

2018 IECC Energy Code Information

All Climate Zones	R-Value (A)	U-Factor (A)
Fenestration U-Factor (B)	N/A	0.30
Skylight U-Factor (B)	N/A	0.50
Ceiling R-Value (E)	49 (J)	0.026
Wood Frame Wall (G,K)	21 INT	0.056
Floor R-Value	30 (G)	0.029
Below Grade Wall (C,H)	10/15/21 INT+TB	0.042
Slab (D,F) R-Value & Depth	10, 2ft	N/A

A) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table RA101.4 shall not be less than the R-value specified in the table

B) The fenestration U-factor column excludes skylights.

C) "10/15/21 + 5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 + 5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

D) R-10 continuous insulation is required under heated slab-on-grade floors. See Section R402.2.9.1.

E) For single rafter or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

F) R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

G) For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

H) Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

Fuel Normalization Credits for the 2018 WSEC

Option	Description	Credit (R2)
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	1.0 (1.0)

Energy Credits for the 2018 WSEC

Option	Description	Credit (R2)
3.6	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	2.0 (3.0)
5.2	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	0.5 (0.5)

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

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

Approval of submitted plans is not an approval of omissions or oversights by this office or noncompliance 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.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

City of Puyallup
Building
APPROVED

See permit for additional requirements.

JMontgomery
05/03/2023
2:33:40 PM



North Building



Area Summary
North Building

Unit A:	1142 Sq. Ft.
Unit B:	1142 Sq. Ft.
Unit C:	1140 Sq. Ft.
Unit D:	1142 Sq. Ft.
Unit E:	1142 Sq. Ft.
Unit F:	1140 Sq. Ft.

Total Conditioned Area: 6848 Sq. Ft.

Unit A Garage:	445 Sq. Ft.
Unit B Garage:	420 Sq. Ft.
Unit C Garage:	449 Sq. Ft.
Unit D Garage:	445 Sq. Ft.
Unit E Garage:	420 Sq. Ft.
Unit F Garage:	449 Sq. Ft.

Total Garage Area: 2628 Sq. Ft.

Entry Porch (Units A,E):	207 Sq. Ft.
Entry Porch (Units B,C,D,F):	128 Sq. Ft.

Total Porch Area: 926 Sq. Ft.

Total Building Area: 10,402 Sq. Ft.

2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
W/ Washington State Amendments
Project must be compliant in all aspects to RCW 64.55

Occupancy: R-2
Type of Construction: VB

Design Criteria & Loads
(Verify with Engineer)

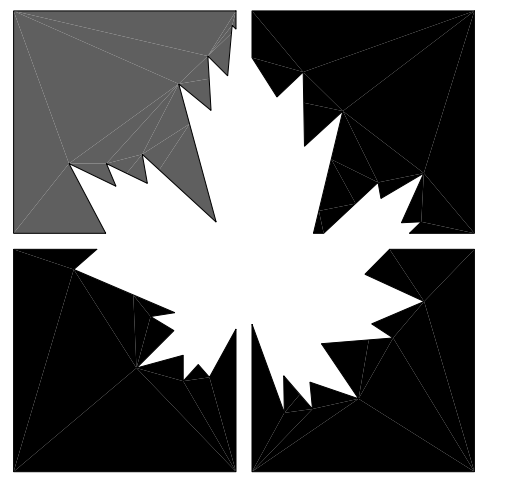
Roof Snow Load:	25 psf
Floor Live Load:	40 psf
Wind Speed (ASD):	40 psf
Wind Speed (ULT):	85 mph
Exposure:	100 mph
Seismic Zone:	B
Frost Depth:	D
	18"

Address MUST be located on the house where it is easily seen from the main access road (Builder Responsibility).

3D Isometric Drawings are for illustration ONLY! Plans, Details and Engineering take precedence over ANY 3D drawing within this plan.

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10	Roof Framing
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16	Flashing Details
17	General Notes
18	General Notes



PACIFIC HOME SOURCE
LLC

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4001 72nd Street East
Tacoma, WA 98443
PH: 253-312-5523

BRC Family

4002 10th St SE
Puyallup, WA 98374
253-686-0654
Parcels
4389000180, 0170 & 0160

6805 REGISTERED ARCHITECT
R. Hendershott
ROBERT W. HENDERSHOTT
STATE OF WASHINGTON

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North Building
Cover Sheet

PHS Job #:
21.136

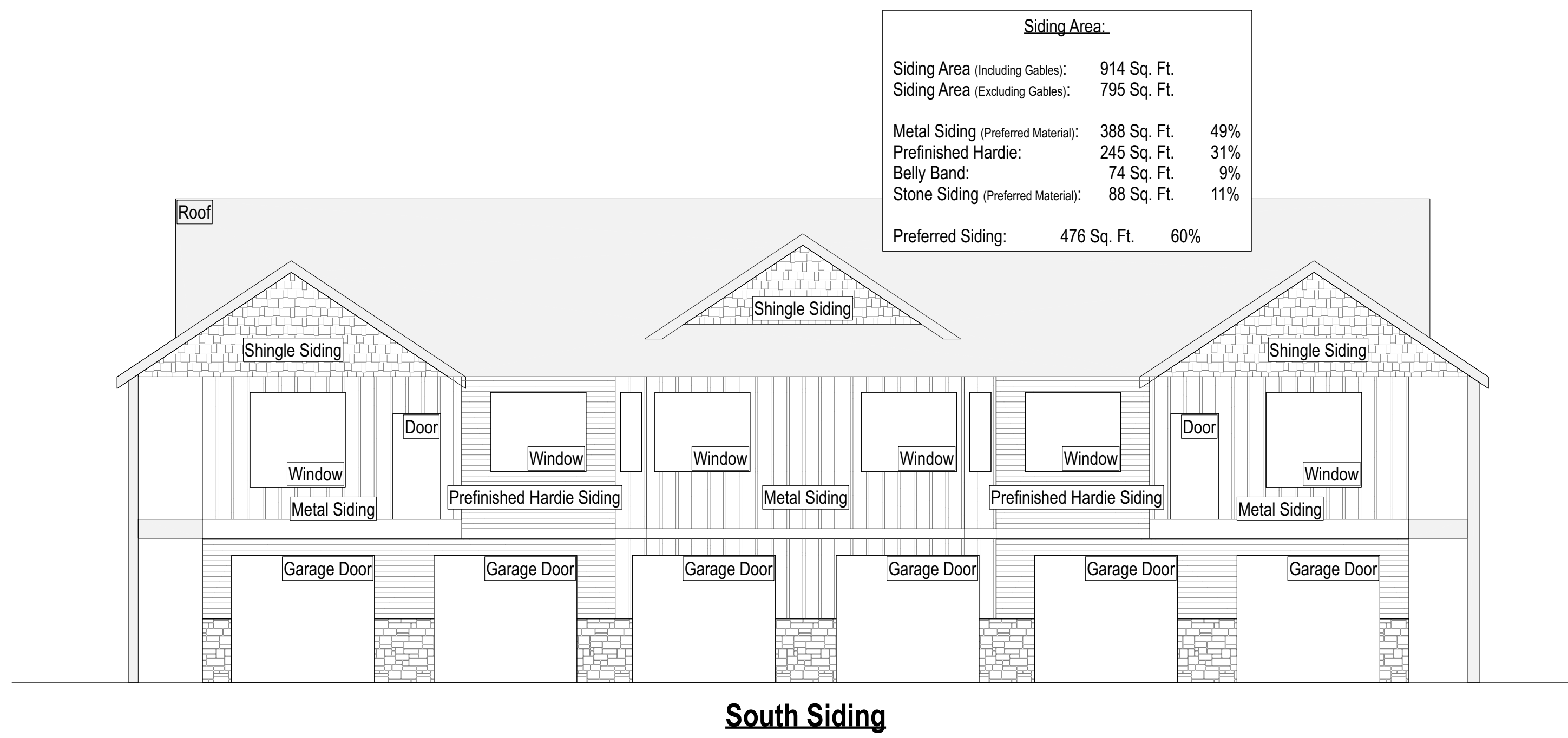
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Layout Sheet #
1 of 18

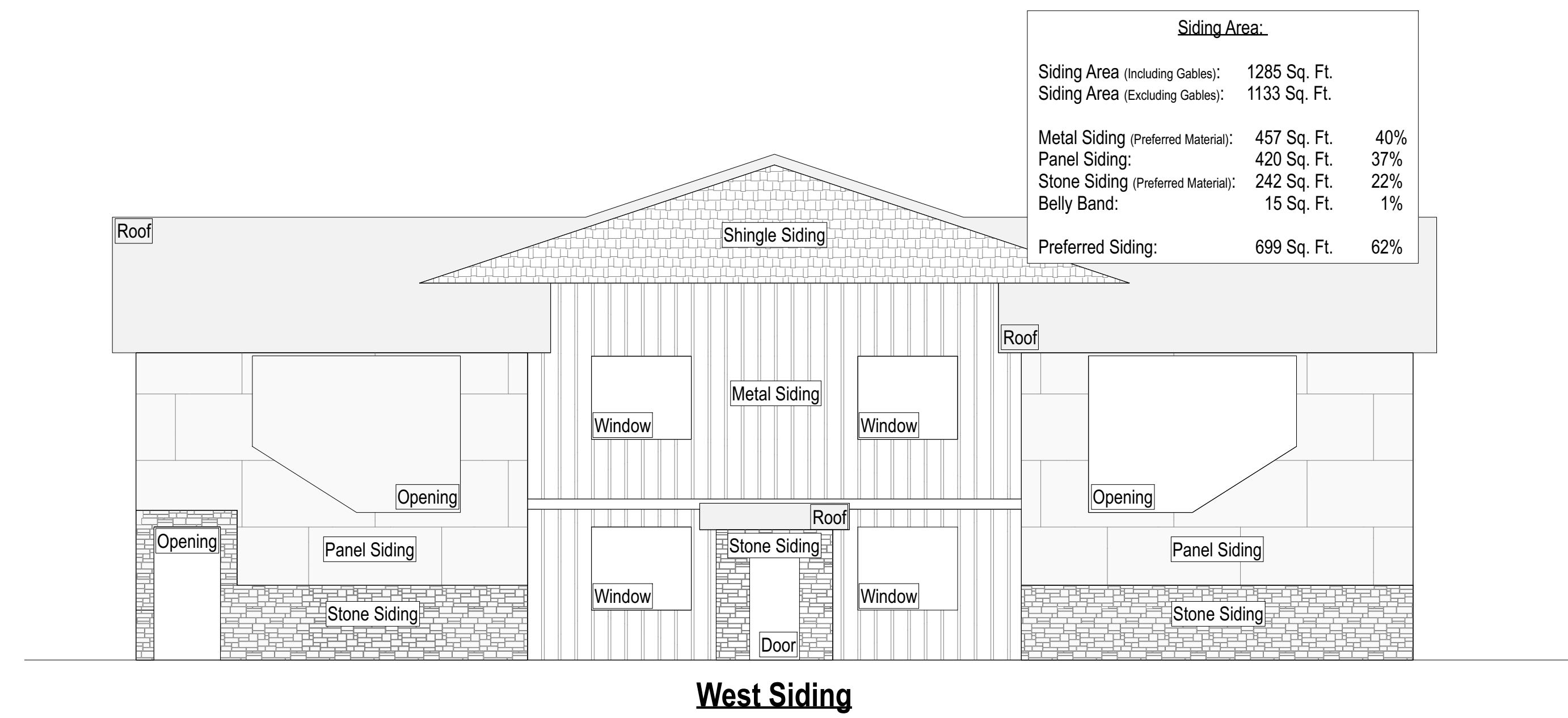
Sheet:



South Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



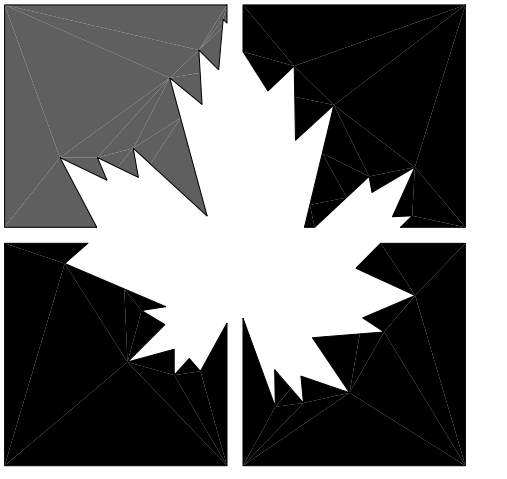
South Siding



West Siding



West Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



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North Building Elevations

PHS Job #:
21.136

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2 of 18

Sheet:

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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

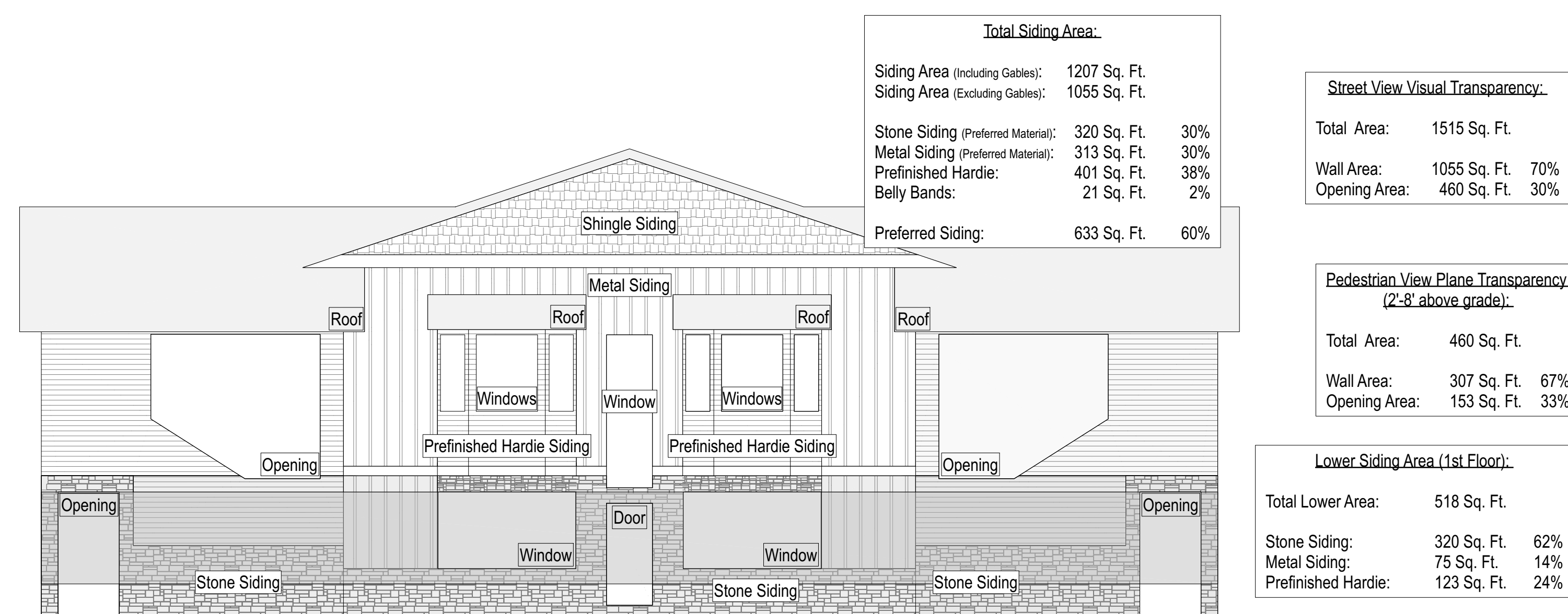
Building	Planning
Engineering	Public Works
Fire	Traffic



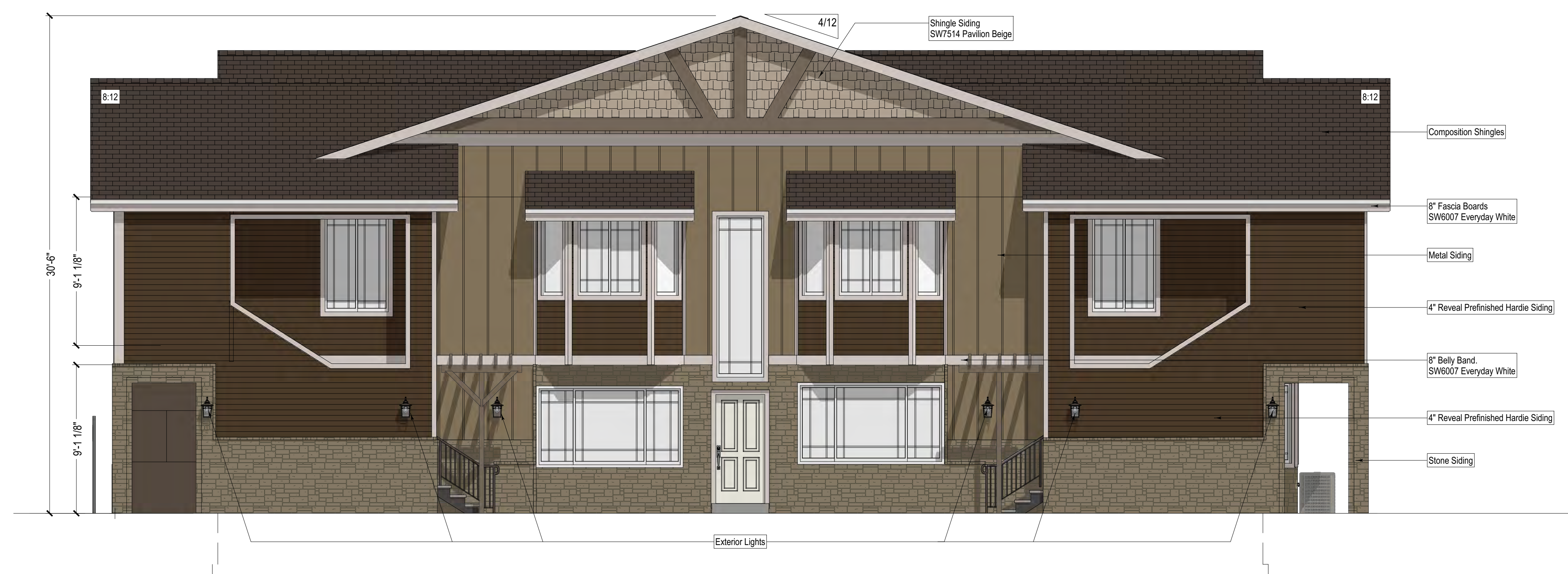
North Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



North Siding



East Siding



East Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft

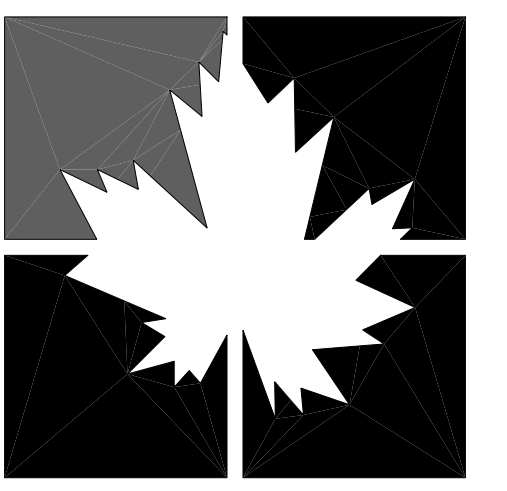
Street View Visual Transparency:	
Total Area:	1515 Sq. Ft.
Wall Area:	1055 Sq. Ft. 70%
Opening Area:	460 Sq. Ft. 30%

Pedestrian View Plane Transparency (2'-8" above grade):	
Total Area:	460 Sq. Ft.
Wall Area:	307 Sq. Ft. 67%
Opening Area:	153 Sq. Ft. 33%

Lower Siding Area (1st Floor):	
Total Lower Area:	518 Sq. Ft.
Stone Siding:	320 Sq. Ft. 62%
Metal Siding:	75 Sq. Ft. 14%
Prefinished Hardie:	123 Sq. Ft. 24%

City of Puyallup
Development & Permitting Services
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Building	Planning
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North Building Elevations

PHS Job #:
21.136

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Layout Sheet #
3 of 18

Sheet:

DOOR SCHEDULE

No.	Type	Size	Frame	Rating	Core	Remarks
1.	4 Panel Metal	3068	Wood	N.R.	Insul.	1,2,5,9,11
2.	Flush Metal	3068	Metal	1-Hr	S.C.	4,6,7,9,11
3.	Flush Wood	21068	Wood	N.R.	H.C.	3,4,8
4.	Flush Wood	2668	Wood	N.R.	H.C.	3,4
5.	Flush Wood	2468	Wood	N.R.	H.C.	3,4
6.	Flush Wood	1668	Wood	N.R.	H.C.	3,4
7.	Bi-Pass	6068	Wood	N.R.	H.C.	4
8.	Flush Wood	2868	Wood	N.R.	H.C.	3,4
9.	Flush Wd (Pair)	5068	Wood	N.R.	H.C.	3,4,10
10.	Garage	9080	Wood	-	-	12
11.	Flush Wood	2266	Wood	N.R.	H.C.	3,4
12.	Flush Metal	3068	Metal	1-Hr	S.C.	4,6,13
13.	Flush Metal	3068	Metal	1-Hr	S.C.	4,6,13
14.	Pocket	2668	Wood	N.R.	H.C.	3,4

DOOR NOTES

- 1-3/4" thick metal clad foam core door
- With self closing hinges
- With passage latch, provide privacy lock at bath & master bedroom
- Exterior doors 1-3/4" thick - Interior doors 1-3/8" thick
- With dead bolt lock & view hole (dead bolt max. 48" A.F.F., mount view hole at 48" A.F.F. in F.H. and H.C. unit doors)
- Rated 1-Hour assembly, self closing w/ approved label (includes all rated hardware & smoke proof gasket)
- W/ dead bolt
- Verify 32" nominal clear width when open
- Approved barrier-free threshold @ H/C & F.H. units
- Top Bolt & fixed knob
- W/ passage latch
- W/ elect. garage door opener, button, key pad & (2) openers
- Exterior keyed latch

ROOM FINISH SCHEDULE

FLOOR	WALL	CEILING	BASE	REMARKS
1. Concrete - Trowel Finish	11. Concrete	21. Concrete	31. 4" Rubber / Vinyl	41. W.R.G.W.B. At Tub or Shower
2. Sealed Concrete - Smooth Finish	12. W.R.G.W.B. - Semi-Gloss Enamel *	22. W.R.G.W.B. - Semi-Gloss Enamel *	32. Prefinished Wood	42. Vinyl wall covering at walls with smooth wall finish, consult owner for type
3. Sheet Vinyl	13. G.W.B. - Semi-Gloss Enamel *	23. G.W.B. - Semi-Gloss Enamel *	33. Wood - Sand, stain, and laquer to match casing	43.
4. Vinyl Composition Tile	14. G.W.B. - Flat Latex *	24. G.W.B. - Flat Latex *	34. Wainscot - see interior elevations or notes	
5. Ceramic Tile	15. G.W.B. - Fire-Taped	25. G.W.B. - Fire-Taped	35.	
6. Wood Parquet		26. Suspended Acoustical Ceiling		
7. Hardware				
8. Quarry Tile				
9. Carpet				
10.				

* "Orange Peel" Finish Unless Otherwise Noted

2018 IECC Energy Code Information

Fuel Normalization Credits for the 2018 WSEC		
Option	Description	Credit (R2)
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590.	1.0 (1.0)
Energy Credits for the 2018 WSEC		
Option	Description	Credit (R2)
3.6	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	2.0 (3.0)
5.2	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	0.5 (0.5)

WINDOW SCHEDULE

Mark	Size	Type	Opening direction shown on plans
(A)	6060	Slider	
(B)	6050	Slider	Note 1
(C)	2050	Fixed	
(D)	4060	Slider	Note 1
(E)	2640	Single Hung	
(F)	6050	Fixed	
(G)	9050	Triple Sliding	
(H)	30100	Fixed	

Note 1: Escape windows in bedrooms (one min) to provide min. 5.7 Sq. Ft., 24" height, and 20" width. Max sill height is 44" A.F.F.

2D Symbol	Wall Type	Fire Rating	GA File Number
Exterior Siding - 5.5"	Exterior Siding - 5.5"	NR	No Rating
Exterior Siding - 5.5" w/ Fire 1-Hr	Exterior Siding - 5.5" w/ R21 Insulation	1 HR	WP 3335
Interior Wall - 3.5"	Interior Wall - 3.5"	NR	No Rating
Interior Wall - 3.5" w/ R15 Insulation	Interior Wall - 3.5" w/ R15 Insulation	1 HR	WP 3335
Interior Wall - 3.5" Garage Separation	Interior Wall - 3.5" Party Wall w/ R15 Insulation	1 HR	WP 3335
Interior Wall - 5.5"	Interior Wall - 5.5"	NR	No Rating
Interior Wall - 5.5" w/ R21 Insulation	Interior Wall - 5.5" Party Wall w/ R21 Insulation	1 HR	WP 3335

GA FILE NO. WP 3335 - WALLS

Fire Design: Gypsum Wallboard, Wood Studs
One Layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2x4 studs, joist staggered 16" on OPPOSITE Side of wall (Load Bearing)

Sound Design:

Sound tested with resilient channels 24" o.c. attached at right angles to one side of 2x4 wood studs 16" o.c. w/ 1-1/4" Type S screws. One Layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S screws 8" o.c. with 3 1/2" thick glass fiber insulation compressed and friction fit in stud space

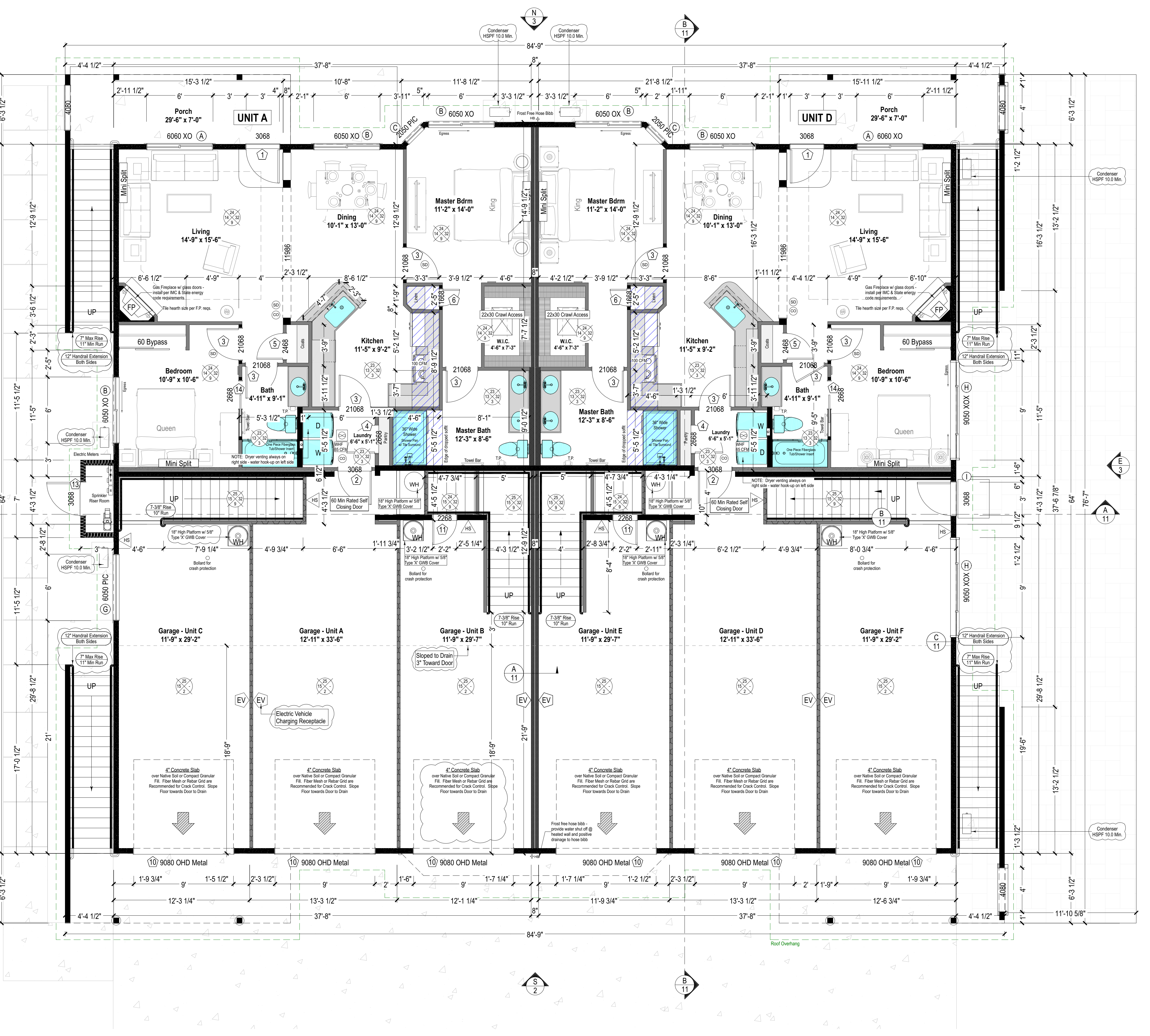
GA FILE NO. WP 5104 - FLOOR AND CEILING

Fire Design: Gypsum Panel Products, Resilient Channels, Wood Joists
One Layer 5/8" proprietary type X glass mat gypsum panels applied at right angles to resilient channels 24" o.c. with 1" Type S screws 12" o.c. Gypsum board and joists located midway between continuous channels and attached to additional pieces of channel 60" long with screws at 12" o.c. Resilient channels applied at right angles to 2x10 wood joists 16" o.c. with 6d common nails. Wood joists supporting 19/32" plywood and 1" proprietary sanded gypsum underlayment.

Sound Design:

STC rated with 3-1/2" glass fiber insulation in joists spaces and with carpet and pad. Second layer of 1/2" or 5/8" type X gypsum wallboard required to achieve one hour fire-resistance rating when glass fiber insulation is used

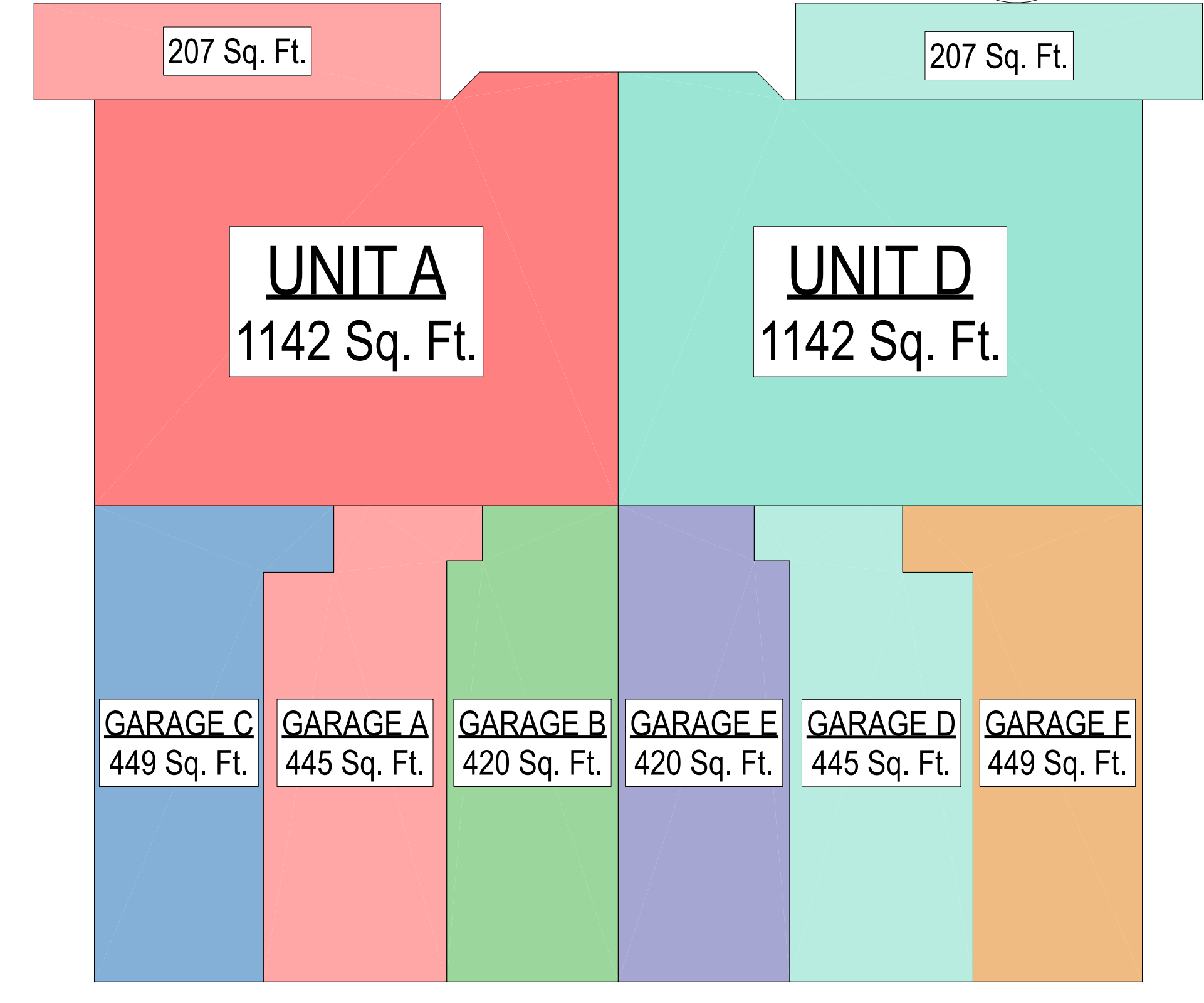
Fireplace Model: Majestic Mercury 32 Direct Vent Gas Fireplace
UL ANSI Z21-88-2017 CSA 2.33-2017



Main Floor Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 1/148 in = 1 ft

Air Leakage / Trailing Requirements:
The maximum air leakage rate for any building or dwelling unit under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [0.0079 m³/(h × m²)] of dwelling unit enclosure area.

- HS Heat Sensor
- EV Electric Vehicle Charging Receptacle



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North Building Main Floor Plan

PHS Job #: 21.136

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Layout Sheet # 4 of 18

Sheet:

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

DOOR SCHEDULE Provide levered handled hardware at all doors in H/C & F/H units

No.	Type	Size	Frame	Rating	Core	Remarks
1.	4 Panel Metal	3068	Wood	N.R.	Insul.	1,2,5,9,11
2.	Flush Metal	3068	Metal	1-Hr	S.C.	4,6,7,9,11
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7.	Bi-Pass	6068	Wood	N.R.	H.C.	4
8.	Flush Wood	2868	Wood	N.R.	H.C.	3,4
9.	Flush Wd (Pair)	5068	Wood	N.R.	H.C.	3,4,10
10.	Garage	9080	Wood	-	-	12
11.	Flush Wood	2266	Wood	N.R.	H.C.	3,4
13.	Flush Metal	3068	Metal	1-Hr	S.C.	4,6,13
14.	Pocket	2668	Wood	N.R.	H.C.	3,4

DOOR NOTES

- 1-3/4" thick metal clad foam core door
- With self closing hinges
- With passage latch, provide privacy lock at bath & master bedroom
- Exterior doors 1-3/4" thick - Interior doors 1-3/8" thick
- With dead bolt lock & view hole (dead bolt max 48" A.F.F., mount view hole at 48" A.F.F. in F/H and H/C unit doors)
- Rated 1-Hour assembly, self closing w/ approved label (includes all rated hardware & smoke proof gasket)
- W/ dead bolt
- Verify 32" nominal clear width when open
- Approved barrier-free threshold @ H/C & F.H. units
- Top Bolt & fixed knob
- W/ passage latch
- W/ elect. garage door opener, button, key pad & (2) openers
- Exterior keyed latch

ROOM FINISH SCHEDULE

FLOOR	WALL	CEILING	BASE	REMARKS
1. Concrete - Trowel Finish	11. Concrete	21. Concrete	31. 4" Rubber / Vinyl	41. W.R.G.W.B. At Tub or Shower
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3. Sheet Vinyl	13. G.W.B. - Semi-Gloss Enamel *	23. G.W.B. - Semi-Gloss Enamel *	33. Wood - Sand, stain, and laquer to match casing	43.
4. Vinyl Composition Tile	14. G.W.B. - Flat Latex *	24. G.W.B. - Flat Latex *	34. Wainscot - see interior elevations or notes	
5. Ceramic Tile	15. G.W.B. - Fire-Taped	25. G.W.B. - Fire-Taped	35.	
6. Wood Parquet		26. Suspended Acoustical Ceiling		
7. Hardware				
8. Quarry Tile				
9. Carpet				
10.				

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WINDOW SCHEDULE Opening direction shown on plans

Mark	Size	Type	Remarks
(A)	6060	Slider	
(B)	6050	Slider	Note 1
(C)	2050	Fixed	
(D)	4050	Slider	Note 1
(E)	4060	Slider	
(F)	2640	Single Hung	
(G)	6050	Fixed	
(H)	9050	Triple Sliding	
(I)	30100	Fixed	

Note 1: Escape windows in bedrooms (one min) to provide min. 5.7 Sq. Ft., 24" height, and 20" width. Max sill height is 44" A.F.F.

2D Symbol	Wall Type	Fire Rating	GA File Number
█	Exterior Siding - 5.5"	NR	No Rating
█	Exterior Siding - 5.5" w/ R21 Insulation	1 HR	WP 3335
█	Interior Wall - 3.5"	NR	No Rating
█	Interior Wall - 3.5" w/ R15 Insulation	1 HR	WP 3335
█	Interior Wall - 3.5" Party Wall w/ R15 Insulation	1 HR	WP 3335
█	Interior Wall - 5.5"	NR	No Rating
█	Interior Wall - 5.5" w/ R21 Insulation	1 HR	WP 3335
█	Interior Wall - 5.5" Party Wall w/ R21 Insulation	1 HR	WP 3335

GA FILE NO. WP 3335 - WALLS

Fire Design: Gypsum Wallboard, Wood Studs
One Layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 2x4 studs, joint staggered 16" on OPPOSITE Side of wall (Load Bearing)

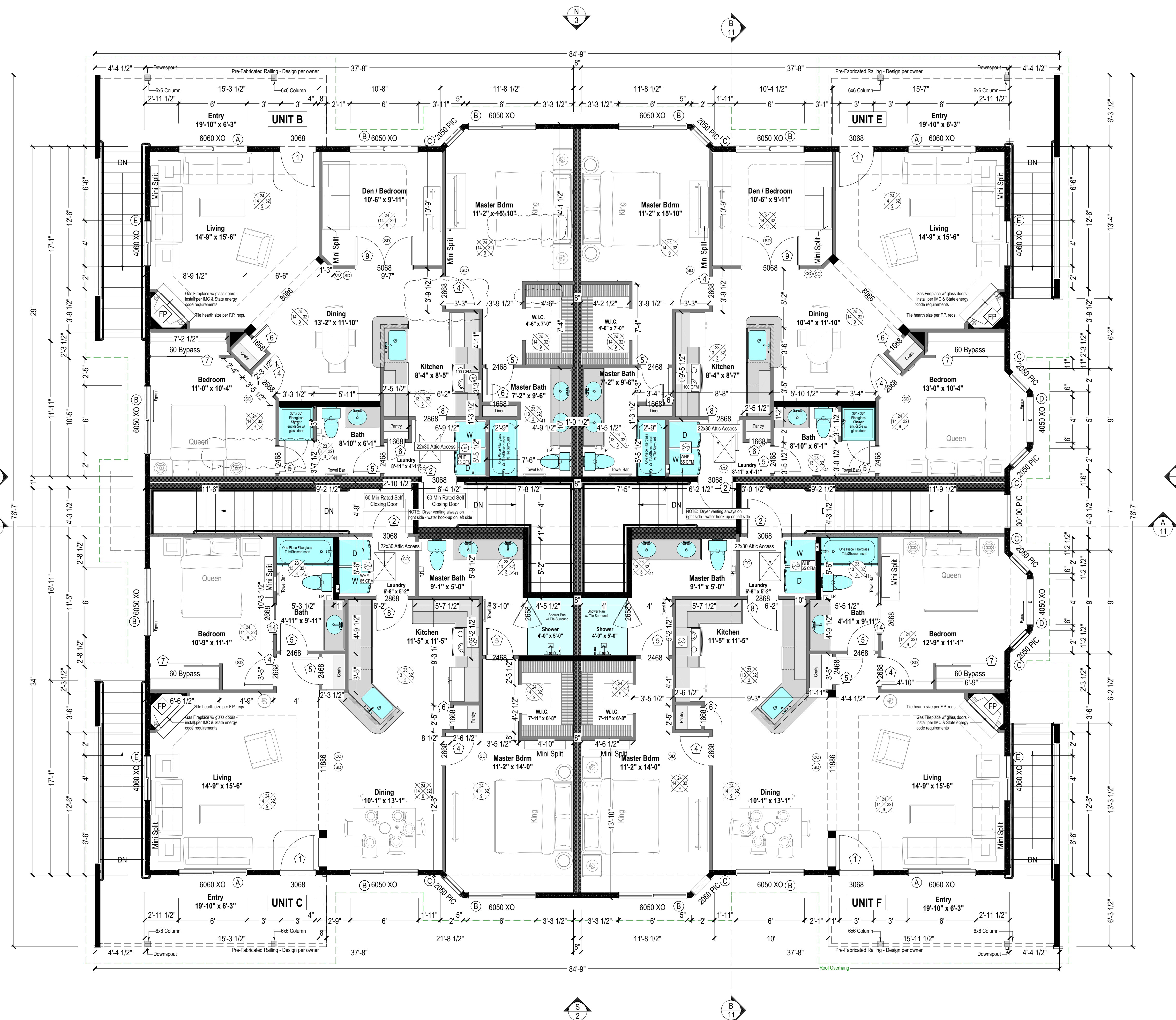
Sound Design:
Sound tested with resilient channels 24" o.c. attached at right angles to one side of 2x4 wood studs 16" o.c. w/ 1-1/4" Type S screws. One Layer 5/8" proprietary type X gypsum wallboard applied perpendicular to channels with 1" Type S screws 8" o.c. with 3 1/2" thick glass fiber insulation compressed and friction fit in stud space

GA FILE NO. WP 5104 - FLOOR AND CEILING

Fire Design: Gypsum Panel Products, Resilient Channels, Wood Joists
One Layer 5/8" proprietary type X gypsum panels applied at right angles to resilient channels 24" o.c. with 1" Type S screws 12" o.c. Gypsum board end joists located midway between continuous channels and attached to additional pieces of channel 60" long with screws at 12" o.c. Resilient channels applied at right angles to 2x10 wood joists 16" o.c. with 6d common nails. Wood joists supporting 19/32" plywood and 1" proprietary sanded gypsum underlayment.

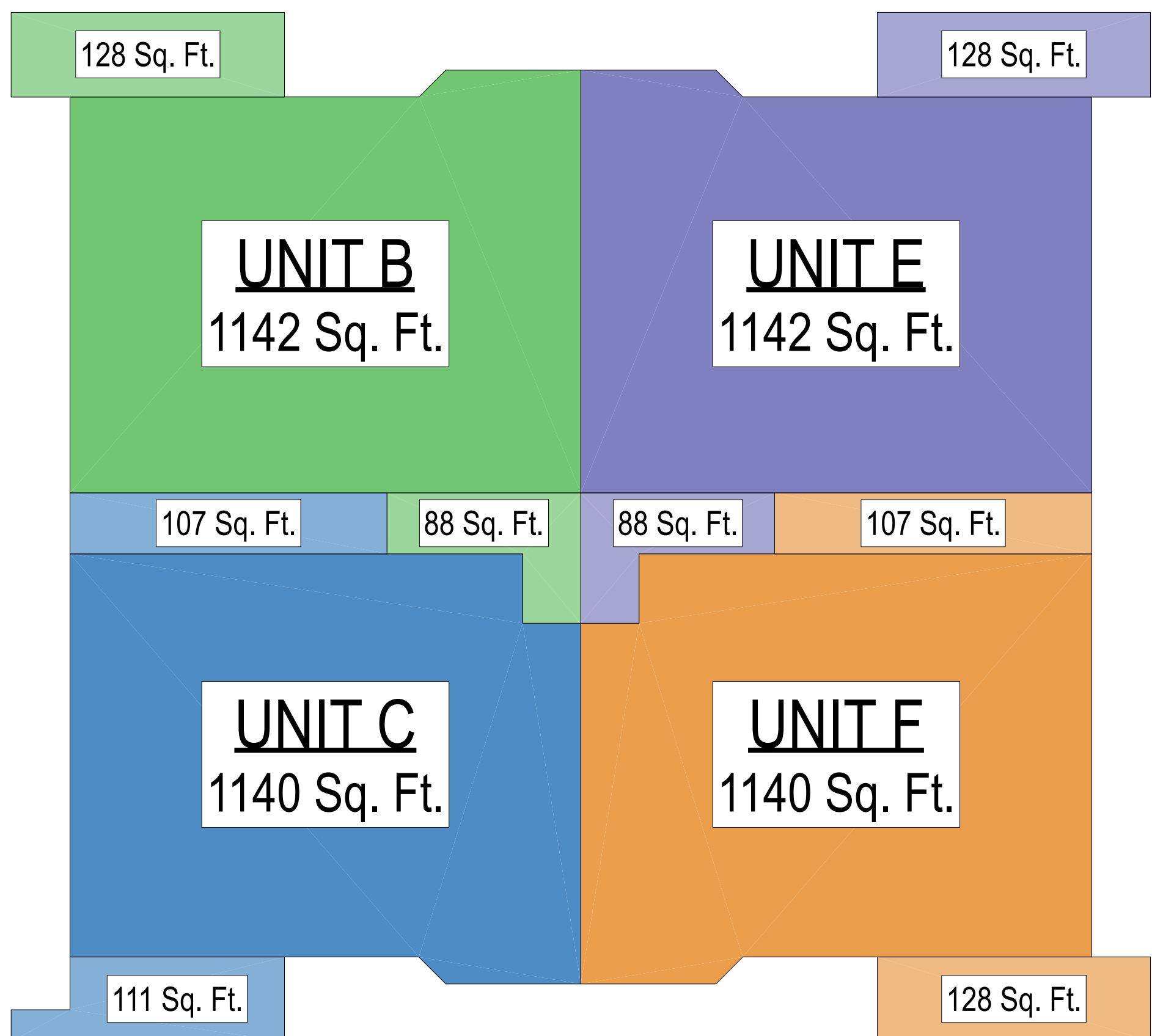
Sound Design:
STC rated with 3-1/2" glass fiber insulation in joists spaces and with carpet and pad. Second layer of 1/2" or 5/8" type X gypsum wallboard required to achieve one hour fire-resistance rating when glass fiber insulation is used

Fireplace Model: Majestic Mercury 32 Direct Vent Gas Fireplace
UL ANSI Z21-88-2017 CSA 2.33-2017



Upper Floor Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft

Air Leakage / Trailing Requirements:
The maximum air leakage rate for any building or dwelling unit under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [0.0079 m³/(h·m²)] of dwelling unit enclosure area.



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6805 **REGISTERED ARCHITECT**
Robert W. Hendershott
ROBERT W. HENDERSHOTT
STATE OF WASHINGTON

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North Building Upper Floor Plan

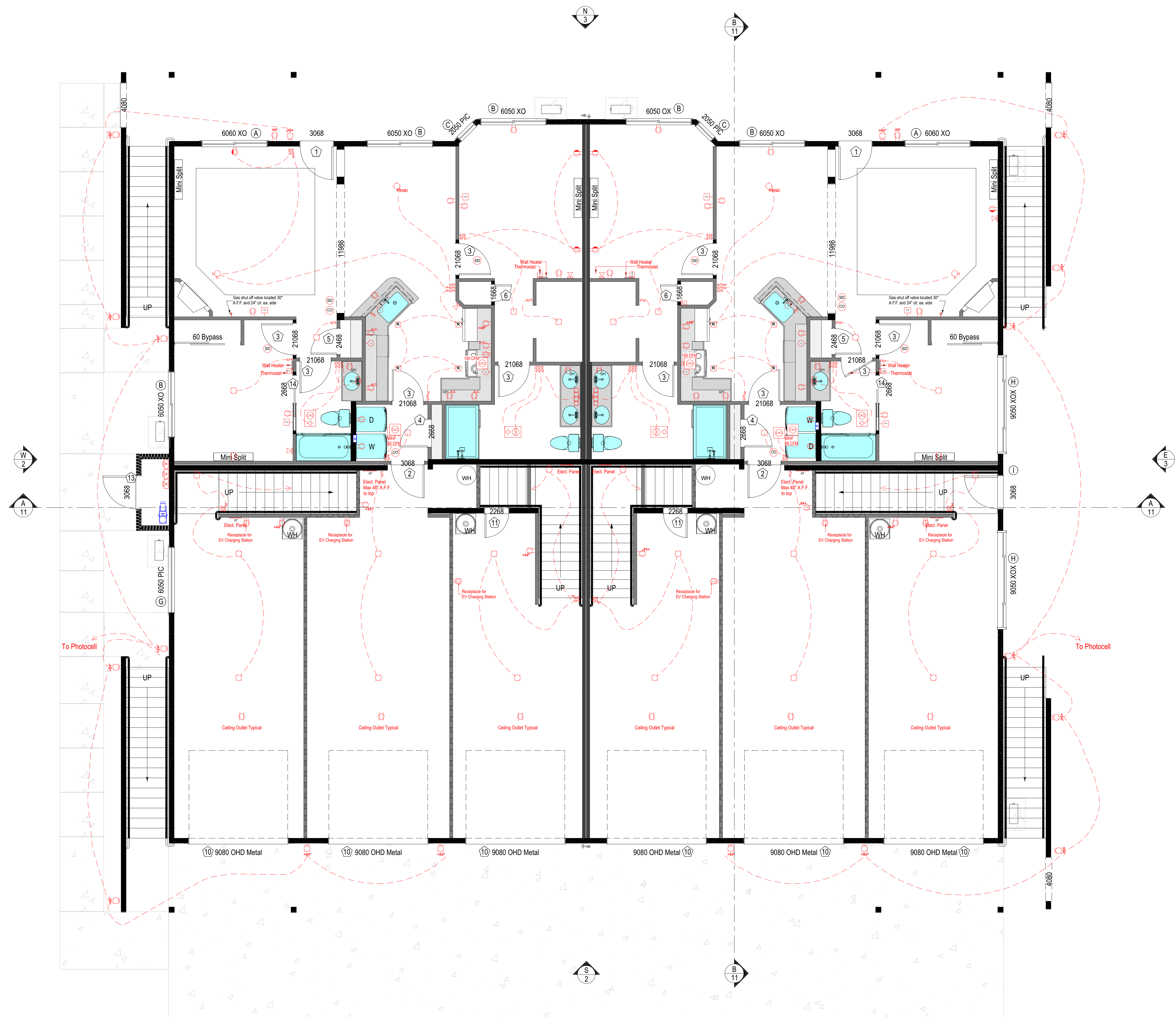
PHS Job #: 21.136

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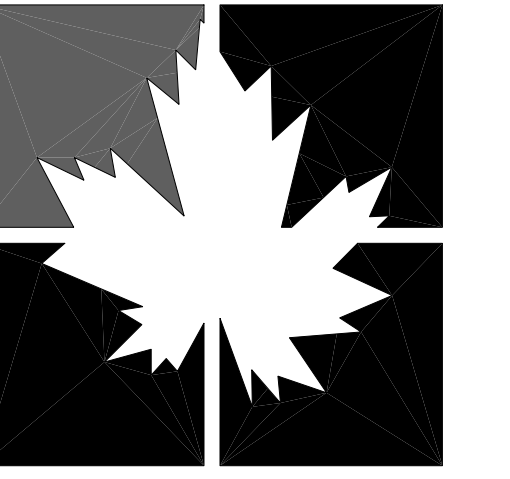
Layout Sheet # 5 of 18

Sheet: **5**

ELECTRICAL SYMBOL KEY	
	Duplex Outlet
	Duplex Outlet (Switch one side)
	Duplex Outlet (Waterproof)
	Duplex Outlet (Ground Fault Inter.)
	Outlet (3 Wire, 220 V.)
	Switch (1 Pole)
	Switch (3 Way)
	Junction Box
	Thermostat
	Smoke Detector
	Telephone/Data Duplex Outlet, Wall
	Television Cable Outlet, Wall
	Incandescent Light, Ceiling
	Incandescent Light, Wall Mtd.
	Incandescent Light, Pendant, Clg.
	Incandescent Light, Recessed, Clg.
	Incandescent Light, Spot, Ceiling
	Vent (50 CFM min)
	Light/Vent
	Electrical Panel, Recessed
	Wall Heater



Main Floor Electrical Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



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**North Building
Main Floor
Electrical**

PHS Job #:
21.136

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Layout Sheet #
6 of 18

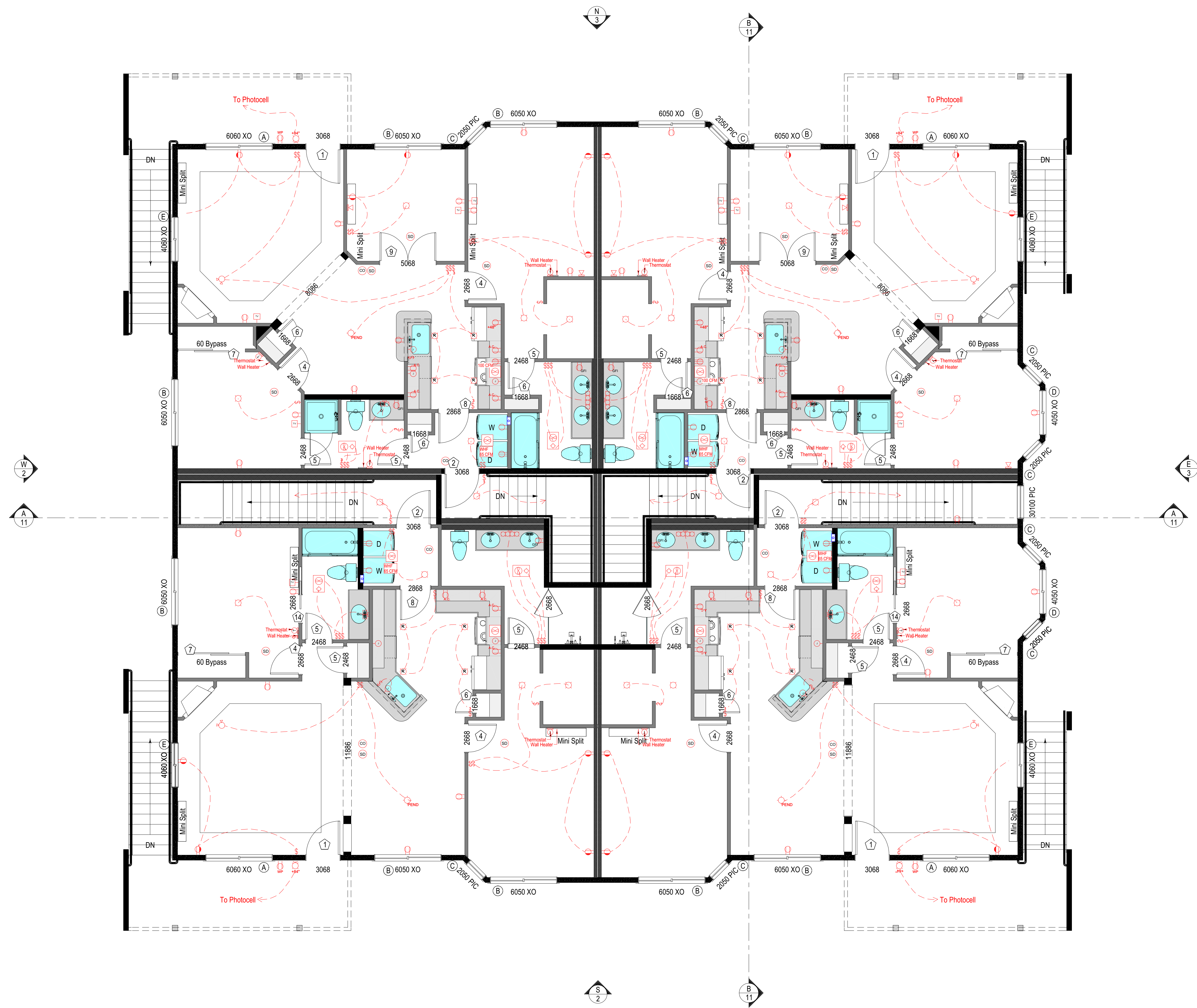
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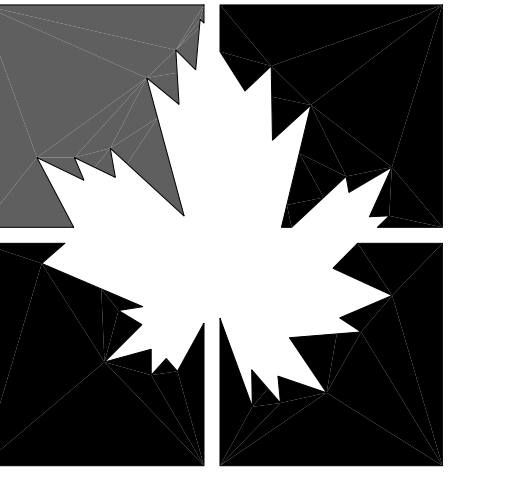
City of Puyallup
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Building	Planning
Engineering	Public Works
Fire	Traffic

ELECTRICAL SYMBOL KEY	
	Duplex Outlet
	Duplex Outlet (Switch one side)
	Duplex Outlet (Waterproof)
	Duplex Outlet (Ground Fault Inter.)
	Outlet (3 Wire, 220 V.)
	Switch (1 Pole)
	Switch (3 Way)
	Junction Box
	Thermostat
	Smoke Detector
	Telephone/Data Duplex Outlet, Wall
	Television Cable Outlet, Wall
	Incandescent Light, Ceiling
	Incandescent Light, Wall Mtd.
	Incandescent Light, Pendant, Clg.
	Incandescent Light, Recessed, Clg.
	Incandescent Light, Spot, Ceiling
	Vent (50 CFM min)
	Light/Vent
	Electrical Panel, Recessed
	Wall Heater



Upper Floor Electrical Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



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**North Building
Upper Floor
Electrical**

PHS Job #:
21.136

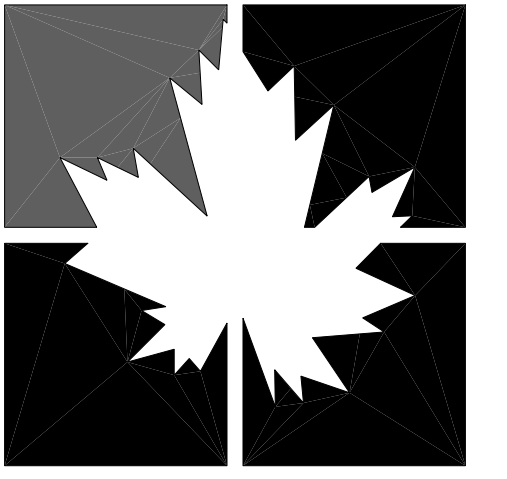
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Layout Sheet #
7 of 18

Sheet:

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North Building Foundation & Framing

PHS Job #: 21.136

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Layout Sheet # 8 of 18

Sheet:

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Shear Wall Schedule									
Per 2018 IBC									
General Notes:									
See plans to determine if different designators for shear wall materials, railing, anchor bolts, and holdowns. Locate holdowns as close as possible to the end of the designated wall.									
All holdowns, anchor bolts, washers, & nails in contact with P.T. wood to be hot dipped galvanized.									
Mark	716*	716*	Top & Btm Edges	Field	A35 Req'd	Bkgs Req'd	Slit Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (MLF)
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	18" O.C.	2x4	5/8" @ 32"	(2) 16d @ 7"	350
P1-3"	8d	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	585
P2-6"	8d	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	3x4	5/8" @ 20"	(3) 16d @ 5"	700
P2-3"	8d	3"	12"	3"	8" O.C.	3x4	5/8" @ 16"	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	3x4	5/8" @ 12"	(4) 16d @ 4"	1170

*Note: Walls with unit shear of 350#ft or greater shall have framing members (studs & plates) abutting panels not less than 3x members per IBC 2018, Table 2305.3.1. 3x framing will be noted on plan.

- Use power-driven steel studs and nails by Hilti or Rammed where applicable.
- Plywood may be installed either horizontally or vertically.
- Solid Block with joint under interior shear walls.

Shear Wall Notes

716* OSB or Plywood Sheathing - Use 8d common or galvanized nails. Block all panel edges. Long dimensions of plywood may be installed vertically. Nail @ 12" O.C. to all intermediate studs. Where 2" nail spacing is specified at panel edges, use 1 1/2" 8d short nails or 3x studs with 8d common nails. For 2" nail spacing, use 3x studs and stagger panels. Where plywood is 2 sides of a wall, joints to fall on separate studs on each side.

Floor Plywood - Use 8d common nails @ 10" O.C. at intermediate supports, 6" O.C. at all panel edges and 4" O.C. at Shear Walls, unless otherwise shown on plans.

Floor Joists - Just parallel to floor openings and exterior walls shall be cross blocked at 48" O.C. @ edges w/ (4) 10d nails for the first bay.

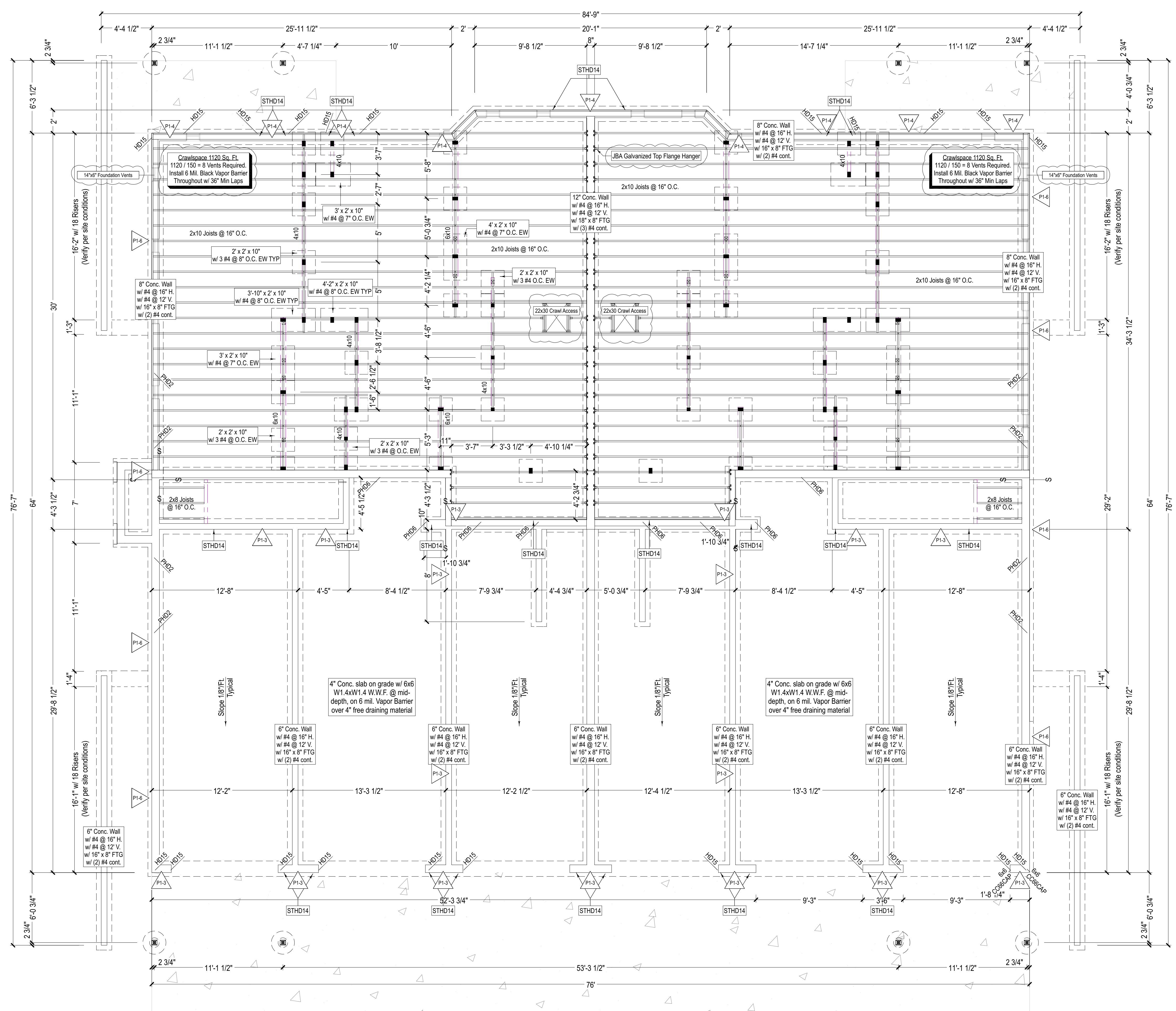
3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts

716* OSB or Plywood sheathing - Staple Schedule Allowable Shear values with Hem Fir #2 Studs

2" 16 GA. Staples @ 3" O.C. - 280#ft.	15 GA. Staples @ 4" O.C. - 330#ft.	14 GA. Staples @ 4" O.C. - 330#ft.
2" O.C. - 360#ft.	2 1/2" O.C. - 430#ft.	3" O.C. - 390#ft.
	4" O.C. and 10d nails @ 8" O.C. - 420#ft.	2" O.C. - 504#ft.

Field Spacing: 12" O.C. Nails & Staples.

Holdowns - Install Simpson Holdowns or equivalent at the end of shear walls when shown on drawings. To attach use 2x or 3x HF #2 construction grades as Shear Wall boundary elements. Holdowns are only required where shown on plans.



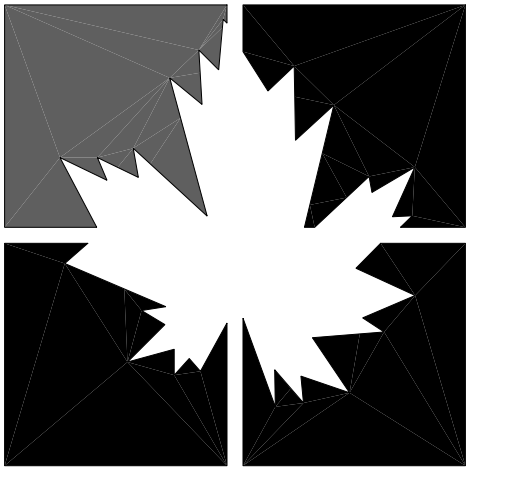
Foundation & Main Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft

Note: See Engineering for Structural Requirements

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See engineering for structural requirements



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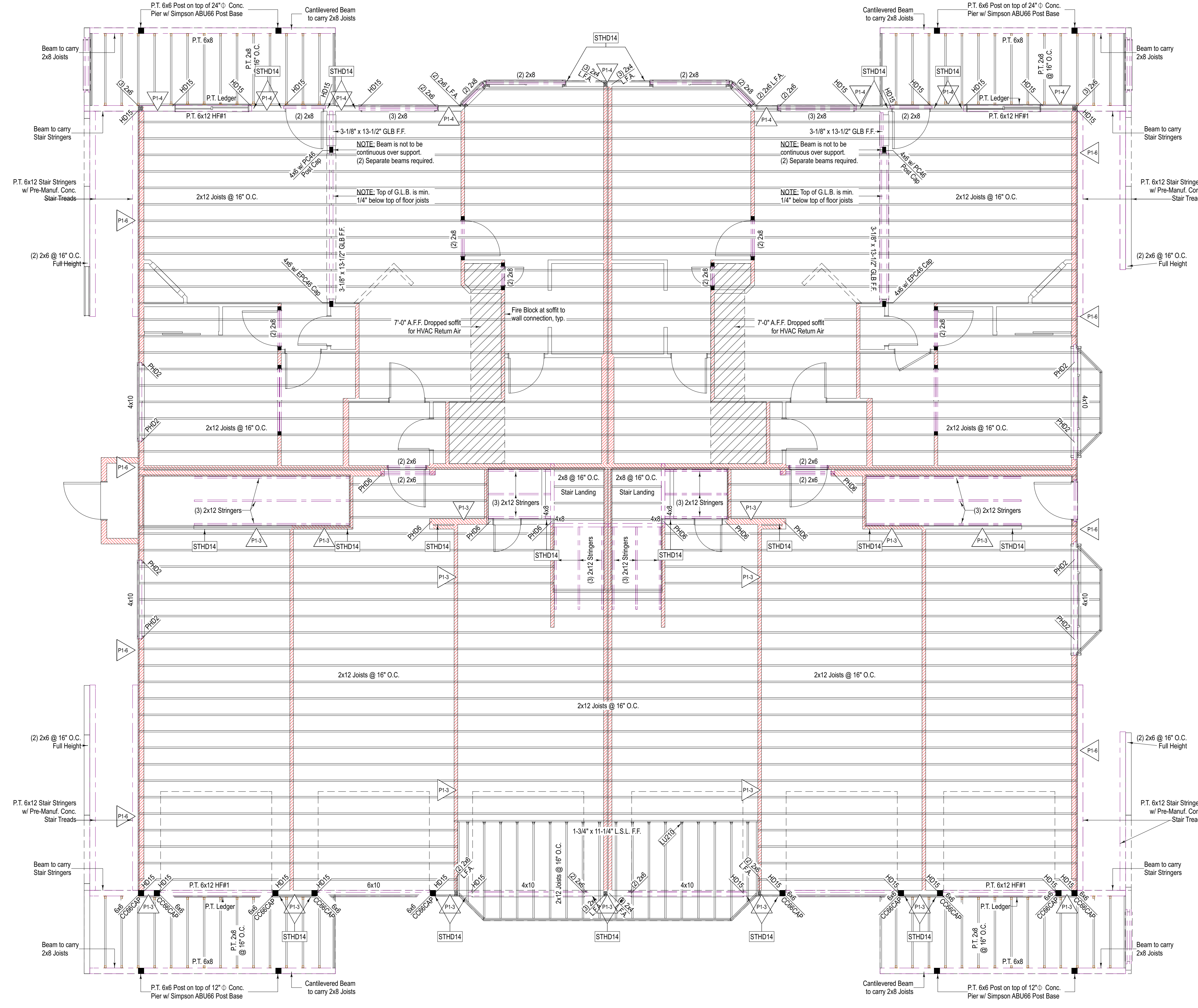
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Shear Wall Schedule Per 2018 IBC									
General Notes: See plans to determine if different designators for shear wall materials, railing, anchor bolts, and holdowns. Locate holdowns as close as possible to the end of the designated wall. All holdowns, anchor bolts, washers, & nails in contact with P.T. wood to be hot dipped galvanized.									
P1 = One Side Plywood P2 = Two Sides Plywood									
Mark	7/16" Plywood Edges	Field	Top & Btm Plates	A35 Anchors	Blkg. Req'd	Slit Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (MLF)	
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	18" O.C.	2x4	5/8" @ 32"	(2) 16d @ 7"	350
P1-3"	8d	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	585
P2-6"	8d	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	3x4	5/8" @ 20"	(3) 16d @ 5"	700
P2-3"	8d	3"	12"	3"	8" O.C.	3x4	5/8" @ 16"	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	3x4	5/8" @ 12"	(4) 16d @ 4"	1170

*Note: Walls with unit shear of 350#/ft. or greater shall have framing members (studs & plates) abutting panels not less than 3x members per IBC 2018, Table 2305.3.1. 3x framing will be noted on plan.

- Use power-driven steel studs and nails by Hilti or Rammed where applicable.
- Plywood may be installed either horizontally or vertically.
- Solid Block with joint under interior shear walls.

Shear Wall Notes			
7/16" OSB or Plywood Sheathing - Use 8d common or galvanized nails. Block all panel edges. Long dimensions of plywood may be installed vertically. Nail @ 12" O.C. to all intermediate studs. Where 2" nail spacing is specified at panel edges, use 1 1/2" x 8d short nails or 3x studs with 8d common nails. For 2" nail spacing, use 3x studs and stagger panels. Where plywood is 2 sides of a wall, joints to fall on separate studs on each side.	Floor Plywood - Use 8d common nails @ 10" O.C. at intermediate supports, 6" O.C. at all panel edges and 4" O.C. at Shear Walls, unless otherwise shown on plans.	Floor Joists - Just parallel to floor openings and exterior walls shall be cross blocked at 48" O.C. @ edges w/ (4) 10d nails for the first bay.	3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts
7/16" OSB or Plywood sheathing - Staple Schedule Allowable Shear values with Hem Fir #2 Studs			
2" 16 GA. Staples @ 3" O.C. - 280#/ft. 2" O.C. - 360#/ft.	15 GA. Staples @ 4" O.C. - 250#/ft. 2 1/2" O.C. - 430#/ft. 4" O.C. and 10d nails @ 8" O.C. - 420#/ft.	14 GA. Staples @ 4" O.C. - 330#/ft. 3" O.C. - 390#/ft. 2" O.C. - 504#/ft.	
Field Spacing: 12" O.C. Nails & Staples.			
Holdowns - Install Simpson Holdowns or equivalent at the end of shear walls when shown on drawings. To attach use 2x or 3x HF #2 construction grades as Shear Wall boundary elements. Holdowns are only required where shown on plans.			



Upper Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft

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Building	Planning
Engineering	Public Works
Fire	Traffic

See engineering for structural requirements

**North Building
Upper Floor
Framing**

PHS Job #:
21.136

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Layout Sheet #
9 of 18

Sheet:

Roof Sheathing Size Requirements

Up to 40 lbs 7/16" OSB	Up to 70 lbs 15/32" OSB	Up to 130 lbs 5/8" OSB
---------------------------	----------------------------	---------------------------

VENTILATION NOTES:
 ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE, FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE (4952 SQ FT / 150 = 33.01 SQ FT). VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 85 CFM (MIN) FAN TO PROVIDE 5 AIR CHANGES PER HOUR OR 30CFM CONTINUOUS WHOLE HOUSE FAN IN LAUNDRY ROOM. PROVIDE 50 CFM FAN IN BATHS CONTAINING TUB AND / OR SHOWER. PROVIDE 100 CFM HOOD FAN FOR STOVETOP.
 GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

Shear Wall Schedule
Per 2018 IBC

General Notes:
 See plans to determine if different designators for shear wall materials, railing, anchor bolts, and holdowns. Locate holdowns as close as possible to the end of the designated wall.
 All holdowns, anchor bolts, washers, & nails in contact with P.T. wood to be hot dipped galvanized.

Mark	7/16" Plywood Edges	Nail Spacing	Top & Btm Plates	A35 Anchors	Blkg. Req'd	Sill Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (WLF)	
									P1 = One Side Plywood
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	18" O.C.	2x4	5/8" @ 32"	(2) 16d @ 7"	350
P1-3"	8d	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	585
P2-8"	8d	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	3x4	5/8" @ 20"	(3) 16d @ 5"	700
P2-3"	8d	3"	12"	3"	8" O.C.	3x4	5/8" @ 16"	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	3x4	5/8" @ 12"	(4) 16d @ 4"	1170

Note: Walls with unit shear of 350#ft. or greater shall have framing members studs & plates. Abutting panels not less than 3x members per IBC 2018, Table 2305.3.1. 3x framing will be noted on plan.

- Use power-driven steel studs and nails by Hilti or Rammed where applicable.
- Plywood may be installed either horizontally or vertically.
- Solid Block with joint under interior shear walls.

Shear Wall Notes

7/16" OSB or Plywood Sheathing - Use 8d common or galvanized nails. Block all panel edges. Long dimensions of plywood may be installed vertically. Nail @ 12" O.C. to all intermediate studs. Where 2" nail spacing is specified at panel edges, use 1 1/2" x 8d short nails or 3x studs with 8d common nails. For 2" nail spacing, use 3x studs and stagger panels. Where plywood is 2 sides of a wall, joints to fall on separate studs on each side.

Floor Plywood - Use 8d common nails @ 10" O.C. at intermediate supports, 6" O.C. at all panel edges and 4" O.C. at all Shear Walls, unless otherwise shown on plans.

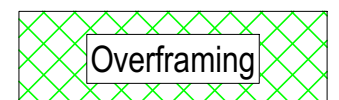
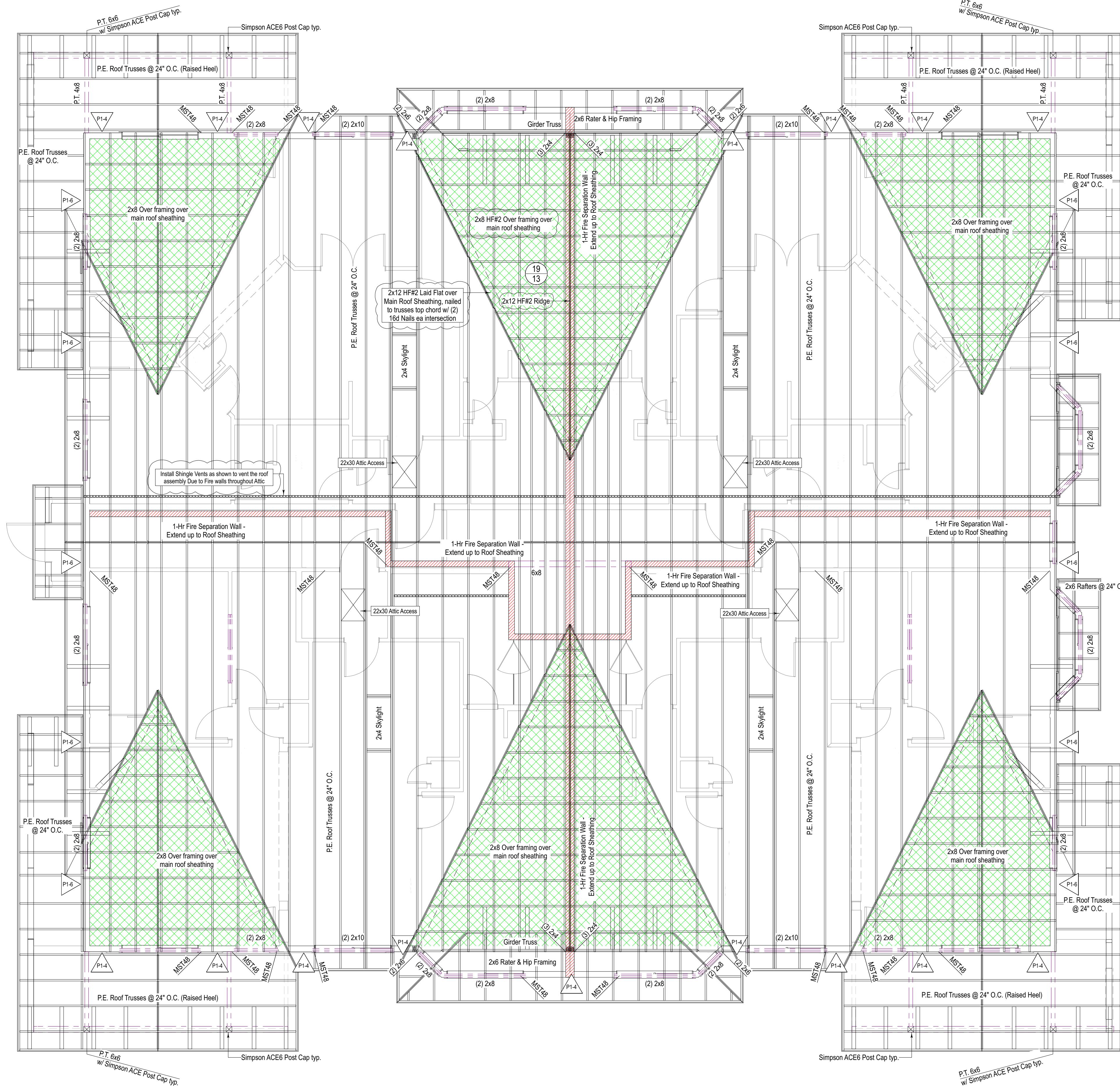
Floor Joists - Just parallel to floor openings and exterior walls shall be cross blocked at 48" O.C. @ edges w/ (4) 10d nails for the first bay.

3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts

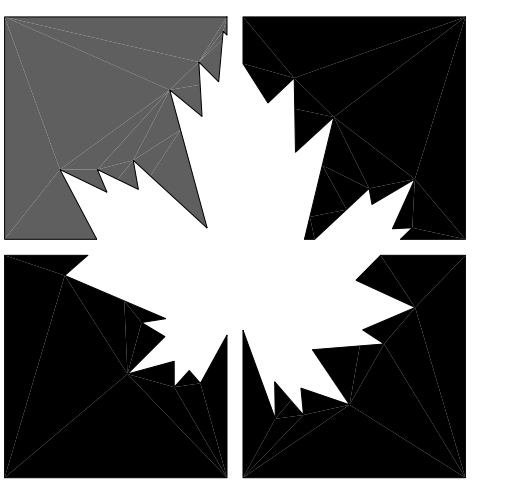
7/16" OSB or Plywood sheathing - Staple Schedule		
Allowable Shear Values with Hem Fir #2 Studs		
2" GA Staples @ 3" O.C. - 280#ft.	15 GA Staples @ 4" O.C. - 250#ft.	14 GA Staples @ 4" O.C. - 300#ft.
2" O.C. - 360#ft.	2 1/2" O.C. - 430#ft.	3" O.C. - 390#ft.
	4" O.C. and 10d nails @ 6" O.C. - 420#ft.	2" O.C. - 504#ft.

Field Spacing: 12" O.C. Nails & Staples.

Holdowns - Install Simpson Holdowns or equivalent at the end of shear walls when shown on drawings. To attach use 2x or 3x HF #2 construction grades as Shear Wall boundary elements. Holdowns are only required where shown on plans.



Roof Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



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North Building Roof Framing

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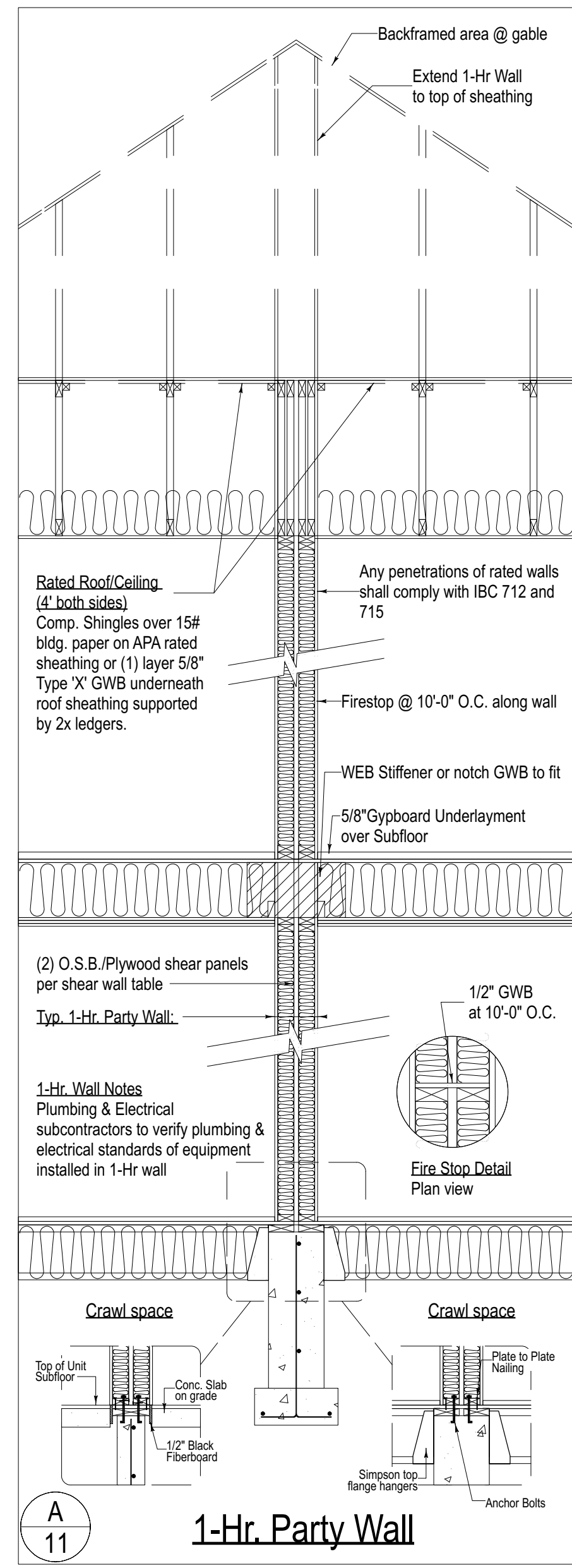
Layout Sheet # 10 of 18

Sheet:

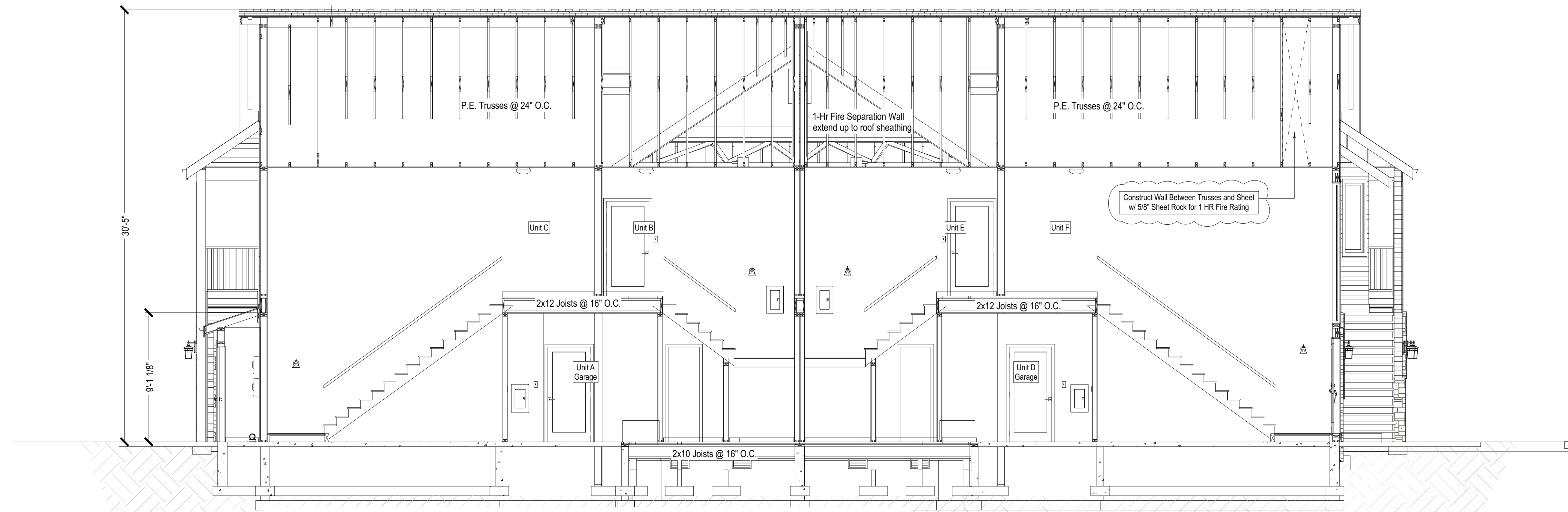
City of Puyallup
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Building	Planning
Engineering	Public Works
Fire	Traffic

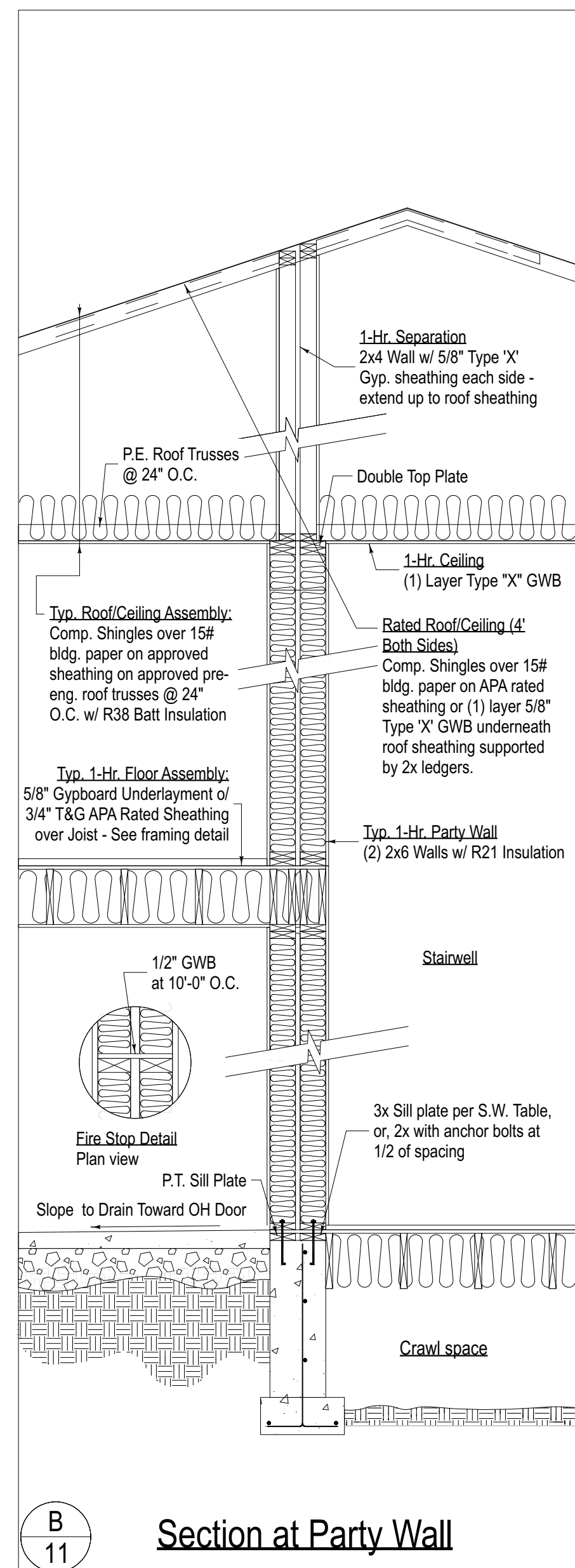
See engineering for structural requirements



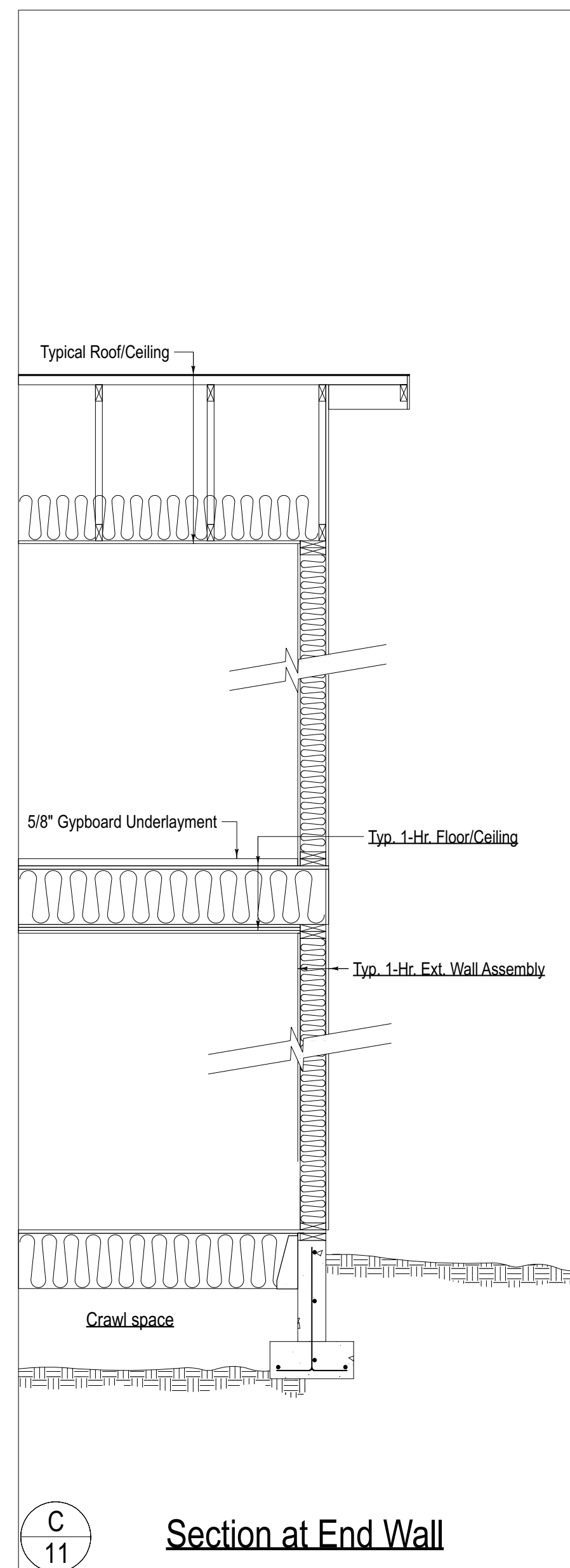
1-Hr. Party Wall



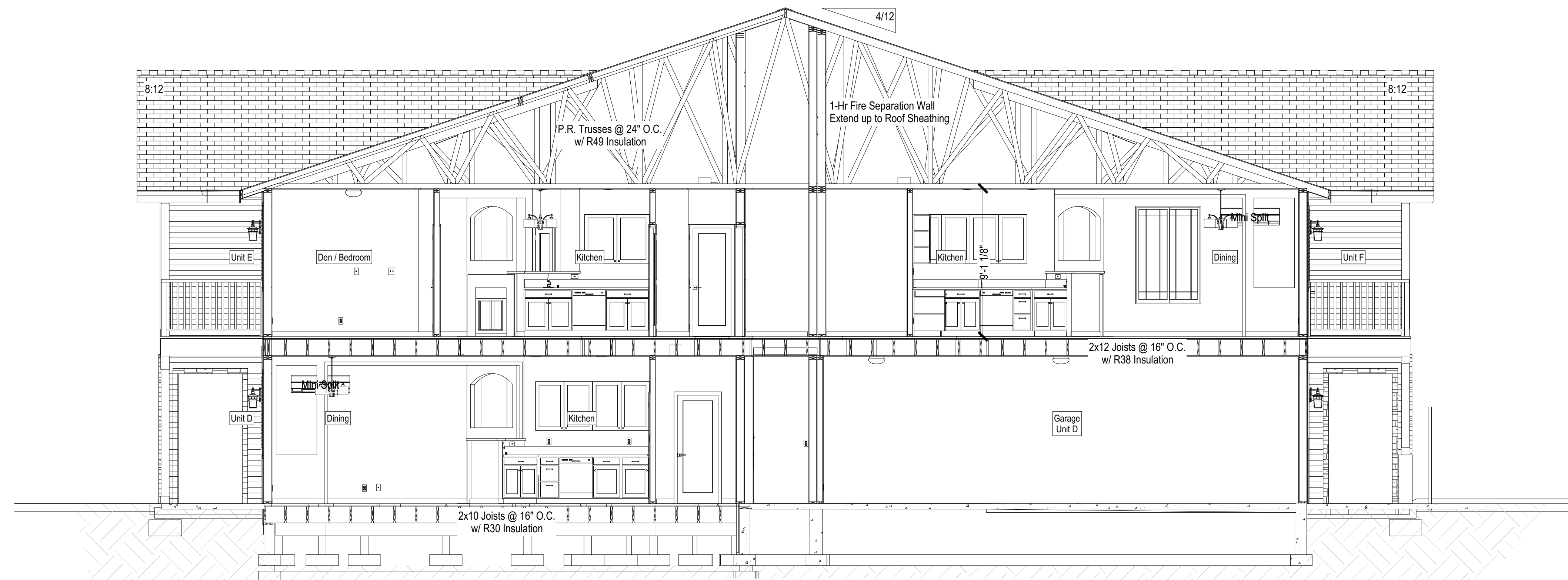
Cross Section A - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



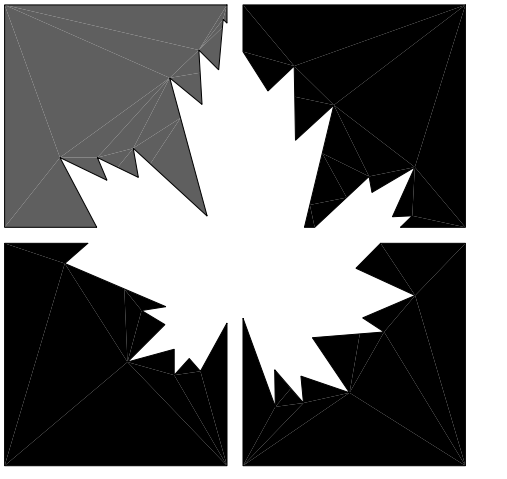
Section at Party Wall



Section at End Wall



Cross Section B - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 11/48 in = 1 ft



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North Building Cross Sections

PHS Job #:
21.136

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Layout Sheet #
11 of 18

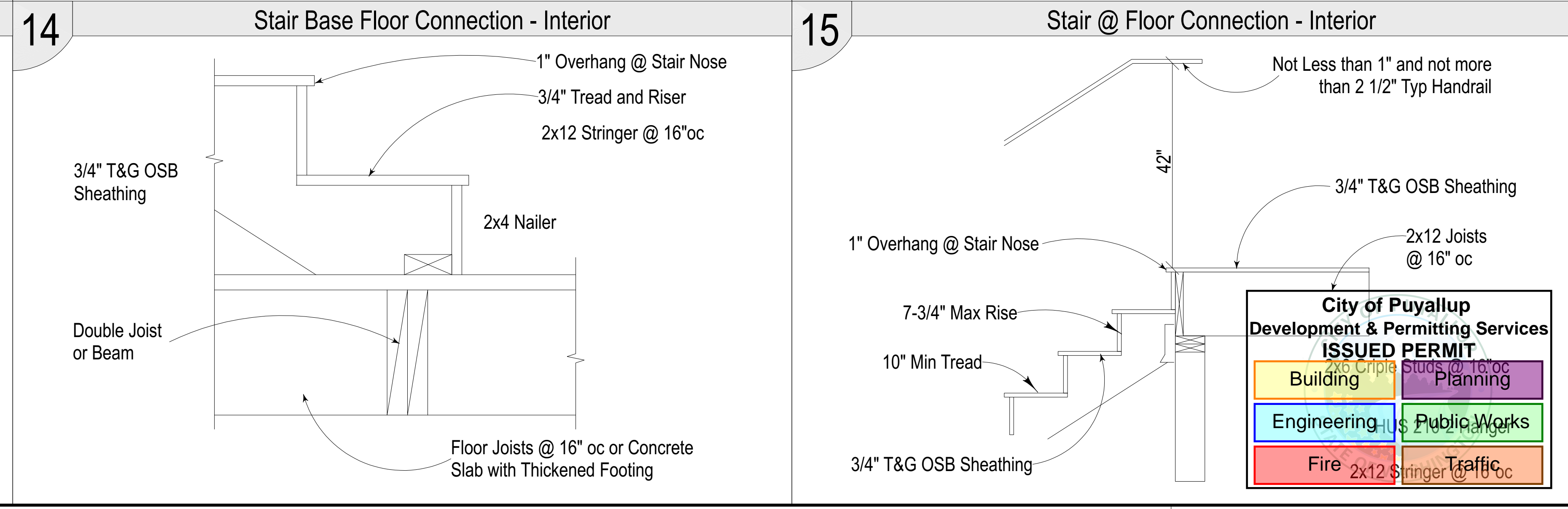
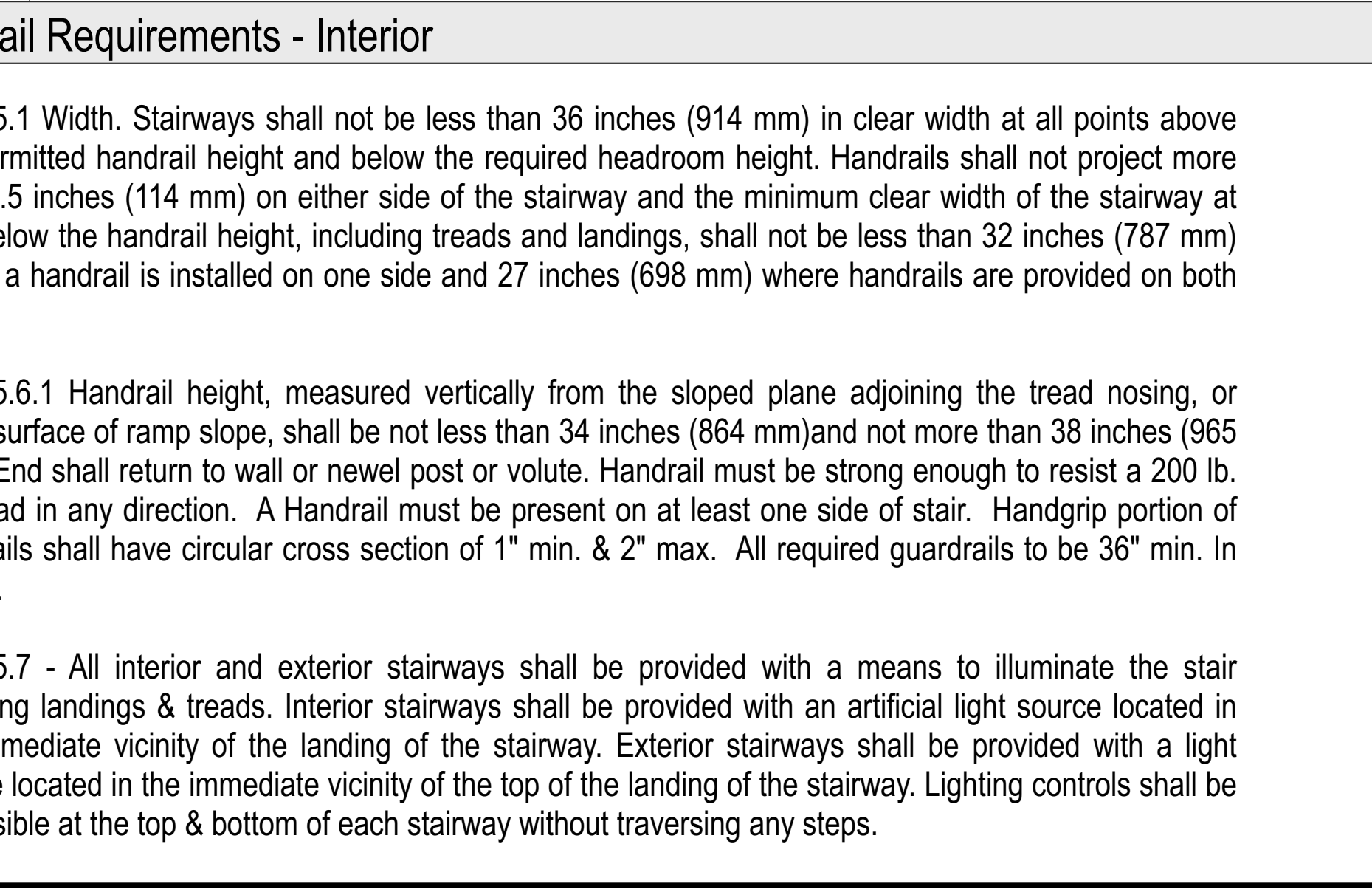
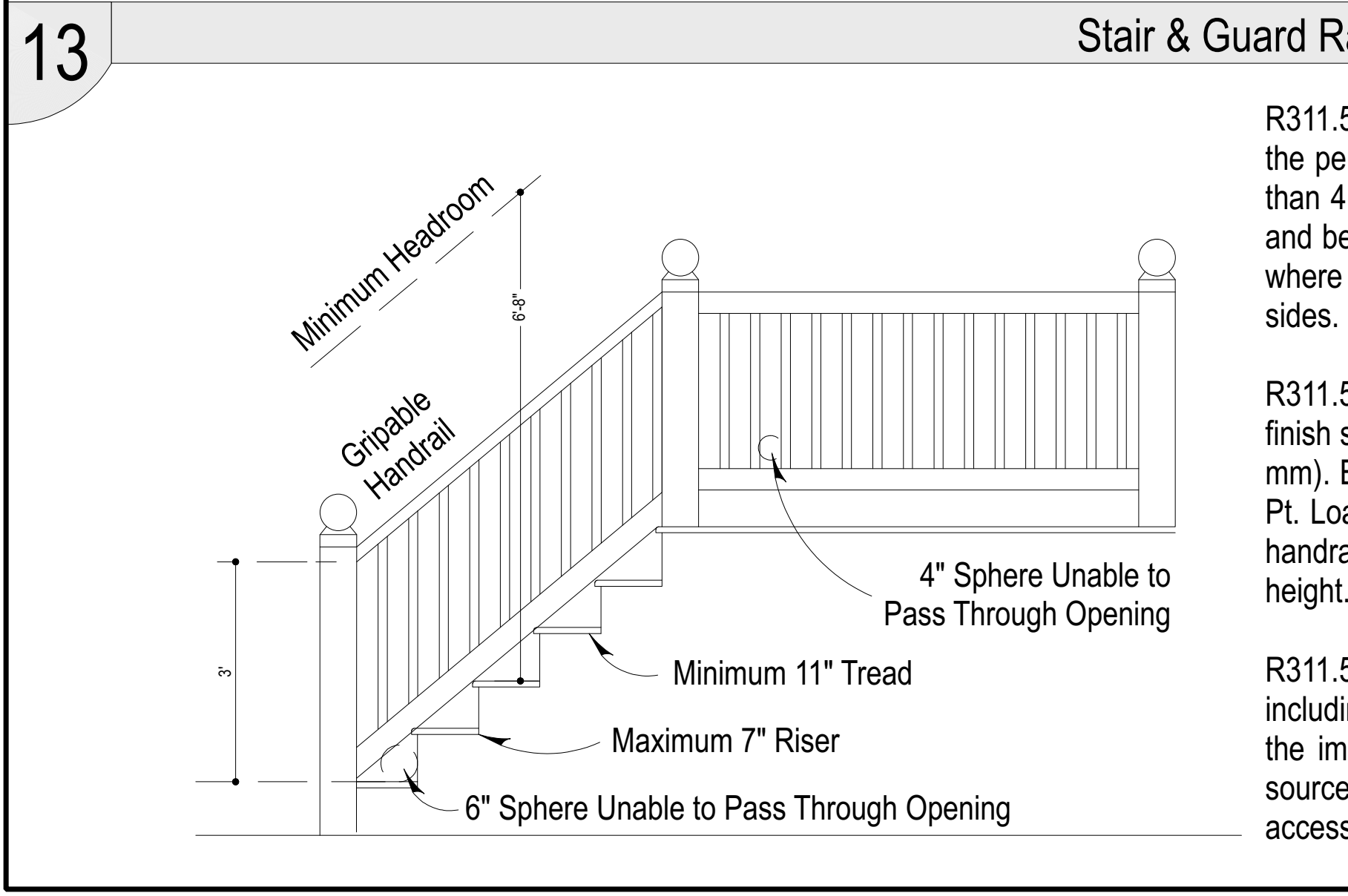
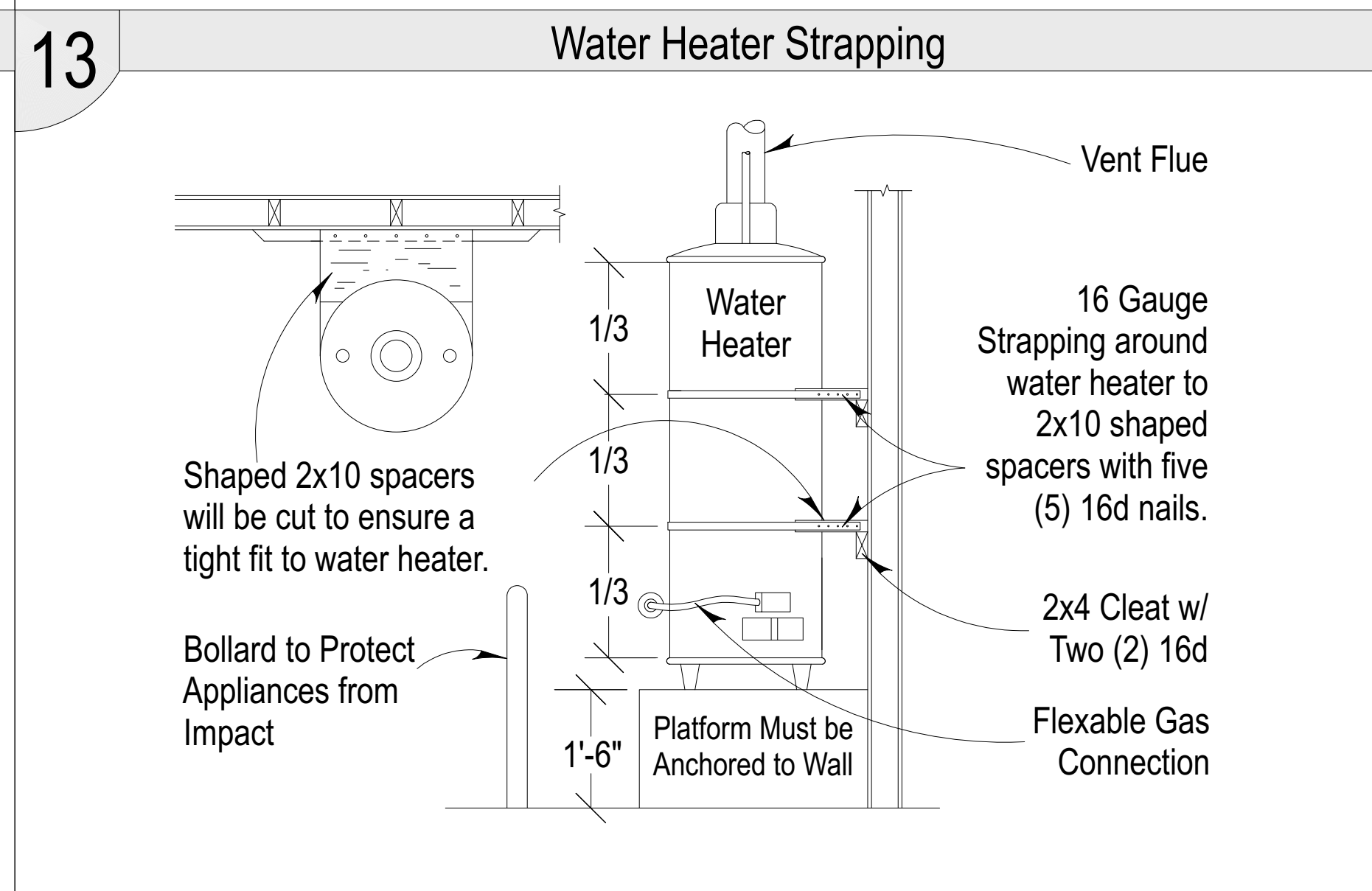
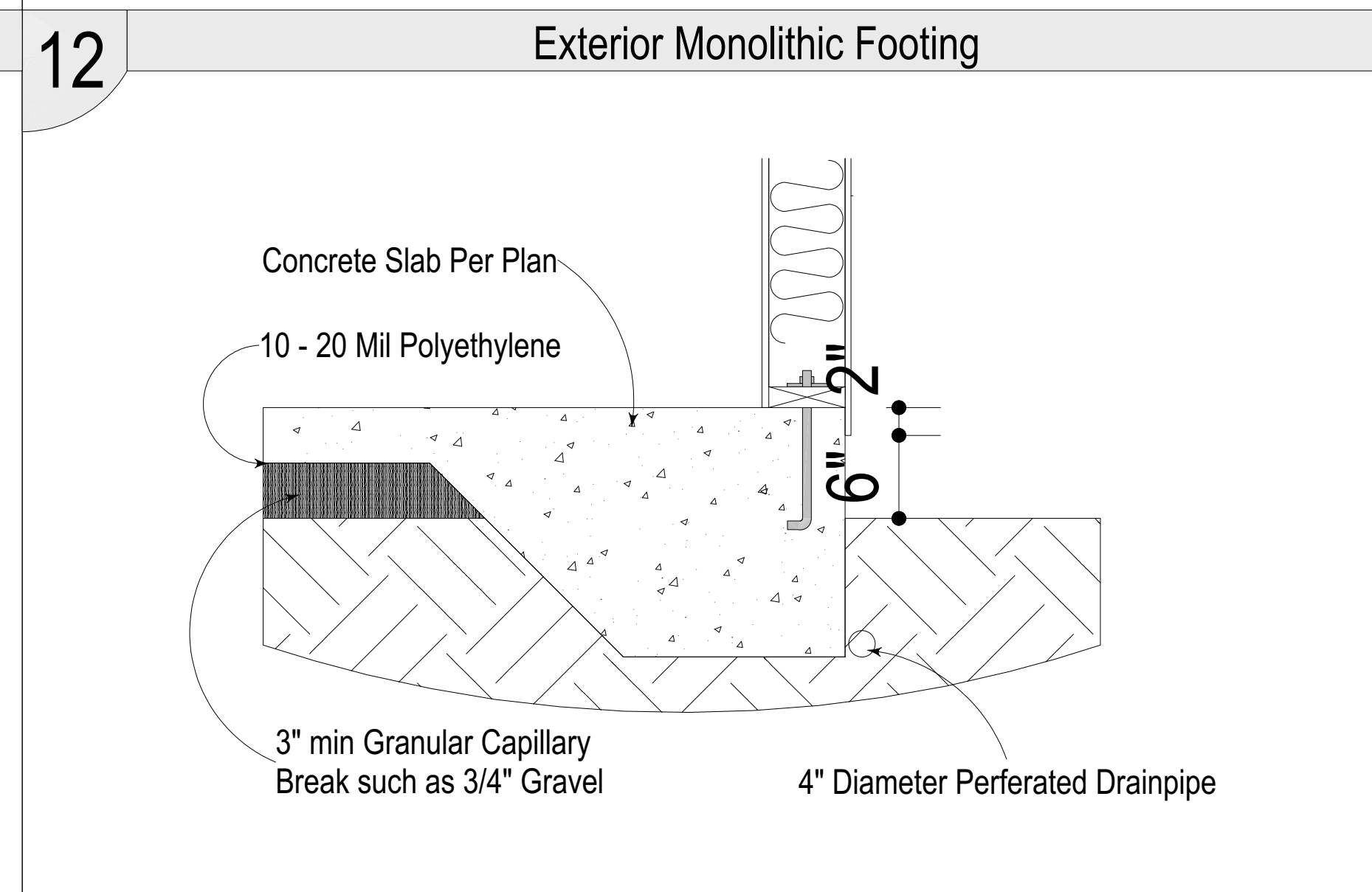
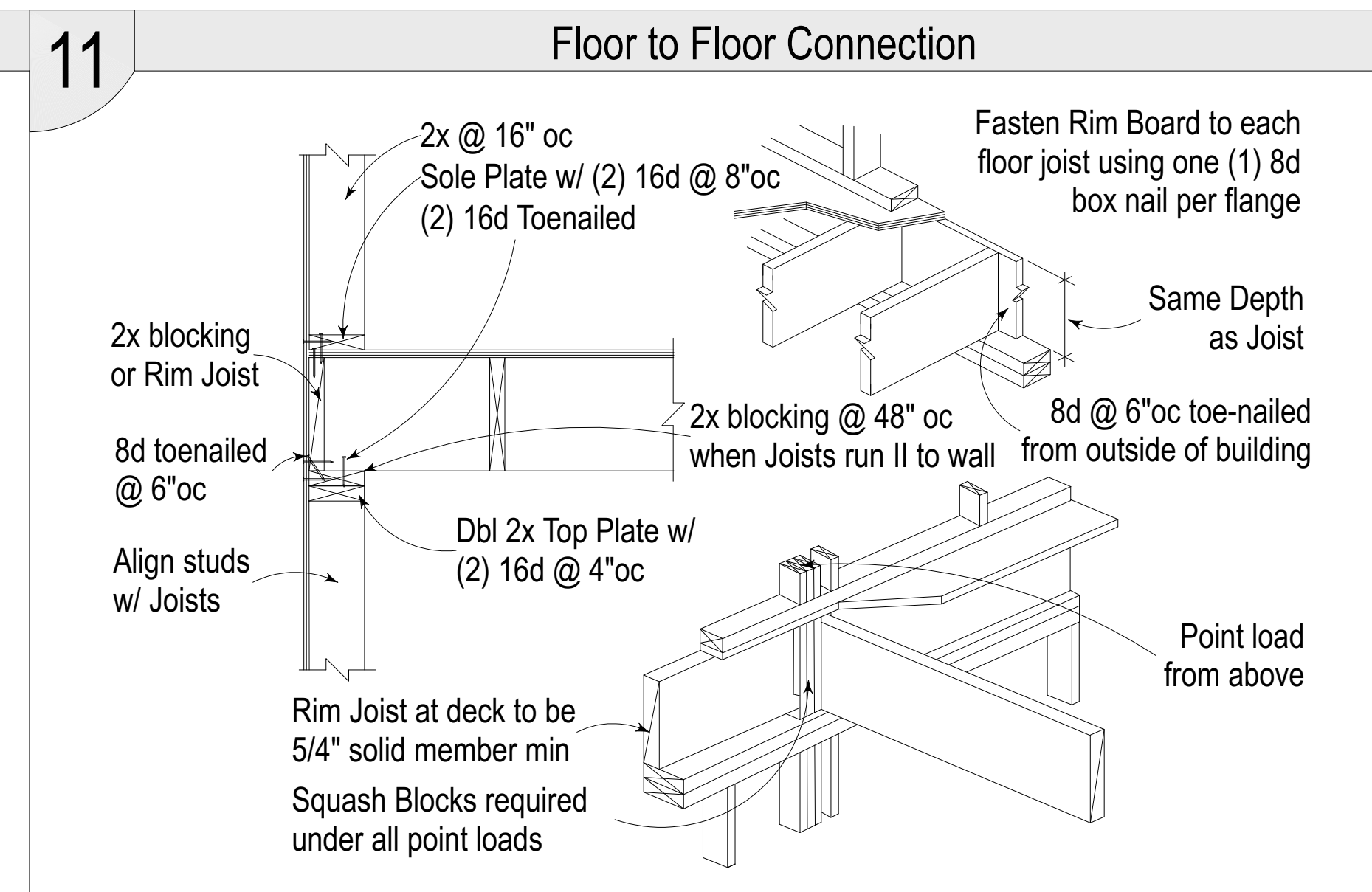
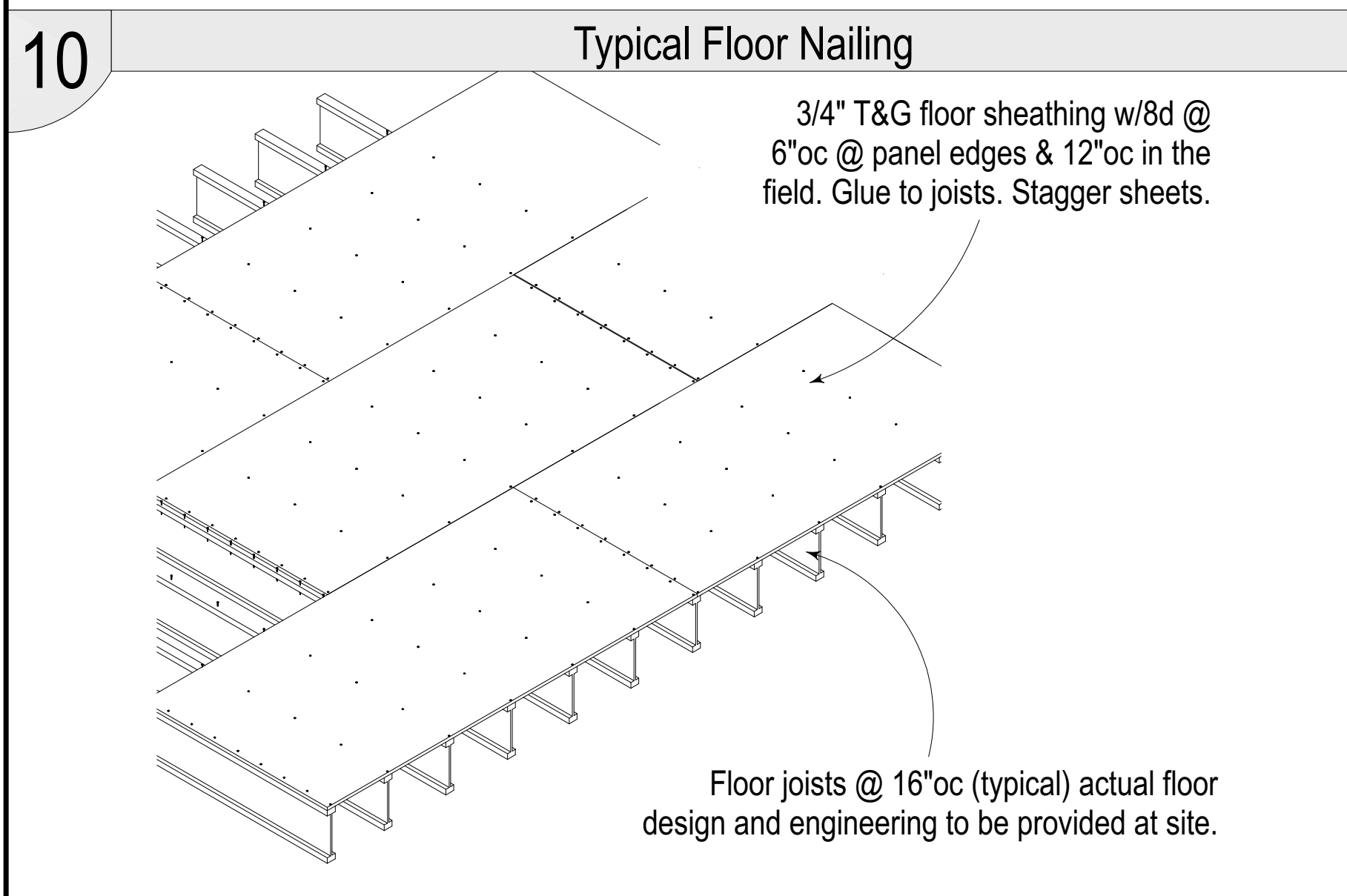
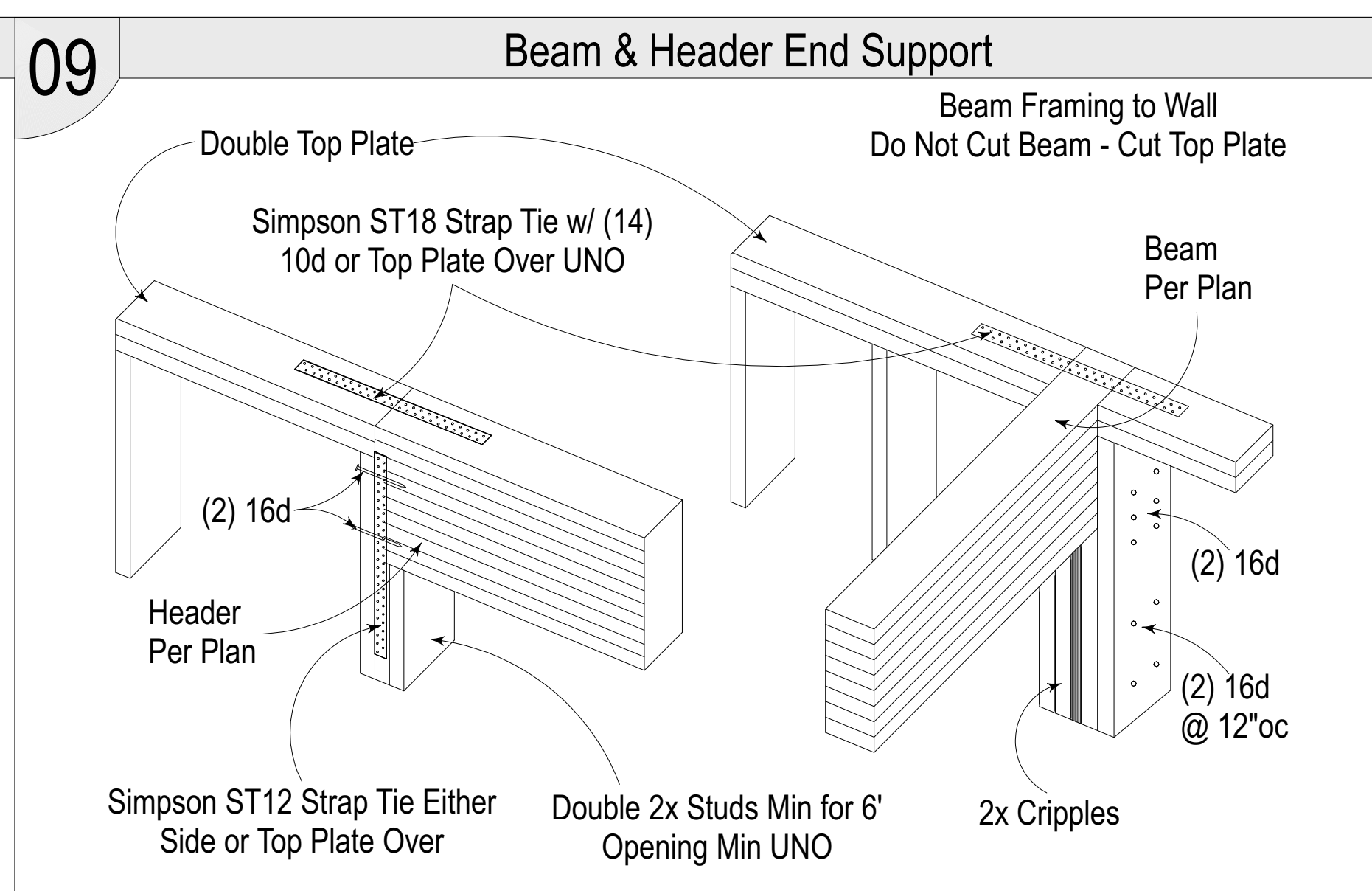
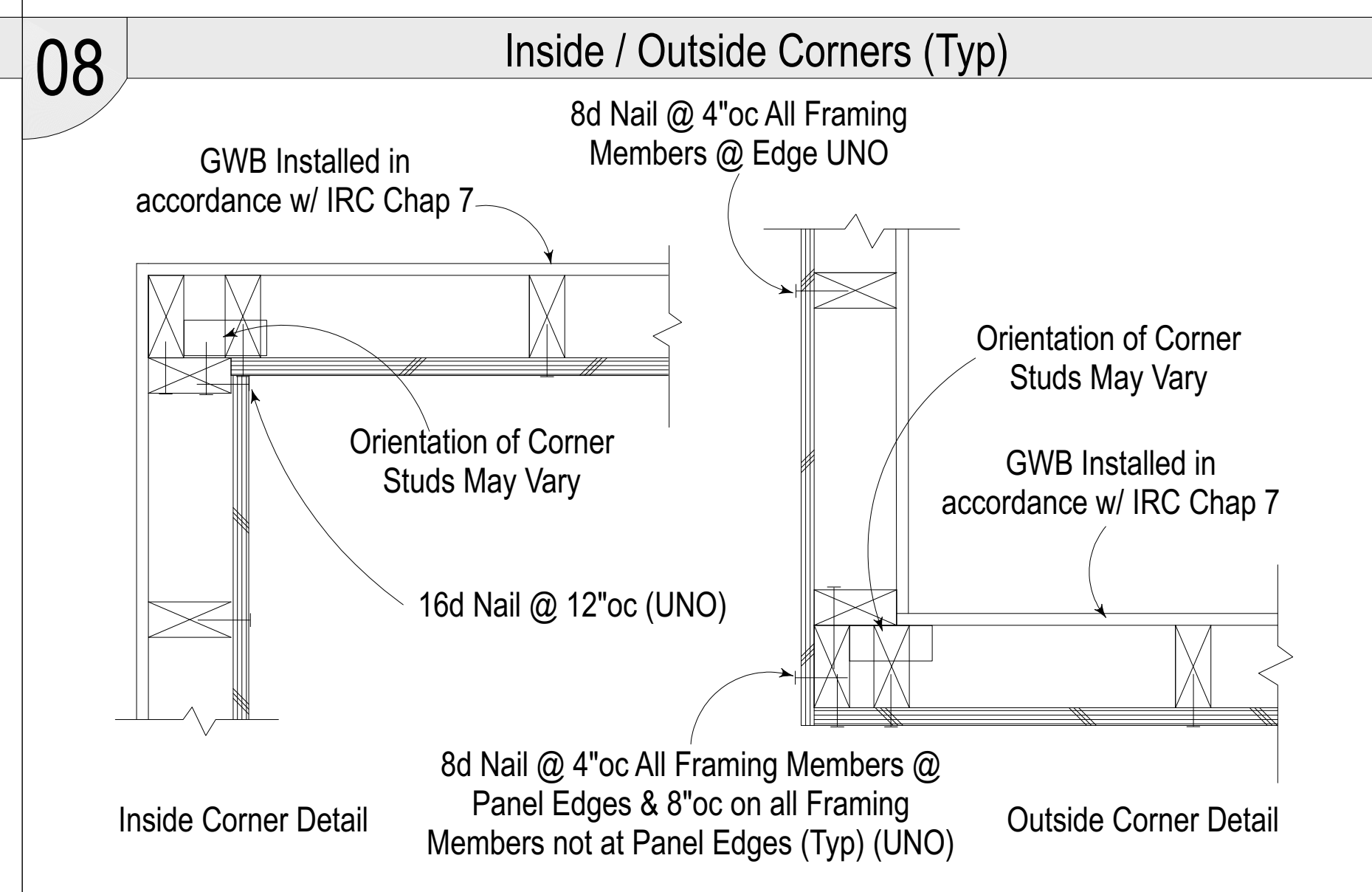
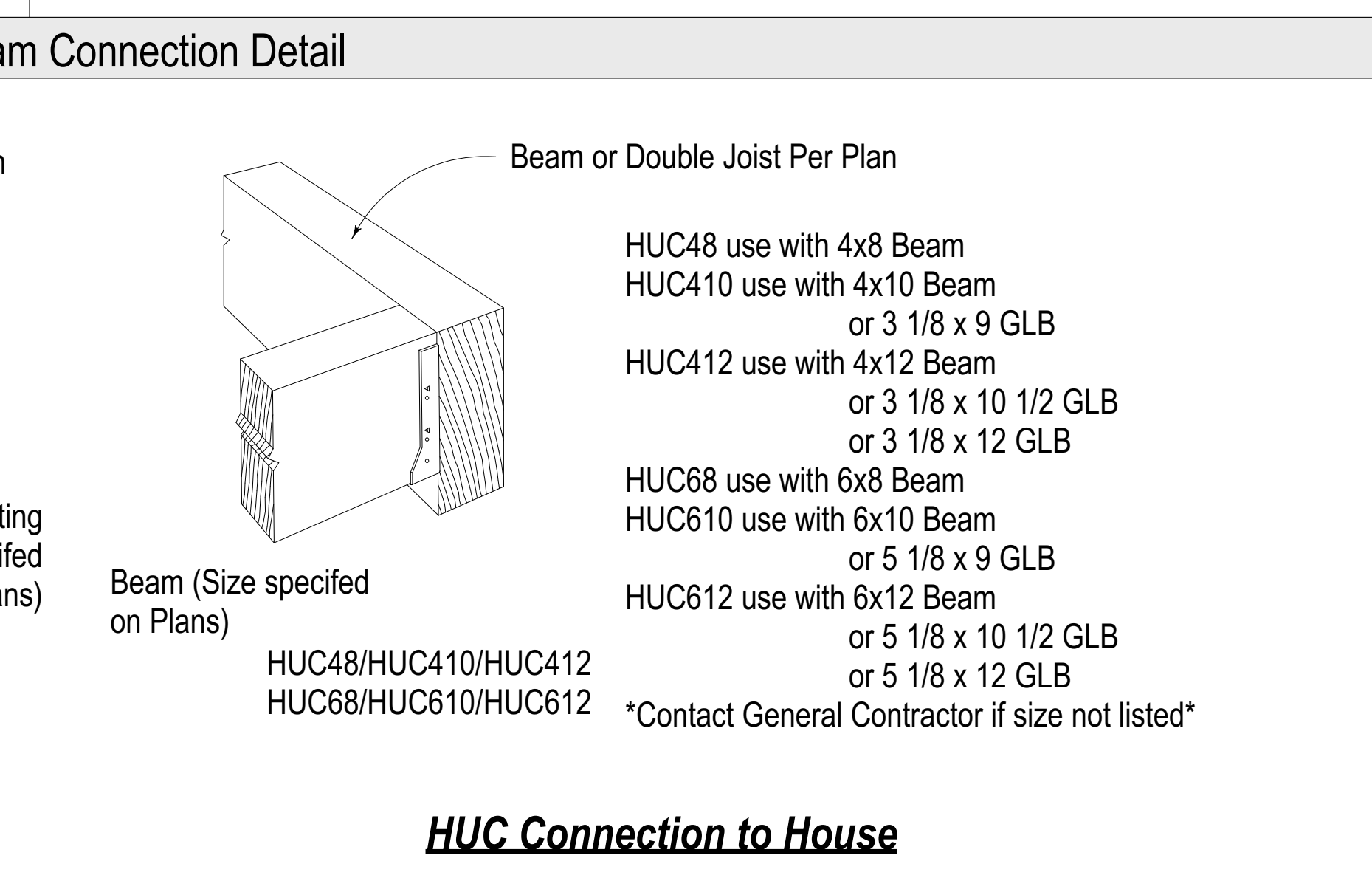
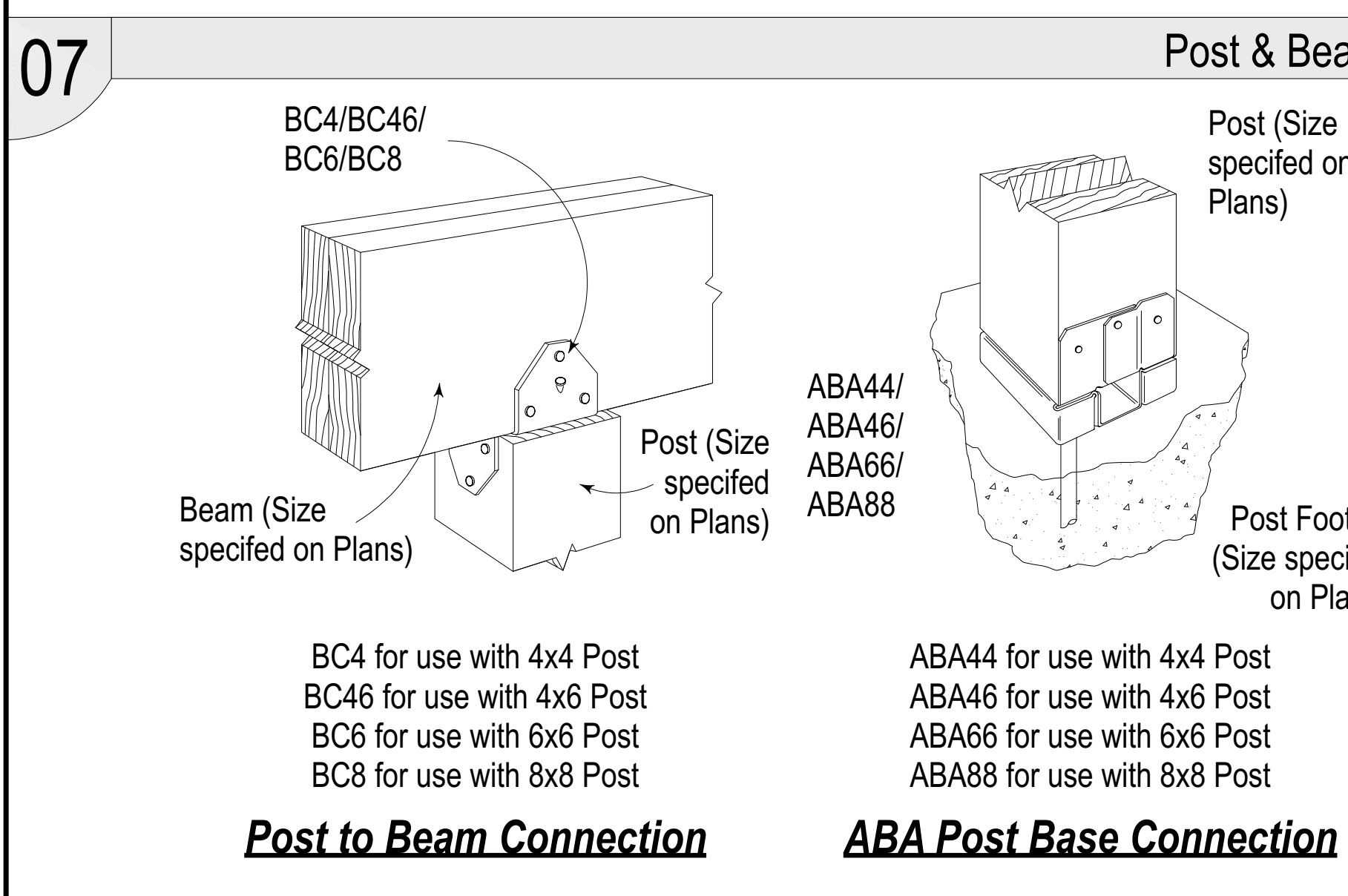
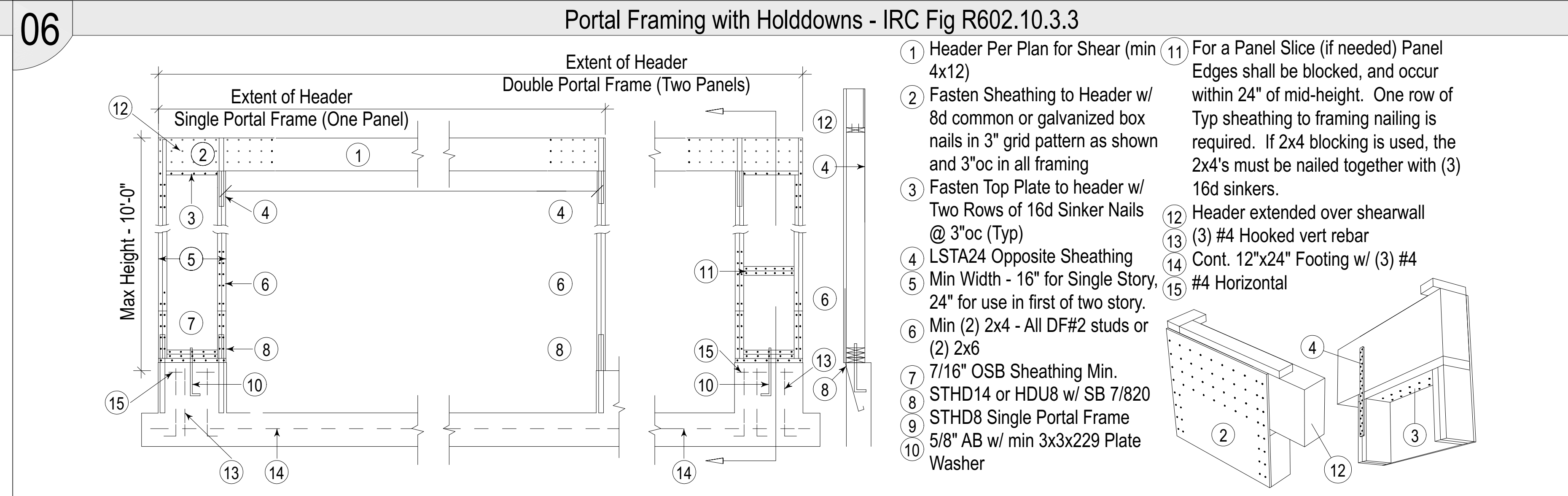
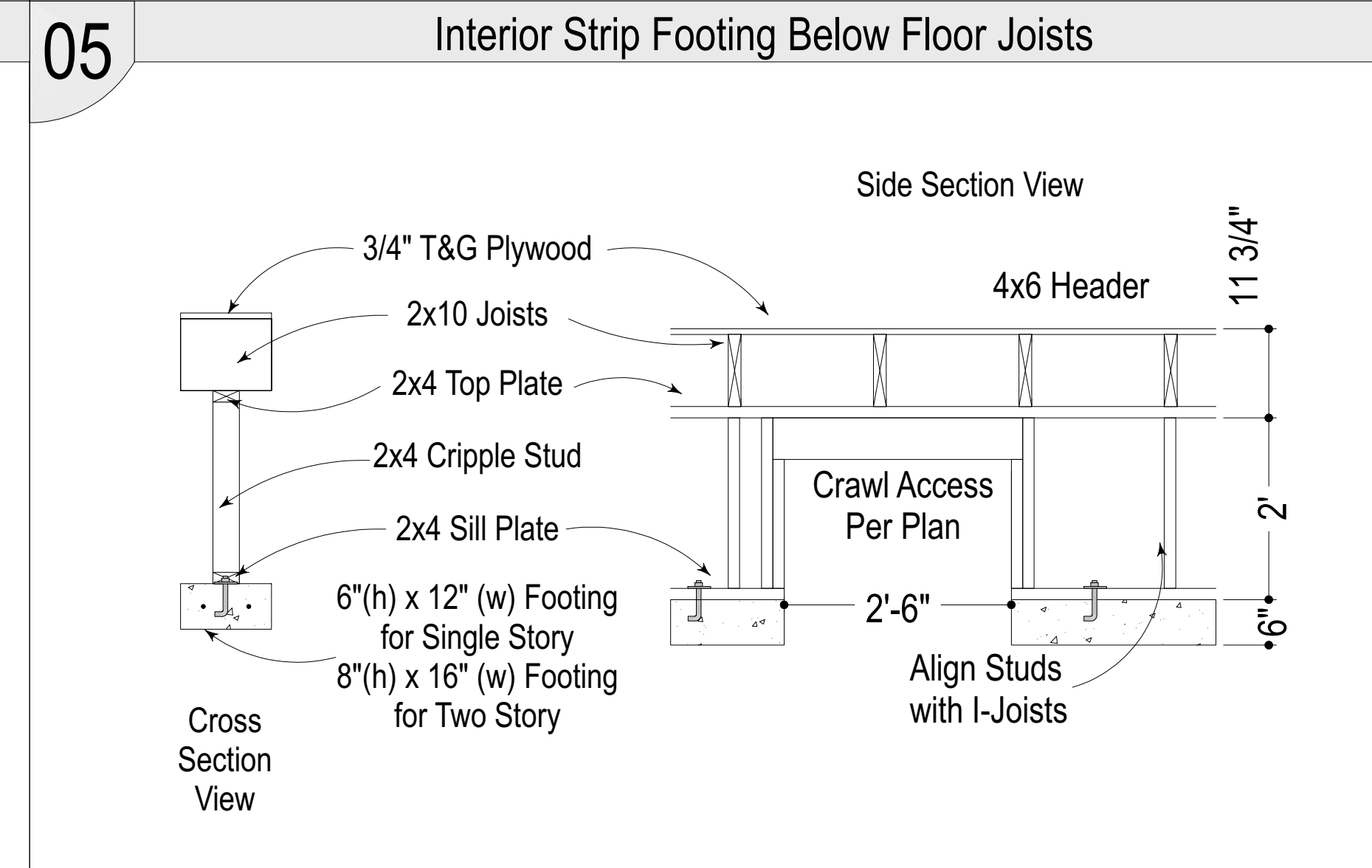
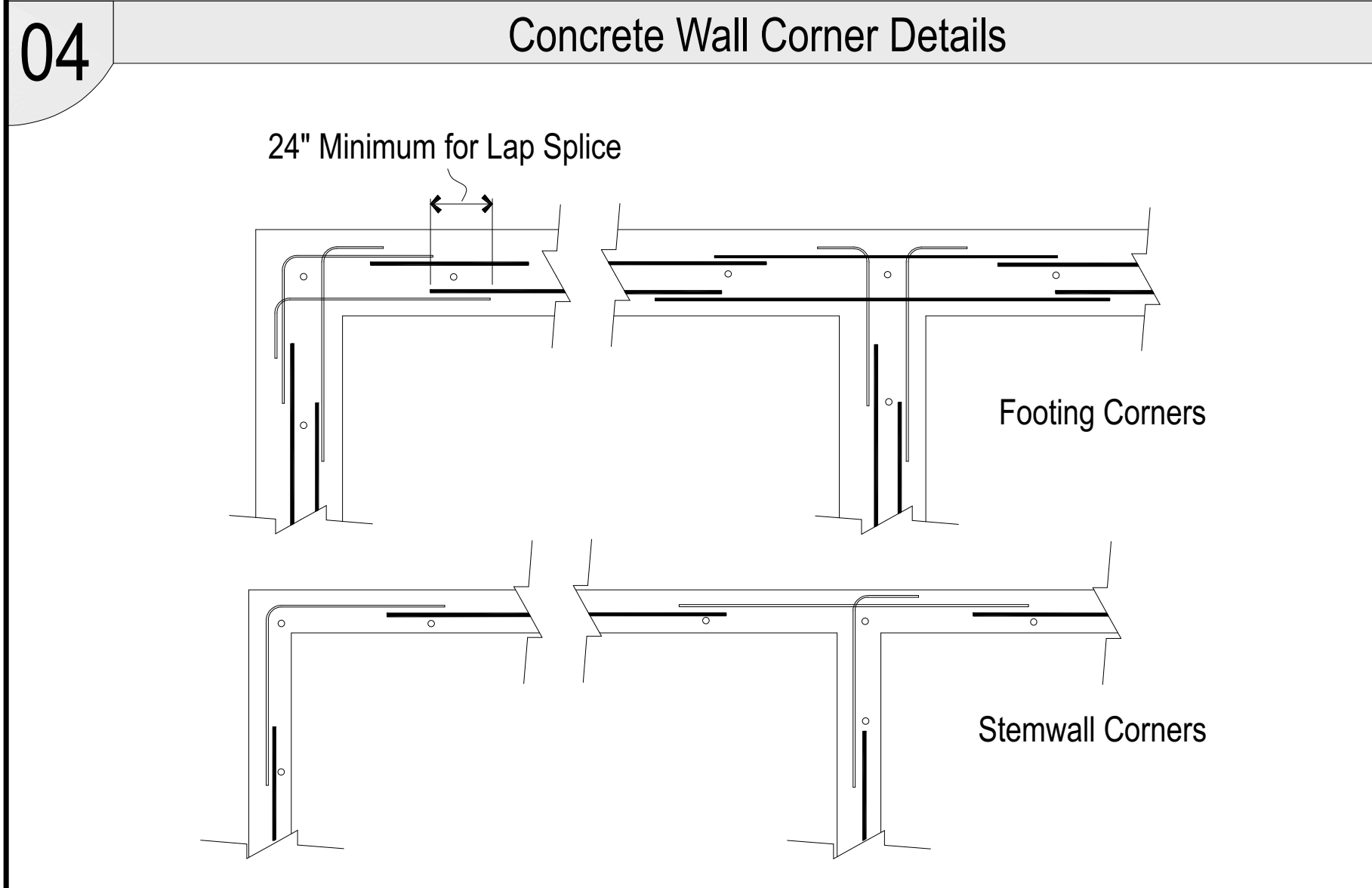
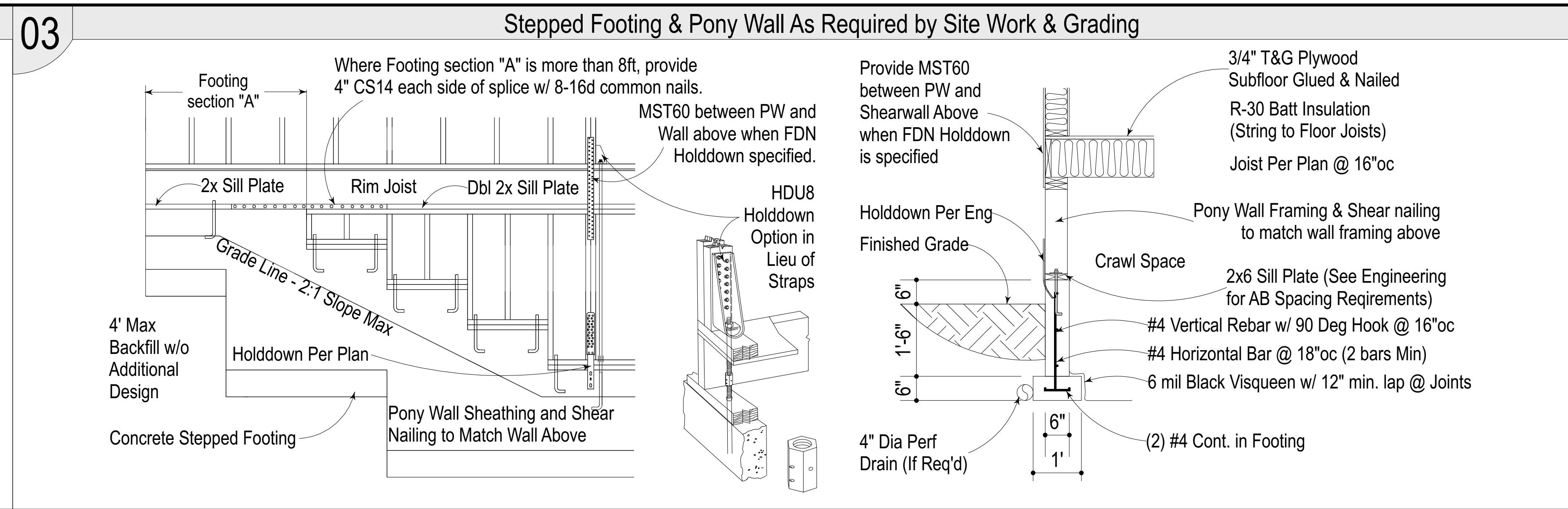
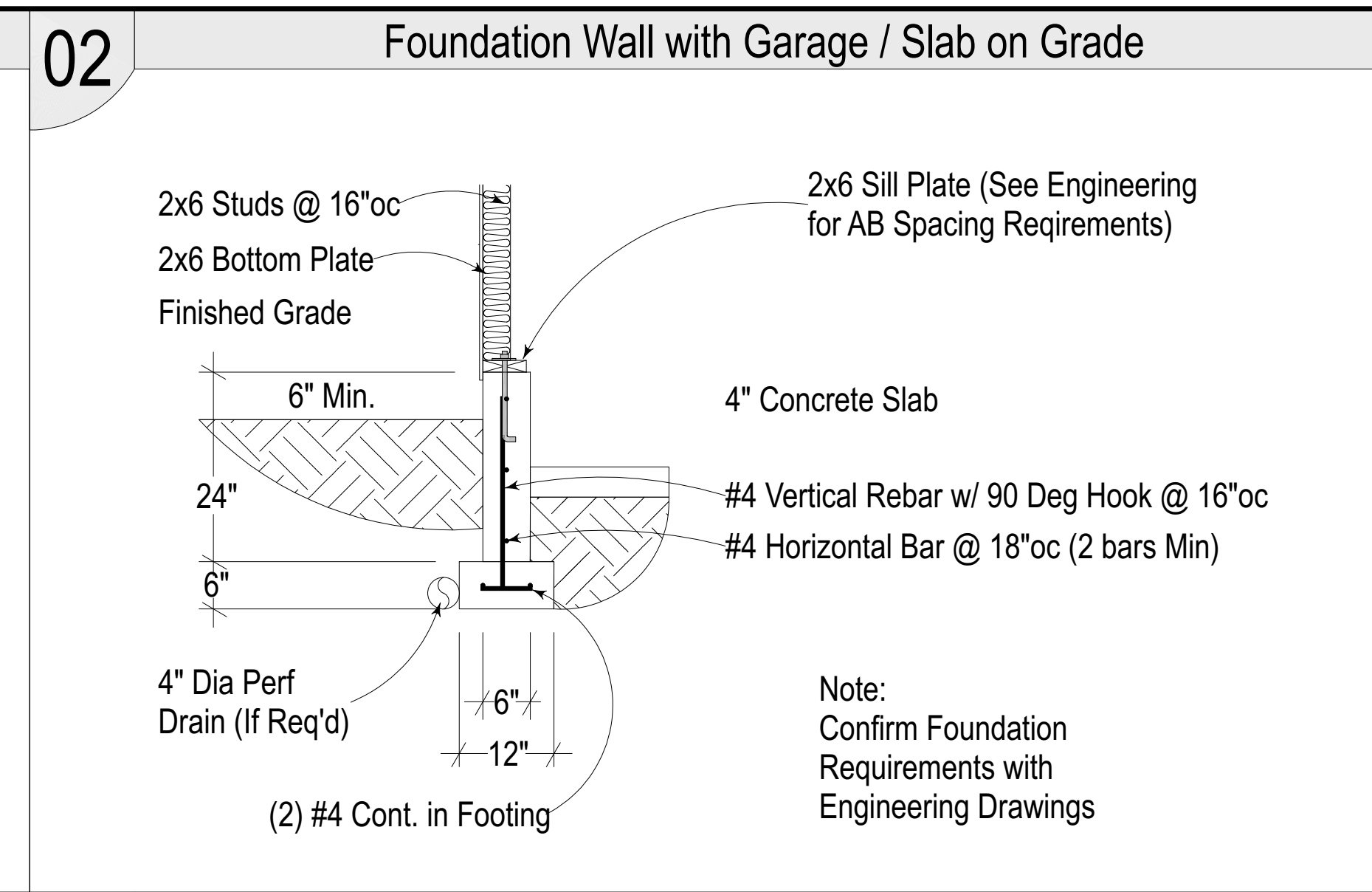
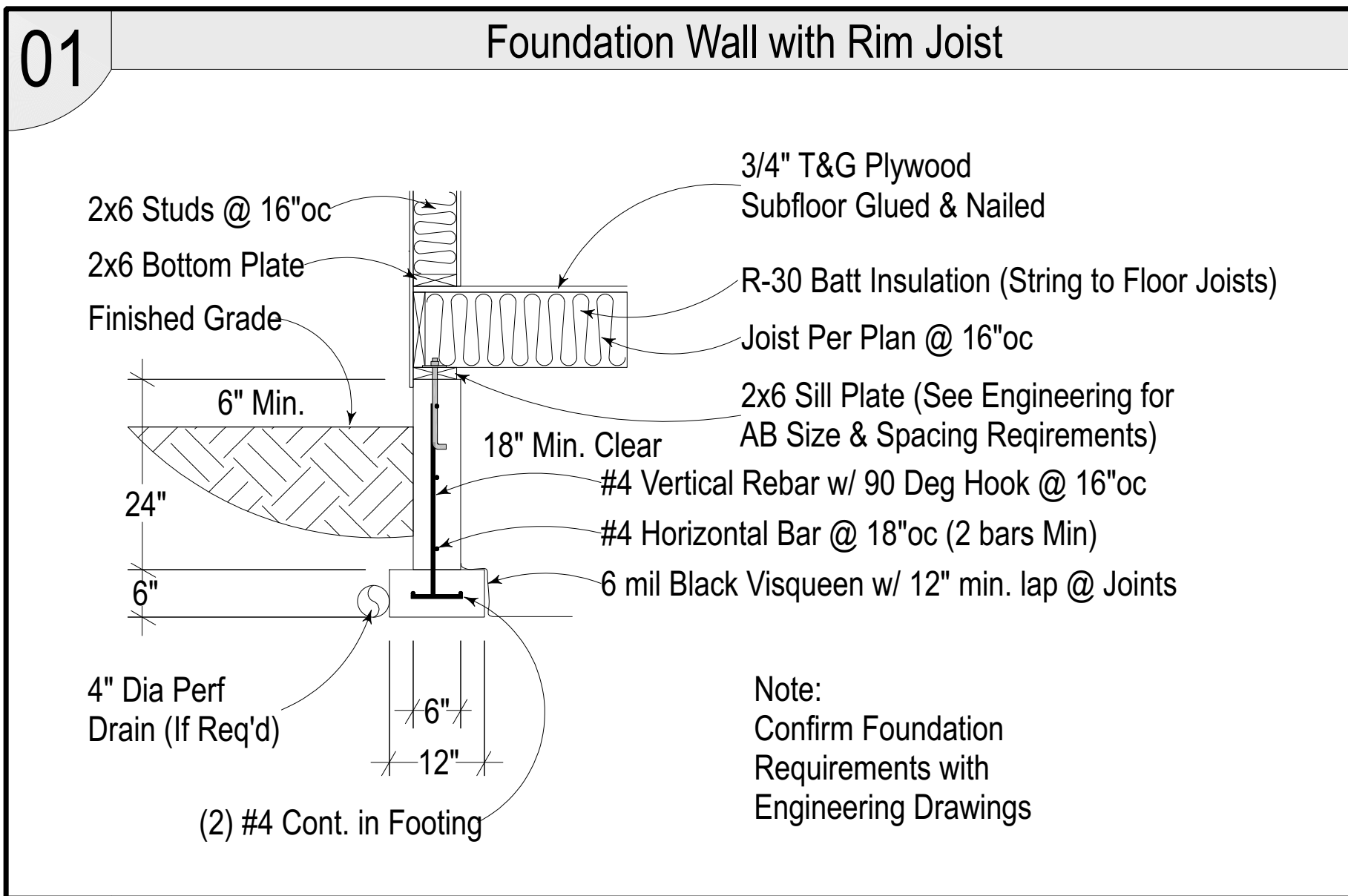
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11

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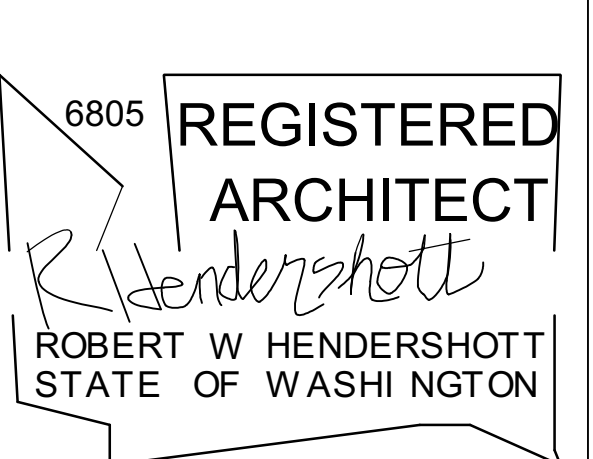
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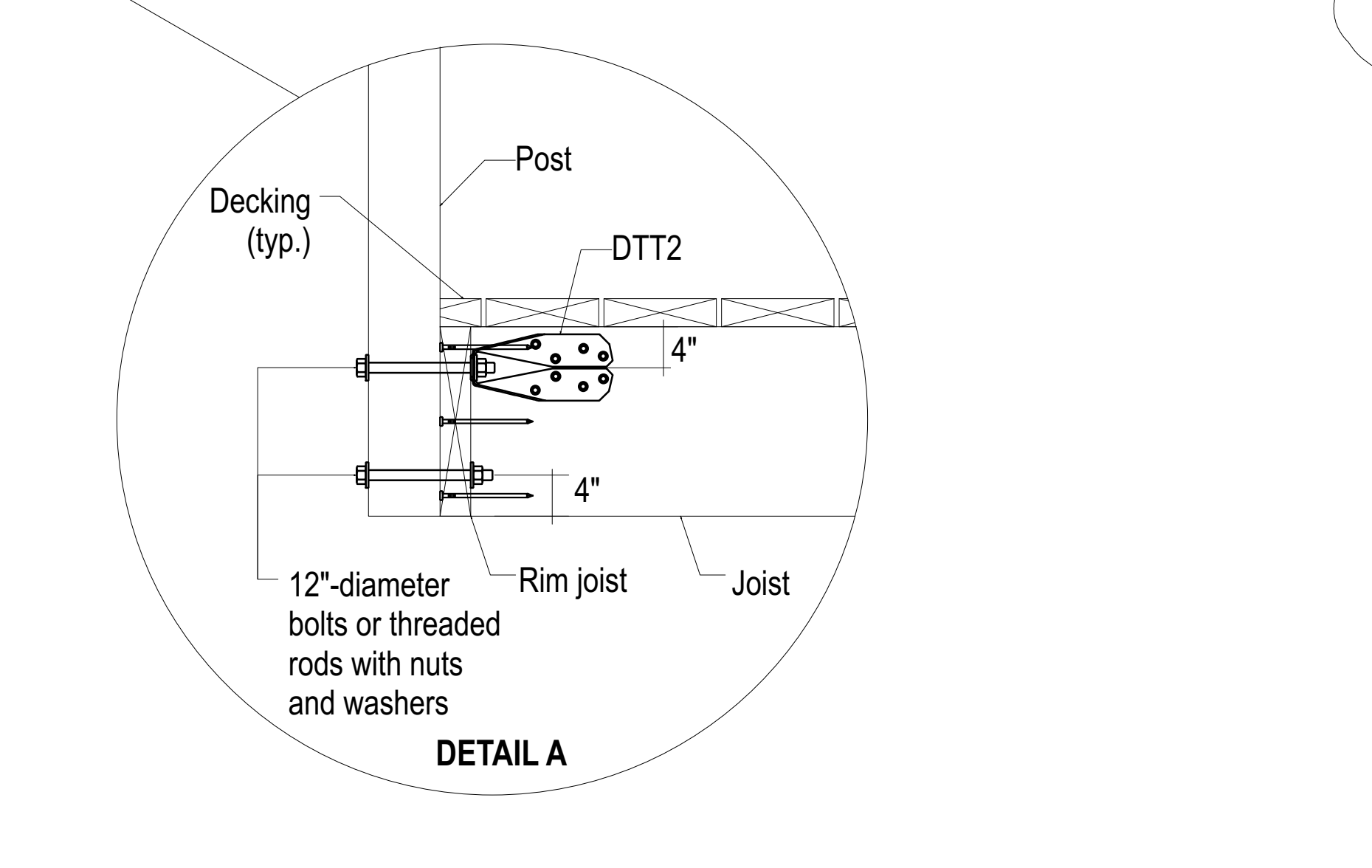
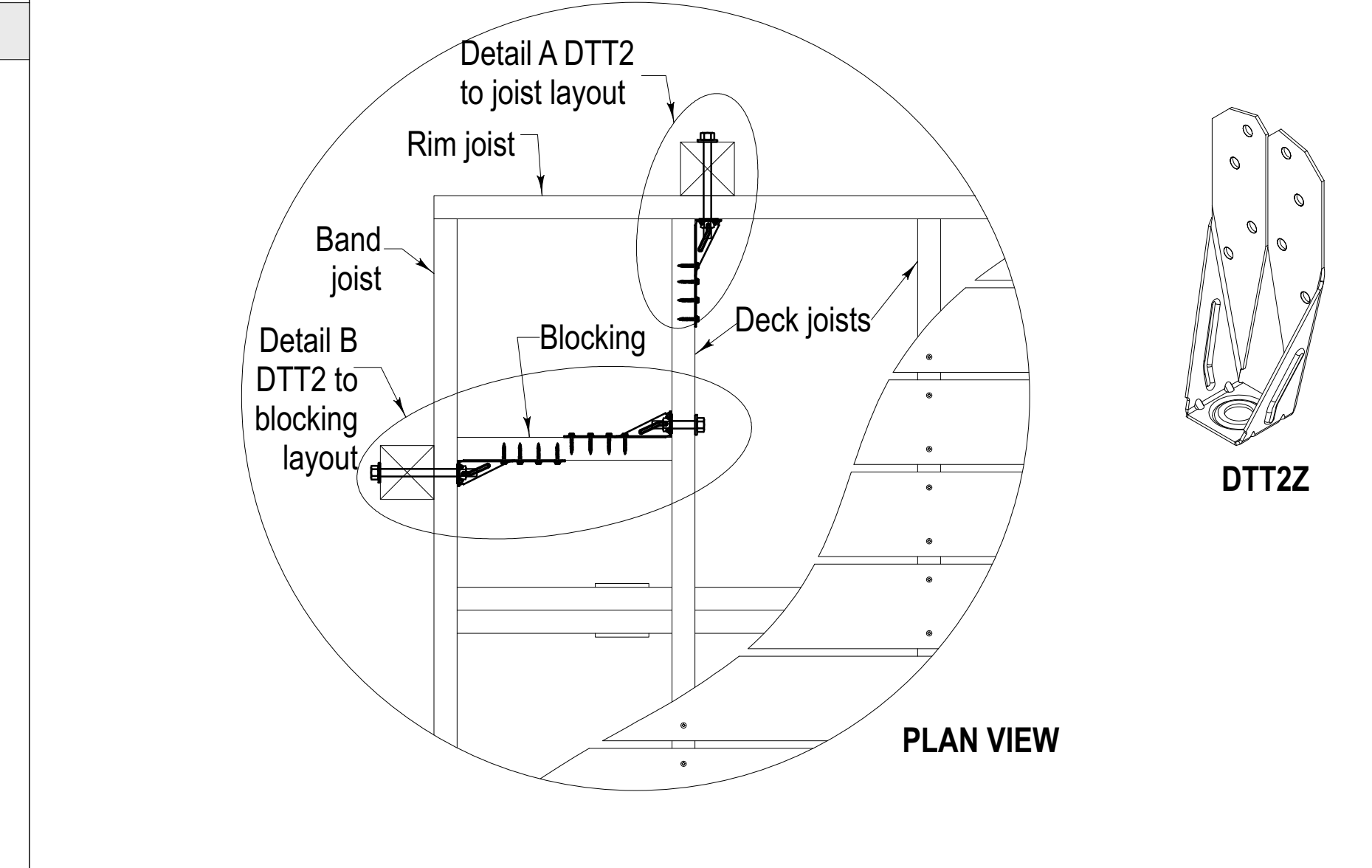
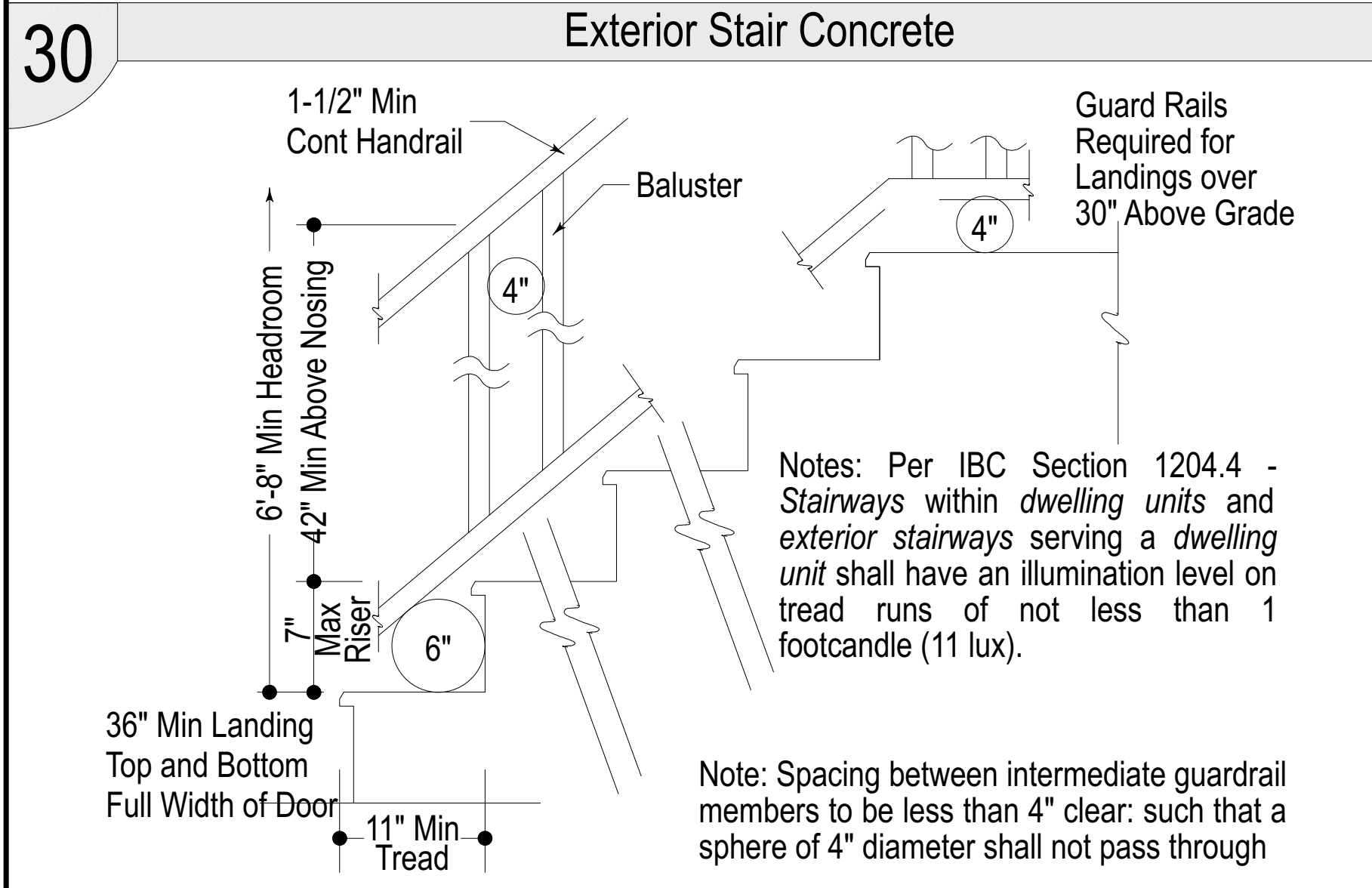
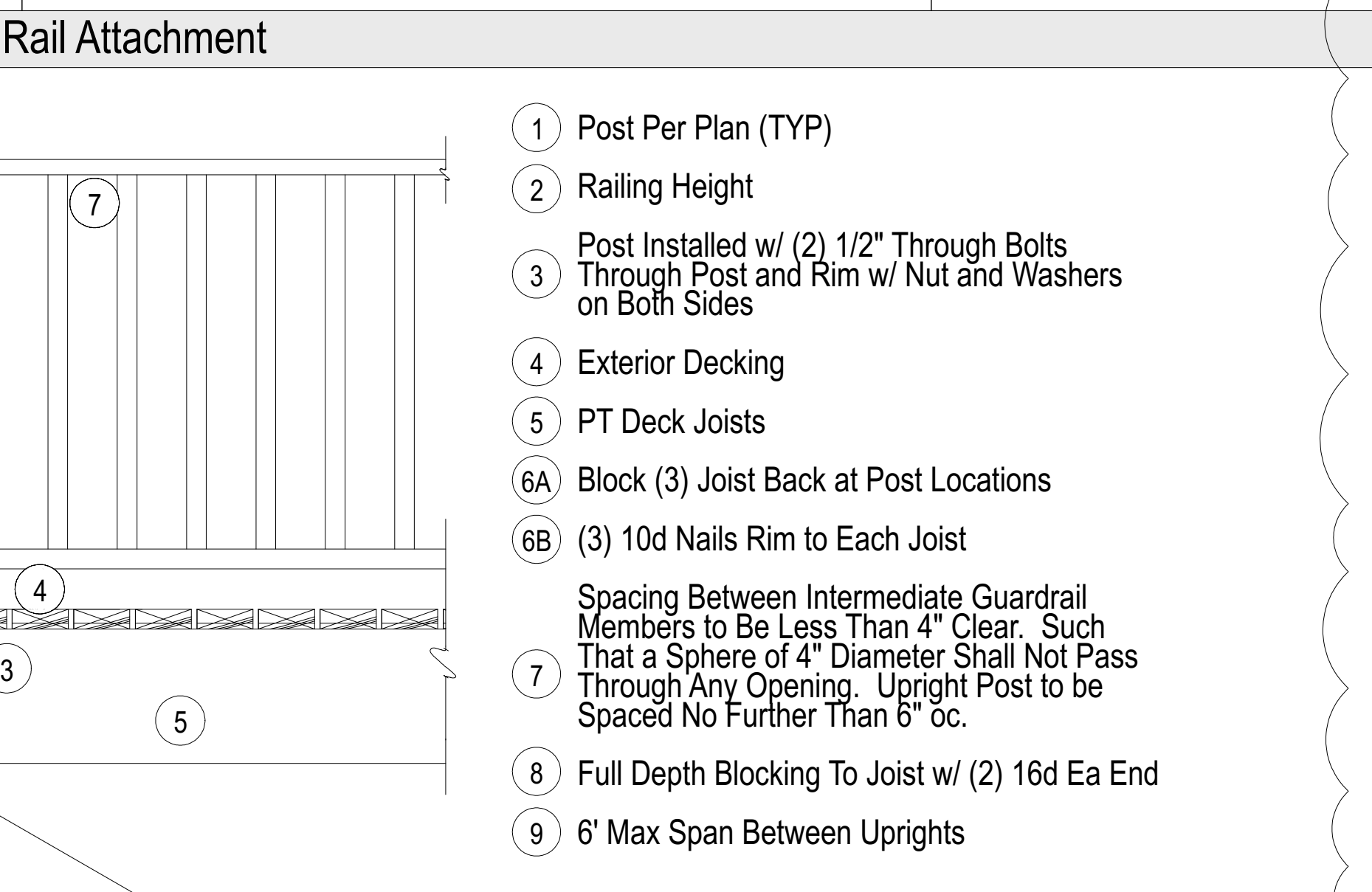
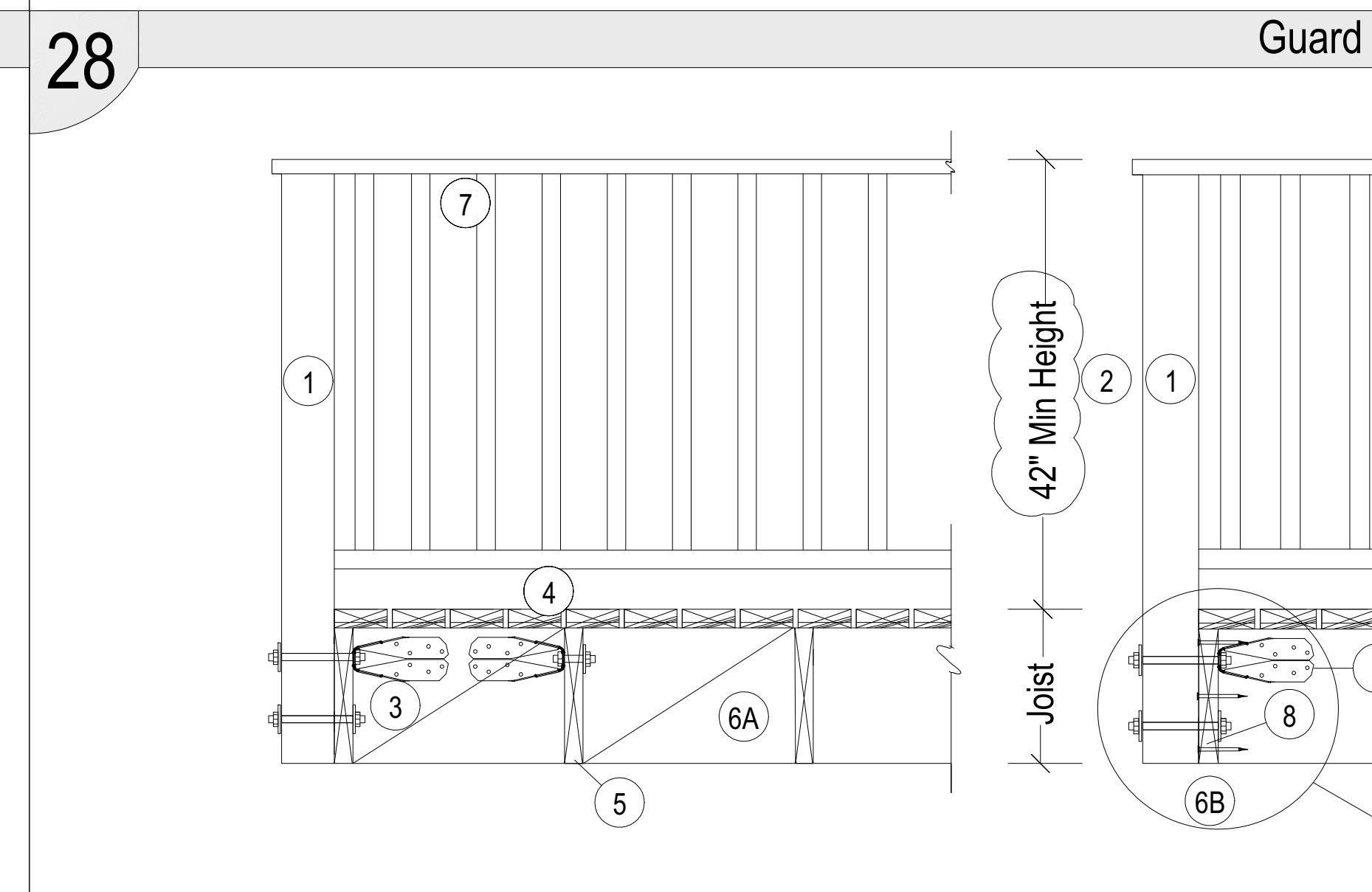
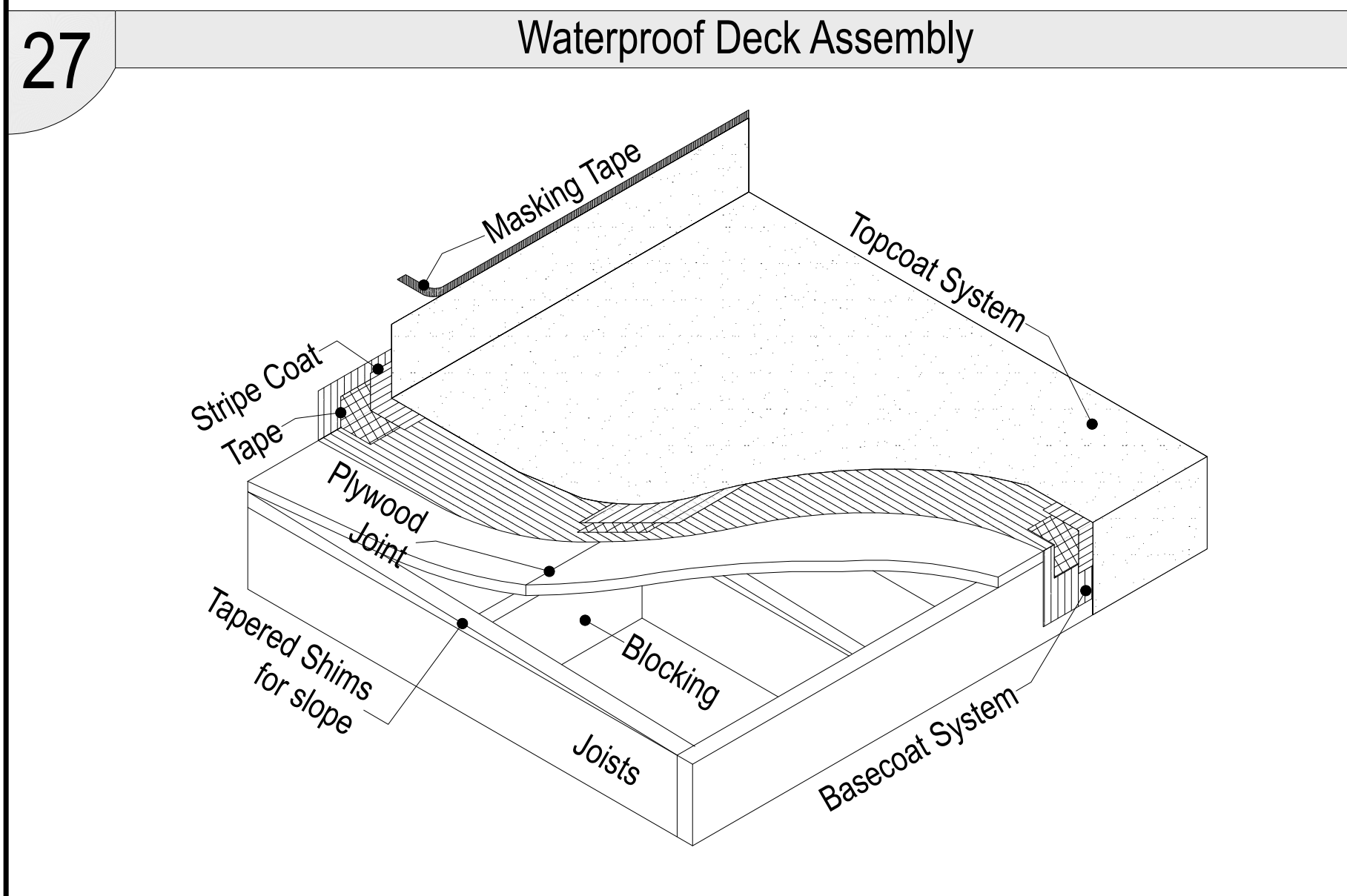
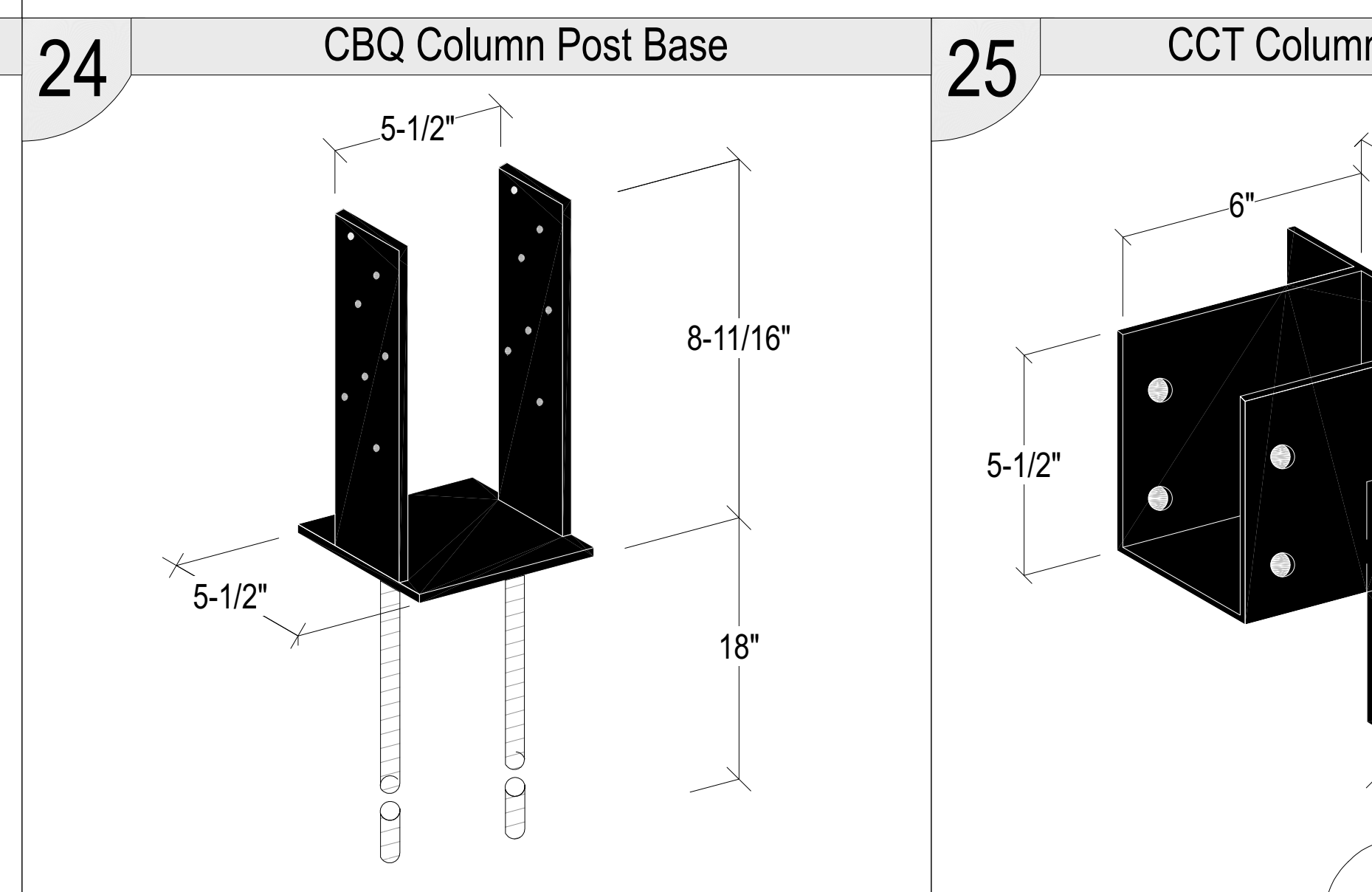
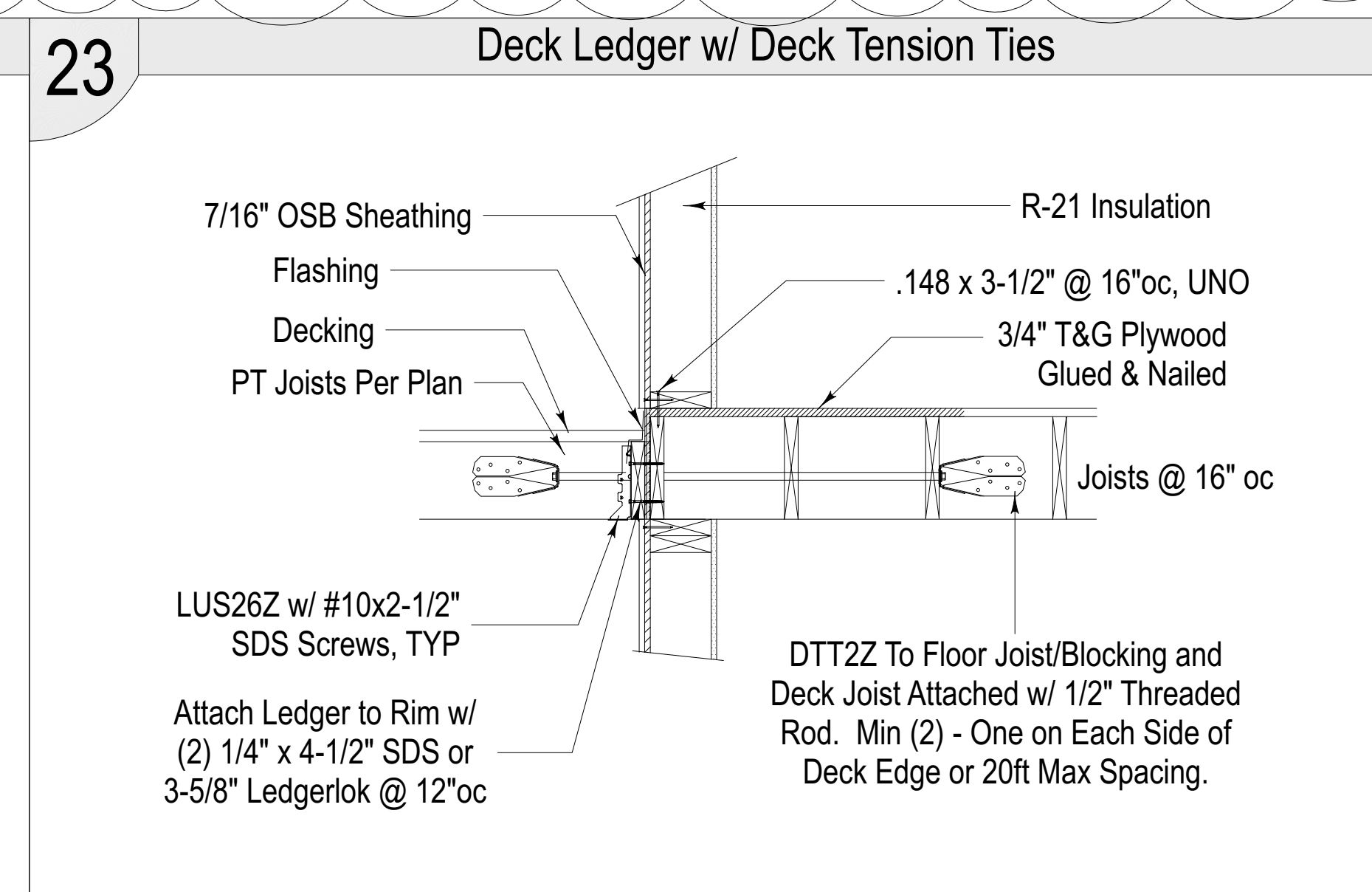
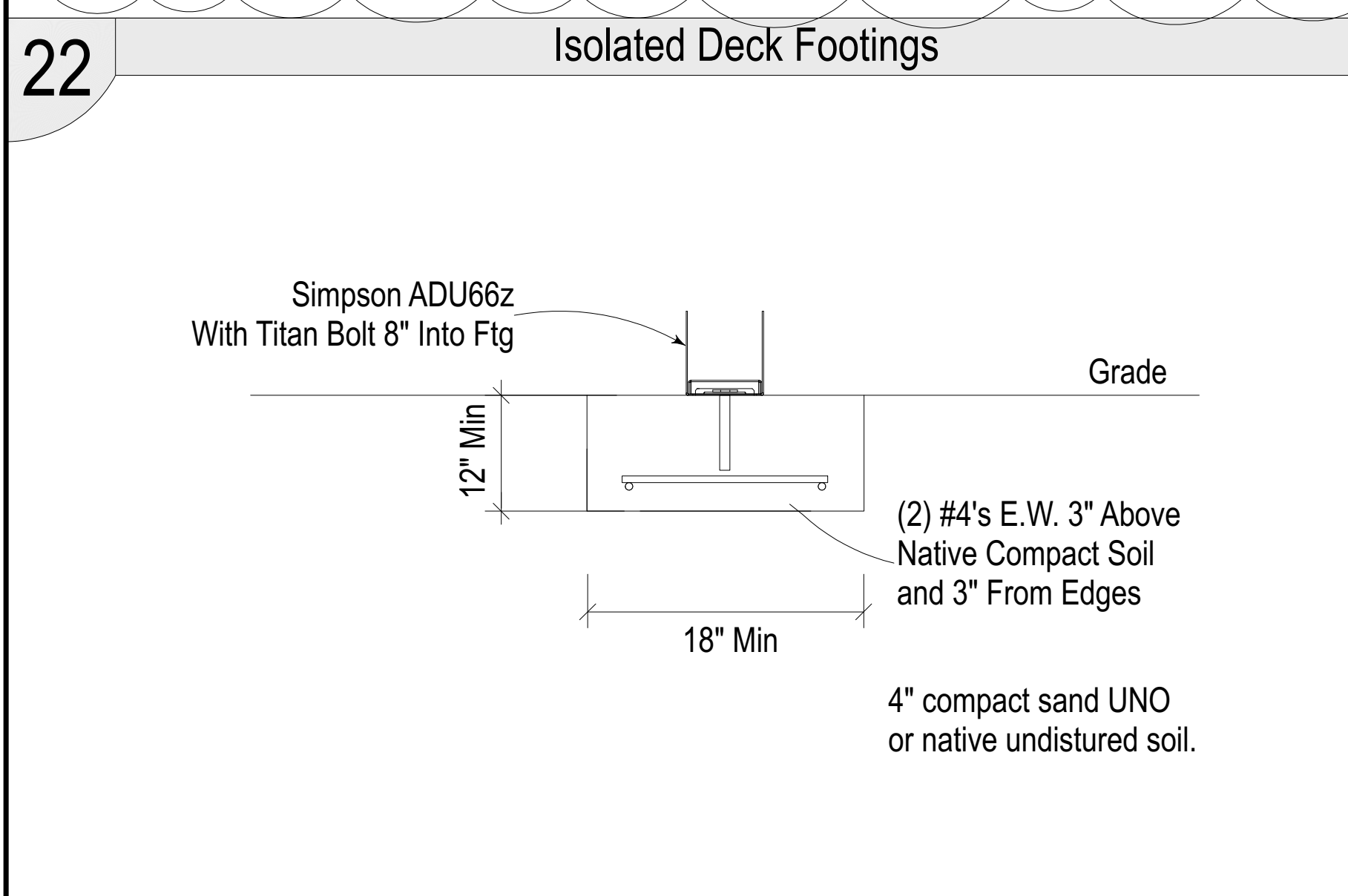
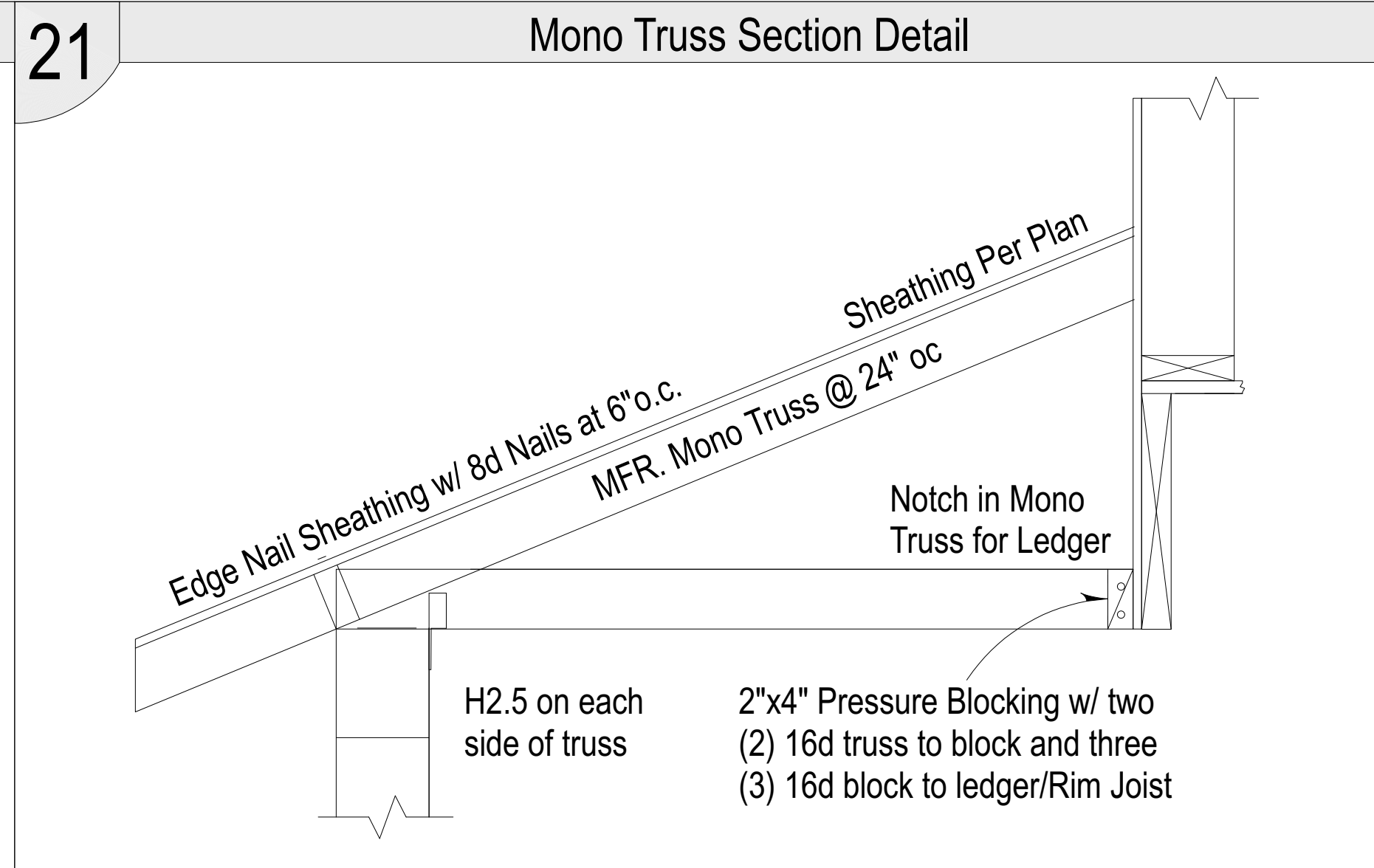
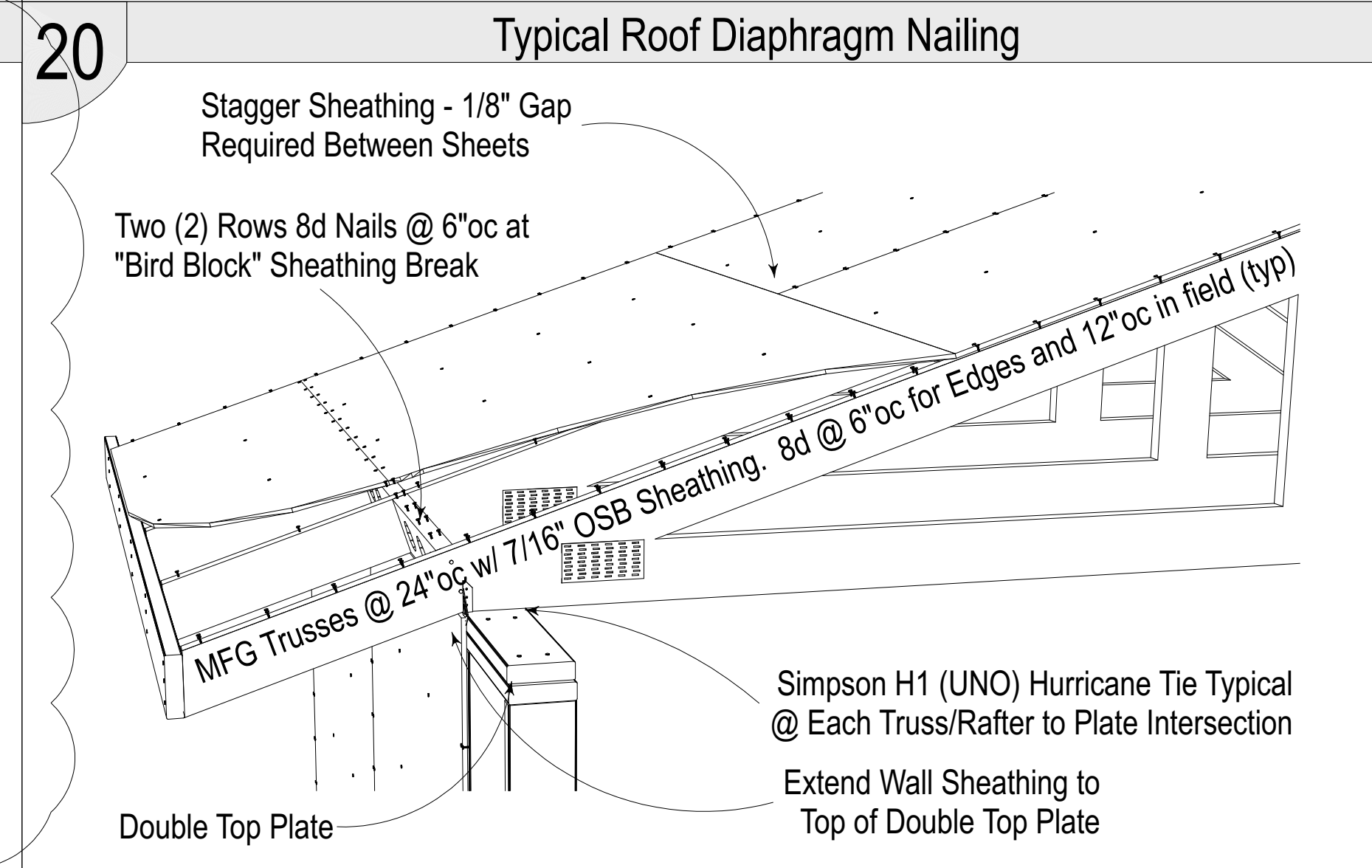
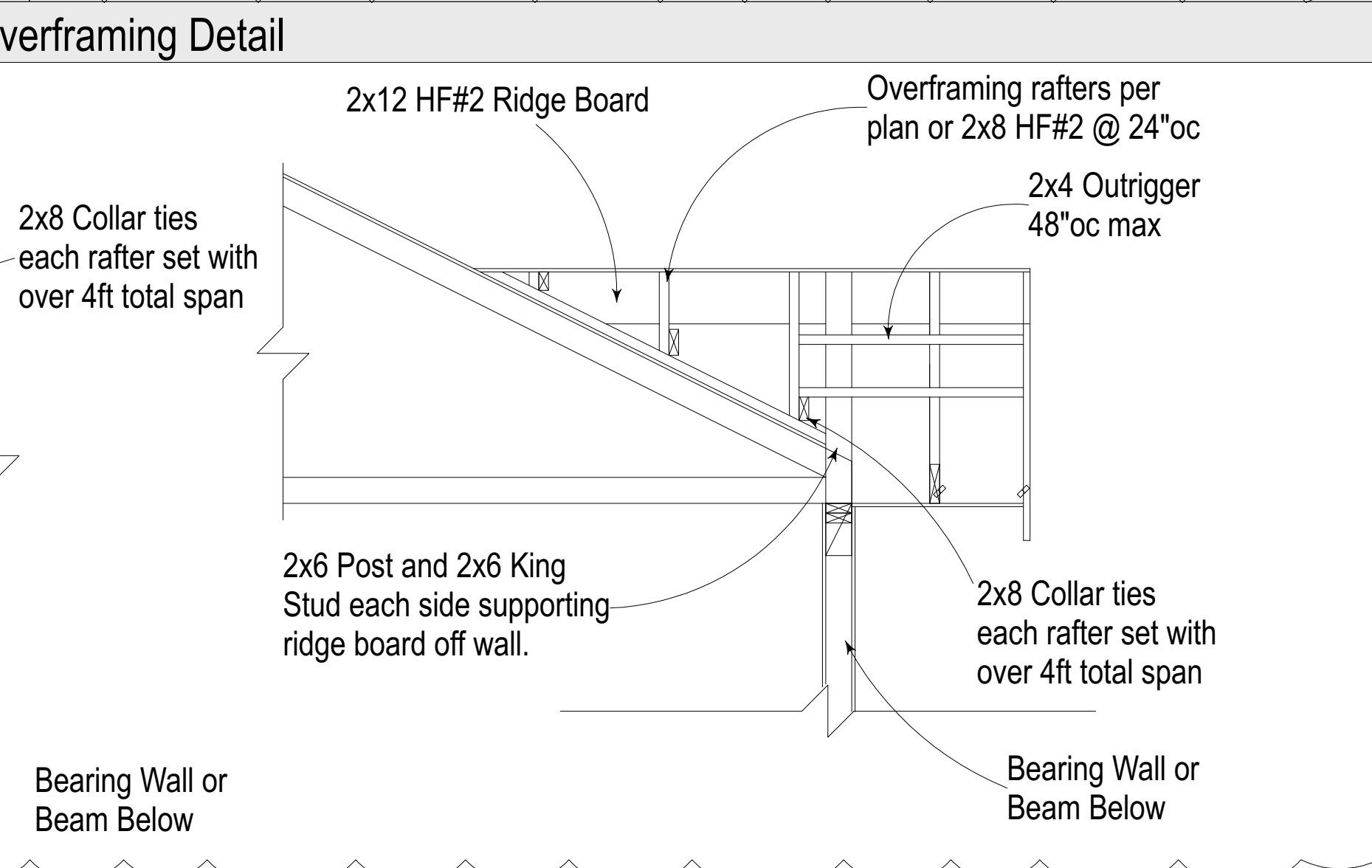
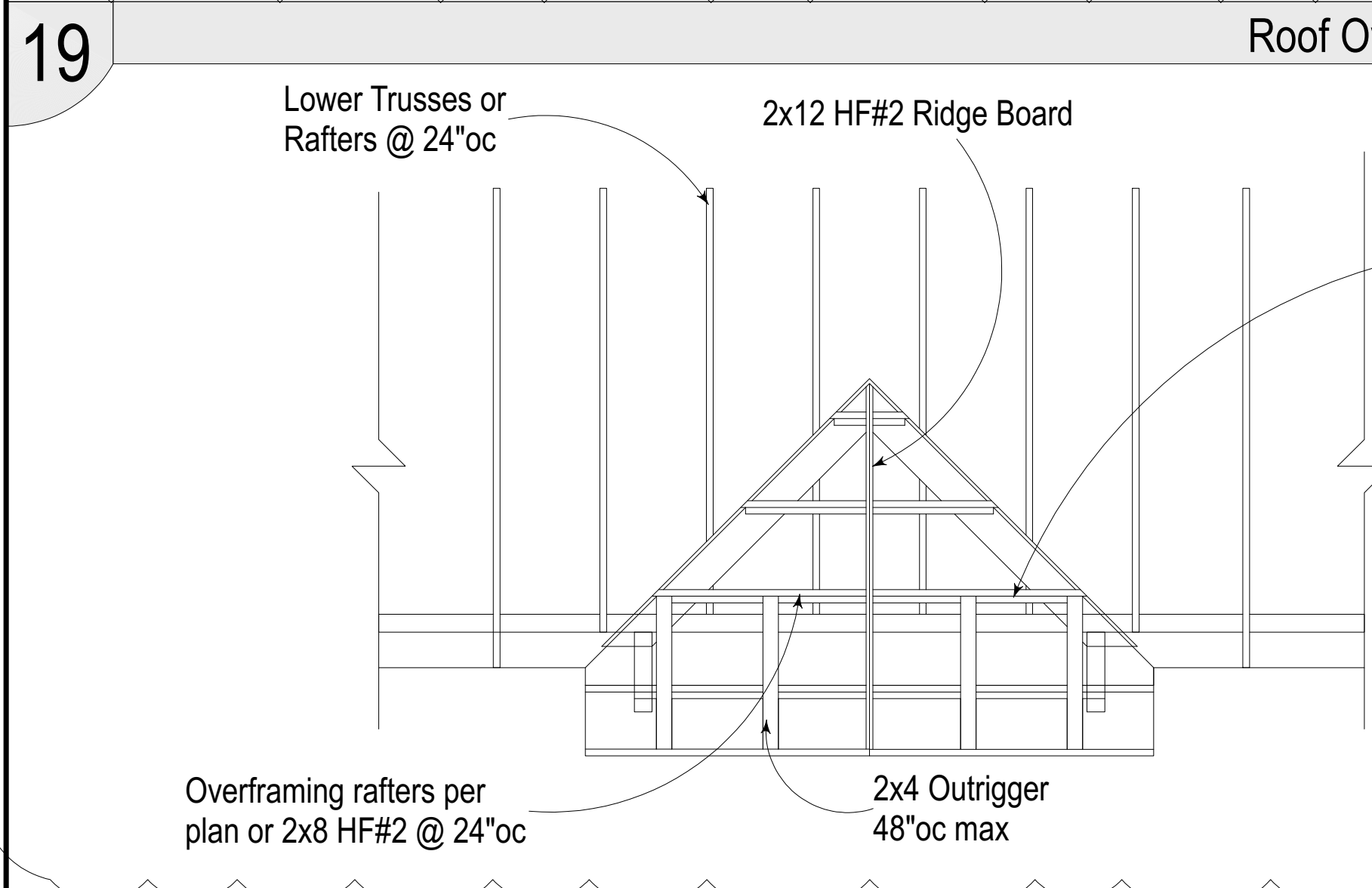
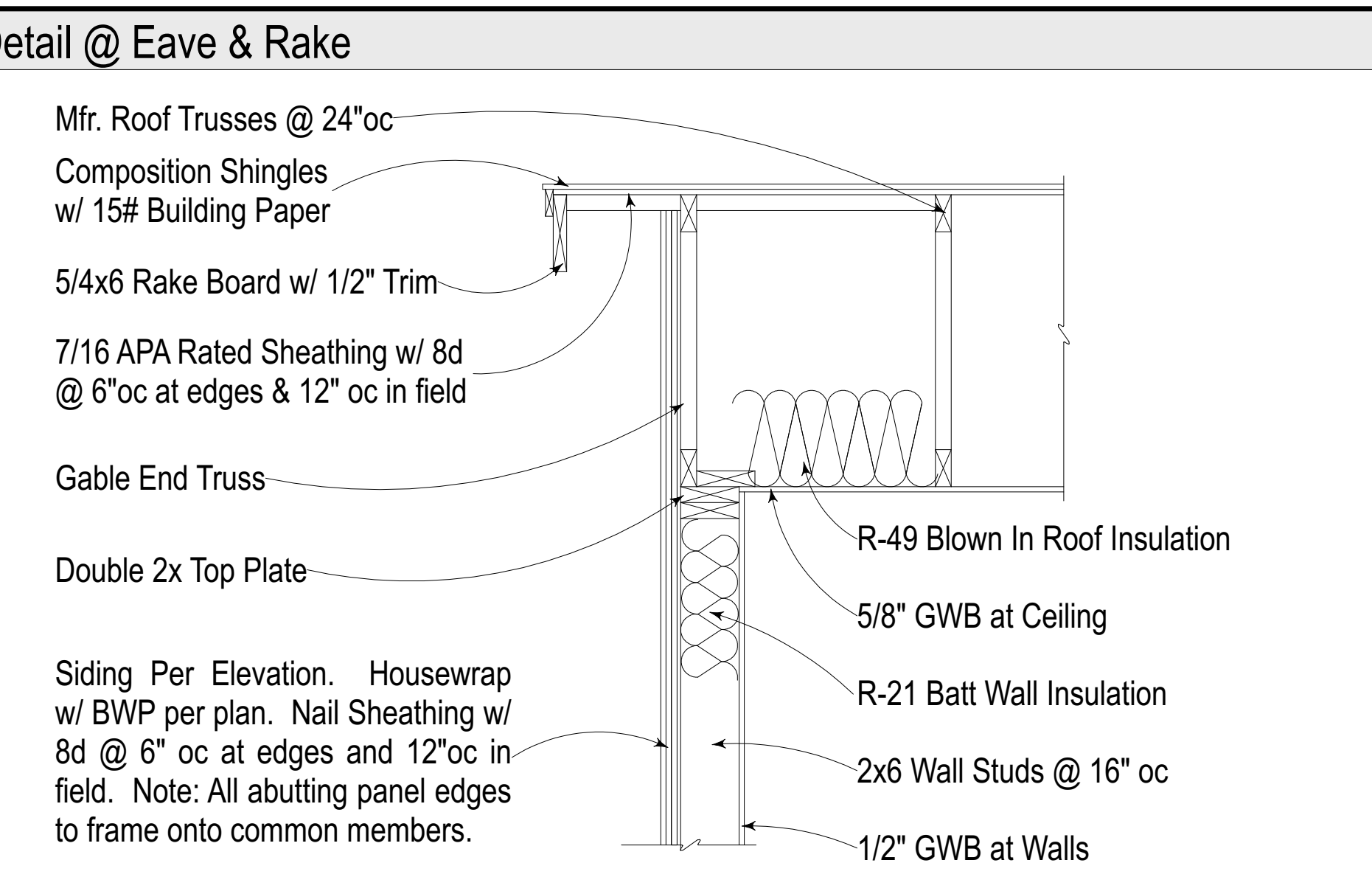
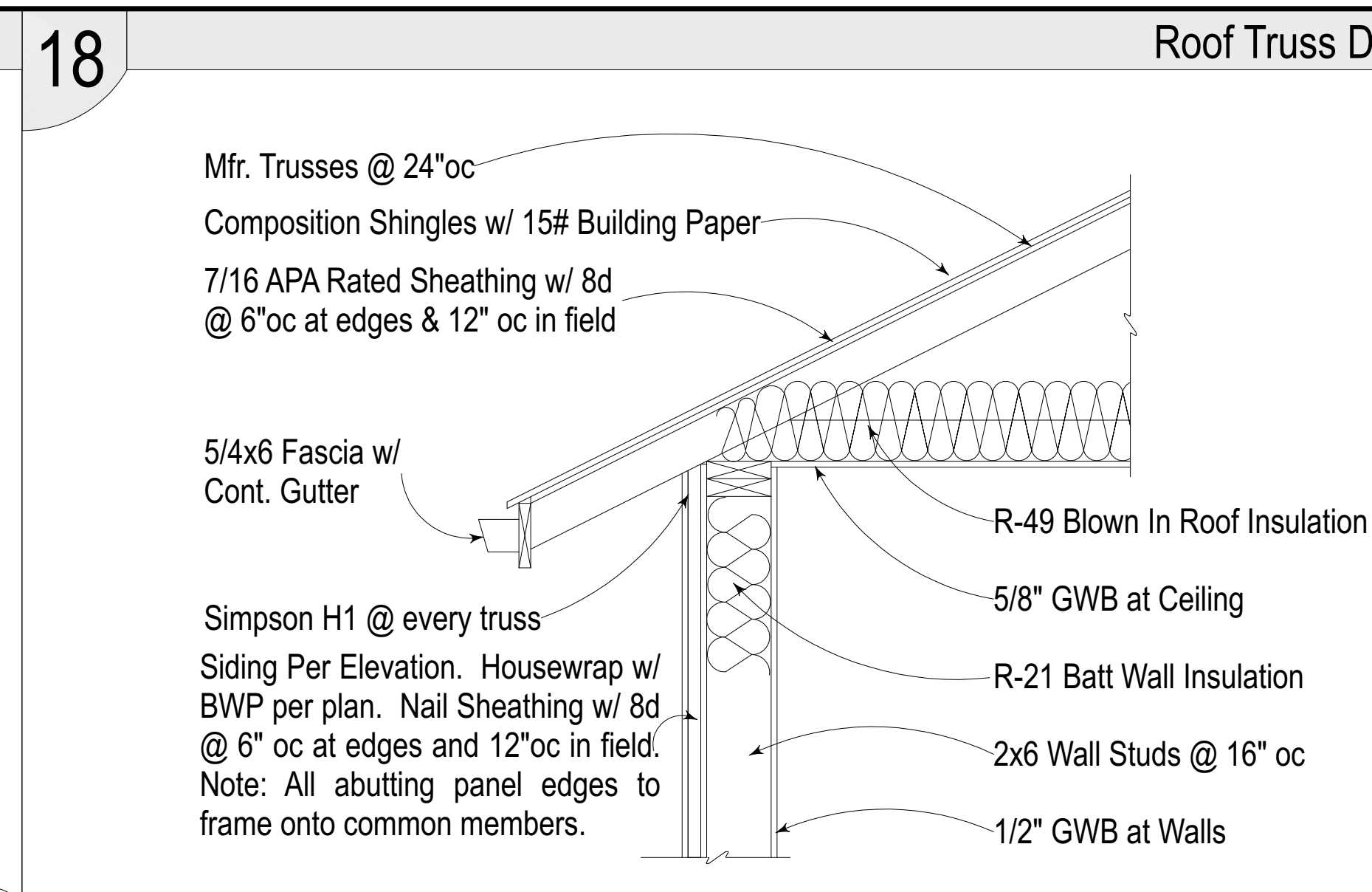
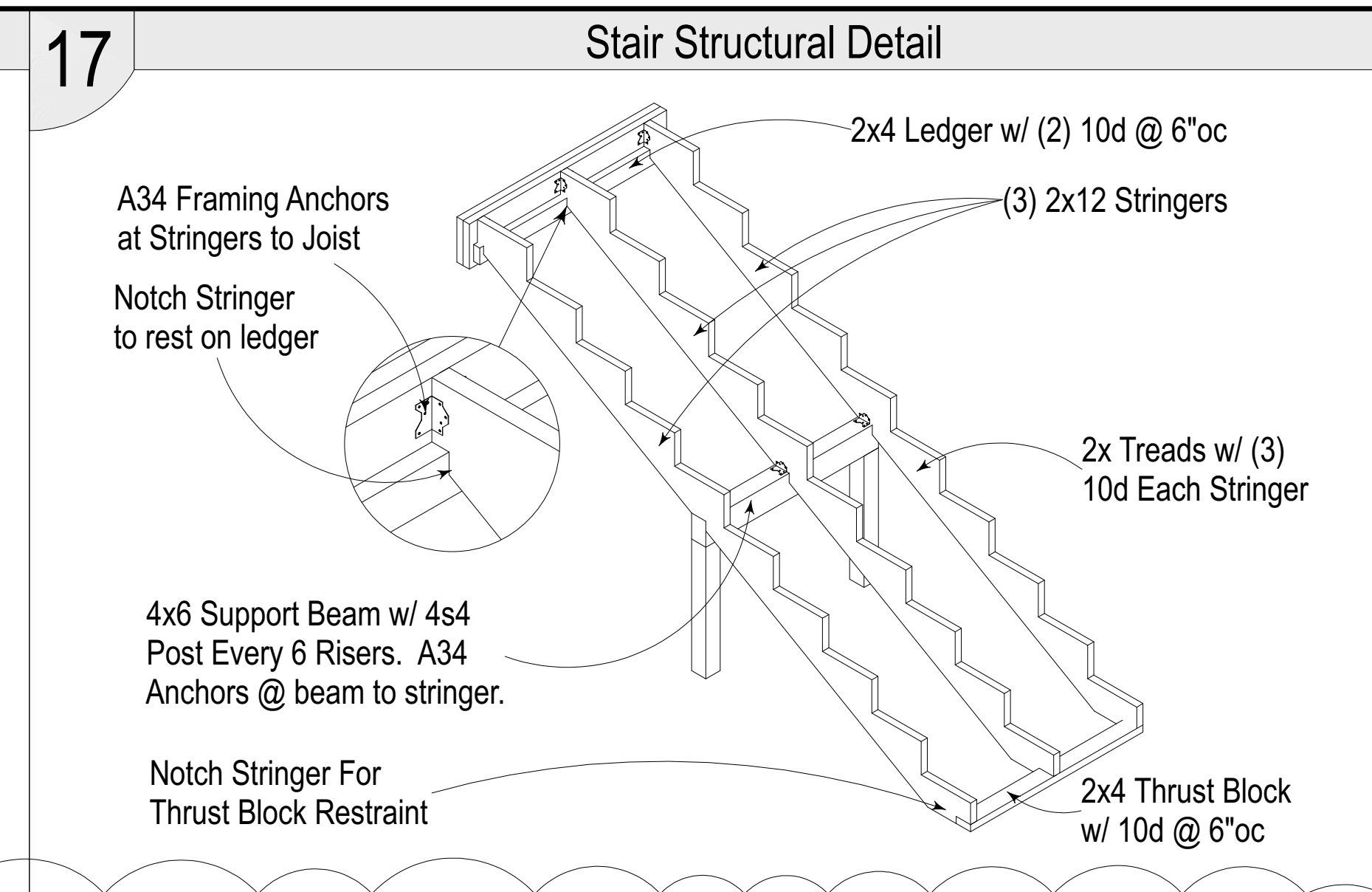
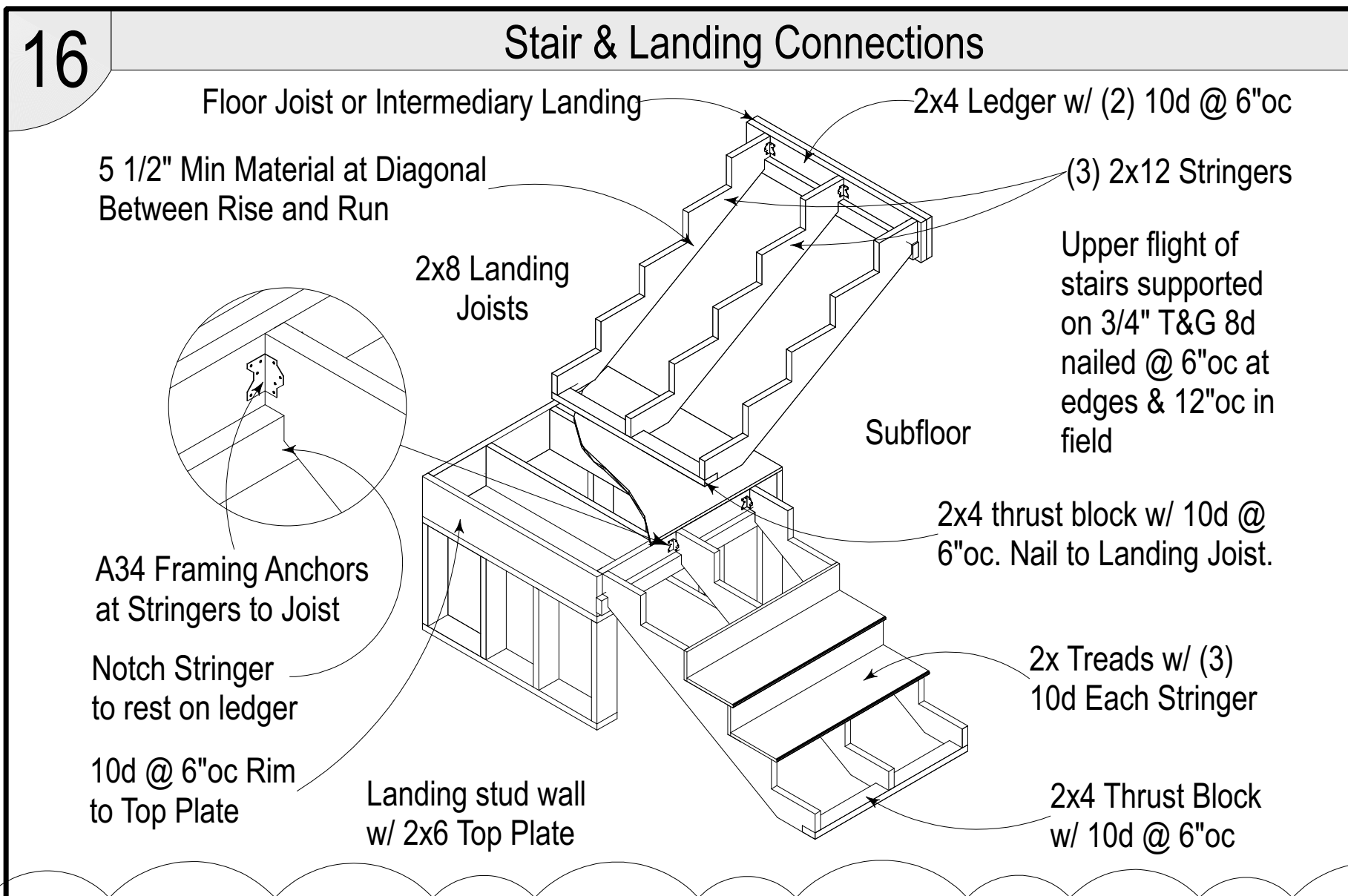
North Building Details

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Layout Sheet # 12 of 18

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North Building Details Continued

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Layout Sheet # 13 of 18

Sheet:

13

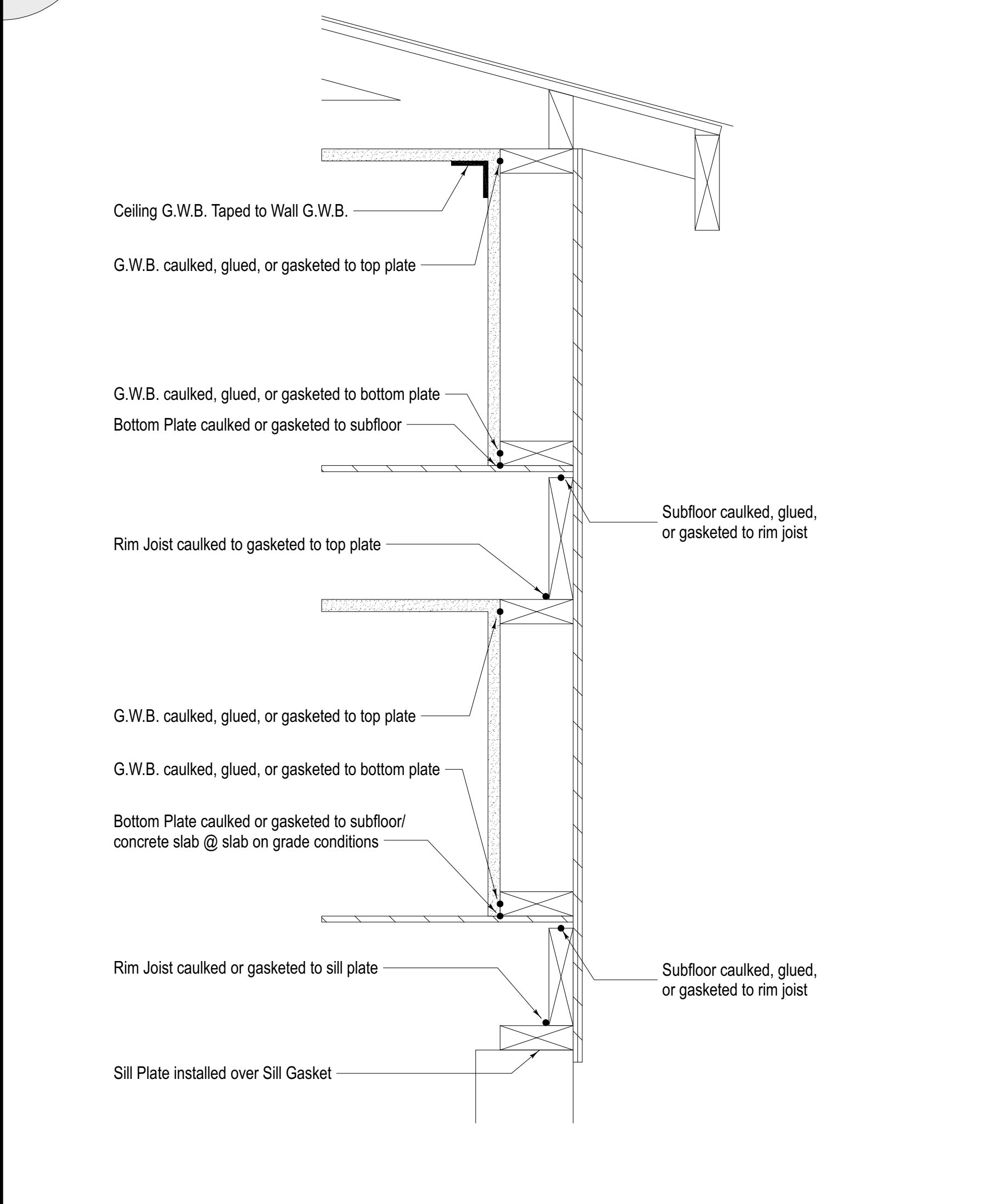
This Space is Not Used

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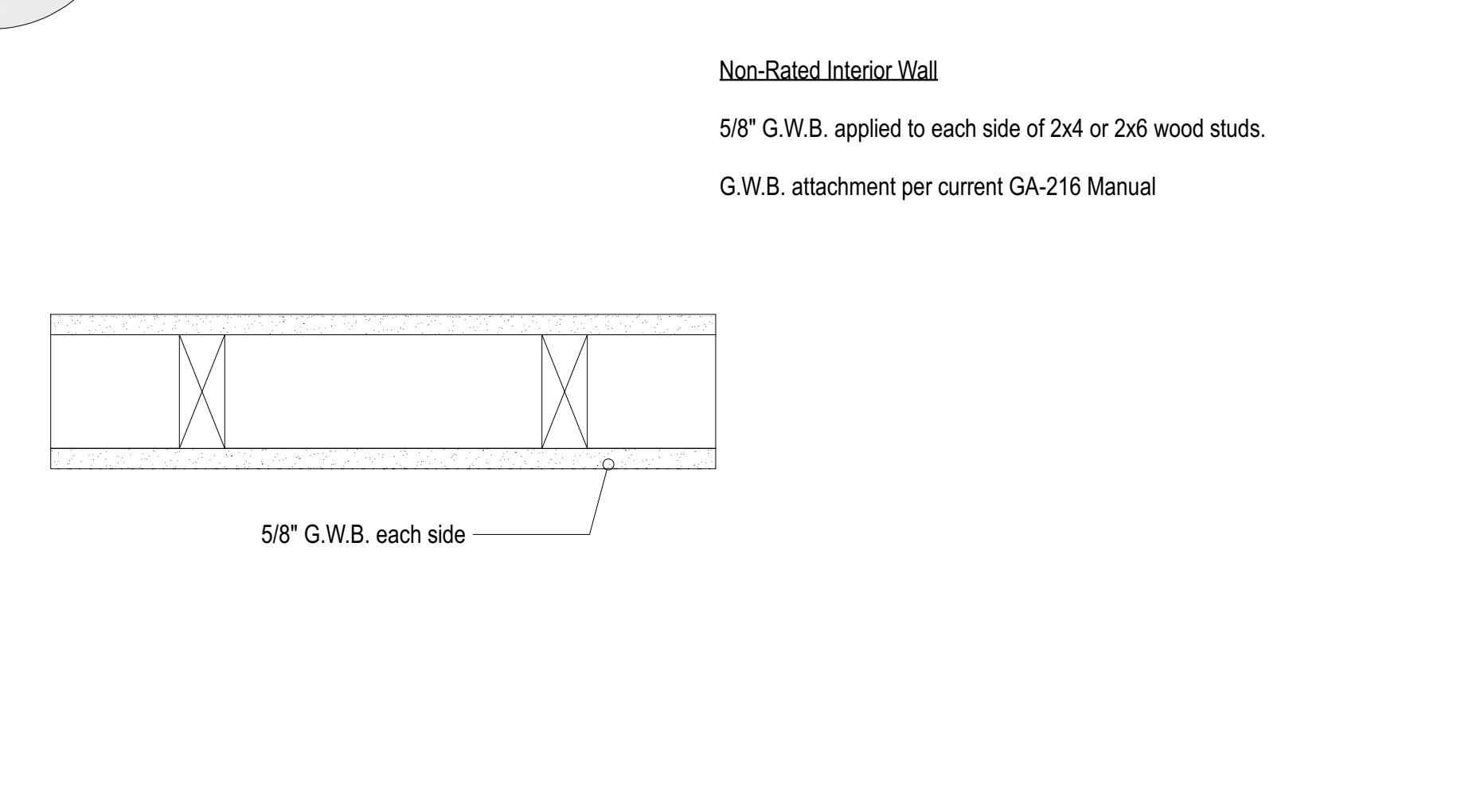
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Engineering	Public Works
Fire	Traffic

See engineering for structural requirements

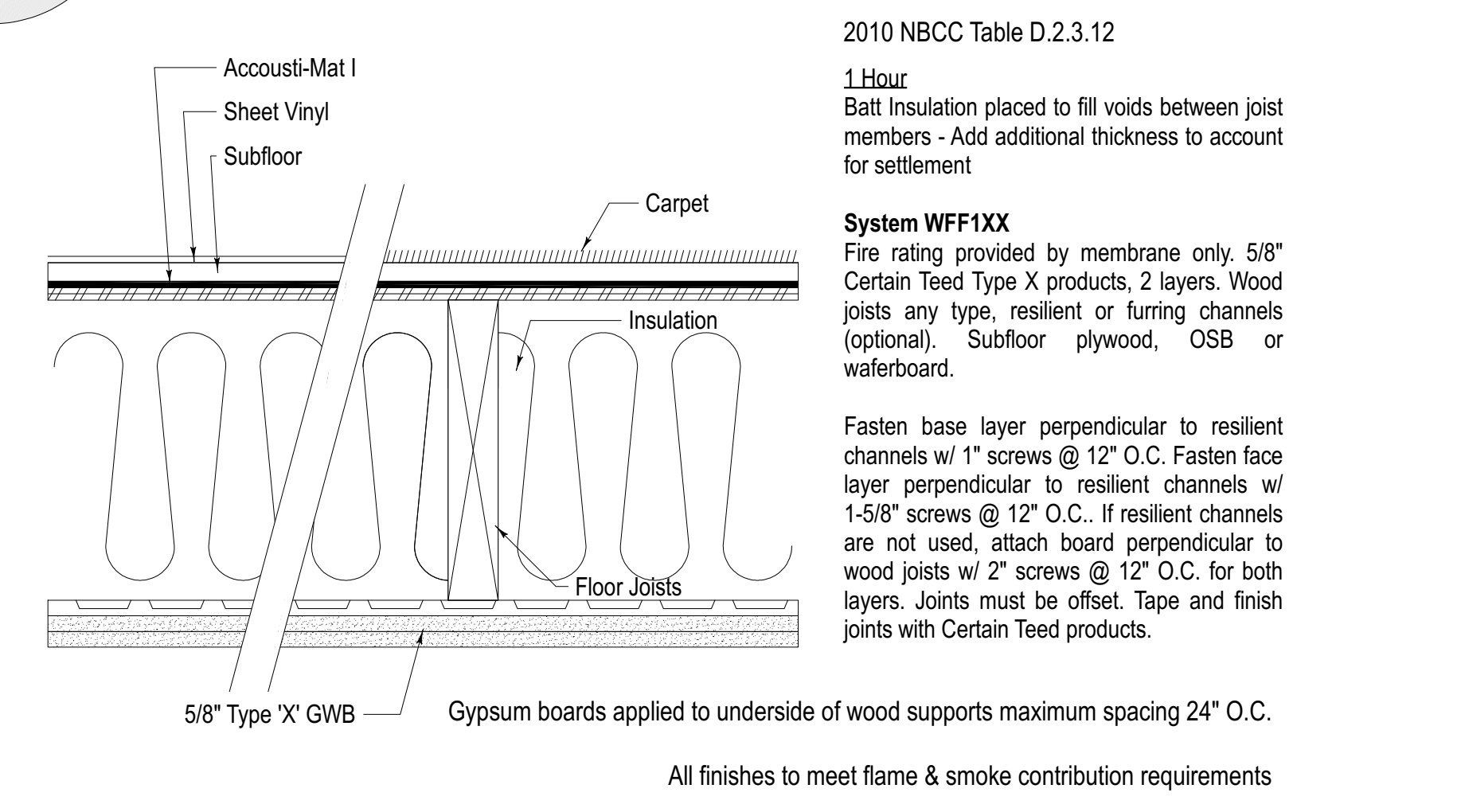
30 Typical Multi-Floor Air Barrier Wall/ Floor Section Assembly



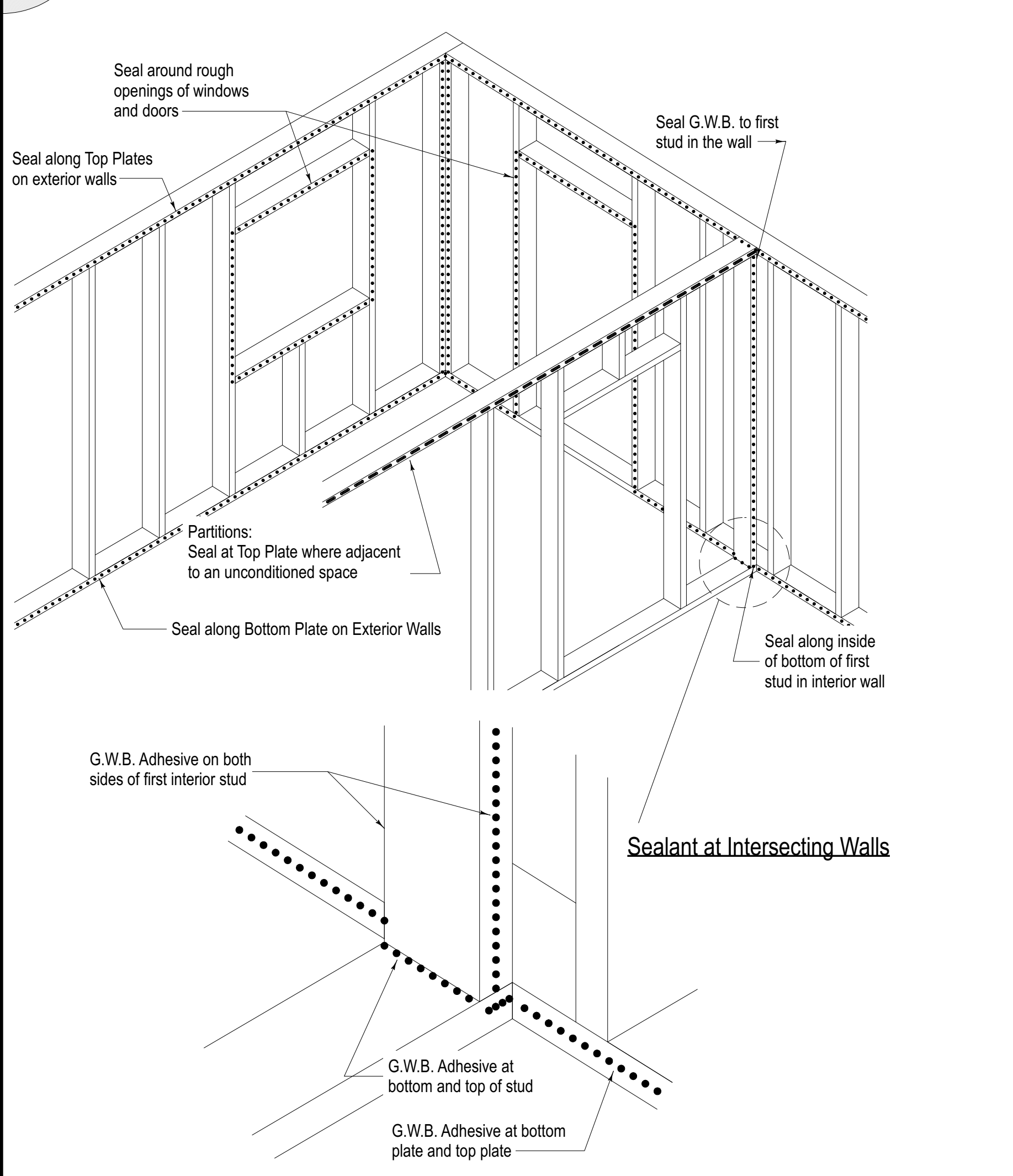
31 Non-Rated Interior Wall



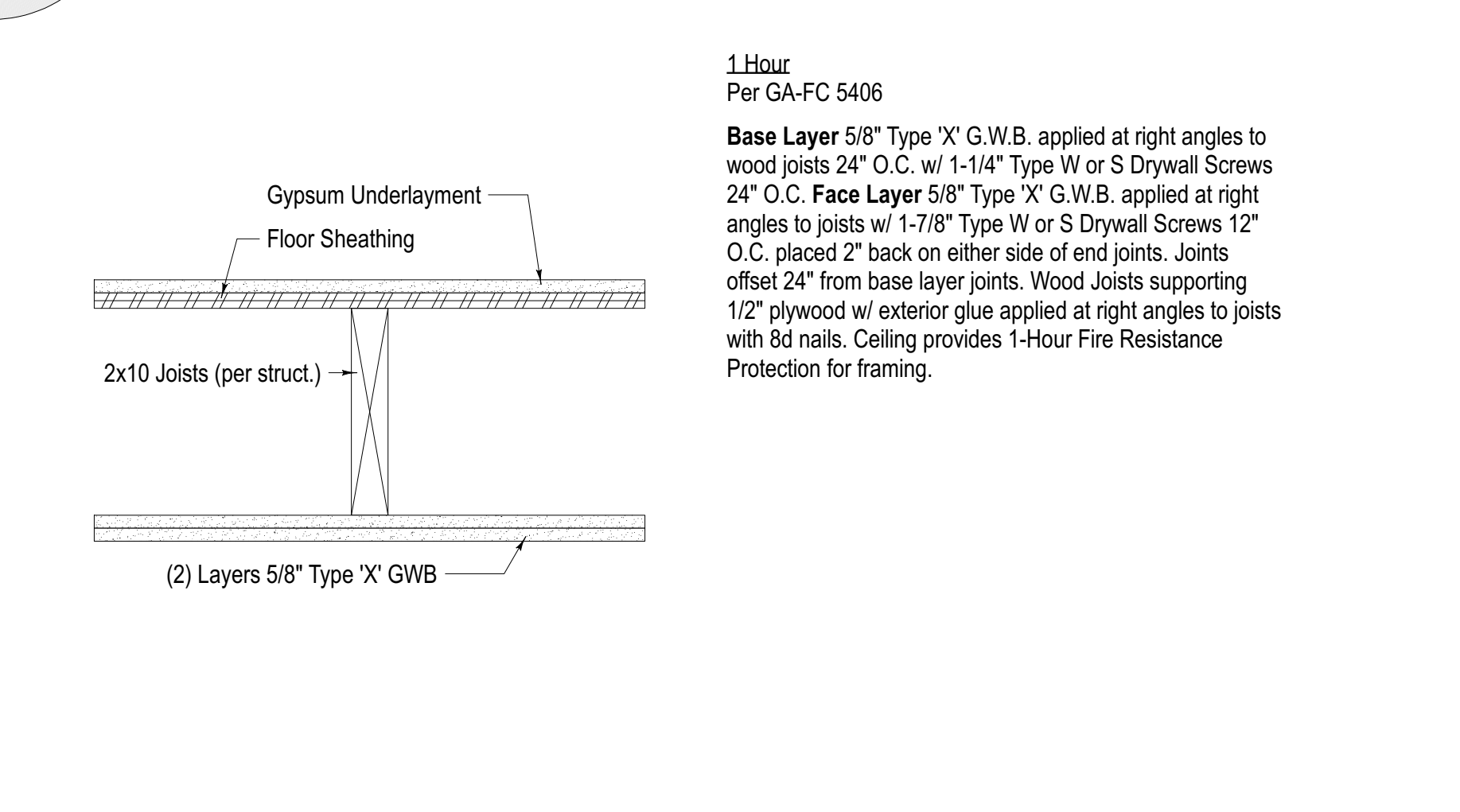
32 Intersection of Rated Walls



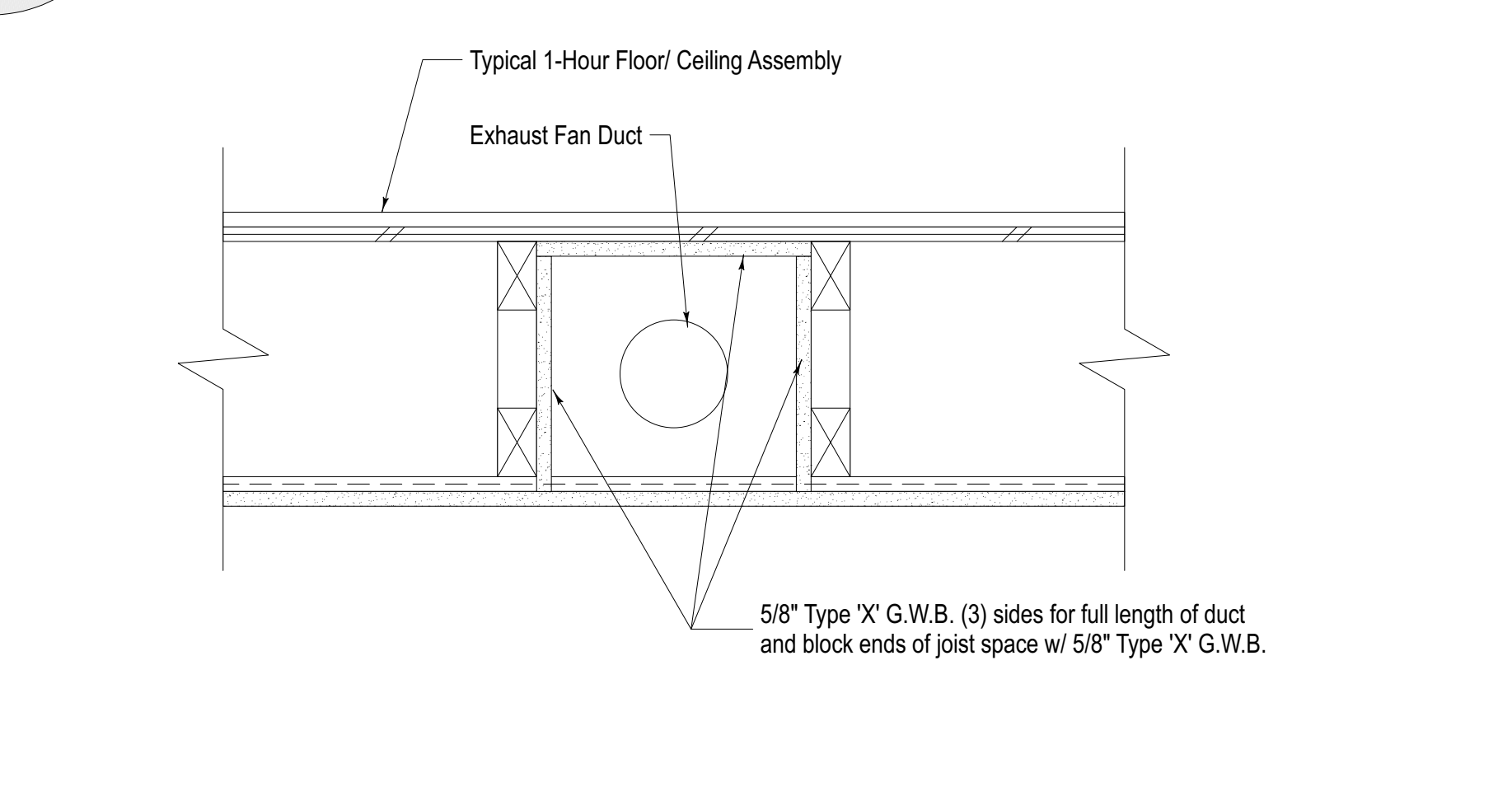
35 Typical Sealant Locations



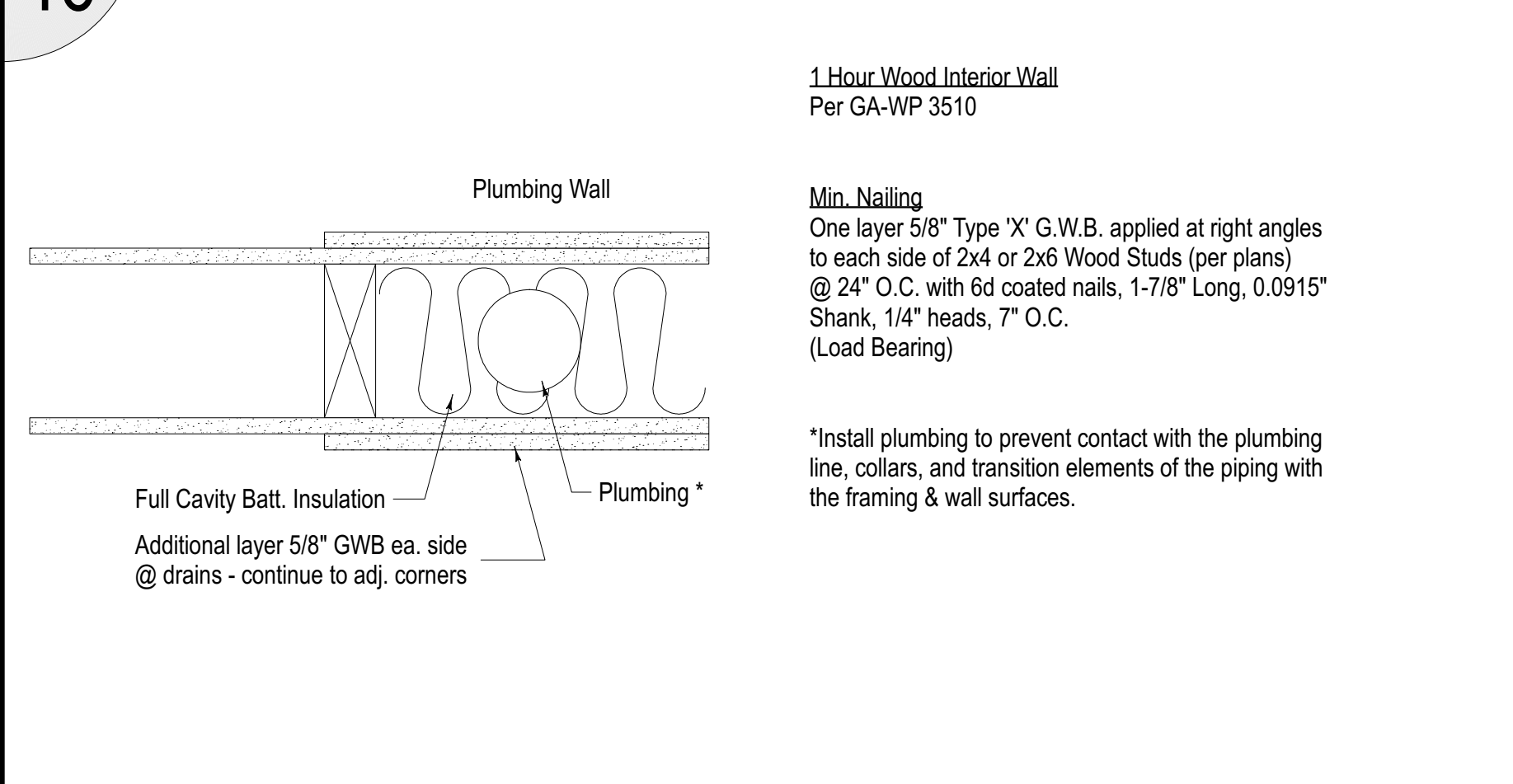
33 1-Hour Floor-Ceiling



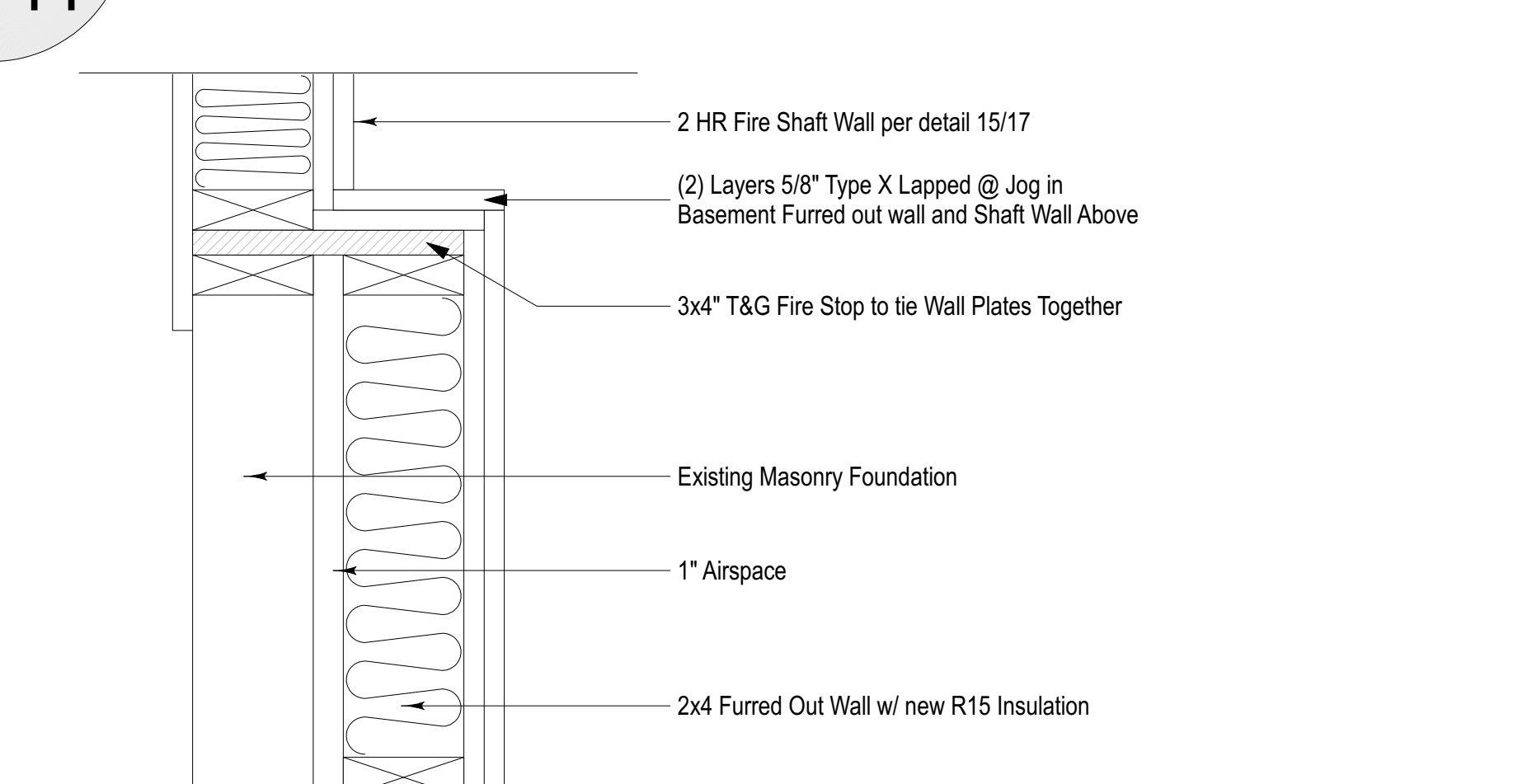
36 1-Hour Stair Landing



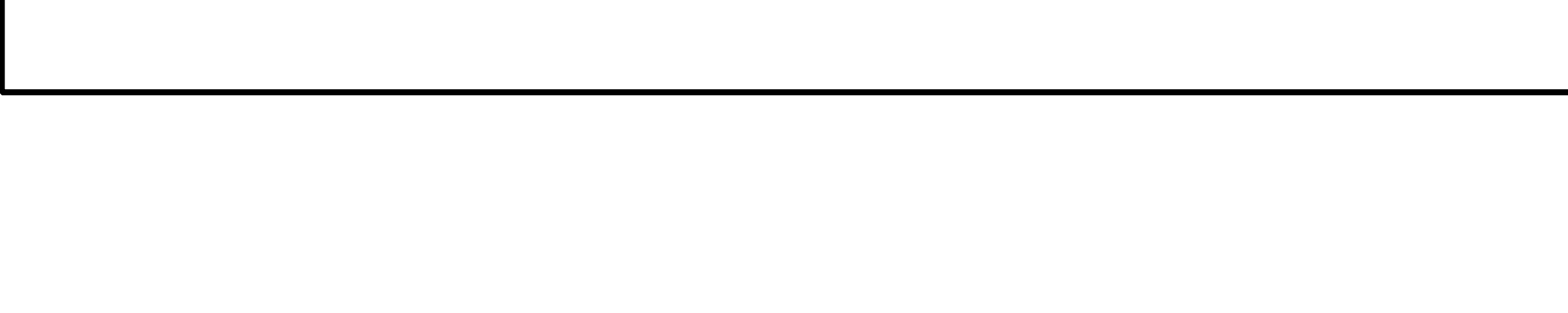
37 Vertical Fire Stop



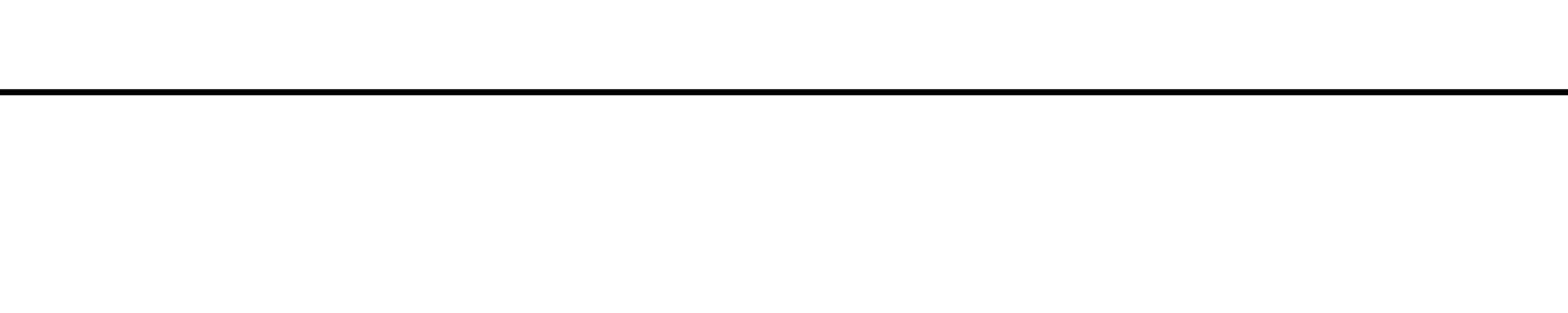
38 Joist Lining Detail



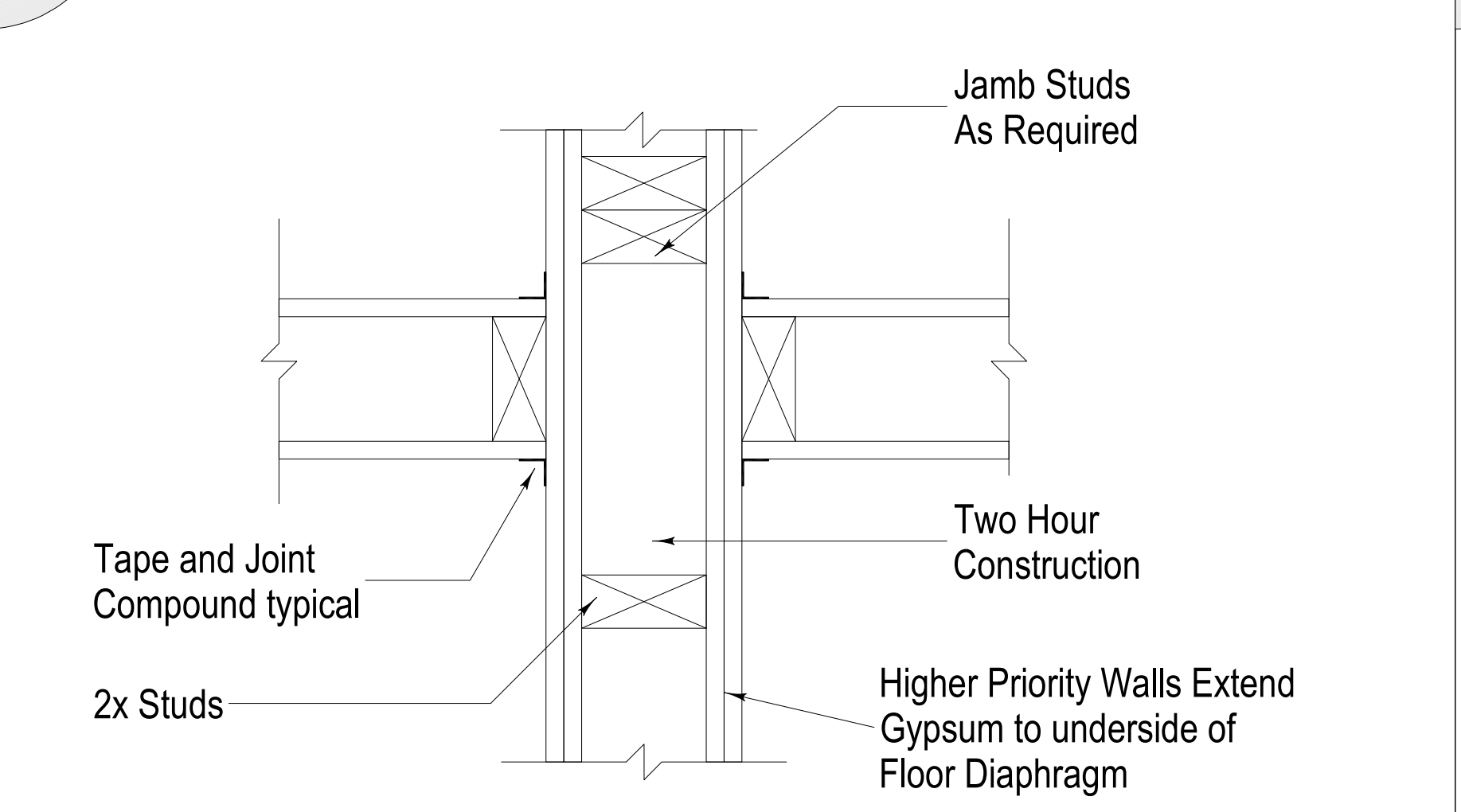
39 Recessed Fixtures @ 1HR Fire Partitions/ Unit Separation Walls



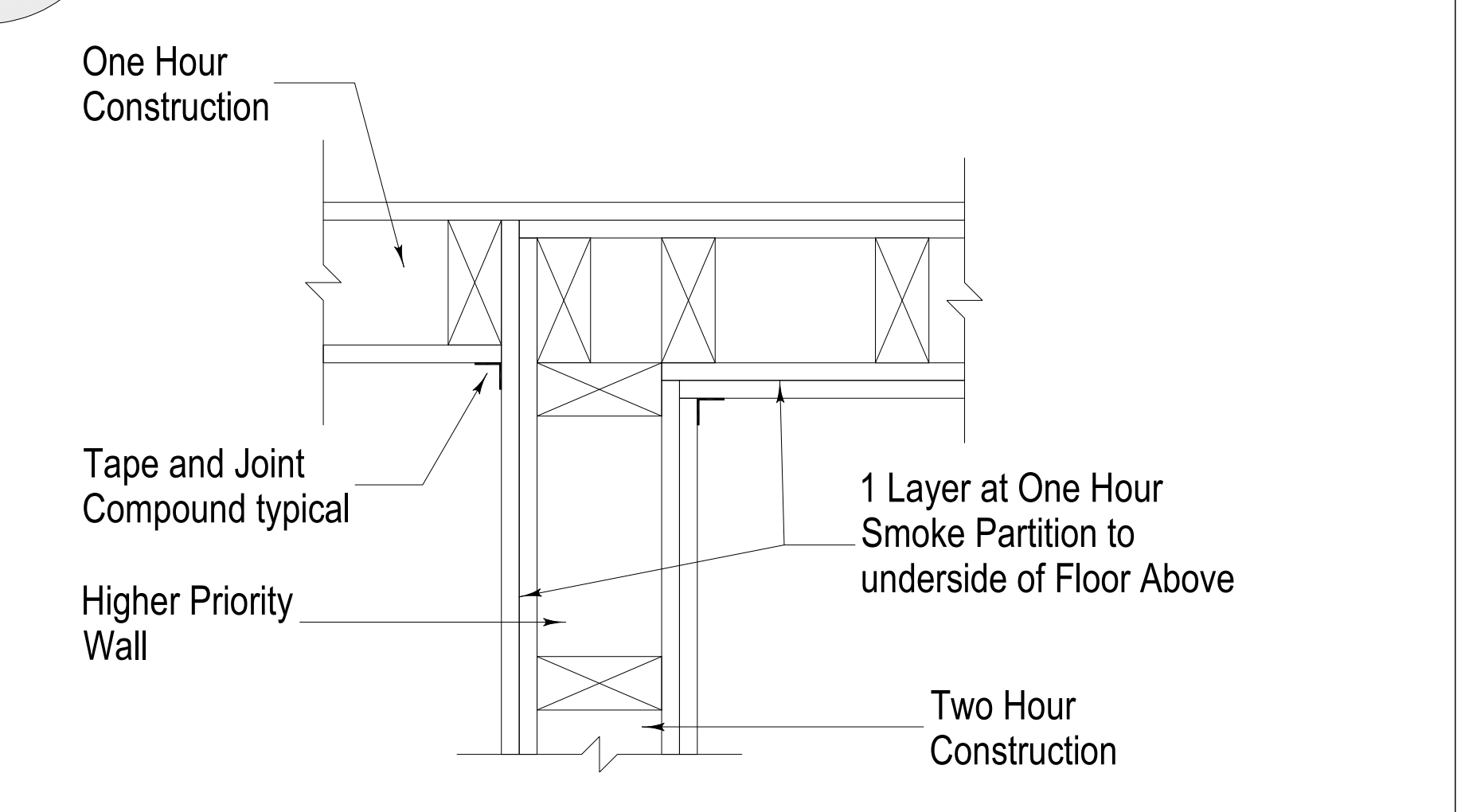
40 1-Hour Interior Wall



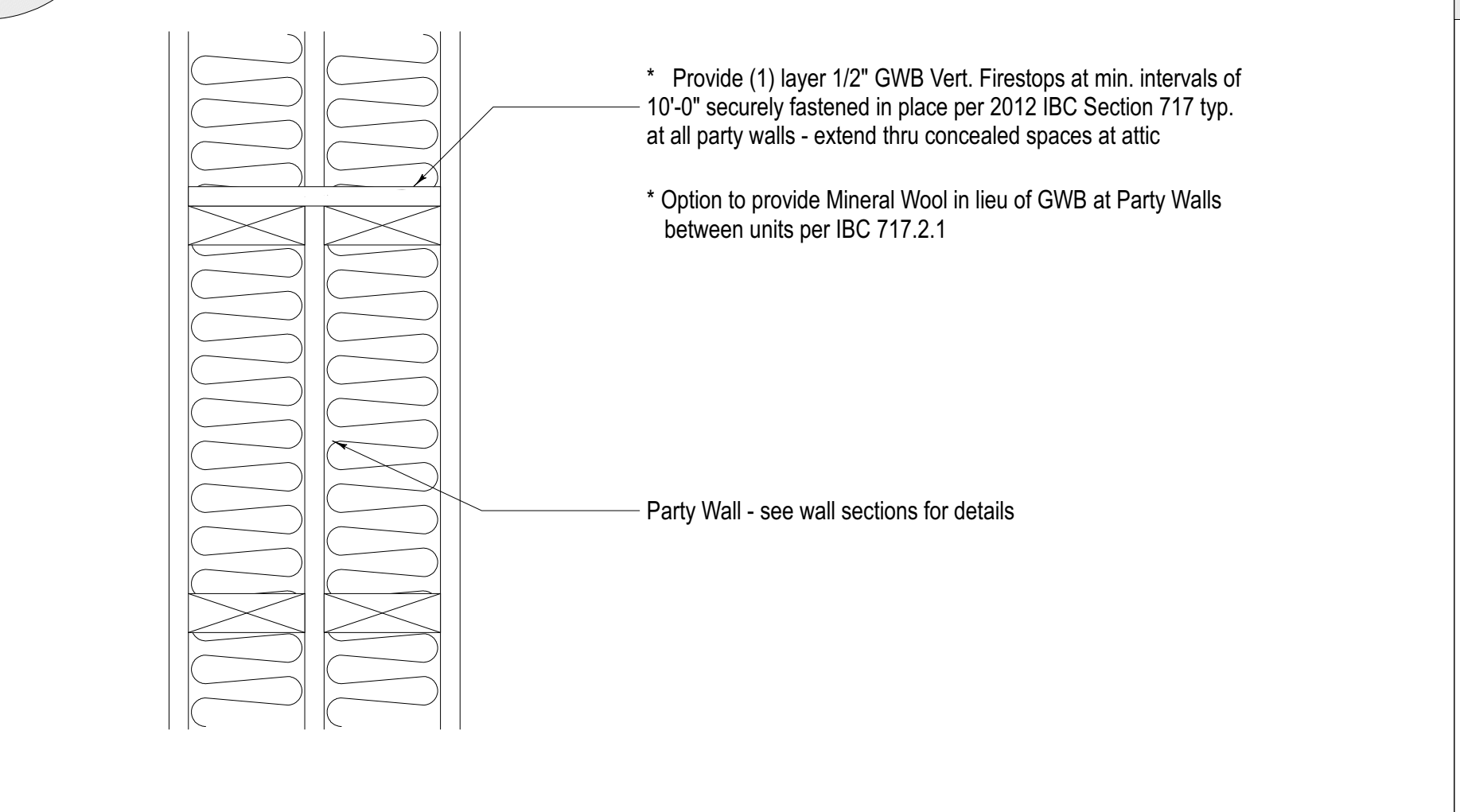
34 Intersection of Rated Walls



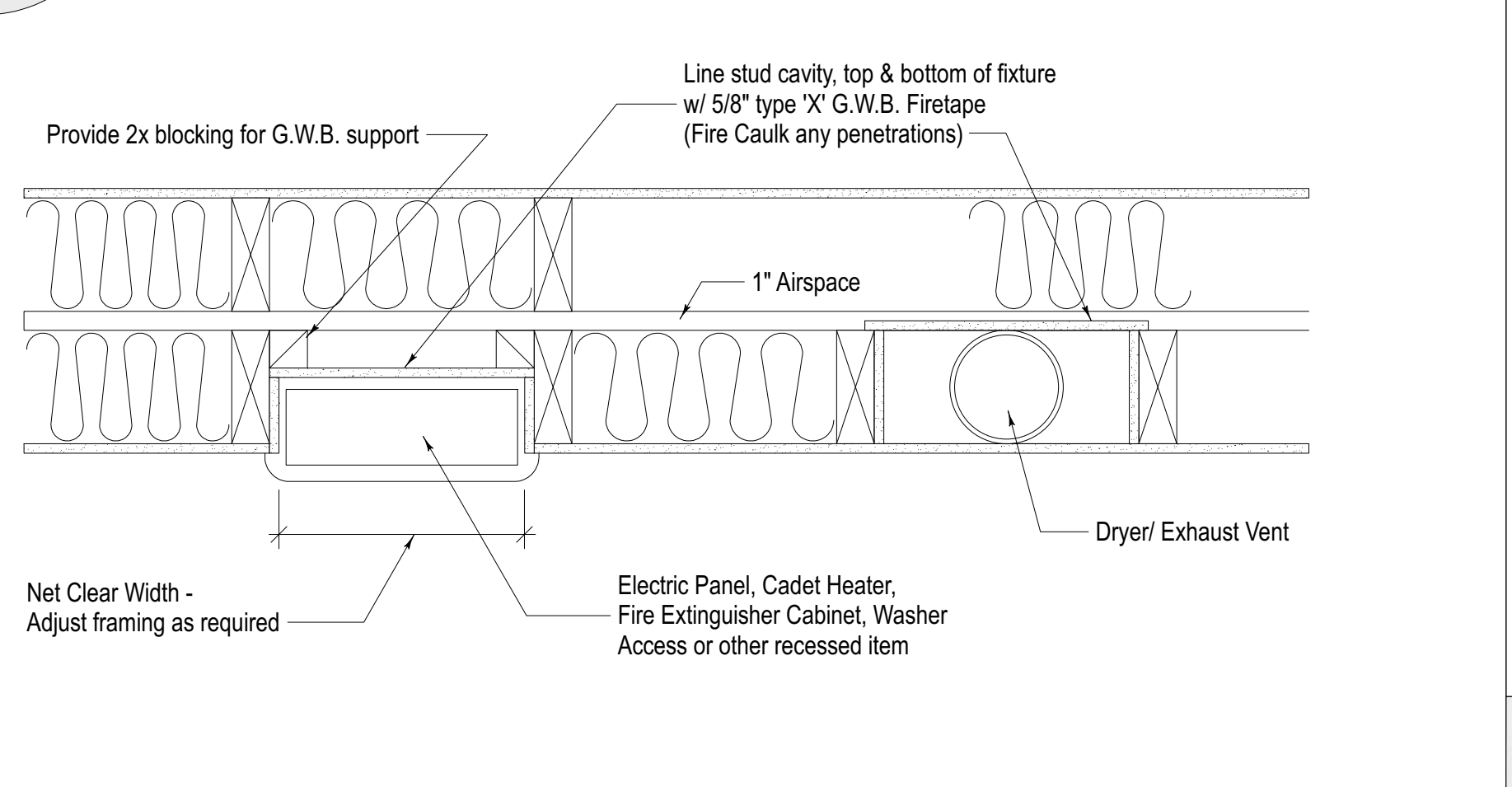
35 Typical Sealant Locations



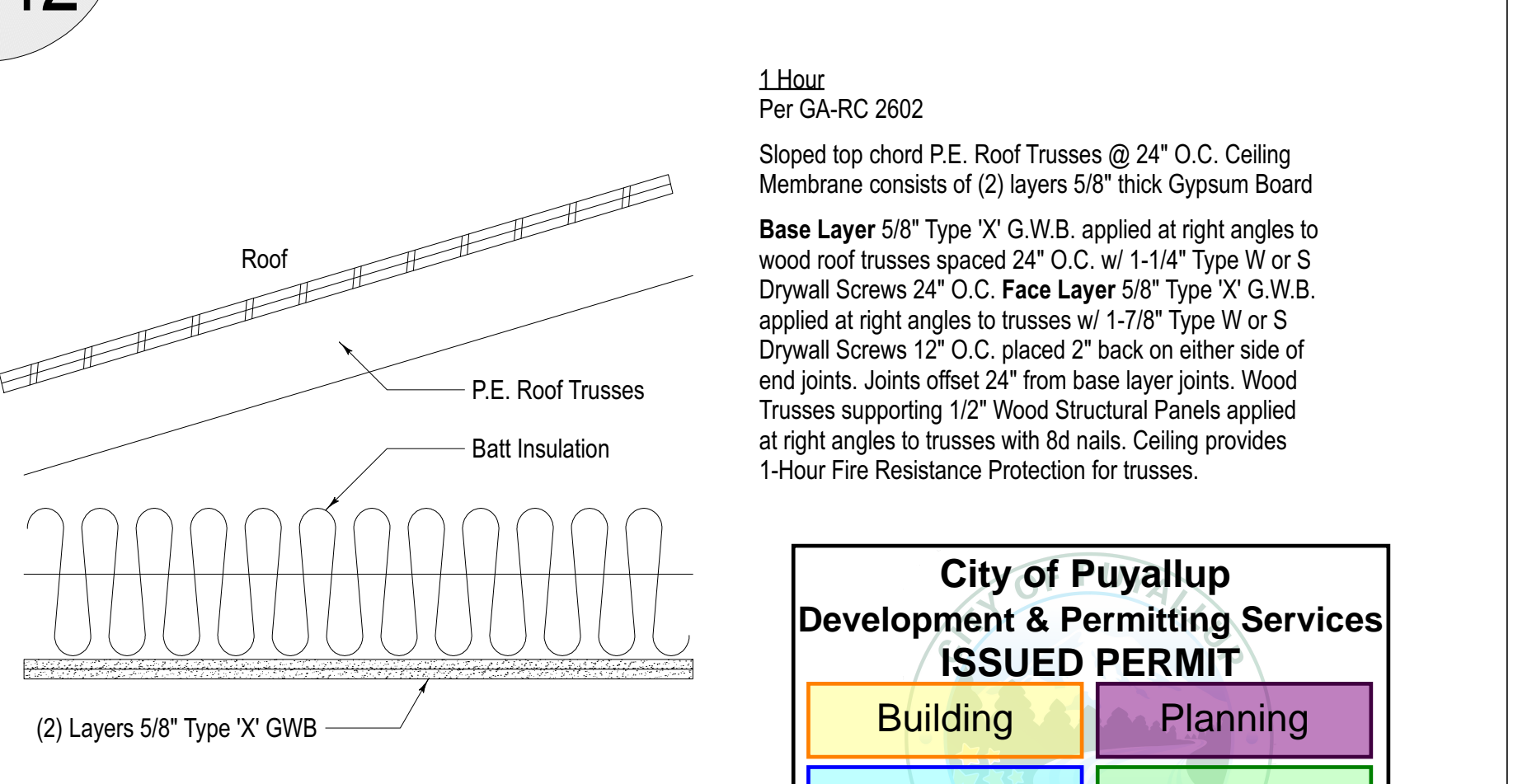
36 1-Hour Stair Landing



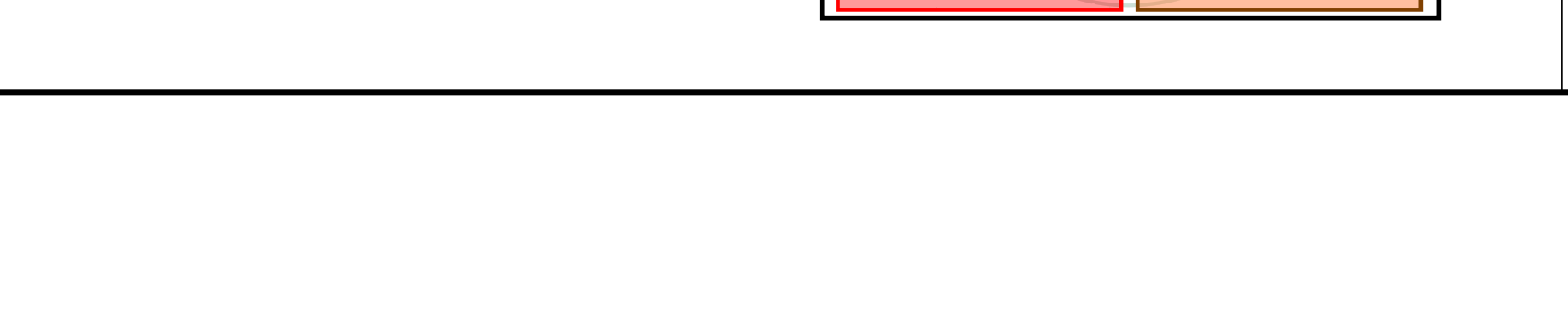
37 Vertical Fire Stop



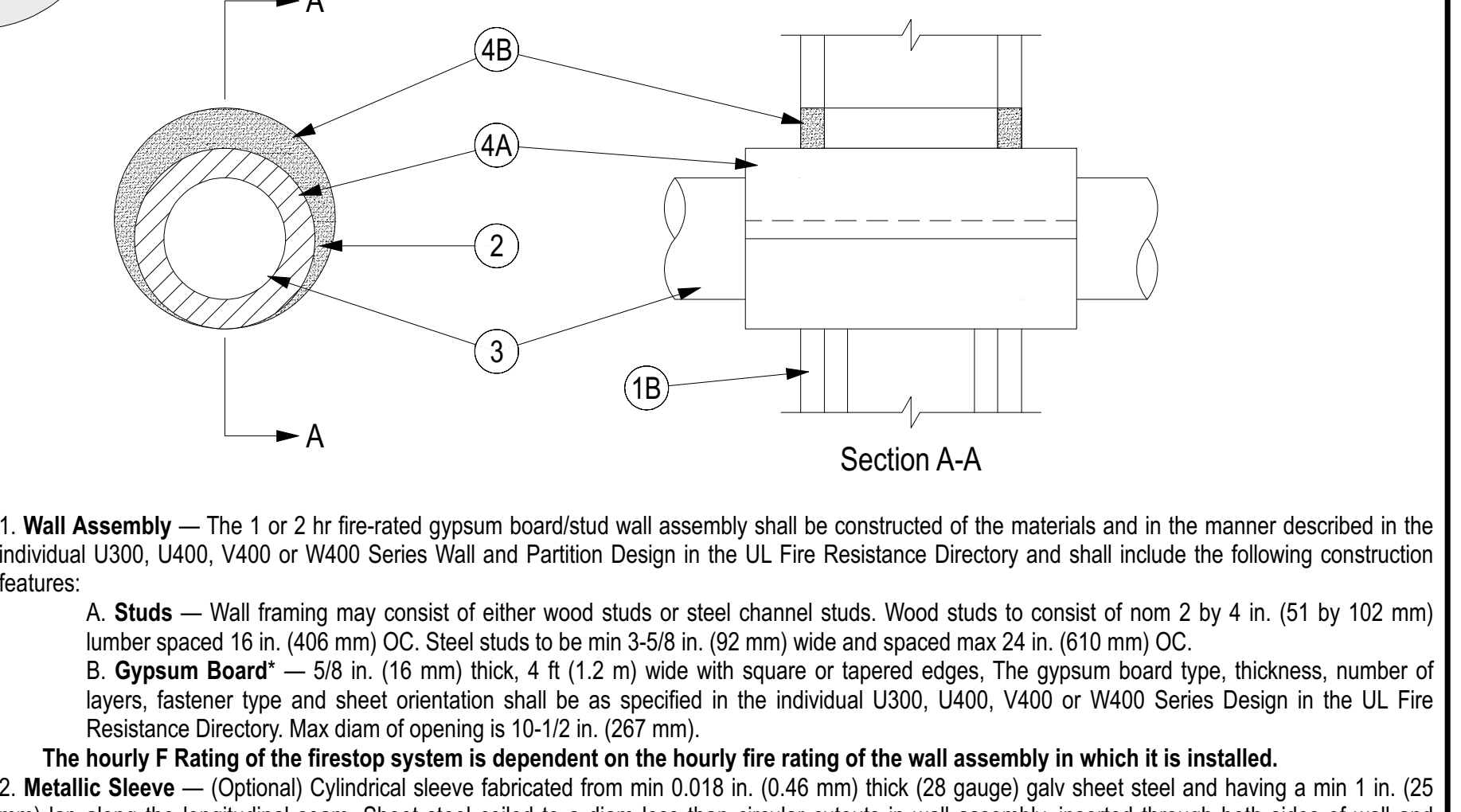
38 Joist Lining Detail



39 Recessed Fixtures @ 1HR Fire Partitions/ Unit Separation Walls

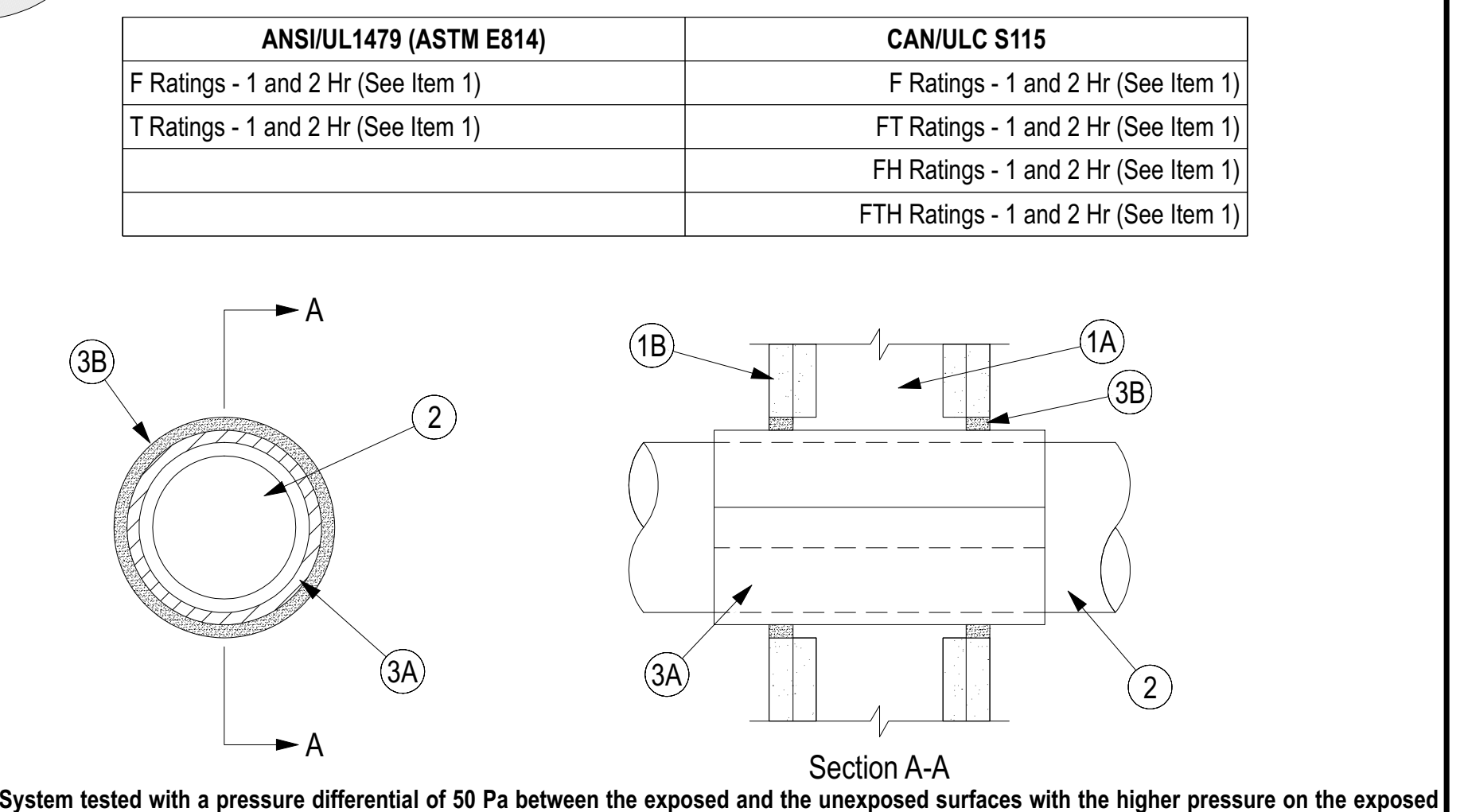


A Pipe Thru Wall Assembly



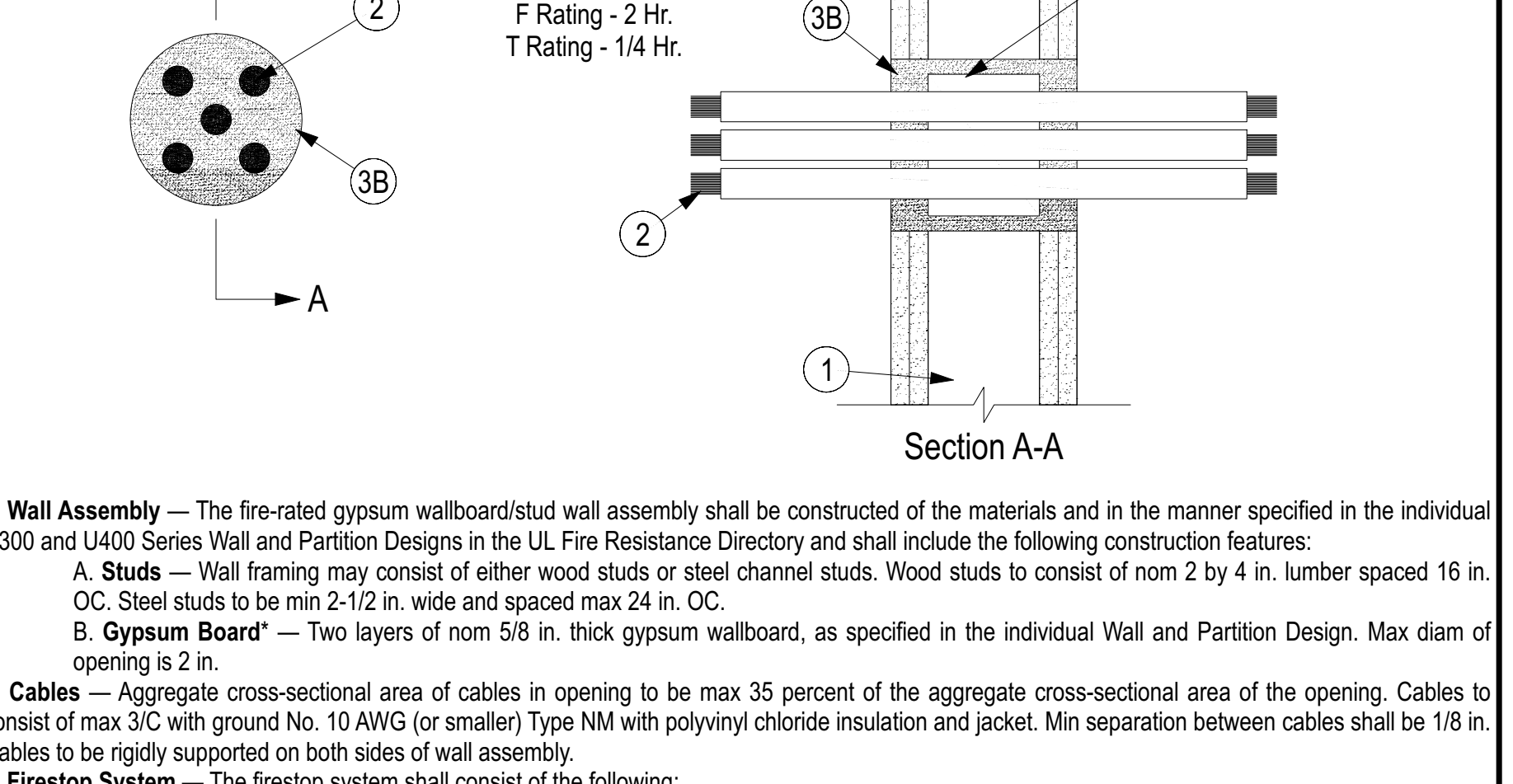
1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, U400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-5/8 in. (92 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board - 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400, W400 or W400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 10-1/2 in. (267 mm).
The hourly F Rating of the firestop system is dependent on the hourly fire rating of the wall assembly in which it is installed.
The T Rating of the firestop system is 0 hr when sleeve extends beyond either surface of the wall.
The T Rating of the firestop system is 0 hr when sleeve extends beyond either surface of the wall.
3. Through Penetrants - One nonmetallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between the pipe or conduit and periphery of opening shall be min 1/4 in. (6 mm) to max 1 in. (25 mm). Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe - Nom 8 in. (203 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe - Nom 8 in. (203 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.
C. Rigid Nonmetallic Conduit - Nom 6 in. (152 mm) diam (or smaller), Schedule 40, PVC conduit installed in accordance with the National Electrical Code (NEC, No. 70).
D. Acrylonitrile Butadiene Styrene (ABS) Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
E. Polyvinylidene Fluoride (PVDF) Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 40 PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
The T Rating is 2 hr for Penetrants A, B and C. The T Rating for Penetrant D is 0 hr. The T Rating for Penetrant E is 1/4 hr.
4. Firestop System - The firestop system shall consist of the following:
A. Firestop Device - Galv steel sleeve lined with an intumescent material sized to fit the specific diam of the through penetrant. Device to be installed in accordance with the manufacturer's installation instructions along with the following: Device to be wrapped around outer circumference of through penetrant and installed through the annular space of the opening. The device shall be secured together by means of min 3/4 in. (19 mm) wide glass cloth electrical tape, duct tape, fiberglass tape, pop rivets, hose clamps or tie wires around the outer circumference of through penetrant, spaced max 2 in. (51 mm) OC. In walls having a nominal thickness of 8 in. (203 mm) or less, the device shall be centered within the wall and extend equally beyond each surface of the wall. In walls having a nominal thickness greater than 8 in. (203 mm), two devices shall be installed within the opening with butted ends and extending equally beyond each surface of the wall.
RECTORSEAL - FlameSafe® Intumescent Sleeve, Metacaulk Intumescent Sleeve or Biostop Intumescent Sleeve
B. Fill, Void or Cavity Material - Sealant - Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.
RECTORSEAL - Metacaulk 1000, 150+, Biostop 500+, 150+, FlameSafe 1900, 900+
* Bearing the UL Classification Mark

B Pipe Thru Wall Assembly



System tested with a pressure differential of 50 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.
1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, U400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board - Min 5/8 in. (16 mm) with square or tapered edges. Thickness, type, number of layers and fasteners as specified in the individual Wall and Partition Design. Diam of opening shall be max 1-11/16 in. (43 mm) larger than OD of through penetrant. Max diam of opening is 8 in. (203 mm).
The hourly F, FT, FH and FTH Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants - One nonmetallic pipe to be installed concentrically within the firestop system. The annular space between the pipe and periphery of opening shall be max 7/8 in. (22 mm). Pipe to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polypropylene (PP-R) Pipe - Nom 6 in. diam - 160 mm OD (or smaller) SDR 17.6 Aquatherm Blue Pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Firestop System - The firestop system shall consist of the following:
A. Firestop Device - Galv steel sleeve lined with an intumescent material sized to fit the specific diam of the through penetrant. Device to be installed in accordance with the manufacturer's installation instructions along with the following: Device to be wrapped around outer circumference of through penetrant and installed through the annular space of the opening. The device may be temporarily secured by means of tape or tie wires around the outer circumference of through penetrant to allow for installation of the fill material (Item 3B). The device shall be centered within the wall and extend equally beyond each surface of the wall.
RECTORSEAL - FlameSafe® Intumescent Sleeve 68, Metacaulk Intumescent Sleeve 68 or Biostop Intumescent Sleeve 68
B. Fill, Void or Cavity Material - Sealant - Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall.
RECTORSEAL - Metacaulk 1000, Metacaulk 150+, Biostop 500+, Biostop 150+, FlameSafe 1900
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

C Wires Penetration



1. Wall Assembly - The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 and U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board - Two layers of nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 2 in.
2. Cables - Aggregate cross-sectional area of cables in opening to be max 35 percent of the aggregate cross-sectional area of the opening. Cables to consist of max 3/8 in. with ground No. 10 AWG (or smaller) Type NM with polyvinyl chloride insulation and jacket. Min separation between cables shall be 1/8 in.
3. Firestop System - The firestop system shall consist of the following:
A. Steel Wire Mesh - Cylindrical sleeve fabricated from No. 8 steel wire mesh having a min 1 in. lap along the longitudinal seam. Length of steel wire mesh to be 4-3/4 in., centered and formed to fit periphery of through opening.
B. Fill, Void or Cavity Material - Caulk - Min 1-1/4 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Caulk to be forced into interstices of cable group to max extent possible.
RECTORSEAL - Metacaulk 835+
* Bearing the UL Classification Mark

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PHS Job #: 21.136
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Layout Sheet #: 14 of 18
Sheet: 14
City of Puyallup Development & Permitting Services ISSUED PERMIT
Building Planning
Engineering Public Works
Fire Traffic

A
15**1-Hr UL Fire Rated Design L546****Flooring System - The Flooring System shall consist of the following:**

Subflooring - 3/4" Nom. thickness wood structural panels, min. grade "C-D" or "Sheathing". Face Grain of plywood or strength axis of panel to be perp. to trusses with joints staggered.

Floor Mat Materials* - Nom. 1/4" thick floor mat material loose laid over the subfloor. Maxxon floor primer to be applied to the surface of the mat prior to the floor topping placement. When floor mat material is used, min. thickness of floor topping mixture is 1". Floor topping thickness min. 3/4" over Acousti-Mat I Floor Mat.

***Maxxon Corp** - Type Acousti-Mat I or approved alternative

Fiber Glass Mesh Reinforcement - Maxxon Corp's "Maxxon Reinforcement (MR)". The materials consists of a plastic coated non-woven fiber glass mesh grid intended to suppress cracks in the floor topping mixture.

Finish Flooring - Floor topping mixture* - Min. 3/4" or 1" thickness of floor topping mixture for min. 3/4" Nom. thick wood structural panels respectively, having a min. compressive strength of 1000 PSI. Mixture shall consist of 3-7 gal of water mixed with 80 lbs. of floor topping mixture and 1.0 to 2.1 cu. ft. of sand.

***Maxxon Corp** - Types D-C, GC, GC 2000, L-R, T-F, CT or approved alternate

Trusses - Parallel Chord Trusses spaced a max of 24" O.C. fabricated from nom. 2x4 lumber, with lumber oriented vert. or horiz. Min. Truss galv. steel plates. Plates have 5/16" long teeth projecting perp. to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge with these points being diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8" centers with four rows of teeth per inch of plate width.

Air Duct* - Any UL Class 0 or class 1 flexible air duct installed with 1-Hr radiant damper in accordance with the instructions provided by the manufacturer.

Batts and Blankets* - Glass Fiber Insulation bearing the UL classification marking as to surface burning characteristics and/or fire resistance. When the resilient channels or furring channels are spaced a max of 12" O.C. there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or steel framing members) and gypsum panel membrane.

Furring Channels @ Ceilings Below Floors 2-4 - Resilient channels, formed of 25 MSG thick galv. steel, spaced 16" O.C. perp. to trusses. When insulation is draped over the resilient channel/gypsum board ceiling membrane, the spacing shall be reduced to 12" O.C.. Channels secured to each truss with 1-1/4" long type "S" Bugle head steel screws. Channels overlapped 4" at splices. Two channels, spaced 6" O.C., oriented opposite each gypsum board end joint as shown in the illustration. Additional channels shall extend 6" beyond each side edge of board.

Furring Channels @ Ceiling Below 1st Floor - Formed of no. 25 MSG galv. steel, 2-9/16" or 2-23/32" wide by 7/8" deep, spaced 24" O.C. perp. to trusses. When batt insulation (items 5) is draped over the resilient channel/ gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12" O.C.. Channels secured to the trusses as described in item B. Ends of adjoining channels overlapped 6" and tied together with double strand of no. 18 SWG galv. steel wire near each end of overlap.

Gypsum Board* - Nom. 5/8" thick, 48" w. Gypsum Board. When resilient channels are used, gypsum board installed with long dimension perp. to resilient channels. Gypsum board secured with 1" long type "S" Bugle head screws spaced 12" O.C. and located a min. of 1/2" from side joints and 3" from end joints. End joints secured to both resilient channels as shown in end joint detail. When Batt Insulation is draped over resilient channel/gypsum board ceiling membrane, screw spacing shall be 8" O.C.. When steel framing members are used, gypsum board installed with long dimension perp. to furring channels and side joints of sheet located beneath joists. Gypsum board secured to furring channels with 1" long type "S" Bugle head screws spaced 12" O.C. in the field. Butted end joints shall be staggered by min. 2'-0" within the assembly, and occur between the continuous furring channels. At Butted end joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board +6" on each end. The two furring channels shall be spaced approx. 3-1/2" O.C. and be attached to underside of the joist with one clip at each end of the channel. Screw spacing along the end joint shall be 8" O.C.

Finishing System - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads. Nom. 2" wide paper tape embedded in first layer of compound over all joints. As an alternate, nom. 3/32" thick veneer plaster may be applied to the entire surface of the gypsum board.

B
15**1-Hr UL Fire Rated Design L546****Flooring System - The Flooring System shall consist of the following:**

Subflooring: - 3/4" nom. T&G thickness exterior grade wood structural panels, min. grade A-C fully plugged. Face grain of plywood or strength axis of panel to be perp. to trusses with joints staggered. Block non T&G edges where not supported by framing.

Trusses - Parallel chord trusses spaced a max of 24" O.C. fabricated from nom. 2x4 lumber, with lumber oriented vert. or horiz. min. truss depth is 18" Truss members secured together with min. 0.036" thick galv. steel plates. Plates have 5/16" long teeth projecting perp. to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge with these points being diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8" Centers with four rows of teeth ber inch of plate width.

Furring Channels @ Ceilings Below Floors 2-4 - Resilient channels, formed of 25 MSG thick galv steel, spaced 16" O.C. perp. to trusses. When insulation is draped over the resilient channel/gypsum board ceiling membrane, the spacing shall be reduced to 12" O.C. channels secured to each truss with 1-1/4" long type "S" Bugle head steel screws. Channels overlapped 4" at splices. Two channels, spaced 6" O.C., oriented opposite each gypsum board end joint as shown in the illustration. Additional channels shall extend 6" beyond each side edge of board.

Furring Channels - Formed of no. 25 MSG galv. steel, 2-9/16" or 2-23/32" wide by 7/8" deep, spaced 24" O.C. perp. to trusses.

Gypsum Board* - Nom. 5/8" thick, 48" w. gypsum board. Gypsum board installed with long dimension perp. to furring channels and side joints of sheet located beneath joists. Gypsum board secured to furring channels with 1" long type "S" bugle head screws spaced 12" O.C. in the field. Butted end joints shall be staggered by min. 2'-0" within the assembly, and occur between the continuous furring channels. At butted end joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board +6" on ea. end. The two furring channels shall be spaced approx. 3-1/2" O.C. and be attached to underside of the joist with one clip at each end of the channel. Screw spacing along the end joint shall be 8" O.C.

Finishing System - Cement fiber soffit panel attached per manufacturer requirements.

C
15**UL Fire Rated Design L577****Flooring System - The Flooring System shall consist of the following:**

Subflooring - 3/4" nom. thick wood structural panels installed perp. to trusses with end joints staggered. Plywood or panel secured to trusses with construction adhesive and no. 6d ringed shank nails, spaced 12" O.C. along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier @ 1st Floor - Nom. 0.030" thick commercial asphalt saturated felt.

Finish Flooring - Floor topping mixture* - 3-7 gallons of water mixed with 80 lbs. of floor topping mixture and 1.0 to 2.1 cu. ft. of sand. Compressive strength to be 1,000 PSI min.. Min. thickness to be 3/4"

Maxxon Corp - Type D-G, GC, GC 2000, L-R, T-F, CT or approved alternate

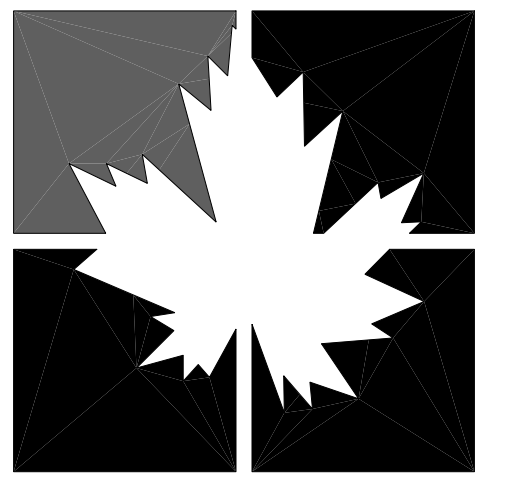
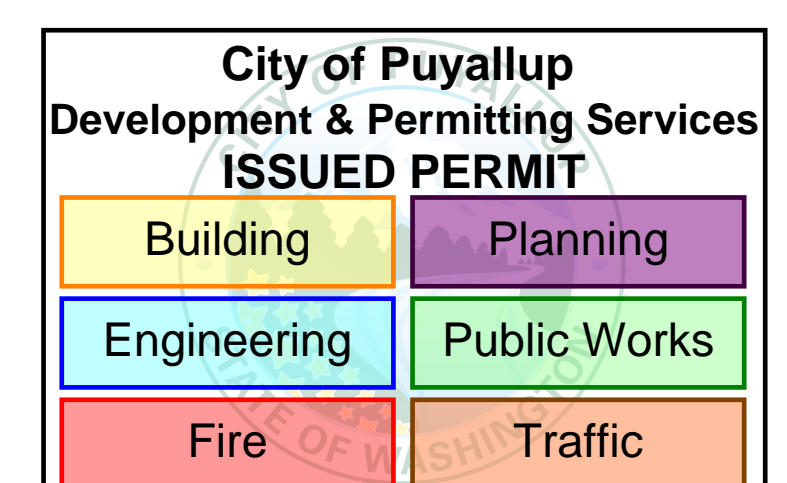
Floor Mat Materials* @ 2nd Floor - Nom. 1/4" thick floor mat material loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Min. thickness of floor topping mixture is 1" over the floor mat. Floor topping thickness min. 3/4" over Acousti-Mat I floor mat.

***Maxxon Corp** - Type Acousti-Mat I or approved alternate

Trusses - Parallel chord trusses spaced a max of 24" O.C. fabricated from nom. 2x4 lumber with lumber oriented vert. or horiz.. Min. truss depth is 12". Truss members secured together with min. 0.0356" thick galv. steel plates. Plates have pairs facing each other (Made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge with these points being diagonally opposite each other for each pair the top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8" centers with four rows of teeth per inch of plate width.

Gypsum Board* - Three layers of 5/8" thick by 4'-0" wide gypsum board. Top layer boards installed with the long dimension perp. to trusses with end joints staggered on adjacent trusses. Top layer boards secured to bottom chord of trusses with 1-5/8" long type "S" Bugle head screws, spaced max 8" O.C. screws located 1-1/2" - 2" from side, and 3/4" end joints. Bottom two layers of gypsum board installed perp. to furring channels with end joints centered on the furring channels. Middle layer boards secured to each furring channel with 1 or 1-1/4" long type "S" bugle head steel screws space max 8" O.C. screws located 1-1/2"-2" from sides and 5/8-3/4" from end joints. Face layer boards secured to each furring channel through the middle layer with 1-5/8" or 1-7/8" long type "S-12" Bugle head steel screws, spaced a max of 8" O.C. screws located 1-1/2"-2" from side and 5/8-3/4" from end joints. End joints and side joints of the face layer boards shall be staggered a min. of 16" from joints in the middle layer. If end joints and side joints of face layer are not centered on furring channels, the end of boards at the end joint shall be attached to the middle layer boards with 1-1/2" long type "G" steel screws space 8" O.C. and located 1-1/2" from the end joint.

Batts and Blankets* - Any glass fiber insulation bearing the UL classification marking as to surface burning characteristics and/or fire resistance. Insulation secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels and gypsum panel membrane. There is no limit in the overall thickness of insulation.



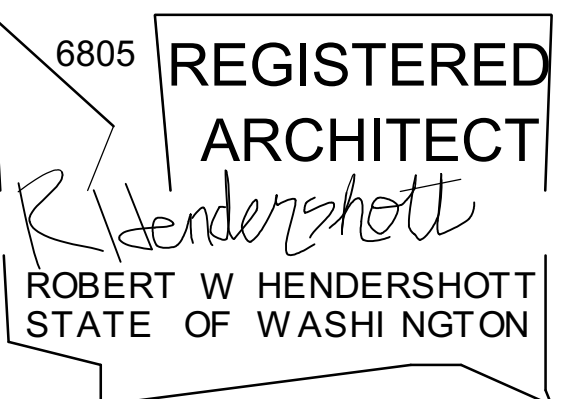
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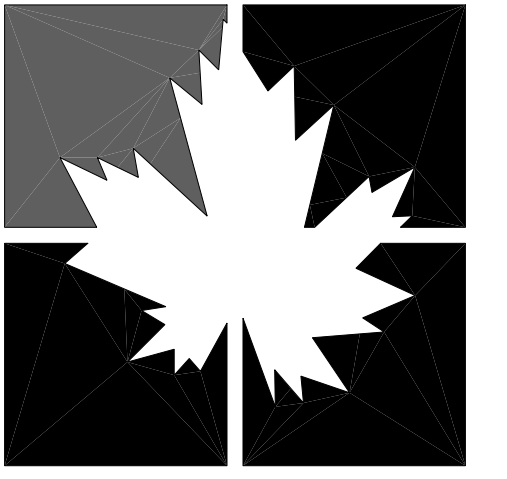
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Layout Sheet #
15 of 18

Sheet:

15



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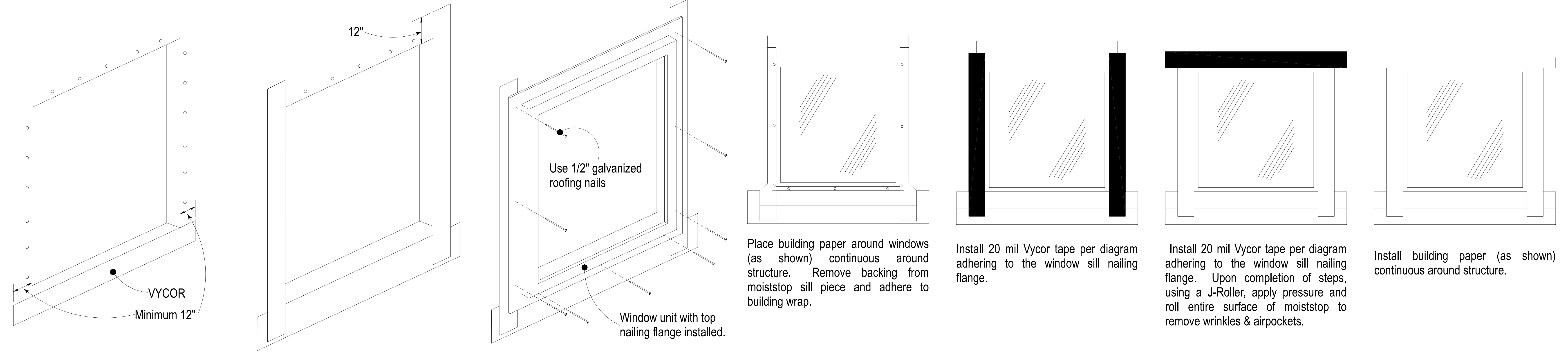
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6805 REGISTERED ARCHITECT
R. Hendershott
ROBERT W. HENDERSHOTT
STATE OF WASHINGTON

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Step 1 of 7
Install 12 inch wide moiststop per diagram, leaving release paper on backside. Place paper side against sheathing and attach by stapling or nailing along top edge.

Step 2 of 7
Install 12 inch moiststop jamb pieces per diagram, adhering to sheathing and framing. For additional attachment, staple perimeter edges above sill area. Upon completion of steps (1 - 4) using a J-Roller, apply pressure and roll entire surface of moiststop to remove wrinkles & airpockets.

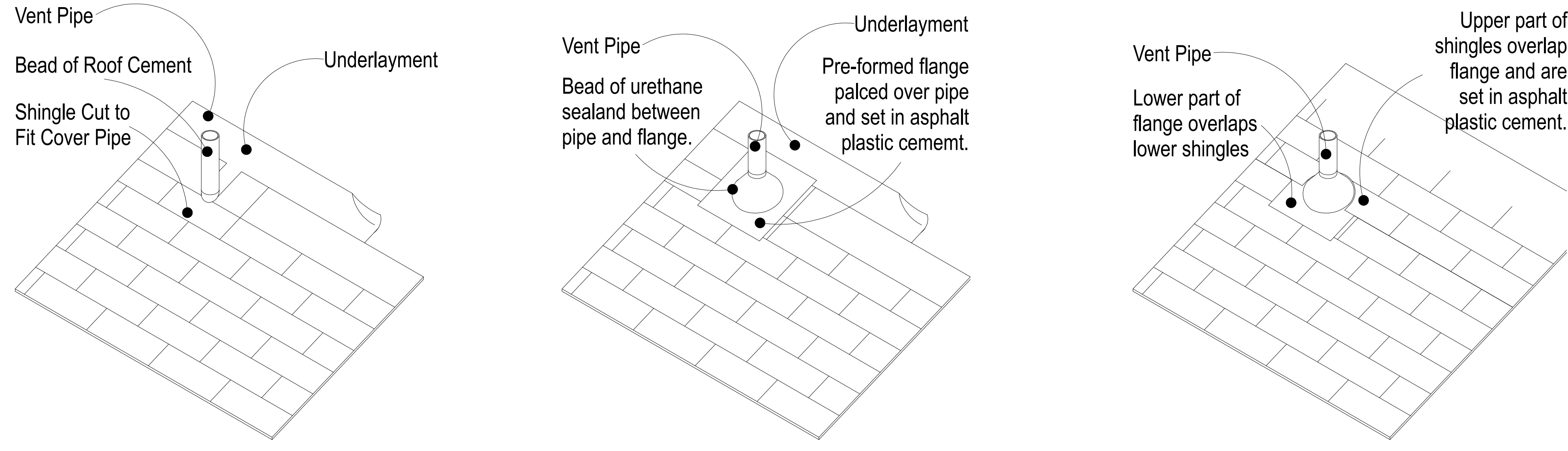
Step 3 of 7
Use 1/2" galvanized roofing nails
Window unit with top nailing flange installed.

Step 4 of 7
Place building paper around windows (as shown) continuous around structure. Remove backing from moiststop sill piece and adhere to building wrap.

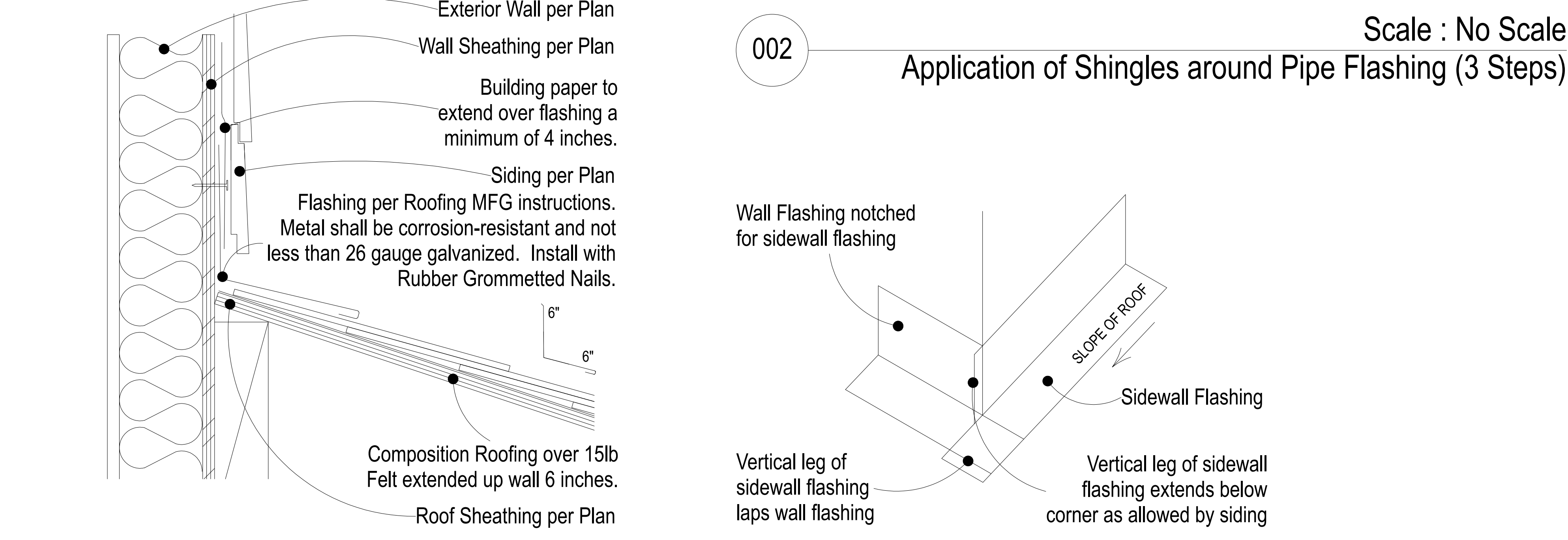
Step 5 of 7
Install 20 mil Vycor tape per diagram adhering to the window sill nailing flange.

Step 6 of 7
Install 20 mil Vycor tape per diagram adhering to the window sill nailing flange. Upon completion of steps, using a J-Roller, apply pressure and roll entire surface of moiststop to remove wrinkles & airpockets.

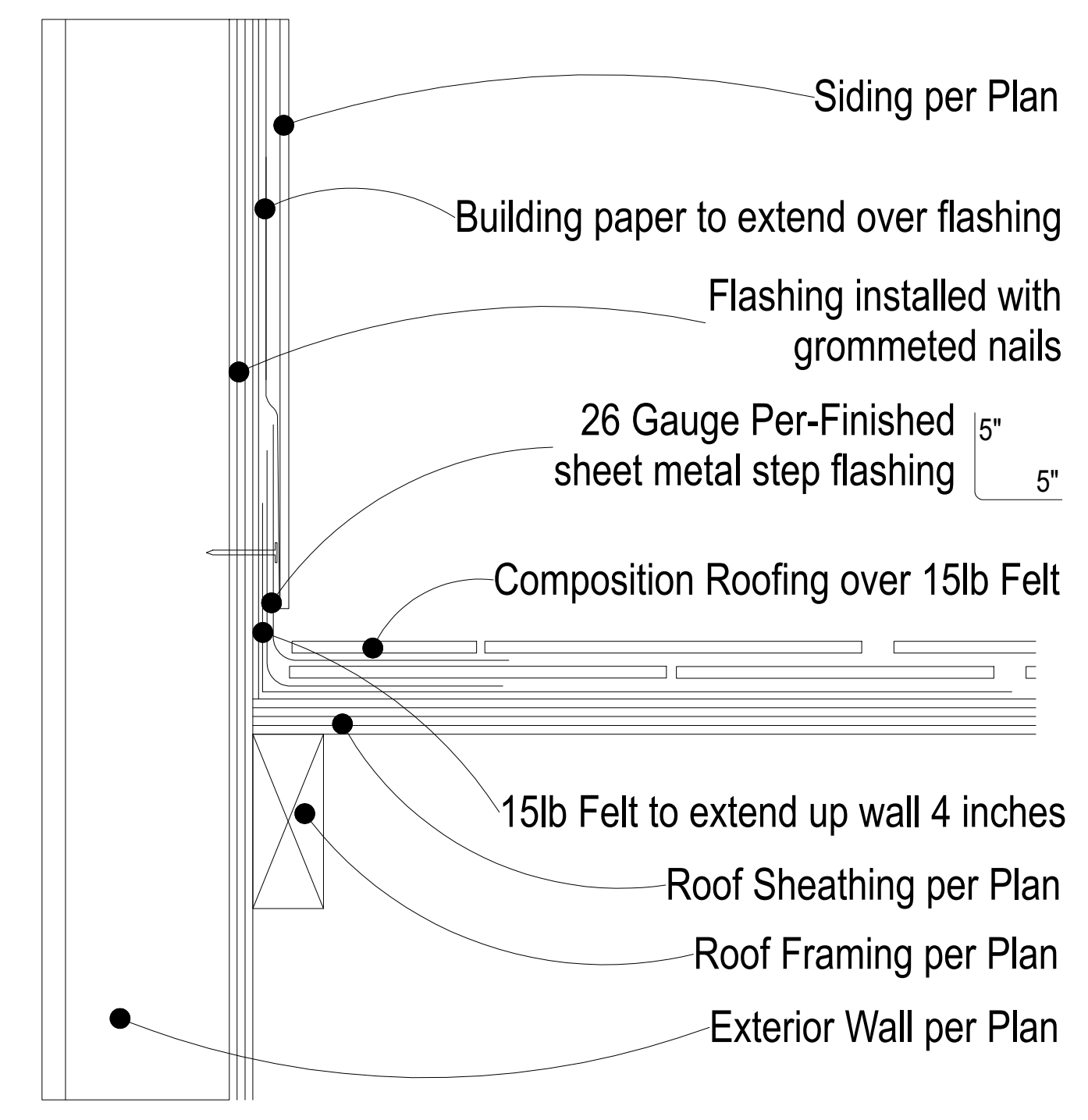
Step 7 of 7
Install building paper (as shown) continuous around structure.



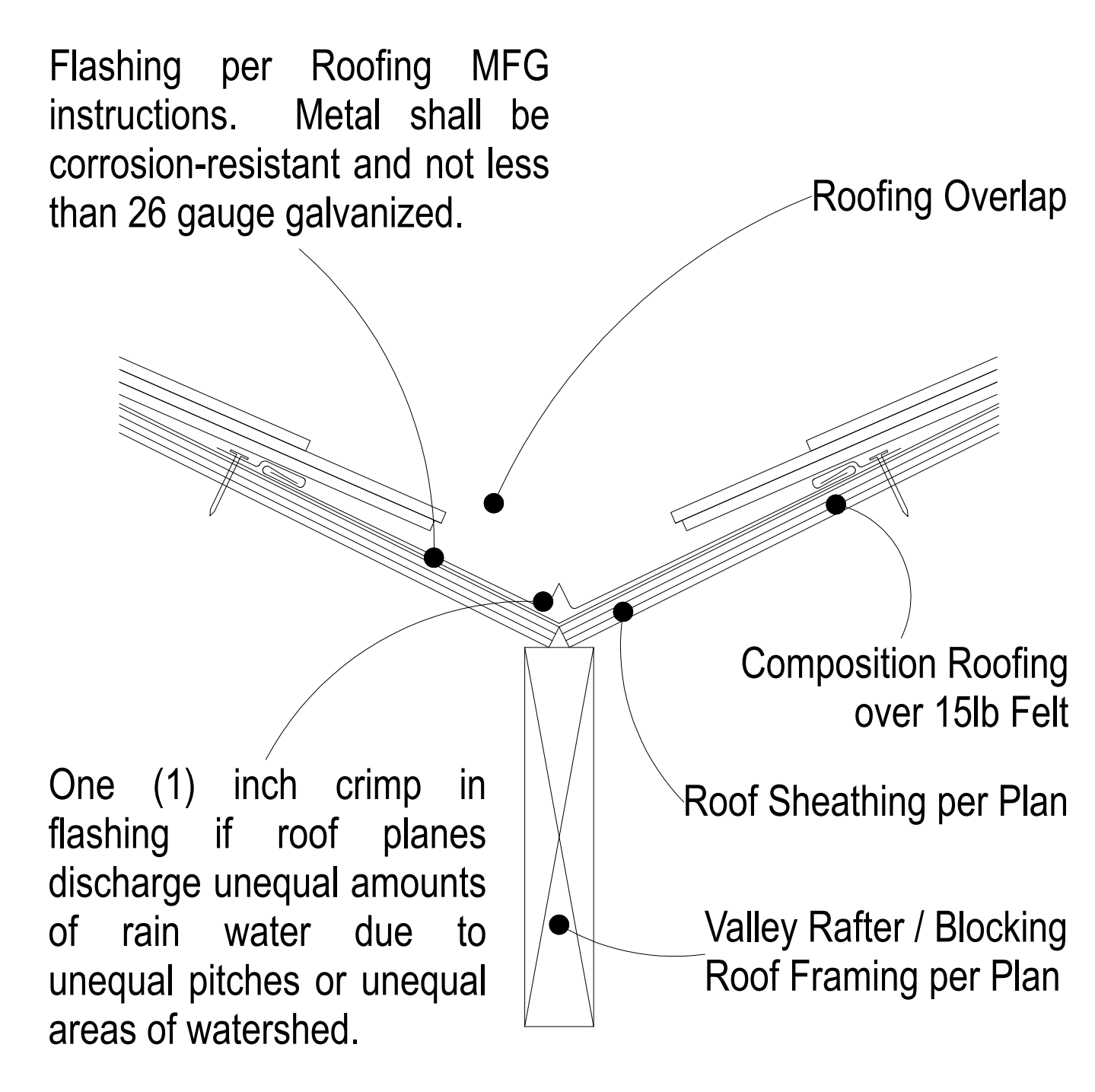
001 Scale : No Scale
Window Flashing Installation (7 Steps)



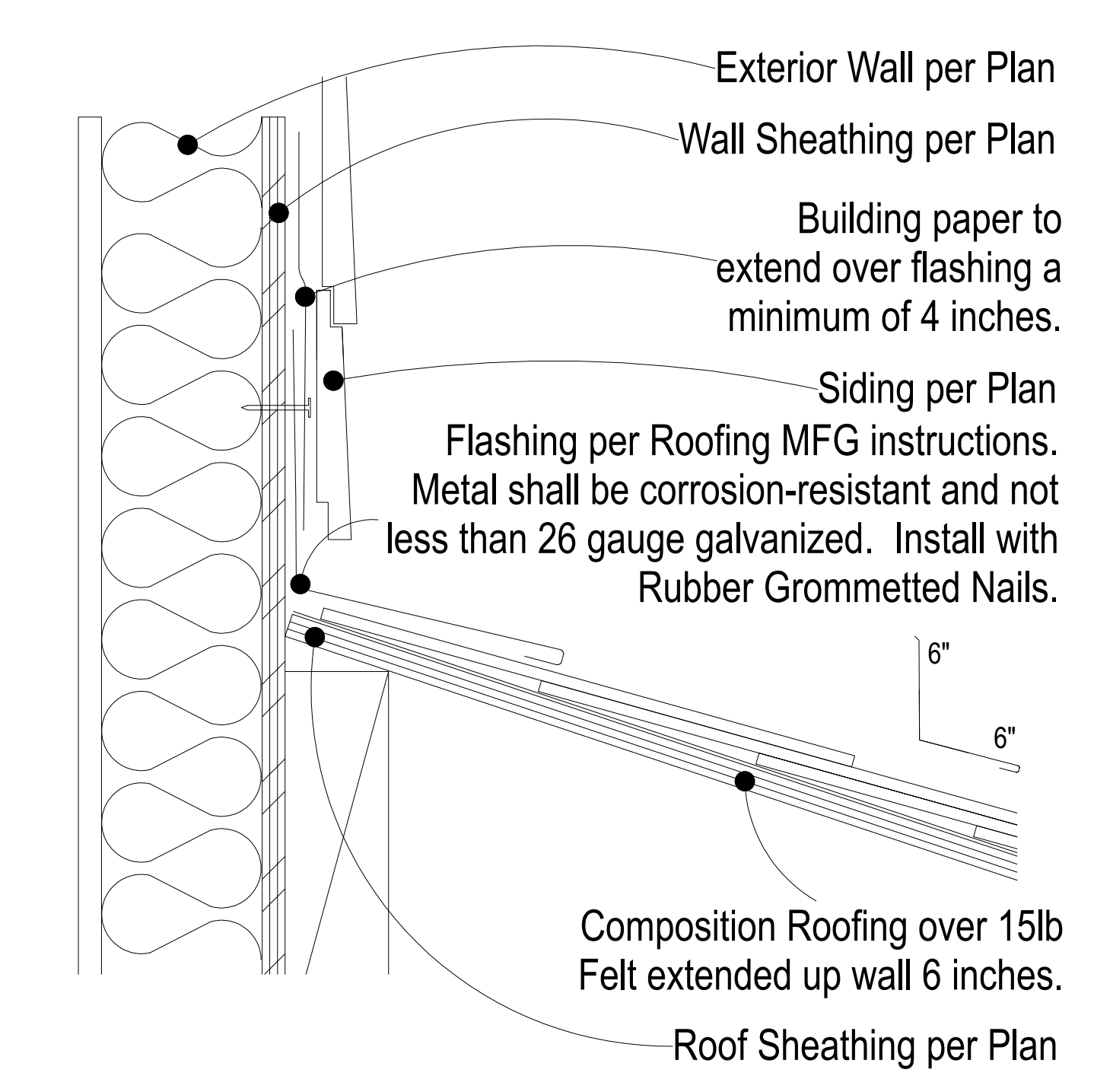
002 Scale : No Scale
Application of Shingles around Pipe Flashing (3 Steps)



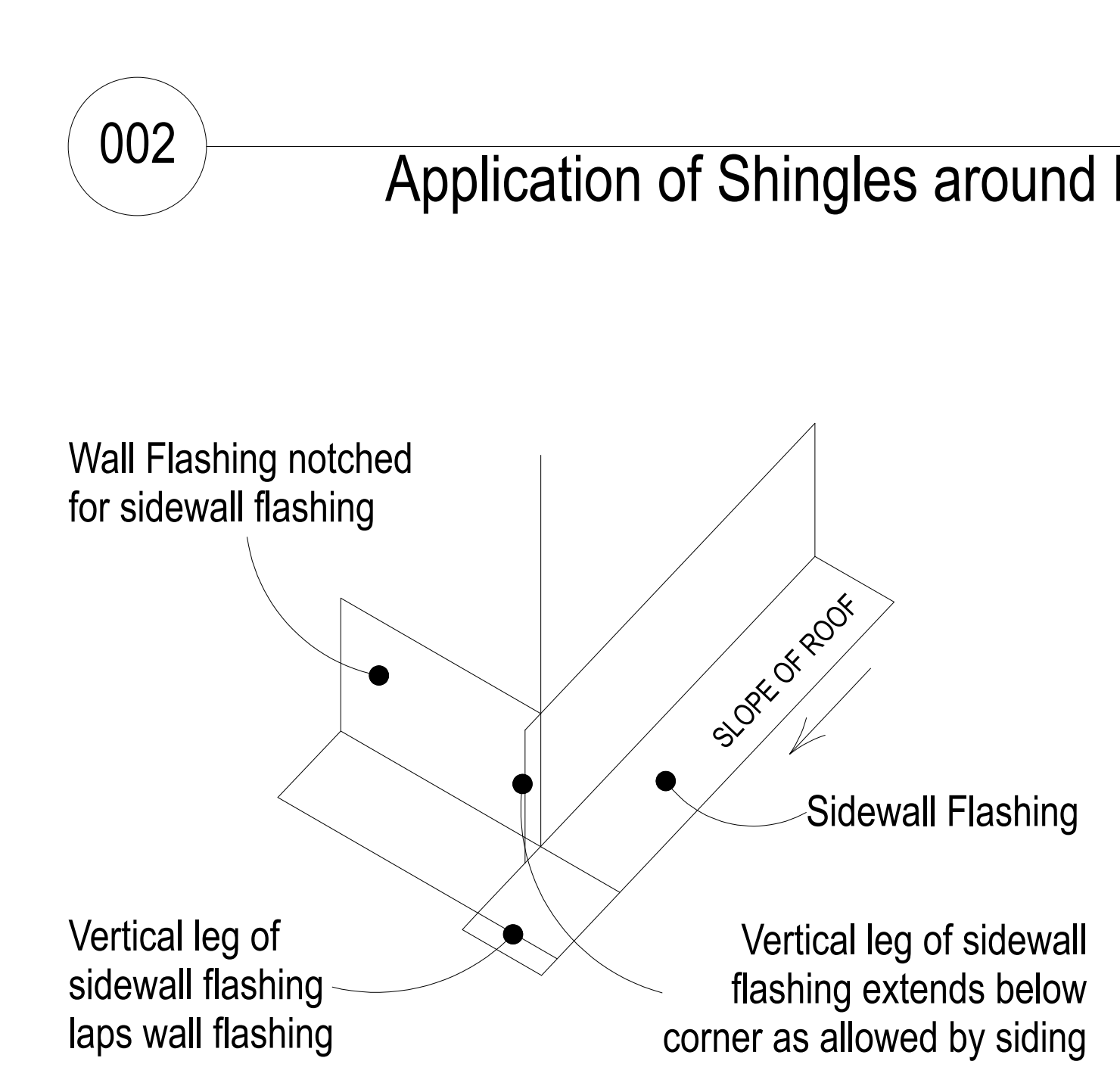
003 Scale : No Scale
Wall Flashing



004 Scale : No Scale
Valley Flashing



005 Scale : No Scale
Roof Flashing



006 Scale : No Scale
Kick-Out Flashing

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

North Building Flashing Details

PHS Job #: 21.136

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Layout Sheet # 16 of 18

Sheet:

1. General Notes

- 1.1 - All construction shall be in accordance with the minimum provisions of the 2018 Edition of the International Building Code (IBC) and the 2018 Edition of the International Residential Code (IRC); where these plans and specifications do not state specifically otherwise the provisions of the IBC shall apply.
- 1.2 - Typical details and schedules in these Construction Documents shall be used wherever applicable.
- 1.3 - The subcontractors shall verify all dimensions in the field, and upon discovery of any discrepancies shall be immediately reported to Drafter/Engineer. DO NOT SCALE DRAWING.
- 1.4 - No changes are to be made to the plan without the consent of the drafter, engineer and building department.
- 1.5 - Subcontractors shall verify all 'fit' conditions in the field. Should the subcontractor or fabricator note any conflicts or errors in the plans and/or specifications, they shall be brought to the immediate attention of Drafter/Engineer. If any questions arise during construction pertaining to any structural matter, Drafter/Engineer shall be consulted immediately for prompt resolution.
- 1.6 - The subcontractor is responsible for all erection and/or temporary bracing and shoring. Where the floor is used to brace the walls, do not backfill retaining walls until main floor plywood is in place.
- 1.7 - Fire-Blocking is required at all penetrations at the walls and plates including: Plumbing, Electrical and Mechanical penetrations. Fire-Block at minimum 10 feet o.c. horizontally in wall cavities.
- 1.8 - Where required, use a minimum of 2500 psi concrete per 2018 IRC, including foundation walls, porch and garage slabs, steps and all other areas that are exposed to the weather. Maximum strength is at 28 days. Allow adequate time for foundation to set before backfilling.
- 1.9 - Water Heater is to be installed per manufacturer specifications, 2018 IRC requirements and the state adopted plumbing code. Tank must be strapped at the upper and lower third of the tank. At the lower strap, strap is to be 4" minimum above the controls, per 2018 IRC. When installed in a garage, all appliances must have the source of ignition a minimum of 18" above the floor slab. Mechanical/Plumbing equipment is to be protected from impact of a vehicle.
- 1.10 - Use 5/8" sheetrock or 1/2" sag-resistant at the ceiling per 2018 IRC.
- 1.11 - Flashing is required at all exterior trim extrusions, window sills, jambs and other areas that water may intrude. Per the 2018 IRC, install windows per manufacturer instructions.

2. Foundations Notes

- 2.1 - All footings shall bear on stiff, firm soil meeting the requirements of default site class "D" per 2018 IBC. Design is based on 1500 psf soil. Contractor must verify with building department that these conditions are met prior to work.
- 2.2 - All wood in contact with concrete shall be 2x Hem-Fir #2 minimum treated with an approved preservative and galvanized hot-dipped connectors (or) standard Hem-Fir on an impervious moisture barrier or borate treated Hem-Fir #2 minimum.
- 2.3 - Provide appropriate block-outs in footings or walls for plumbing and electrical stub outs.
- 2.4 - Use 2500 psi concrete where required by the 2018 IRC. Maximum compressive strength at 28 days.
- 2.5 - Foundation vents are to be installed at 1 Square Foot ventilation per 150 square feet of Crawl Space per 2018 IRC. Vents are to be a maximum of 36" from building corners. **WA State Amendments allow for 1 square foot Per 300 square feet of Crawl Space.**
- 2.6 - 2x pressure-treated mudsill to be installed flush with the inside face of foundation wall at joist bearing points to accept joist hangers. verify that the mudsill is square at all corners. Attach the mudsill to the foundation with 1/2" x 10" anchor bolts and 1/4" x 3" x 3" washer @ 6' oc UNO.
- 2.7 - Rebar is not required in interior footings unless it is below a load bearing point, or an interior shearwall per 2018 IRC.
- 2.8 - The foundation in this plan is designed prescriptively, but the connections from the foundation to the mudsill is engineered for resisting lateral loads as outlined in the design criteria on the cover sheet.
- 2.9 - See engineered foundation details for footing sizes.
- 2.10 - Where required per 2018 IRC, foundation walls shall be damp proofed around the entire perimeter using a method that is approved by the building department.
- 2.11 - Footing drains, with washed drain rock extending to within one foot of top of finished grade, shall be provided at the base of all footings and retaining walls which will have earth placed against them. Footing drains shall be 4" perforated pipe routed down gradient to daylight, unless otherwise specified. The invert elevation of all footing drains shall be lower than the bottom of adjacent footings drained.

3. Framing Notes

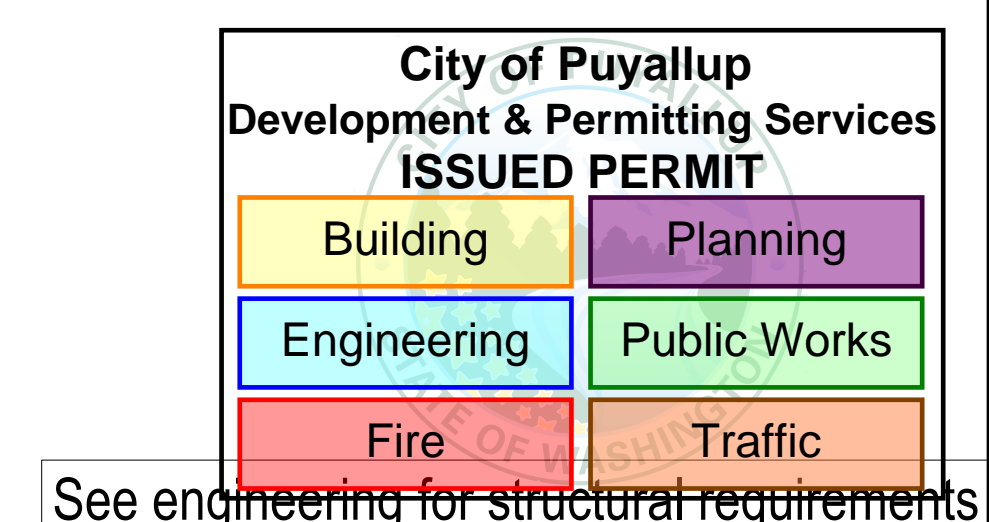
- 3.1 - All sawn framing lumber shall be Hem-Fir #2 or better, unless otherwise shown. Provide studs directly underneath all top plate splice locations. Connect all wood members per the IBC.
- 3.2 - Anchor bolts to mud sill, use 1/2" diameter x 7" embedment at 48" OC, with standard steel plate washers, wrench tight, unless otherwise shown.
- 3.3 - Wood ledgers (2x8 P.T. min.) to concrete or masonry, use 5/8" diameter anchor bolts with 6-inch minimum embedment spaced 16 inches on center, staggered, unless otherwise shown.
- 3.4 - Wood 2x ledgers to studs or other wood, use 16d at 4 inches on center to continuous member, or 3, 16d per stud, studs spaced 16" OC or less, unless otherwise shown.
- 3.5 - Built-up beams consisting of dimension lumber (typically 2x stock) are permitted in lieu of sawn solid beams only if the 2x's are oriented such that they are not stacked on top of each other with the sum of their weak axes resisting load, but are nailed together side-by-side, with the sum of their strong axes resisting load. Use 16d face nails at 6" OC staggered into all tributary members.
- 3.6 - Use pressure treated lumber in contact with concrete. Pressure treating chemicals shall be inert to and not reactive with metal and/or connectors.
- 3.7 - Provide bridging or blocking at 8' OC max. in joist or rafters without continuous diaphragm support on the top and bottom (i.e. plywood on the top and gyp. on the bottom). Provide solid blocking at all bearing points, and double joists under all partition walls parallel to the floor joists. Framed floors which support posts shall be solidly blocked within the floor to positively transfer posts loads through the floor to the supports beneath.
- 3.8 - The subcontractor shall install all prefabricated items in strict accordance with the manufacturer's recommendations and requirements.
- 3.9 - Where holdowns are shown on the plans, the factory specified anchor bolts, lags, or nails, which connect to the vertical member shall be installed per manufacture recommendations and/or specifications. Vertical members shall be double 2x, or single 4x material unless otherwise specified. Anchor bolts, which are too long to fit in the footing in a vertical orientation, may be bent in a smooth curve to a maximum of 90 degrees and extended horizontally within the footing. 'All-thread' with head and washers at the embedded end may be substituted for long anchor bolts.
- 3.10 - The Contractor shall verify with the prefab. wood manufacturer that the specified connectors will work as intended with their product.
- 3.11 - Top of retaining wall (concrete, masonry, In steel) to floor joist: for wall perpendicular to joist, See Engineering.
- 3.12 - For sheathing use OSB unless otherwise noted. Store and install in accordance with the recommendations of A.P.A and IBC for shear resisting vertical and horizontal diaphragms.
- 3.13 - Oriented Strand Board (OSB), with shear resistance values similar to 1/2" plywood may be substituted for plywood on shear walls and on roof, unless otherwise specified on the Plans. If OSB is used, the same nailing and blocking schedule as per plywood shall be adhered to. Where used on roof OSB shall meet or exceed the proper span rating for trusses and/or rafters as installed. All OSB shall be stored and installed in accordance with manufacturer's recommendations.
- 3.14 - All plywood on shear walls shall have all edges blocked. All blocking to receive edge nailing. If not otherwise specified on the Plans, standard shear wall construction shall consist of 1/2" plywood or 7/16" OSB, nailed with 8d at 6" on edges, and 12" in field. All shear walls shall be positively connected to horizontal diaphragms at their tops and bottoms per the above, or as called out in the Plans.
- 3.15 - If roof diaphragm is not specified in Plans or Calculations, use 1/2" over non-blocked supports at 24" OC, Use IBC Case 1 pattern. Nail with 8d at 6" on edges, and 12" in field. Contractor to verify all span ratings.
- 3.16 - All wood floor diaphragms shall be glued and nailed. Use thickness as shown on the Plans. Contractor to verify all span ratings of plywood. Where otherwise not shown on Plans, nail floor diaphragm using 10d (screw type nails recommended) at 6" on edges, 12" in field, non-blocked, per IBC Case 1 pattern.
- 3.17 - Fire-Blocking is required at all penetrations at the walls and plates including: Plumbing, Electrical and Mechanical penetrations. Fire-Block at minimum 10 feet o.c. horizontally in wall cavities.
- 3.18 - Nail all top plates together with 10d nails @ 12" o.c. and at splices with 10d nails @ 6" o.c UNO. Lap splices a minimum of 48" typical. Nail all bottom plates to floor sheathing and mudsill with (2-10d nails each stud bay. Nail all OSB sheathing with 8d nails @ 6" o.c. on edge and 12" o.c. in the field UNO. Exterior studs must be spaced at 16" o.c.
- 3.19 - Cabinet, plumbing fixture and door rough openings are critical dimensions. Take care to verify that these dimensions are framed accurately.
- 3.20 - See Engineering for all shearwall placements and requirements. Shearwall details must be followed exactly. Notify the designer of any discrepancies or concerns.
- 3.21 - Review approved plans and details prior to starting framing work. Check for specific requirements on nailing, blocking, sheathing and anchor attachments.

4. Roofing Notes

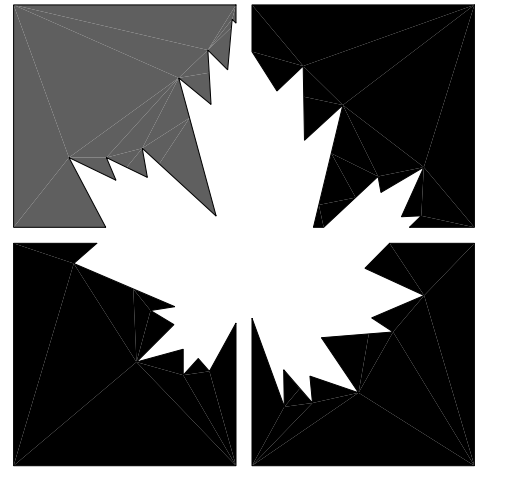
- 4.1 - Joists and rafters are to be DF #2 minimum. Rafters may be supported by posting down to flat blocking that spans a minimum of two trusses.
- 4.2 - Trusses shall carry manufacturer stamp and have engineering drawings on site for inspection. All truss bracing requirements must be installed per truss drawings. DO NOT field modify any truss without prior approval from the engineer and building department. If a truss is damaged, DO NOT INSTALL IT. Contact the builder immediately for a replacement truss.
- 4.3 - Framing connections shall be "Simpson Strong Tie".
- 4.4 - Provide attic ventilation per 2018 IRC. The net free ventilated area shall be 1/300 square feet. 50% of the required ventilation area shall be a minimum of 3 feet above eave vents. The balance of required ventilation shall be provided at the eaves.
- 4.5 - Provide a minimum rough opening 22x30 attic access panel with a tight fitting, self closing door. Door shall be backed with insulation if located above heated space. Verify access location with owner and plans.
- 4.6 - UNO. Sheath Roof per 2018 IBC Case 1 (Staggered Panels Unblocked). Fasten panels with 8d nails @ 6" oc @ edge and 12" oc in the field. DO NOT STAPLE! Unless Approved by a Licence Engineer.
- 4.7 - UNO. Toe-Nail all gable end trusses with (2) 10d nails @ 16" oc into top plates.
- 4.8 - UNO. Toe-Nail each end of truss at bearing walls with (2) 10d nails and fasten with truss clips per plan.

5. Electrical Notes

- 5.1 - Smoke detectors shall be 110v. Hard wired with battery backup and shall be interconnected. Owner shall be responsible for smoke detectors if a monitored fire system is required.
- 5.2 - Electrical contractor shall coordinate location of panel and meter with contractor.
- 5.3 - Electrical contractor shall provide heat-loss calculations or follow the prescriptive path requirements for sizing heating equipment.
- 5.4 - Electrical contractor shall conform to all local and state codes.
- 5.5 - Exact placement of outlets may vary depending on construction variables.
- 5.6 - Where a dryer is vented through a foundation vent the vent must be completely sealed to prevent moist exhaust are from reentering the crawl space.
- 5.7 - Per 2018 IRC - An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroom in dwelling units and on each level of the dwelling and in accordance with the manufacturers recommendations.



See engineering for structural requirements



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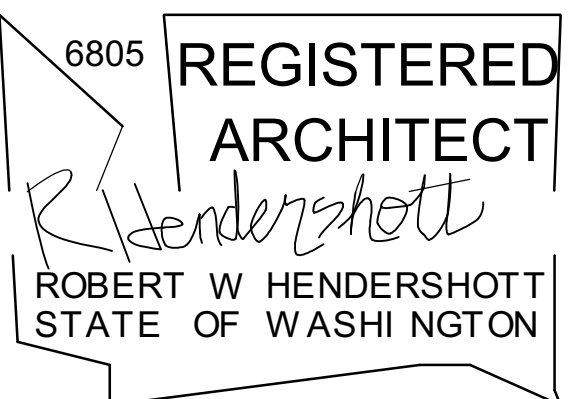
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BRC Family

4002 10th St SE
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Parcels
4389000180, 0170 & 0160



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North Building General Notes

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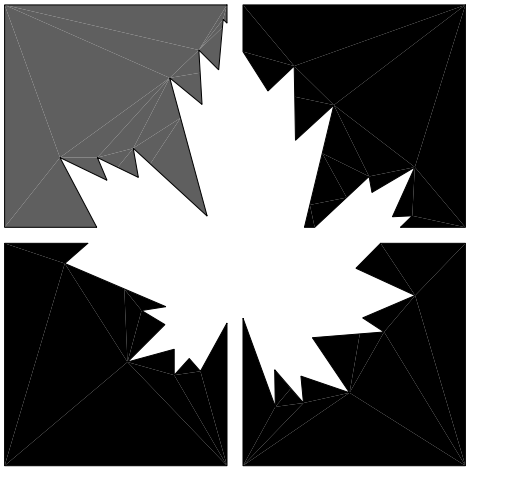
17

General Notes

- CONTRACTOR SHALL VISIT SITE, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO FAILURE TO DO SO.
- SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS INTO THE DOCUMENTS PREPARED BY THE ARCHITECT) WITHIN THE SET OF DOCUMENTS IT IS EXPRESSLY UNDERSTOOD THAT BY SUCH ISSUANCE THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS
- THE SOILS REPORT ESTABLISHES THE RECOMMENDATION FOR EARTHWORK CONSTRUCTION AND SAID RECOMMENDATIONS ARE A PART OF THE CONSTRUCTION CONTRACT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FINDINGS AND CONCLUSIONS IN THE SOILS REPORT AND INCLUDES IT FOR REFERENCE ONLY. CONTRACTOR SHALL NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THE REPORT AND THE PLANS PRIOR TO BEGINNING WORK. THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE AS AMENDED. ALL ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION.
 - TENANT IMPROVEMENTS ARE NOT PART OF THESE DOCUMENTS. TENANT IMPROVEMENT PLANS SHALL BE SUBMITTED BY OTHERS TO APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
 - BUILDING AND TENANT IMPROVEMENT SIGNAGE ARE NOT PART OF THIS CONTRACT. SIGN CONTRACTOR TO OBTAIN SEPARATE PERMITS AND APPROVALS FROM GOVERNING AGENCIES.
 - UNLESS NOTED EXISTING, N.I.C. (NOT IN CONTRACT) OR OTHERWISE ON THESE DRAWINGS, PROJECT MANUAL AND SPECIFICATIONS, ALL ITEMS, MATERIALS, ETC. AND INSTALLATIONS OF SAME ARE A PART OF THE CONTRACT AS DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
 - CONTRACTOR TO INFORM OWNER OF ALL FEES AND PERMITS, LICENSES AND INSPECITON INDICATED ON THE PLANS AND SPECIFICATION AND THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENT AGENCY.
 - CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND SAFETY. COMPLY WITH ALL SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION FOR THIS PROJECT. PROVIDE CONSTRUCTION AS WITHIN AND ADJACENT AS REQUIRED TO PREVENT DAMAGE TO EXISTING WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREAS REQUIRED AND/OR MATERIALS AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUEST SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS

- IF THERE ARE EXCAVATIONS OF 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON MUST DESCEND THE CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY.
 - ALL REVISIONS OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
 - CONTRACTOR TO INFORM OWNER OF ALL FEES AND PERMITS, LICENSES AND INSPECTIONS INDICATED ON THE PLANS AND SPECIFICATIONS AND THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENTS AGENCY
 - CONTRACTOR SHALL VERIFY THE SIZE AND LOCATIONS OF ALL UTILITY LINES AND STUBS TO THE BUILDING AS MY BE INDICATED ON PLANS. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GREASE TRAP, GAS AND ELECTRICAL) INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS READY FOR SERVICE.
 - THE GENERAL CONTRACTOR SHALL PROVIDE ONE WEEK ADVANCED NOTICE TO OWNER, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ANTICIPATED POURING OF CONCRETE FOOTINGS AND SLAB
 - PROVIDE CERTIFICATION OF FOOTING LOCATIONS CERTIFIED BY ENGINEER OF RECORD.
 - ALL LEGAL EXITS INDICATED ON THE PLANS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND BE LABELED, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." IN BLOCK LETTERING A MINIMUM OF 1" HIGH ON A CONTRASTING BACKGROUND. SPECIAL LOCKING DEVICES SHALL BE ON AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE NOT ALLOWED. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS FOR EXTERIOR DOORS, 5.0 LBS INTERIOR DOORS AND 15.0 LBS FOR FIRE RATED DOORS.
 - ALL EXTERIOR DOORS SHALL COMPLY WITH LOCAL JURISDICTION SECURITY ORDINANCES.
 - WHERE EXIT DOORS SWING OUT OVER A LANDING, THEY SHALL NOT BE MORE THAN 1/2" BELOW THE THRESHOLD.
 - NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND THAT INDICATED ON THE PLANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND STRUCTURAL ENGINEER.
 - NO STRUCTURAL MEMBER SHALL BE CUT OF PIPES, AC DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND /OR APPROVED BY THE STRUCTURAL ENGINEER.
 - ALL SHOP WELDING TO BE DONE BY A CERTIFIED LICENSED SHOP. ALL FIELD WELDING SHALL BE DONE B LICENSED WELDERS ONLY UNDER CONTINUOUS SPECIAL INSPECTION WIT A CERTIFICATE ISSUED AS REQUIRED BY BUILDING OFFICIALS.
 - WHERE LAGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, OR CONDUIT, ETC. THE LARGER SIZE STUD OR FURRING SHALL EXTEND THE FULL LENGTH OF THE SURFACE WHERE THEY OCCUR.

- PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AS REQUIRED BY BUILDING OFFICIALS.
 - THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY DISABLED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ada) AND ALL OTHER STATE / FEDERAL GOVERNING AGENCIES.
 - STRIPPING FOR THE VISUALLY IMPAIRED. THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT TWO INCHES (2") WIDE PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING.
 - PROVIDE 4" DIE CUT ADDRESS NUMBERS REVERSE READING CONTRASTING COLOR, SIMILAR TO LETRASET, FUTURA BOLD FOR BUILDING. BUILDING ADDRESS NUMBERS FASTENED TO BUILDING IN A CONSPICUOUS ON THE BUILDING SO THEY ARE VISIBLE FROM THE STREET PER LOCAL CODE AND BUILDING OWNER DEVELOPMENT GUIDELINES.
 - PROVIDE UL APPROVED FIRE EXTINGUISHERS S REQUIRED BY FIRE MARSHAL. VERIFY LOCATIONS OF EXTINGUISHERS WITH ARCHITECT AND FIRE MARSHAL. PROVIDE FIRE PROTECTION IF REQUIRED BY LOCAL AUTHORITIES DURING CONSTRUCTION.
 - A COMPLETE SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE PERMIT. SYSTEM SHALL BE PROVIDED IN STRICT ACCORDANCE WITH THE FIRE DEPT. REGULATIONS A FACTORY MUTUAL INSURANCE CO. PLANS SHALL BE SUBMITTED BY A LICENSED FIRE SPRINKLER CONTRACTOR DIRECTLY TO THE FIRE DEPARTMENT, BUILDING DEPT. AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



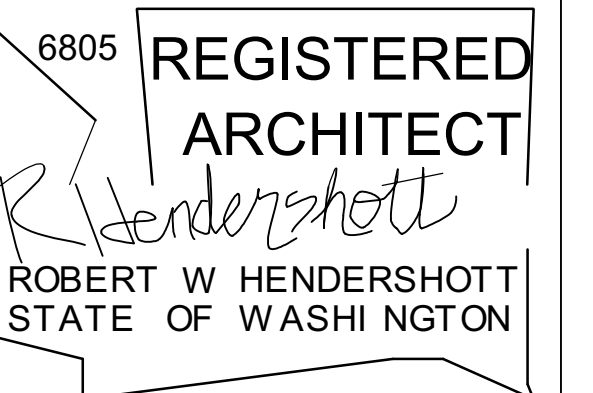
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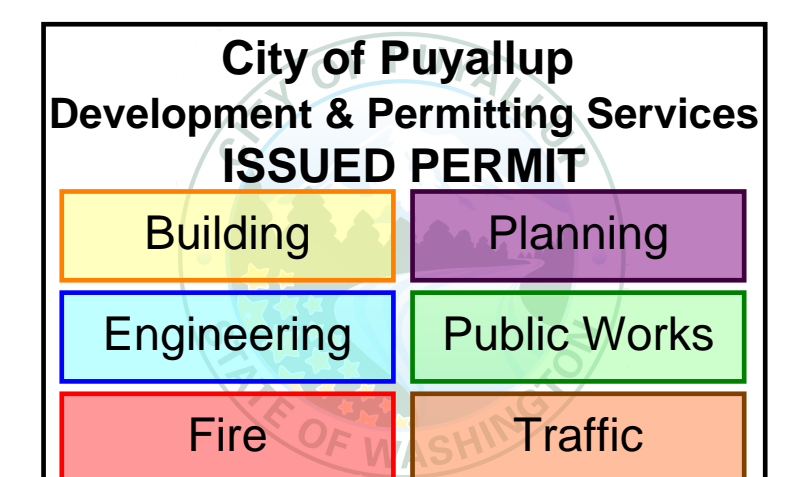
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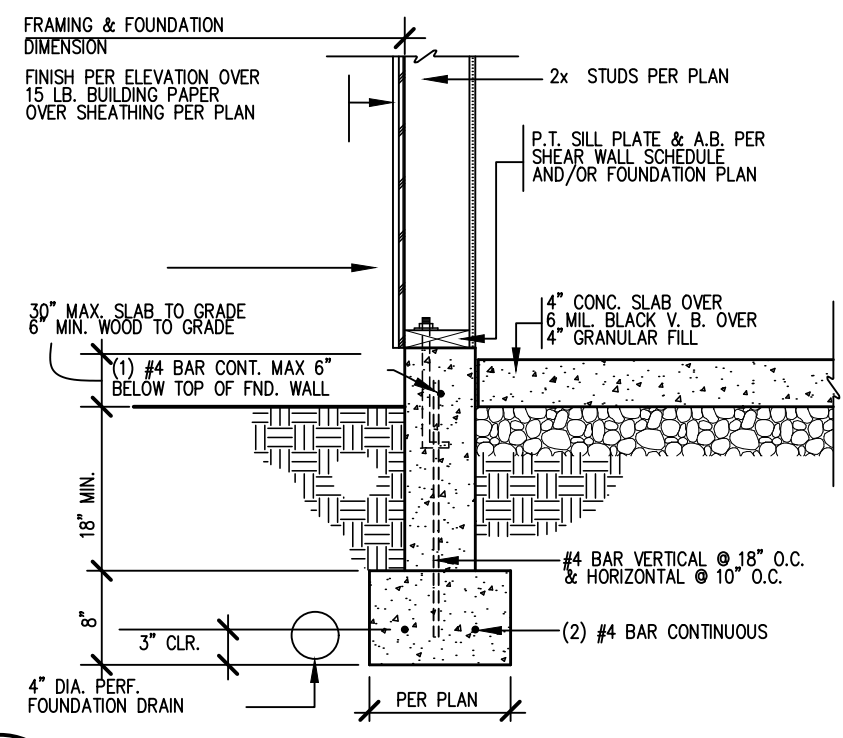
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18 of 18

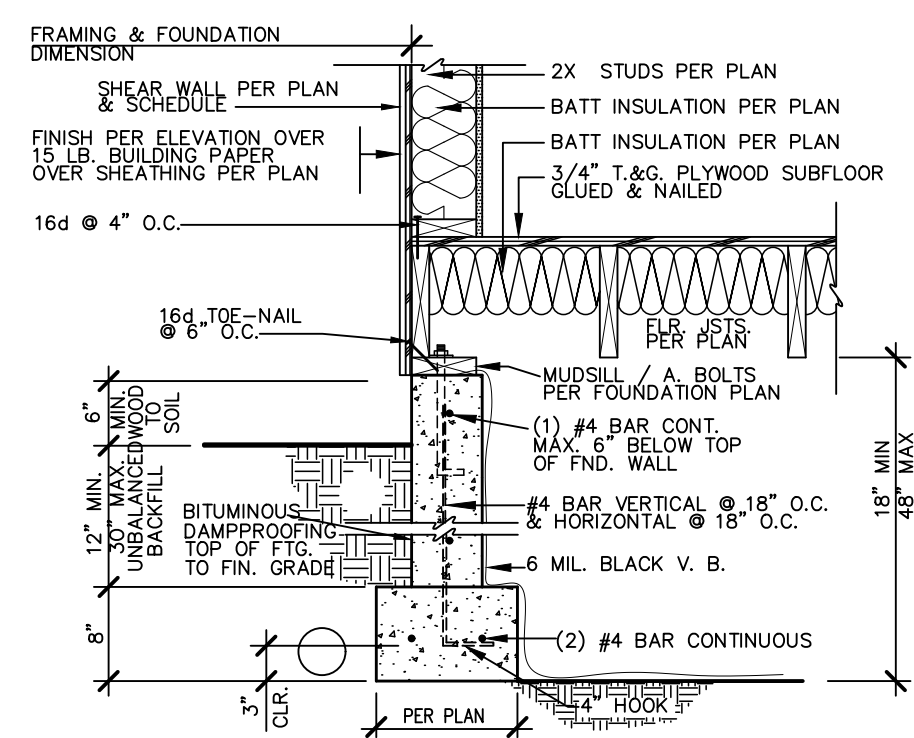
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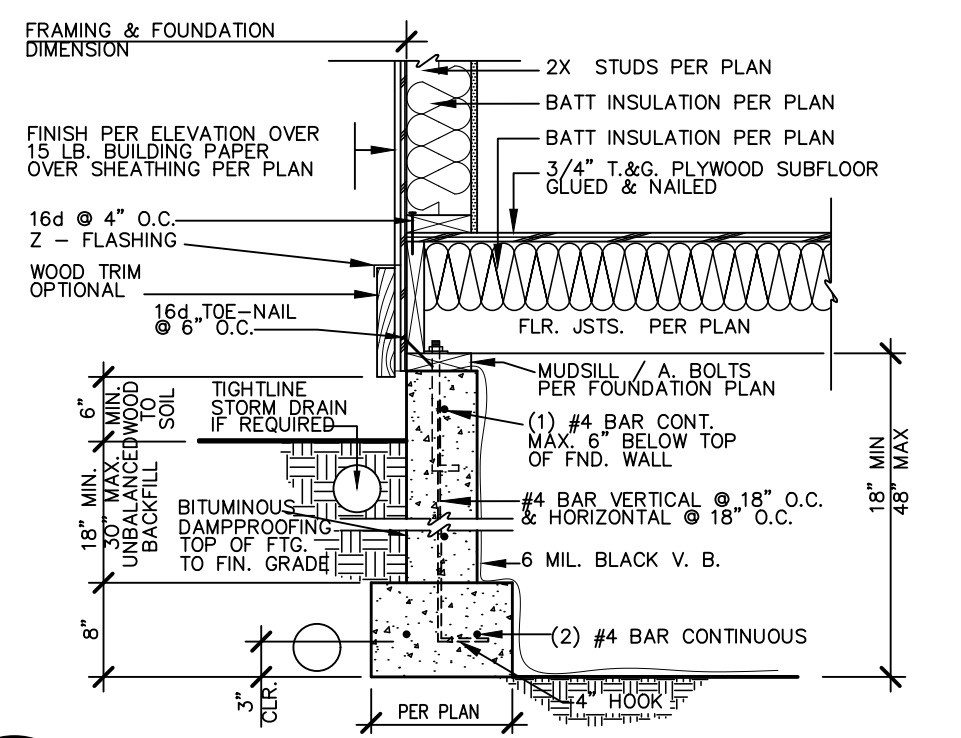




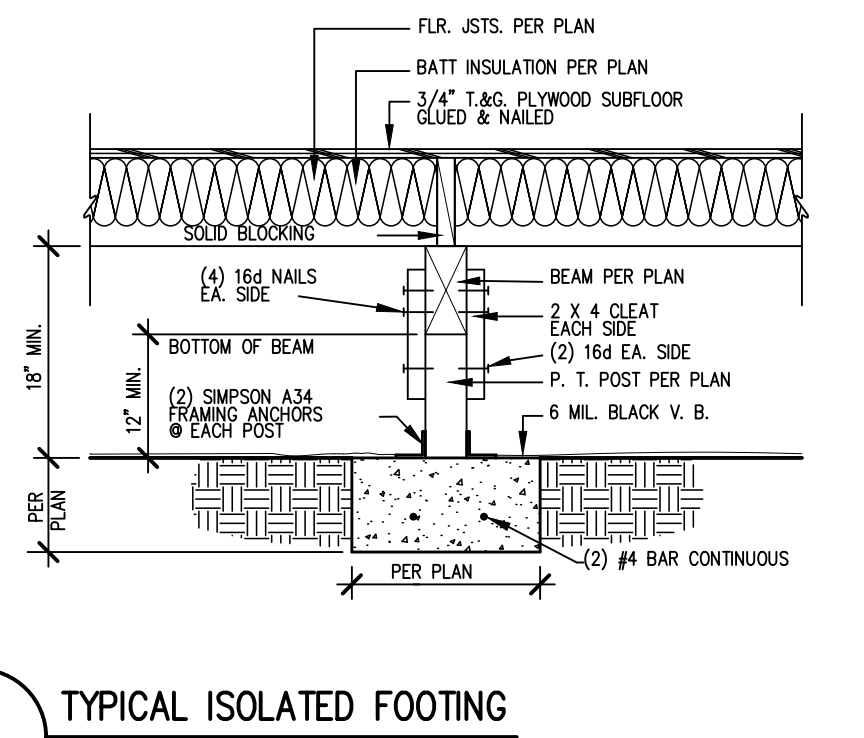
1 8" GARAGE FND. WALL
SCALE: NTS



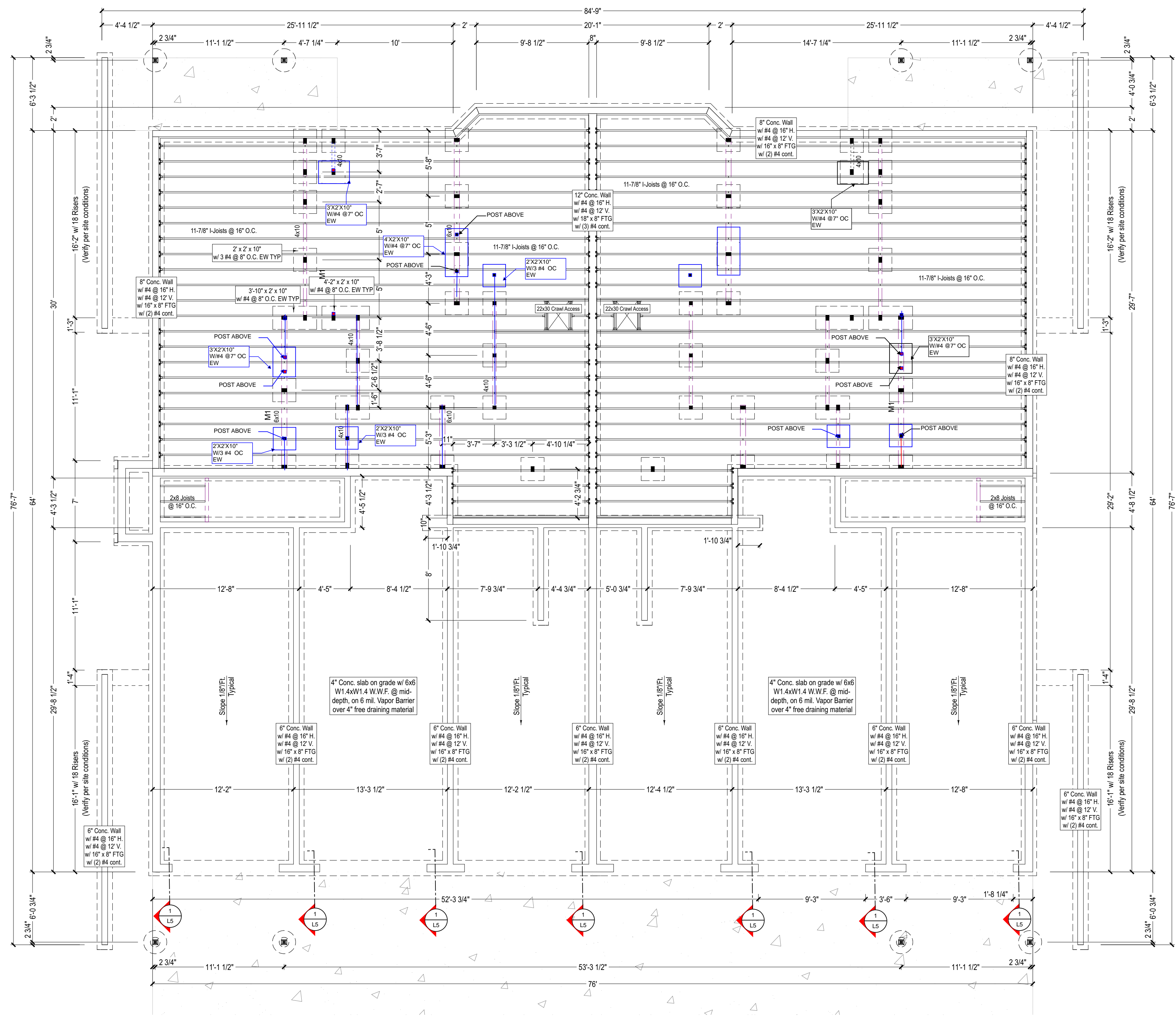
2 8" FND. WALL W/ PARALLEL JOIST
SCALE: 1" = 1'-0"



3 8" FND. WALL W/ PERPENDICULAR JOIST
SCALE: 1" = 1'-0"



4 TYPICAL ISOLATED FOOTING
SCALE: 1" = 1'-0"



Foundation & Main Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 1/4 in = 1 ft

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



02.24.2023

BRCF - NORTH BUILDING APT

OWNER/CUSTOMER:
1002 39th Ave SW Suite 301
Puyallup, WA. 98373

PROJECT ADDRESS:
4002 10TH STREET SE
PUYALLUP, WA. 98374

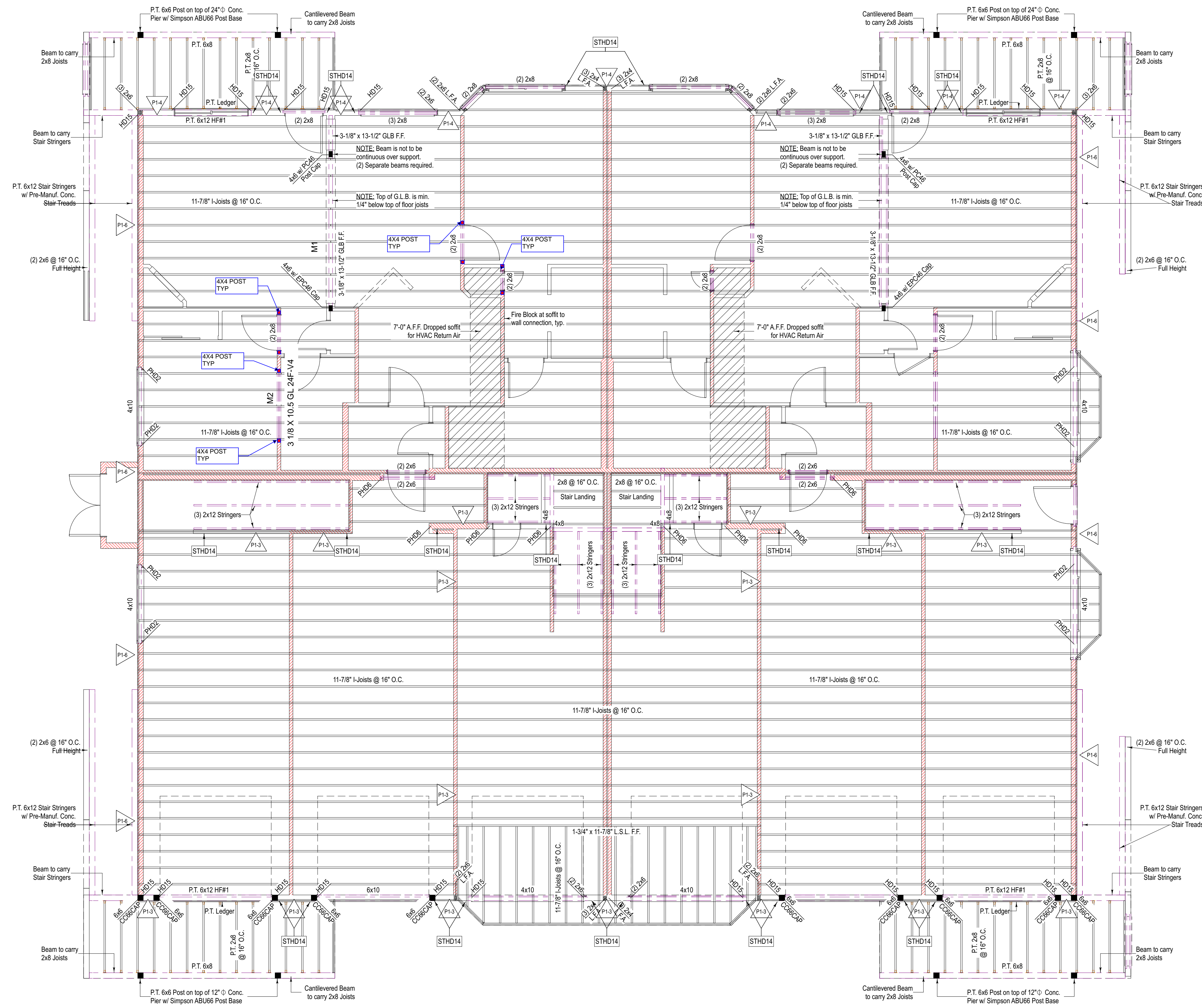
DESIGNED:
ATTILLI DESIGN & ENG.

DATE:
04.12.2022

SHEET NO.
S2

5

JOB NO.
8752 222nd St. Cl. E.
Graham, WA. 98338



SHEAR WALL SCHEDULE PER 2018 IBC

GENERAL NOTES:
 SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLD-DOWNS. LOCATE HOLD-DOWNS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.
 ALL HOLD-DOWNS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.

MARK	7/16\"/>								
P1-6"	8d	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	(2) 16d @ 10"	240
P1-4"	8d	4"	12"	4"	16" O.C.	2x4	5/8" @ 32"	(2) 16d @ 7"	350
P1-3"	8d	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	450
P1-2"	8d	2"	12"	2"	12" O.C.	3x4	3/4" @ 24"	(2) 16d @ 5"	585
P2-6"	8d	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	(2) 16d @ 5"	480
P2-4"	8d	4"	12"	4"	8" O.C.	3x4	3/4" @ 20"	(3) 16d @ 5"	700
P2-3"	8d	3"	12"	3"	8" O.C.	3x4	3/4" @ 16"	(4) 16d @ 5"	900
P2-2"	8d	2"	12"	2"	8" O.C.	3x4	3/4" @ 12"	(4) 16d @ 4"	1170

***NOTE:** WALLS WITH UNIT SHEAR OF 350#/FT. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS PER IBC 2018, TABLE 2305.3.1. 3X FRAMING WILL BE NOTED ON PLAN.

SHEAR WALL NOTES

7/16" OSB OR PLYWOOD SHEATHING - USE #8 COMMON OR GALVANIZED NAILS. BLOCK ALL PANEL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY NAIL @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 3" NAIL SPACING IS SPECIFIED AT PANEL EDGES USE 1-1/2" #8 SHORT NAILS OR 3X STUDS WITH #8 COMMON NAILS. FOR 2" NAIL SPACING, USE 2X STUDS AND STAGGER PANELS. WHERE PLYWOOD IS 2 SIDES OF WALL, JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.

FLOOR PLYWOOD - USE #8 COMMON NAILS @ 12" O.C. AT INTERMEDIATE SUPPORTS, 4" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS.

FLOOR JOISTS - JOIST PARALLEL TO FLOOR OPENINGS AND EXTERIOR WALLS SHALL BE CROSS BLOCKED AT 48" O.C. @ EDGES & 14" 15d NAILS FOR THE FIRST BAY.

3" x 3" x 1/4" HD GALVANIZED SQUARE WASHERS AT ALL ANCHOR BOLTS.

7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE
 ALLOWABLE SHEAR VALUES WITH HEM-FIR #2 STUDS

FIELD SPACING	15 GA. STAPLES @	14 GA. STAPLES @
2" O.C. - 380#/FT.	4" O.C. - 380#/FT.	4" O.C. - 300#/FT.
2" O.C. - 360#/FT.	2-1/2" O.C. - 430#/FT.	3" O.C. - 300#/FT.
	4" O.C. AND 15d NAILS	2" O.C. - 504#/FT.
	6" O.C. - 620#/FT.	

FIELD SPACING: 12" O.C. NAILS & STAPLES.

HOLD-DOWNS - INSTALL SIMPSON HOLD-DOWNS OR EQUIVALENT AT THE END OF SHEAR WALLS. WHEN SHOWN ON DRAWINGS, TO ATTACH USE 2X OR 3X HF #2 CONSTRUCTION GRADES AS SHEAR WALL BOUNDARY ELEMENTS. HOLD-DOWNS ARE ONLY REQUIRED WHERE SHOWN ON PLANS.

Upper Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
 Scale: 1/4 in = 1 ft

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ATELL
 DESIGN & ENGINEERING, LNC. P.S.
 1002 39TH AVE., SW PUYALLUP, WA 98373
 Office (253) 222-5592
 ma@atellengineering.com



02.24.2023

BRCF - NORTH BUILDING APT

OWNER/CUSTOMER:
 1002 39th Ave SW Suite 301
 Puyallup, WA, 98373

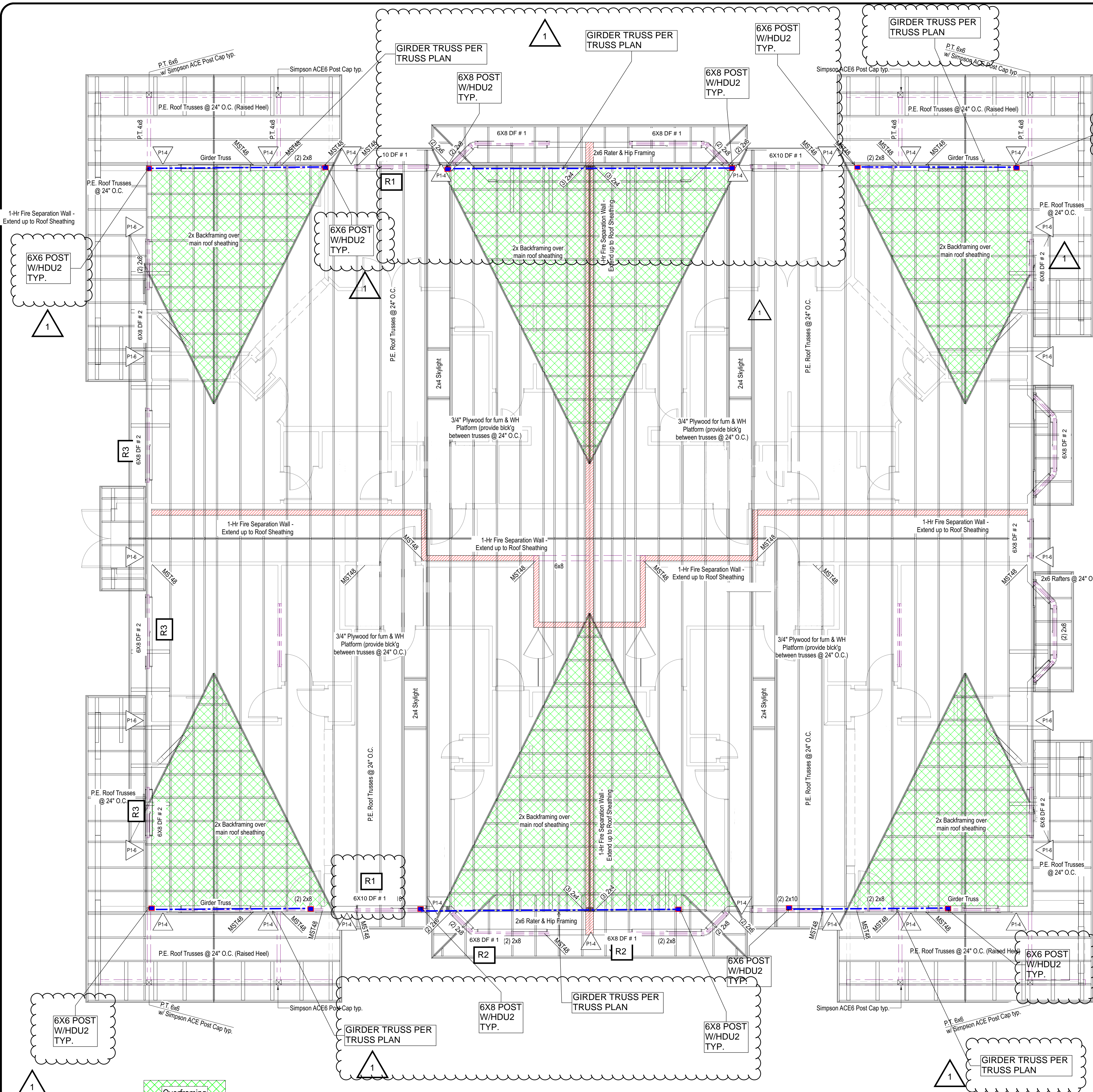
PROJECT ADDRESS:
 4002 10TH STREET SE
 PUYTALLUP, WA, 98374

DESIGNED:
 ATTELL DESIGN & ENG.

DATE:
 04.12.2023

SHEET NO.
S3 **5**

JOB NO.
 8752 222nd St. Ct. E.
 Graham, WA, 98338



SHEAR WALL SCHEDULE PER 2018 IBC

GENERAL NOTES:
SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLDINGS. LOCATE HOLDINGS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.
ALL HOLDINGS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.

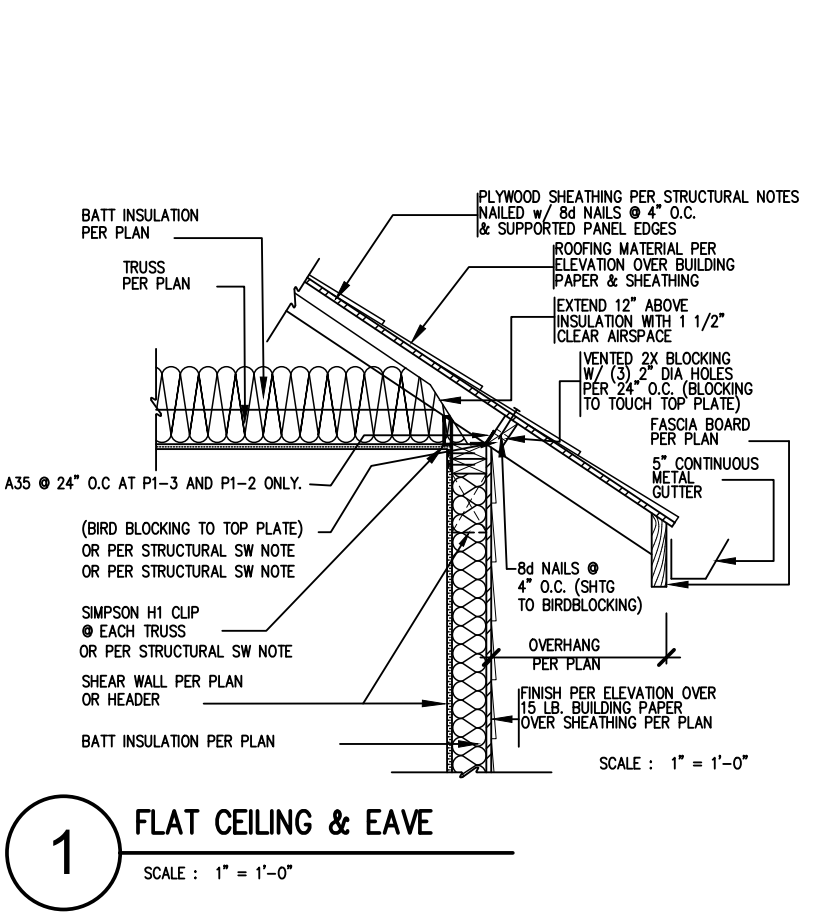
MARK	7/16\"/>								
P1-6"	86	6"	12"	6"	18" O.C.	2x4	5/8" @ 48"	(2) 164 @ 10"	240
P1-4"	86	4"	12"	4"	18" O.C.	2x4	5/8" @ 32"	(2) 164 @ 7"	350
P1-3"	86	3"	12"	3"	14" O.C.	3x4	5/8" @ 24"	(2) 164 @ 5"	450
P1-2"	86	2"	12"	2"	12" O.C.	3x4	3/4" @ 24"	(2) 164 @ 5"	585
P2-6"	86	6"	12"	6"	10" O.C.	3x4	5/8" @ 24"	(2) 164 @ 5"	480
P2-4"	86	4"	12"	4"	8" O.C.	3x4	3/4" @ 20"	(3) 164 @ 5"	700
P2-3"	86	3"	12"	3"	8" O.C.	3x4	3/4" @ 16"	(4) 164 @ 5"	900
P2-2"	86	2"	12"	2"	8" O.C.	3x4	3/4" @ 12"	(4) 164 @ 4"	1170

NOTE: WALLS WITH UNIT SHEAR OF 500#/FT. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS PER IBC 2018, TABLE 2308.3.1. 3X FRAMING WILL BE NOTED ON PLAN.

SHEAR WALL NOTES
7/16" OSB OR PLYWOOD SHEATHING - USE 8d COMMON OR GALVANIZED NAILS. BLOCK ALL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY. MAX @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 3X NAIL SPACING IS SPECIFIED AT PANEL EDGES, USE 1-1/2" @ SHORT NAILS. 3X STUDS WITH 8d COMMON NAILS FOR 2" NAIL SPACING. USE 3X STUDS AND STAGER PANELS, WHERE PLYWOOD IS 2 SIDES OF WALL. JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.
FLOOR PLYWOOD - USE 8d COMMON NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS, 6" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS.
FLOOR JOISTS - JOIST PARALLEL TO FLOOR OPENINGS AND EXTERIOR WALLS SHALL BE CROSS BLOCKED AT 48" O.C. @ EDGES W/ (4) 10d NAILS FOR THE FIRST BAY.
3" x 3" x 1/4" HD GALVANIZED SQUARE WASHERS AT ALL ANCHOR BOLTS.
7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE ALLOWABLE SHEAR VALUES WITH HDN FR #2 STUDS.

2" GA. STAPLES @	15 GA. STAPLES @	14 GA. STAPLES @
4" O.C. - 280#/FT.	4" O.C. - 280#/FT.	4" O.C. - 303#/FT.
3" O.C. - 360#/FT.	3" O.C. - 438#/FT.	2" O.C. - 504#/FT.
	6" O.C. AND 10d NAILS @ 8" O.C. - 620#/FT.	

FIELD SPACING: 12" O.C. NAILS & STAPLES.
HOLDINGS - INSTALL SIMPSON HOLDINGS OR EQUIVALENT AT THE END OF SHEAR WALLS. WHEN SHOWN ON DRAWINGS, TO ATTACH USE 2X OR 3X HF #2 CONSTRUCTION GRADES AS SHEAR WALL BOUNDARY ELEMENTS. HOLDINGS ARE ONLY REQUIRED WHERE SHOWN ON PLANS.



SIMPSON Strong-Tie

Girder Tiedowns (cont.)

These products are available with additional common protection. For more information, see p. 15.

Model No.	Qty.	No. of Pieces	O.C. Dim. Between Anchors	Stud/Plate Nails of Anchor Diameter	Girder	DFWP Allowable Loads			SPWF Allowable Loads			Code Ref.
						Uplift (lbs)	F _x (lbs)	F _y (lbs)	Uplift (lbs)	F _x (lbs)	F _y (lbs)	
LGT2	1	2/8"	—	(16) 0.148 x 3 1/4"	(16) 0.148 x 3 1/4"	1,800	700	170	1,800	700	170	
LGT3-SDS-2	1	3/8"	—	(26) 0.148 x 3 1/4"	(26) 1/4 x 3.000	1,400	795	385	2,000	795	385	
LGT4-SDS-3	1	4/8"	—	(36) 0.148 x 3 1/4"	(36) 1/4 x 3.000	4,000	2,000	675	2,800	2,000	675	
MGT	1	2/8"	—	(20) 0.148 x 3 1/4"	(20) 1/4 x 3.000	3,900	775	500	3,300	775	500	
VGT	1	2/8"	—	(15) 1/4 x 3.000	(15) 1/4 x 3.000	4,800	1,800	900	3,000	1,800	900	FL
VGT	2	2/8"	—	(25) 1/4 x 3.000	(25) 1/4 x 3.000	7,100	1,800	900	5,170	1,800	900	
VGT-1	1	2/8"	—	(15) 1/4 x 3.000	(15) 1/4 x 3.000	8,900	1,800	900	6,400	1,800	900	
VGT-1	2	2/8"	—	(25) 1/4 x 3.000	(25) 1/4 x 3.000	12,200	1,800	900	8,600	1,800	900	
VGT-1	2	2/8"	—	(25) 1/4 x 3.000	(25) 1/4 x 3.000	5,540	600	630	3,900	600	630	
VGT-2	1	2/8"	5%	(16) 0.148 x 3 1/4"	(16) 0.148 x 3 1/4"	10,300	—	—	6,485	—	—	IBC, R.L.A.
VGT-2	1	2/8"	7%	(16) 0.148 x 3 1/4"	(16) 0.148 x 3 1/4"	10,840	—	—	6,925	—	—	
VGT-4	1	4/8"	9"	(25) 1/4 x 3.000	(25) 1/4 x 3.000	11,000	—	—	8,200	—	—	

1. See pp. 200-201 for Sizing and Tie General Notes.
2. LGT2 - F_y load requires installation of 6d 1/4" x 3 1/4" screws in optional nail hole.
3. LGT4 - F_y load requires installation of 0.148" x 3 1/4" screws in optional nail hole.
4. LGT4 - Load for 50' girder and 50' studs is 3,000 lb.
5. MGT can be installed with straps vertical for full label load, provided that all specified nails are installed to either a solid header or minimum header 2x4.
6. LGT connections can provide bearing enhancement loads for truss download reactions. For more information, refer to technical bulletin T-15: TRUSS/DTI BEARING ENHANCEMENT.
7. Girder tiedowns installed on the outside of the wall require a 3/4" overhang to achieve table loads.
8. Strong-Tie HDS Heavy Duty Connector screws may be installed through metal truss plates as approved by the Truss Designer, provided the requirements of ANSI/TPI-1-2014, Sections 7.3.3.4 and 8.0.2 are met (providing required through the plate using a 1/4" ID mandrel).
9. Fasteners hold dimensions in the table are based on member length. SDS screws are Simpson Strong-Tie Strong Shear Screws.
See pp. 21-22 for fastener information.

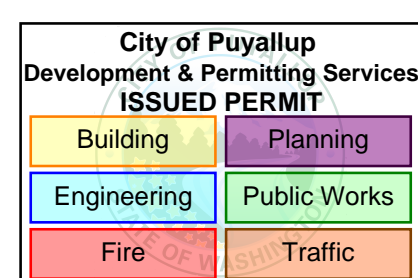


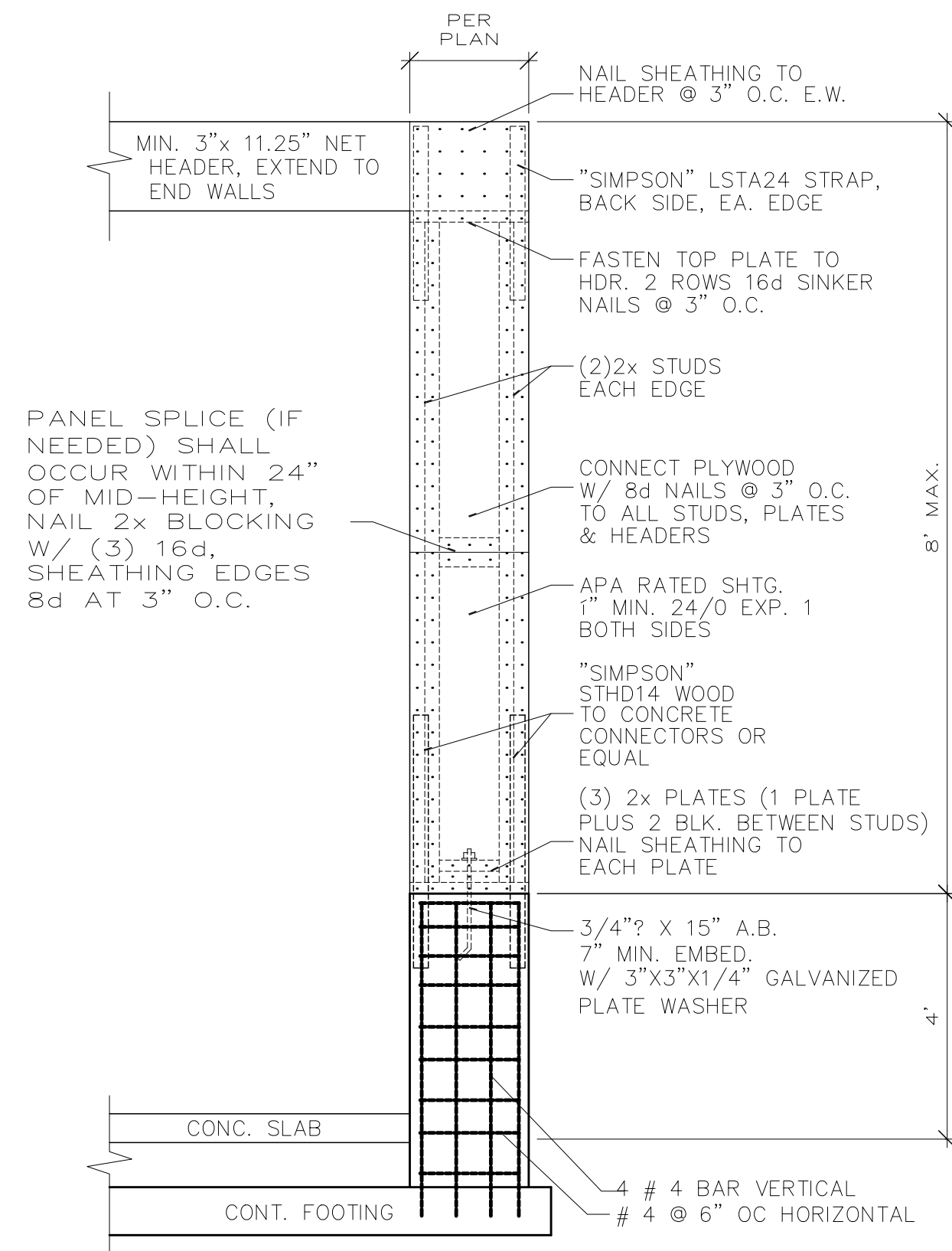
OWNER/CUSTOMER:
1002 39th Ave SW Suite 301
Puyallup, WA, 98373

PROJECT ADDRESS:
4002 10TH STREET SE
PUYALLUP, WA. 98374

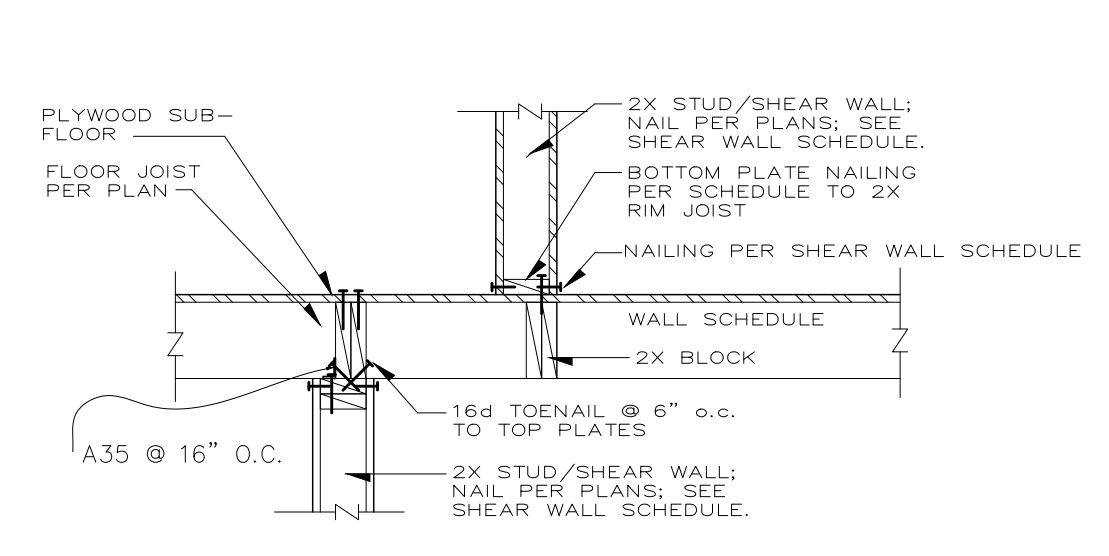
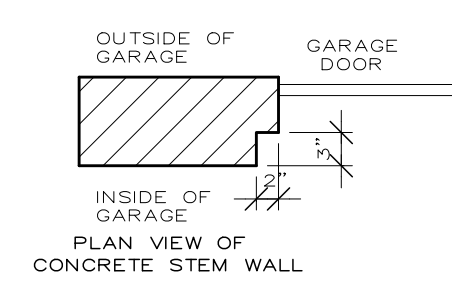
Roof Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building
Scale: 1/4 in = 1 ft

REVISED
02.20.2023

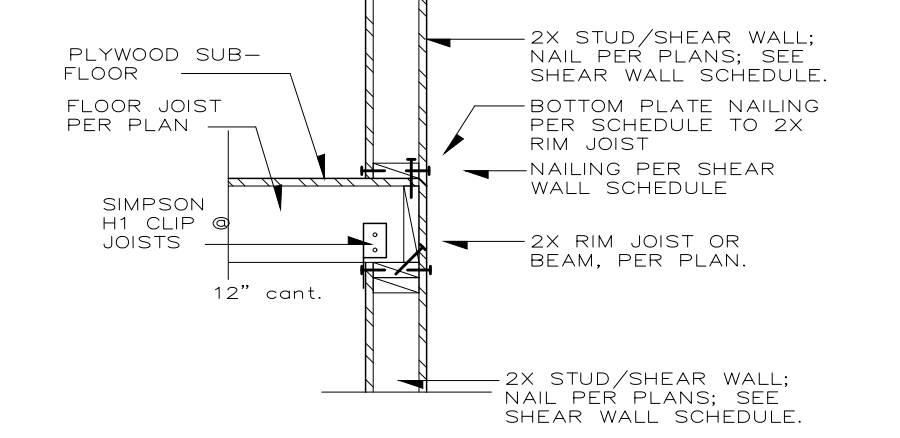




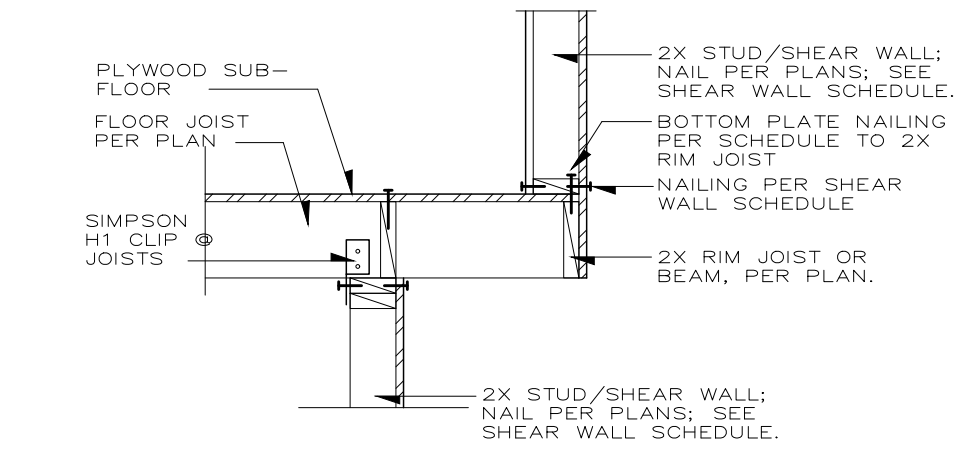
1 PORTAL FRAME
IRC R602.10.6.2
NO SCALE



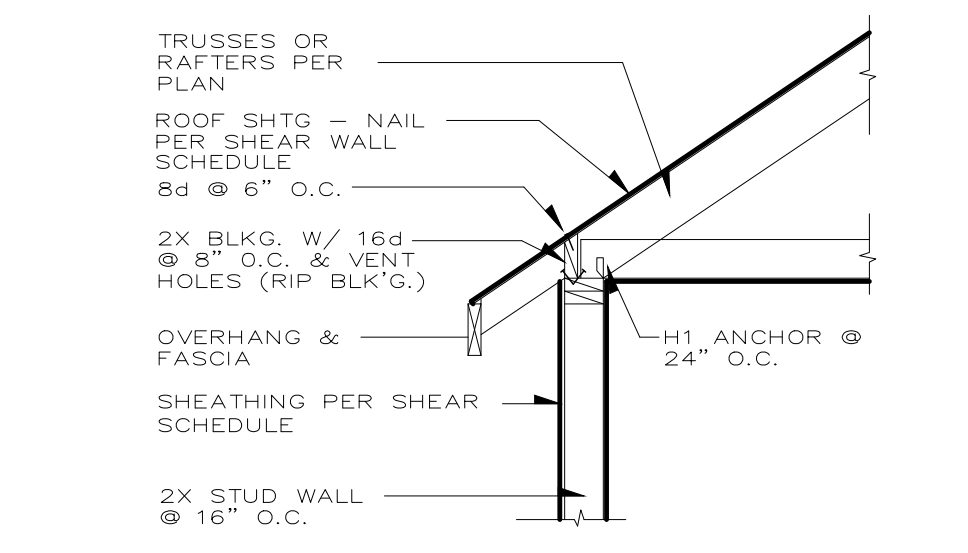
2 OFFSET INTERIOR SHEAR WALL
NO SCALE



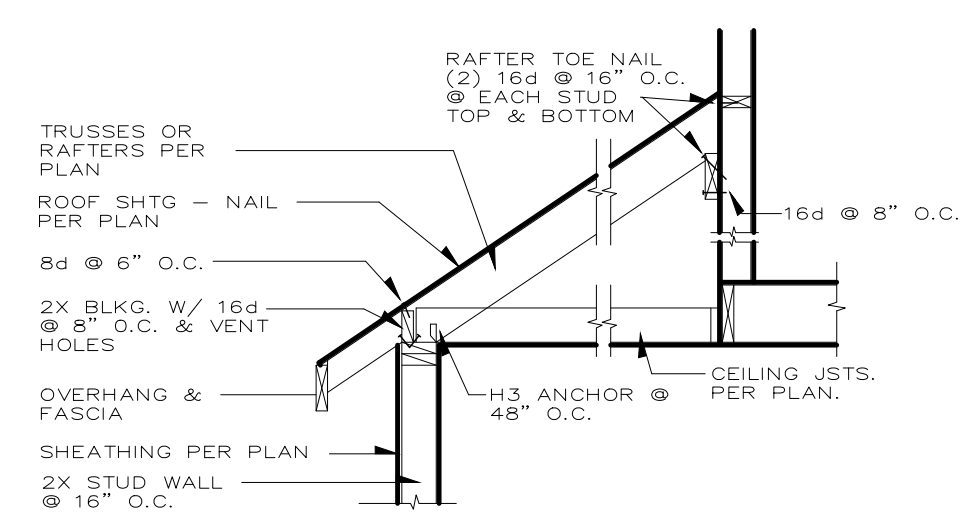
3 EXTERIOR SHEAR WALL
NO SCALE



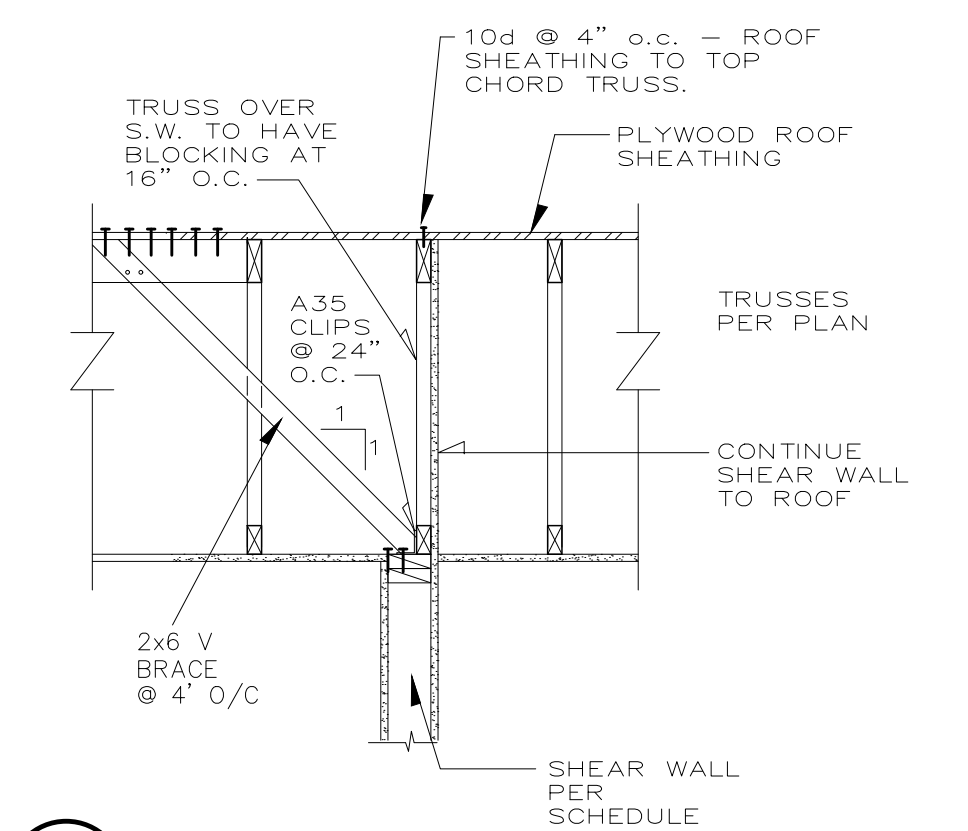
4 EXTERIOR CANTILEVERED SHEAR WALL
NO SCALE



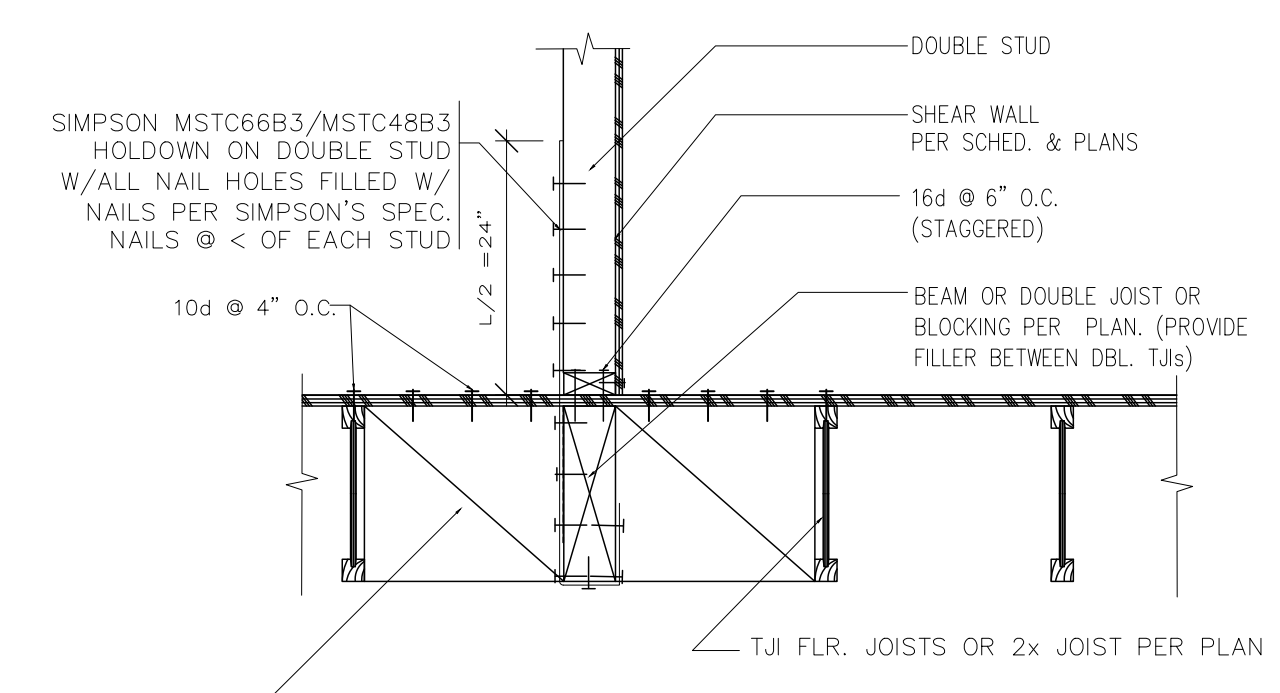
5 TYP. SHEARWALL TO ROOF CONNECTION
NO SCALE



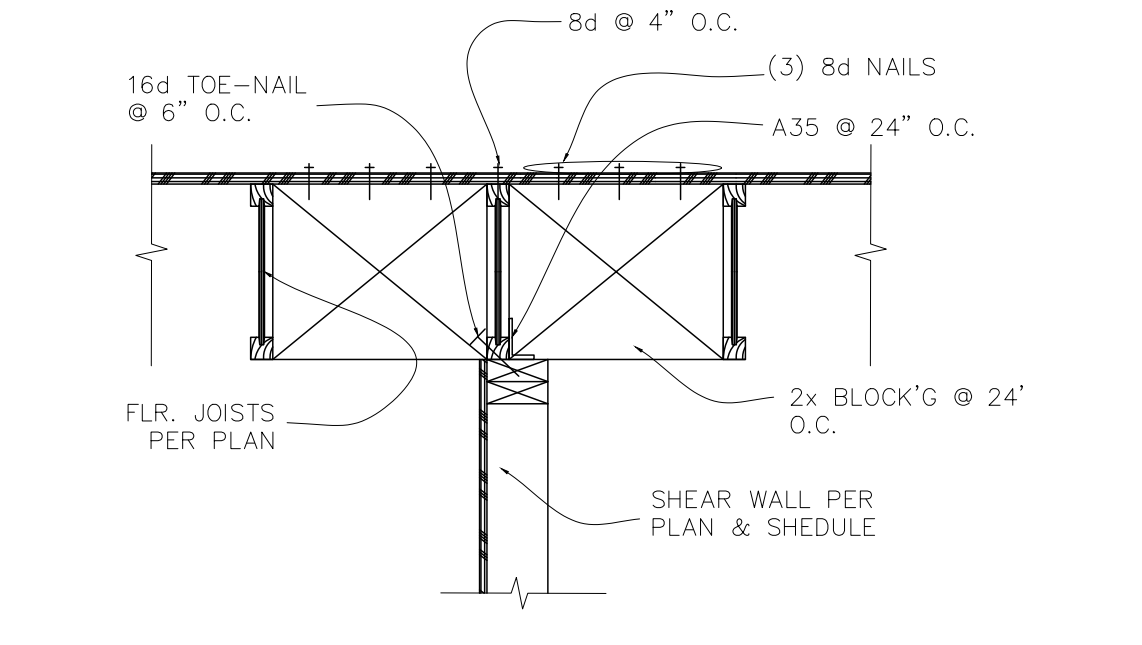
6 SHED ROOF TO OFFSET SHEAR WALL CONNECTION
NO SCALE



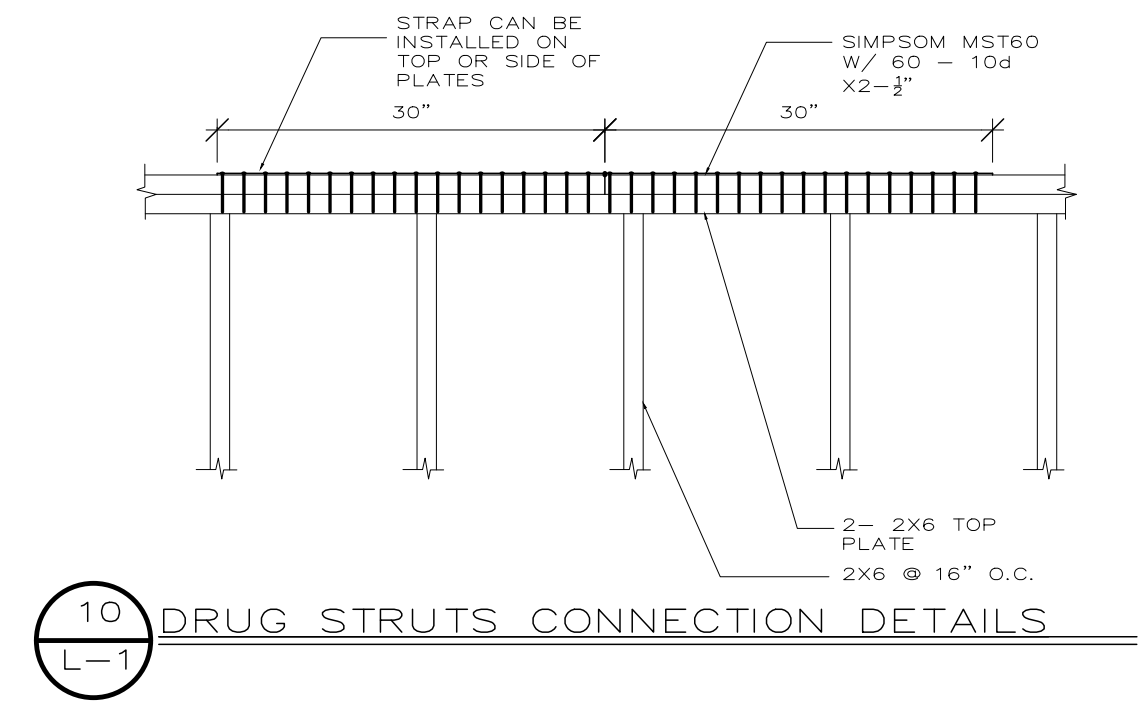
7 SHEAR WALL PARALLEL TO TRUSS
ELEVATION A



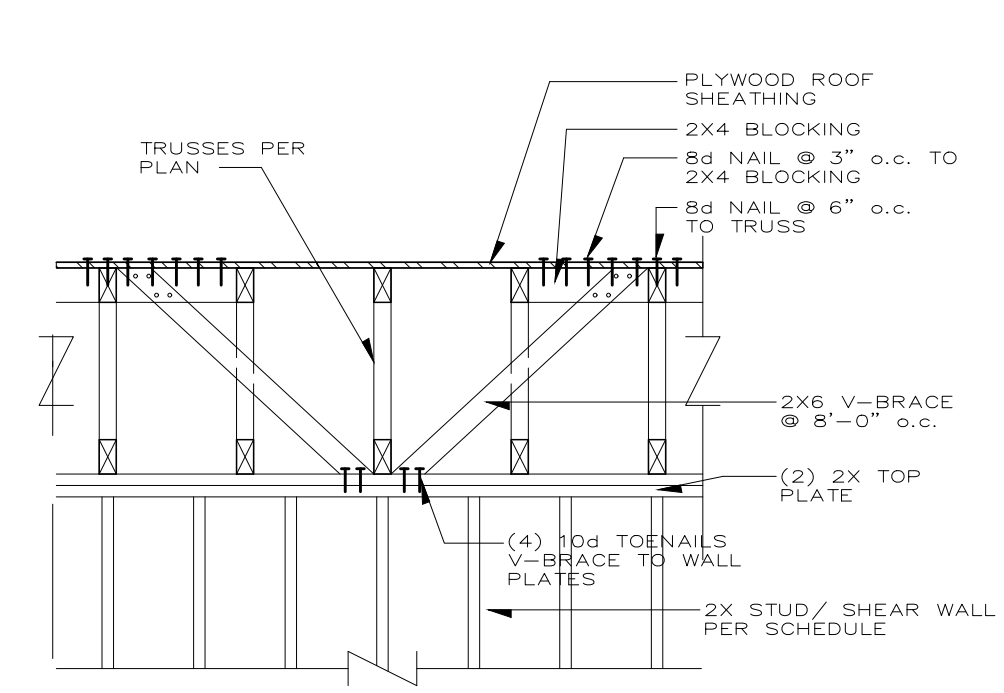
8 INTERIOR SHEAR WALL HOLDOWN @ BEAM
Scale: 1"=1'-0"



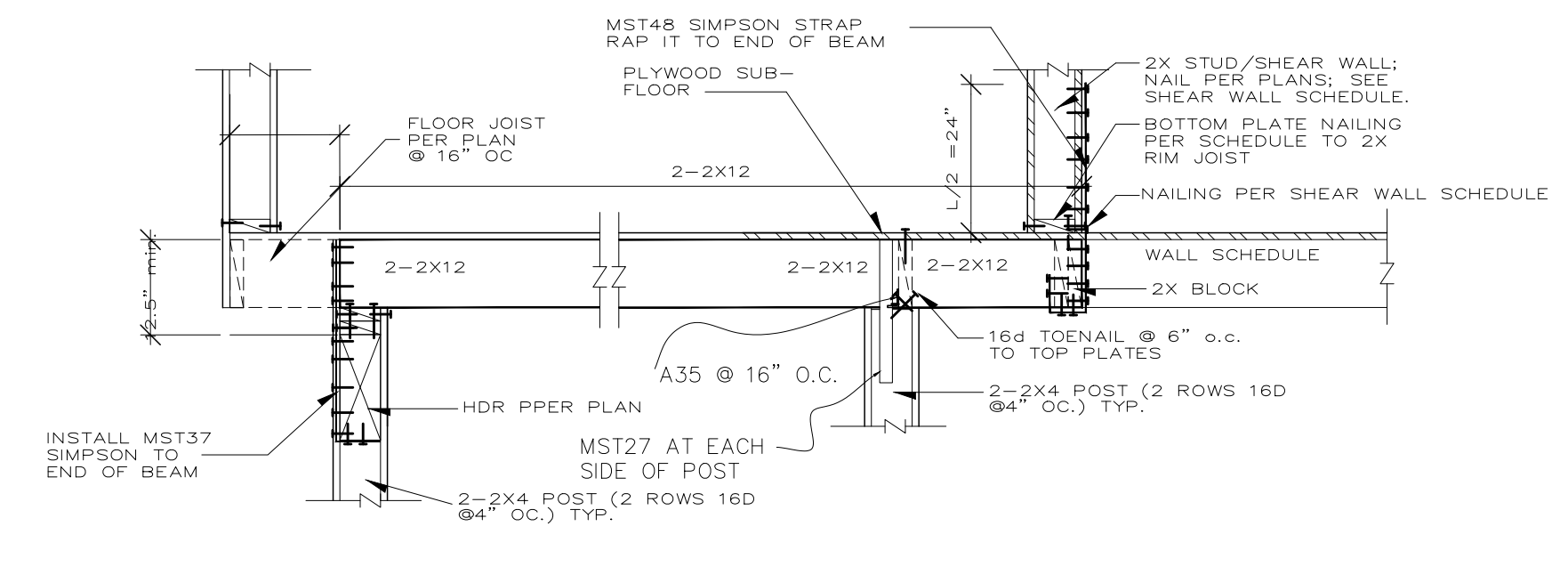
9 INTERIOR SHEAR WALL TO FLOOR ABOVE WALL PARALLEL TO FLOOR JOISTS
Scale: 1"=1'-0"



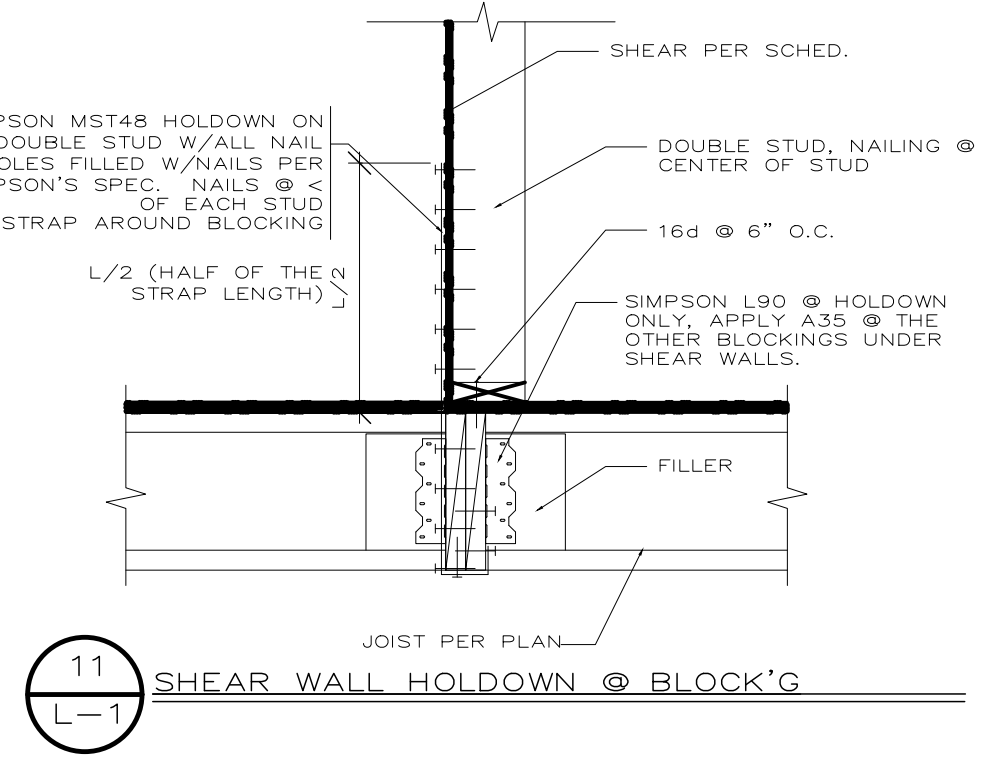
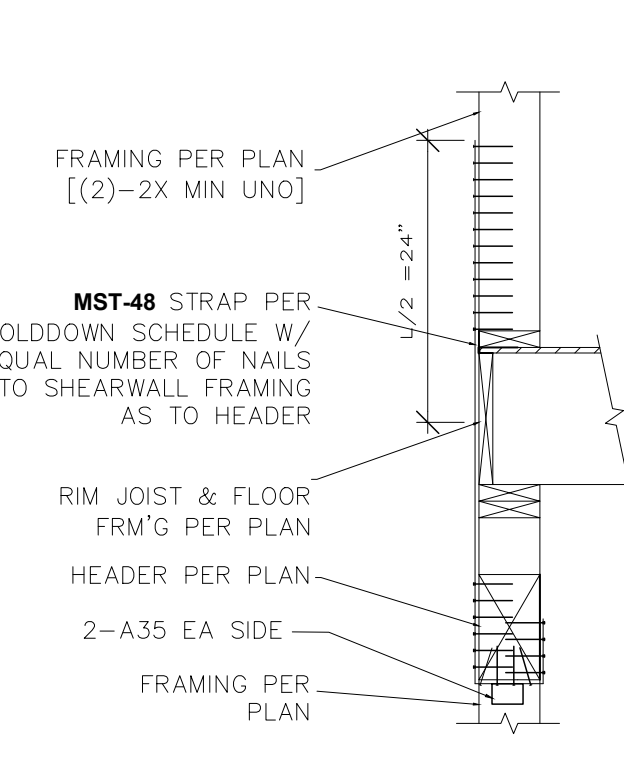
10 DRUG STRUTS CONNECTION DETAILS



7 SHEAR WALL PERP. TO TRUSS
ELEVATION B

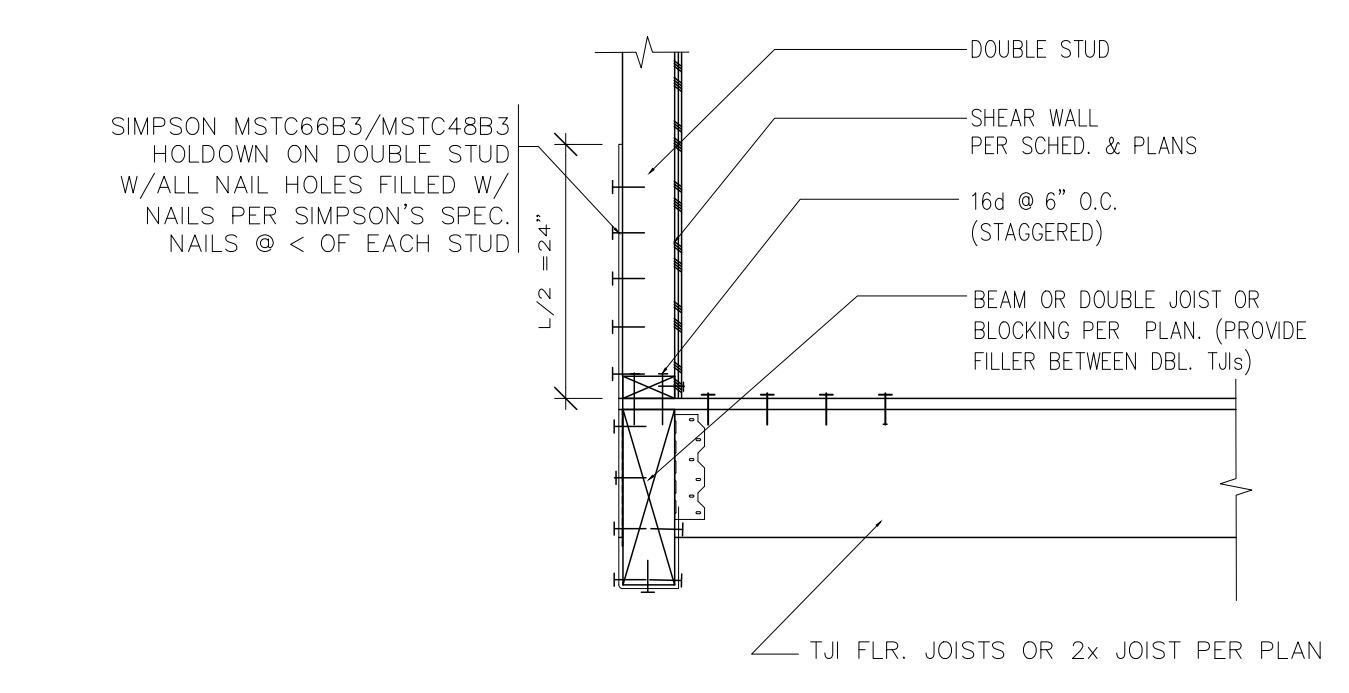


2A OFFSET INTERIOR SHEAR WALL
NO SCALE



11 SHEAR WALL HOLDOWN @ BLOCK'G
L=1

13 MSTXX STRAP TO BEAM (TYPO)
L=1



8A INTERIOR SHEAR WALL HOLDOWN @ BEAM
Scale: 1"=1'-0"

LATERAL ONLY

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ATELL
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Puyallup, WA, 98373

PROJECT ADDRESS:
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PUYALLUP, WA, 98374

DESIGNED: ATTELL DESIGN & ENGG.
DATE: 04/12/2022

SHEET NO.
L5 5

JOB NO.
8752 222nd St. Ct. E.
Graham, WA, 98338