

**LAND USE CODE INFORMATION**

APPLICABLE CODE	PUYALLUP MUNICIPAL CODE, TITLE 20
ZONING	RM10 (RESIDENTIAL MULTIFAMILY)
LOT AREA	20,799 SF (0.47 ACRES)
DENSITY	MINIMUM 8 UNITS/ACRE MAXIMUM 10 UNITS/ACRE
MAX. BUILDING COVERAGE	60%
MAX. BUILDING HEIGHT	28' (GRADE PLANE TO MIDPOINT OF PITCHED ROOF)
REQUIRED SETBACKS	SEE A1.0
***REFER TO A0.2 AND A1.0 FOR CALCULATIONS & DIAGRAMS	

**BUILDING CODE INFORMATION**

JURISDICTION	CITY OF PUYALLUP
APPLICABLE CODES	2021 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS
OCCUPANCY TYPES	R3 - RESIDENTIAL (TOWNHOUSE)
IBC CONSTRUCTION TYPE	V-B / NO SPRINKLERS
# OF ABOVE-GRADE STORIES	2
# OF DWELLING UNITS	6 TOTAL (3 UNITS IN EACH STRUCTURE)
TOTAL FLOOR AREA	BLDG A = 4,992 SF BLDG B = 3,624 SF

**ARCHITECTURAL DRAWING INDEX**

- BUILDING A**
- A0.0 COVER SHEET
  - A0.1 GENERAL NOTES + SYMBOLS, ENERGY CODE COMPLIANCE
  - A0.3 FOUNDATION DIAGRAM
  - A0.4 BUILDING + ENERGY CODE ANALYSIS
  - A1.0 SITE PLAN
  - A2.0 BUILDING A - MAIN LEVEL PLAN
  - A2.1 BUILDING A - UPPER LEVEL PLAN
  - A2.2 BUILDING A - ROOF PLAN
  - A2.10 BUILDING A - REFLECTED CEILING PLANS
  - A3.0 BUILDING A - EXTERIOR ELEVATIONS
  - A3.1 BUILDING A - EXTERIOR ELEVATIONS
  - A4.0 BUILDING A - SECTION
  - A7.0 BUILDING A - DOOR SCHEDULE
  - A7.1 BUILDING A - WINDOW SCHEDULE
  - A8.0 DETAILS FOUNDATION
  - A8.1 DETAILS SIDING & WINDOWS
  - A8.2 DETAILS SIDING & DOORS
  - A8.3 DETAILS FRAMING
  - A9.0 BUILDING A - ENLARGED PLANS + INTERIOR ELEVATIONS
  - A9.1 BUILDING A - ENLARGED PLANS + INTERIOR ELEVATIONS

**PROJECT INFORMATION**

SITE ADDRESS  
1200 7TH AVE SE  
PUYALLUP, WA 98372

PARCEL NUMBERS  
7845001330

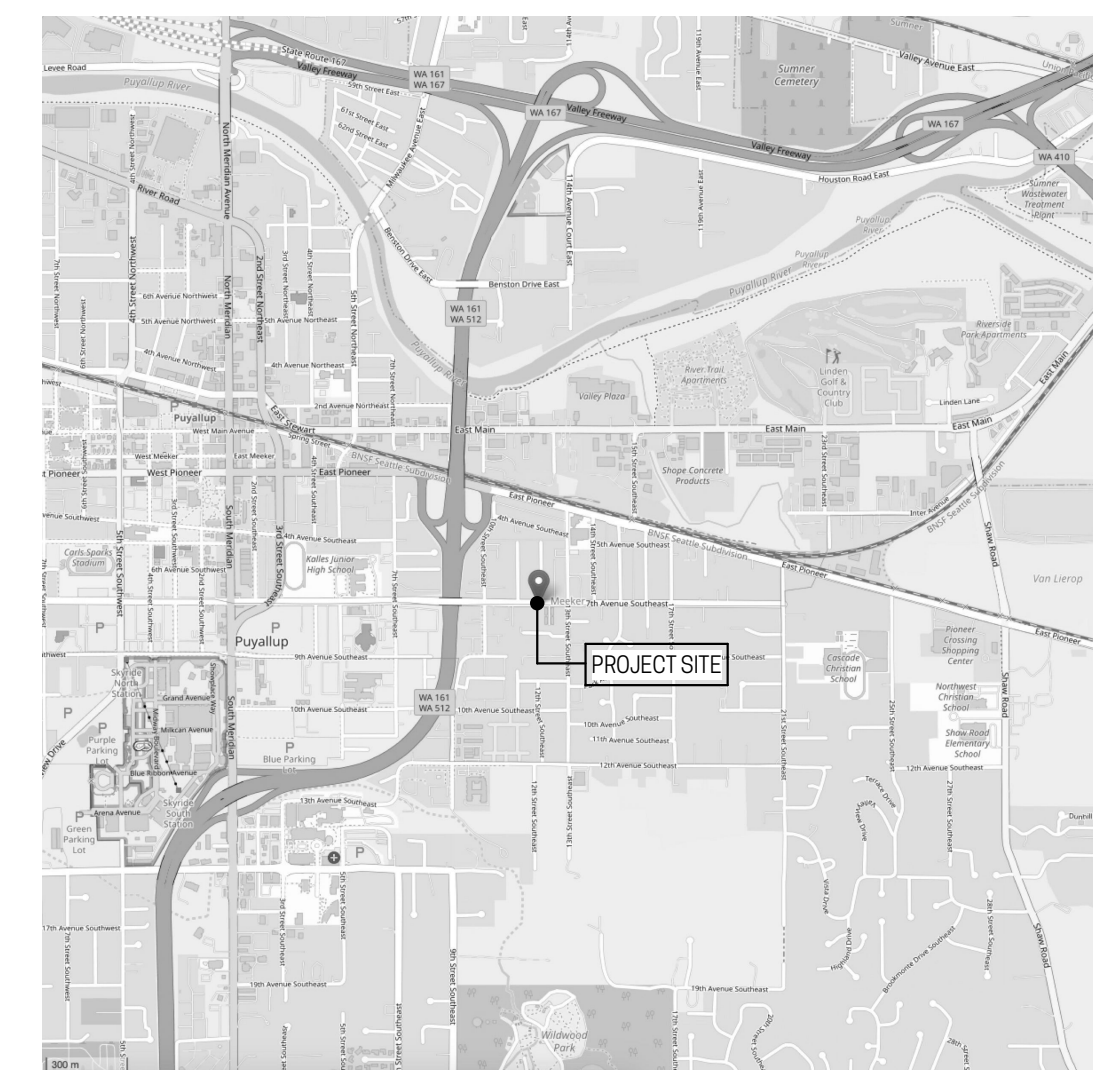
LEGAL DESCRIPTION  
(PER STATUTORY WARRANTY DEED FILED UNDER RECORDING NUMBER 201910110806),  
THE WEST 33 FEET OF BLOCK 77, AND THE EAST 50 FEET OF BLOCK 78, FRANK R. SPINNING'S  
FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN  
BOOK 4 OF PLATS, PAGE 86, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**PROJECT DESCRIPTION**

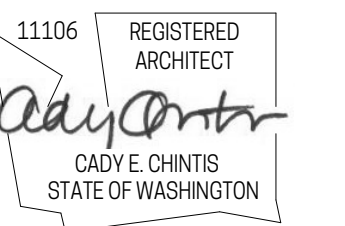
CONSTRUCT SIX TOWNHOUSE DWELLING UNITS, COMPRISED OF TWO THREE-UNIT BUILDINGS  
WITH SURFACE PARKING FOR 12 VEHICLES. DWELLING UNIT TYPES INCLUDE FIVE 2-STORY  
UNITS OF APPROX. 1,463 SF EACH AND ONE SINGLE-STORY TYPE 'A' ACCESSIBLE UNIT, OF  
APPROXIMATELY 696 SF.

**VICINITY MAP**



**PROJECT TEAM**

<b>OWNER</b> VITALY KRAVCHISHIN / SEATAC ENTERPRISE LLC 10019 SE 226TH PLACE KENT, WA 98031 PHONE: 253-932-7303	<b>SURVEYOR &amp; CIVIL ENGINEER</b> C.E.S. NW, INC. 429 29TH STREET NE, SUITE D PUYALLUP, WA 98372 PHONE: 253-848-4282
<b>ARCHITECT</b> WC STUDIO PLLC 1522 6TH AVENUE #1 TACOMA, WA 98405 PHONE: 734-834-5509	<b>GEOTECHNICAL ENGINEER</b> EARTH SOLUTIONS NS 15365 NE 90TH STREET, SUITE 100 REDMOND, WA 98052 PHONE: 425-449-4704
<b>STRUCTURAL ENGINEER</b> PB STRUCTURES PO BOX 354 MAPLE VALLEY, WA 98038 PHONE: 425-691-0443	<b>LANDSCAPE PROFESSIONAL</b> THE CREATIVE GARDENER TACOMA, WA PHONE: 253-225-5187
<b>ELECTRICAL ENGINEER</b> CROSS ENGINEERS 923 MARTIN LUTHER KING JR. WAY TACOMA, WA 98405 PHONE: 253.759.0118	<b>MECHANICAL &amp; PLUMBING ENGINEER</b> HV ENGINEERING, INC. 6912 220TH STREET SW, SUITE 103 MOUNTLAKE TERRACE, WA 98043 PHONE: 206-706-9669



1522 6th Avenue #1  
Tacoma, WA 98405  
206-371-5152

**7TH AVE TOWNHOMES  
BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

<b>ISSUE</b>	<b>DATE</b>
BLDG PERMIT APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

**COVER SHEET**

**A0.0**

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

Building	Planning
Engineering	Public Works
Fire	Traffic

**City of Puyallup Building REVIEWED FOR COMPLIANCE**

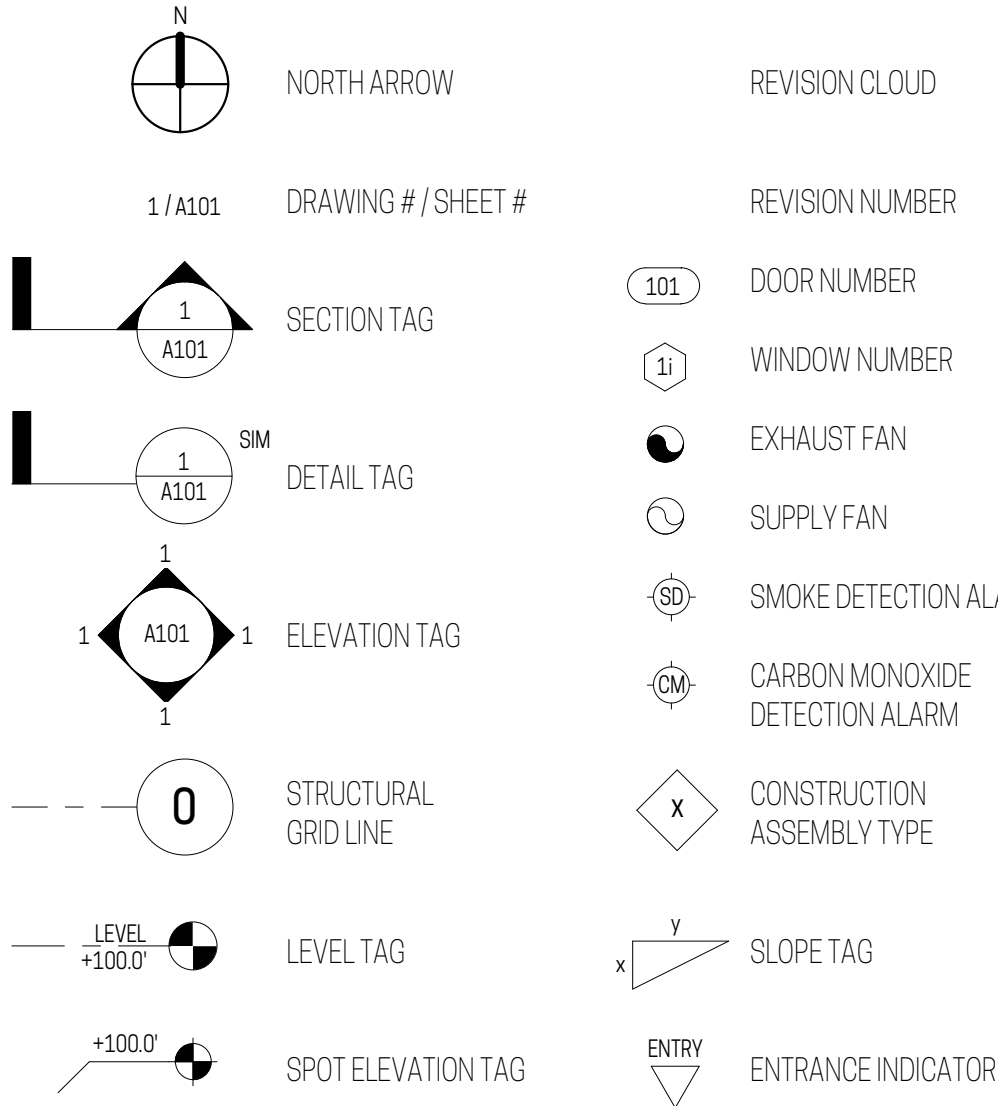
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The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.  
Full sized legible color plans are required to be provided by the permittee on site for inspection.  
Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

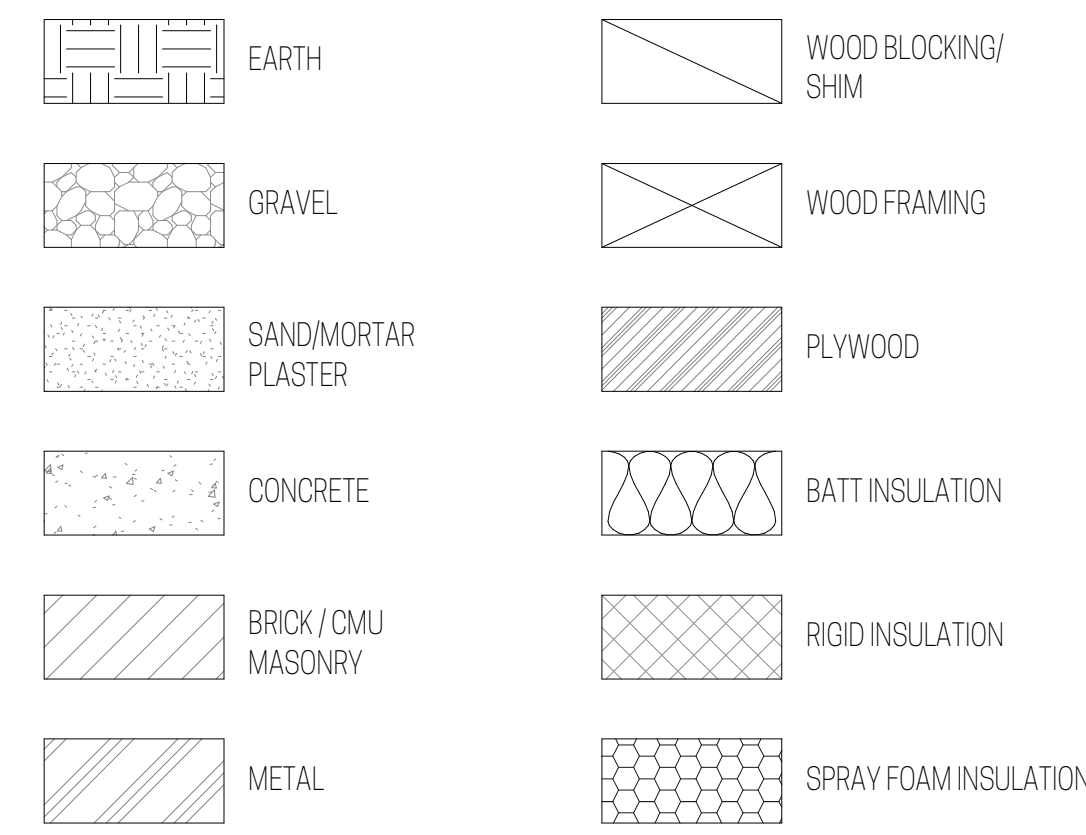
## ABBREVIATIONS

AB	ANCHOR BOLT	N/A	NOT APPLICABLE
ADJ	ADJUSTABLE	NOM	NOMINAL
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AVG	AVERAGE		
BD	BOARD	O/	OVER
BSMT	BASEMENT	OC	ON CENTER
BLDG	BUILDING	OH	OVERHANG
		OD	OUTSIDE DIAMETER
		O.A.	OVERALL
CAB	CABINET	PNL	PANEL
CB	CATCH BASIN	PERF	PERFORATED
CLG	CEILING	P-LAM	PLASTIC LAMINATE
CTRD	CENTERED	PWD	PLYWOOD
CLR	CLEAR	PT	PRESSURE TREATED
CLD	CLOSET	PTD	PAINTED
CMU	CONCRETE MASONRY UNIT	PL	PLACES, PLATE
COL	COLUMN		
CONST	CONSTRUCTION	QTR	QUARTER
CONC	CONCRETE		
CONT	CONTINUOUS		
CPT	CARPET	R	RISER
		RAD	RADIUS
		RECT	RECTANGLE
DET, DTL	DETAIL	REFR	REFRIGERATOR
DIA	DIAMETER	REINF	REINFORCEMENT
DIM	DIMENSION	REPL	REPLACE
DBL	DOUBLE	REQD	REQUIRED
DH	DOUBLE HUNG	RH	RIGHT HAND
DN	DOWN	RM	ROOM
DS	DOWNSPOUT	RO	ROUGH OPENING
DW	DISHWASHER	R/R	RISE OVER RUN (STAIR)
		R&S	ROD & SHELF
EA	EACH	SC	SOLID CORE
ELEC	ELECTRICAL	SF	SQUARE FEET
EL,ELEV	ELEVATION	SG	SAFETY GLAZING
EQ	EQUAL	SEP	SEPARATE
EX, EXIST	EXISTING	SEW	SEWER
EXP	EXPOSURE	SDG	SIDING
EXT	EXTERIOR	SHT	SHEET
		SIM	SIMILAR
FFL	FINISH FLOOR LEVEL	SK	SINK
FD	FLOOR DRAIN	SOG	SLAB ON GRADE
FDN	FOUNDATION	SPEC	SPECIFICATION
FIN	FINISH	STD	STANDARD
FLR	FLOOR	SQ	SQUARE
FOB	FACE OF BRICK	SS	STAINLESS STEEL
FOC	FACE OF CONCRETE	STL	STEEL
FOCMU	FACE OF CMU	STRUCT	STRUCTURAL
FOF	FACE OF FRAMING	SUBFLR	SUBFLOOR
FOIC	FURNISHED BY OWNER & INSTALLED BY CONTRACTOR	SW	SHEAR WALL
FB	FLUSH BEAM	S4S	SURFACED 4 SIDES
FP	FIREPLACE	S1S	SURFACED 1 SIDE
FTG	FOOTING	S1S1E	SURFACED 1 SIDE 1 EDGE
GA	GALVE	T	TREAD
GALV	GALVANIZED	TEL	TELEPHONE
GFI	GROUND FAULT INTERRUPTER	TEMP	TEMPERED
GL	GLASS	T&B	TOP AND BOTTOM
GLB	GLUE-LAM BEAM	T&G	TONGUE AND GROOVE
GWB	GYPSUM WALL BOARD	TOW	TOP OF WALL
		TOS	TOP OF SLAB
H	HIGH	TPH	TOILET PAPER HOLDER
HB	HOSE BIB	TYP	TYPICAL
HC	HOLLOW CORE		
HD	HOLDDOWN	UNO	UNLESS NOTED OTHERWISE
HDW	HEADWARE	VB	VAPOR BARRIER
HDR	HEADER	VERT	VERTICAL
HORIZ	HORIZONTAL	VG	VERTICAL GRAIN
HR	HOUR	VIF	VERIFY IN FIELD
HT	HEIGHT	VOL	VOLUME
HTR	HEATER		
HWT	HOT WATER TANK		
ID	INSIDE DIAMETER	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	WDW	WINDOW
		W/	WITH
JST	JOIST	W/O	WITHOUT
		W/D	WASHER & DRYER
LAV	LAVATORY	WP	WATERPROOF
LH	LEFT HAND	WHF	WHOLE HOUSE FAN
LL	LIVE LOAD	WRB	WEATHER-RESISTIVE BARRIER
		WWF	WELDED WIRE FABRIC
MBR	MASTER BEDROOM	#	NUMBER
MAX	MAXIMUM	@	AT
MECH	MECHANICAL		
MEMB	MEMBRANE		
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MLT	METAL		

## TYPICAL DRAWING SYMBOLS



## TYPICAL MATERIAL SYMBOLS



## RESIDENTIAL ENERGY EFFICIENCY OPTIONS

APPLICABLE CODE: WSEC 2021

CLIMATE ZONE: 4C PIERCE

### BUILDING THERMAL ENVELOPE MINIMUM REQUIREMENTS (PER TABLE R402.1.3)

MAX. U-VALUE VERTICAL GLAZING: (NFRC Rating)	0.30
MAX. U-VALUE SKYLIGHTS: (NFRC Rating)	0.50
MIN. R-VALUE ABOVE GRADE WALLS	20 CAVITY + 5 CONTINUOUS
MIN. R-VALUE CEILINGS W/ ATTIC	60
MIN. R-VALUE FLOORS OVER UNHEATED SPACE	30
MIN. R-VALUE SLAB ON GRADE	10, 4' DEPTH

### ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (WSEC R406.3)

EACH DWELLING UNIT IN A RESIDENTIAL BUILDING SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM NUMBER OF CREDITS:

### R-3 SMALL DWELLING UNITS < 1500 SF CONDITIONED FLOOR AREA AND < 800 SF FENESTRATION AREA REQUIRE 5.0 CREDITS

TO BE ACHIEVED USING THE FOLLOWING OPTIONS:

ENERGY EQUALIZATION CREDIT, SYSTEM TYPE 5 INVERTER-DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN LARGEST ZONE	2.0 CREDITS
OPTION 3.5, HIGH EFFICIENCY HVAC EQUIPMENT DUCTLESS SPLIT-SYSTEM HEAT PUMP, MIN. HSPF OF 10.0 PROVIDES HEATING TO LARGEST ZONE	1.5 CREDITS
OPTION 5.6, EFFICIENT WATER HEATING NEEA TIER III HEAT PUMP WATER HEATER	2.0 CREDITS

## RESIDENTIAL ENERGY CODE NOTES

### CERTIFICATE (R401.3)

- A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR WITHIN THREE FEET OF THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
- THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS.
- THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA.
- THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

### SLAB ON GRADE FLOORS (WSEC R402.2.9)

- THE MINIMUM THERMAL RESISTANCE (R-VALUE) OF THE INSULATION AROUND THE PERIMETER OF SLAB-ON-GRADE FLOORS SHALL BE AS SPECIFIED IN TABLE R402.1.1.
- THE INSULATION SHALL BE PLACED ON THE OUTSIDE OF THE FOUNDATION OR ON THE INSIDE OF THE FOUNDATION WALL. EXTEND INSULATION DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM DISTANCE AS SHOWN IN THE TABLE OR TO THE TOP OF THE FOOTING, WHICHEVER IS LESS, OR DOWNWARD TO AT LEAST THE BOTTOM OF THE SLAB AND THEN HORIZONTALLY TO THE INTERIOR OR EXTERIOR FOR THE TOTAL DISTANCE SHOWN IN THE TABLE.
- A TWO-INCH BY TWO-INCH (MAXIMUM) PRESSURE TREATED NAILER MAY BE PLACED AT THE FINISHED FLOOR ELEVATION FOR ATTACHMENT OF INTERIOR FINISH MATERIALS.
- INSULATION EXTENDING AWAY FROM THE BUILDING SHALL BE PROTECTED BY PAVEMENT OR BY A MINIMUM OF 10 INCHES (254 MM) OF SOIL.
- THE ENTIRE AREA OF HEATED SLAB-ON-GRADE FLOORS SHALL BE THERMALLY ISOLATED FROM THE SOIL WITH A MINIMUM OF R-10 INSULATION.

### AIR LEAKAGE TESTING (WSEC R402.4)

- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING **4.0** AIR CHANGES PER HOUR.
- TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES).
- WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.
- TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. DURING TESTING, FOLLOW PROCEDURES AS OUTLINED IN R402.4.1.2.

### CONTROLS (WSEC R403.1)

- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

### PROGRAMMABLE THERMOSTAT (WSEC R403.1.1)

- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE ENERGY STAR CERTIFIED AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. SEE WSEC 2018 FOR SPECIFICS AND EXCEPTIONS.

### ELECTRIC WATER HEATER INSULATION (WSEC R403.4.3)

- ALL ELECTRIC WATER HEATERS IN UNHEATED SPACES OR ON CONCRETE FLOORS SHALL BE PLACED ON AN INCOMPRESSIBLE, INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10.

### LIGHTING EQUIPMENT (WSEC R404.1)

- A MINIMUM OF **90 PERCENT** OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.

### RECESSED LIGHTING (WSEC R402.4.5)

- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED, CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED AT 75 PA PRESSURE DIFFERENTIAL AND BEAR A LABEL SHOWING COMPLIANCE WITH THIS TEST METHOD.
- ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

## RESIDENTIAL BUILDING CODE NOTES

### EXTERIOR LIGHTING

EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES

### SMOKE ALARMS

- SMOKE DETECTORS ARE REQUIRED WHEN A PERMIT IS REQUIRED, OR WHEN ONE OR MORE BEDROOMS ADDED.
- MUST BE POWERED BY 110 V INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND ADDITIONS.
- MAY BE BATTERY-POWERED IN ALTERATIONS OR REPAIRS EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES.
- SHEAR WALL IN SLEEPING ROOMS, OUTSIDE SLEEPING AREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS).
- ANY ALARM MUST BE CLEARLY AUDIBLE IN ALL BEDROOMS. LOCATE ON PLANS PER CODE.

### FOUNDATION DRAINS

- PROVIDE DRAINS AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE.
- DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED.
- DISCHARGE SYSTEM BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.
- GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. PROTECT THE TOP OF OPEN JOINTS OF DRAIN TILES WITH STRIPS OF BUILDING PAPER.
- PERFORATED DRAINS SHALL BE SURROUNDED WITH MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN.
- PLACE DRAINAGE TILES OR PERFORATED PIPE ON 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE Sieve SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVER WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

### SOUND TRANSMISSION

- AIRBORNE SOUND INSULATION: SEPARATING WALLS & CLGS SHALL BE INSULATED TO STC 45 (SOUND TRANSMISSION CLASS).
- IMPACT SOUND INSULATION: ALL SEPARATING FLOOR-CLG ASSEMBLIES SHALL BE INSULATED TO IIC 50 (IMPACT INSULATION CLASS).
- JOINTS IN THE PERIMETER OF SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES SHALL BE ACOUSTICALLY SEALED WITH A PERMANENT RESILIENT MATERIAL APPROVED FOR SUCH PURPOSE.
- CONDUITS, PIPES, AND VENTS IN SUCH WALL OR FLOOR-CEILING ASSEMBLIES CAUSING VIBRATIONS SHALL BE REASONABLY ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF SUPPORT BY MEANS OF RESILIENT SLEEVES AND MOUNTS. ALL OTHER OPENINGS THROUGH WHICH SUCH ITEMS PASS SHALL HAVE THE EXCESS OPENING FULLY SEALED WITH INSULATING AND PERMANENTLY RESILIENT MATERIALS APPROVED FOR BOTH SOUND AND REQUIRED FIRE-RESISTANCE.
- ELECTRICAL BOXES SHALL NOT BE PLACED BACK TO BACK AND SHALL BE OFFSET BY NOT LESS THAN 12" FROM OUTLETS ON OPPOSITE WALL SURFACE. BACK AND SIDES OF BOXES SHALL BE SEALED WITH ONE-EIGHTH INCH RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL, FIBER INSULATION OR APPROVED EQUIVALENT.

### GUARDS + HANDRAILS

- GUARDS OR HANDRAILS SHALL BE PROVIDED ON ALL OPEN SIDES OF STAIRS OR ELEVATED PLATFORMS. GUARDS SHALL NOT BE LESS THAN 36" HIGH UNO.
- HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE STAIR NOSING.
- OPENINGS SHALL RESTRICT A 4" DIAMETER SPHERE FROM PASSING THROUGH.
- HANDGRIP SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH 1-1/2" CLEARANCE FROM WALL. RETURN HANDRAILS AT ENDS.

### WATER HEATER

PROVIDE SEISMIC STRAPPING AT WATER HEATER PER UPC 510.

### INSULATION

ALL THERMAL AND ACOUSTIC BATT INSULATION SHALL HAVE A MAX. FLAME-SPREAD RATING OF 25 AND SMOKE DENSITY TEST OF 450 PER UBC 707. FOAM PLASTIC INSULATION SHALL HAVE A MAX. FLAME-SPREAD RATING OF 75 AND SMOKE DENSITY TEST OF 450.

### FLASHING

- PROVIDE ALL NECESSARY FLASHING OF MIN. 26 GA (0.019 IN.) CORROSION-RESISTANT METAL VALLEY FLASHING SHALL EXTEND 8" FROM C.L. EACH WAY AND LAP A MINIMUM OF 4" OVER AN UNDERLAYMENT OF 36" WIDE #15 BLDG. FELT.
- AIR EXHAUST OPENINGS SHALL TERMINATE AS FOLLOWS:
  - NOT LESS THAN 3" FROM PROPERTY LINES, GRAVITY AIR INTAKE OPENINGS, AND OPERABLE WINDOWS/DOORS
  - NOT LESS THAN 10' FROM MECHANICAL AIR INTAKE OPENINGS EXCEPT WHERE PART OF A FACTORY BUILT INTAKE/EXHAUST COMBINATION TERMINATION FITTING

### BALANCED WHOLE HOUSE VENTILATION

- SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY FANS, ONE OR MORE EXHAUST FANS, OR AN ERV/HRV WITH INTEGRAL FANS, ASSOCIATED DUCTS & CONTROLS.
- ERV/HRV SYSTEMS SHALL MEET THE REQUIREMENTS OF HVI 920.
- SYSTEM SHALL BE TESTED AND VERIFIED TO PROVIDE A TOTAL MECHANICAL SUPPLY AND EXHAUST AIRFLOW RATES SHALL BE WITHIN 10% OR 5 CFM OF EACH OTHER AND MINIMUM FLOW RATE AS FOLLOWS:

DWELLING UNITS 501 - 1000 SF SF WITH 0-1 BEDROOMS	30 CFM CONTINUOUS
DWELLING UNITS 1,501-2,000 SF WITH 3 BEDROOMS	50 CFM CONTINUOUS

### MINIMUM LOCAL EXHAUST RATES

KITCHENS: 100 CFM INTERMITTENT / 30 CFM CONTINUOUS
BATH/TOILET ROOMS: 50 CFM INTERMITTENT / 20 CFM CONTINUOUS

### DUCTS

EXHAUST DUCTS: EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. ALL EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.

### UNDER-FLOOR VENTILATION

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SF FOR EACH 300 SF OF UNDER FLOOR AREA. REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS-VENTILATION AND COVERED BY AN APPROVED MATERIAL.

UNDERFLOOR AREA PER DWELLING UNIT:	624 SF
REQUIRED VENTILATION AREA PER DWELLING UNIT:	624 / 300 = 2.08 SF = 300 SQ. IN.

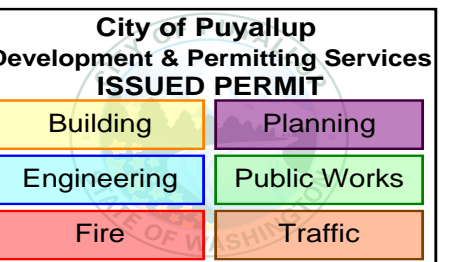
### ROOF VENTILATION

- ENCLOSED ATTICS WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL:
  - OPEN DIRECTLY TO THE OUTSIDE
  - BE PROTECTED AGAINST THE ENTRANCE OF RAIN, SNOW, BIRDS, RODENTS, AND OTHER PESTS
  - HAVE A MINIMUM DIMENSION OF 1/16 INCH. OPENINGS WITH A MINIMUM DIMENSION LARGER THAN 1/4 INCH SHALL BE COVERED BY AN APPROVED MATERIAL.

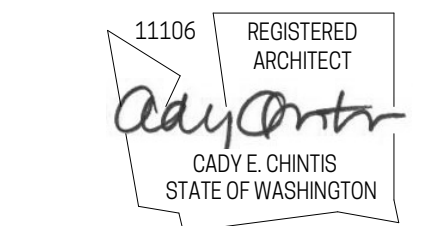
THE TOTAL MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE VENTED SPACE.

ENCLOSED ATTIC AREA PER DWELLING UNIT:	708 SF
REQUIRED VENTILATION AREA PER DWELLING UNIT:	708/150 = 4.72 SF

PRRNT20250328



FOR AGENCY REVIEW



**WC STUDIO**  
architects

1522 6th Avenue #1  
Tacoma, WA 98405  
206-371-5152

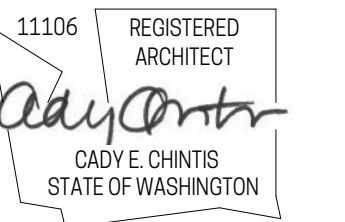
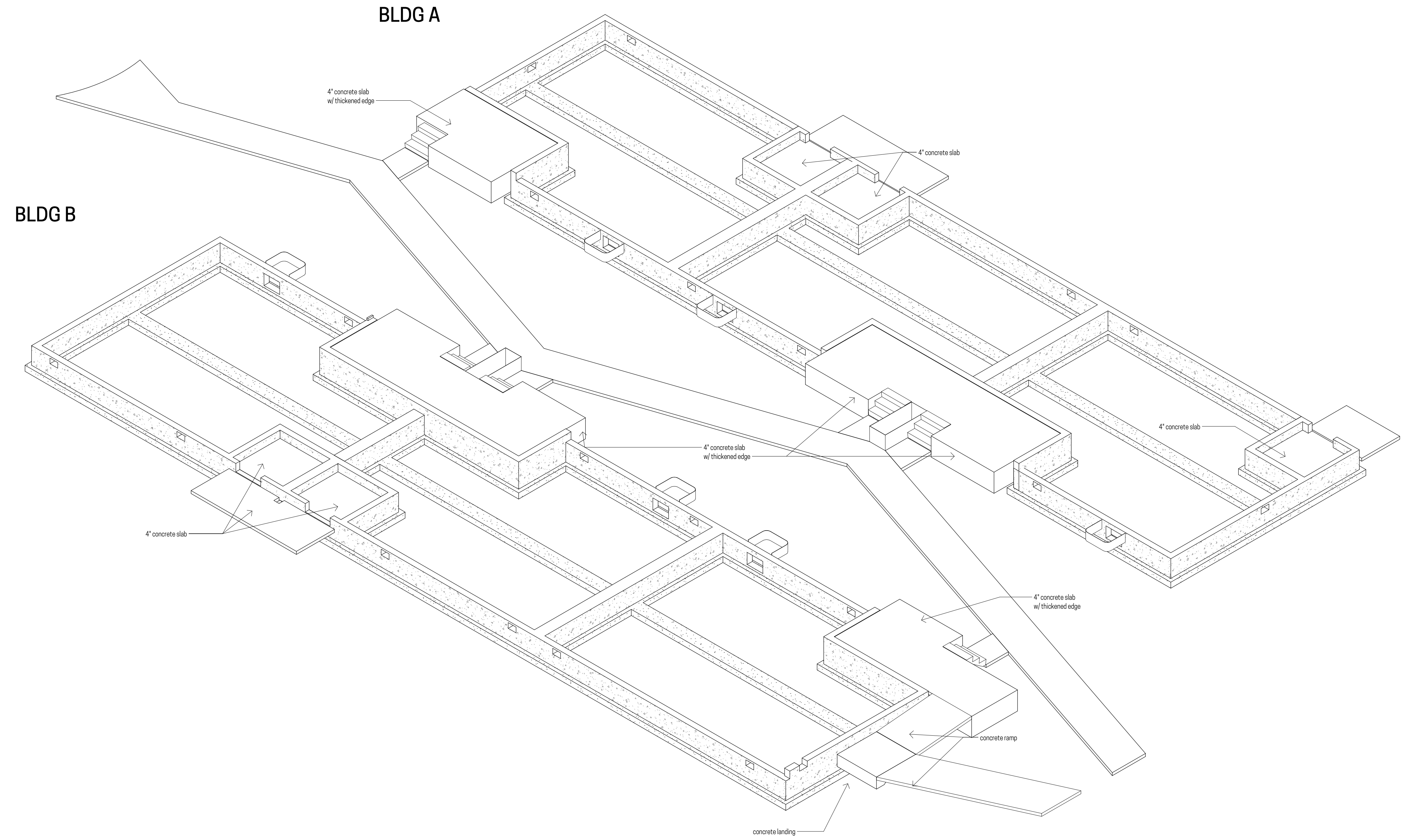
## 7TH AVE TOWNHOMES BUILDING A

1200 7TH AVE SE  
PUYALLUP, WA 98371

ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

## GENERAL NOTES + SYMBOLS, ENERGY CODE COMPLIANCE

**A0.1**



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Tacoma, WA 98405  
206-371-5152

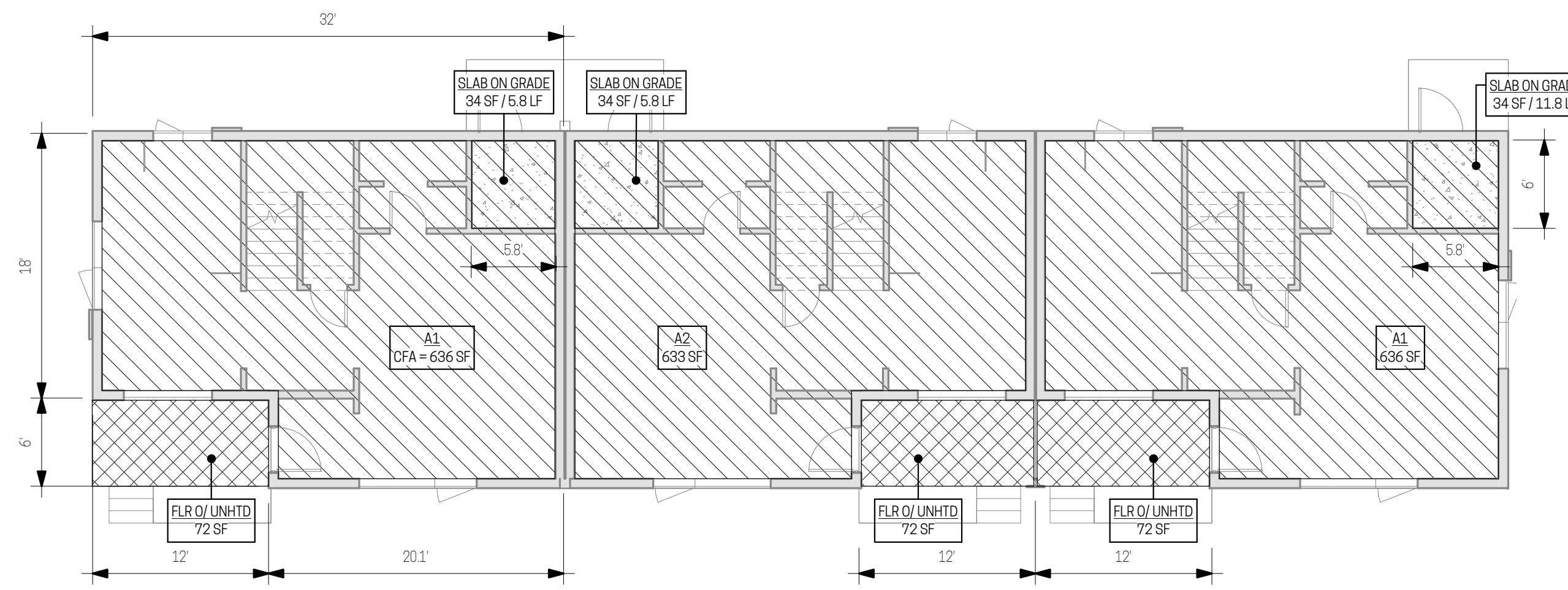
**7TH AVE TOWNHOMES  
BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

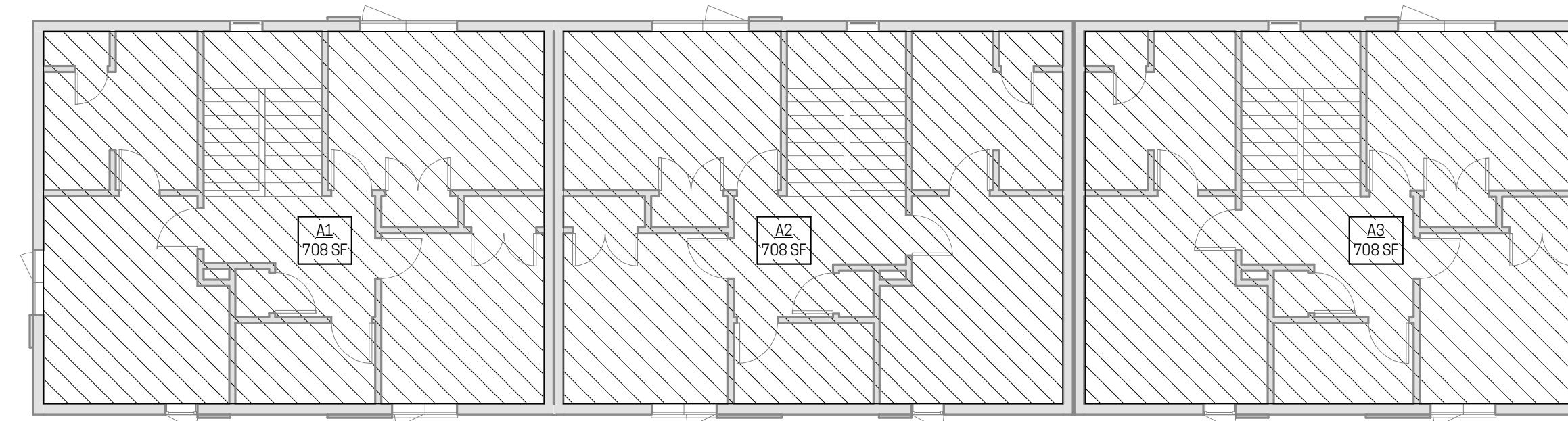
ISSUE	DATE
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FOUNDATION DIAGRAM

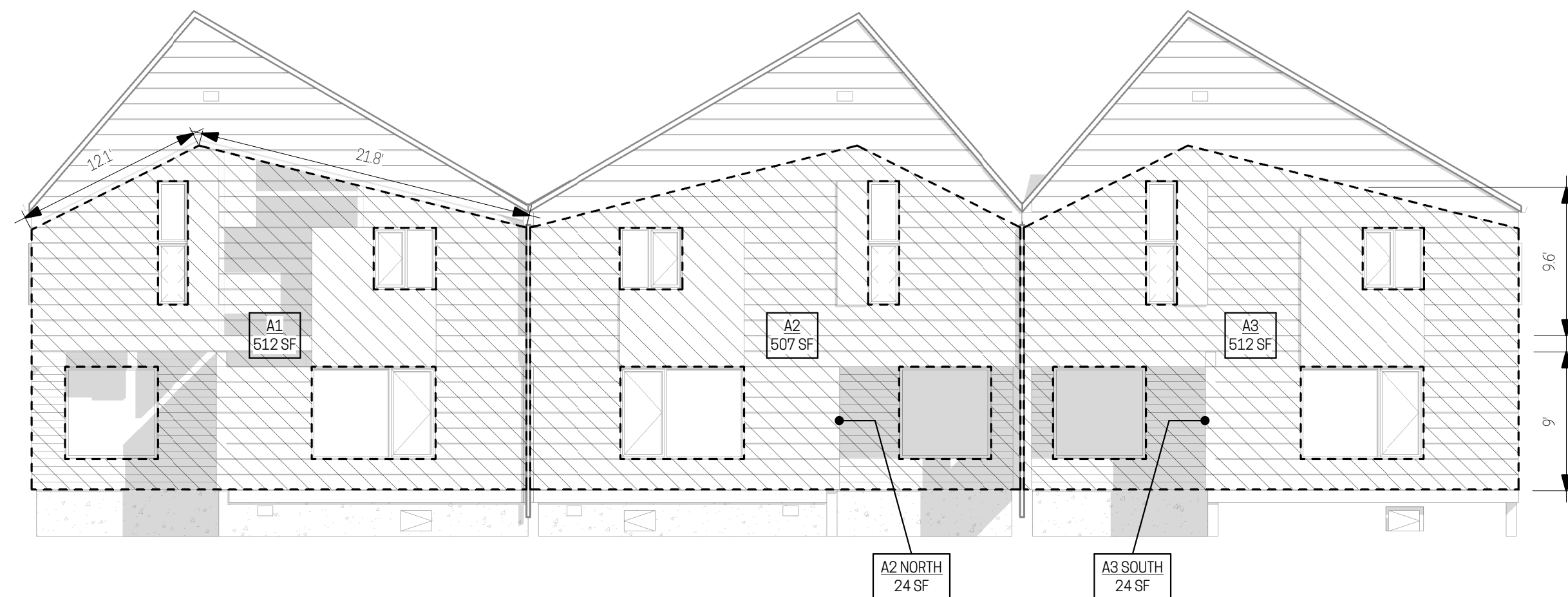
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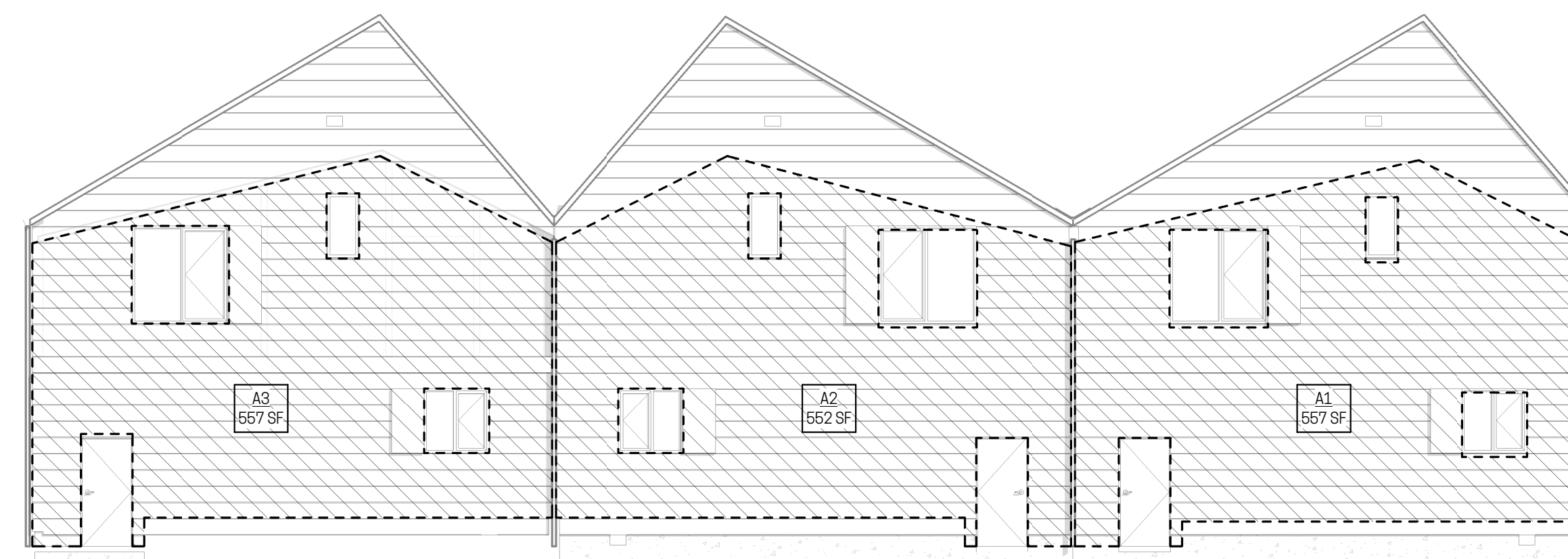
**1 BLDG A - MAIN LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**2 BLDG A - UPPER LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



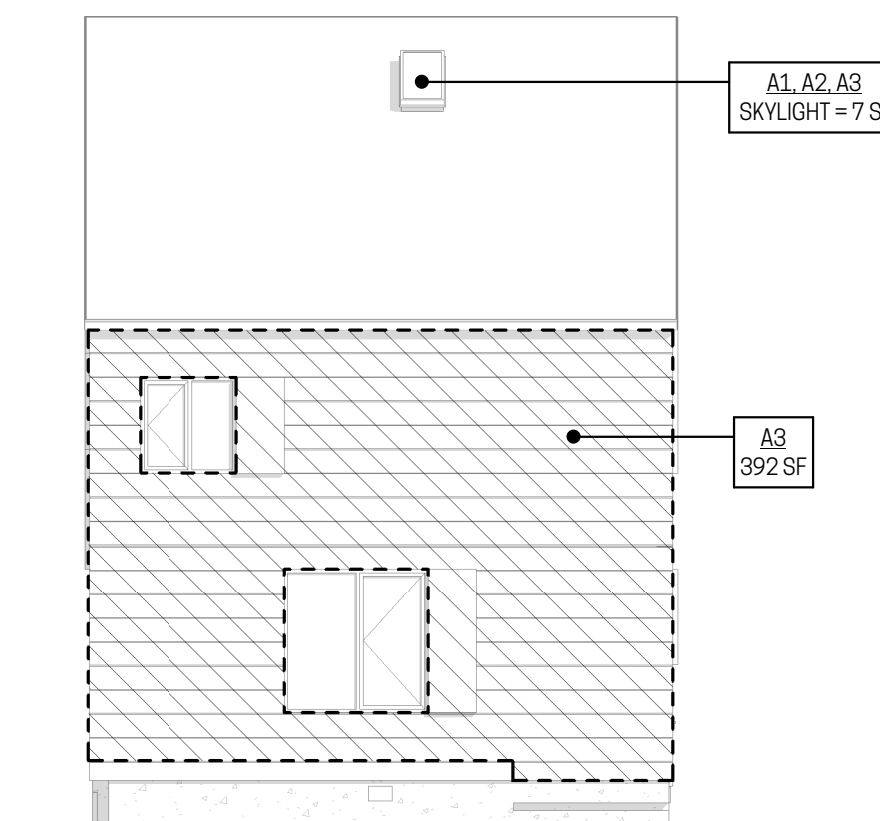
**3 BLDG A - EAST WALL**  
SCALE: 1/8" = 1'-0"



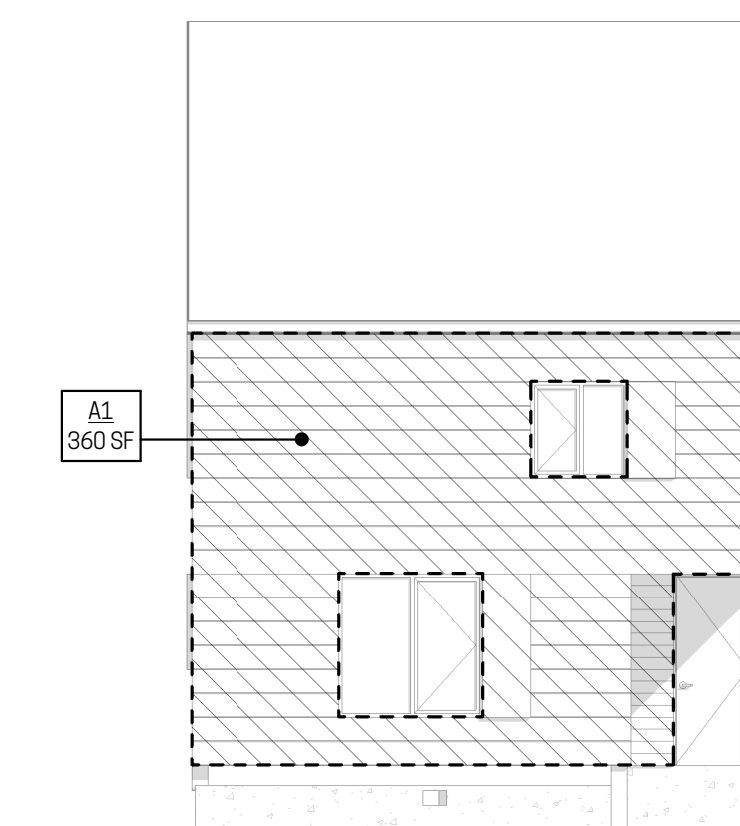
**6 BLDG A - WEST WALL**  
SCALE: 1/8" = 1'-0"

**COMPONENT AREA CALCULATIONS**

CONDITIONED FLOOR AREA	UNIT A1	UNIT A2	UNIT A3
MAIN LEVEL	636 SF	633 SF	636 SF
UPPER LEVEL	708 SF	704 SF	708 SF
TOTAL	1344 SF	1337 SF	1344 SF
ABOVE GRADE WALL AREA	UNIT A1	UNIT A2	UNIT A3
NORTH	24 SF	24 SF	392 SF
EAST	512 SF	507 SF	512 SF
SOUTH	360 SF	-	24 SF
WEST	557 SF	552 SF	557 SF
TOTAL	1429 SF	1083 SF	1485 SF
FLOOR AREA OVER UNHEATED SPACE	UNIT A1	UNIT A2	UNIT A3
MAIN LEVEL	636 SF	633 SF	636 SF
UPPER LEVEL	72 SF	72 SF	72 SF
TOTAL	708 SF	705 SF	709 SF
SLAB ON GRADE EXTERIOR PERIMETER UTILITY ROOM	UNIT A1	UNIT A2	UNIT A3
	6 LF	6 LF	12 LF
ATTIC AREA	UNIT A1	UNIT A2	UNIT A3
CONDITIONED BOUNDARY	814 SF	814 SF	814 SF
VERTICAL FENESTRATION AREA	UNIT A1	UNIT A2	UNIT A3
WINDOWS (SEE SCHEDULE)	228 SF	176 SF	228 SF
ENTRY DOOR	24 SF	24 SF	24 SF
UTILITY ROOM DOOR	20 SF	20 SF	20 SF
TOTAL	272 SF	220 SF	272 SF
SKYLIGHT AREA	UNIT A1	UNIT A2	UNIT A3
SKYLIGHT	7 SF	7 SF	7 SF



**4 BLDG A - NORTH WALL**  
SCALE: 1/8" = 1'-0"



**5 BLDG A - SOUTH WALL**  
SCALE: 1/8" = 1'-0"

PRRNTH20250328

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building Planning  
Engineering Public Works  
Fire Traffic

FOR AGENCY REVIEW

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Cady E. Chintis  
STATE OF WASHINGTON

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architects

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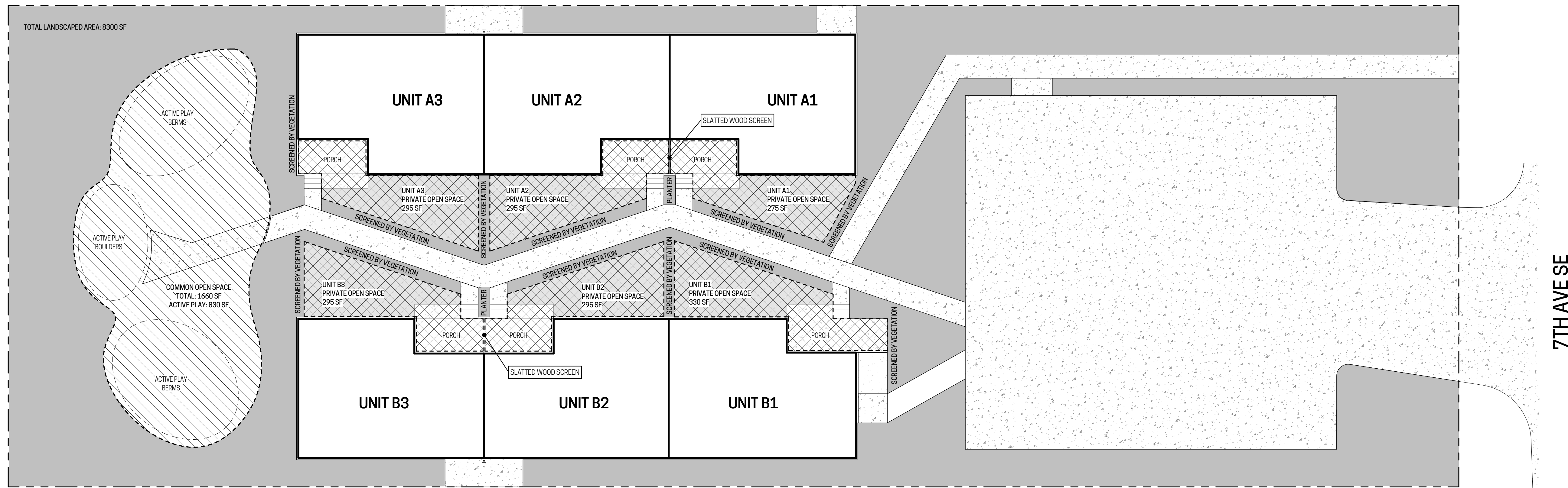
**7TH AVE TOWNHOMES BUILDING A**

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PUYALLUP, WA 98371

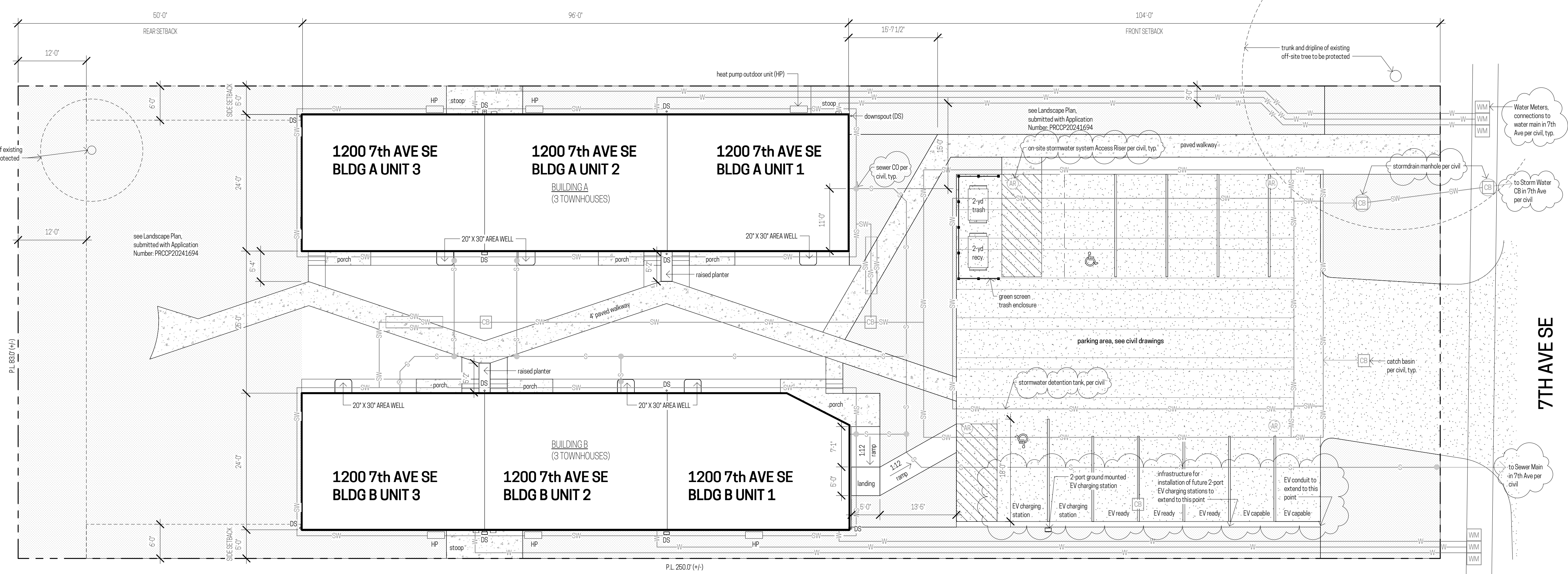
ISSUE DATE  
BLDG PERMIT APPLICATION 03/06/2025  
PERMIT COMMENTS 04/29/2025

**BUILDING + ENERGY CODE ANALYSIS**

**A0.4**



**2 OPEN SPACE DIAGRAM**  
SCALE: 1" = 10'-0"



**1 SITE PLAN**  
SCALE: 1" = 10'-0"

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*Ady Chintis*  
CADY E. CHINTIS  
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BUILDING A**

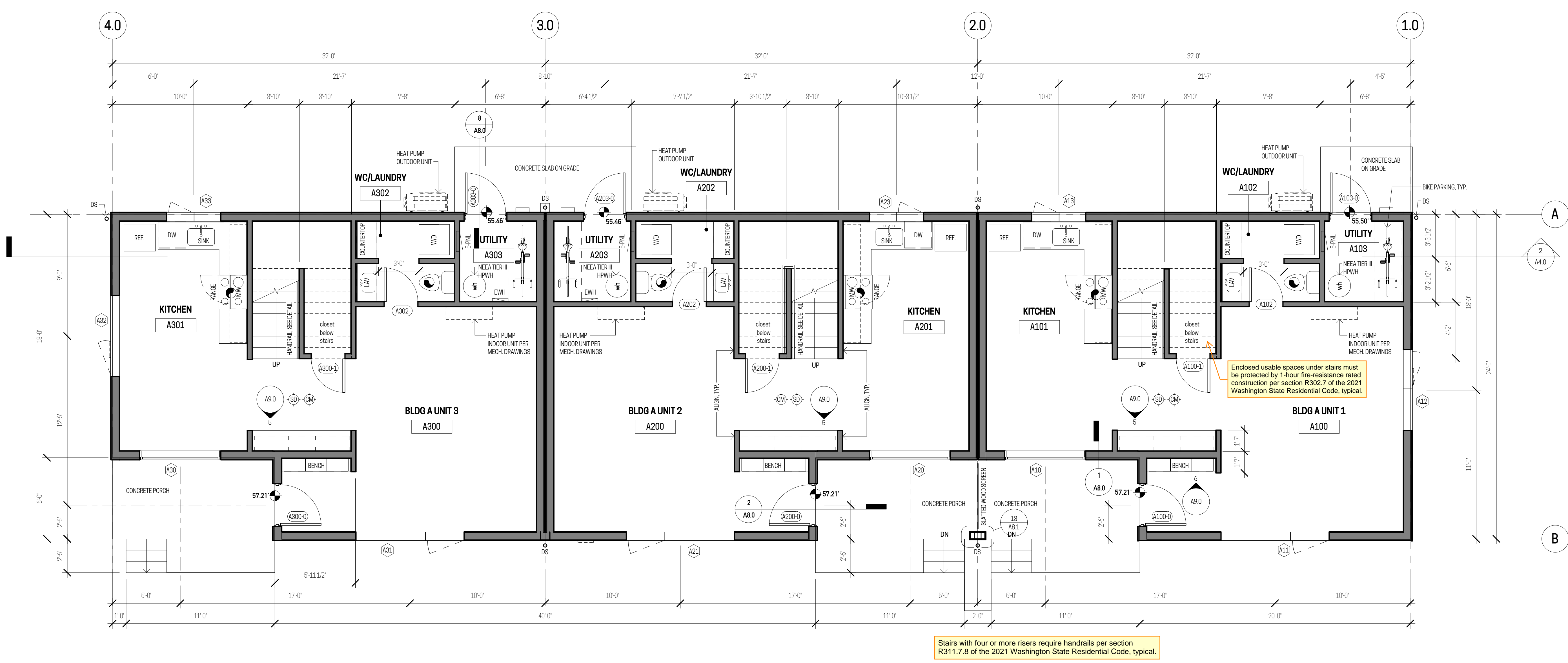
1200 7th AVE SE  
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SITE PLAN

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

**A1.0**



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 CADY E. CHINTIS  
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## 7TH AVE TOWNHOMES BUILDING A

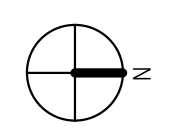
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 PUYALLUP, WA 98371

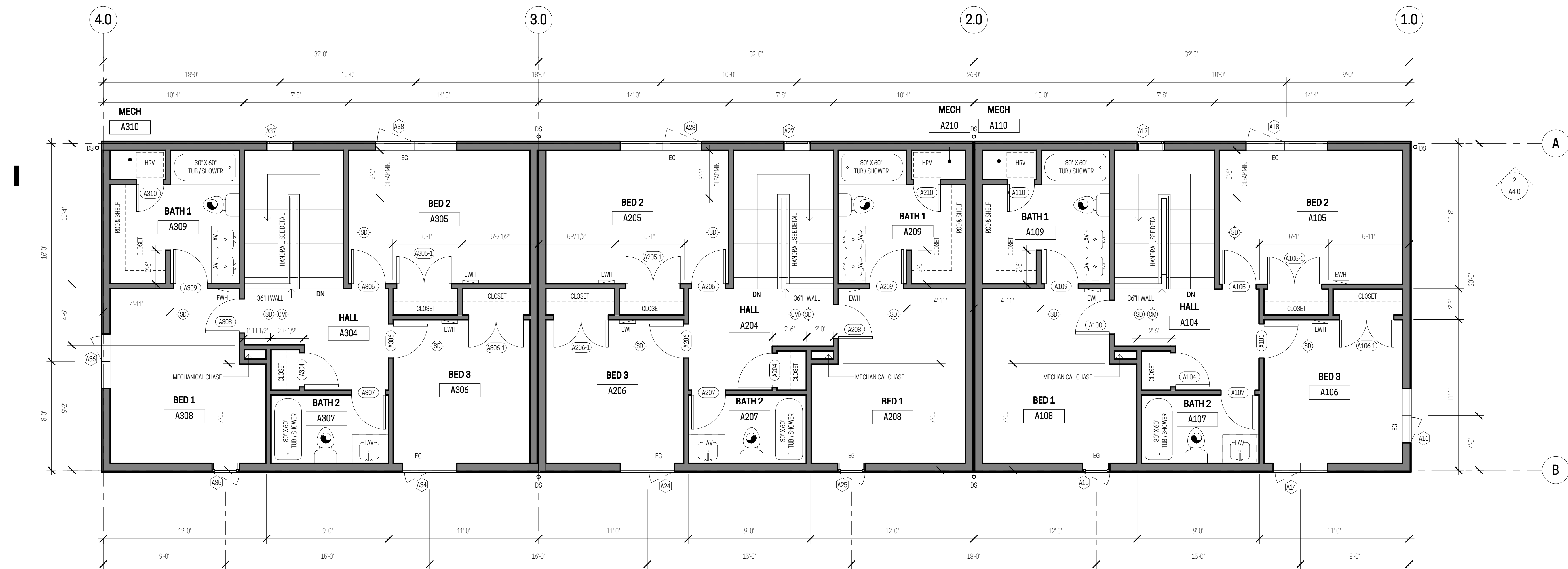
ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
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### BUILDING A - MAIN LEVEL PLAN

# A2.0

**1** BLDG A - MAIN LEVEL  
 SCALE: 1/4" = 1'-0"





Fall protection will be required at the upper floor operable windows if the sill height is 24" or less above the finished floor, per section R312.2.1 of the 2021 Washington State Residential Code, typical at similar.

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**7TH AVE TOWNHOMES BUILDING A**

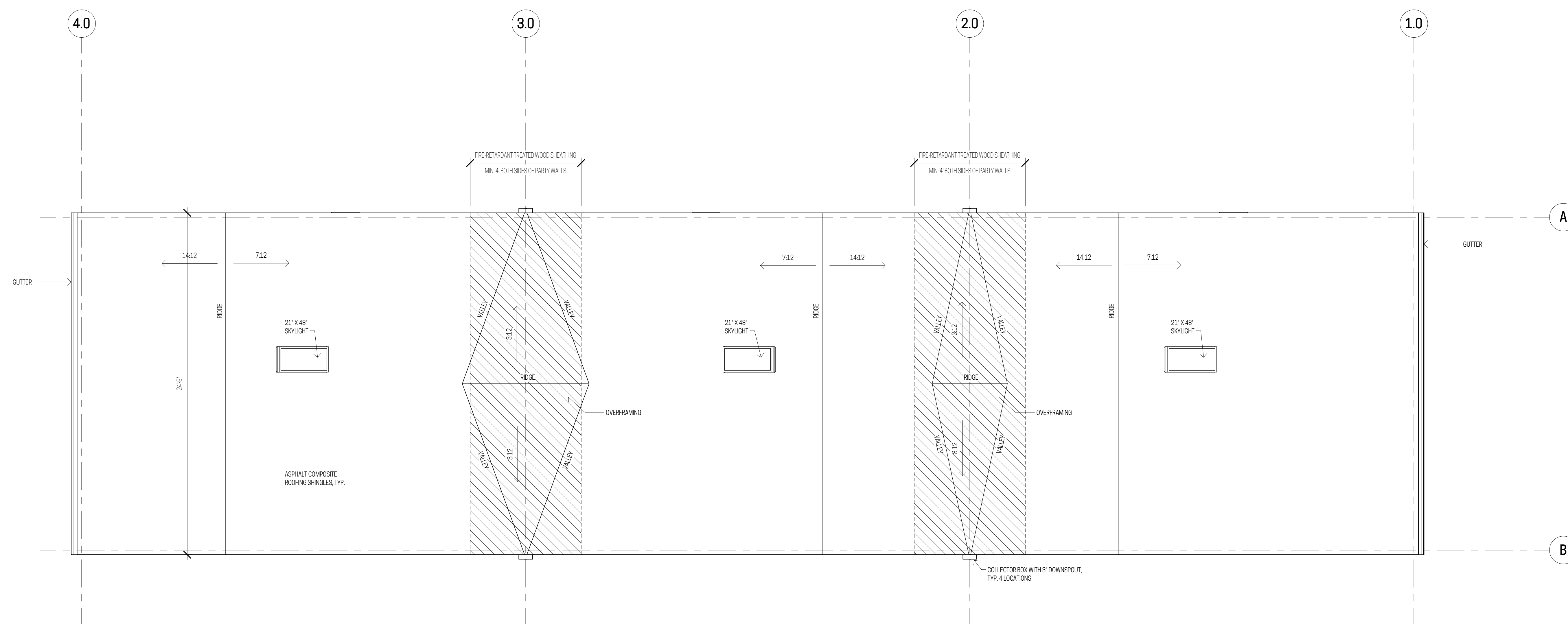
1200 7TH AVE SE  
 PUYALLUP, WA 98371

ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
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**BUILDING A - UPPER LEVEL PLAN**

**1** BLDG A - UPPER LEVEL  
 SCALE: 1/4" = 1'-0"

**A2.1**



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**7TH AVE TOWNHOMES  
BUILDING A**

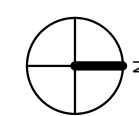
1200 7TH AVE SE  
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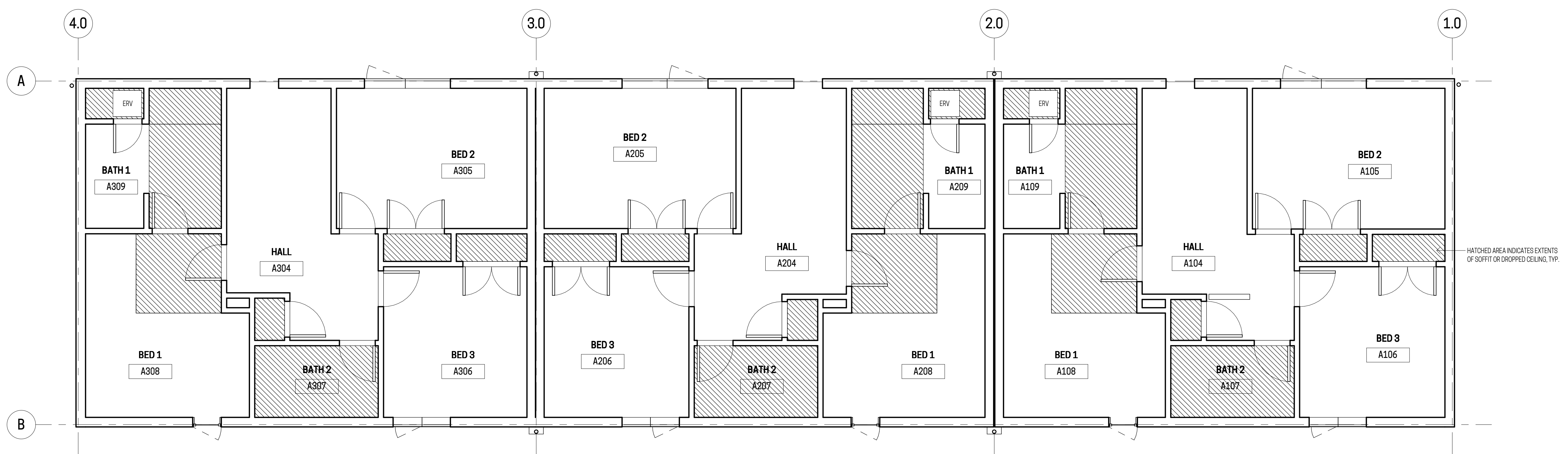
ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
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**BUILDING A - ROOF  
PLAN**

**A2.2**

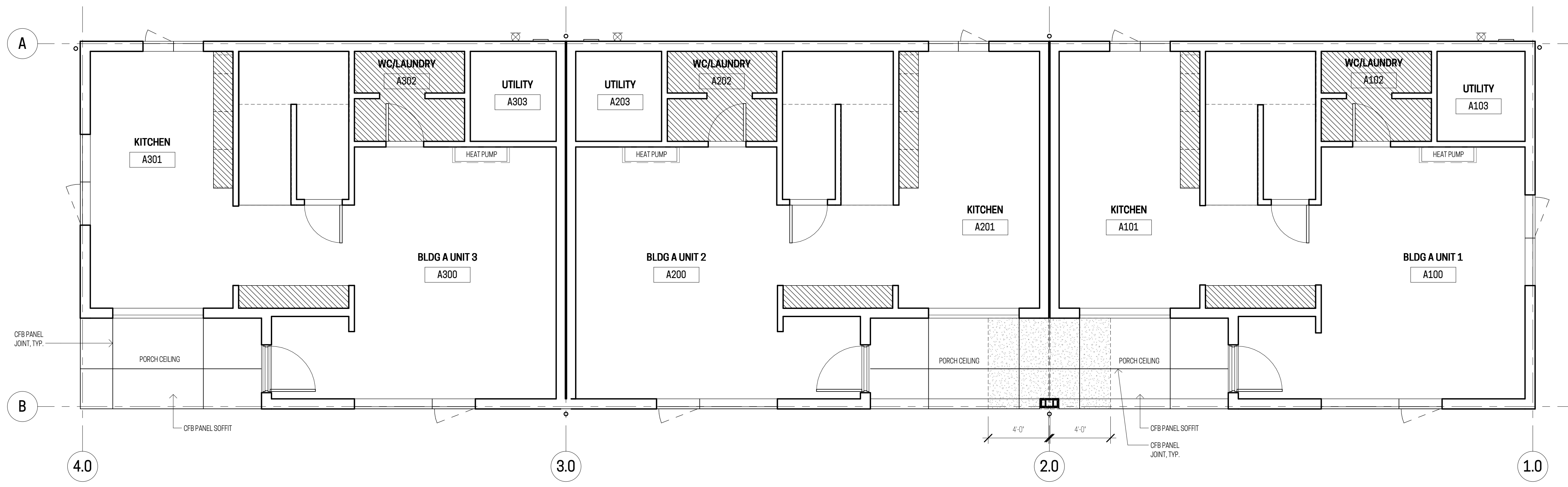
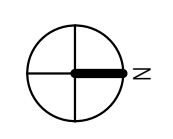
**1 BLDG A - ROOF PLAN**  
SCALE: 1/4" = 1'-0"





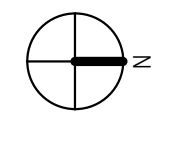
**2** BLDG A - UPPER LEVEL

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

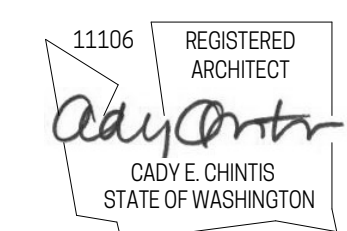
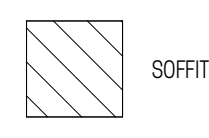


**1** BLDG A - MAIN LEVEL

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



SOFFIT LEGEND



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**7TH AVE TOWNHOMES  
BUILDING A**

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**BUILDING A -  
REFLECTED CEILING  
PLANS**

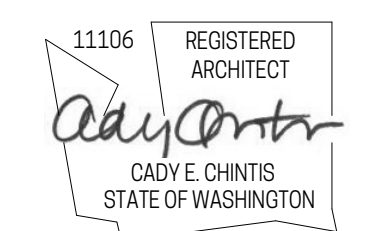
**A2.10**



**1 BLDG A EAST**  
SCALE: 1/4" = 1'-0"

**EXT. FINISH SCHEDULE**

PT-1	BENJAMIN MOORE 2146-70 'BAVARIAN CREAM' EXTERIOR
PT-2	BENJAMIN MOORE CC-968 'BASIC BLUE' EXTERIOR
PT-3	BENJAMIN MOORE 2077-20 'GYPSY PINK' EXTERIOR
PT-4	BENJAMIN MOORE 2010-10 'TOMATO RED' EXTERIOR
PT-5	BENJAMIN MOORE 2029-30 'SUN PORCH' EXTERIOR
PT-6	BENJAMIN MOORE 2026-30 'SNOW CONE GREEN' EXT.
PT-7	BENJAMIN MOORE 2056-30 'SURF BLUE' EXTERIOR



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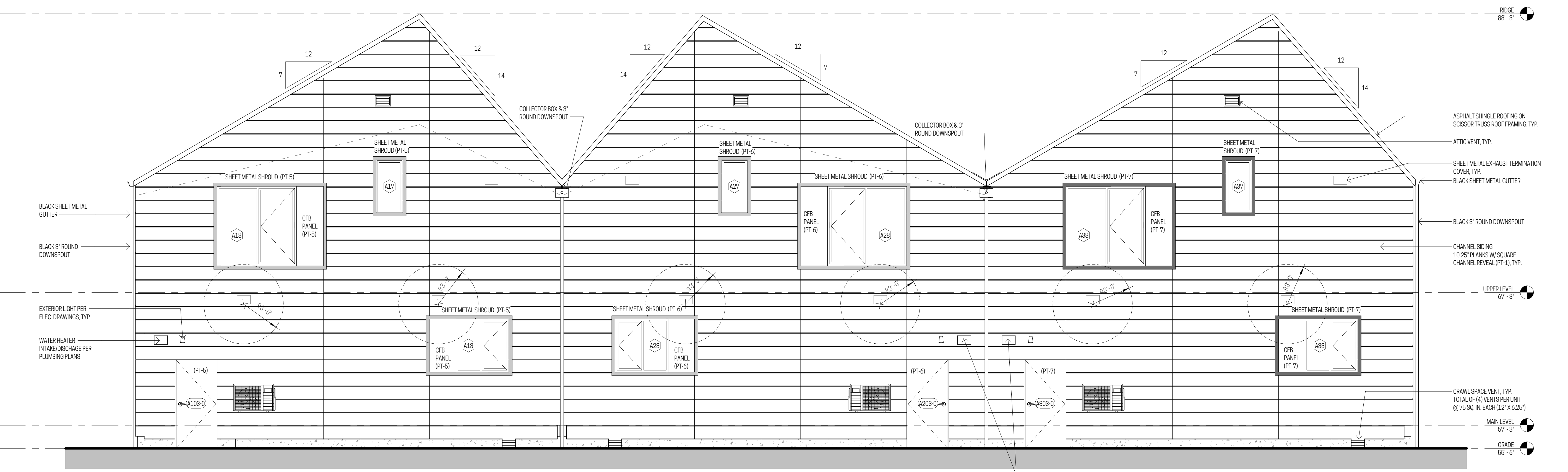
**7TH AVE TOWNHOMES BUILDING A**

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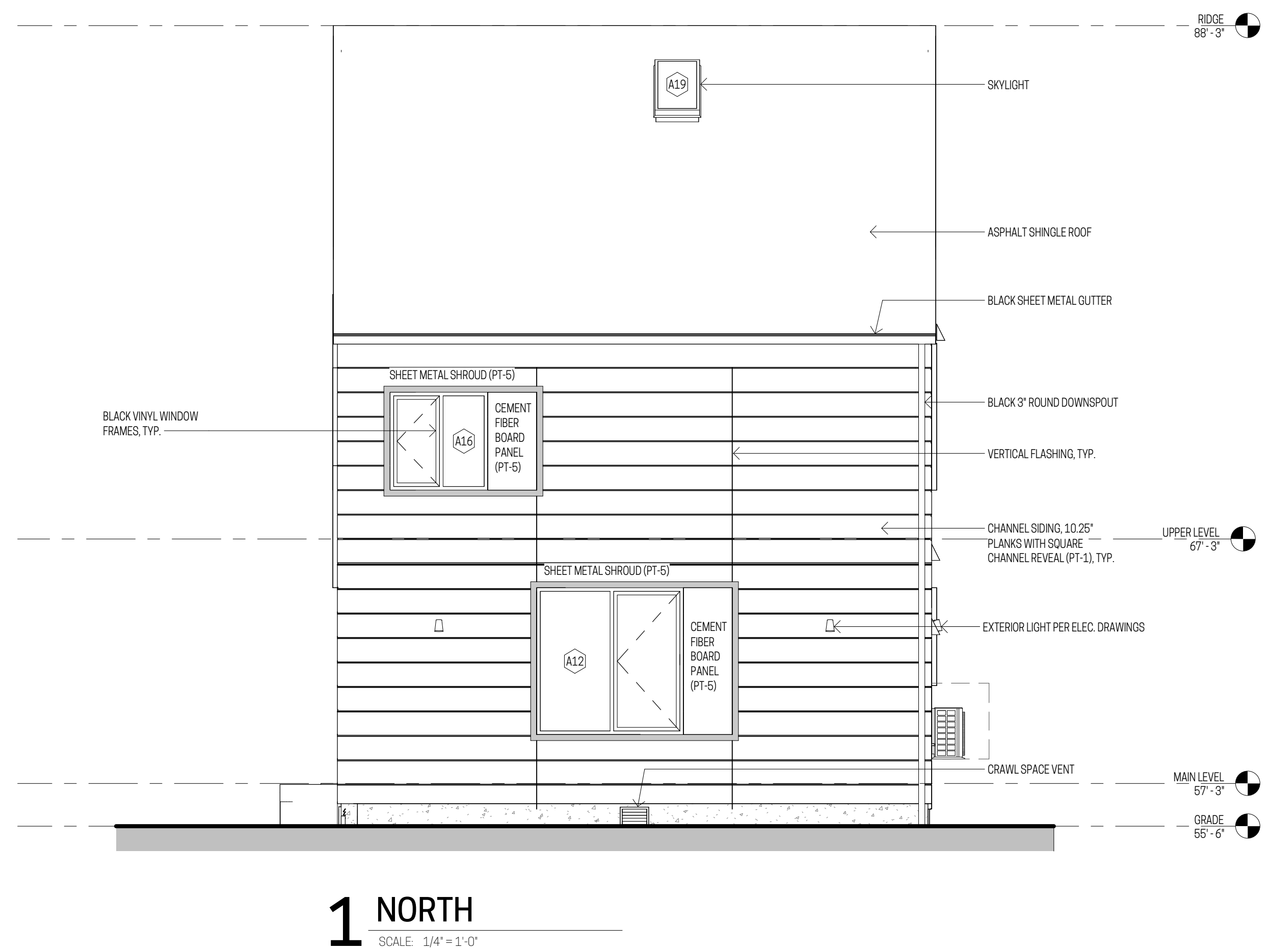
<b>ISSUE</b>	<b>DATE</b>
BLDG PLANS W/ APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

**BUILDING A - EXTERIOR ELEVATIONS**

**A3.0**



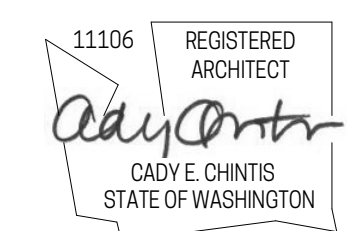
**2 BLDG A WEST**  
SCALE: 1/4" = 1'-0"



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

**EXT. FINISH SCHEDULE**

PT-1	BENJAMIN MOORE 2146-70 "BAVARIAN CREAM" EXTERIOR
PT-2	BENJAMIN MOORE CC-968 "BASIC BLUE" EXTERIOR
PT-3	BENJAMIN MOORE 2077-20 "GYPSY PINK" EXTERIOR
PT-4	BENJAMIN MOORE 2010-10 "TOMATO RED" EXTERIOR
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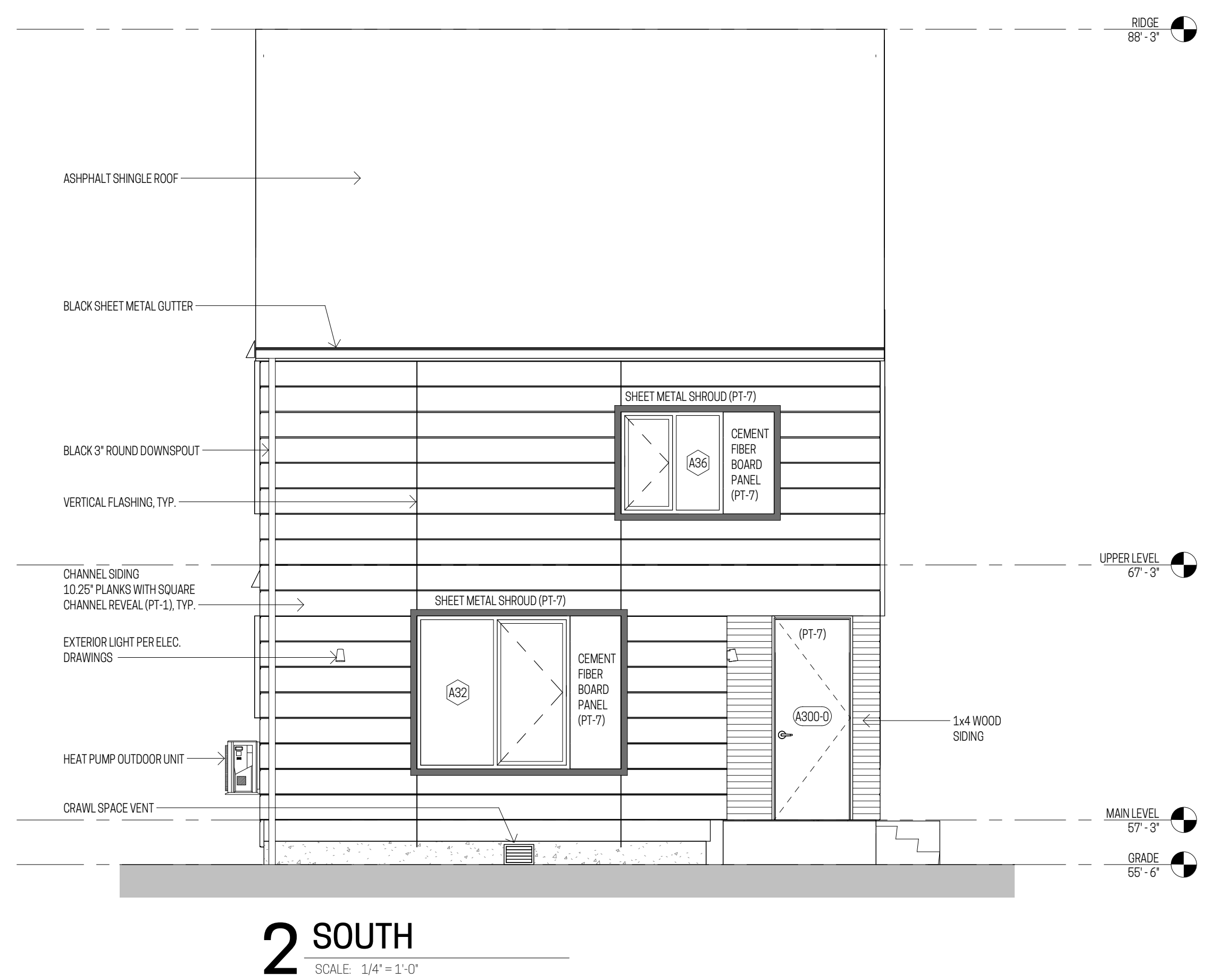
**7TH AVE TOWNHOMES  
BUILDING A**

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**BUILDING A - EXTERIOR  
ELEVATIONS**

**A3.1**



**2 SOUTH**  
SCALE: 1/4" = 1'-0"

### SECTION KEYNOTES

- A: TYPICAL SLAB ON GRADE**  
 - SLAB ON GRADE PER STRUCTURAL PLANS  
 - R-10 INSULATION UNDER ENTIRE SLAB
- B: TYPICAL FLOOR CONSTRUCTION**  
 - SHEATHING PER STRUCTURAL PLANS  
 - FLOOR JOISTS PER STRUCTURAL PLANS  
 - 5/8" GYPSUM WALL BOARD AT CEILING  
 - R-38 BATT FIBERGLASS INSULATION OVER UNHEATED SPACE

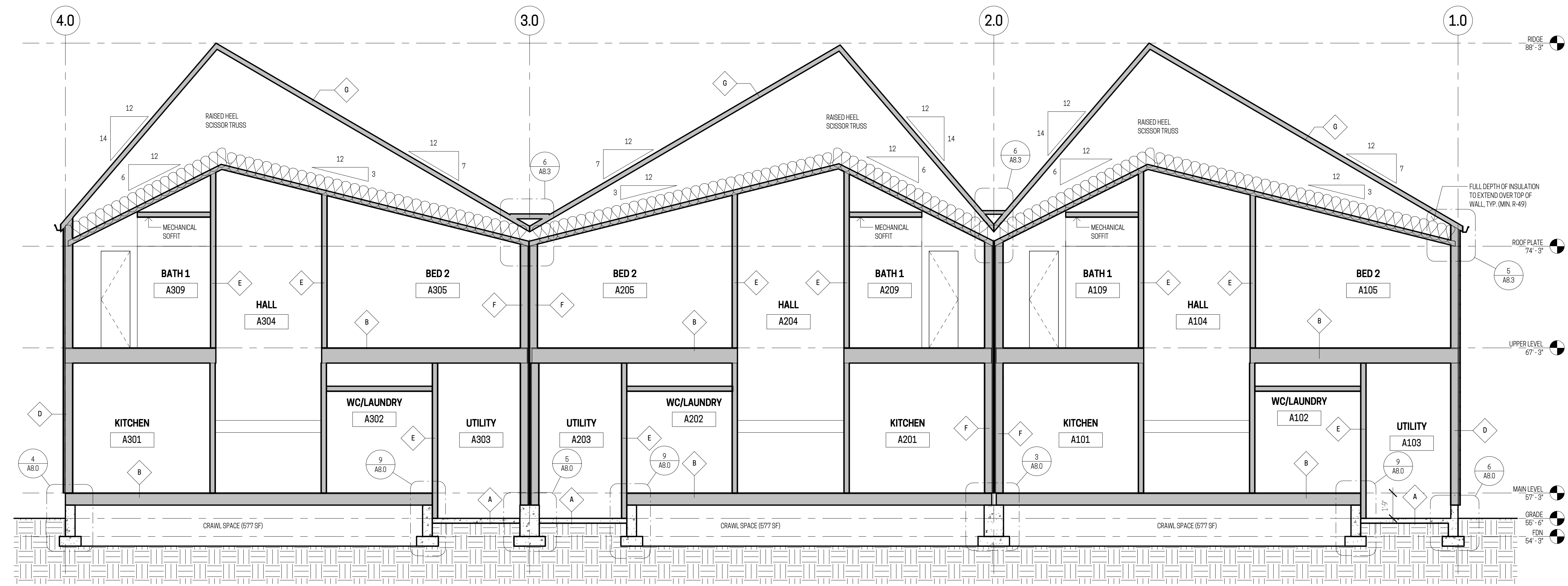
- C: NOT USED**
- D: TYPICAL UNRATED EXTERIOR WALL**  
 - SIDING PER ELEVATIONS  
 - WEATHER RESISTIVE BARRIER  
 - R-5 INSULATED SHEATHING, TAPED SEAMS  
 - 2X6 ADVANCED FRAMING PER STRUCTURAL PLANS  
 - R-21 BATT INSULATION, R-10 AT HEADERS  
 - (1) LAYER 1/2" GYPSUM WALL BOARD

- E: TYPICAL INTERIOR WALL**  
 - 1/2" GYPSUM WALL BOARD  
 - 2X4 OR 2X6 STUDS @ 16" O.C.

- F: TYPICAL DOUBLE 1-HOUR PARTY WALL (STC 55) PER GA FILE NO. WP 3820**  
 - 2X4 STUDS @ 24" O.C. EACH SIDE PER STRUCTURAL PLANS  
 - 2X4 SILL AND (2) 2X4 TOP PLATE EACH SIDE  
 - (1) LAYER 5/8" TYPE X GWB EACH SIDE, (4) LAYERS TOTAL APPLIED VERTICALLY OR HORIZONTALLY

- G: TYPICAL ROOF CONSTRUCTION**  
 - ROOFING PER BUILDING ELEVATIONS  
 - ROOF UNDERLAYMENT  
 - PLYWOOD PER STRUCTURAL PLANS  
 - RAISED HEEL SCISSOR TRUSSES PER STRUCTURAL PLANS  
 - MIN. R-49 BLOW-IN CELLULOSE INSULATION  
 - AIR BARRIER SHEATHING ATTACHED TO BOTTOM CHORD, ALL SEAMS TAPED  
 - 2X FLOORING (UTILITY RACEWAY)  
 - (1) LAYER 5/8" GWB TO BE TYPE X FOR 4 FT ON EITHER SIDE OF PARTY WALLS  
 - PRIMER & PAINT

- H: ROOF CRICKET CONSTRUCTION**  
 - ROOFING PER BUILDING ELEVATIONS  
 - ROOF UNDERLAYMENT  
 - PLYWOOD PER STRUCTURAL PLANS  
 - OVERFRAMING PER STRUCTURAL



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**7TH AVE TOWNHOMES BUILDING A**

1200 7TH AVE SE  
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BUILDING A - SECTION

**2 BUILDING A - SECTION**  
 SCALE: 1/4" = 1'-0"

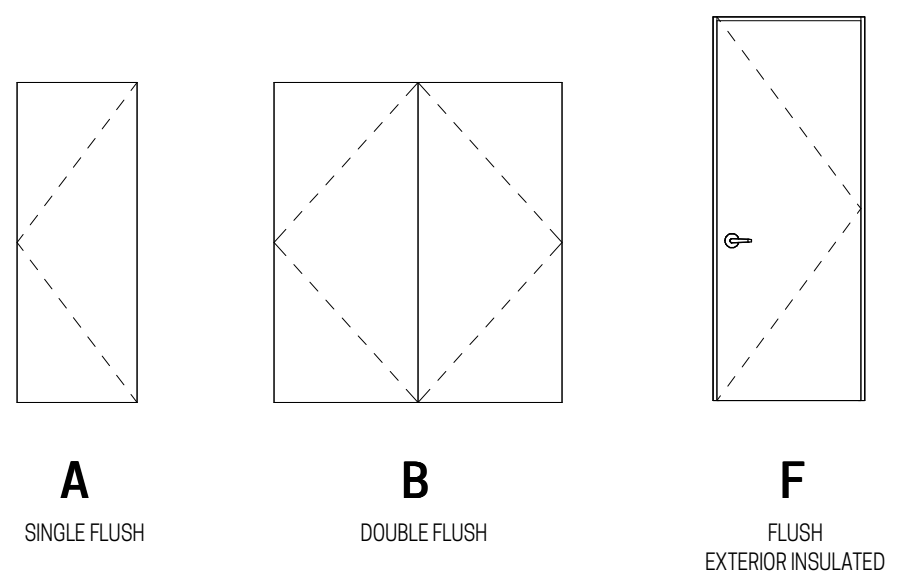
**A4.0**

FOR AGENCY REVIEW

EXTERIOR DOOR SCHEDULE - BUILDING A								
DOOR NUMBER	WIDTH	HEIGHT	TYPE	OPERATION	MATERIAL	FINISH	GLAZING AREA	COMMENTS
A100-0	3'-0"	8'-0"	F	SWING	FIBERGLASS	PT-5	0SF	
A103-0	3'-0"	6'-8"	F	SWING	FIBERGLASS	PT-5	0SF	
A200-0	3'-0"	8'-0"	F	SWING	FIBERGLASS	PT-6	0SF	
A203-0	3'-0"	6'-8"	F	SWING	FIBERGLASS	PT-6	0SF	
A300-0	3'-0"	8'-0"	F	SWING	FIBERGLASS	PT-7	0SF	
A303-0	3'-0"	6'-8"	F	SWING	FIBERGLASS	PT-7	0SF	

INTERIOR DOOR SCHEDULE - BUILDING A					
DOOR NUMBER	WIDTH	HEIGHT	TYPE	COMMENTS	
A100-1	2'-6"	6'-8"	A		
A102	2'-6"	6'-8"	A		
A104	2'-6"	6'-8"	A		
A105	2'-6"	6'-8"	A		
A105-1	4'-0"	6'-8"	B		
A106	2'-6"	6'-8"	A		
A106-1	4'-0"	6'-8"	B		
A107	2'-6"	6'-8"	A		
A108	2'-6"	6'-8"	A		
A109	2'-6"	6'-8"	A		
A110	2'-0"	6'-8"	A		
A200-1	2'-6"	6'-8"	A		
A202	2'-6"	6'-8"	A		
A204	2'-6"	6'-8"	A		
A205	2'-6"	6'-8"	A		
A205-1	4'-0"	6'-8"	B		
A206	2'-6"	6'-8"	A		
A206-1	4'-0"	6'-8"	B		
A207	2'-6"	6'-8"	A		
A208	2'-6"	6'-8"	A		
A209	2'-6"	6'-8"	A		
A210	2'-0"	6'-8"	A		
A300-1	2'-6"	6'-8"	A		
A302	2'-6"	6'-8"	A		
A304	2'-6"	6'-8"	A		
A305	2'-6"	6'-8"	A		
A305-1	4'-0"	6'-8"	B		
A306	2'-6"	6'-8"	A		
A306-1	4'-0"	6'-8"	B		
A307	2'-6"	6'-8"	A		
A308	2'-6"	6'-8"	A		
A309	2'-6"	6'-8"	A		
A310	2'-0"	6'-8"	A		

**BLDG A DOOR TYPES**



**DOOR NOTES**

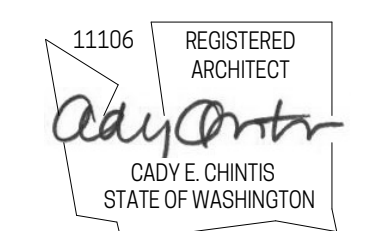
1. ALL DOOR GLAZING TO BE TEMPERED LOW-E W/ARGON GAS.
2. VERIFY ALL DIMENSIONS IN FIELD.
3. PROVIDE ALL EXTERIOR DOORS WITHIN 10' OF GRADE WITH DEAD BOLTS OR OTHER APPROVED LOCKING DEVICES.
4. ENTRY DOORS SHALL HAVE MIN. 1/2" THROW OR DEAD BOLT AND VIEWPORT. ALL LOCKS, INCLUDING DOOR LOCKS, MUST BE ABLE TO BE OPENED WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
5. ALL EXT DOORS TO BE 1-3/4" THICK UNO
6. ALL INT DOORS TO BE 1-3/8" THICK UNO
7. POCKET DOORS TO HAVE JOHNSON HEAVY DUTY TRACK
8. ALL GLAZING UNITS TO BEAR FACTORY LABELS AND CERTIFICATIONS PER WSEC R303.1.3

PRRNTH20250328

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

Building Planning  
Engineering Public Works  
Fire Traffic

FOR AGENCY REVIEW



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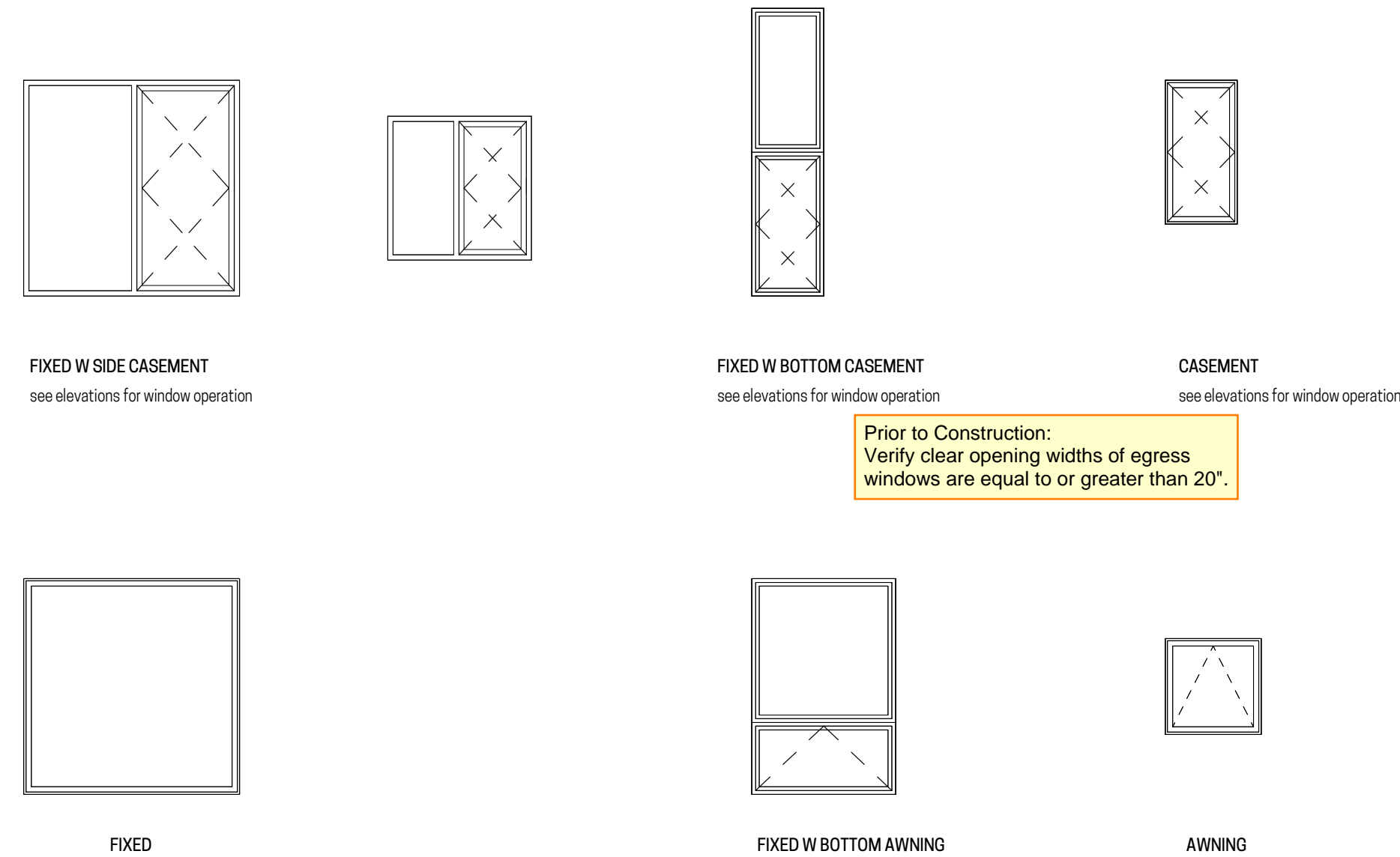
**BUILDING A - DOOR  
SCHEDULE**

**A7.0**

## WINDOW NOTES

- PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS:
  - ALL DOORS
  - ALL BATHTUB AND SHOWER ENCLOSURES WHICH SHALL BE OUTSWING AND LABELLED CATEGORY II.
  - IN WINDOWS LOCATED IN STAIRWELLS
  - IN WINDOWS LOCATED IN SHOWER OR TUB AREAS
  - IN WINDOWS WITH GLAZING SURFACE WITHIN A 24" ARC OF A DOOR AND LESS THAN 60" ABOVE THE FLOOR.
  - IN WINDOWS LESS THAN 18" ABOVE THE FLOOR OR GROUND.
  - EACH LIGHT SHALL BE PERMANENTLY MARKED AS TEMPERED.
- CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AFTER FRAMING IS COMPLETE AND PRIOR TO ORDERING WINDOWS.
- WINDOWS ARE REFERENCED ON EXTERIOR ELEVATIONS.
- WINDOWS MARKED EGRESS SHALL FULFILL THE FOLLOWING REQUIREMENTS:
  - 5.7 SF MIN. NET OPEN AREA
  - 20" MIN. CLEAR OPEN WIDTH
  - 24" MIN. CLEAR OPEN HEIGHT
  - 44" MAX. SILL HEIGHT
  - OPERATIONAL FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE, KEYS, OR TOOLS
- ALL GLAZING TO BE 3/4" INSULATED LOW-E/ARGON FILLED WITH SIMULATED DIVIDED LIGHTS WHERE SHOWN, UNO.
- 
- PROVIDE OBSCURE GLASS AT ALL BATHROOM LOCATIONS.
- ALL GLAZING OPENINGS PROVIDED SHALL BE NFRC CERTIFIED. REFER TO NFRC CPD# LISTED IN THE WINDOW SCHEDULE.
- AIR LEAKAGE FOR SWINGING ENTRANCE DOORS SHALL NOT EXCEED 1.0 CFM PER SQUARE FOOT.  
AIR LEAKAGE FOR STOREFRONT FENESTRATION SHALL NOT EXCEED 0.04 CFM PER SQUARE FOOT.  
AIR LEAKAGE FOR ALL OTHER PRODUCTS INCLUDING VINYL WINDOWS SHALL NOT EXCEED 0.2 CFM PER SQUARE FOOT.

## WINDOW TYPES



## WINDOW SCHEDULE - BLDG A UNIT 1

Mark	ROUGH OPENING		OPERATION	GLAZING AREA	U-VALUE	EGRESS	HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT						
A10	6'-0"	6'-0"	Fixed	36 SF	0.28		8'-0"	
A11	8'-0"	6'-0"	Fixed w Side Casement	48 SF	0.28	No	8'-0"	
A12	6'-0"	6'-0"	Fixed w Side Casement	36 SF	0.28	No	8'-0"	
A13	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	No	8'-0"	
A14	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	No	7'-0"	
A15	2'-0"	8'-0"	Fixed w Bottom Casement	16 SF	0.28	Yes	10'-0"	
A16	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	Yes	6'-0"	
A17	2'-0"	4'-0"	Fixed	8 SF	0.28		10'-0"	
A18	6'-0"	6'-0"	Fixed w Side Casement	36 SF	0.28	Yes	8'-0"	
A19	1'-9"	4'-0"	Skylight	7 SF				U-VALUE 0.50
Grand total: 10				235 SF				

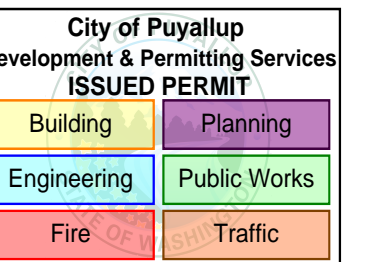
## WINDOW SCHEDULE - BLDG A UNIT 2

Mark	ROUGH OPENING		OPERATION	GLAZING AREA	U-VALUE	EGRESS	HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT						
A20	6'-0"	6'-0"	Fixed	36 SF	0.28		8'-0"	
A21	8'-0"	6'-0"	Fixed w Side Casement	48 SF	0.28	No	8'-0"	
A23	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	No	8'-0"	
A24	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	Yes	7'-0"	
A25	2'-0"	8'-0"	Fixed w Bottom Casement	16 SF	0.28	Yes	10'-0"	
A27	2'-0"	4'-0"	Fixed	8 SF	0.28		10'-0"	
A28	6'-0"	6'-0"	Fixed w Side Casement	36 SF	0.28	Yes	8'-0"	
A29	1'-9"	4'-0"	Skylight	7 SF				U-VALUE 0.50
Grand total: 8				183 SF				

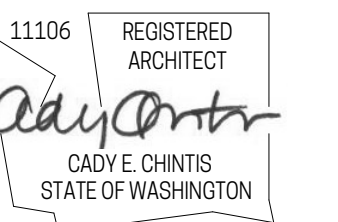
## WINDOW SCHEDULE - BLDG A UNIT 3

Mark	ROUGH OPENING		OPERATION	GLAZING AREA	U-VALUE	EGRESS	HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT						
A30	6'-0"	6'-0"	Fixed	36 SF	0.28		8'-0"	
A31	8'-0"	6'-0"	Fixed w Side Casement	48 SF	0.28	No	8'-0"	
A32	6'-0"	6'-0"	Fixed w Side Casement	36 SF	0.28	No	8'-0"	
A33	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	No	8'-0"	
A34	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	Yes	7'-0"	
A35	2'-0"	8'-0"	Fixed w Bottom Casement	16 SF	0.28	No	10'-0"	
A36	4'-0"	4'-0"	Fixed w Side Casement	16 SF	0.28	No	6'-0"	
A37	2'-0"	4'-0"	Fixed	8 SF	0.28		10'-0"	
A38	6'-0"	6'-0"	Fixed w Side Casement	36 SF	0.28	Yes	8'-0"	
A39	1'-9"	4'-0"	Skylight	7 SF				U-VALUE 0.50
Grand total: 10				235 SF				

PRRNTH20250328



FOR AGENCY REVIEW



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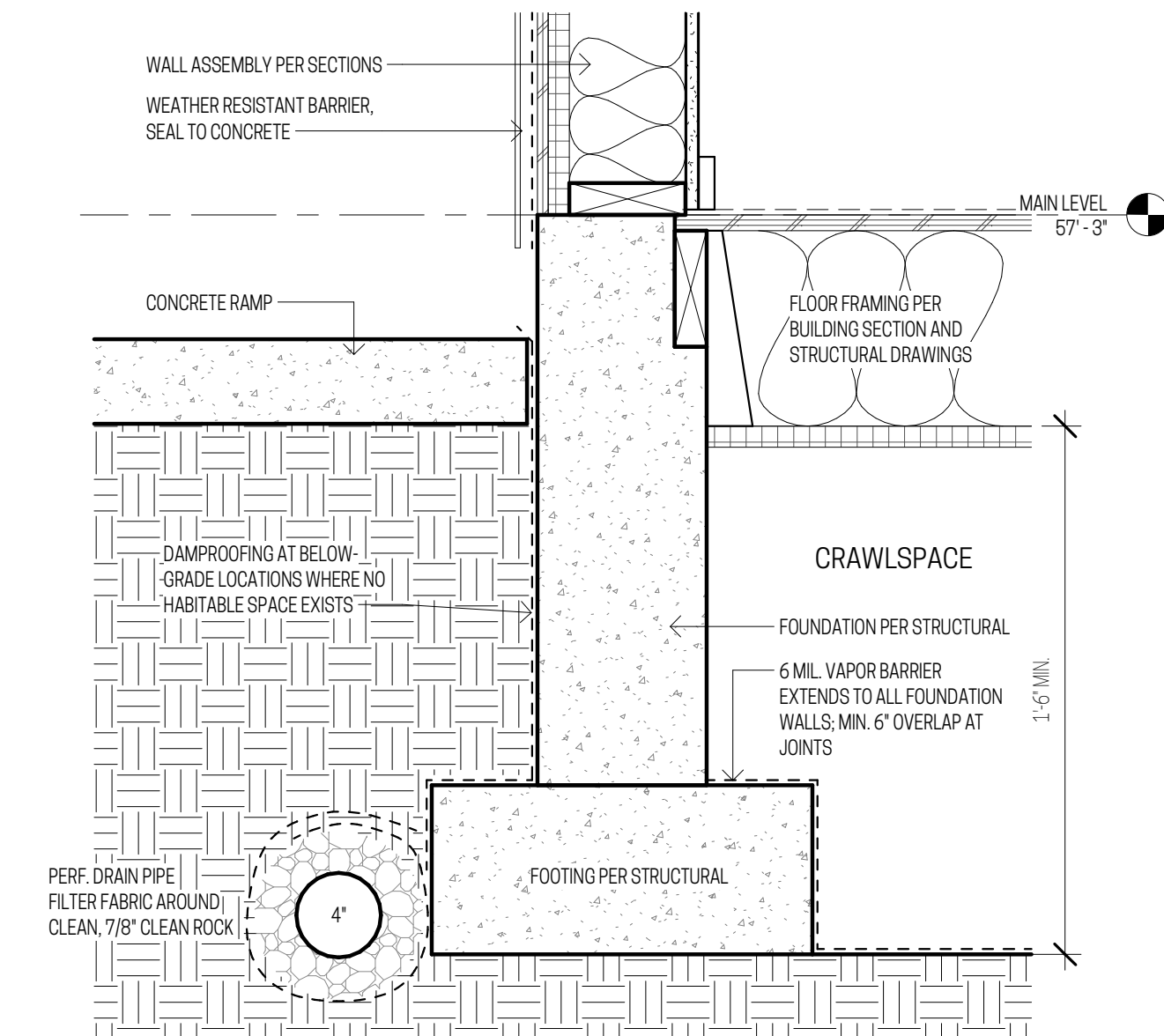
**7TH AVE TOWNHOMES  
BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

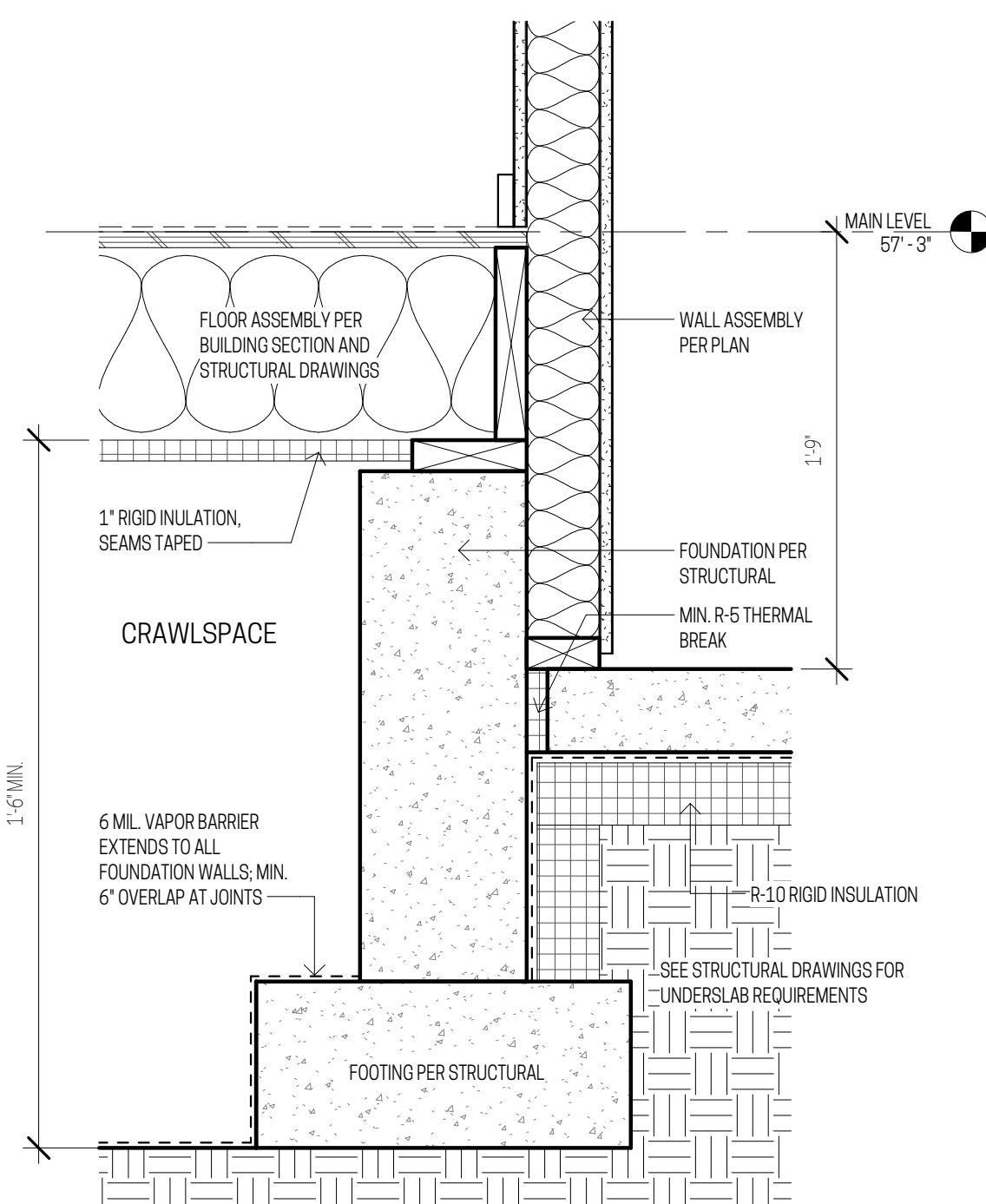
<b>ISSUE</b>	<b>DATE</b>
BLDG PERMIT APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

**BUILDING A - WINDOW  
SCHEDULE**

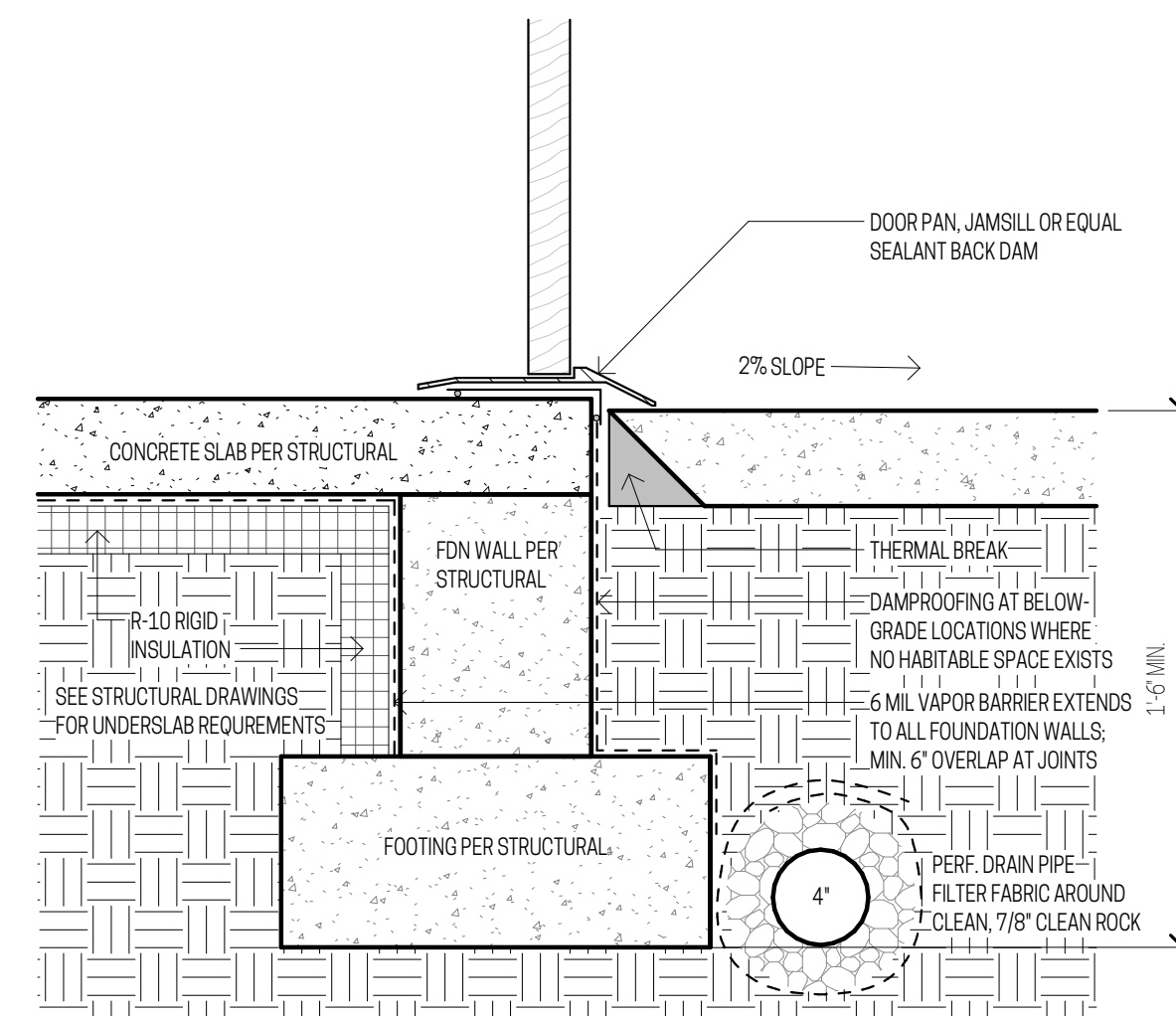
**A7.1**



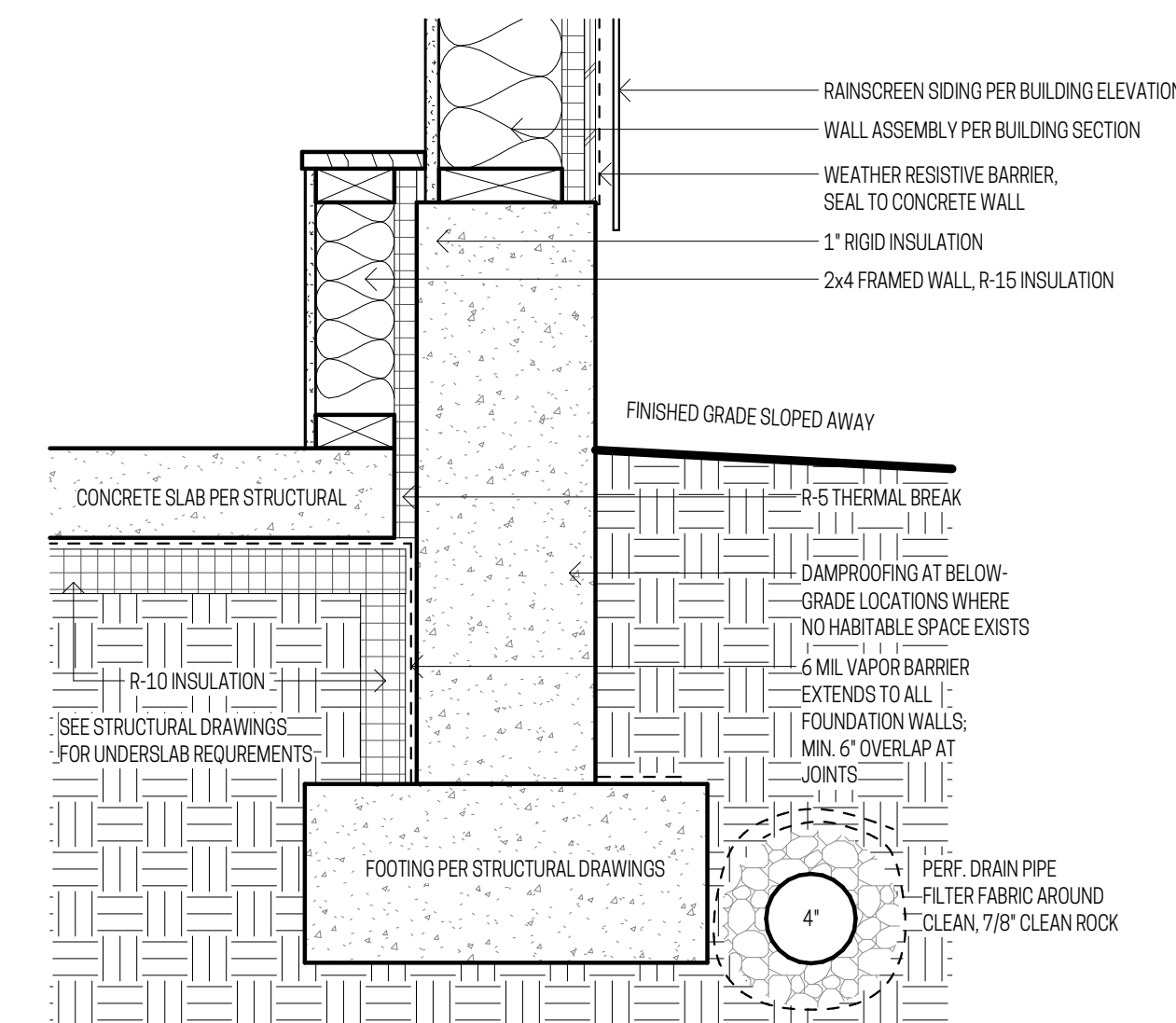
10 FOUNDATION @ ACCESSIBLE RAMP  
SCALE: 1 1/2" = 1'-0"



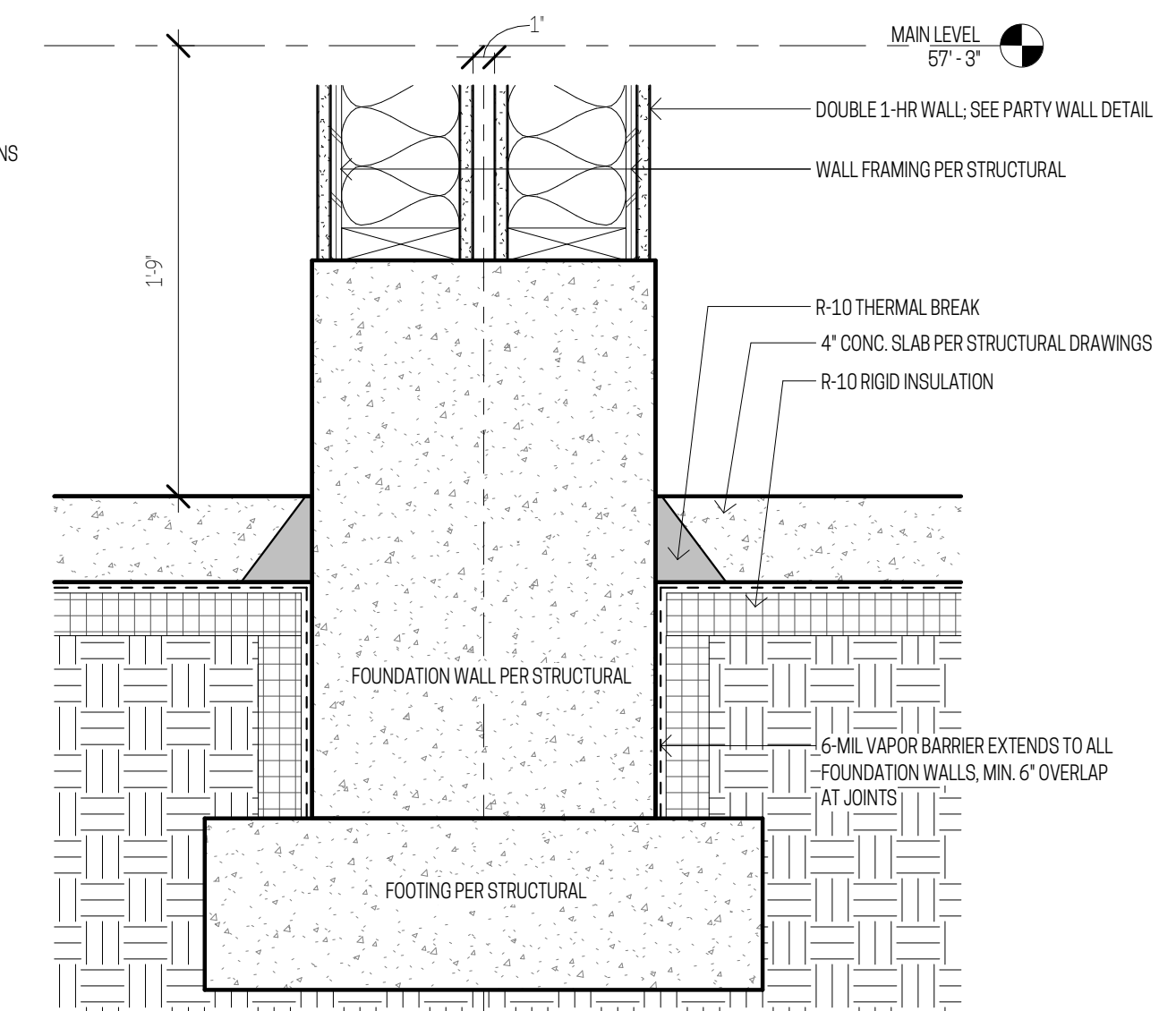
9 FOUNDATION @ UNIT/UTILITY ROOM  
SCALE: 1 1/2" = 1'-0"



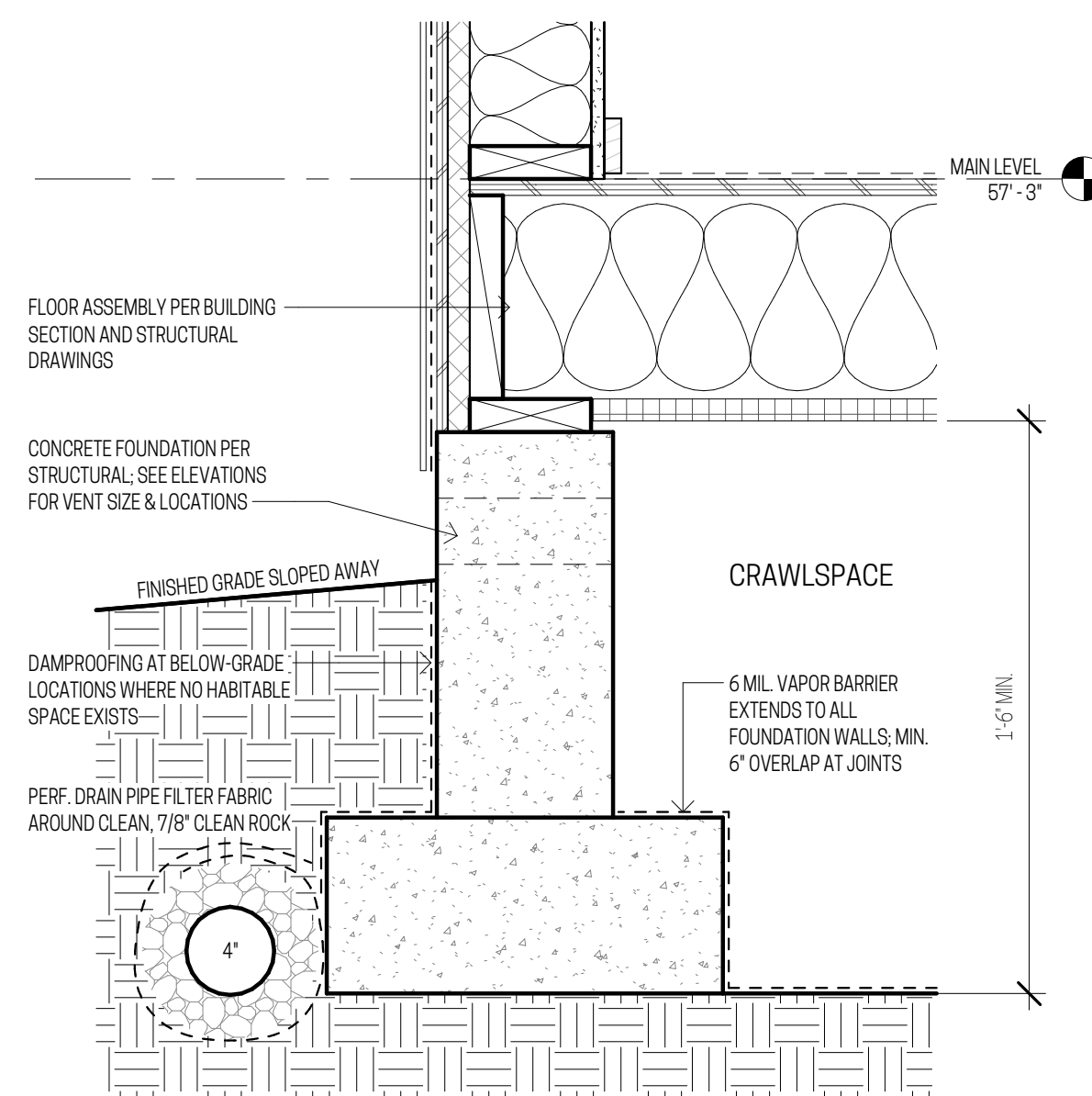
8 FOUNDATION @ UTILITY ROOM DOOR  
SCALE: 1 1/2" = 1'-0"



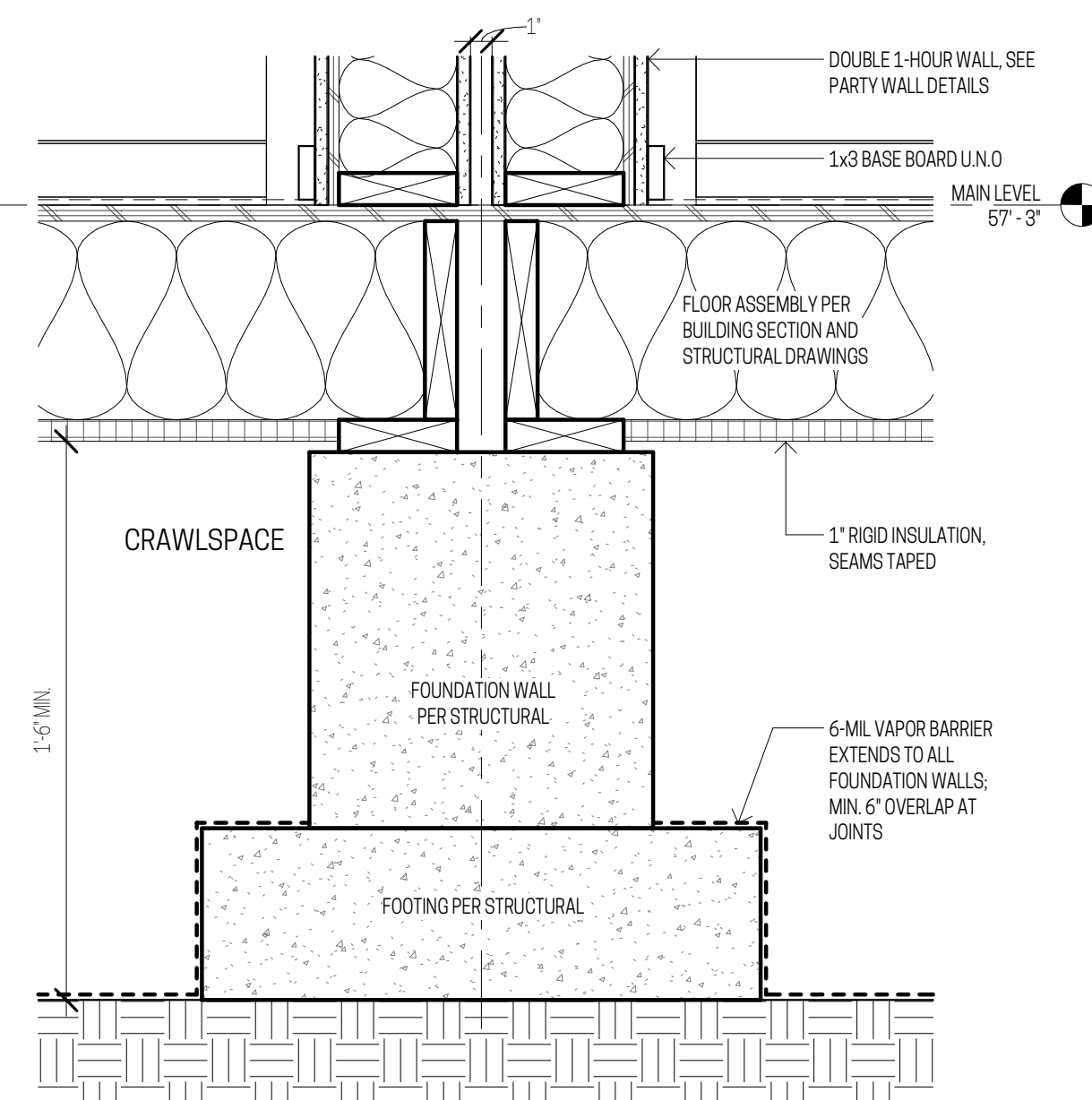
6 FOUNDATION @ UTILITY ROOM  
SCALE: 1 1/2" = 1'-0"



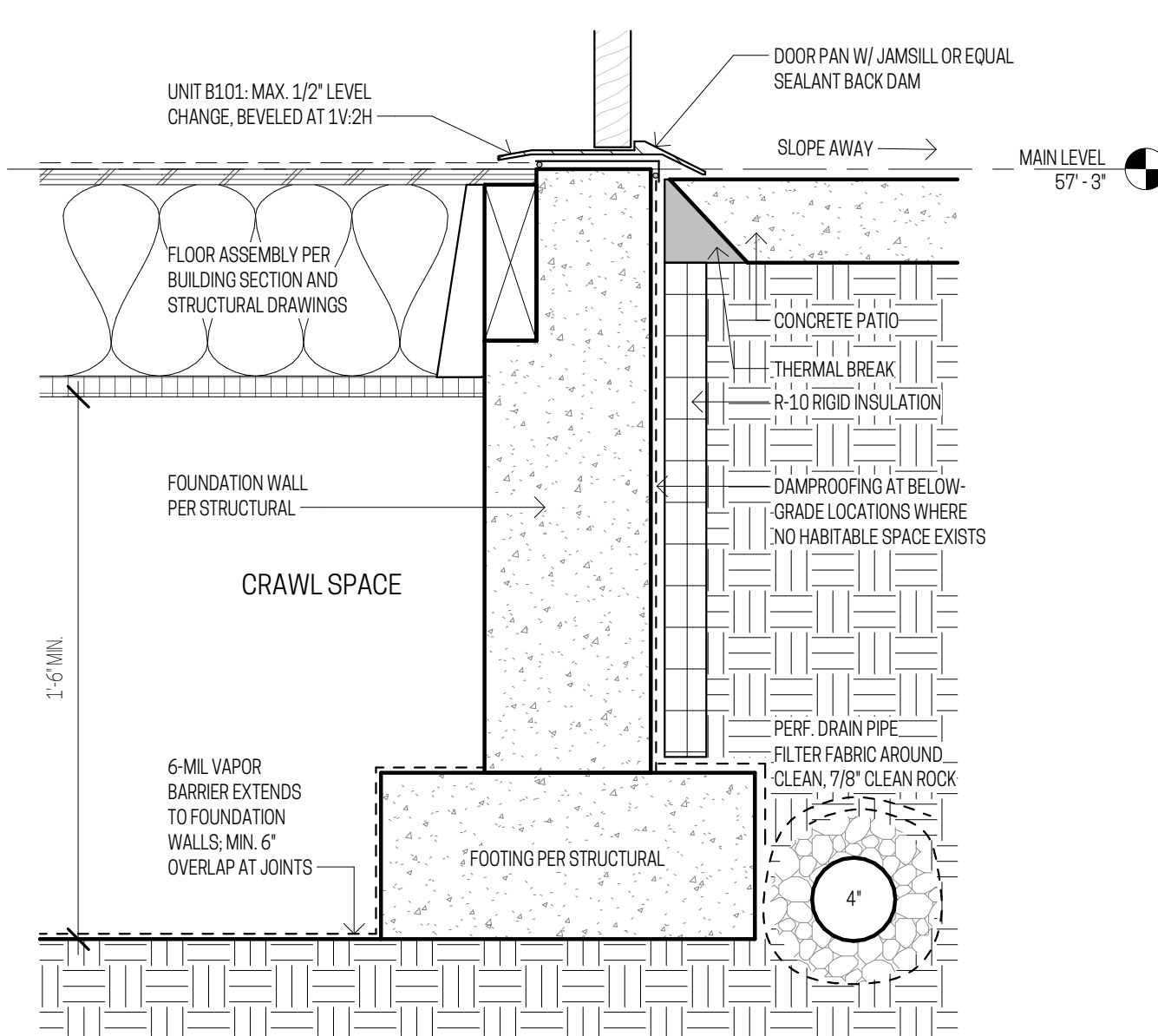
5 PARTY WALL @ UTILITY ROOMS  
SCALE: 1 1/2" = 1'-0"



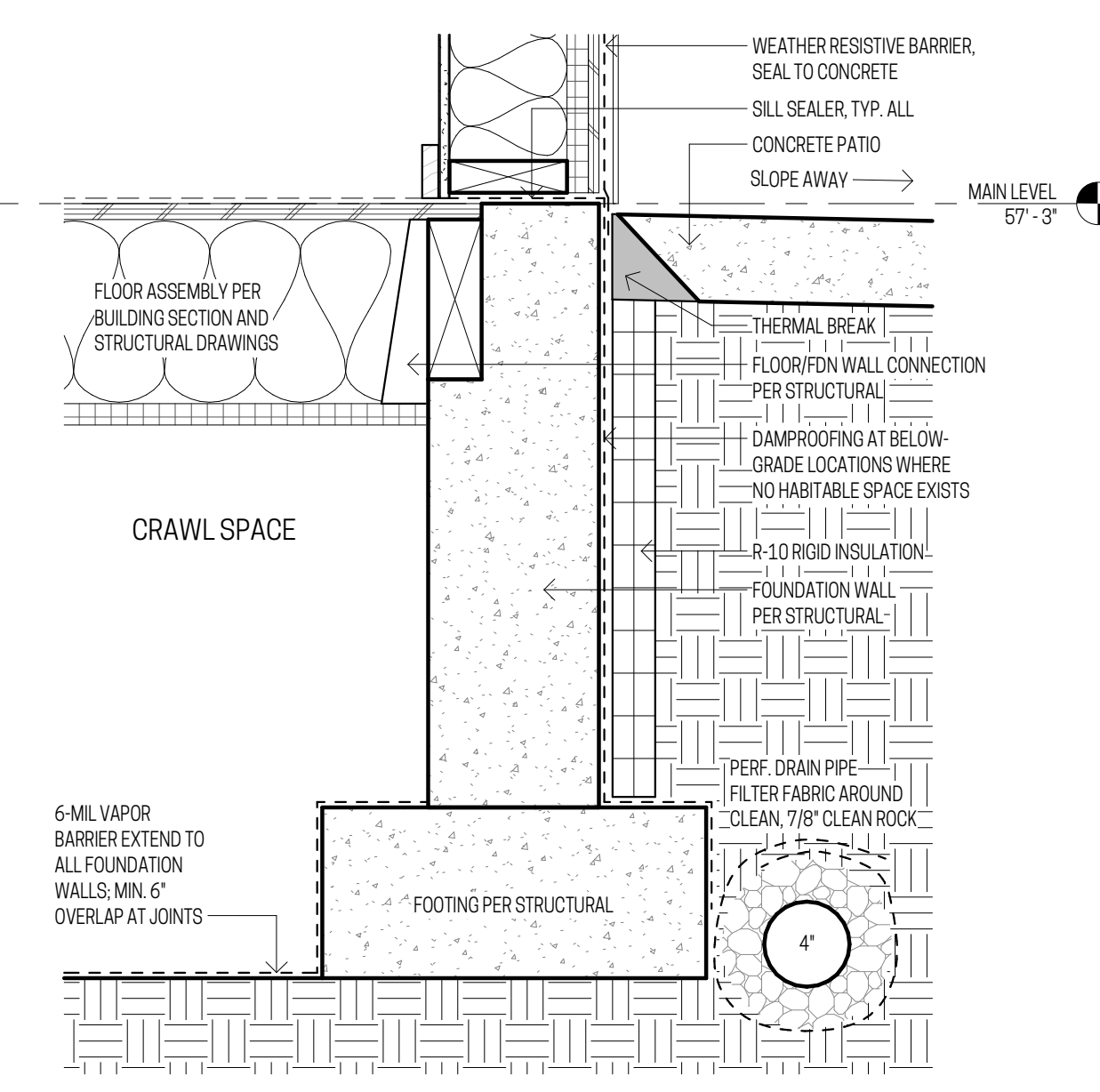
4 TYPICAL FOUNDATION @ CRAWL SPACE  
SCALE: 1 1/2" = 1'-0"



3 PARTY WALL @ TYPICAL GROUND FLOOR  
SCALE: 1 1/2" = 1'-0"



2 FOUNDATION @ ENTRY DOOR  
SCALE: 1 1/2" = 1'-0"



1 FOUNDATION @ PORCH  
SCALE: 1 1/2" = 1'-0"

11106 REGISTERED  
ARCHITECT  
*Ady Chintis*  
Cady E. Chintis  
STATE OF WASHINGTON

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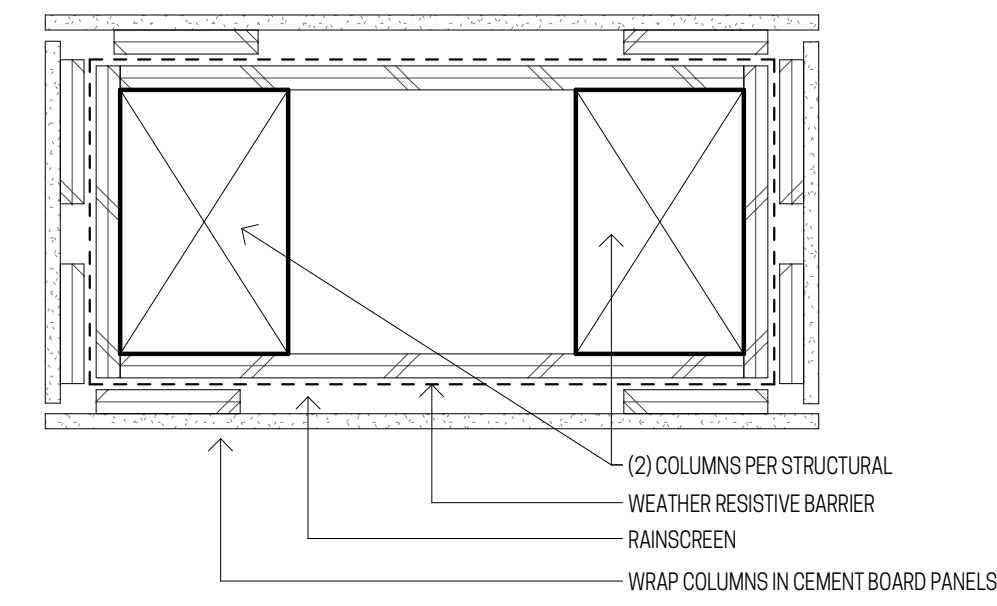
**7TH AVE TOWNHOMES  
BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

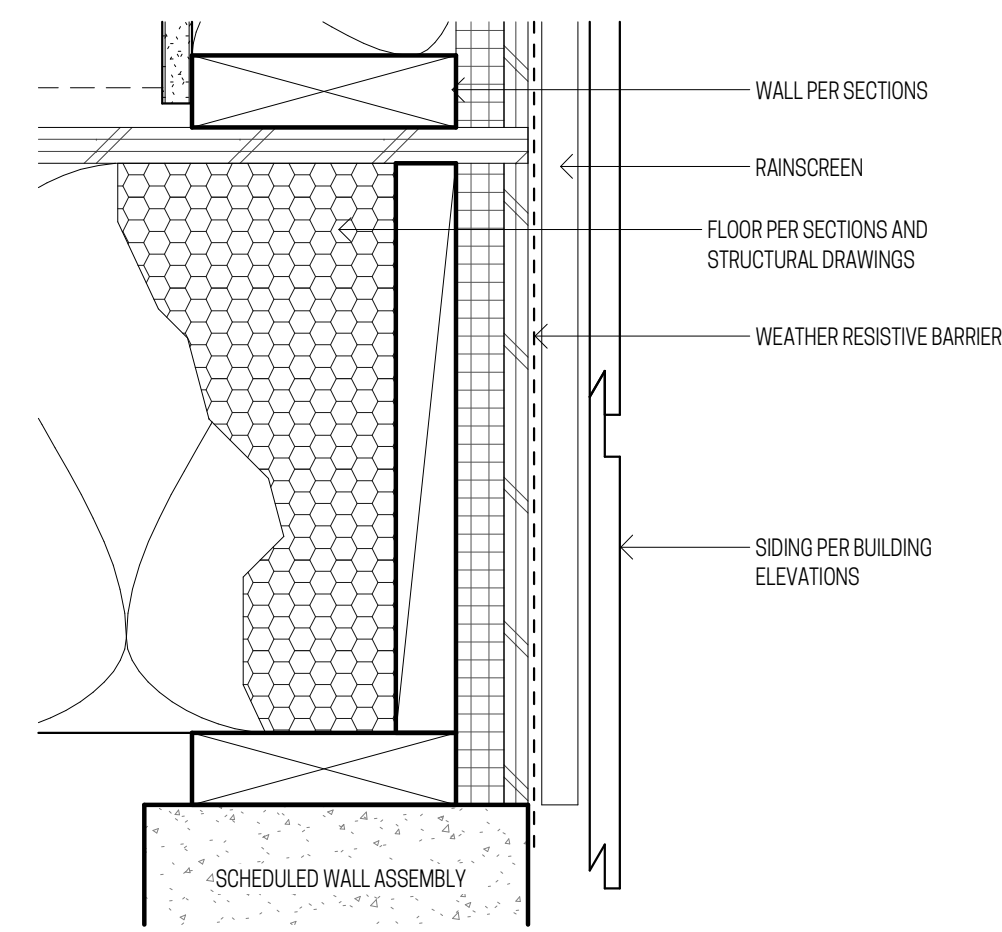
ISSUE	DATE
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PERMIT COMMENTS	04/29/2025

DETAILS FOUNDATION

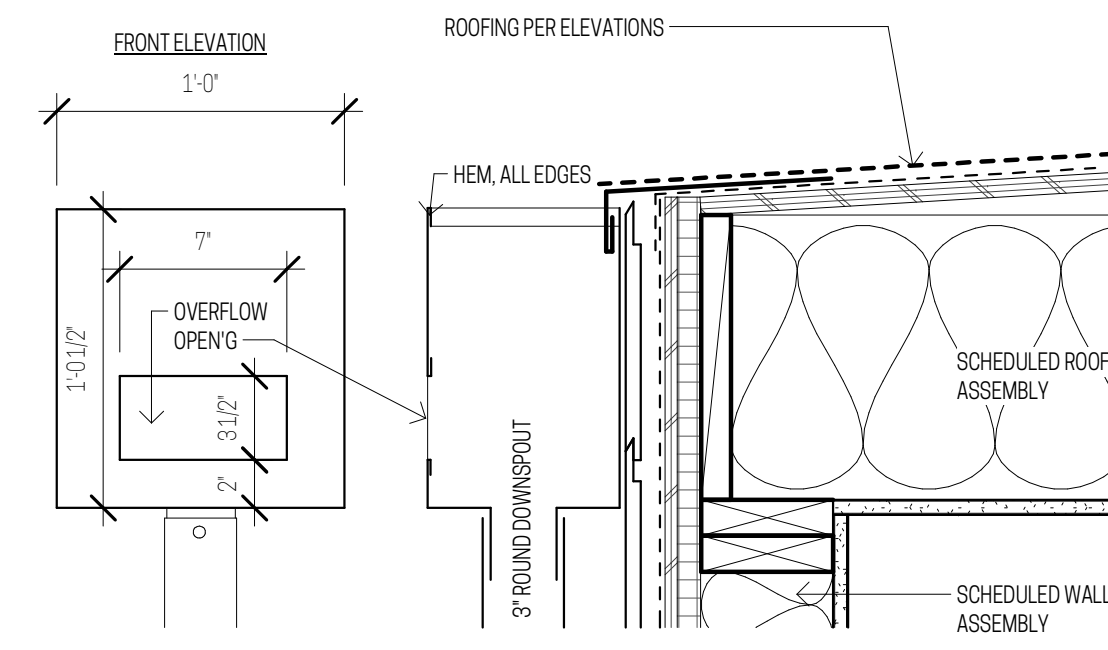
A8.0



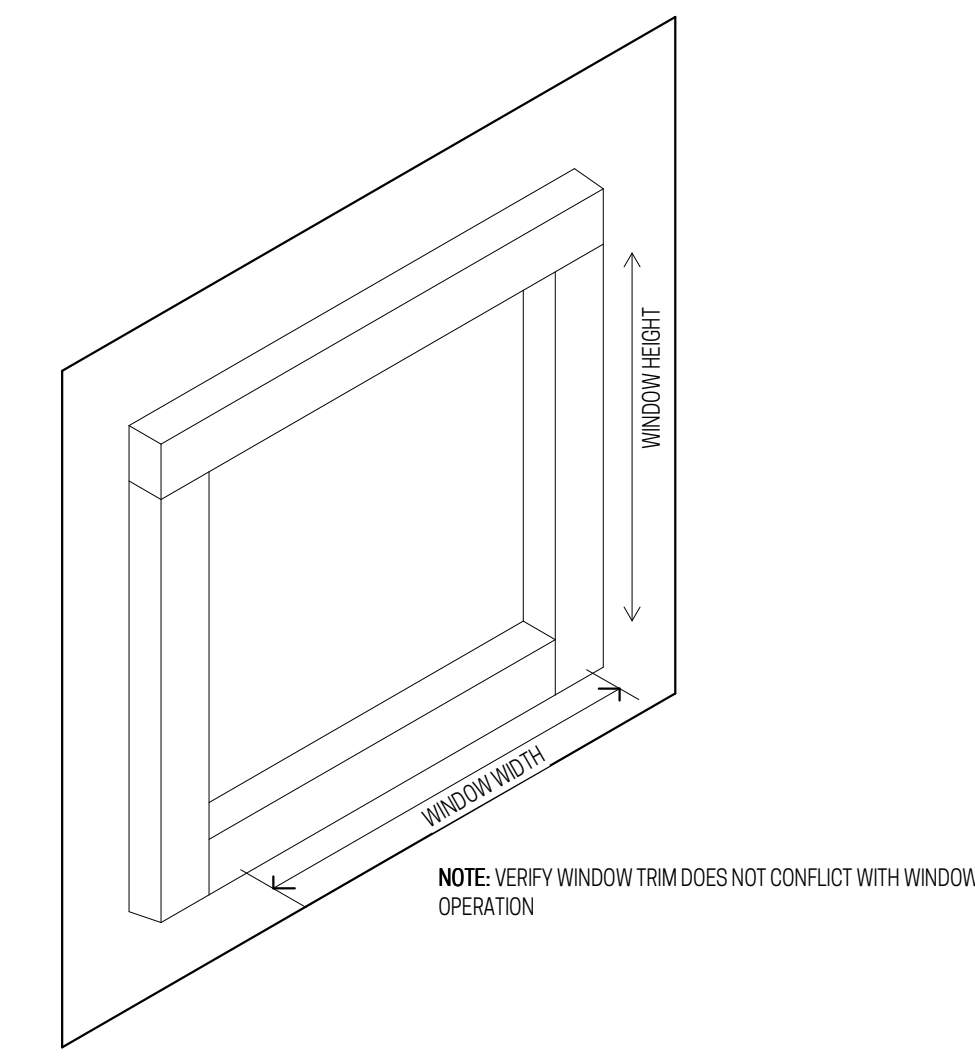
**13 SIDING AT COLUMNS**  
SCALE: 3"=1'-0"



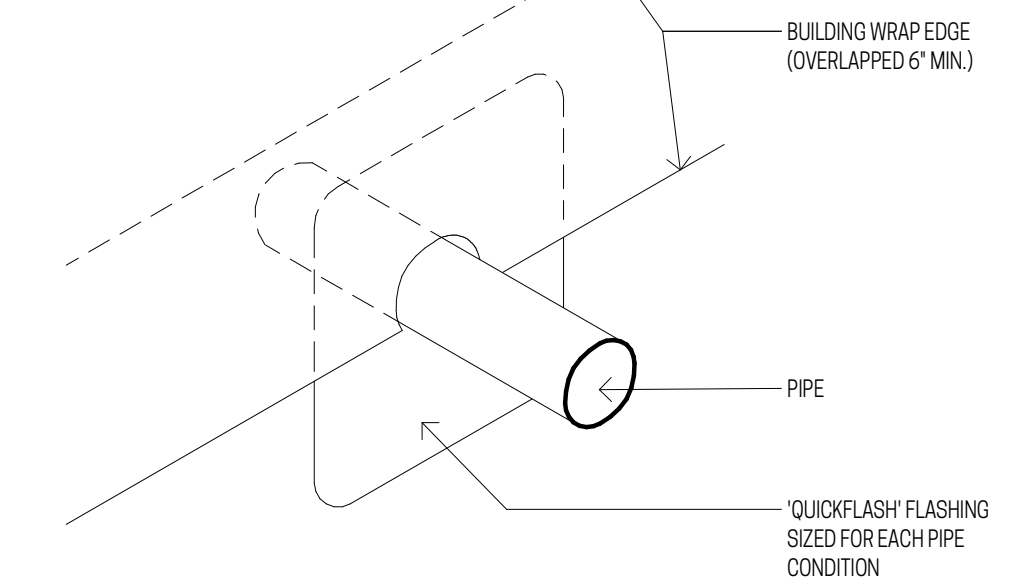
**12 BASE DETAIL @ CHANNEL SIDING**  
SCALE: 3"=1'-0"



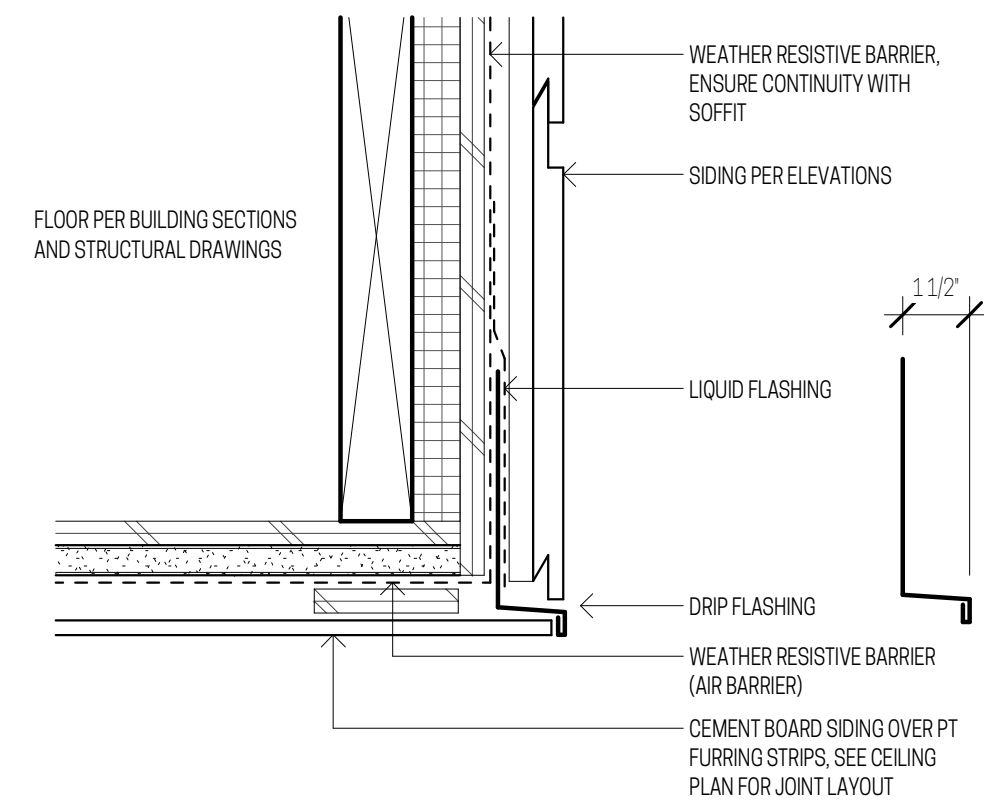
**11 LEADER BOX**  
SCALE: 1 1/2"=1'-0"



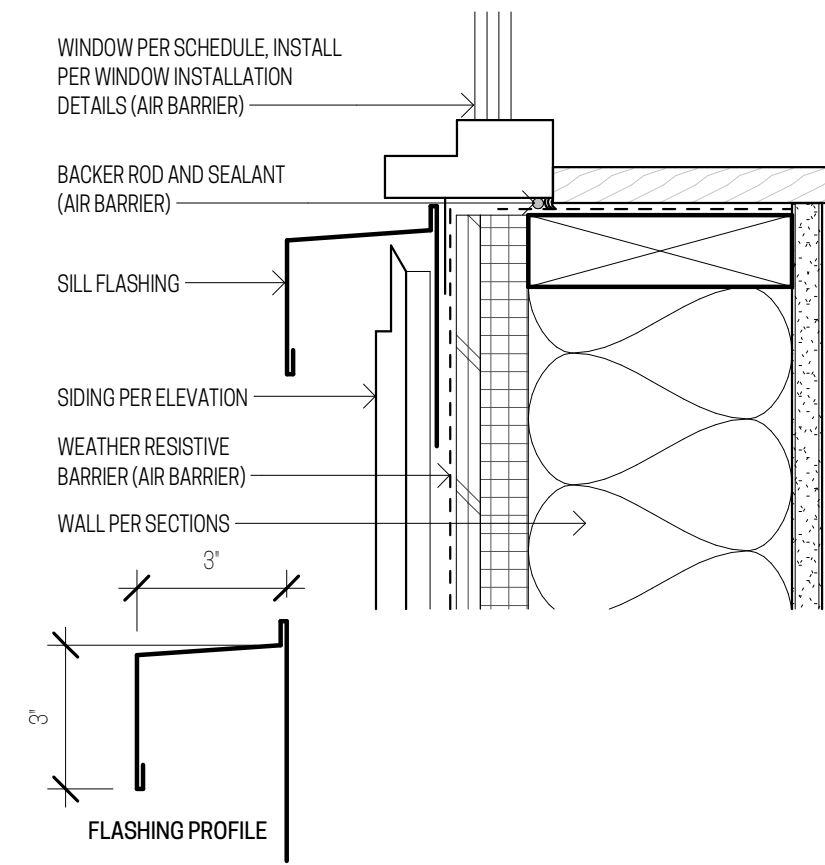
**10 WINDOW SHROUD 3D**  
SCALE: 1"=1'-0"



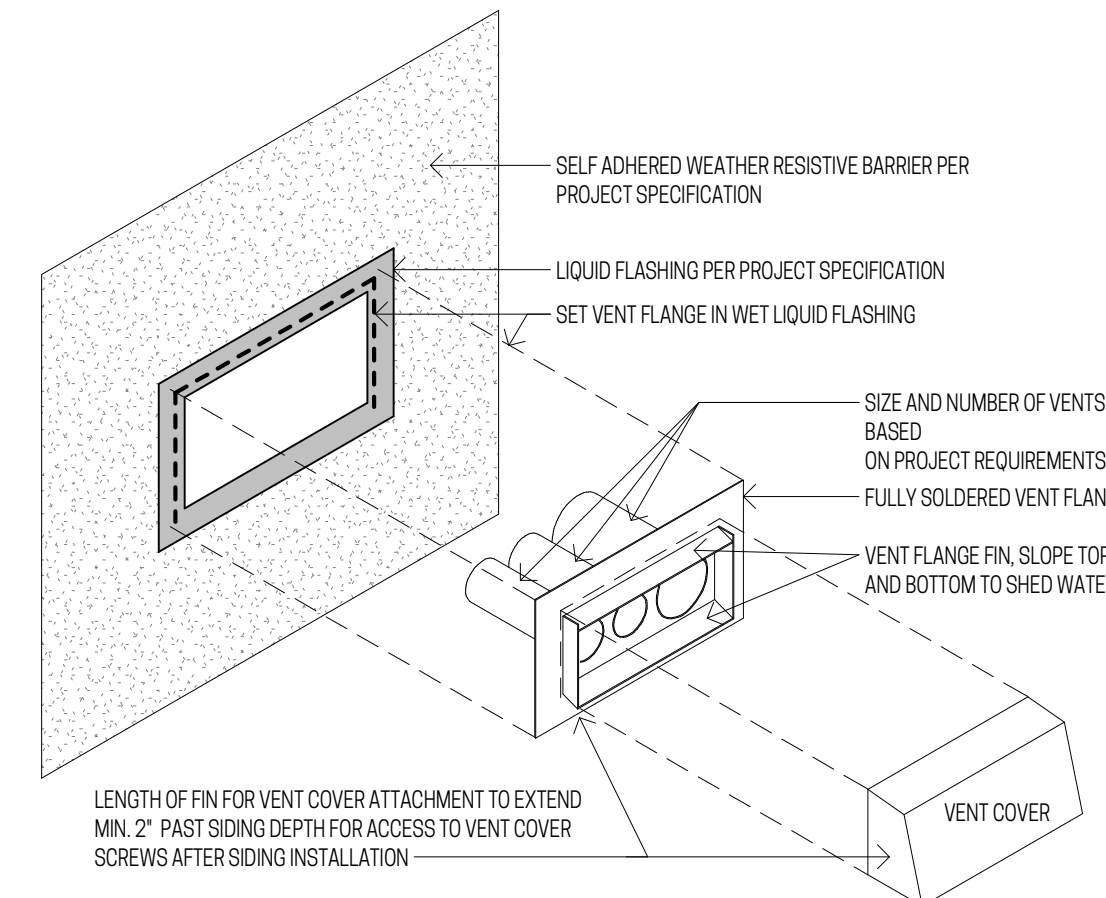
**9 PIPE PENETRATION**  
SCALE: 3"=1'-0"



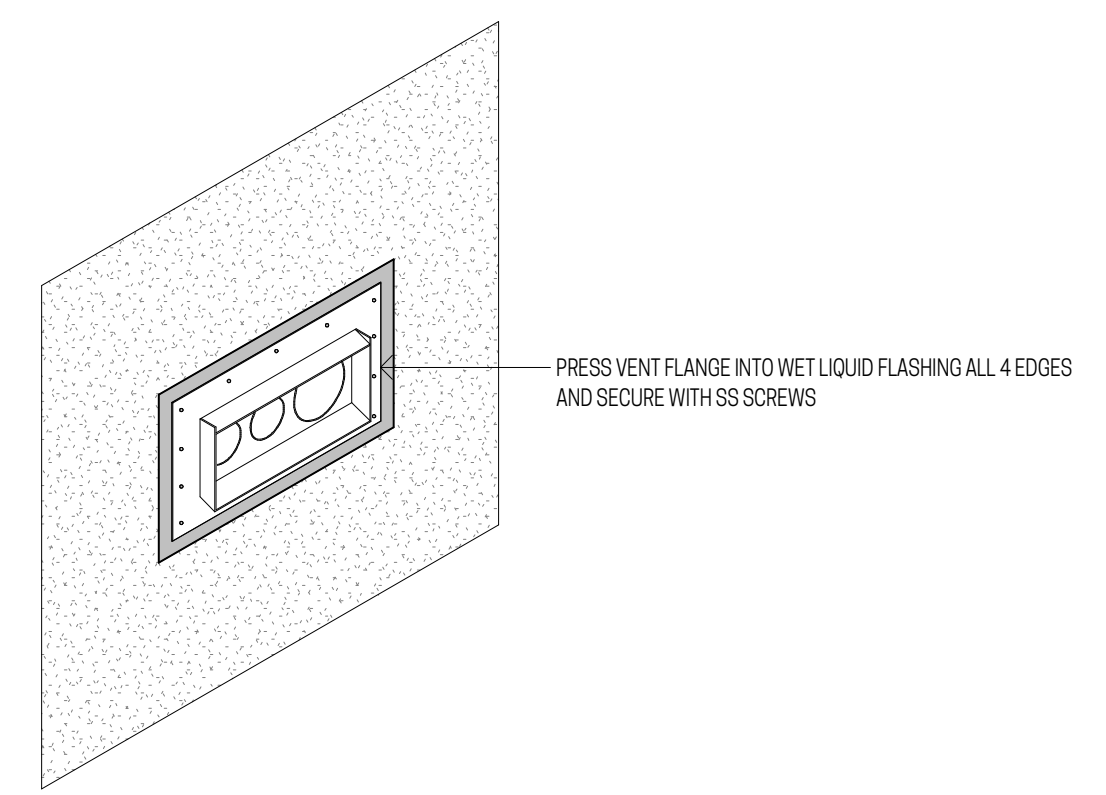
**8 SOFFIT FLASHING**  
SCALE: 3"=1'-0"



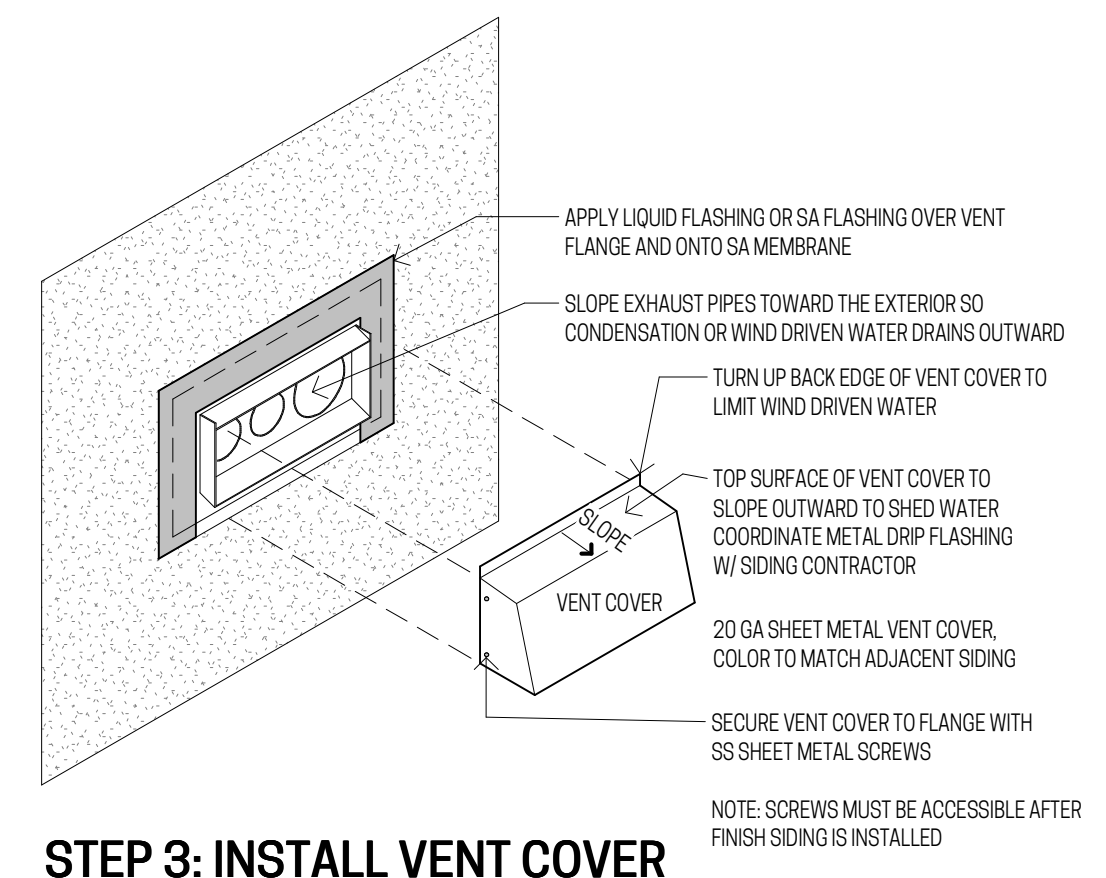
**7 WINDOW SILL**  
SCALE: 3"=1'-0"



**STEP 1: APPLY LIQUID FLASHING**

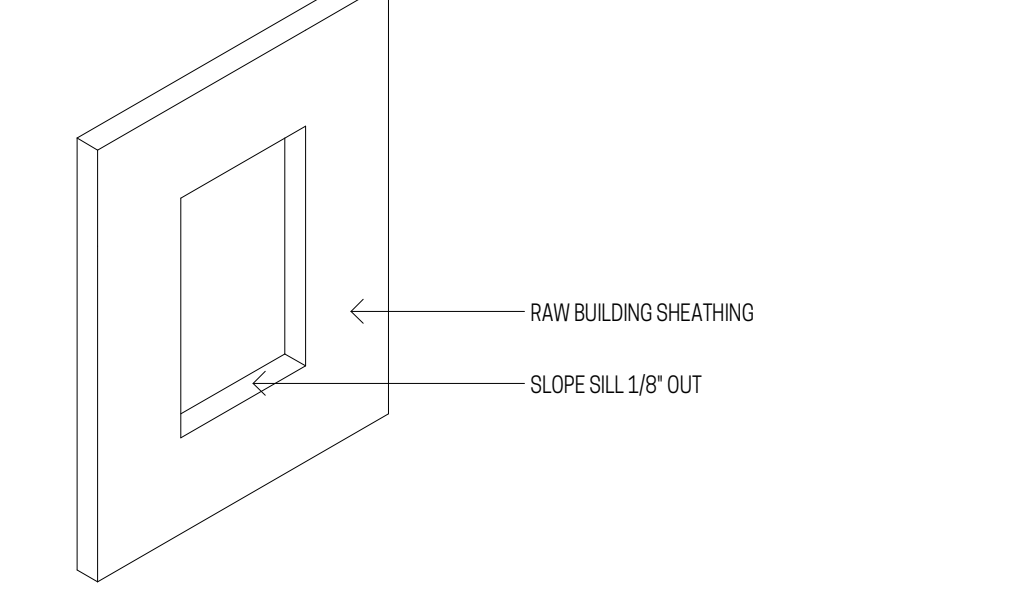


**STEP 2: SET VENT FLANGE**

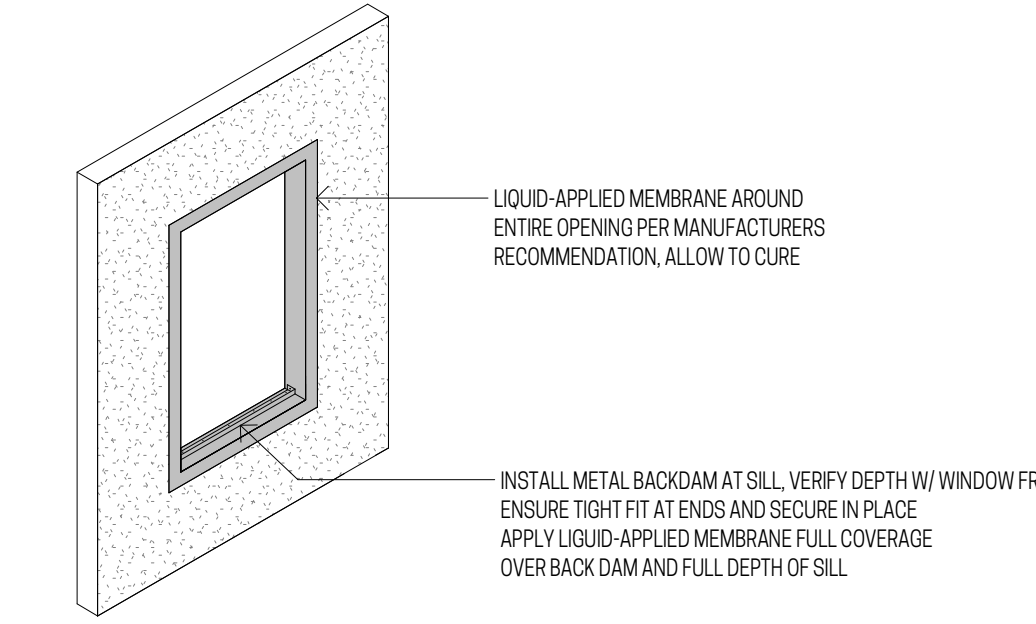


**STEP 3: INSTALL VENT COVER**

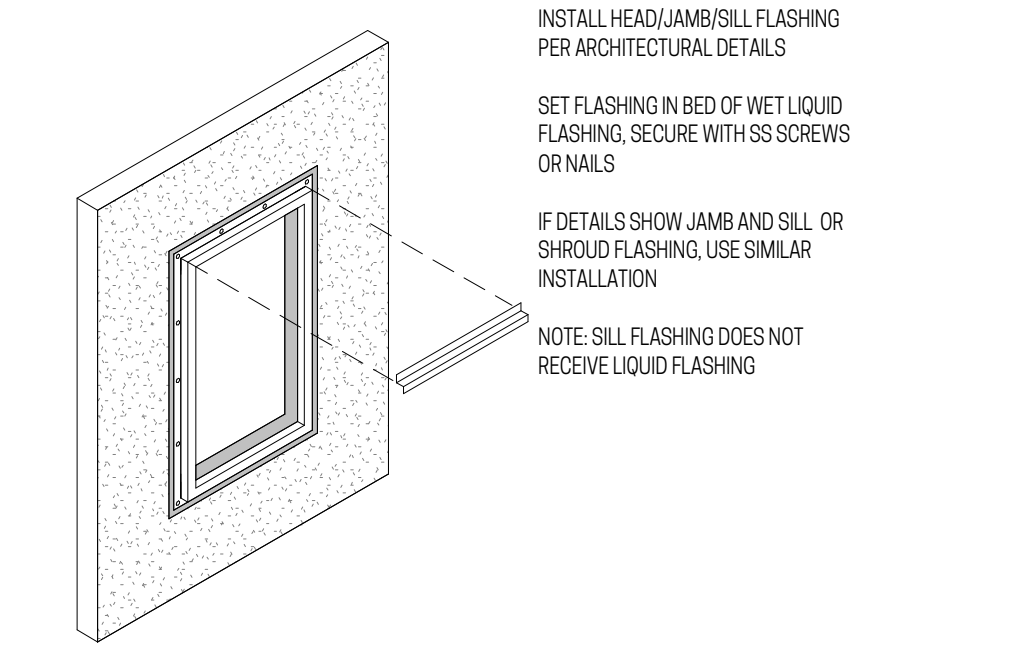
**PROJECT SPECIFICATIONS**  
 WEATHER RESISTIVE BARRIER:  
 SOPRASEAL STICK VP  
 LIQUID APPLIED MEMBRANE:  
 SOPRASEAL LIQUID FLASHING



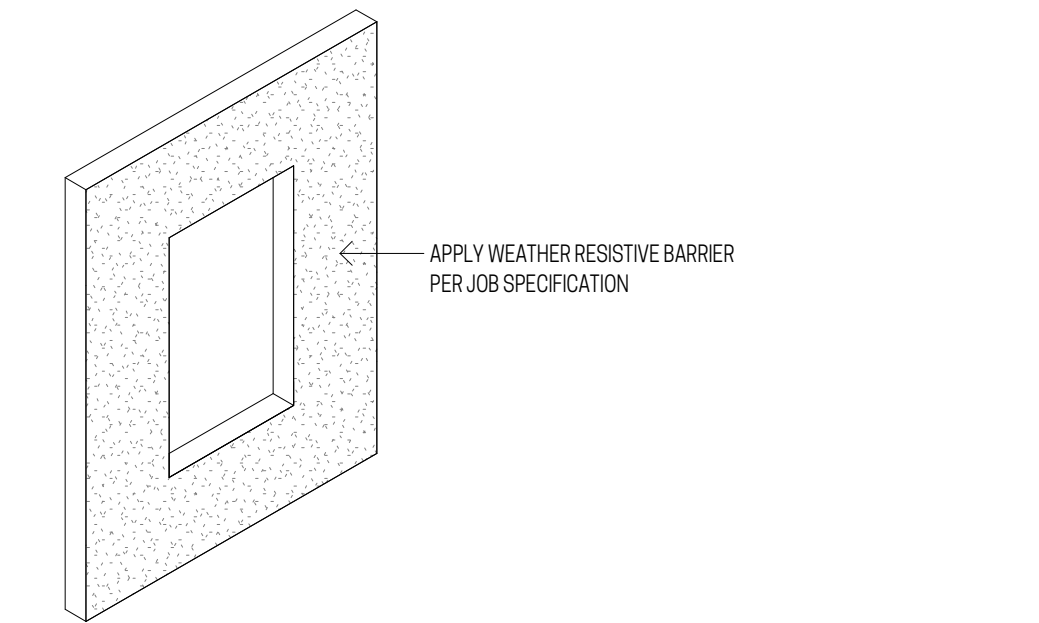
**STEP 1: PREPARE OPENING**



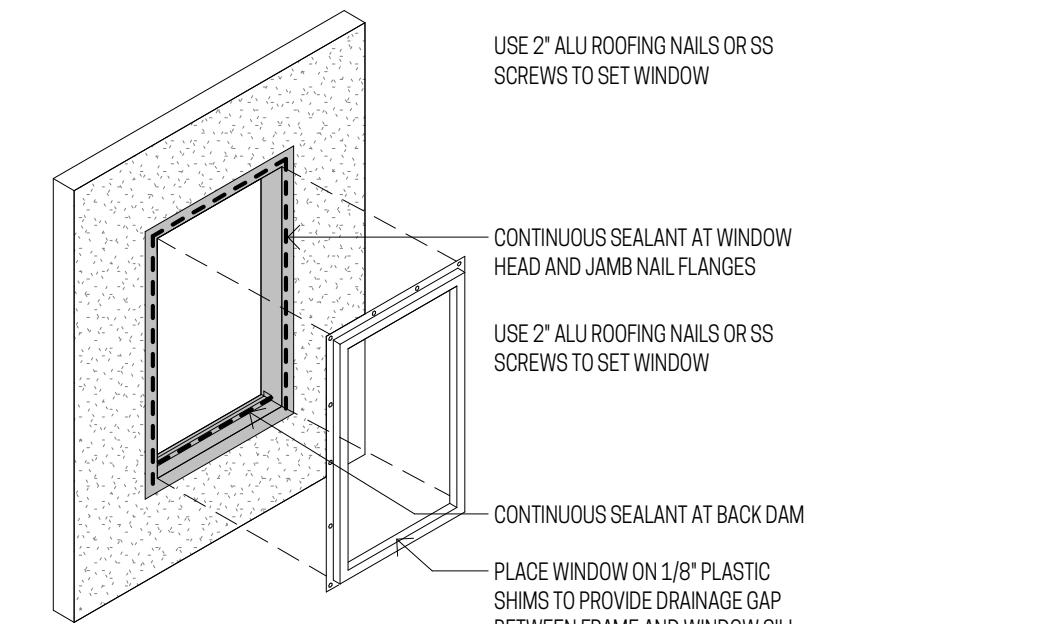
**STEP 3: APPLY LIQUID FLASHING**



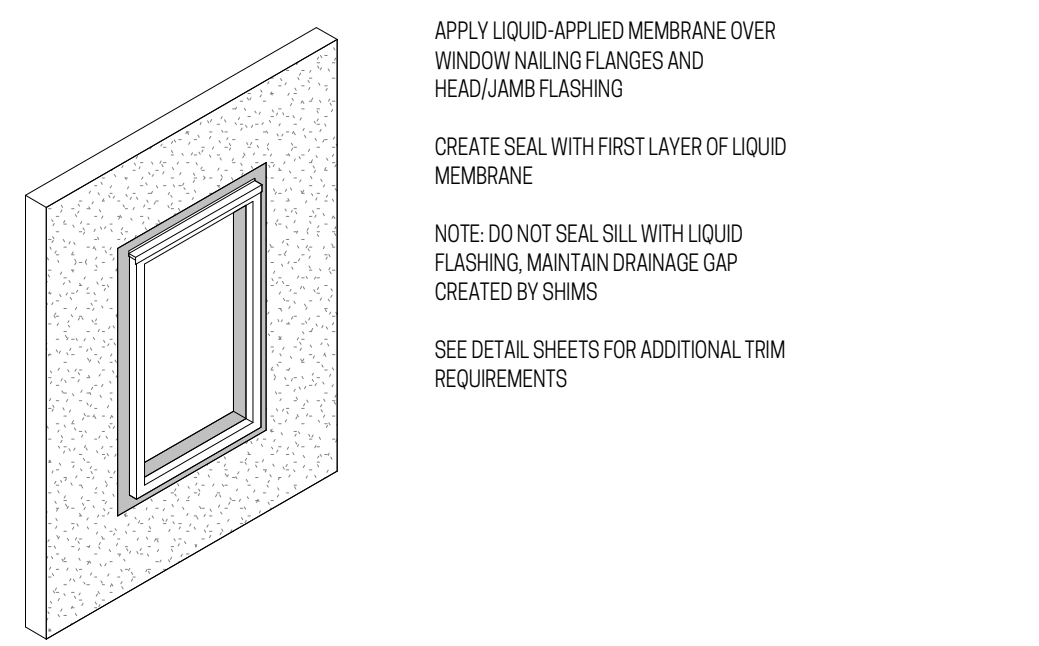
**STEP 5: INSTALL WINDOW FLASHING**



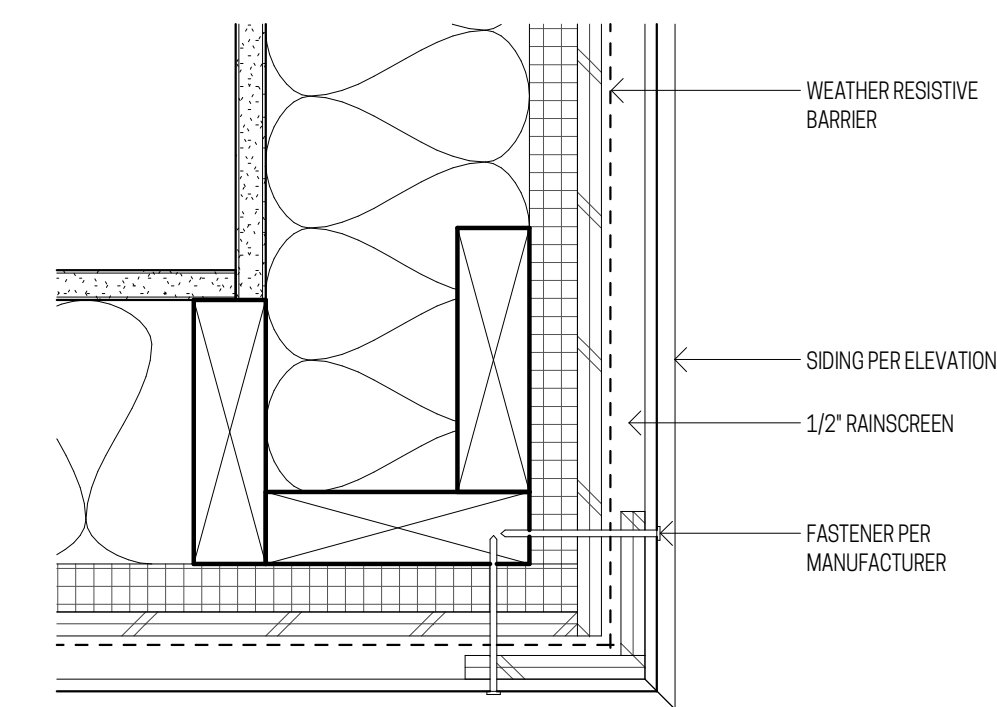
**STEP 2: INSTALL BUILDING PAPER**



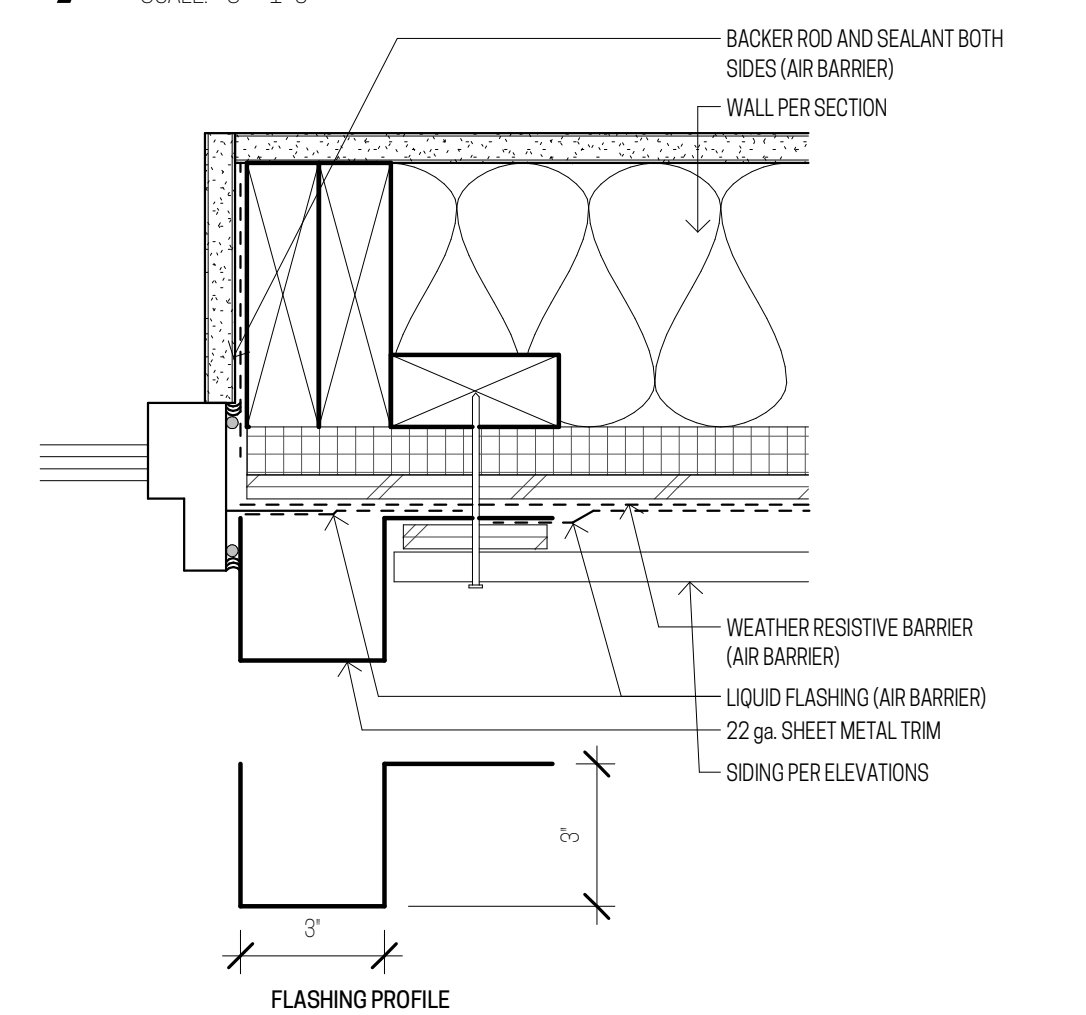
**STEP 4: INSTALL WINDOW**



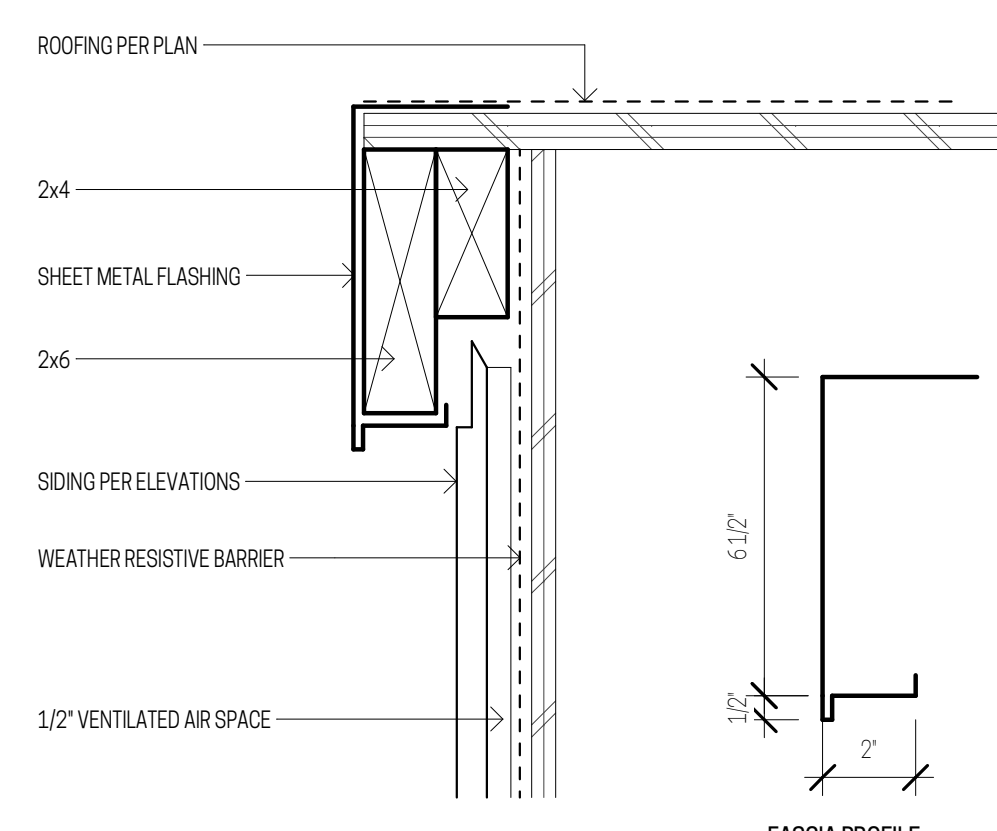
**STEP 6: APPLY LIQUID FLASHING**



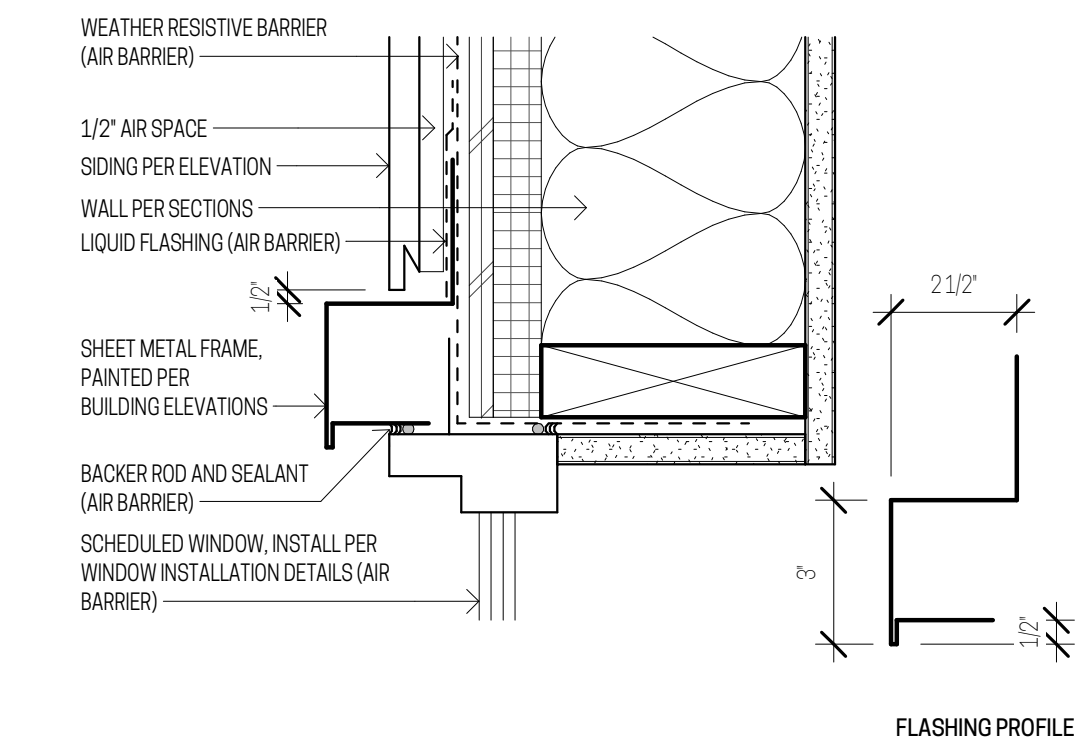
**6 CHANNEL SIDING CORNER**  
SCALE: 3"=1'-0"



**5 WINDOW JAMB**  
SCALE: 3"=1'-0"



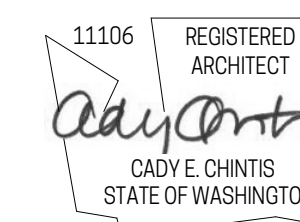
**4 CHANNEL SIDING @ EAVE**  
SCALE: 3"=1'-0"



**3 WINDOW HEAD**  
SCALE: 3"=1'-0"

**2 EXHAUST TERMINATION**  
SCALE: 1/4"=1'-0"

**1 WINDOW INSTALLATION**  
SCALE: 1/4"=1'-0"



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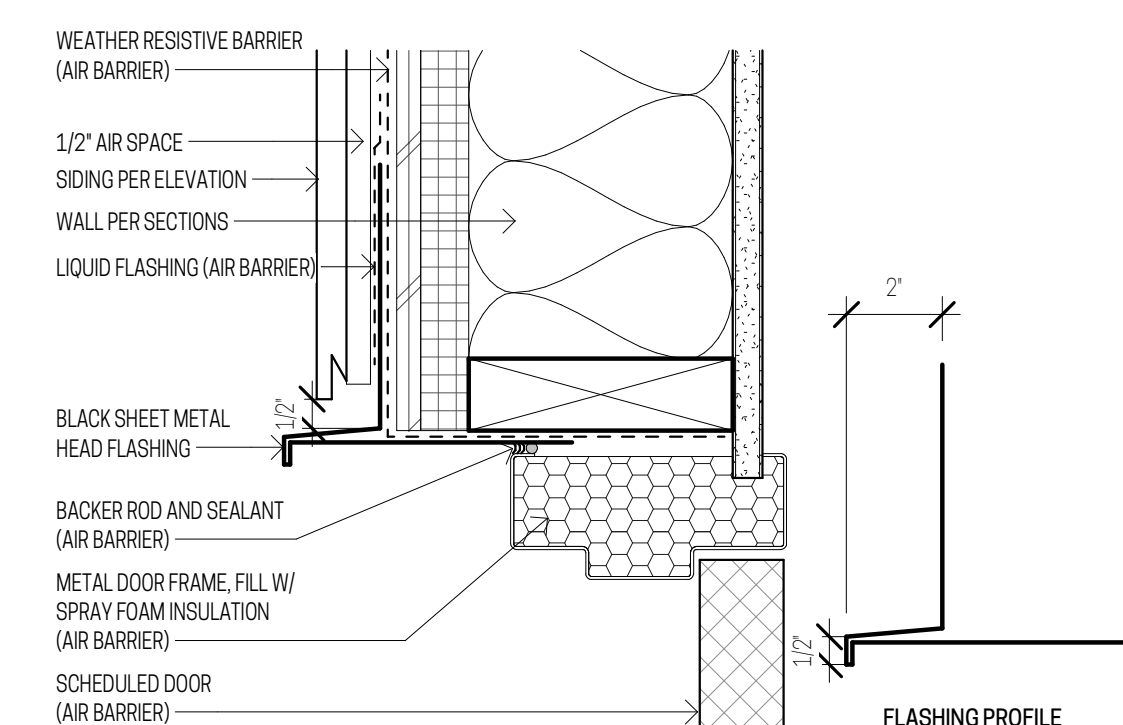
## 7TH AVE TOWNHOMES BUILDING A

1200 7TH AVE SE  
PUYALLUP, WA 98371

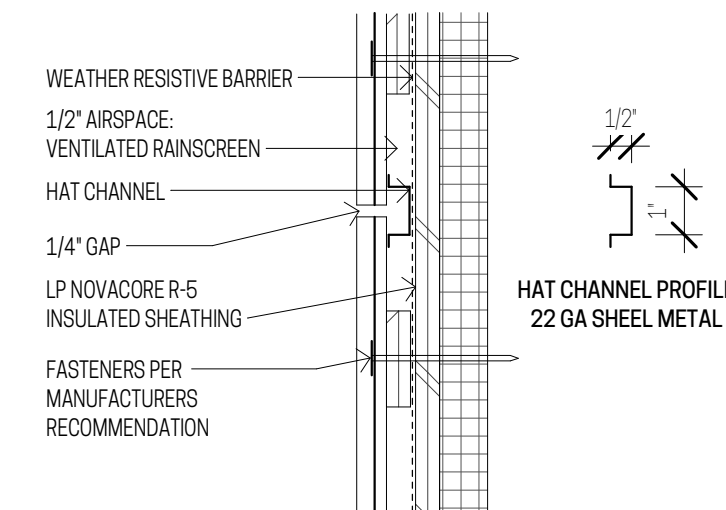
ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

### DETAILS SIDING & DOORS

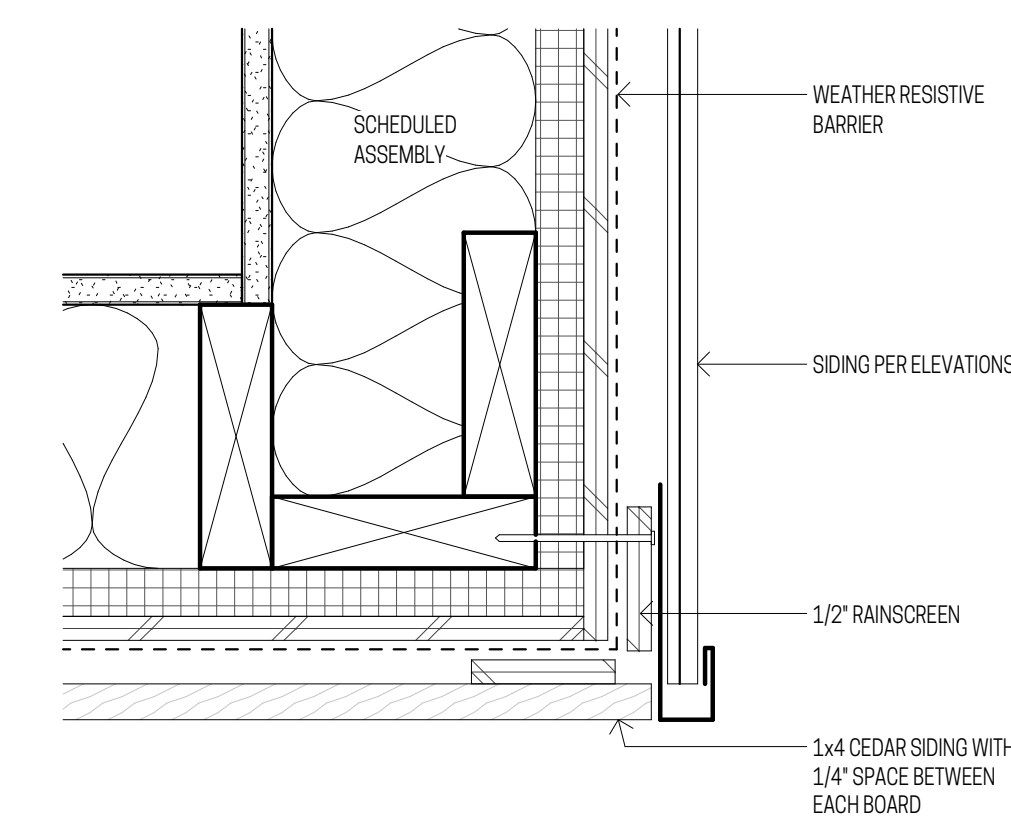
# A8.2



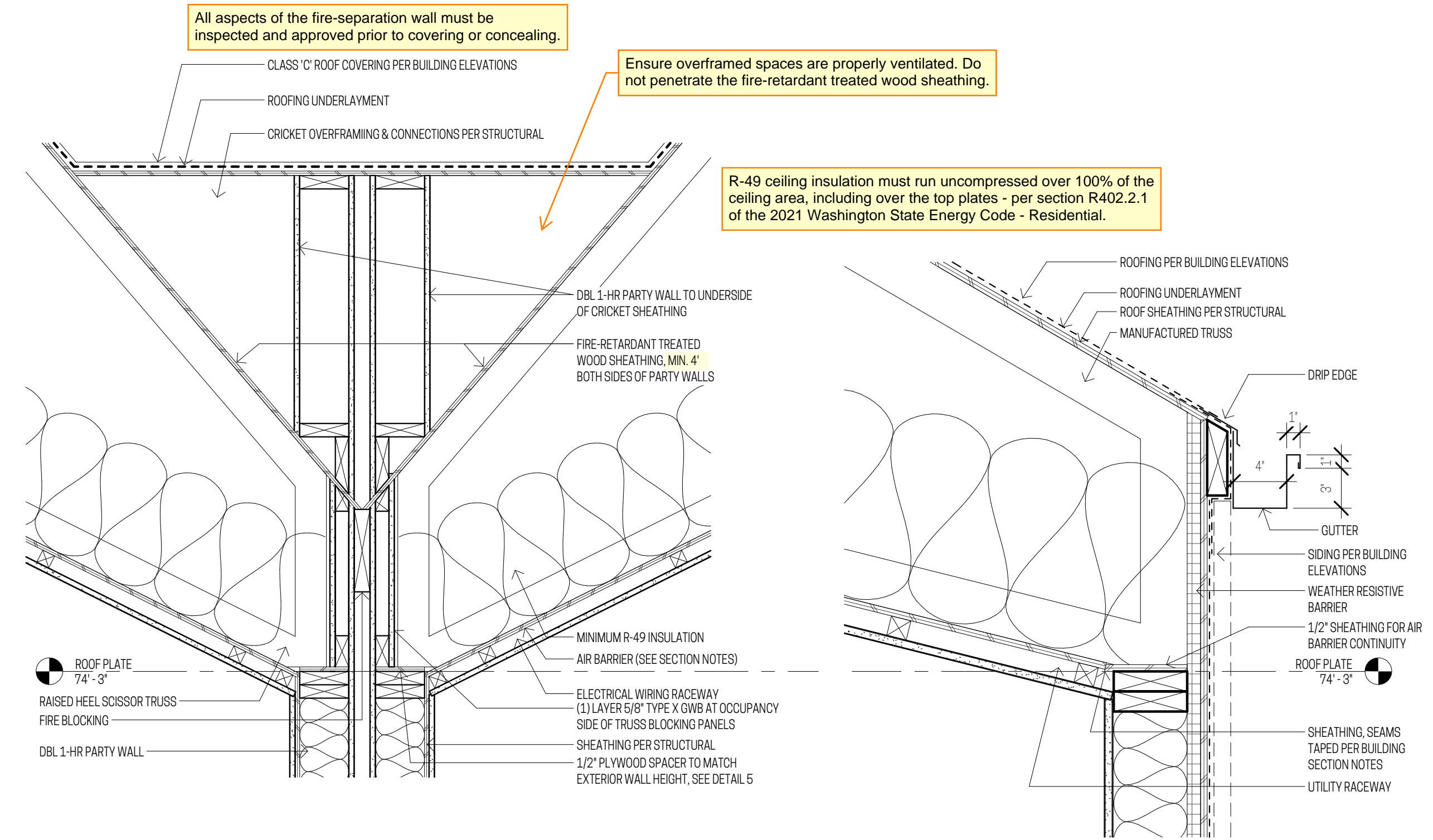
**3 DOOR HEAD**  
SCALE: 3" = 1'-0"



**2 CHANNEL VERTICAL PANEL JOINT**  
SCALE: 3" = 1'-0"

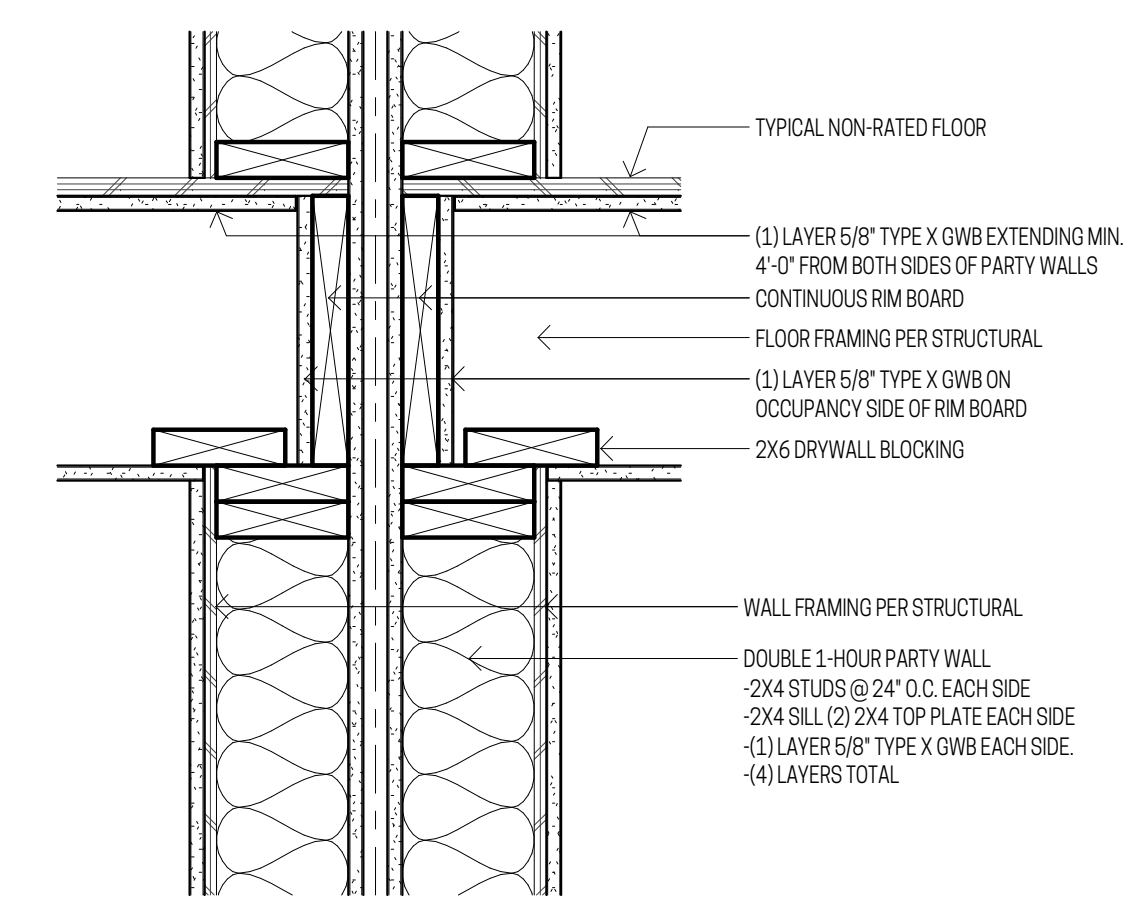


**1 CHANNEL AND 1x4 WOOD CORNER**  
SCALE: 3" = 1'-0"

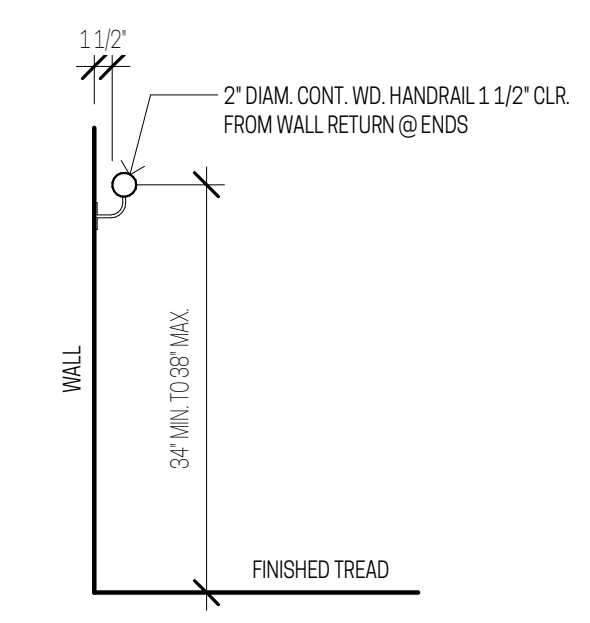


**6 DBL 1-HR PARTY WALL ROOF**  
SCALE: 1" = 1'-0"

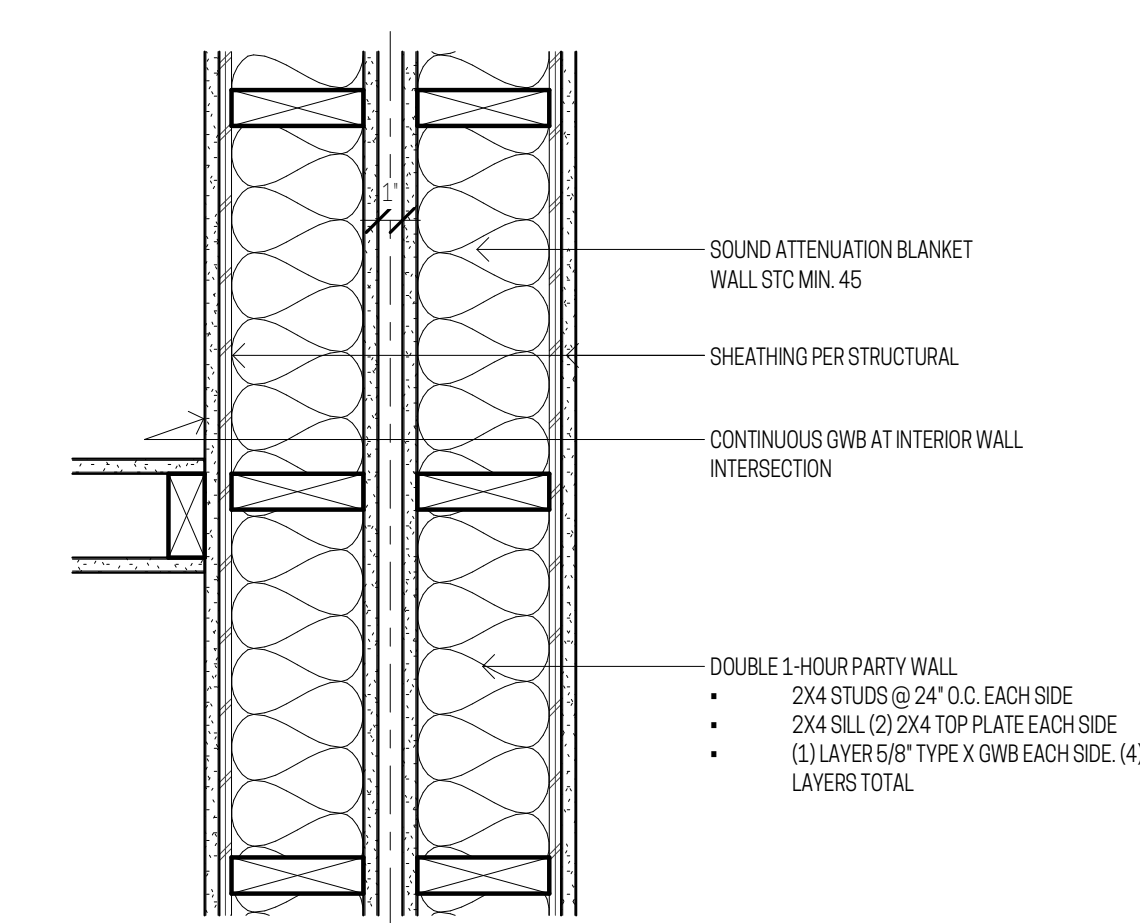
**5 EAVE SECTION**  
SCALE: 1 1/2" = 1'-0"



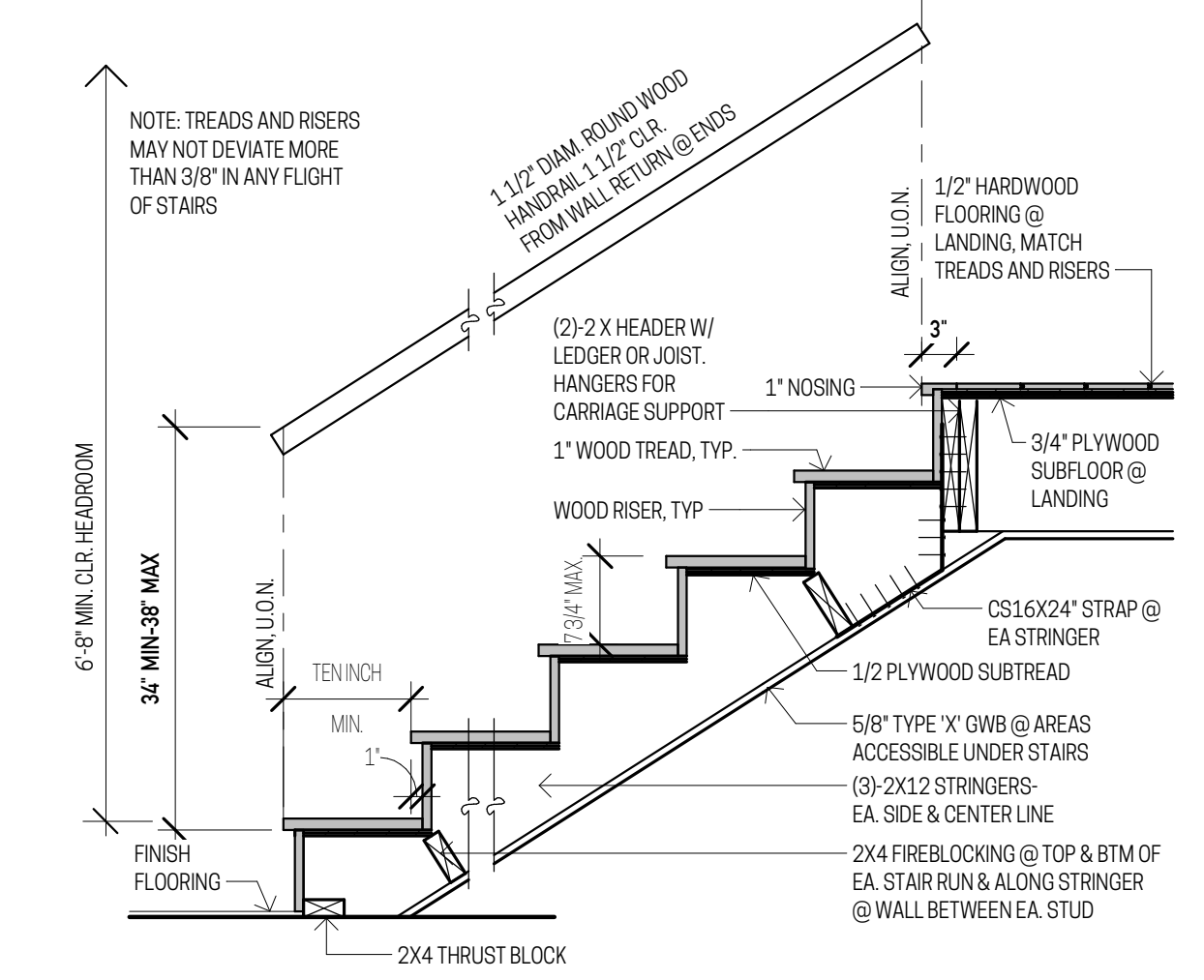
**4 DBL 1-HR PARTY WALL INT. FLOOR**  
SCALE: 1 1/2" = 1'-0"



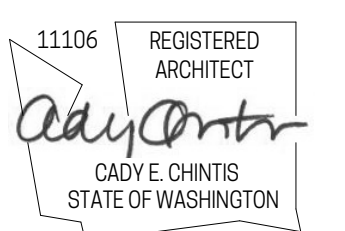
**3 HANDRAIL**  
SCALE: 3/4" = 1'-0"



**2 DBL 1-HR PARTY WALL (PLAN)**  
SCALE: 1 1/2" = 1'-0"



**1 TYP. INTERIOR STAIR SECTION**  
SCALE: 3/4" = 1'-0"



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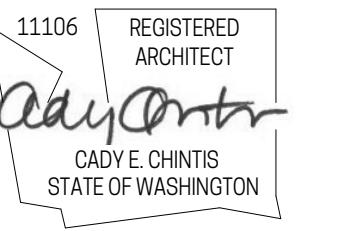
**7TH AVE TOWNHOMES BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

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DETAILS FRAMING

**A8.3**



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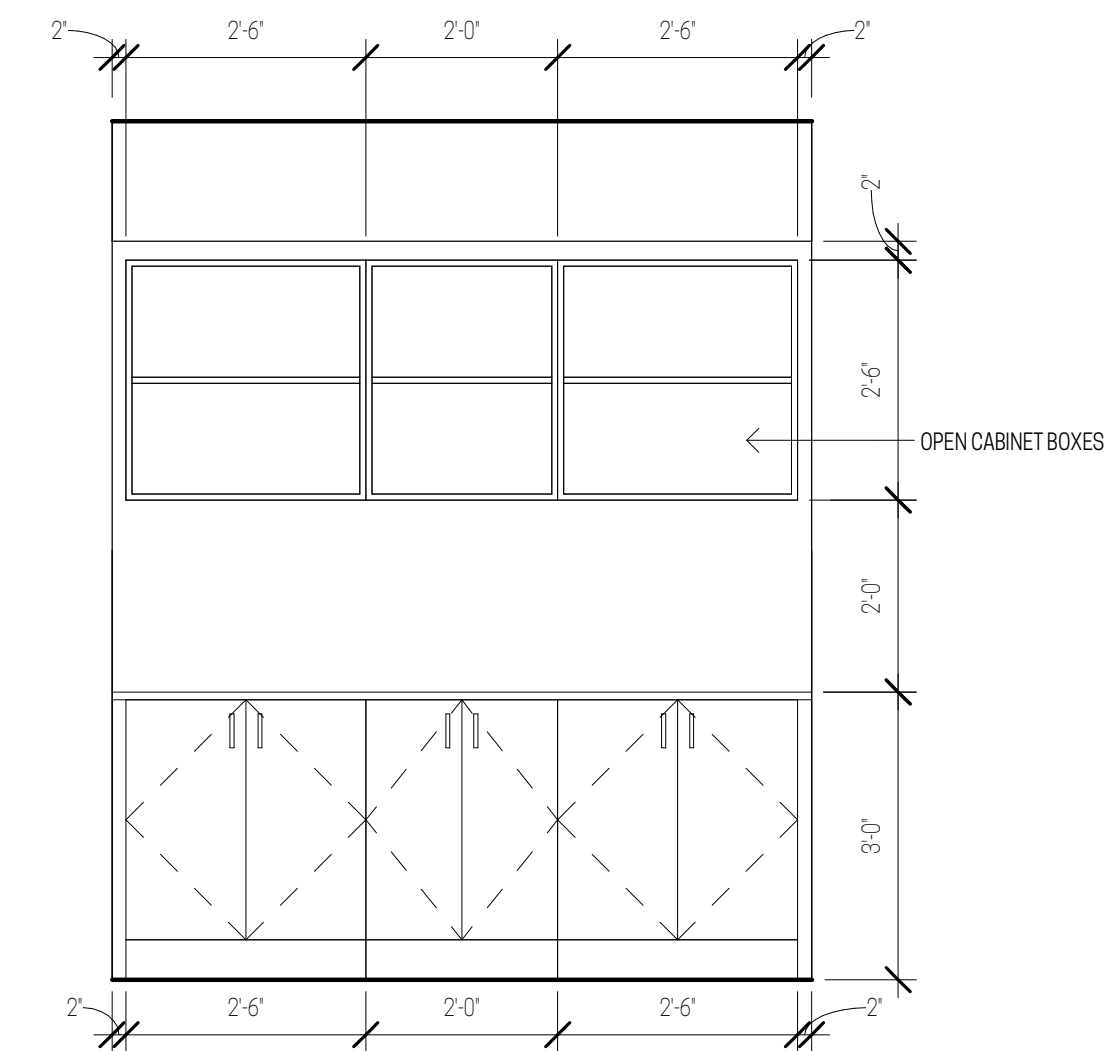
**7TH AVE TOWNHOMES  
BUILDING A**

1200 7TH AVE SE  
PUYALLUP, WA 98371

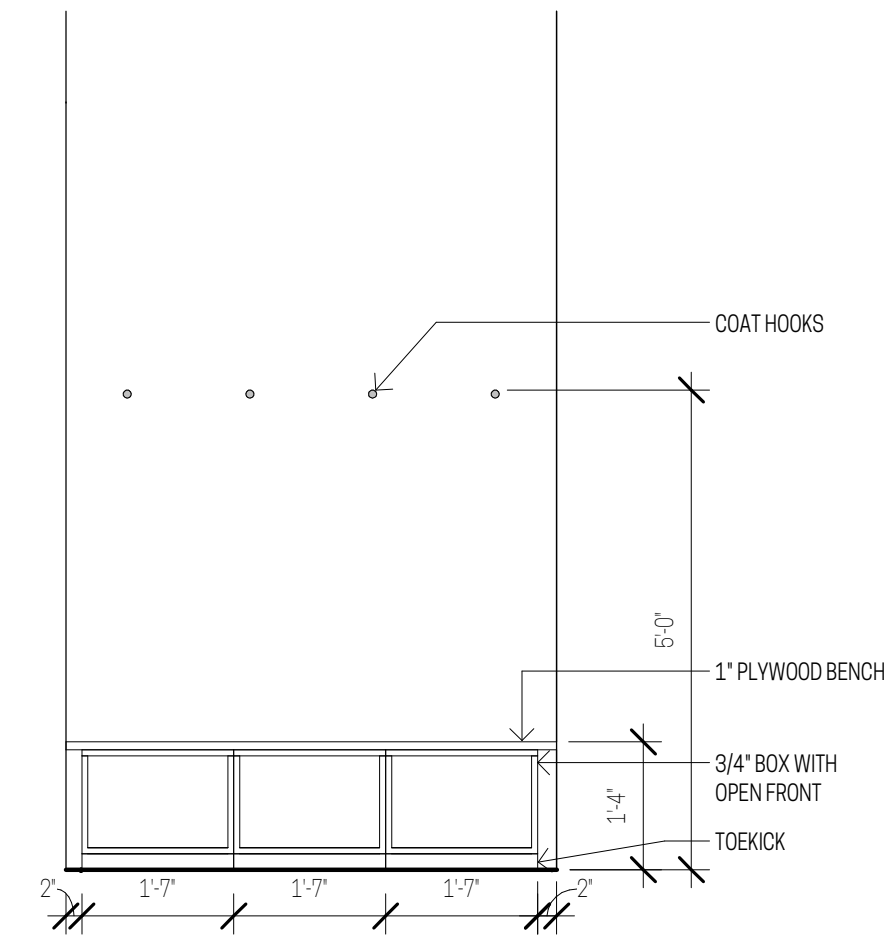
ISSUE	DATE
BLDG PERMIT APPLICATION	03/06/2025
PERMIT COMMENTS	04/29/2025

**BUILDING A - ENLARGED  
PLANS + INTERIOR  
ELEVATIONS**

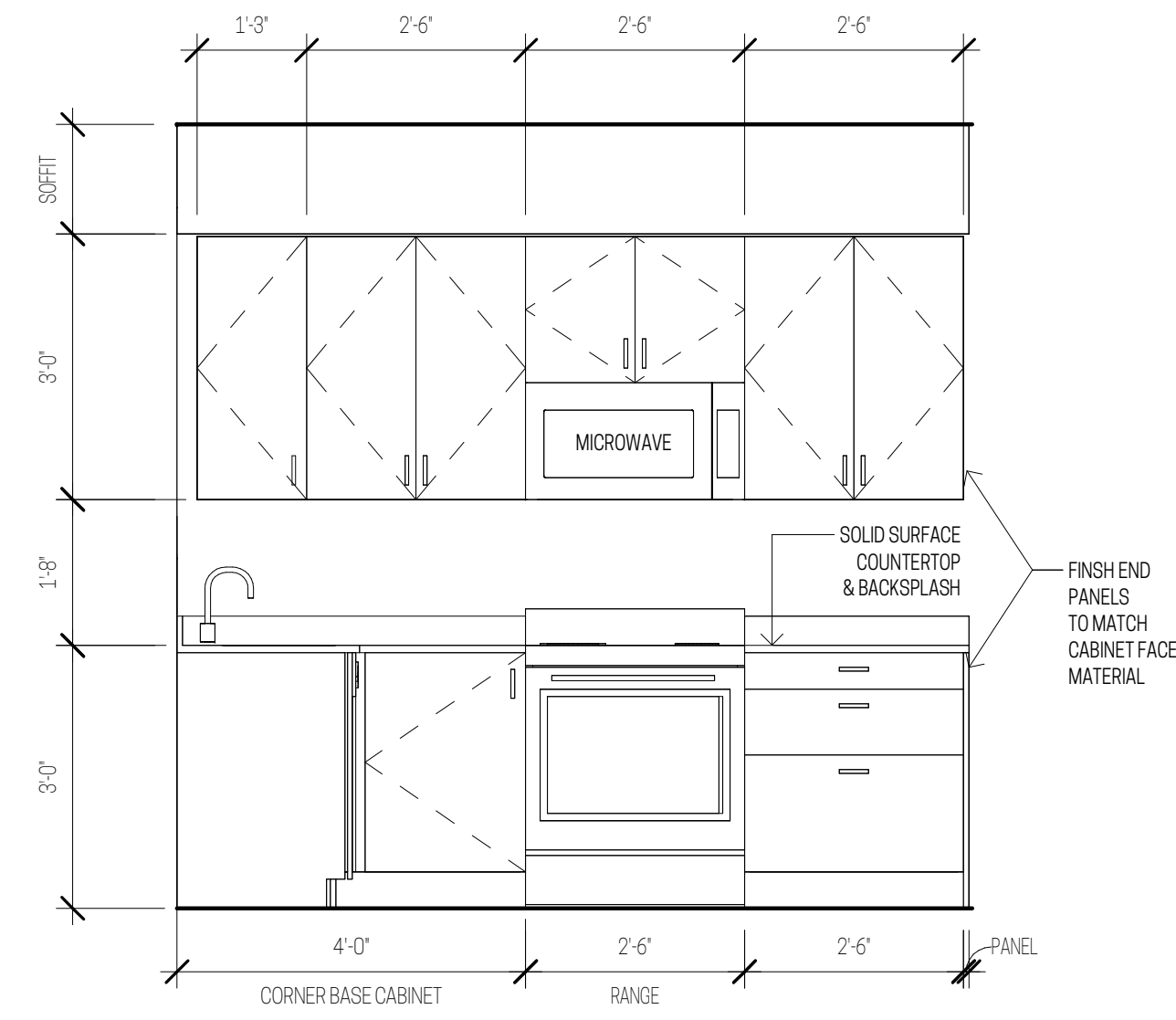
**A9.0**



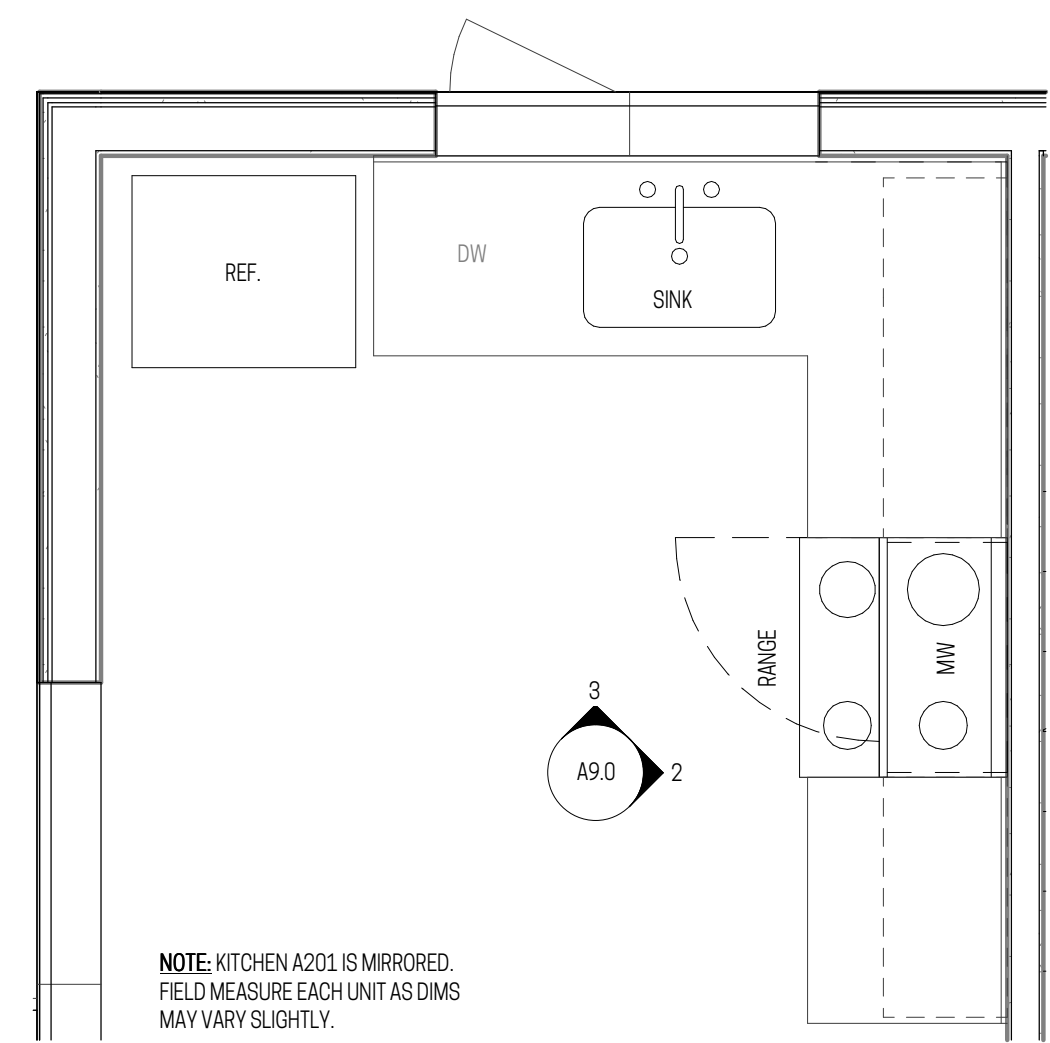
**5 A101, A102, A103 HALL CABINETS**  
SCALE: 1/2" = 1'-0"



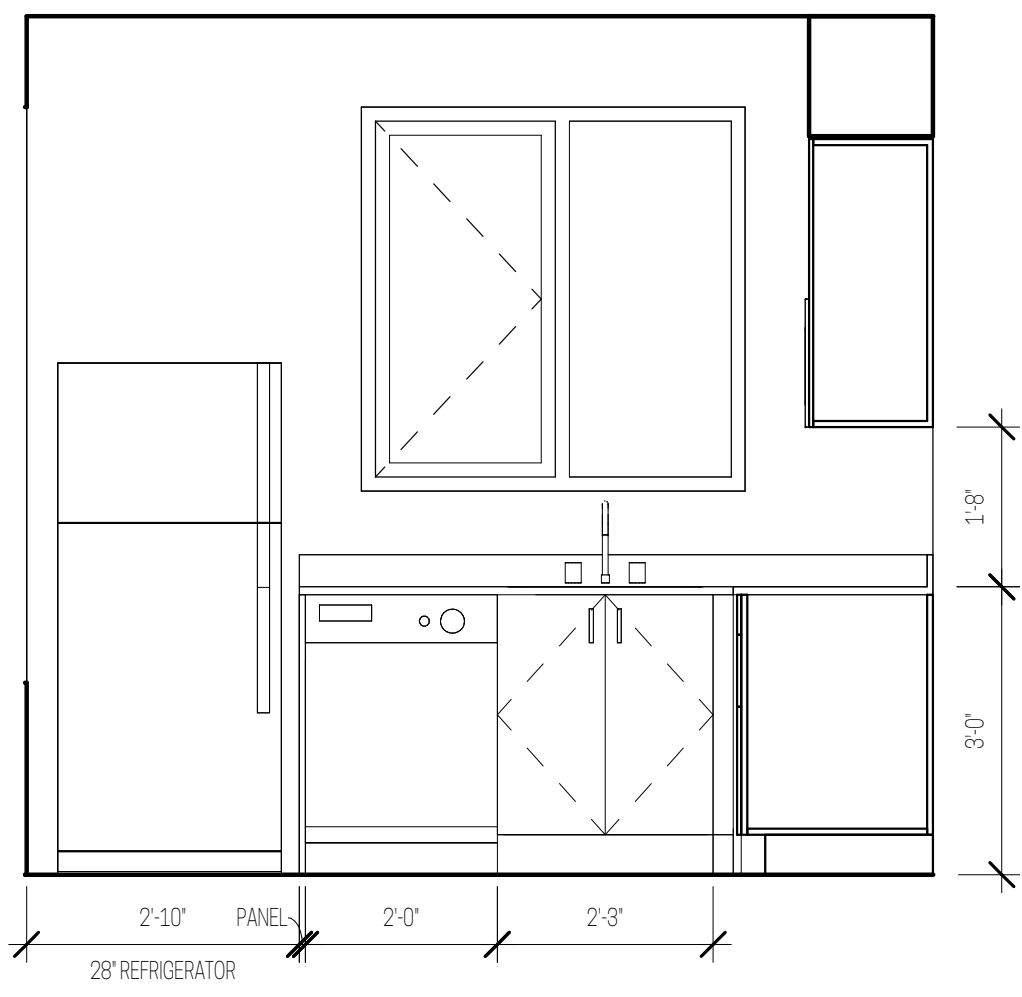
**6 A101, A102, A103 ENTRY BENCH**  
SCALE: 1/2" = 1'-0"



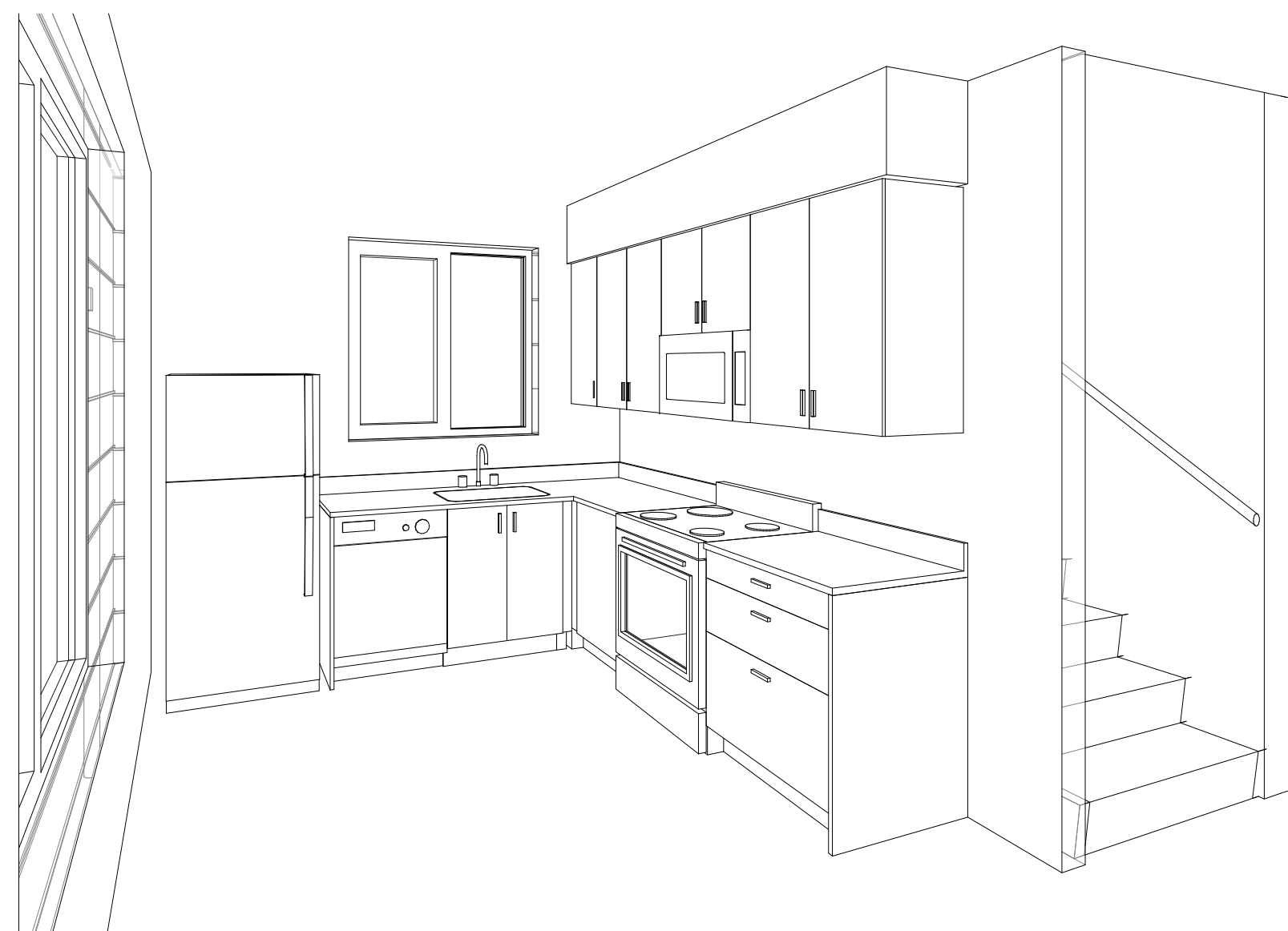
**2 KITCHEN A101/A201/A301**  
SCALE: 1/2" = 1'-0"



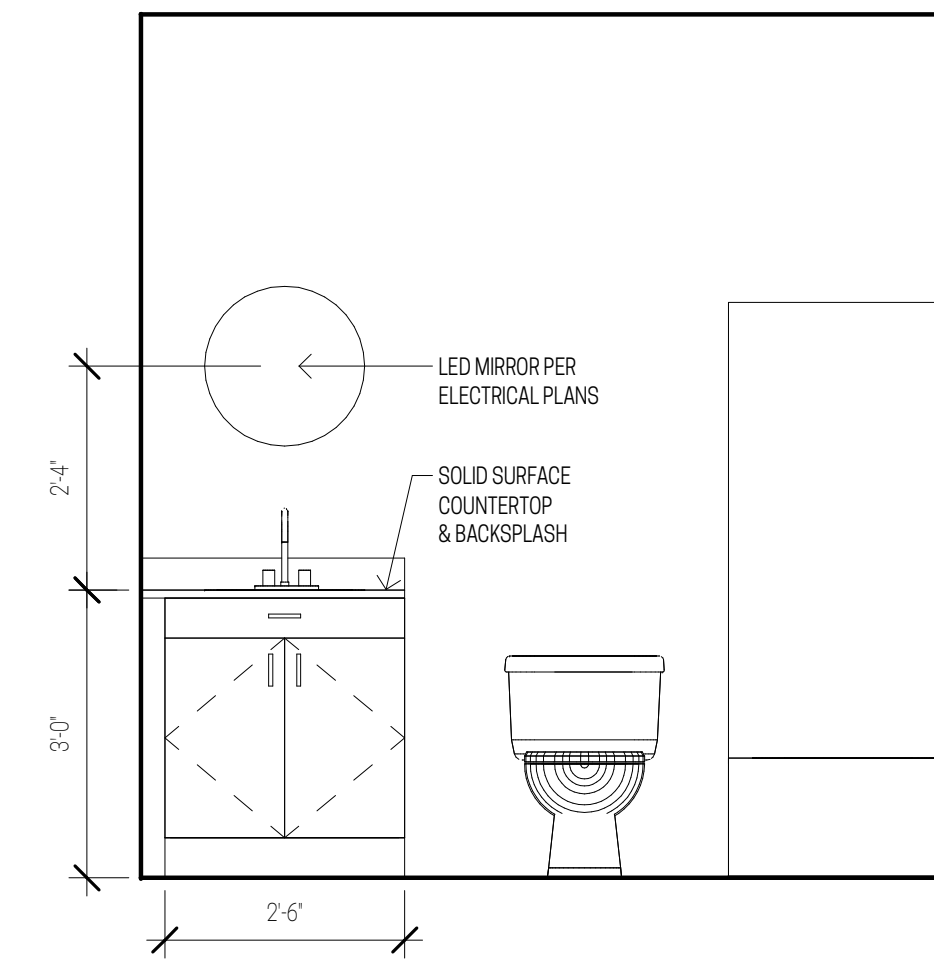
**1 KITCHEN A101/A201/A301**  
SCALE: 1/2" = 1'-0"



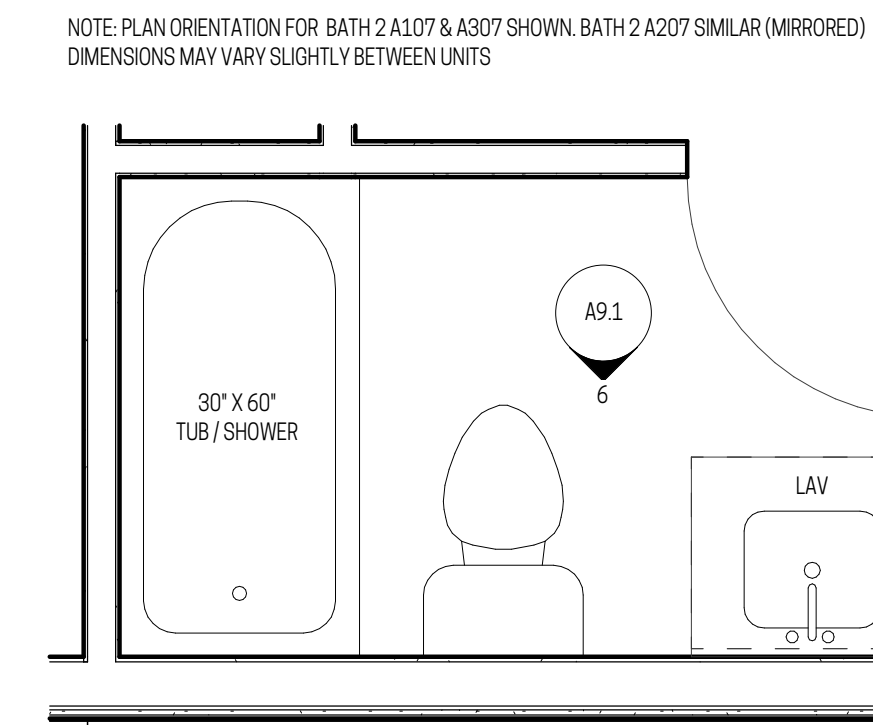
**3 KITCHEN A101/A201/A301**  
SCALE: 1/2" = 1'-0"



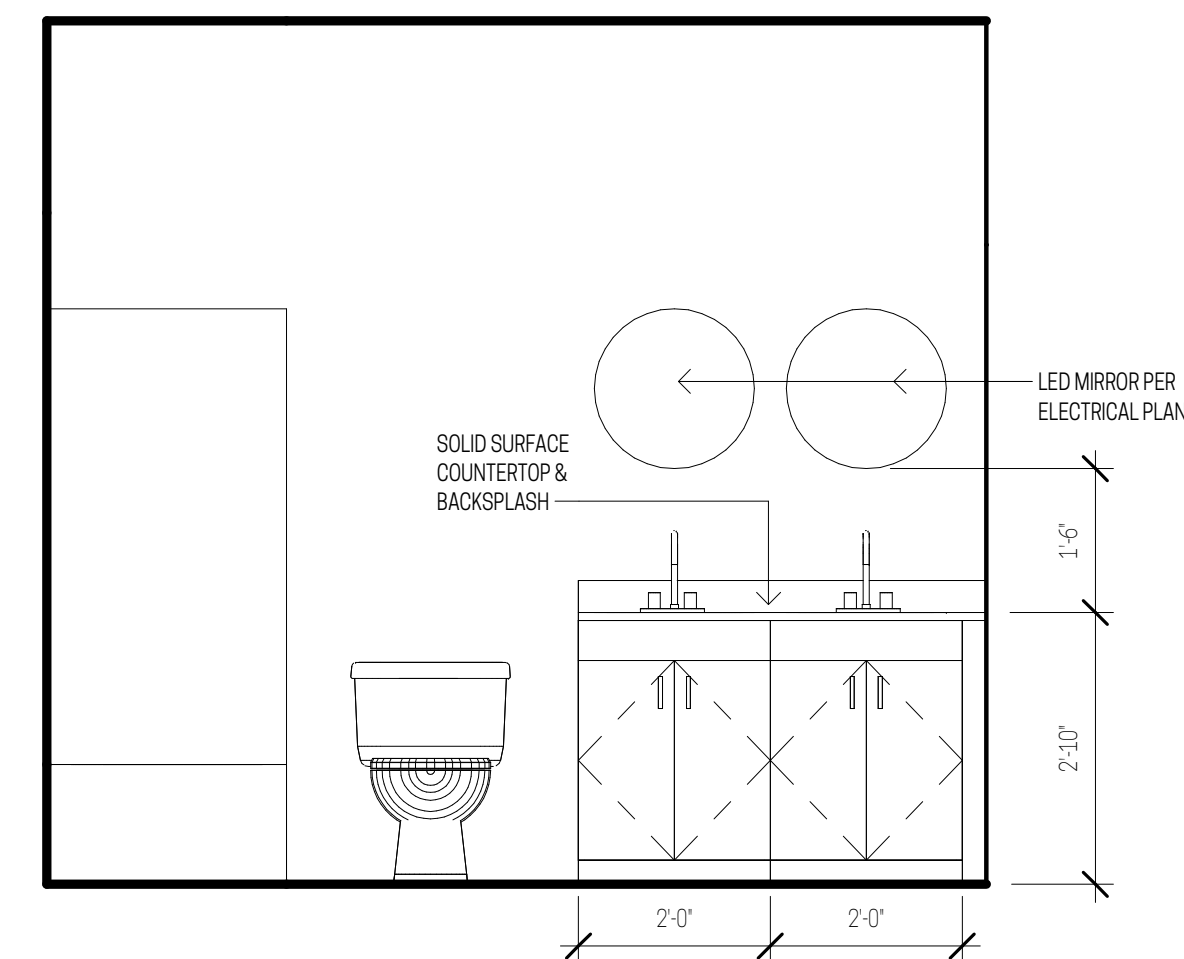
**4 KITCHEN A101, A201, A301 VIEW**  
SCALE: 1/2" = 1'-0"



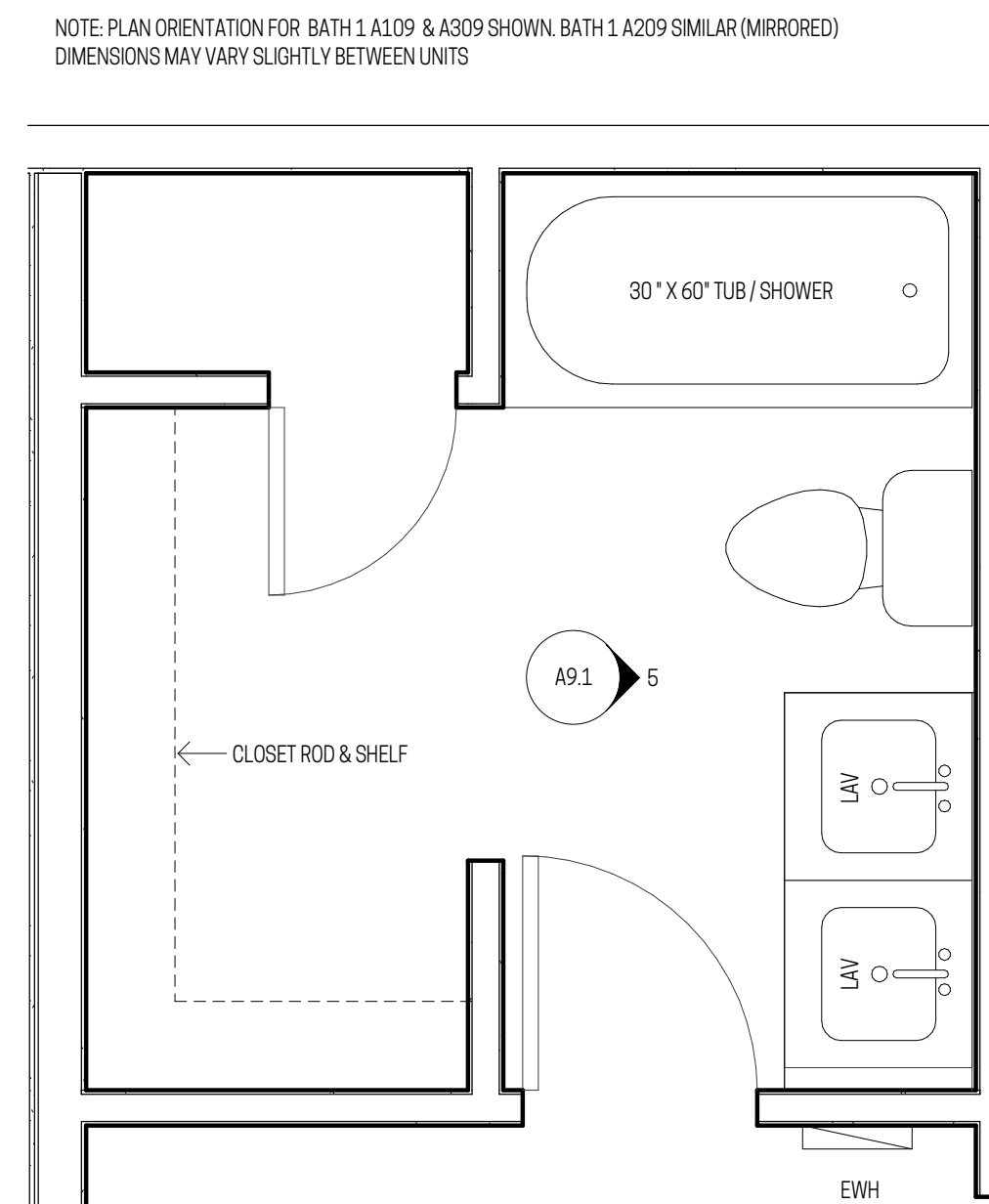
**6 BATH 2 ELEVATION**  
SCALE: 1/2" = 1'-0"



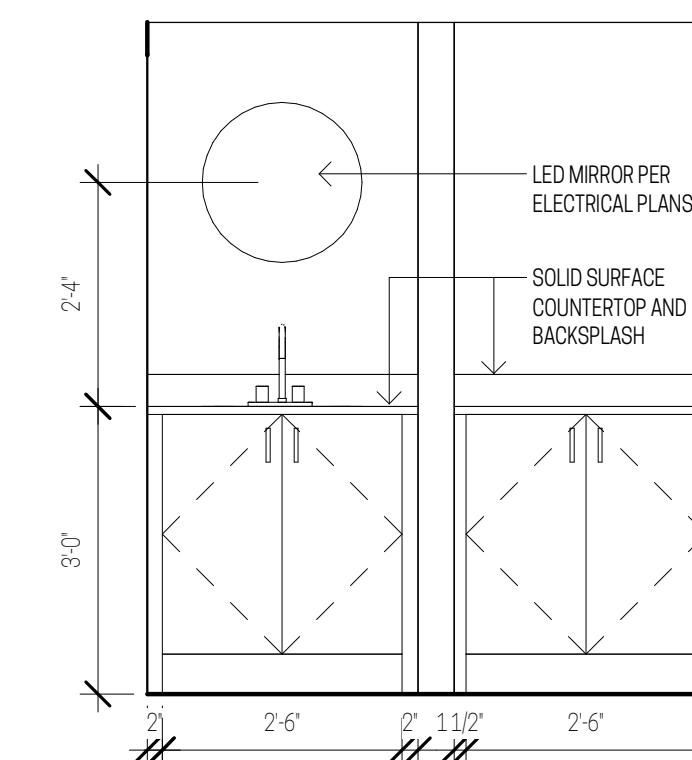
**4 BATH 2 PLAN**  
SCALE: 1/2" = 1'-0"



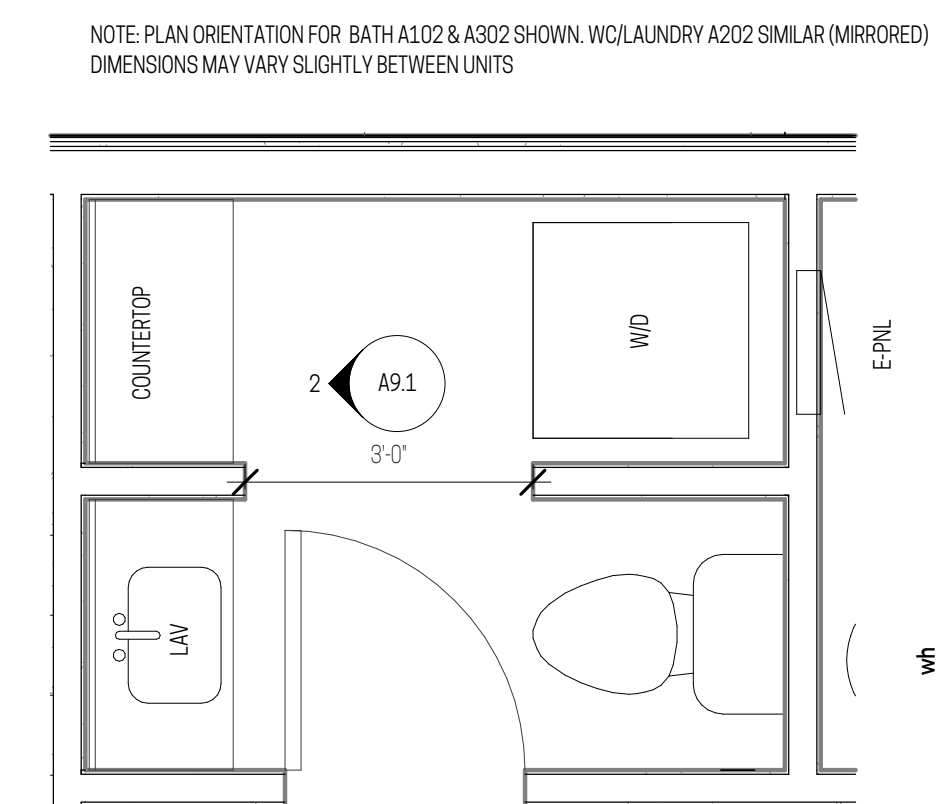
**5 BATH 1 ELEVATION**  
SCALE: 1/2" = 1'-0"



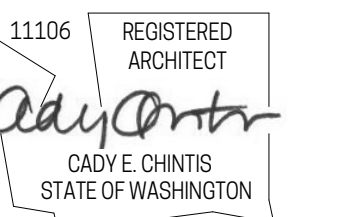
**3 BATH 1 PLAN**  
SCALE: 1/2" = 1'-0"



**2 Ax02 VANITY**  
SCALE: 1/2" = 1'-0"



**1 WC / LAUNDRY Ax02**  
SCALE: 1/2" = 1'-0"



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**BUILDING A - ENLARGED  
PLANS + INTERIOR  
ELEVATIONS**

**A9.1**

# GENERAL STRUCTURAL NOTES

## DESIGN LOADS

ALL DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 WA STATE BUILDING CODE (2021 INTERNATIONAL BUILDING CODE WITH STATE OF WASHINGTON AMENDMENTS) AS ADOPTED BY THE PROJECT JURISDICTION AS OF PROJECT SUBMITTAL DATE. DESIGN BY ASD UNO.

VERTICAL LOADS: IN ADDITION TO THE STRUCTURE DEAD LOADS (15 PSF ROOF, 12 PSF FLOORS), THE FOLLOWING LIVE LOADS WERE USED FOR DESIGN.

GROUND SNOW 25 PSF  
ROOF SNOW LOAD 25 POUNDS PER SQUARE FOOT (PSF)\*  
FLOOR LIVE LOAD 40 PSF  
STAIRS AND EXIT CORRIDORS 100 PSF  
DECKS AND BALCONIES 60 PSF LIVE LOAD  
ROOF SNOW LOADS: ROOF SNOW LOAD IS CALCULATED IN ACCORDANCE WITH CHAPTER 7 OF ASCE 7 AND PER IBC SECTION 1808. MINIMUM DESIGN ROOF SNOW LOAD IS 25 PSF. PG = 25 PSF, IS = 1.0, PF = 25 PSF, CE = 0.9, CT = 1.0.

FOUNDATION DESIGN: FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH REQUIREMENTS OF IBC, CHAPTER 18, TABLE 1806.2 MINIMUMS. FOUNDATION SYSTEM COMPOSED OF CONVENTIONAL CONCRETE SPREAD AND STRIP FOOTINGS. ALLOWABLE BEARING = 1,500 PSF, LATERAL BEARING = 100 PSF/FT, COF = 0.25. F PASSIVE = 150 PCF, FACTIVE = 35 PCF, FAT REST = 50 PCF.

WIND LOADS: WIND LOADS ARE CALCULATED ACCORDING TO CHAPTER 28 PART 2 OF ASCE 7. RISK CATEGORY = II, EXPOSURE CATEGORY = B, V = 98 MPH, KZT = 1.0, 16 PSF USD, 10 PSF ASD MIN.

## SEISMIC DESIGN CRITERIA:

SITE CLASS D1 SDS = 1.011  
IE = 1.0 OMEGA = 3  
R = 6.5 SHEAR WALL

## GENERAL NOTES

STRUCTURAL DRAWINGS INDICATE THE BUILDING IN ITS FINAL, CONSTRUCTED CONDITION. TEMPORARY SHORING AND ERECTION METHODS PRIOR TO FINAL COMPLETION ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STRUCTURAL DRAWINGS INDICATE A PORTION OF THE COMPLETED PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR INCORPORATING AND COORDINATING THE REQUIREMENTS OF THE OTHER TRADES.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE STRUCTURAL DRAWINGS AND THE EXISTING CONDITIONS FOR RESOLUTION PRIOR TO PROCEEDING.

STRUCTURAL DRAWINGS SHOW TYPICAL CONDITIONS. WHERE NO DETAIL IS SPECIFICALLY INDICATED, CONSTRUCTION SHALL BE IN ACCORDANCE WITH SIMILAR CONSTRUCTION ON THE PROJECT.

SPECIAL INSPECTION: NONE REQUIRED

STRUCTURAL OBSERVATION: NONE REQUIRED

CONCRETE: CONCRETE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 19 OF THE IBC AND WITH ACI 318. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONCRETE SHALL BE 3,000 PSI, 5 1/4 MIN SACK, 4" MAXIMUM SLUMP, 0.50 W/C RATIO, 3/4" MAXIMUM AGGREGATE SIZE WITH UNIFORM GRADATION. EXTERIOR CONCRETE SHALL BE AIR ENTRAINED, 5% PLUS OR MINUS 1% AIR.

REINFORCING STEEL: ALL REINFORCING STALL SHALL COMPLY WITH ASTM A615, GRADE 60 FOR DEFORMED BARS AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF) UNO.

REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). LAP ALL REINFORCING BARS AS DETAILED ON THE DRAWINGS. MINIMUM LAP LENGTH SHALL BE 40D UNO.

REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVER:  
BARS EXPOSED TO EARTH OR WEATHER - 3"  
MAIN REINFORCING BARS, - 1 1/2"  
TIES AND STIRRUPS - 1"

EPOXY ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO COMPONENT LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. EPOXY SHALL BE SUITABLE FOR USE ON DRY OR DAMP SURFACES WITH MINIMUM SHEAR STRENGTH 5000 PSI AND MINIMUM TENSILE STRENGTH OF 4000 PSI. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STRUCTURAL STEEL CONSTRUCTION SHALL BE IN CONFORMANCE WITH AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE CODE OF STANDARD PRACTICE.

STRUCTURAL STEEL SHAPES AND PLATES SHALL COMPLY WITH ASTM A572 GRADE 50 OR ASTM A992 GRADE 50. HOLLOW STRUCTURAL SECTIONS (HSS) SECTIONS SHALL COMPLY WITH ASTM A500, GRADE B.

TYPICAL BOLTS SHALL CONFORM TO ASTM A307. HIGH STRENGTH BOLTS (HSB) SHALL CONFORM TO ASTM A325-N UNO.

WELDING SHALL CONFORM TO AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDS SHALL BE MADE WITH E70XX ELECTRODES AND SHALL BE 1/4" MINIMUM FILLET WELDS UNO.

## TIMBER CONSTRUCTION REQUIREMENTS

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE 16% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION AND SHALL CONFORM TO THE SPECIES AND GRADES NOTED BELOW.

DESCRIPTION	GRADE
2" AND 4" DIM LUMBER JOISTS, RAFTERS, STUDS	HEM FIR #2 OR BETTER
2" AND 4" DIM LUMBER BEAMS AND HEADERS	DOUG FIR #1 OR BETTER
4" AND 6" DIM LUMBER POSTS, BEAMS, GIRDERS	DOUG FIR #1 OR BETTER
PRESSURE TREATED MATERIAL	DOUG FIR #1 OR BETTER

ALL LUMBER IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP A U1 (SHOP OR PLANT TREATMENT) AND M4 (FIELD TREATMENT) STANDARDS.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS WHICH WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE G90 GALVANIZED OR STAINLESS STEEL. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS UNO ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURER'S REQUIREMENTS. IF MANUFACTURER PROVIDES MULTIPLE FASTENER POSSIBILITIES, THE FASTENERS WHICH ACHIEVE THE HIGHEST LOAD RATING SHALL BE UTILIZED UNO.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND SHALL CONFORM TO ASTM F1667 "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES" AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS ATTACHED TO THEIR CONTAINERS THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER AND LENGTH. NAILING NOT SHOWN SHALL BE AS INDICATED IN IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.10.1 OR NER-272. THE FOLLOWING NAIL SIZES SHALL BE USED:

NAIL TYPE	SHANK DIAMETER	MINIMUM PENETRATION
6D	0.113"	1.25"
8D	0.131"	1.50"
10D	0.148"	1.625"
12D	0.148	1.625
16D	0.148	1.625"

BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASTM STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL HAVE CUT THREADS.

CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO IBC SECTIONS 2320.8.2, 2308.9.1 AND 2308.10.4.

WOOD STRUCTURAL PANELS  
WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF "US PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "US PRODUCT STANDARD PS-2 PERFORMANCE STANDARDS FOR WOOD-BASED STRUCTURAL USE PANELS", OR "APA PRF-108 PERFORMANCE STANDARDS" UNO. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. APA 24/0TYP ROOF AND WALLS UNO, APA 24/0 TYP FLOOR UNO.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.

ALL ROOF AND FLOOR SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS UNO ON DRAWINGS. ROOF SHEATHING SHALL BE BLOCKED, TONGUE AND GROOVE OR SHALL HAVE PLY-CLIPS. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE AND SHALL BE GLUED AND NAILED UNO. T&G JOINTS SHALL ALSO BE GLUED.

SHEAR WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND ALL PANELS EDGES SHALL BE BLOCKED WITH 2X FRAMING.

MINIMUM NAILING FOR ALL STRUCTURAL SHEATHING SHALL BE 10D AT 6" OC AT PANEL EDGES AND 10D AT 12" OC IN THE FIELD. NAILS SHALL BE "COMMON" EXCEPT ROOF SHEATHING SHALL BE NAILED WITH RING SHANK NAILS.

## GLUED LAMINATED MEMBERS

GLUED LAMINATED MEMBER (GLB) SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR GLUED LAMINATED TIMBER OR OTHER CODE APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES. EACH MEMBER SHALL BEAR AND A1/C OR APA-EWS IDENTIFICATION MARK. ENDS SHALL BE SEALED IMMEDIATELY IN THE SHOP OR IMMEDIATELY UPON FIELD TRIMMING. BEAMS SHALL BE WESTERN SPECIES INDUSTRIAL (HIDDEN) OR ARCHITECTURAL (EXPOSED) APPEARANCE CLASSIFICATION AND SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR MULTIPLE SPAN OR CONTINUOUS MEMBERS. FB SHALL BE 2,400 PSI, E SHALL BE 1,800,000 PSI AND FV SHALL BE 300 PSI.

GLB HANGERS SHALL BE SIMPSON GLT UNO. ADHESIVE SHALL BE WET USE EXTERIOR WATERPROOF GLUE. FLIED NOTCHING OR BORING OF GLB IS NOT ALLOWED UNLESS APPROVED IN WRITING BY STRUCTURAL ENGINEER OF RECORD (SER).

## ENGINEERED COMPOSITE LUMBER

ENGINEERED COMPOSITE LUMBER SHALL BE AS MANUFACTURED BY WEYERHAUSER TRUS JOIST ENGINEERED WOOD PRODUCTS OR APPROVED EQUAL. TIMBERSTRAND LSL LUMBER SHALL BE 1.55E FOR BEAMS AND HEADERS, AND 1.3E FOR POSTS AND COLUMNS. MICROLAM LVL LUMBER SHALL BE 2.0E. PARALLAM PSL LUMBER SHALL BE 2.2E FOR BEAMS AND HEADERS, 1.8E FOR POSTS AND COLUMNS.

## CONCRETE MASONRY

CONCRETE MASONRY UNITS (CMU) SHALL COMPLY WITH ASTM C90. LINEAL SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. ASSEMBLIES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI. ALL CMU CONSTRUCTION SHALL BE REINFORCED AS SHOWN ON PLANS OR AS NOTED BELOW.

## MORTAR

ALL MORTAR SHALL BE TYPE S WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI AND SHALL CONFORM TO IBC CHAPTER 21 REQUIREMENTS.

## MASONRY GROUT

GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI AND SHALL CONFORM TO IBC CHAPTER 21 REQUIREMENTS. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS, AGGREGATE AND WATER. WATER SHALL BE SUFFICIENT TO ALLOW THE GROUT TO FLOW WITHOUT SEGREGATION. ALL CUM SHALL BE FULLY GROUTED.

## MASONRY REINFORCING STEEL

REINFORCING FOR CMU SHALL CONFORM TO IBC CHAPTER 21. DEFORMED BARS SHALL BE GRADE 60 AND SHALL BE FIRMLY TIED INTO POSITION PRIOR TO PLACEMENT OF GROUT IN ACCORDANCE WITH ACI 530. MINIMUM CMU WALL REINFORCEMENT FOR 8" CMU SHALL BE #5 BARS AT 24" OC EACH WAY. MINIMUM CMU WALL REINFORCEMENT FOR 12" CMU SHALL BE #5 EACH FACE, EACH WAY AT 32" OC. ALL MASONRY WALLS SHALL HAVE (2) #5 CONTINUOUS HORIZONTAL ALL ROOF LINES, FLOOR LINES AND TOP OF WALLS. IN ADDITION, PROVIDE (2) #5 TRIM BARS EACH SIDE, TOP AND BOTTOM OF ALL OPENINGS. VERTICAL TRIM BARS SHALL EXTEND FULL HEIGHT OF THE WALL. HORIZONTAL TRIM BARS SHALL EXTEND 24" MINIMUM BEYOND OPENING. AT CORNERS AND INTERSECTIONS, PROVIDE CORNER BARS THAT LAP 24" MINIMUM EACH WAY WITH TYPICAL HORIZONTAL REINFORCEMENT. IN ADDITION, PROVIDE ADDITIONAL (2) #5 VERTICAL TRIM BARS. PROVIDE FOOTING DOWELS TO MATCH ALL VERTICAL WALL REINFORCEMENT. FOOTING DOWELS SHALL BE HOOKED INTO FOUNDATION WITH A STANDARD 90 DEGREE HOOK 3" CLEAR OF BOTTOM AND SHALL LAP 40 DIAMETERS MINIMUM WITH WALL REINFORCEMENT.

## CONCRETE PENETRATIONS

WHERE PIPES OR CONDUITS PENETRATE CONCRETE WALLS OR FOOTINGS, PROVIDE OVERSIZE SLEEVE. ALL PENETRATIONS SHALL BE WITHIN THE MIDDLE 1/3 OF FOOTING OR WALL DEPTH. DO NOT CORE OPENINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER. WHERE PIPES OR CONDUITS OCCUR WITHIN 12" OF BOTTOM OF FOOTING, THICKEN FOOTING TO EXTEND 6" MINIMUM BELOW TO PROVIDE 3" MINIMUM COVER BELOW PIPE OR CONDUIT  
WHERE PIPES AND FOOTINGS ARE PARALLEL TO FOOTINGS, LOCATE FOOTINGS TO FALL ABOVE 2H : 1V LINE EXTENDING FROM BOTTOM OF FOOTING

## ROOF TRUSS NOTES AND DESIGN CRITERIA

1. MANUFACTURED WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER AND DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A WASHINGTON LICENSED CIVIL ENGINEER.  
2. TRUSSES SHALL BE DESIGNED FOR CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND THE FOLLOWING MINIMUM DESIGN LOADS

DEAD LOAD = 13 PSF + SELF WEIGHT  
ROOF LIVE LOAD = 20 PSF  
ROOF SNOW LOAD = 25 PSF  
WIND UPLIFT = 7 PSF NET UPLIFT FIELD

10 PSF NET UPLIFT WITHIN 6 FEET OF EDGES OR DISCONTINUITIES.

3. PROVIDE VENTED BLOCKING AS REQUIRED AT TRUSS OR RAFTER BEARINGS

4. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S AND TRUSS MANUFACTURER'S WRITTEN APPROVAL.

5. TRUSS LAYOUT, SPECIFICATIONS, DESIGN DETAILS AND DRAWINGS SHALL BE ON SITE FOR INSPECTION DURING CONSTRUCTION

6. TRUSSES SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S REQUIREMENTS.

7. EACH TRUSS SHALL CARRY MANUFACTURER'S STAMP.

8. IF ENGINEERED TRUSS LAYOUT PROVIDED BY MANUFACTURER VARIES FROM TRUSS LAYOUT SHOWN ON THESE DOCUMENTS, MANUFACTURER'S LAYOUT SHALL GOVERN PROVIDED THAT EOR

REVIEWS AND APPROVES REVISED LAYOUT.

9. IN ADDITION TO LOADS INDICATED ABOVE, ALL TRUSSES SHALL BE DESIGNED TO SUPPORT LIVE LOADS AS SPECIFIED IN IRC TABLE R301.5. IN PARTICULAR, BOTTOM CHORDS WITH CLEAR HEIGHT LESS THAN 42" VERTICAL CLEARANCE SHALL BE DESIGNED FOR 10 PSF LIVE LOAD AND BOTTOM CHORDS WITH 42" OR MORE VERTICAL CLEARANCE SHALL BE DESIGNED FOR 20 PSF LIVE LOAD.  
10. IN ADDITION TO ALL OTHER TRUSS DESIGN REQUIREMENTS, TRUSS DESIGN SHALL CONFORM TO IRC SECTIONS 502.11.1 AND 802.10.2, ESPECIALLY INDICATING THE TRUSS DESIGN AND MANUFACTURER SHALL BE PER ANSIT/PI 1.

11. TRUSS TEMPORARY AND PERMANENT BRACING SHALL BE PER IRC SECTIONS 2002.11.2 AND 802.10.3 AS WELL AS THE TRUSS PLATE INSTITUTES BUILDING COMPONENT SAFETY INFORMATION.

## ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AESS	ARCHITECTURALLY EXPOSED
STRUCTURAL	STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE OR ALTERNATING
ALUM	ALUMINUM
ARCH'L	ARCHITECTURAL
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLDG	BUILDING
BOC	BOTTOM OF CONCRETE
BOF	BOTTOM OF FRAMING
BOP	BOTTOM OF PLYWOOD / SHEATHING
BOT	BOTTOM
BO	BLOCK OUT
CG	CENTER OF GRAVITY
CIP	CAST IN PLACE
C.J.	CONTROL JOINT
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DWL	DEAD LOAD
DWG	DRAWING
EA	EACH
EE	EACH END
EF	EACH FACE
EL	ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
EX OR (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FDN	FOUNDATION
FF	FINISHED FLOOR
FIG	FIGURE
FLR	FLOOR
FP	FULL PENETRATION
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLU-LAM	GLU-LAM BEAM
HDR	HEADER
HOR	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL STEEL
IBC	INTERN'L BUILDING CODE (LATEST EDITION UNO)
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INT	INTERIOR
JT	JOINT
KIPS	KILO (1000) POUNDS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH

LB	POUND
LBS	POUNDS
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LONG	LONGITUDE OR LONGITUDINAL
LVF	LOW VELOCITY FASTENER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NF	NEAR FACE
NIC	NOT IN CONTRACT
NIP	NOT A PART
NOM	NOMINAL
NO OR #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
OWL	OPEN WEB JOIST
PART	PARTITION
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	POST-TENSIONED
PT	PRESSURE TREATED
RET	RETURN
REIN	REINFORCEMENT
REQ'D	REQUIRED
SCHED	SCHEDULE
SC	SLIP CRITICAL
SEC	SECTION
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
THRU	THROUGH
TO	TOP OF
TCC	TOP OF CONCRETE
TOD	TOP OF DECK
TOP	TOP OF FRAMING
TOP	TOP OF PLYWOOD
TOS	TOP OF STEEL
T&G	TONGUE AND GROOVE
TJ	TRUS JOIST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WF	WIDE FLANGE
W/O	WITHOUT
WP	WORK POINT
WWF	WELDED WIRE FABRIC

MARK	SHEATHING	EDGE NAILING	SHEAR TRANS NAILING	ANCHOR BOLTS
	1 1/2" STRUCT 1	8D @ 6" OC	16D AT 6" OC OR A35 AT 16" OC	8" @ 32" OC
	1 1/2" STRUCT 1	8D @ 4" OC	16D AT 4" OC OR A35 AT 12" OC	8" @ 24" OC
	0.5" STRUCT 1	8D @ 3" OC	16D @ 3" OC OR A35 @ 8" OC	3/4" @ 32" OC
	1 1/2" STRUCT 1	8D @ 2" OC	(2) ROWS 16D @ 4" OR A35 @ 6" OC	3/4" @ 24" OC
	0.5" STRUCT 1 EACH SIDE	8D @ 3" OC STAGGERED	(2) ROWS 16D @ 4" OC OR A35 @ 4" OC	1" AT 24" OC
	0.5" STRUCT 1 EA SIDE	8D @ 2" OC STAGGERED	(2) ROWS 16D AT 2" OC OR A35 @ 4" OC	1" AT 16" OC

## NOTES:

- PANELS MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. MINIMUM PANEL DIMENSION SHALL BE 32". ALL PANEL EDGES SHALL BE BLOCKED.
- ALL SHEAR PANELS REQUIRE NAILS SPACED AT 12" MAX OC AT ALL INTERMEDIATE SUPPORTS.
- SHEAR WALL MK1 & MK2 REQUIRE 2X MIN FRAMING AT 24" MAX OC AND PT 2X SILL PLATES.
- SHEAR WALL MK3 & MK4 REQUIRE 2X MIN FRAMING IN FIELD AT 24" MAX OC WITH 3X MEMBERS AT ABUTTING PANEL JOINTS AND PT 2X SILL PLATES.
- SHEAR WALL MK5 & MK6 SHALL HAVE PANEL JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL AND 3X MIN FRAMING AT ALL PANEL JOINTS AND PT 3X SILL PLATES.
- ANCHOR BOLTS SHALL BE ASTM A307 WITH 8" MIN EMBEDMENT. ALL ANCHOR BOLTS SHALL HAVE 1/4" X 3" X3" PLATE WASHERS AND SHALL BE CENTERED 2" MAX FROM SHEATHED SIDE OF WALL. AT MK5 & MK6, STAGGER ABS.
- ALL NAILS TO BE HOT DIP GALVANIZED 8D COMMON OR 10D COMMON AS NOTED.
- PROVIDE DBL KING STUD CONNECTED WITH 16D @ 4" OC OR 4X AT EA END EA SHEAR WALL UNO

## 1 SHEAR WALL SCHEDULE

SCALE: NOT APPLICABLE

## NOTES:

- INDICATES PLYWOOD SHEAR WALL. SEE 1/S1.0 FOR INFORMATION. REQUIREMENTS FOR SHEAR WALLS SHOWN APPLY TO WALLS ABOVE LEVEL INDICATED. FOR REQUIREMENTS BELOW LEVEL INDICATED, SEE PLAN BELOW. SHEAR WALL REQTS APPLY FULL LENGTH OF WALLS. EXT WALLS TO MEET MARK 3 REQUIREMENTS IN ALL LOCATIONS UNLESS HEAVIER SHEAR WALL REQUIREMENTS ARE INDICATED.
- INDICATES 4X4 POST TYP UNO. POSTS SHALL HAVE BC BASES AND AC OR LCE CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- INDICATES 4X6 POST TYP UNO. POSTS SHALL HAVE BC BASES AND AC OR LCE CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- INDICATES 6X6 DDF#1 POST TYP UNO. POSTS SHALL HAVE BC BASES AND AC OR LCE CAPS AS APPROPRIATE UNO. POSTS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- SEE 5/55.1 FOR WALL FRAMING DETAILS, TYP HEADER SIZES AND OTHER STANDARD FRAMING REQUIREMENTS

## 2 TYPICAL FRAMING PLAN NOTES

SCALE: NOT APPLICABLE

## SPECIAL INSPECTION REQUIREMENTS

SPECIAL INSPECTION ITEM	CONTINUOUS	PERIODIC	NOT APPLICABLE	COMMENTS
SOILS				
GRADING EXCAVATION AND BACKFILL			X	BY SOILS ENGINEER
FINAL GRADING			X	
MICRO-PILE INSTALLATION			X	
AUGER PILE INSTALLATION			X	
CONCRETE				
MIX DESIGNS				SUBMIT TO STRUCTURAL ENGINEER
REINFORCEMENT PLACEMENT			X	
REINFORCEMENT WELDING			X	
REINFORCEMENT COUPLERS			X	
ANCHOR BOLTS AND INSERTS			X	
MATERIAL VERIFICATION			X	
PREPARATION OF TEST SPECIMENS			X	
CONCRETE PLACEMENT			X	
EPOXY ANCHOR INSTALLATION		X		
EXPANSION ANCHOR INSTALLATION		X		
STRUCTURAL STEEL				
HIGH STRENGTH BOLTING			X	
FIELD WELDING			X	
WELDING OF STUDS AND ANCHORS			X	
METAL DECK WELDING			X	
MASONRY				
REINFORCEMENT PLACEMENT			X	PER IBC SECTION 1704, LEVEL 1
GROUTING			X	
PREPARATION OF TEST SPECIMENS			X	
ANCHOR BOLT AND EMBED PLACEMENT			X	
TIMBER				
DIAPHRAGM NAILING			X	
SHEAR WALL NAILING			X	
MATERIAL AND GRADE VERIFICATION			X	

## NOTES:

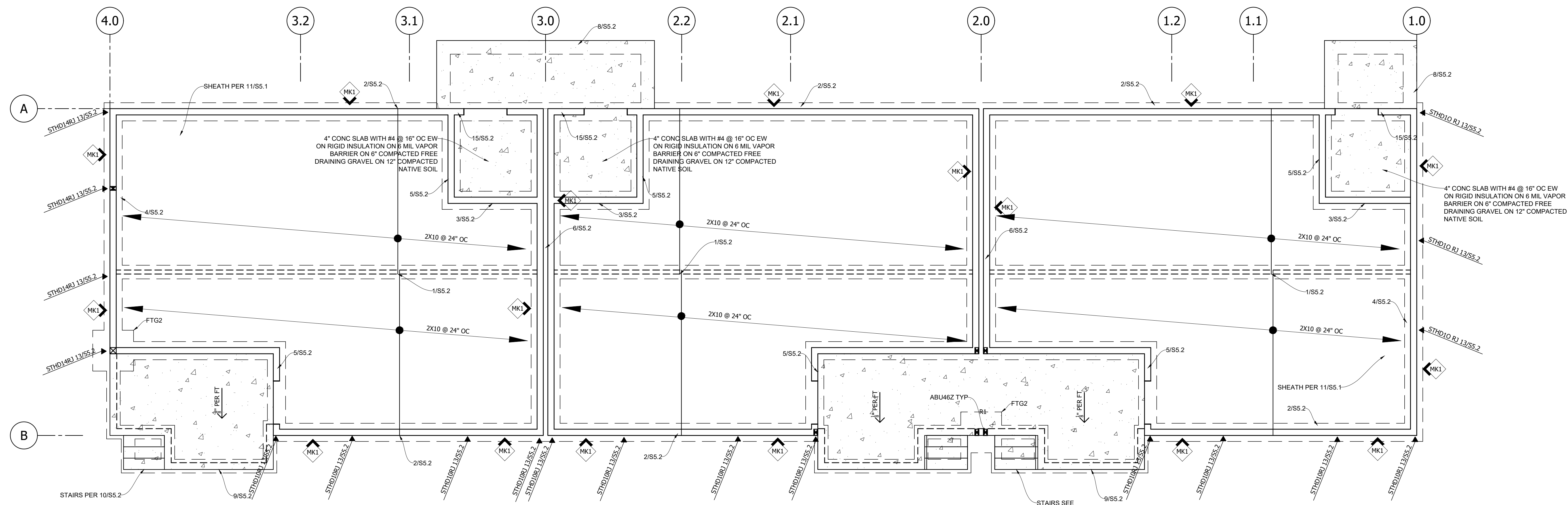
- SPECIAL INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC) CHAPTER 17 REQUIREMENTS.
- ITEMS MARKED WITH AND "X" SHALL BE INSPECTED BY A CERTIFIED INSPECTOR IN ACCORDANCE WITH IBC CHAPTER 17 REQUIREMENTS.
- CONTINUOUS INSPECTION MEANS THAT THE CERTIFIED INSPECTOR IS ON SITE AT ALL TIMES WHEN THE PARTICULAR ACTIVITY IS OCCURRING.
- PERIODIC INSPECTION MEANS THAT THE INSPECTOR IS ON SITE AT INTERVALS AS NEEDED TO VERIFY THAT THE WORK CONFORMS WITH PROJECT REQUIREMENTS.

PRRNT20250328



01/22/25 FOR JURISDICTION REVIEW

City of Puyallup
Professional Engineer
ISSUED PERMIT
Issued By: [Signature]
Engineer: [Signature]
Public Worker: [Signature]
Fee: [Signature]
Trade: [Signature]



**BLDG A - FOUNDATION & FIRST FLOOR FRAMING**  
 SEE 2/S1.0 FOR TYP FRAMING NOTES  
 SCALE 1/4" = 1'



01/22/25 FOR JURISDICTION REVIEW	
City of Puyallup	Development & Administration
BLDG PLAN	BLDG PLAN
Building	Engineering
Public Works	Public Works
Fire	Traffic

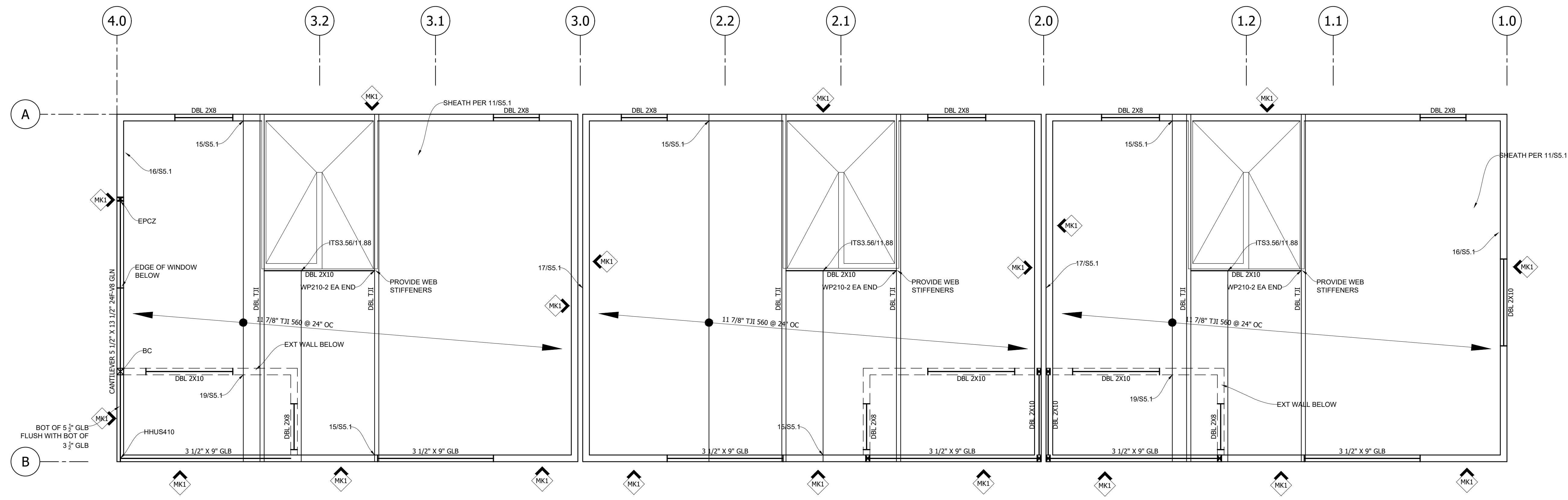
**PB STRUCTURES, PLLC**  
 PO BOX 354  
 MAPLE VALLEY, WA 98038  
 425.691.0443

ARCHITECT:  
**WC STUDIO PLLC**  
 1522 6TH AVE #1  
 TACOMA, WA 98405

PROJECT NAME / ADDRESS:  
**7TH AVE TOWNHOMES**  
 1200 7TH AVE SE  
 PUYALLUP, WA 98371

Project Number:  
**24146**  
 Date:  
**JAN 2025**  
 Scale:  
**AS NOTED**  
 Sheet:

**S2.1**



**BLDG A - SECOND FLOOR FRAMING**  
 SEE 2/SI.0 FOR TYP FRAMING NOTES  
 SCALE 1/4" = 1'



01/22/25 FOR JURISDICTION REVIEW	
City of Puyallup	ISSUED PERMIT
Building	Public Works
Engineering	Public Works
Fire	Public Works
Police	Public Works

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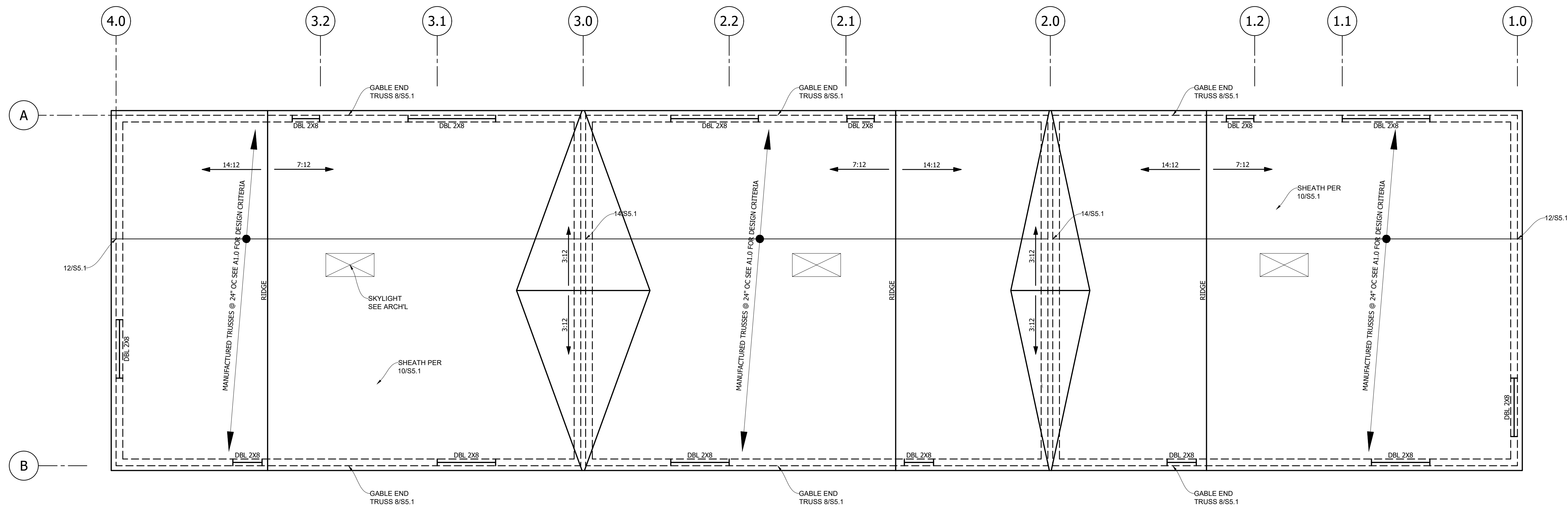
PROJECT NAME / ADDRESS:  
**7TH AVE TOWNHOMES**  
 1200 7TH AVE SE  
 PUYALLUP, WA 98371

Project Number:  
**24146**

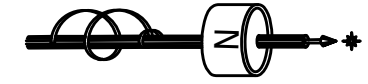
Date:  
**JAN 2025**

Scale:  
**AS NOTED**

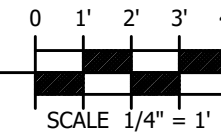
Sheet:  
**S2.2**



**BLDG A - ROOF FRAMING**



SEE 2/SI.0 FOR TYP FRAMING NOTES



01/22/25 FOR JURISDICTION REVIEW

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

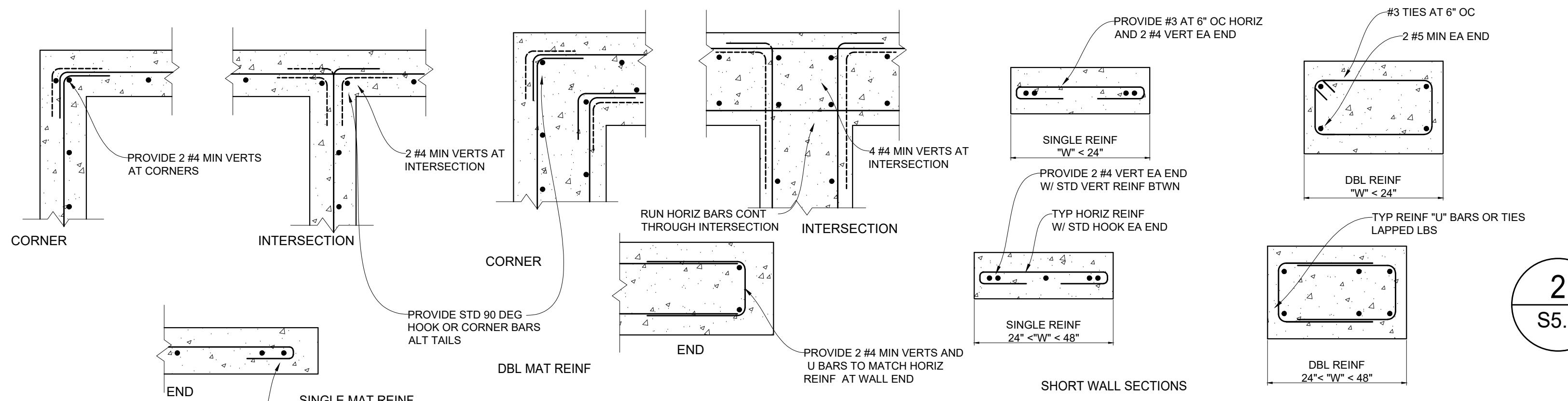
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 MAPLE VALLEY, WA 98038  
 425.691.0443

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**24146**  
 Date:  
**JAN 2025**  
 Scale:  
**AS NOTED**

Sheet:  
**S2.3**



**2 REBAR LAP AND DEV'L**  
SCALE: NOT APPLICABLE

**3 MIN CONC WALL REINF**  
SCALE: NOT APPLICABLE

**4 FOOTING SCHEDULE**  
SCALE: NOT APPLICABLE

UNLESS OTHERWISE NOTED, ALL CONCRETE WALLS SHALL BE REINFORCED PER THE FOLLOWING TABLE

WALL THICKNESS	HORIZ BARS	VERT BARS	LOCATION
UP TO 6"	#4 @ 12" OC	#4 @ 12" OC	CENTERLINE
OVER 6" TO 8"	#5 @ 16" OC	#5 @ 16" OC	CENTERLINE
OVER 8" TO 10"	#5 @ 12" OC	#5 @ 12" OC	CENTERLINE
OVER 10" TO 12"	#4 @ 12" OC	#4 @ 12" OC	EACH FACE
OVER 12" TO 14"	#5 @ 16" OC	#5 @ 16" OC	EACH FACE
OVER 14" TO 18"	#5 @ 12" OC	#5 @ 12" OC	EACH FACE

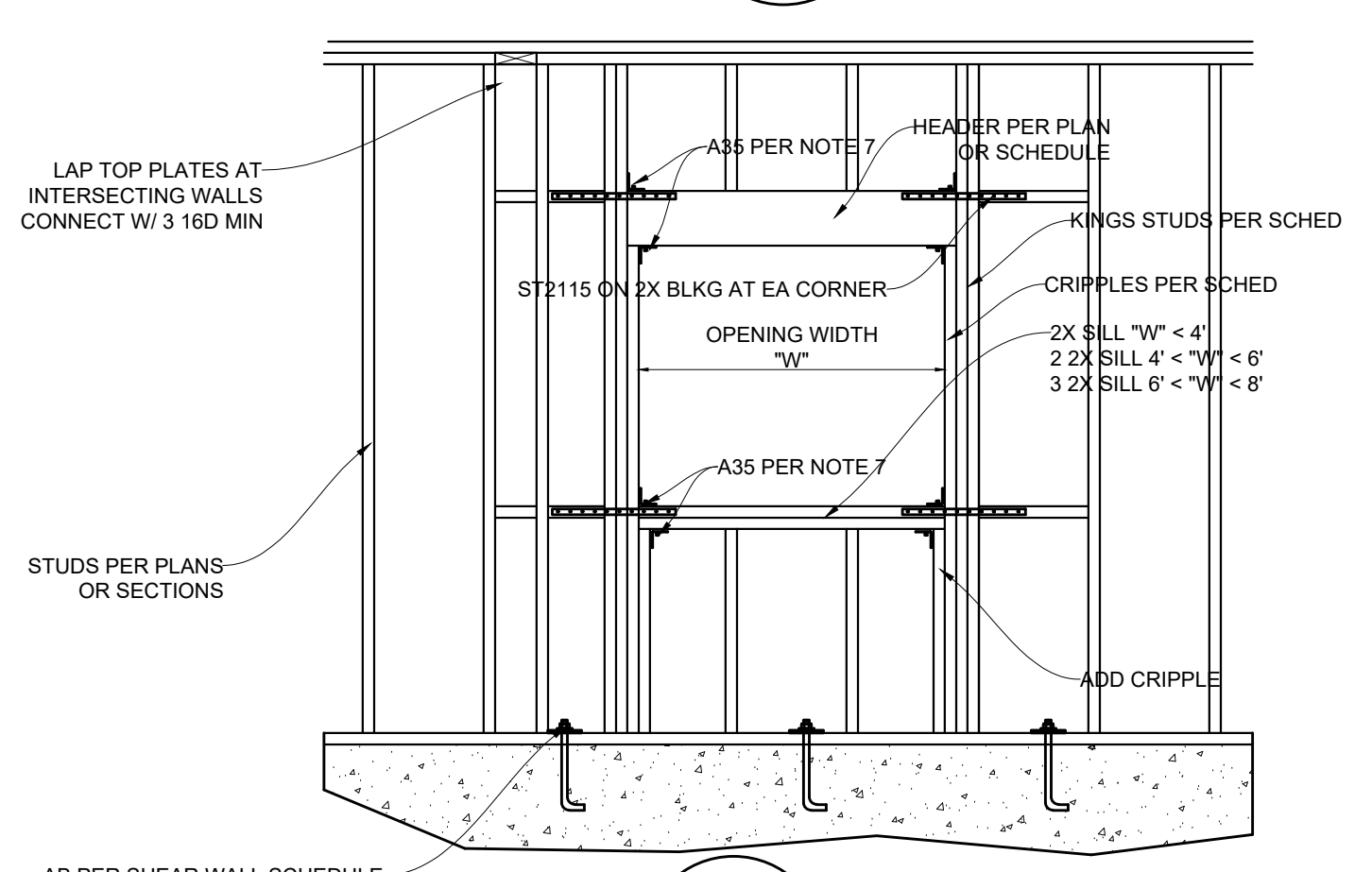
**FOOTING SCHEDULE**

MARK	SIZE	REINFORCEMENT
FTG1	2' X 2' X 10"	(3) #4 BARS EACH WAY
FTG2	3' X 3' X 10"	(4) #4 BARS EACH WAY
FTG3	4' X 4' X 12"	(5) #4 BARS EACH WAY
FTG4	4' X 4' X 24"	(5) #5 BARS EACH WAY TOP AND BOTTOM
FTG5	5' X 5' X 12"	(5) #5 BARS EACH WAY
FTG6	6' X 6' X 24"	(7) #6 BARS EACH WAY TOP AND BOTTOM
FTG7	16" DIA X 18" EMBED	W/ (4) #3 VERT AND #3 TIES AT 6" OC

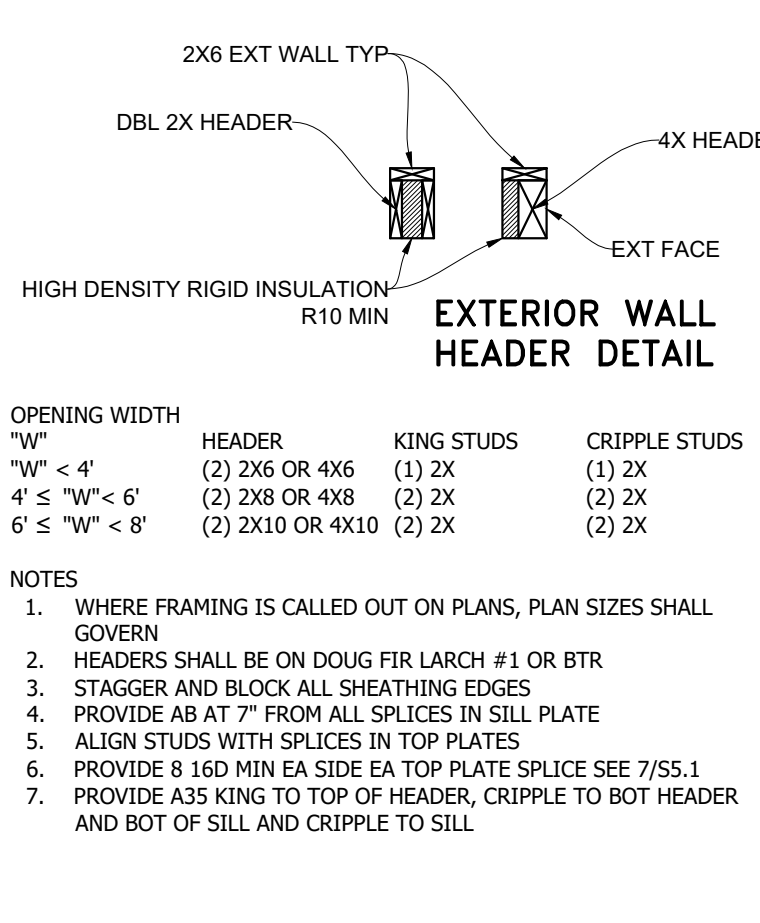
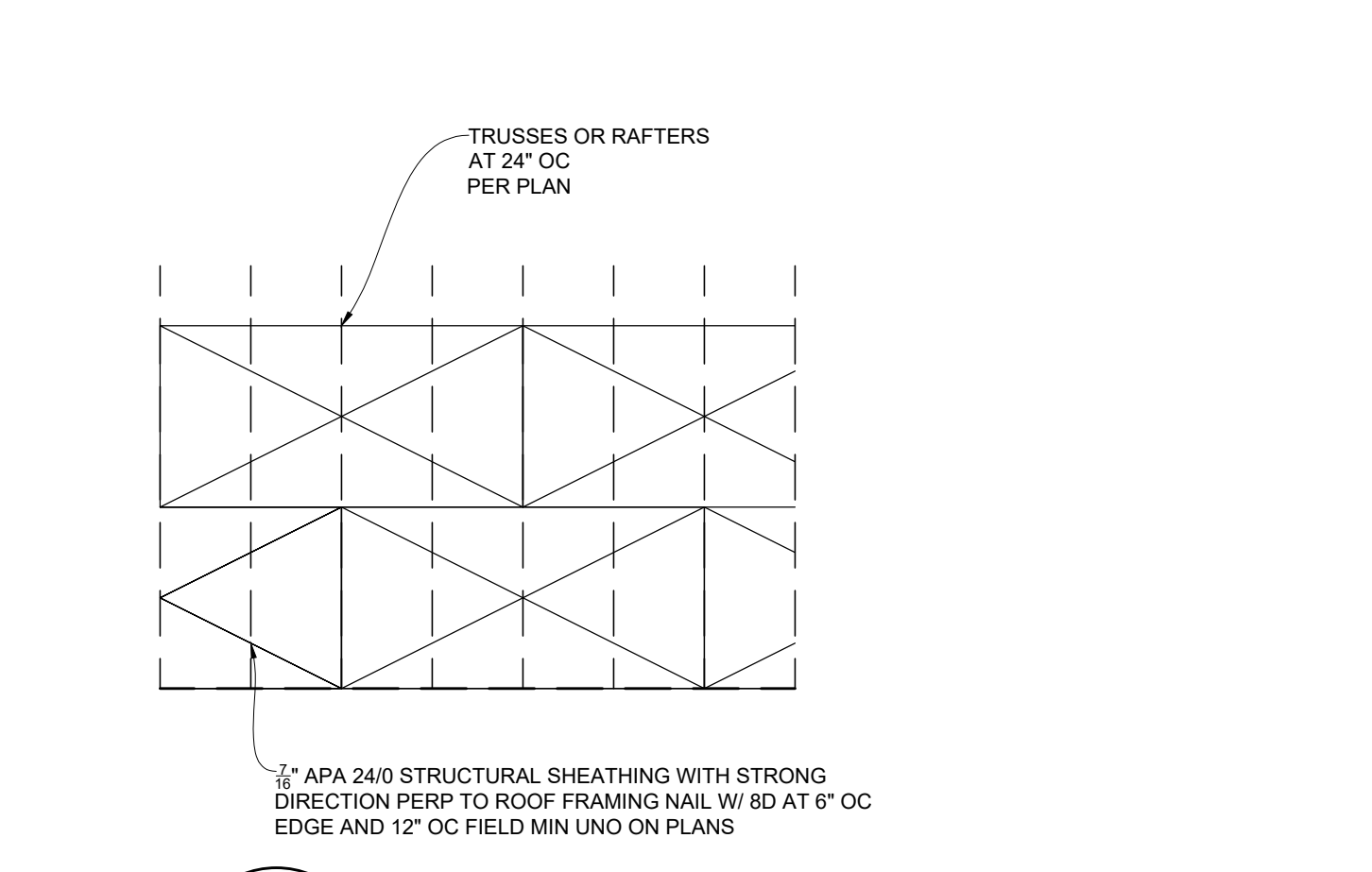
**NOTES:**

- SPREAD FOOTINGS SHALL BE CENTERED UNDER WALL OR POST AS APPLICABLE. EXTERIOR FOOTINGS SHALL BE BASED 18" MINIMUM BELOW LOWEST ADJACENT GRADE.
- FOUNDATION CONCRETE SHALL BE 3000 PSI, 3/4" MAX AGGREGATE, NORMAL WEIGHT, 4" MAX SLUMP, 0.5 MAX W/C RATIO.
- BOTTOM REINFORCEMENT SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP REINFORCEMENT SHALL BE 2" CLEAR OF TOP.
- BOTTOM OF PAD FTGS SHALL BE FLUSH WITH BOTTOM OF ADJACENT WALL FTGS

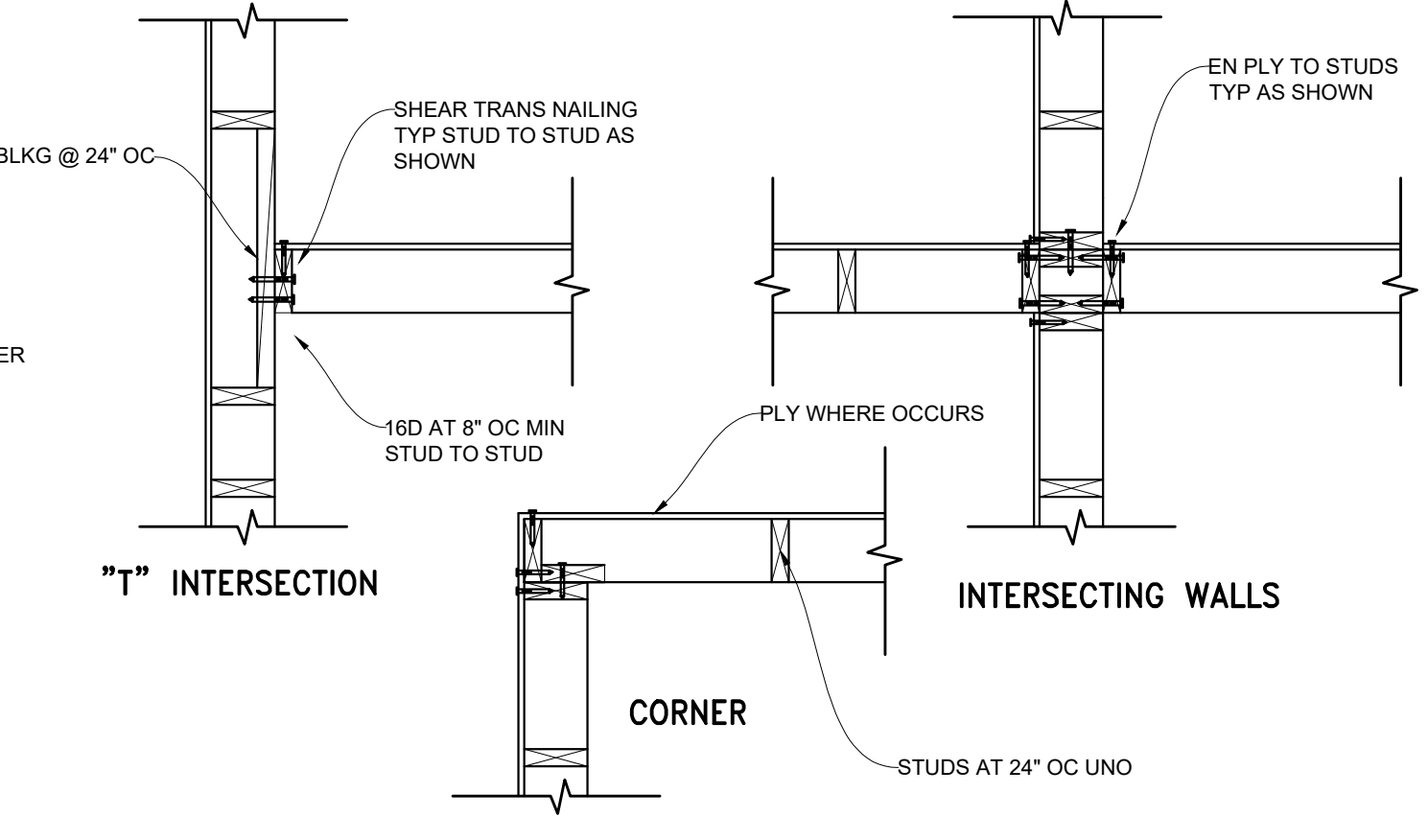
**1 TYP CONC WALL REINF**  
SCALE: 3/4" = 1'-0"



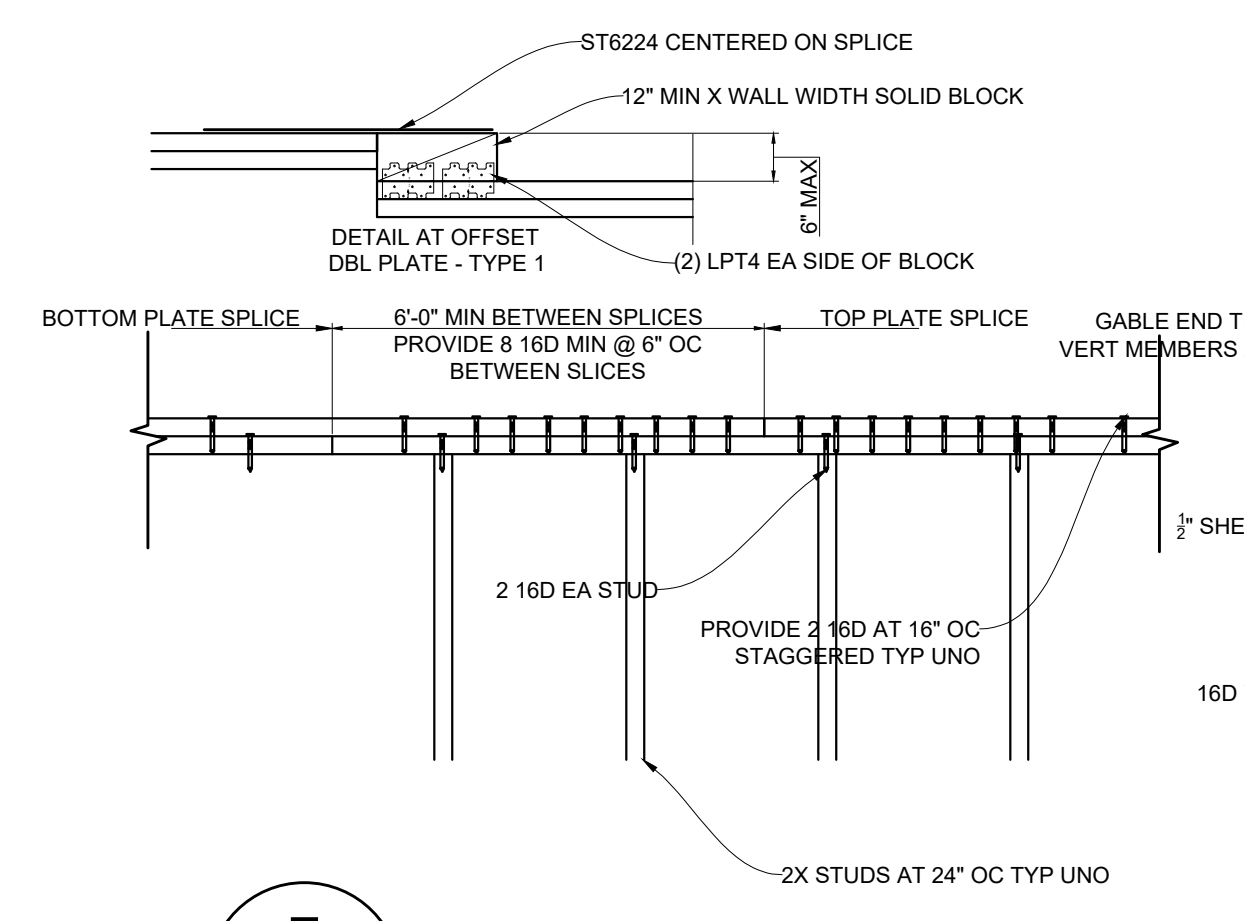
**5 TYP WOOD WALL FRAMING**  
SCALE: 3/4" = 1'-0"



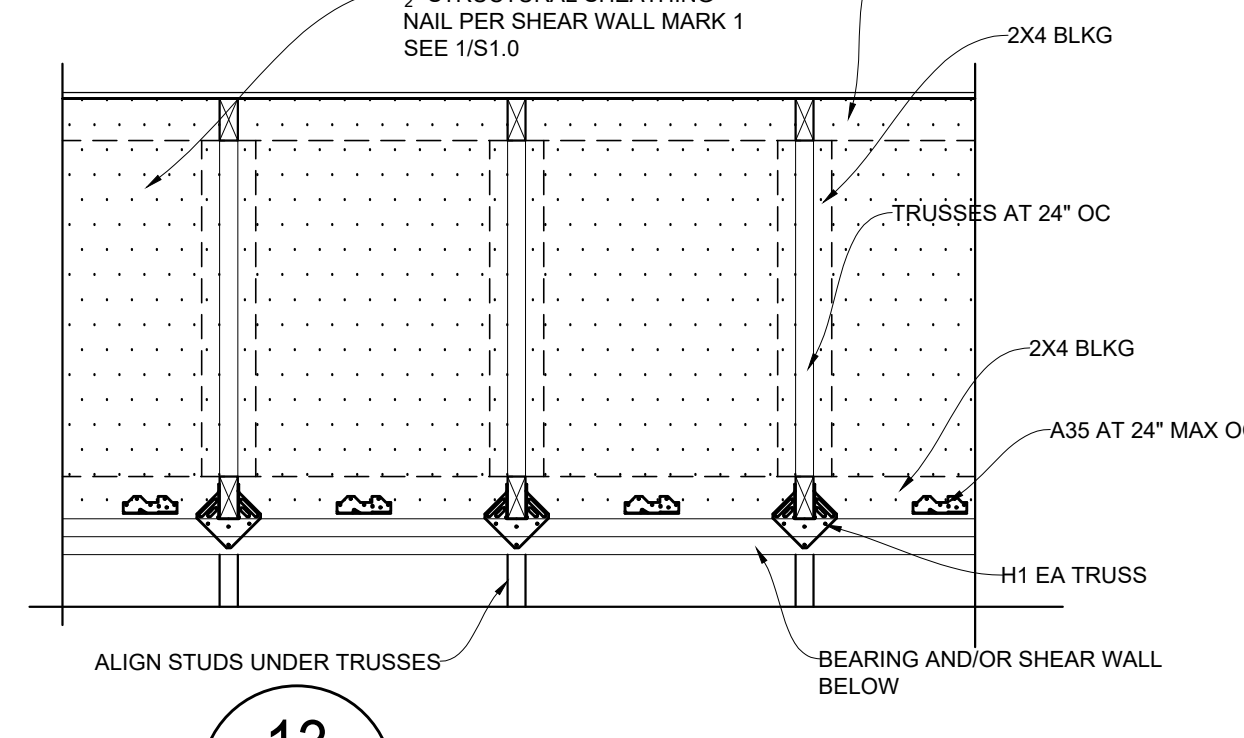
**6 TYP WOOD WALL FRAMING**  
SCALE: 3/4" = 1'-0"



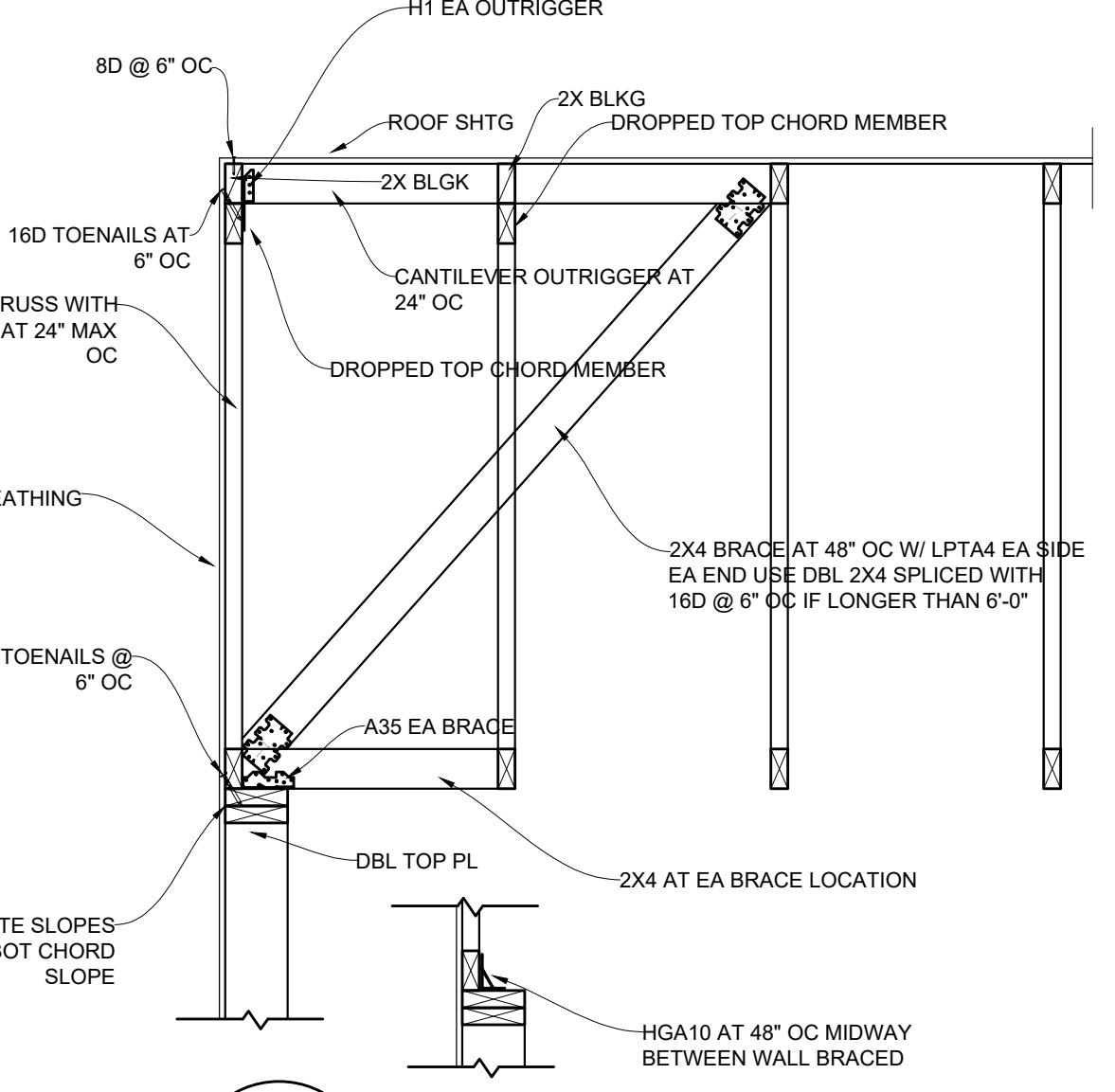
**6 TYP WOOD WALL FRAMING**  
SCALE: 3/4" = 1'-0"



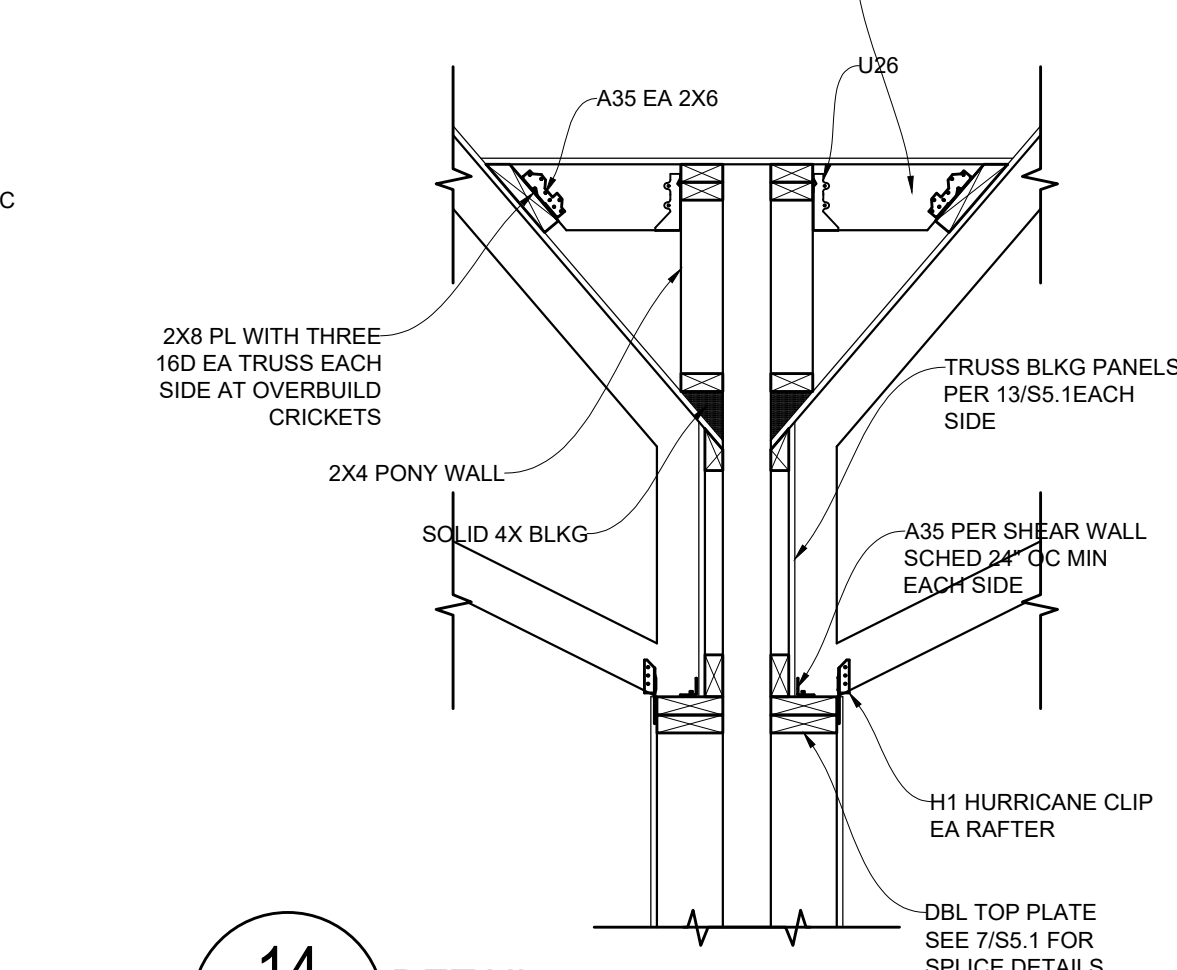
**7 TYP DOUBLE TOP PLATE SPLICE**  
SCALE: 3/4" = 1'-0"



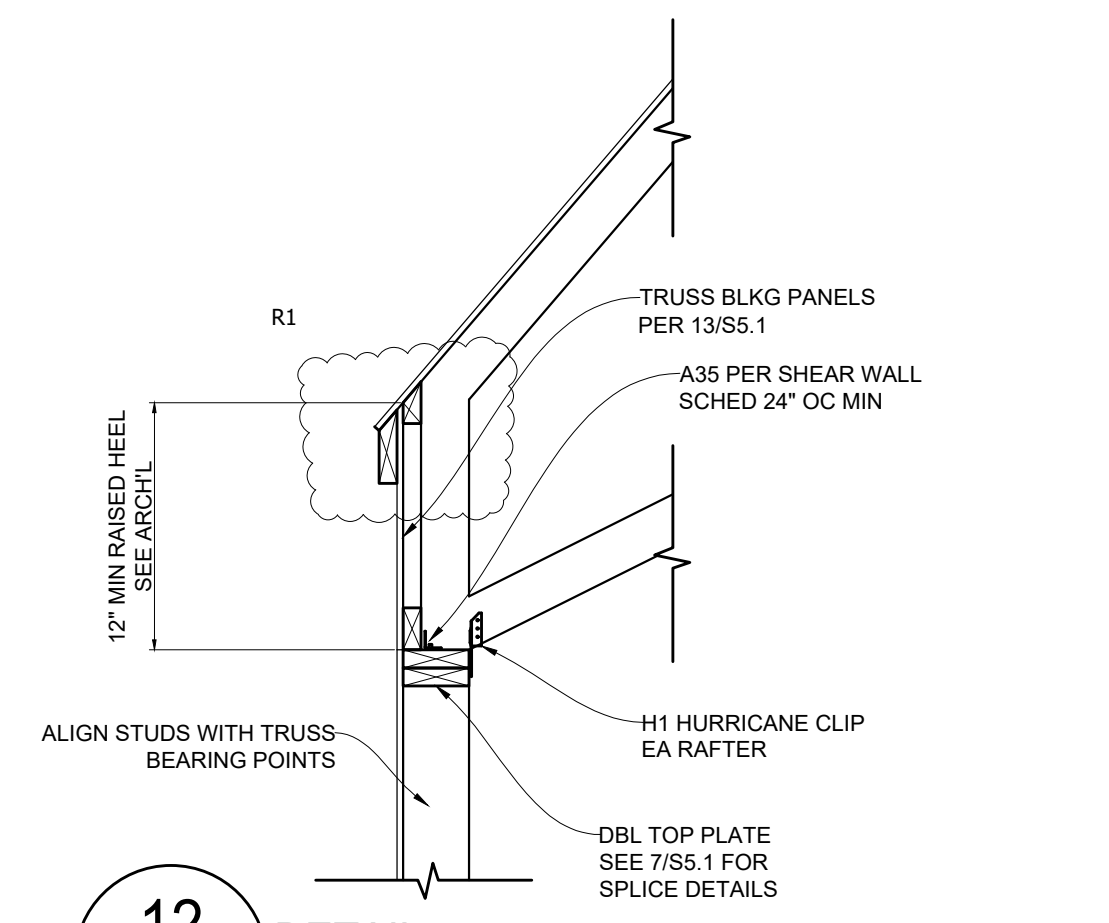
**13 TRUSS BLKG PANELS**  
SCALE: 3/4" = 1'-0"



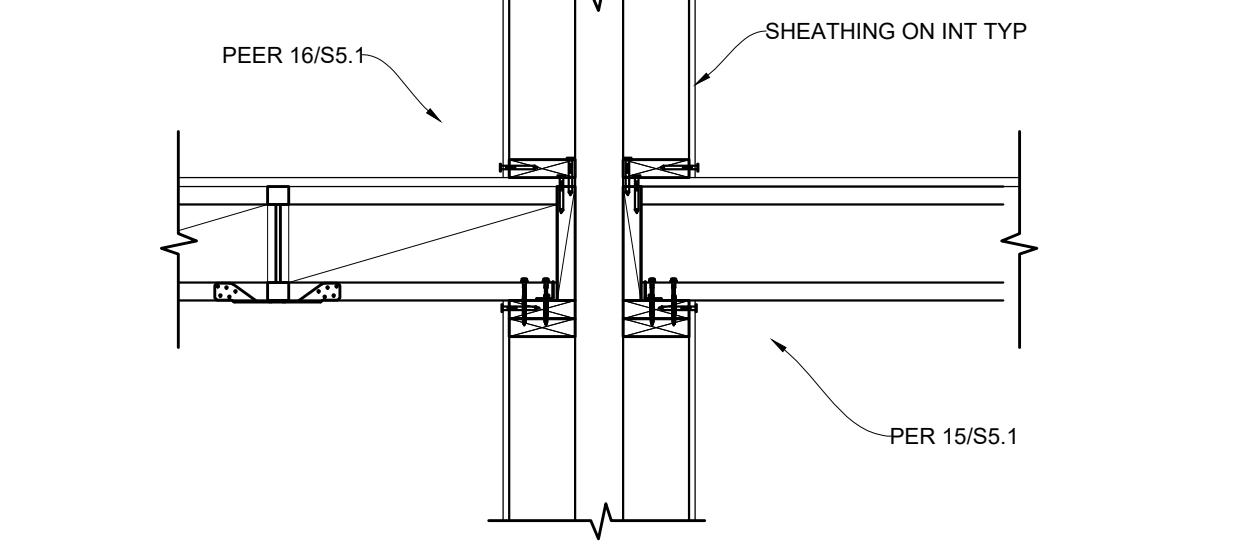
**8 GABLE END TRUSS**  
SCALE: 3/4" = 1'-0"



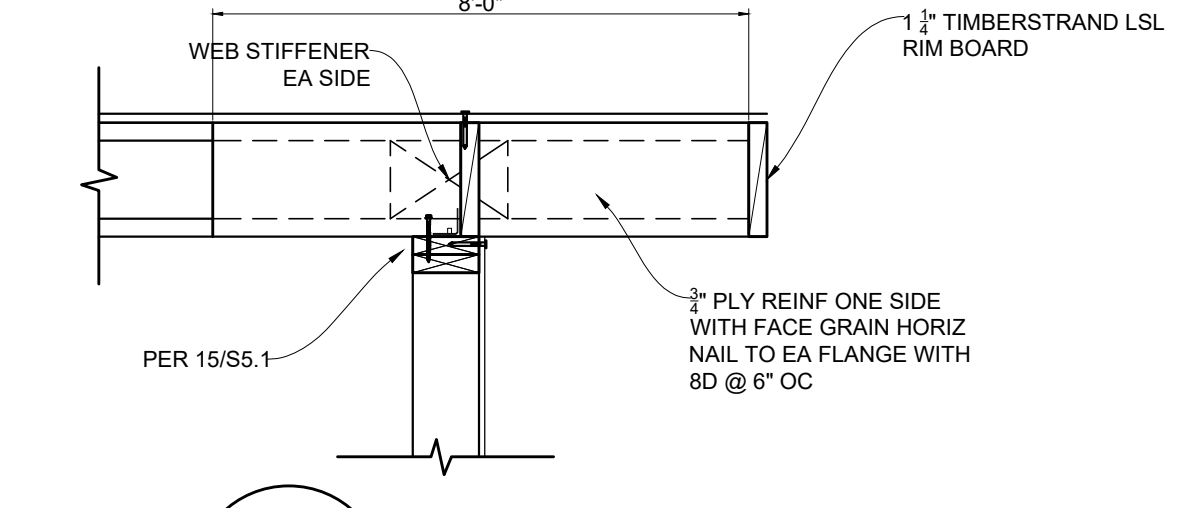
**14 DETAIL**  
SCALE: 3/4" = 1'-0"



**12 DETAIL**  
SCALE: 3/4" = 1'-0"

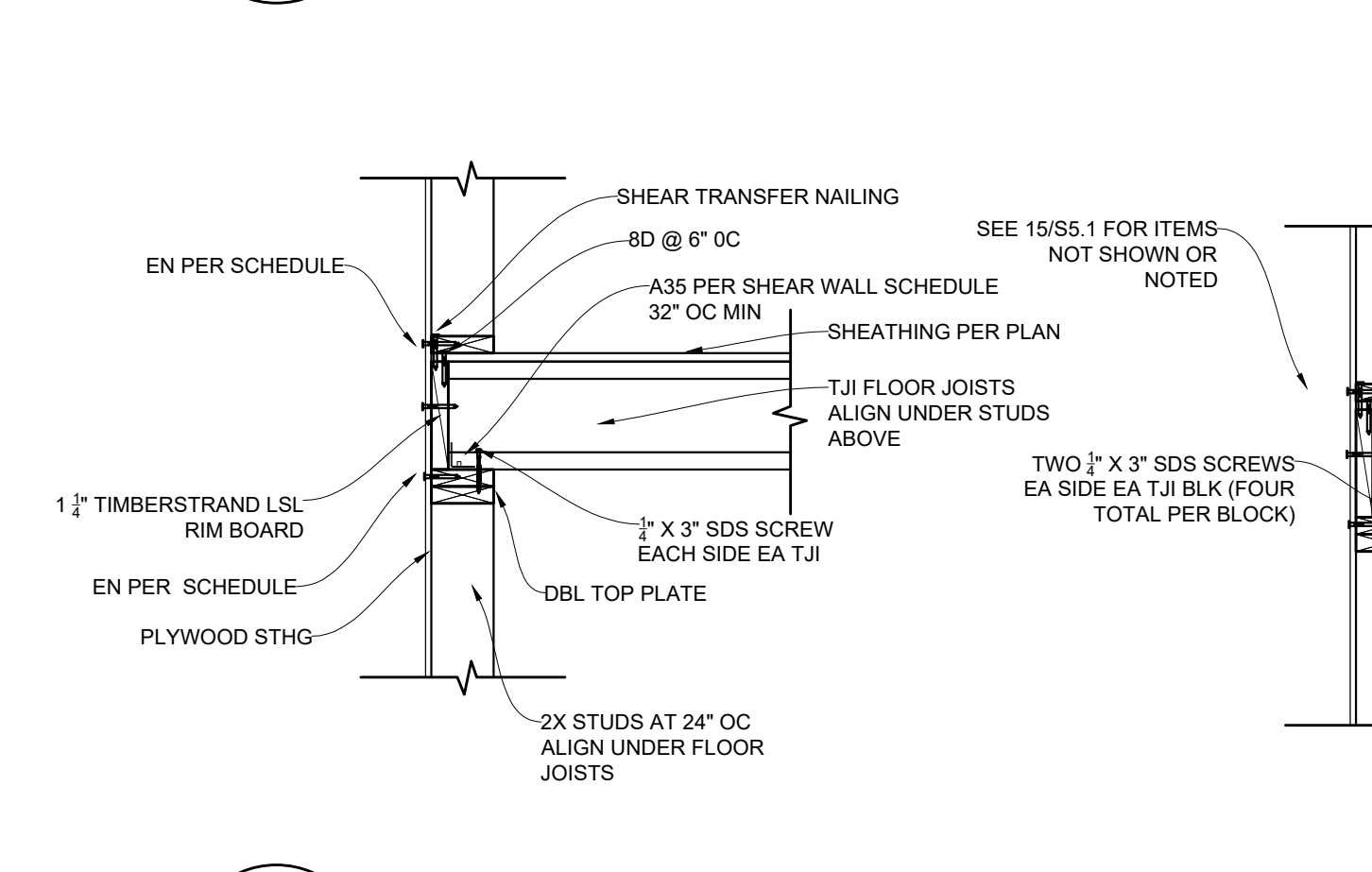


**18 DETAIL**  
SCALE: 3/4" = 1'-0"

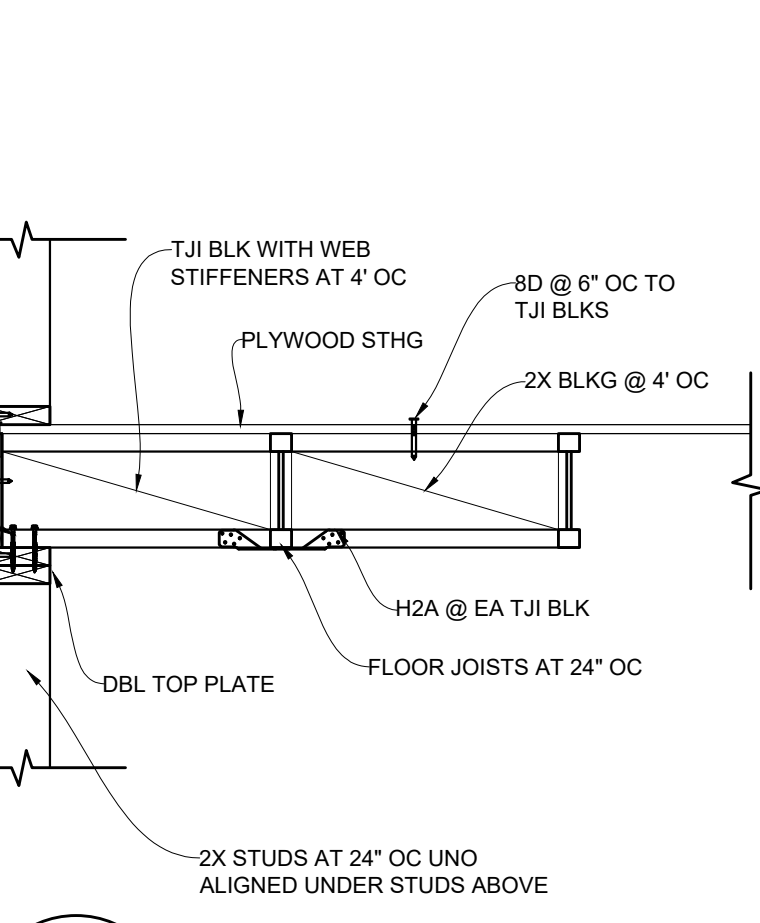


**20 FLOOR JOIST BEARING**  
SCALE: 3/4" = 1'-0"

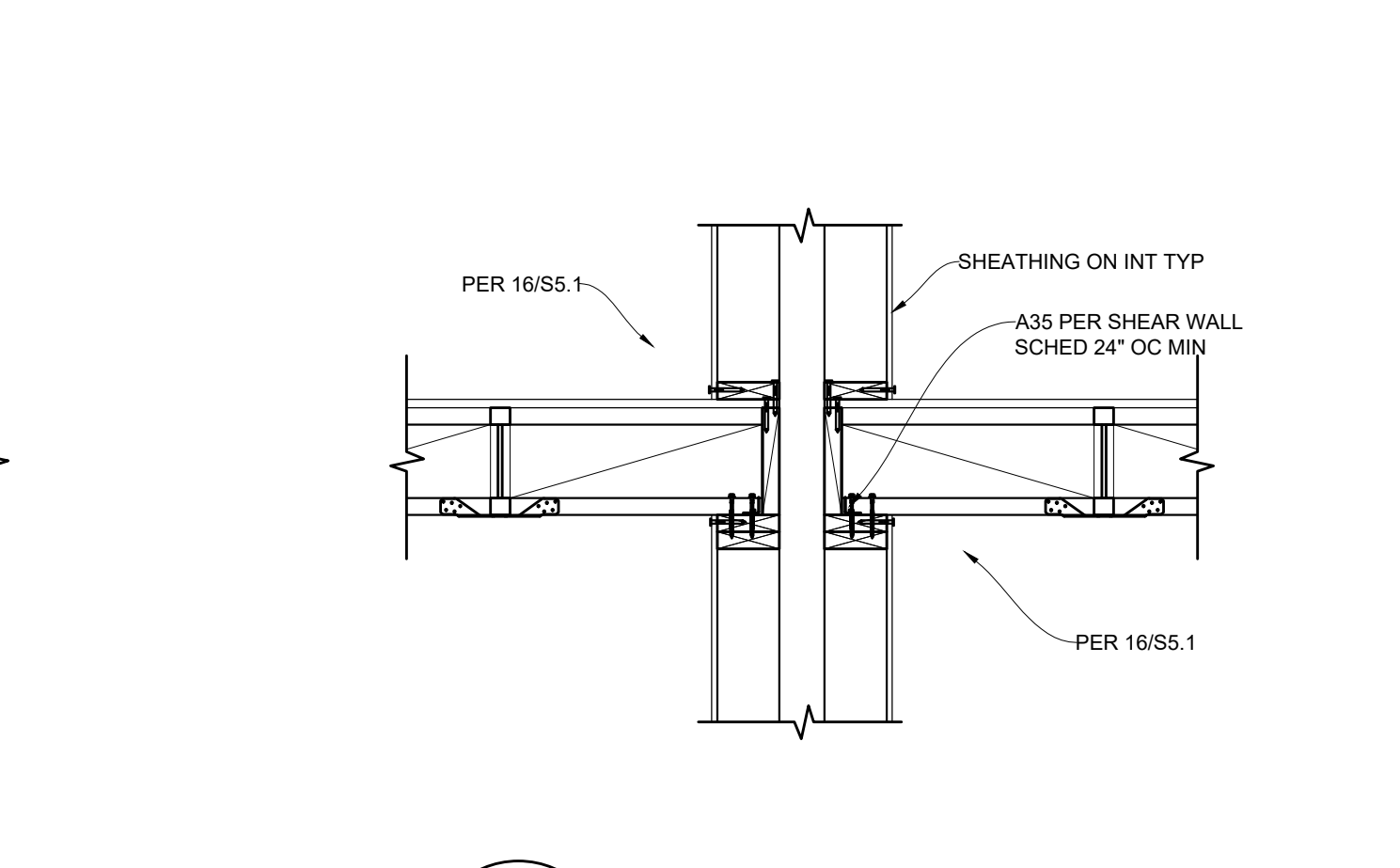
**10 TYP ROOF SHEATHING**  
SCALE: 3/4" = 1'-0"



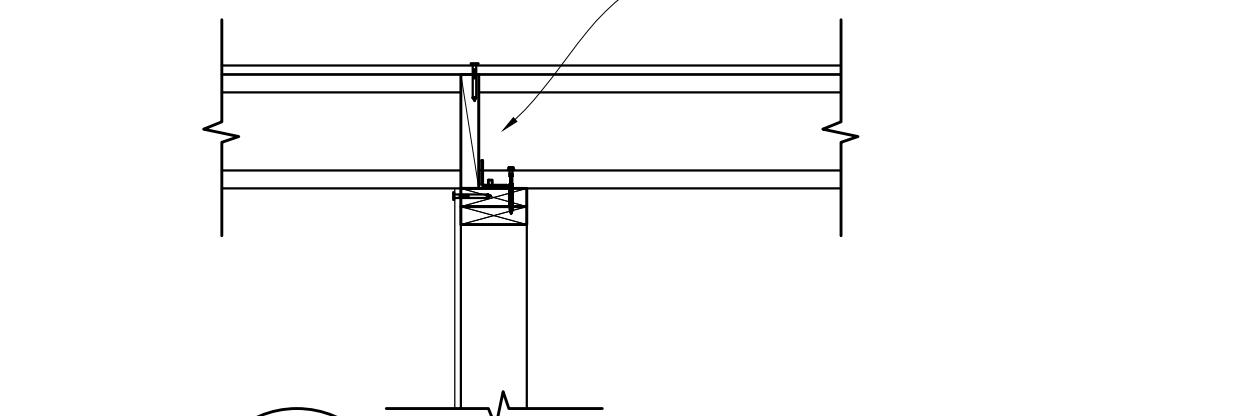
**11 TYP FLOOR SHEATHING**  
SCALE: 3/4" = 1'-0"



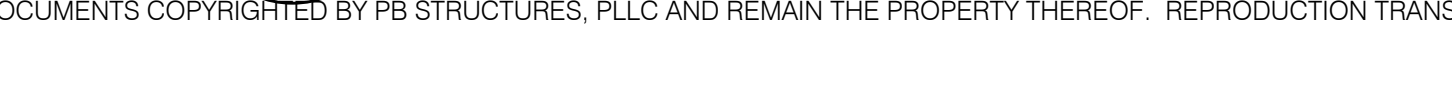
**17 DETAIL**  
SCALE: 3/4" = 1'-0"



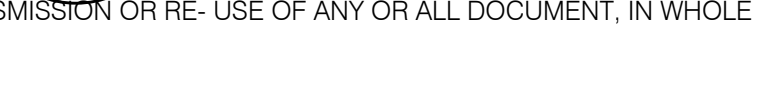
**19 FLOOR JOIST BEARING**  
SCALE: 3/4" = 1'-0"



**15 FLOOR JOIST BEARING**  
SCALE: 3/4" = 1'-0"



**16 FLOOR JOIST PARALLEL**  
SCALE: 3/4" = 1'-0"



01/22/25 FOR JURISDICTION REVIEW

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

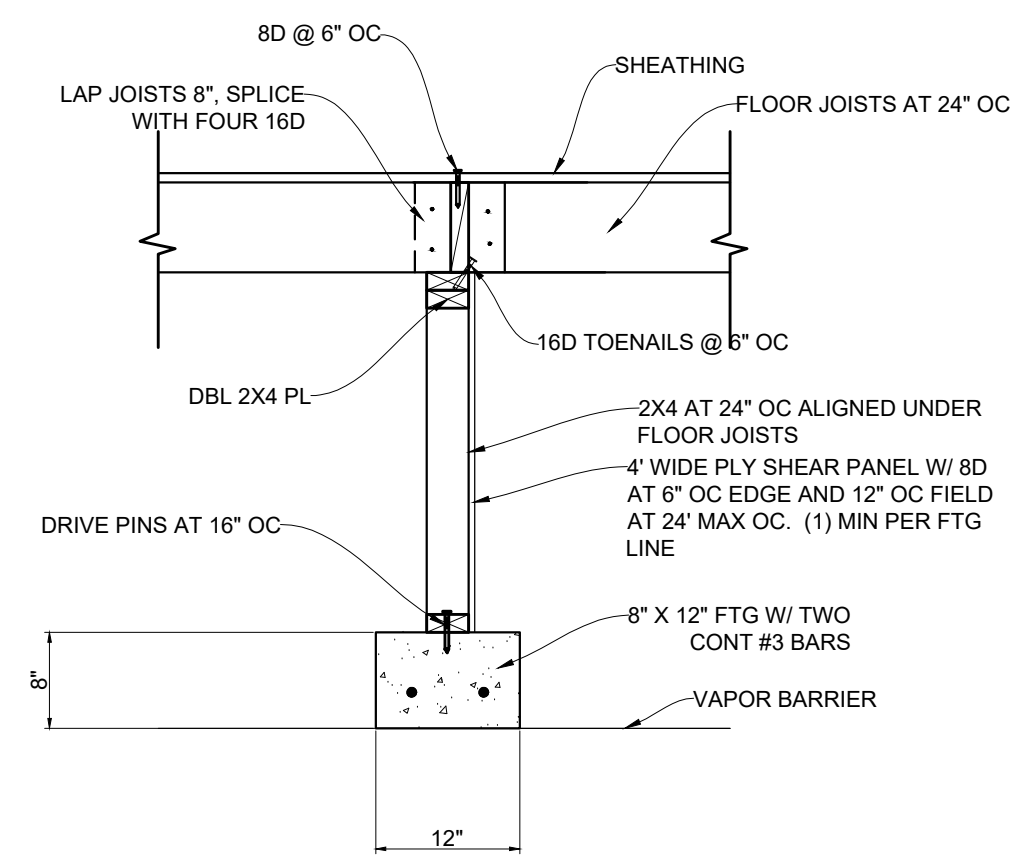
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425.691.0443

**WC STUDIO PLLC**  
1522 6TH AVE #1  
TACOMA, WA 98405

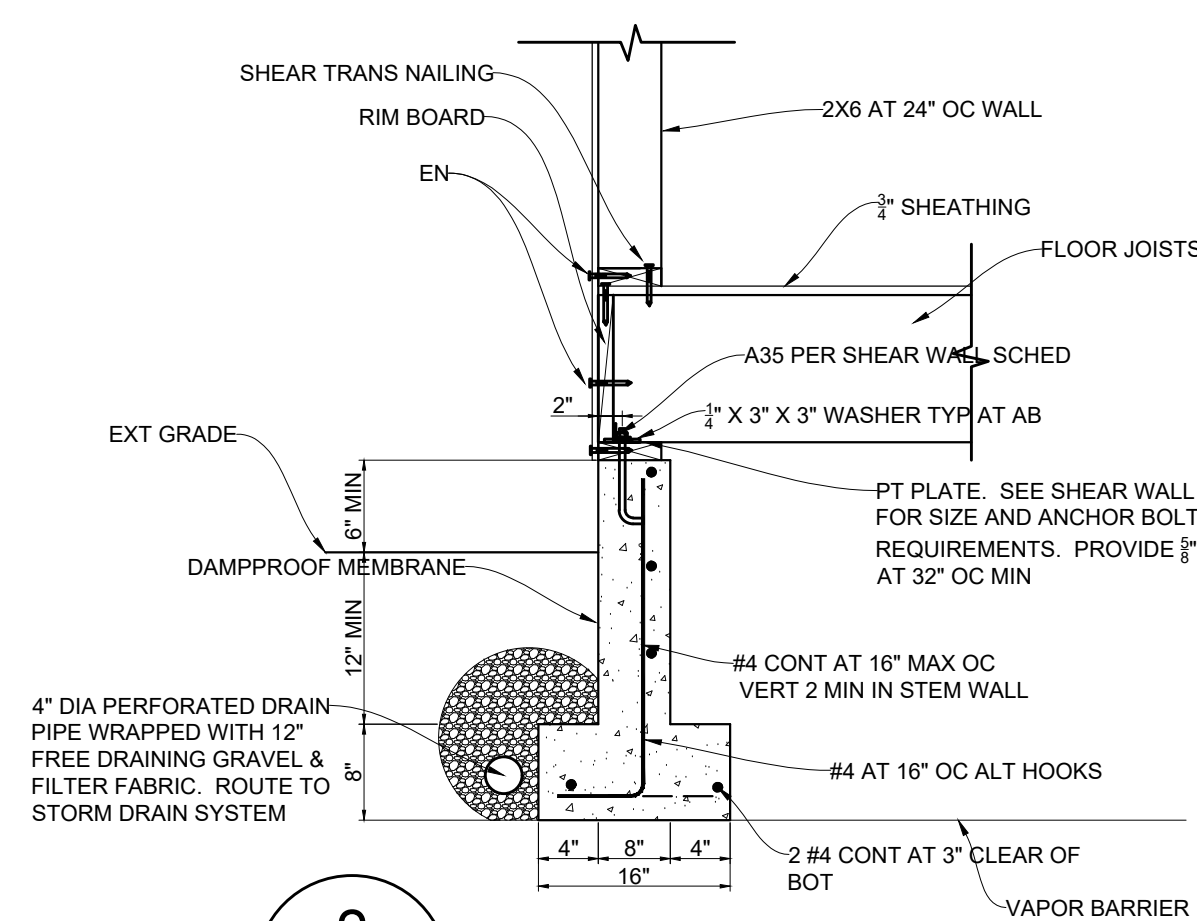
**7TH AVE TOWNHOMES**  
1200 7TH AVE SE  
PUYALLUP, WA 98371

PROJECT NAME / ADDRESS:

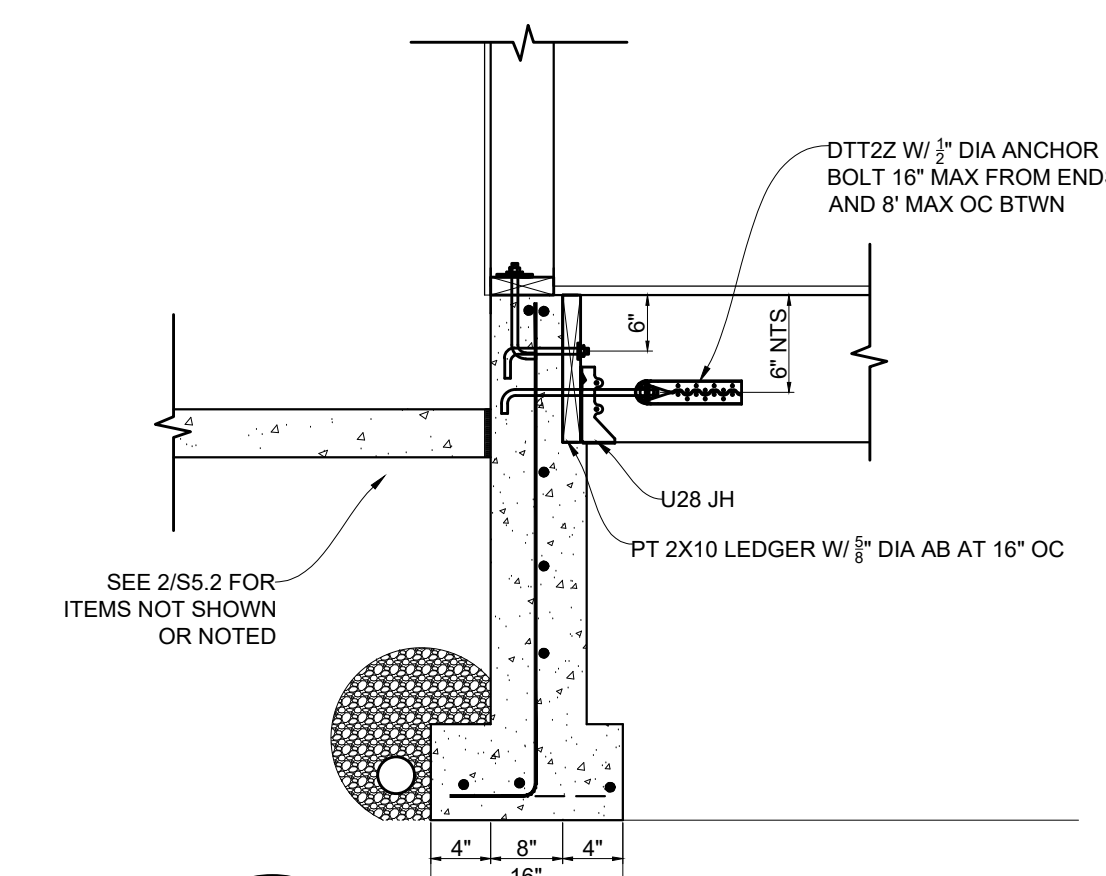
Project Number:	24146
Date:	JAN 2025
Scale:	AS NOTED
Sheet:	S5.1



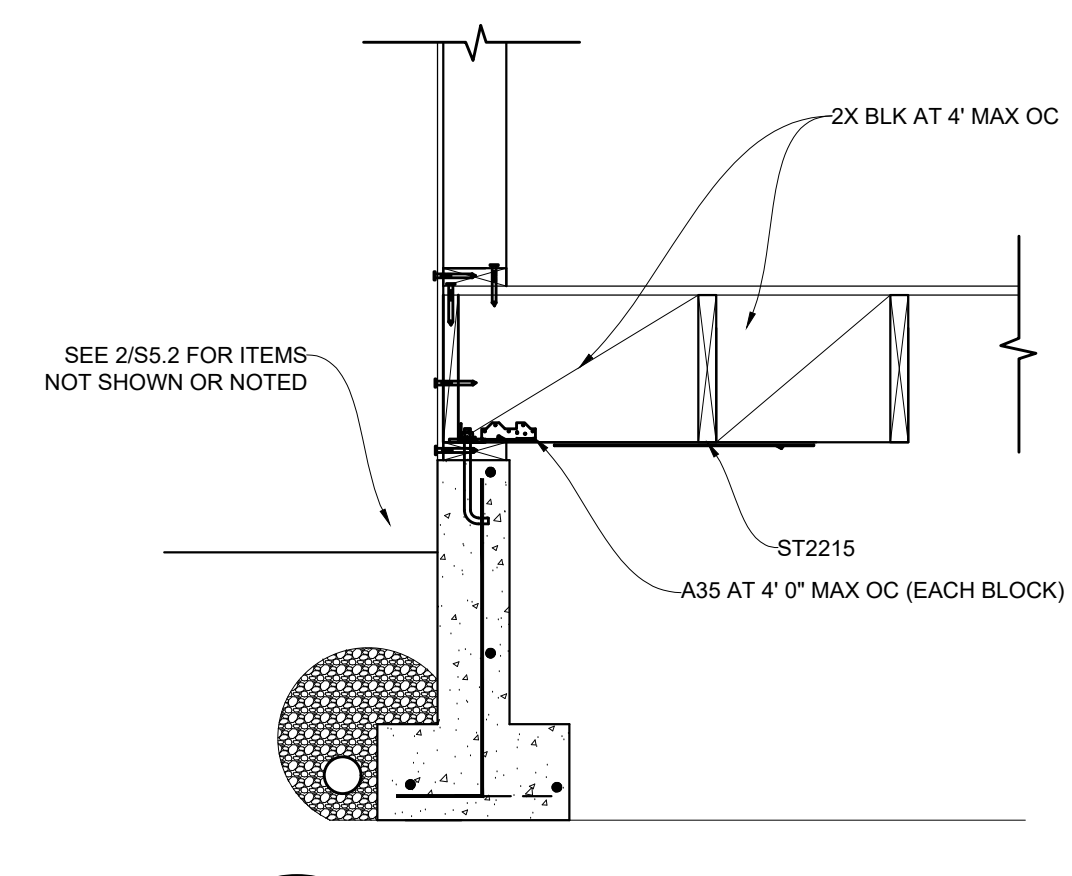
**1 INT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



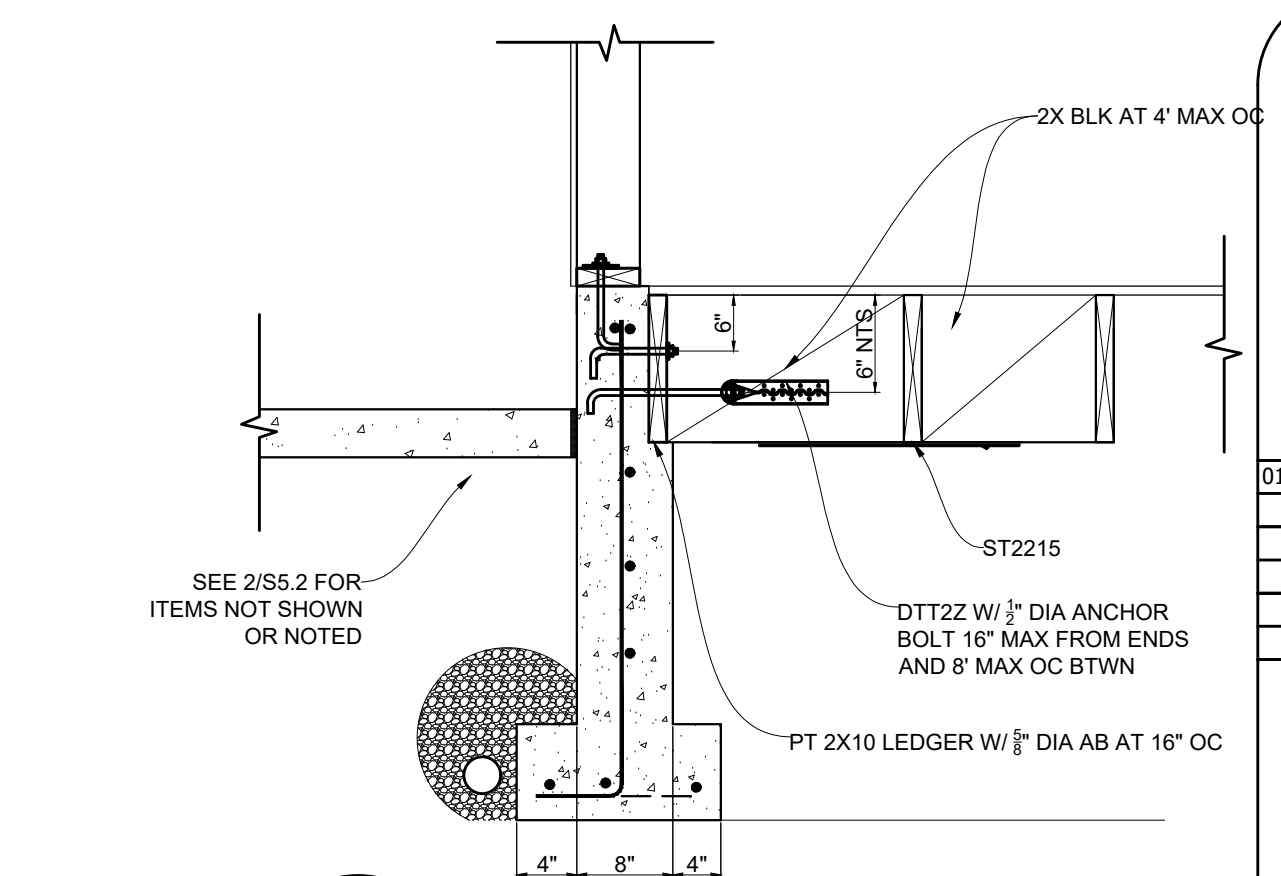
**2 EXT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



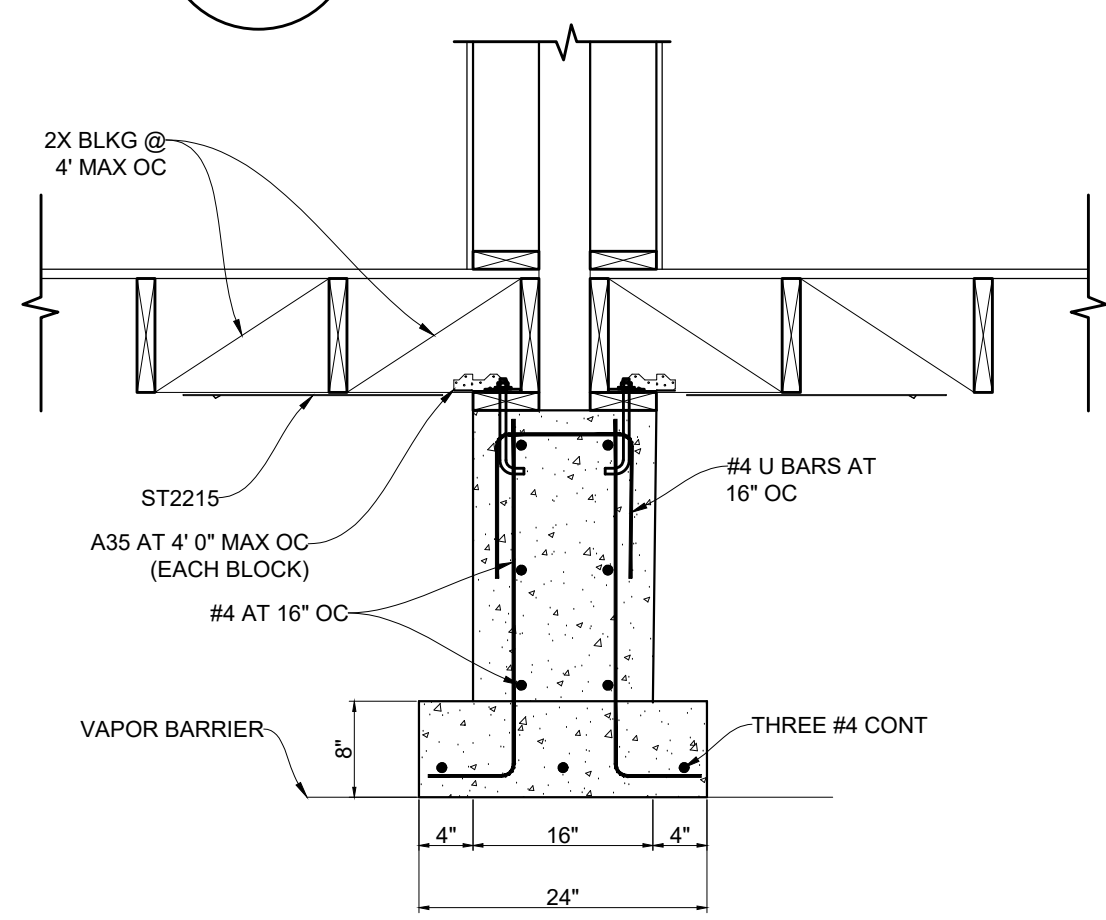
**3 EXT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



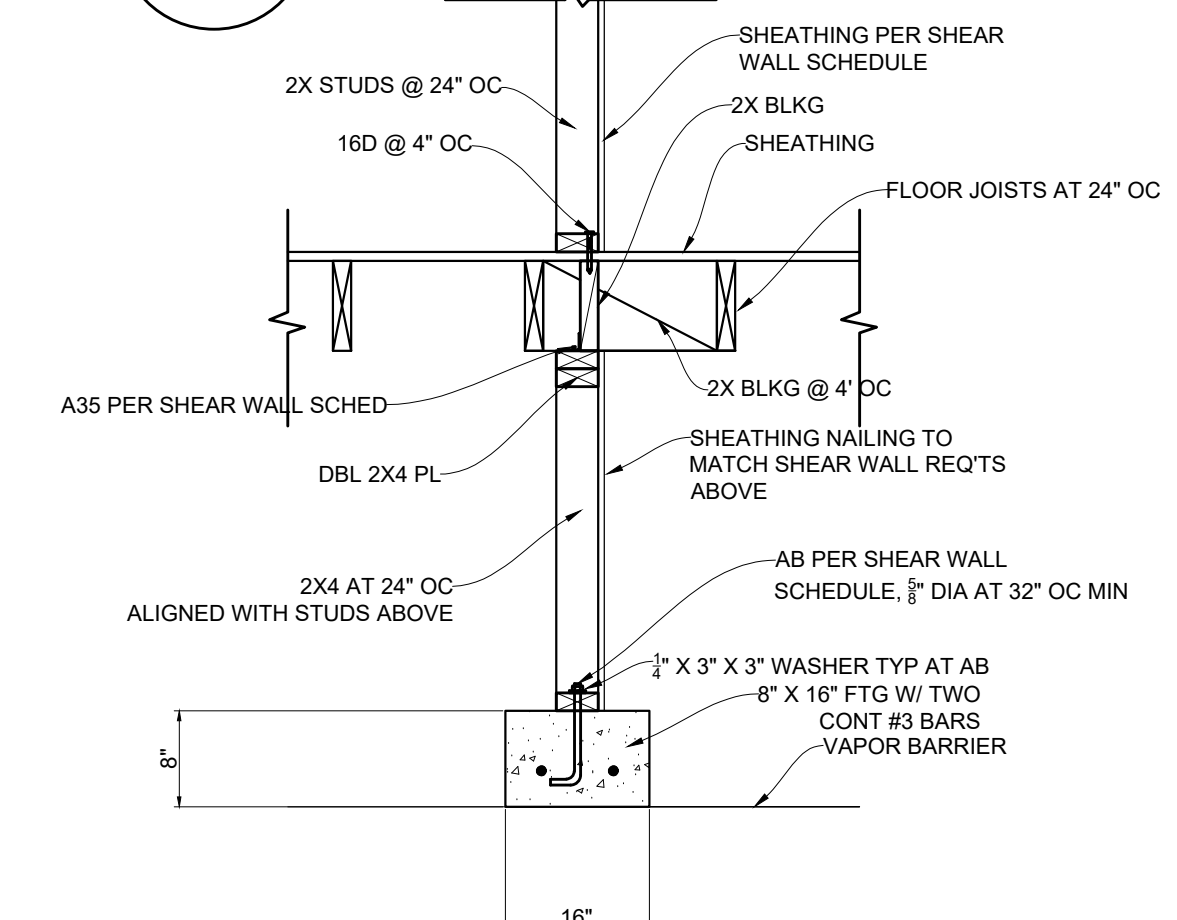
**4 EXT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



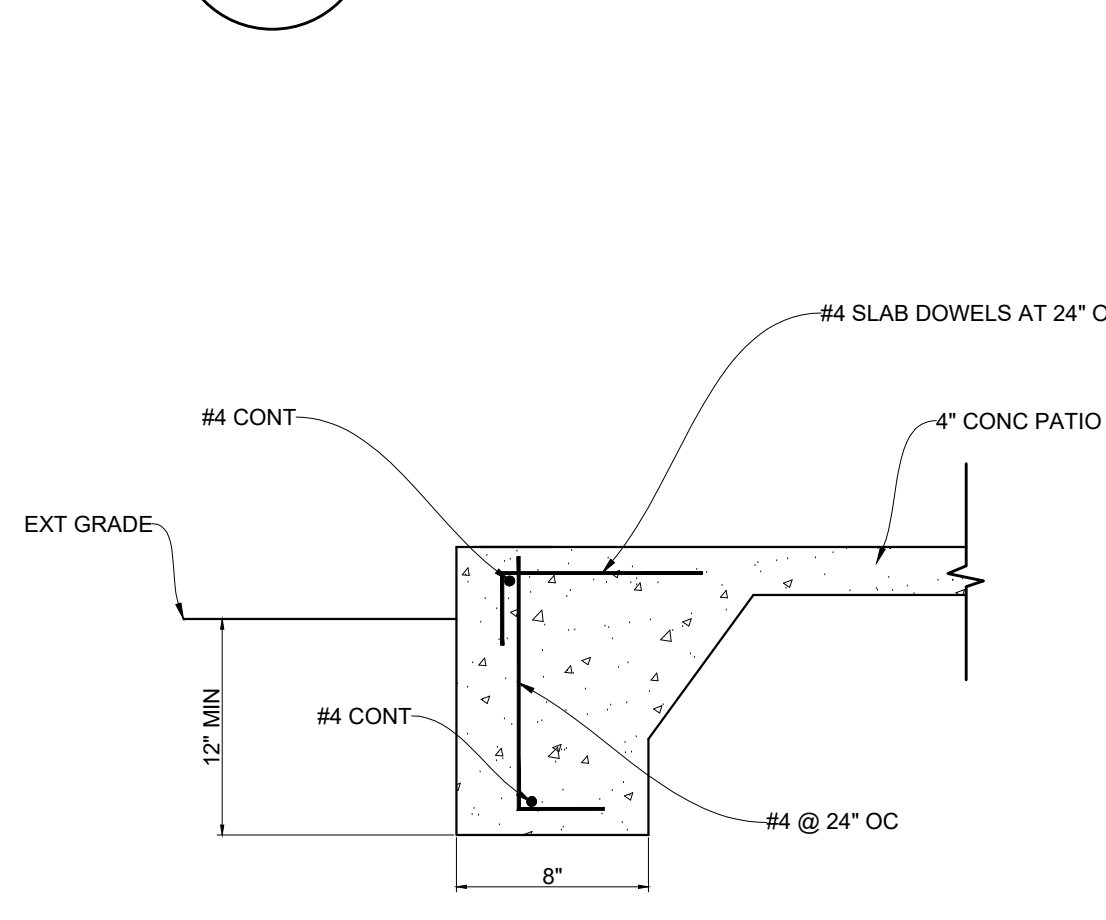
**5 EXT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



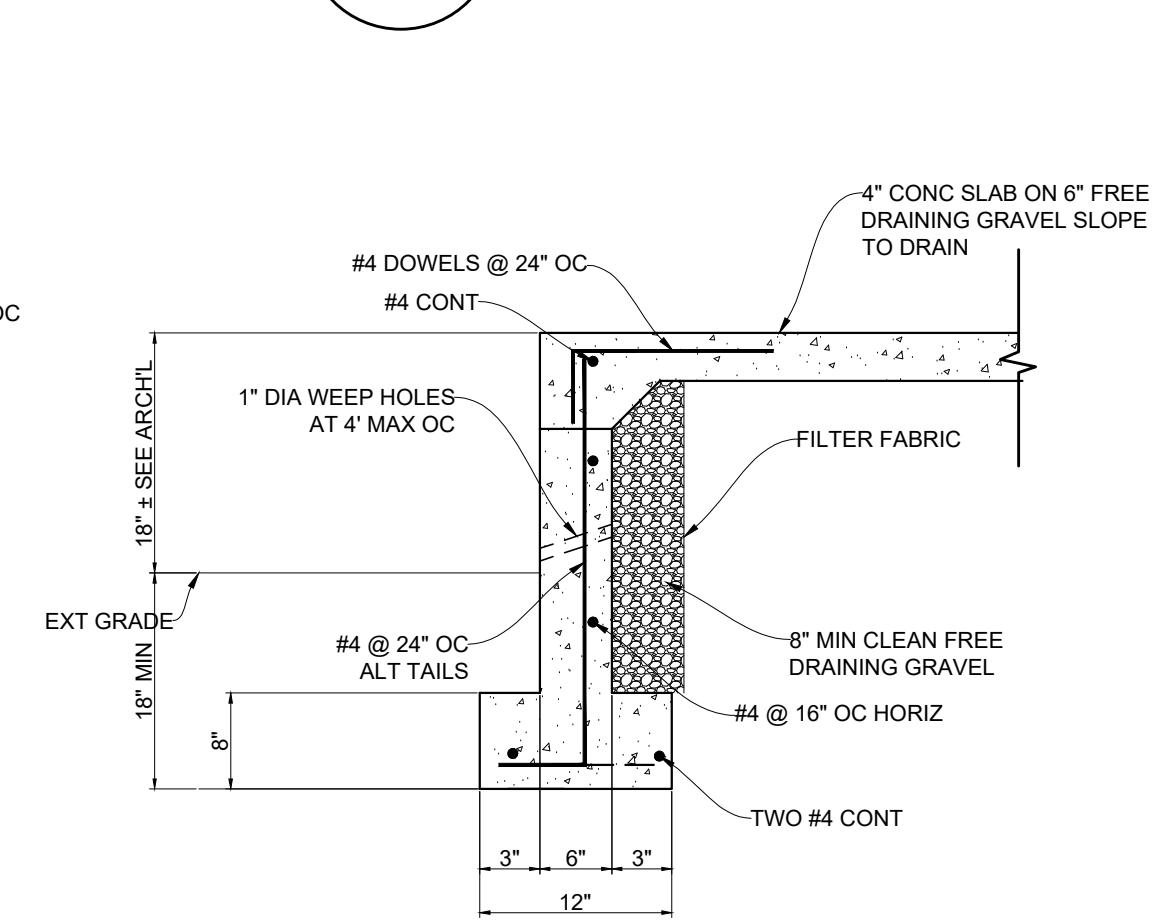
**6 INT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



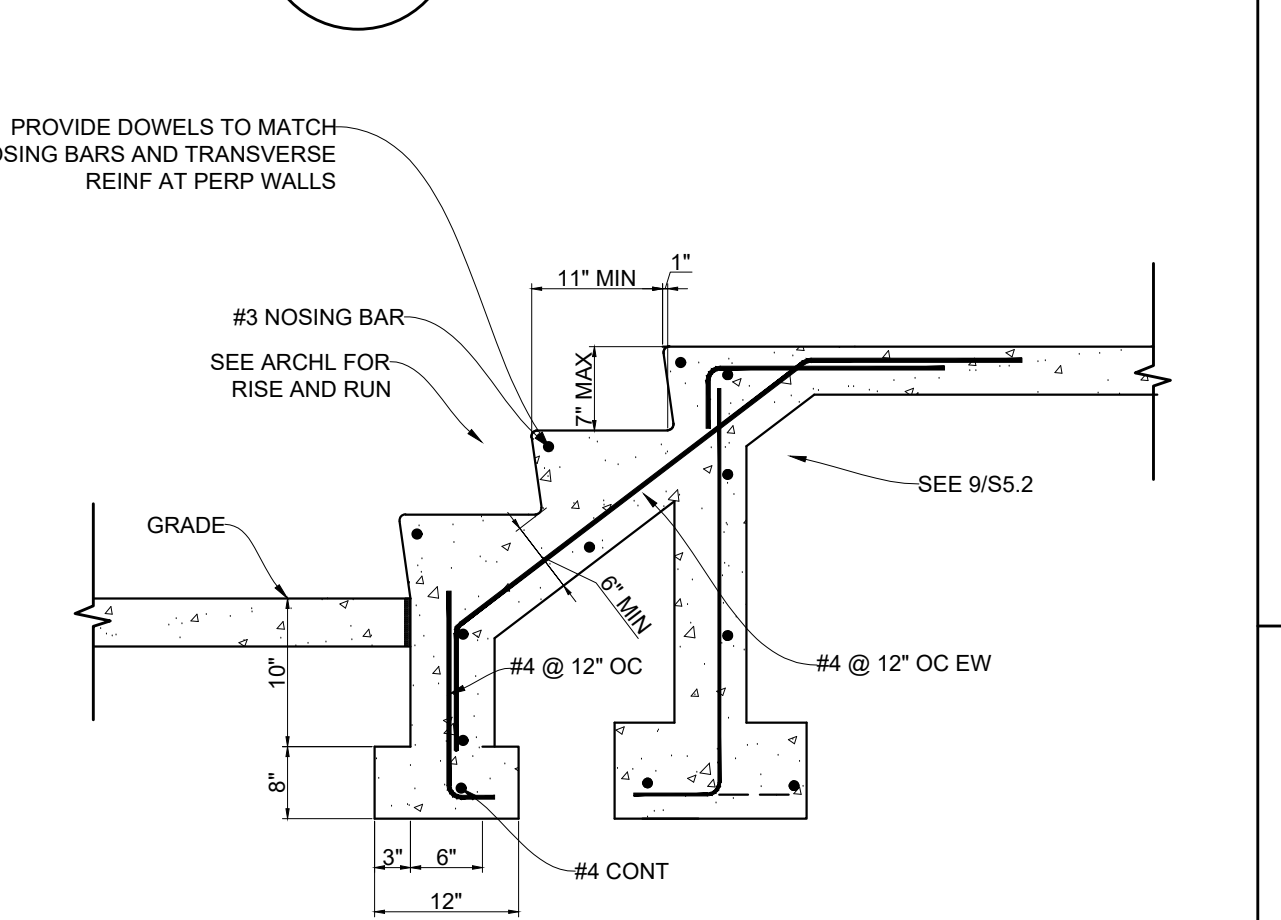
**7 INTERIOR FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



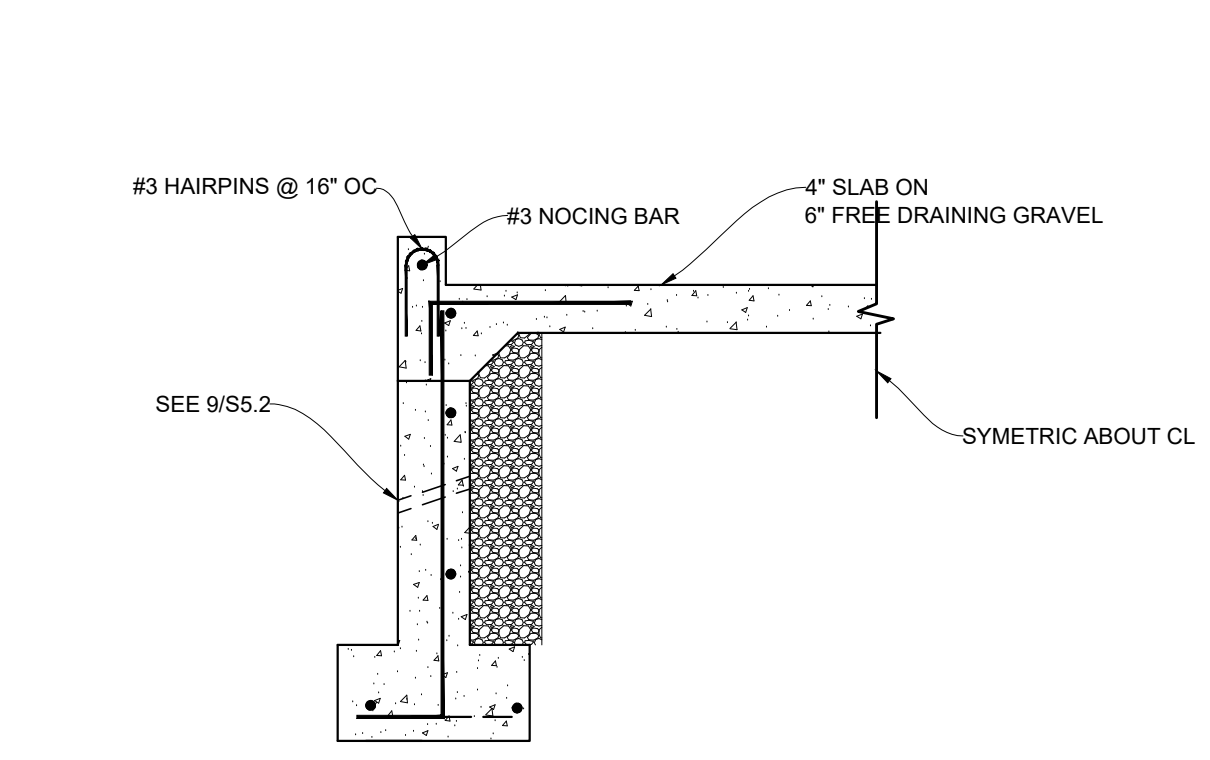
**8 THICKENED SLAB EDGE**  
S5.2 SCALE: 3/4" = 1'-0"



**9 DETAIL**  
S5.2 SCALE: 3/4" = 1'-0"



**10 DETAIL**  
S5.2 SCALE: 3/4" = 1'-0"



**11 DETAIL**  
S5.2 SCALE: 3/4" = 1'-0"

COIL STRAP PER PLAN

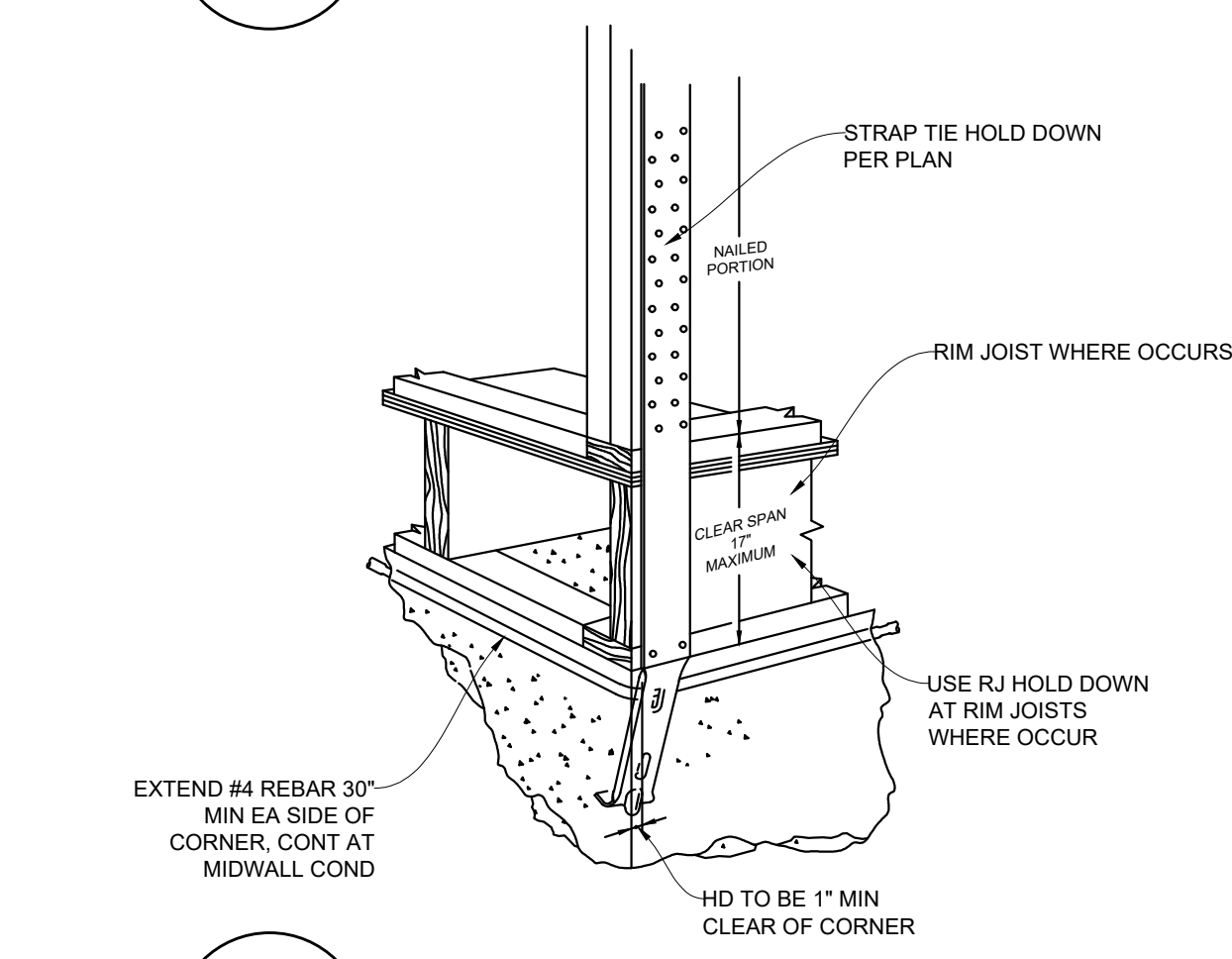
STRAP	DOUG FIR		HEM FIR	
	END L.	NAILS	END L.	NAILS
CS22	6"	12-8D	8"	14-8D
CS20	9"	14-8D	9"	16-8D
CS18	11"	18-8D	12"	22-8D
CS16	13"	22-8D	14"	26-8D
CS14	16"	30-8D	19"	36-8D
CMSTC16	20"	50-16D	25"	58-16D
CMST14	30"	65-10D	34"	76-10D
CMST12	33"	74-16D	38"	84-16D

END LENGTH (END L.)

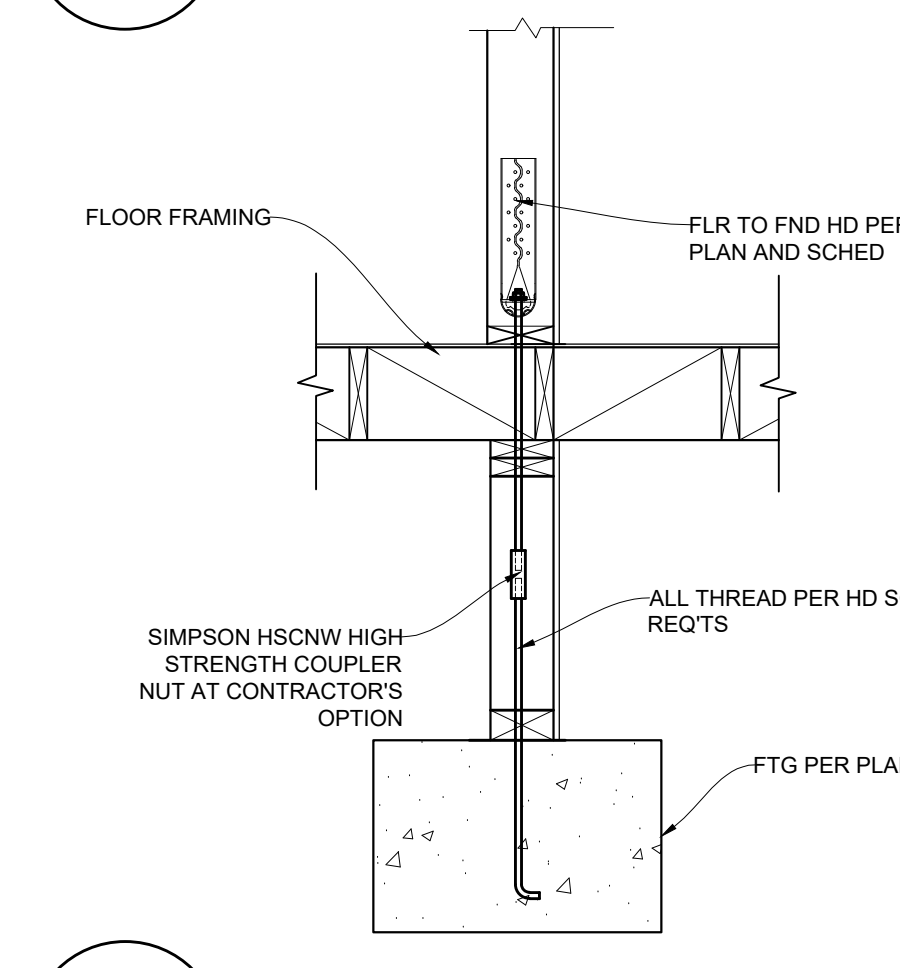
CLEAR SPAN

END LENGTH (END L.)

**12 COIL STRAP DETAIL**  
S5.2 SCALE: 3/4" = 1'-0"



**13 FOUNDATION HOLD DOWN**  
S5.2 SCALE: 3/4" = 1'-0"



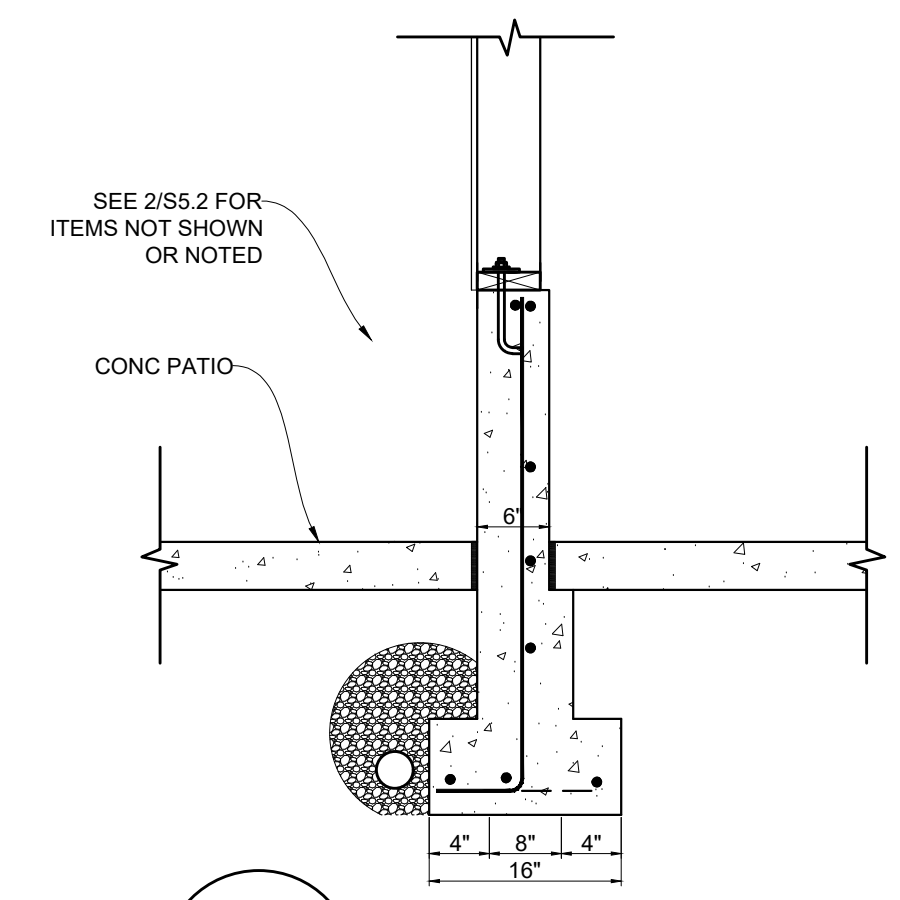
**14 HD DETAIL & SCHEDULE**  
S5.2 SCALE: 3/4" = 1'-0"

MARK SIMPSON MODEL POST POST CONN. ALL THREAD DIAMETER

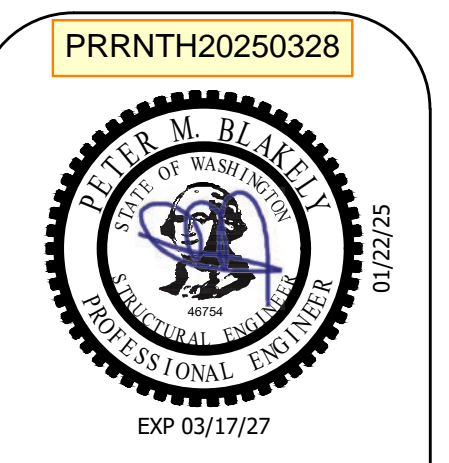
HDU2	HDU2-SDS2.5	(2) 2X	(6)	0.625"
HDU4	HDU4-SDS2.5	(2) 2X	(10)	0.625"
HDU5	HDU5-SDS2.5	(2) 2X	(14)	0.625"
HDU8	HDU8-SDS2.5	4X DF#1	(20)	0.875"
HDU11	HDU11-SDS2.5	6X DF#1	(30)	1" DIA
HDU14	HDU14-SDS2.5	6X DF#1	(36)	1" DIA

NOTES:

- ALL THREAD EMBEDMENT SHALL BE 12" FOR 3/8" DIA, 16" FOR 1/2" DIA AND 20" FOR 1" DIA.
- ALL HOLD DOWNS TO BE MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL.
- ALL THREAD SHALL BE ASTM A307
- INDICATES NUMBER OF 1/2"x2.5"SDS SCREWS REQD



**15 EXT FOOTING**  
S5.2 SCALE: 3/4" = 1'-0"



01/22/25	FOR REVIEW	REVIEW
Development & Permitting Services	ISSUED PERMIT	
Building	Planning	
Engineering	Public Works	
Fire	Traffic	

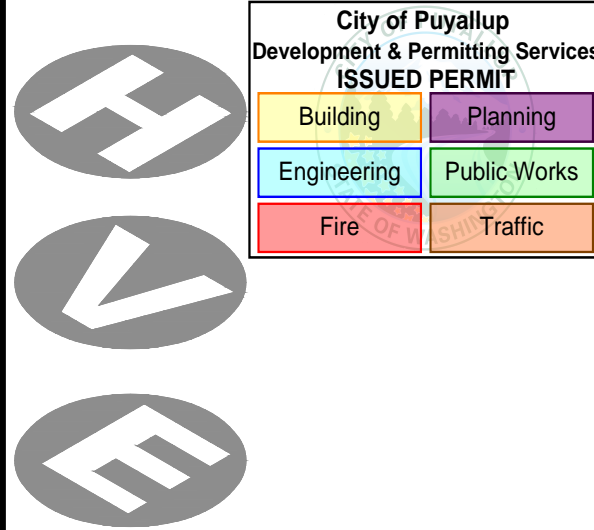
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PO BOX 354  
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425.691.0443

**WC STUDIO PLLC**  
1522 6TH AVE #1  
TACOMA, WA 98405

**7TH AVE TOWNHOMES**  
1200 7TH AVE SE  
PUYALLUP, WA 98371

Project Number:	24146
Date:	JAN 2025
Scale:	AS NOTED
Sheet:	<b>S5.2</b>





HV Engineering, Inc.

Consulting Engineers  
Hall Creek Office Park  
6912 220th St. SW, Suite 303  
Mountlake Terrace, WA 98043

Phone: (206) 706-9669  
www.hvengineering.biz

Project

7TH AVE  
TOWNHOMES

Location

1200 7th Ave. SE  
Puyallup, WA 98371

Prepared For

WC STUDIO

1522 6th Avenue #1  
Tacoma, WA 98405

206-371-5152

NO. DATE REVISION

PARTNER IN CHARGE

BWR

PROJECT MANAGER

BWR

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

BWR

CHECK

BWR

ENGINEERS SEAL



4/18/2025

TITLE  
BLDG A PLUMBING  
ABBREVIATIONS,  
CALCS, & SCHEDULES

PROJECT NO.

2021-007

DATE

APRIL 18, 2025

PROJECT NETWORK PATH

SHEET NUMBER

P0.02

ABBREVIATIONS

Table of abbreviations for plumbing and HVAC systems, including symbols for valves, pipes, and equipment.

PIPING SYSTEM SCHEDULE AND SPECIFICATION

Table detailing piping system schedule and specifications, including system types, materials, and joint methods.

9/3/2021

STORAGE & EXPANSION TANKS

Table for storage and expansion tanks, listing equipment numbers, services, types, and conditions.

HEAT PUMP WATER HEATER SCHEDULE

Table for heat pump water heater schedule, detailing equipment numbers, unit locations, system served, and capacity conditions.

PLUMBING EQUIPMENT CONNECTION SCHEDULE

Table for plumbing equipment connection schedule, listing symbols, items, waste, vent, and connection specifications.

7/29/2021

HYDRANT, DRAIN, AND BFP SCHEDULE

Table for hydrant, drain, and BFP schedule, listing symbols, items, make/model, and remarks.

Table for commercial energy efficiency, showing minimum pipe insulation thickness (m) and nominal pipe or tube size (in).

DOMESTIC WATER PIPE SIZING TABLE

WSFU BASED ON 2021 UPC CHART A103.1(1)

Table for domestic water pipe sizing, listing pipe material, flush tank, and velocity.

Table for domestic water pipe sizing, showing PSI/100 FT and pipe size (in) with minimum and maximum values.

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REUSE OF DOCUMENTS

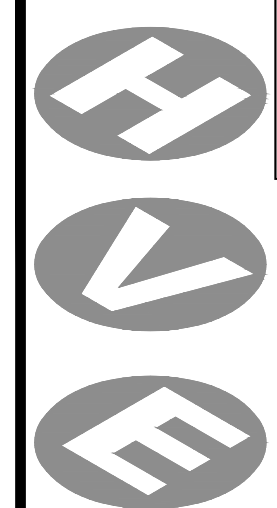
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VERIFY SCALE

BAR MEASURES ONE INCH ON ORIGINAL DRAWING OF 1" = 1'-0" IF NOT ONE INCH ON THIS DRAWING, ADJUST SCALES ACCORDINGLY.

01/28/2025 PERMIT RESUBMITTAL

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**HV Engineering, Inc.**  
 Consulting Engineers  
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 Mountlake Terrace, WA 98043  
 Phone: (206) 706-9669  
 www.hvengineering.biz

**Project** \_\_\_\_\_  
**7TH AVE TOWNHOMES**  
**Location** \_\_\_\_\_  
 1200 7th Ave. SE  
 Puyallup, WA 98371

**Prepared For** \_\_\_\_\_  
**WC STUDIO**  
 1522 6th Avenue #1  
 Tacoma, WA 98405  
 206-371-5152

NO.	DATE	REVISION

**PARTNER IN CHARGE**  
 BWR  
**PROJECT MANAGER**  
 BWR  
**PROJECT ENGINEER**  
 BWR  
**PROJECT TEAM MEMBERS**  
 BWR  
**CHECK**  
 BWR

**ENGINEERS SEAL**  
  
 4/18/2025  
**TITLE**  
 BLDG A  
 UNDERGROUND & MAIN  
 LEVEL PLUMBING  
**PROJECT NO.** 2021-007  
**DATE** APRIL 18, 2025  
**PROJECT NETWORK PATH** \_\_\_\_\_

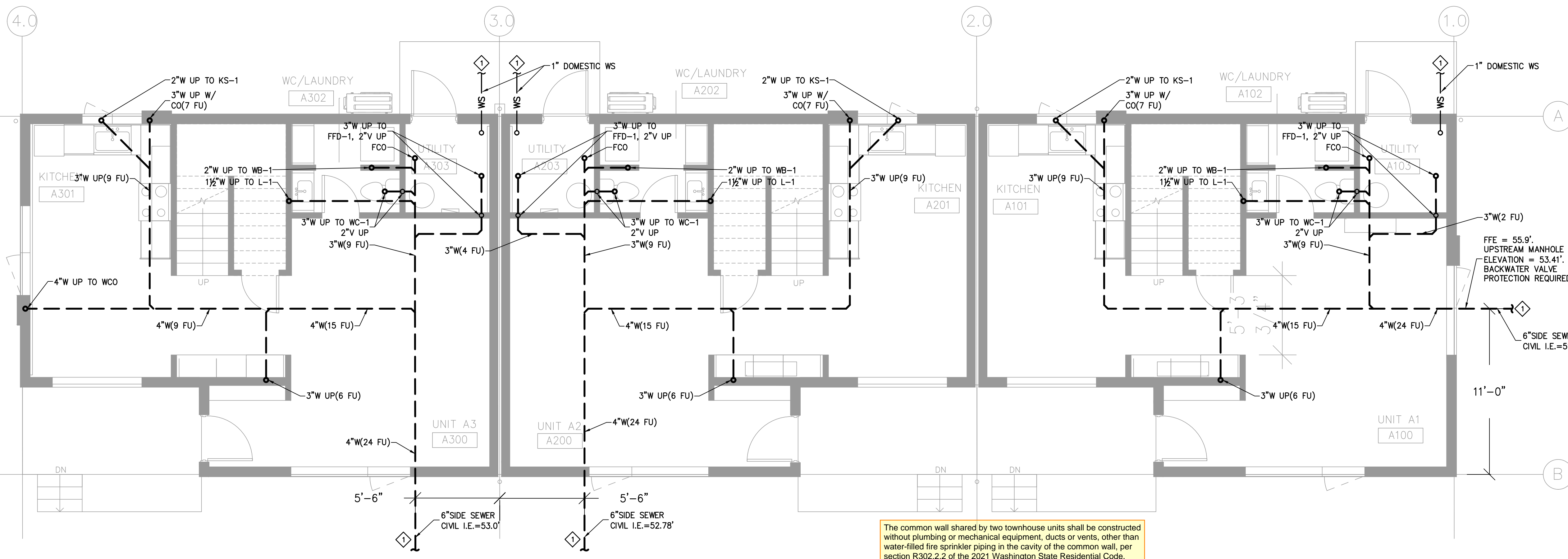
**SHEET NUMBER**  
**P2.00**

**GENERAL NOTES:**

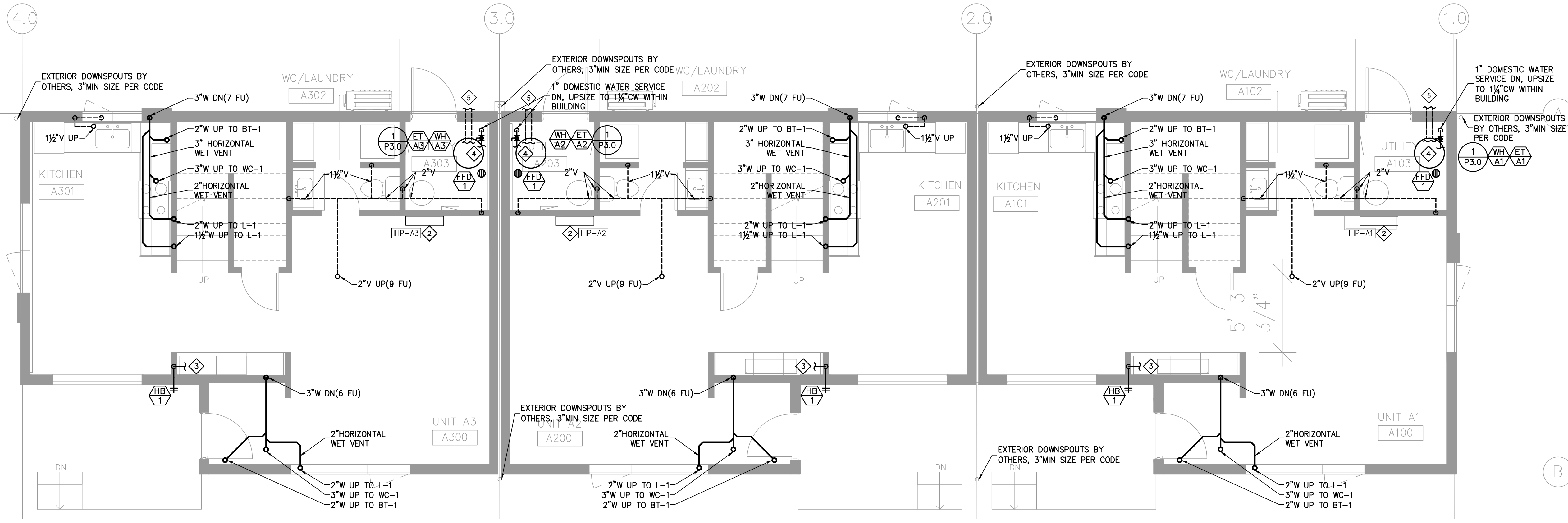
- AT TRANSITIONS FROM VERTICAL TO HORIZONTAL AT THE BASE OF A WASTE STACK PROVIDE TO PIPE DIAMETERS OF LENGTH BETWEEN ELBOW AND NEXT FIXTURE CONNECTION TO ABATE HYDRAULIC JUMP.
- UPSTREAM MH RIM ELEVATION = 53.41'. NO PLUMBING FIXTURES REQUIRE BACKWATER VALVE PROTECTION.

**SHEET NOTES:**

- COORDINATE FINAL CONNECTIONS WITH CIVIL DRAWINGS FIVE FEET OUTSIDE THE BUILDING FOUNDATION. PIPE SIZE, INVERT DEPTH, FIXTURE UNITS, AND DRAINED AREA AS NOTED. IDENTIFY ANY DISCREPANCIES TO ENGINEER BEFORE COMMENCING WORK.
- GRAVITY DRAIN 3/4" CONDENSATE LINE FROM INDOOR HEAT PUMP (SHOWN FOR REFERENCE) TO FFD-1 IN UTILITY ROOM & DISCHARGE VIA 2" AIR GAP PER UPC SECTION 814.
- 3/4" CW SUPPLY FOR HB-1, TEE OFF CW SUPPLY UPSTREAM OF PEX MANIFOLD.
- SEE DETAIL 1-P3.00 FOR DOMESTIC WATER DIAGRAM (5-P3.00 FOR ONE BATH UNIT). FIELD ROUTE 1/2" HW & CW HOMERUNS TO FIXTURE CONNECTIONS. MINIMIZE HW RUNNOUT LENGTHS.
- ROUTE INTAKE AND DISCHARGE DUCT TO EXTERIOR. THIS PROCESS AIRFLOW HEAT TRANSFER DUCT DOES NOT REQUIRE CLEARANCE TO OPERABLE OPENINGS. PROVIDE R7 INSULATION.



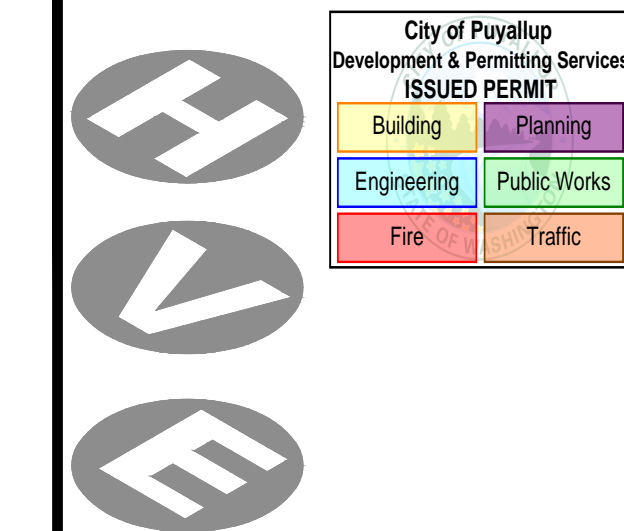
**UNDERGROUND PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"



**MAIN LEVEL PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

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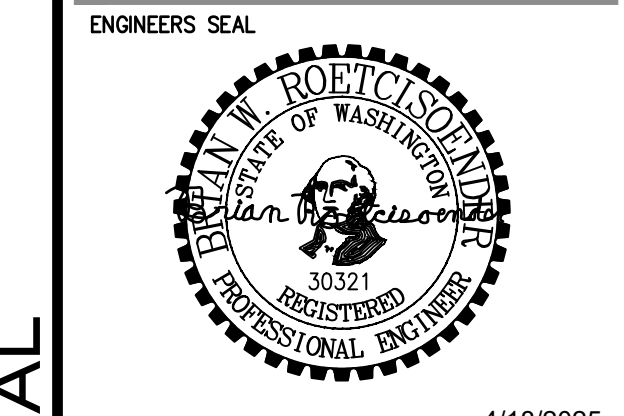
Project 7TH AVE TOWNHOMES Location 1200 7th Ave. SE Puyallup, WA 98371

Prepared For WC STUDIO

1522 6th Avenue #1 Tacoma, WA 98405 206-371-5152

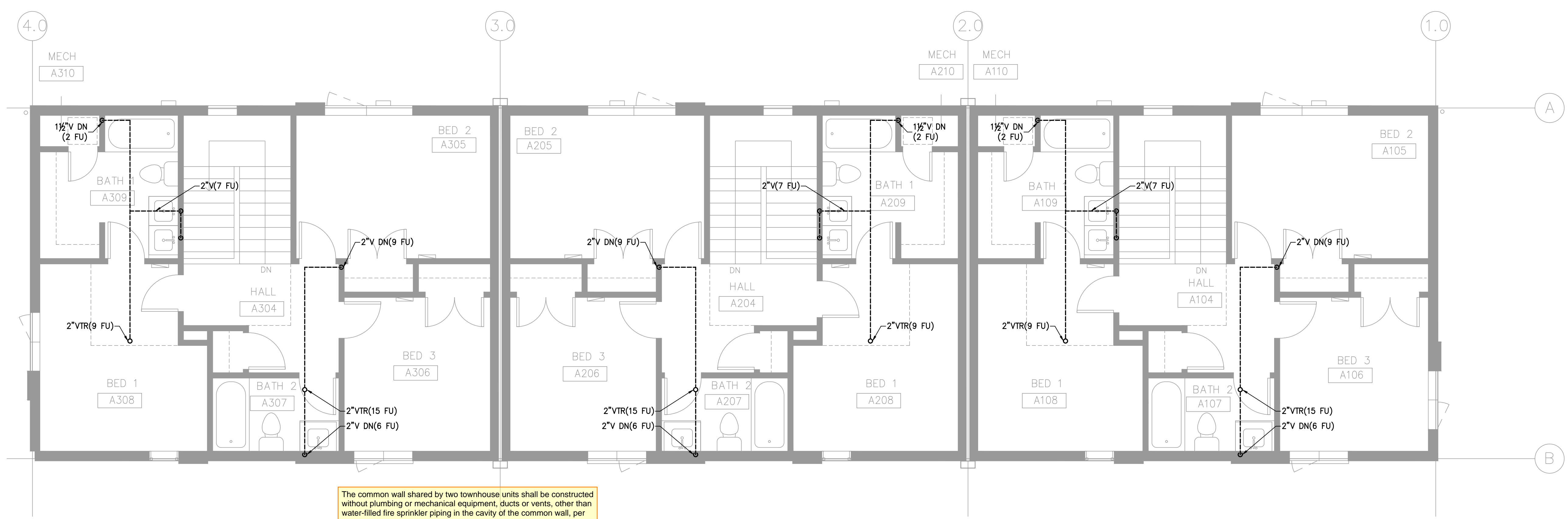
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PARTNER IN CHARGE BWR PROJECT MANAGER BWR PROJECT ENGINEER BWR PROJECT TEAM MEMBERS BWR CHECK BWR



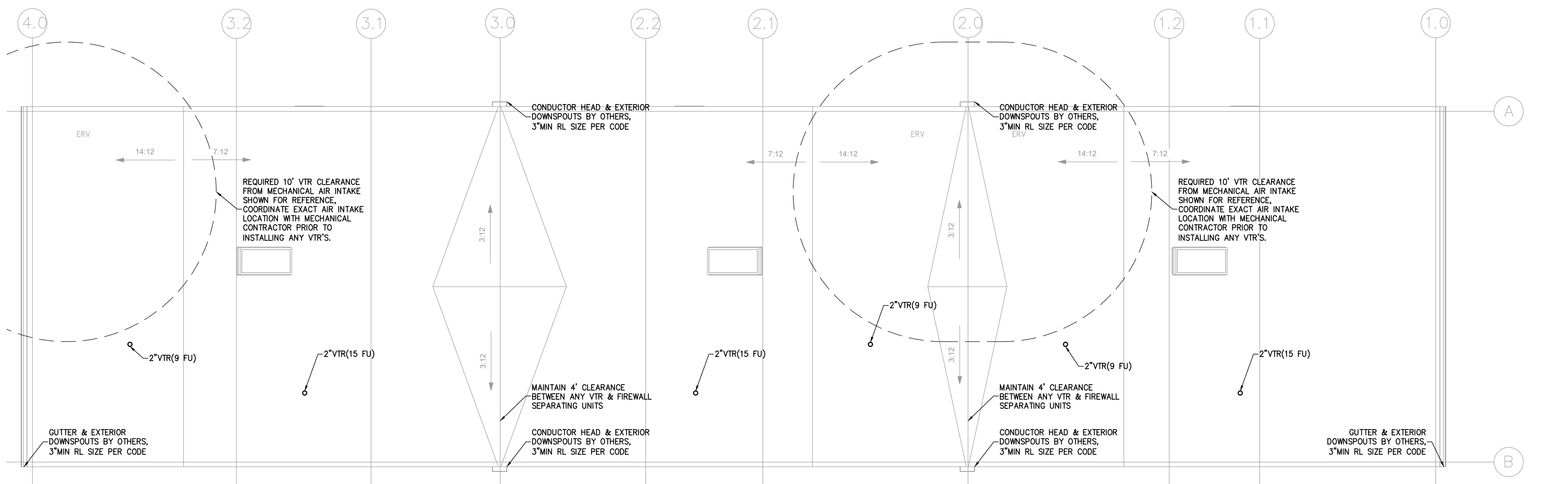
4/18/2025 TITLE BLDG A UPPER LEVEL & ROOF PLUMBING PLANS PROJECT NO. 2021-007 DATE APRIL 18, 2025 PROJECT NETWORK PATH

SHEET NUMBER P2.01



The common wall shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall, per section R302.2.2 of the 2021 Washington State Residential Code.

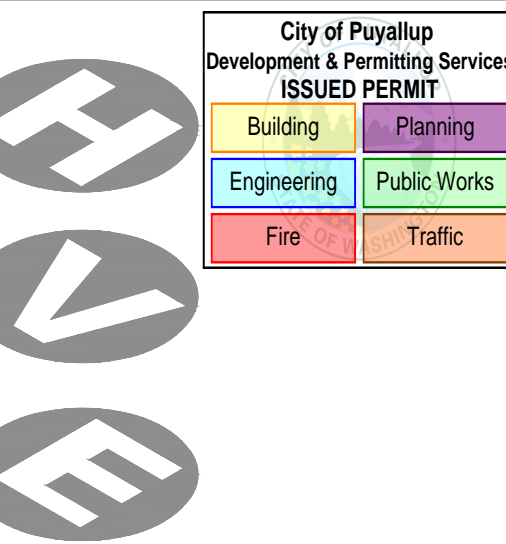
UPPER LEVEL PLUMBING PLAN SCALE: 1/4" = 1'-0"



ROOF PLUMBING PLAN SCALE: 1/4" = 1'-0"

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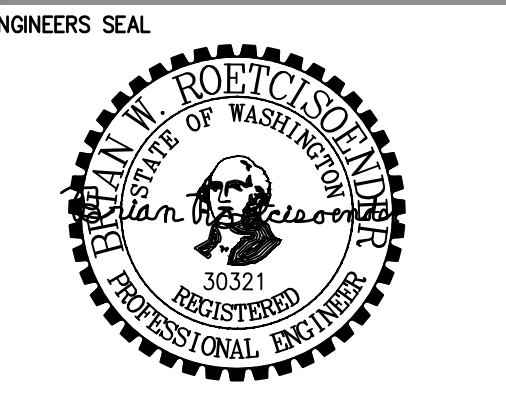
**Project** \_\_\_\_\_  
**7TH AVE TOWNHOMES**  
**Location** \_\_\_\_\_  
 1200 7th Ave. SE  
 Puyallup, WA 98371

**Prepared For** \_\_\_\_\_  
**WC STUDIO**

1522 6th Avenue #1  
 Tacoma, WA 98405  
 206-371-5152

NO.	DATE	REVISION

**PARTNER IN CHARGE**  
 BWR  
**PROJECT MANAGER**  
 BWR  
**PROJECT ENGINEER**  
 BWR  
**PROJECT TEAM MEMBERS**  
 BWR  
**CHECK**  
 BWR

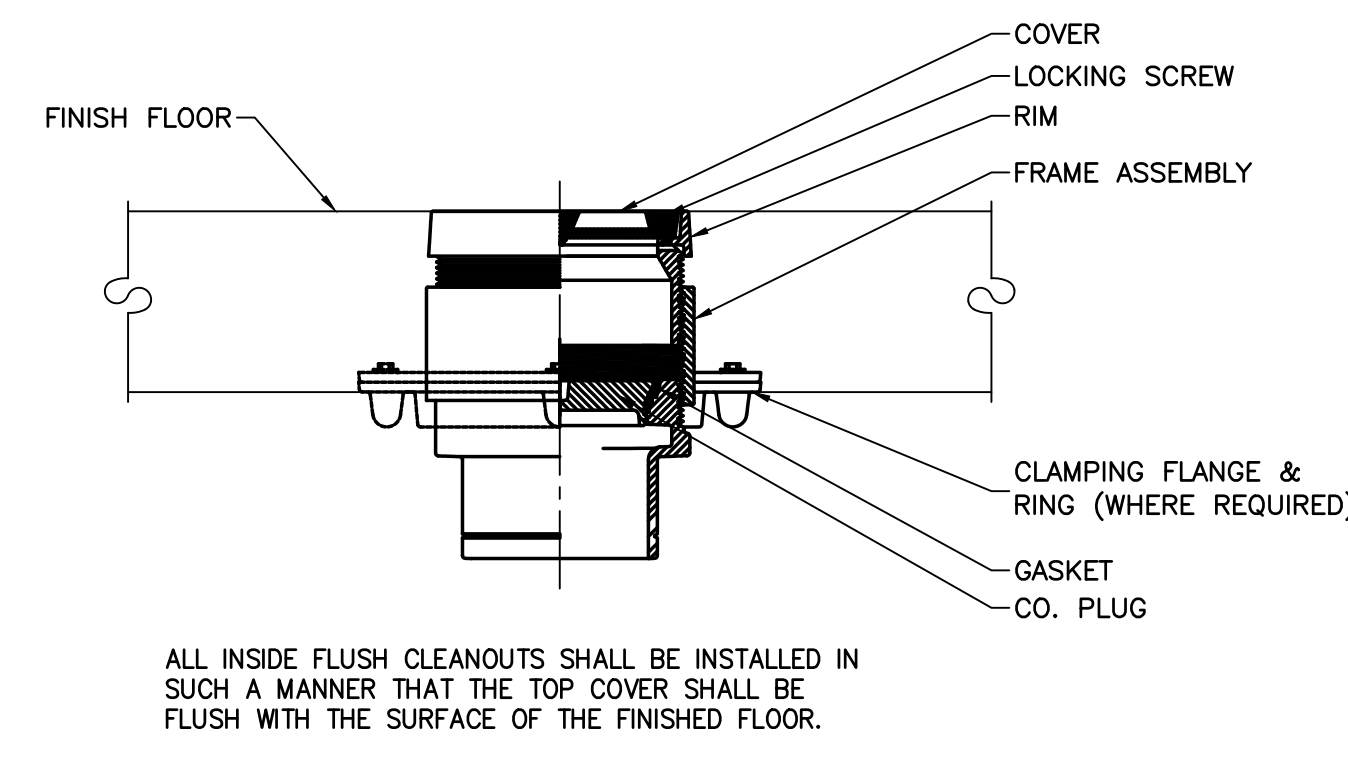


4/18/2025

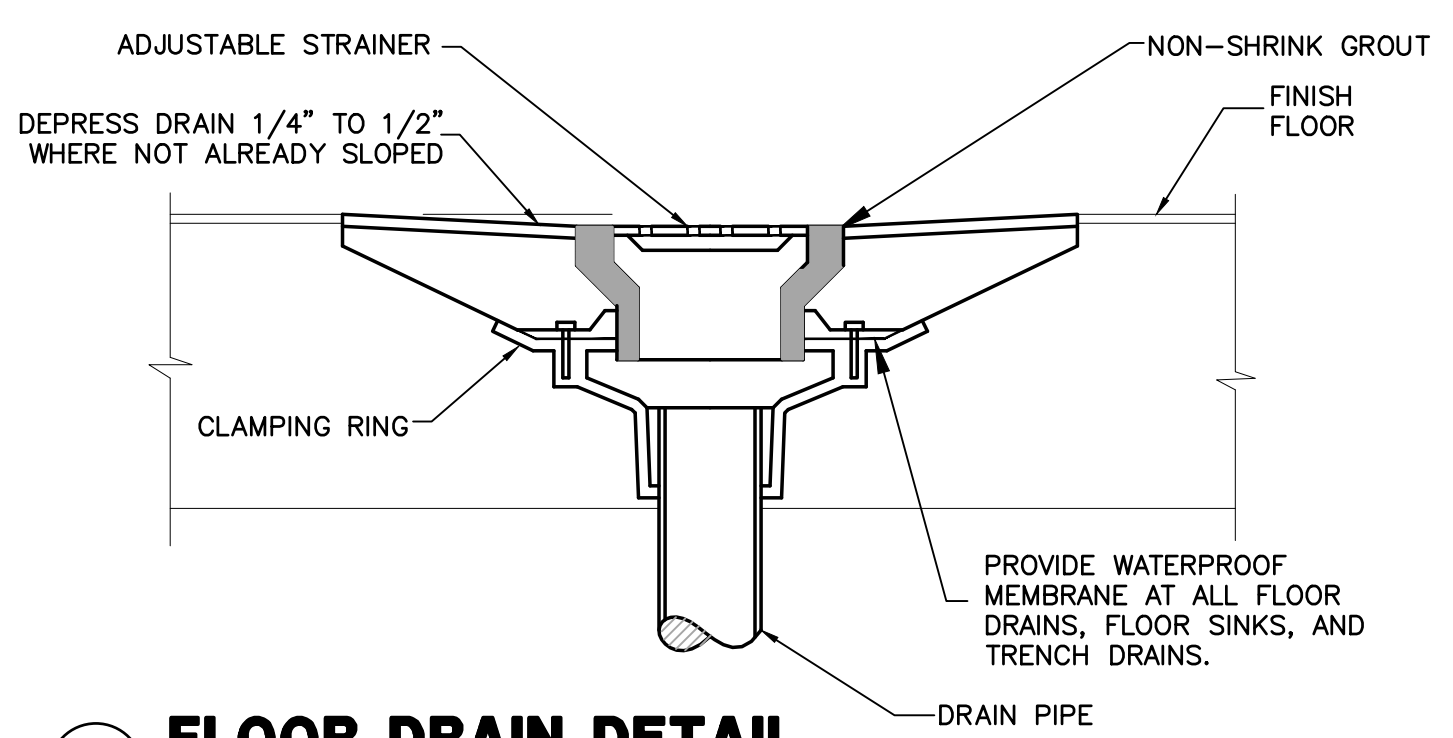
**TITLE**  
 BLDG A PLUMBING  
 DETAILS & DIAGRAMS

**PROJECT NO.** 2021-007  
**DATE** APRIL 18, 2025  
**PROJECT NETWORK PATH** \_\_\_\_\_

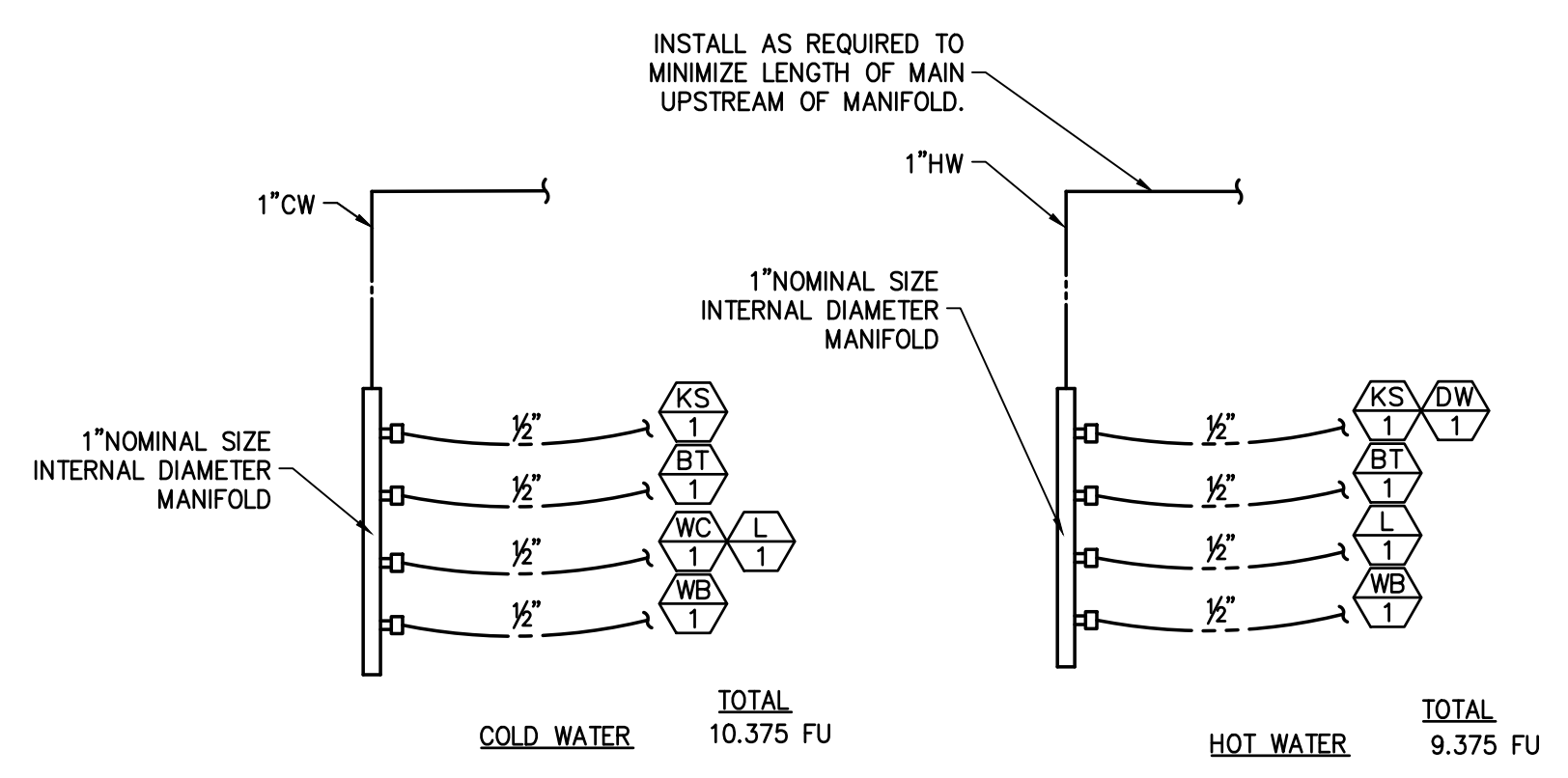
**SHEET NUMBER**  
**P3.00**



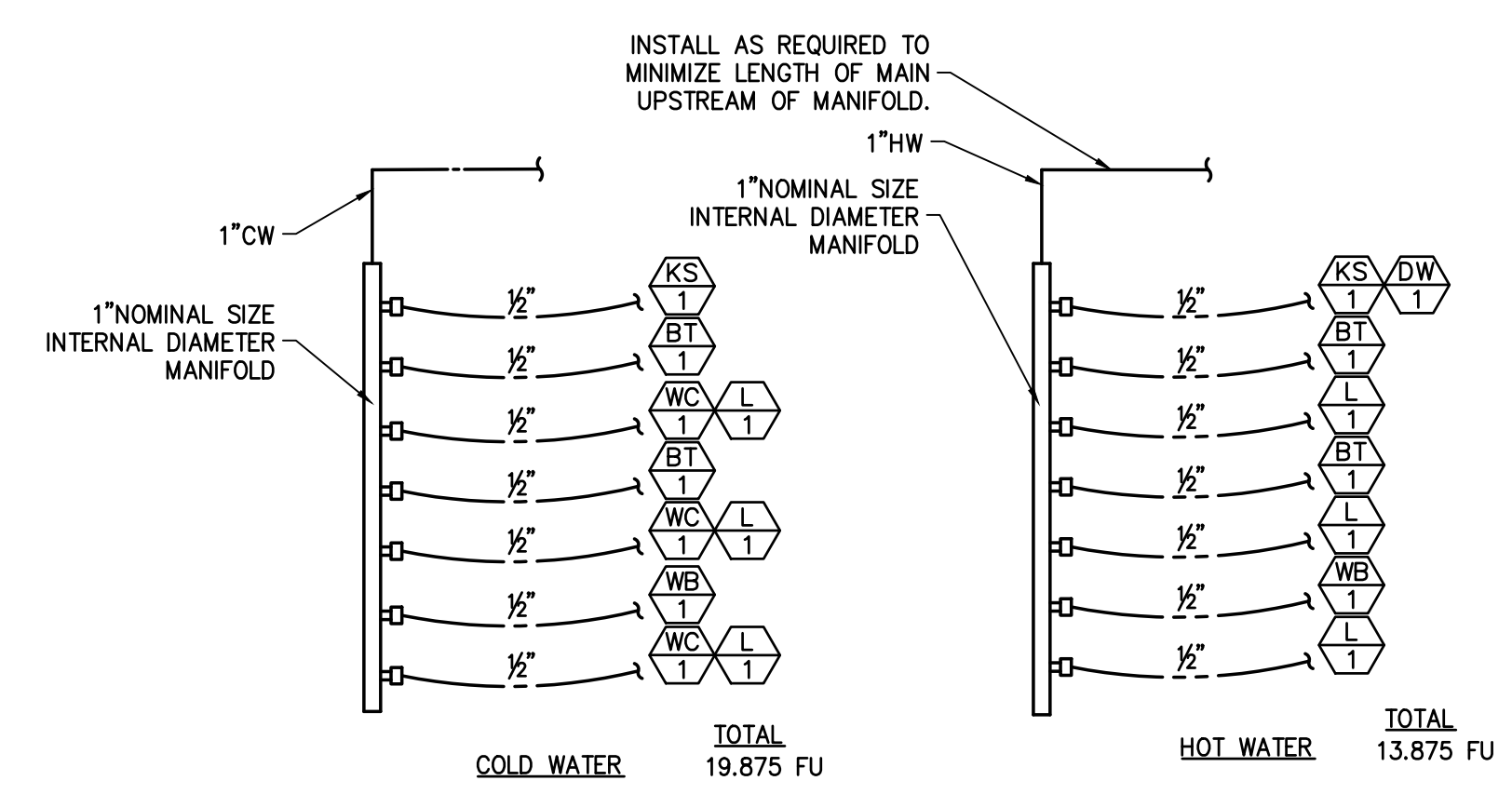
**3 INTERIOR CLEANOUT DETAIL**  
 SCALE: NTS



**4 FLOOR DRAIN DETAIL**  
 SCALE: NTS



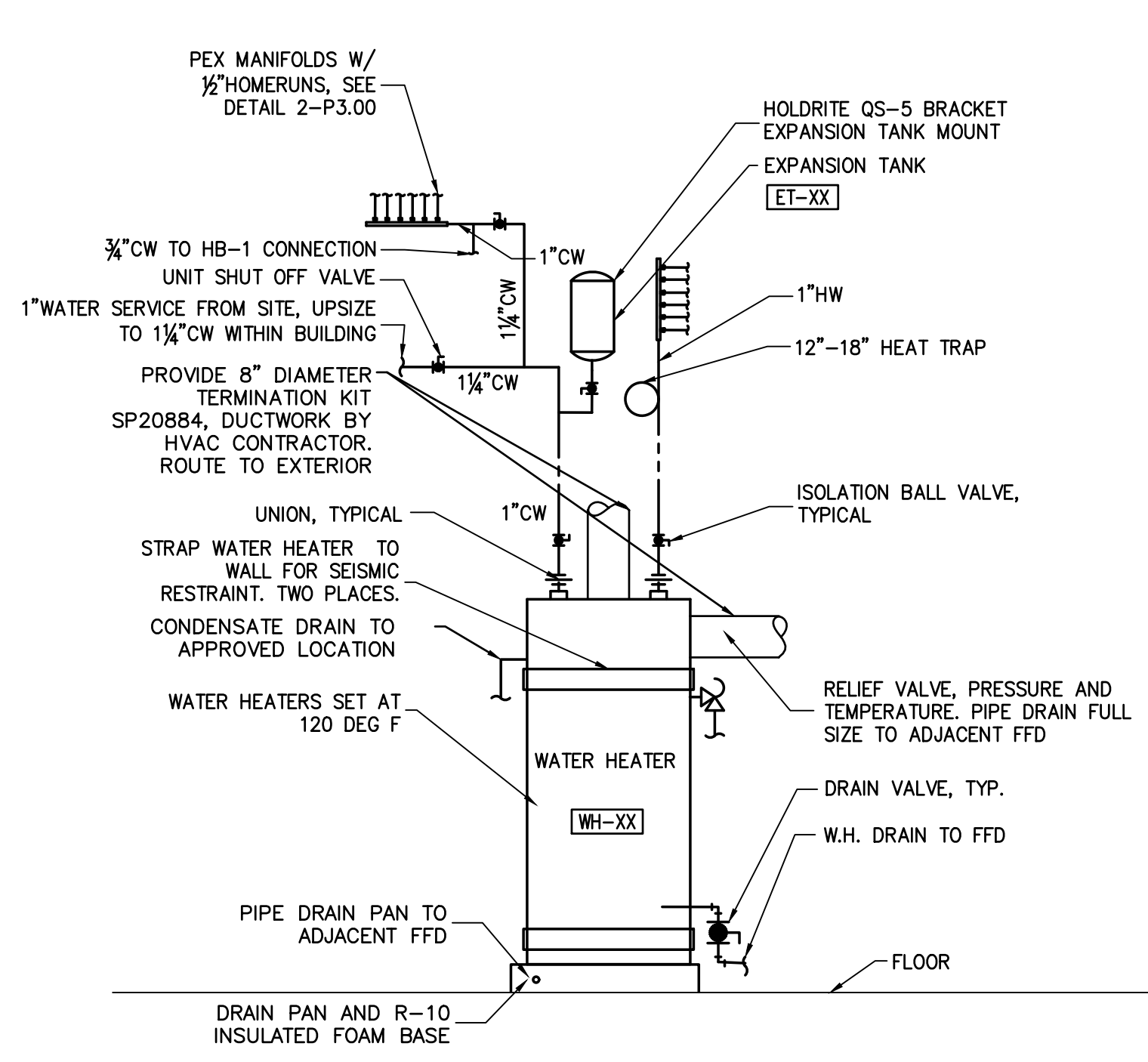
**1 BATH UNIT (UNIT B1)**



**2 BATH UNITS (UNIT A1, A2, A3, B2, B3)**

- NOTES:**
1. SIZE PIPE PER DOMESTIC WATER SIZING CALCS ON DWG. P0.01.
  2. HW PIPING MAXIMUM LENGTH SHALL COMPLY WITH WSEC C404.3/R503.4.2

**2 PEX MANIFOLD DETAIL**  
 SCALE: NONE



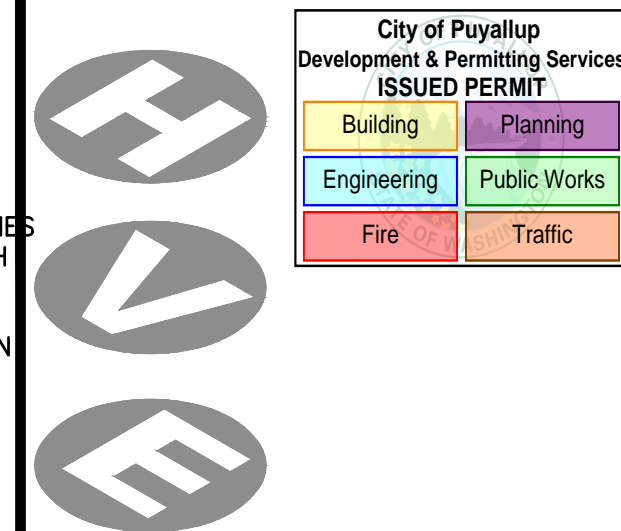
**1 HYBRID ELECTRIC WATER HEATER DIAGRAM**  
 SCALE: NONE

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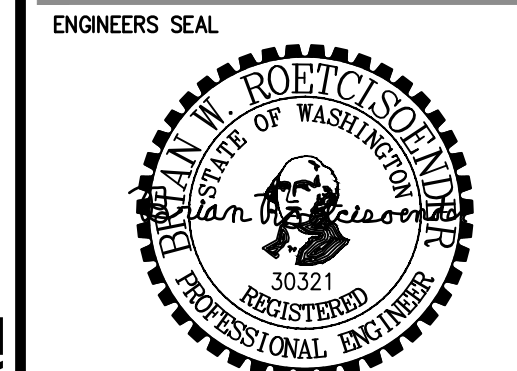
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Project 7TH AVE TOWNHOMES Location 1200 7th Ave. SE Puyallup, WA 98371

Prepared For WC STUDIO 1522 6th Avenue #1 Tacoma, WA 98405 206-371-5152

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01/28/2025

TITLE BLDG A MAIN & UPPER LEVEL HVAC PLANS

PROJECT NO. 2021-007 DATE JANUARY 28, 2025 PROJECT NETWORK PATH

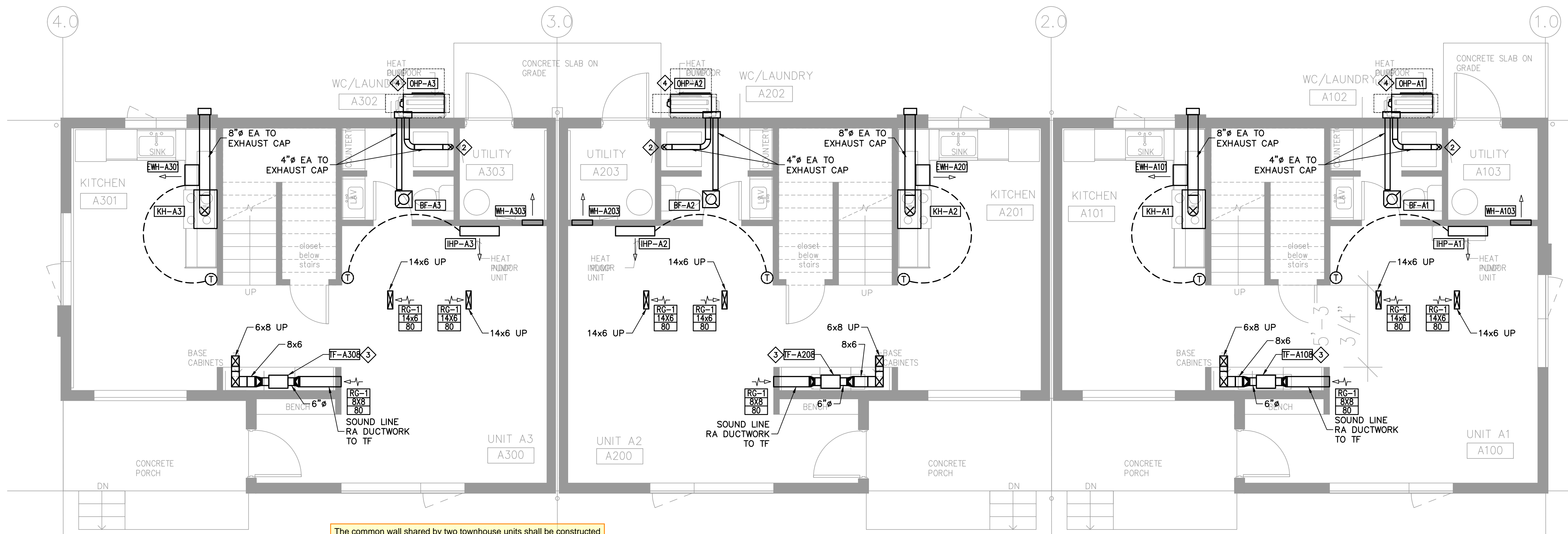
SHEET NUMBER M2.00

GENERAL NOTES:

- 1. VENT TERMINATIONS INTO A COMMON SHEET METAL PLENUM AND DECORATIVE SHEET METAL HOOD PER ARCHITECT DETAILS. PROVIDE BIRD SCREEN AT ALL DISCHARGE EXCEPT THE CLOTHES DRYER VENT. EACH DISCHARGE PROVIDED WITH FLAPPER TERMINAL AT DISCHARGE PLENUM.
2. NO PIPING OR DUCTWORK TO BE PLACED WITHIN DEMISING, FIRE WALLS.
3. ALL REFRIGERANT AND CONDENSATE PIPING TO ROUTE CONCEALED WITHIN WALL AND CEILING CAVITY.

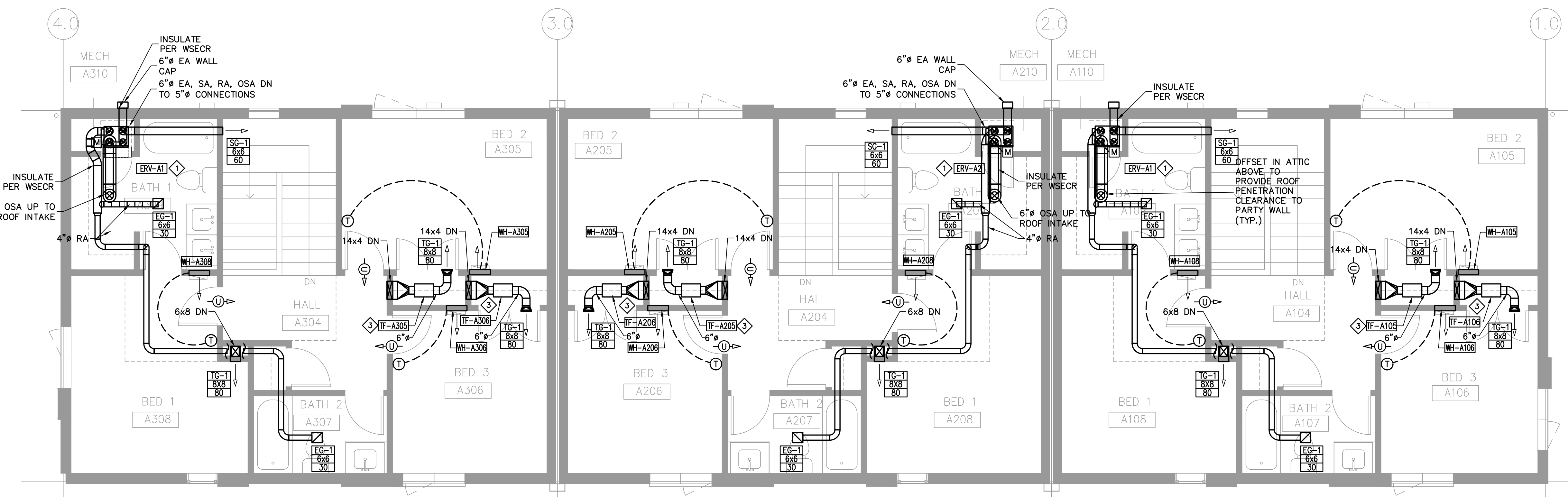
SHEET NOTES:

- 1. UNIT VENTILATION PROVIDED BY BALANCED HEAT RECOVERY VENTILATOR OVERSIZED BY 25% PER THE REQUIREMENTS OF M1505.4.3 FOR A "NOT DISTRIBUTED" SYSTEM.
2. 4" DOWN TO DRYER VENT CONNECTOR TERMINATE ~72" AFF.
3. PROVIDE ACCESS PANEL TO REMOVE TF FROM SOFFIT FOR MAINTENANCE.
4. FLASH RL/RS PIPING THROUGH WALL. SECURE OHP UNITS TO MANUFACTURER WALL HANGING KIT. SEE 3/M3.00.



The common wall shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall, per section R302.2.2 of the 2021 Washington State Residential Code.

MAIN LEVEL HVAC PLAN SCALE: 1/4" = 1'-0"

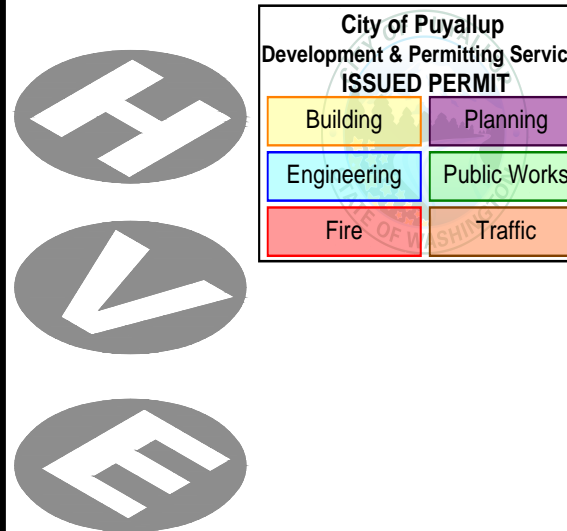


The common wall shared by two townhouse units shall be constructed without plumbing or mechanical equipment, ducts or vents, other than water-filled fire sprinkler piping in the cavity of the common wall, per section R302.2.2 of the 2021 Washington State Residential Code.

UPPER LEVEL HVAC PLAN SCALE: 1/4" = 1'-0"

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Project

7TH AVE  
TOWNHOMES

Location

1200 7th Ave. SE  
Puyallup, WA 98371

Prepared For

WC STUDIO

1522 6th Avenue #1  
Tacoma, WA 98405  
206-371-5152

NO. DATE REVISION

PARTNER IN CHARGE

BWR

PROJECT MANAGER

BWR

PROJECT ENGINEER

BWR

PROJECT TEAM MEMBERS

BWR

CHECK

BWR

ENGINEERS SEAL



01/28/2025

TITLE  
BLDG A ROOF HVAC  
PLAN

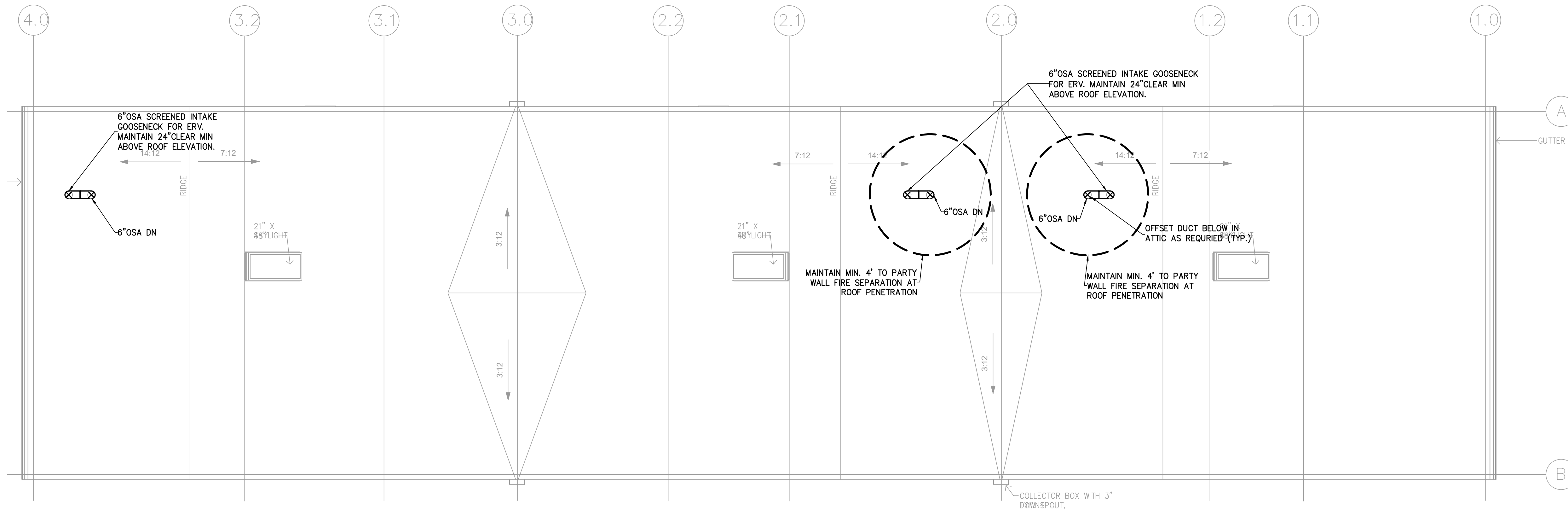
PROJECT NO. 2021-007

DATE JANUARY 28, 2025

PROJECT NETWORK PATH

SHEET NUMBER

M2.01



**ROOF HVAC PLAN**  
SCALE: 1/4" = 1'-0"

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