 <p style="text-align: center;"><b>MX Design Review Determination</b></p>	<p style="text-align: center;">CITY USE ONLY</p> <p>Case Number <u>P-21-0096</u></p> <p>DRHPB Meeting Date: <u>March 17, 2022</u></p>
<p><b>NAME OF PROJECT:</b> Copperberry Condos (P-21-0096)</p>	
<p><b>PROJECT LOCATION:</b> 4389000180, 4389000170, 4389000160</p>	
<p><b>PROJECT DESCRIPTION:</b> Mixed use development that comprises 12 condominium residential units and 600 square feet of office space in two buildings. The 10,244 square foot north building is a residential-only structure that will have 6 residential units. The 10,844 square foot south building comprises 600 square feet of office space and 6 residential units. Each residential unit will have a dedicated garage. The project includes off-street parking, stormwater management, open space areas, and landscaping.</p>	

- APPROVED.** Issue the building permit as proposed.
- APPROVED WITH CONDITIONS.** Issue the building permit in accordance with conditions.
- DENIED. Do not** issue the building permit or allow work.



DRHPB Representative Signature

03-25-2022

Date

**EXPIRATION:** In accordance with PMC 20.26.050, any design review decision granted by the DRHPB shall become null and void if not exercised within one year of the date of approval. If such design review decision is associated with a land use application, the one-year approval timeframe shall start from the date of land use permit approval. A design review decision shall be deemed exercised and remain in full force and effect when a complete building permit application, which is related to the board's decision, has been submitted.

**APPEALS:** In accordance with PMC 2.29.080, appeals of board decisions shall be to the hearing examiner. Appeals shall be filed with within 10 calendar days after the date of the board's decision. A notice of appeal shall be in writing, signed by the appellant, accompanied by the required appeal fee (\$570), and shall contain the following information:

- (a) Appellant's name, address and phone number;
- (b) A description of standing, as the applicant or applicant's representative authorized to appeal;

- (c) Identification of the application and decision which is the subject of the appeal;
- (d) A brief statement of grounds for appeal; and
- (e) A statement of the relief sought.

Appeals will be accepted electronically via the Cityview permit portal only (<https://permits.puyallupwa.gov/Portal>). Please call or email the case planner prior to submission of an appeal, if possible – [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov) or (253) 864-4165.

- To file an appeal electronically, please visit <https://permits.puyallupwa.gov/Portal> and select “Apply for a Planning Permit”, selecting “Appeal to Hearing Examiner” from the project/permit type drop down when prompted.

**ATTACHMENT(S):**

1. Findings of Fact of Design Review & Historic Preservation Board
2. Applicant building plans / elevations (presented at March 17, 2022 meeting by applicant)

**Findings of Fact and conditions:**

1. The proposal is located within the Mixed-Use Design Review Overlay zone (MX-DRO) and is subject to design review per Puyallup Municipal Code (PMC) section 20.52.002.
2. The DRHPB has the authority to review new development proposals over 4,000 square feet for compliance with the MX-DRO per PMC section 20.52.003.
3. The DRHPB reviewed and considered analysis from the Planning Division (staff report presented to the Board March 17, 2022). The Board specifically finds, based on applicable code standards contained in PMC 20.52.025, the following:
  - a. PMC 20.52.025 (2)(c): Requirements for 60% visual transparency will apply to the portions of street facing facades containing commercial space, but not residential. Residential space shall only meet a 30% transparency requirement in the pedestrian view plane facing the public street right of way.
  - b. PMC 20.52.025 (6): The code standards require a 60% standard of coverage of specific building materials listed “throughout” the structure. The Board finds that the term “throughout” is meant to apply in equal proportions on each building elevation. Specifically, code lists the following as materials as approved material types applying to the 60% coverage standard for each elevation: *“metal paneling, brick, decorative faux stone, masonry, and masonry veneer shall comprise a minimum of 60 percent of the exterior facade, excluding gables, windows, doors, and related trim, throughout; all stone, masonry or faux mason materials shall be used in the lower portions of exterior walls.”*
4. The DRHPB hereby finds the proposal consistent with the MX-DRO design standards regarding the applicable sections as outlined in the staff report reviewed by the Board on March 17, 2022, given the following conditions:
  - a. The north building and south building, where the lower floor façade is proposed to contain residential only land uses, the street facing façade in the pedestrian view plane shall meet a 30% visual transparency standard. The pedestrian view plane is defined as the horizontal area between two feet and eight feet above the exterior grade; glazing

shall not be coated with a reflective or opaque covering/coating. For portions of the south building containing commercial space facing the public right of way, the code required 60% transparency requirements shall apply.

- b. Building elevations shall be modified to address 60% building materials throughout, with a consistent and cohesive siding design approach to each elevation. Approved siding material types shall be used throughout, on each of the four sides of each building on site. Specifically, the west elevations of the north and south building shall be modified to meet the standard 60% approved material types.



**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.



**South Building**

**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,B,D,E,F):	128 Sq. Ft.
Entry Porch (Unit C):	110 Sq. Ft.

Total Porch Area: 750 Sq. Ft.

Office Area: 608 Sq. Ft.

**Total Building Area: 10,834 Sq. Ft.**

**Applicable Codes**

2018 International Building Code (IBC)  
2018 International Residential Code (IRC)  
2018 International Energy Conservation Code (IECC)  
W/ Washington State Amendments

**Design Criteria & Loads  
(Verify with Engineer)**

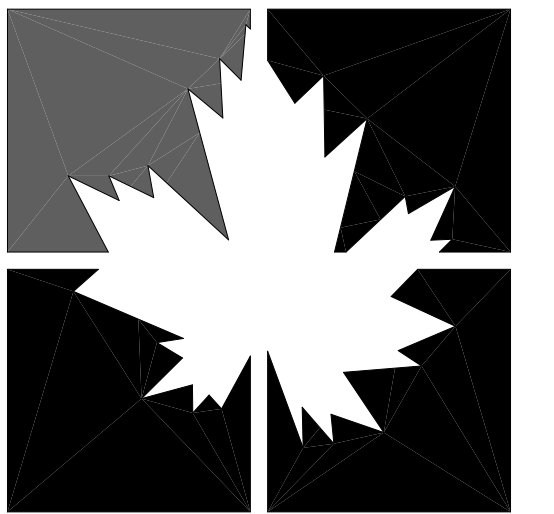
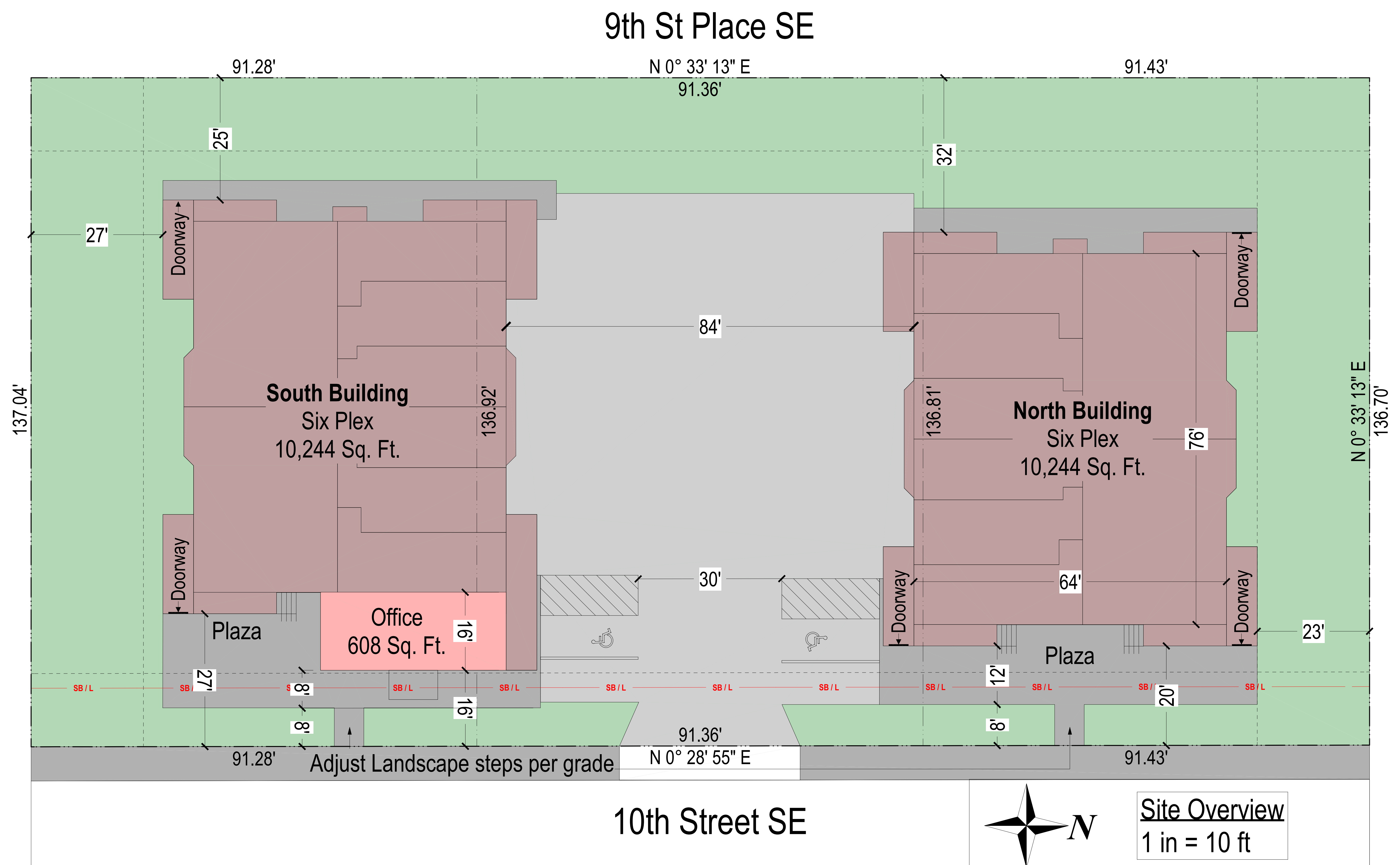
Roof Snow Load:	25 psf
Floor Live Load:	40 psf
Wind Speed (ASD):	85 mph
Wind Speed (ULT):	100 mph
Exposure:	B
Seismic Zone:	D
Frost Depth:	18"

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

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

**Sheet Index**

Pg #	Title
1	Cover Sheet
2	Elevations
3	Elevations
4	Main Floor Plan
5	Upper Floor Plan
6	Main Floor Electrical
7	Upper Floor Electrical
8	Foundation & Framing
9	Upper Floor Framing
10	Roof Framing
11	Cross Sections
12	Details
13	Details Continued
14	General Notes



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

**South Building**

Bill Riley

4002 10th St SE  
Puyallup, WA 98374  
253-686-0654

Parcel # - 4389000180; 0170 & 0160

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**South Building  
Cover Sheet**

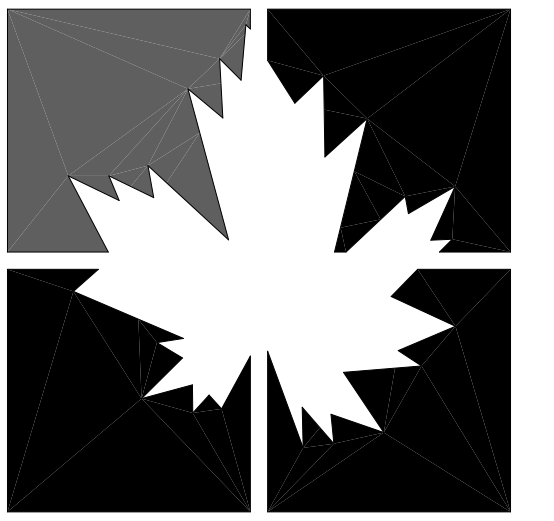
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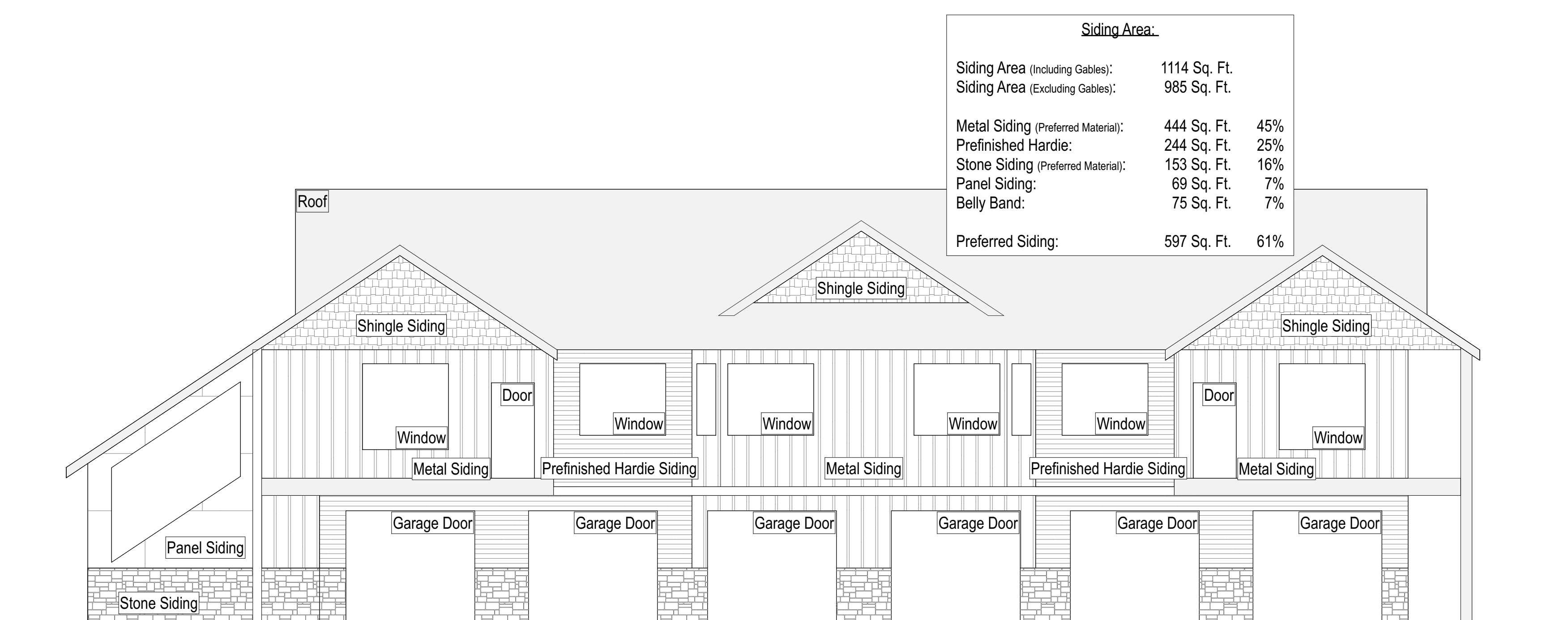
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**Bill Riley**  
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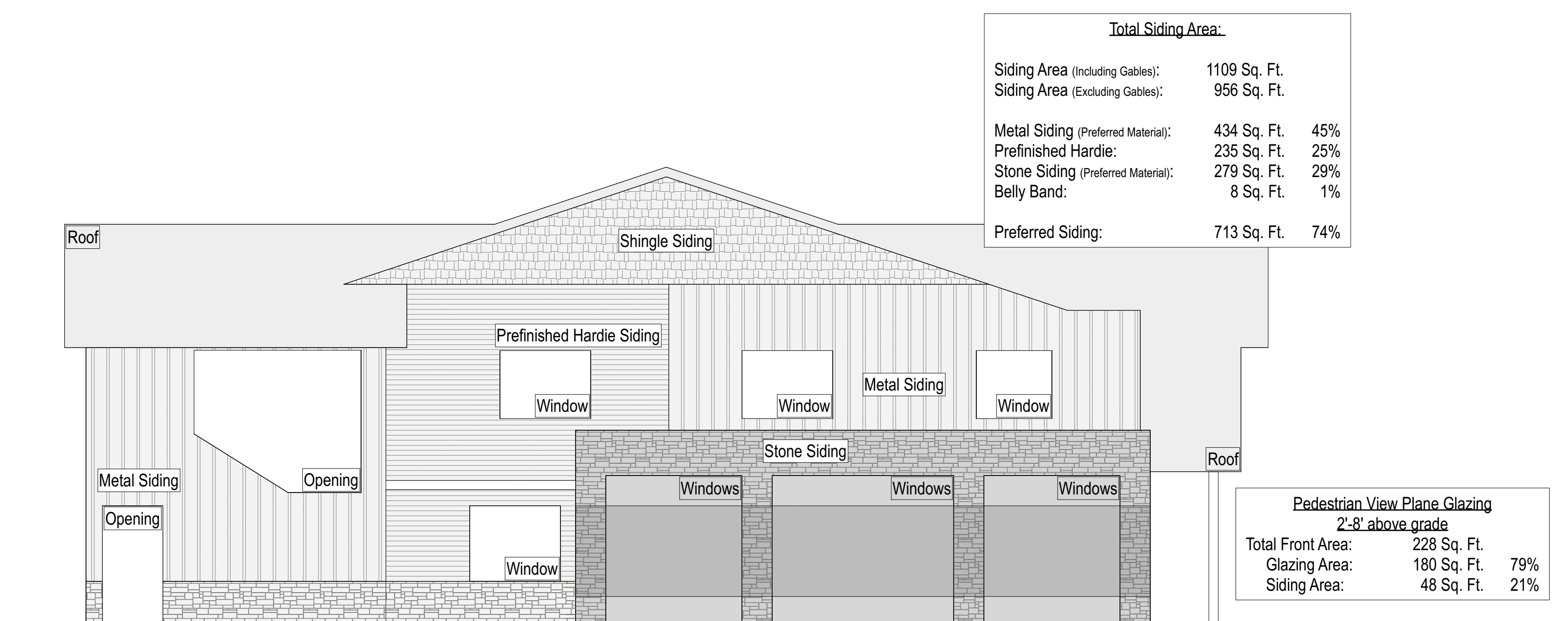
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North Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft



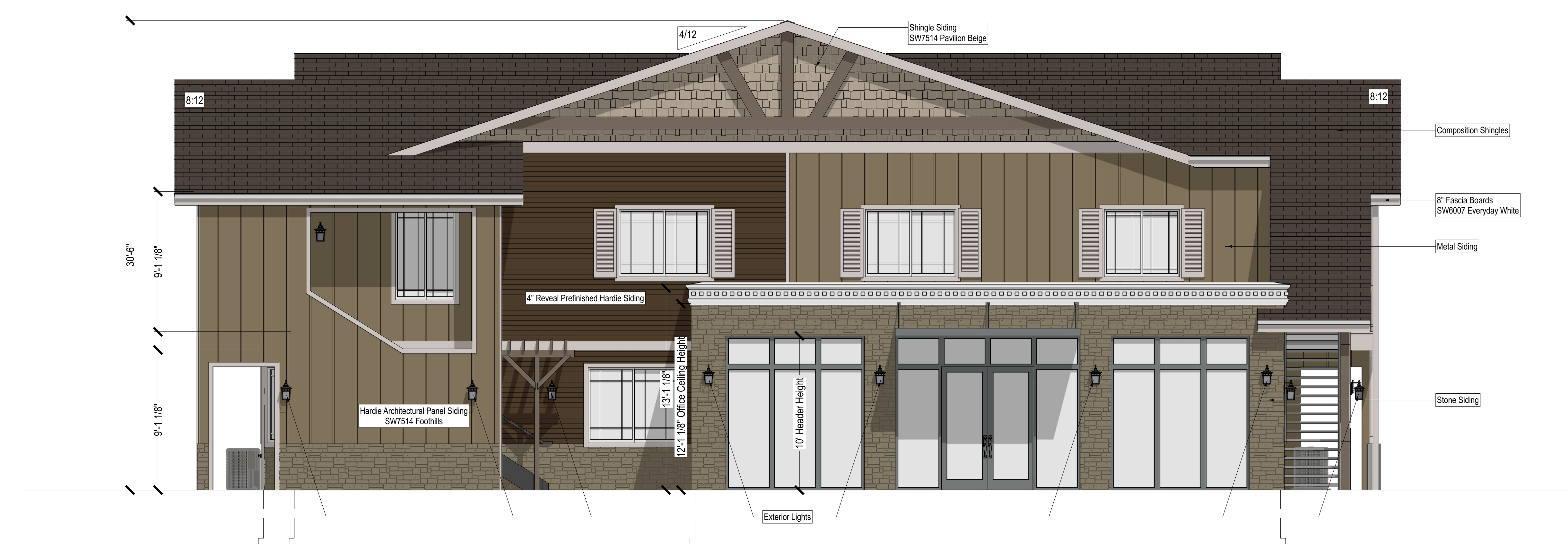
North Siding



East Siding

Street Facing Façade (office):	
Total Front Area:	494 Sq. Ft.
Glazing Area:	300 Sq. Ft. 61%
Siding Area:	194 Sq. Ft. 39%
Stone Siding:	194 Sq. Ft. 100%

Pedestrian View Plane Glazing 2'-8" above grade	
Total Front Area:	228 Sq. Ft.
Glazing Area:	180 Sq. Ft. 79%
Siding Area:	48 Sq. Ft. 21%



East Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft

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**South Building Elevations**

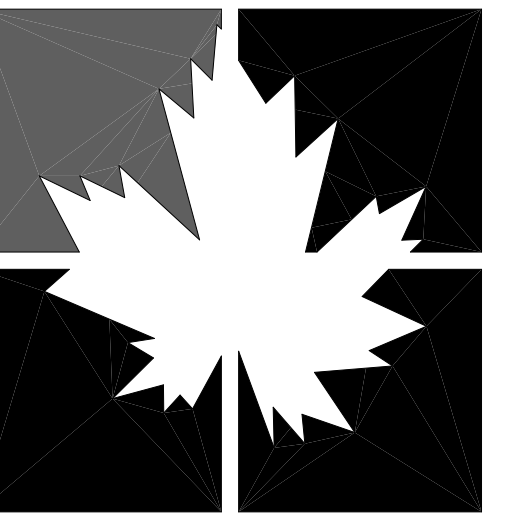
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2 of 14

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**South Building**

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Parcel # - 4389000180; 0170 & 0160

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**South Building Elevations**

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**3**

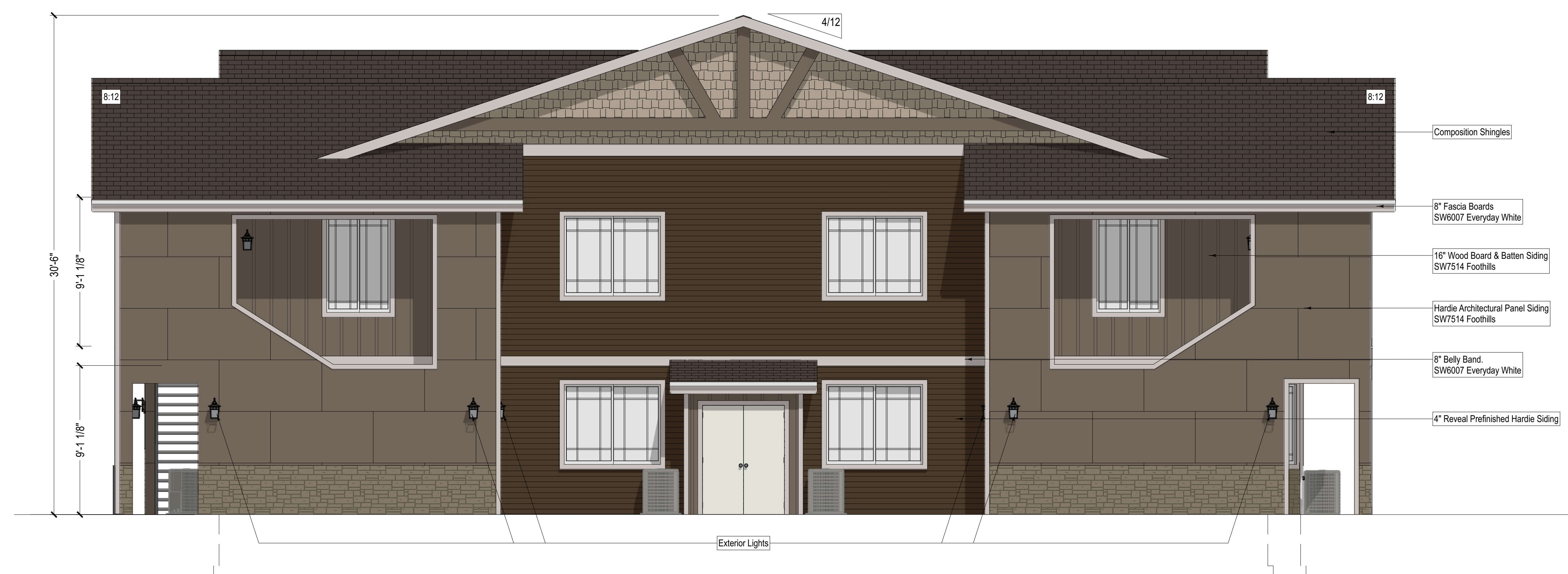


South Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft



South Siding

West Siding



West Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft







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	Wood	1-Hr	S.C.	4,6,7,9,11
3.	Flush Wood	21068	Wood	N.R.	H.C.	3,4,8
4.	Flush Wood	2668	Wood	N.R.	H.C.	3,4
5.	Flush Wood	2468	Wood	N.R.	H.C.	3,4
6.	Flush Wood	1668	Wood	N.R.	H.C.	3,4
7.	Bi-Pass	6068	Wood	N.R.	H.C.	4
8.	Flush Wood	2868	Wood	N.R.	H.C.	3,4
9.	Flush Wd (Pair)	5068	Wood	N.R.	H.C.	3,4,10
10.	Garage	9080	Wood	-	-	12
11.	Flush Wood	2266	Wood	N.R.	H.C.	3,4
12.	Flush Metal (Pair)	5068	Wood	N.R.	Insul.	1,2,13
13.	Flush Metal (Pair)	5068	Wood	1-Hr	S.C.	4,6,13
14.	Pocket	2668	Wood	N.R.	H.C.	3,4

**DOOR NOTES**

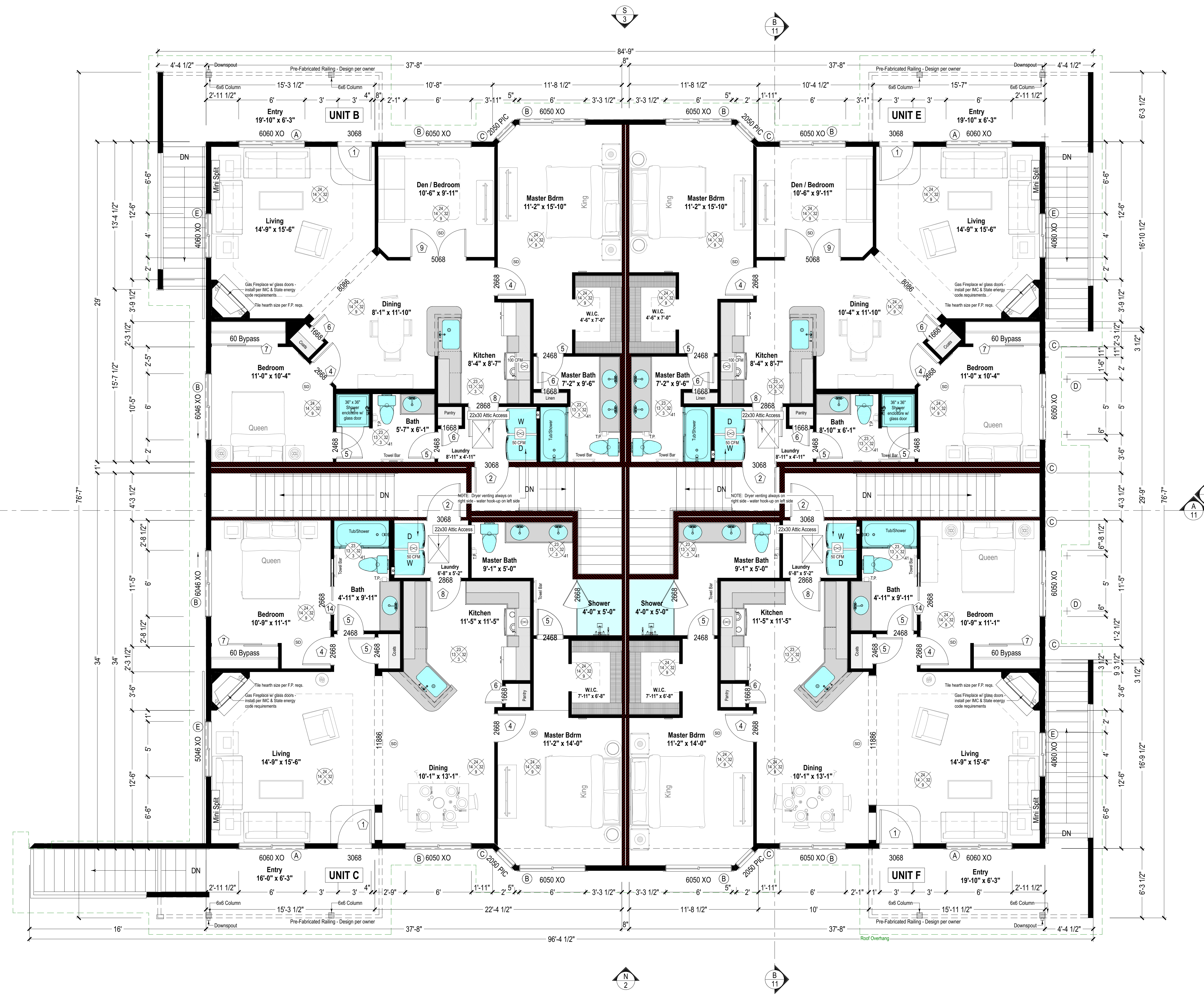
- 1-3/4" thick metal clad foam core door
- With self closing hinges
- With passage latch, provide privacy lock at bath & master bedroom
- Exterior doors 1-3/4" thick - Interior doors 1-3/8" thick
- With dead bolt lock & view hole (dead bolt max. 48" A.F.F., mount view hole at 48" A.F.F. in F/H and H/C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

**ROOM FINISH SCHEDULE**

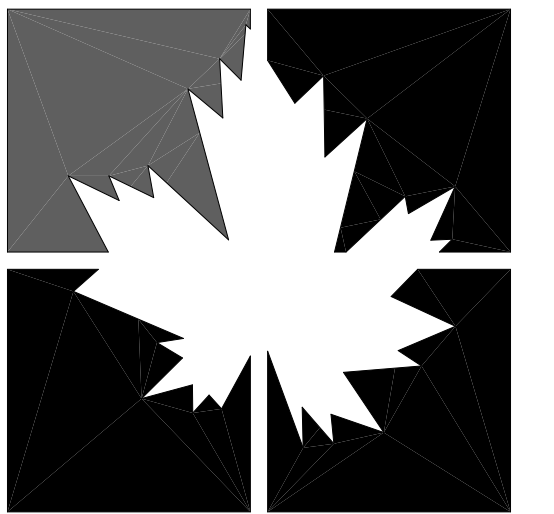
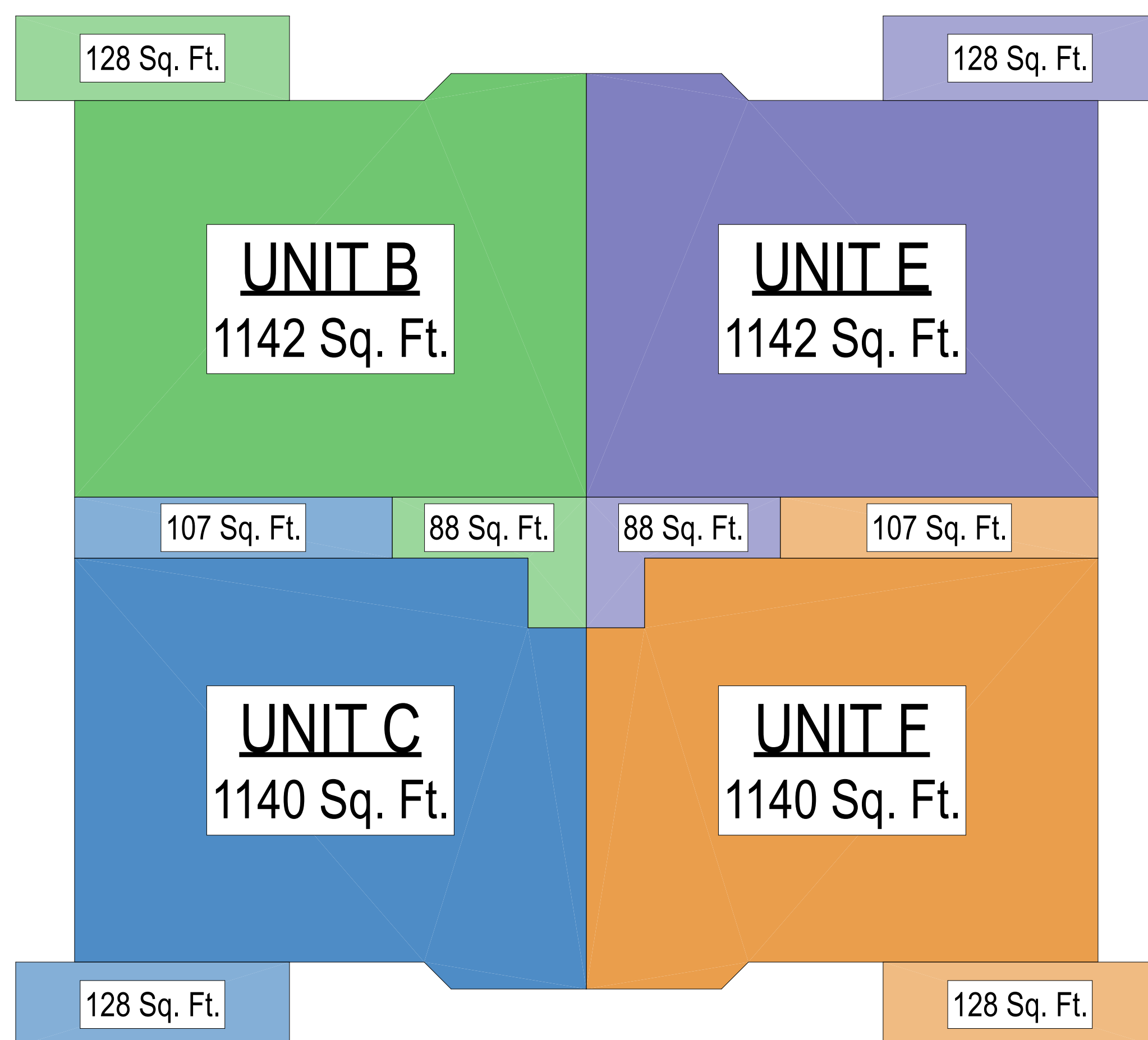
FLOOR	WALL	CEILING	BASE	REMARKS
1. Concrete - Trowel Finish	11. Concrete	21. Concrete	31. 4" Rubber / Vinyl	41. W.R.G.W.B. At Tub or Shower
2. Sealed Concrete - Smooth Finish	12. W.R.G.W.B. - Semi-Gloss Enamel *	22. W.R.G.W.B. - Semi-Gloss Enamel *	32. Prefinished Wood	42. Vinyl wall covering at walls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

Mark	Size	Type	Opening direction shown on plans
(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: 1/4 in = 1 ft



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**South Building**

Bill Riley

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253-686-0654

Parcel # - 4389000180, 0170 & 0160

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**South Building  
Upper Floor  
Plan**

PHS Job #:  
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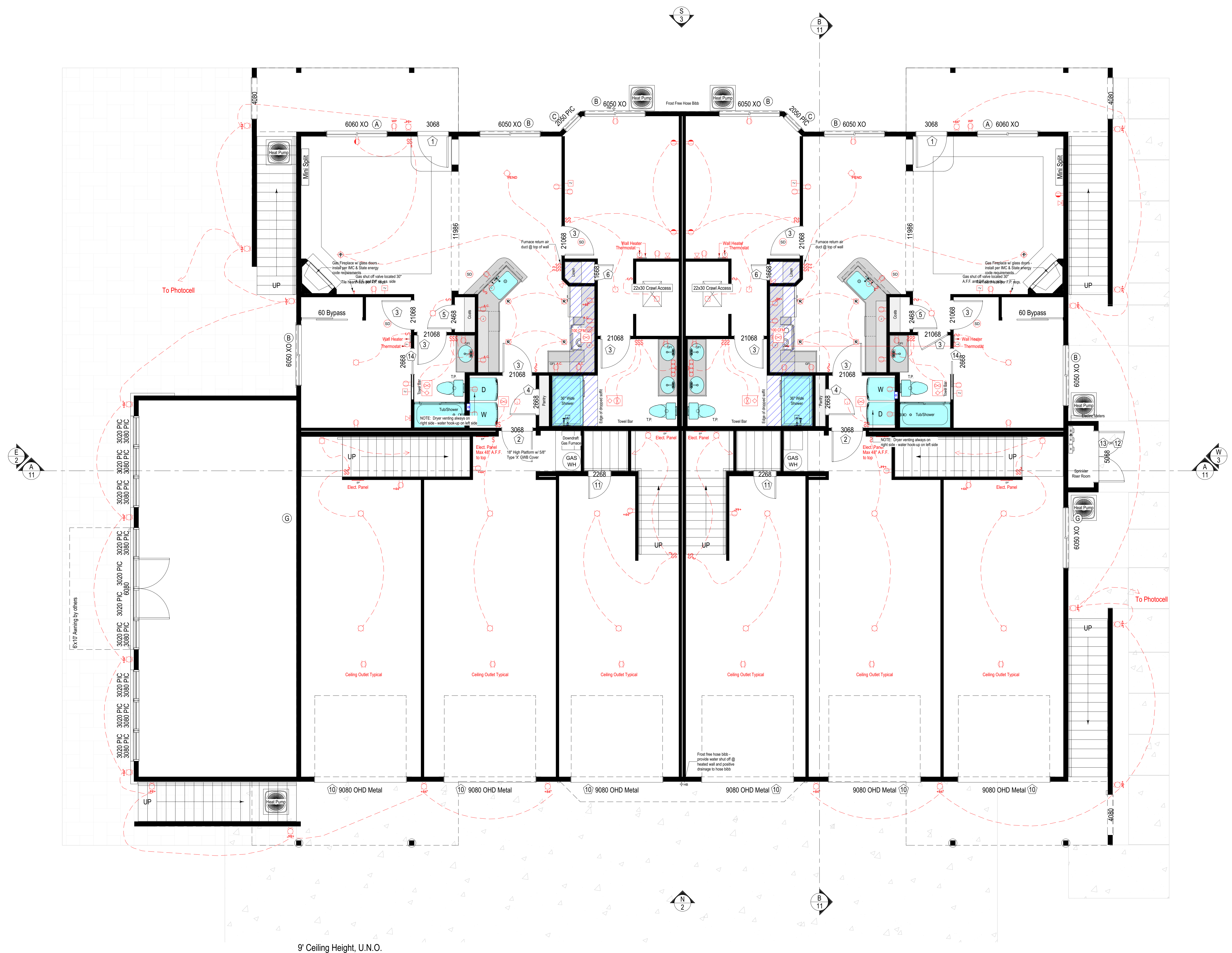
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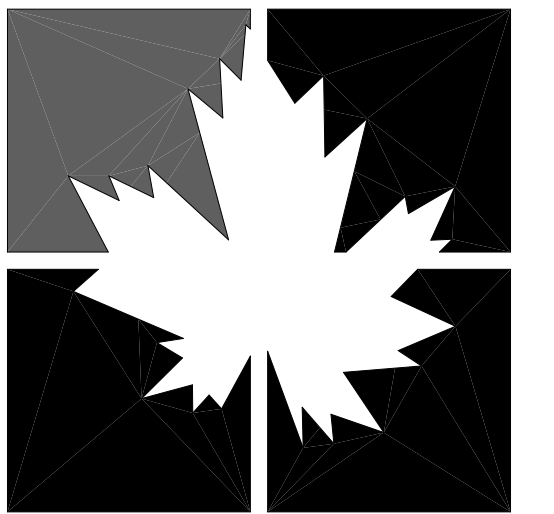
**ELECTRICAL SYMBOL KEY**

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



9' Ceiling Height, U.N.O.

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



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**South Building  
Main Floor  
Electrical**

PHS Job #:  
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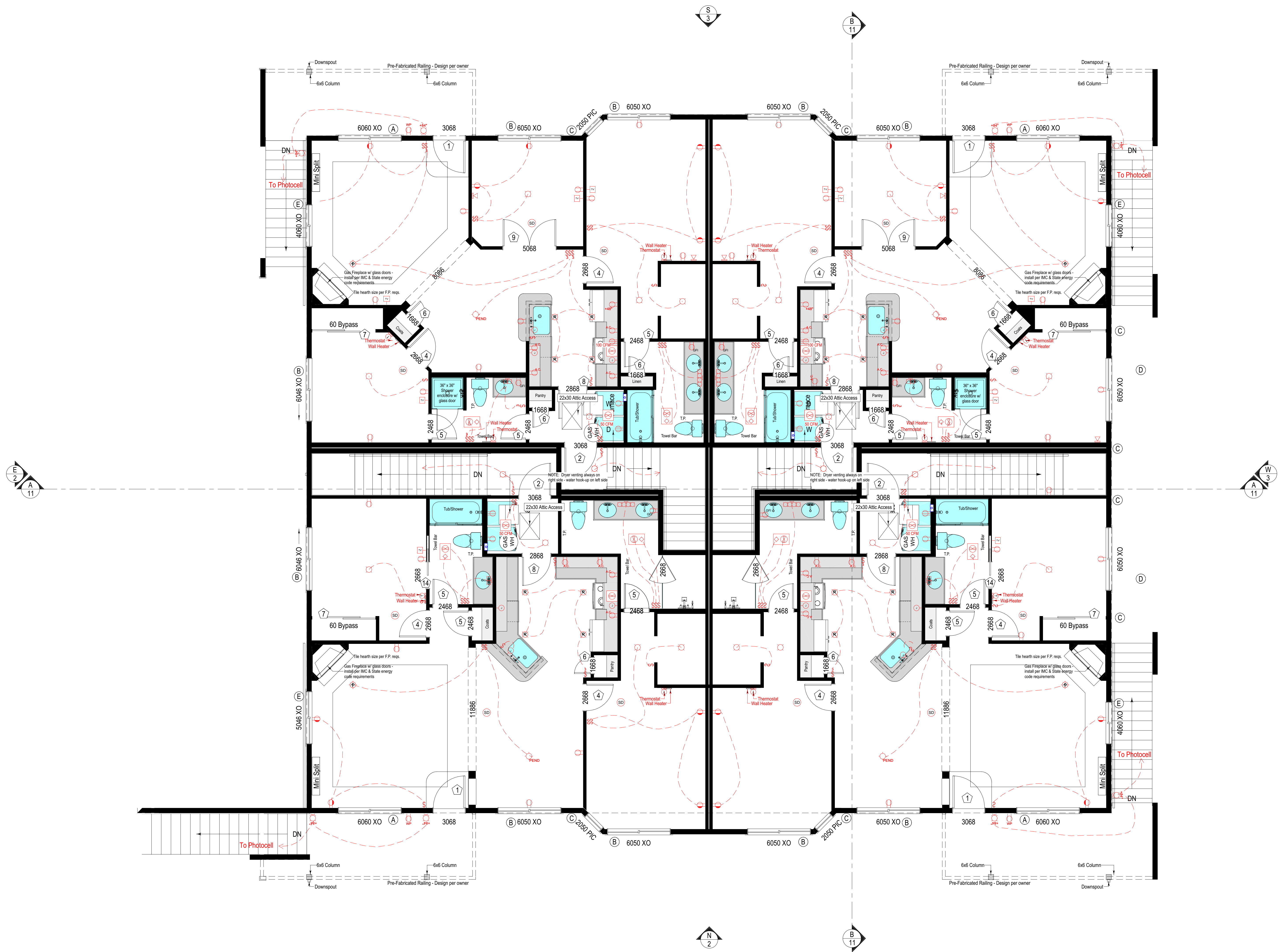
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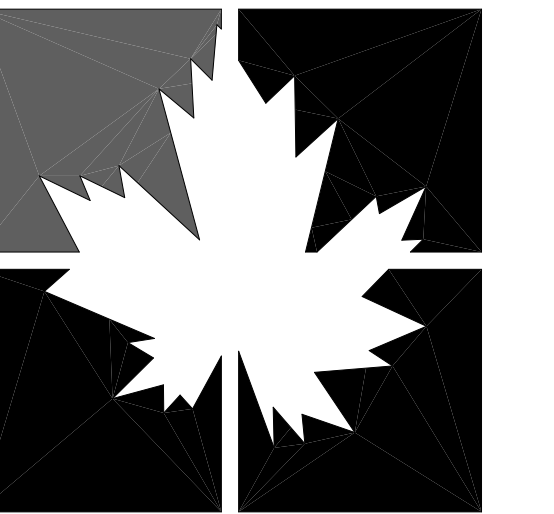


**ELECTRICAL SYMBOL KEY**

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



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



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**South Building  
Upper Floor  
Electrical**

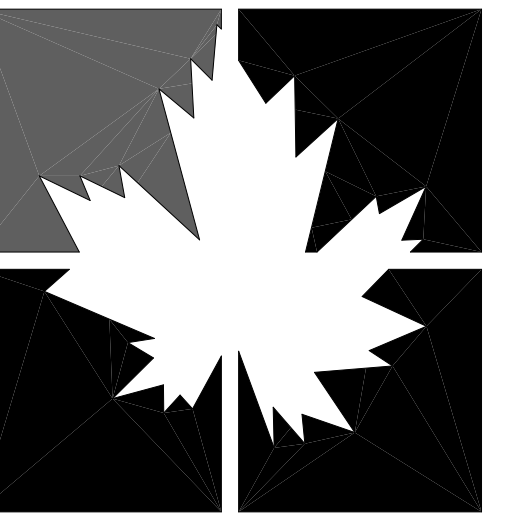
PHS Job #:  
21.136

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Layout Sheet #  
7 of 14

Sheet:





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

**South Building**

Bill Riley

4002 10th St SE  
Puyallup, WA 98374  
253-686-0654

Parcel # - 4389000180; 0170 & 0160

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**South Building  
Foundation &  
Framing**

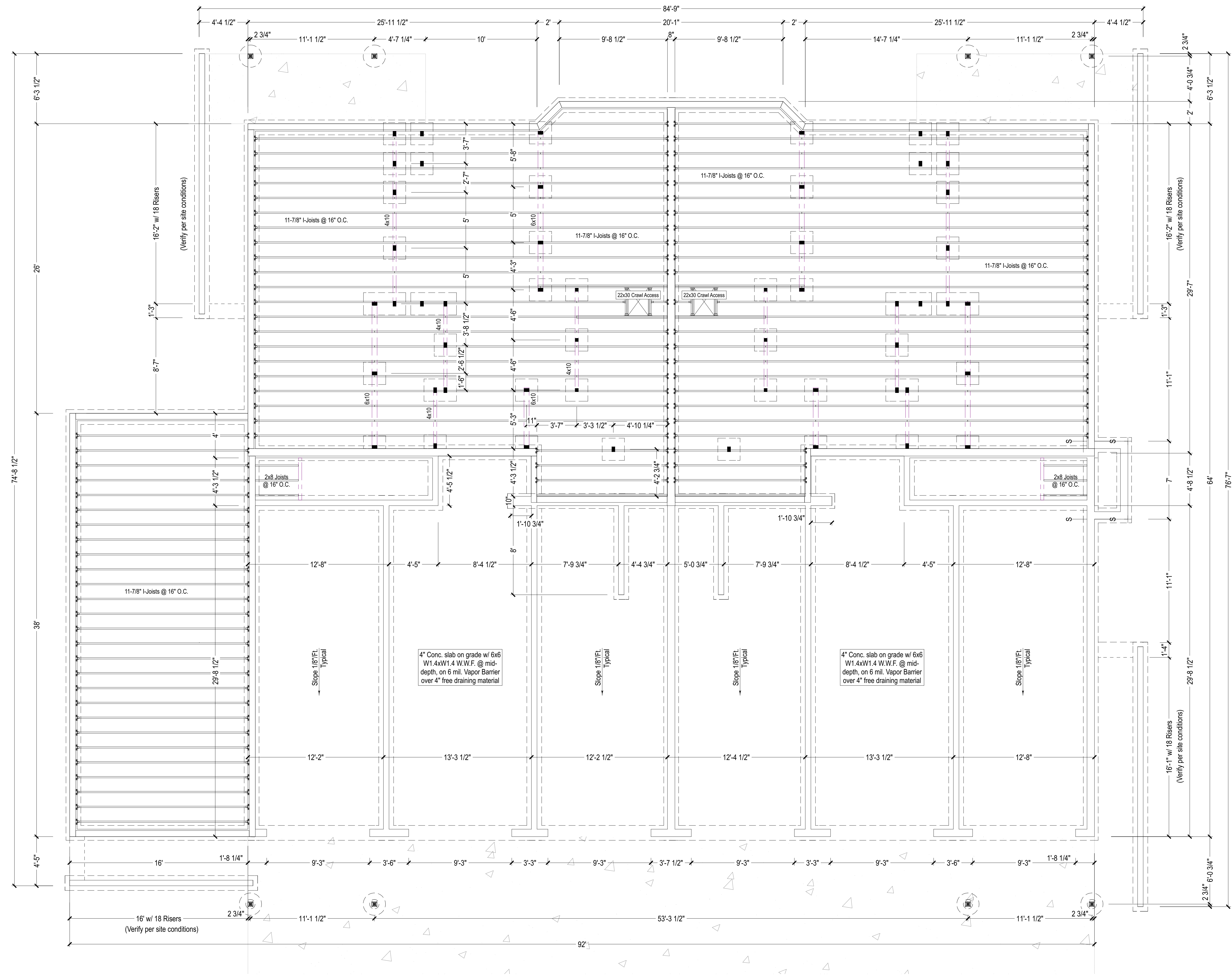
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21.136

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Layout Sheet #  
8 of 14

Sheet:

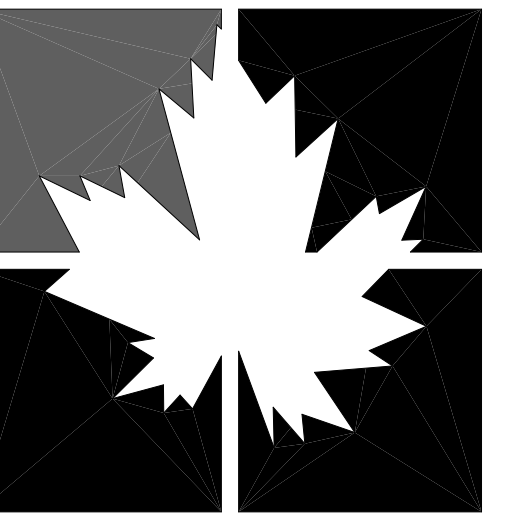
**8**



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

See engineering for structural requirements





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**South Building**

**Bill Riley**  
4002 10th St SE  
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253-686-0654

Parcel # - 4389000180, 0170 & 0160

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**South Building  
Upper Floor  
Framing**

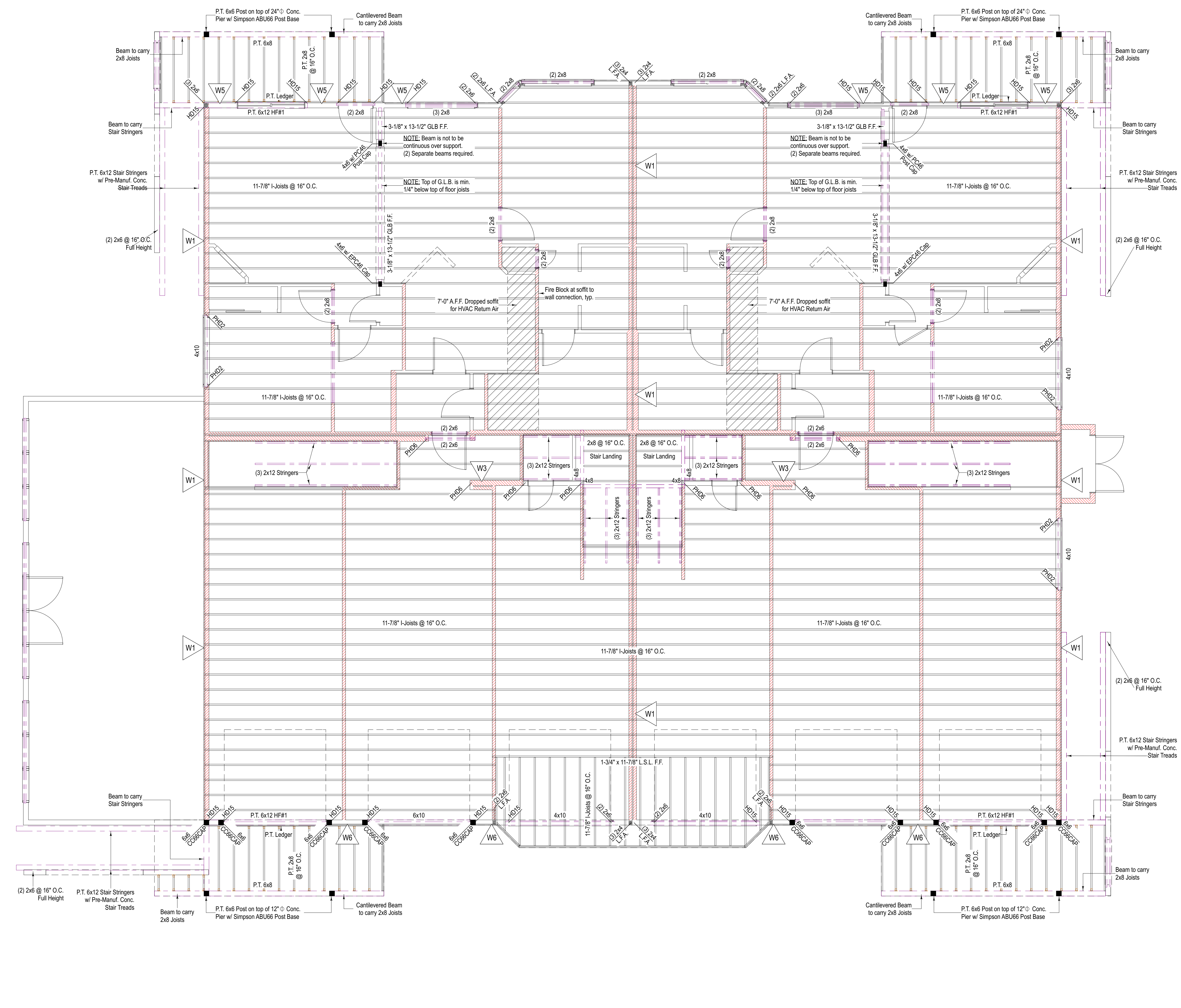
PHS Job #:  
21.136

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Layout Sheet #  
9 of 14

Sheet:

**9**



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

See engineering for structural requirements



**Roof Sheathing Size Requirements**

Up to 40 lbs  
7/16" OSB

Up to 70 lbs  
15/32" OSB

Up to 130 lbs  
5/8" OSB

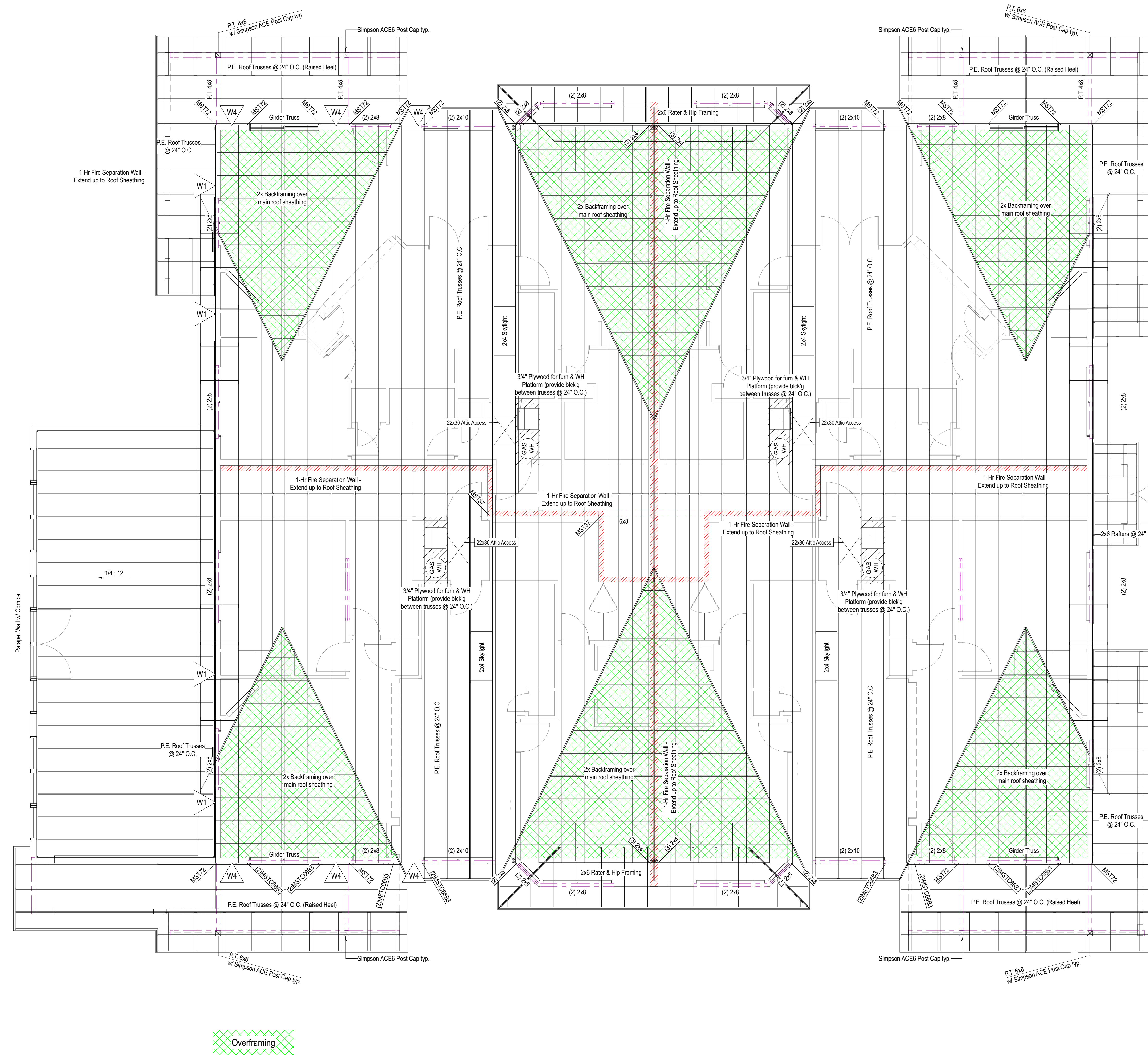
**VENTILATION NOTES:**  
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE, FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE (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.

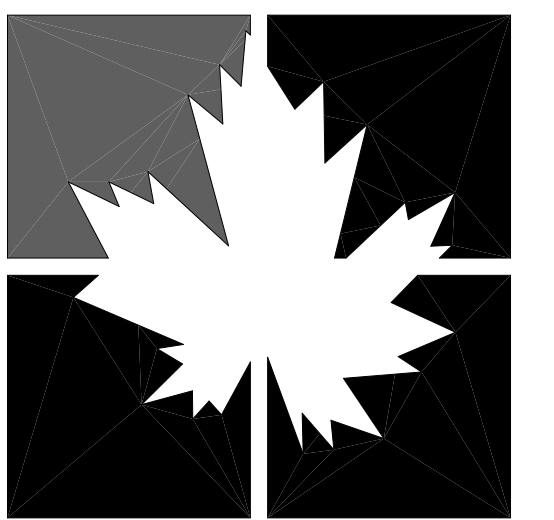
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 85 CFM (MIN) FAN TO PROVIDE 5 AIR CHANGES PER HOUR OR 30CFM CONTINUOUS WHOLE HOUSE FAN IN LAUNDRY ROOM. PROVIDE 50 CFM FAN IN BATHS CONTAINING TUB AND / OR SHOWER. PROVIDE 100 CFM HOOD FAN FOR STOVETOP.

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.



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



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**South Building**

**Bill Riley**

4002 10th St SE  
Puyallup, WA 98374  
253-686-0654

Parcel # - 4389000180, 0170 & 0160

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**South Building Roof Framing**

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21.136

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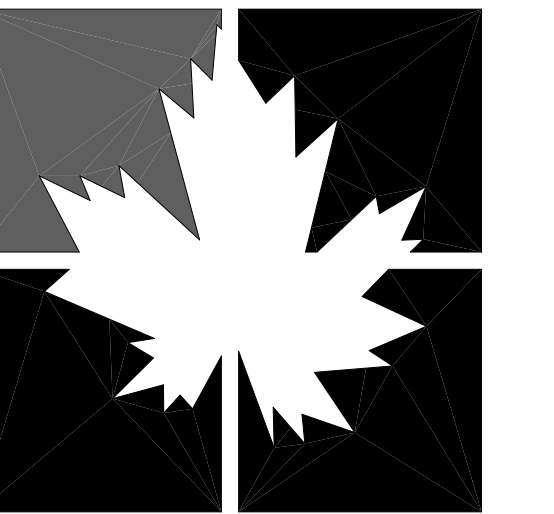
Layout Sheet #  
10 of 14

Sheet:

**10**

See engineering for structural requirements





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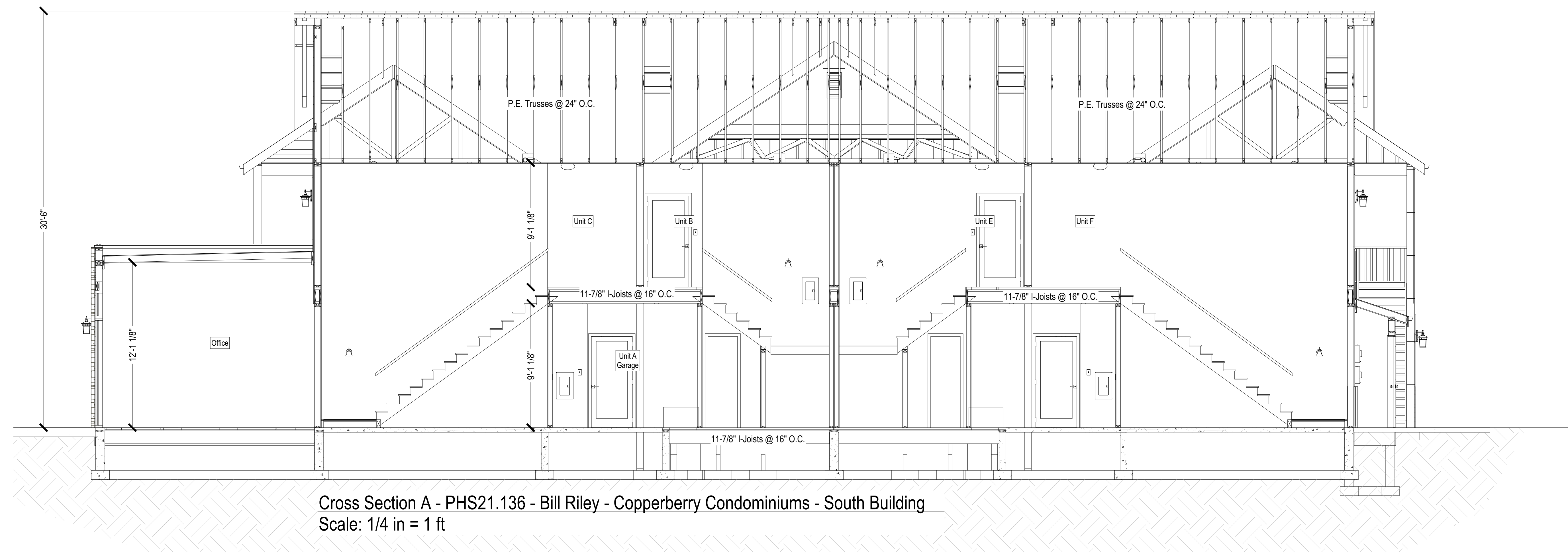
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**South Building**

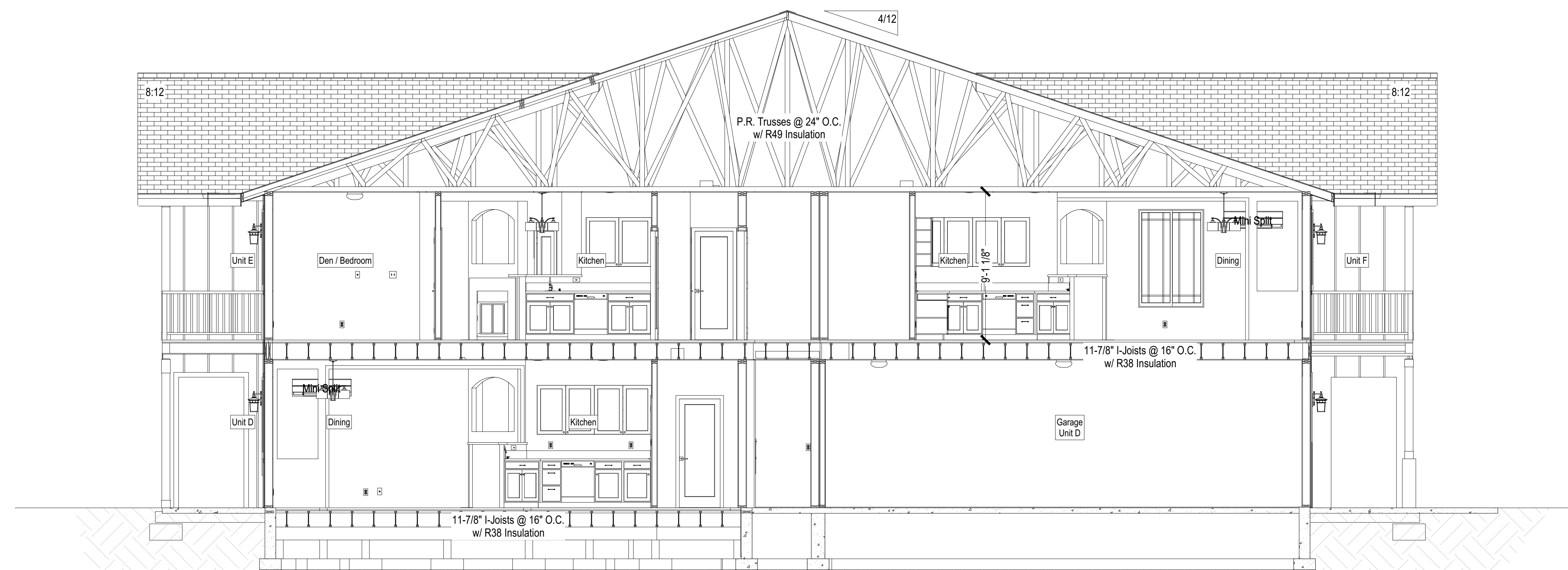
**Bill Riley**

4002 10th St SE  
Puyallup, WA 98374

253-686-0654  
Parcel # - 4389000180; 0170 & 0160



Cross Section A - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft



Cross Section B - PHS21.136 - Bill Riley - Copperberry Condominiums - South Building  
Scale: 1/4 in = 1 ft

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**South Building  
Cross  
Sections**

PHS Job #:  
21.136

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11 of 14

Sheet:

**11**

See engineering for structural requirements



**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.



**North Building**

**Area Summary  
North Building**

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

Total Conditioned Area: 6848 Sq. Ft.

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

Total Garage Area: 2628 Sq. Ft.

Entry Porch (all units): 128 Sq. Ft.

Total Porch Area: 768 Sq. Ft.

**Total Building Area: 10,244 Sq. Ft.**

**Applicable Codes**

2018 International Building Code (IBC)  
2018 International Residential Code (IRC)  
2018 International Energy Conservation Code (IECC)  
W/ Washington State Amendments

**Design Criteria & Loads  
(Verify with Engineer)**

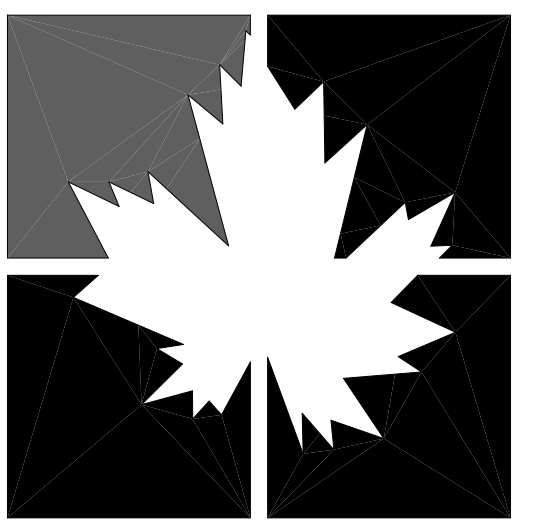
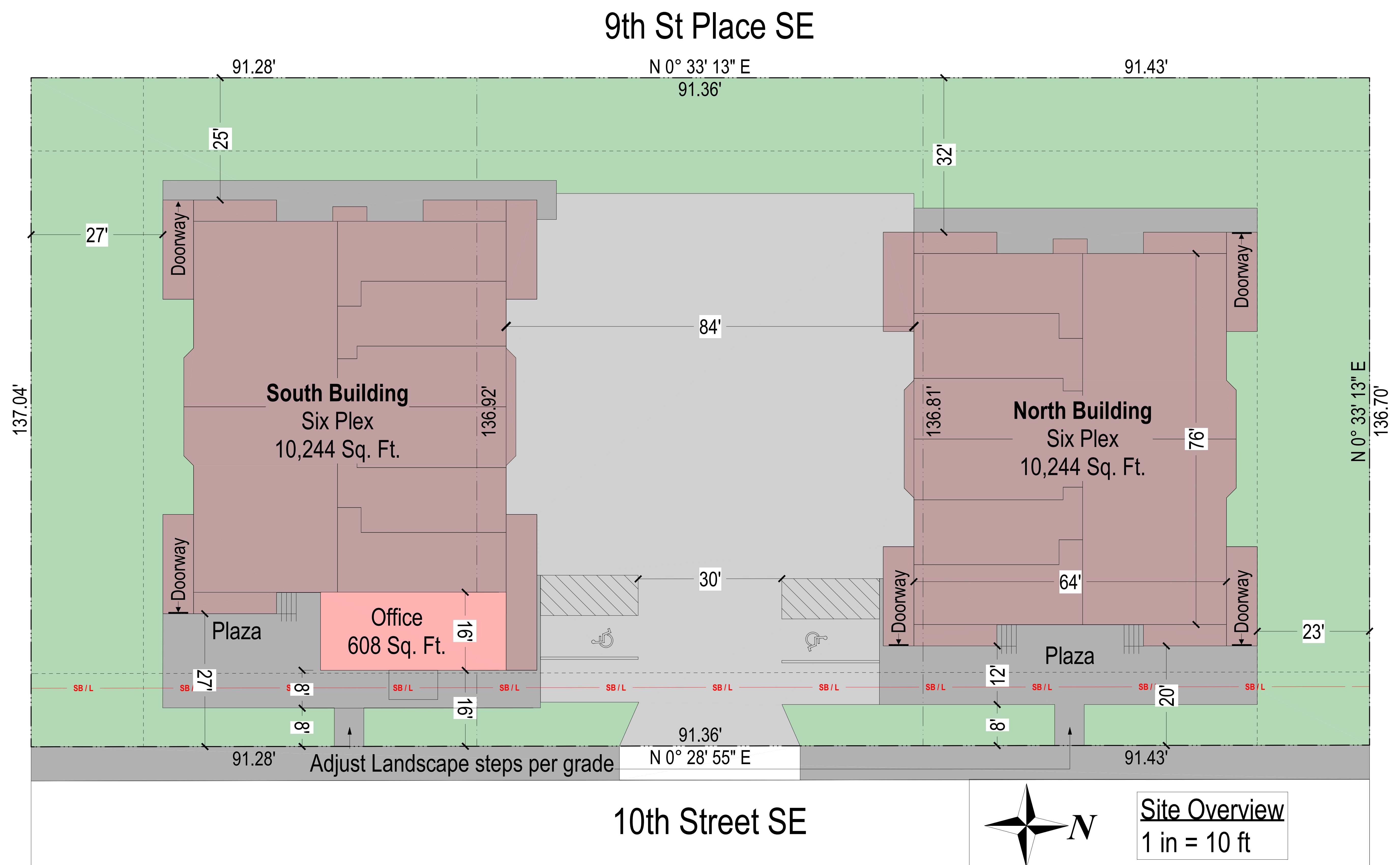
Roof Snow Load:	25 psf
Floor Live Load:	40 psf
Wind Speed (ASD):	85 mph
Wind Speed (ULT):	100 mph
Exposure:	B
Seismic Zone:	D
Frost Depth:	18"

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

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

**Sheet Index**

Pg #	Title
1	Cover Sheet
2	Elevations
3	Elevations
4	Main Floor Plan
5	Upper Floor Plan
6	Main Floor Electrical
7	Upper Floor Electrical
8	Foundation & Framing
9	Upper Floor Framing
10	Roof Framing
11	Cross Sections
12	Details
13	Details Continued
14	General Notes



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**North Building**

Bill Riley  
4002 10th St SE  
Puyallup, WA 98374  
253-686-0654

Parcel # - 4389000180; 0170 & 0160

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**North Building  
Cover Sheet**

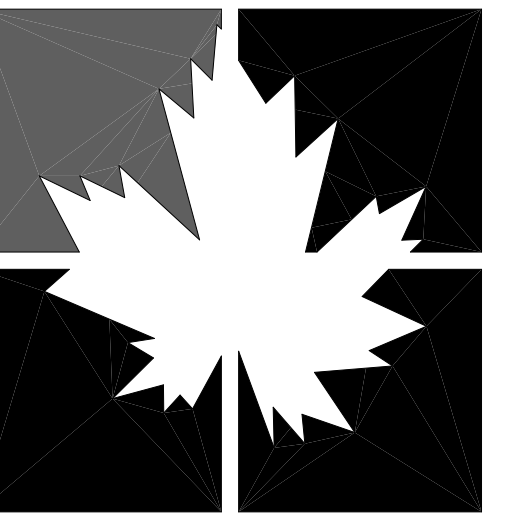
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1 of 14

Sheet:





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**North Building Elevations**

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21.136

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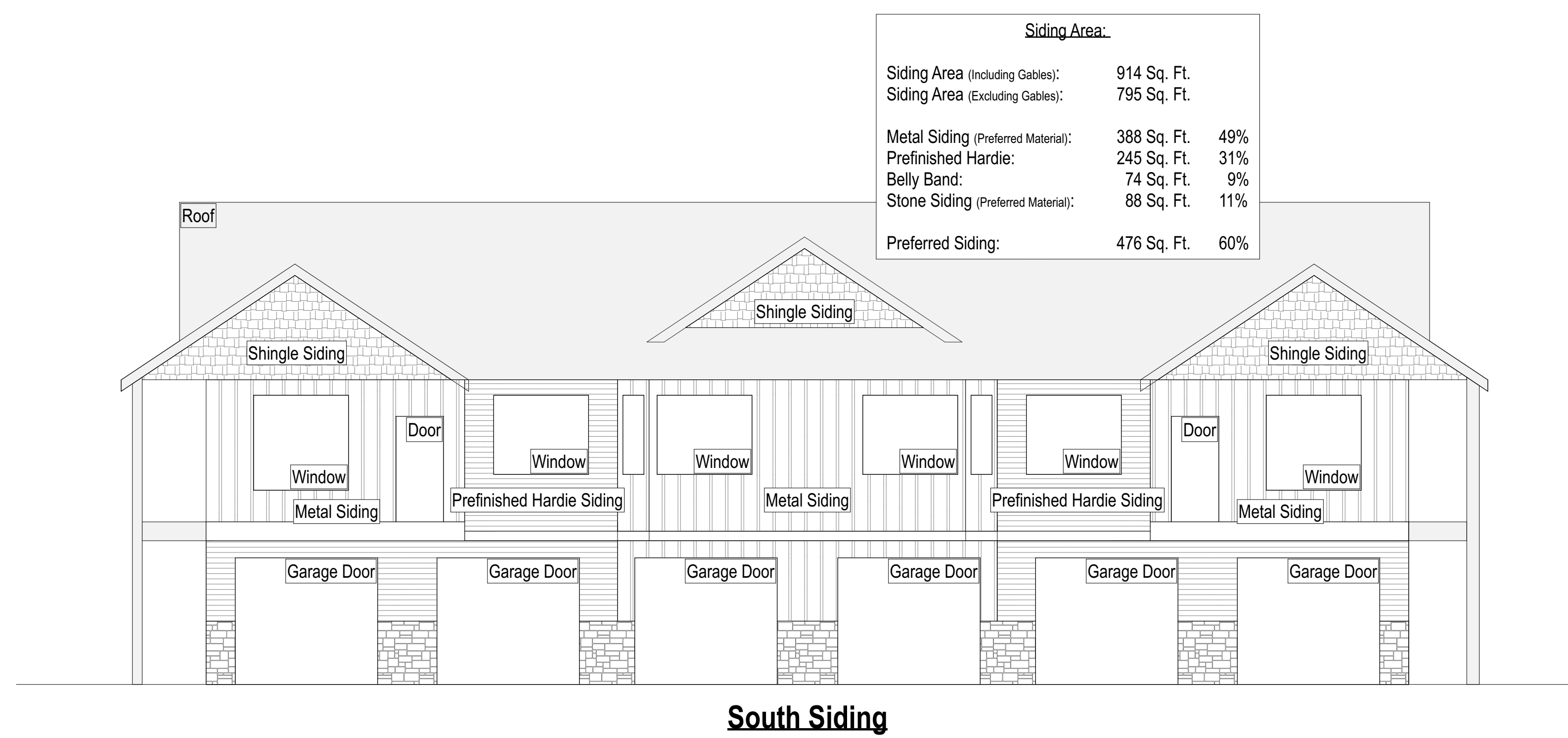
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2 of 14

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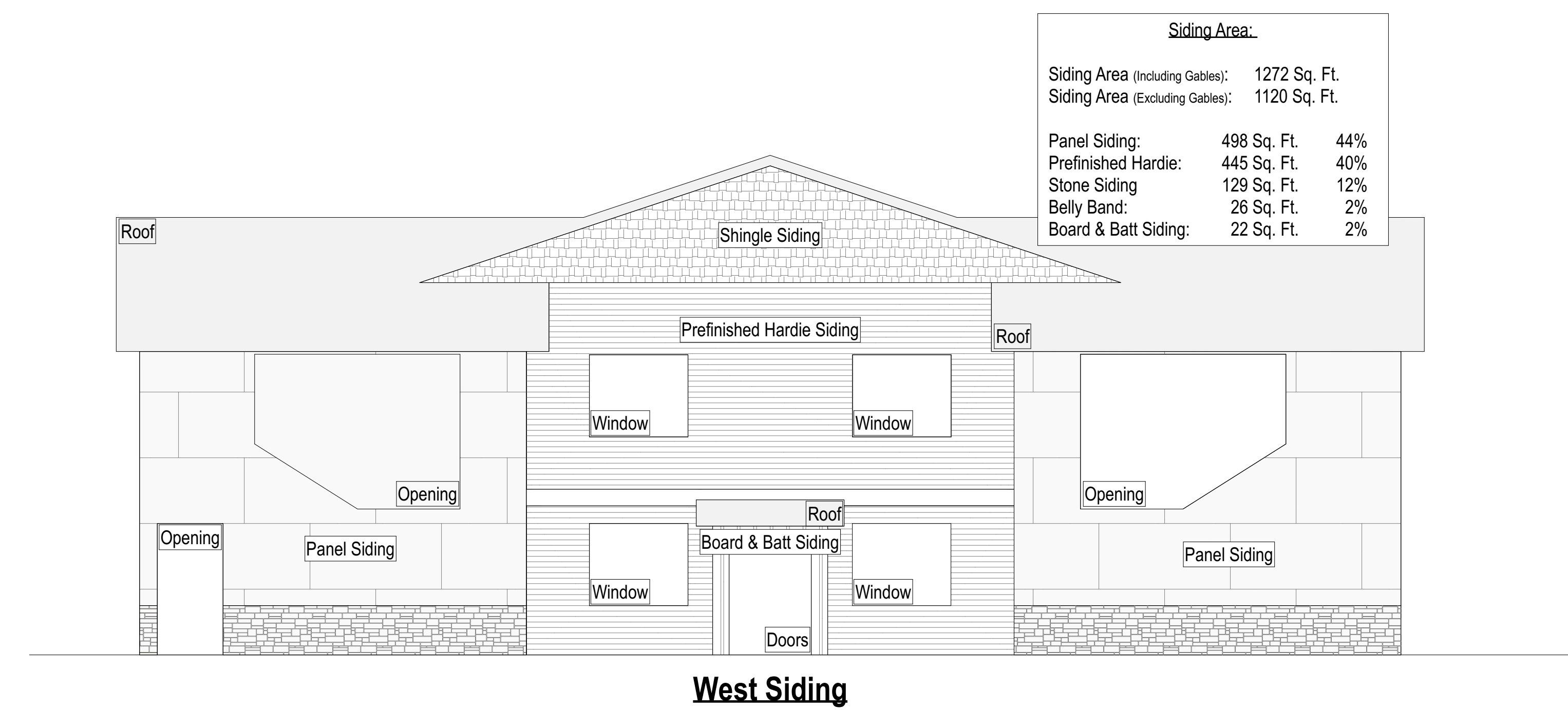
**2**



South Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft



South Siding

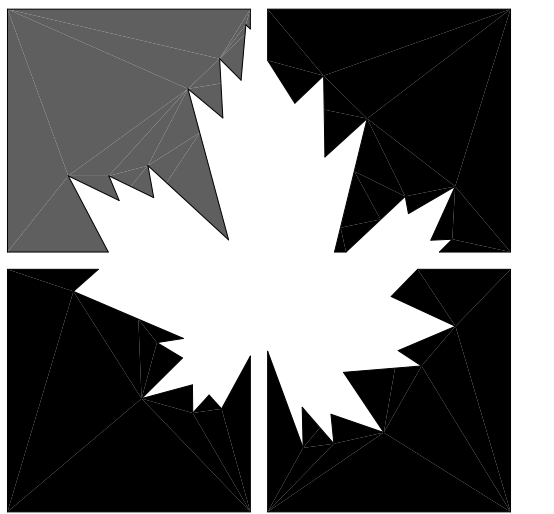


West Siding



West Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft





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**North Building Elevations**

PHS Job #:  
21.136

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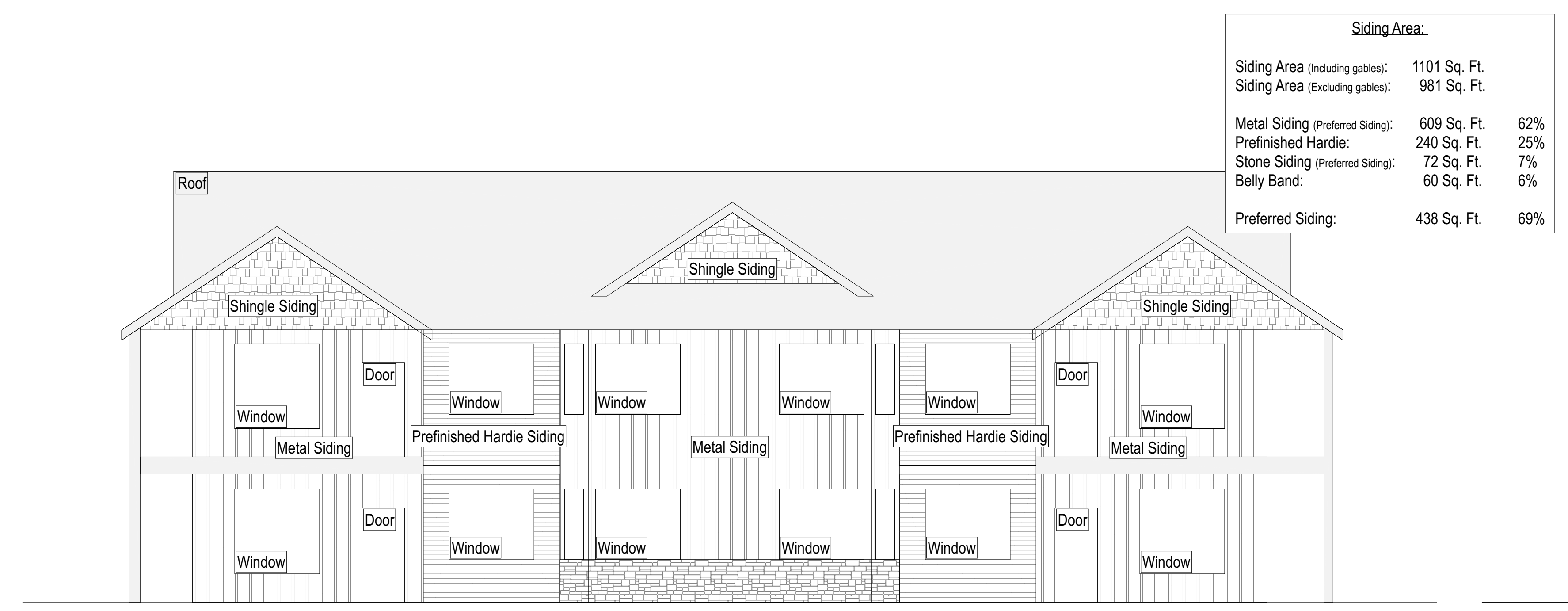
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3 of 14

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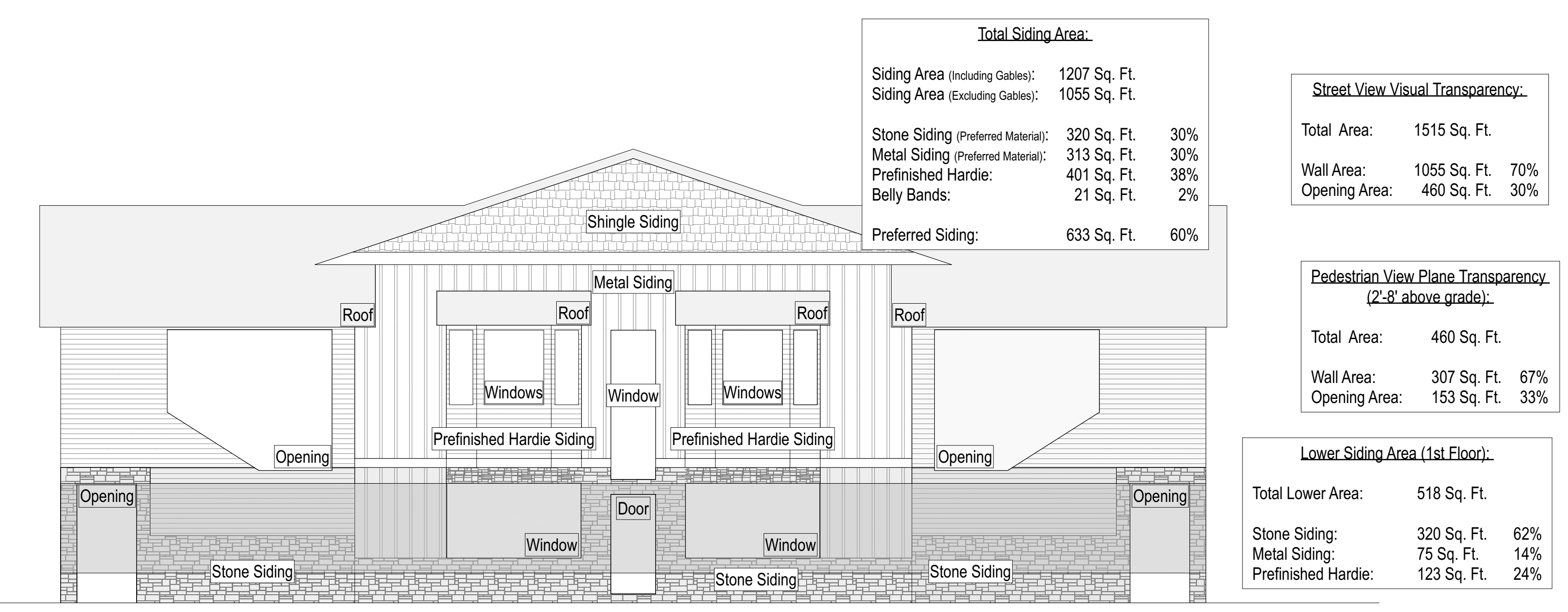
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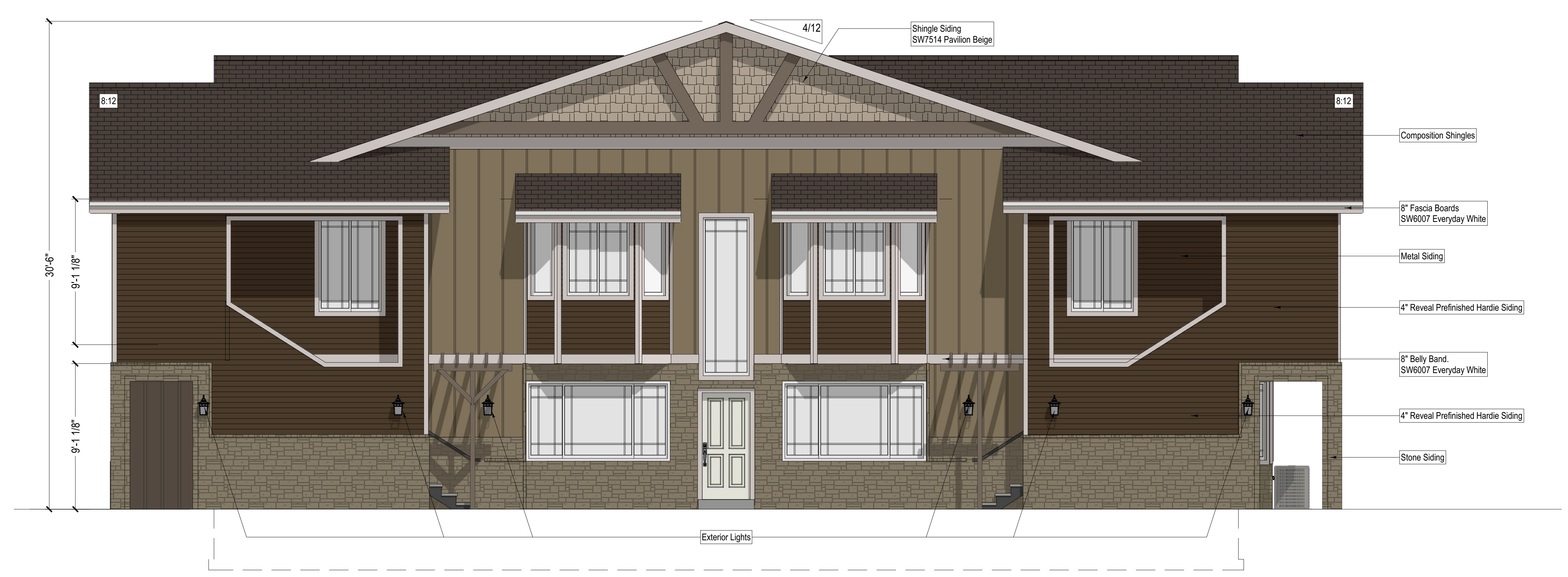
North Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft



North Siding



East Siding



East Elevation - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft



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	Wood	1-Hr	S.C.	4,6,7,9,11
3.	Flush Wood	21068	Wood	N.R.	H.C.	3,4,8
4.	Flush Wood	2668	Wood	N.R.	H.C.	3,4
5.	Flush Wood	2468	Wood	N.R.	H.C.	3,4
6.	Flush Wood	1668	Wood	N.R.	H.C.	3,4
7.	Bi-Pass	6068	Wood	N.R.	H.C.	4
8.	Flush Wood	2868	Wood	N.R.	H.C.	3,4
9.	Flush Wd (Pair)	5068	Wood	N.R.	H.C.	3,4,10
10.	Garage	9080	Wood	-	-	12
11.	Flush Wood	2266	Wood	N.R.	H.C.	3,4
12.	Flush Metal (Pair)	5068	Wood	N.R.	Insul.	1,2,13
13.	Flush Metal (Pair)	5068	Wood	1-Hr	S.C.	4,6,13
14.	Pocket	2668	Wood	N.R.	H.C.	3,4

Mark	Size	Type	Opening direction shown on plans
(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.

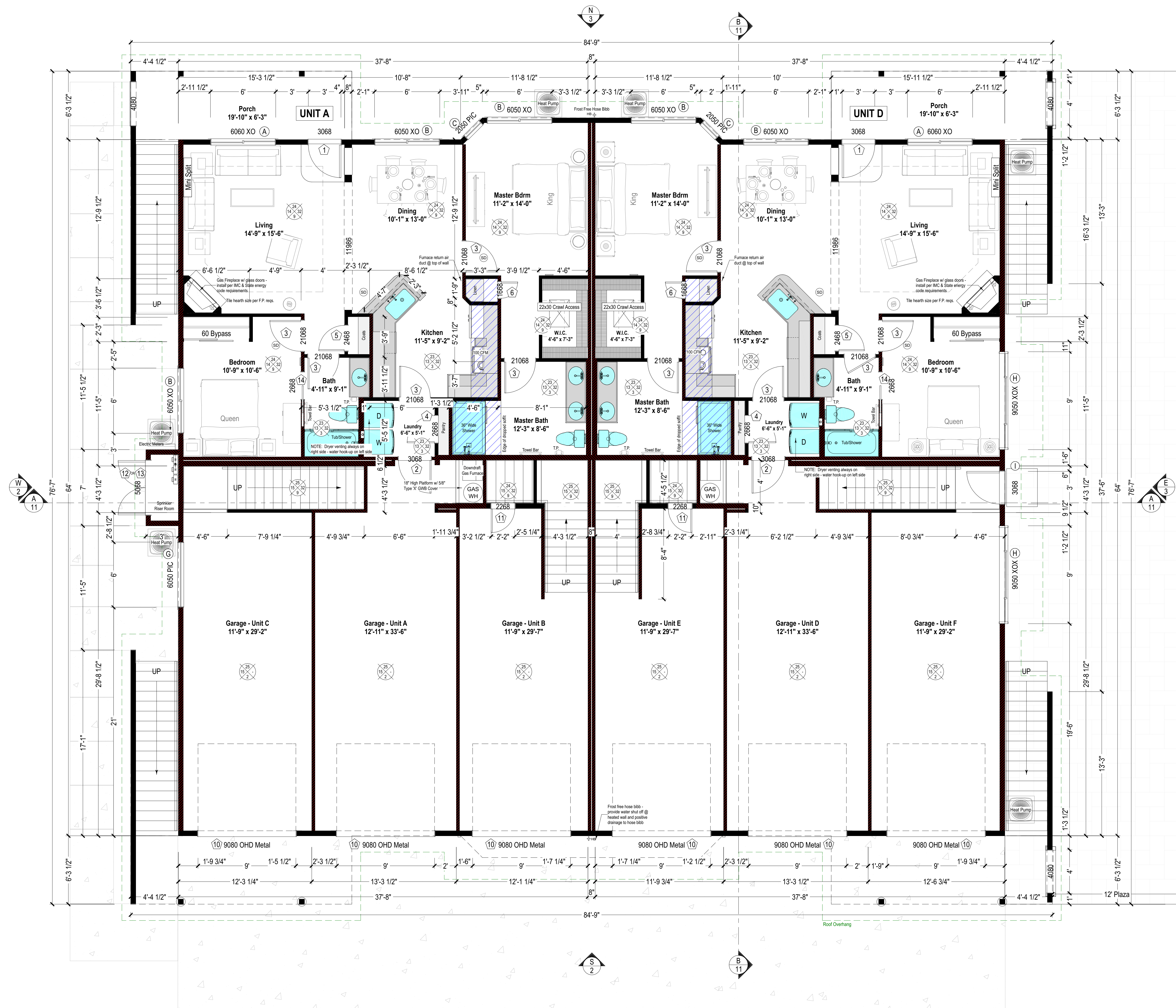
**DOOR NOTES**

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

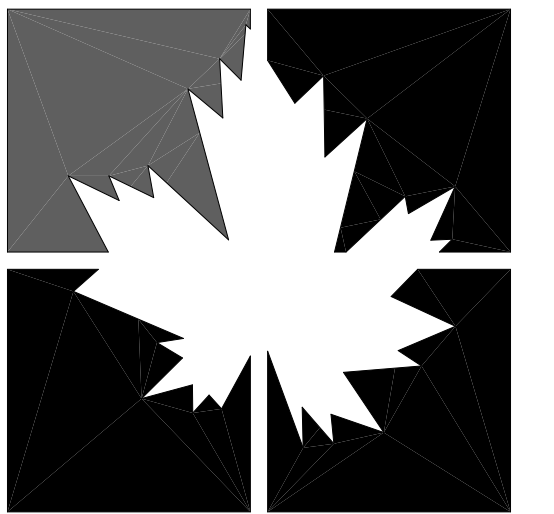
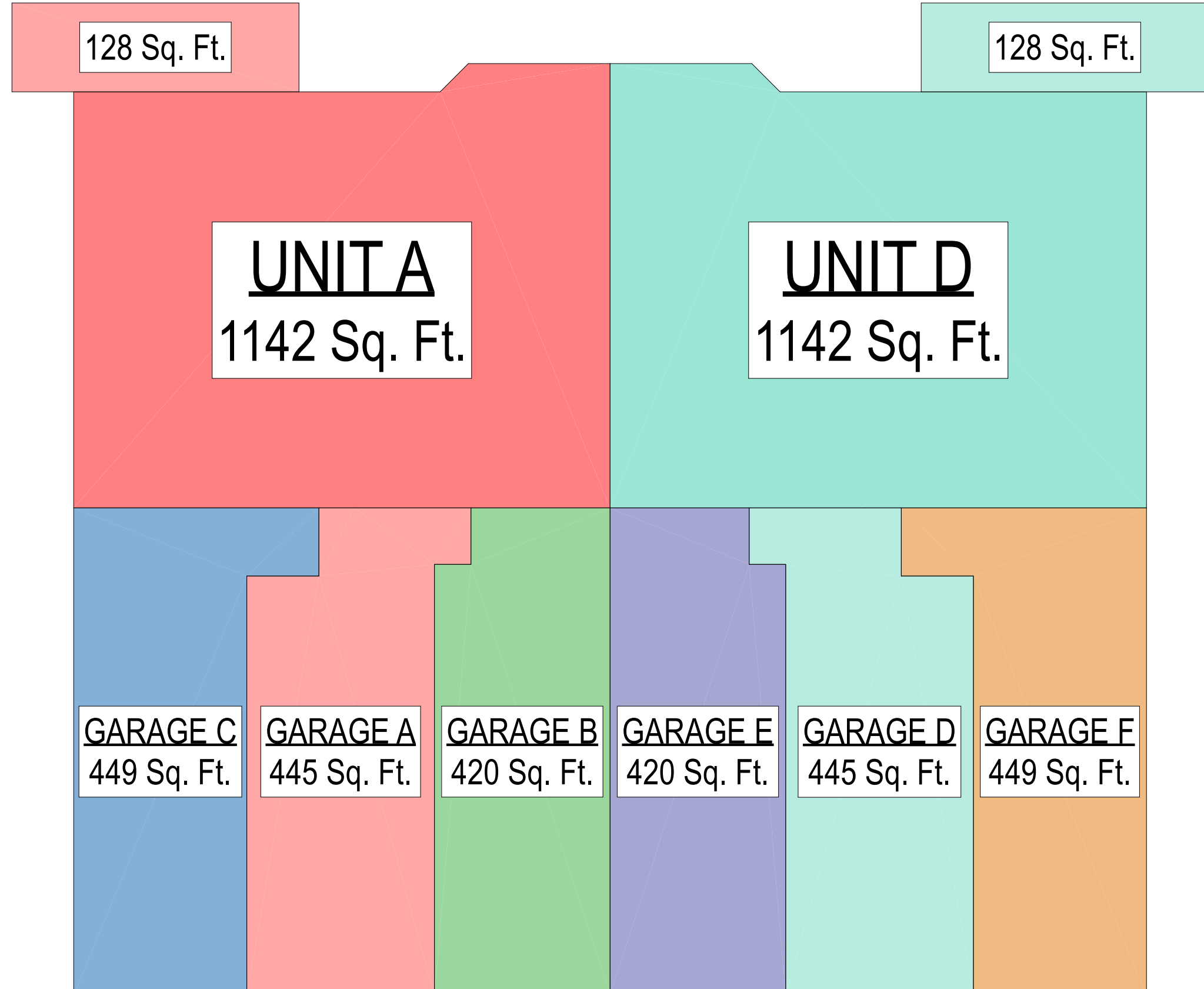
**ROOM FINISH SCHEDULE**

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

\* "Orange Peel" Finish Unless Otherwise Noted



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



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**North Building**

Bill Riley

4002 10th St SE  
Puyallup, WA 98374  
253-686-0654

Parcel # - 4389000180, 0170 & 0160

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**North Building  
Main Floor  
Plan**

PHS Job #:  
21.136

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

WINDOW SCHEDULE			
Mark	Size	Type	Opening direction shown on plans
(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.

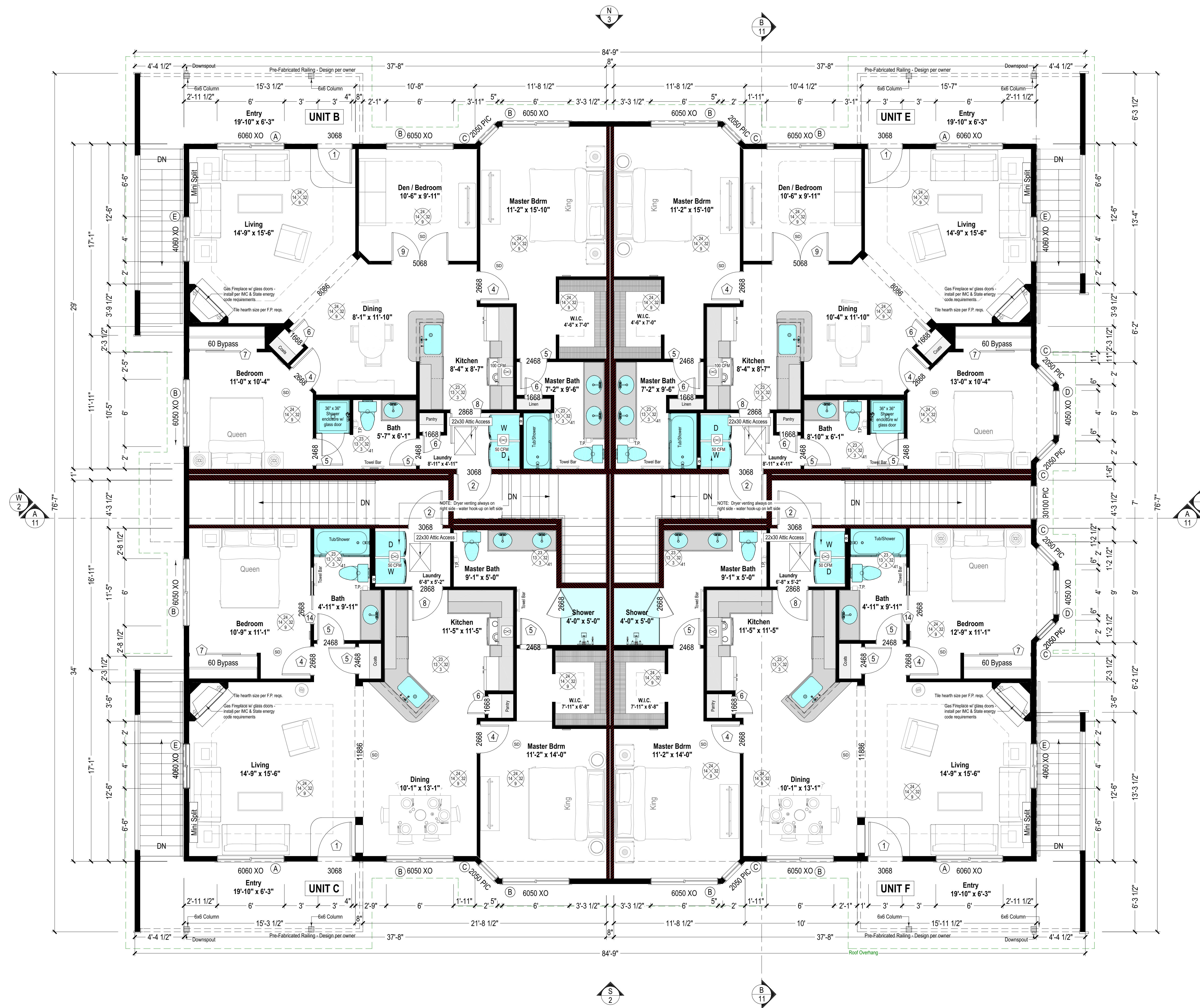
### DOOR NOTES

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

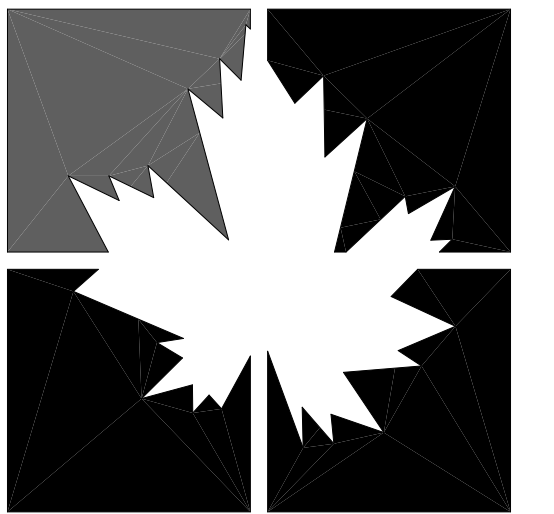
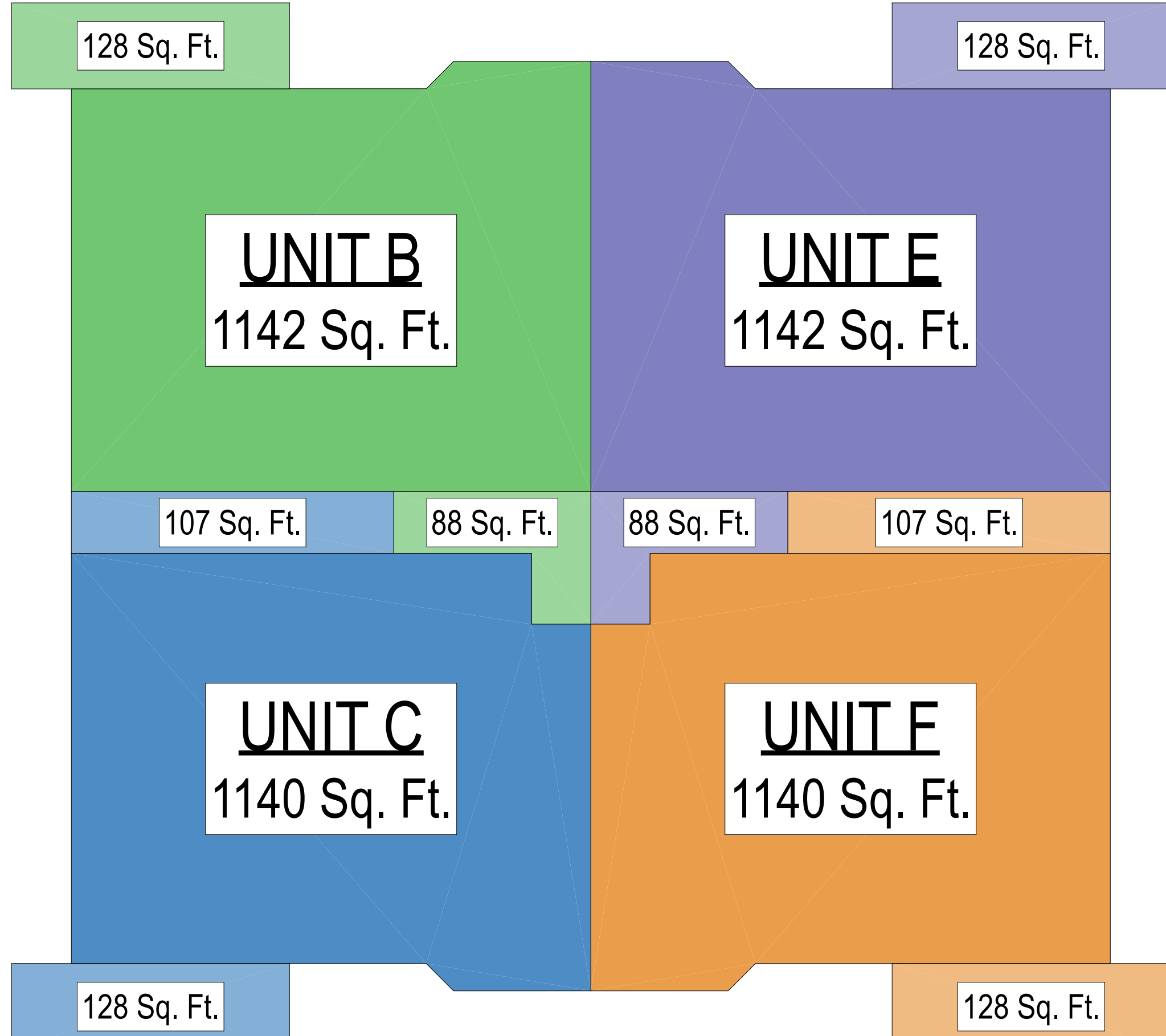
### ROOM FINISH SCHEDULE

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

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



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Parcel # - 4389000180, 0170 & 0160

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**North Building  
Upper Floor  
Plan**

PHS Job #:  
21.136

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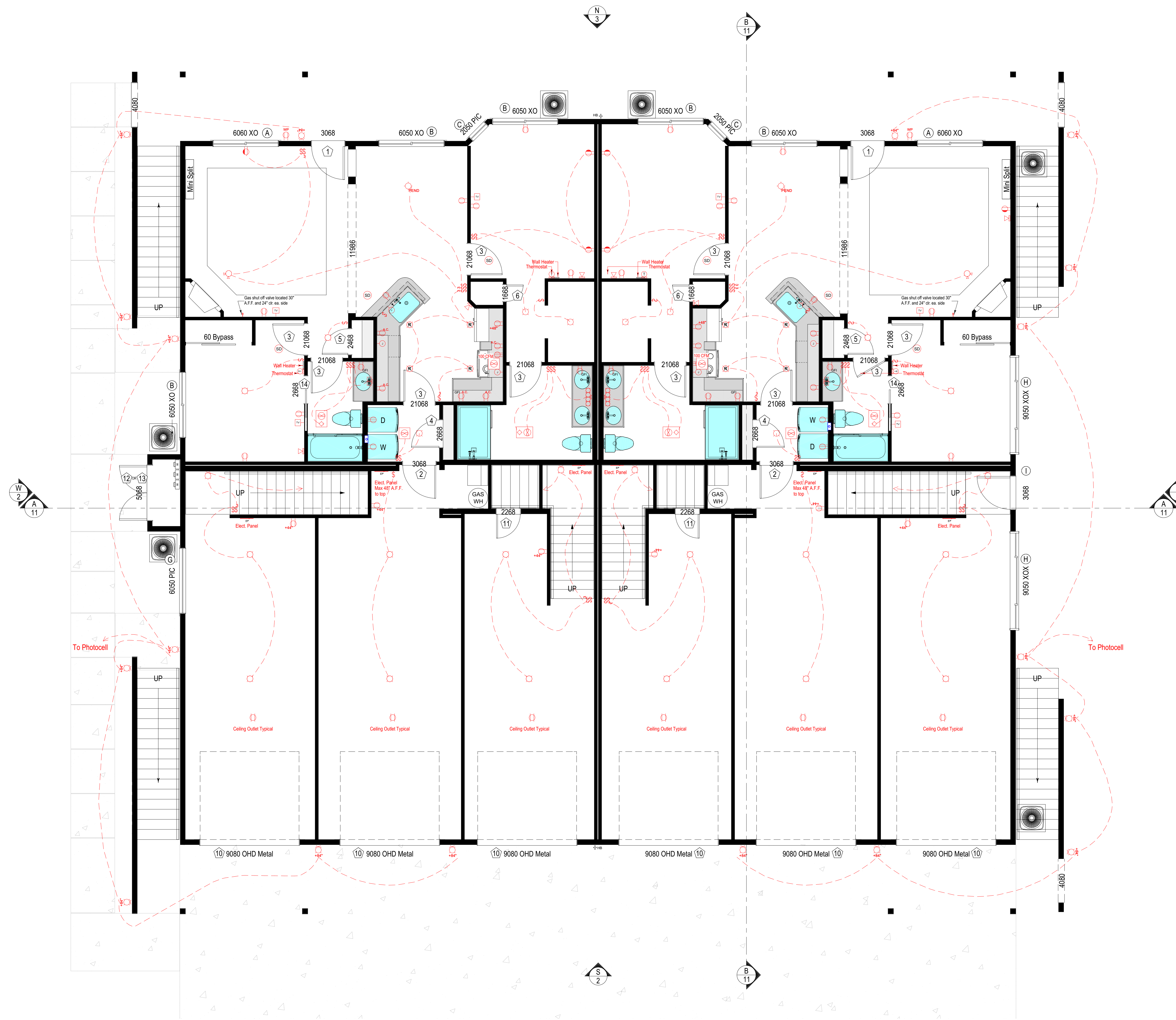
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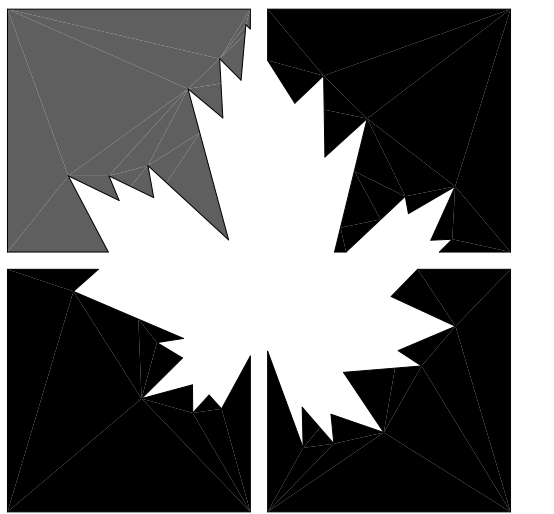


**ELECTRICAL SYMBOL KEY**

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



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



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**North Building  
Main Floor  
Electrical**

PHS Job #:  
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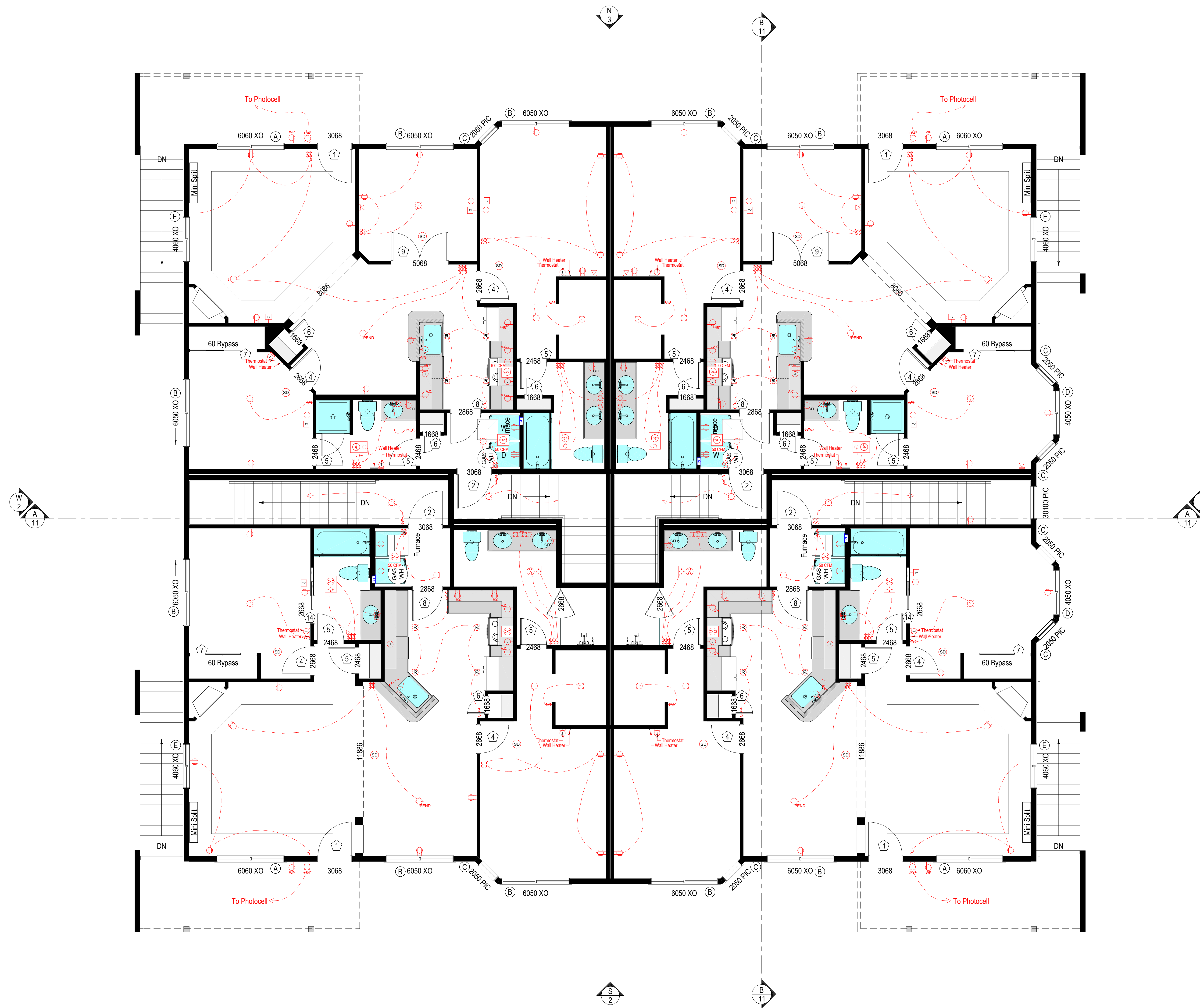
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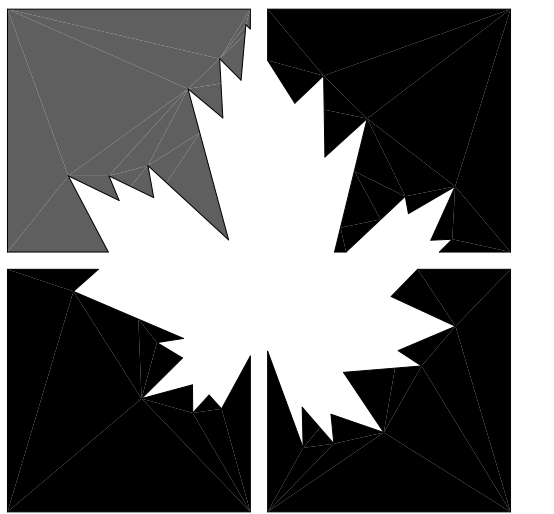


**ELECTRICAL SYMBOL KEY**

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



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



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**North Building  
Upper Floor  
Electrical**

PHS Job #:  
21.136

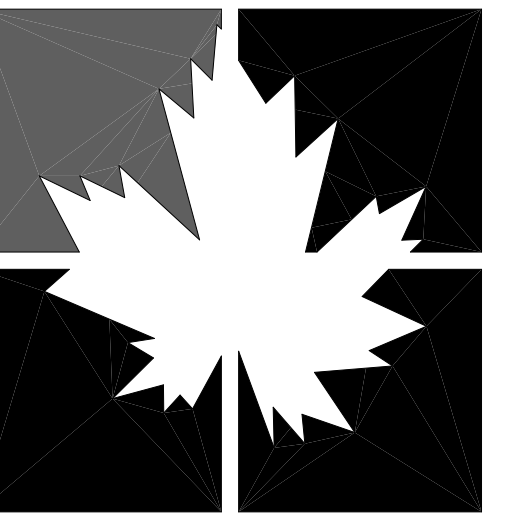
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**North Building Foundation & Framing**

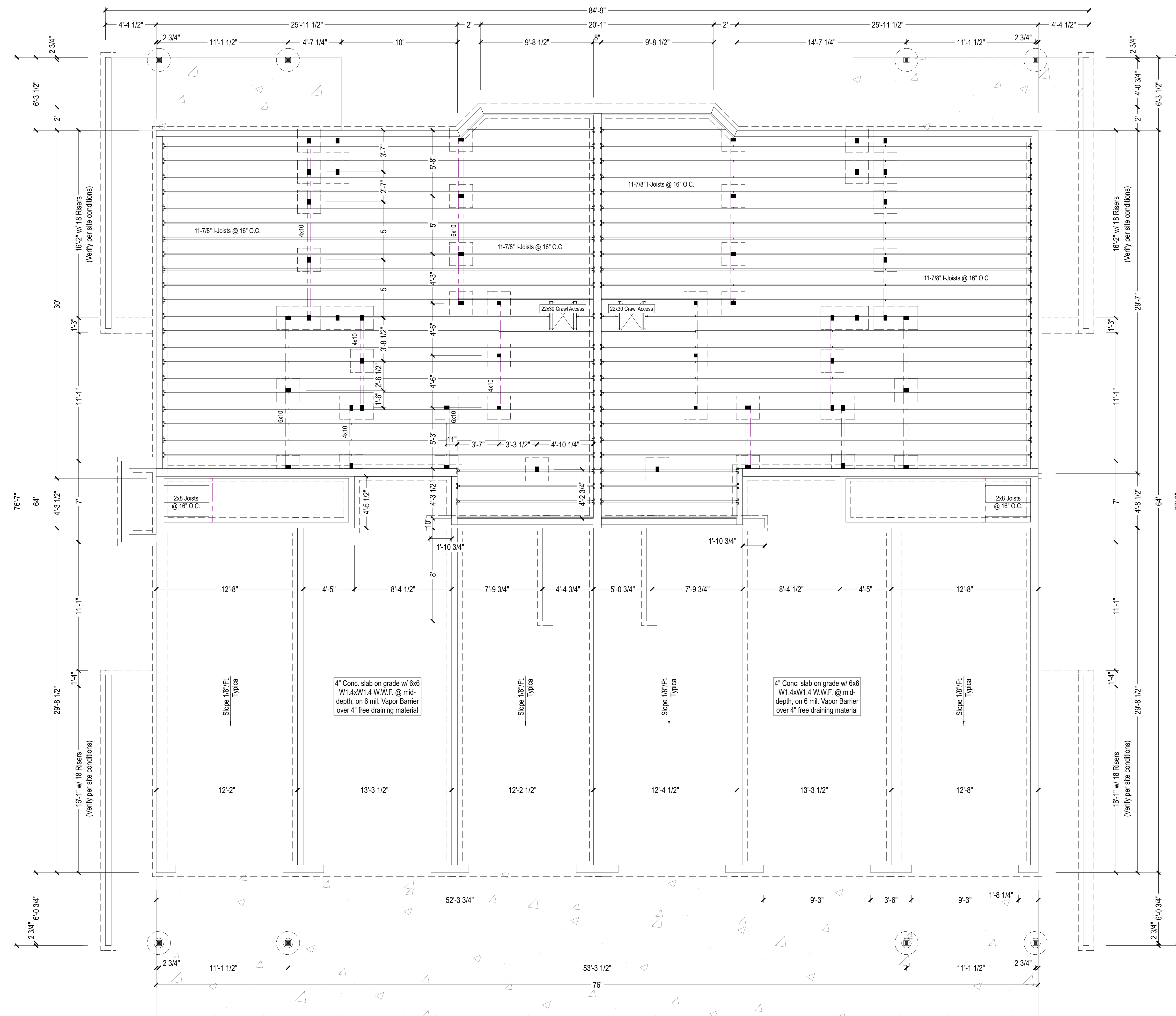
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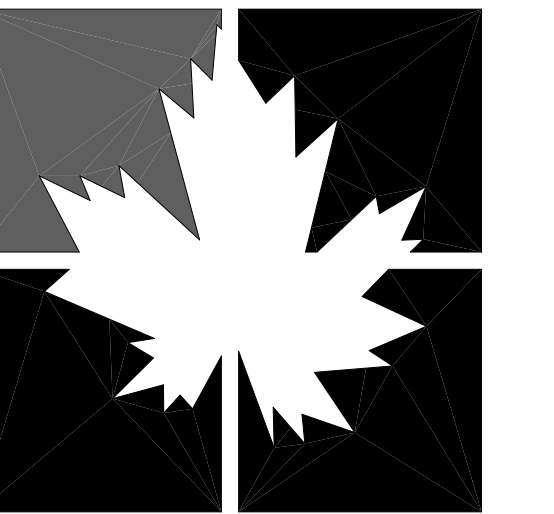
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Foundation & Main Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft

See engineering for structural requirements





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**North Building  
Upper Floor  
Framing**

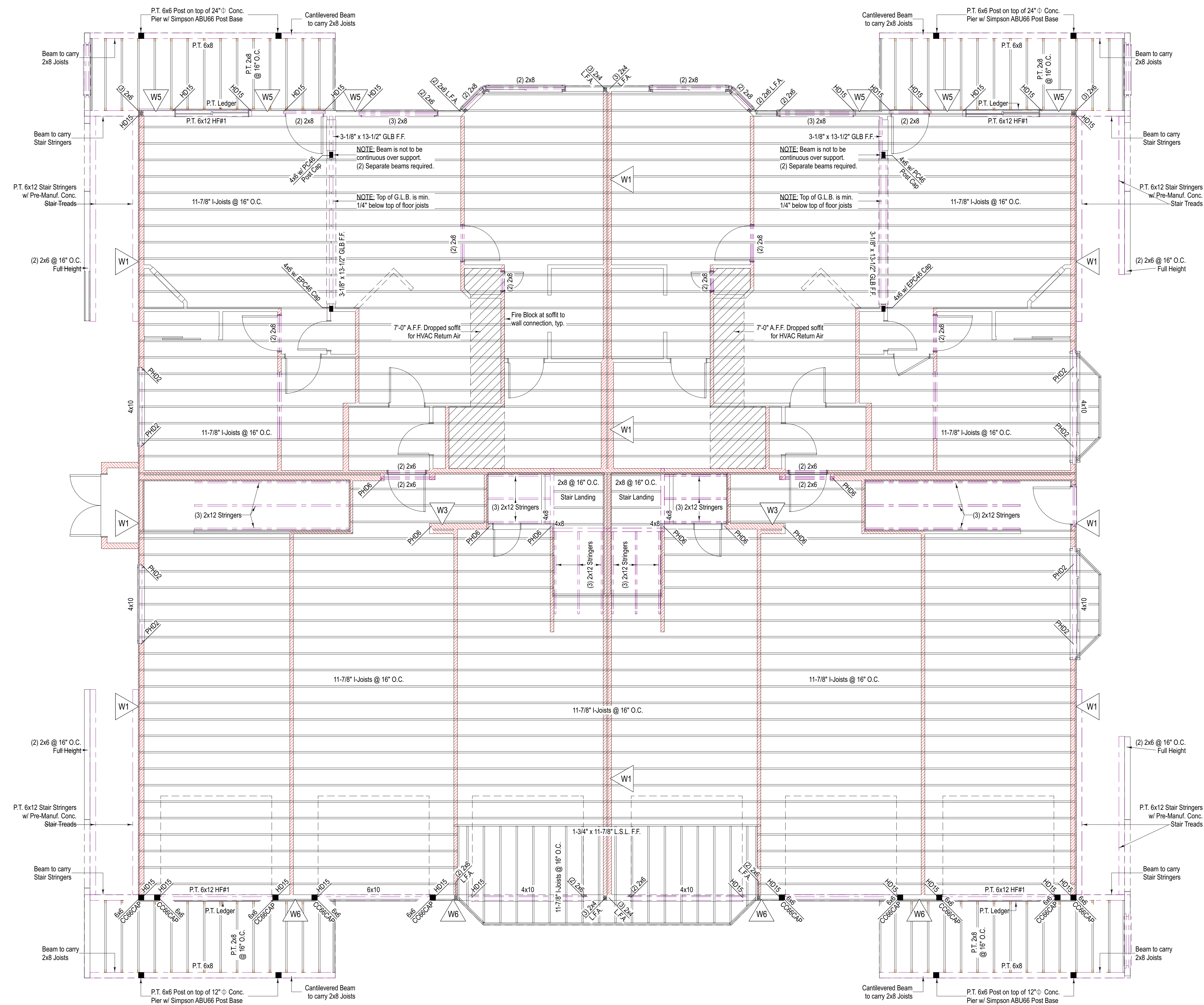
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Upper Floor Framing Plan - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft

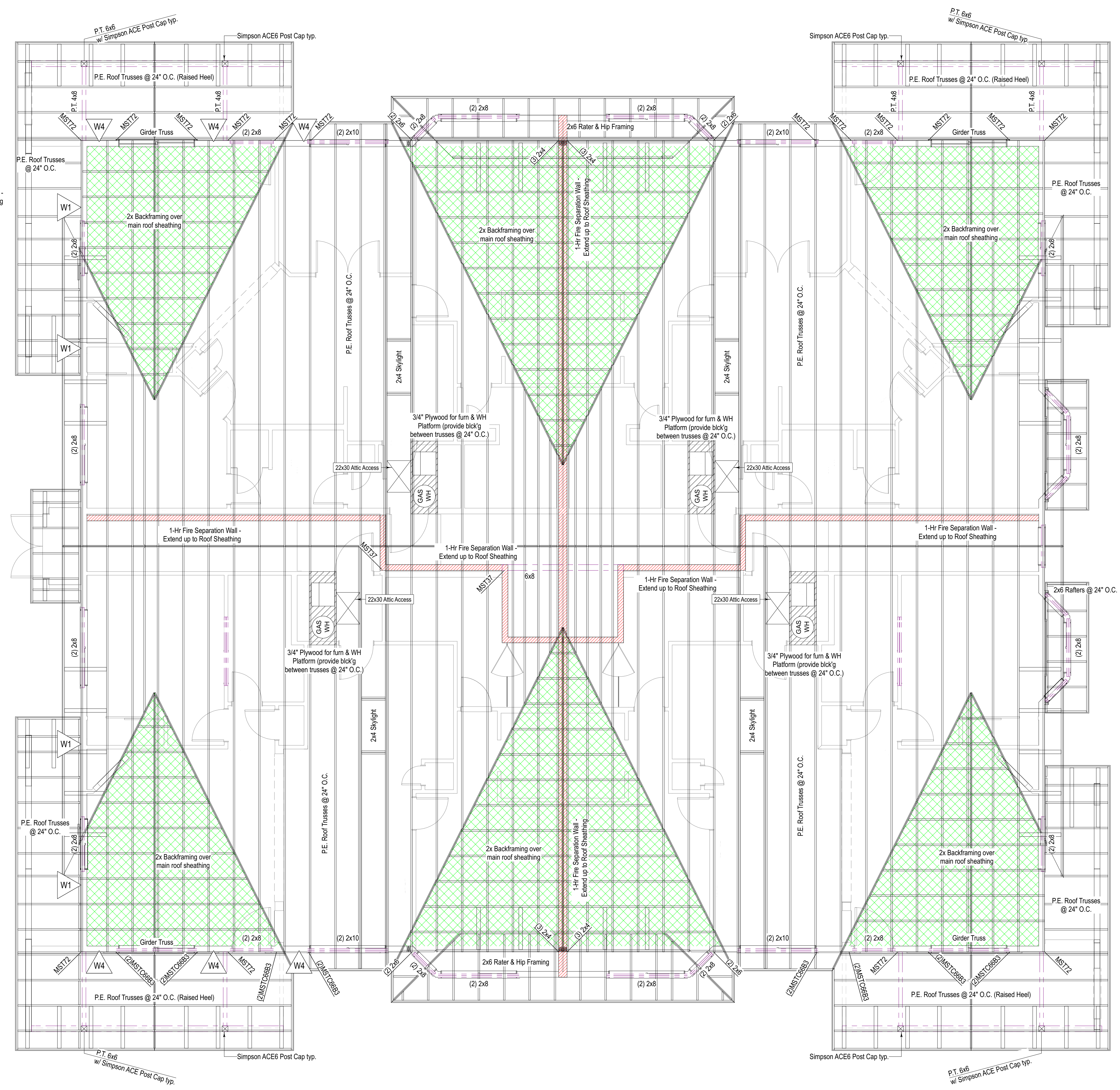
See engineering for structural requirements



**Roof Sheathing Size Requirements**

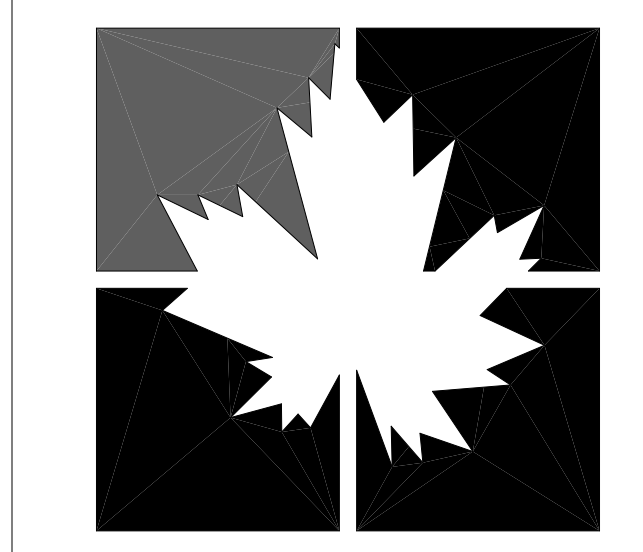
Up to 40 lbs 130 lbs 7/16" OSB	Up to 70lbs 15/32" OSB	Up to 5/8"
OSB		

**VENTILATION NOTES:**  
 ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE, FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.  
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE (4802 SQ FT / 150 = 33.01 SQ FT). VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.  
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 85 CFM (MIN) FAN TO PROVIDE 8 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.



Overframing

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



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**North Building Roof Framing**

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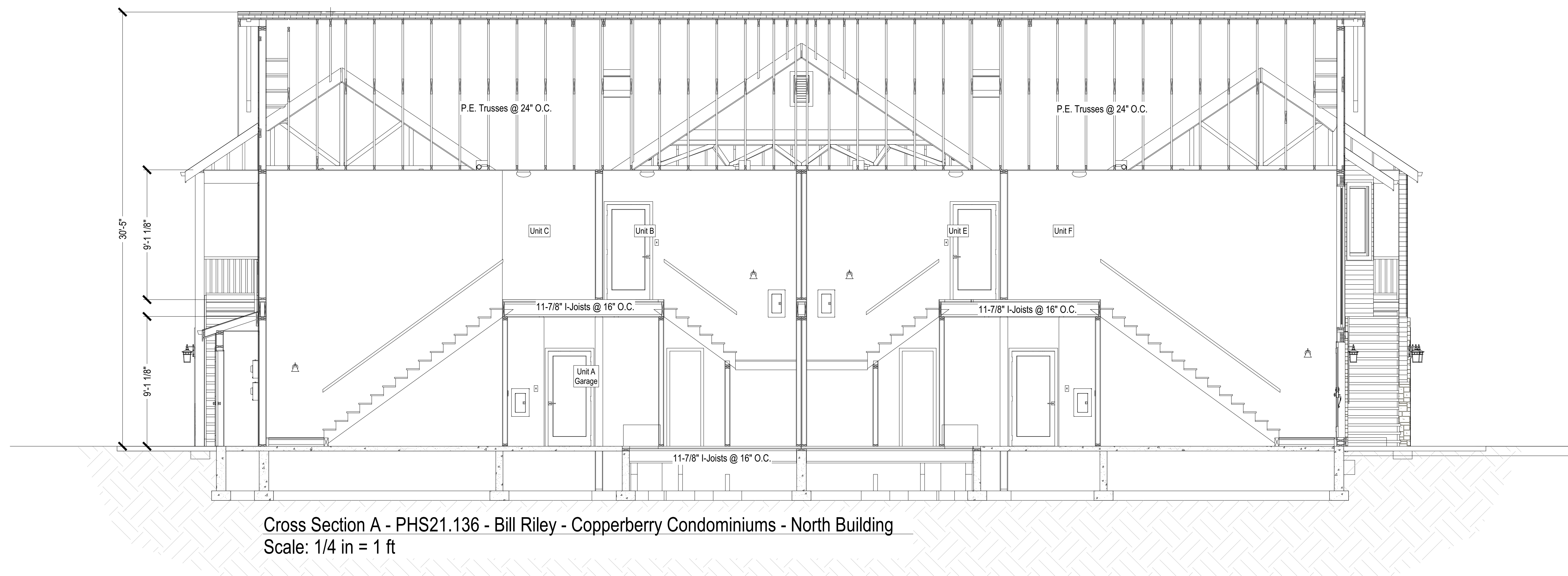
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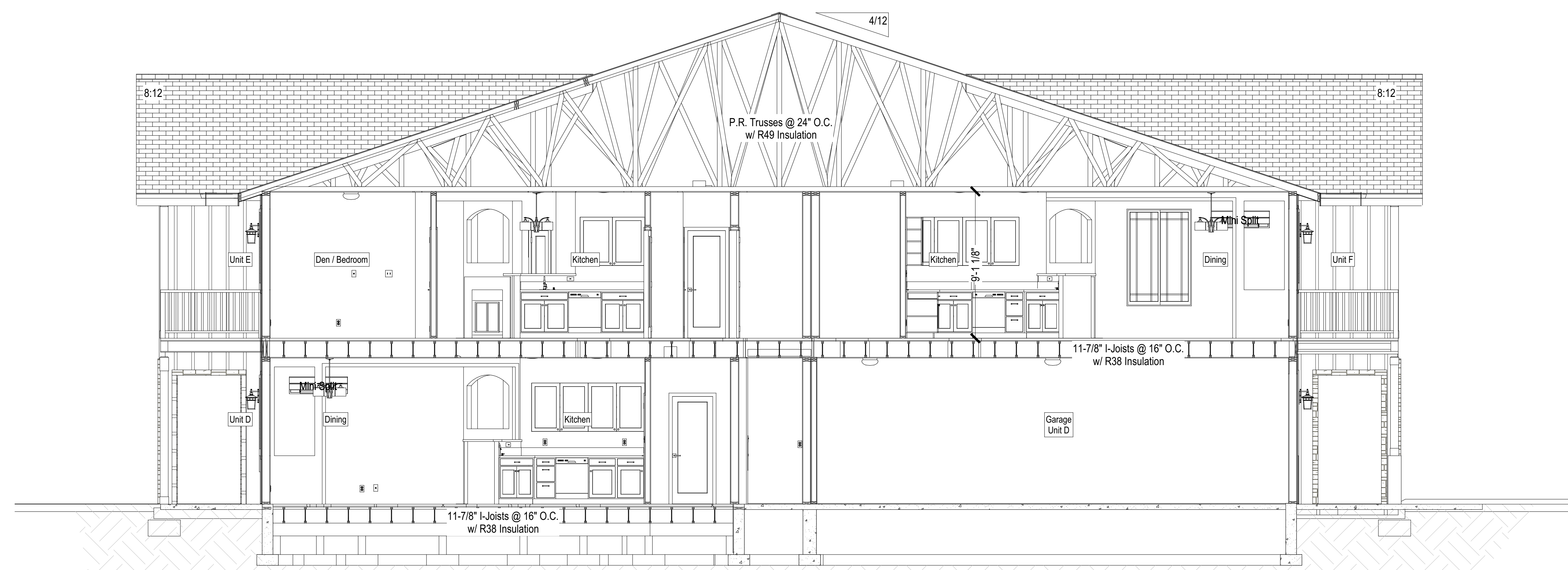
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See engineering for structural requirements

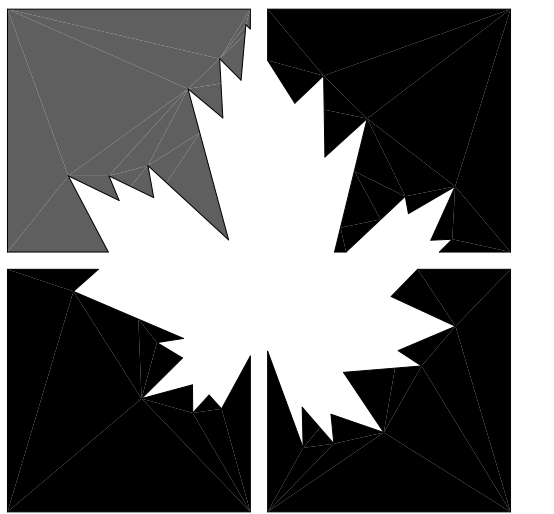




Cross Section A - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft



Cross Section B - PHS21.136 - Bill Riley - Copperberry Condominiums - North Building  
Scale: 1/4 in = 1 ft



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**North Building Cross Sections**

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