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 Building ACCEPTED

JMontgomery
05/04/2023
11:09:39 AM

CITY OF PUYALLUP STATE OF WASHINGTON

City of Puyallup Development & Permitting Services ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

South Building

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

Area Summary
South 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,D):	207 Sq. Ft.
Entry Porch (Units B,E,F):	128 Sq. Ft.
Entry Porch (Unit C):	110 Sq. Ft.
Total Porch Area:	908 Sq. Ft.
Office Area:	608 Sq. Ft.
Total Building Area:	**10,992 Sq. Ft.**

Applicable Codes

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):	85 mph
Wind Speed (ULT):	100 mph
Exposure:	B
Seismic Zone:	D
Frost Depth:	18"

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

Sheet Index

PACIFIC HOME SOURCE LLC
www.pacifichomesource.com
info@pacifichomesource.com
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
ROBERT W HENDERSHOTT
STATE OF WASHINGTON

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South Building Cover Sheet

PHS Job #: 21.136

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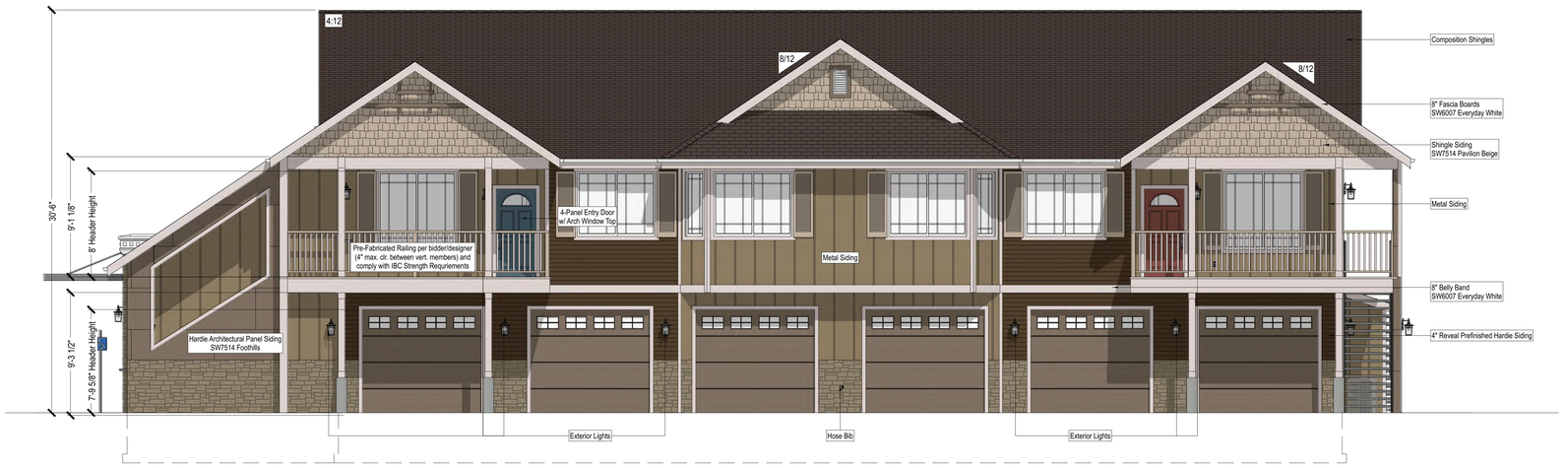
Layout Sheet # 1 of 18

Sheet: **1**

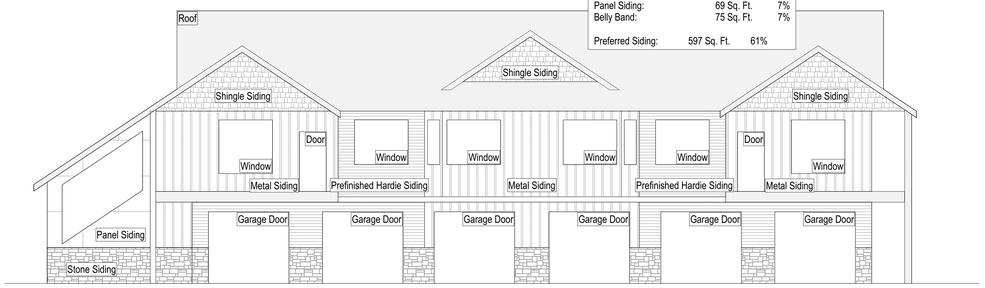
PRMU20221586



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

Siding Area:

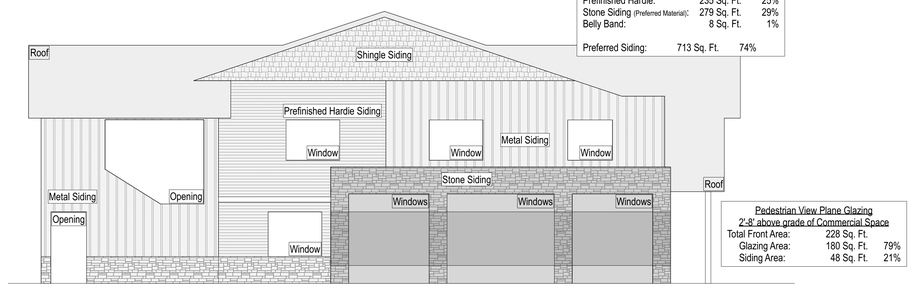
Siding Area (Including Gables):	1114 Sq. Ft.	
Siding Area (Excluding Gables):	985 Sq. Ft.	
Metal Siding (Preferred Material):	444 Sq. Ft.	45%
Prefinished Hardie:	244 Sq. Ft.	25%
Stone Siding (Preferred Material):	153 Sq. Ft.	16%
Panel Siding:	69 Sq. Ft.	7%
Belly Band:	75 Sq. Ft.	7%
Preferred Siding:	597 Sq. Ft.	61%



North Siding

Total Siding Area:

Siding Area (Including Gables):	1109 Sq. Ft.	
Siding Area (Excluding Gables):	956 Sq. Ft.	
Metal Siding (Preferred Material):	434 Sq. Ft.	45%
Prefinished Hardie:	235 Sq. Ft.	25%
Stone Siding (Preferred Material):	279 Sq. Ft.	29%
Belly Band:	8 Sq. Ft.	1%
Preferred Siding:	713 Sq. Ft.	74%



East Siding

Pedestrian View Plane Glazing
2'-8' above grade of Commercial Space

Total Front Area:	228 Sq. Ft.	
Glazing Area:	180 Sq. Ft.	79%
Siding Area:	48 Sq. Ft.	21%

Street Facing Façade (Commercial Space):

Total Front Area:	494 Sq. Ft.	
Glazing Area:	300 Sq. Ft.	61%
Siding Area:	194 Sq. Ft.	39%
Stone Siding:	194 Sq. Ft.	100%

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
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South Building Elevations

PHS Job #:
21.136

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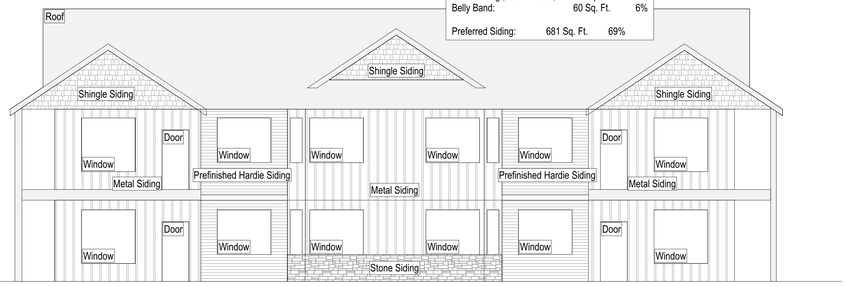
Layout Sheet #
2 of 18

Sheet:
2

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

Siding Area:

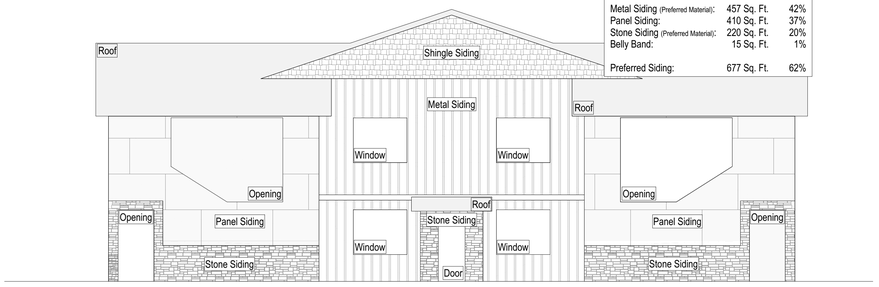
Total Siding Area (Including Gables):	1101 Sq. Ft.	
Total Siding Area (Excluding Gables):	981 Sq. Ft.	
Metal Siding (Preferred Material):	609 Sq. Ft.	62%
Prefinished Hardie:	240 Sq. Ft.	25%
Stone Siding (Preferred Material):	72 Sq. Ft.	7%
Belly Band:	60 Sq. Ft.	6%
Preferred Siding:	681 Sq. Ft.	69%



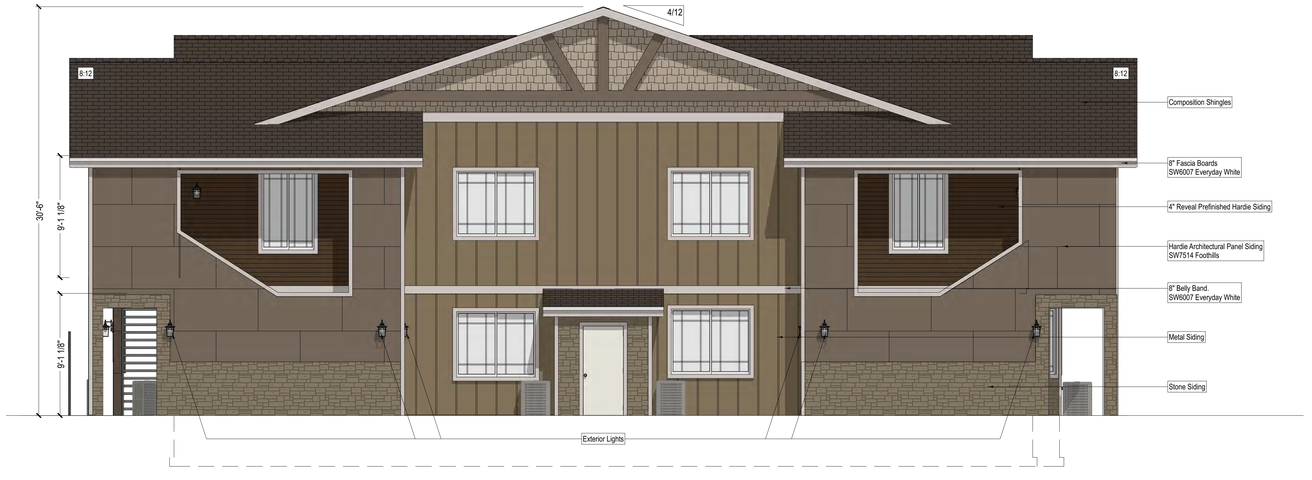
South Siding

Siding Area:

Siding Area (Including Gables):	1285 Sq. Ft.	
Siding Area (Excluding Gables):	1101 Sq. Ft.	
Metal Siding (Preferred Material):	457 Sq. Ft.	42%
Panel Siding:	410 Sq. Ft.	37%
Stone Siding (Preferred Material):	220 Sq. Ft.	20%
Belly Band:	15 Sq. Ft.	1%
Preferred Siding:	677 Sq. Ft.	62%



West Siding



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

City of Puyallup
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South Building Elevations

PHS Job #:
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Layout Sheet #
3 of 18

Sheet:
3

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
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
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. 1-3/4" thick metal clad foam core door
2. With self closing hinges
3. With passage latch, provide privacy lock at bath & master bedroom
4. Exterior doors 1-3/4" thick - Interior doors 1-3/8" thick
5. 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.
6. Rated 1-Hour assembly, self closing w/ approved label (includes all rated hardware & smoke proof gasket)
7. W/ dead bolt
8. Verify 32" nominal clear width when open
9. Approved barrier-free threshold @ H/C & F.H. units
10. Top Bolt & fixed knob
11. W/ passage latch
12. W/ elect. garage door opener, button, key pad & (2) openers
13. Exterior keyed latch

ROOM FINISH SCHEDULE

FLOOR	1.	Concrete - Trowel Finish
	2.	Sealed Concrete - Smooth Finish
	3.	Sheet Vinyl
	4.	Vinyl Composition Tile
	5.	Ceramic Tile
	6.	Wood Parquet
	7.	Hardware
	8.	Quarry Tile
	9.	Carpet
	10.	
WALL	11.	Concrete
	12.	W.R.G.W.B. - Semi-Gloss Enamel *
	13.	G.W.B. - Semi-Gloss Enamel *
	14.	G.W.B. - Flat Latex *
	15.	G.W.B. - Fire-Taped
	16.	
CEILING	21.	Concrete
	22.	W.R.G.W.B. - Semi-Gloss Enamel *
	23.	G.W.B. - Semi-Gloss Enamel *
	24.	G.W.B. - Flat Latex *
	25.	G.W.B. - Fire-Taped
	26.	Suspended Acoustical Ceiling
	27.	
BASE	31.	4" Rubber / Vinyl
	32.	Prefinished Wood
	33.	Wood - Sand, stain, and laquer to match casing
	34.	Wainscot - see interior elevations or notes
	35.	
REMARKS	41.	W.R.G.W.B. At Tub or Shower
	42.	Vinyl wall covering at walls with smooth wall finish, consult owner for type
	43.	

* "Orange Peel" Finish Unless Otherwise Noted

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

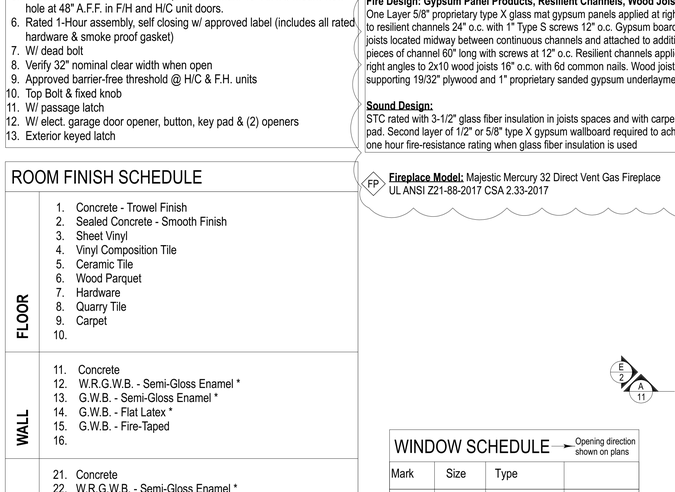
FP **Fireplace Model:** Majestic Mercury 32 Direct Vent Gas Fireplace
UL ANSI Z21-88-2017 CSA 2.33-2017

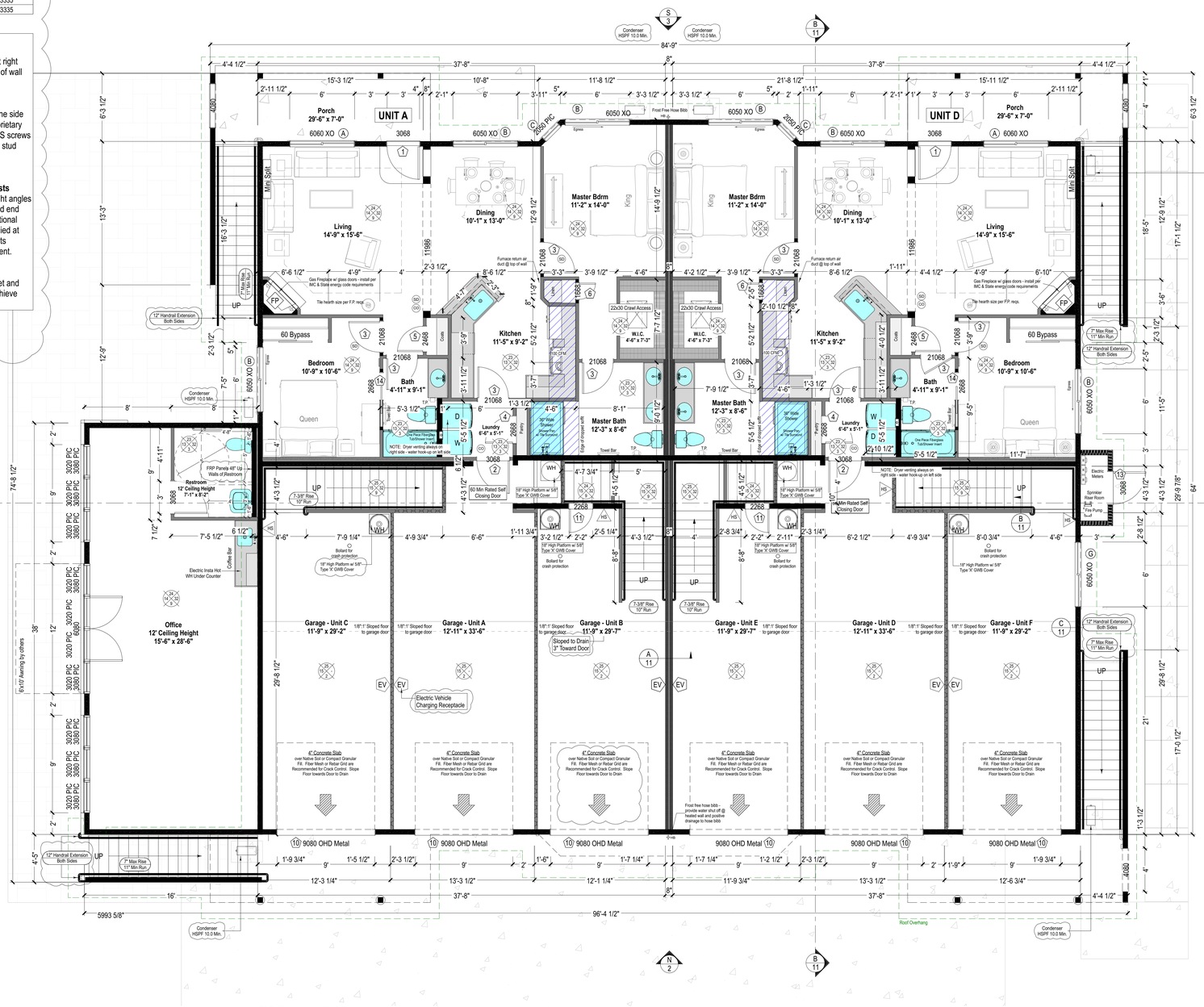
WINDOW SCHEDULE

Opening direction shown on plans

Mark	Size	Type	
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.





9' Ceiling Height, U.N.O.

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

Air Leakage / Testing 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/(s × m2)] of dwelling unit enclosure area.

HS Heat Sensor

EV Electric Vehicle Charging Receptacle

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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Option	Description	Credit (R2)
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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)

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South Building Main Floor Plan

PHS Job #: 21.136

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Layout Sheet # 4 of 18

Sheet: **4**

PRMU20221586

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
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
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. 1-3/4" thick metal clad foam core door
2. With self closing hinges
3. With passage latch, provide privacy lock at bath & master bedroom
4. Exterior doors 1-3/4" thick - Interior doors 1-3/8" thick
5. 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.
6. Rated 1-Hour assembly, self closing w/ approved label (includes all rated hardware & smoke proof gasket)
7. W/ dead bolt
8. Verify 32" nominal clear width when open
9. Approved barrier-free threshold @ H/C & F.H. units
10. Top Bolt & fixed knob
11. W/ passage latch
12. W/ elect. garage door opener, button, key pad & (2) openers
13. Exterior keyed latch

ROOM FINISH SCHEDULE

FLOOR

1. Concrete - Trowel Finish
2. Sealed Concrete - Smooth Finish
3. Sheet Vinyl
4. Vinyl Composition Tile
5. Ceramic Tile
6. Wood Parquet
7. Hardware
8. Quarry Tile
9. Carpet
10.

WALL

11. Concrete
12. W.R.G.W.B. - Semi-Gloss Enamel *
13. G.W.B. - Semi-Gloss Enamel *
14. G.W.B. - Flat Latex *
15. G.W.B. - Fire-Taped
16.

CEILING

21. Concrete
22. W.R.G.W.B. - Semi-Gloss Enamel *
23. G.W.B. - Semi-Gloss Enamel *
24. G.W.B. - Flat Latex *
25. G.W.B. - Fire-Taped
26. Suspended Acoustical Ceiling
27.

BASE

31. 4" Rubber / Vinyl
32. Prefinished Wood
33. Wood - Sand, stain, and laquer to match casing
34. Wainscot - see interior elevations or notes
35.

REMARKS

41. W.R.G.W.B. At Tub or Shower
42. Vinyl wall covering at walls with smooth wall finish, consult owner for type
43.

* "Orange Peel" Finish Unless Otherwise Noted

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

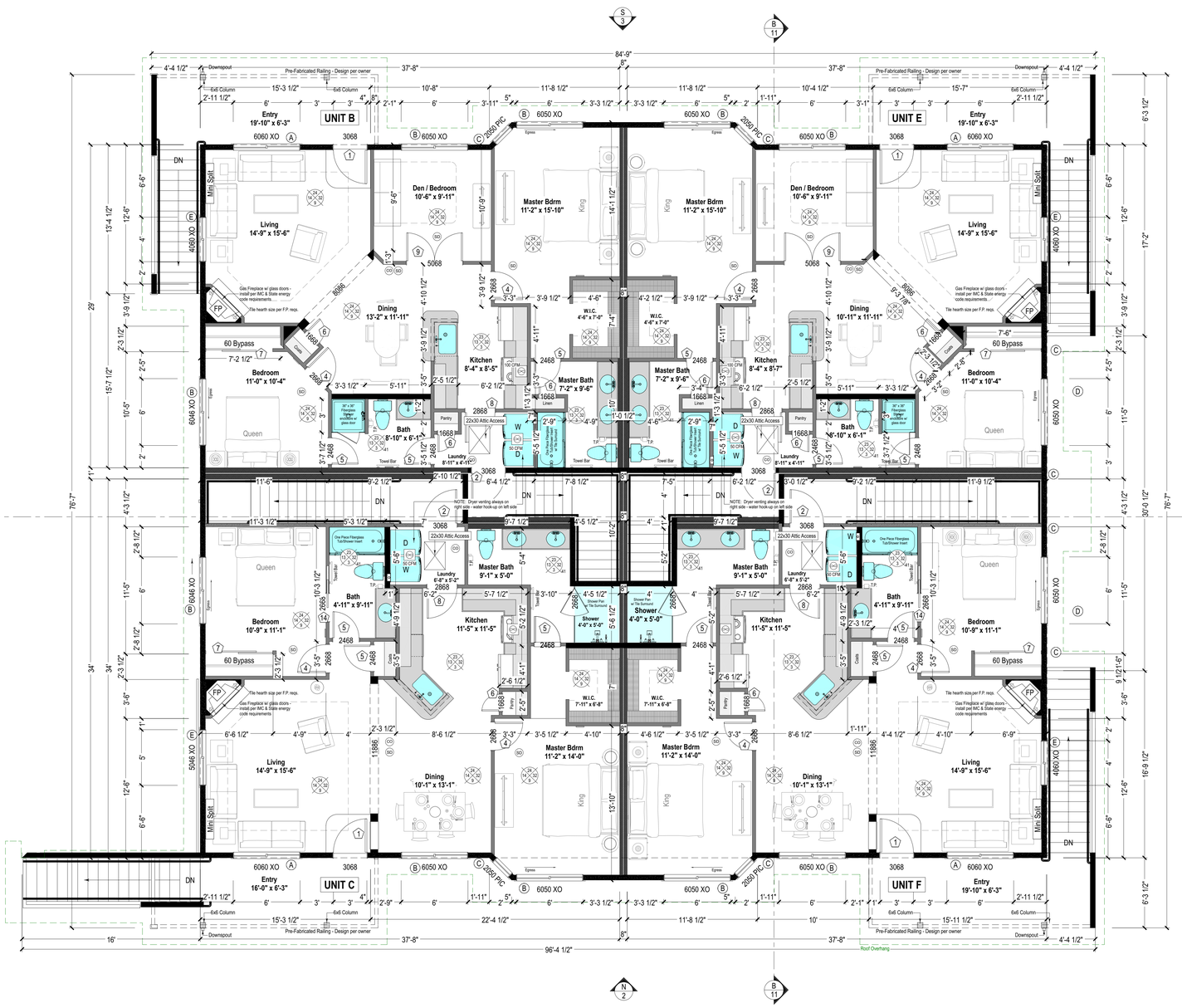
FP **Fireplace Model:** Majestic Mercury 32 Direct Vent Gas Fireplace
UL ANSI Z21-88-2017 CSA 2.33-2017

WINDOW SCHEDULE

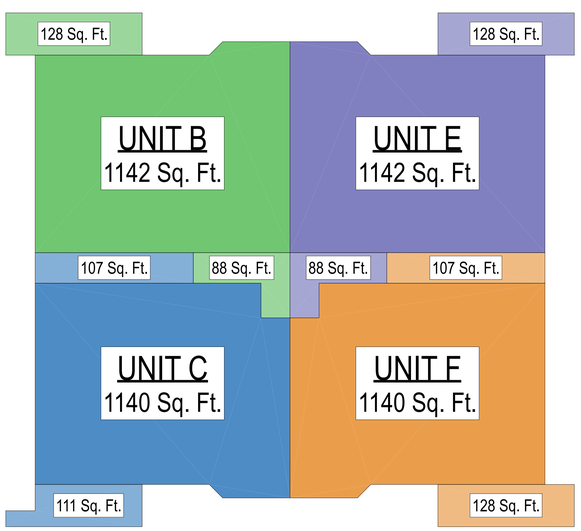
Opening direction shown on plans

Mark	Size	Type	
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.



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



Air Leakage / Testing 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/(s × m2)] of dwelling unit enclosure area.**

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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)

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6805 REGISTERED ARCHITECT
ROBERT W HENDERSHOTT
STATE OF WASHINGTON

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South Building Upper Floor Plan

PHS Job #: 21.136

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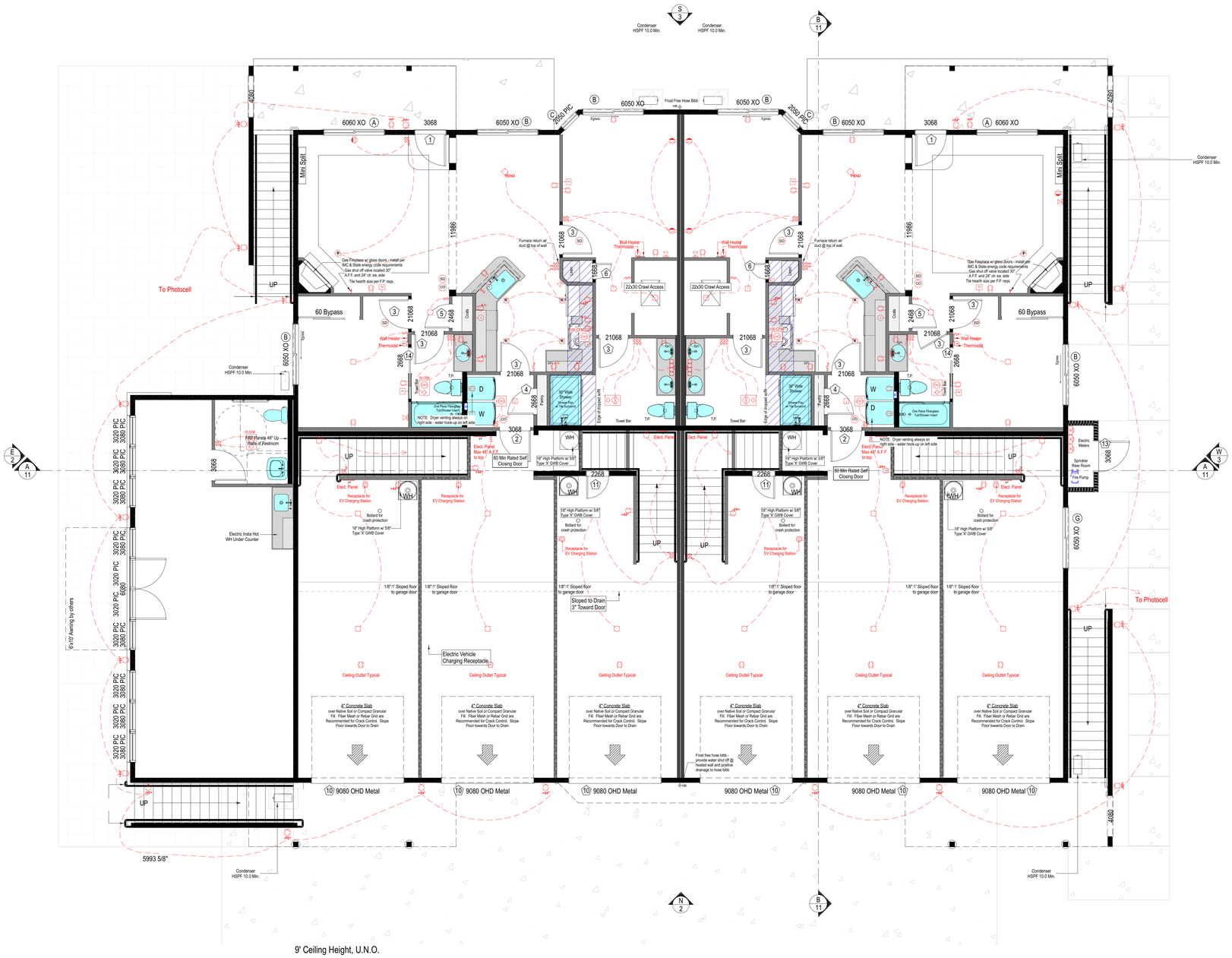
PRMU20221586

ELECTRICAL SYMBOL KEY

	Duplex Outlet
	Duplex Outlet (Switch one side)
WP	Duplex Outlet (Waterproof)
GFI	Duplex Outlet (Ground Fault Inter.)
	Outlet (3 Wire, 220 V.)
$	Switch (1 Pole)
$3	Switch (3 Way)
J	Junction Box
T	Thermostat
SD	Smoke Detector
	Telephone/Data Duplex Outlet, Wall
TV	Television Cable Outlet, Wall
	Incandescent Light, Ceiling
	Incandescent Light, Wall Mtd.
PEND	Incandescent Light, Pendant, Clg.
R	Incandescent Light, Recessed, Clg.
	Incandescent Light, Spot, Ceiling
	Vent (50 CFM min)
	Light/Vent
EP	Electrical Panel, Recessed
	Wall Heater



9' Ceiling Height, U.N.O.

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

Air Leakage / Testing 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/(s × m2)] of dwelling unit enclosure area.

Heat Sensor

Electric Vehicle Charging Receptacle

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South Building Main Floor Electrical

PHS Job #:
21.136

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6 of 18

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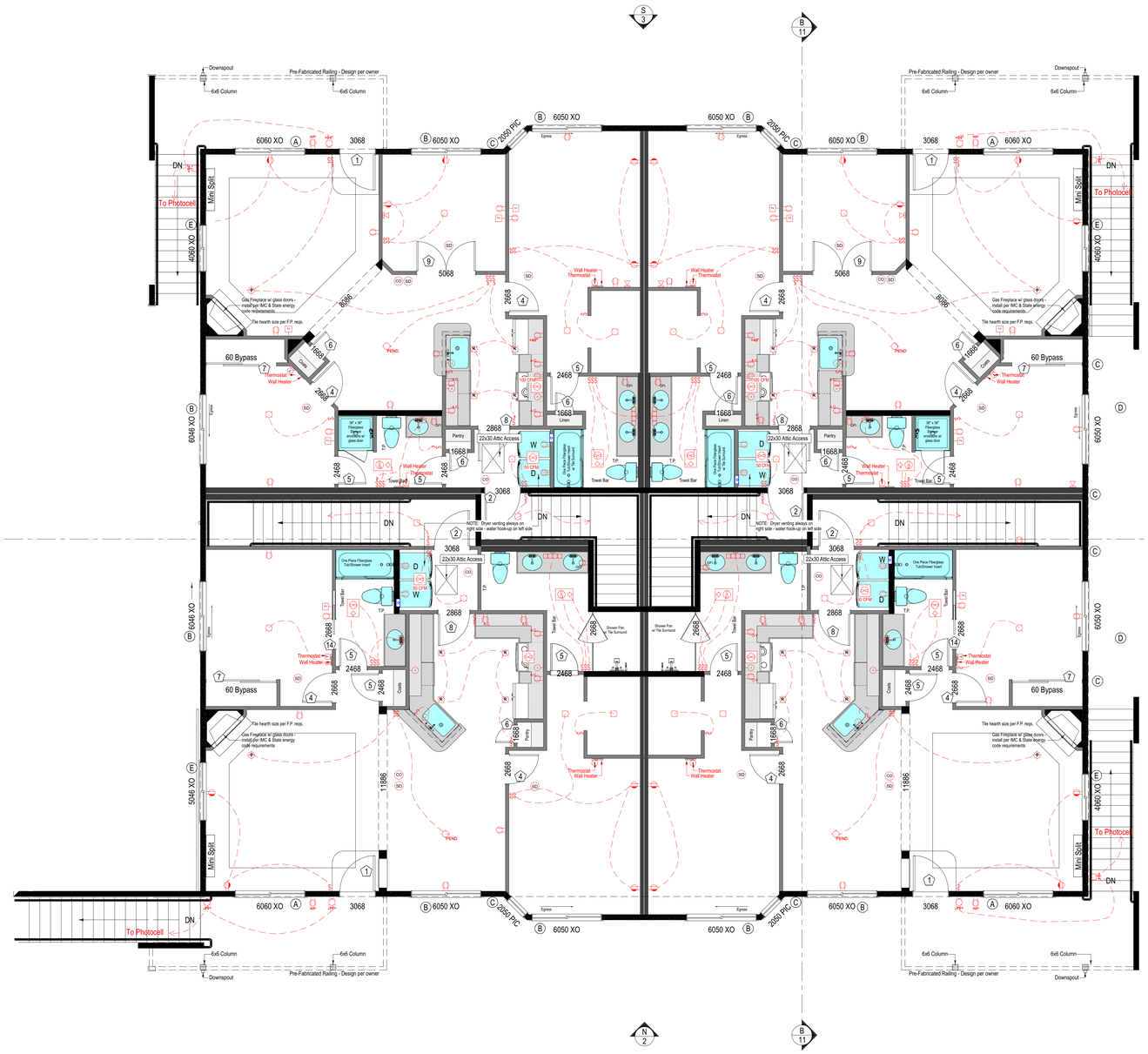
ELECTRICAL SYMBOL KEY

	Duplex Outlet
	Duplex Outlet (Switch one side)
WP	Duplex Outlet (Waterproof)
GFI	Duplex Outlet (Ground Fault Inter.)
	Outlet (3 Wire, 220 V.)
S	Switch (1 Pole)
S3	Switch (3 Way)
J	Junction Box
T	Thermostat
SD	Smoke Detector
	Telephone/Data Duplex Outlet, Wall
TV	Television Cable Outlet, Wall
	Incandescent Light, Ceiling
	Incandescent Light, Wall Mtd.
PEND	Incandescent Light, Pendant, Clg.
R	Incandescent Light, Recessed, Clg.
	Incandescent Light, Spot, Ceiling
	Vent (50 CFM min)
	Light/Vent
EP	Electrical Panel, Recessed
	Wall Heater



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

Air Leakage / Testing Requirements:
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South Building Upper Floor Electrical

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21.136

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7 of 18

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PRMU20221586

Shear Wall Schedule
Per 2018 IBC

General Notes:
See plans to determine th edifferent designators for shear wall materials, nailing, 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" Plywd.	Nail Spacing: Edges	Nail Spacing: Field	Top & Btm. Plates	A35 Anchors	Blkg. Req'd	Sill Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (#/LF)
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	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 2306.3.1 3x framing will be noted on plan.

1. Use power-driven steel studs and nails by Hilty or Ramset where applicable.
2. Plywood may be installed either horizontally or vertically.
3. Solid Block with joist under interior shear walls.

Shear Wall Notes

7/16" OSB or Plywood Sheathing - Use 8d common or galvenized 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" 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 - 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

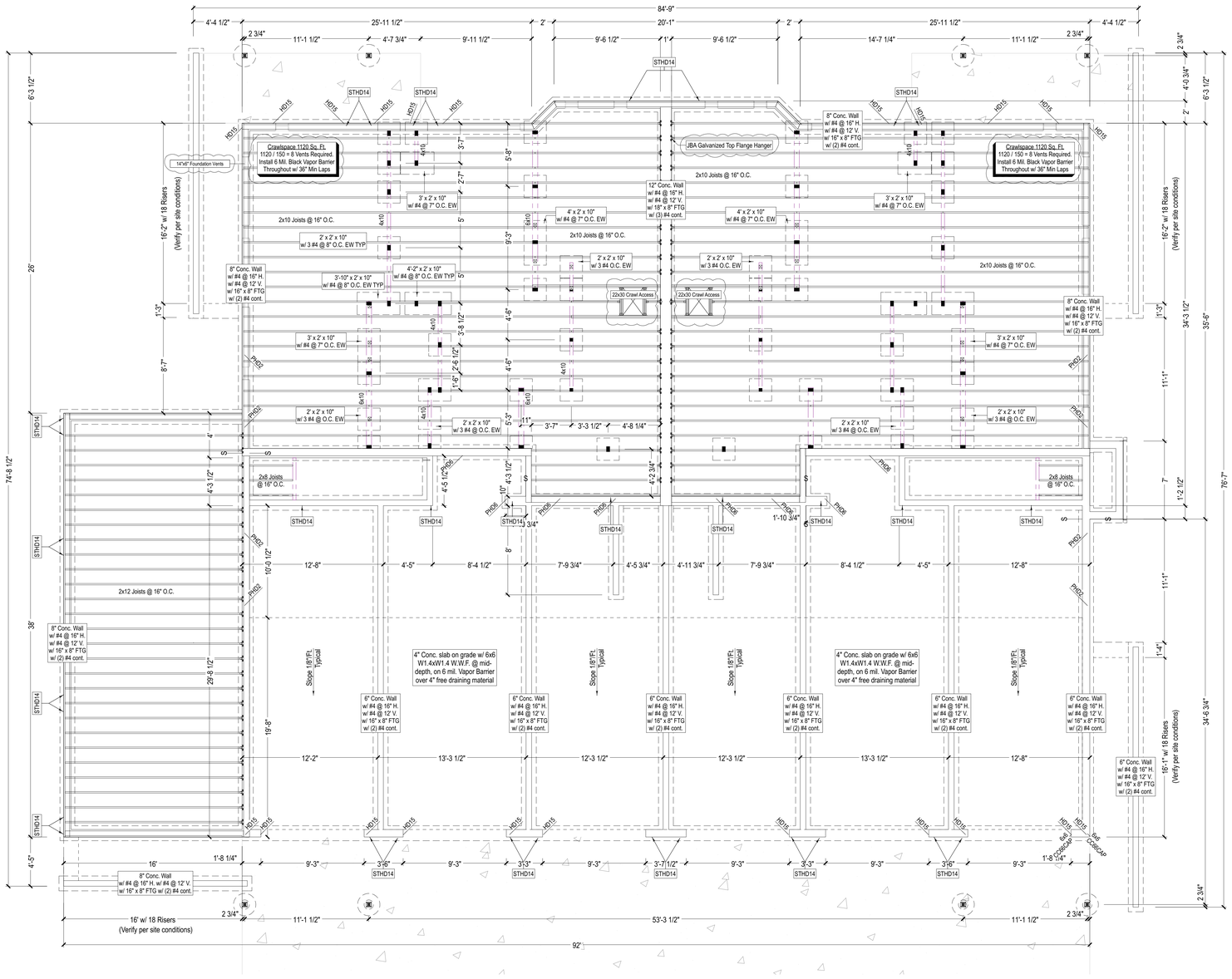
3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts

7/16" OSB or Plywood sheathing - Staple Schedule
Allowable Shear values with Hem Fir #2 Studs

2" 16 GA. Staples @	15 GA. Staples @	14 GA. Staples @
3" O.C. - 280 #/ft.	4" O.C. - 280#/ft.	4" O.C. - 303#/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. - 620#/ft.	2" O.C. - 504#/ft.

Filed 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 - South Building
Scale: 11/48 in = 1 ft

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See engineering for structural requirements

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South Building Foundation & Framing

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Shear Wall Schedule
Per 2018 IBC

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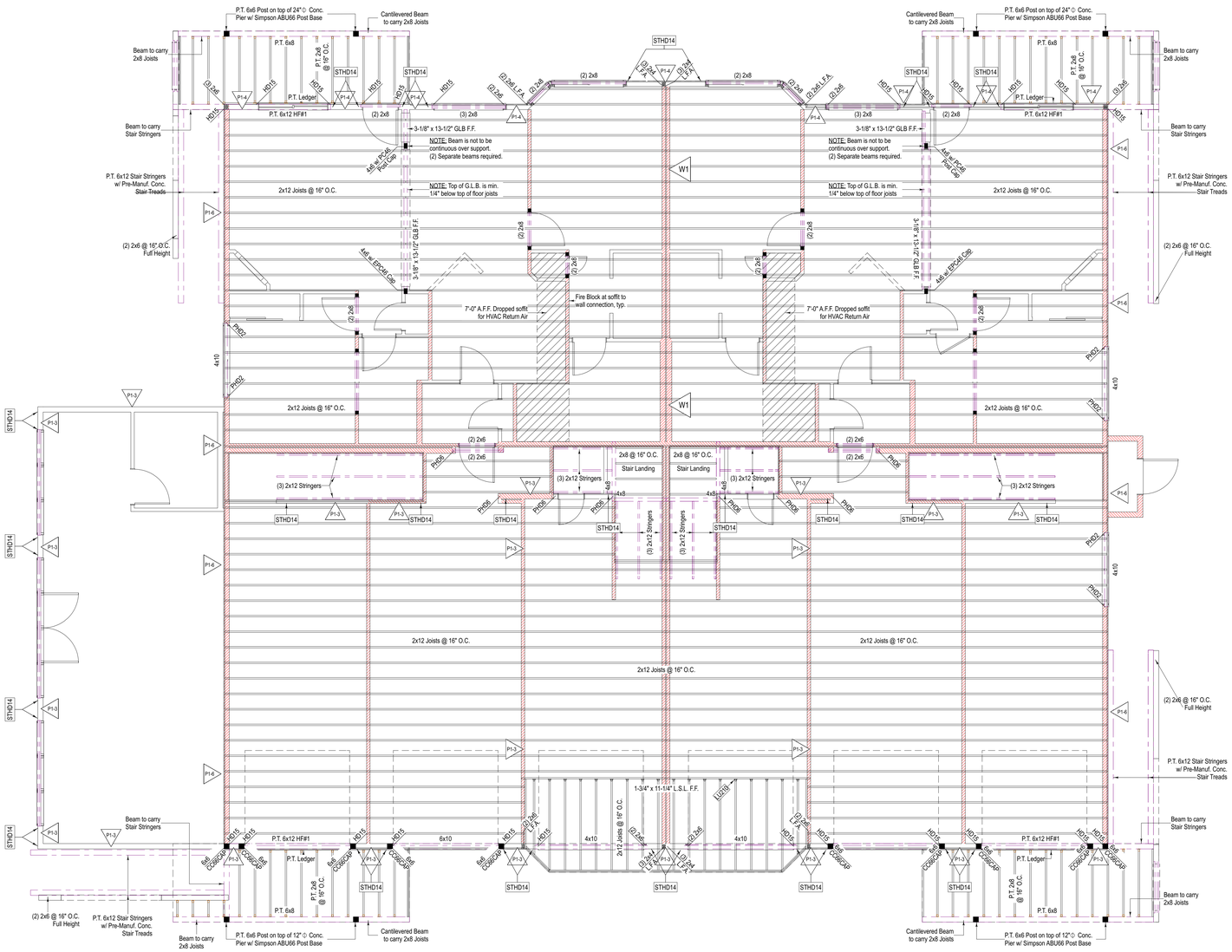

Upper Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building
Scale: 11/48 in = 1 ft

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See engineering for structural requirements

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South Building Upper Floor Framing

PHS Job #:
21.136

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9 of 18

Sheet:
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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 (5517 SQ FT / 150 = 36.78 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 th edifferent designators for shear wall materials, nailing, 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" Plywd.	Nail Spacing Edges	Nail Spacing Field	Top & Btm. Plates	A35 Anchors	Blkg. Req'd	Sill Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (#/LF)
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	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 2306.3.1 3x framing will be noted on plan.

1. Use power-driven steel studs and nails by Hilty or Ramset where applicable.
2. Plywood may be installed either horizontally or vertically.
3. Solid Block with joist under interior shear walls.

Shear Wall Notes

7/16" OSB or Plywood Sheathing - Use 8d common or galvenized 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" 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 - 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

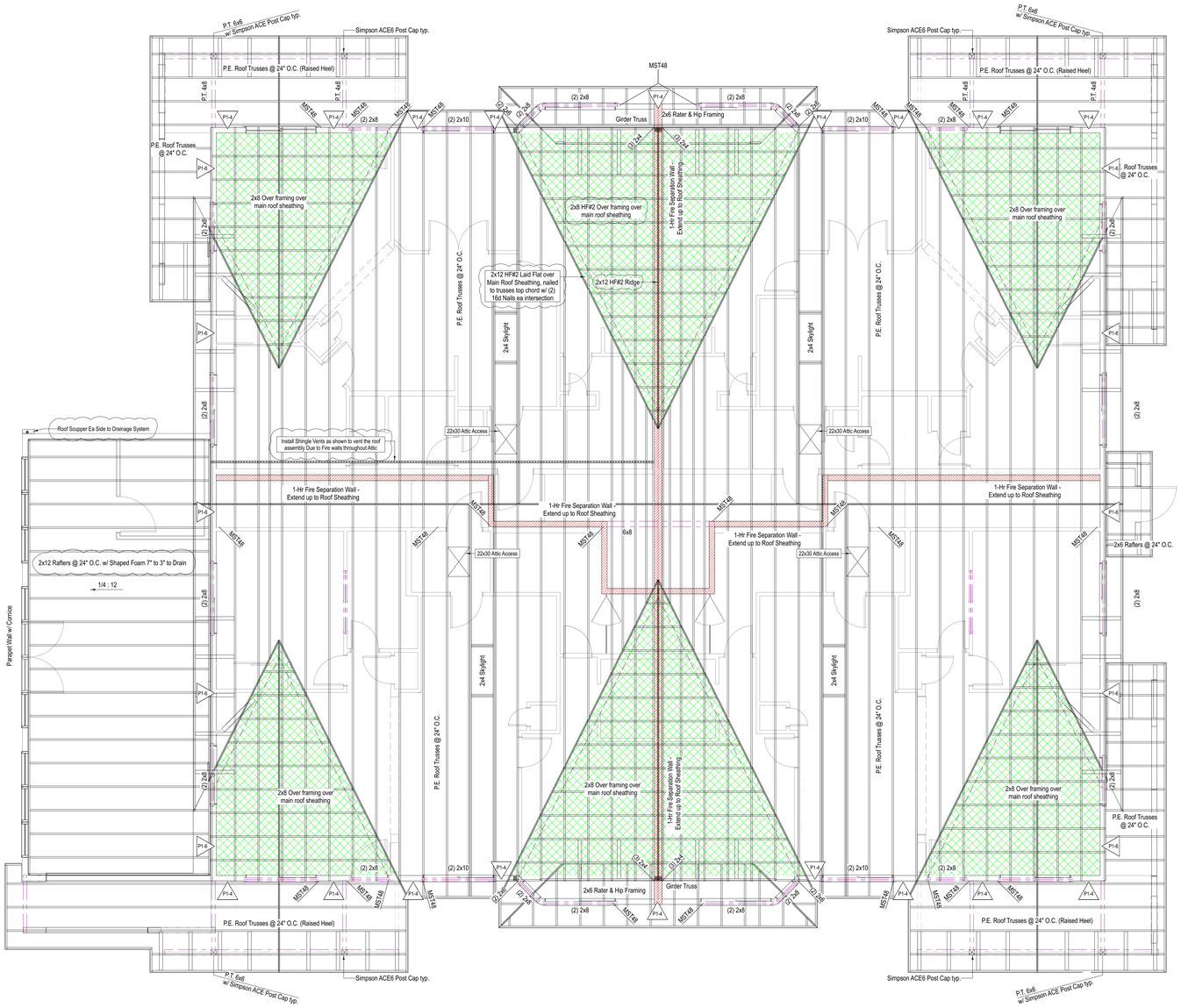
3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts

7/16" OSB or Plywood sheathing - Staple Schedule
Allowable Shear values with Hem Fir #2 Studs

2" 16 GA. Staples @	15 GA. Staples @	14 GA. Staples @
3" O.C. - 280 #/ft.	4" O.C. - 280#/ft.	4" O.C. - 303#/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. - 620#/ft.	2" O.C. - 504#/ft.

Filed 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.



Overframing

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

Roof Sheathing Size Requirements

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

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See engineering for structural requirements

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4389000180, 0170 & 0160

6805 REGISTERED ARCHITECT
ROBERT W HENDERSHOTT
STATE OF WASHINGTON

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South Building Roof Framing

PHS Job #: 21.136

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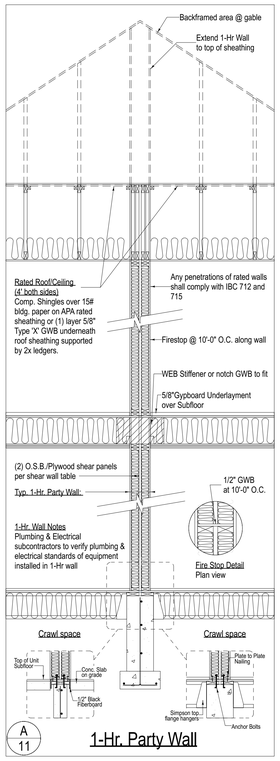
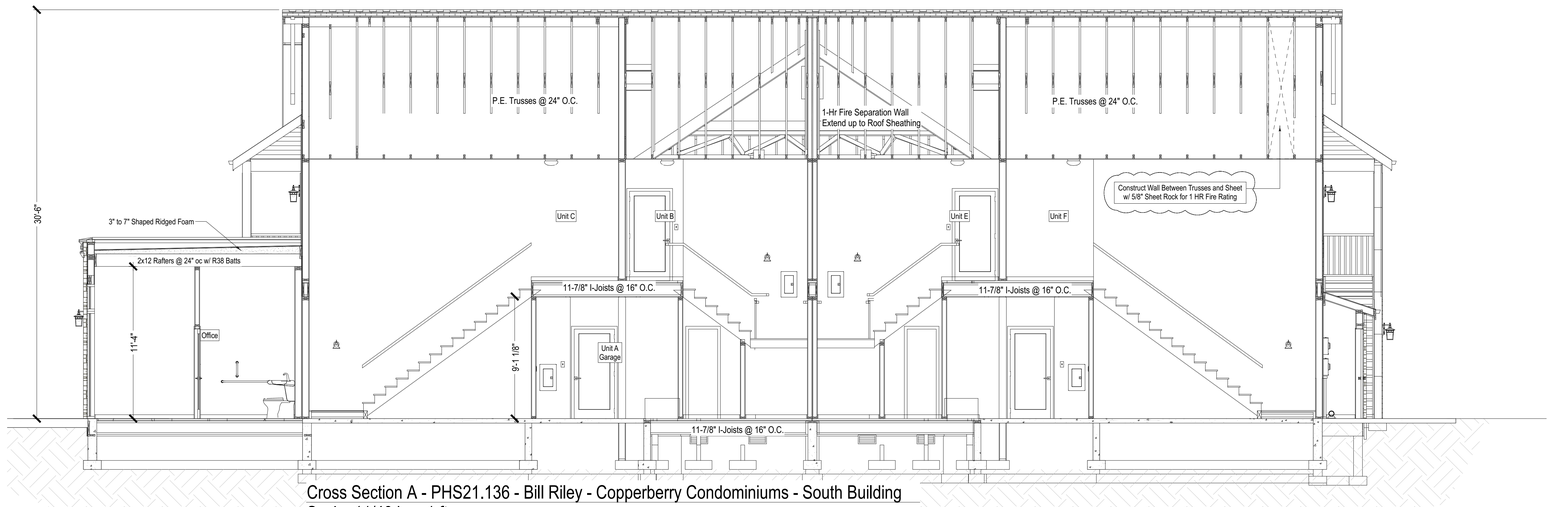
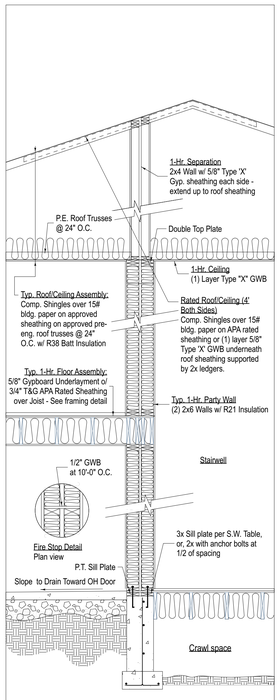
Layout Sheet # 10 of 18

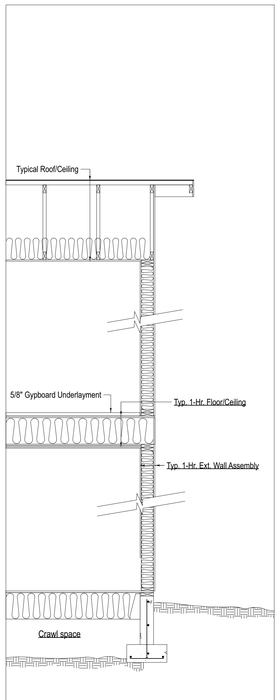
Sheet: **10**

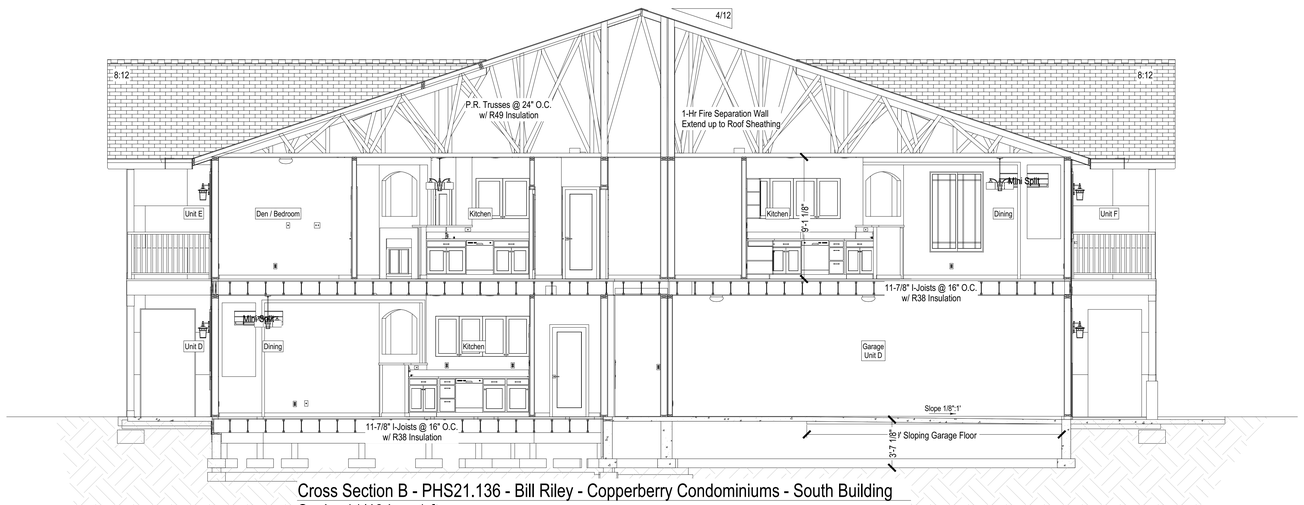




Cross Section A - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building
Scale: 11/48 in = 1 ft







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

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See engineering for structural requirements

PRMU20221586

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South Building Cross Sections

PHS Job #:
21.136

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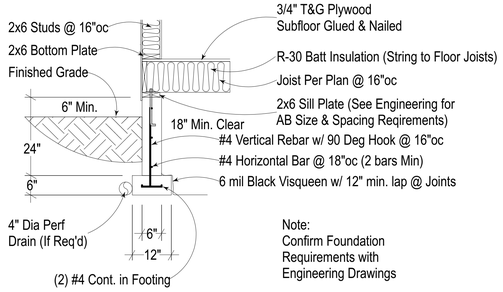
11 of 18

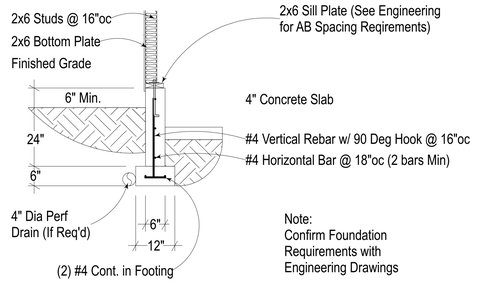
Sheet:
11

01 Foundation Wall with Rim Joist



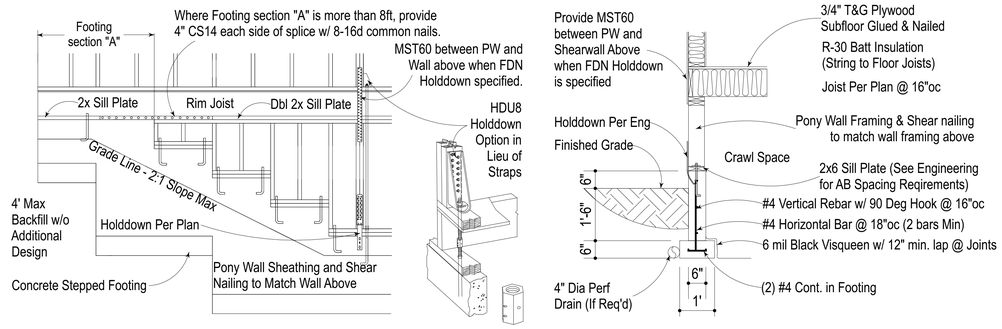
Note:
Confirm Foundation Requirements with Engineering Drawings

02 Foundation Wall with Garage / Slab on Grade

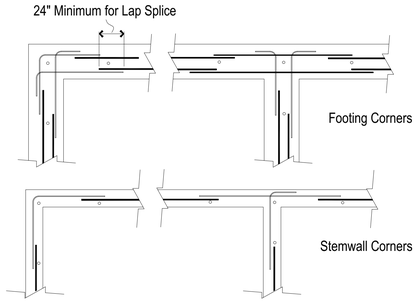


Note:
Confirm Foundation Requirements with Engineering Drawings

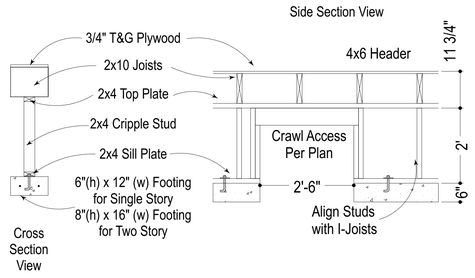
03 Stepped Footing & Pony Wall As Required by Site Work & Grading



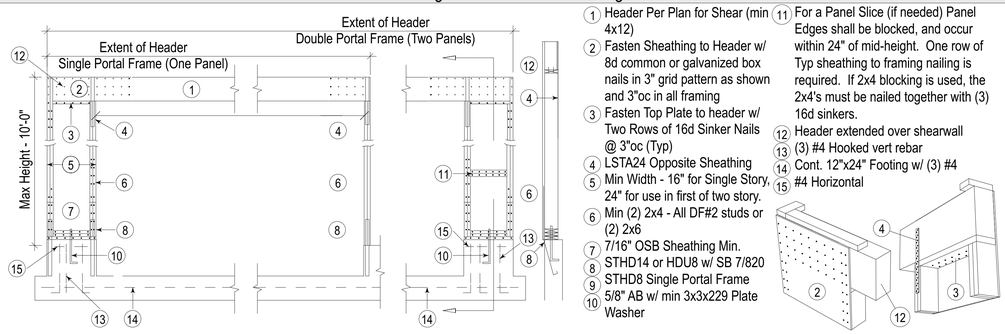
04 Concrete Wall Corner Details



05 Interior Strip Footing Below Floor Joists

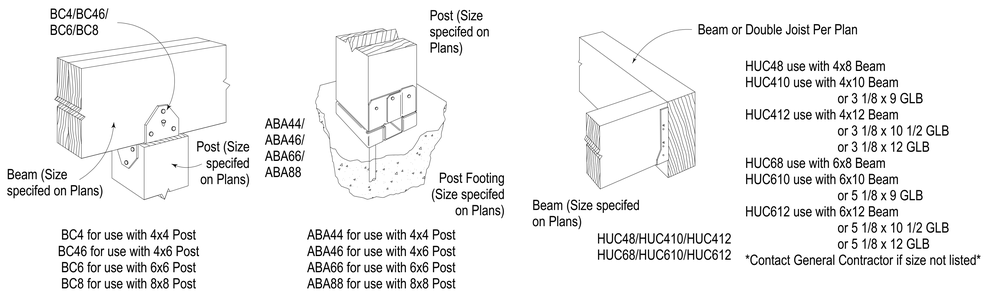


06 Portal Framing with Holddowns - IRC Fig R602.10.3.3



1. Header Per Plan for Shear (min 4x12)
2. Fasten Sheathing to Header w/ 8d common or galvanized box nails in 3" grid pattern as shown and 3"oc in all framing
3. Fasten Top Plate to header w/ Two Rows of 16d Sinker Nails @ 3"oc (Typ)
4. LSTA24 Opposite Sheathing
5. Min Width - 16" for Single Story, 24" for use in first of two story.
6. Min (2) 2x4 - All DF#2 studs or (2) 2x6
7. 7/16" OSB Sheathing Min.
8. STHD14 or HDU8 w/ SB 7/820
9. STHD8 Single Portal Frame
10. 5/8" AB w/ min 3x3x229 Plate Washer
11. For a Panel Slice (if needed) Panel Edges shall be blocked, and occur within 24" of mid-height. One row of Typ sheathing to framing nailing is required. If 2x4 blocking is used, the 2x4's must be nailed together with (3) 16d sinkers.
12. Header extended over shearwall
13. (3) #4 Hooked vert rebar
14. Cont. 12"x24" Footing w/ (3) #4
15. #4 Horizontal

07 Post & Beam Connection Detail



BC4 for use with 4x4 Post
BC46 for use with 4x6 Post
BC6 for use with 6x6 Post
BC8 for use with 8x8 Post

Post to Beam Connection

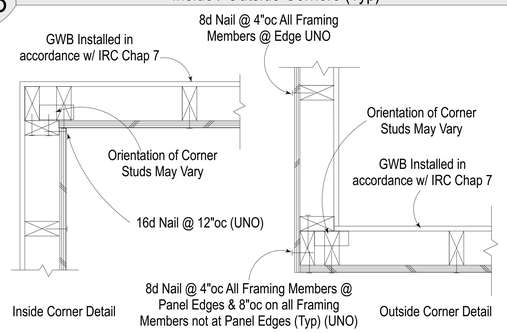
ABA44 for use with 4x4 Post
ABA46 for use with 4x6 Post
ABA66 for use with 6x6 Post
ABA88 for use with 8x8 Post

ABA Post Base Connection

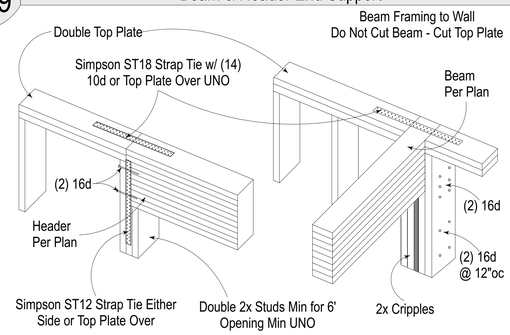
HUC48 use with 4x8 Beam
HUC410 use with 4x10 Beam or 3 1/8 x 9 GLB
HUC412 use with 4x12 Beam or 3 1/8 x 10 GLB or 3 1/8 x 12 GLB
HUC68 use with 6x8 Beam
HUC610 use with 6x10 Beam or 5 1/8 x 9 GLB
HUC612 use with 6x12 Beam or 5 1/8 x 10 1/2 GLB or 5 1/8 x 12 GLB
Contact General Contractor if size not listed

HUC Connection to House

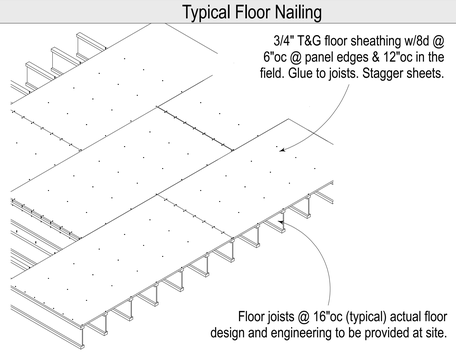
08 Inside / Outside Corners (Typ)



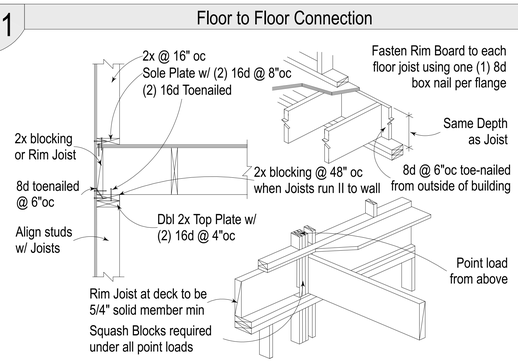
09 Beam & Header End Support



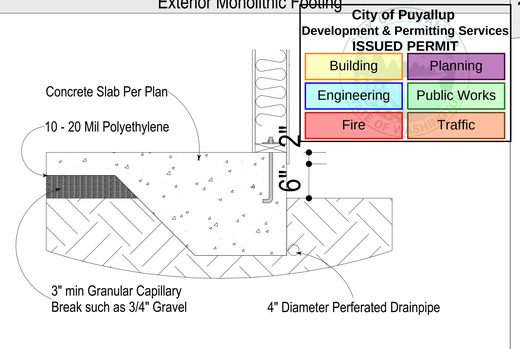
10 Typical Floor Nailing



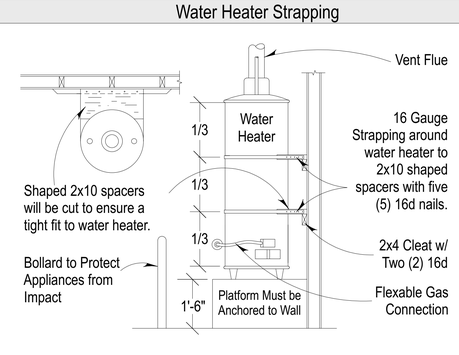
11 Floor to Floor Connection



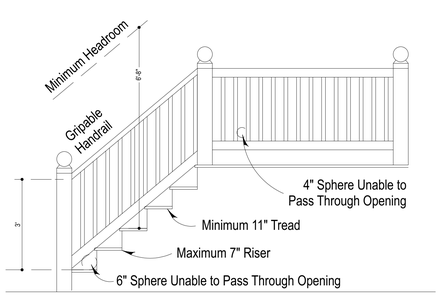
12 Exterior Monolithic Footing



13 Water Heater Strapping



13 Stair & Guard Rail Requirements - Interior

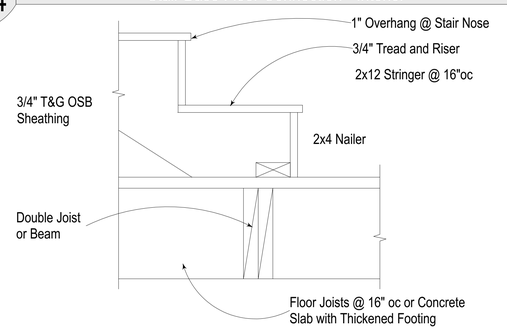


R311.5.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 32 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

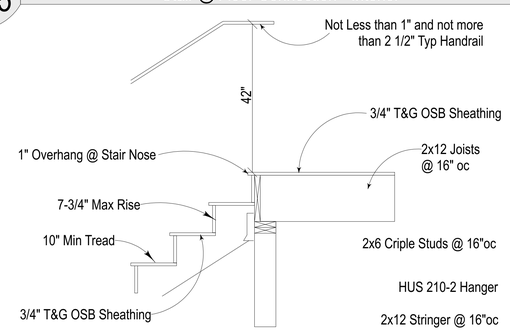
R311.5.6.1 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm)and not more than 38 inches (965 mm). End shall return to wall or newel post or volute. Handrail must be strong enough to resist a 200 lb. Pt. Load in any direction. A Handrail must be present on at least one side of stair. Handgrip portion of handrails shall have circular cross section of 1" min. & 2" max. All required guardrails to be 36" min. In height.

R311.5.7 - All interior and exterior stairways shall be provided with a means to illuminate the stair including landings & treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of the landing of the stairway. Exterior stairways shall be provided with a light source located in the immediate vicinity of the top of the landing of the stairway. Lighting controls shall be accessible at the top & bottom of each stairway without traversing any steps.

14 Stair Base Floor Connection - Interior



15 Stair @ Floor Connection - Interior



See engineering for [illegible]

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South Building Details

PHS Job #: 21.136

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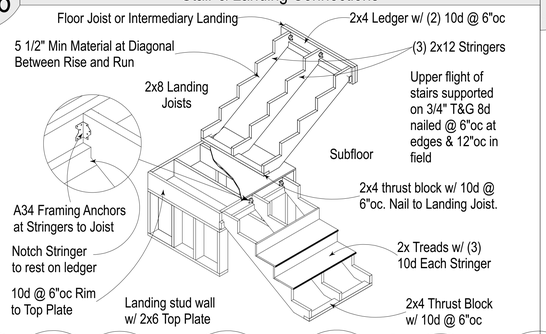
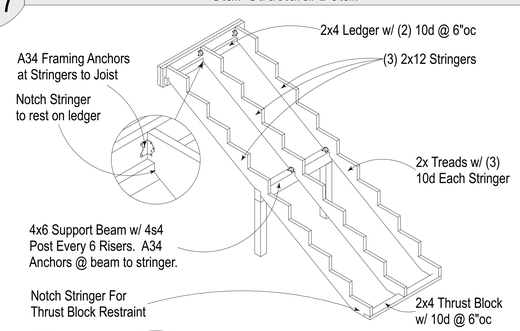
Layout Sheet # 12 of 18

Sheet: **12**

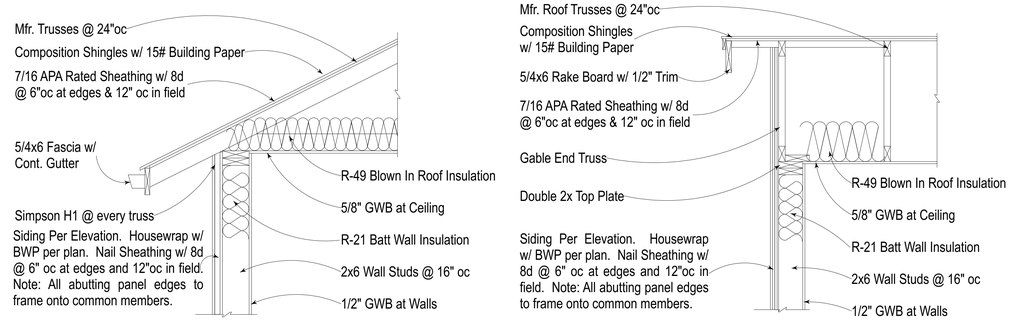
16 Stair & Landing Connections



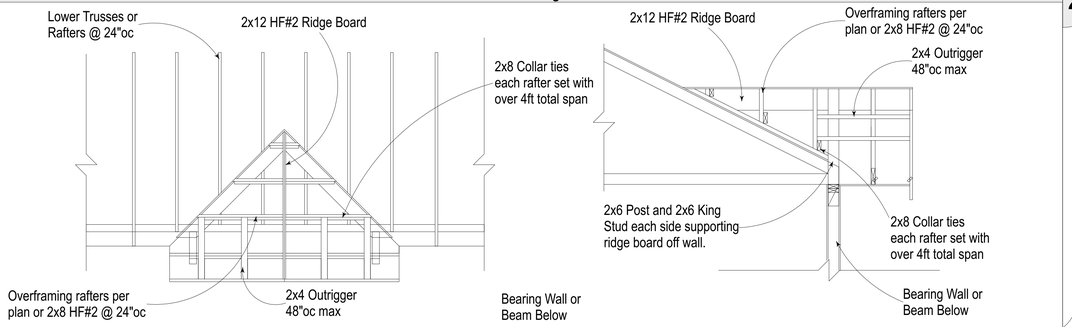
17 Stair Structural Detail



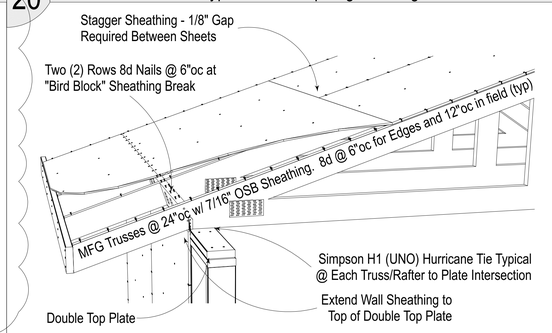
18 Roof Truss Detail @ Eave & Rake



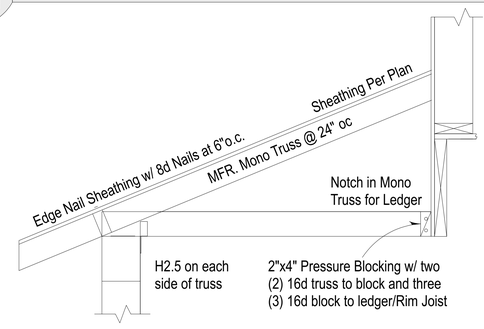
19 Roof Overframing Detail



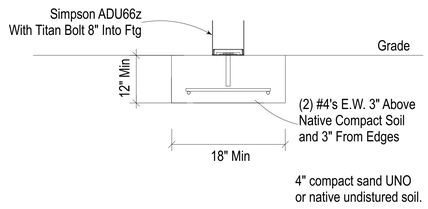
20 Typical Roof Diaphragm Nailing



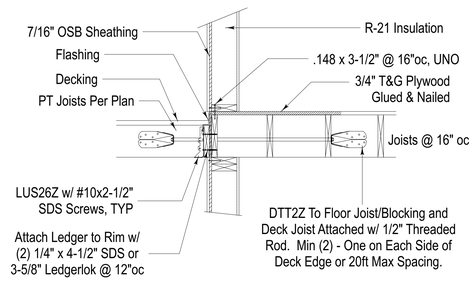
21 Mono Truss Section Detail



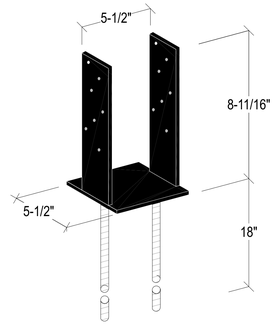
22 Isolated Deck Footings



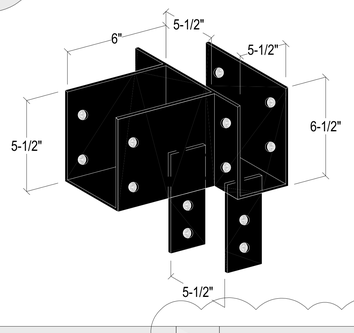
23 Deck Ledger w/ Deck Tension Ties



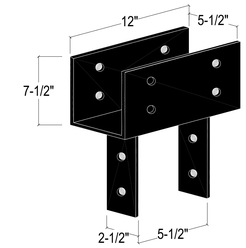
24 CBQ Column Post Base



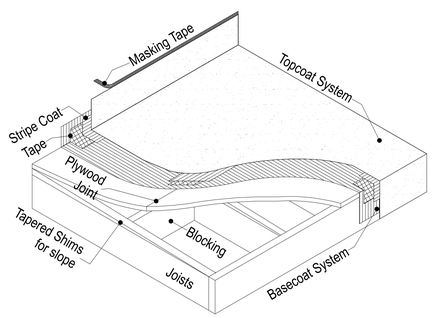
25 CCT Column Cap Multiple Beam



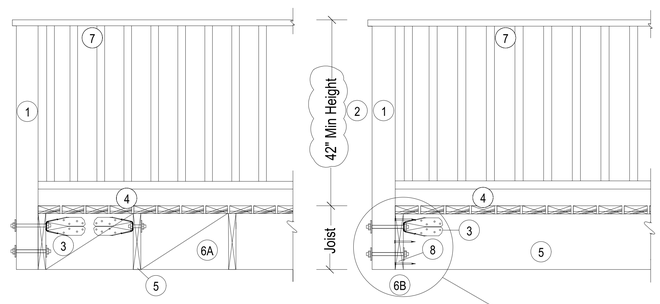
26 CC66 Column Cap



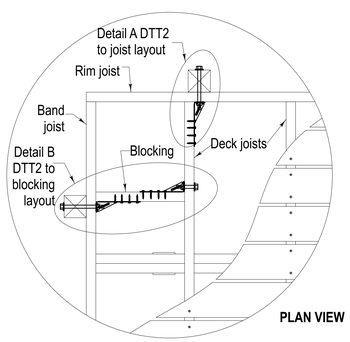
27 Waterproof Deck Assembly



28 Guard Rail Attachment

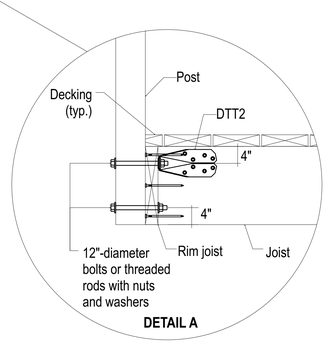


1. Post Per Plan (TYP)
2. Railing Height
3. Post Installed w/ (2) 1/2" Through Bolts Through Post and Rim w/ Nut and Washers on Both Sides
4. Exterior Decking
5. PT Deck Joists
6A. Block (3) Joist Back at Post Locations
6B. (3) 10d Nails Rim to Each Joist
7. Spacing Between Intermediate Guardrail Members to Be Less Than 4" Clear. Such That a Sphere of 4" Diameter Shall Not Pass Through Any Opening. Upright Post to be Spaced No Further Than 6" oc.
8. Full Depth Blocking To Joist w/ (2) 16d Ea End
9. 6' Max Span Between Uprights



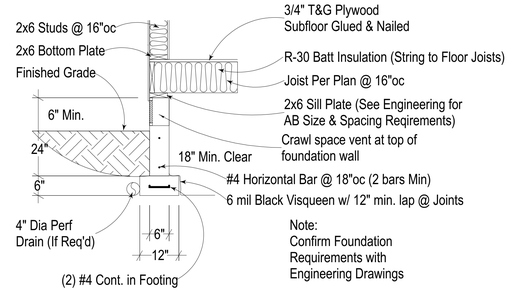
PLAN VIEW

DTT2Z

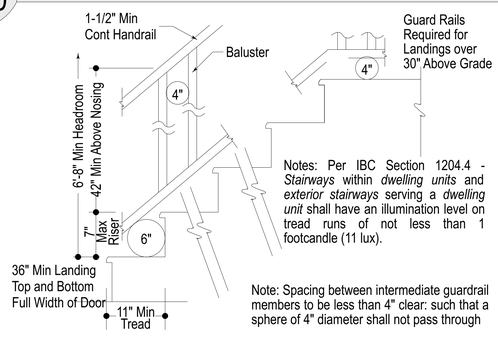


DETAIL A

29 Foundation Wall with Vent



30 Exterior Stair Concrete



Notes: Per IBC Section 1204.4 - *Stairways* within *dwelling units* and *exterior stairways* serving a *dwelling unit* shall have an illumination level on tread runs of not less than 1 footcandle (11 lux).

Note: Spacing between intermediate guardrail members to be less than 4" clear: such that a sphere of 4" diameter shall not pass through

This Space is Not Used

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ISSUED PERMIT
Building | Planning | Engineering | Public Works | Fire | Traffic

See engineering for structural requirements

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South Building Details Continued

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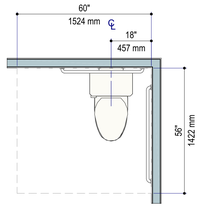
Layout Sheet # 13 of 18

Sheet: 13

PRMU20221586



TOILET APPROACH
When both a parallel and a forward approach to the toilet are provided, the clearance should be at least 56" measured perpendicular from the rear wall, and 60" measured perpendicular from the sidewall. No other fixture or obstruction should be within the clearance area. (ANSI 604.3.1, 1002.11.5.2.3)

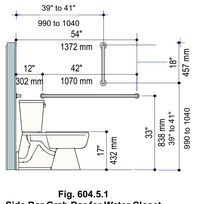
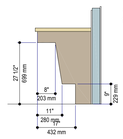


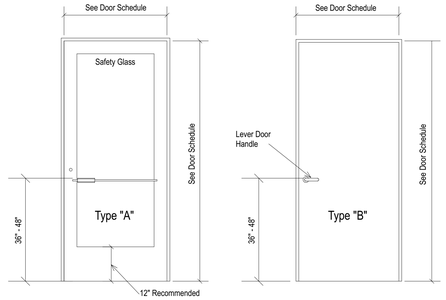
Fig. 604.5.1
Side Bar Grab Bar for Water Closet

604.5.1 Fixed SideWall Grab Bars. Fixed sidewall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.
(ANSI 604.5.1)



KNEE CLEARANCE
Knee clearance must be a minimum 30" wide (36" to use as part of the T-turn) and maintain a 27" clear space under the cabinet, counter or sink for a depth of 8". The next 3" of depth may slope down to a height of 9", with a clear space of at least 17" extending beneath the element. (ANSI 306.3)

TOE CLEARANCE
Toe clearance space under a cabinet or appliance is between the floor and 9" above the floor. Where toe clearance is required as part of a clear floor space, the toe clearance should extend 17" minimum beneath the element. (ANSI A117.1 306.2)



Notes:

Doors shall swing to full-open position when an opening force not to exceed 30 pounds is applied to the latch.

Exit doors shall be open-able from the inside without the use of a key or any special knowledge or effort.

Key hardware may be used on the main exit if there is a readily visible durable sign, with 1" contrasting letters, on or adjacent to the door stating "this door must remain unlocked during business hours".

There shall be a floor or landing on each side of a door. The floor or landing shall not be more than 1/2" lower than the threshold of the doorway.

Landings shall have a width not less than the width of the door. Doors in the fully opened position shall not reduce a required dimension by 7".

Exit doors shall be marked so that they are readily distinguished from the adjacent construction.
Door hardware:

Hardware shall be minimum ANSI/BHMA grade 2.

Size hardware per manufacturer's recommendations.

All finish hardware shall comply with the Americans with disabilities act (ADA) accessibility requirements and with all applicable building codes.

"HDW GROUP #1"
Single Exterior Door
1.5 - Pair Butt Hinges
1 - Deadbolt with cylinder lock and thumb turn
1 - Threshold
1 - Doorstop and Holder
1 - Closer
1 - Pull Handle
1 - Push Bar

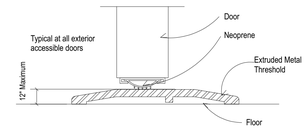
"HDW GROUP #2"
Single Exterior Door
1.5 - Pair Butt Hinges
1 - Deadbolt with cylinder lock and thumb turn
1 - Threshold
1 - Doorstop and Holder
1 - Set Lever handles with latch set

"HDW GROUP #3"
Single Exterior Door
1.5 - Pair Butt Hinges
1 - Fixed Knob with cylinder lock and thumb turn
1 - Threshold

"HDW GROUP #4"
Single Interior Door
1.5 - Pair Butt Hinges
1 - Set lever handles with latch set and privacy lock.

"HDW GROUP #5"
Single Interior Door
1.5 - Pair Butt Hinges
1 - Set lever handles with latch set.

D01 Scale : N.T.S.
Threshold Clearance



D02 Scale : N.T.S.
Threshold Clearance

1009.1 Stairway width. The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm). See Section 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches (914 mm).

1009.2 Headroom. Stairways shall have a minimum headroom clearance of 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.

Exceptions:
1. Spiral stairways complying with Section 1009.9 are permitted a 78-inch (1981 mm)headroom clearance.
2. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies
that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 43/4 inches (121 mm).

1009.4.2 Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. Rectangular tread depths shall be 11 inches (279 mm) minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches (254 mm) within the clear width of the stair.

1009.12 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012.

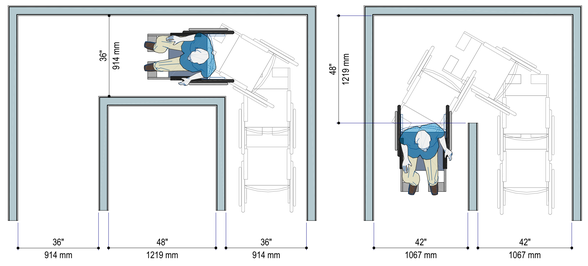
1012.1 Where required. Handrails for stairways and ramps shall be adequate in strength and attachment in accordance with Section 1607.7. Handrails required for stairways by Section 1009.12 shall comply with Sections 1012.2 through 1012.9.

1012.3 Handrail graspability. All required handrails shall comply with Section 1012.3.1 or shall provide equivalent graspability. Exception: In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; handrails shall be Type I in accordance with Section 1012.3.1, Type II in accordance with Section 1012.3.2 or shall provide equivalent graspability.

1012.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of at least 11/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a maximum cross-section dimension of 21/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

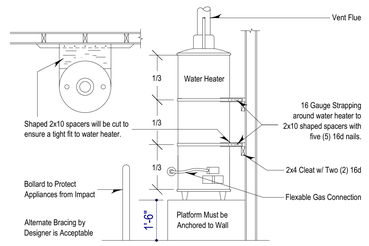
1012.3.2 Type II. Handrails with a perimeter greater than 61/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 11/4 inches (32 mm) to a maximum of 23/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1012.6 Handrail extensions. Handrails shall return to a wall, guard or thewalking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the stair flights at stairways and the ramp runs at ramps.

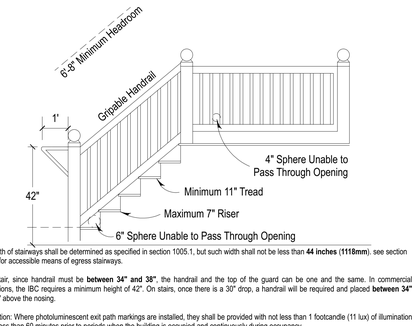


TURNING CLEARANCE IN AISLE
The width of a work aisle should be at least 36" for 90 degree turns where the distance traveled after the turn is longer than 48". Where distance traveled after first turn is less than 48", first aisle should be at least 42" wide and turning aisle should be at least 48" deep.

D03 Scale : N.T.S.
ADA Requirements



D04 Scale : N.T.S.
Water Heater Strapping

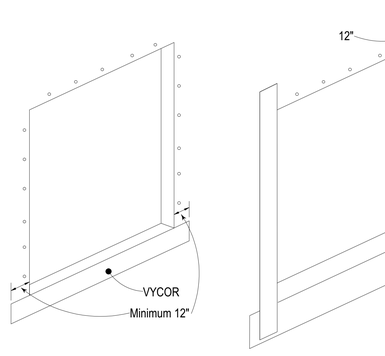


The width of stairways shall be determined as specified in section 1005.1, but such width shall not be less than **44 inches** (**1118mm**). see section 1007.3 for accessible means of egress stairways.

On a stair, since handrail must be **between 34" and 38"**, the handrail and the top of the guard can be one and the same. In commercial applications, the IBC requires a minimum height of 42". On stairs, once there is a 30" drop, a handrail will be required and placed **between 34" and 38"** above the nosing.

Illumination: Where photoluminescent exit path markings are installed, they shall be provided with not less than 1 footcandle (11 lux) of illumination for not less than 60 minutes prior to periods when the building is occupied and continuously during occupancy.

D05 Scale : N.T.S.
Exterior Stair & Guard Rail Requirements



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 1 of 7

Install 12 inch moiststop jamb pieces per diagram, adhearing 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 2 of 7

Step 3 of 7

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

Step 4 of 7

Install 20 mil Vycor tape per diagram adhering to the window sill nailing flange.

Step 5 of 7

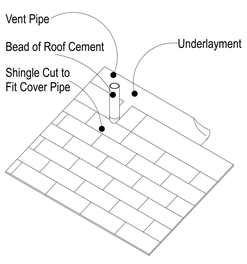
Install 20 mil Vycor tape per diagram adhering to the window sill nailing flange. Upon completion of steps, using a J-Roller, apply pressure and roll entire surface of moiststop to remove wrinkles & airpockets.

Step 6 of 7

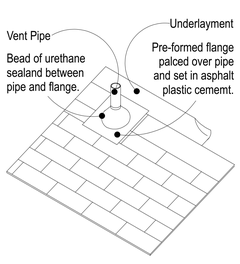
Install building paper (as shown) continuous around structure.

Step 7 of 7

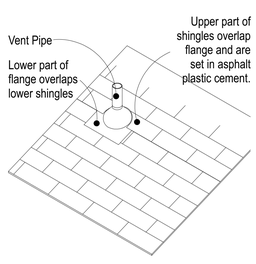
D06 Scale : No Scale
Window Flashing Installation (7 Steps)



Step 1 of 3

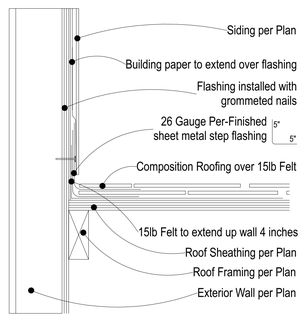


Step 2 of 3

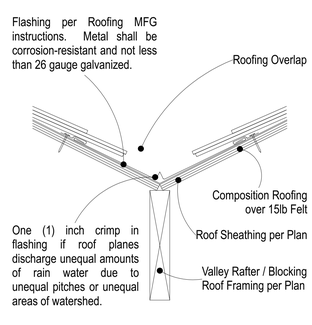


Step 3 of 3

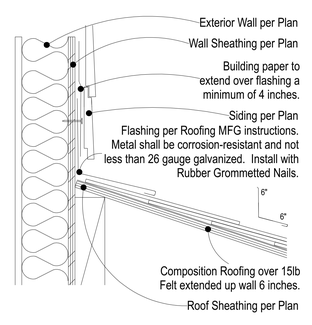
D07 Scale : No Scale
Application of Shingles around Pipe Flashing (3 Steps)



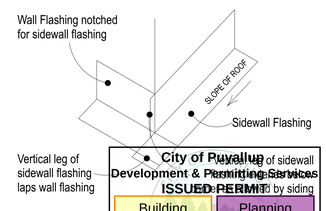
D08 Scale : No Scale
Wall Flashing



D09 Scale : No Scale
Valley Flashing



D10 Scale : No Scale
Roof Flashing



D11 Scale : No Scale
Kick-Out Flashing

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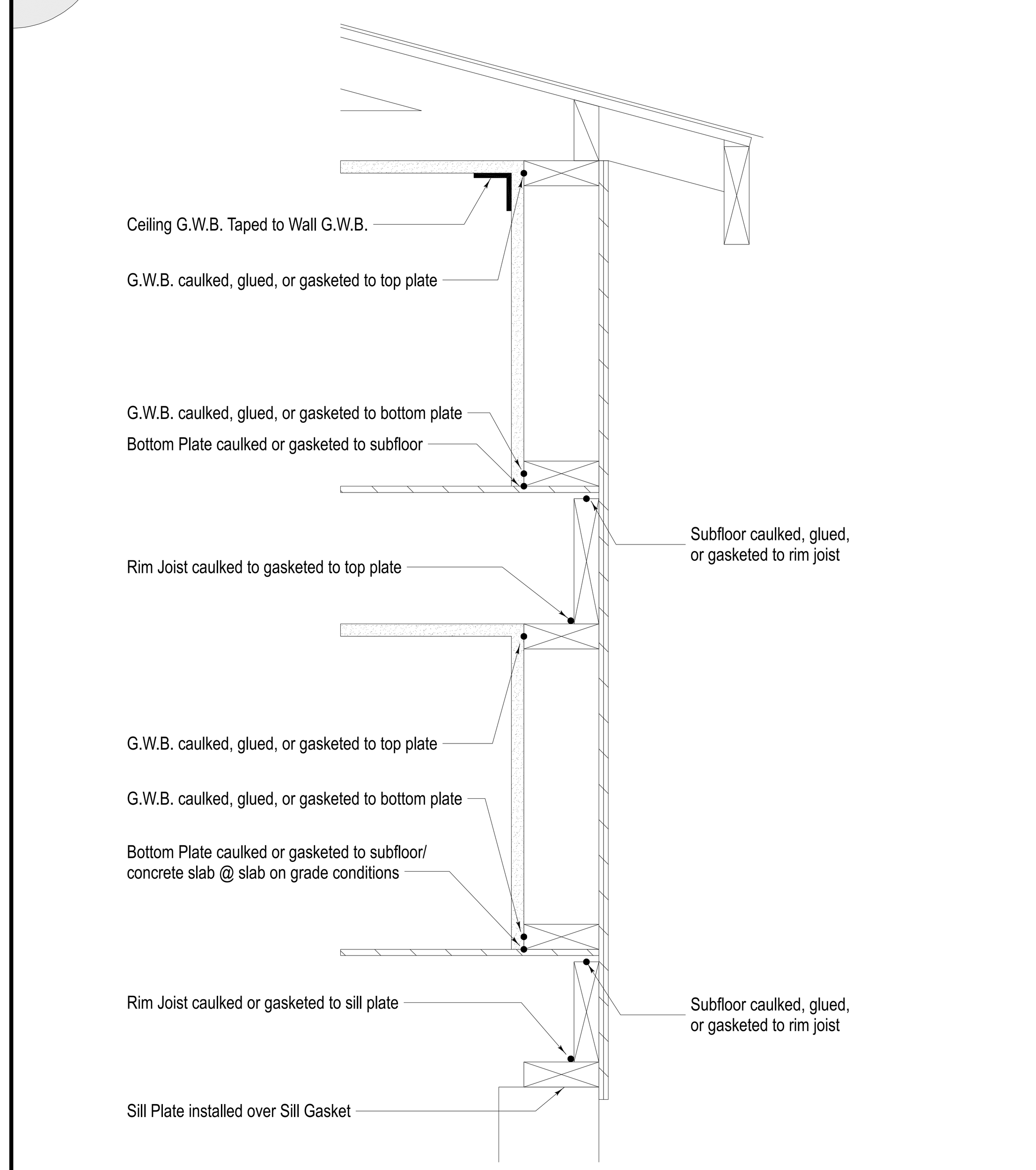
Sheet:
14

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

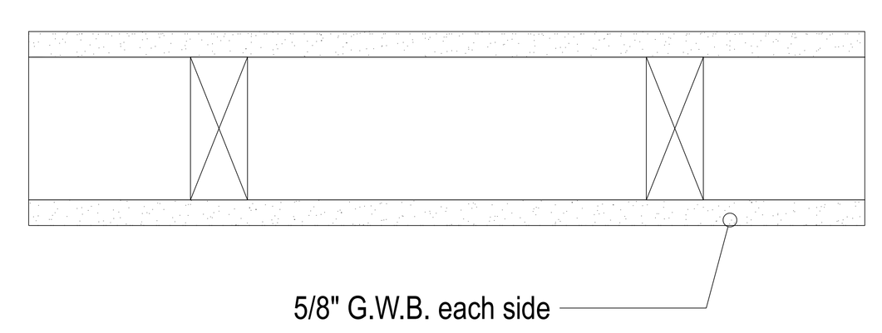


31 Non-Rated Interior Wall

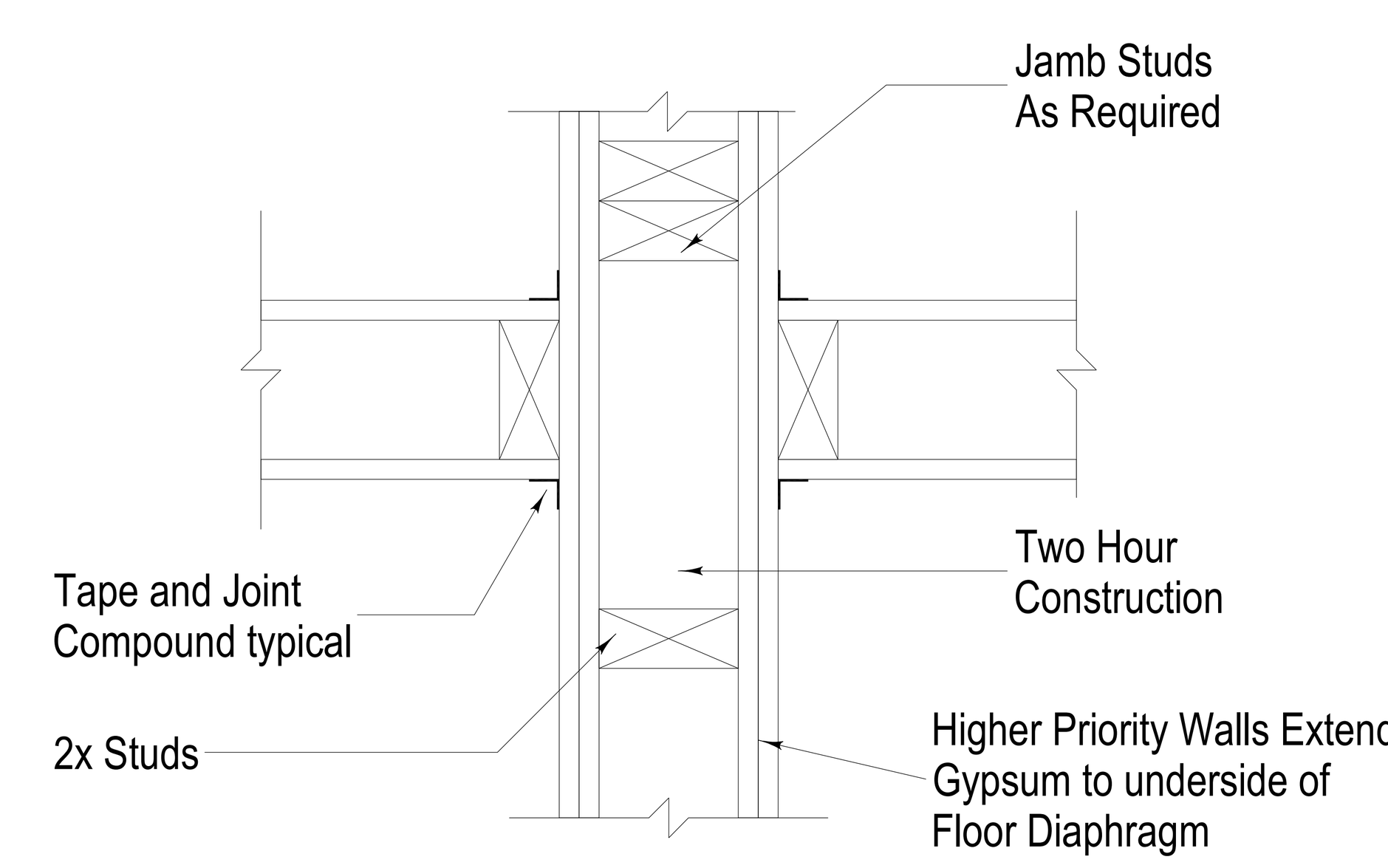
Non-Rated Interior Wall

5/8" G.W.B. applied to each side of 2x4 or 2x6 wood studs.

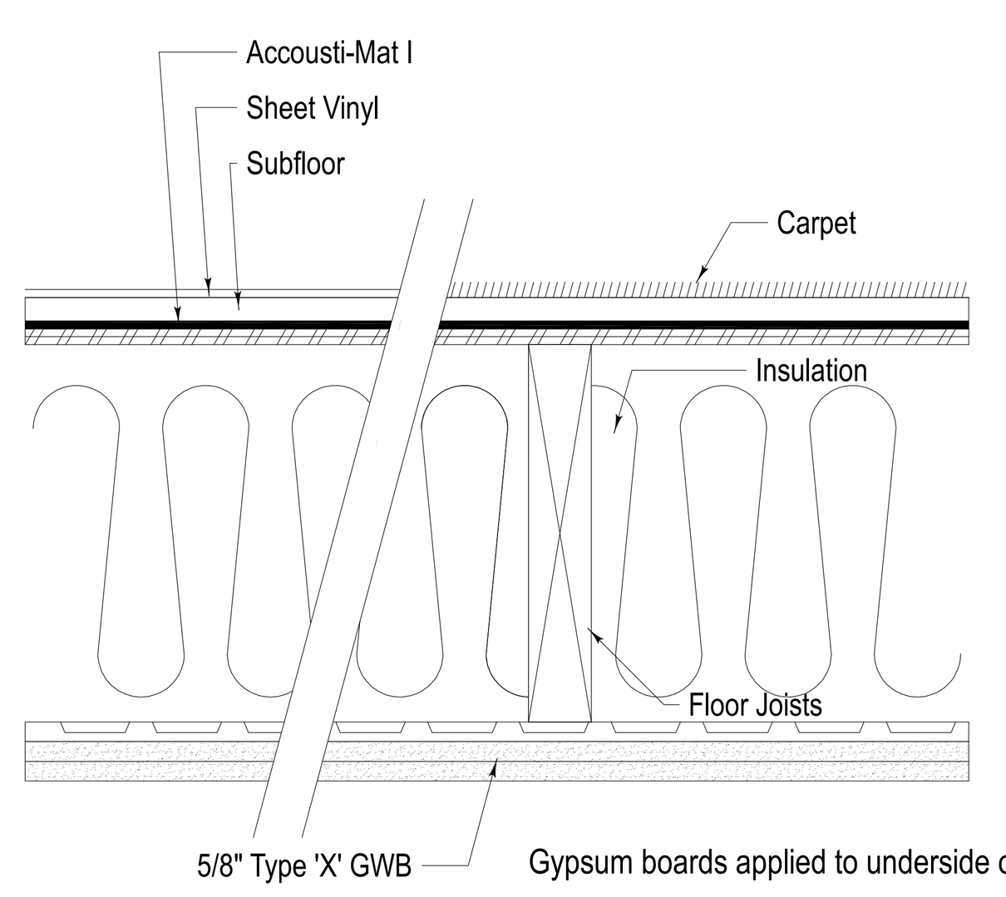
G.W.B. attachment per current GA-216 Manual



32 Intersection of Rated Walls



33 1-Hour Floor-Ceiling



2010 NBCC Table D.2.3.12

1 Hour
Batt Insulation placed to fill voids between joist members - Add additional thickness to account for settlement

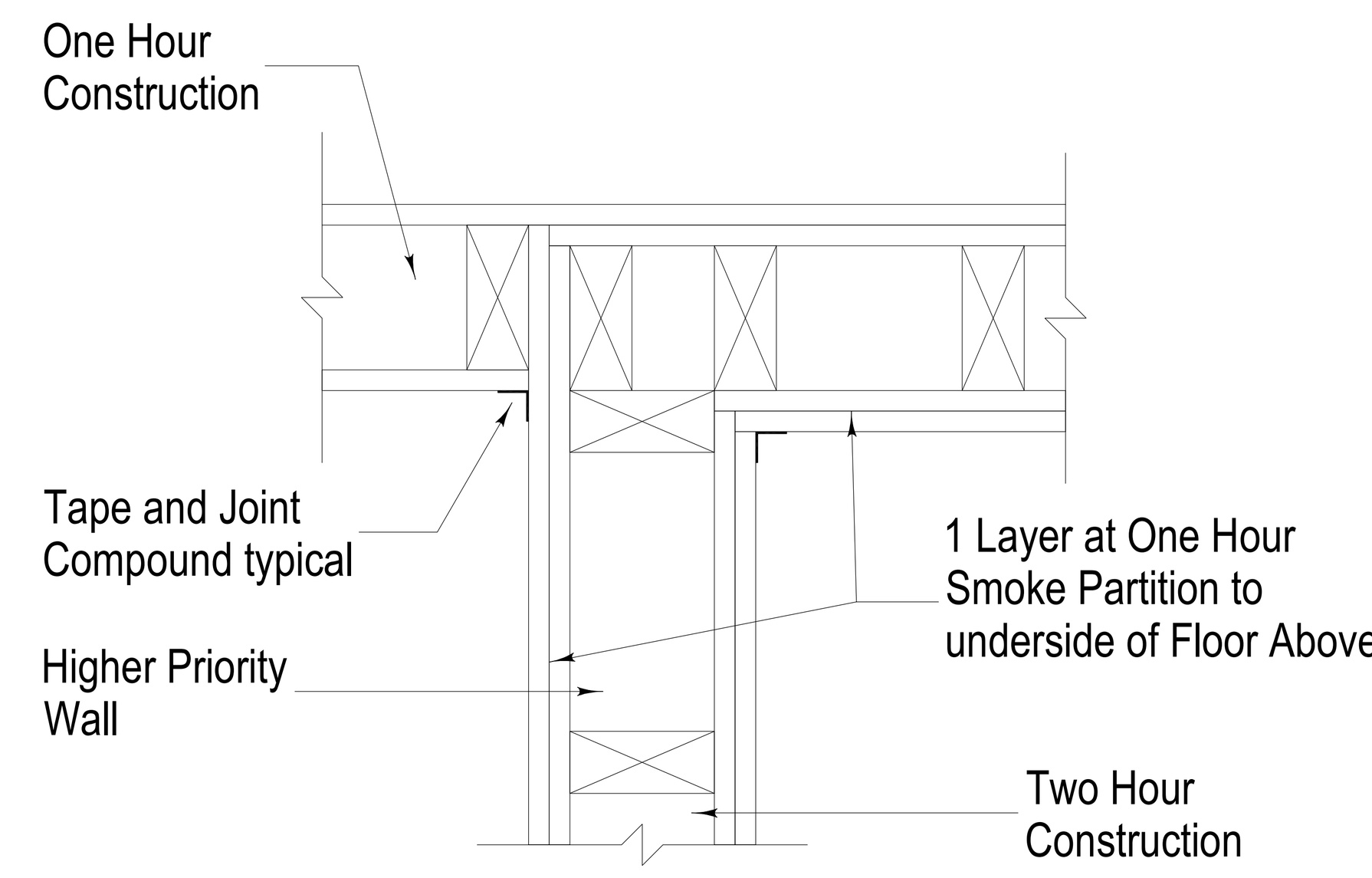
System WFF1XX
Fire rating provided by membrane only. 5/8" Certain Teed Type X products, 2 layers. Wood joists any type, resilient or furring channels (optional). Subfloor plywood, OSB or waferboard.

Fasten base layer perpendicular to resilient channels w/ 1" screws @ 12" O.C. Fasten face layer perpendicular to resilient channels w/ 1-5/8" screws @ 12" O.C.. If resilient channels are not used, attach board perpendicular to wood joists w/ 2" screws @ 12" O.C. for both layers. Joints must be offset. Tape and finish joints with Certain Teed products.

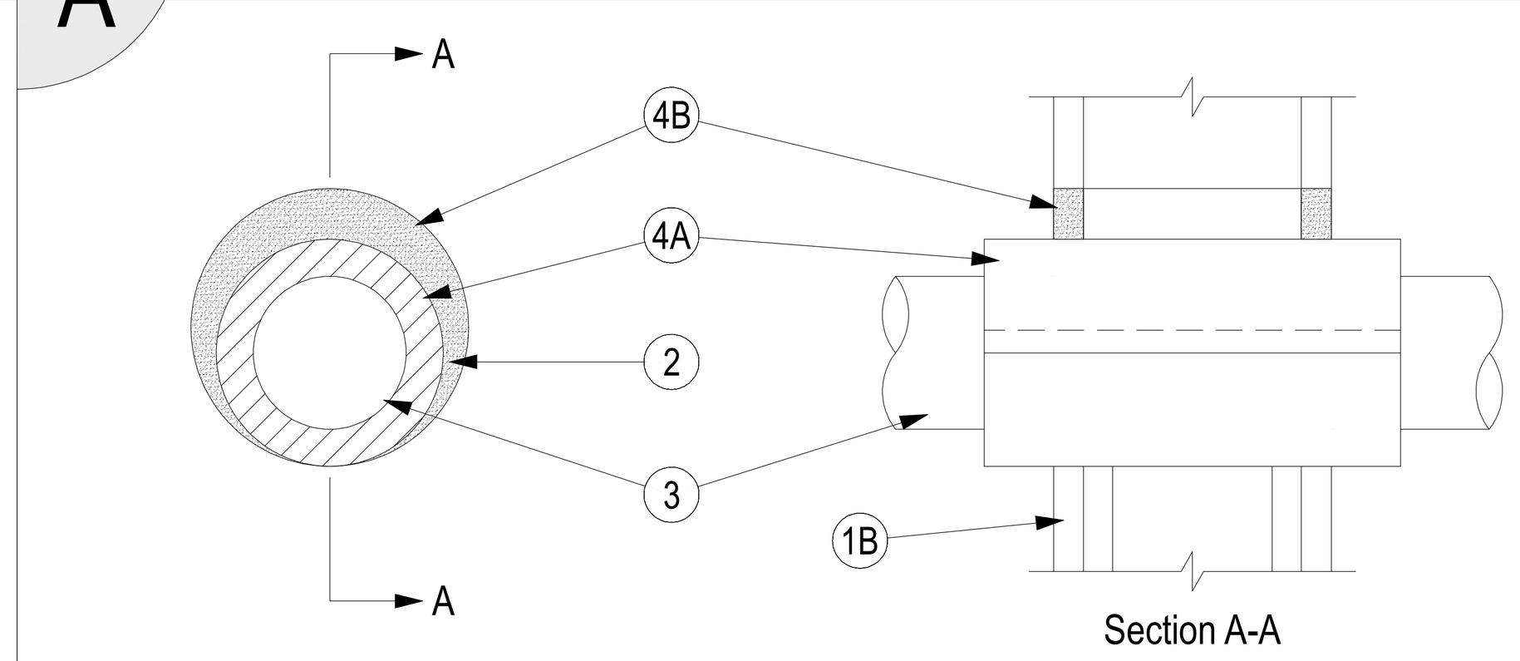
Gypsum boards applied to underside of wood supports maximum spacing 24" O.C.

All finishes to meet flame & smoke contribution requirements

34 Intersection of Rated Walls



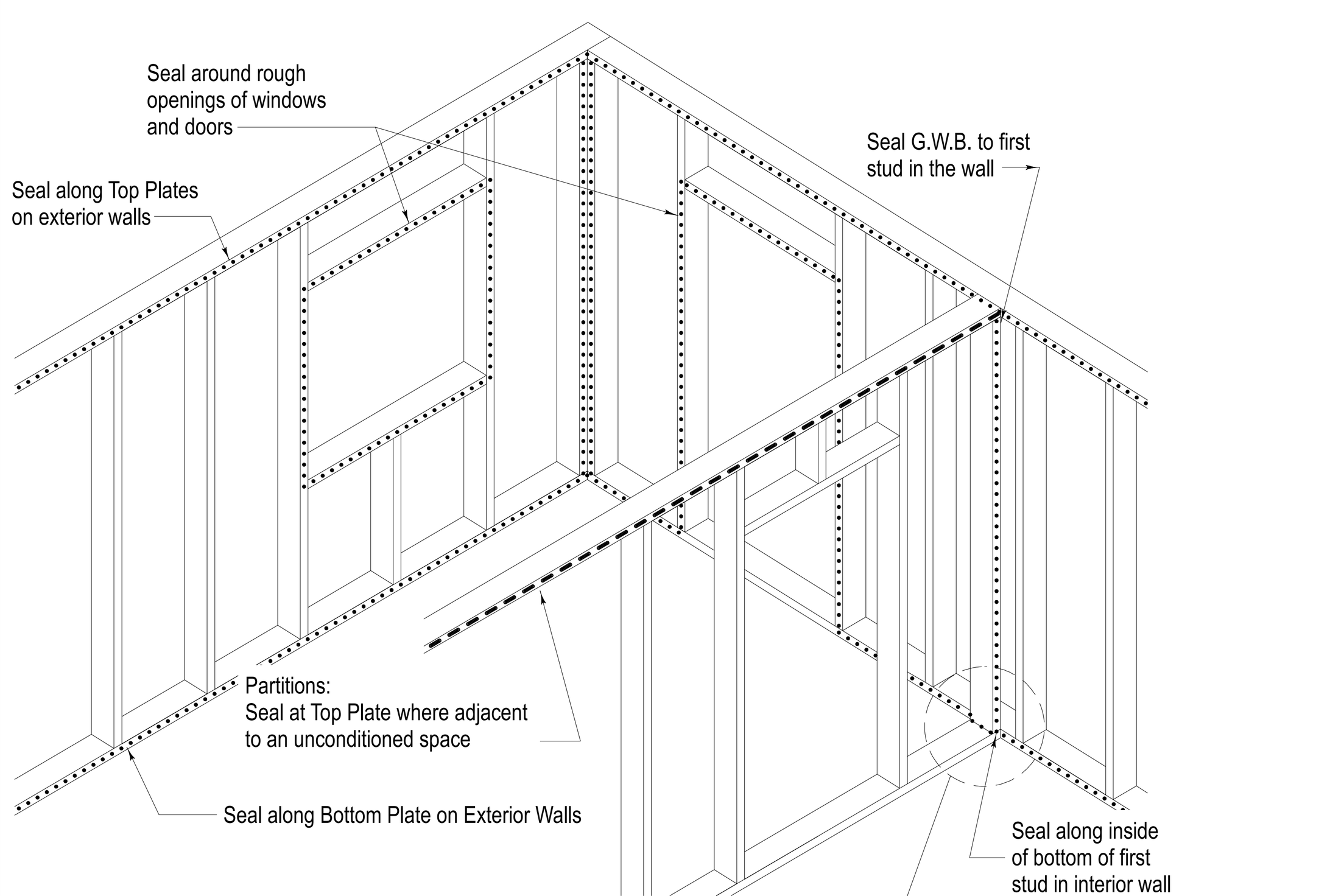
A Pipe Thru Wall Assembly

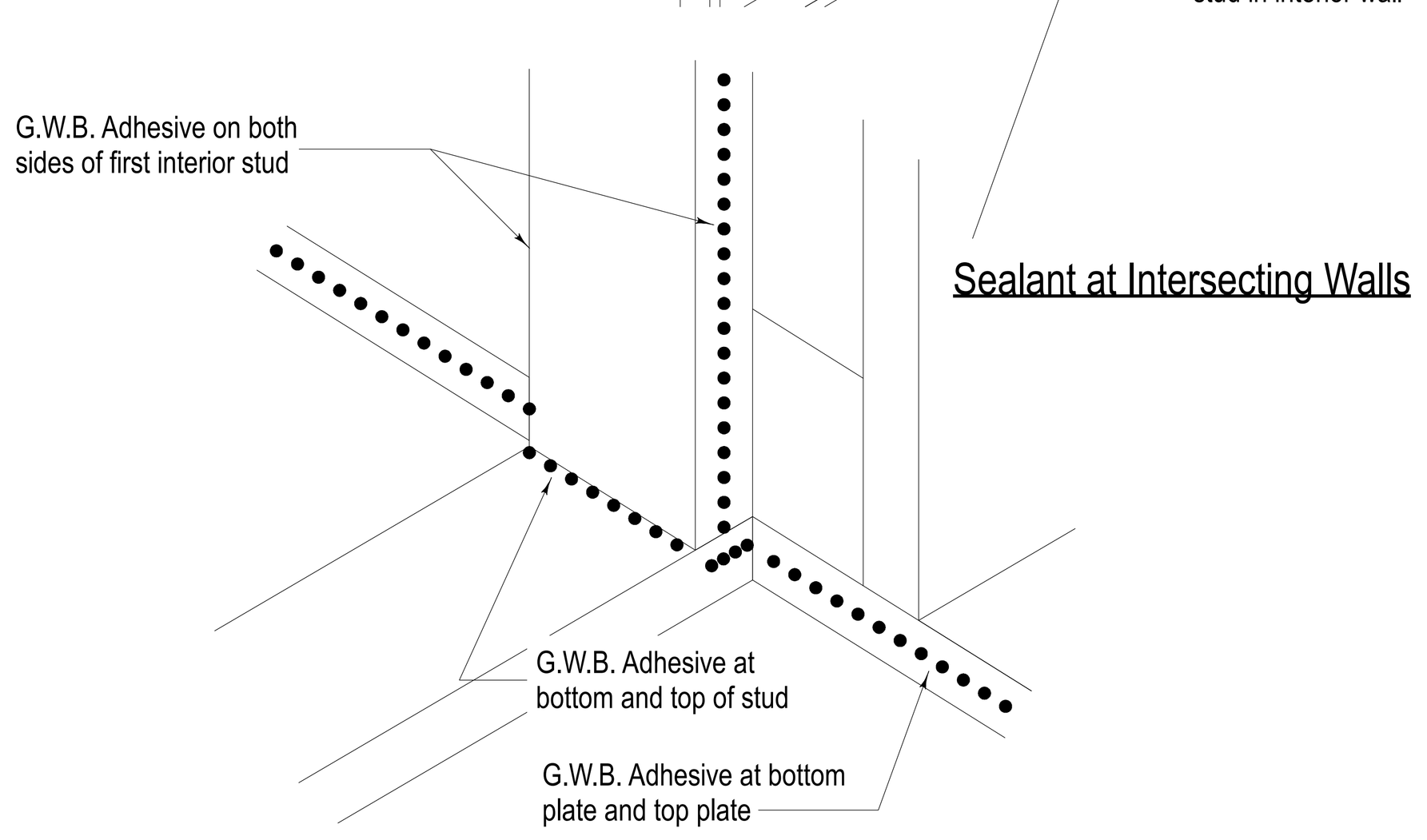


1. **Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction 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, V400 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.
2. **Metallic Sleeve** — (Optional) Cylindrical sleeve fabricated from min 0.018 in. (0.46 mm) thick (28 gauge) galv sheet steel and having a min 1 in. (25 mm) lap along the longitudinal seam. Sheet steel coiled to a diam less than circular cutouts in wall assembly, inserted through both sides of wall and allowed to uncoil against the circular cutouts in the wall assembly. Sleeve to be installed flush with or extending max 1 in. (25 mm) beyond each surface of the wall assembly.
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 (NFPA 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+

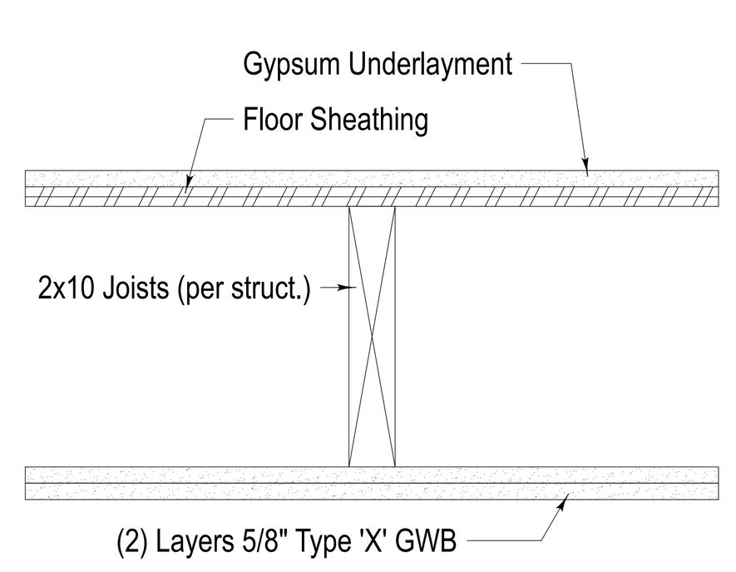
*Bearing the UL Classification Mark

35 Typical Sealant Locations





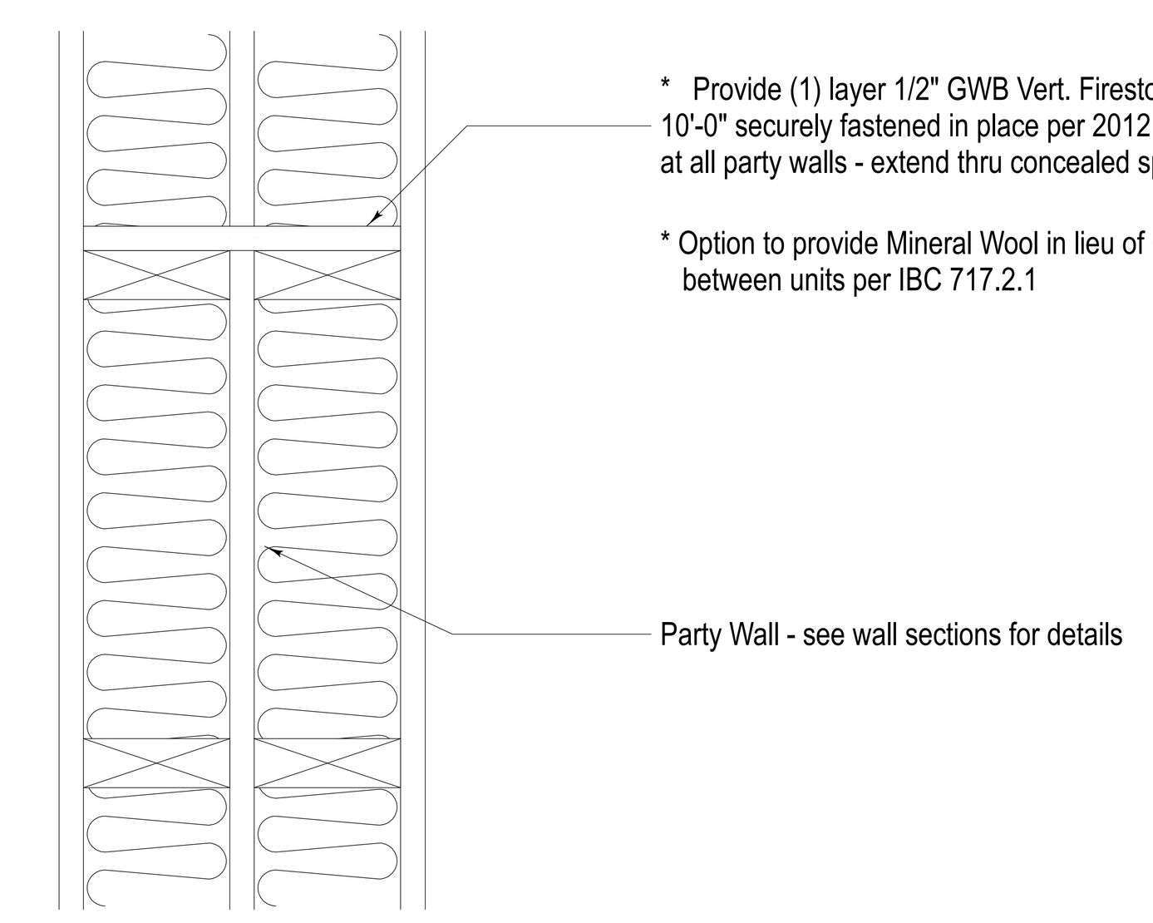
36 1-Hour Stair Landing



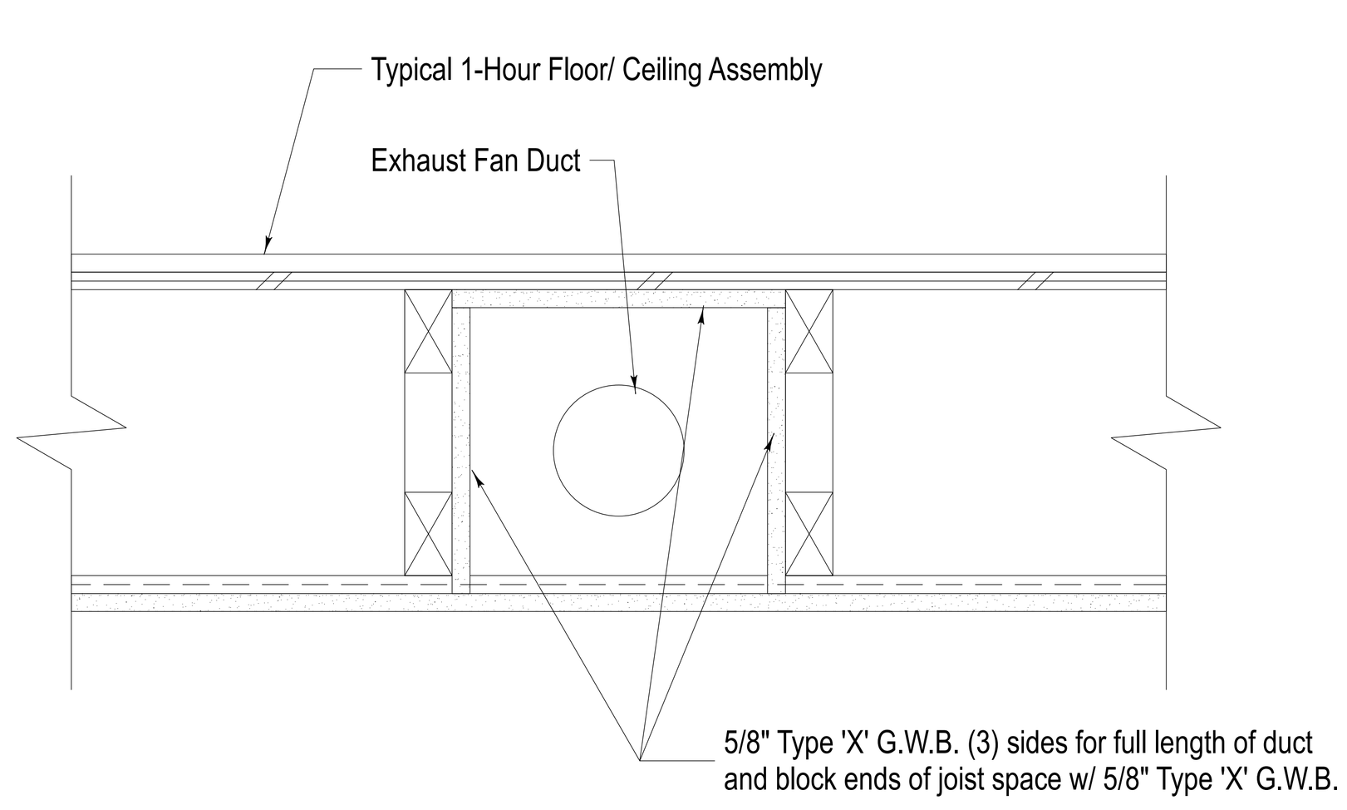
1 Hour
Per GA-FC 5406

Base Layer 5/8" Type 'X' G.W.B. applied at right angles to wood joists 24" O.C. w/ 1-1/4" Type W or S Drywall Screws 24" O.C. **Face Layer** 5/8" Type 'X' G.W.B. applied at right angles to joists w/ 1-7/8" Type W or S Drywall Screws 12" O.C. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood Joists supporting 1/2" plywood w/ exterior glue applied at right angles to joists with 8d nails. Ceiling provides 1-Hour Fire Resistance Protection for framing.

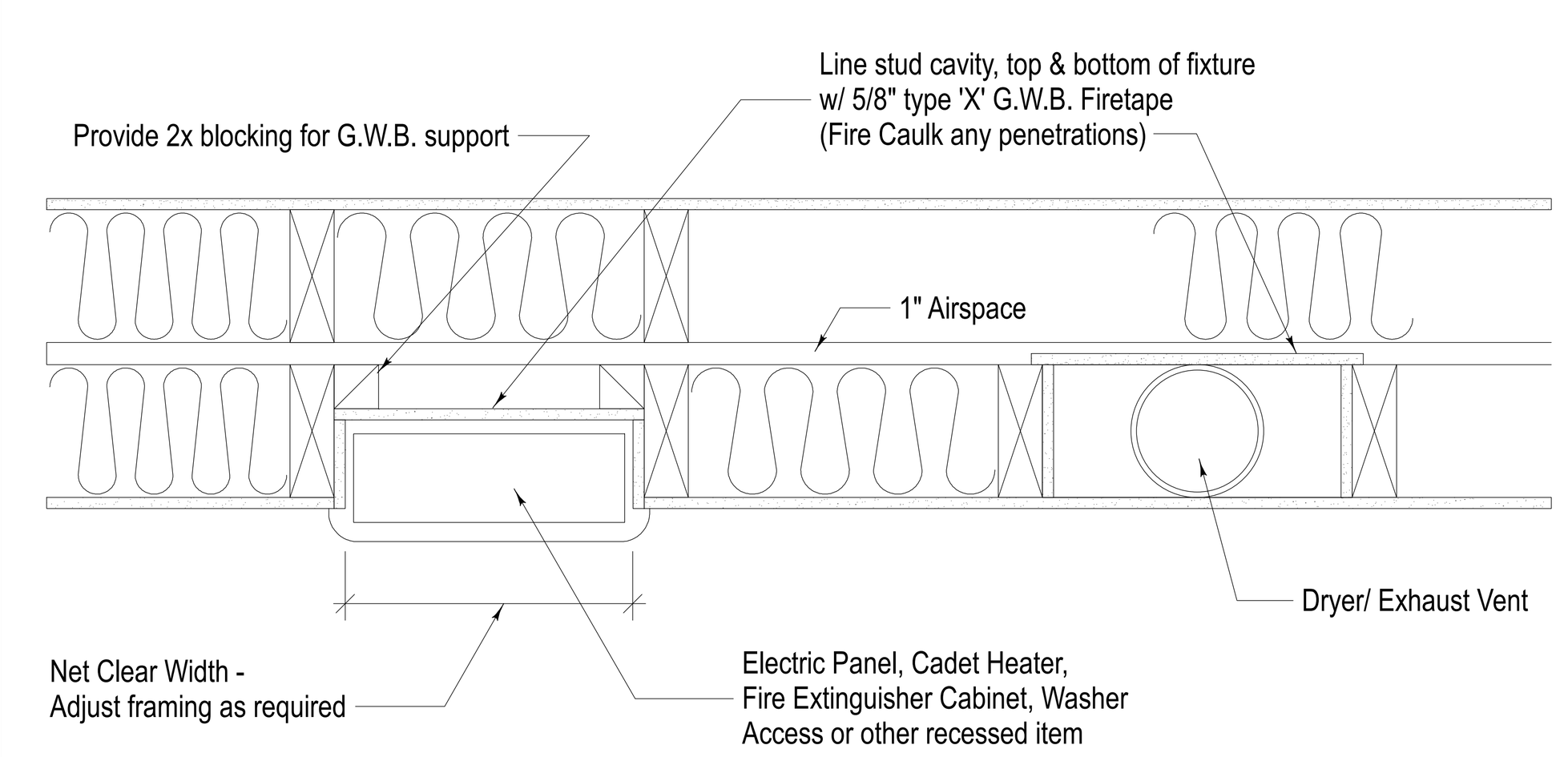
37 Vertical Fire Stop



38 Joist Lining Detail

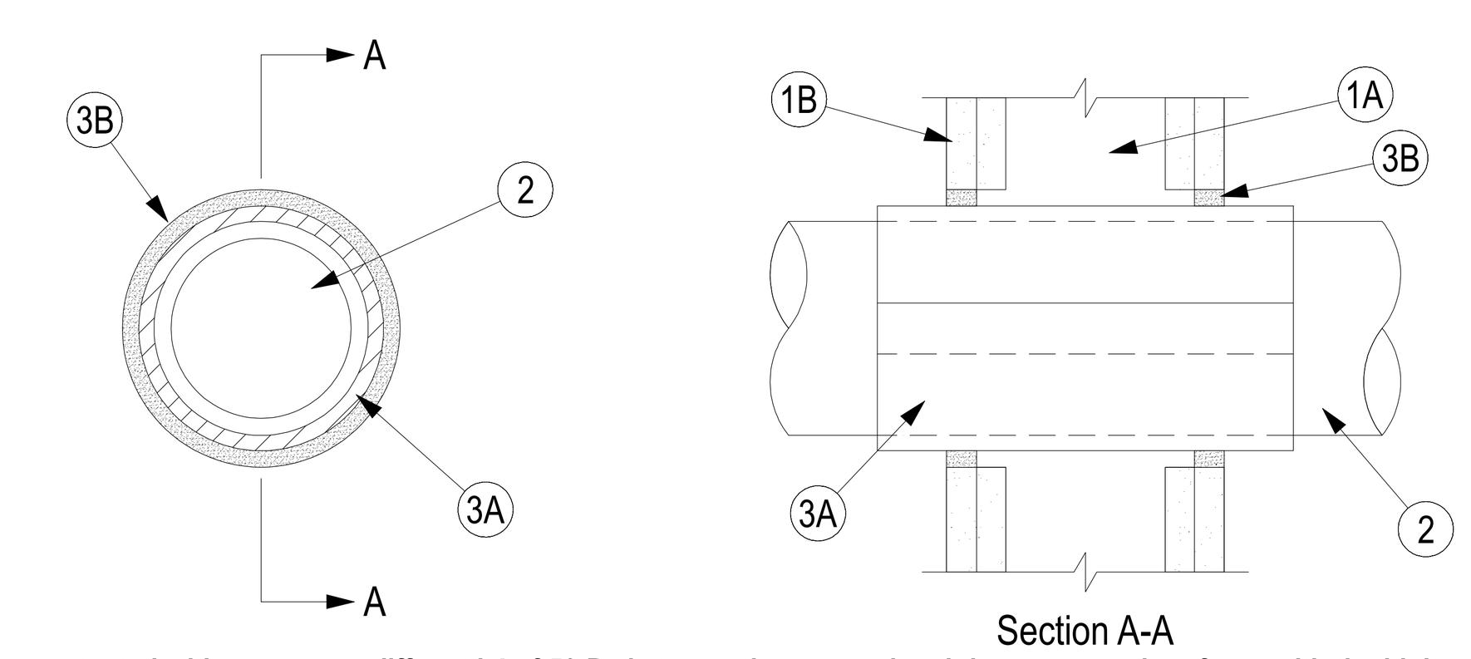


39 Recessed Fixtures @ 1HR Fire Partitions/ Unit Separation Walls



B Pipe Thru Wall Assembly

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1 and 2 Hr (See Item 1)	F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 2 Hr (See Item 1)	FT Ratings - 1 and 2 Hr (See Item 1)
	FH Ratings - 1 and 2 Hr (See Item 1)
	FTH Ratings - 1 and 2 Hr (See Item 1)

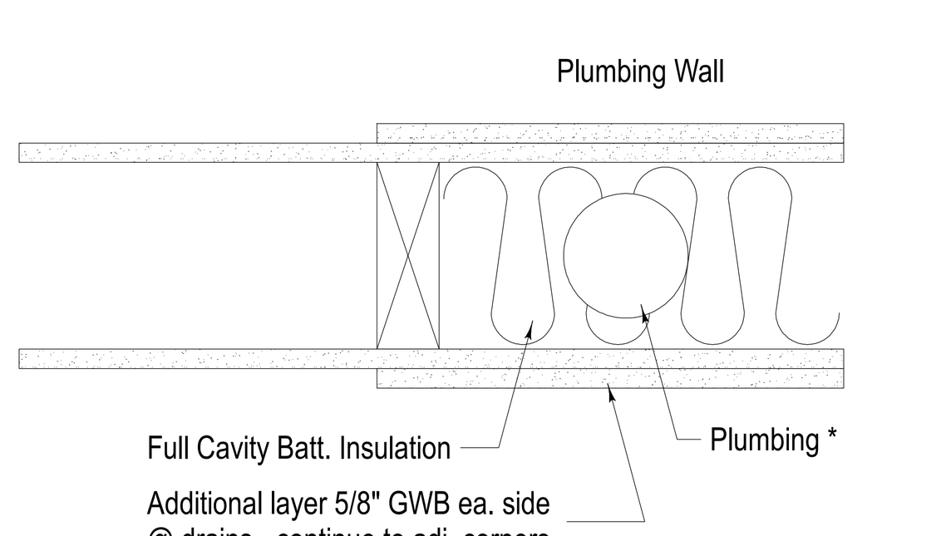


System tested with a pressure differential of 50 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

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, V400 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 MF 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.**

40 1-Hour Interior Wall

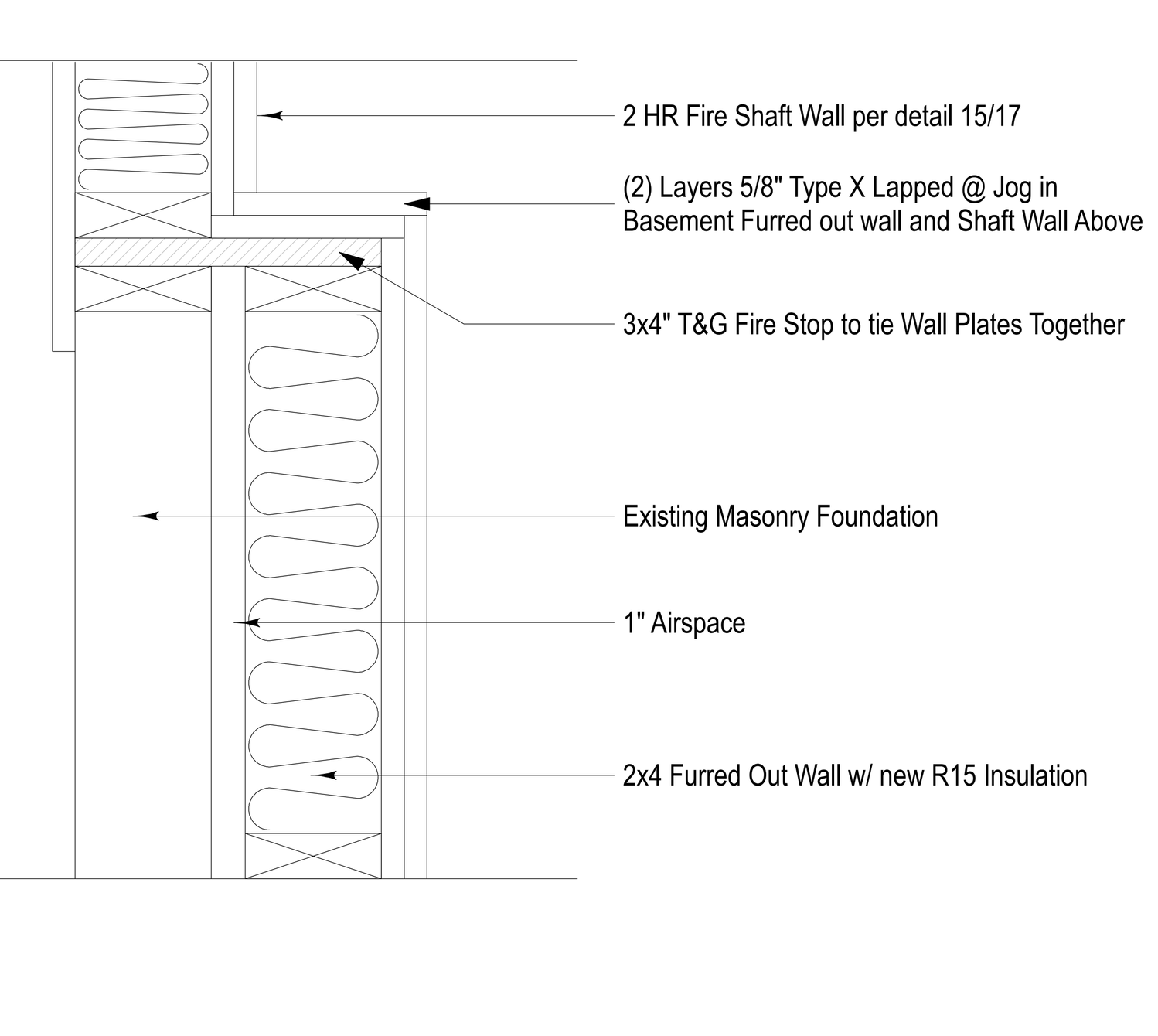


1 Hour Wood Interior Wall
Per GA-WP 3510

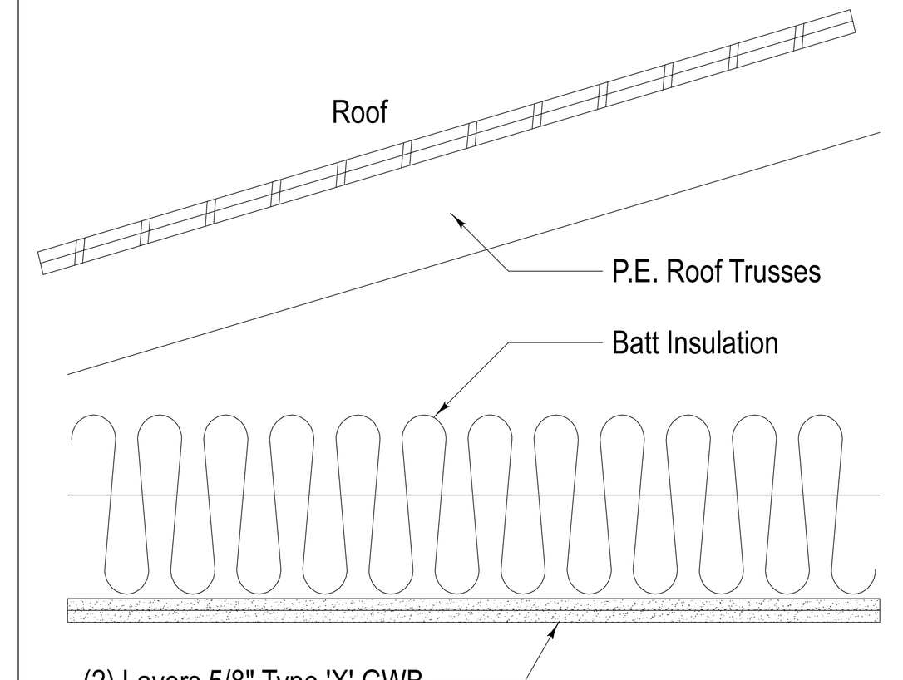
Min. Nailing
One layer 5/8" Type 'X' G.W.B. applied at right angles to each side of 2x4 or 2x6 Wood Studs (per plans) @ 24" O.C. with 6d coated nails, 1-7/8" Long, 0.0915" Shank, 1/4" heads, 7" O.C.
(Load Bearing)

*Install plumbing to prevent contact with the plumbing line, collars, and transition elements of the piping with the framing & wall surfaces.

41 Offset Wall Firestop Detail



42 1-Hour Roof-Ceiling



1 Hour
Per GA-RC 2602

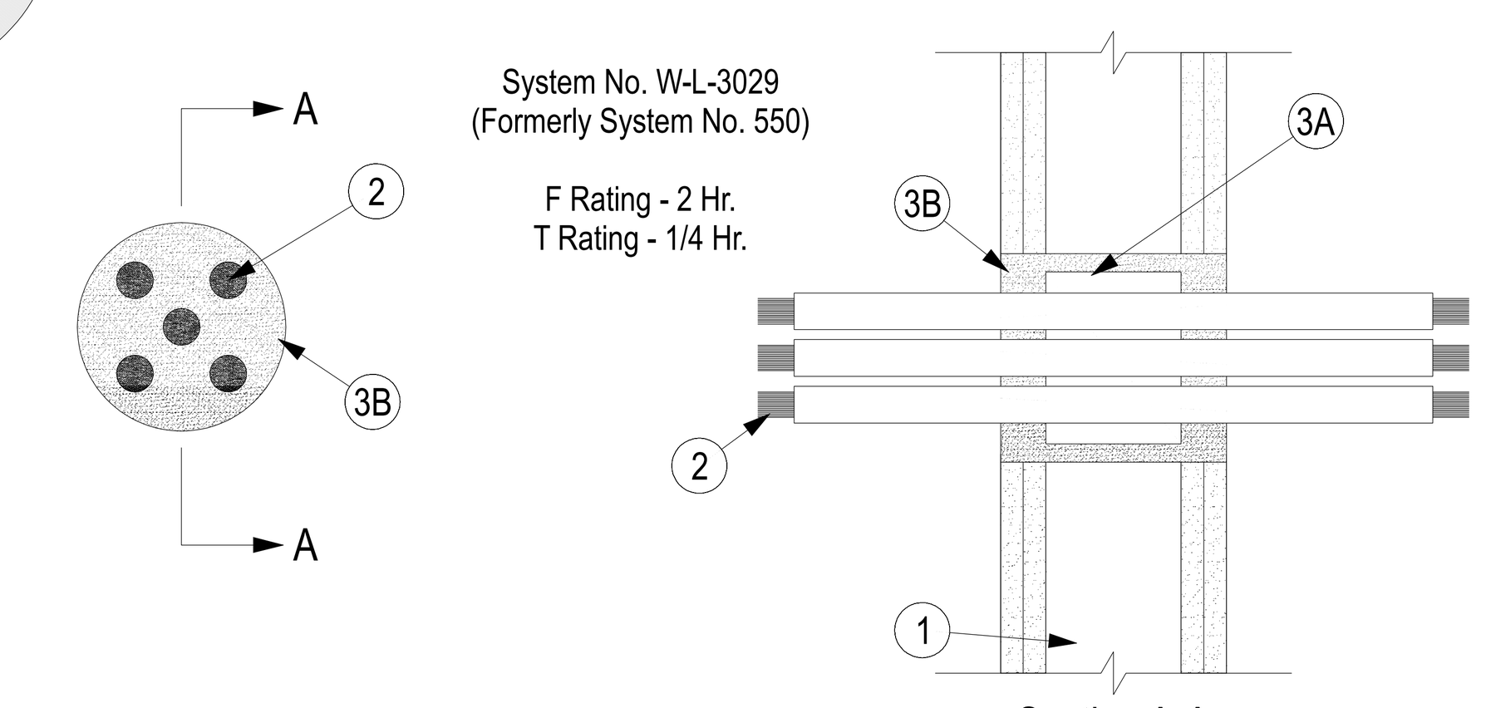
Sloped top chord P.E. Roof Trusses @ 24" O.C. Ceiling Membrane consists of (2) layers 5/8" thick Gypsum Board

Base Layer 5/8" Type 'X' G.W.B. applied at right angles to wood roof trusses spaced 24" O.C. w/ 1-1/4" Type W or S Drywall Screws 24" O.C. **Face Layer** 5/8" Type 'X' G.W.B. applied at right angles to trusses w/ 1-7/8" Type W or S Drywall Screws 12" O.C. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood Trusses supporting 1/2" Wood Structural Panels applied at right angles to trusses with 8d nails. Ceiling provides 1-Hour Fire Resistance Protection for trusses.

C Wires Penetration

System No. W-L-3029
(Formerly System No. 550)

F Rating - 2 Hr.
T Rating - 1/4 Hr.



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/C with ground No. 10 AWG (or smaller) Type NM with polyvinyl chloride insulation and jacket. Min separation between cables shall be 1/8 in. Cables to be rigidly supported on both sides of wall assembly.
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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South Building Fire details

PHS Job #:
21.136

Printed On:
3/30/2023 09:54:23

Layout Sheet #
15 of 18

Sheet:
15

A/15 1-Hr UL Fire Rated Design L546

Flooring System - The Flooring System shalll 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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South Building Fire Notes

PHS Job #: 21.136

Printed On: 3/30/2023 09:54:24

Layout Sheet # 16 of 18

Sheet: **16**

PRMU20221586

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.

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PRMU20221586

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South Building General Notes

PHS Job #: 21.136

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General Notes

1. 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.

2. 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

3. 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.

4. 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.

5.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.

6. BUILDING AND TENANT IMPROVEMENT SIGNAGE ARE NOT PART OF THIS CONTRACT. SIGN CONTRACTOR TO OBTAIN SEPARATE PERMITS AND APPROVALS FROM GOVERNING AGENCIES.

7. 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.

8. 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.

9. 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

10. 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.

11. ALL REVISIONS OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

12. 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

13. 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.

14. THE GENERAL CONTRACTOR SHALL PROVIDE ONE WEEK ADVANCED NOTICE TO OWNER, ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO ANTICIPATED POURING OF CONCRETE FOOTINGS AND SLAB

15. PROVIDE CERTIFICATION OF FOOTING LOCATIONS CERTIFIED BY ENGINEER OF RECORD.

16. 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.

17. ALL EXTERIOR DOORS SHALL COMPLY WITH LOCAL JURISDICTION SECURITY ORDINANCES.

18. WHERE EXIT DOORS SWING OUT OVER A LANDING, THEY SHALL NOT BE MORE THAN 1/2" BELOW THE THRESHOLD.

19. 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.

20. NO STRUCTURAL MEMBER SHALL BE CUT OF PIPES, AC DUCTS, ETC., UNLESS SPECIFICALLY DETAILED AND /OR APPROVED BY THE STRUCTURAL ENGINEER.

21. 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.

22. 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.

23. PROVIDE FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AS REQUIRED BY BUILDING OFFICIALS.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

City of Puyallup
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PRMU20221586

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South Building General Notes

PHS Job #: 21.136

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IRC TABLE R301.2(1) CLIMATE AND GEAOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE					
25 PSF	85	NO	D	MODERATE	18"	SLIGHT/ MOD.	26	NO	NO	50°	50

All work shall conform to minimum standards of the 2018 edition of the International Residencial Code as amended by the state of Washington and the Washington State Energy Code.

It is the specific intent of these specifications that the workmanship of all phases of the construction, and embracing all trade sections, shall be of high quality, performed by workers skilled in their trade and preforming their work only according to the standards of the best practice of trade.

All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with manufacture's directions. unless otherwise specified.

The drawings and specifications represent the finished structure. They do not indicate the method of construction. This is the builders responsibility. The builder shall provide all methods and related equipment necessary to protect the stucture, workmen and other persons and property during construction. The builder shall determine where and how temporary precautionary measures shall be used and to inspect same in the field.

At finish clean up, remove all putty, dirt, paint, grease, ect. from all surfaces to which these materials do not belong. Clean all finish hardware immediately, before turning the building over to the owner, wash and clean glass, doors and window frames and clean all floors with an approved clearing solution recommended by the flooring manufacture.

Vapor barriers are required to be installed in walls separating heated space from unheated space. It must be installed on the warm side of the insulation and between first building elemeht.

Care must be given to provide a minimum of one (1) inch of air space above the insulation and to provide blocking or baffles to provent insulation from blocking the vents.

All flashing to be a minimum of 26 gauge.

Notch all sloped rafters for full bearing at supports.

Electrial contractor to verify all existing conditions panel size and wire size, make all corrections and new additions according to all local and city ordinance.

Note: Builder to verify all new and existing conditions prior to commencement of work on job site as well as drawings and specifications shall be brought to the attention of the designer and owner prior to commencement of any work.

SITE PLAN:

101 IRC R319.1 PREMISES IDENTIFICATION. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

102 The placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical in 3 units horizontal (33.3–percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4.

FOUNDATIONS:

201 The minimum foundation and footing requirements for stud bearing walls shall be as set forth in IRC sections R403, R404.1 and Table R403.1

202 The ground under the floor may be excavated to the elevation of the top of the footing.

203 Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.

204 Foundations with stemwalls shall be provided with a minimum of one No. 4 bar at the top of the wall and one No. 4 bar at the bottom of the footing. Per IRC section 403.1.3.1

205 Where a construction joint is created between a concrete footing and stem wall, a minimum of one No. 4 bar shall be provided at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

206 Slabs–on–ground with turned down footings shall have a minimum of one No. 4 bar at the top and bottom of the footing.

Exception: For slabs–on–ground cast monolithically with a footing, one No. 5 bar or two No. 4 bars shall be located in the middle third of the footing depth.

207 Reinforcing steel placed in concrete cast against and permaneltly exposed to earth shall have 3" min. coverage.

208 Wood framed walls over 10 ft high require design by a licensed professional engineer.

209 All exterior footings shall be placed a minimum 12 inches below the finished grade.

210 Sleepers and sills, posts or columns supporting perminent structures and supported by or on a concrete or masonry slab or footing that is within 1" of contact with earth shall be of naturally durable or preservative–treated wood.

211 Unless pressure–treated or decay–resistant heartwood of redwood, black locust, or cedar material is used, maintain floor joist 18" from ground and beams 12" from ground. IRC R317.1(1)

212 Only pressure–treated wood is permitted within 6" of earth. IRC R317.1(5)

213 All structural material exposed to weather to be pressure–treated or of a material with a natural resistance to decay. This includes all vertical and horizontal members of deck construction unless a roof system is used.

214 Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. R403.1.6

215 Provide under–floor ventilation equal to 1 sq.ft. of net opening for each 300 sq.ft. of under–floor area. R408.1

216 Provide 18"X24" minumum under–floor access opening IRC 408.4

217 Provide 6–mil black poly vapor barrier to crawl space. Extend to foundation wall. Lap all joints 12".

218 R–10 slab–on–grade insulation, installed inside the foundation wall, shall extend downward from the top of the slab for a minimum of 24" or downward and then horizontally beneath the slab for a minimum combined distance of 24" Insulation installed outside the foundation shall extend downward to a minimum of 24" or to the frostline. For monolithic slabs, the insulation shall extend downward from that top of the slab to the bottom of the footing. Above grade insulation shall be protected.

219 Damp proof foundation walls enclosing a basement below finished grade by an approved method.

220 The minimum thickness for concrete floor slabs supported directly on the ground shall be not less than 3 1/2" IRC R506.1

221 footings shall bear on undisturbed earth (assumed soil bearing capacity to be 1,500 psf).

222 Concrete shall attain a minimum 28 days strength f'c=3000 psi and mix shall contain not less than 5 sacks of cement per cubic yard.

FRAMING:

301 Load–bearing dimension lumber for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency. R502.1

302 All wood structural panels, when designed to be permanently exposed in outdoor applications, shall be of an exterior exposure durability. Wood structural panel roof sheathing exposed to the underside may be of interior type bonded with exterior glue, identified as Exposure 1.

303 Drilling and notching of studs. Drilling and notching of studs shall be in accordance with the following:

1. Notching. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width.

2. Drilling. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60 percent of the stud width, the edge of the hole is no more than 5/8 inch (16 mm) to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall also be doubled with no more than two successive doubled studs bored. See Figures R602.6(1) and R602.6(2).

304 Fireblocking shall be provided in wood–frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:

1.1. Vertically at the ceiling and floor levels.
1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two–family dwelling is required at the line of dwelling unit separation.

305 In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2).
Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:
1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss–type open–web or perforated members.

306 Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m2) and have a vertical height of 30 inches (762 mm) or greater.

307 Truss design drawings, prepared in conformance to Section R802.10.1, shall be provided to the building official and approved prior to installation. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.

308 Install hurricane clips at every truss or rafter ar per manufacture's instructions.

309 Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802.5.1. Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2–inch by 4–inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees (0.785 rad) from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

310 The ends of each rafter or ceiling joist shall have not less than 1 1/2 inches (38 mm) of bearing an wood.

311 Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters. Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be a minimum of 2 inches by 4 inches (51 mm by 102 mm) (nominal), installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1).

312 Provide attic ventilation area equal to the ceiling area divided by 300 (1/300th) 50% of the vent area shall be located in the upper portion (gable vents).

313 Cutting, notching, or boring of floor joist shall be per R502.8, for stud walls R602.6, and for rafters R802.7

314 FASTENER SCHEDULE PER IRC TABLE R602.3(1)

DESIGN LOADS

Live Load:	Roof 25 PSF (SNOW)
Dead Load	Roof 15 psf (w/ceiling)
Live Load:	Floor 10 psf
Dead Load:	Floor40 psf

SAWN LUMBER

Species and grade shall be as follows unless otherwise noted:

Wall Studs	
2" to 3" thick 4" to 6" wide	DF – #2 or HF Stud Grade
Wall Plates	
2" to 3" thick 4" to 6" wide	DF – #2 or HF Stud Grade
Roof Jats	
2" thick and 5" and wider	DF – #2 Grade
Beams and Posts	
4x	DF – #2 Grade
6x	DF – #1 Grade
Headers	4x8 DF #2 unless noted otherwise

ENGINEERED LUMBER

Microlam	1.9 E (ML/LVL)TrusJoist MacMillan or Equal
Parallam	2.0 E (PSL) TrusJoist MacMillan or Equal
Glu-Lams	2400f DF/DF V4

WALL BRACING – IRC R602.10.

401 All Residential buildings shall be braced per IRC section R602.10. For buildings in Seismic Design Category D1 and D2 Walls shall be constructed per IRC Sections 602.10.2.2.1, 602.10.6.5, 602.10.8.1,602.10.9.1. 602.10.11.1. 602.11.1, and 602.11.2

402 Braced wall lines shall consist of braced wall panel construction methods in accordance with Section R602.10.2. The amount and location of bracing shall be in accordance with Table R602.10.1 and the amount of bracing shall be the greater of that required by the Seismic Design Category or the design wind speed.

403 Braced wall panels shall begin no more than 12.5 feet (3810 mm) from each end of a braced wall line. Braced wall panels that are counted as part of a braced wall line shall be in line, except that offsets out–of–plane of up to 4 feet (1219 mm) shall be permitted provided that the total out–to–out offset dimension in any braced wall line is not more than 8 feet (2438 mm).

404 Spacing of braced wall lines shall not exceed 25 feet on center in both the longitudinal and transverse directions in each story.

Exception: Spacing of braced wall lines not exceeding 50 feet shall be permitted where:
Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.

405 Construction methods for braced wall panels.
Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

FLOOR PLANS & GENERAL REQUIREMENTS

501. All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. IRC R303.1

502 Natural ventilation shall be through windows, doors, louvers or other approved openings to outdoor air. Minimum opening area shall be 4 percent of the floor area being ventilated. IRC R303.1

503 Provide window labeling in compliance with National fenestration Rating Council (NFRC).

504 Provide at least one window or exterior door approved for emergency escape or rescue from basements and from every room used for sleeping purposes. Windows to be 20" minimum width, 24" minimum height, 5.7 sq.ft. minimum opening area, and 44" maximum sill height above the finished floor. IRC R310.1

505 Escape and rescue windows with a finish sill height below the adjacent ground elevation shall have a window well which allows the window to be fully opened and which has a 36"X36" min. horizontal net clear opening. Window wells with a vertical depth > 44" shall be equipped with an appoved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6". See detail Below. IRC R310.2

506 7'–0" minimum headroom is required in habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements. IRC R305.1

507 Minimum room sizes: at least one 120 sq.ft. room is required. Other habitable rooms shall be a min. 70 sq.ft. with a 7'–0" minimum width in any direction. IRC R304

508 Provide safety glazing in doors and windows in any wall within a 24" arc of either edge of the door in the closed position, and any doors or enclosure for tub or shower or similar application. Shower doors shall open outward. IRC R308.4

509 Water–resistant gypsum backing board complying with ASTM C630 shall be used when gypsum is used for a base for tile or wall panels for a tub, shower or water closet compartment walls. IRC R702.4.2

510 Install fireplace, hearth, and chimney per IRC chapter 10 and manufacturer's listing, If applicable. Wood stoves to be listed and certified by an approved agency and installed per manufacturer's requirements.

512 Fireplaces and other solid fuel burning appliances must have tight fitting doors and direct combustion air. R1001.7.1 and R1006

513 Enclosed usable space under stairs to be protected on the enclosed side with 1/2" gysum board.

514 Smoke alarms shall be installed in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling, including basement. When more than one alarm is required, the alarm devices shall be interconnected in such a manner that the one alarm will activate all of the alarms in the individual unit. IRC R314

515 Openings are not allowed from garages into rooms used for sleeping purposes. IRC R302.5.1

516 The garage shall be separated from the residence and its attic area by not less than 1/2–inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8–inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor–ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2–inch (12.7 mm) gypsum board or equivalent. IRC R302.6

517 Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20–minute fire–rated doors. IRC R302.5.1

518 Stairways: maximum rise 7 3/4", minimum tread 10", minimum headroom 6'–8", minimum width 36". IRC R311.7

519 Provide a 1 1/4"–2" dia. grippable handrail for stairways on at least one side. Terminate at a newel post, wall or safety terminal. Handrails shall have a min. space from wall of 1 1/2" and be between 34"–38" above the tread nosing. IRC R311.7.8

510 Any walking surface 30" or more above grade or floor below to have minimum 36" high guardrail with maximum 4" clear openings. IRC R312.

511 Provide 36" landings as measured in the direction of travel, landing width shall be as wide as the door or stairs whichever is greater. IRC R311.7.6, R311.3

WEATHER PROTECTION:

601 R703.2 Water–resistive barrier. One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water–resistive barrier shall be applied over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152 mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

602 Balconies, landings, exterior stairways, and similar surfaces exposed to the weather and sealed underneath shall be waterproofed and sloped a minimum of 1/4" per foot for drainage.

603 Asphalt shingles shall comply with manufacturer's instructions and IRC R905.2

604 All stone and masonry veneer shall be installed in accordance with IRC R703.7, Table R703.4 and Figure R703.7.

605 Wood shakes and shingles shall conform to CSSB Grading Rules for Wood Shakes and Shingles and IRC Section R703.5

PLUMBING

701 Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D1 and D2, water heaters shall be anchored or strapped to resist horizontal displacement caused by earthquake motion. Strapping shall be at points within the upper one–third and lower one third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches (102 mm) above the controls.

702 Water heaters shall be installed in accordance with the manufacturer's instructions and the requirements of this code. Water heaters installed in an attic shall comply with the requirements of Section M1305.1.3. Gasfired water heaters shall comply with the requirements in Chapter 24. Domestic electric water heaters shall comply with UL 174. Oiled–fired water heaters shall comply with UL 732. Thermal solar water heaters shall comply with Chapter 23 and UL 174. Solid–fuel–fired water heaters shall comply with UL 2523.

Fuel–fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Installation of direct–vent water heaters within an enclosure is not required. M2005.2

Access to water heaters that are located in an attic or underfloor crawl space is permitted to be through a closet located in a sleeping room or bathroom where ventilation of those spaces is in accordance with this code.M2005.2.1

Electric water heaters shall also be installed in accordance with the applicable provisions of Chapters 34 through 43. M2005.3

703 Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

704 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

705 All electric water heaters in unheated spaces or on concrete floors shall be placed on R–10 rigid insulation. R403.4.3.

706 Plumbing fixtures shall meet the water efficiency standards of WAC 51–26–1803.

tank toilet	1.6 gpf	shower head	2.5 gpm
urinal	1.0gpf	faucets	2.5 gpm

707 Where a storage tank–type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage), or other pans approved for such use. Listed pans shall comply with CSA LC3. P2801.5

Pan size and drain. The pan shall be not less than 1 1/2 inches (38 mm) deep and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe of not less than 3/4 inch (19 mm) diameter. Piping for safety pan drains shall be of those materials listed in Table P2905.5. P2801.5.1

The pan drain shall extend full–size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface. P2801.5.2

MECHANICAL:

801 Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections G2407.5 through G2407.9. Where the requirements of Section G2407.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections G2407.6 through G2407.9. Direct–vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions. G2407.1 (304.1)

802 Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the floor in garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage. M1307.3

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition resistant.

M1307.3.1 Protection from impact. Appliances shall not be installed in a location subject to vehicle damage except where protected by approved barriers.

803 Range, dryer and bath ducts installed in buildings shall be of metal and have smooth interior surfaces. Bath ducts may be of class 1 ducting. Dryer ducts shall not be fastened with screws. All ducts to terminate at the outside of the structure with back draft damper. IRC chapter 15.

City of Puyallup
Development & Permitting Services
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PRMU20221586

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MARIANNO R. ATTILI — STATE OF WASHINGTON — attili — 42969 — REGISTERED PROFESSIONAL ENGINEER

02.22.2023

BRCF SOUTH BUILDING APT.

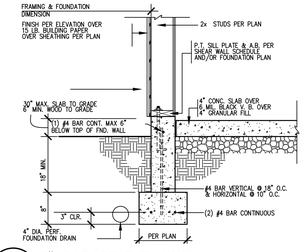
PROJECT ADDRESS:
4002 10TH STREET SE
PUYTALLUP, WA. 98374

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

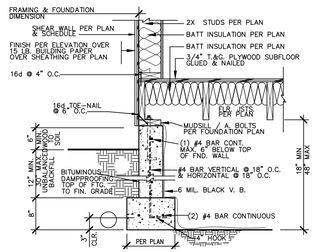
DESIGNED:
ATTILI DESIGN & ENG'G.
DATE:
04.12.2022

SHEET NO.
S1 / 5

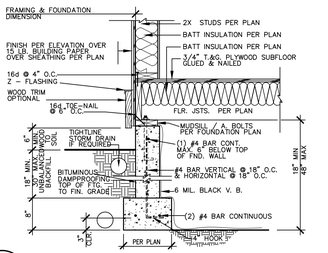
JOB NO.
8752 222nd St. Ct. E.
Graham, WA. 98338



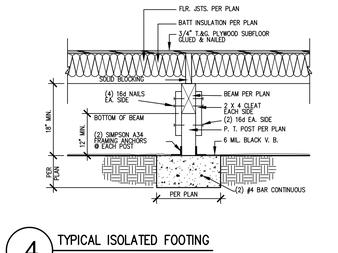
1 8" GARAGE FND. WALL
SCALE : NTS



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"

Shear Wall Schedule
Per 2018 IBC

General Notes:
See plans to determine th edifferent designators for shear wall materials, nailing, 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" Plywd.	Nail Spacing		Top & Btm. Plates	A35 Anchors	Blkg. Req'd	Sill Plate Anchor Bolts	Base Plate Nailing	Hem Fir #2 Value (#/LF)
		Edges	Field						
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	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 2306.3.1 3x framing will be noted on plan.

1. Use power-driven steel studs and nails by Hilty or Ramset where applicable.
2. Plywood may be installed either horizontally or vertically.
3. Solid Block with joist under interior shear walls.

Shear Wall Notes

7/16" OSB or Plywood Sheathing - Use 8d common or galvenized 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" 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 - 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

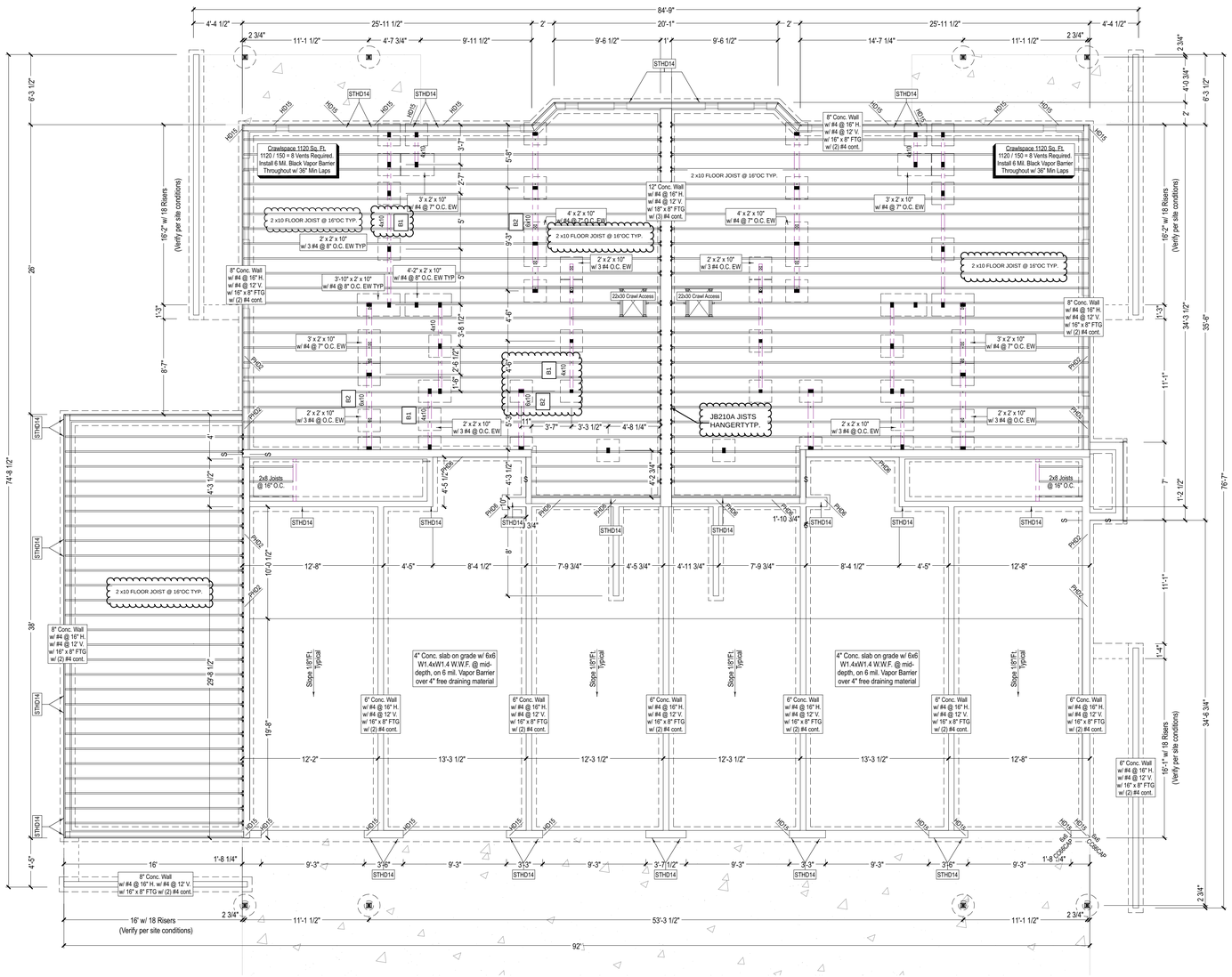
3" x 3" x 1/4" HD Galvanized square washers at all anchor bolts

7/16" OSB or Plywood sheathing - Staple Schedule
Allowable Shear values with Hem Fir #2 Studs

2" 16 GA. Staples @	15 GA. Staples @	14 GA. Staples @
3" O.C. - 280 #/ft.	4" O.C. - 280#/ft.	4" O.C. - 303#/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. - 620#/ft.	2" O.C. - 504#/ft.

Filed 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 - South Building
NTS

B1 BEAM NUMBER

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

PRMU20221586

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02.22.2023

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Puyallup, WA. 98373

PROJECT ADDRESS:
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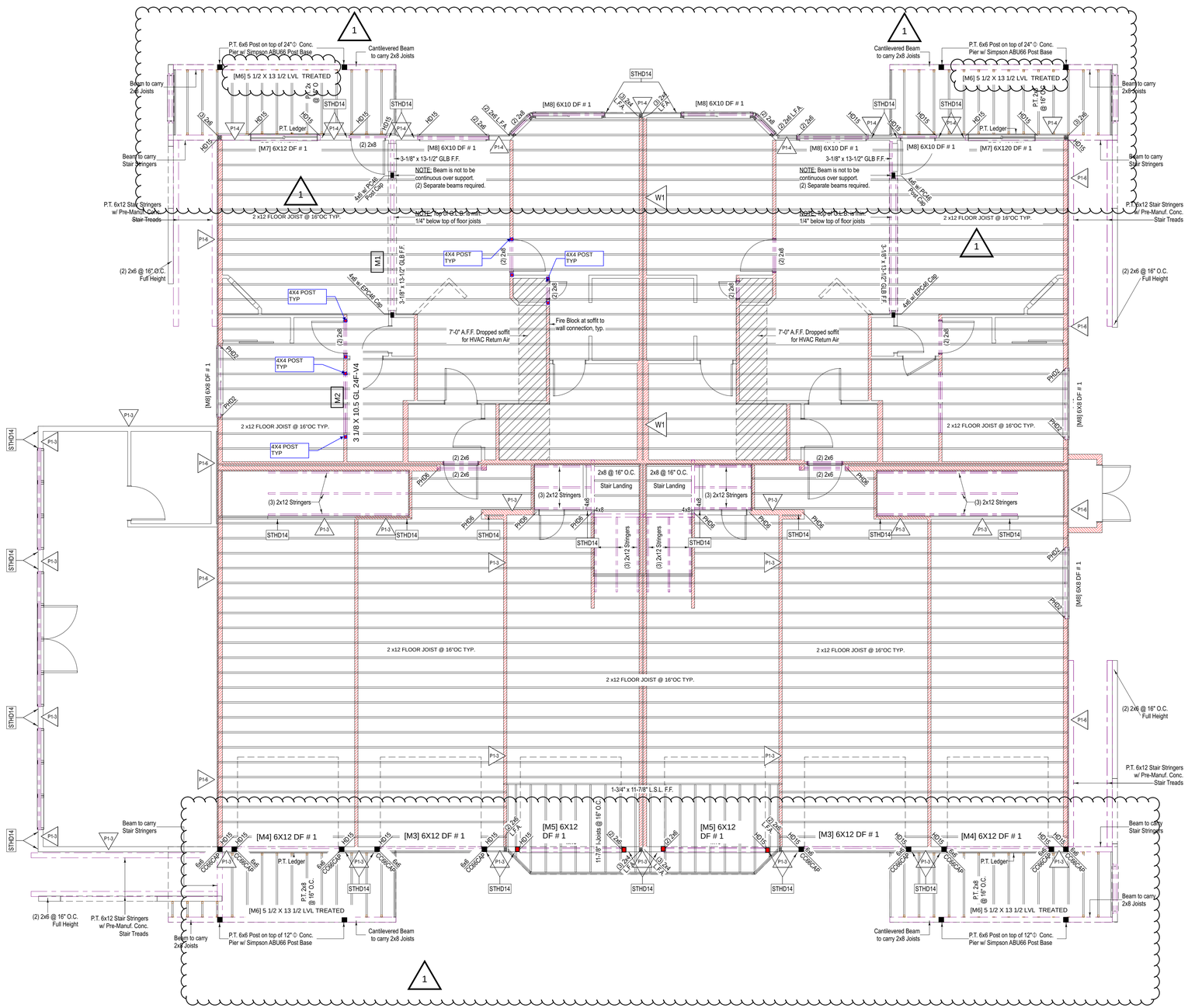
PUYTALLUP, WA. 98374

DESIGNED:
ATTILI DESIGN & ENGG.
DATE:
04.12.2022

SHEET NO.
S2 / 5

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



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

SHEAR WALL SCHEDULE
PER 2018 IBC

GENERAL NOTES:
SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, 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" PLYWD.	NAIL SPACING EDGES	NAIL SPACING FIELD	TOP & BTM. PLATES	A35 ANCHORS	BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	BASE PLATE NAILING	HEM FIR #2 VALUE (#/LF)
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 2306.3.1. 3X FRAMING WILL BE NOTED ON PLAN.

1. USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE.
2. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. SOLID BLOCK WITH JOIST 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 3" 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 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 PARRALLEL 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 @	15 GA. STAPLES @	14 GA. STAPLES @
3" O.C. – 280 #/ft.	4" O.C. – 285#/ft.	4" O.C. – 303#/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. – 620#/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.

M1 BEAM NUMBER

FLOOR JOIST SHALL BE 2 x12 FLOOR JOIST @ 16"OC TYP.

1

1 RERVISED 02.22.2023.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

PRMU20221586

ATTILI DESIGN & ENGINEERING, INC. P.S.
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Office (253) 222-5592
ma@attilieng.com

MICHAEL R. ATTILI — STATE OF WASHINGTON — 42969 — REGISTERED PROFESSIONAL ENGINEER
02.22.2023

BRCF SOUTH BUILDING APT.

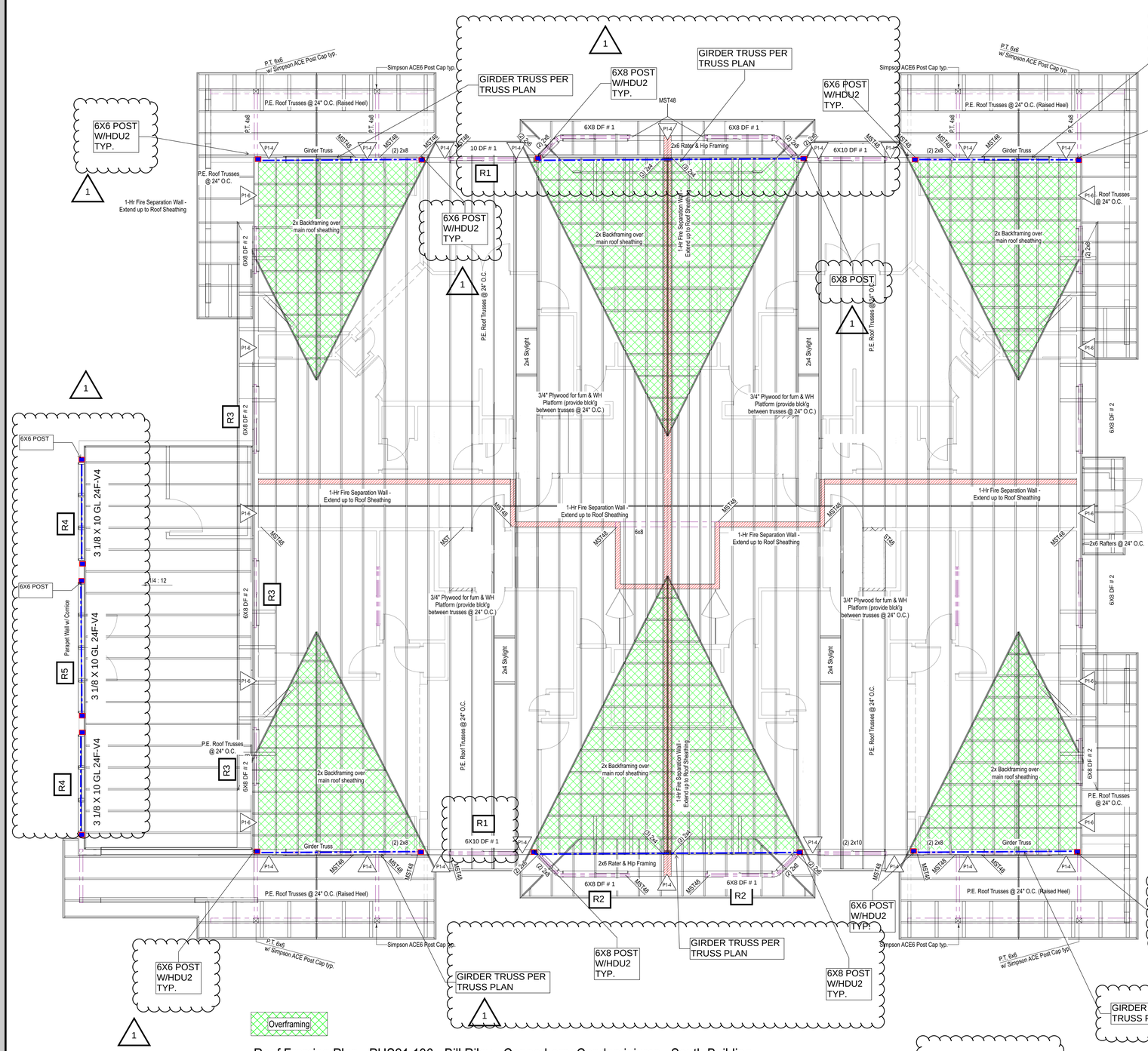
PROJECT ADDRESS:
4002 10TH STREET SE
PUYTALLUP, WA. 98374

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

DESIGNED: ATTILI DESIGN & ENGG.
DATE: 04.12.2022

SHEET NO. S3 / 5

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



Roof Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building

Scale: 1/4 in = 1 ft

SHEAR WALL SCHEDULE
PER 2018 IBC

GENERAL NOTES:

SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, 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" PLYWD.	NAIL SPACING EDGES	NAIL SPACING FIELD	TOP & BTM. PLATES	A35 ANCHORS	BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	BASE PLATE NAILING	HEM FIR #2 VALUE (#/LF)
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

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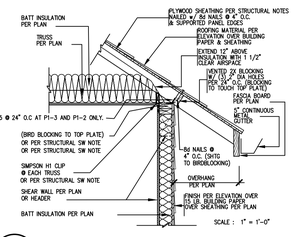
2" 16 GA. STAPLES @	15 GA. STAPLES @	14 GA. STAPLES @
3" O.C. – 280 #/ft.	4" O.C. – 350#/ft.	4" O.C. – 315#/ft.
2" O.C. – 360#/ ft.	2-1/2" O.C. – 430#/ft.	3" O.C. – 390#/ft.
	4" O.C. AND 10d NAILS @ 6" O.C. – 620#/ft.	2" O.C. – 504#/ft.

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.



1 FLAT CEILING & EAVE
SCALE : 1" = 1'-0"

Simpson Strong-Tie® Wood Construction Connectors

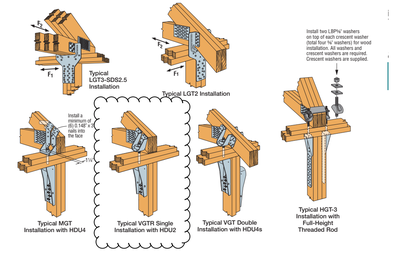
LGT/MGT/VGT/HGT

Girder Tiedowns (cont.)

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

Model No.	Qty.	No. of Plies	D.C. Dim. Between Anchors	Fasteners (in.) Stud/Plate Nails or Anchor Diameter	Fasteners (in.) Girder	DF/SP Allowable Loads Uplift (160)	DF/SP Allowable Loads F_1 (160)	DF/SP Allowable Loads F_2 (160)	SPF/HF Allowable Loads Uplift (160)	SPF/HF Allowable Loads F_1 (160)	SPF/HF Allowable Loads F_2 (160)	Code Ref.
LGT2	1	2 ply	—	(14) 0.148 x 3¼	(16) 0.148 x 3¼	1,885	700	170	1,620	700	170	
LGT3-SDS2.5	1	3 ply	—	(26) 0.148 x 3¼	(12) ¼ x 2½ SDS	3,480	795	385	2,505	795	385	
LGT4-SDS3	1	4 ply	—	(30) 0.148 x 3¼	(16) ¼ x 3 SDS	4,060	2,000	675	2,920	2,000	675	
MGT	1	2 ply min.	—	(1) ⅝	(22) 0.148 x 3	3,960	775	525	3,330	775	525	
VGT	1	2 ply min.	—	(1) ⅝	(16) ¼ x 3 SDS	4,940	1,185	590	3,555	1,185	590	FL
	2	2 ply min.	—	(2) ⅝	(32) ¼ x 3 SDS	7,185	1,185	590	5,170	1,185	590	
	2	3 ply min.	—	(2) ⅝	(32) ¼ x 3 SDS	8,890	1,185	590	6,400	1,185	590	
VGTR/L	1	2 ply min.	—	(1) ⅝	(16) ¼ x 3 SDS	2,225	650	630	1,600	650	630	
	2	2 ply min.	—	(2) ⅝	(32) ¼ x 3 SDS	5,545	650	630	3,990	650	630	
HGT-2	1	2 ply	5⅜	(2) ⅝	(16) 0.148 x 3	10,345	—	—	6,485	—	—	IBC FL, LA
HGT-3	1	3 ply	7⅝	(2) ⅝	(16) 0.148 x 3	10,440	—	—	9,035	—	—	
HGT-4	1	4 ply	9	(2) ⅝	(16) 0.148 x 3	11,595	—	—	9,250	—	—	

1. See pp. 260–261 for Straps and Ties General Notes.
2. LGT2 — F_2 load requires installation of (4) 0.148" x 3¼" strikers in optional nail holes.
3. LGT3-SDS2.5 — F_2 load requires installation of (2) 0.148" x 3¼" strikers in optional nail holes.
4. LGT4 — Built for DF/SP girder and SPF studs is 3,080 lb.
5. MGT can be installed with straps vertical for full table load, provided that all specified nails are installed to either a solid header or minimum double 2x6 web.
6. LGT connectors can provide bearing enhancement loads for truss download reactions. For more information, refer to technical bulletin T-C-HTEBEAR at strongtie.com.
7. Girder tiedowns installed on the outside of the wall require a 3⅛" overhang to achieve table loads.
8. Strong-Drive® SDS 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 7.5.3.4 and 8.9.2 are met (predrilling required through the plate using a ¼" bit maximum).
9. **Fasteners:** Nail dimensions in the table are listed diameter by length. SDS screws are Simpson Strong-Tie® Strong-Drive® screws. See pp. 21–22 for fastener information.



R4 BEAM NUMBER

ALL HDR SHALL BE 6X8 DF # 2 U.O.N.

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

1 REVISED 02.20.2023

PRMU20221586

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Office (253) 222-5592
ma@attilieng.com

MUHAMMAD R. ATTILI — STATE OF WASHINGTON — 42969 — REGISTERED PROFESSIONAL ENGINEER
02.22.2023

BRCF SOUTH BUILDING APT.

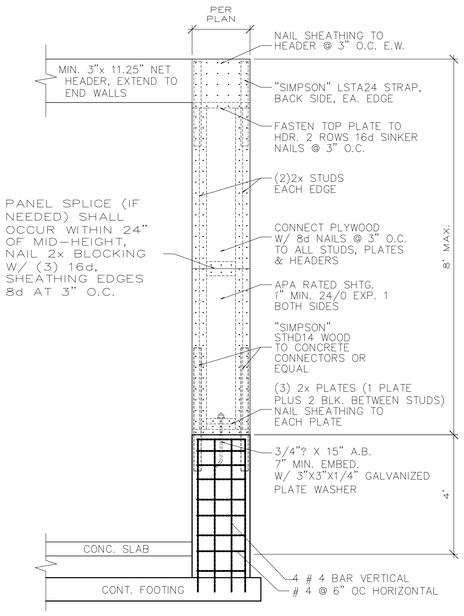
PROJECT ADDRESS:
4002 10TH STREET SE
PUYTALLUP, WA. 98374

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

DESIGNED: ATTILI DESIGN & ENG'G.
DRAWN:
DATE: 04.12.2022

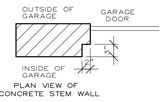
SHEET NO. S4 5

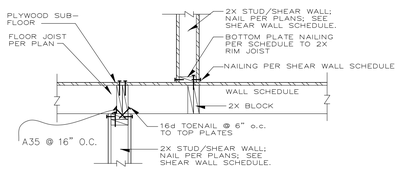
JOB NO.
8752 222nd St. Ct. E.
Graham, WA. 98338



1 / L-1 PORTAL FRAME
IRC R602.10.6.2

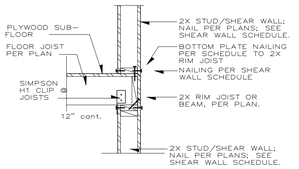
NO SCALE





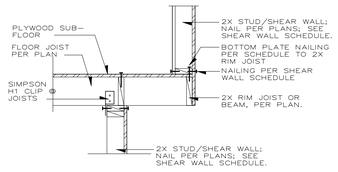
2 OFFSET INTERIOR SHEAR WALL

NO SCALE



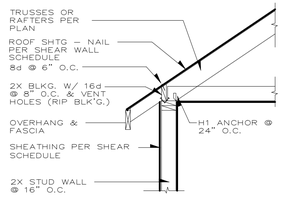
3 EXTERIOR SHEAR WALL

NO SCALE



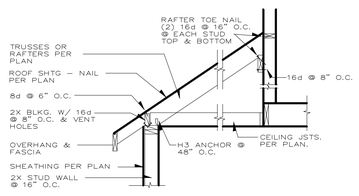
4 EXTERIOR CANTILEVERED SHEAR WALL

NO SCALE



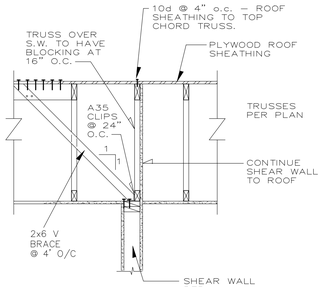
5 TYP. SHEARWALL TO ROOF CONNECTION

NO SCALE

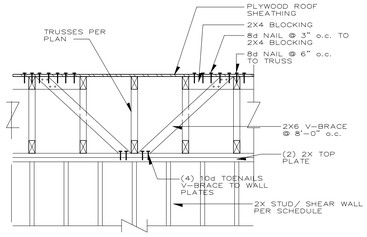


6 SHED ROOF TO OFFSET SHEAR WALL CONNECTION

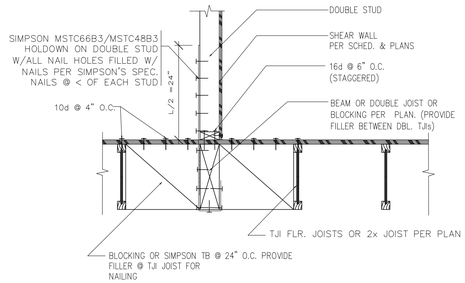
NO SCALE



7 SHEAR WALL PARALLEL TO TRUSS ELEVATION A

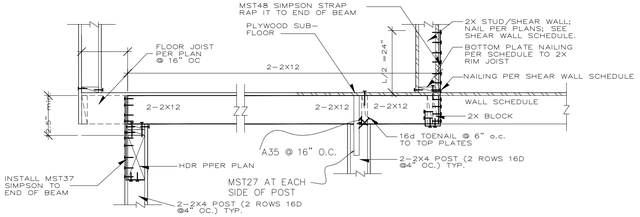


7 SHEAR WALL PERP. TO TRUSS ELEVATION B



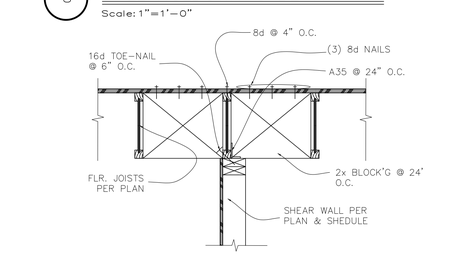
8 INTERIOR SHEAR WALL HOLDOWN @ BEAM

Scale: 1"=1'-0"



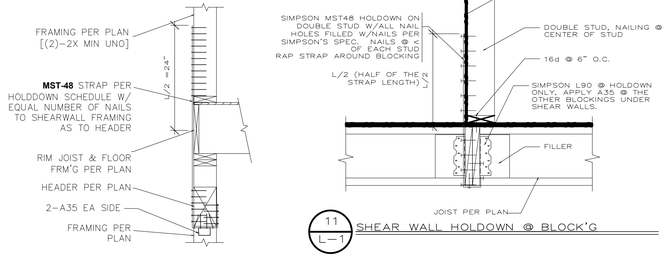
2A OFFSET INTERIOR SHEAR WALL

NO SCALE



8 INTERIOR SHEAR WALL HOLDOWN @ BEAM

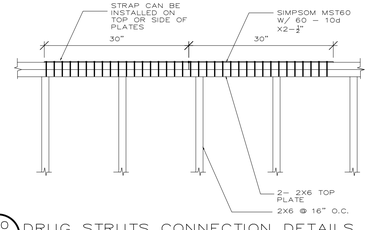
Scale: 1"=1'-0"



11 / L-1 SHEAR WALL HOLDOWN @ BLOCK'G

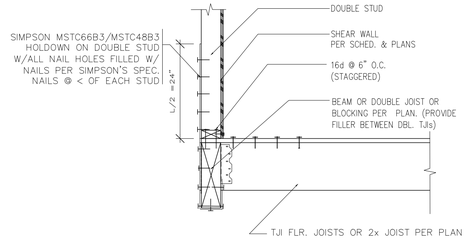
9 / L-1 INTERIOR SHEAR WALL TO FLOOR ABOVE WALL PARALLEL TO FLOOR JOISTS

Scale: 1"=1'-0"



10 / L-1 DRUG STRUTS CONNECTION DETAILS

13 / L-1 MSTXX STRAP TO BEAM (TYPO



8A / L-1 INTERIOR SHEAR WALL HOLDOWN @ BEAM

Scale: 1"=1'-0"

LATERAL ONLY

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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