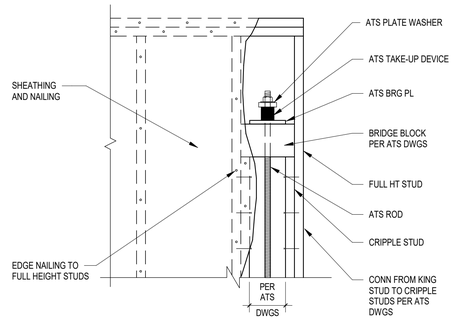
ANCHOR TIEDOWN SYSTEM GENERAL NOTES:

1. SIMPSON STRONG-TIE SHALL PROVIDE THE ANCHOR TIEDOWN SYSTEM TO MEET THE DESIGN FORCES AND ELONGATION LIMITS PROVIDED IN THE SIMPSON STRONG-TIE ATS RUN DESIGN TABLE AND ATS DETAILS PROVIDED ON THE STRUCTURAL DRAWINGS. ATS DRAWINGS AND CALCULATIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.
2. SHEAR WALLS SHALL BE SUPPORTED WITH A BEARING PLATE AND NUT AT EVERY STORY LEVEL. SKIPPING SHEAR WALL OVERTURNING RESTRAINT AT ANY LEVEL IS NOT PERMITTED.
3. SHRINKAGE COMPENSATION DEVICES SHALL BE USED TO ACCOUNT FOR THE SHRINKAGE AT EACH LEVEL INDICATED IN THE PROJECT DETAILS TABLE.
4. ANCHOR BOLTS SHALL NOT BE IN CONTACT WITH PRESSURE TREATED WOOD (PTW). PTW PLATES SHALL HAVE OVERSIZE HOLES ¼ INCH MINIMUM AND 3/8 INCH MAXIMUM LARGER THAN ROD SIZE. AS AN ALTERNATE, THE ANCHOR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653.
5. DO NOT WELD PRODUCTS UNLESS APPROVED BY THE ENGINEER OF RECORD. SOME STEELS HAVE POOR WELDABILITY AND A TENDENCY TO CRACK WHEN WELDED. CRACKED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED. NUTS AND COUPLER SHALL NOT BE WELDED.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THESE STRUCTURAL DRAWINGS AND THE ATS DRAWINGS, THE STRUCTURAL DRAWINGS ALWAYS GOVERN.
7. THESE DRAWINGS ARE SPECIFIC TO ATS AND ARE NOT APPLICABLE TO OTHER MANUFACTURER TIEDOWN SYSTEMS. CONTRACTOR'S PROPOSED SUBSTITUTION OF OTHER MANUFACTURER'S CONNECTORS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND BUILDING JURISDICTION FOR REVIEW AND WRITTEN APPROVAL PRIOR TO ORDERING AT THE EXPENSE OF THE CONTRACTOR. REQUESTS FOR SUBSTITUTION SHALL INCLUDE CURRENT ICC-ES EVALUATION REPORTS AND A LIST STATING THE PROPOSED ITEM-FOR-ITEM SUBSTITUTION HAS EQUIVALENT OR GREATER LOAD CAPACITY AND DEFLECTION LIMITATION. IN ADDITION, SUBSTITUTIONS SHALL COMPLY WITH CURRENT ICC-ES ACCEPTANCE CRITERIA FOR SHRINKAGE COMPENSATING DEVICES (AC316).
8. A PRE-CONSTRUCTION MEETING IS RECOMMENDED WITH SIMPSON STRONG-TIE PRIOR TO PLACEMENT OF THE CONCRETE TO ASSIST IN THE INSTALLATION PROCESS AND VERIFY QUANTITIES. TO COORDINATE THIS MEETING, CALL SIMPSON SALES AT 800-999-5099.





AT TOP PLATE DETAIL

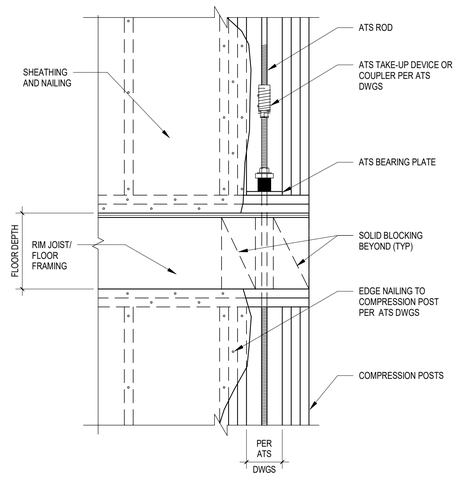


ALTERNATE BRIDGE BLOCK DETAIL

TYPICAL RUN TERMINATION DETAILS

1 SCHEDULE

1" = 1'-0"

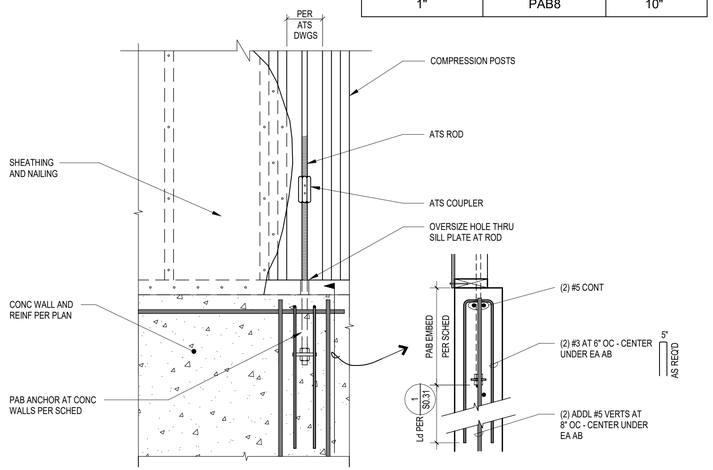


TYPICAL MID FLOOR DETAILS

3 TYPICAL

1" = 1'-0" S033-03 (ATD-3)

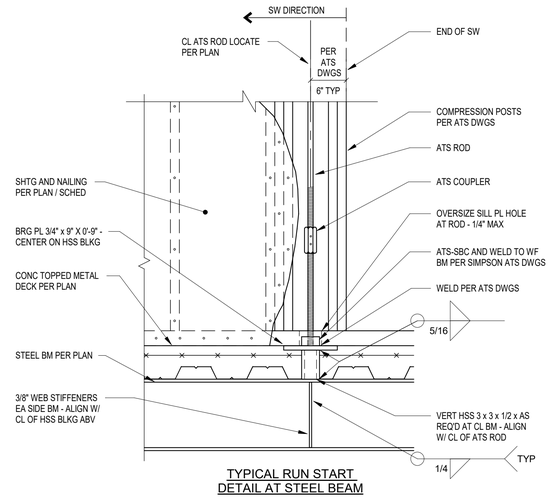
ANCHOR DIA PER DETAIL 1 / S0.33	SIMP PAB TYPE	EMBEDMENT
3/4"	PAB6	7"
1"	PAB8	10"



TYPICAL RUN START DETAIL AT CONCRETE WALL

4 TYPICAL

1" = 1'-0" S033-04 (ATD-4)



TYPICAL RUN START DETAIL AT STEEL BEAM

5 TYPICAL

1" = 1'-0" S033-05 (ATD-5)

2 TYPICAL

1" = 1'-0" S033-02 (ATD-2)

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James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS
DRAWING TITLE: SCHEDULES

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SHEET NO.
S0.33

PROJECT NO.
2190606.20

FOUNDATION NOTES:

1. SEE SHEET S0.01 FOR STRUCTURAL NOTES. SEE SHEETS S0.11 THRU S0.13 FOR TYPICAL DETAILS. SEE SHEET S0.12 FOR TESTING AND INSPECTION NOTES. SEE SHEETS S0.31 THRU S0.33 FOR SCHEDULES. SEE S1.01 FOR LEGEND.
2. SEE GEOTECHNICAL ENGINEERING REPORT FOR ALL FOUNDATIONS AND SLAB SUPPORT REQUIREMENTS. THIS INCLUDES ALL EXCAVATION, FILL AND FILL PLACEMENT REQUIREMENTS.
3. SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR DRAINS, SLOPES, AND OTHER FLOOR DEPRESSIONS NOT SHOWN.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, AND WALLS NOT SHOWN.
5. VERIFY ALL WINDOW AND DOOR WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
6. LOCATIONS OF COLUMNS LOCATED IN WALLS ARE SHOWN SCHEMATICALLY ON STRUCTURAL DRAWINGS. THE CONTRACTOR IS TO COORDINATE LOCATION OF COLUMNS WITH ARCHITECTURAL DRAWINGS.
7. COLUMNS NOT SPECIFICALLY LOCATED BY DIMENSIONS SHALL BE LOCATED ADJACENT TO OPENINGS AS DIMENSIONED BY THE ARCHITECT. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AT ALL WINDOW AND DOOR JAMBS.
8. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZE, SPACING, AND CALLOUTS AT NON-STRUCTURAL WALLS.
9. FOR TYPICAL CONNECTION OF NON-LOAD BEARING WALLS TO SLAB, USE POWDER ACTUATED FASTENERS AT 16" OC.
10. ALL LOAD BEARING WALL STUDS SHALL BE COVERED WITH A MIN OF 1/2" SHEATHING (EITHER GWB, WOOD SHEATHING OR STEEL SHEET AS APPLICABLE) BOTH SIDE OF STUDS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WALL COVERING REQUIREMENTS. SEE SHEARWALL SCHEDULE FOR SHEA
11. ALL STUDS SHALL BE CONTINUOUS BETWEEN DETAIL CUTS. POSITION BUILT-UP STUDS TO ALIGN WITH THE TRUSSES ABOVE.
12. MAT FOUNDATION REINFORCING PLACEMENT SEQUENCE SHALL BE AS FOLLOWS: PLACE NORTH-SOUTH BOTTOM BARS, PLACE EAST-WEST BOTTOM BARS, PLACE NORTH-SOUTH TOP BARS, THEN PLACE EAST-WEST TOP BARS.
13. SPLICE MAT FOUNDATION REINFORCING AS FOLLOWS: SPLICE TOP REINFORCING FOR Lsbt AND BOTTOM REINFORCING FOR Lsb PER REINFORCING DEVELOPMENT AND SPLICE LENGTH SCHEDULE, 1 / S0.31. SPLICE TOP BARS AS REQUIRED AT GRID LINES, SPLICE BOTTOM BARS AS REQUIRED AT MID-SPAN BETWEEN GRID LINES, SPLICES IN MAT FOUNDATION NEED NOT BE STAGGERED.
14. FOR DOWNSPOUT LOCATIONS AND OR VERTICAL DRAIN LINE PENETRATIONS THROUGH MAT FOUNDATION INSTALL PVC PIPE SLEEVE PRIOR TO CONCRETE PLACEMENT TO ACCOMMODATE PLUMBING LINES. LOCATE SLEEVES 1-IN MIN CLEARANCE FROM ALL REINFORCING STEEL.

LEGEND:

- 1 — KEYNOTE - REFER TO KEYNOTES ON THE SHEET THAT THE KEYNOTE IS REFERENCED.
- A / B — SHEARWALL - REFER TO SHEARWALL SCHEDULE ON SHEET S0.32.
- WOOD STUD FRAMED WALL ORIGINATING ON FOUNDATION OR FLOOR FRAMING PLAN ON WHICH IT IS NOTED.
- C1 BIU — COLUMN ORIGINATING ON FOUNDATION OR FLOOR FRAMING PLAN ON WHICH IT IS NOTED.
- WALL BELOW FLOOR OR ROOF FRAMING PLAN ON WHICH IT IS NOTED - SEE PLAN BELOW FOR REQUIREMENTS.
- 6 x 8 — COLUMN BELOW WITH HEADER SUPPORTING FLOOR OR ROOF FRAMING ON THE LEVEL ON WHICH IT IS NOTED - SEE PLAN BELOW FOR COLUMN REQUIREMENTS.
- H1 — INDICATES ANCHOR TIE DOWN TYPE - REFER TO ANCHOR TIE DOWN SCHEDULE AND DETAILS ON SHEET S0.33.
- CAST IN PLACE CONCRETE WALL. SEE PLAN AND DETAILS FOR REINFORCING REQUIREMENTS.
- 6" — STEP IN SLAB.
- 6 x 8 - DS — DRAG STRUT - NAIL THRU SHTG ALONG SPECIFIED BEAM OR JOIST W/ 10d AT 4" OC ALONG ENTIRE LENGTH OF MEMBER.

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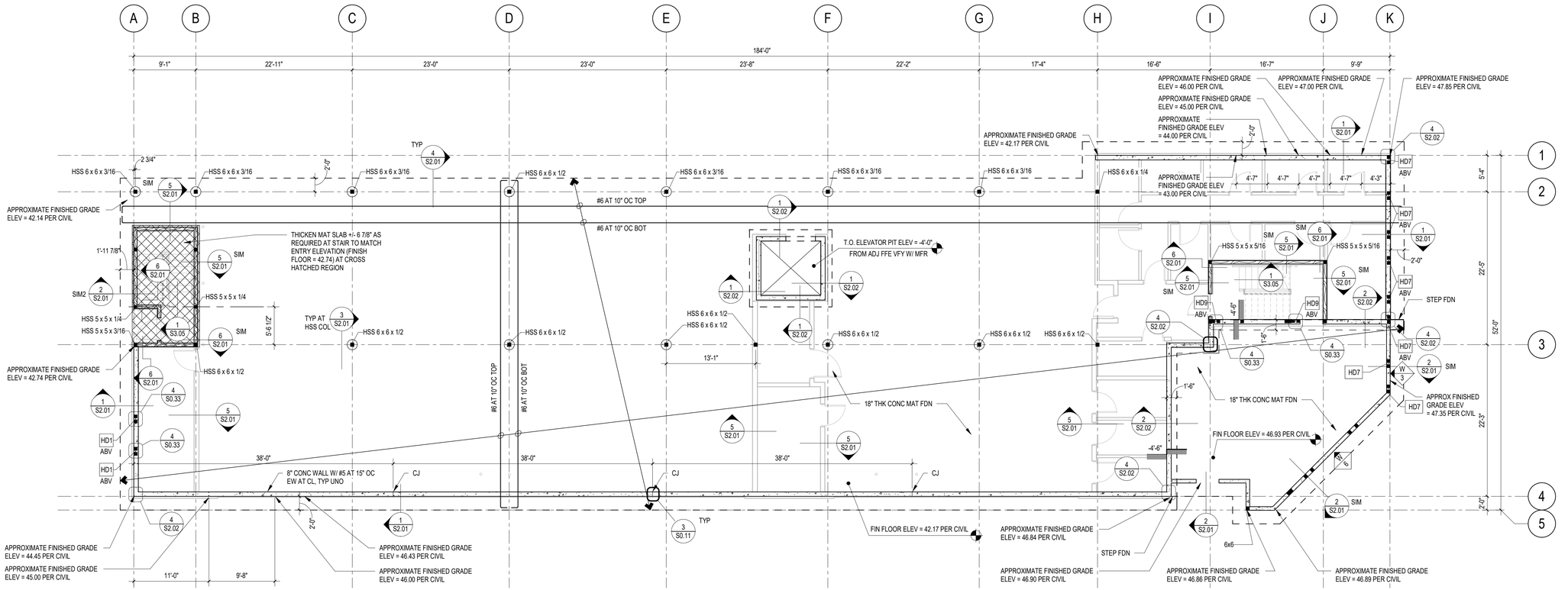

1 FOUNDATION PLAN

1/8" = 1'-0"

0 4' 8' 16'
SCALE IN FEET

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FOUNDATION PLAN

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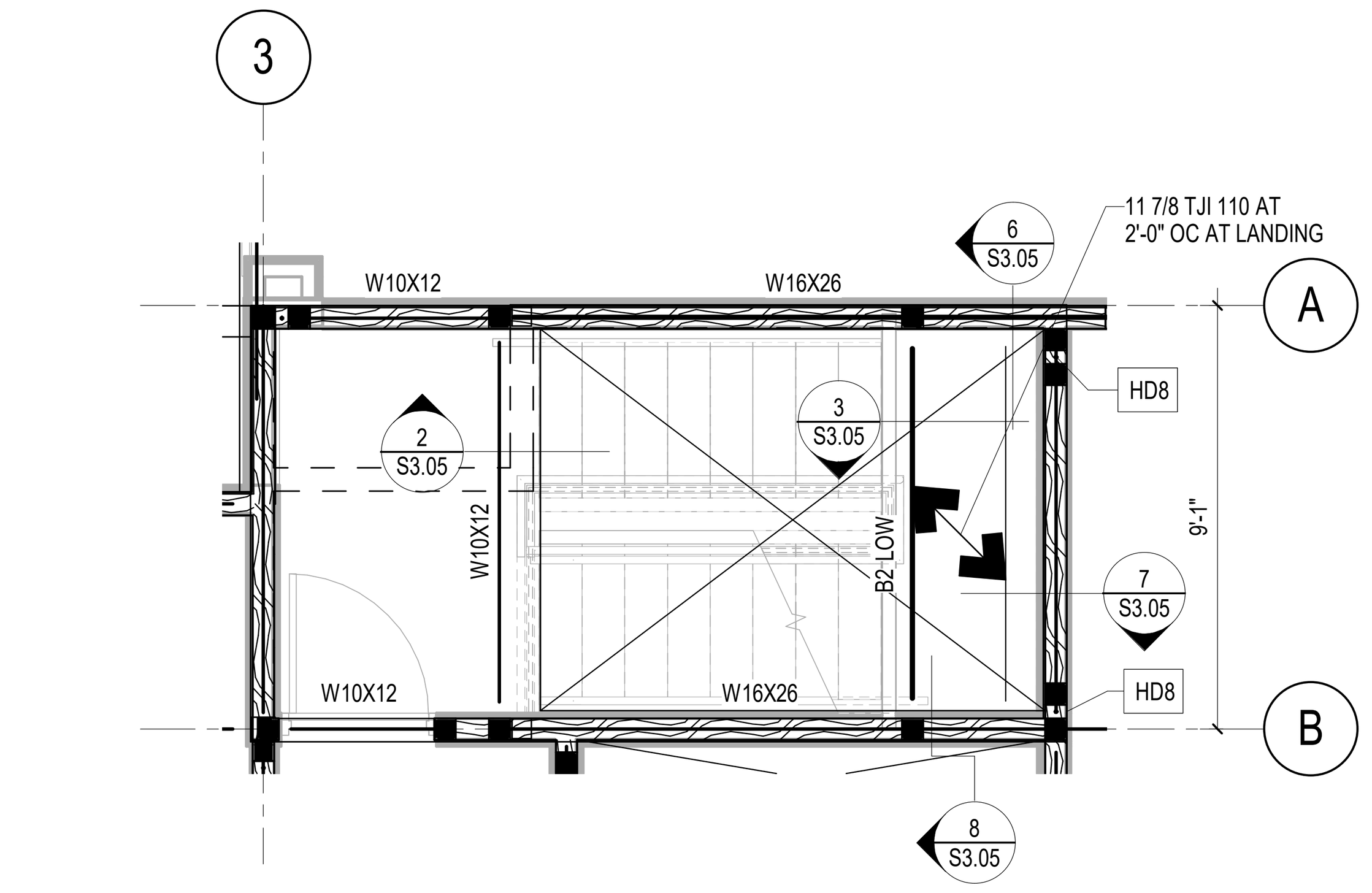
SHEET NO. S1.01

PROJECT NO. 2190606.20

FIRST FLOOR FRAMING NOTES:

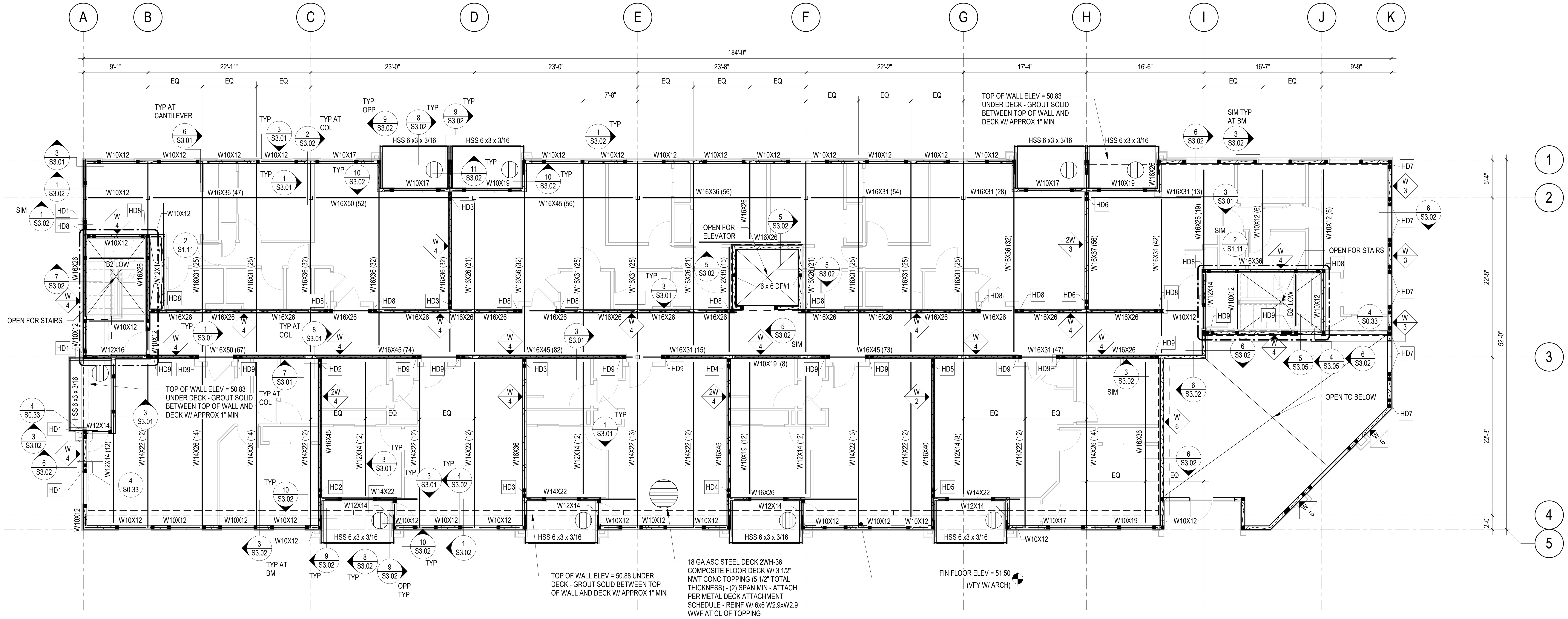
1. SEE SHEET S0.01 FOR STRUCTURAL NOTES. SEE SHEETS S0.11 THRU S0.13 FOR TYPICAL DETAILS. SEE SHEET S0.12 FOR TESTING AND INSPECTION NOTES. SEE SHEETS S0.31 THRU S0.33 FOR SCHEDULES. SEE S1.01 FOR LEGEND.
2. ALL BEAMS SHALL HAVE NO CAMBER UNLESS INDICATED BY C = X" ON PLAN, WHERE X" IS THE REQUIRED CAMBER IN INCHES.
3. VERIFY ALL TOP OF BEAM AND TOP OF WALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
4. VERIFY ALL WINDOW AND DOOR WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
5. VERIFY SIZE AND LOCATION OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. ALL BEAM SPACINGS SHALL BE 8'-0" OC MAX UNLESS NOTED OTHERWISE.
7. ATTACH NON-STRUCTURAL WALLS TO FLOOR W/ PDF AT 16" OC.
8. FOR OPENINGS IN STEEL FLOOR DECK NOT SHOWN SEE DETAIL 2 / S0.12.
9. ATTACH FLOOR DECK TO SUPPORTS AS FOLLOWS UNO: SUPPORTS PERPENDICULAR TO FLUTES -1/2" DIA PUDDLE WELDS AT (4) WELDS PER 36" WIDE SHEET, AT SUPPORTS PARALLEL TO FLUTES -1/2" DIA PUDDLE WELDS AT 12" OC, SIDE SEAM ATTACHMENT - BUTTON PUNCH AT 18" OC.
10. (#) INDICATES NUMBER OF 3/4" DIA x4 1/2" WELDED HEADED STUDS EQUALLY SPACED ALONG BEAM. FOR CALLOUTS SEE DETAIL 1 / S3.01.
11. ASTERISK (*) INDICATES BEAMS WHICH ARE LOCATED WITH TOP OF STEEL ELEVATIONS 5" BELOW FLOOR DECK TO SUPPORT TYPICAL FLOOR JOISTS.
12. FOR STEEL BEAM WEB PENETRATIONS TO ACCOMMODATE PLUMBING DRAIN LINES SEE TYPICAL DETAILS 5 / S0.12 AND 6 / S0.12. CONTACT STRUCT ENGR FOR REVIEW AND APPROVAL OF PROPOSED PENETRATIONS PRIOR TO FABRICATION OF STRUCTURAL STEEL.



2 TYPICAL STAIR PLAN

1/4" = 1'-0"

0 2' 4' 8' SCALE IN FEET



1 FIRST FLOOR FRAMING PLAN

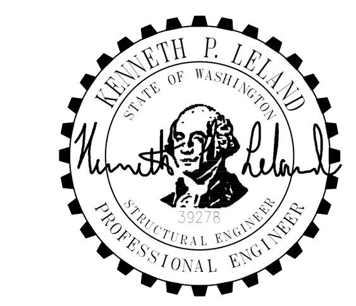
1/8" = 1'-0"

0 4' 8' 16' SCALE IN FEET

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



06/29/2022

AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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: FIRST FLOOR FRAMING PLAN

PERMIT SUBMITTAL

DATE 01/26/2022

REVISED 1 06/29/2022 PERMIT RESUBMITTAL

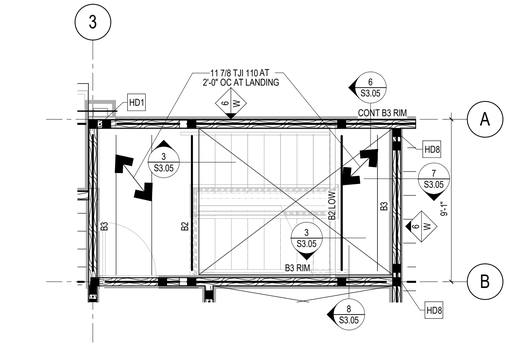
SHEET NO. S1.11

PROJECT NO. 2190606.20

PRMU20220123

FLOOR FRAMING NOTES:

1. SEE SHEET S0.01 FOR STRUCTURAL NOTES. SEE SHEETS S0.11 THRU S0.13 FOR TYPICAL DETAILS. SEE SHEET S0.12 FOR TESTING AND INSPECTION NOTES. SEE SHEETS S0.31 THRU S0.33 FOR SCHEDULES. SEE S1.01 FOR LEGEND.
2. ALL BEAMS SHALL HAVE 0" CAMBER UNLESS NOTED OTHERWISE.
3. ALIGN JOISTS WITH STUDS BELOW WHERE SPACINGS ARE EQUAL.
4. VERIFY ALL TOP OF BEAM AND TOP OF WALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
5. VERIFY ALL DOOR AND WINDOW WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
6. VERIFY SIZE AND LOCATION OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. ALL SAWN HEADERS SHOWN SHALL BE DF#1 UNLESS NOTED OTHERWISE.
8. ALL PRE-ENGINEERED JOIST SPACINGS SHALL BE 1'-4" EXCEPT AS SHOWN OR NOTED.
9. FLOOR JOIST TYPES AND NUMBER SHOWN ARE SCHEMATIC ONLY. JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS. ALL DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. JOIST MANUFACTURER SHALL SUPPLY ALL ENGINEERING AND CONNECTION DETAILS. ALL ENGINEERING DETAILS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
10. SCHEMATIC FLOOR SYSTEM SHOWN HAS BEEN DESIGNED TO MEET OR EXCEED AN WEYERHAEUSER TJ-PRO RATING OF 40 POINTS. JOIST MANUFACTURER SHALL SUBMIT CERTIFICATION THAT JOISTS DESIGNED AND INSTALLED AS INDICATED IN THE ARCHITECTURAL, STRUCTURAL, AND SHOP DRAWINGS RESULT IN A FLOOR SYSTEM WITH A VIBRATION PERCEPTIBILITY PERFORMANCE EQUAL TO OR EXCEEDING A TJ-PRO RATING OF 40 POINTS.
11. JOIST MANUFACTURER SHALL PROVIDE DOUBLE JOISTS BELOW ALL PARTITION WALLS PARALLEL TO JOISTS AS INDICATED ON THE PLANS.
12. ATTACH NON STRUCTURAL WALLS TO FLOOR PER DETAIL 2/S0.13.
13. UNLESS NOTED OTHERWISE, SHEATHING SHALL BE UNBLOCKED AND ORIENTED WITH LONG EDGE OF PANEL (OR FACE GRAIN IF PLYWOOD IS USED) PERPENDICULAR TO SUPPORTS. PANELS SHALL BE STAGGERED WITH OFFSET JOINTS OCCURRING OVER SUPPORTS. MINIMUM SHEATHING DIMENSION PERPENDICULAR TO SUPPORTS SHALL BE 24" UNLESS EDGES OF PANEL ARE BLOCKED.
14. GYPCRETE (OR EQUIVALENT) TOPPING IS A NON-STRUCTURAL FLOOR FINISH PRODUCT, AND HAS NOT BEEN SPECIFIED OR DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD. THE MATERIAL IS SHOWN ON THESE DRAWINGS SOLELY FOR THE PURPOSE OF ITS INCLUSION IN THE DESIGN OF FLOOR JOISTS. THE ENGINEER OF RECORD ACCEPTS NO RESPONSIBILITY FOR THE APPROPRIATENESS, DESIGN, OR PROPER INSTALLATION OF THE TOPPING.



2 TYPICAL STAIR PLAN

1/4" = 1'-0"

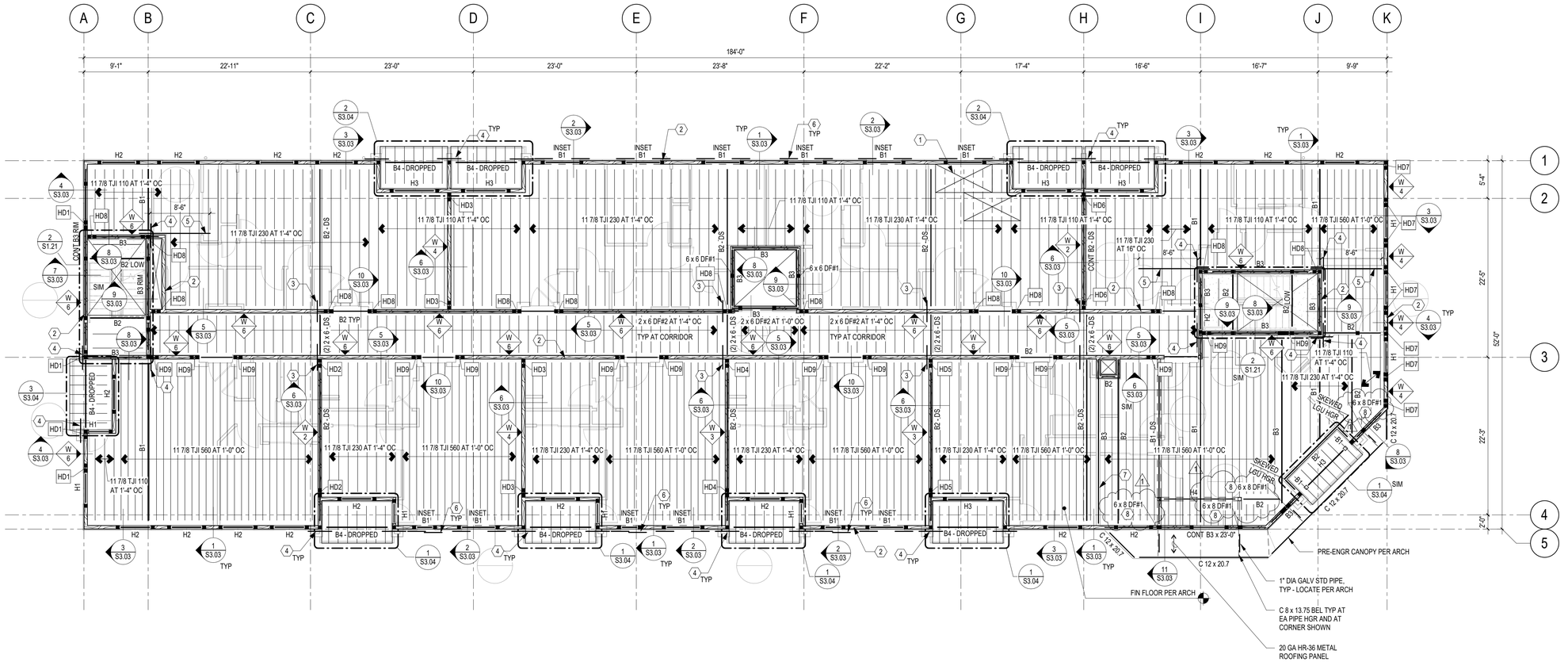
SCALE IN FEET

KEYNOTES

1. 3/4" APA RATED 48/24 SHTG W/ LONG EDGE PERP TO SUPPORTS. NAIL SHTG W/ 10d AT 6" OC AT DIAPHRAGM EDGES AND BOUNDARIES AND 12" IN FIELD
2. TYP WALL FRAMING SHALL BE 2 x 6 DF #2 AT 16" OC
3. SIMP CMSTC16 - BEAM TO BEAM INSTALLED OVER SHTG. LAP EA BEAM 1'-8" AND FILL ALL NAIL HOLES
4. SIMP CMSTC16 - BEAM TO RIM OR BEAM TO TOP PLATE. LAP 1'-8" EA SIDE OF SPLICE AND FILL ALL NAIL HOLES
5. CONTINUOUS SIMP CMSTC16 INSTALLED OVER SHTG. LAP BM 1'-6" AND NAIL TO FLAT 3x BLKG BTWN JOIST TOP CHORDS. NAIL W/ (22) 10d NAILS EA SIDE OF CORNER (44 TOTAL) EQUALLY SPACED
6. SIMP HTS30C - FLUSH INSET BM TO TOP PL EA SIDE OF OPNG.
7. ALIGN BEAM BELOW NON-STRUCT PARTY WALL ABOVE
8. ALIGN COLUMN W/ CANOPY BRACE LOCATION PER ARCH. ATTACH COL W/ (2) SIMP A35 TOP AND BOT PL (4 TOTAL) W/ 10d x 3" NAILS.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



1 SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

SCALE IN FEET

WOOD BEAM SCHEDULE

MARK	TYPE	HANGER ①	BRG STUDS
B1	1 3/4 x 11 7/8 1.55E LSL	HUS 1.81 / 10	(2) 2 x 6
B2	3 1/2 x 11 7/8 1.55E LSL	HHUS 410	(3) 2 x 6
B3	5 1/4 x 11 7/8 2.0E LSL	HGUS 5.5 / 10	(4) 2 x 6
B4	3 1/2 x 9 1/2 1.55E LSL	N/A	(2) 2 x 6

① SKEW HGR AS REQ'D

WOOD HEADER SCHEDULE

MARK	TYPE	BRG STUDS
H1	(2) 2 x 8 DF No. 1	(2) 2 x 6
H2	4 x 8 DF No. 1	(2) 2 x 6
H3	4 x 10 DF No. 1	(2) 2 x 6
H4	5 1/4 x 9 1/2 2.0E LSL	(2) 2 x 6

KENNETH E. FELING
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
06/29/2022

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TACOMA · SEATTLE · SPOKANE · TRI-CITIES
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com

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: SECOND FLOOR FRAMING PLAN

PERMIT SUBMITTAL

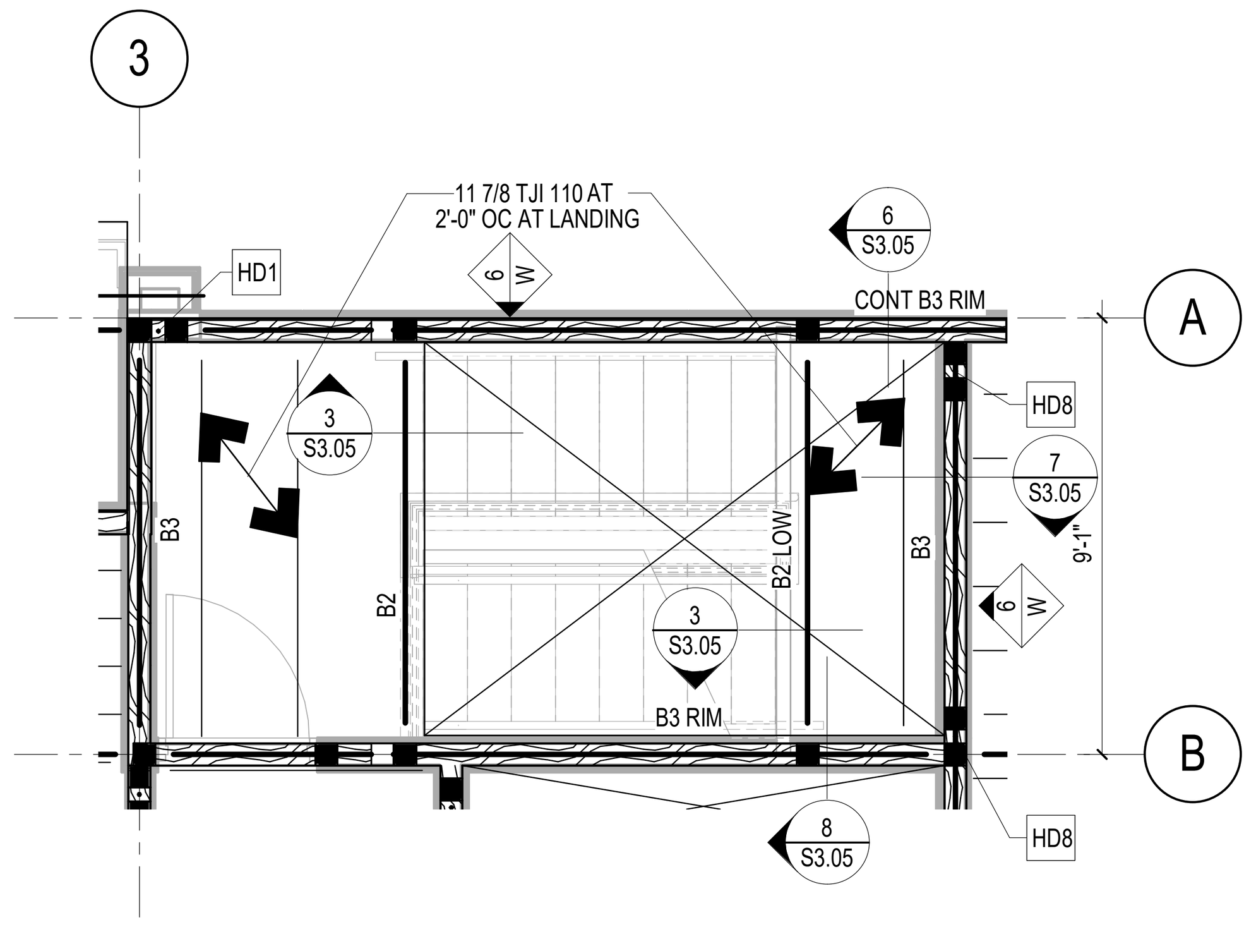
DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL
SHEET NO. S1.21

PROJECT NO. 2190606.20

PRMU20220123

FLOOR FRAMING NOTES:

1. SEE SHEET S0.01 FOR STRUCTURAL NOTES. SEE SHEETS S0.11 THRU S0.13 FOR TYPICAL DETAILS. SEE SHEET S0.12 FOR TESTING AND INSPECTION NOTES. SEE SHEETS S0.31 THRU S0.33 FOR SCHEDULES. SEE S1.01 FOR LEGEND.
2. ALL BEAMS SHALL HAVE 0" CAMBER UNLESS NOTED OTHERWISE.
3. ALIGN JOISTS WITH STUDS BELOW WHERE SPACINGS ARE EQUAL.
4. VERIFY ALL TOP OF BEAM AND TOP OF WALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
5. VERIFY ALL DOOR AND WINDOW WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
6. VERIFY SIZE AND LOCATION OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. ALL SAWN HEADERS SHOWN SHALL BE DF#1 UNLESS NOTED OTHERWISE.
8. ALL PRE-ENGINEERED JOIST SPACINGS SHALL BE 1'-4" EXCEPT AS SHOWN OR NOTED.
9. FLOOR JOIST TYPES AND NUMBER SHOWN ARE SCHEMATIC ONLY. JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS. ALL DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. JOIST MANUFACTURER SHALL SUPPLY ALL ENGINEERING AND CONNECTION DETAILS. ALL ENGINEERING DETAILS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
10. SCHEMATIC FLOOR SYSTEM SHOWN HAS BEEN DESIGNED TO MEET OR EXCEED AN WEYERHAEUSER TJ-PRO RATING OF 40 POINTS. JOIST MANUFACTURER SHALL SUBMIT CERTIFICATION THAT JOISTS DESIGNED AND INSTALLED AS INDICATED IN THE ARCHITECTURAL, STRUCTURAL, AND SHOP DRAWINGS RESULT IN A FLOOR SYSTEM WITH A VIBRATION PERCEPTIBILITY PERFORMANCE EQUAL TO OR EXCEEDING A TJ-PRO RATING OF 40 POINTS.
11. JOIST MANUFACTURER SHALL PROVIDE DOUBLE JOISTS BELOW ALL PARTITION WALLS PARALLEL TO JOISTS AS INDICATED ON THE PLANS.
12. ATTACH NON STRUCTURAL WALLS TO FLOOR PER DETAIL 2/S0.13.
13. UNLESS NOTED OTHERWISE, SHEATHING SHALL BE UNBLOCKED AND ORIENTED WITH LONG EDGE OF PANEL (OR FACE GRAIN IF PLYWOOD IS USED) PERPENDICULAR TO SUPPORTS. PANELS SHALL BE STAGGERED WITH OFFSET JOINTS OCCURRING OVER SUPPORTS. MINIMUM SHEATHING DIMENSION PERPENDICULAR TO SUPPORTS SHALL BE 24" UNLESS EDGES OF PANEL ARE BLOCKED.
14. GYPCRETE (OR EQUIVALENT) TOPPING IS A NON-STRUCTURAL FLOOR FINISH PRODUCT, AND HAS NOT BEEN SPECIFIED OR DESIGNED BY THE STRUCTURAL ENGINEER OF RECORD. THE MATERIAL IS SHOWN ON THESE DRAWINGS SOLELY FOR THE PURPOSE OF ITS INCLUSION IN THE DESIGN OF FLOOR JOISTS. THE ENGINEER OF RECORD ACCEPTS NO RESPONSIBILITY FOR THE APPROPRIATENESS, DESIGN, OR PROPER INSTALLATION OF THE TOPPING.



2 TYPICAL STAIR PLAN

1/4" = 1'-0"

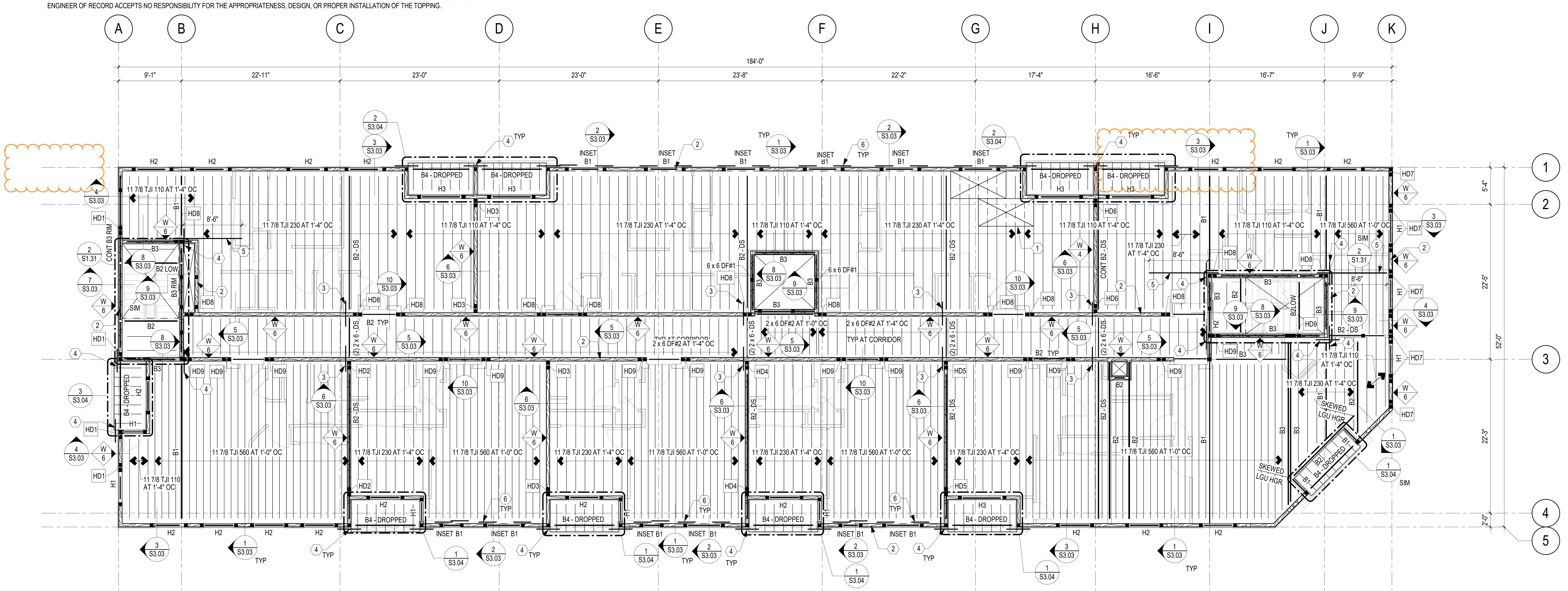
0 2' 4' 8'
SCALE IN FEET

KEYNOTES

1. 3/4" APA RATED 48/24 SHTG W/ LONG EDGE PERP TO SUPPORTS. NAIL SHTG W/ 10d AT 6" OC AT DIAPHRAGM EDGES AND BOUNDARIES AND 12" IN FIELD
2. TYP WALL FRAMING SHALL BE 2 x 6 DF #2 AT 16" OC
3. SIMP CMSTC16 - BEAM TO BEAM INSTALLED OVER SHTG. LAP EA BEAM 1'-8" AND FILL ALL NAIL HOLES
4. SIMP CMSTC16 - BEAM TO RIM OR BEAM TO TOP PLATE. LAP 1'-8" EA SIDE OF SPLICE AND FILL ALL NAIL HOLES
5. CONTINUOUS SIMP CMSTC16 INSTALLED OVER SHTG. LAP BM 1'-6" AND NAIL TO FLAT 3x BLKG BTWN JOIST TOP CHORDS. NAIL W/ (22) 10d NAILS EA SIDE OF CORNER (44 TOTAL) EQUALLY SPACED
6. SIMP HTS30C - FLUSH INSET BM TO TOP PL EA SIDE OF OPNG.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



1 THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

WOOD BEAM SCHEDULE			
MARK	TYPE	HANGER ①	BRG STUDS
B1	1 3/4 x 11 7/8 1.55E LSL	HUS 1.81 / 10	(2) 2 x 6
B2	3 1/2 x 11 7/8 1.55E LSL	HHUS 410	(3) 2 x 6
B3	5 1/4 x 11 7/8 2.0E LSL	HGUS 5.5 / 10	(4) 2 x 6
B4	3 1/2 x 9 1/2 1.55E LSL	N/A	(2) 2 x 6

① SKEW HGR AS REQ'D

WOOD HEADER SCHEDULE		
MARK	TYPE	BRG STUDS
H1	(2) 2 x 8 DF No. 1	(2) 2 x 6
H2	4 x 8 DF No. 1	(2) 2 x 6
H3	4 x 10 DF No. 1	(2) 2 x 6
H4	5 1/4 x 9 1/2 2.0E LSL	(2) 2 x 6

0 4' 8' 16'
SCALE IN FEET

06/29/2022

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

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: THIRD FLOOR FRAMING PLAN

PERMIT SUBMITTAL

DATE 01/26/2022

REVISED 1 06/29/2022 PERMIT RESUBMITTAL

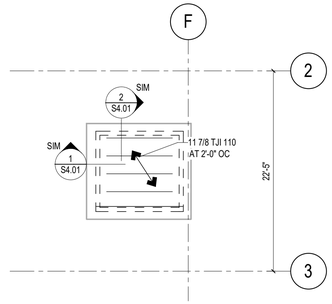
SHEET NO. S1.31

PROJECT NO. 2190606.20

PRMU20220123

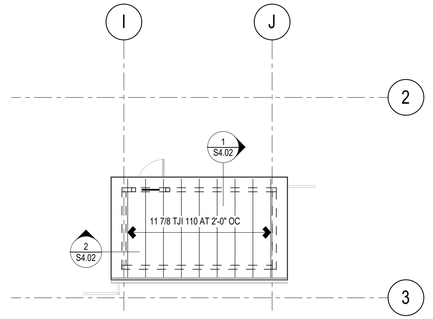
ROOF FRAMING NOTES:

1. SEE SHEET S0.01 FOR STRUCTURAL NOTES. SEE SHEETS S0.11 THRU S0.13 FOR TYPICAL DETAILS. SEE SHEET S0.12 FOR TESTING AND INSPECTION NOTES. SEE SHEETS S0.31 THRU S0.33 FOR SCHEDULES. SEE S1.01 FOR LEGEND.
2. ALL BEAMS SHALL HAVE 0" CAMBER UNLESS NOTED OTHERWISE.
3. VERIFY ALL TOP OF BEAM AND TOP OF WALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
4. VERIFY ALL DOOR AND WINDOW WIDTHS AND HEIGHTS WITH ARCHITECTURAL DRAWINGS.
5. VERIFY SIZE AND LOCATION OF ALL MECHANICAL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. BOTTOM CHORD ELEVATIONS MAY VARY. SEE ARCHITECTURAL DRAWINGS.
7. ALL SAWN HEADERS SHOWN SHALL BE DF#1 UNLESS NOTED OTHERWISE.
8. ALIGN WOOD TRUSSES WITH STUDS BELOW WHERE SPACINGS ARE EQUAL.
9. ATTACH NON STRUCTURAL WALLS TO ROOF PER DETAIL 3/S0.13 AND 4/S0.13.
10. UNLESS NOTED OTHERWISE, SHEATHING SHALL BE UNBLOCKED AND ORIENTED WITH LONG EDGE OF PANEL (OR FACE GRAIN IF PLYWOOD IS USED) PERPENDICULAR TO SUPPORTS. PANELS SHALL BE STAGGERED WITH OFFSET JOINTS OCCURRING OVER SUPPORTS. MINIMUM SHEATHING DIMENSION PER
11. ALL PRE-ENGINEERED JOIST SPACINGS SHALL BE 2'-0" OC UNLESS NOTED OTHERWISE.
12. ROOF JOIST TYPES AND NUMBER SHOWN SCHEMATIC ONLY JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS. ALL DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. JOIST MANUFACTURER SHALL SUPPL
13. JOISTS HAVE BEEN DESIGNED FOR 4 PSF ADDITIONAL DEAD LOAD WITHIN THE SOLAR READINESS AREA SHOWN ON THE PLAN. JOIST MANUFACTURER SHALL DESIGN ALL JOISTS WITHIN THE SHADED REGION FOR ADDITIONAL 350# CONCENTRATED LOAD AT ANY LOCATION ALONG THE TOP CHORD.



2 HIGH ROOF ELEVATOR FRAMING PLAN

1/8" = 1'-0"



3 HIGH ROOF STAIR FRAMING PLAN

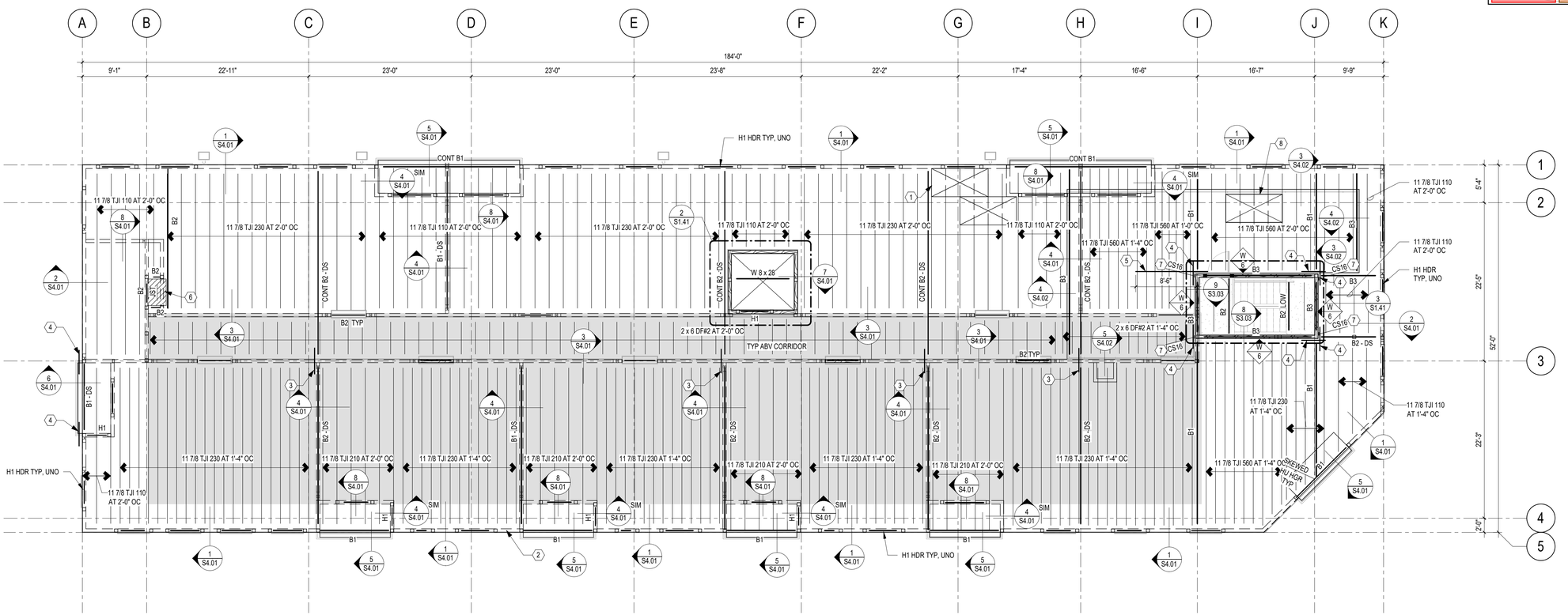
1/8" = 1'-0"

KEYNOTES

1. 15/32" APA RATED 32/16 SHTG W/ LONG EDGE PERP TO SUPPORTS. NAIL SHTG W/ 10d AT 6" OC AT DIAPHRAGM EDGES AND BOUNDARIES AND 12" IN FIELD
2. SHADED REGION REPRESENTS THE SOLAR READINESS AREA PER WASHINGTON STATE ENERGY CODE REQUIREMENTS
3. SIMP CMSTC16 - BEAM TO BEAM INSTALLED OVER SHTG. LAP EA BEAM 1'-8" AND FILL ALL NAIL HOLES
4. SIMP CMSTC16 - BEAM TO RIM OR BEAM TO TOP PLATE. LAP 1'-8" EA SIDE OF SPLICE AND FILL ALL NAIL HOLES
5. CONTINUOUS SIMP CMSTC16 INSTALLED OVER SHTG. LAP BM 1'-6" AND NAIL TO FLAT 3x BLKG BTWN JOIST TOP CHORDS. NAIL W/ (22) 10d NAILS EA SIDE OF CORNER (44 TOTAL) EQUALLY SPACED
6. ROOFTOP UNIT PER MECH PLAN
7. VERT SIMP CS16 STRAP - LAP STUD 1'-2" MIN EA SIDE OF RIM W/ (10) 10d NAILS EA SIDE (20 TOTAL)
8. 3/4" APA RATED 48/24 SHTG AT ROOF DECK W/ LONG EDGE PERP TO SUPPORTS. NAIL SHTG W/ 10d AT 6" OC AT DIAPHRAGM EDGES AND BOUNDARIES AND 12" IN FIELD. SEE ARCH DRAWING FOR DECK PAVER SYSTEM ABV ROOFING MEMBRANE AT DECK.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



1 ROOF FRAMING PLAN

1/8" = 1'-0"

0 4' 8' 16'
SCALE IN FEET

WOOD BEAM SCHEDULE

MARK	TYPE	HANGER ①	BRG STUDS
B1	1 3/4 x 11 7/8 1.55E LSL	HUS 1.81 / 10	(2) 2 x 6
B2	3 1/2 x 11 7/8 1.55E LSL	HHUS 410	(3) 2 x 6
B3	5 1/4 x 11 7/8 2.0E LSL	HGUS 5.5 / 10	(4) 2 x 6
B4	3 1/2 x 9 1/2 1.55E LSL	N/A	(2) 2 x 6

① SKEW HGR AS REQ'D

WOOD HEADER SCHEDULE

MARK	TYPE	BRG STUDS
H1	(2) 2 x 8 DF No. 1	(2) 2 x 6
H2	4 x 8 DF No. 1	(2) 2 x 6
H3	4 x 10 DF No. 1	(2) 2 x 6
H4	5 1/4 x 9 1/2 2.0E LSL	(2) 2 x 6

KENNETH E. ELLING
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
06/29/2022

AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
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Phone: (253) 581-6000
Website: www.jgarch.net
James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ROOF FRAMING PLAN

PERMIT SUBMITTAL

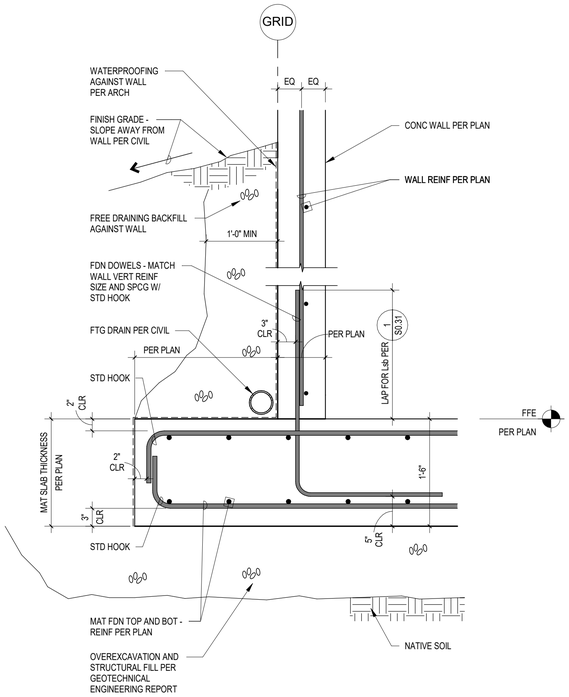
DATE: 01/26/2022
REVISED:
1 06/29/2022 PERMIT RESUBMITTAL

SHEET NO.: S1.41

PROJECT NO.: 2190606.20

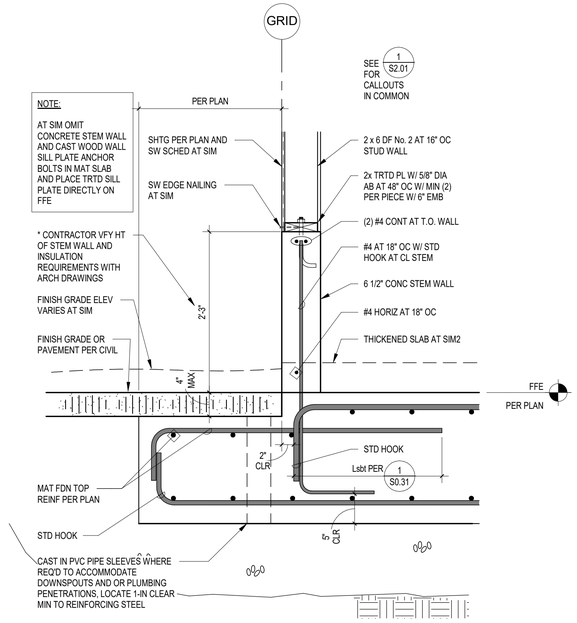
PRMU20220123

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



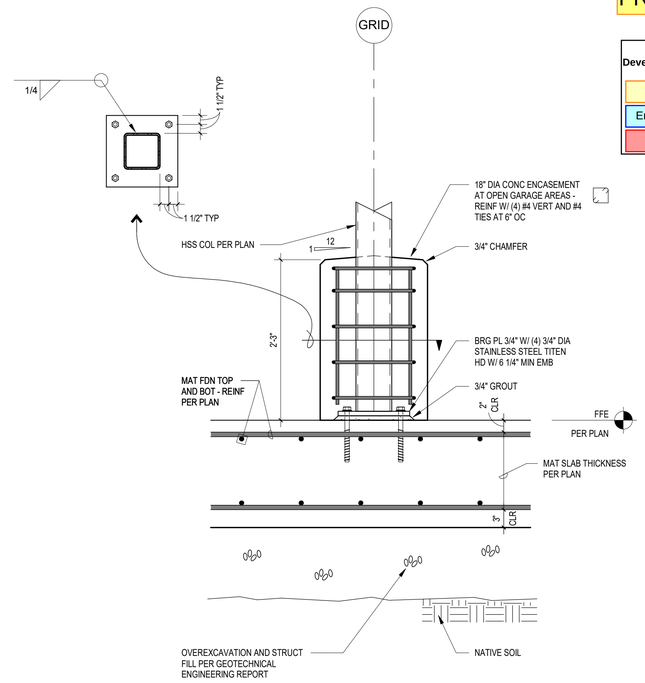
1 SECTION

1" = 1'-0" S201-01 (FD-001)



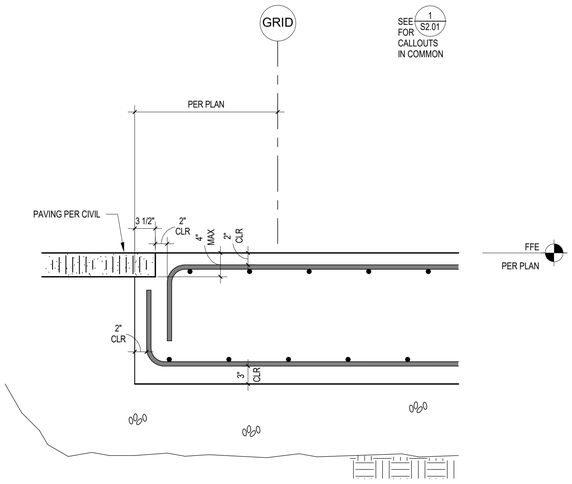
2 SECTION

1" = 1'-0" S201-02 (FD-002)



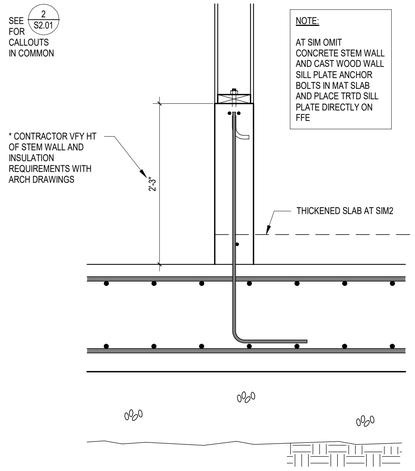
3 SECTION

1" = 1'-0" S201-03 (FD-003)



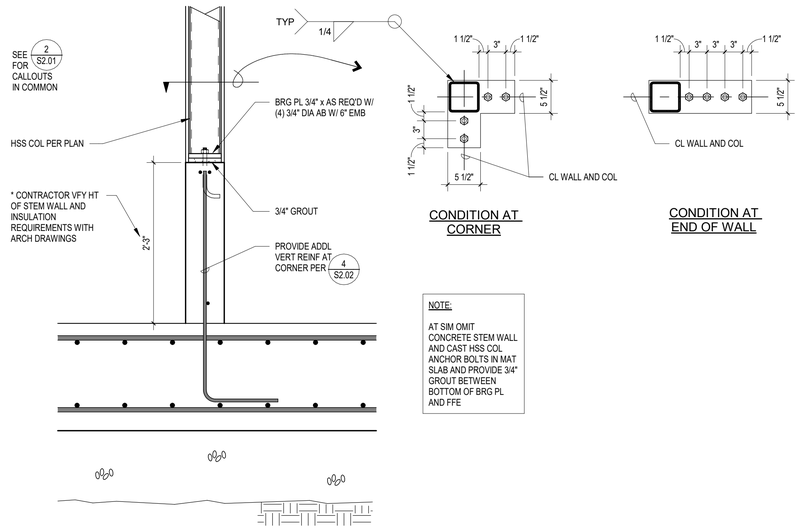
4 SECTION

1" = 1'-0" S201-04 (FD-004)



5 SECTION

1" = 1'-0" S201-05 (FD-005)



6 SECTION

1" = 1'-0" S201-06 (FD-006)

KENNETH E. FELLING
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
06/29/2022

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

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FOUNDATION DETAILS

PERMIT SUBMITTAL

DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S2.01

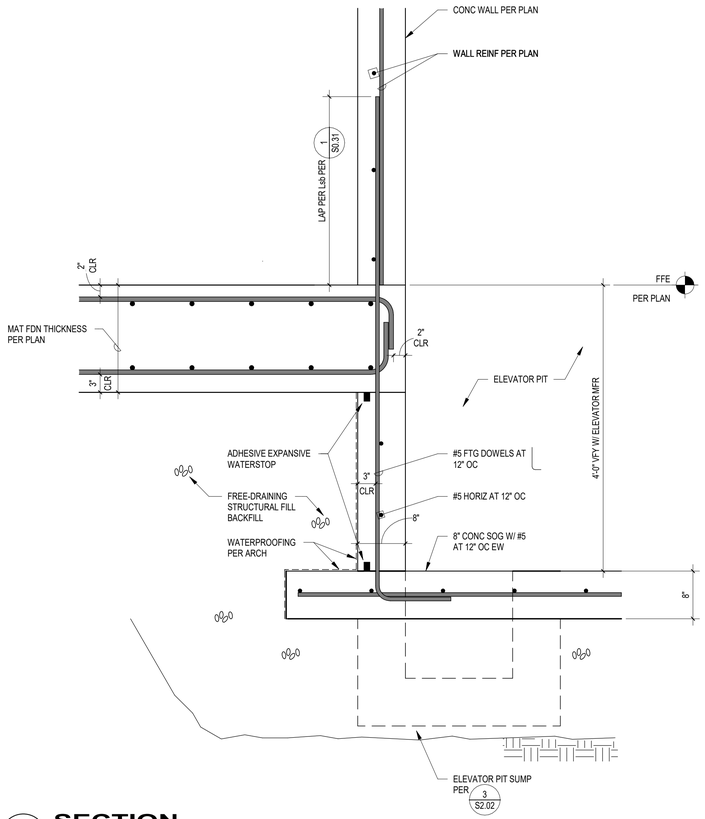
PROJECT NO. 2190606.20

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

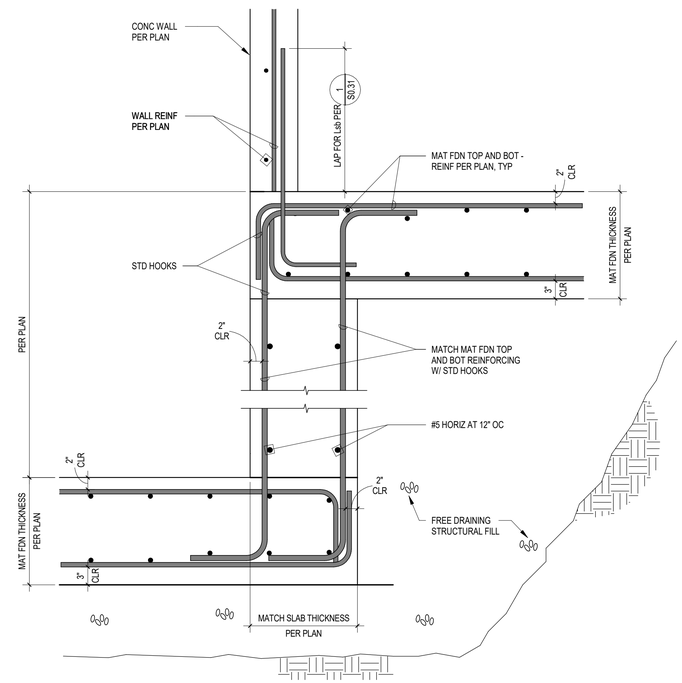
Building	Planning
Engineering	Public Works
Fire	Traffic

06/29/2022



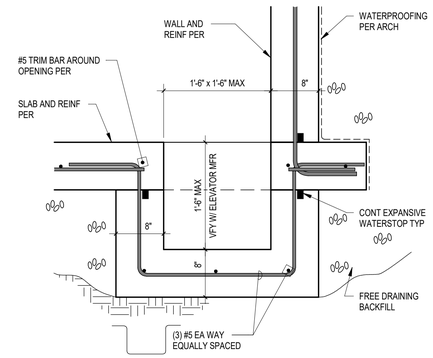
1 SECTION

1" = 1'-0" S202-01 (FD-006)



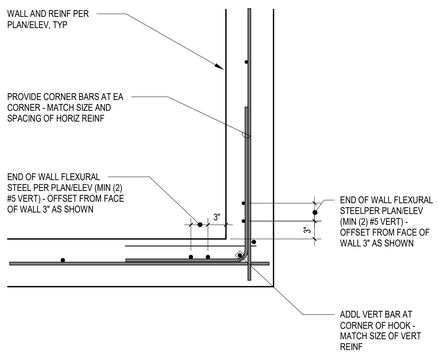
2 SECTION

1" = 1'-0" S202-02 (FD-007)



3 SECTION

1" = 1'-0" S202-03 (FD-008)



4 PLAN

1" = 1'-0" S202-04 (FD-009)

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James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FOUNDATION DETAILS

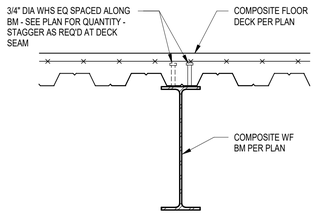
PERMIT SUBMITTAL

DATE 01/26/2022

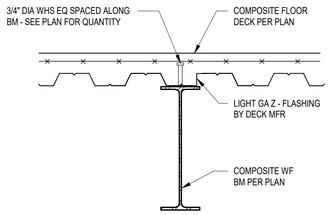
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S2.02

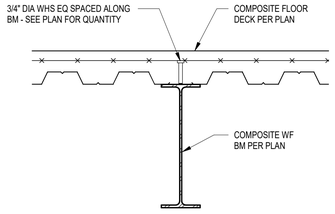
PROJECT NO. 2190606.20



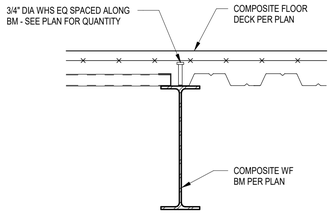
DECK PARALLEL TO WIDE FLANGE BEAM



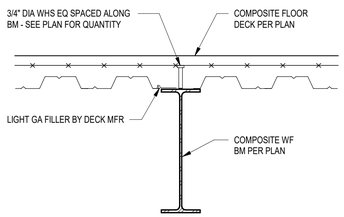
DECK PARALLEL TO WIDE FLANGE BEAM CUT WITH ZEE FLASHING TO ACCOMMODATE DECK MODULE



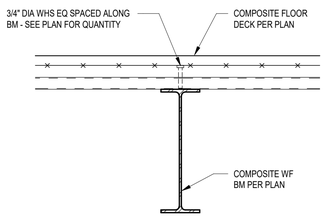
DECK PARALLEL TO WIDE FLANGE BEAM CUT TO ACCOMMODATE DECK MODULE



DECK TRANSITION ON WIDE FLANGE BEAM



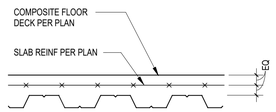
DECK PARALLEL TO WIDE FLANGE BEAM WITH FILLER PLATES



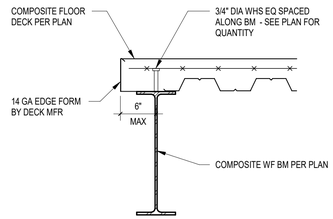
DECK PERPENDICULAR ON WIDE FLANGE BEAM

1 SECTION

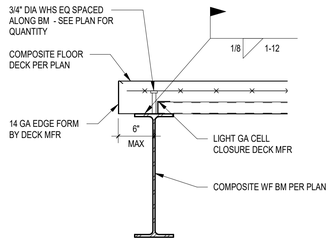
1" = 1'-0" S301-02 (FL-002)



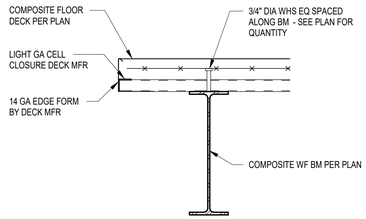
TYPICAL PLACEMENT OF TEMPERATURE AND SHRINKAGE REINFORCEMENT



SINGLE PIECE EDGE FORM PARALLEL TO DECK ON WIDE FLANGE BEAM



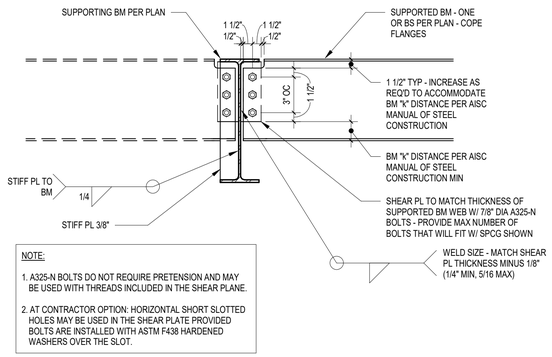
SINGLE PIECE EDGE FORM PERPENDICULAR TO DECK ON WIDE FLANGE BEAM



TWO PIECE EDGE FORM WITH DECK CANTILEVER ON WIDE FLANGE BEAM

2 SECTION

1" = 1'-0" S301-03 (FL-003)

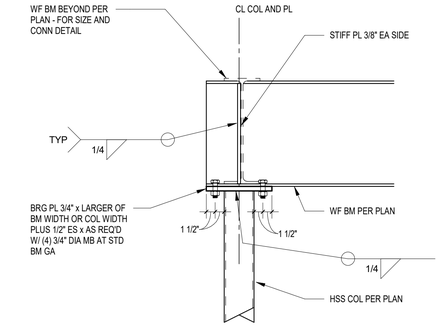


NOTE:

1. A325-N BOLTS DO NOT REQUIRE PRETENSION AND MAY BE USED WITH THREADS INCLUDED IN THE SHEAR PLANE.
2. AT CONTRACTOR OPTION: HORIZONTAL SHORT SLOTTED HOLES MAY BE USED IN THE SHEAR PLATE PROVIDED BOLTS ARE INSTALLED WITH ASTM F438 HARDENED WASHERS OVER THE SLOT.

3 SECTION

1" = 1'-0" S301-01 (FL-001)

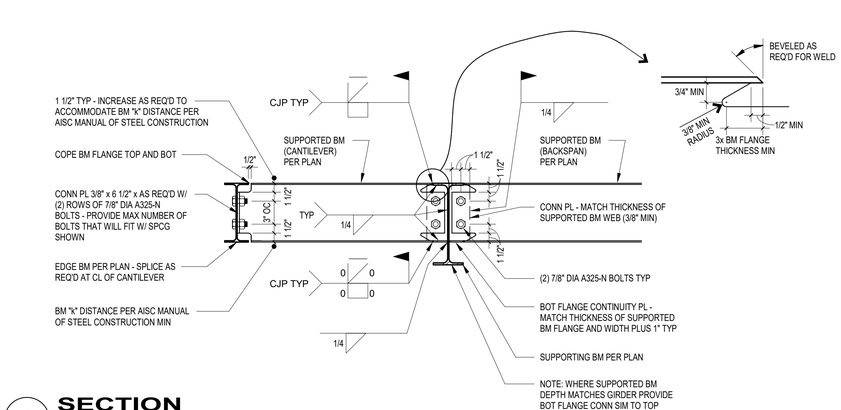


4 SECTION

1" = 1'-0" S013-05 (04-008)

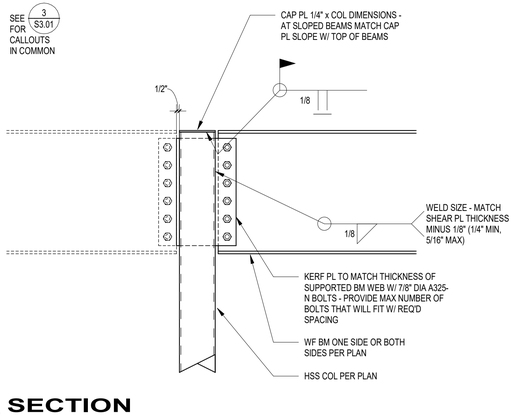
5 SECTION

1" = 1'-0" S013-06 (04-010)



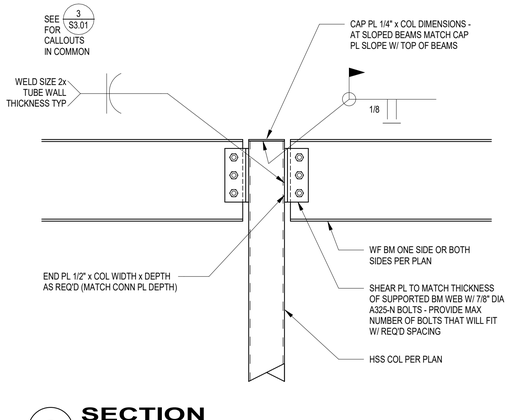
6 SECTION

1" = 1'-0" S301-04 (FL-004)



7 SECTION

1" = 1'-0" S301-05 (FL-005)



8 SECTION

1" = 1'-0" S301-06 (FL-006)

PRMU20220123

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PERMIT SUBMITTAL

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FLOOR FRAMING DETAILS

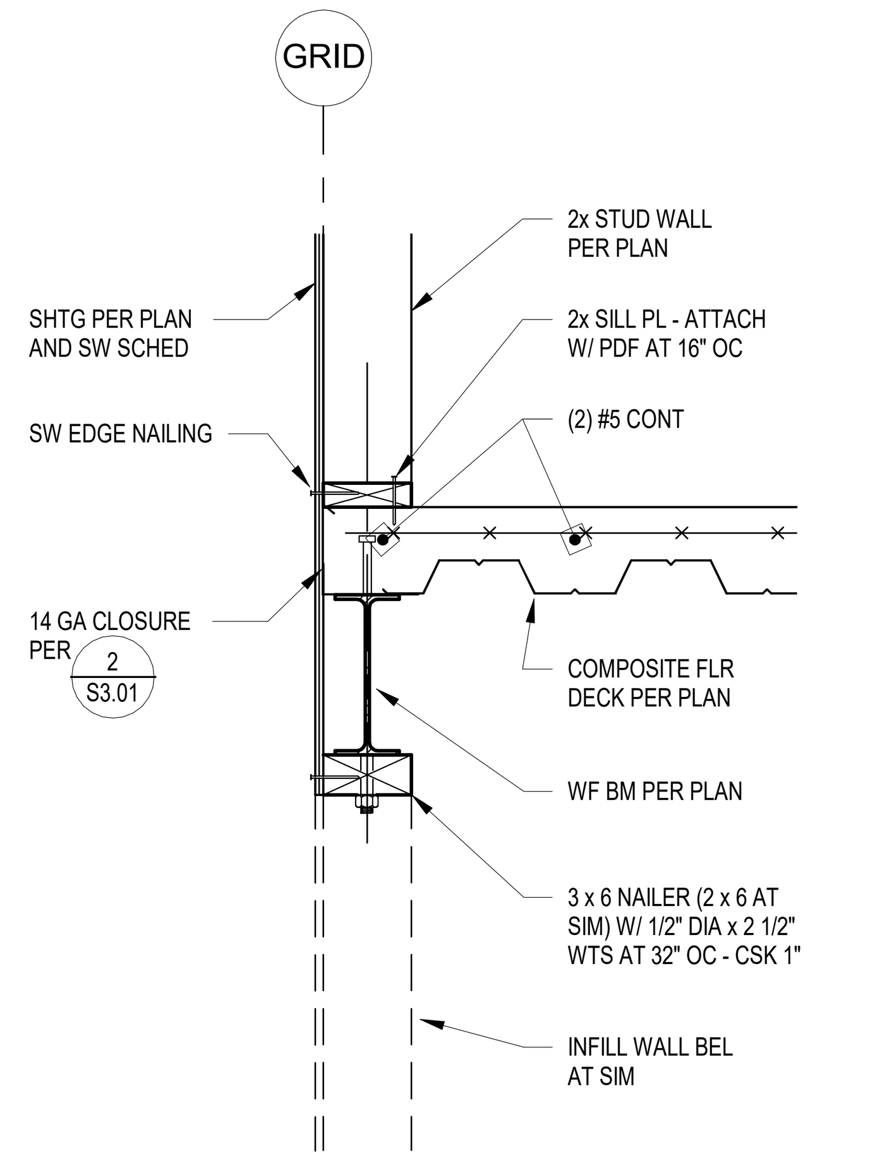
DATE 01/26/2022

REVISED

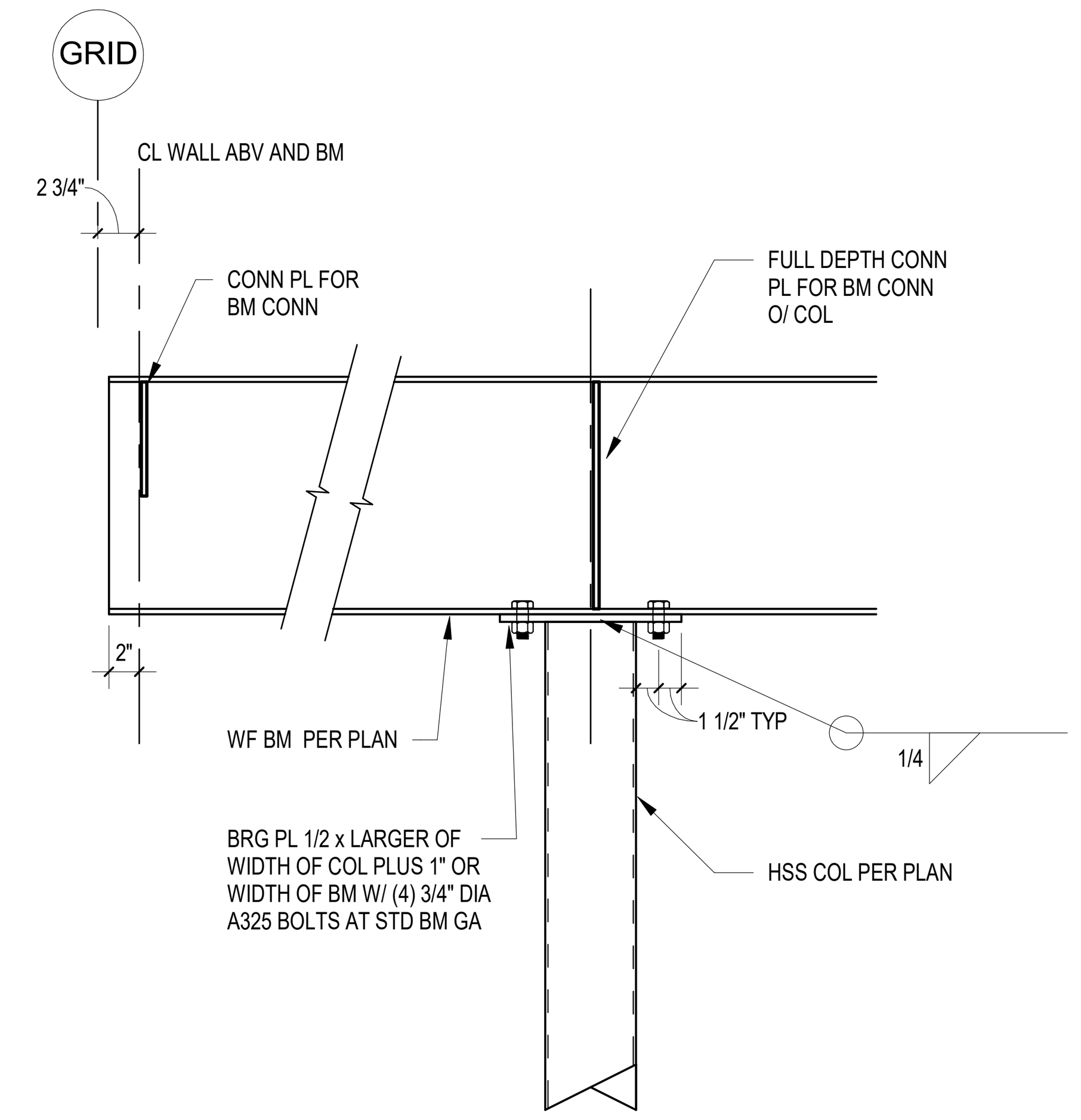
1 06/29/2022 PERMIT RESUBMITTAL

SHEET NO. S3.01

PROJECT NO. 2190606.20



1 **SECTION**
1" = 1'-0" S302-01 (FLA-101)



2 **SECTION**
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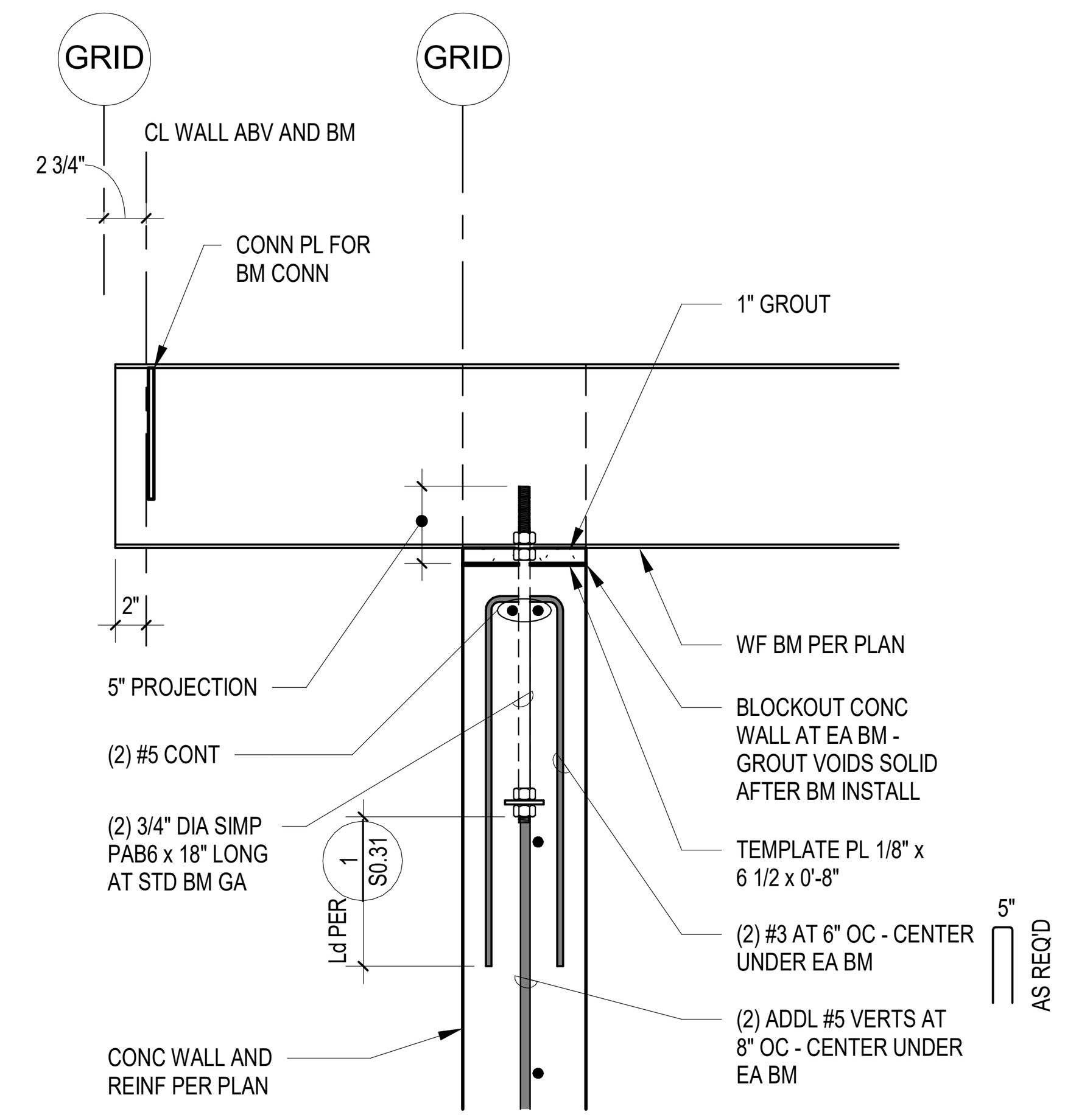
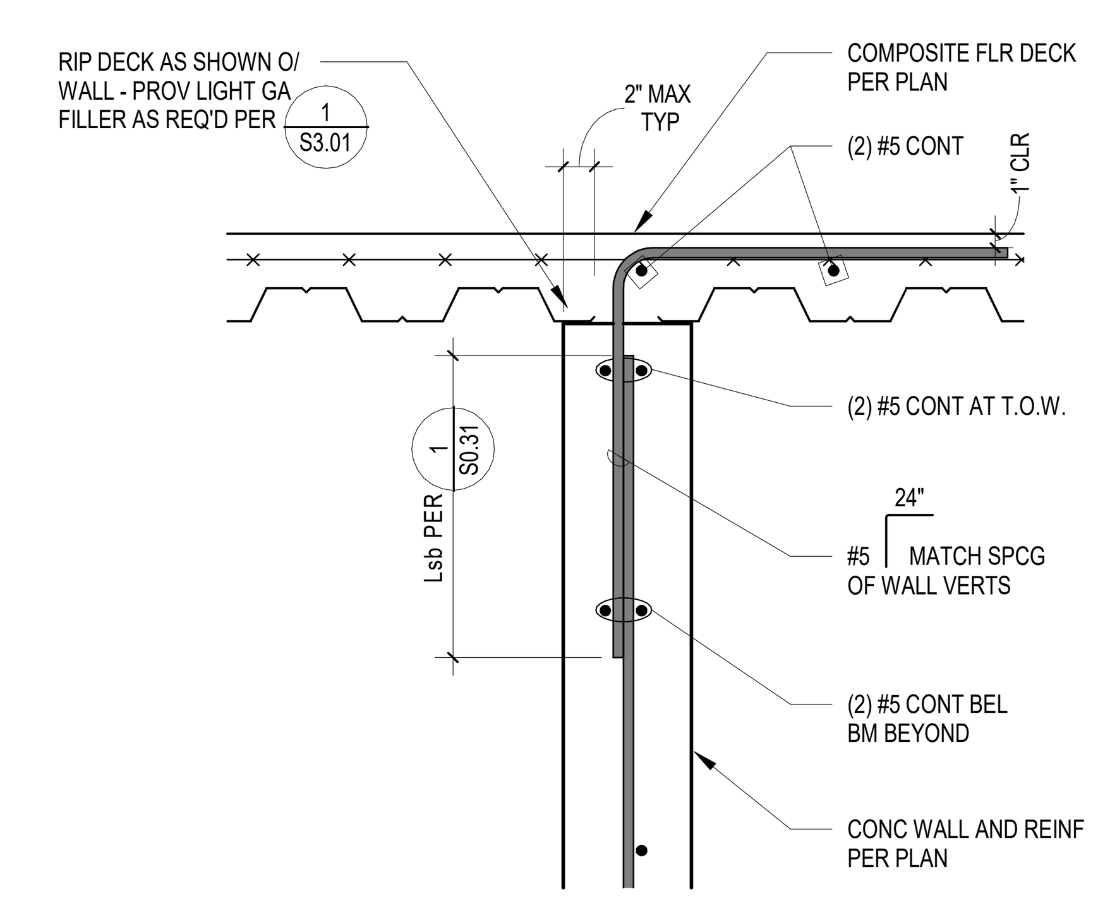
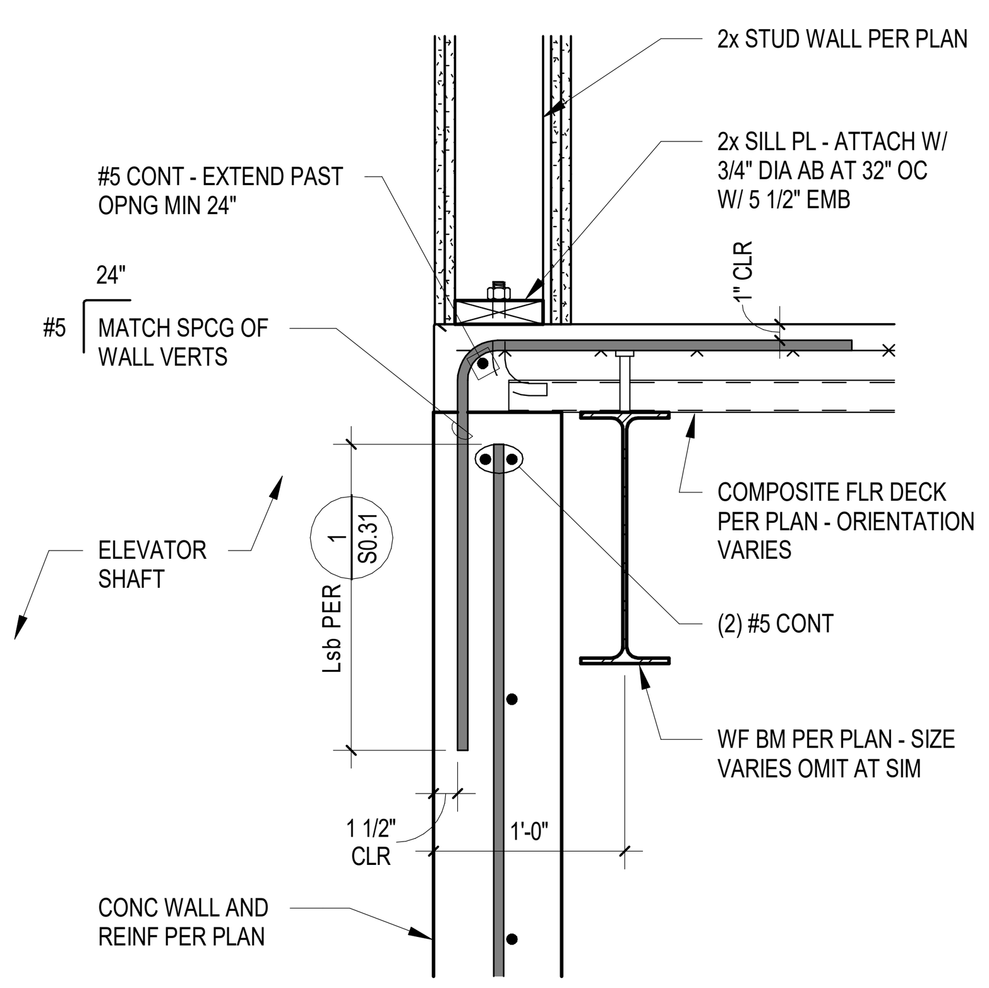


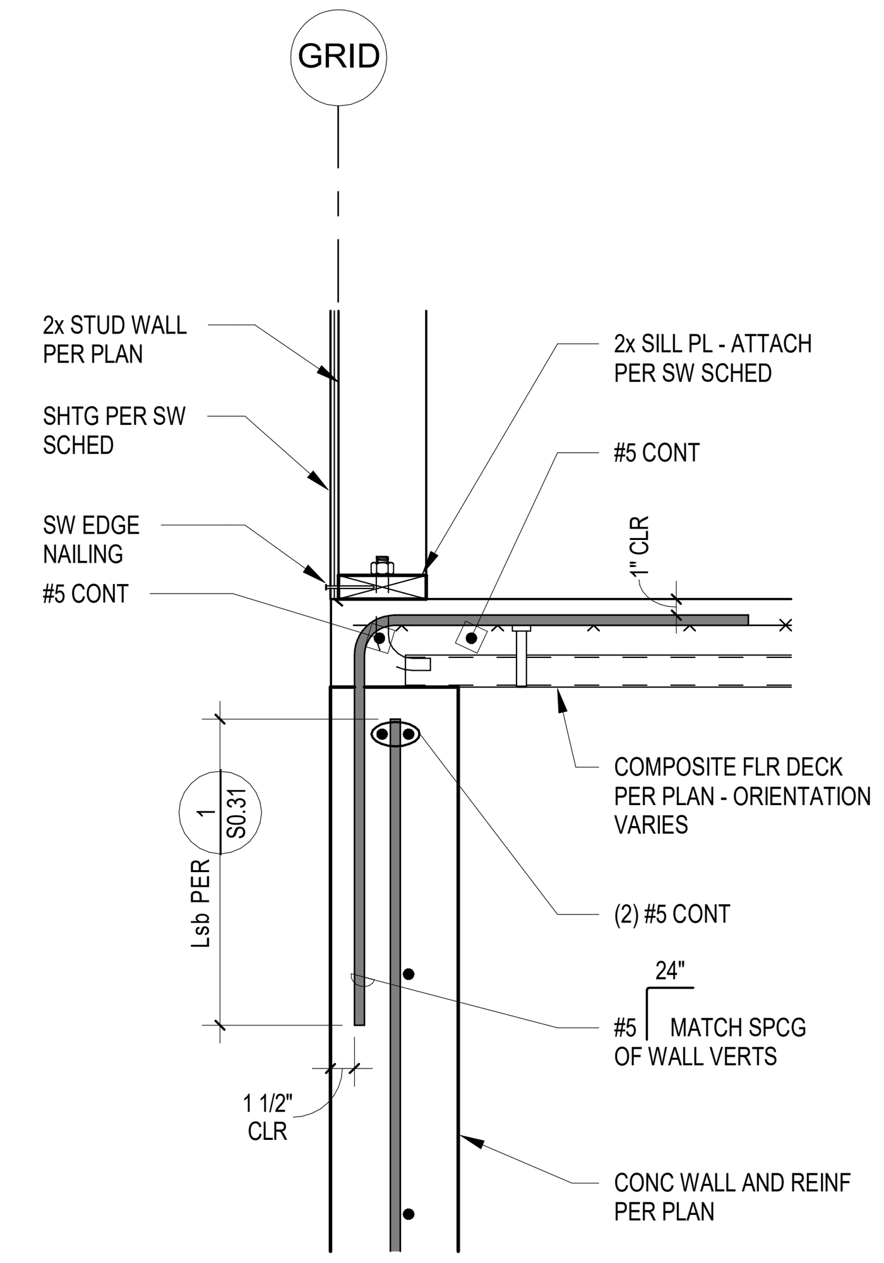
3 **SECTION**
1" = 1'-0" S302-03 (FLA-103)



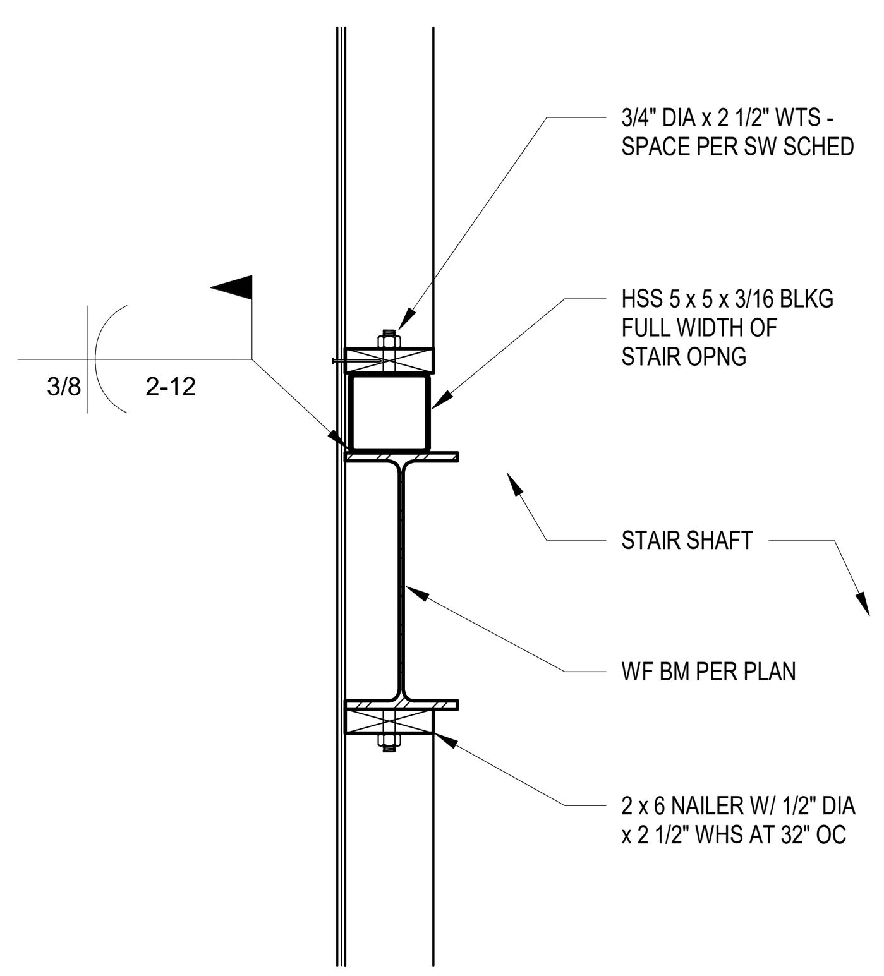
4 **SECTION**
1" = 1'-0" S302-04 (FLA-104)



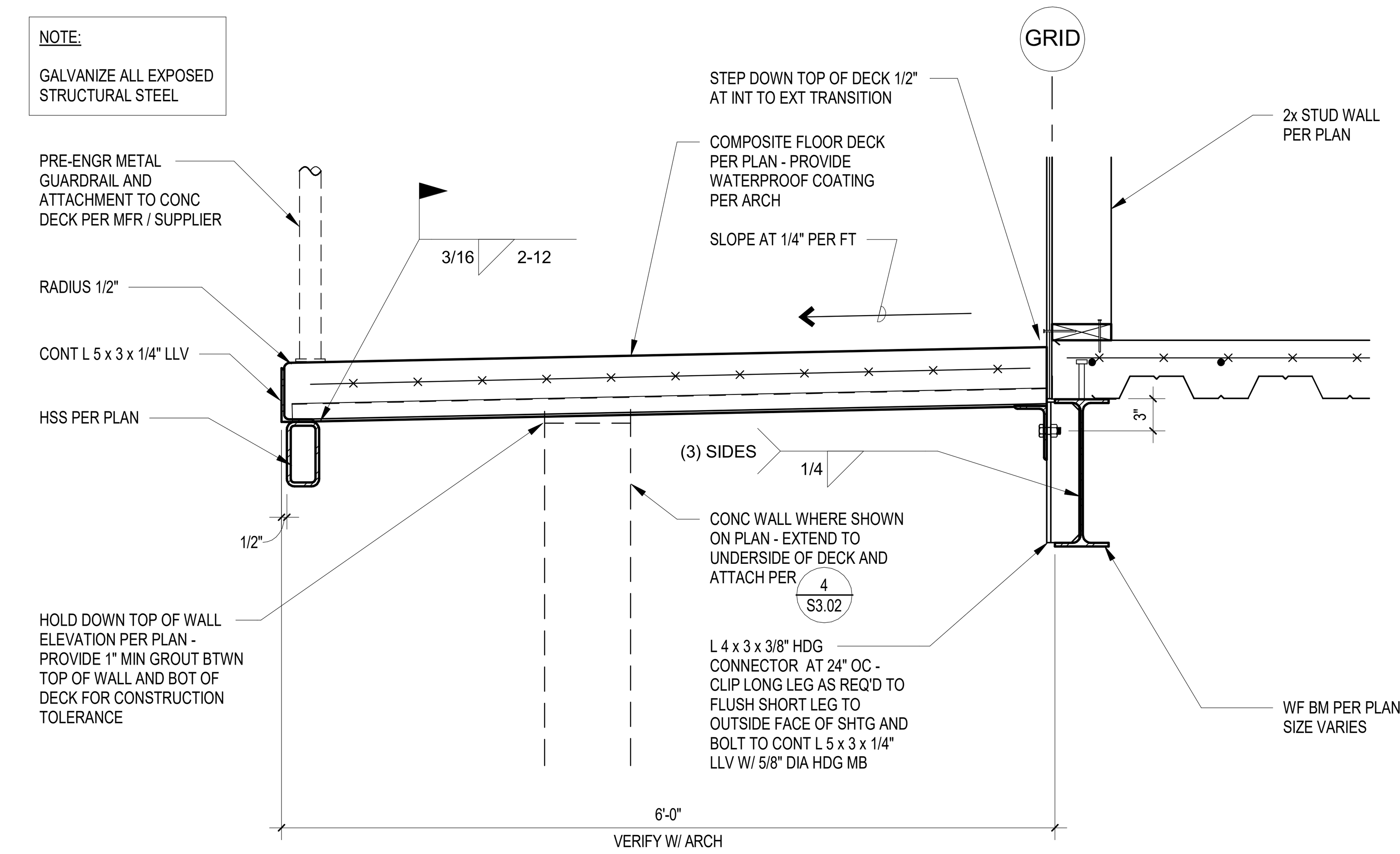
5 **SECTION**
1" = 1'-0" S302-05 (FLA-105)



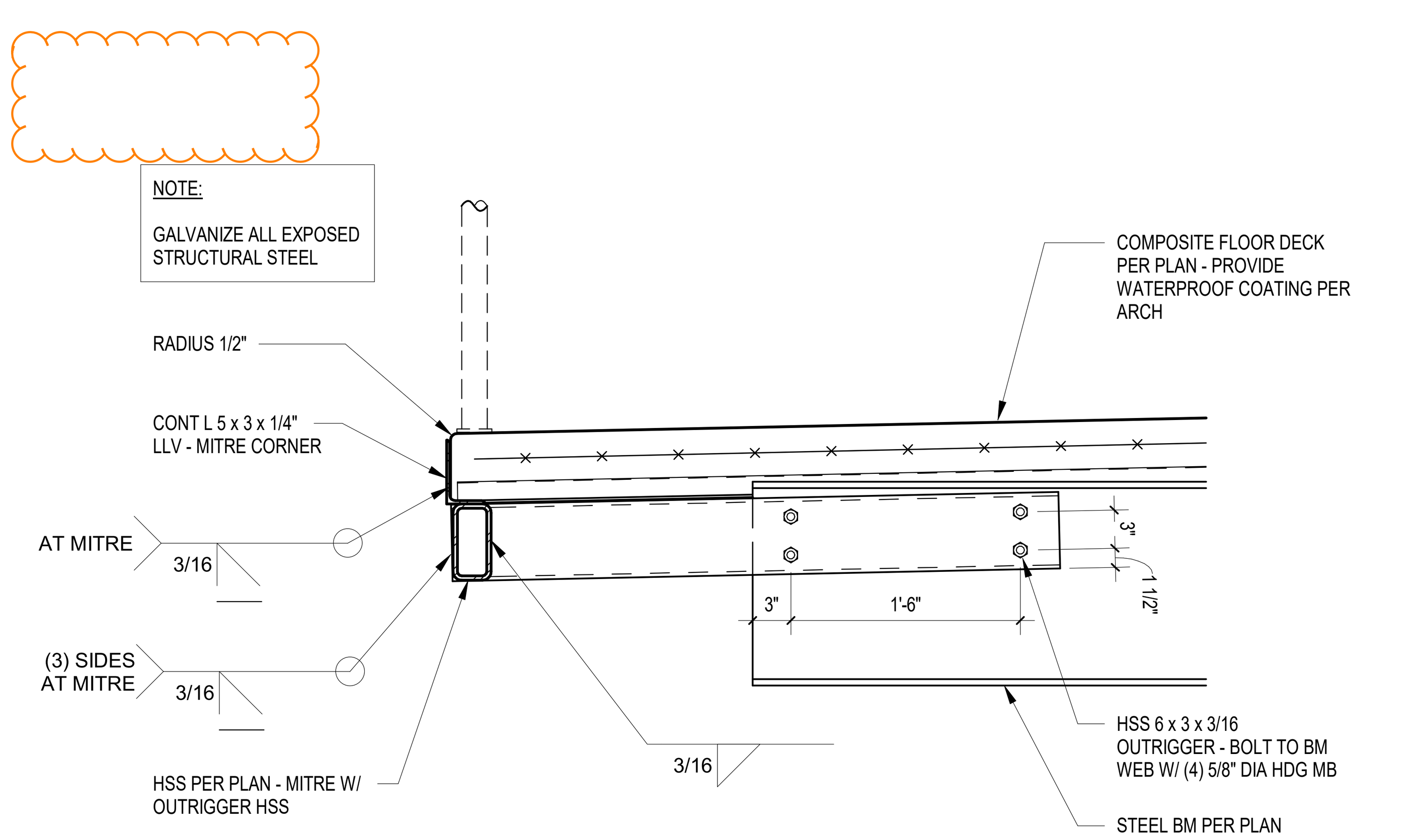
6 **SECTION**
1" = 1'-0" S302-06 (FLA-106)



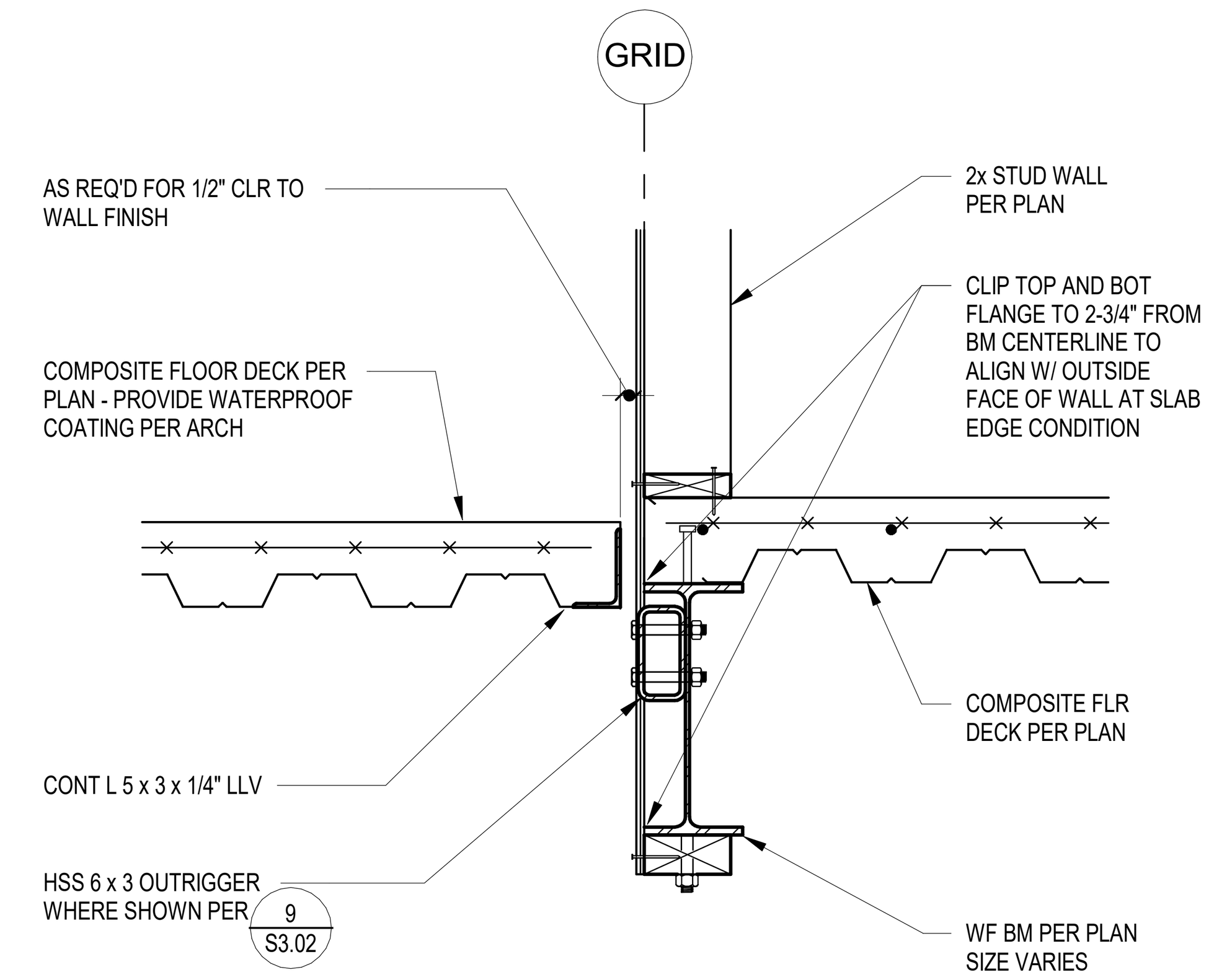
7 **SECTION**
1" = 1'-0" S302-07 (FLA-108)



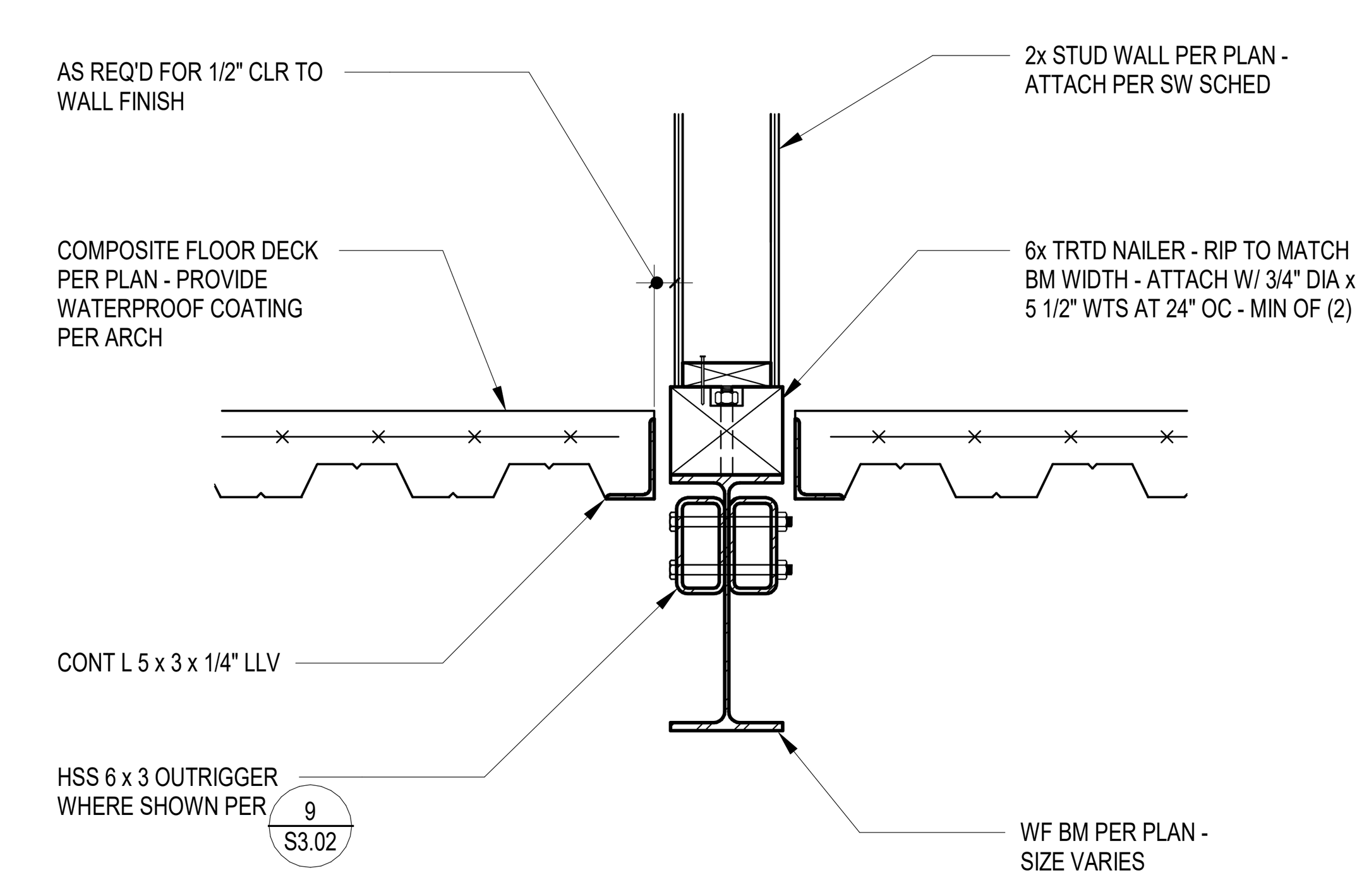
8 **SECTION**
1" = 1'-0" S302-08



9 **SECTION**
1" = 1'-0" S302-09



10 **SECTION**
1" = 1'-0" S302-10



11 **SECTION**
1" = 1'-0" S302-11

PRMU20220123

City of Puyallup
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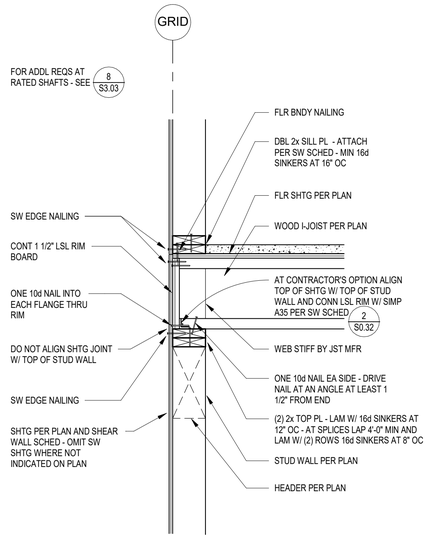
James Guerrero Architects, INC.

PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: FLOOR FLOORING DETAILS

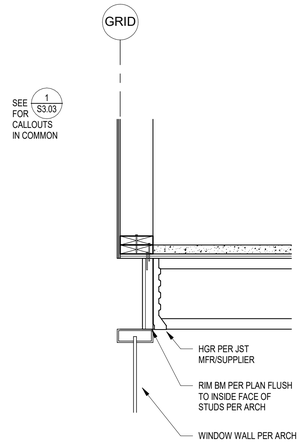
PERMIT SUBMITTAL

DATE 01/26/2022
REVISED 1 06/29/2022 PERMIT RESUBMITTAL
SHEET NO. S3.02
PROJECT NO. 2190606.20



1 SECTION

1" = 1'-0" S303-01 (FL-007)



2 SECTION

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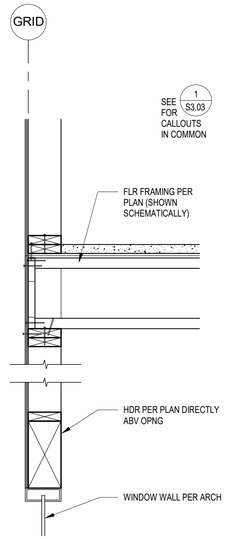
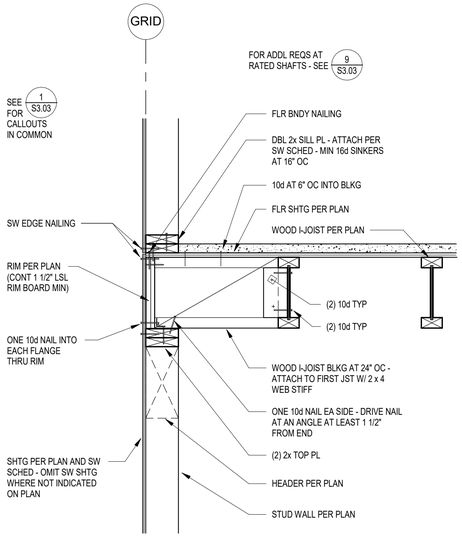


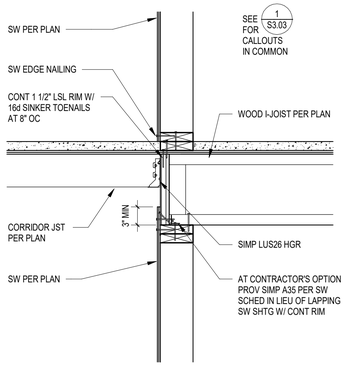
3 SECTION

1" = 1'-0" S303-03 (FL-009)



4 SECTION

1" = 1'-0" S303-04 (FL-010)



5 SECTION

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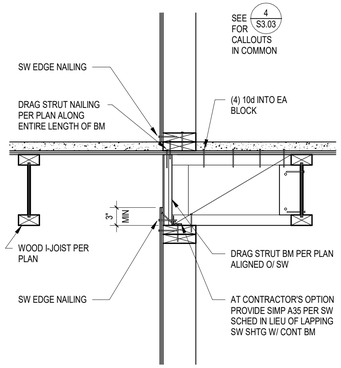

6 SECTION

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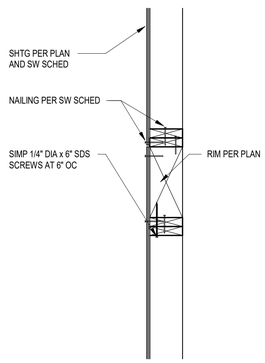

7 SECTION

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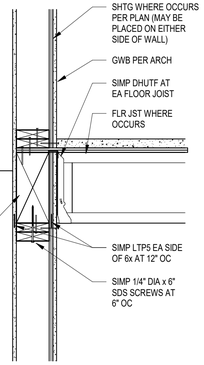
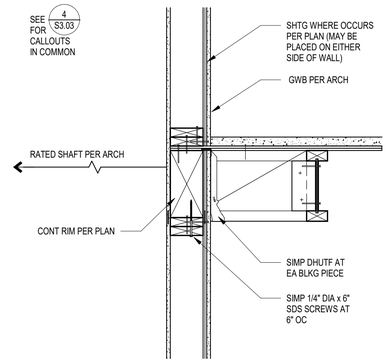


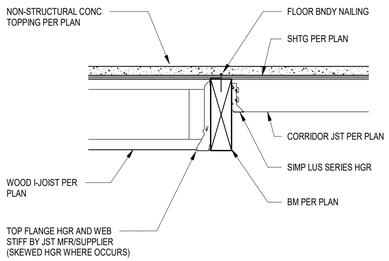
8 SECTION

1" = 1'-0" S303-08 (FL-014)



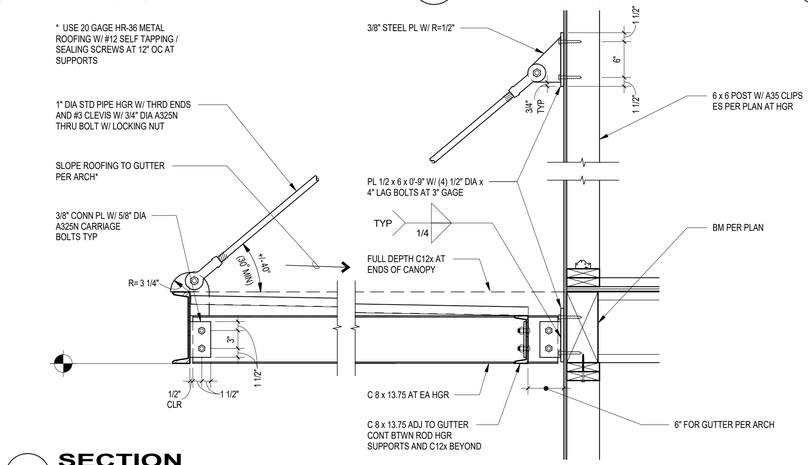
9 SECTION

1" = 1'-0" S303-09 (FL-015)



10 SECTION

1" = 1'-0" S303-10 (FL-022)



11 SECTION

1" = 1'-0" S303-11

PRMU20220123

City of Puyallup
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James Guerrero Architects, INC.

PERMIT SUBMITTAL

PROJECT: 2ND STREET APARTMENTS

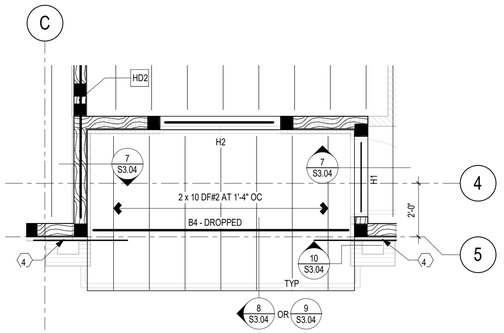
DRAWING TITLE: FLOOR FRAMING DETAILS

DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S3.03

PROJECT NO. 2190606.20

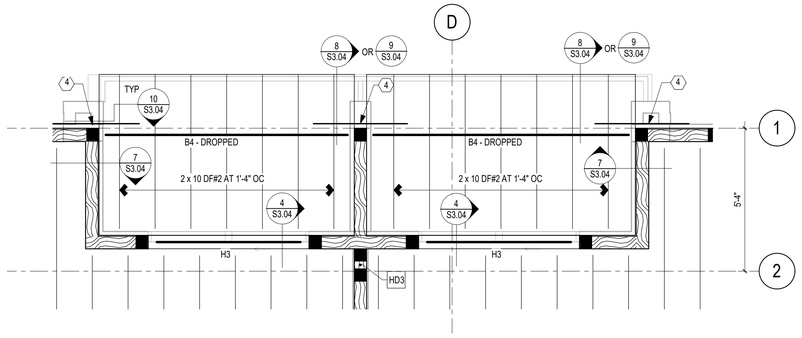
PRMU20220123



1 WEST BALCONY PLAN

3/8" = 1'-0"

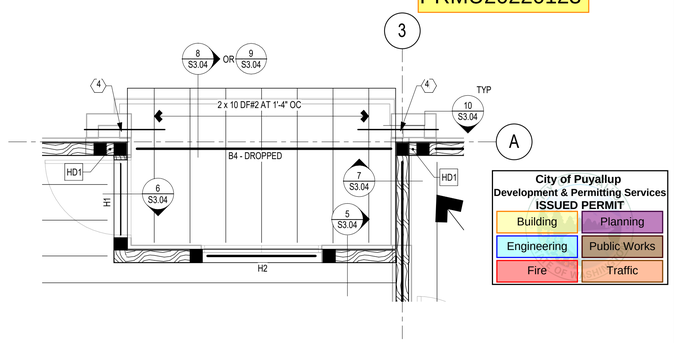
0 2' 4' 6'
SCALE IN FEET



2 EAST BALCONY PLAN

3/8" = 1'-0"

0 2' 4' 6'
SCALE IN FEET



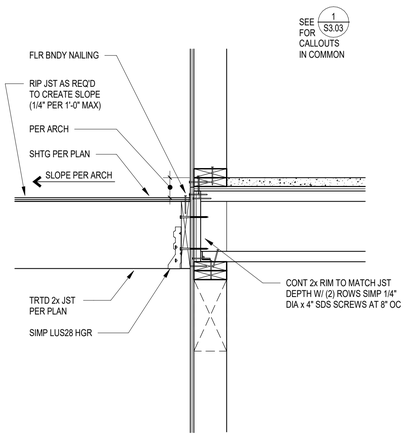
3 NORTH BALCONY PLAN

3/8" = 1'-0"

0 2' 4' 6'
SCALE IN FEET

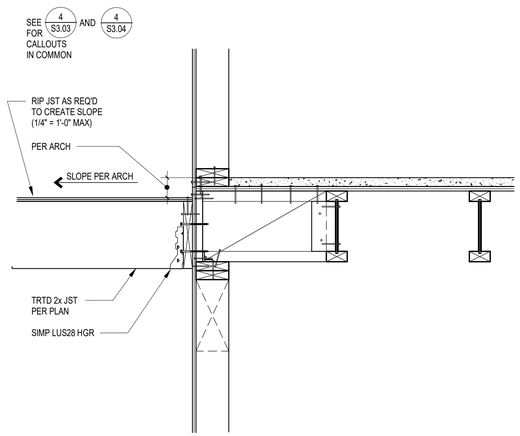
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



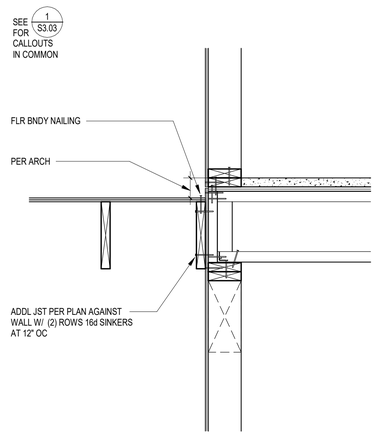
4 SECTION

1" = 1'-0" S304-01 (FL-016)



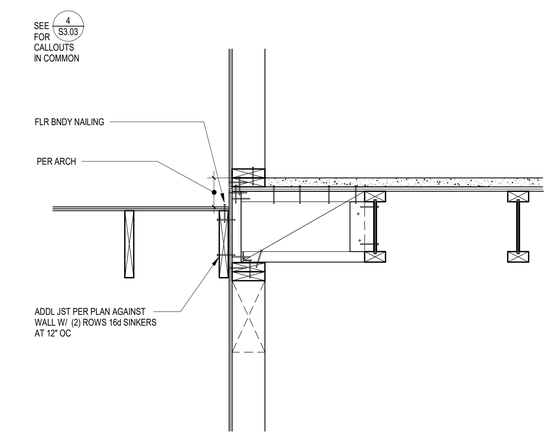
5 SECTION

1" = 1'-0" S304-02 (FL-017)



6 SECTION

1" = 1'-0" S304-03 (FL-018)



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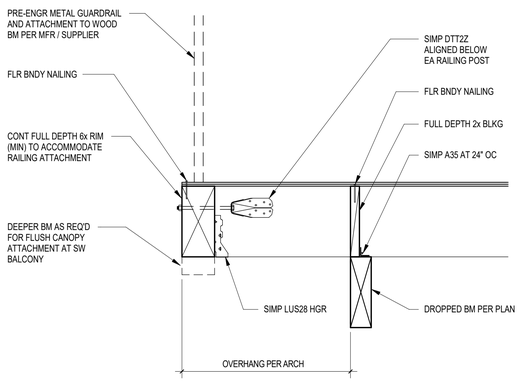

8 SECTION

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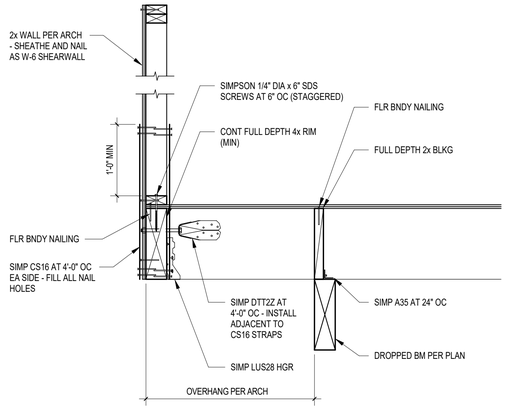

9 SECTION

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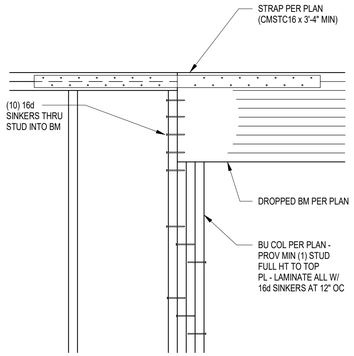

10 SECTION

1" = 1'-0" S304-06 (FL-021)

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: BALCONY FRAMING DETAILS

PERMIT SUBMITTAL

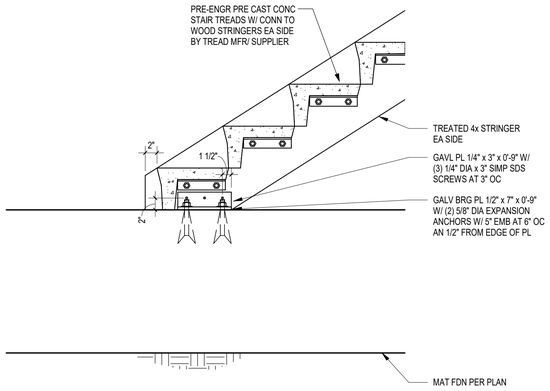
DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO.
S3.04

PROJECT NO.
2190606.20

PRMU20220123

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



1 SECTION

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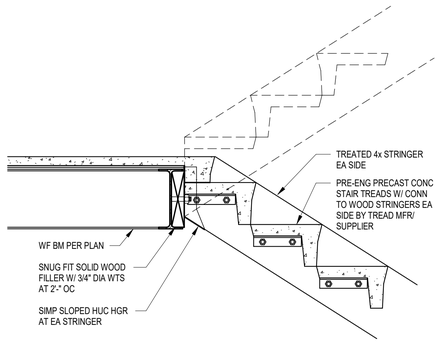

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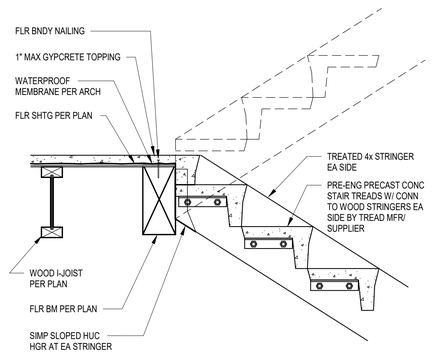

3 SECTION

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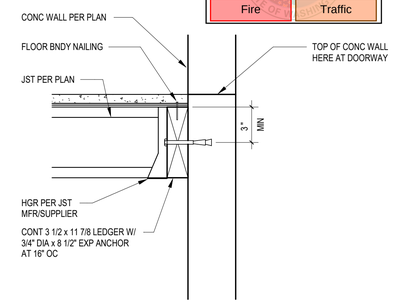

4 SECTION

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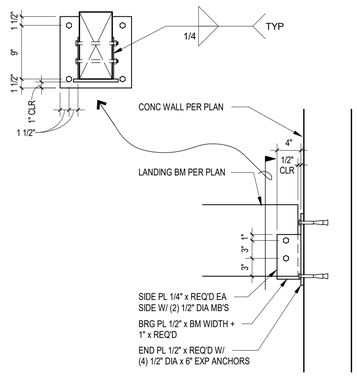

5 SECTION

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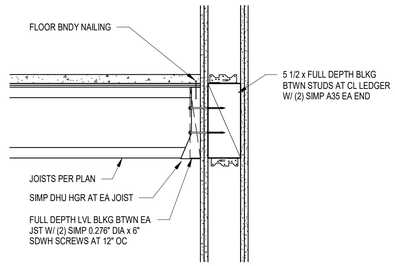

6 SECTION

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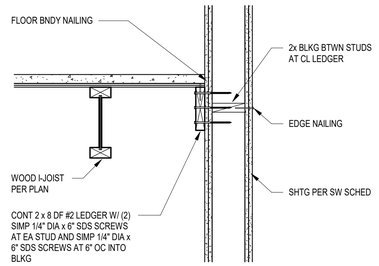

7 SECTION

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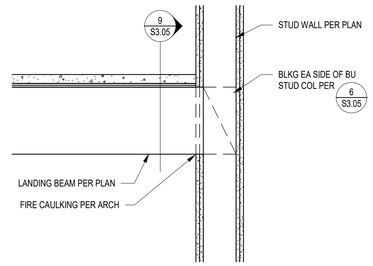

8 SECTION

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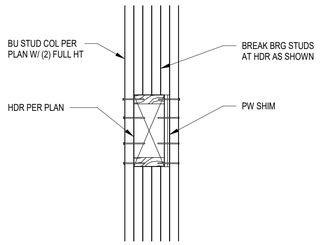

9 SECTION

1" = 1'-0" S305-9 (SF-013)

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STATE OF WASHINGTON
PROFESSIONAL ENGINEER
06/29/2022

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: STAIR FRAMING DETAILS

PERMIT SUBMITTAL

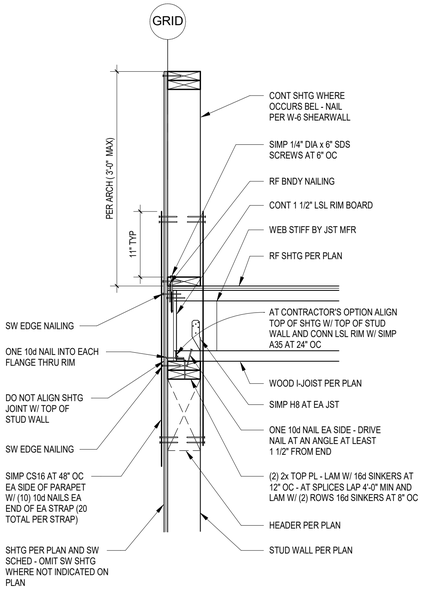
DATE 01/26/2022
REVISED:
1 06/29/2022
PERMIT RESUBMITTAL

SHEET NO. S3.05

PROJECT NO. 2190606.20

PRMU20220123

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



1 SECTION

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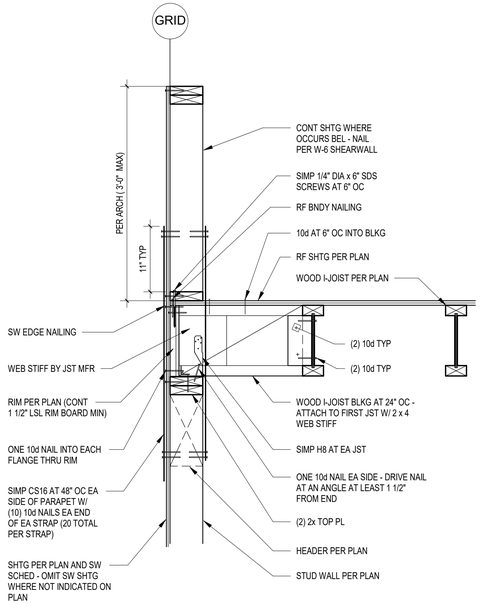

2 SECTION

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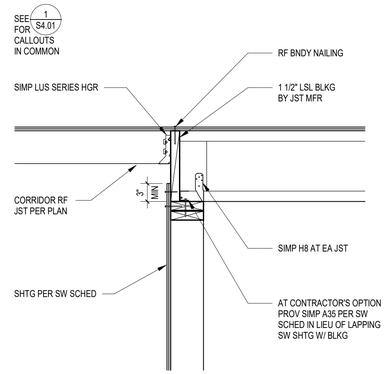

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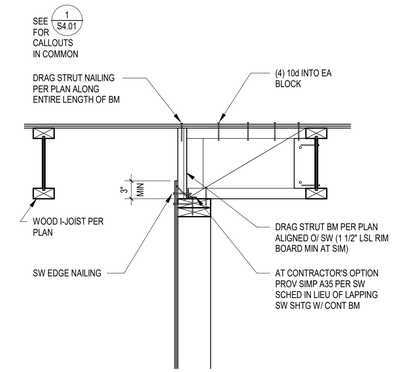

4 SECTION

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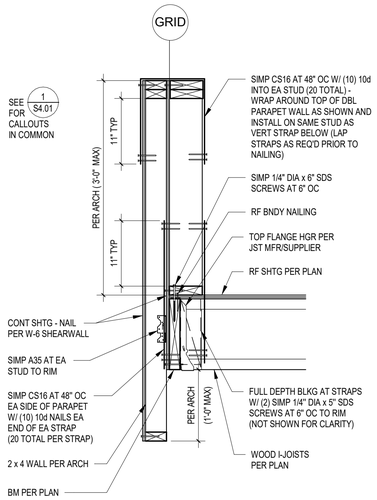

5 SECTION

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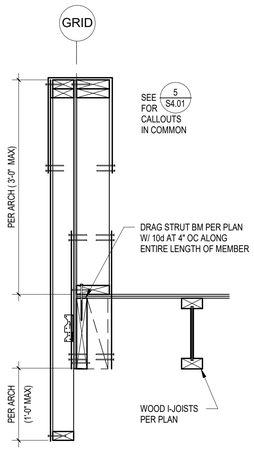

6 SECTION

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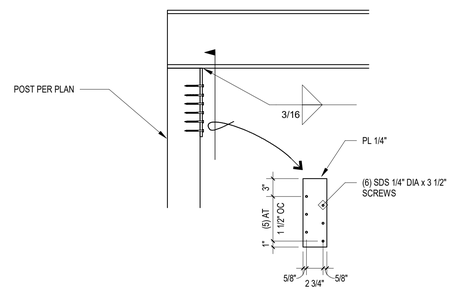

7 SECTION

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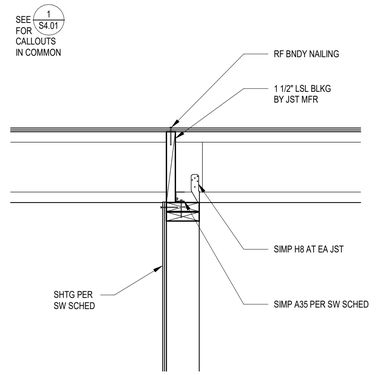

8 SECTION

1" = 1'-0" S401-08

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PROJECT: 2ND STREET APARTMENTS

DRAWING TITLE: ROOF FRAMING DETAILS

PERMIT SUBMITTAL

DATE 01/26/2022
REVISED
1 06/29/2022
PERMIT RESUBMITTAL

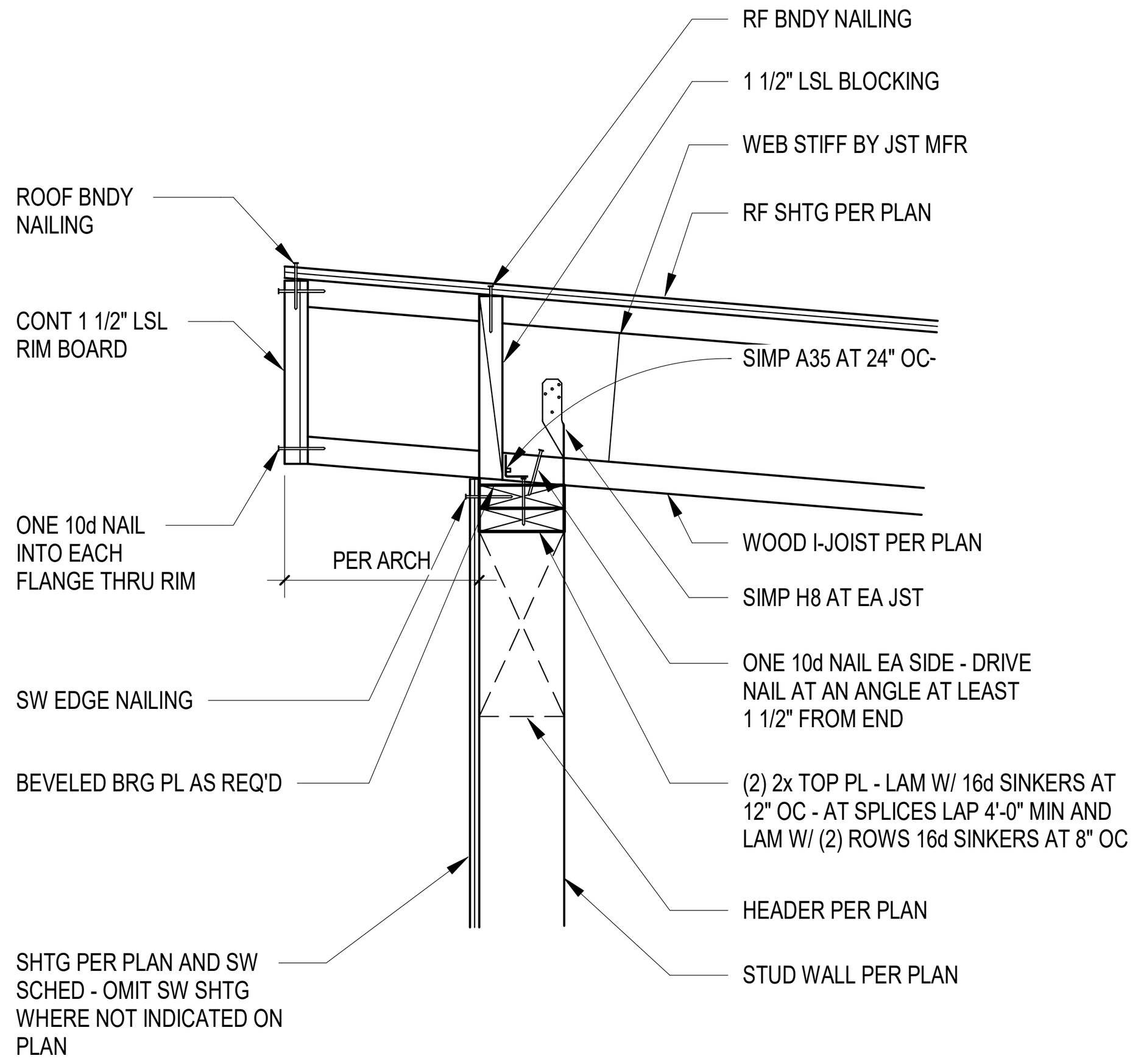
SHEET NO.: S4.01

PROJECT NO. 2190606.20

PRMU20220123

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



1 SECTION
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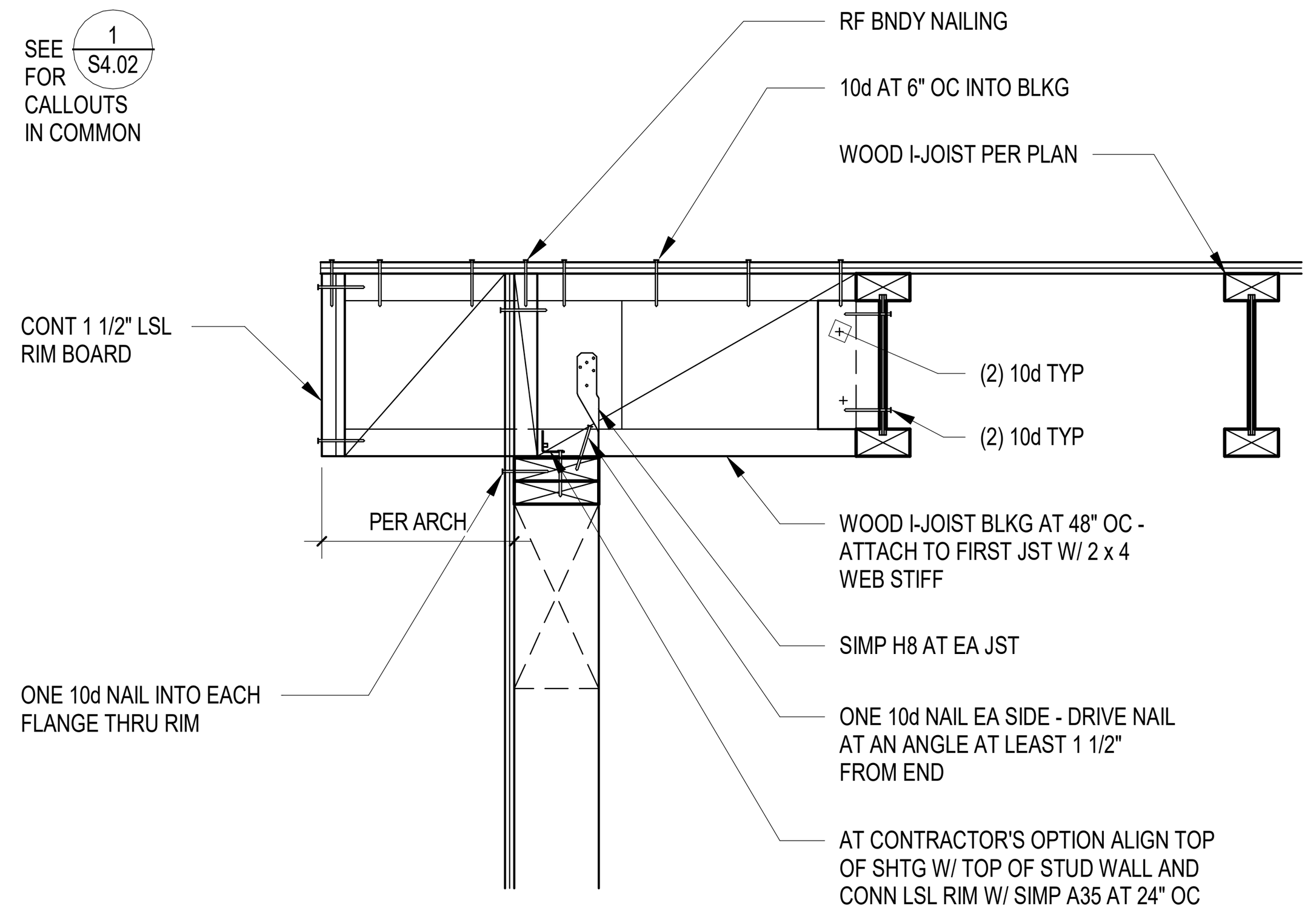

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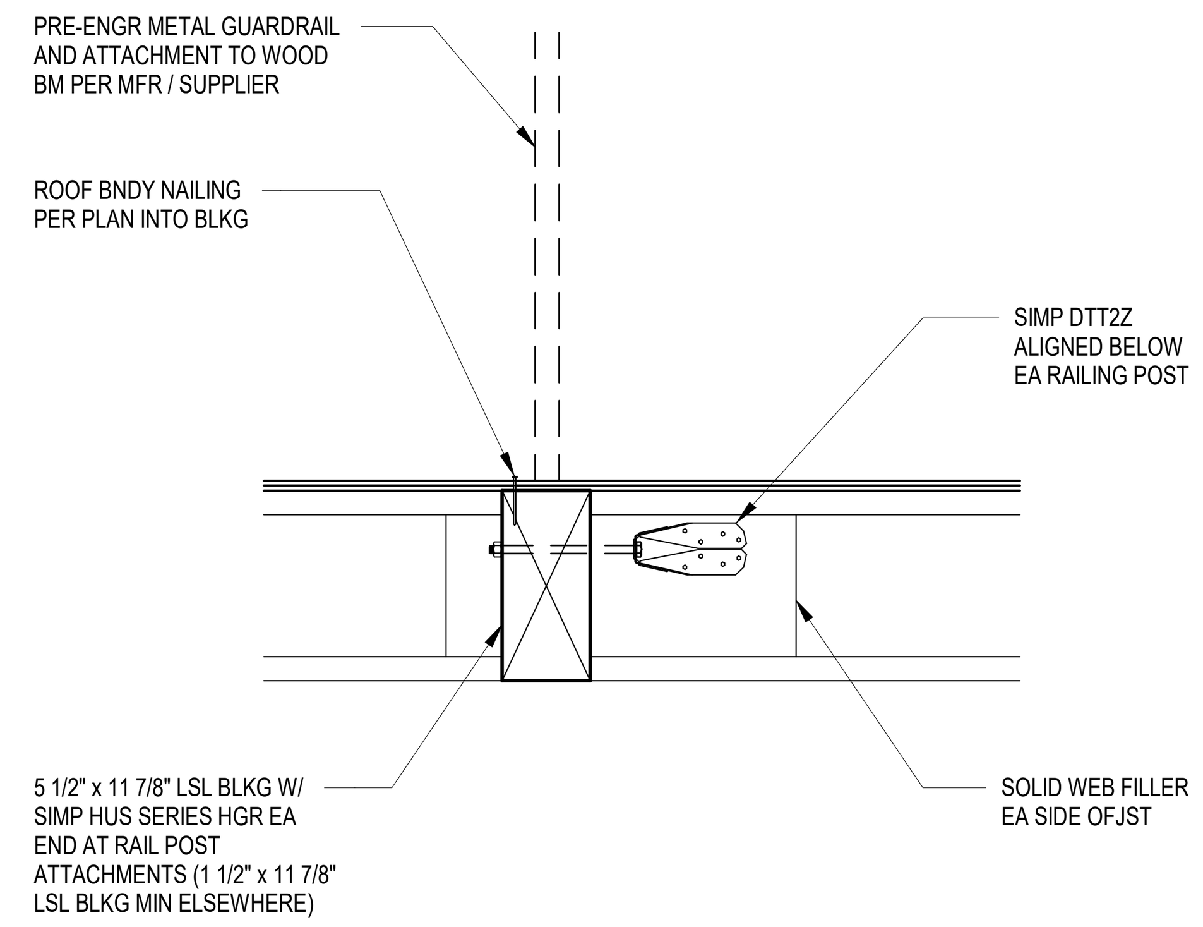

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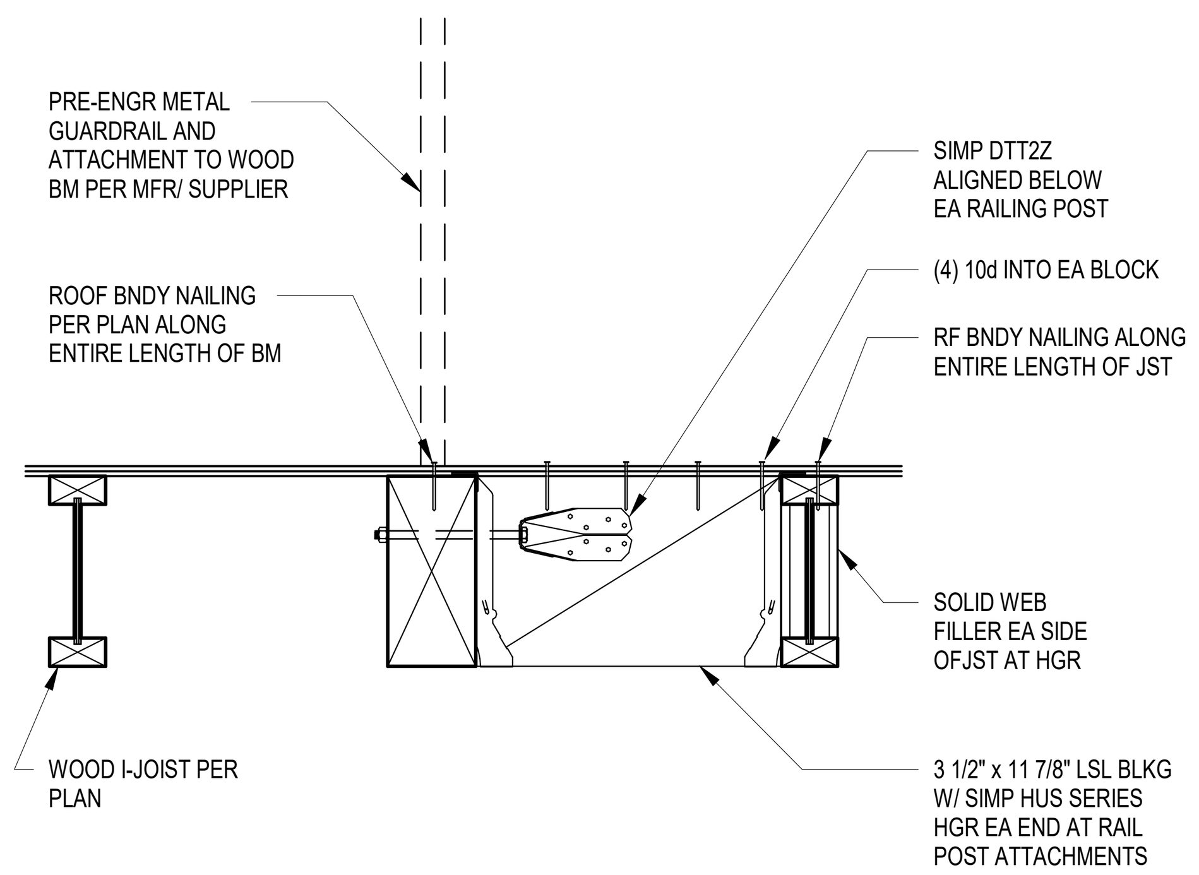

4 SECTION
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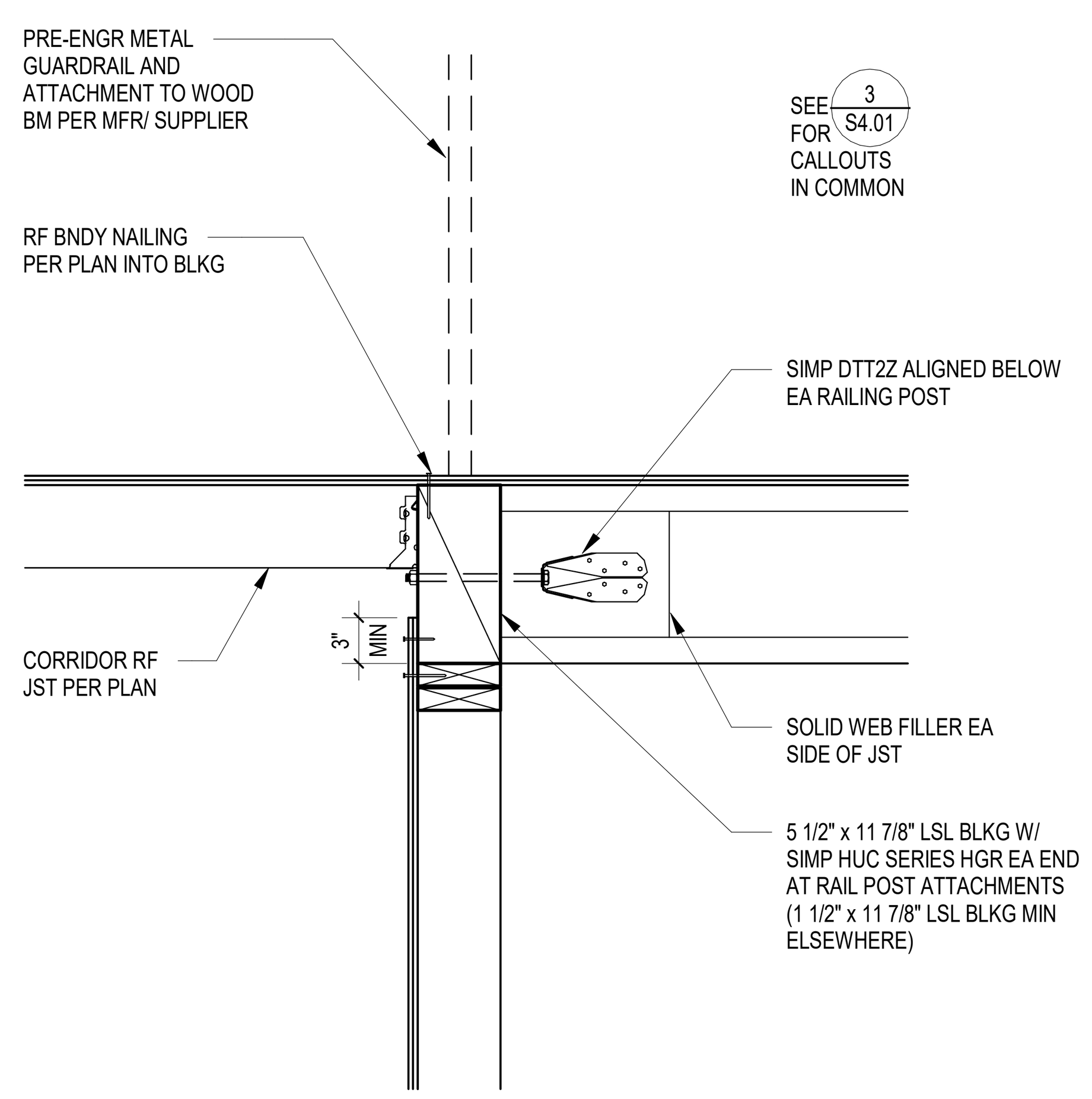

5 SECTION
1" = 1'-0" S402-05

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