"WONDERGROUND" BUILDING
for
NORTH LINCOLN, LLC
815 N Lincoln St, Spokane, WA 99201

ELEVATION/RENDERING

VICINITY MAP

INDEX OF DRAWINGS

SYMBOLS & GRAPHICS

PROJECT TEAM

PROJECT INFORMATION

OSCILLATION: 3

ARCHITECT: Wolfe Architectural Group
380 S 1st Ave
Spokane, WA 99201
(509) 455-0909

GENERAL NOTES

MANUFACTURER:

ADVISABLE USE/ESCALATION: 2

OWNER:

ARCHITECT:

PHYSICAL ADDRESS:

FLOOR COVERING:

DETAILS:

WALLS:

PECULIAR TO THIS PROJECT, IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ELECTRICAL:


total area:

building area:

allowable building area:

allowable height:

fire separation:

construction type:

occupant group:

parking requirements:

landscaping required:

setbacks (all sides):

site information

plumbing

mechanical

energy

local fire department.

frontage increase

2) SPORT COURTS:

3) (continue)

federal and state map

sheet no.

drawn by:

project no.

architectural

structural

mechanical

general

general notes and specifications

9.21.2023

russell j. wolfe

wolfe architectural group

spokane, washington 99201

revisions:

©

owners:

architect:

contact:

architect:

contact:

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CIVIL IMPROVEMENT PLANS
"WONDERGROUND" BUILDING
815 N LINCOLN STREET, SPOKANE, WASHINGTON 99201

PROPOSED FEATURES LEGEND:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCRETE</td>
<td>☐ SERVICEMANHOLE (SSMH)</td>
</tr>
<tr>
<td></td>
<td>☐ GATE VALVE (GV)</td>
</tr>
<tr>
<td></td>
<td>☐ HYDRANT (HV)</td>
</tr>
<tr>
<td></td>
<td>☐ CULVERT END</td>
</tr>
<tr>
<td></td>
<td>☐ CONCRETE CURB INLET</td>
</tr>
<tr>
<td></td>
<td>☐ FLOW DIRECTION ARROW</td>
</tr>
<tr>
<td></td>
<td>☐ FIRE DEPARTMENT CONNECTION (FDC)</td>
</tr>
</tbody>
</table>

SHEET LIST TABLE

<table>
<thead>
<tr>
<th>SHEET</th>
<th>SHEET TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>Sheet Title</td>
</tr>
<tr>
<td>W2</td>
<td>SHEET INDEX</td>
</tr>
<tr>
<td>W3</td>
<td>SHEET TEMPLATE INDEX</td>
</tr>
<tr>
<td>GC-01</td>
<td>WATER MAIN</td>
</tr>
<tr>
<td>GC-02</td>
<td>SERVICE LINE</td>
</tr>
<tr>
<td>GC-03</td>
<td>DRAIN</td>
</tr>
</tbody>
</table>
GENERAL NOTES:

1. All proposed and existing stormwater systems shall be kept free of dirt and debris during all construction and inspection by the City of Spokane's Planning and Development Services. Any obstruction to stormwater flow shall be removed immediately at the Contractor's expense.


3. All pipe lengths shown are measured horizontally to inside edge of manhole structures or to the center of minor devices such as inlets or cleanouts.

4. Approved ductile iron. All fire hydrants must be individually valved. When in fire districts outside of the City of Spokane, all fire hydrants shall be individually valved. All fire hydrants must be approved ductile iron. All fire hydrants must be individually valved.

5. Appropriate fire hydrants should have water extinguishing powers equal to the fire department's needs. Appropriate fire hydrants should be individually valved. All fire hydrants must be individually valved.

6. Sewer structures and appurtenances shall be adjusted to provide an unobstructed flow of water through the sewer line.

7. The contractor shall ensure that all inspection points are visibly identified and accessible for inspection.

8. All test pipe fittings shall be ASTM D854 and shall be clean, smooth, and free of defects.

9. The contractor shall be responsible for the erection, inspection, and payment of all utility connections.

10. Any unused water services must be killed at the public water main at the developer's expense.

11. All sediment spilled, dropped, or tracked on public rights-of-way shall be removed immediately at the Contractor's expense.

12. All proposed site grading, required excavation for proposed improvements, embankments, and cuts shall be coordinated with the City of Spokane's Planning and Development Services.

13. All erosion and sediment control measures shall be repaired or replaced when they are no longer necessary.

14. The contractor shall be responsible for keeping the area clean and free of debris during all phases of construction.

15. All sidewalks, curbs, and driveway approaches adjacent to the property will be reviewed at the time of construction.

16. The contractor shall install tracer tape in the excavation trench at mid-depth location for all proposed underground utilities.

17. The contractor shall be responsible for the coordination and installation of underground utilities.

18. The contractor shall ensure that all underground utilities are clearly marked and identified for the City of Spokane's Planning and Development Services.

19. The contractor shall be responsible for the management of all materials and equipment used on the site.

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Before you dig, call 811.

**General Notes:**
1. All existing utilities will remain in place. Conduit shall remain as noted.
2. All existing improvements shall be protected in place.
3. The majority of parking stalls along Mallon Ave. have been removed. Contractor shall remove remaining stalls by water blasting per city of Spokane standards.
4. The water line shall be reused for proposed street fuses and creates PA to irrigation. See landscape plans.
5. The majority of parking stalls along Mallon Ave. have been removed. Contractor shall remove remaining stalls by water blasting per city of Spokane standards.
KEY NOTES:

1. FOR PIPE MATERIALS AND ADDITIONAL GENERAL NOTES: SEE SHEET C2.00.

2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN CONTRACTOR SHALL NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION.

3. (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

4. I.E. CENTER = 1882.25'

5. RIM = 1892.28'

6. 2 BUSINESS DAYS BEFORE YOU DIG

7. STORM DRAIN PIPE, SLOPE AND LENGTH PER PLAN.

8. NEW 6" PVC STORM DRAIN. INSTALL EQUALIZER PIPES AT THE BOTTOM OF EACH TANK. BOTTOM 1890.49

9. RIM 1892.49

10. NEW TYPE S CATCH BASIN WITH GRATED LID PER CITY OF SPOKANE STANDARD PLAN B-101B TO BE USED. BOTTOM 1890.49

11. PLUMBING BOWL STRUCTURE. RIM 1891.99

12. NEW 6" DUCTILE IRON STORM MAIN PER CITY PLAN B-101B TO BE USED.

13. NEW 6" PVC STORM DRAIN STUB OUT LOCATION.

14. NEW 6" PVC STORM DRAIN LINE INTO EXISTING EX 1890.14

15. INSTALL EQUALIZER PIPES AT THE BOTTOM OF EACH TANK. BOTTOM 1890.49

16. STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.

17. INSTALLED UNDERGROUND DRAINAGE IS APPROXIMATE SIZE OF SPOKANE STANDARD STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.

18. NEW 6" PVC STORM DRAIN STUB OUT LOCATION.

19. NEW (4) 2,500 GALLON POLYETHYLENE TANK. AS A FLOW CONTROL BOTTOM 1890.49

20. TOP 1890.49

21. RIM 1892.49

22. 6" IE 1882.99 ±

23. 6" IE (W) 1886.14

24. 6" IE 1886.24

25. 6" SDCO


27. DRAIN LINE INTO EXISTING LOCATION WITH PLUMBING BOWL STRUCTURE. RIM 1891.99

28. 6" IE 1882.99

29. 6" IE 1886.24

30. RIM 1892.49

31. 6" SDCO

32. PLAN Z-116.

33. CALL 811 2 BUSINESS DAYS BEFORE YOU DIG

34. EXPLODED VIEW LOCATIONS ON SHEET 6/C8.00

35. TRASH CHUTE (W) 1883.68'

36. 6" IE CENTER = 1878.20'

37. RIM = 1892.34'

38. BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG/WATERSHED AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT FEATURE AND CONDITIONS.

GENERAL NOTES:

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Revisions:
Checked By:
Drawn By:
Date:
Project No.:

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CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

FLOW CONTROL STRUCTURE - DETAIL

CONSTRUCTION ENTRANCE - DETAIL

SILT FENCE - DETAIL

TYPICAL CLEANOUT DETAIL

PARKING METER - DETAIL

CONCRETE SIDEWALK - DETAIL

FLOW CONTROL STRUCTURE - DETAIL

FLUSH CURB - DETAIL

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT TRANSPORT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3" COMBINATION TEE / WYE

6" MIN CONCRETE COLLAR

APPROVED WATER TIGHT CAP

PORTLAND CEMENT CONCRETE

PROPOSED HARDSCAPE SCENARIO

LANDSCAPE AREA/LAWN SCENARIO

NOTES:
1. CONTRACTOR SHALL COORDINATE WITH SPOKANE COUNTY STANDARD SHEET A-3 FOR ADDITIONAL INFORMATION.
2. 92% COMPACTION UNDER SIDEWALK AND 95% UNDER CURB, (MODIFIED PROCTOR)
3. 4" MIN. CSTC UNDER ALL CURBS.
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CONCRETE CURB AND GUTTER - DETAIL
TYPE 1 CURB RAMP - DETAIL
ALLEY SECTION - DETAIL
CATCH BASIN TYPE 0 - DETAIL
ALLEY RETURN - DETAIL
SEWER CONNECTION - DETAIL
GENERAL NOTES
1. REFER TO PLANS, SECTIONS AND DETAILS FOR DIMENSIONS AND ASSEMBLIES

KEYNOTES
1. UNIT METAL SIDING
2. HORIZONTAL METAL SIDING

FINISH NOTES
1. METAL SIDING - EMPIRE SERIES PANELS - 24 GA - BRONZE
2. PRECAST CONCRETE
3. METAL FASCIA
4. MUTUAL MATERIALS CHARCOAL SPLIT FACE CMU
5. MUTUAL MATERIALS BRICK
6. BRONZE FLASHING

EXTERIOR ELEVATIONS & FINISHES
1. SOUTH ELEVATION
2. WEST ELEVATION
3. EAST ELEVATION
4. NORTH ELEVATION

WONDERGROUND BUILDING
815 N Lincoln St, Spokane, WA 99201
NORTH LINCOLN, LLC

REF: A1.01
SCALE: 1/8" = 1'-0"

© Wolfe Architectural Group
1015 N. Calispel Street Suite 'B'
Spokane, Washington 99201
p 509.455.6999   f 509.455.3933
www.wagarch.com

Revisions:
Sheet No.
Checked By:
Drawn By:
Date:
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A4.01
IAPMO ER 263

ASTM C90 medium weight (115 pcf), unit strength = 2,000 psi

block: 3

mortar cover to the

DF, Grade L2

32/16 [15/32

ASTM A992, 50 KSI

ASTM A 615, grade 60 ksi (shall not be welded)

for bars #6 and larger

Doug

on centers. Wood nailers on beams supporting joist hangers shall not

geotechnical inspection: coordinated with the civil grading plans.

apply that are not specifically referenced on plan. Modifications to the contract drawings shall not be made without written

The contractor may remove existing construction and reuse with the approval of the building official, architect and engineer

TEMPORARY SHORING:

•

The submittals shall contain the appropriate design and detailing information as it pertains to the subject matter. Stamped a

by the contractor as consent to depart from complying with the project plans and specifications.

commenting on dimension and quantity questions, this shall be performed by the contractor. Comments provided by the engineer

The engineer of record will review the submittal for conformance with the overall design intent and provide feedback as neces

Live Loads:

- Walls backing Masonry = L/600 at 0.7 Wind or Seismic

- Walls Supporting Flexible Finishes = L/180

Seismic Response Coefficient, Cs = 0.044

Ultimate Design Wind Speed, Vult = 110 mph (3

Allowable Soil Bearing Pressure = 3,000 psf*

Rest Soil Pressure = 62 pcf

Zone 5 = +16.5/

- Aggregate: Conform to ASTM C33.

Joint Reinforcing

Grout mix designs

- Maximum edge distance of wall from footing = 120 (subject to re-evaluation).

- Locate away from corners the lesser of 1.25 times wall height or 16

- Locate at 1.5 times the wall height or 25

- Openings up to 48

- Formed concrete exposed to earth or water:

- Reinforcing bars:

- Bolted connections shall be snug

Reference Standards: All fabrication, erection and material shall conform to IBC chapter 23 and 2018 National Design Specifi

Anchor types:

INSTALLED ANCHORS:

1.

Cantilever or Continuous Beams

Wood Beams (4x)

Sill Plates

Additional concentrated, linear, and trapezoidal loads are shown on structural plans for mechanical units, partition walls, s

Shop drawings illustrating the steel placement noted in the contract drawings. Conform to AISC 360 for all fabrication, qual

Hollow Structural Section (HSS):

Simpson Strong

XP (Bolts 2

–

107 and APA PDS

- Reformed, Enhanced or Other Products

- Dry, KD or

1/2

- Moisture content of 19% or less prior to application of sheathing and finishes.

overhang the beam flange by more than ¼

framing. Unless noted otherwise, attach with 5/8

Redlam LVL Studs / Headers / Beams 1 3/4", 3 1/2" 2.0E 2,900

- Held in place with 1.25 times wall height or 16

- Holders for side of bearing.  Control joints

- Control and Expansion Joints:

- Masonry construction shall conform to the requirements of ACI 530, including grout pours, reinforcement placement and materia

- Reference: Radix grade p22.

- Steel Connection (CWC) 12"

- Walls with openings, divide the wall into symmetrical sections around openings and

- Wood nailers on steel columns and beams: Wood 3x nailers are generally required on all HSS columns and steel beams abutting or emb
### Table of Special Inspection Requirements:

**Contractor Responsibilities:**

- Contractor is responsible for notifying building official and registered special inspector for all inspections and testing required by the special inspections.
- Each contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system, or special moment frame is required to provide the required verification and inspection as specified in the approved construction documents.
- Contractor shall submit a report to the building official stating that all work was done in conformance with the approved construction documents.
- It is acceptable to waive special inspections at the fabricator shop where the work is done on the premise of a fabricator that is registered and approved for conducting tests, inspections or testing.

**Inspection of bolts to be installed in concrete prior to and after concreting:**

- Check the alignment, location, and size of the bolts.
- Check the effective length of the bolts.
- Check the pretensioning and pretensioning operation of the bolts.

**Special Moment Frame Post Installation:**

- Check the moment frame post installation for any deviation from the approved design.
- Check the alignment, location, and size of the bolts used for post installation.

**Welding Techniques:**

- Interpass and final cleaning, each pass.
- Fit-up of fillet welds: alignment, gaps at root, and cleanliness (condition of steel surfaces), tacking (tack welds), and pretensioning operation of the welds.
- No prohibited welds have been added without the approval of the building official.
- Welder qualification records and continuity records.

**Other Material Special Inspections:**

- All other material special inspections shall be in accordance with the following tables:

**Post Installed Anchors:**

- Horizontal strapping, hold downs, nailing, bolting, anchoring, and other fastening per IBC Section 1104.3.6.

**Prefabricated Wood Structural Elements:**

- Prefabricated wood structural elements in accordance with IBC Section 1704.2.5.

**Plate Trusses Spanning 60ft or Greater:**

- Required verification and inspection of concrete construction per IBC Table 1705.3.

**Concrete Member being formed:**

- Erection of precast concrete members X X

**Concrete Member being formed:**

- Document acceptance or rejection of bolted connections X X

**Joint brought to the snug-tight condition prior to the installation of the field joint:**

- Inspect formwork for shape, location, and dimensions of the joint.

**Reinforcing Bar Details:**

- Inspect reinforcing bar details for the snug-tight condition of the joint.

**Reinforcement welded to the reinforcement being formed:**

- Check welding equipment.

**Personal Identification and Inspection of Shear Construction - B/C Section 1706.2:**

- Certificates of stress testing and stress testing.transpose

**Additional Special Moment Frames:**

- Additional special moment frames required unless required by the Uniform Building Code.

**Concrete Work Only:**

- Concrete work only.

**Wood Framed Construction Included:**

- Wood framed construction included for narrative only. Separate reports are required for the special inspection documents.
PLACE THE LONG DIRECTION OF THE SHEATHING OF FINISHED GRADE SHALL BE SHORT PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.

WIDE, UNO. OPENINGS WIDER THAN GL8 3/4x39 GAP BETWEEN THE SHEATHING PANELS. PROVIDE PANEL SHEATHING CLIPS (PSCLS) BETWEEN 2,000] DENOTES AXIAL LOAD IN POUNDS THAT TRUSSES SHALL BE DESIGNED FOR. LOADS ARE REQUIRE FRAMING AS NOTED ON PLAN.

APA RATED RIM JOISTS, MINIMUM, UNO. PROVIDE DOUBLE RIM JOISTS WHERE REQUIRED 1'-4" PROVIDE A 1/8" = 1'-0"

2'-8" 1'-4"

2 HR RATED WALL

20' T/PARAPET - 0"

SLOPE

6'-0" 29 psf

52 psf 11'-0"

69 psf 1'-4"

48" RED - M @ 32"OC

SLOPE

PER ARCH

GL8 3/4x39

B

OUTRIGGERS

2x6 @ 24"OC

TYP AT - 7 1/16"

TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS NOT REFERENCED ON PLAN.

MISCELLANEOUS ROOF ITEMS SUCH AS EQUIPMENT, ROOF HATCHES, SKYLIGHTS, ETC. REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL LOADING AND COORDINATION OF REFERENCE PLANS FOR ADDITIONAL LOADING TO THE GENERAL NOTES AND SPECIFICATIONS.

ALL HANGERS ARE TO BE DESIGNED AND PROVIDED BY THE TRUSS MANUFACTURER.

GIRDER TRUSSES REQUIRE (2) H2.5A CLIPS, MINIMUM, UNO

ALL GIRDER TRUSSES TO BE SUPPORTED BY (2) STUDS, MINIMUM, CONTINUOUS TO THE FOUNDATION.

HATCHED AREAS INDICATE AREAS OF OVERFRAMING.

PRIOR TO SHOP DRAWING SUBMITTAL.

ROOF FRAMING IS SUGGESTED LAYOUT, DEVIATIONS MUST BE APPROVED BY ENGINEER REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR DESIGN AND PERFORMANCE CRITERIA.

ROOF TRUSSES ARE TO BE BIDDER DESIGNED AND SUBMITTED TO THE ENGINEER SERVICE LEVEL (1.0D) LOADS.

[XXX PLF] DENOTES ADDITIONAL VERTICAL DEAD LOAD TO BE CARRIED BY THE TRUSSES. LOADS ARE SERVICE LEVEL (1.0E or 1.0W) LOADS.

[+/

CMU WALL SIZE AND REINFORCING PER SCHEDULE. WALLS SHALL BE SOLID GROUTED, UNO.

FABRICATE ALL STEEL COLUMN

BELOW.

SHEAR WALLS, POSTS, POST BASES AND BEARING STUDS ARE REFERENCED ON THE FRAMING PLAN 36 PROVIDE DOUBLE JOISTS/TRUSSES AROUND OPENINGS OF 24' OTHERWISE ON PLAN.

INFORMATION.

PRESSURE

ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITIN 8" ON PLAN OR IN SHEAR WALL SCHEDULE.

PROVIDE 1 ½" SHEAR WALL SCHEDULE.

REFERENCE THE SHEAR WALL SCHEDULE FOR ALL NAILING REQUIREMENTS.

BEAMS FRAMED ON PLAN ARE FLUSH FRAMED, UNO. PROVIDE (2) H2.5A CLIPS AT ALL BEAMS, UNO.

OTHERWISE ON PLAN.

SHALL BE SUPPORTED BY A MINIMUM OF (1) TRIMMER STUD AND (1) KING STUD, UNLESS NOTED HEADERS SHALL BE (2) 2X8 MINIMUM, UNO. SUPPORTS PER FLOOR FRAMING BELOW. ALL HEADERS FLANGE BEARING, UNO AND WEB STIFFENERS PROVIDED WHERE REQUIRED.

WOOD I HANGERS SHALL BE AS SPECIFIED ON PLAN.

HANGERS TO BE TOP

AND WEB STIFFENERS PROVIDED WHERE REQUIRED.

NOTICE:

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**TYPICAL FOOTING STEP**

- 3/4" = 1'-0"

**INTERIOR ISOLATED FOOTING**

- 3/4" = 1'-0"

**ISOLATED/CONTINUOUS FOOTING INTERSECTION**

- 3/4" = 1'-0"

**HSS AT EXTERIOR STEMWALL**

- 3/4" = 1'-0"

**EXTERIOR FOOTING AT 2-HR WOOD STUD WALL**

- 3/4" = 1'-0"

**EXTERIOR FOOTING AT WOOD STUD WALL WITH BRICK VENEER**

- 3/4" = 1'-0"

**EXTERIOR FOOTING WITH AT 2-HR WOOD STUD WALL**

- 3/4" = 1'-0"

**EXTERIOR FOOTING - DOORWAY**

- 3/4" = 1'-0"

**INTERIOR THICKENED SLAB**

- 3/4" = 1'-0"

**TYPICAL FOUNDATION HOLDOWN - THICKENED SLAB FOOTING**

- 3/4" = 1'-0"

**CMU WALL FOUNDATION AT SLAB STEP**

- 3/4" = 1'-0"
MINIMUM FOOTING SIZE FOR HOLDOWNS IS 2x3/4" = 1'-0" DEPTH AS REQUIRED TO MAINTAIN 3" CLEAR TO BOTTOM OF FOOTING.

STORY WALLS

TYPICAL SHEAR WALL ELEVATION - SINGLE STORY WALLS

TYPICAL WALL FRAMING

1. PROVIDE 2 (2) STUDS AT OPENINGS
2. PROVIDE (5) 16d NAILS @ 12" OC
3. PROVIDE BLOCKING & STUD SIZE AT PANEL EDGES
4. PANEL EDGES SHALL BE AT 12" OC
5. BLOCKING IS REQUIRED AT ALL PANEL EDGES.

WOOD SHEAR WALL SCHEDULE - 1ot NAILS (0.148"Øx2 1/4") & DOUGLAS FIR LARCH WOOD

WOOD FRAMES CONSTRUCTION MUST BEłow THOSE DETAILS FOR CONCRETE SHEATHING AT CORNERS

11. NON-BEARING WALL ATTACHMENT TO TRUSSES

NOTE:

WOOD-FRAMED CONSTRUCTION MUST BE BELOW THOSE DETAILS FOR CONCRETE SHEATHING AT CORNERS.
Keynotes:
1. Coordinate location of Service Disconnect, CT ENCLOSURE and METER with Utility.
2. Route underground service entrance conduit & wire from CT ENCLOSURE to MDP. Coordinate routing with other trades as required.
3. Route conduit for communications service to utility room. Coordinate location and size with communications utility.

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