

"WONDERGROUND" BUILDING

for

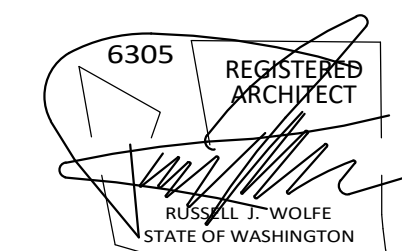
NORTH LINCOLN, LLC

815 N Lincoln St, Spokane, WA
99201

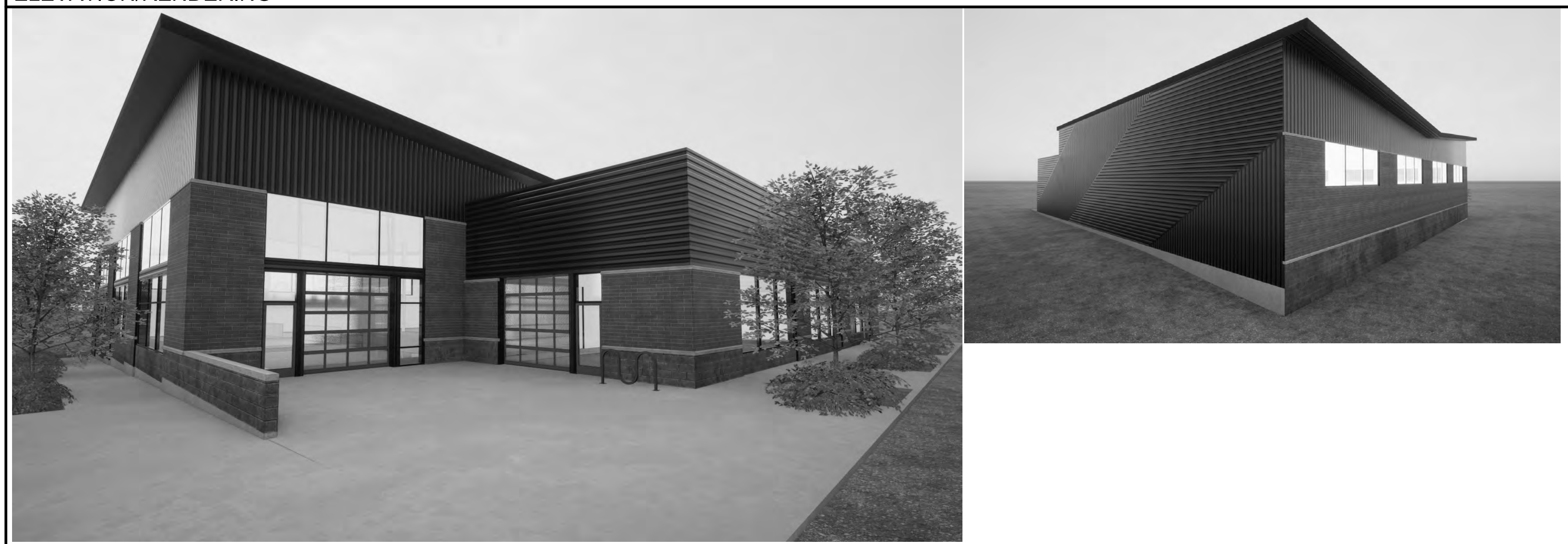
GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE & LOCAL CODES
- DIMENSIONS ARE FACE OF STUD. OR GRID LINE AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION, U.O.N.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO FAMILIARIZE HER/HIMSELF WITH ALL THE EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
- THE JOB SITE AT THE COMPLETION OF CONSTRUCTION SHALL BE CLEAR OF ANY DEBRIS OR SPOIL, RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF THE OWNER.
- ALL TERMINATIONS OF ONE FLOOR MATERIAL TO ANOTHER SHALL HAVE TRANSITION OR REDUCER STRIPS MADE FOR FLOORING TYPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY UNDERGROUND OR CONCEALED UTILITY LINES THAT MAY BE REQUIRED OR AVOIDED DURING CONSTRUCTION.
- REFER TO CODE ANALYSIS AND CODE COMPLIANCE PLANS FOR FIRE RATED ASSEMBLIES, EXITING & EGRESS.
- ALL ROUGH OPENINGS ARE LOCATED 4" NEAREST ADJACENT WALL, U.O.N.
- ALL PENETRATIONS THROUGH FIRE RESISTIVE FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLED TO CONFORM TO THE U.L. LISTING.
- U.O.N., ALL BLOCKING OR BACKING MATERIAL SHALL BE PLWD OR 2X FOR ALL WALL MOUNTED ITEMS.
- REFER TO INTERIOR SHEETS FOR ALL CASEWORK, COUNTERTOP, TRIM, FLOORING AND WALL TREATMENT DETAILS.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF THIS PROJECT'S BUILDING AS A RESULT OF THIS PROJECT, IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL PREVAIL.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED PRIOR TO ANY PHASE OF CONSTRUCTION. FEES AND ANY RELATED COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DOOR OPENINGS SHALL HAVE 12" CLEAR ON THE PUSH SIDE & 18" CLEAR ON THE PULL SIDE.

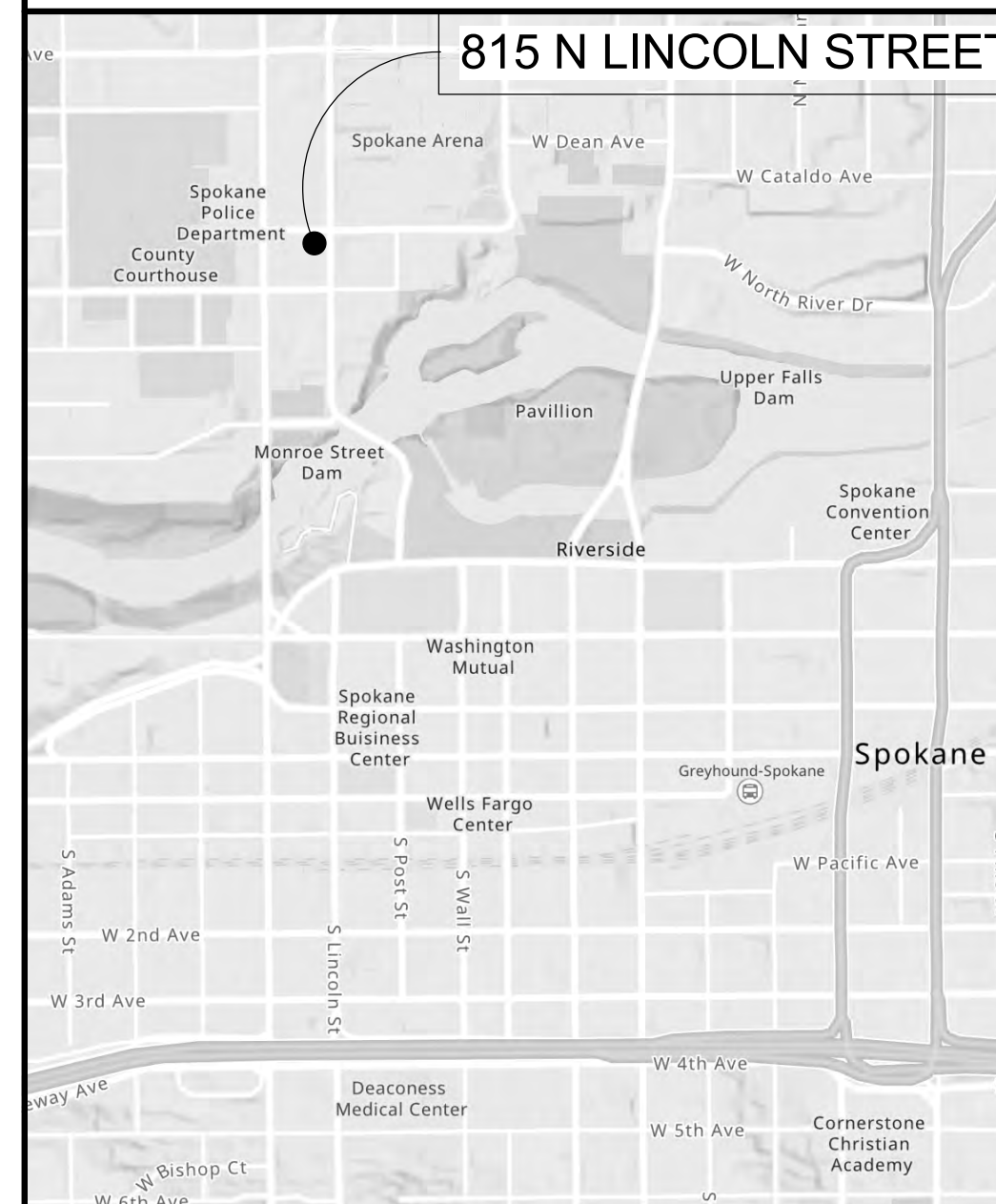
Revisions:



ELEVATION/RENDERING



VICINITY MAP



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SYMBOLS & GRAPHICS

	GRIDLINE		ALUMINUM
	REFERENCE/ELEVATION POINT		BATT INSULATION
	INTERIOR ELEVATIONS		BRICK CUT
	BLDG SECTION		CONCRETE
	DETAIL SECTION		CONCRETE CUT
	KEYNOTE		CMU CUT
	DEMOLITION KEYNOTE		EARTH
	WINDOW TAG		E.I.F.S. IN ELEV
	FINISH KEYNOTE		FINISH WOOD
	DOOR TAG		FIRE PROOFING
	WALL TAG		GLASS
	LEVEL HEAD		GRASS
	ROOM TAG		GRAVEL
	REVISION TAG		GROUT
			GYPSUM BOARD
			METAL FRAMING
			PLASTIC
			PLYWOOD
			RIGID INSULATION
			SAND
			SPRAY INSULATION
			STEEL GRATE
			WOOD BLOCKING
			WOOD FRAME

ABBREVIATIONS

A.B.	ANCHOR BOLT	FND	FOUNDATION	R	RADIUS OR RISER
A.F.F.	ABOVE FINISH FLOOR	FRMG.	FRAMING	RD	ROOF DRAIN
ABV	ABOVE	FT	FOOT OR FEET	REC	RECOMMENDED
ACOUS	ACOUSTICAL	FTG	FOOTING	REF	REFERENCE
ALUM	ALUMINUM	GA	GAUGE	REIN	REINFORCE, REINFORCED
ARCH	ARCHITECTURAL	GALV	GALVANIZED	REQ	REQUIRED
ASPH	ASPHALT	GC	GENERAL CONTRACTOR	RM	ROOM
BD	BOARD	GND	GROUND	S	SOUTH
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	S & V	STAIN AND VARNISH
BLKG	BLOCKING	GYP	GYPSUM	SC	SOLD CORE
BM	BEAM	HB	HOUSE BIBB	SCHE	SCHEDULE
BTM	BOTTOM	HC	HOLLOW CORE	SHT	SHEET
CAB	CABINET	HDCP	HANDICAP	SHTG	SHEATHING
CB	CATCH BASIN	HDWD	HARDWOOD	SIM	SIMILAR
CEM	CEMENT	HWDR	HARDWARE	SOG	SLAB ON GRADE
CJ	CONTROL JOINT	HM	HOLLOW METAL	SPEC	SPECIFICATION
CLG	CEILING	HRZ	HORIZONTAL	SQ FT	SQUARE FOOT
CLR	CLEAR	HR	HOUR	SS	STAINLESS STEEL
COL	COLUMN	HT	HEIGHT	STD	STANDARD
CONC	CONCRETE	HT	HEIGHT	STL	STEEL
CONN	CONNECTION	HT	HEIGHT	STOR	STORAGE
CONT	CONTINUOUS	IBC	INTERNATIONAL BUILDING CODE	STRUC	STRUCTURAL
CTR	CENTER	INT	INTERIOR	SUSP	SUSPENDED
DBL	DOUBLE	INT	INTERIOR	SVC	SERVICE
DEPT	DEPARTMENT	JAN	JANITOR	T	TEMPERED
DIA	DIAMETER	JAN	JANITOR	T & G	TONGUE & GROOVE
DNM	DIMENSION	LAM	LAMINATE	TC	TOP OF CURB
DN	DOWN	LAV	LAVATORY	THK	THICK
DR	DOOR	LOC	LOCATION	TP	TOP OF PLATE
DS	DOWNSPOUT	LOC	LOCATION	TP	TOP OF PAVEMENT
DTL	DETAIL	MATL	MATERIAL	TRD	THREAD
DWG	DRAWING	MECH	MECHANICAL	TRTD	TREATED
E	EAST	MFR	MANUFACTURER	TW	TOP OF WALL
EA	EACH	MH	MANHOLE	TYP	TYPICAL
EIFS	EXT. INSULATION FINISH SYSTEM	MIN	MINIMUM	UNFIN	UNFINISHED
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	UNON	UNLESS OTHERWISE NOTED
EL	ELEVATION	MTD	MOUNTED	VERT.	VERTICAL
ELEC	ELECTRICAL	MTL	METAL	VEST.	VESTIBULE
ELEV	ELEVATOR	N	NORTH	VTR	VENT THRU ROOF
ENCL	ENCLOSURE	NIC	NOT IN CONTRACT	W	WEST
EO	EQUAL	NO	NUMBER	W/	WITH
EQUIP	EQUIPMENT	ND	NOT TO SCALE	W/O	WITHOUT
EXIST	EXISTING	NTS	NOT TO SCALE	WD	WOOD
EXPO	EXPOSED	OC	ON CENTER	WDW	WINDOW
EXT	EXTERIOR	OFCD	OWNER FURNISHED CONTRACTOR INSTALLED	WP	WATERPROOF
FD	FLOOR DRAIN	OFOI	OWNER FURNISHED OWNER INSTALLED	WR	WATER RESISTANT
FE	FIRE EXTINGUISHER	OPP	OPPOSITE	WSCT	WAINSCOT
PH	FIRE HYDRANT	PL	PLATE	WT	WEIGHT
FIN	FINISH	PLAM	PLASTIC LAMINATE		
FLR	FLOOR	PLYWD	PLYWOOD		
FLSHG	FLASHING				
FLUOR	FLUORESCENT				

PROJECT TEAM

OWNER:	North Lincoln LLC, DBA "Wonderground" 1314 S Grand Blvd. #2-288 SPOKANE, WA, 99202
ARCHITECT:	Wolfe Architectural Group 1015 N Callispel, Suite B Spokane, WA 22201 Russ Wolfe (509) 455-6999
CIVIL:	DCG/Watershed 601 W Main Ave, Suite 617 Spokane, WA, 99201 Erik Fuentes (509) 606-3600
STRUCTURAL:	GLR Engineers 9 S Washington St. Spokane, WA, 99201 Logun Rasmussen (509) 241-3885
MECHANICAL:	Cobalt Engineering 7118 S. Pheasant Ridge Dr. Spokane, WA, 99204 Corey Peterson (509) 443-9382
ELECTRICAL:	Pennell Consulting Inc. 400 South Jefferson Street, Suite 301 Spokane, WA, 99204 Rob Pennell (509) 747-1872
FIRE PROTECTION:	BIDDER DESIGN

PROJECT INFORMATION

APPLICABLE CODES & STANDARDS	
BUILDING	INTERNATIONAL BUILDING CODE (IBC) - 2018
ELECTRICAL	NATIONAL ELECTRICAL CODE (NFPA 70 NEC) - 2018
ENERGY	WASHINGTON STATE ENERGY CODE (WSEC) - 2018
FIRE	INTERNATIONAL FIRE CODE (IFC) - 2018
ACCESSIBILITY	ANSI ICC A117.1-2009
MECHANICAL	INTERNATIONAL MECHANICAL CODE (IMC) - 2018
PLUMBING	UNIFORM PLUMBING CODE (UPC) - 2018
SITE INFORMATION	
PHYSICAL ADDRESS:	815 N. LINCOLN ST. SPOKANE, WA 99201
PARCEL NO.:	35182.4401
ZONING DISTRICT:	DTG, DOWNTOWN GENERAL
SETBACKS (ALL SIDES):	0FT
LANDSCAPE REQUIRED:	YES
PARKING REQUIREMENTS:	NONE
BUILDING INFORMATION:	
OCCUPANT GROUP:	ASSEMBLY A-3 / B NON-SEPARATED
CONSTRUCTION TYPE:	TYPE V-B, S1 (601)
FIRE SEPARATION:	NORTH: 30', EAST: 30', SOUTH: 8', WEST: 0'
ALLOWABLE HEIGHT:	60', 2 STORY (604.3, 604.4)
ACTUAL HEIGHT:	28', 1 STORY
ALLOWABLE BUILDING AREA:	25,500 sf
TABLE 506.2 (A-3)	S1 = 24,000 sf
FRONTAGE INCREASE	6,000 x 0.25 = 1,500 sf
BUILDING AREA:	10,443 gsf / 50 gsf/occ = 209 occ.
A-3 / SPORT COURTS:	441 gsf / 50 gsf/occ = 9 occ.
UTILITY/RESTROOMS/HALL:	2,064 gsf / 50 gsf/occ = 42 occ.
TOTAL AREA:	12,945 gsf = 260 occ.
*UNFINISHED TI AREA OCCUPANTS NOT INCLUDED IN RESTROOM FIXTURE COUNT	
FIRE EXTINGUISHERS (F.E.)	
MAX TRAVEL DISTANCE:	75' (906.3)
FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED IN COORDINATION WITH LOCAL FIRE DEPARTMENT.	
NUMBER OF EXITS: 3	
PLUMBING FIXTURES:	
WATER CLOSETS	LAVATORIES
M: 1/125 F: 1/65	M: 1/200 F: 1/200
M: 1 F: 2	M: 1 F: 1
REQUIRED (218'2 = 109):	Gender Neutral: 3
PROVIDED (PER 2902.2.2):	Gender Neutral: 3

GRADING & FOOTINGS
9.21.2023

COVER SHEET
GRADING & FOOTINGS

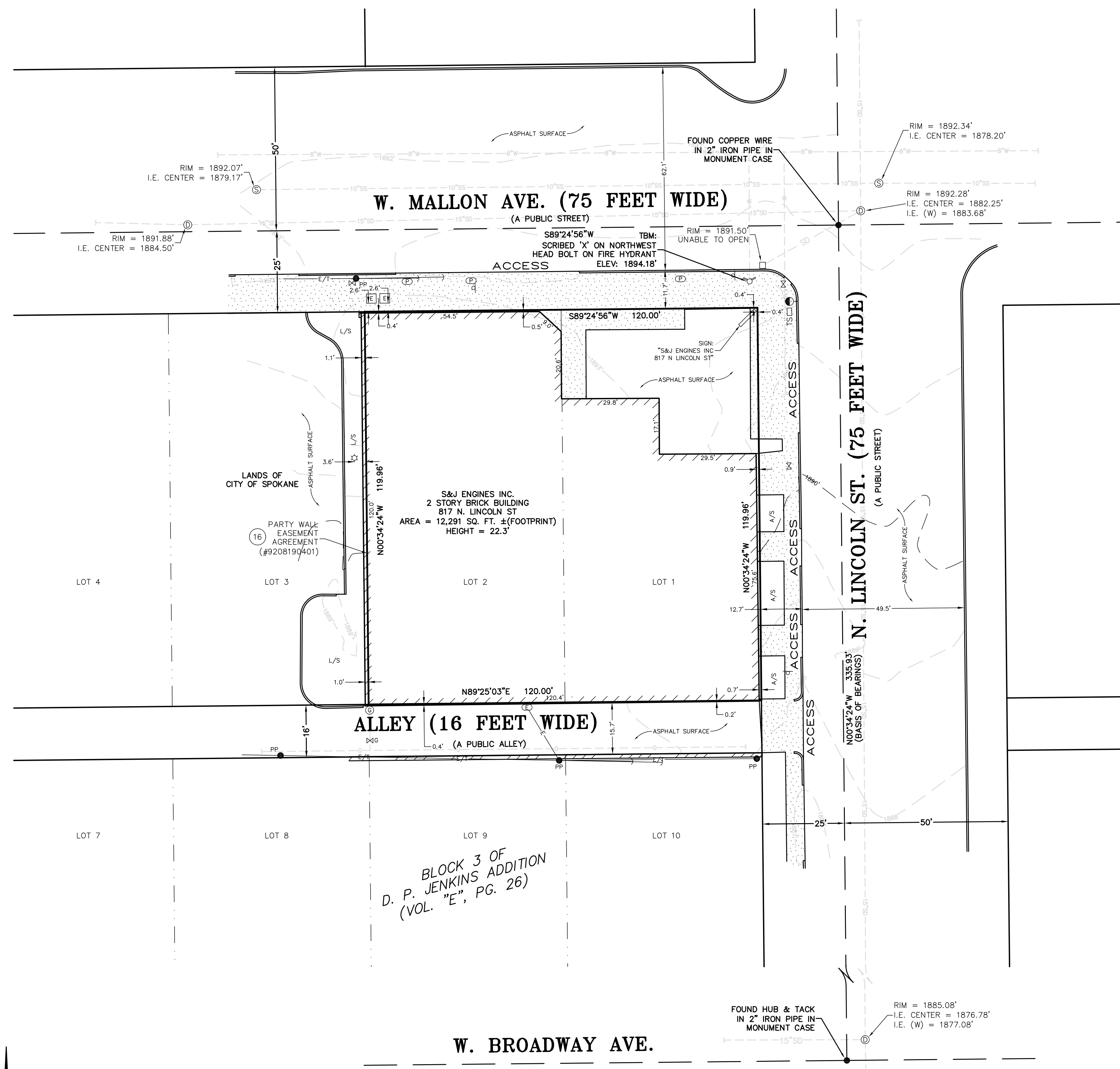
"WONDERGROUND" BUILDING
NORTH LINCOLN, LLC
815 N Lincoln St, Spokane, WA 99201

WAG
Wolfe Architectural Group
1015 N. Callispel Street Suite "B"
Spokane, Washington 99201
p 509.455.6999 f 509.455.3933
www.wagarch.com

Project No.: 23.133
Date: 9.21.2023
Drawn By: DRW
Checked By: RJW

Sheet No.

G0.00



LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:
LOTS 1 AND 2, BLOCK 3 IN D. P. JENKINS ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "E" OF PLATS, PAGE 26; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 22-22328 DATED JANUARY 28, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN THE SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

**STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 22-22328
SCHEDULE B - EXCEPTIONS:**

- PLAT RECORDED IN VOLUME E OF PLATS, PAGES 26 & 28, AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- PARTY WALL EASEMENT AGREEMENT RECORDED AUGUST 19, 1992, RECORDING NO. 9208190401; AFFECTS SUBJECT PROPERTY, PLOTTED.

BASIS OF BEARINGS

THE BEARING OF NORTH 00° 34' 24" WEST ALONG THE MONUMENT LINE OF NORTH LINCOLN STREET AS SHOWN UPON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" RECORDED IN VOLUME 107 OF SURVEYS, PAGE 49, SPOKANE COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

NOTES AND COMMENTS:

- THIS SURVEY WAS PREPARED FOR THE PURPOSES OF CIVIL ENGINEERING DESIGN.
- THE CONTOURS SHOWN HEREON WERE DERIVED FROM DIRECT FIELD OBSERVATIONS.
- THE CONTOUR INTERVAL FOR THIS SURVEY IS 1 FOOT
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE NSPS STANDARDS FOR TOPOGRAPHIC SURVEYS (APPROVED MARCH 12, 2002).
- THE BOUNDARY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A FIELD SURVEY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PLANS AND RECORDS PROVIDED BY MAP SPOKANE, UTILITY LOCATION MARKINGS TOGETHER WITH THE OBSERVED SURFACE FEATURES.
- IN THE WRITTEN CONTRACT BETWEEN DURYEYEA AND ASSOCIATES, P.S. AND THEIR CLIENT FOR THIS PROJECT, THE LOCATION OF THE UTILITIES THAT SERVE THE SUBJECT PROPERTY ALONG WITH THOSE THAT CURRENTLY EXIST ON THE PROPERTY HAVE BEEN LOCATED AND ARE SHOWN HEREON. THE LOCATION OF THESE UTILITIES WILL BE BASED ON THE INFORMATION AND MARKINGS PROVIDED THROUGH THE 811 ONE-CALL PROGRAM. IF ADDITIONAL DATA WAS REQUIRED THAT IS NOT PROVIDED BY THE ONE-CALL PROGRAM, A PRIVATE UTILITY LOCATOR WAS RETAINED TO PROVIDE MISSING INFORMATION.
- GROSS LAND AREA 14,395 SQUARE FEET OR 0.331 ACRES, MORE OR LESS.
- EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- DURYEYEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.

VERTICAL DATUM:

- VERTICAL DATUM: NAVD 88
- REFERENCE BENCHMARK:
WASHINGTON DEPARTMENT OF TRANSPORTATION DESIGNATION
GP32395-174
ON-SITE TEMPORARY BENCHMARK:
SCRIBED 'X' ON NORTHWEST HEAD BOLT ON FIRE HYDRANT
ELEVATION: 1894.18'

SURVEYOR'S CERTIFICATE:

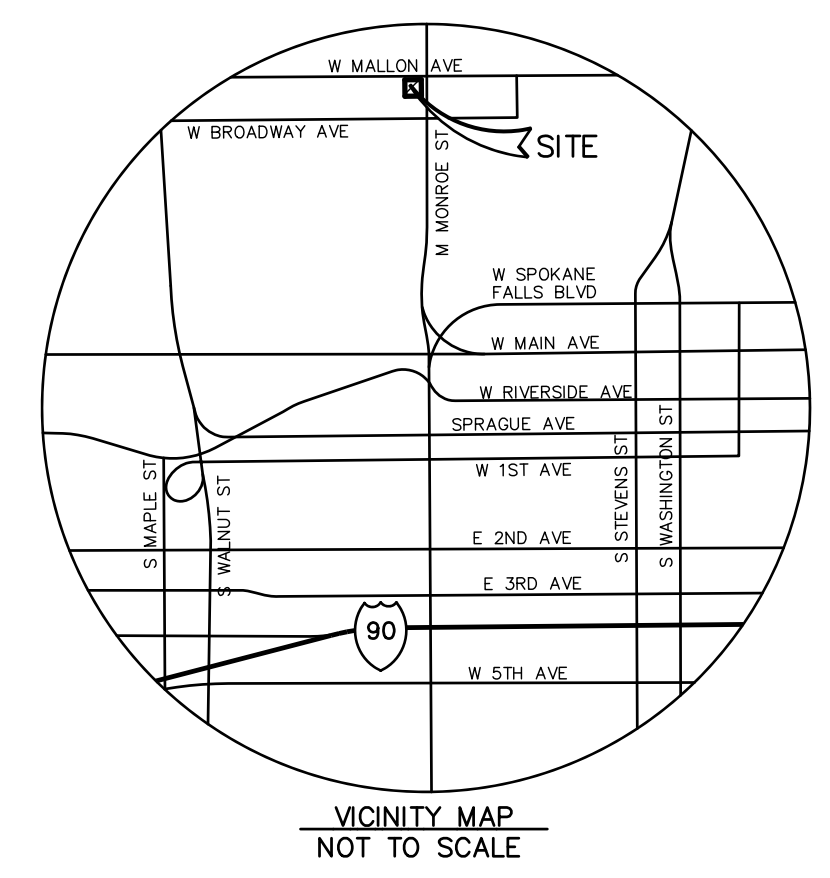
THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECTION IN JUNE 2023 AT THE REQUEST OF REVOLVE HOLDINGS, LLC.

PRELIMINARY

Mitchell Duryea
LS 33658
Exp. 9/17/2025
mitch@duryea-associates.com

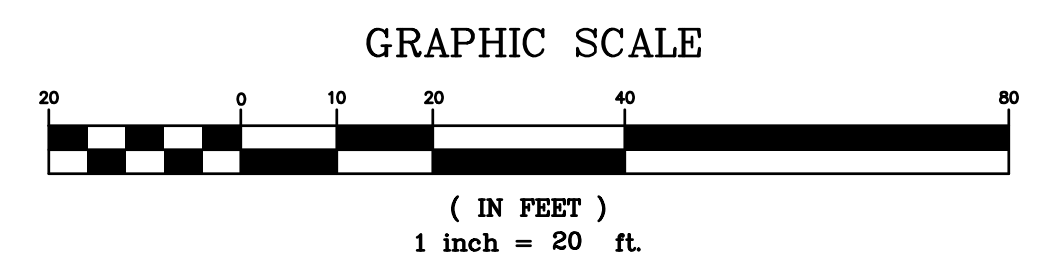
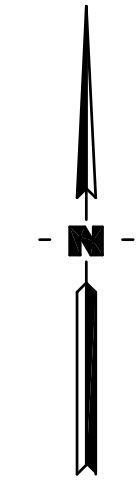
33658
REGISTERED
PROFESSIONAL LAND SURVEYOR

Date



LEGEND:

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	MONUMENT LINE
	BUILDING LINE
	6" CONCRETE CURB
	CONCRETE WALL
	CONCRETE SURFACE
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CATCH BASIN
	POWER POLE
	POWER POLE WITH GUY WIRE
	TRAFFIC SIGNAL BOX
	LIGHT STANDARD
	ELECTRIC METER
	PARKING METER
	ELECTRIC VAULT OR BOX
	SIGN: "NO PARKING"
	UNDERGROUND SANITARY LINE WITH SIZE
	UNDERGROUND STORM LINE WITH SIZE
	UNDERGROUND WATER LINE WITH SIZE
	UNDERGROUND GAS LINE
	OVERHEAD POWER/TELECOMMUNICATION LINE
	OVERHEAD POWER LINE
	LANDSCAPED AREA
	ASPHALT SURFACE
	FOUND AS NOTED



BOUNDARY & TOPOGRAPHIC SURVEY

817 NORTH LINCOLN STREET
SPOKANE, WA



2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
www.duryea-associates.com

PROJECT SURVEYOR: MJD	SHEET: 1 OF 1
DRAWN BY: ALH	
LAST DATE OF REVISION:	JOB NO.: 22-3211

CIVIL IMPROVEMENT PLANS

"WONDERGROUND" BUILDING

815 N LINCOLN STREET,
SPOKANE, WASHINGTON 99201

ABBREVIATIONS:

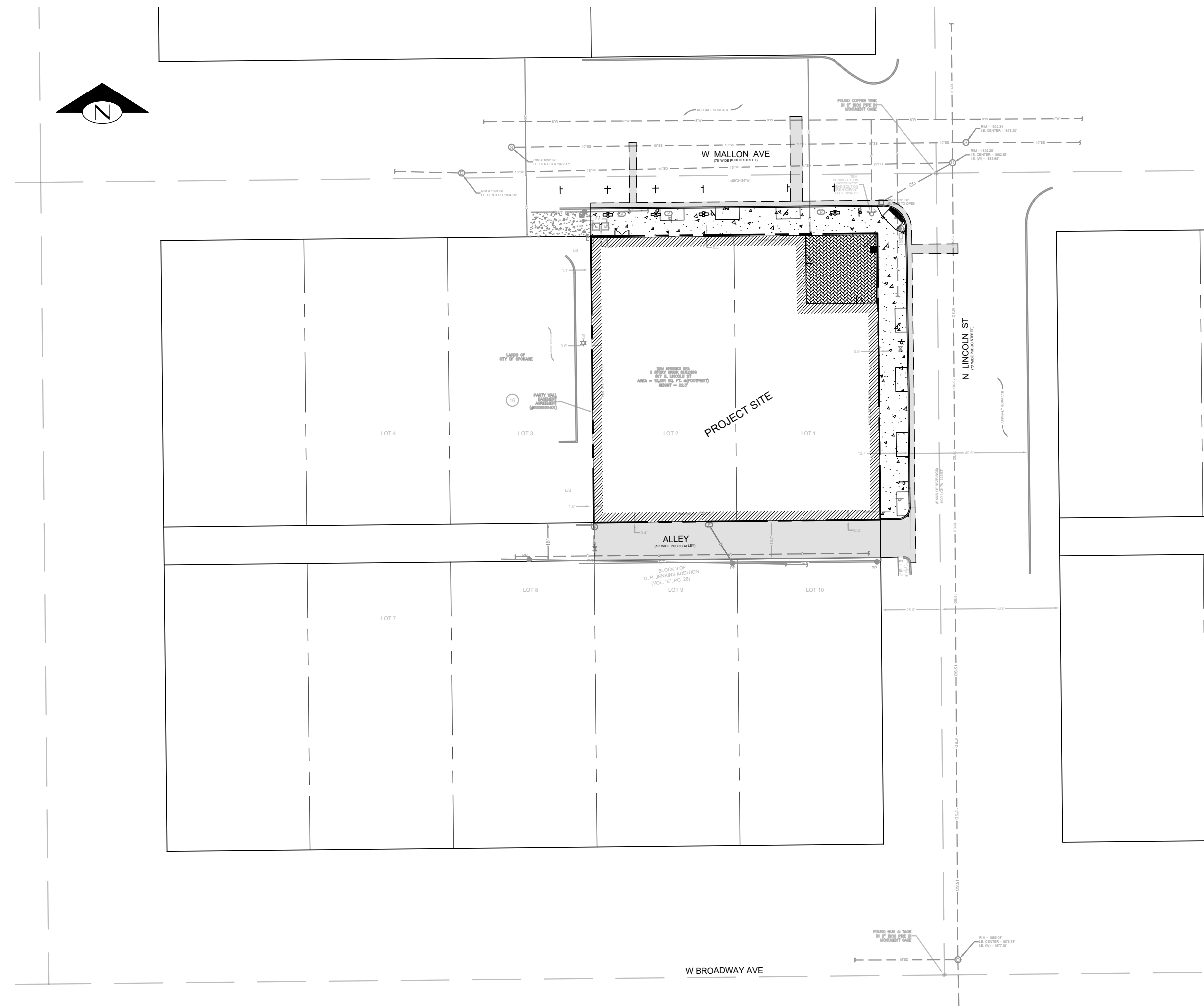
±	PLUS OR MINUS
AC	ASPHALT CONCRETE
AFN	AUDITORS FILE NUMBER
APPROX	APPROXIMATELY
ASPH	ASPHALT
BC	BEGIN CURVE
BKSW	BACK OF SIDEWALK
BLD	BUILDING
BOTW	BOTTOM OF WALL (EL)
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
CTR	CENTER
CULV	CULVERT
CW	CONCRETE WALK
DI	DUCTILE IRON PIPE
DWY	DRIVEWAY
EC	END OF CURVE
EG	EXISTING GRADE
EL	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EVC	END OF VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISHED SURFACE
GB	GRADE BREAK
GRVL	GRAVEL
GV	GATE VALVE
GW	GROUND WATER
HP	HIGH POINT
HMA	HOT MIX ASPHALT
ITD	IDAHO TRANSPORTATION DEPARTMENT
IE	INVERT ELEVATION
INT	INTERSECTION
IRR	IRRIGATION
LF	LINEAL FEET

LOC	LOCATION
LS	LANDSCAPING
LT	LEFT (OFFSET)
MON	MONUMENT
MUTCD	MANUAL UNIFORM TRAFFIC CONTROL DEVICES
NO.	NUMBER
NTS	NOT TO SCALE
OHW	ORDINARY HIGH WATER
PED	PEDESTRIAN
PC	POINT OF CURVATURE
PCC	POINT OF REVERSE CURVATURE
PL	PROPERTY LINE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT (CURVE/ CIRCLE)
RT	RIGHT (OFFSET)
PT	POINT OF TANGENCY
RWCL	RIGHT OF WAY CENTER LINE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTH EAST
SF	FILTER FENCE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
STA	STATION (ALIGNMENT REFERENCE)
STD	STANDARD
TOC	TOP (BACK) OF CURB
TOE	TOE OF GRADE BREAK
TOP	TOP OF GRADE BREAK
TOPW	TOP OF WALL (EL)
TP	TELEPHONE POLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	UNDERGROUND TELEPHONE
VC	VERTICAL CURVE
W	WITH
WM	WATER MAIN
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

PROPOSED FEATURES LEGEND:

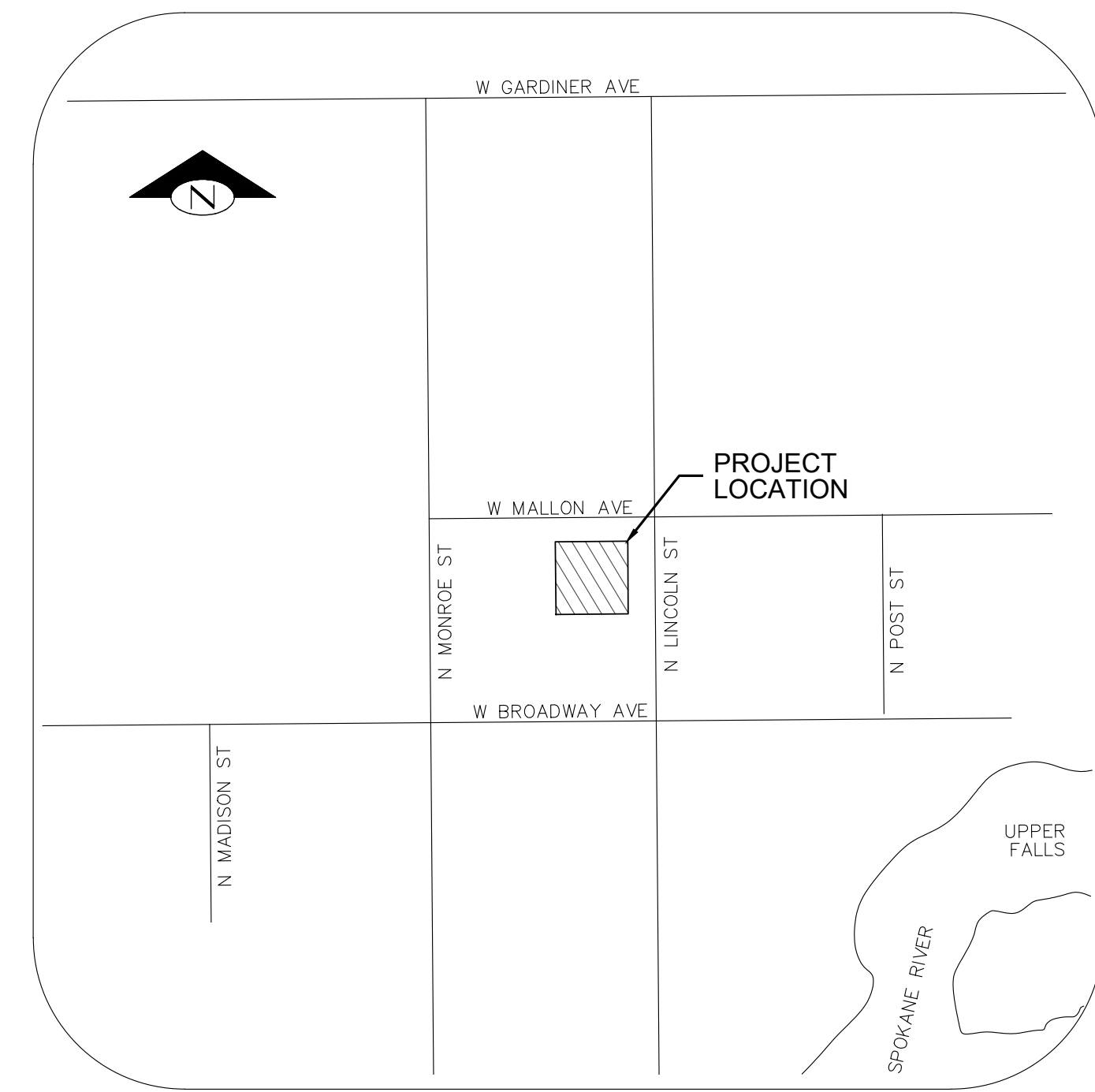
	CONCRETE
	ASPHALT
	LANDSCAPE
	GRAVEL
	SWALE BOTTOM AREA
	SPOT ELEVATION
	PERFORATED PIPE
	STORMWATER PIPE
	SANITARY SEWER
	DOMESTIC WATER LINE
	FIRE WATER LINE
	TRENCH / SAWCUT LINE
	PUBLIC ROW
	ROW CENTERLINE
	KEY NOTE REFERENCE
	FLOW DIRECTION ARROW
	FIRE HYDRANT
	GATE VALVE (GV)
	CAP
	REDUCER (RED)
	THRUST BLOCKING
	WATER SERVICE METER
	POST INDICATOR VALVE (PIV)
	FIRE DEPARTMENT CONNECTION (FDC)

	SEWER MANHOLE (SSMH)
	SEWER CLEANOUT (SSCO)
	STORM MANHOLE (SDMH)
	STORM CATCH BASIN (CB)
	STORM CLEANOUT (SDCO)
	CULVERT END
	OUTFALL ROCK PAD
	CONCRETE CURB
	CONCRETE CURB INLET



SITE MAP
SCALE: 1" = 60'

SHEET LIST TABLE	
Sheet Number	Sheet Title
C1.00	COVER SHEET
C2.00	GENERAL NOTES
C3.00	EXISTING CONDITIONS AND SITE MAP
C3.01	DEMOLITION PLAN
C4.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
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C5.01	GRADING PLAN
C6.00	STORMWATER PLAN
C7.00	UTILITY PLAN
C8.00	DETAILS
C8.01	DETAILS
C9.00	SIGNING & STRIPING PLAN



VICINITY MAP
NTS

SURVEY INFORMATION:

THE SURVEY AND MAPPING INFORMATION, INCLUDING BUT NOT LIMITED TO EXISTING SURFACE FEATURES, PROPERTY LINES, RIGHT-OF-WAY, CENTERLINE, EASEMENTS, AND RECORD INFORMATION, SHOWN ON THESE IMPROVEMENT PLANS WERE PROVIDED BY THE SURVEYOR(S) BELOW. A COPY, SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR IS ON FILE WITH THE DESIGN ENGINEER.

DESIGN TEAM:

ARCHITECT:
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1015 N CALISPEL STREET, #B
SPOKANE, WA 99201
PHONE: (509) 455-8999
ATTN: DWILDE@WAGARCH.COM

ENGINEER:
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601 W MAIN ST, SUITE 617
SPOKANE, WA 99201
PHONE: (509) 606-3600
FAX: (208) 523-1012
ATTN: ERIK FUENTES, PE

SURVEYOR:

DURVEA & ASSOCIATES
SURVEYING & MAPPING
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SPOKANE, WA 99207
PHONE: (509) 465-8007
ATTN: MICHELL DURVEA

GEOTECHICAL:

BUDINGER & ASSOCIATES
1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
PHONE: (509) 535-8841
ATTN: JOHN FINNEGAN, PE, LHG

SITE ADDRESS:

815 N LINCOLN STREET,
SPOKANE, WA 99201

STANDARDS:

THE IMPROVEMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS LISTED BELOW.

- CITY OF SPOKANE STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION)
- WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION)

LOCAL PURVEYORS:

SEWER/STORMWATER:
CITY OF SPOKANE
909 E. SPRAGUE AVENUE
SPOKANE, WA 99202
PHONE: (509) 625-8323
ATTN: MIKE NILSSON

WATER DEPARTMENT:
CITY OF SPOKANE
909 E. SPRAGUE AVENUE
SPOKANE, WA 99202
PHONE: (509) 625-7844
ATTN: DUANE STUDER

FIRE DEPARTMENT:
SPOKANE FIRE DEPARTMENT (STATION 1)
44 W. RIVERSIDE AVENUE
SPOKANE, WA 99201
PHONE: (509) 625-7056
ATTN: DAVE KOKOT

NATURAL GAS & POWER:
AVISTA UTILITIES
1411 E. MISSION AVENUE
SPOKANE, WA 99220
NATURAL GAS ATTN: CHRISTIAN WRIGHT
POWER ATTN: NICK HARMON
PHONE: (509) 495-4889

Revisions:



09/20/2023

COVER SHEET

"WONDERGROUND" BUILDING
NORTH LINCOLN, LLC
815 N. LINCOLN ST.
SPOKANE, WA



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

Project No.: 23.133

Date: 09/20/2023

Drawn By: GR

Checked By: EF

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG/WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG/WATERSHED PRIOR TO CONSTRUCTION.

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C1.00

GENERAL NOTES:

- 1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION METHODS SHALL CONFORM TO WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD PLANS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (LATEST EDITION), AND THE CITY OF SPOKANE STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION).

EROSION & SEDIMENT CONTROL NOTES CONT.:

- 10. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

STORMWATER NOTES:

- 1. ALL PROPOSED AND EXISTING STORMWATER SYSTEMS SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

WATER NOTES:

- 1. CONTRACTOR SHALL EXPOSE EXISTING WATER LINES TO VERIFY EXISTING ELEVATION AND LOCATION PRIOR TO START OF CONSTRUCTION.

GRADING NOTES:

- 1. NO GRADING, CLEARING OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING PERMIT FROM THE CITY OF SPOKANE.

STORM DRAIN MATERIALS

THE FOLLOWING STANDARD PIPE MATERIALS SHALL BE USED FOR STORMWATER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITIONS OF CITY OF SPOKANE GENERAL PROVISIONS FOR PRIVATE CONTRACTS, AND AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS:

Table with 3 columns: MATERIAL, SPECIFICATION, DIAMETER. Rows include PVC PIPE, PVC PIPE, and PVC PIPE FITTINGS with their respective standards and diameters.

SANITARY SEWER NOTES:

- 1. THE CONTRACTOR SHALL EXPOSE ALL EXISTING SANITARY SEWER PIPES WHERE A CONNECTION IS TO BE MADE SO THAT THE ENGINEER CAN VERIFY EXISTING FLOWLINES AND LOCATIONS BEFORE START OF CONSTRUCTION.

SANITARY SEWER MATERIALS

THE FOLLOWING STANDARD MATERIALS SHALL BE USED FOR GRAVITY SANITARY SEWER CONSTRUCTION AND SHALL CONFORM TO THE LATEST EDITION OF AMERICAN SOCIETY OF TESTING MATERIALS STANDARDS AND CITY OF SPOKANE GENERAL PROVISIONS FOR PRIVATE CONTRACTS:

Table with 3 columns: MATERIAL, SPECIFICATION, DIAMETER. Rows include PVC PIPE, PVC PIPE, and PVC PIPE FITTINGS with their respective standards and diameters.

URBAN FORESTRY NOTES:

- 1. CITY LICENSED CERTIFIED ARBORIST WITH A VALID TREE PERMIT IS REQUIRED FOR THE REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY.

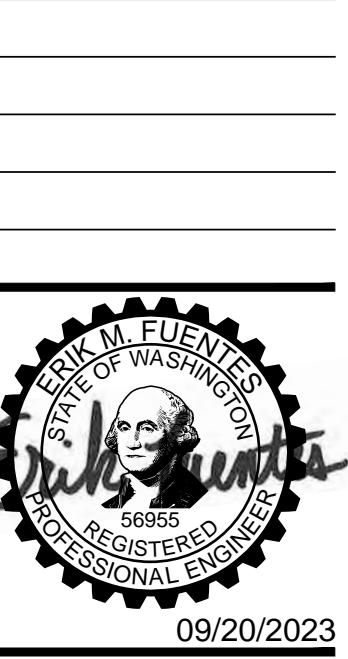
EROSION & SEDIMENT CONTROL NOTES:

- 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

PAVING NOTES:

- 1. ALL PROPOSED PAVING SHALL BE COMPLETED IN ACCORDANCE TO THE CITY OF SPOKANE STANDARD PLANS AND SPECIFICATIONS (LATEST EDITION), WSDOT STANDARD SPECIFICATIONS (LATEST EDITION), AND RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.

Revisions:



09/20/2023

GENERAL NOTES

"WONDERGROUND" BUILDING

NORTH LINCOLN, LLC
815 N. LINCOLN ST.
SPOKANE, WA



Wolfe Architectural Group
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Drawn By: GR

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LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, BLOCK 3 IN D. P. JENKINS ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "E" OF PLATS, PAGE 26; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 22-22328 DATED JANUARY 28, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO THE SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

STEWART TITLE GUARANTY COMPANY

COMMITMENT NO. 22-22328

SCHEDULE B - EXCEPTIONS:

- 15) PLAT RECORDED IN VOLUME E OF PLATS, PAGES 26 & 28, AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- 16) PARTY WALL EASEMENT AGREEMENT RECORDED AUGUST 19, 1992, RECORDING NO. 9208190401; AFFECTS SUBJECT PROPERTY, PLOTTED.

NOTES AND COMMENTS:

- 1) PURSUANT TO TABLE A, ITEM 2, THE POSTED PROPERTY ADDRESS OF THE SUBJECT PROPERTY IS: 817 N. LINCOLN ST.
- 2) PURSUANT TO TABLE A, ITEM 3, BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 53065C0852D WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 3) PURSUANT TO TABLE A, ITEM 4, THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS:
14,395 SQUARE FEET OR 0.331 ACRES, MORE OR LESS.
- 4) PURSUANT TO TABLE A, ITEMS 6(A) AND 6(B), PER THE CITY OF SPOKANE PLANNING DEPARTMENT, THIS SITE IS CURRENTLY ZONED DTG (DOWNTOWN GENERAL); DTG ZONING REQUIREMENTS FOR THIS SITE:
SETBACKS:
FROM STREET: 0 FEET
FROM LOT LINES: 0 FEET
FROM R-ZONES: 0 FEET
HEIGHT: 12 STORIES
LOT COVERAGE: NONE
NO PARKING REQUIRED.
- 5) PURSUANT TO TABLE A, ITEM 7, THE BUILDING AREA SHOWN HEREON WAS DETERMINED BY THE FIELD MEASUREMENTS OF THE EXTERIOR WALLS AT GROUND LEVEL.
- 6) PURSUANT TO TABLE A, ITEM 9, THE TOTAL PARKING SPACES ON THE SUBJECT PROPERTY IS: NONE (NO STRIPED PARKING STALLS)
- 7) PURSUANT TO TABLE A, ITEM 10, THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.
- 8) PURSUANT TO TABLE A, ITEM 16, AT THE TIME OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 9) PURSUANT TO TABLE A, ITEM 17, ACCORDING TO THE CITY OF SPOKANE PUBLIC WORKS DEPARTMENT WEBSITE <https://my.spokanecity.org/publicworks/>, THERE ARE NO CURRENT PROPOSALS FOR ANY CHANGES IN STREET RIGHT OF WAY LINES ADJACENT TO THE SUBJECT PROPERTY SHOWN ON THIS SURVEY.

AT THE TIME OF FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 10) PURSUANT TO TABLE A, ITEM 19, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.
- 11) PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY: NORTH LINCOLN STREET & WEST MALLON AVENUE
- 12) EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
- 13) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.
- 14) THE RECORD DESCRIPTION DOES MATHEMATICALLY CLOSE.
- 15) BASIS OF BEARINGS
THE BEARING OF NORTH 0°34'24" WEST ALONG THE CENTERLINE OF NORTH LINCOLN AVENUE AS SHOWN UPON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" RECORDED IN VOLUME 107 OF SURVEYS, PAGE 49, SPOKANE COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.
- 16) THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR PUBLIC STREET RIGHTS OF WAY SHOWN ON THIS SURVEY.

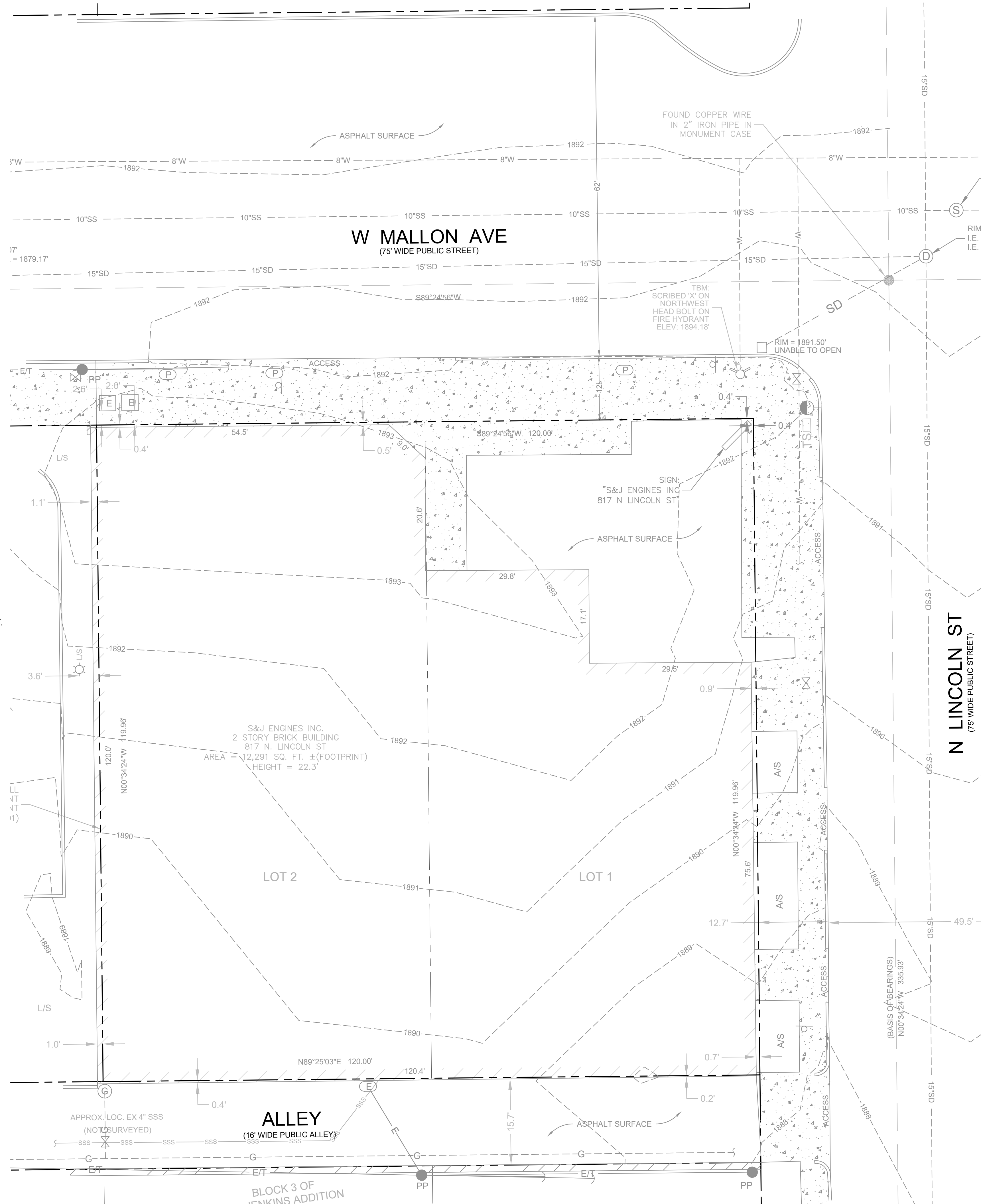
THERE ARE NO INTERIOR GAPS, GORES OR OVERLAPS BETWEEN THE PARCELS WITHIN THE SUBJECT PROPERTY.
- 17) TAX MAP PARCEL NO. 35182.4401
- 18) THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- 19) THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY AND DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. ADDITIONAL SURVEYING WILL BE REQUIRED FOR DESIGN PURPOSES.
- 20) THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.
- 21) DURYEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.

POSSIBLE ENCROACHMENTS:

THERE ARE NO OTHER ENCROACHMENTS BY IMPROVEMENTS ON THE ADJOINING PROPERTY ONTO SUBJECT PROPERTY, AND NO OTHER ENCROACHMENTS BY IMPROVEMENTS LOCATED ON SUBJECT PROPERTY OVER ANY ADJOINING PROPERTY OR OVER ANY PLOTTED OR PLOTTABLE EASEMENTS.

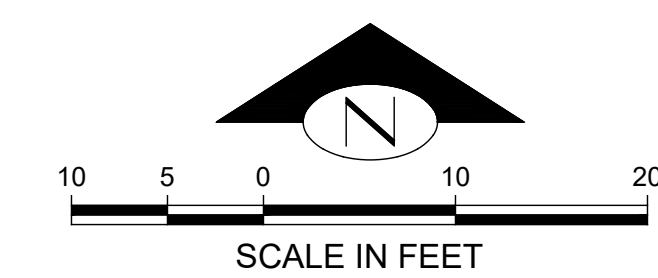
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LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- MONUMENT LINE
- BUILDING LINE
- 6" CONCRETE CURB
- CONCRETE WALL
- CONCRETE SURFACE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN
- POWER POLE
- POWER POLE WITH GUY WIRE
- TRAFFIC SIGNAL BOX
- LIGHT STANDARD
- ELECTRIC METER
- PARKING METER
- ELECTRIC VAULT OR BOX
- SIGN: "NO PARKING"
- OVERHEAD POWER/TELECOMM LINE
- OVERHEAD POWER LINE
- LANDSCAPED AREA
- ASPHALT SURFACE
- FOUND AS NOTED



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Revisions:

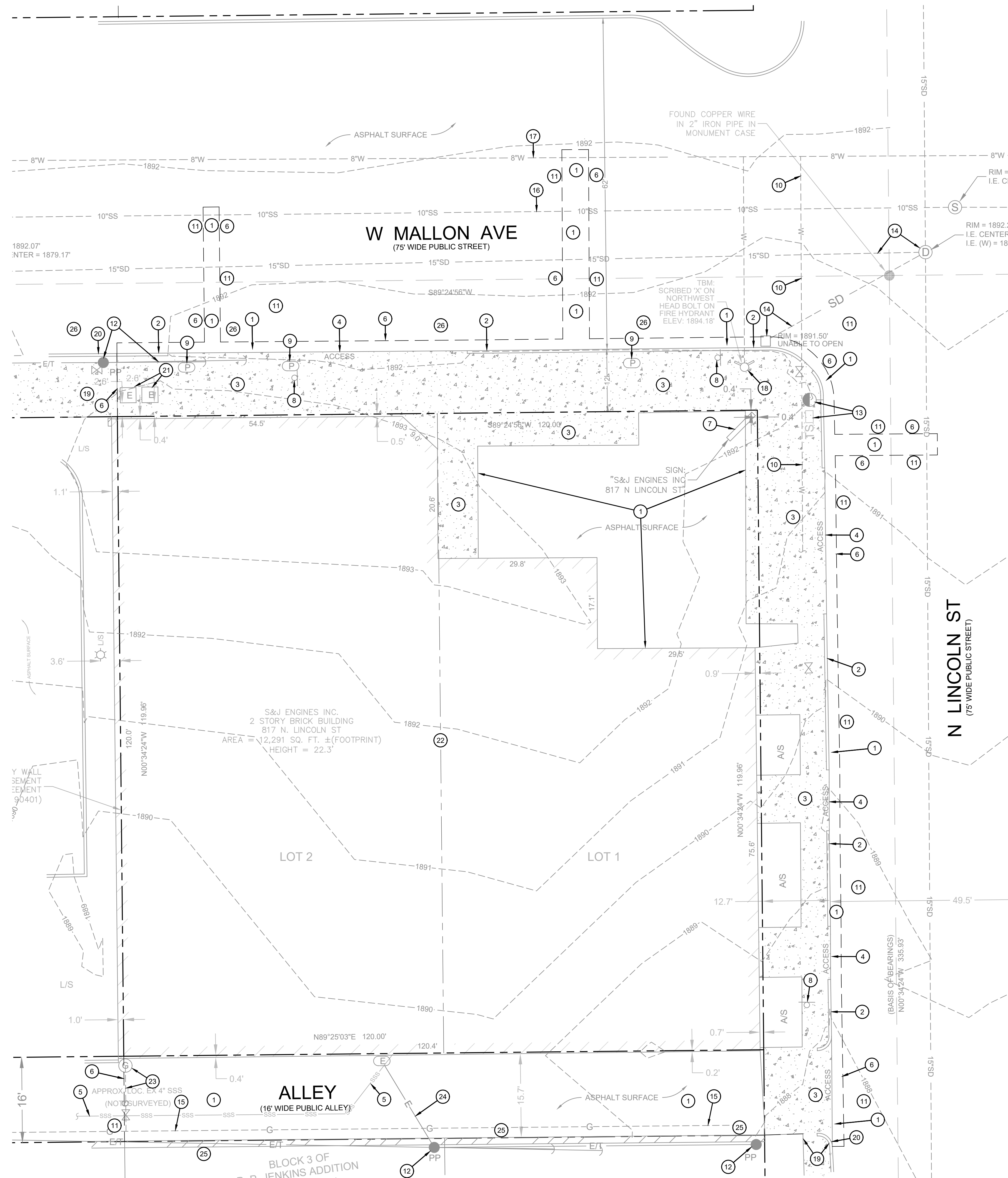
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"WONDERGROUND" BUILDING
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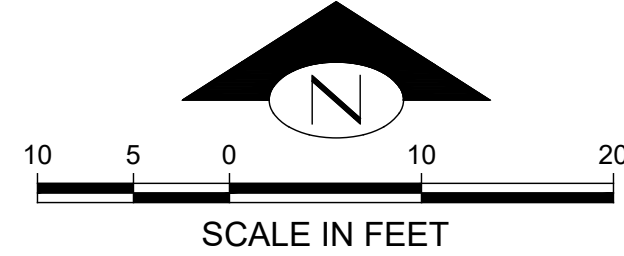
Project No.: 23.133
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 Drawn By: GR
 Checked By: EF

C3.00



KEY NOTES:		
KEY	NOTE:	DETAIL/SHEET
1	REMOVE EXISTING ASPHALT PAVEMENT	-
2	REMOVE EXISTING CONCRETE CURB	-
3	REMOVE EXISTING CONCRETE SIDEWALK	-
4	REMOVE EXISTING CONCRETE DRIVEWAY APPROACH	-
5	FIELD LOCATE AND ABANDON EXISTING SANITARY SEWER LATERAL IN PLACE (LOCATION APPROXIMATE).	-
6	SAWCUT EXISTING HARDSCAPE SURFACE TO NEAT VERTICAL EDGE (TYP)	-
7	EXISTING MONUMENT/PYLON SIGN TO REMAIN AND SHALL BE REUSED. PROTECT IN PLACE.	-
8	REMOVE EXISTING STREET SIGN. EXISTING STREET SIGNS WHICH ARE REMOVED SHALL NOT BE REUSED. SEE SHEET C9.00, SIGNAGE AND STRIPING PLAN, FOR NEW SIGNAGE	-
9	COORDINATE REMOVAL AND REPLACEMENT OF EXISTING PARKING METER (TYP.) WITH PARKING SERVICES (509.232.8815 - JUSTIN HARDING OR CHRISTINA HUGGINS). SEE SHEET C5.00 AND C9.00 FOR ADDITIONAL INFORMATION	-
10	EXISTING 1" COPPER WATER LINE TO REMAIN. PROTECT IN PLACE. 1" COPPER LINE SHALL BE REUSED FOR PROPOSED STREET TREES AND ONSITE PATIO IRRIGATION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. EXISTING SERVICE MUST BE DISCONNECTED FROM EXISTING BUILDING.	-
11	EXISTING ASPHALT TO REMAIN. PROTECT IN PLACE	-
12	EXISTING POWER POLE TO REMAIN. PROTECT IN PLACE. EXISTING GUY WIRES MAY NEED TO BE RELOCATED. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PURVEYOR	-
13	EXISTING TRAFFIC SIGNAL POST AND ASSOCIATED CABINET TO REMAIN. PROTECT IN PLACE.	-
14	EXISTING CATCH BASIN AND STORM DRAIN LINE TO REMAIN. PROTECT IN PLACE	-
15	EXISTING NATURAL GAS LINE TO REMAIN. PROTECT IN PLACE	-
16	EXISTING 10" SANITARY SEWER MAIN TO REMAIN. PROTECT IN PLACE	-
17	EXISTING 8" WATER MAIN TO REMAIN. PROTECT IN PLACE	-
18	EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE. CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO DETERMINE IF EXISTING FIRE HYDRANT SHALL BE RELOCATED.	-
19	EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT IN PLACE	-
20	EXISTING CONCRETE CURB TO REMAIN. PROTECT IN PLACE	-
21	EXISTING ELECTRICAL VAULTS AND DUCT BANK TO REMAIN. PROTECT IN PLACE.	-
22	REMOVE EXISTING BUILDING.	-
23	REMOVE EXISTING NATURAL GAS METER AND SERVICE.	-
24	REMOVE EXISTING OVERHEAD ELECTRICAL SERVICE TO BUILDING.	-
25	EXISTING CONCRETE CURB WALL TO REMAIN. PROTECT IN PLACE.	-
26	THE MAJORITY OF PARKING STALLS ALONG MALLON HAVE BEEN REMOVED. CONTRACTOR SHALL REMOVE REMAINING STALLS BY WATER BLASTING PER CITY OF SPOKANE STANDARD SPECIFICATIONS.	-

- GENERAL NOTES:**
- ALL CLEARING, GRUBBING, SITE PREPARATION, OVER EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE DONE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
 - ALL EXISTING IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.



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Revisions:

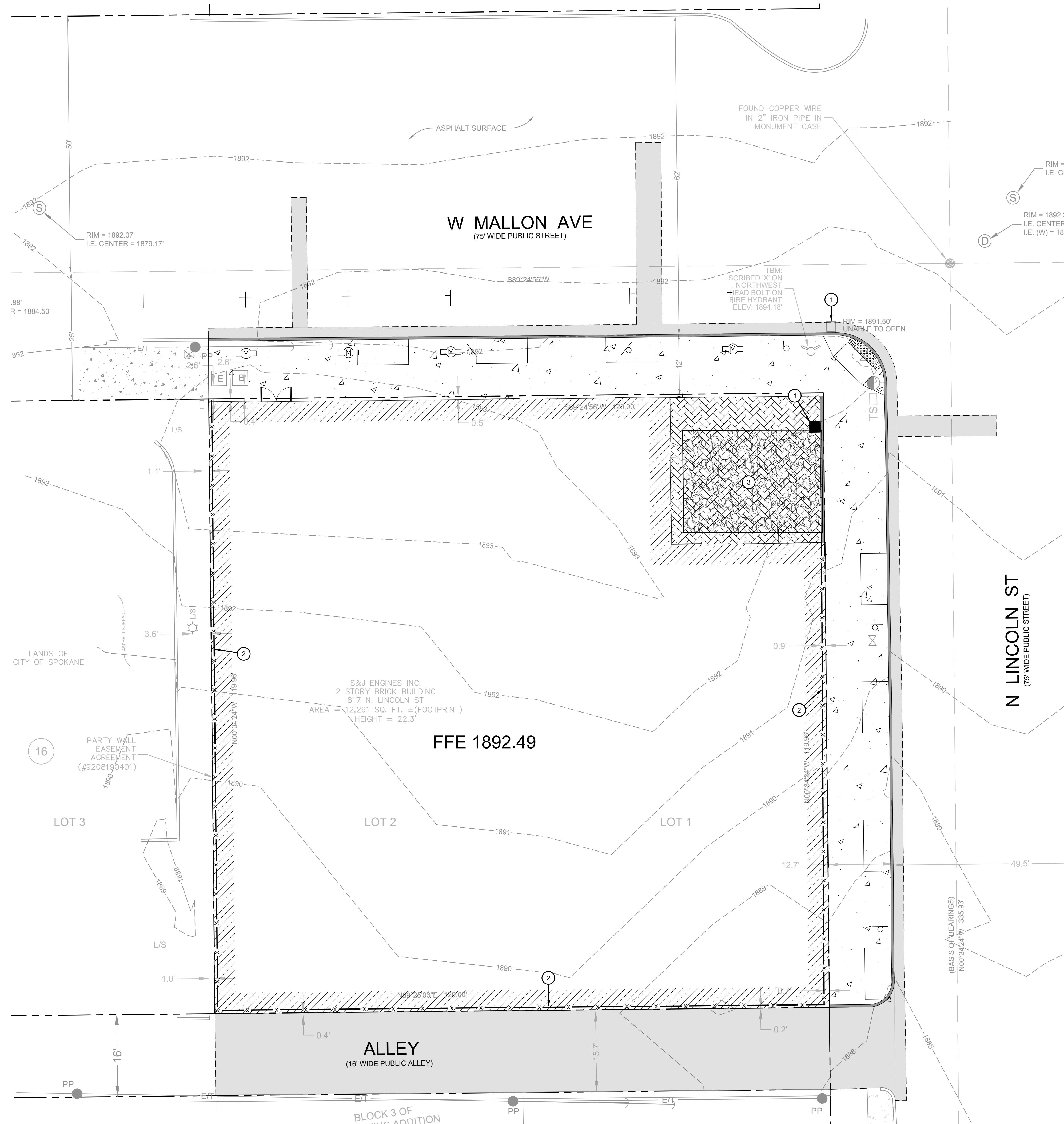
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DEMOLITION PLAN
 "WONDERGROUND" BUILDING
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C3.01



KEY NOTES		
KEY	DESCRIPTION	DETAIL/SHEET
①	INSTALL INLET PROTECTION TO PREVENT SEDIMENT FROM ENTERING INTO STORMWATER STRUCTURE.	7/C8.00
②	INSTALL NEW TEMPORARY SILT FENCE (330 LF).	2/C8.00
③	INSTALL NEW TEMPORARY CONSTRUCTION ENTRANCE.	1/C8.00

- GENERAL NOTES:**
- SEE EROSION ON SEDIMENT CONTROL NOTES ON SHEET C2.00 FOR ADDITIONAL INFORMATION.
 - ALL EROSION CONTROL BMPS SHOWN HEREON SATISFY THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.

Revisions:

09/20/2023

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

"WONDERGROUND" BUILDING
 NORTH LINCOLN, LLC
 815 N. LINCOLN ST.
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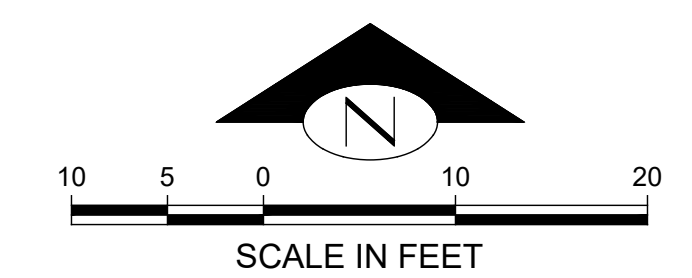
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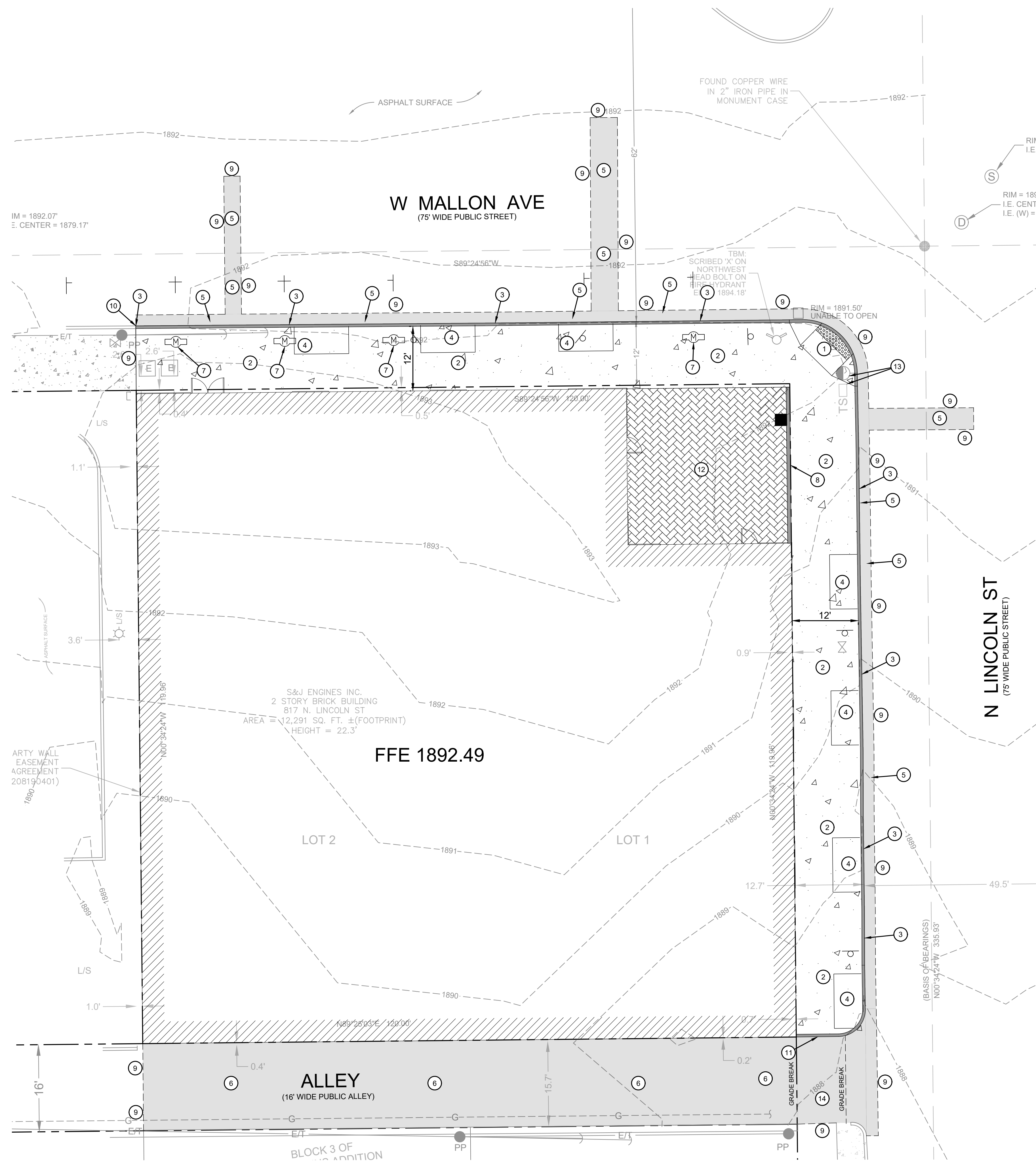
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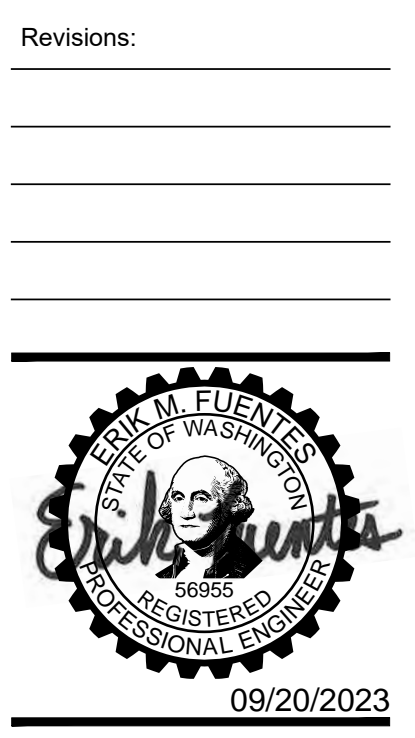


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KEY NOTES:		
KEY	NOTE:	DETAIL/SHEET
1	NEW TYPE 1 CONCRETE CURB RAMP PER CITY OF SPOKANE STANDARD PLAN F-105.	2/C8.01
2	NEW 12' WIDE OFF-SITE CONCRETE SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102.	5/C8.00
3	NEW 6" OFF-SITE CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106. TOP OF CURB SHALL BE INSTALLED 6" ABOVE EXISTING ASPHALT PAVEMENT UNLESS NOTED OTHERWISE.	1/C8.01
4	NEW OPEN TREE PIT WITH NO GRATE. TREE PIT SHALL HAVE 100 CF. MINIMUM, OF UN-COMPACTED SOIL AT A MAXIMUM DEPTH OF 3'. (TYP.) CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.	-
5	NEW ASPHALT PAVEMENT PER INLAND NORTHWEST PAVEMENT CUT POLICY. CONTRACTOR SHALL MATCH PAVEMENT DEPTH AND SECTION OF EXISTING ROADWAY.	-
6	NEW NON-RESIDENTIAL ASPHALT ALLEY PER CITY OF SPOKANE STANDARD PLAN W-103.	3/C8.01
7	NEW PARKING METER PER CITY OF SPOKANE STANDARD PLAN G-59. (TYP.) CONTRACTOR SHALL COORDINATE REMOVAL AND INSTALLATION WITH PARKING SERVICES (509.232.8815 - JUSTIN HARDING OR CHRISTINA HUGGINS) FOR PARKING METER TYPE AND LOCATION.	4/C8.00
8	NEW DECORATIVE RETAINING WALL. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	-
9	CONTRACTOR SHALL MATCH EXISTING ELEVATION ALONG SAWCUT LINE, TYPICAL.	-
10	TIE PROPOSED TOP OF CURB INTO EXISTING TOP OF CURB ELEVATION.	-
11	NEW FLUSH CONCRETE CURB.	8/C8.00
12	NEW BRICK PAVERS FOR PROPOSED PATIO/PLAZA AREA. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS AND ARCHITECTURAL PLANS FOR COLOR AND ADDITIONAL INFORMATION.	-
13	TRAFFIC SIGNAL AND TRAFFIC CABINET SHALL BE RELOCATED OUTSIDE OR PROPOSED PEDESTRIAN RAMP.	-
14	NEW ALLEY RETURN PER CITY OF SPOKANE STANDARD PLAN W-104.	5/C8.01

- GENERAL NOTES:**
- SEE UTILITY PLAN, SHEET C7.00, FOR ADDITIONAL INFORMATION.
 - SEE STORMWATER PLAN, SHEET C6.00, FOR ADDITIONAL INFORMATION.
 - ALL CLEARING, GRUBBING, SITE PREPARATION, OVER EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE DONE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
 - CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY SURFACE STRUCTURES (LIDS, CLEANOUTS, VALVE BOXES/COVERS, GRATES, ETC.) TO MATCH PROPOSED FINISHED GRADES.
 - ALL STREET DEMOLITION AND PATCHING WITHIN THE ROW SHALL BE DONE IN CONFORMANCE WITH THE INLAND NORTHWEST PAVEMENT CUT POLICY (LATEST EDITION).
 - ALL SIGNAGE, STRIPING, AND TRAFFIC SIGNS LOCATED WITHIN THE ROW SHALL BE COMPLETED/INSTALLED PER CITY OF SPOKANE STANDARD PLANS AND SPECIFICATIONS.



SITE PLAN

"WONDERGROUND" BUILDING
 NORTH LINCOLN, LLC
 815 N. LINCOLN ST.
 SPOKANE, WA

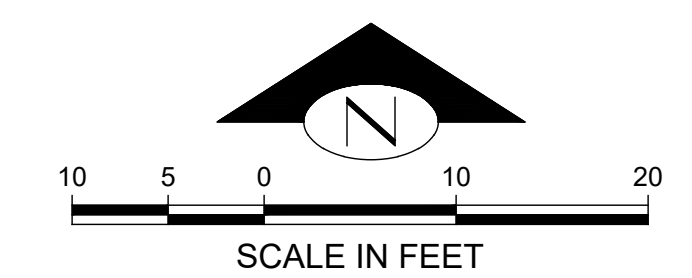
WAG
 Wolfe Architectural Group
 1015 N. Callispeil Street Suite 'B'
 Spokane, Washington 99201
 p 509.455.6999 f 509.455.3933
 www.wagarch.com

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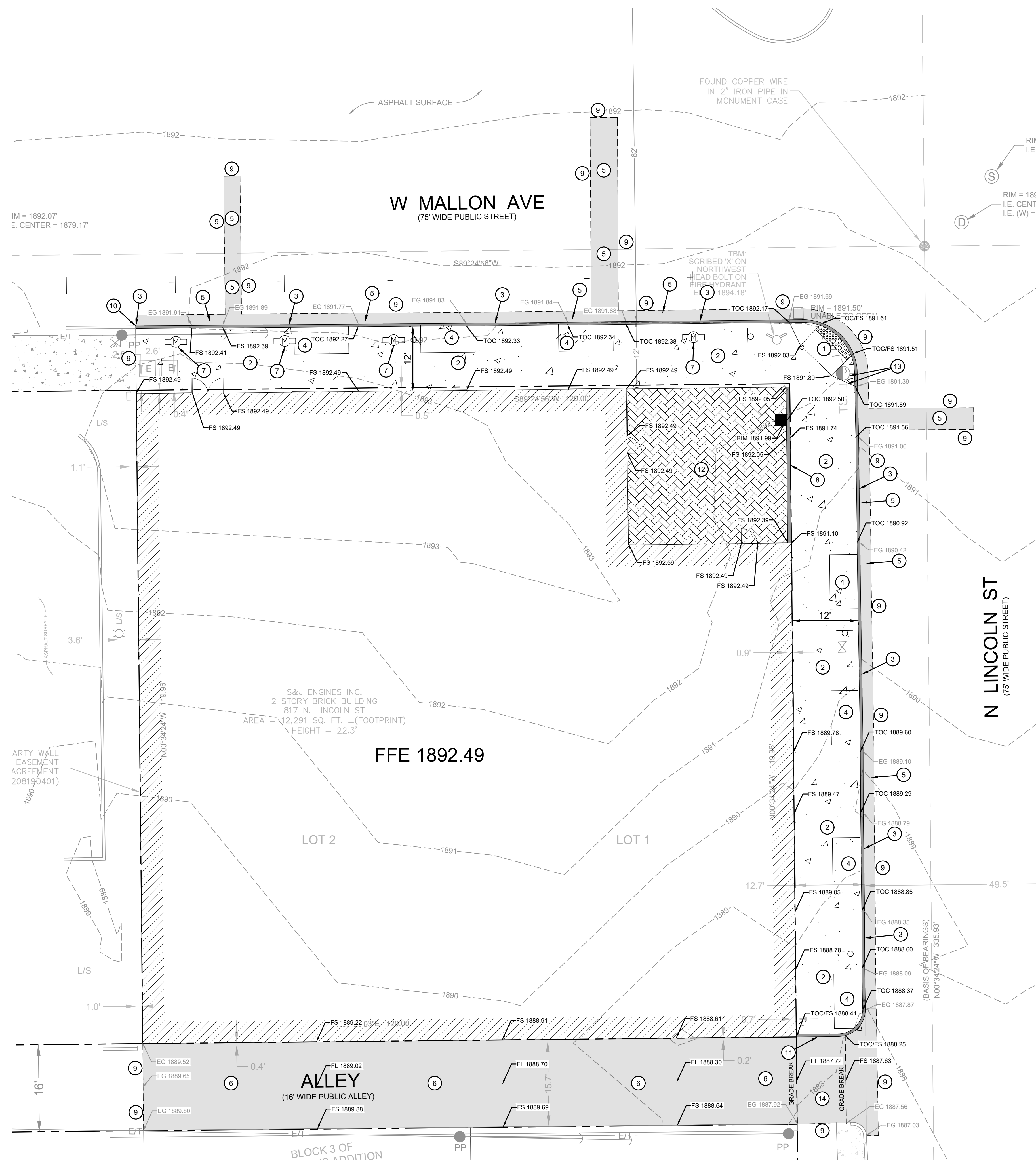
C5.00

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG/WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG/WATERSHED PRIOR TO CONSTRUCTION.

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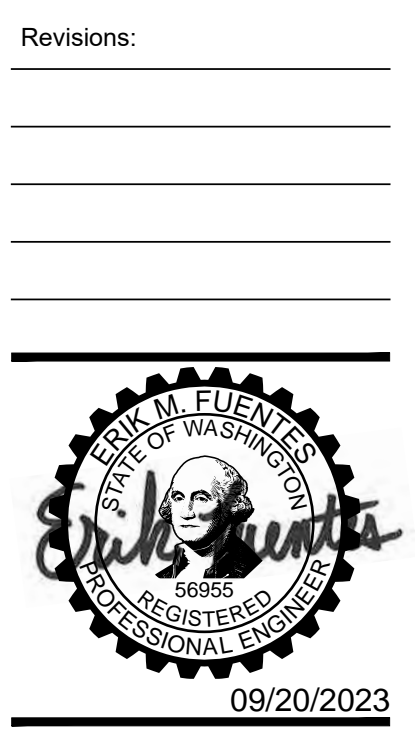


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 Spokane, WA 99201
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KEY NOTES:		
KEY	NOTE:	DETAIL/SHEET
1	NEW TYPE 1 CONCRETE CURB RAMP PER CITY OF SPOKANE STANDARD PLAN F-105.	2/C8.01
2	NEW 12' WIDE OFF-SITE CONCRETE SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102.	5/C8.00
3	NEW 6" OFF-SITE CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106. TOP OF CURB SHALL BE INSTALLED 6" ABOVE EXISTING ASPHALT PAVEMENT UNLESS NOTED OTHERWISE.	1/C8.01
4	NEW OPEN TREE PIT WITH NO GRATE. TREE PIT SHALL HAVE 100 CF. MINIMUM, OF UN-COMPACTED SOIL AT A MAXIMUM DEPTH OF 3'. (TYP.) CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.	-
5	NEW ASPHALT PAVEMENT PER INLAND NORTHWEST PAVEMENT CUT POLICY. CONTRACTOR SHALL MATCH PAVEMENT DEPTH AND SECTION OF EXISTING ROADWAY.	-
6	NEW NON-RESIDENTIAL ASPHALT ALLEY PER CITY OF SPOKANE STANDARD PLAN W-103.	3/C8.01
7	NEW PARKING METER PER CITY OF SPOKANE STANDARD PLAN G-59. (TYP.) CONTRACTOR SHALL COORDINATE REMOVAL AND INSTALLATION WITH PARKING SERVICES (509.232.8815 - JUSTIN HARDING OR CHRISTINA HUGGINS) FOR PARKING METER TYPE AND LOCATION.	4/C8.00
8	NEW DECORATIVE RETAINING WALL. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	-
9	CONTRACTOR SHALL MATCH EXISTING ELEVATION ALONG SAWCUT LINE, TYPICAL.	-
10	TIE PROPOSED TOP OF CURB INTO EXISTING TOP OF CURB ELEVATION.	-
11	NEW FLUSH CONCRETE CURB.	8/C8.00
12	NEW BRICK PAVERS FOR PROPOSED PATIO/PLAZA AREA. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS AND ARCHITECTURAL PLANS FOR COLOR AND ADDITIONAL INFORMATION.	-
13	TRAFFIC SIGNAL AND TRAFFIC CABINET SHALL BE RELOCATED OUTSIDE OR PROPOSED PEDESTRIAN RAMP.	-
14	NEW ALLEY RETURN PER CITY OF SPOKANE STANDARD PLAN W-104.	5/C8.01

- GENERAL NOTES:**
- SEE UTILITY PLAN, SHEET C7.00, FOR ADDITIONAL INFORMATION.
 - SEE STORMWATER PLAN, SHEET C6.00, FOR ADDITIONAL INFORMATION.
 - ALL CLEARING, GRUBBING, SITE PREPARATION, OVER EXCAVATION, EARTHWORK, ENGINEERED FILL, AND MATERIAL TESTING SHALL BE DONE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
 - CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY SURFACE STRUCTURES (LIDS, CLEANOUTS, VALVE BOXES/COVERS, GRATES, ETC.) TO MATCH PROPOSED FINISHED GRADES.
 - ALL STREET DEMOLITION AND PATCHING WITHIN THE ROW SHALL BE DONE IN CONFORMANCE WITH THE INLAND NORTHWEST PAVEMENT CUT POLICY (LATEST EDITION).
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GRADING PLAN

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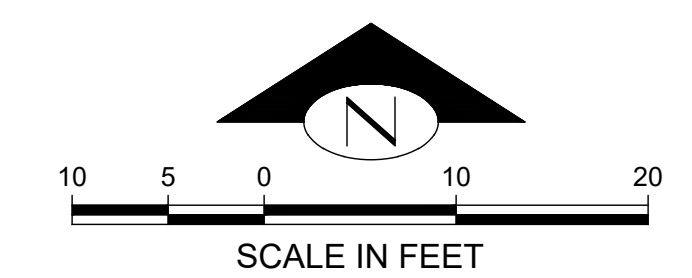


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C5.01

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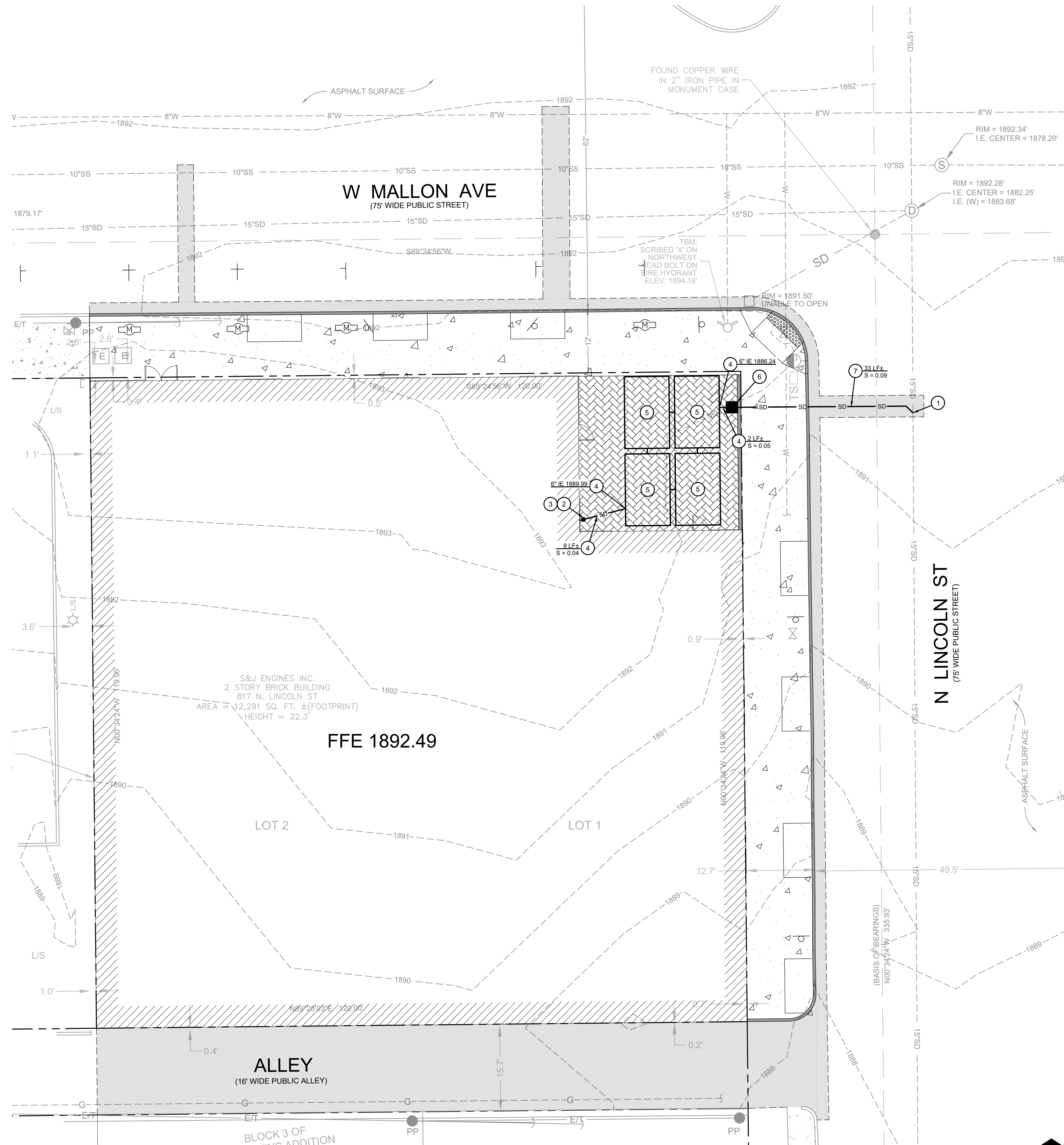
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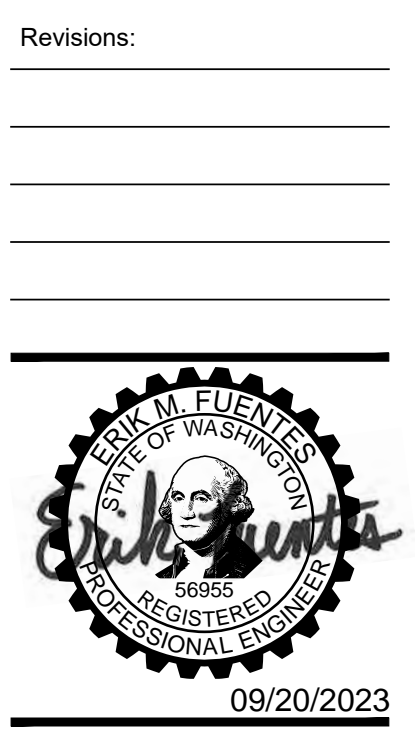
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KEY NOTES:		
KEY	NOTE	DETAIL/SHEET
①	TIE NEW 6" PVC STORM DRAIN LINE INTO EXISTING 15" STORM MAIN PER CITY OF SPOKANE STANDARD PLAN Z-116. 6" IE 1882.99 EX 15" IE 1882.99±	6/C8.01
②	6" SDCO RIM 1892.49 IE 1890.34	3/C8.00
③	APPROXIMATE 6" ROOF DRAIN STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH PLUMBING PLAN SHEET M1.01.	-
④	NEW 6" DUCTILE IRON STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.	-
⑤	NEW (4) 2,500 GALLON POLYETHYLENE TANK 13.25'x8.25'x4.25' (LxWxD). CONTRACTOR SHALL INSTALL EQUALIZER PIPES AT THE BOTTOM OF EACH TANK. TOP 1890.49 BOTTOM 1886.24 6" IE 1886.24	-
⑥	NEW TYPE 0 CATCH BASIN WITH GRATED LID PER CITY OF SPOKANE STANDARD PLAN B-101B TO BE USED AS A FLOW CONTROL STRUCTURE. RIM 1891.99 6" IE (W) 1886.14 6" IE (E) 1886.04	6/C8.00 4/C8.01
⑦	NEW 6" PVC STORM DRAIN PIPE. SLOPE AND LENGTH PER PLAN.	-

GENERAL NOTES:

- FOR PIPE MATERIALS AND ADDITIONAL STORMWATER NOTES, SEE SHEET C2.00.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POTHOLING METHODS. NOTIFY CIVIL ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.



STORMWATER PLAN

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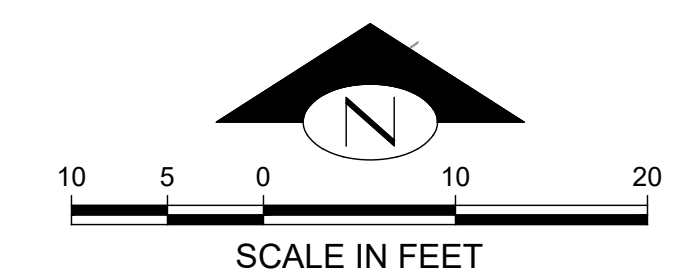
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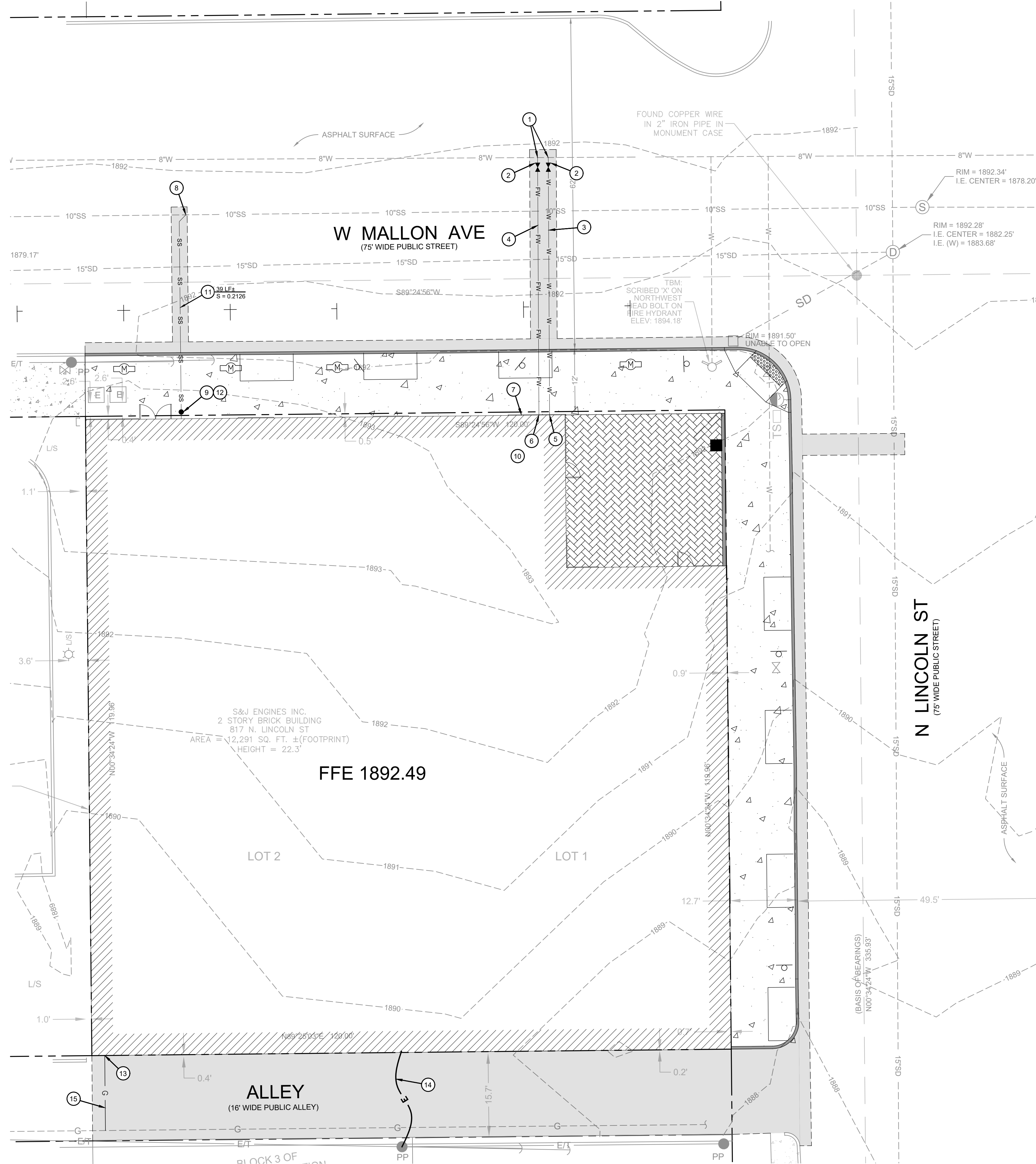
C6.00

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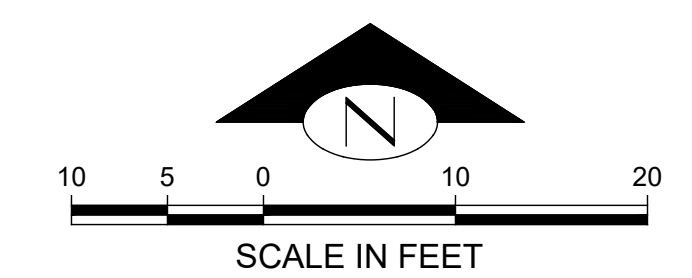


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KEY NOTES:		
KEY	NOTE:	DETAIL/SHEET
1	TIE NEW 2" DOMESTIC WATER SERVICE AND 4" FIRE MAIN INTO EXISTING 8" CAST IRON WATER MAIN. CONNECTION TO PUBLIC WATER MAIN SHALL BE PERFORMED BY CITY FORCES, PAID FOR BY THE DEVELOPER/OWNER/CONTRACTOR WHICH ALSO INCLUDES ALL EXCAVATION, BACKFILL, AND SURFACE RESTORATION, BY THE CONTRACTOR. ALL EXCAVATIONS WILL BE SLOPED, SHORED, OR BENCHED ACCORDING TO DOSH DEPARTMENT OF LABOR AND INDUSTRY STANDARDS TO PROVIDE SAFE ACCESS PER WAC 296 155 PART N.	-
2	CONTRACTOR SHALL INSTALL NEW GATE VALVE. COORDINATE GATE VALVE SIZE WITH PROPOSED PIPE SIZE.	-
3	NEW 2" HDPE DOMESTIC WATER SERVICE TO BUILDING.	-
4	NEW 4" DUCTILE IRON FIRE LINE SERVICE TO BUILDING.	-
5	APPROXIMATE 2" DOMESTIC WATER BUILDING STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH PLUMBING PLAN SHEET M1.01.	-
6	APPROXIMATE 4" FIRE WATER BUILDING STUB OUT LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH FIRE SPRINKLER CONTRACTOR.	-
7	CONTRACTOR SHALL INSTALL NEW WALL MOUNTED POST INDICATOR VALVE (PIV) AND WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC). FDC MUST BE LOCATED AND INSTALLED DOWNSTREAM OF PIV. CHECK VALVE FOR FDC SHALL BE LOCATED INSIDE RISER ROOM. LOCATIONS SHOWN FOR REFERENCE. COORDINATE WITH FIRE SPRINKLER CONTRACTOR.	-
8	TIE NEW 6" PVC SANITARY SEWER INTO EXISTING 10" SANITARY SEWER MAIN PER CITY OF SPOKANE STANDARD PLAN Z-116. 6" IE 1878.91 10" IE 1878.91±	6/C8.01
9	APPROXIMATE 6" SANITARY SEWER STUB OUT FROM MECHANICAL ROOM LOCATION. CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH PLUMBING PLAN SHEET M1.01.	-
10	NEW DOMESTIC METER AND BACKFLOW DEVICE/ ASSEMBLY WILL BE INSTALLED IN RISER ROOM INSIDE BUILDING. CONTRACTOR SHALL REFERENCE PLUMBING PLAN SHEET M1.01 FOR ADDITIONAL INFORMATION.	-
11	NEW 6" PVC SANITARY SEWER PIPE. SLOPE AND LENGTH PER PLAN.	-
12	6" SSCO RIM 1892.49± 6" IE 1886.99	3/C8.00
13	APPROXIMATE NATURAL GAS METER LOCATION. CONTRACTOR SHALL VERIFY METER LOCATION WITH AVISTA AND PLUMBING PLAN SHEET M1.02.	-
14	NEW ELECTRICAL SERVICE FROM POWER POLE TO BUILDING SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH AVISTA AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.	-
15	NEW NATURAL GAS SERVICE. NATURAL GAS TRENCH SHALL HAVE 12" OF SAND AT BOTTOM OF TRENCH. TRENCH SHALL BE BACKFILLED WITH SAND. CONTRACTOR SHALL COORDINATE WITH PLUMBING PLAN SHEET M1.02 AND AVISTA FOR SERVICE SIZING.	-

- GENERAL NOTES:**
- FOR PIPE MATERIALS AND ADDITIONAL UTILITY NOTES, SEE SHEET C2.00.
 - FOR FIRE PROTECTION CONTRACTOR REQUIREMENT INFORMATION AND DESIGNATION, SEE SHEET C2.00.
 - FOR TRENCH SECTION, BACKFILL, AND SURFACE REPLACEMENT SEE CITY OF SPOKANE STANDARD PLANS A-1, A-2, AND A-3.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL INVERTS OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PROPOSED UTILITY CROSSINGS BY OBSERVATION OR POT-HOLING METHODS. NOTIFY CIVIL ENGINEER OF ANY CONFLICTS OR DISCREPANCIES IN THESE PLANS AND ACTUAL FIELD INFORMATION.
 - CONTRACTOR SHALL COORDINATE WITH AVISTA UTILITIES FOR ELECTRICAL AND NATURAL GAS INFORMATION.
 - CONTRACTOR SHALL COORDINATE WITH LANDSCAPE PLANS FOR POINT OF CONNECTION, IRRIGATION LOCATIONS, SLEEVING, ETC.



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Revisions:

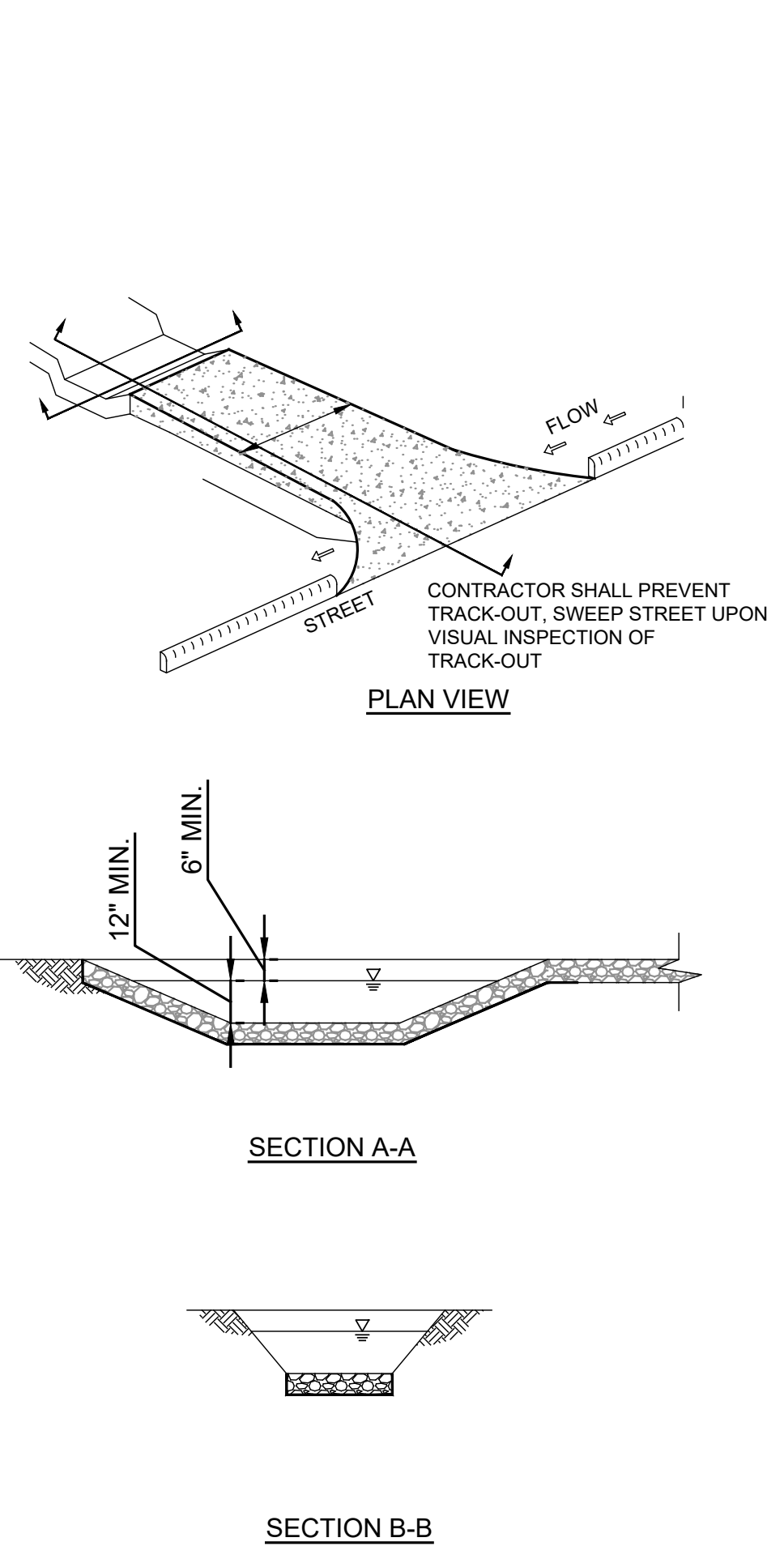
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UTILITY PLAN

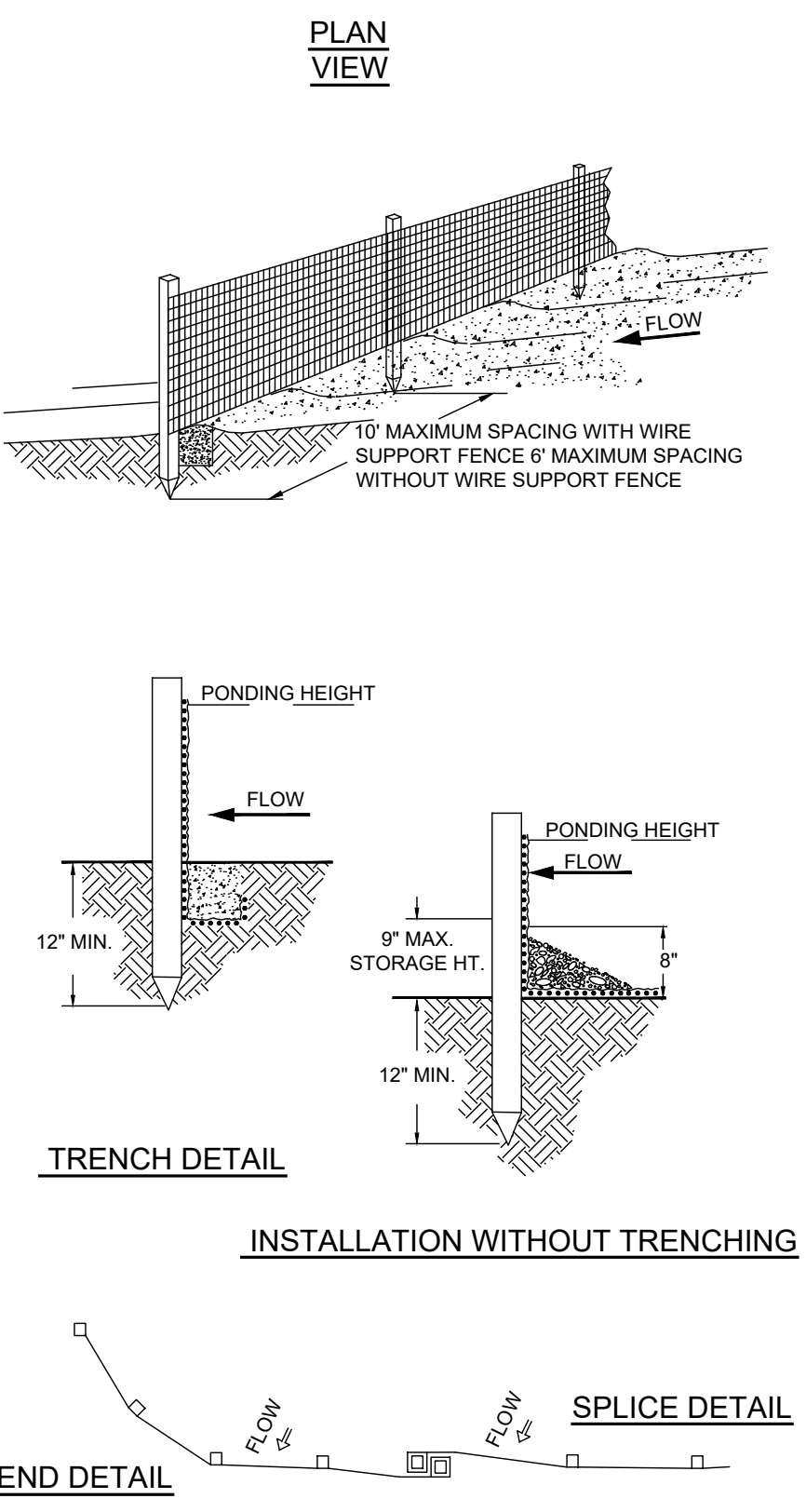
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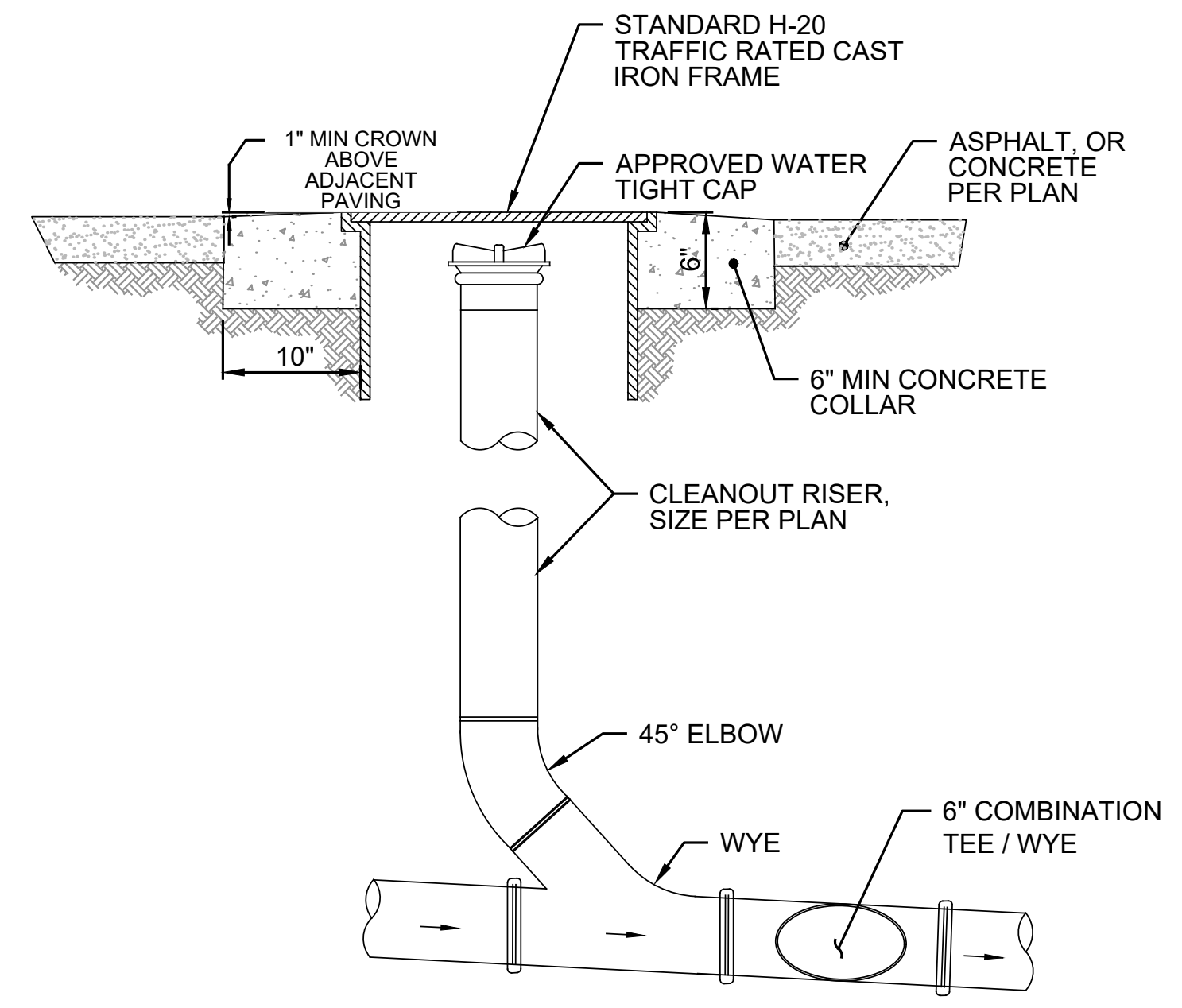
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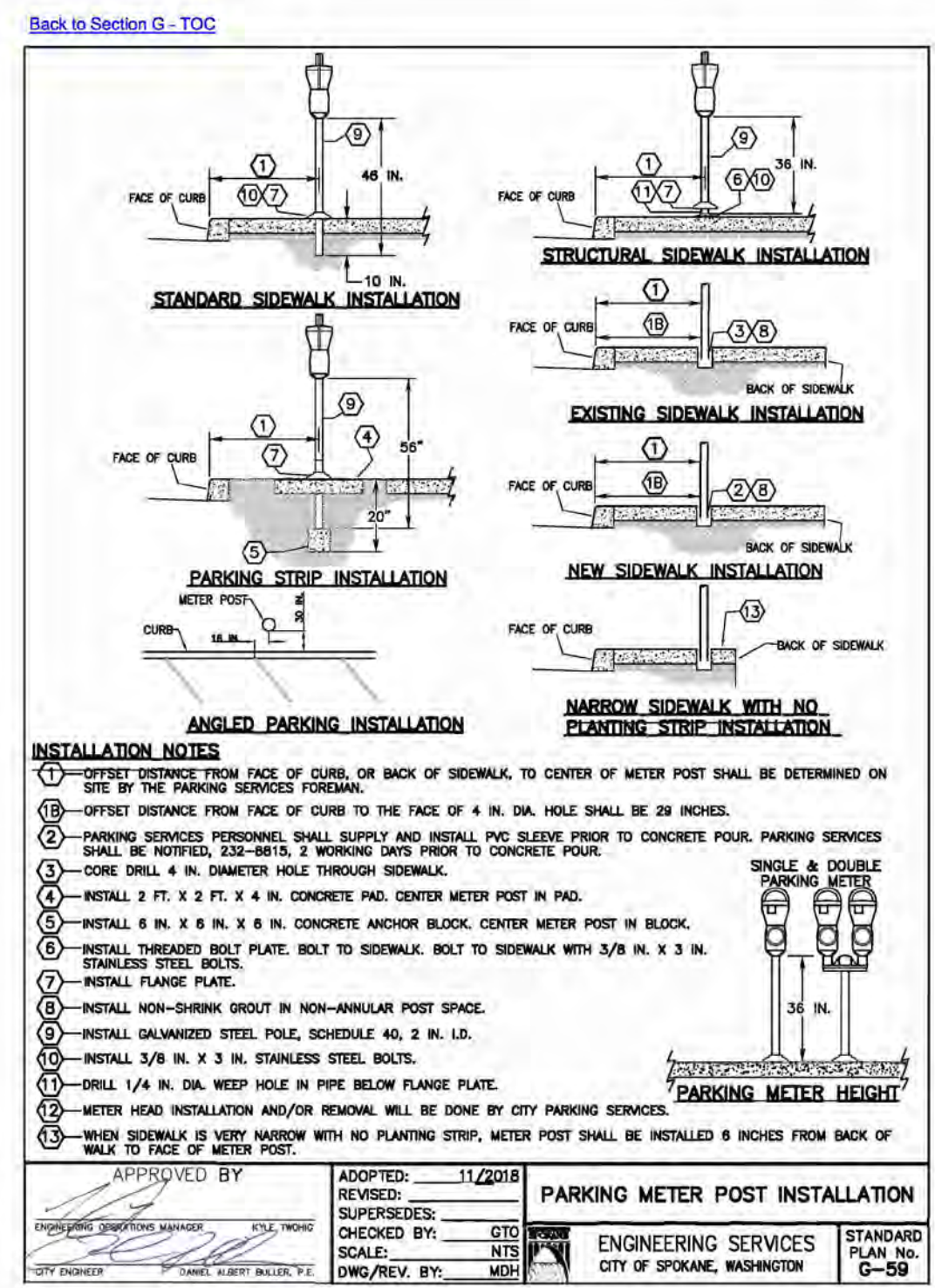
CONSTRUCTION ENTRANCE - DETAIL
NTS 1



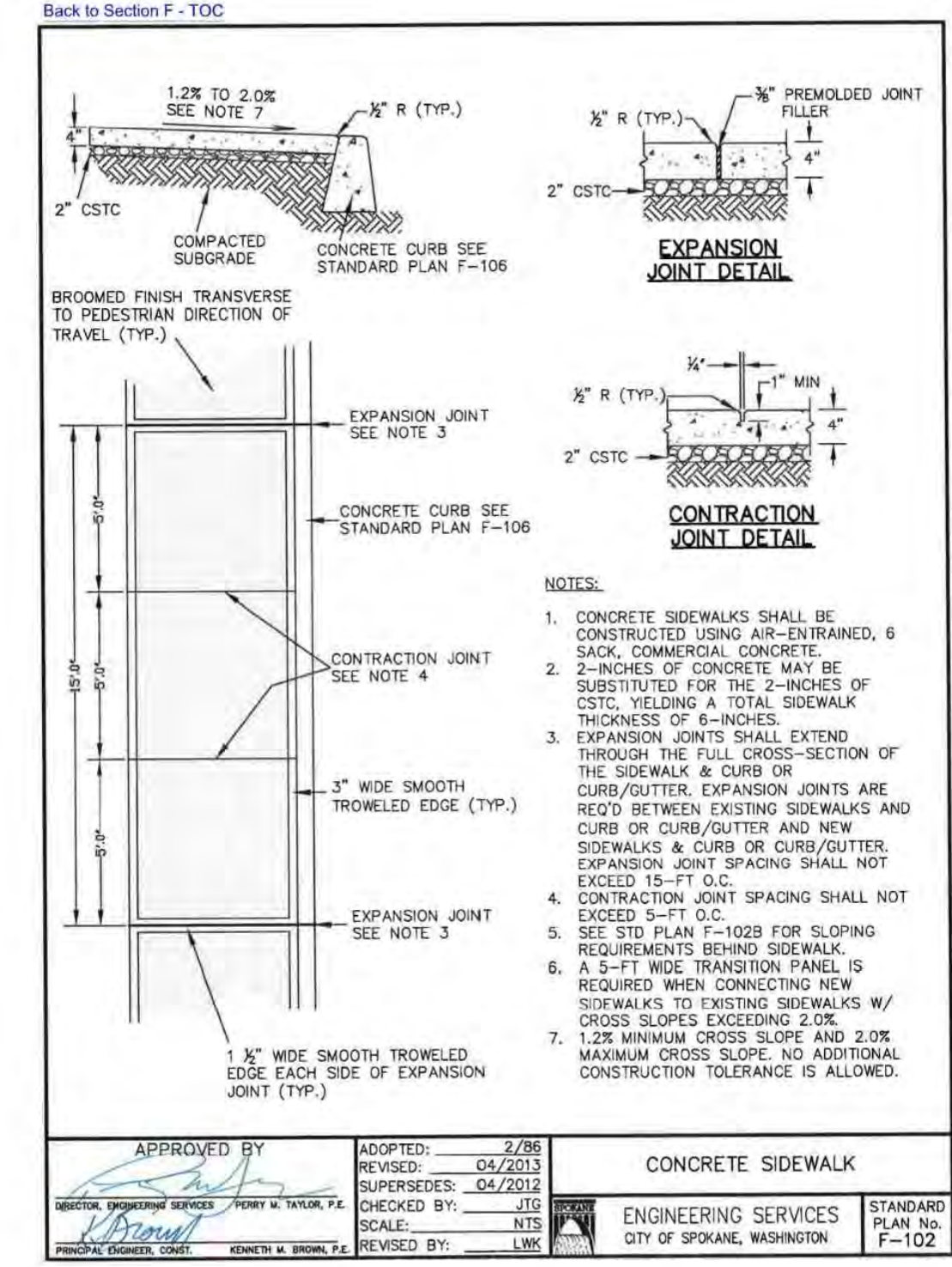
SILT FENCE - DETAIL
NTS 2



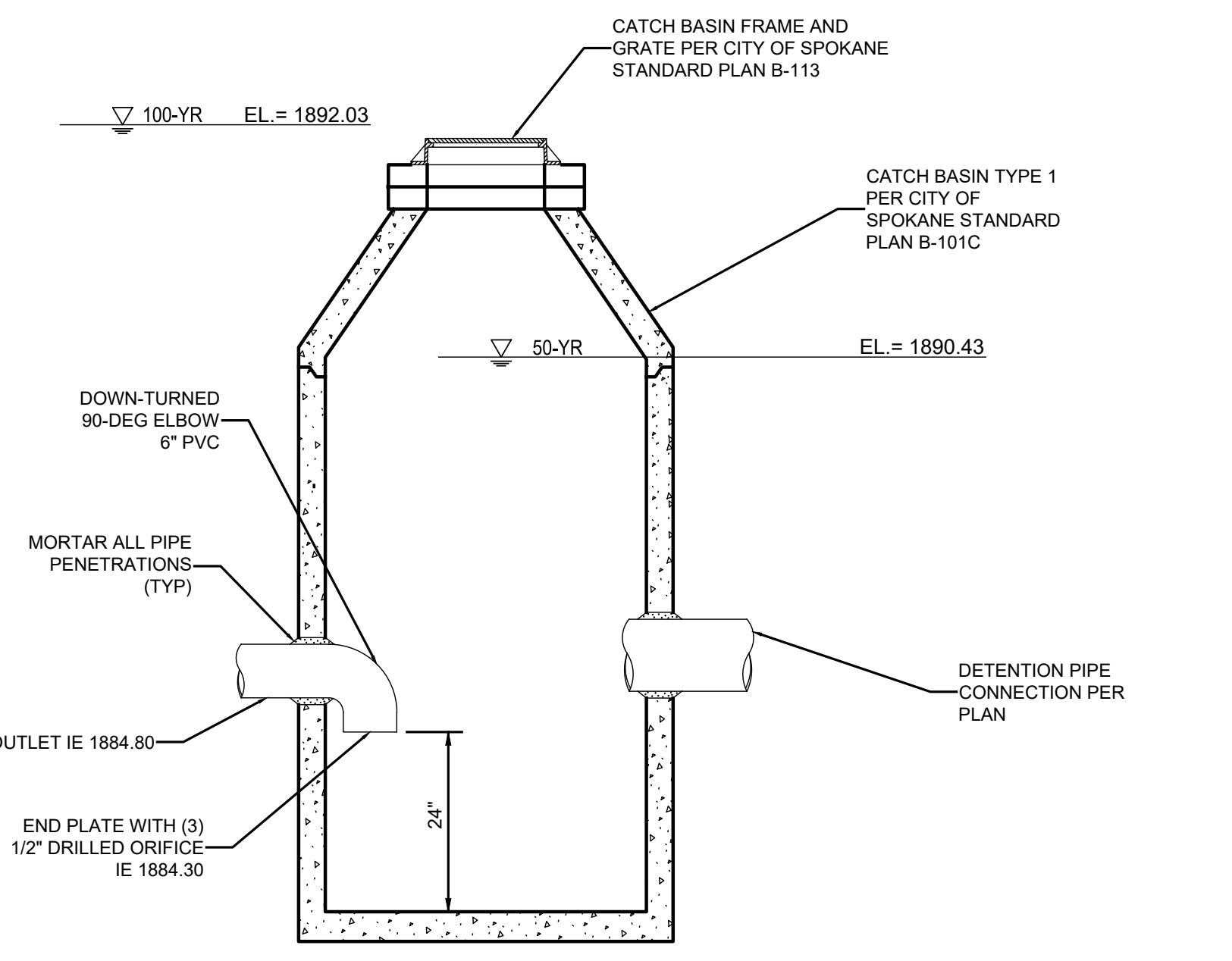
TYPICAL CLEANOUT DETAIL
NTS 3



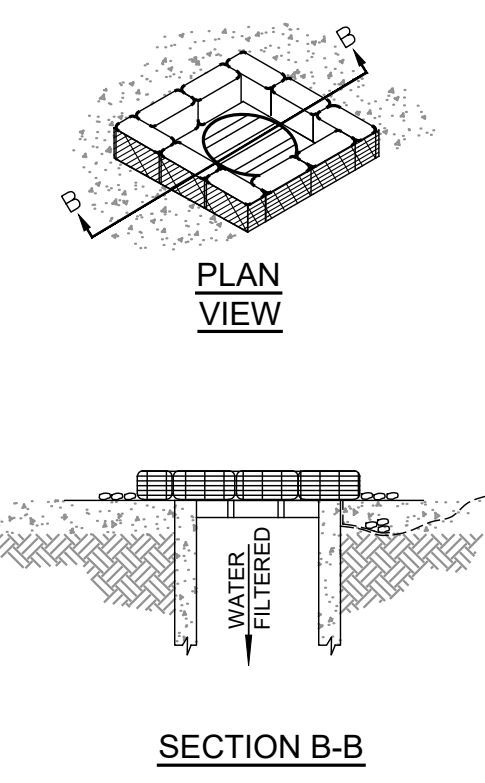
PARKING METER - DETAIL
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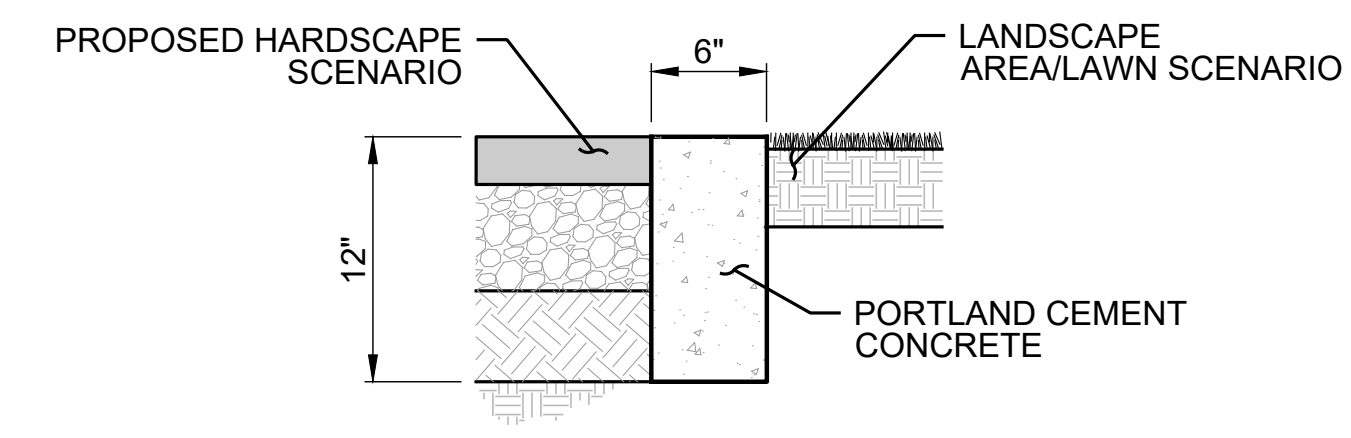
CONCRETE SIDEWALK - DETAIL
NTS 5



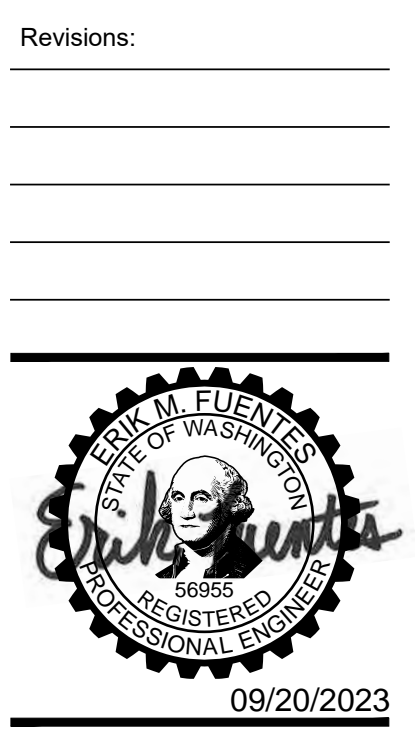
FLOW CONTROL STRUCTURE - DETAIL
NTS 6



INLET PROTECTION - DETAIL
NTS 7



FLUSH CURB - DETAIL
NTS 8



DETAILS

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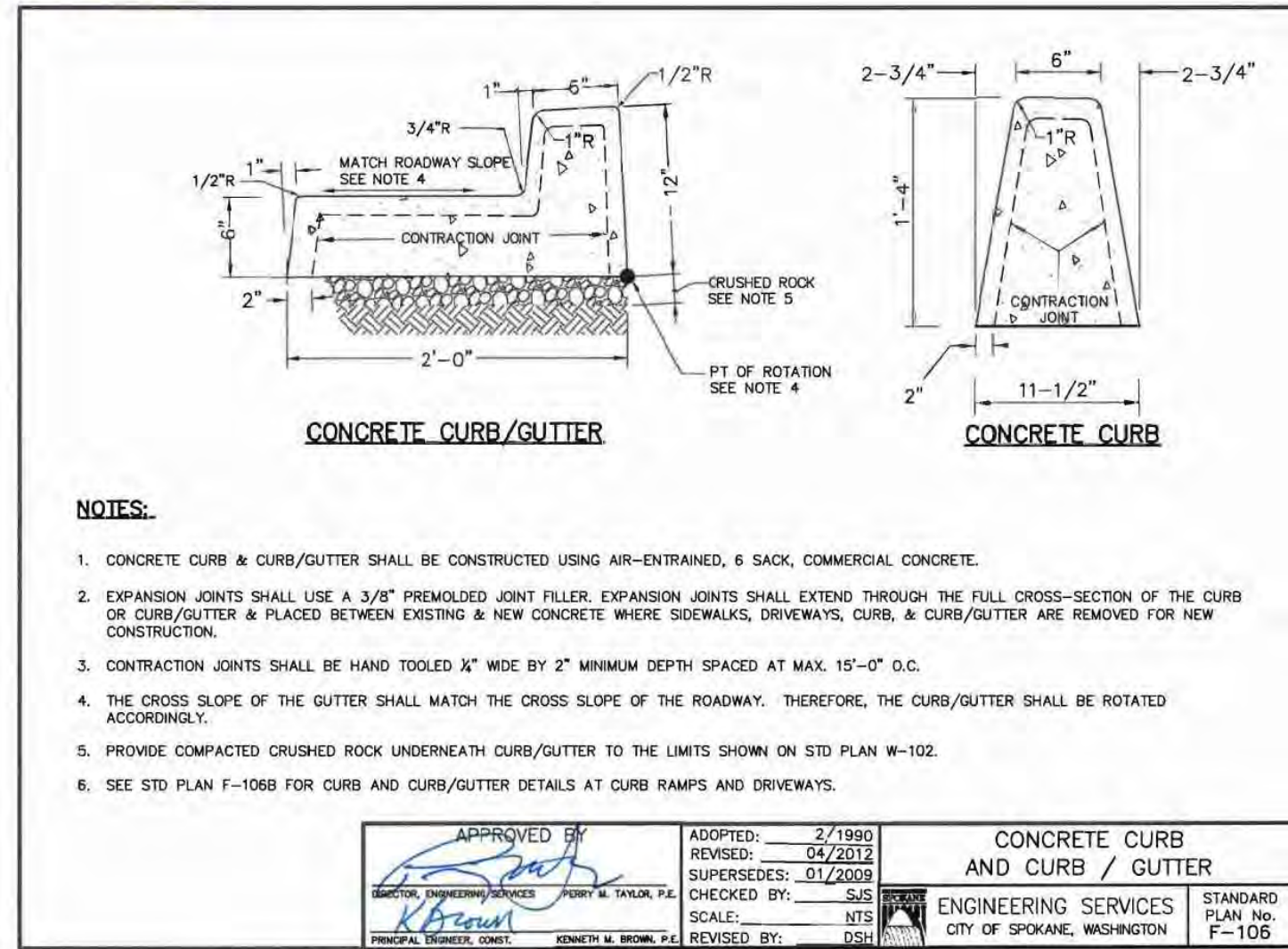
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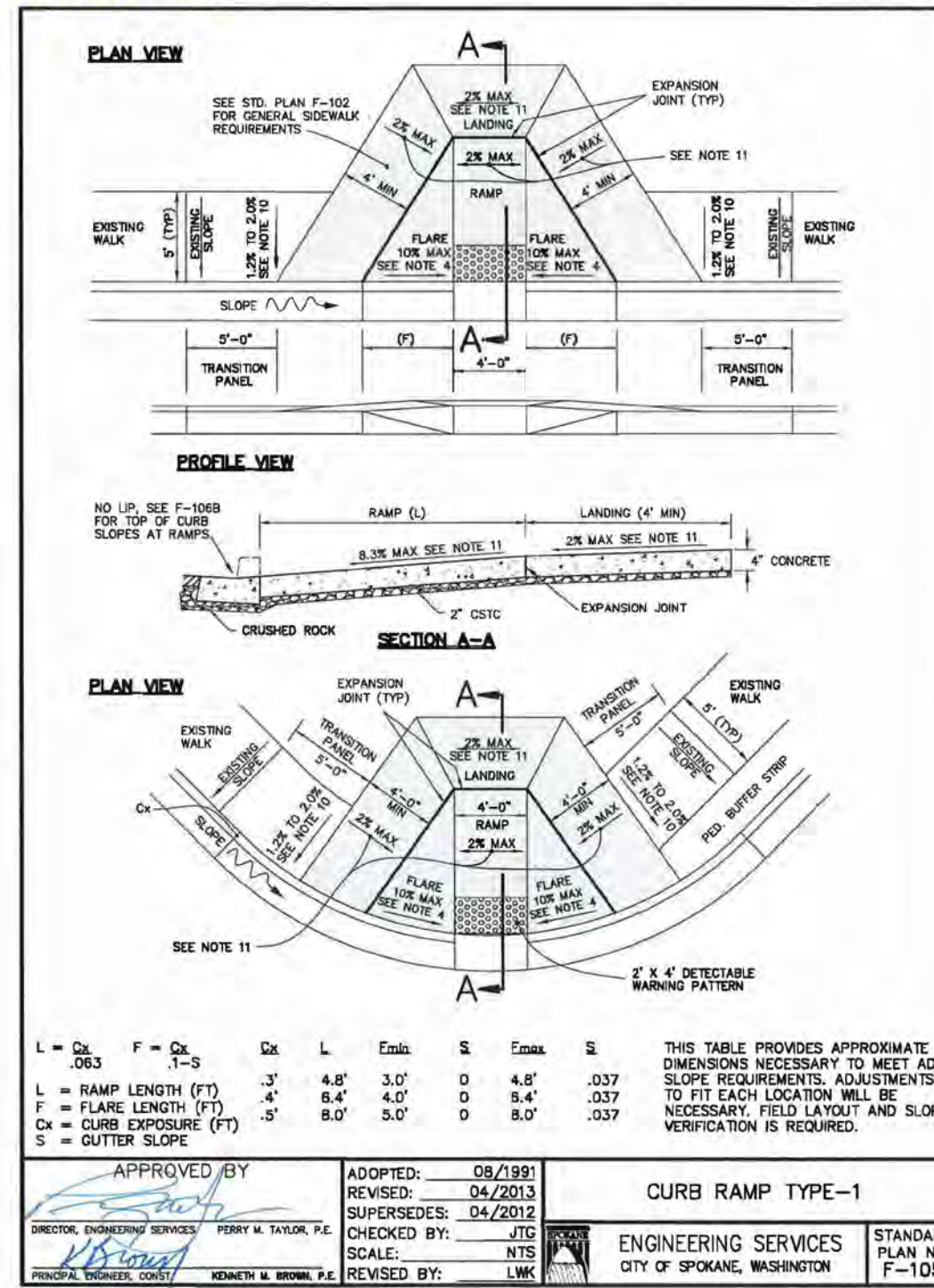


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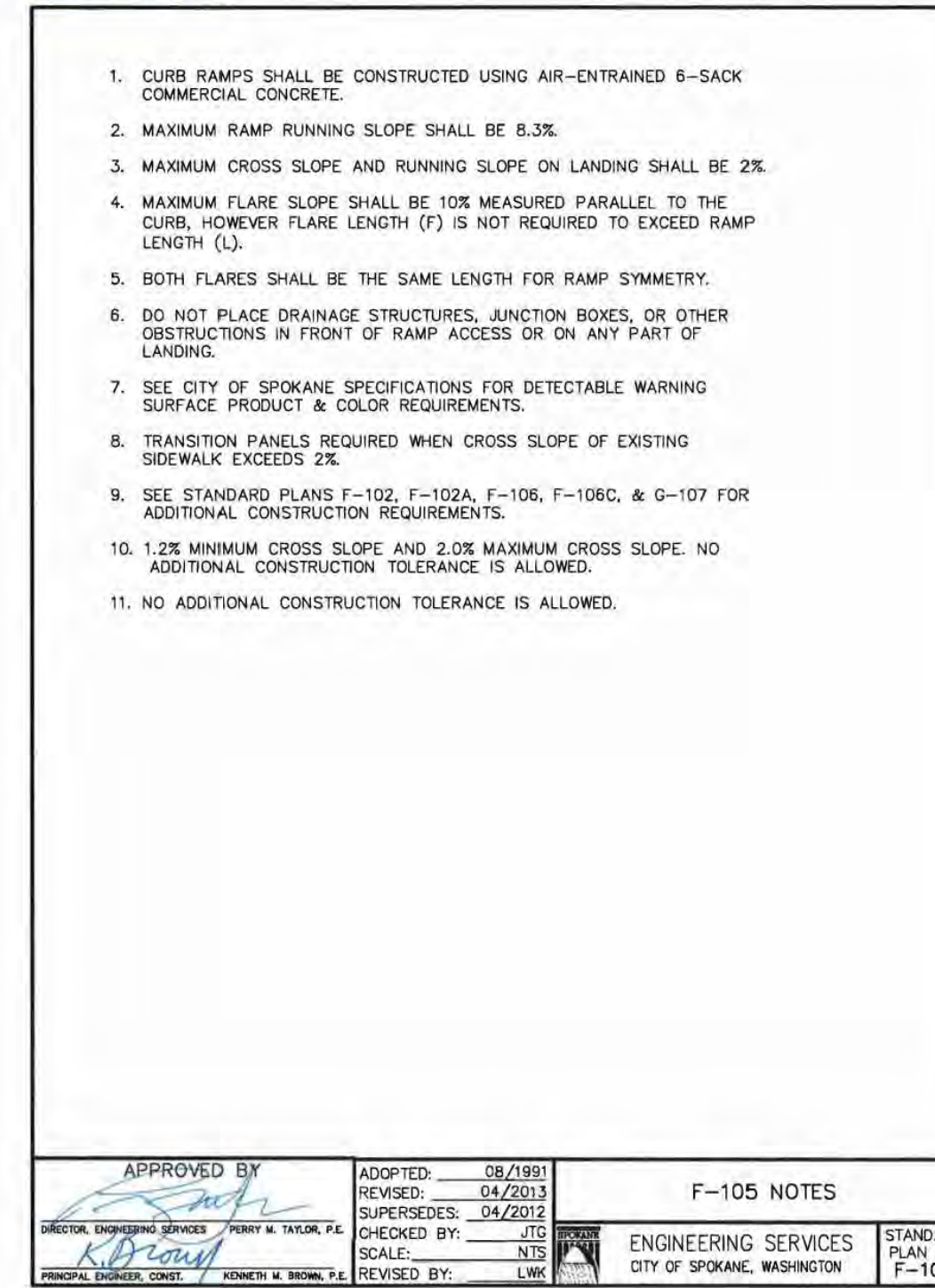
CONCRETE CURB AND GUTTER - DETAIL
NTS 1

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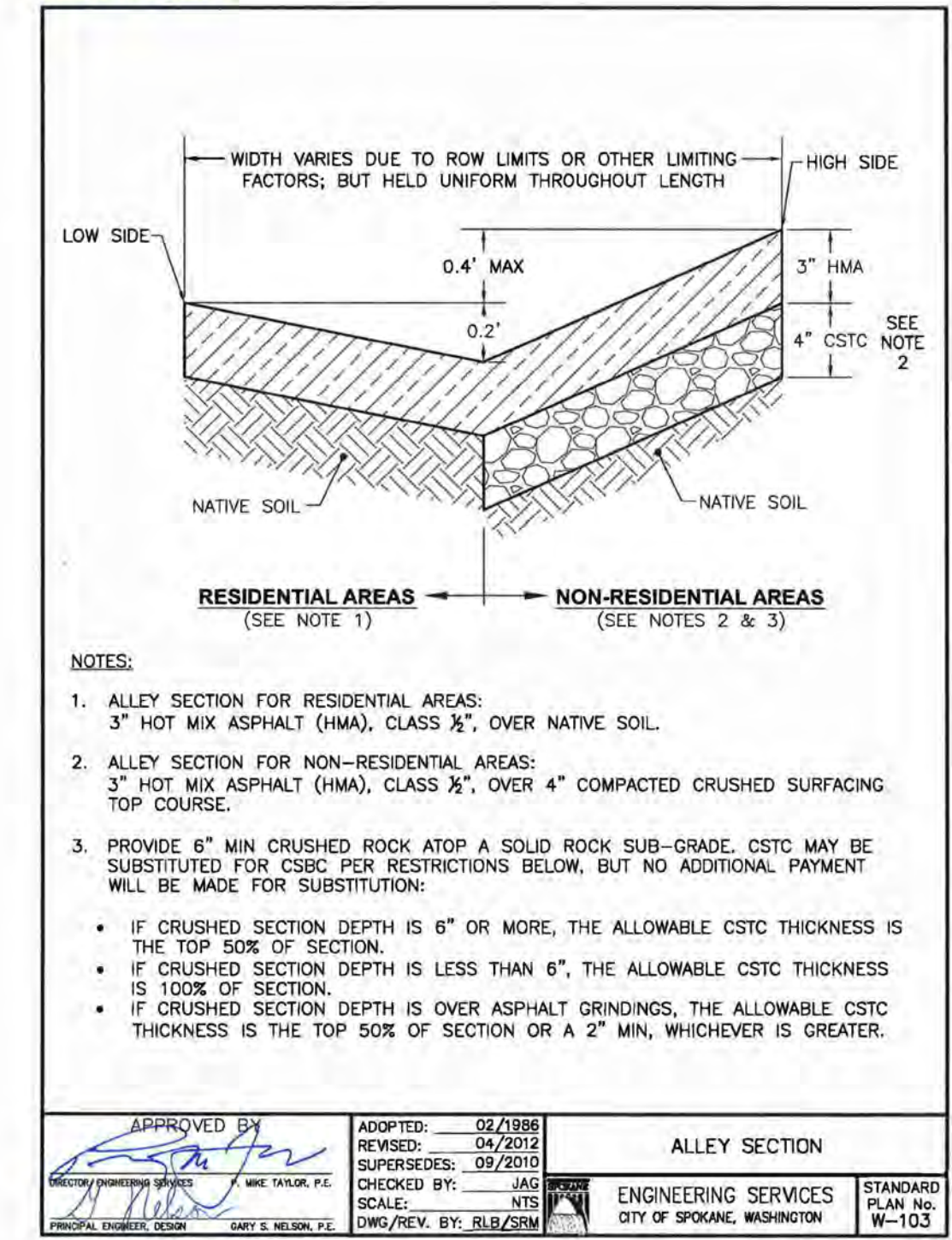
TYPE 1 CURB RAMP - DETAIL
NTS 2

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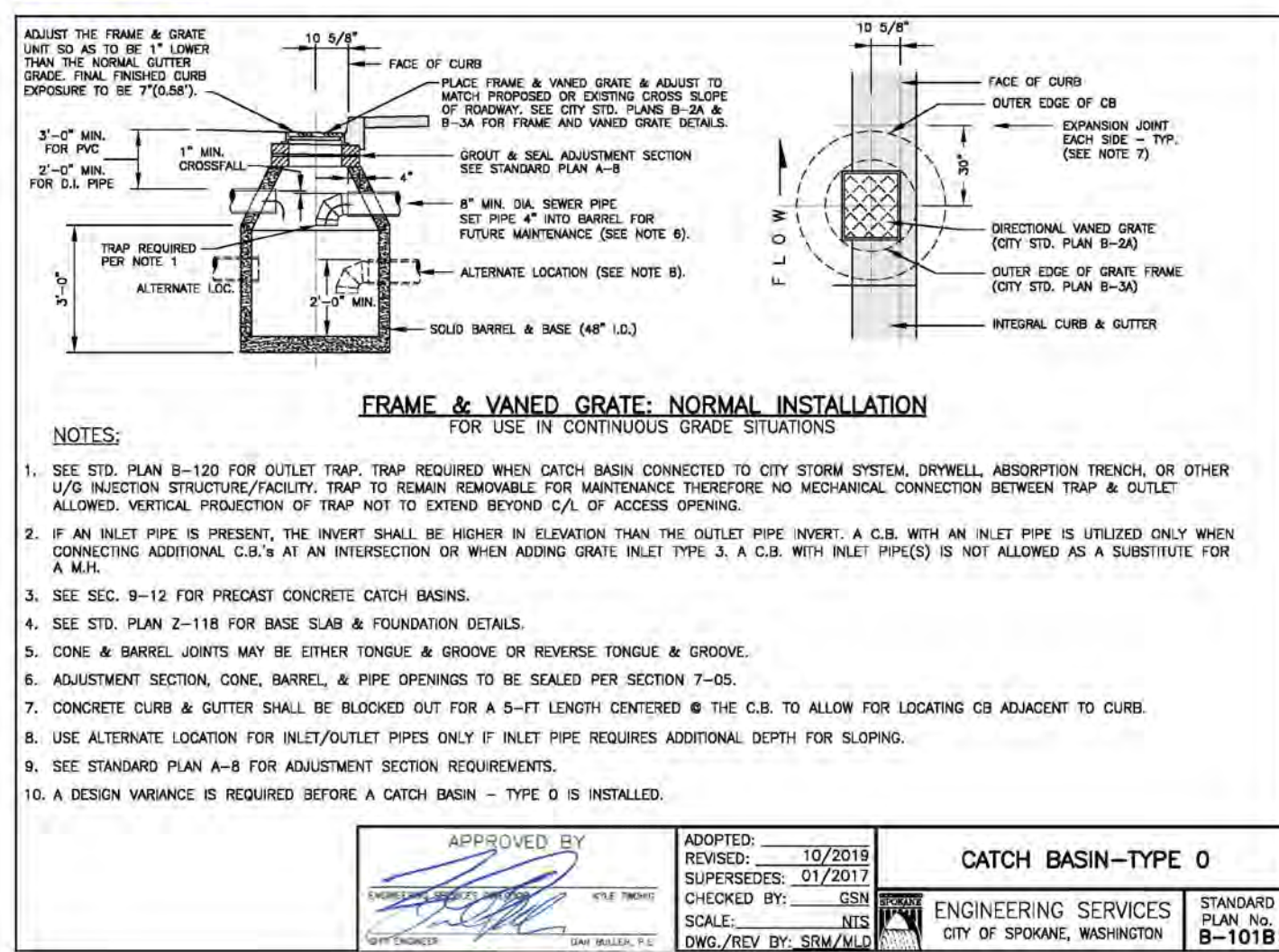
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DIRECTOR, ENGINEERING SERVICES: [Signature]	CHECKED BY: JTB	SCALE: NTS	ENGINEERING SERVICES	CITY OF SPOKANE, WASHINGTON
STANDARD PLAN No. F-105				

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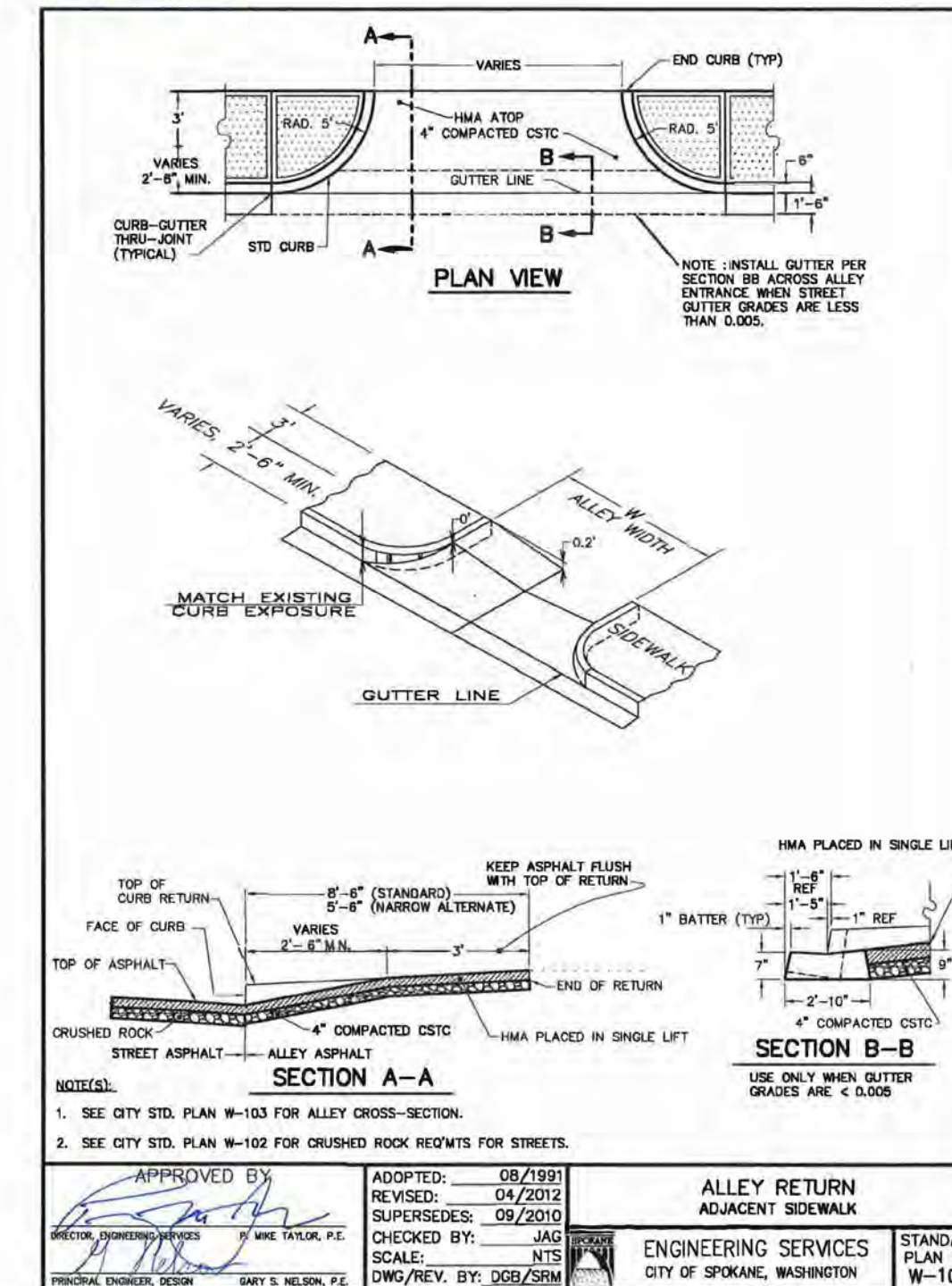
ALLEY SECTION - DETAIL
NTS 3

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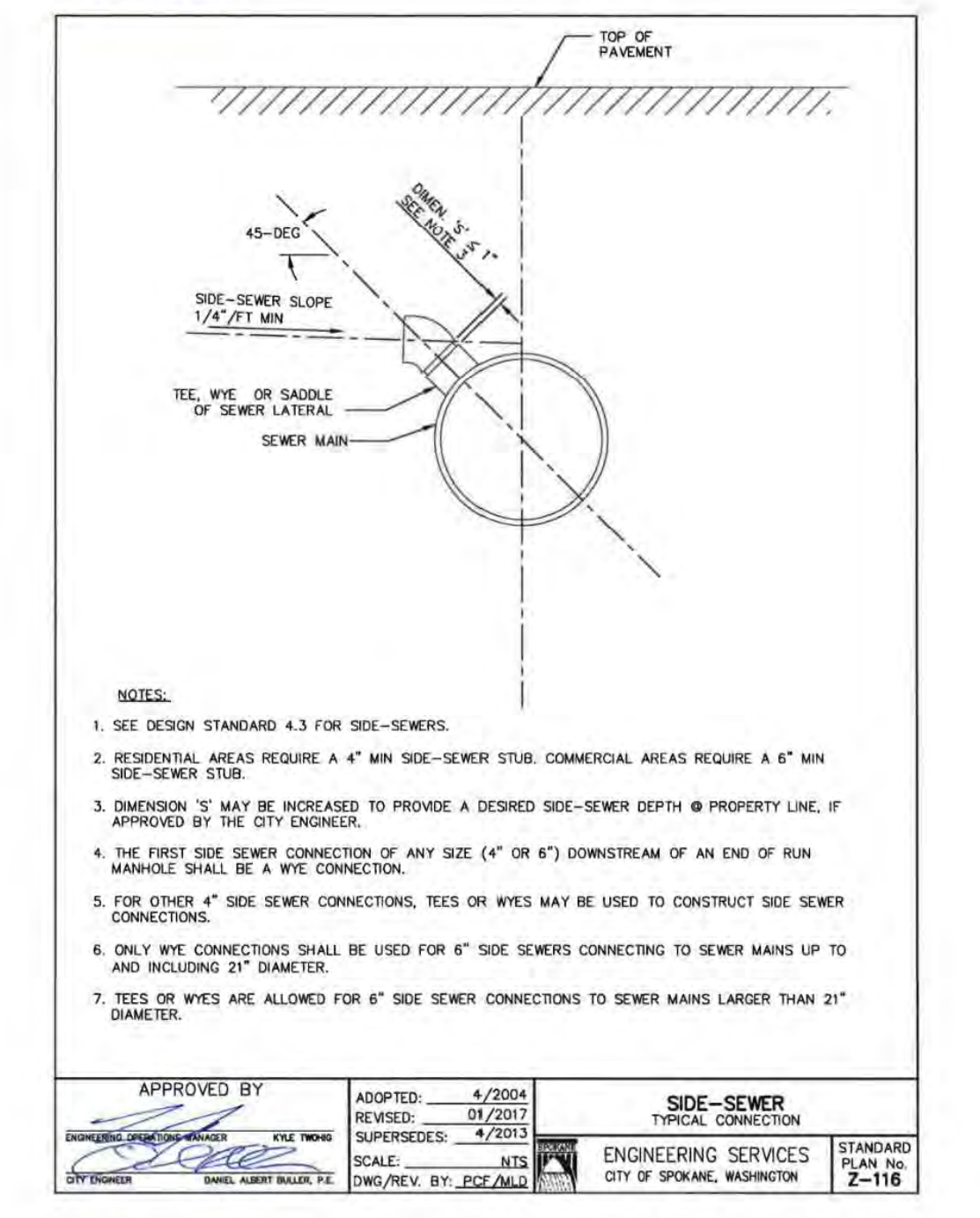
CATCH BASIN TYPE 0 - DETAIL
NTS 4

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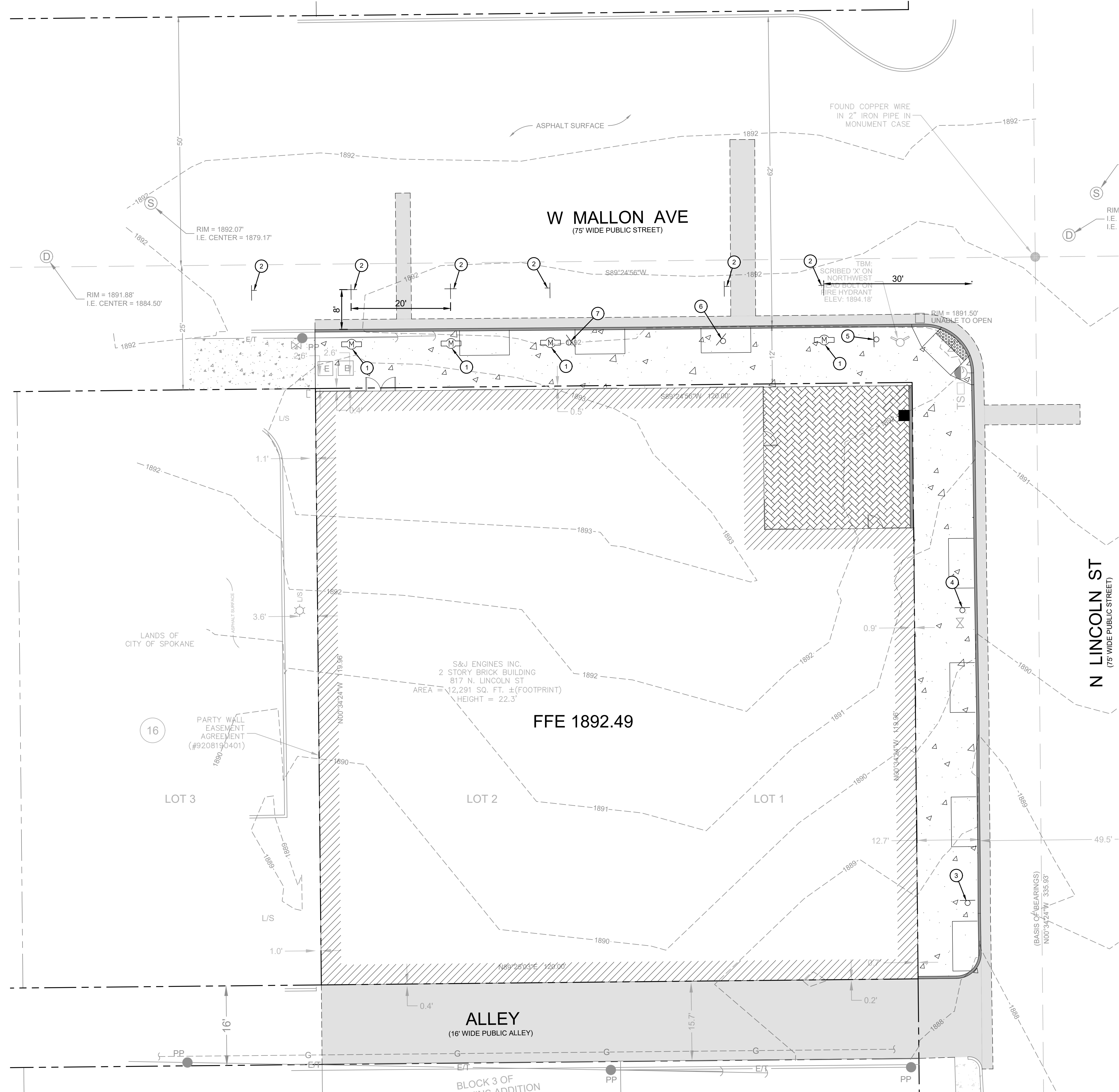


ALLEY RETURN - DETAIL
NTS 5

Back to Section Z - TOC

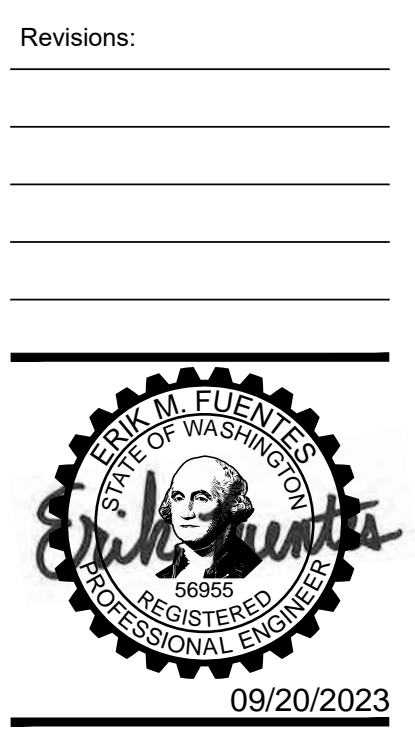


SEWER CONNECTION - DETAIL
NTS 6



KEY NOTES:		
KEY	NOTE:	DETAIL/SHEET
1	NEW PARKING METER - "NEW SIDEWALK INSTALLATION" (TYP) PER CITY OF SPOKANE STANDARD PLANS	-
2	NEW 4" WHITE THERMOPLASTIC METERED PARKING STALL LINE (TYP) PER CITY OF SPOKANE STANDARD PLANS	-
3	NEW "NO PARKING" SIGN (MUTCD R8-3A) AND POST PER CITY OF SPOKANE STANDARD PLANS. SIGN SHALL FACE NORTH.	-
4	NEW "LANE ENDS MERGE LEFT" SIGN (MUTCD W9-2L) AND POST PER CITY OF SPOKANE STANDARD PLANS. SIGN SHALL FACE NORTH.	-
5	NEW "NO PARKING" SIGN WITH RIGHT ARROW AND POST PER CITY OF SPOKANE STANDARD PLANS. SIGN SHALL FACE NORTHWEST.	-
6	NEW "10 MIN PARKING ALL HOURS" WITH RIGHT ARROW AND POST PER CITY OF SPOKANE STANDARD PLANS. SIGN SHALL FACE NORTHWEST.	-
7	NEW "10 MIN PARKING ALL HOURS" WITH LEFT ARROW AND POST PER CITY OF SPOKANE STANDARD PLANS. SIGN SHALL FACE NORTHEAST.	-
8	ALL PROPOSED PARKING STALLS ON W MALLON AVE SHALL BE 20'L x 8'W	-

- SIGNING AND STRIPING NOTES:**
- TRAFFIC SIGNPOST LOCATIONS SHALL BE FIELD-LOCATED BY THE CITY OF SPOKANE, PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONTACT THE CITY OF SPOKANE TRAFFIC SIGNS AND MARKERS SUPERVISOR AT 509-232-8800, AT LEAST FIVE CITY WORKDAYS PRIOR TO INSTALLATION TO ARRANGE FOR A CITY REPRESENTATIVE TO FIELD-LOCATE THE SIGNPOSTS.
 - FOR ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY, A SPECIFICATION DRAWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE. COMPLETED SIGNS SHALL BE PRESENTED FOR INSPECTION, PRIOR TO INSTALLATION, TO THE CITY OF SPOKANE TRAFFIC SIGNS AND MARKERS SUPERVISOR AT 901 N NELSON STREET. AN APPOINTMENT IS REQUIRED. THIS INCLUDES ALL SIGNS ATTACHED TO SIGNALS, PEDESTRIAN HYBRID BEACONS AND RECTANGULAR RAPID FLASH BEACONS.
 - ALL SIGNAGE AND STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SPOKANE STANDARDS AND SPECIFICATIONS.
 - TRAFFIC SIGNS REMOVED DURING ANY PHASE OF THE CONSTRUCTION PROCESS ARE THE CONTRACTOR'S PROPERTY AND ARE TO BE DISPOSED OF BY THE CONTRACTOR. THESE SIGNS SHALL NOT BE REUSED.
 - PAVEMENT MARKINGS SHALL BE REMOVED BY WATER-BLASTING PER CITY OF SPOKANE STANDARD SPECIFICATIONS. PAINTING OVER EXISTING MARKINGS IS NOT ALLOWED.
 - ANY DAMAGE TO EXISTING MARKINGS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR.



SIGNING & STRIPING PLAN

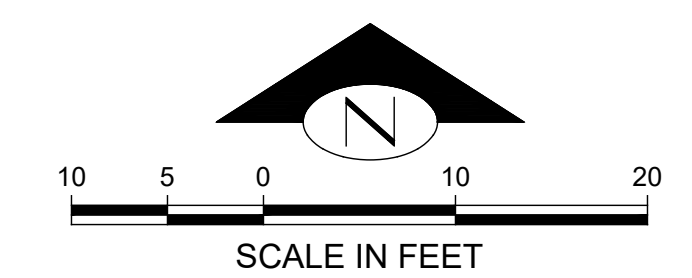
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Project No.: 23.133
 Date: 09/20/2023
 Drawn By: GR
 Checked By: EF

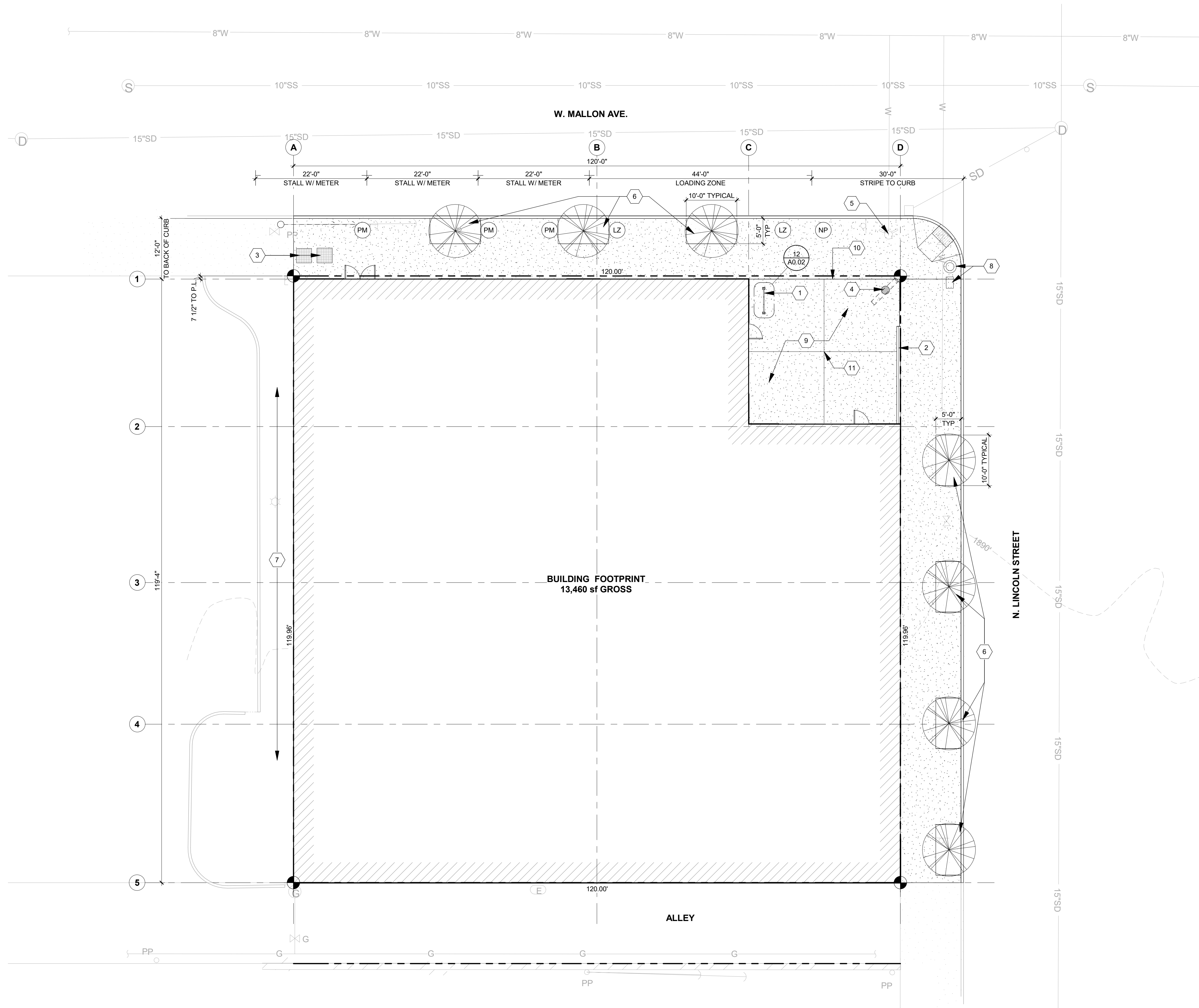
BASE MAP/TPOGRAPHY PROVIDED BY OTHERS. DCG/WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG/WATERSHED PRIOR TO CONSTRUCTION.

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



DCG WATERSHED
 601 W Main Ave, Suite 617, Spokane, WA 99201
 P: 509.606.3600, www.dcgwatershed.com
 FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDBEY ISLAND

C9.00



GENERAL NOTES

- 1 LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION *CALL BEFORE YOU DIG* 1-800-424-5555
- 2 SEE SITE SURVEY FOR EXISTING CONDITIONS
- 3 REFER TO CIVIL FOR SITE UTILITIES
- 4 REFER TO ELECTRICAL FOR SITE LIGHTING
- 5 LANDSCAPING TO BE BIDDER DESIGNED IN ACCORDANCE WITH CITY STANDARDS

KEYNOTES

- 1 BIKE RACK
- 2 RETAINING WALL - SEE 11/A0.02 - PATIO WALL DETAIL
- 3 EXISTING ELECTRICAL VAULTS
- 4 EXISTING PYLON SIGN - TO REMAIN
- 5 EXISTING FIRE HYDRANT
- 6 LANDSCAPE PLANTERS PER CITY STANDARD WITHIN RIGHT-OF-WAY
- 7 PROTECT AND REPAIR LANDSCAPING ON ADJACENT PROPERTY - ALL WORK TO BE COORDINATED WITH PROPERTY OWNER
- 8 EXISTING STOPLIGHT & CONTROL BOX
- 9 ENTRANCE PATIO W/ STORM RETENTION STRUCTURE BELOW
- 10 CONCRETE EXPANSION JOINT
- 11 CONCRETE CONTROL JOINTS

Revisions:

6305 REGISTERED ARCHITECT
RUSSELL T. WOLFE
STATE OF WASHINGTON

SITE PLAN

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

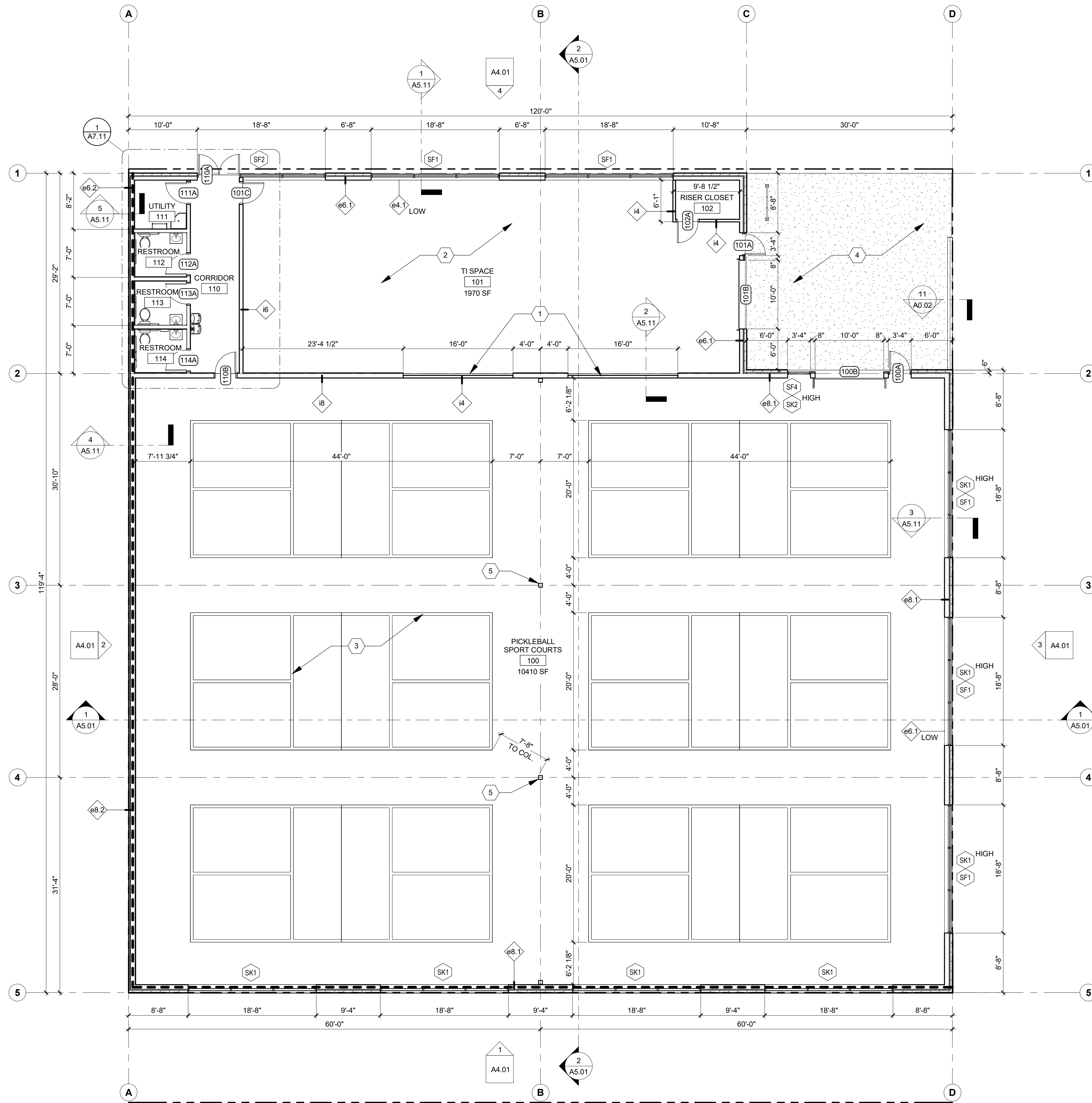
WAG[®]
Wolfe Architectural Group
1015 N. Callapel Street Suite "B"
Spokane, Washington 99201
p 509.455.6999 f 509.455.3933
www.wagarch.com

Project No.:	23.133
Date:	9.21.2023
Drawn By:	DRW
Checked By:	RJW

Sheet No.

A0.01

1 SITE PLAN
A0.01 SCALE: 1" = 10'-0"



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

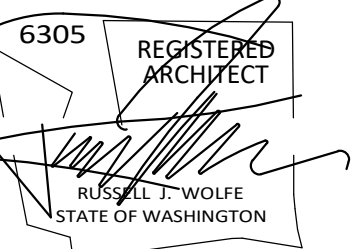
GENERAL NOTES

1 ALL DIMENSIONS FROM FACE OF STUD AND/OR GRID, U.O.N.

KEYNOTES

- 1 FRAME WALL FOR FUTURE OPENING
- 2 OMIT SLAB IN FUTURE TI SPACE
- 3 PICKLEBALL NETS AND STRIPING
- 4 OUTDOOR ENTRANCE PATIO - SEE SITE & CIVIL
- 5 COLUMN - PER STRUCTURAL, WRAP W/ SPORT CUSHION MATERIAL

Revisions:



FIRST FLOOR PLAN

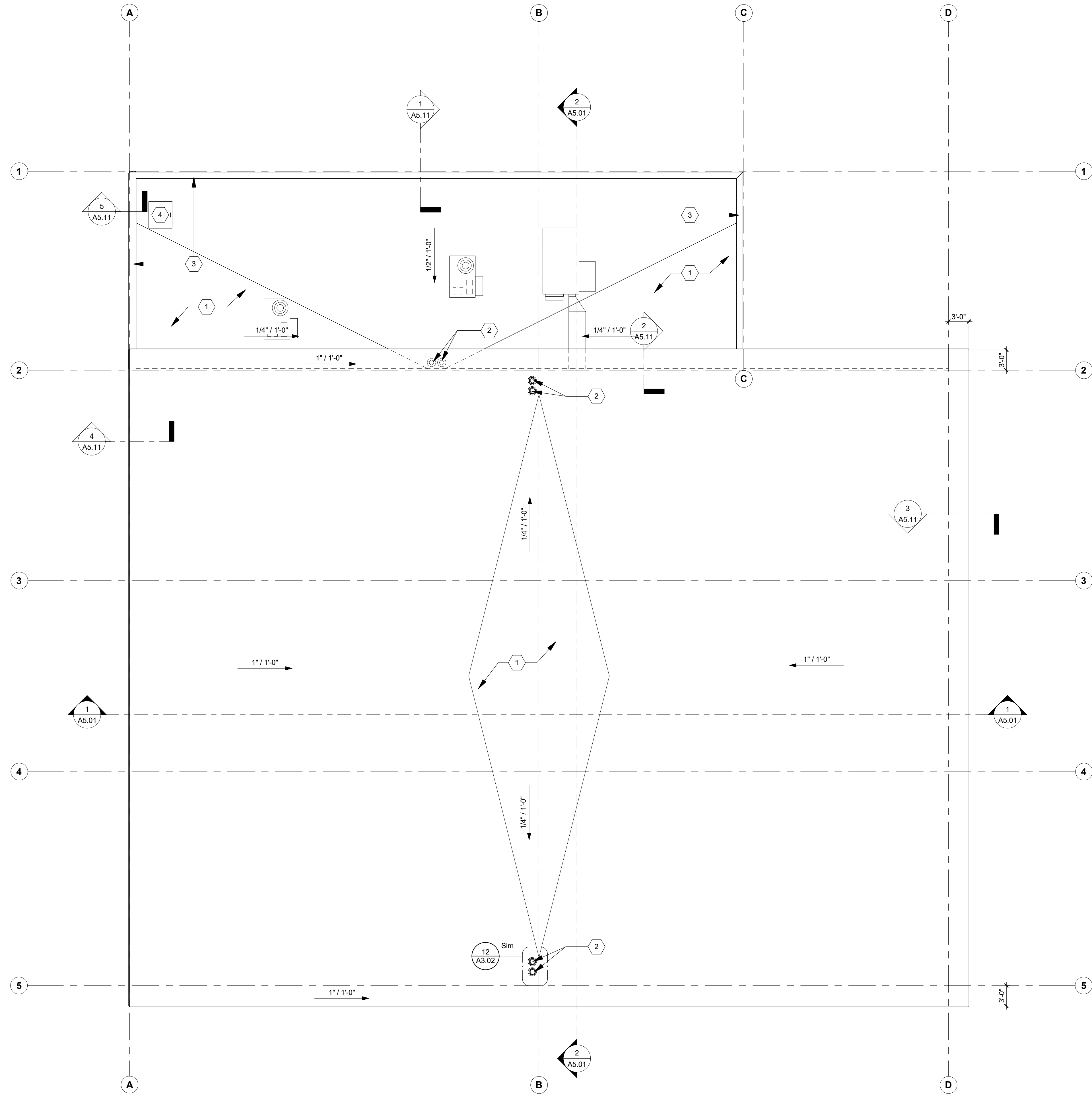
"WONDERGROUND" BUILDING
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Project No.: 23.133
 Date: 9.21.2023
 Drawn By: DRW
 Checked By: RJW

Sheet No.

A1.01



1 ROOF PLAN
 A3.01 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1 ALL DIMENSIONS FROM FACE OF STUD AND/OR GRID, U.O.N.

KEYNOTES

- 1 CRICKET
- 2 ROOF DRAIN W/ OVERFLOW
- 3 PARAPET
- 4 ROOF ACCESS

Revisions:

6305 REGISTERED ARCHITECT
 RUSSELL T. WOLFE
 STATE OF WASHINGTON

ROOF PLAN & DETAILS

"WONDERGROUND" BUILDING
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 Date: 9.21.2023
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Sheet No.
A3.01

GENERAL NOTES

- 1 REFER TO PLANS, SECTIONS AND DETAILS FOR DIMENSIONS AND ASSEMBLIES

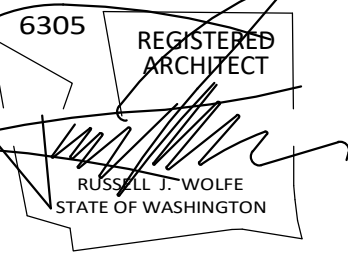
KEYNOTES

- 1 VERT. METAL SIDING
- 2 HORZ. METAL SIDING

FINISH NOTES

- A METAL SALES EMPIRE SERIES PANELS - 24 GA - BRONZE FINISH
- B PRECAST CONCRETE
- C METAL FASCIA
- D MUTUAL MATERIALS CHARCOAL SPLIT FACE CMU
- E MUTUAL MATERIALS BRICK
- F BRONZE FLASHING

Revisions:



EXTERIOR ELEVATIONS & FINISHES

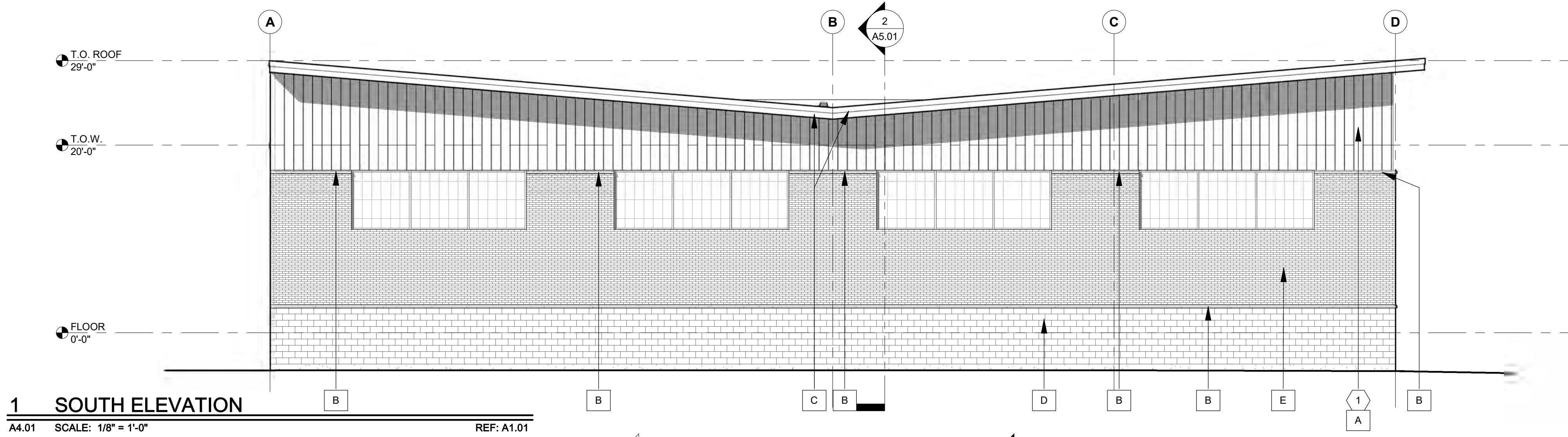
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Sheet No.

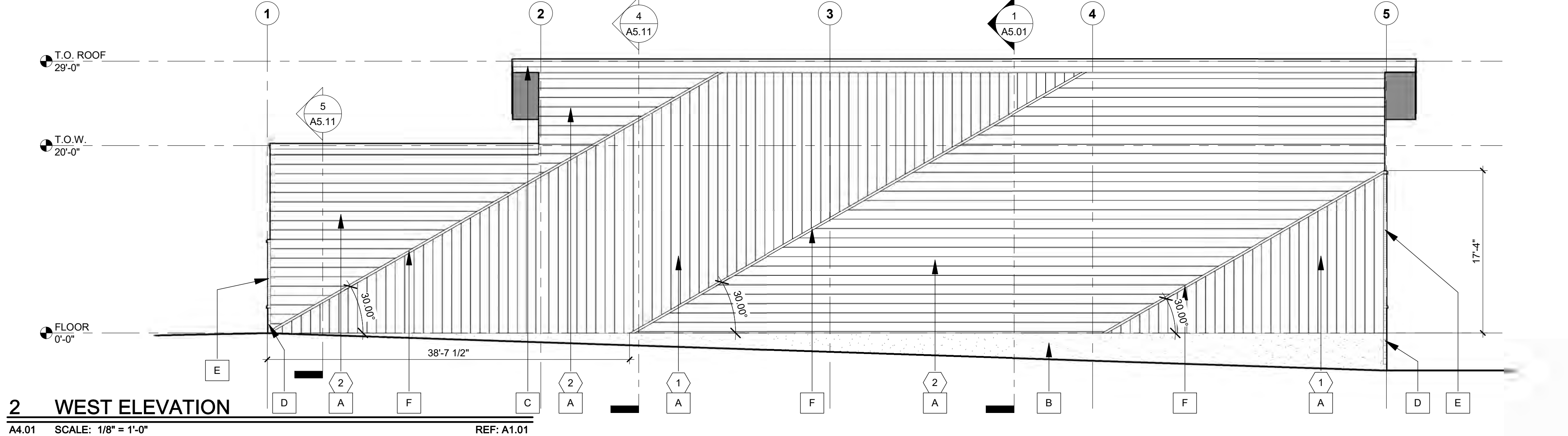
A4.01



1 SOUTH ELEVATION

A4.01 SCALE: 1/8" = 1'-0"

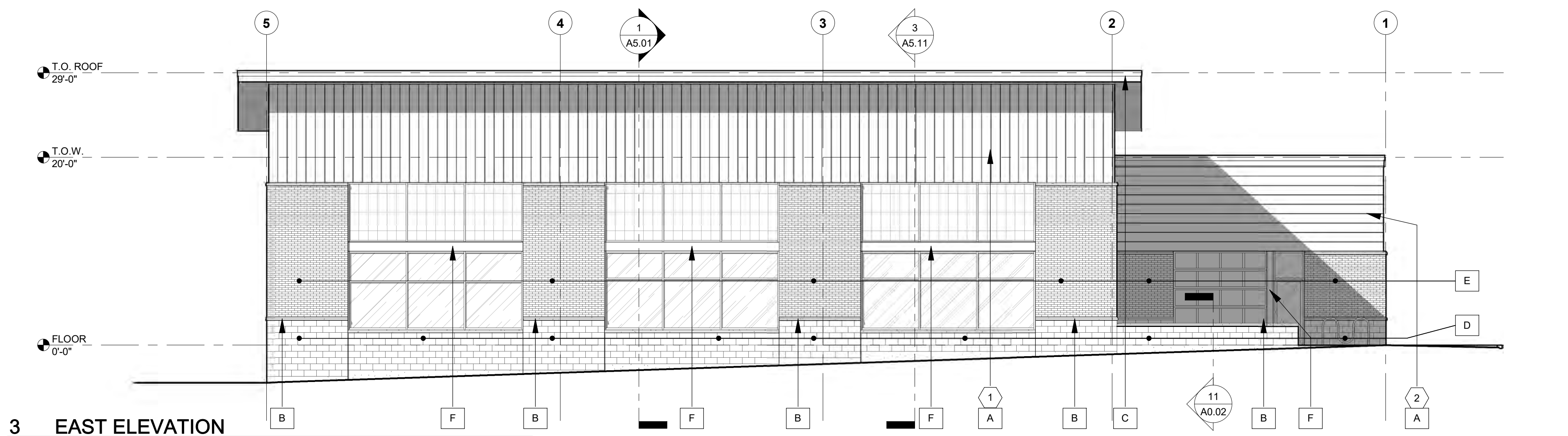
REF: A1.01



2 WEST ELEVATION

A4.01 SCALE: 1/8" = 1'-0"

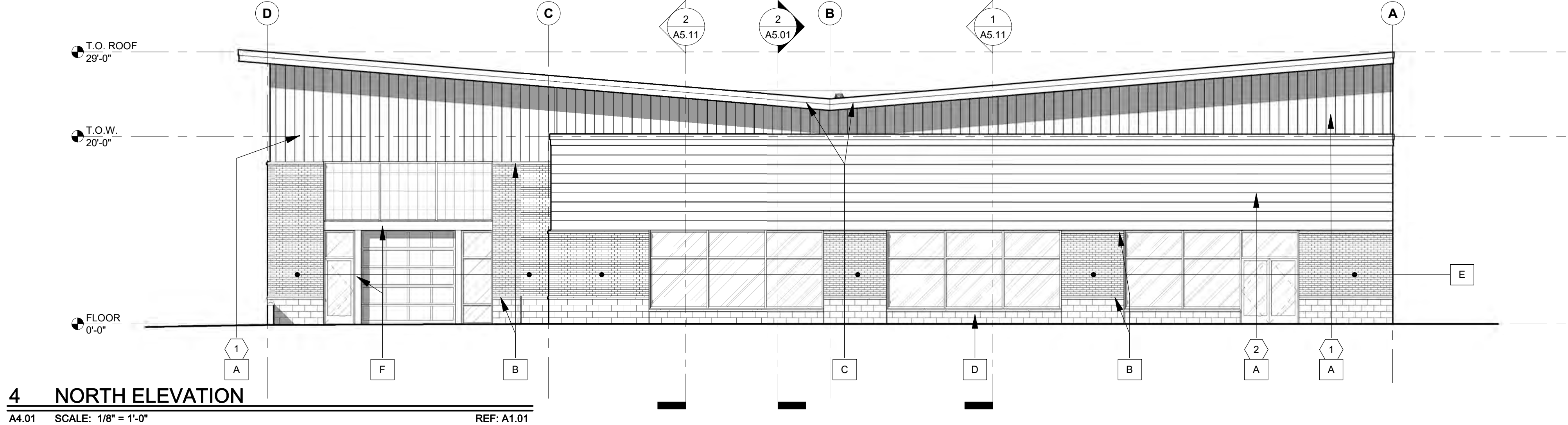
REF: A1.01



3 EAST ELEVATION

A4.01 SCALE: 1/8" = 1'-0"

REF: A1.01



4 NORTH ELEVATION

A4.01 SCALE: 1/8" = 1'-0"

REF: A1.01

BUILDING CODES:
2016 International Building Code as adopted by the city of Spokane, WA
ASCE 7-16 Minimum Design Loads for Buildings & Other Structures

DESIGN LOADS:
Risk Category: II
Live Loads:
Roof Live Load, $L_r = 20$ psf (reducible)
Snow Loads:
Ground Snow Load, $P_g = 39$ psf
Minimum flat Roof Snow Load, $P_f = 30$ psf
Importance Factor, $I_s = 1.0$
Snow Exposure Factor, $C_e = 1.0$
Thermal Factor, $C_t = 1.0$
Drifting snow = in accordance with ASCE 7

Wind Loads:
Ultimate Design Wind Speed, $V_{ult} = 110$ mph (3-Second Gust)
Nominal Design Wind Speed, $V_{std} = 85$ mph ($V_{ult} * 0.61^{1/2}$)
Wind Exposure: B
Topographic Factor, $K_t = 1.0$
Applicable Internal Pressure Coefficient, $GC_{pi} = +0.18$
Component and Cladding Design Wind Pressures, $P_{net} (1.0W)$
Based on Effective Wind Area of 161 Square Feet and 1:12 Roof Slope

Zone 1 = +16.0/-24.1 psf
Zone 1' = +16.0/-17.7 psf
Zone 2 = +16.0/-32.0 psf
Zone 3 = +16.0/-38.1 psf
Zone 4 = +16.5/-18.1 psf
Zone 5 = +16.5/-20.1 psf

Uplift load [net] = 5psf
Seismic Loads:
Seismic Design Category: B
Soil Site Class: C
Seismic Importance Factor, $I_e = 1.0$
Spectral Response Acceleration Parameters:
 $S_s = 0.332$
 $S_1 = 0.115$
 $S_d5 = 0.266$
 $S_1 = 0.129$
 $T_1 = 16$ sec
Basic Seismic Force-Resisting System: Light-frame wood walls sheathed with wood structural panels rated for shear resistance

Seismic Response Coefficient, $C_s = 0.044$
Redundancy Factor (NS direction) = 1.0
Redundancy Factor (EW direction) = 1.0
Response Modification Factor, $R = 6.5$
Overstrength Factor, $\Omega = 2.5$
Deflection Amplification Factor, $C_d = 4.0$
Analysis: Equivalent Lateral Force Procedure

Governing Base Shear:
Design Base Shear = 17.5 kips/46.2 kips (1.0E / 1.0W) NS
Design Base Shear = 17.5 kips/45.4 kips (1.0E / 1.0W) EW

Dead Loads:
Roof Dead [total] = 20 psf *
Top Chord = 15 psf
Bottom Chord = 5 psf
*includes 5 PSF for future solar zone. 175 PSF Inverter zone on grade.

Deflection limits:
Roof Members Total Load = L/240
Roof Member Live Load = L/360
Walls Supporting Brittle Finishes = L/240
Walls Supporting Flexible Finishes = L/180
Walls backing Masonry = L/600 at 0.7 Wind or Seismic

Geotechnical Information:
Assumed Allowable Design Load-Bearing Values of Soil:
Allowable Soil Bearing Pressure = 3,000 psf
*1/3 Increase for Wind and Seismic Loads is Permitted
Active Soil Pressure = 41 pcF
At-Rest Soil Pressure = 62 pcF
Passive Soil Pressure = 428 pcF
Coefficient of Friction = 0.39
Frost Depth (Minimum Footing Embedment Below Lowest Adjacent Grade) = 24 Inches

*The owner shall have the foundation plan reviewed and approved by a licensed geotechnical engineer. Foundation design is based on geotechnical values from a nearby project and may change based upon review from a licensed geotechnical engineer.

SUBMITTAL REQUIREMENTS:

Shop drawings shall be submitted to the architect for review by the design team prior to fabrication occurring. Please allow for a time period of one week to allow for a complete review to occur by the engineer of record. The contractor is responsible for ensuring this review occurs in conjunction with the construction schedule. The contractor shall review the submittals and comment as necessary prior to submitting to the design team. Submittals received without prior contractor review shall be returned.

The engineer of record will review the submittal for conformance with the overall design intent and provide feedback as necessary; but is not responsible for commenting on dimension and quantity questions, this shall be performed by the contractor. Comments provided by the engineer of record shall not be taken by the contractor as consent to depart from complying with the project plans and specifications.

The submittals shall contain the appropriate design and detailing information as it pertains to the subject matter. Stamped and signed calculations shall be provided by a specialty structural engineer responsible for the **deferred submittal**. The specialty structural engineer shall be licensed in the state where the project is being constructed.

The Following DEFERRED SUBMITTALS Are Required:

STEEL ELEMENTS

- Guardrails, Handrails and Rail Anchorage
- Roof Mounted Components – Roof Hatches

WOOD ELEMENTS

- Open Web Wood Trusses

TEMPORARY SHORING:

The contractor is responsible for providing temporary shoring during construction to ensure that the structure is stable until the construction work is complete. If necessary, the contractor shall consult a specialty structural engineer, licensed in the state of work, for design assistance prior to proceeding with the work. The contractor shall be responsible for understanding means and methods requirements, as well as OSHA regulations for the project construction.

DEMOLITION:

The contractor may remove existing construction and reuse with the approval of the building official, architect and engineer of record. Extents of demolition required may not be shown in the structural drawings. Contractor shall perform site visit to fully understand demolition requirements.

DEMOLITION:

Demolition extents may not be shown on structural drawings, reference architectural demo drawings for information. The contractor may remove existing construction and reuse with the approval of the building official, architect and engineer of record. The contractor shall perform a site visit to understand existing conditions. Where demo is done to prepare to new structure interface, reference Renovation and Existing Building Interface sections below and prepare demolition for new construction.

GENERAL DRAWINGS and DETAILS:

Contractor is responsible for all quality control measures. Contractor is responsible for submitting requests for information when there is not enough information present in the construction documents. Scaling of plans is not allowed. RFIs shall be submitted when contractor needs dimensions that are not listed on drawings. The contract drawings portray the design intent based on the project conditions made available to the engineer of record. The detail sheets show specific detailing requirements as referenced from the structural plans. The contractor is responsible for coordinating where typical details apply that are not specifically referenced on plan. Modifications to the contract drawings shall not be made without written approval from the engineer of record. The contractor is responsible for coordinating the contract drawings with the rest of the consultant team's documents, potential conflicts shall be reported to the architect or consultant.

SOILS AND FOUNDATIONS:

All foundations shall bear on native soil or compacted structural fill. All new foundations shall be placed so that the bottom of footing is located a minimum of 24" below finished grade unless noted otherwise within the contract documents. The top of footings shall be as noted on the foundation plan and shall be coordinated with the civil grading plans.

Geotechnical Inspection: Contractor shall have soil design values, excavations and site preparation verified by a licensed geotechnical engineer and building official prior to concrete placement.

All soil placement, excavation techniques, and shoring & cribbing shall be coordinated with a qualified geotechnical engineer or a geotechnical inspection agency as applicable. Contractor is solely responsible for the design and procedures required for excavation and protection of adjacent properties. Contractor shall practice proper methods to avoid any and all impacts to adjoining properties including settlement, vibrations, etc.

Contractor shall not backfill against cantilever retaining walls until concrete has achieved 100% of its specified minimum design compressive strength. Contractor shall not backfill against basement walls until all of the floor framing supporting the walls has been erected.

CONCRETE:

Cast in place concrete work shall conform to all requirements of IBC Chapter 19, ACI 301 and ACI 318. All submittals per ACI 301, section 4.1.2 shall be submitted, as well as strength results for each mix per ACI 318, section 26.4.3.1. Concrete mixing shall conform to ASTM C94. Normal weight aggregate shall conform to ASTM C33. Concrete or grout containing chlorides shall not be permitted.

CONCRETE DESIGN PROPERTIES table with columns: Member Type, Strength f'c (psi), Test Age (days), Maximum Aggregate Size, Max W/C Ratio, Air Content (%), Exposure Class

- *The extended joint layout per plan requires Sika Control NS-2 component shrinkage reducing admixture at a 5% dosage rate by volume.
- Slump: Conform to ACI 301, determine at point of placement prior to the addition of admixtures.
- Portland cement shall conform to ASTM C150 Type I or II. If sulfates are present in soil Type V cement shall be used. Fly ash, slag, silica fume and other pozzolons may be used as an alternative to Portland cement. Use of fly ash shall be limited to 25% of the total weight of cementitious material.
- Aggregate: Conform to ASTM C33.
- W/C Ratio: Water/cement ratios shall be based on the total weight of cementitious materials.
- Air Content: Conform to ACI 318, acceptable tolerance is +/- 1 1/2 %, determine at point of placement. Provide entrained air where concrete is in direct contact with soil.
- Exposure Class: Conform to ACI 318, F0, S0, W0, and C0 unless noted otherwise in the table above.

At cold joints and where concrete is placed adjacent to existing concrete, clean and roughen concrete surfaces to 1/4" amplitude. A 1/4" chamfer shall be provided on wall, column, and beam corners unless directed otherwise by architect.

All reinforcing and anchor bolts shall be securely in place prior to concrete placement. Moisture barrier shall be used where specified per Architect. Thickness shall be per Architect. Placement of the moisture barrier requires special consideration with regard to effects of the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications.

Concrete anchor bolts shall be ASTM F1554, GR36 UNO, ASTM 1554, Gr. 363
Conform to ACI 301 for all requirements related to the placement of concrete, including but not limited to, formwork, re-shoring, delivery, placement, and curing. Removal of formwork shall not occur until strength reaches a minimum of 0.75 fc.

Conform to ACI 308R and ACI 305.1 for all concreting requirements in cold and hot weather applications.
Submittals and Shop Drawings:

- Each concrete mix designs
- Slab on grade joint placement

REINFORCING STEEL:

Reinforcement shall comply with CRSI specifications and handbooks and latest ACI code and detailing manual. Cast-in-place concrete reinforcement shall conform to the requirements of IBC Chapter 19 and ACI 301/318.

Materials:
Reinforcing bars: ASTM A 615, grade 60 ksi (shall not be welded)
ASTM A 706 weldable rebar 60 ksi
Welded wire fabric: ASTM A185

Typical concrete coverage:
Concrete cast against and permanently exposed to earth: 3"
Formed concrete exposed to earth or water:
#6 and larger 2"
#5 and smaller 1-1/2"

All reinforcement shall be securely tied in place before placing concrete. Conform to ACI 301 for all fabrication requirements and placement tolerances. Provide minimum lap splice or development length as specified within the typical lap splice and development length schedule. Field bending or straightening of #3 thru #5 bars may be field bent cold the first time, but not greater than 90 degrees. Do not field bend reinforcement larger than a #5 unless approved by the engineer of record; other bars require preheating. Do not twist bars.

Submit shop drawings illustrating the reinforcement placement noted in the contract drawings. These submittals should reflect sizes, dimensions, and locations of concrete reinforcement, as well as embedded items within the concrete.

Submittals and Shop Drawings:

- Reinforcing steel shop drawings

MASONRY:

Reference Standards: The reinforced masonry shall conform to the requirements of IBC Chapter 21 and ACI 530.
Masonry Unit – ASTM C90 medium weight (115 pcf), unit strength = 2,000 psi
Mortar – ASTM C270 Type S
Grout – ASTM C476 Course type
Reinforcement – See Concrete notes
Cement – See Concrete Notes
Minimum required 28-day compressive strength for masonry assembly shall be $f_m = 2,000$ psi
Masonry shall be constructed in a running bond pattern unless noted otherwise on plan.
Masonry construction shall conform to the requirements of ACI 530, including grout pours, reinforcement placement and material dimensions.

Construction:
Bond beams: horizontal reinforcing shall be provided at 48" oc vertically, unless otherwise specified on plan. Additional bond beams shall be placed at floor, roof lines and top of walls. Additional wall reinforcing shall be per typical details

Lintels: provide lintel reinforcing per typical details. Do not splice reinforcing bars within lintels or 8 inches of either side of bearing. Control joints shall not be placed in lintels or at jams, unless noted otherwise on plan. Typical lintel reinforcing shall be as follows:
Openings up to 48" wide: reinforce with (2) #4 in the bottom of 16" deep lintel
Openings wider than 48" wide: reference plans.

Grouted Cells: Above Grade: Fill those cells which contain reinforcing steel with grout unless noted otherwise. All CMU below grade shall be solid grouted.
Grout Lifts: Grout lifts shall not exceed spacing if intermediate reinforced bond beam spacing. Grout lifts exceeding 5'-4" shall be approved by the Engineer of Record prior to lift pours.

Control and Expansion Joints:

- Locate at abrupt changes in wall height and wall thickness, adjacent to columns and pilasters.
- Locate at 1.5 times the wall height or 25' maximum for continuous walls.
- Locate away from corners the lesser of 1.25 times wall height or 16' or half the control joint spacing.
- Between main exterior walls and intersecting walls

Reinforcing cover and clearance: to be followed unless noted otherwise in plans and details.

- **Clearance between the block wall and the reinforcing bars:**
 - Fine grout: 1/2"
 - Course grout: 1/2"
- **Clearance between bars:**
 - Equal to adjacent bar diameters for bars over #8, and not less than:
 - 8" block and less: 1"
 - 10" block 2"
 - 12" block 3"
- **Masonry Cover** at masonry face exposed to earth or weather shall be:
 - 1 1/2" for #5 and less
 - 2" for bars #6 and larger*These numbers include the wall thickness and grout

Submittals and Shop Drawings:

- Grout mix designs
- Reinforcing steel shop drawings
- Material certification for reinforcing steel
- Masonry block and grout certification letter

BRICK VENEER:

Reference Standards: Conform to the requirements of IBC Chapters 14, 21 and ACI 530, section 12.2.2 Prescriptive requirements for anchored masonry veneer.

- Specifications:
1. Brick Veneer – ASTM C216, Grade SW
 2. Mortar – ASTM C270 Type S
 3. Joint Reinforcing – ASTM A951, hot-dipped galvanized
 4. Anchors – may be made from stainless or carbon steel carbon steel anchors components for exterior walls must be protected from corrosion by hot-dipped galvanizing or epoxy coating. Galvanized coatings on steel must be at least 1.5 oz per square foot. Epoxy coatings should be at least 20 mils in thickness.
 - a. Wood Backed studs: Provide either adjustable anchors or wire anchors. Attach each anchor to wood studs or wood framing with a corrosion resistant #8 ring-shank nail, a No. 10 corrosion-resistant screw with a minimum nominal shank diameter of 0.190" or with a fastener having equivalent or greater pullout strength.
 - b. Steel backed studs: Provide adjustable anchors. Attach each anchor to steel framing with at least a No. 10 corrosion-resistant screw with a minimum nominal shank diameter of 0.190" or with a fastener having equivalent or greater pullout strength. Cold-formed steel framing shall be corrosion resistant and have a minimum base metal thickness of 0.043"
 - c. Masonry or Concrete backing: Attach veneer to masonry backing with Wire anchors, adjustable anchors or joint reinforcement. Attach veneer to concrete backing with adjustable anchors.

Veneer not laid in running bond shall have joint reinforcement of at least one wire, of size W1.7, spaced at a maximum of 18" oc center vertically.

Anchor types:
Wire Anchors: Shall be at least wire size W1.7 and have ends bent to form an extension from the bend at 2" long. Wire anchors shall be without drips. Spacing shall be per typical detail.
With solid units, embed anchors in the mortar joint and extend into the veneer a minimum of 1 1/2", with at least 5/8" mortar cover to the outside face.

With hollow units, embed anchors in mortar or grout and extend into the veneer a minimum of 1 1/2", with at least 5/8" mortar or grout cover to the outside face.

Adjustable Anchors: sheet-metal and wire components of adjustable anchors shall conform to the requirements of Wire Anchors. Maximum clearance between connecting parts of the tie shall be 1/16" and shall be detailed to prevent disengagement. Pintle anchors shall have one or more pringle legs of wire WZ.8 and shall have an offset not exceeding 1 1/2".

Joint reinforcement: Ladder-type or tab-type joint reinforcement is permitted. Cross wires used to anchor masonry veneer shall be at least wire size W1.7. Cross wires shall be welded to longitudinal wires, which shall be at least wire size W1.7. Cross wires and tabs shall be without drips. Spacing shall be per typical detail. Embed longitudinal wires of joint reinforcement in the mortar joint with at least 5/8" mortar cover on each side.

Submittals and Shop Drawings:

- Provide shop drawings indicating anchor type, spacing requirement, corrosion-protection, joint reinforcing and attachment to backing studs and capacities. Any substitutions must be submitted for approval to the architect and EOR prior to installation.

Coordinate expansion joint locations with the architectural drawings. Expansion joints should be located at all ends of shelf angles. Loose lintels may have joints at window/door jams, but joints should jog out to the end of lintel bearing. Coordinate loose lintel joint detailing with Arch. Typical joints should occur at 20' oc max, intersecting walls, wall offsets, changes in wall heights or thicknesses and within 10' of the corner of either wall but not necessarily both. Spacing of expansion joints around corners should not exceed 20'. At walls with openings, divide the wall into symmetrical sections around openings and have at least 3' of brickwork on each side of joints between openings.

POST-INSTALLED ANCHORS:

Reference Standards: ACI 318 Chapter 17 and manufacturer's tested data.

Specifications:
Expansion anchors:

1. Hilli Kwik Bolt TZ – ICC ESR 1917
2. Simpson Strong-Bolt 2 – ICC ESR-3037

Screw anchors:

3. Hilli Kwik HUS-EZ – ICC ESR 3027 for Concrete
4. Simpson Titen HD – ICC ESR-2713 for Concrete

Adhesive anchors:

5. Hilli HIT HY-200/3 – ICC ESR 4868 and 4978
6. Simpson SET-XP – ICC ESR 2508 for Concrete
7. Simpson AT-XP (applied in cold weather, Temp<50F) – IPMPO ER 263

Reference the manufacturer's instructions for installation techniques and additional requirements.

Submittals and Shop Drawings:

- Submit shop drawings indicating product specifications and ICC test reports. Anchor substitutions must be submitted to the Engineer of Record for approval prior to construction. The structural plans and details reflect specific requirements for the embedment, spacing, and anchorage types.

STEEL:

Reference Standards: All fabrication, erection and material shall conform to IBC chapter 22 and AISC 360, the Specification for Structural Steel Buildings, 15th Edition.

Materials:
Wide Flange Section: ASTM A992, 50 KSI
Hollow Structural Section (HSS): ASTM A500, Grade B, 46 KSI
Hollow Structural Section (Round HSS): ASTM A500, Grade B, 42 KSI
Structural Pipe: ASTM A53, Grade B, 35 KSI
Channel (C): ASTM A36, 36 KSI
Angle (L): ASTM A36, 36 KSI
Structural Plate Sections: ASTM A36, 36 KSI
High Strength Bolts: ASTM F3125 Gr A325, Type 1 Plain
Bolts in Wood Connections: ASTM A307
Heavy Hex Nuts: ASTM A563
Washers: ASTM F436 Hardened Washers Gr A
Threaded Rods: ASTM A36, 36 KSI
Welding Electrodes: E70XX
Anchor Rods/Anchor Bolts: ASTM 1554, Gr. 36

Bolt holes in steel shall be Standard holes 1/16" larger than the bolt diameter, unless noted otherwise. Holes in steel shall be drilled or punched. Burning of holes and torch cutting at the site is not permitted. All structural steel bolts shall be installed in accordance with the latest edition of the RSCS specification for structural joints using high strength bolts. Bolted connections shall be snug-tight per RCSC. Bolt holes for concrete/CMU anchor bolts shall be oversized per AISC recommendation for Maximum size of Anchor-Rod Holes in Base Plates.

All steel exposed to weather shall be protected by exterior paint as specified/approved by architect unless noted otherwise. Steel not exposed to weather shall be left unapplied unless noted otherwise by the architectural drawings or specifications. All steel & welds below grade shall be protected with an asphalt emulsion applied per manufacturer's recommendations.

Welding: Conform to AWS D1.1. All welding shall be done by a certified welder. Welding electrodes shall be E70XX. Weld sizes shall not be less than AISC minimum sized based on thickness of materials joined. Welded joints shall be in accordance with prequalified joint details in the AISC or AWS. Welding of Nelson Studs shall be per manufacturer's recommendations.

Submittals and Shop Drawings:

- Shop drawings illustrating the steel placement noted in the contract drawings. Conform to AISC 360 for all fabrication, quality control, and erection requirements. Reference the project specifications for the protective coating requirements, unless noted otherwise on the contract drawings.

WOOD FRAMING:

Reference Standards: All fabrication, erection and material shall conform to IBC chapter 23 and 2018 National Design Specification (NDS) for Wood Construction. Lumber in contact with concrete or masonry, exposed to weather shall be pressure treated.

Pre-manufactured press plated roof truss design and fabrication shall be in accordance with the "National Design Standard for Metal Plate Connected Wood Truss Construction" TP-1. Connector plates used by the truss manufacturer shall be approved by a current ICC research recommendation and a copy of the recommendation is to be included in the shop drawings submittal. Installation, hangers, connections, and bridging shall be provided by truss manufacturer. Trusses shall consist of DF #2 grade or better for chord members. Vertical loads (un-factored) to be used for the roof truss design shall be per the DESIGN LOADS section listed above.

Additional concentrated, linear, and trapezoidal loads are shown on structural plans for mechanical units, partition walls, snow drifts, etc. Uplift pressure to be used for the roof truss design shall be as listed on DESIGN LOADS section above. Axial loads and shear transfer loads, shown on structural drawings at specific trusses, shall be included in truss design calculations.

Sawn Lumber Specifications: Grading Rules of WPPA, or NLGA shall be followed. Lumber shall have a maximum moisture content of 19%, S-Dry, KD or MC-19.

1. Sill Plates – Doug-Fir Larch No. 2 (Pressure Treated)
2. Wall Studs – Doug-Fir Larch No. 2, 2.0E Red/Lam LVL
3. Wood Posts (4x) – Doug-Fir Larch No. 2
4. Wood Posts (6x and 8x) – Doug-Fir Larch No. 1
5. Wood Joists – Doug-Fir Larch No. 2
6. Wood Beams (4x) – Doug-Fir Larch No. 2
7. Wood Beams (6x and larger) – Doug-Fir Larch No. 1

Glued Laminated Lumber Specifications: Conform to AITC 117 and ANSI/AITC A190.1. Camber all glued laminated beams, except cantilevered and continuous beams, to 5000' radius, unless shown otherwise.

1. Simple Span Beams – DF/DF, Grade 24F-V4
2. Cantilever or Continuous Beams – DF/DF, Grade 24F-V4
3. Columns – DF, Grade L2

Wood Structural Sheathing Specifications: Conform to APA PS-107 and APA PDS-12. Wood sheathing shall be Douglas Fir Larch plywood PS 1 or oriented strand board (OSB) PS 2 and shall be stamped by the American Plywood Association. Architect may not allow the use of OSB, confirm with the architect prior to purchase. Wall, floor and roof sheathing shall be APA rated sheathing grade, exposure 1 and based on the C-C or C-D grading system, unless Structural 1 grade is specified on plans.

1. Wall Sheathing – 3/216 [15/32] Span Rating, Grade C-D, Exposure 1
2. Roof Sheathing – 48/24 [23/32] Span Rating, Grade C-D, Exposure 1

Engineered Wood Products (**RedBUILT**) Specifications: Design is based upon listed materials by RedBUILT manufacturer as shown on plans. Alternate product substitutions are subject to prior review and pending approval by the EOR.
Products:

1. Laminated Veneer Lumber (RedLam LVL) – ICC ES Report No. ESR-2993
2. Open Web Wood Trusses – ICC ES Report No. ESR-1774

ENGINEERED WOOD PROPERTIES

Table with columns: Material, Use, Sizes, E (10³ psi), Fb (psi)

References: Redbuilt specifier guide LVL
Wood Connections shall conform to Chapter 23 and Table 2304.10.1 of the IBC. Hardware specified within the drawings shall be Simpson Strong-Tie, substitutions may be submitted to the EOR for review. Nails shall be common nails and the nail head shall not penetrate the sheathing. Lag screws and bolts shall conform to ASTM A307 and be installed with washers where in contact with wood.

Preservative Treatment (PT): In accordance with the IBC section 2304.12, "Protection against decay and termites" wood shall be protected from decay and termites in accordance with the following provisions. Wood framing in contact with exterior foundation walls are to be naturally durable or preservative-treated wood. Girders ends entering exterior masonry or concrete shall be provided with a 1/2-inch airspace on top, sides and end, unless naturally durable or preservative-treated wood is used. Where preservative-treated wood is used, all fasteners and plate metals, nuts, washers and connectors in contact with wood shall be treated in accordance with IBC 2304.10.5.1, "Fasteners and connectors for preservative-treated and fire-retardant-treated wood". When in contact with P-T wood, provide hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. Exterior connectors in contact with PT shall have a coating per manufacturers recommendations, with a minimum of ASTM A653, Type G155 zinc-coated galvanized steel or equivalent. Hot dipped galvanized anchor bolts are not required in SBX/DOT and zinc borate preservative treated pilates.

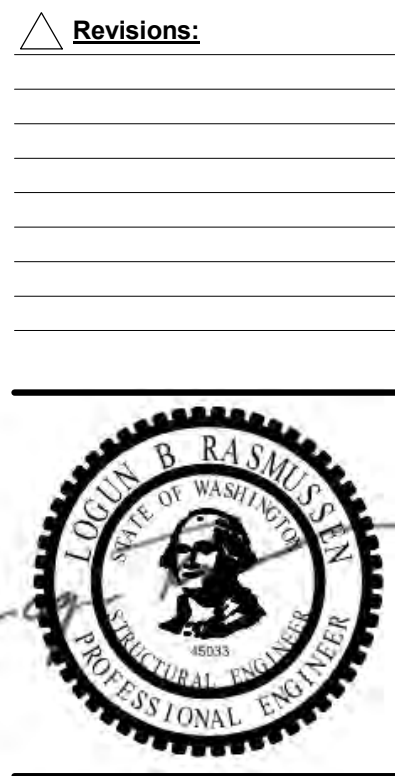
Framing Connectors shall be by Simpson Strong-tie unless noted otherwise. Alternates are subject to review prior to ordering or using and shall require current ICC or ESR reports for each connector and shall be of equal or greater capacities than ones specified. Connectors shall be installed per manufacturer recommendations. Nails shall also be per manufacturers published values to achieve maximum capacities listed. Nail substitutions may be requested only if nailing achieves equal capacities. Simpson catalog has a published table for face mount hanger and strap optional nail substitutions, but may only be used if a 1:1 substitution is available. Where connectors are in exposed exterior applications or in contact with pressure treated wood, provide appropriate protection per the exposure condition. ZMAX for medium exposures and 316L Stainless steel for high and severe exposure conditions. Reference Simpson for Corrosion Resistance Classifications table for pressure treated exposure classes. Nailers on steel columns and beams: Wood 3x nailers are generally required on all HSS columns and steel beams abutting or embedded within wood framing. Unless noted otherwise, attach with 5/8" diameter bolts or welded studs at 16" on centers. Wood nailers on beams supporting joist hangers shall not overhang the beam flange by more than 1/4". All sawn lumber shall have a moisture content of 19% or less prior to application of sheathing and finishes.

Nails: Nails shall be common type unless noted otherwise. Table below is the appropriate diameter and lengths associated with pennyweight call out in plans and details unless noted otherwise in plans or details.

Table with columns: Callout (Pennyweight), Type, Diameter, Length, Notes

Submittals and Shop Drawings:

- Pre-manufactured wood trusses (Metal plate connected trusses)
- Engineered lumber
- Solid Web Wood Joists
- Open web wood trusses
- Wood Hold-Down System
- Glued laminated members
- Panelized wood walls and connections details
- CLT Panel Lifting and Temporary Bracing Requirements.



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

STRUCTURAL DRAWING SHEET LIST table with columns: SHEET NO., SHEET, ORIGINAL DATE, REV, REV DATE

NOTE:
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GLR ENGINEERS, GOKEY LANE RASMUSSEN, 915 WASHINGTON BLDG #213, SPOKANE, WA 99201, 1211 W. BRYLEY ST. STE. 105, SPOKANE, WA 99202

WOOD FRAMED CONSTRUCTION INCLUDED FOR REFERENCE ONLY, UNDER SEPARATE PERMIT

Project No.: S23-063
Date: 09.20.2023
Drawn By: OP
Checked By: SWR/LBR

Sheet No.

S0.01

SPECIAL INSPECTIONS:
The owner shall employ an approved special inspection agency per IBC Chapter 17 to provide special inspection for the project. The special inspection agency and special inspectors shall be qualified to perform the work per IBC Chapter 17.

Contractor Responsibilities:
Each contractor responsible for the construction of a main wind or seismic force resisting system, designated seismic system or a wind or seismic resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.
Contractor is responsible for notifying building official and registered special inspector for all inspections and testing required. Contractor shall submit electronic special inspection reports to architect and engineer of record within 7 days of each report being completed.

Structural observation is required per IBC Chapter 17 for structures in Seismic Design Category D, E and F or when the allowable wind speed exceeds 130 mph (ASD) and the structure is classified as Risk Category III or IV. Structural observation site visits for this project are not required unless required by the building official.

Required special inspections are as follows:

- Wood Special Inspections:
 - Nailing, bolting, anchoring and other fastening per IBC Section 1705.11.1
 - Hold downs - periodic
 - Horizontal strapping - periodic
 - Drag struts - periodic
 - Braces - not required on this project
 - Lateral resisting systems, shear walls & diaphragms, where nailing is 4" oc or less - periodic
 - Prefabricated wood structural elements in accordance with IBC Section 1704.2.5 - periodic
 - High load diaphragms designed in accordance with section 2306.2 - periodic
 - Metal-Plate trusses spanning 60ft or greater - periodic
- Post Installed Anchors - Periodic unless required otherwise by the referenced ICC or IAPMO report
- All other Material Special Inspections shall be in accordance with the following tables:

Table of Special Inspection Requirements:

Required Verification and Inspection of Soils - IBC Table 1705.6				
Verification and Inspection	Inspections Required		Continuous	Periodic
	Yes	No		
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	X			X
Verify excavations are extended to proper depth and have reached proper material	X			X
Perform classification and testing of compacted fill materials	X			X
Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		X	
Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	X			X

Required Verification and Inspection of Concrete Construction - IBC Table 1705.3				
Verification and Inspection	Inspections Required		Continuous	Periodic
	Yes	No		
Inspection of reinforcing steel and placement	X			X
Inspection of reinforcing steel welding	X			X
Inspection of bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased or where strength design is used	X			X
Inspection of anchors installed in hardened concrete	X			X
Verify use of required design mix	X			X
At the time fresh concrete is placed to fabricate specimens for strength tests, perform slump and air content tests and determine the temperature of the concrete	X		X	
Inspection of concrete and shotcrete placement for proper application techniques	X		X	
Inspection for maintenance of specified curing temperature and techniques	X			X
Inspection of prestressed concrete application of prestressing forces		X		
Erection of precast concrete members		X		X
Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.		X		
Inspect formwork for shape, location and dimensions of the concrete member being formed.	X			X

Required Verification and Inspection of Steel Construction - IBC Section 1705.2				
Verification and Inspection	Inspections Required		Continuous	Periodic
	Yes	No		
Inspection tasks prior to welding:				
Welder qualification records and continuity records	X			X
Welding procedure specifications (wps) available	X		X	
Manufacturer certifications for welding consumables available	X		X	
Material identification (type/grade):				
Welder identification system	X			X
Fit-up of groove welds (including joint geometry): joint preparation, dimensions (alignment, root opening, root face, bevel), cleanliness (condition of steel surfaces), tacking (tack weld quality and location), backing type and fit (if applicable)	X			X
Fill-up of CJP groove welds of HSS T-, Y- and K-joints without backing (including joint geometry): joint preparation, dimensions (alignment, root opening, root face, bevel), cleanliness (condition of steel surfaces), tacking (tack weld quality and location)	X			X
Configuration and finish of access holes				
Fit-up of fillet welds: dimensions (alignment, gaps at root), cleanliness (condition of steel surfaces), tacking (tack weld quality and location), backing type and fit (if applicable)	X			X
Check welding equipment				
Inspection tasks during welding:				
Control and handling of welding Consumables: packaging, exposure control	X			X
No welding over cracked tack welds	X			X
Environmental conditions: wind speed within limits, precipitation and temperature	X			X
Wps followed: settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained (min./max.), proper position (t, v, h, ot)	X			X
Welding techniques: interpass and final cleaning, each pass within profile limitations, each pass meets quality requirements	X			X
Placement and installation of steel headed stud anchors				
Welds cleaned				
Size, length and location of welds	X		X	
Welds meet visual acceptance criteria: crack prohibition, weld/base-metal fusion, crater cross section, weld profiles, weld size, undercut, porosity	X		X	
Arc strikes	X		X	
K-area	X		X	
Backing removed and weld tabs removed (if required)	X		X	
Repair activities	X		X	
Document acceptance or rejection of welded joint or member	X		X	
No prohibited welds have been added without the approval of the EOR				
Inspection tasks prior to bolting:				
Manufacturer's certifications available for fastener materials	X		X	
Fasteners marked in accordance with ASTM requirements	X		X	
Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	X		X	
Correct bolting procedure for joint detail	X		X	
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	X		X	
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	X		X	
Proper storage provided for bolts, nuts, washers and other fastener components	X		X	
Inspection tasks during bolting:				
Fastener assemblies placed in all holes and washers and nuts are positioned as required	X			X
Joint brought to the snug-tight condition prior to the prestressing operation	X			X
Fastener component not turned by the wrench prevented from rotating	X			X
Fasteners are tensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	X			X
Inspection tasks after bolting:				
Document acceptance or rejection of bolted connections	X		X	

* It is acceptable to waive special inspections at the fabricator's shop where the work is done on the premise of a fabricator that is registered and approved by a qualified special inspection agency to perform such work without special inspection per IBC Section 1704.2.5.1. The fabricator shall furnish a certificate of compliance to the building official stating that all work was done in conformance with the approved construction documents.

SYMBOL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	REVISION TRIANGLE		SHEAR WALL
	ELEVATION MARK		HOLDOWN TYPE
	SECTION CUT		DETAIL CALLOUT
	MOMENT FRAME CONNECTION		SHEAR WALL
	COLUMN SIZE INDICATOR		CONCRETE WALL
	DENOTES WIDE FLANGE COLUMN		MASONRY/CMU WALL
	DENOTES HSS COLUMN		WOOD OR STEEL STUD WALL
	DENOTES PIPE COLUMN		UPWARD SLOPE IN CONCRETE
	DENOTES WOOD POST		DOWNWARD SLOPE IN CONCRETE
	CONCRETE COLUMN		STEP IN CONCRETE ELEVATION
	SLIP CRITICAL CONNECTION		FLOOR SPAN DIRECTION
	FOOTING STEP		BEAM HANGER
	BUNDLED STUD AND KING JAMB STUDS		CONCRETE WALL PANEL NUMBER
	NUMBER OF TRIMMER AND KING JAMB STUDS		PILE TAG
	TIEDOWN		TIEDOWN
	DEAD END		POST-TENSIONED CONCRETE CABLE

ABBREVIATIONS			
±	PLUS OR MINUS	LF	LINEAL FOOT
AB	ANCHOR BOLT	LL	LIVE LOAD
ACI	AMERICAN CONCRETE INSTITUTE	LLH	LONG LEG HORIZONTAL
ADDL	ADDITIONAL	LLV	LONG LEG VERTICAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LONGIT	LONGITUDINAL
ALT	ALTERNATE	LSL	LAMINATED STRAND LUMBER
APA	AMERICAN PLYWOOD ASSOCIATION	LVL	LAMINATED VENEER LUMBER
ARCH	ARCHITECTURAL	MASONRY	MASONRY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAX	MAXIMUM
AWS	AMERICAN WELDING SOCIETY	MECH	MECHANICAL
B/	BOTTOM OF	MEZZ	MEZZANINE
BLDG	BUILDING	MFR	MANUFACTURER
BLKS	BLOCKING	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
BMU	BRICK MASONRY UNIT	(N)	NEW
BOT	BOTTOM	N/A	NOT APPLICABLE
BRF	BASEPLATE	NTS	NOT TO SCALE
BRBF	BUCKLING RESTRAINED BRACED FRAME	NO or #	NUMBER
BRG	BEARING	ON	ON CENTER
BTWN	BETWEEN	OCBF	ORDINARY CONCENTRIC BRACED FRAME
C	CAMBER	OD	OUTSIDE DIAMETER
CB	CASTELLATED BEAM	OF	OUTSIDE FACE
CBU	CLAY BRICK UNIT	OMF	ORDINARY MOMENT FRAME
CP	CAST IN PLACE	OPNG	OPENING
CJ	CONTROL JOINT OR CONSTRUCTION JOINT	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	OSB	ORIENTED STRAND BOARD
CL	CENTERLINE	OWSJ	OPEN WEB STEEL JOIST
CLG	CELLINGS	OWWJ	OPEN WEB WOOD JOIST
CLR	CLEAR	PAF	POWDER ACTUATED FASTENER
CMU	CONCRETE MASONRY UNIT	PC	PRECAST
COL	COLUMN	PCF	POUNDS PER CUBIC FOOT
CONC	CONCRETE	PERP	PERPENDICULAR
CONN	CONNECTION	PL	PLATE
CONST	CONSTRUCTION	PLWD	PLYWOOD
CONT	CONTINUOUS	PP	PARTIAL PENETRATION
CSINK	COUNTERSINK	PREFAB	PREFABRICATED
CTRD	CENTERED	PSF	POUNDS PER SQUARE FOOT
Ø	DIAMETER	PSI	POUNDS PER SQUARE INCH
DB	DROP BEAM	PSL	PARALLEL STRAND LUMBER
DBA	DEFORMED BAR ANCHOR	P-T	POST-TENSIONED
DBL	DOUBLE	PT	PRESSURE TREATED
DEMO	DEMOLISH	R	RADIUS
DEVD	DEVELOPMENT	RD	ROOF DRAIN
DF	DEVELOP FIR	REF	REFERENCE
DIAG	DIAGONAL	REINF	REINFORCE, REINFORCING, REINFORCEMENT OR REINFORCING
DIST	DISTRIBUTED	REQD	REQUIRED
DL	DEAD LOAD	RET	RETAINING
DN	DOWN	REV	REVISE OR REVISION
DP	DEPTH/DEEP	RS	ROUGH SAWN
DWG	DRAWING	SCBF	SPECIAL CONCENTRIC BRACED FRAME
(E)	EXISTING	SCHED	SCHEDULE
EA	EACH	SF	SQUARE FOOT
EAF	EACH FACE	SHTG	SHEATHING
EL	ELEVATION	SH	SHEATHING
ELEC	ELECTRICAL	SM	SIMILAR
ELEV	ELEVATOR	SMF	SPECIAL MOMENT FRAME
EMBED	EMBEDMENT	SOG	SLAB ON GRADE
EN	EDGE NAIL	SPEC	SPECIFICATION
EOR	ENGINEER OF RECORD	SQ	SQUARE
EOS	EDGE OF SLAB	SS	STAINLESS STEEL
EQ	EQUAL	STAGG	STAGGER OR STAGGERED
EQUIP	EQUIPMENT	STD	STANDARD
EW	EACH WAY	STIFF	STIFFENER
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STRUCT	STRUCTURAL
F/	FACE OF	SW	SHEAR WALL
FDN	FOUNDATION	SWWJ	SOLID WEB WOOD JOIST
FF	FINISH FLOOR	SYM	SYMMETRICAL
FG	FINISH GRADE	T/	TOP OF
FN	FINISH	T&B	TOP AND BOTTOM
FLR	FLOOR	T&G	TONGUE AND GROOVE
FTG	FOOTING	TC AX LD	TOP CHORD AXIAL LOAD
GA	GAGE OR GAUGE	TCX	TOP CHORD EXTENSION
GALV	GALVANIZED	TDS	TIE DOWN SYSTEM
GC	GENERAL CONTRACTOR	TF	TOP FLANGE
GEOTECH	GEOTECHNICAL	THKD	THICKENED
GL	GLUE LAMINATED TIMBER	THRD	THREADED
GT	GIRDER TRUSS	THRU	THROUGH
GWB	GYPSUM WALL BOARD	TRANSV	TRANSVERSE
HD	HOLD DOWN	TYP	TYPICAL
HDR	HEADER	UBC	UNIFORM BUILDING CODE
HF	HEMLOCK-FIR	UNO	UNLESS NOTED OTHERWISE
HGR	HANGER	URM	UNREINFORCED MASONRY WALL
HORIZ	HORIZONTAL	VERT	VERTICAL
HSS	HOLLOW STRUCTURAL SECTION	VIF	VERIFY IN FIELD
IBC	INTERNATIONAL BUILDING CODE	W	WIDE
ID	INSIDE DIAMETER	WI	WITH
IF	INSIDE FACE	W/O	WITHOUT
INT	INTERIOR	WF	WIDE FLANGE
K	KIPS	WHS	WELDED HEADED STUD
KSF	KIPS PER SQUARE FOOT	WP	WORK POINT
LBS	POUNDS	WWF	WELDED WIRE FABRIC

NOTE:
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WOOD FRAMED CONSTRUCTION INCLUDED FOR REFERENCE ONLY, UNDER SEPARATE PERMIT



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Revisions:

SPECIAL INSPECTION

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

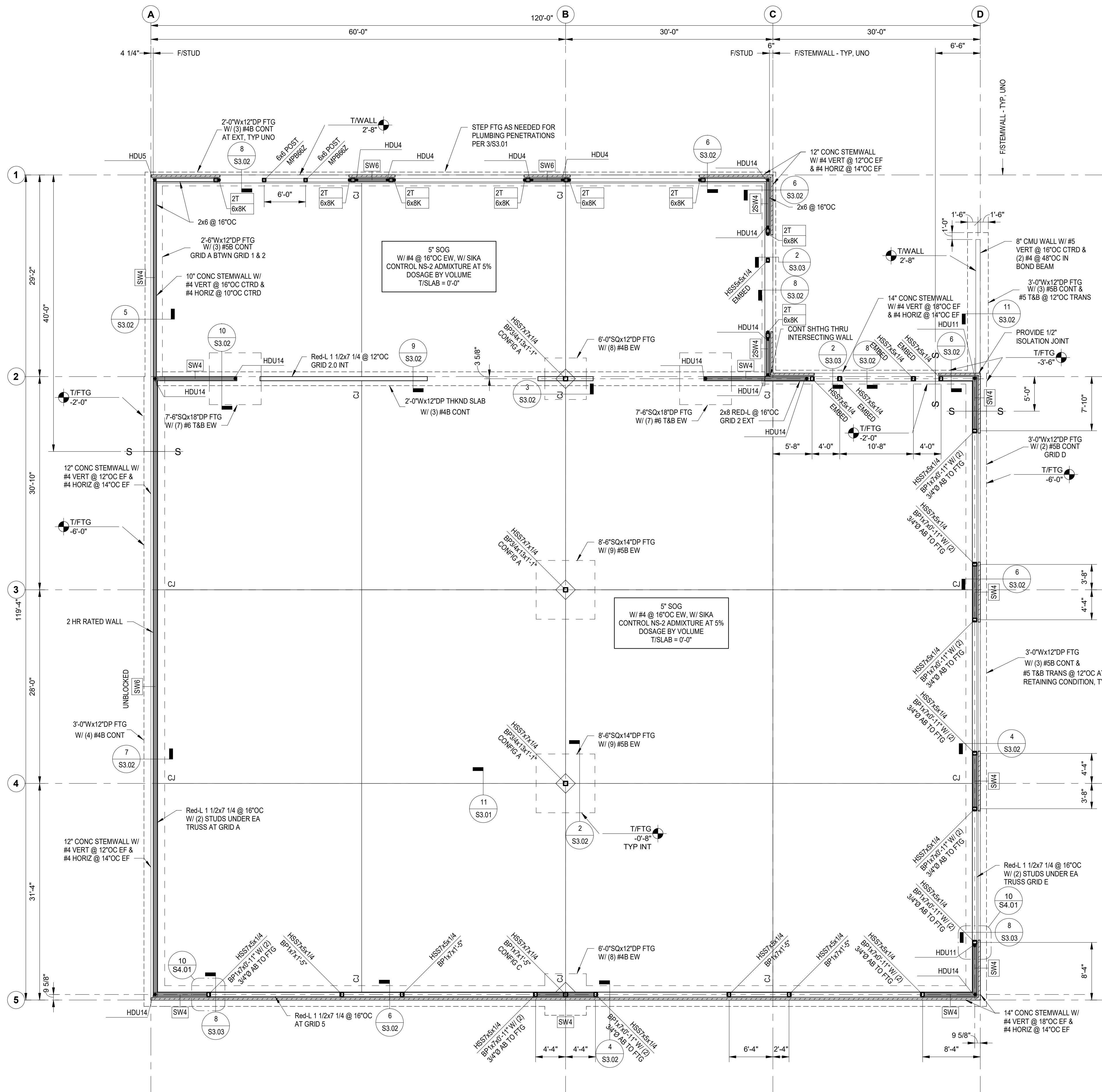
WAG
Wolfe Architectural Group

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Project No.: S23-063
Date: 09.20.2023
Drawn By: OP
Checked By: SWR/LBR

Sheet No.

S0.02

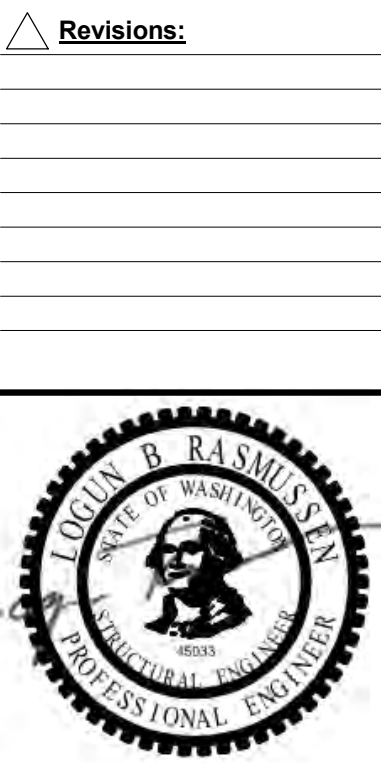


FOUNDATION PLAN NOTES:

- GENERAL NOTES AND SPECIFICATIONS, STRUCTURAL DRAWING SHEET LIST, LEGEND AND ABBREVIATIONS PER S0.01 AND S3.02.
- CONTRACTOR SHALL COORDINATE WITH A LICENSED GEOTECHNICAL ENGINEER PRIOR TO ANY EXCAVATION BEGINNING FOR SUBGRADE PREPARATION, RECOMMENDED DRAINAGE AND OTHER REQUIREMENTS. THE FOUNDATIONS AND SLABS SHALL BEAR ON EITHER COMPETENT NATIVE SOIL OR STRUCTURAL FILL.
- CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL, SITE/CIVIL, AND OTHER CONSULTANTS' DRAWINGS AS REQUIRED. FIELD VERIFY ALL EXISTING DIMENSIONS.
- CONTRACTOR SHALL COORDINATE ALL BELOW SLAB STEPS, SLOPES, DRAINS, CURBS, BLOCKOUTS AND PENETRATIONS, WITH ARCH/MEP DRAWINGS PRIOR TO PLACING CONCRETE. COORDINATE ACCEPTABLE LOCATIONS WITH CONCRETE TYPICAL DETAILS.
- CONTRACTOR SHALL VERIFY TOP OF WALL ELEVATIONS AND PARTIAL HEIGHT WALLS WITH ARCHITECTURAL DRAWINGS.
- SLAB ON GRADE SHALL BE UNDERLAIN WITH A MOISTURE VAPOR BARRIER AS REQUIRED PER THE ARCHITECT. COORDINATE UNDER SLAB REQUIREMENTS WITH ARCHITECT AND GEOTECHNICAL REPORT.
- BASEMENT WALLS SHALL BE MOISTURE PROOFED PER ARCHITECT.
- STAIR DETAILS AND GUARDRAILS ARE BIDDER DESIGNED. REFERENCE ARCHITECTURAL DRAWINGS. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR DESIGN CRITERIA.
- ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITHIN 8' OF FINISHED GRADE SHALL BE PRESSURE-TREATED. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- ALL CMU BELOW GRADE SHALL BE SOLID GROUTED.
- REFERENCE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS NOT REFERENCED ON PLAN.

SYMBOL LEGEND:

- S S DENOTES FTG STEP PER CONTRACTOR TO FIELD LOCATE FTG STEP & COORD W/ FINISH GRADE FOR FROST PROTECTION
- T/ X'-X" DENOTES ELEVATION
- OT DENOTES NUMBER OF TRIMMER STUDS
- OK DENOTES NUMBER OF KING JAMB STUDS
- XXXX DENOTES HOLDDOWN PER
- SW1 DENOTES SHEAR WALL PER
- HSS12x14/BM DENOTES STEEL COL & BASE PLATE PER



FOUNDATION PLAN

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



Project No.: S23-063
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 Drawn By: OP
 Checked By: SWR/LBR

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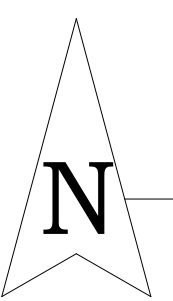
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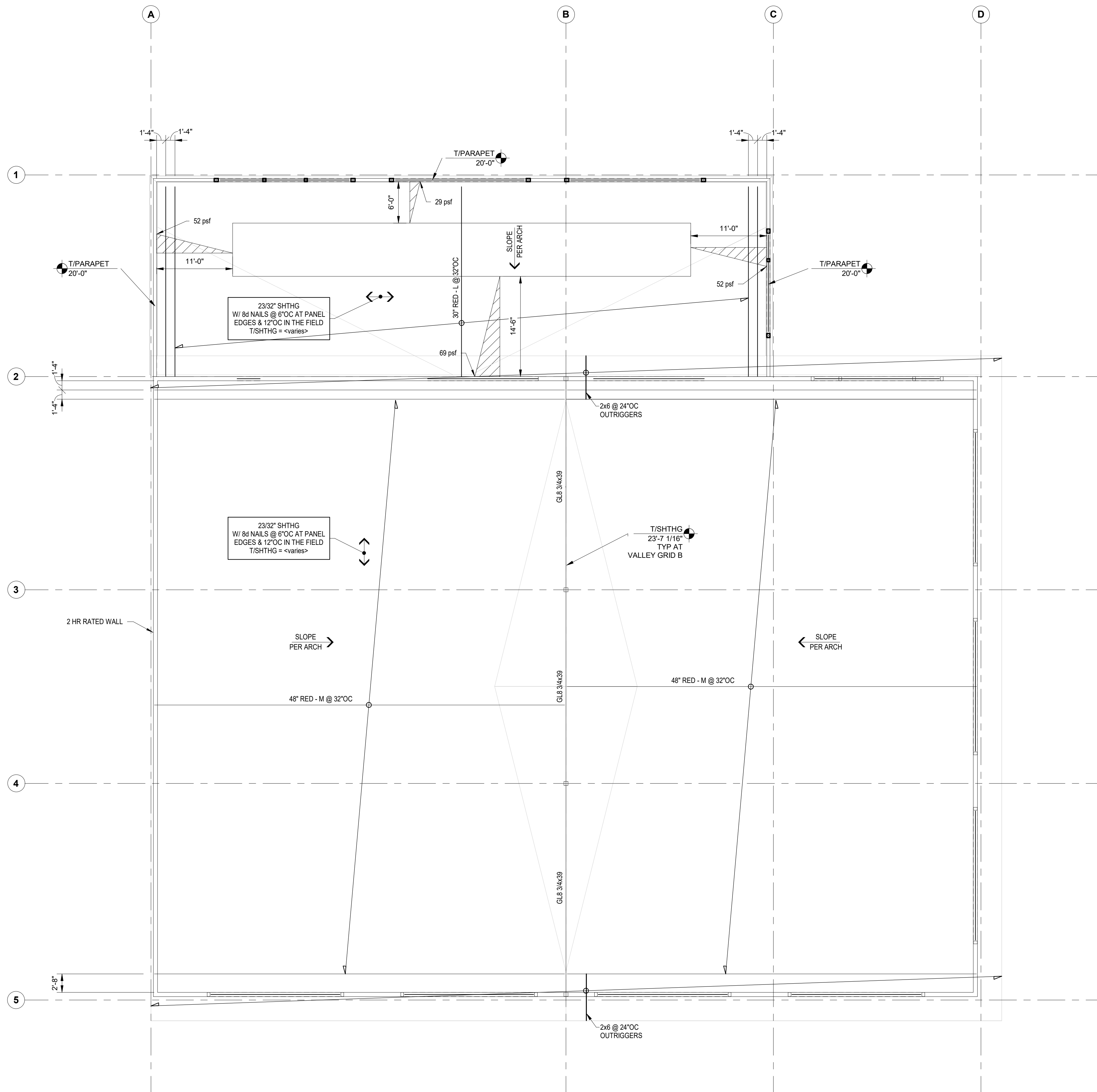
FOUNDATION PLAN

1/8" = 1'-0"



ROOF FRAMING PLAN NOTES:

- GENERAL NOTES AND SPECIFICATIONS, STRUCTURAL DRAWING SHEET LIST, LEGEND AND ABBREVIATIONS PER S0.01 AND S0.02.
- CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANT'S DRAWINGS AS REQUIRED TO VERIFY ALL DIMENSIONS AND ELEVATIONS. FIELD VERIFY ALL EXISTING DIMENSIONS.
- SHEATHING SHALL BE NAILED AS SPECIFIED ON PLAN. PLACE THE LONG DIRECTION OF THE SHEATHING PERPENDICULAR TO THE SUPPORTING FRAMING AND STAGGER THE PANEL END JOINTS. PROVIDE A 1/8" GAP BETWEEN THE SHEATHING PANELS. PROVIDE PANEL SHEATHING CLIPS (PSCLS) BETWEEN EACH FRAMING MEMBER AT UNSUPPORTED PANEL EDGES.
- HANGERS FOR 2X WOOD JOISTS SHALL BE TOP FLANGE BEARING SIMPSON JB TYPE, UNO. BEAM HANGERS SHALL BE AS SPECIFIED ON PLAN.
- WOOD I-JOISTS AND CORRESPONDING HANGERS SHALL BE BIDDER DESIGNED. HANGERS TO BE TOP FLANGE BEARING, UNO AND WEB STIFFENERS PROVIDED WHERE REQUIRED.
- HEADERS SHALL BE (2) 2X8 MINIMUM, UNO. SUPPORTS PER FLOOR FRAMING BELOW. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) TRIMMER STUD AND (1) KING STUD, UNLESS NOTED OTHERWISE ON PLAN.
- BEAMS FRAMED ON PLAN ARE FLUSH FRAMED, UNO. PROVIDE (2) H2.5A CLIPS AT ALL BEAMS, UNO. PROVIDE A MINIMUM OF (2) BUNDLED STUDS FOR ALL BEAM SUPPORTS, UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SIMPSON H1 OR H2.5A CLIPS AT EACH END OF ALL ROOF STRUCTURAL MEMBERS.
- REFERENCE THE SHEAR WALL SCHEDULE FOR ALL NAILING REQUIREMENTS.
- PROVIDE 1 1/2" APA RATED RIM JOISTS, MINIMUM, UNO. PROVIDE DOUBLE RIM JOISTS WHERE REQUIRED ON PLAN OR IN SHEAR WALL SCHEDULE.
- ALL WOOD EXPOSED TO CONCRETE, MASONRY, WEATHER OR WITIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED. REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
- PROVIDE DOUBLE JOISTS/TRUSSES AROUND OPENINGS OF 24-36" WIDE, UNO. OPENINGS WIDER THAN 36" REQUIRE FRAMING AS NOTED ON PLAN.
- SHEAR WALLS, POSTS, POST BASES AND BEARING STUDS ARE REFERENCED ON THE FRAMING PLAN BELOW.
- FABRICATE ALL STEEL COLUMN - 1/4" SHORT PER FLOOR TO ALLOW FOR WOOD SHRINKAGE.
- CMU WALL SIZE AND REINFORCING PER SCHEDULE. WALLS SHALL BE SOLID GROUTED, UNO.
- [+/- 2,000] DENOTES AXIAL LOAD IN POUNDS THAT TRUSSES SHALL BE DESIGNED FOR. LOADS ARE SERVICE LEVEL (1.00) LOADS.
- [XXX PLF] DENOTES ADDITIONAL VERTICAL DEAD LOAD TO BE CARRIED BY THE TRUSSES. LOADS ARE SERVICE LEVEL (1.00) LOADS.
- ROOF TRUSSES ARE TO BE BIDDER DESIGNED AND SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW.
- REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR DESIGN AND PERFORMANCE CRITERIA.
- ROOF FRAMING IS SUGGESTED LAYOUT, DEVIATIONS MUST BE APPROVED BY ENGINEER-OF-RECORD PRIOR TO SHOP DRAWING SUBMITTAL.
- HATCHED AREAS INDICATE AREAS OF OVERFRAMING.
- ALL GIRDER TRUSSES TO BE SUPPORTED BY (2) STUDS, MINIMUM, CONTINUOUS TO THE FOUNDATION. GIRDER TRUSSES REQUIRE (2) H2.5A CLIPS, MINIMUM, UNO.
- ALL HANGERS ARE TO BE DESIGNED AND PROVIDED BY THE TRUSS MANUFACTURER.
- REFERENCE PLANS FOR ADDITIONAL LOADING TO THE GENERAL NOTES AND SPECIFICATIONS.
- REFERENCE ARCHITECTURAL AND MEP DRAWINGS FOR ADDITIONAL LOADING AND COORDINATION OF MISCELLANEOUS ROOF ITEMS SUCH AS EQUIPMENT, ROOF HATCHES, SKYLIGHTS, ETC.
- REFERENCE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS NOT REFERENCED ON PLAN.



NOTE:

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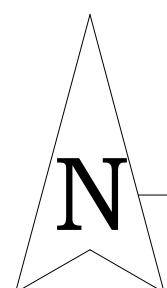
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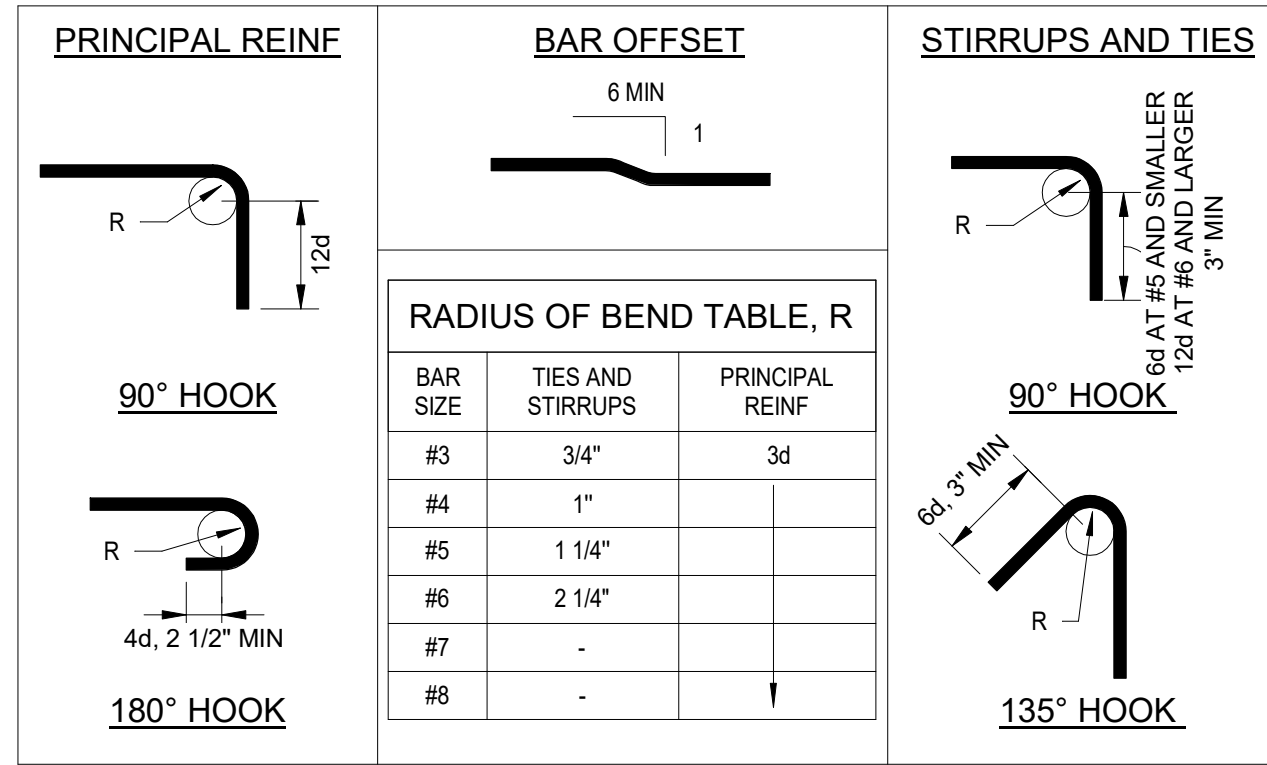
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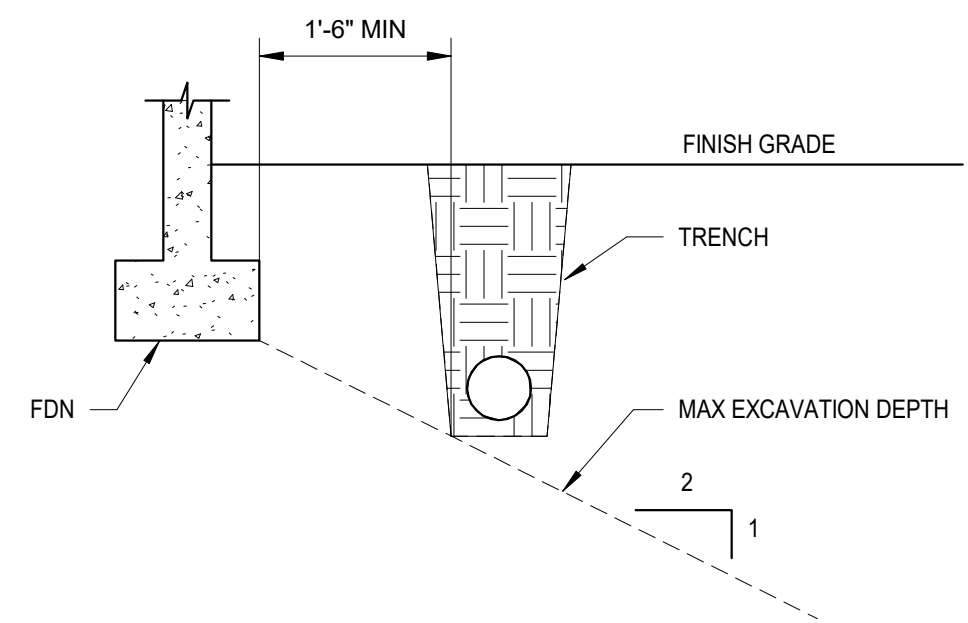
ROOF FRAMING PLAN

1/8" = 1'-0"

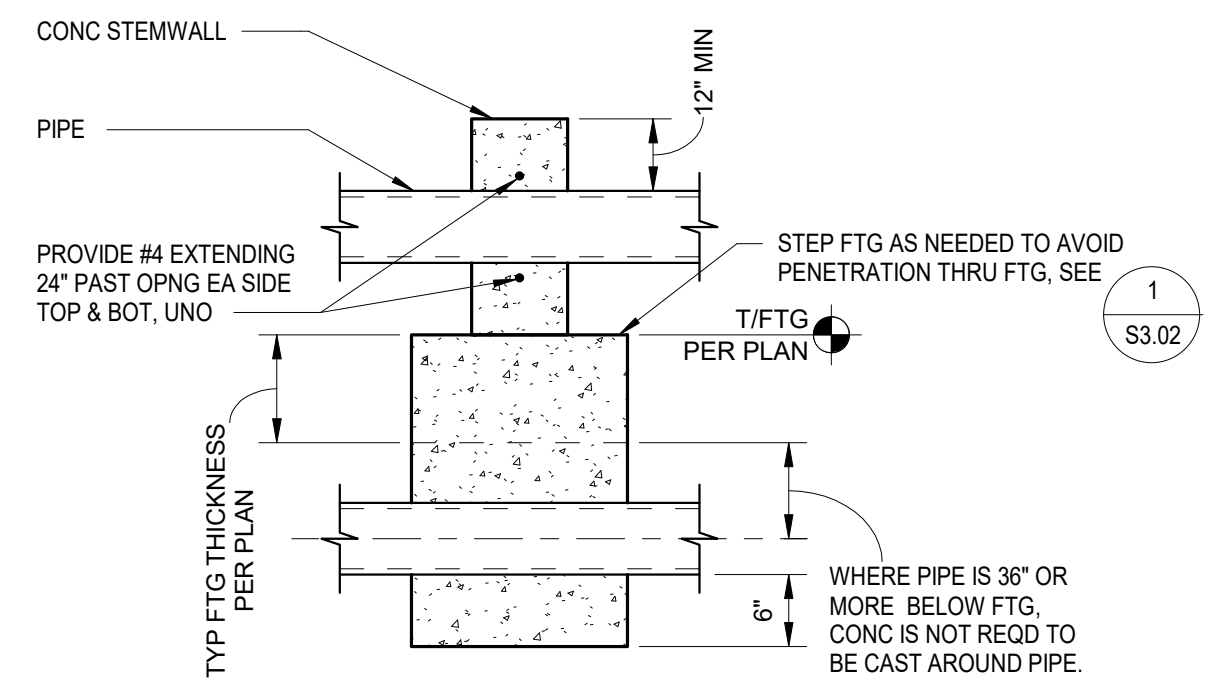


NOTES:
 1. ALL BENDS SHALL BE MADE COLD.
 2. d = BAR DIAMETER
 3. R = RADIUS OF BEND

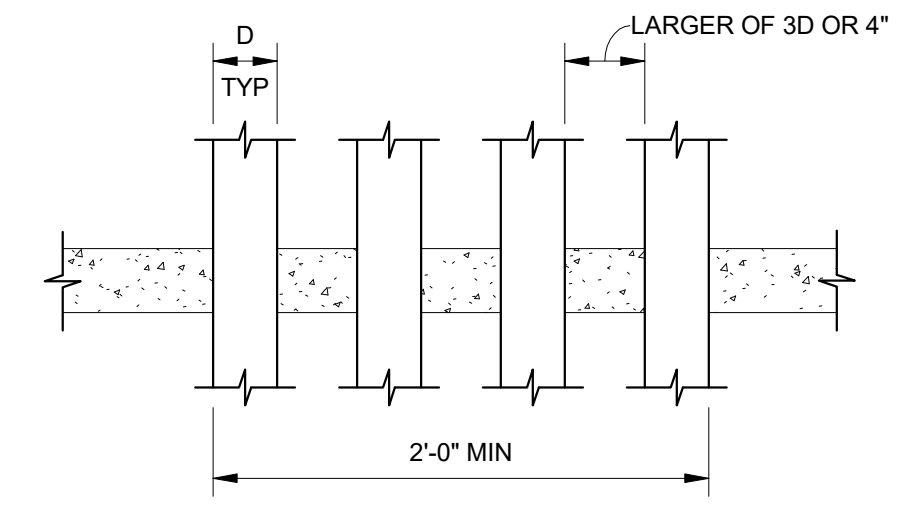
1 TYPICAL REINFORCING BAR DETAILS
 3/4" = 1'-0" TYP-30-013



2 TYPICAL EXCAVATIONS PARALLEL TO FOOTING
 1" = 1'-0" TYP-30-014

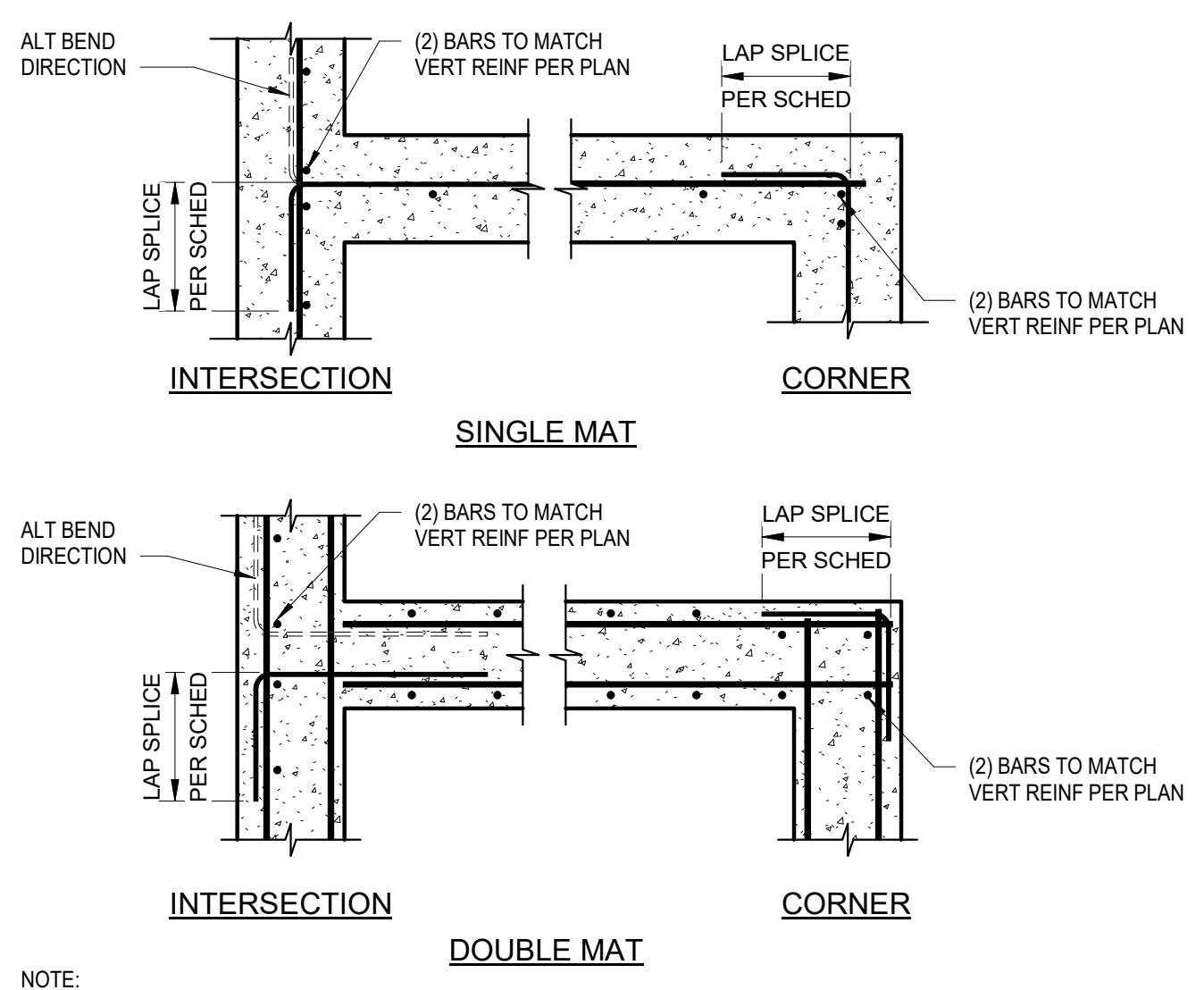


3 TYPICAL PIPE PENETRATIONS THROUGH FOUNDATION
 3/4" = 1'-0" TYP-30-017



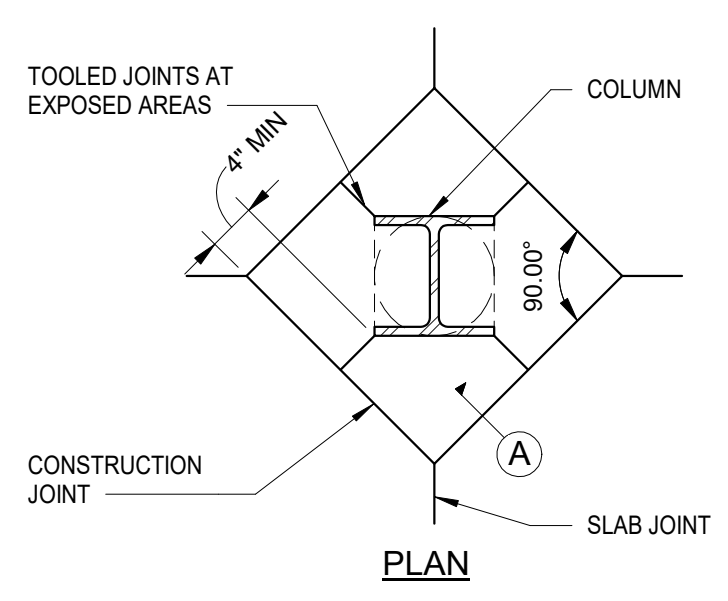
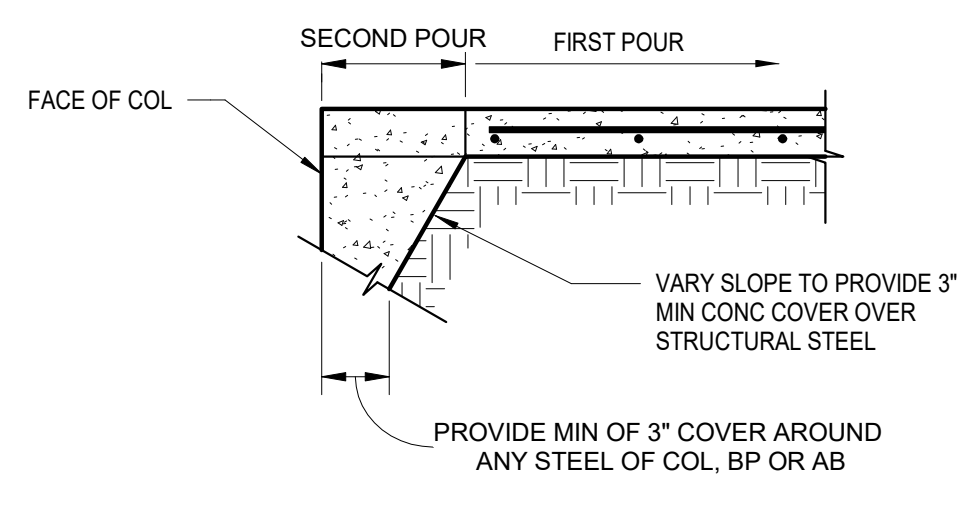
NOTE: PROVIDE #5 EACH SIDE OF OPENING EXTENDING 18" BEYOND OPENING.

4 TYPICAL OPENINGS THROUGH SLAB OR WALL
 1" = 1'-0" TYP-30-020

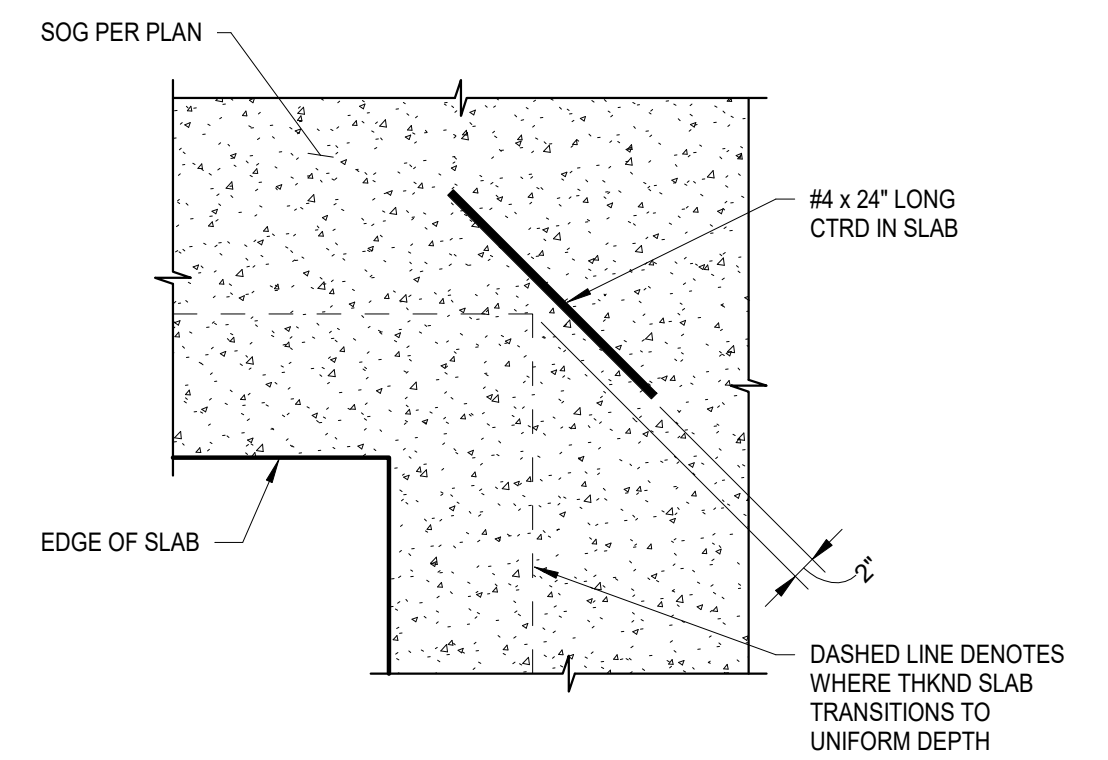


NOTE: WALL REINFORCING PER PLAN OR ELEVATIONS.

5 TYPICAL REINFORCING AT CONCRETE WALL - PLAN VIEW
 3/4" = 1'-0" TYP-30-019

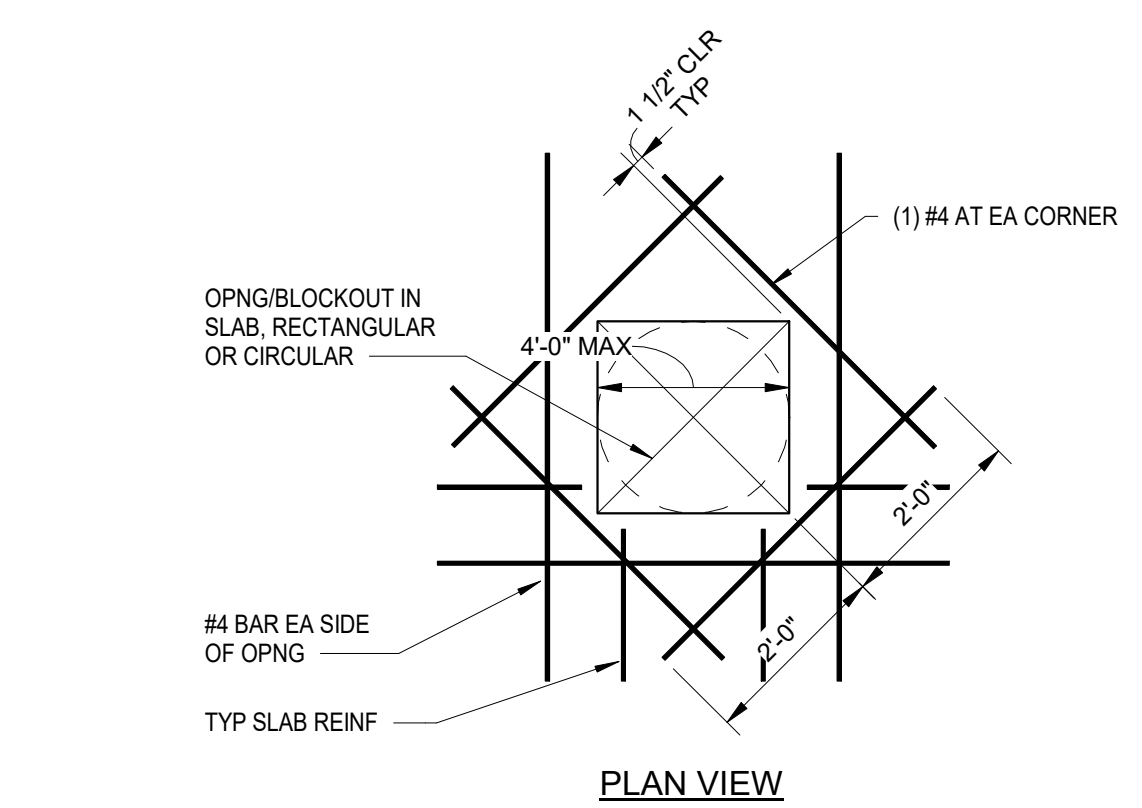


6 TYPICAL ISOLATION JOINT AT COLUMN
 3/4" = 1'-0" TYP-30-003



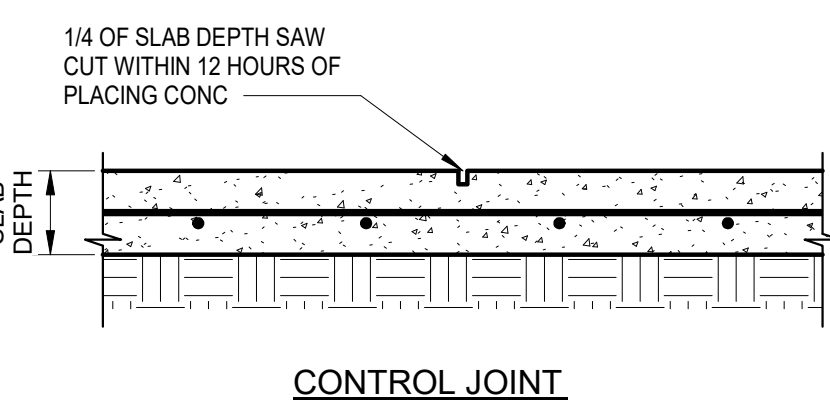
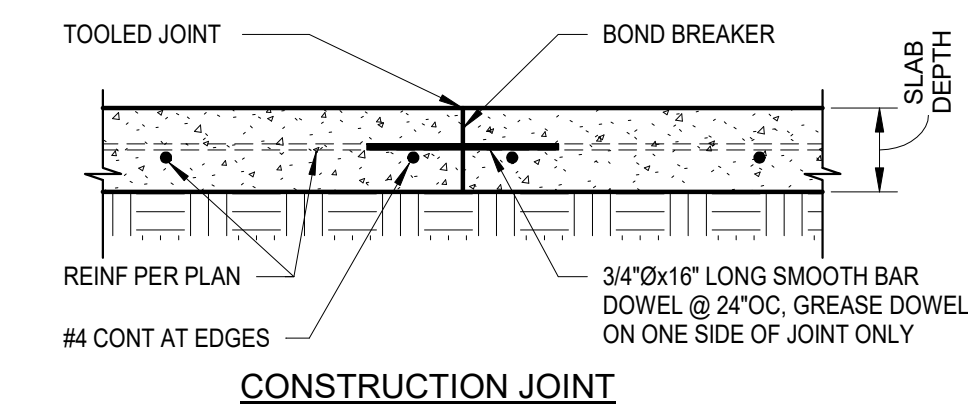
DASHED LINE DENOTES WHERE THKND SLAB TRANSITIONS TO UNIFORM DEPTH

9 TYPICAL ADDED REINFORCING AT RE-ENTRANT CORNERS
 3/4" = 1'-0" TYP-30-006



NOTES:
 1. COORDINATE SIZE AND LOCATION WITH ARCHITECTURAL & MEP DRAWINGS.

10 TYPICAL SLAB ON GRADE BLOCKOUT
 1/2" = 1'-0" TYP-30-007



NOTES:
 1. REFERENCE ARCHITECTURAL FOR JOINT LOCATIONS, UNO.
 2. SAW CUT ALONG SHORT DIRECTION OF POUR FIRST.
 3. ALIGN A JOINT WITH RE-ENTRANT CORNERS AND INTERIOR COLUMNS.

11 TYPICAL SLAB JOINTS - REINFORCED
 3/4" = 1'-0" TYP-30-011M

5,000 PSI

REINF SIZE	Ld		CLASS B LAP SPLICE		Ldh HOOKED BARS
	TOP REINF	ALL OTHER REINF	TOP REINF	ALL OTHER REINF	
#3	17"	13"	22"	17"	7"
#4	23"	17"	29"	23"	9"
#5	28"	22"	36"	28"	11"
#6	34"	26"	44"	34"	13"
#7	49"	38"	63"	49"	15"
#8	56"	43"	72"	56"	17"
#9	63"	48"	81"	63"	20"
#10	71"	54"	92"	71"	22"
#11	78"	60"	102"	78"	24"

4,000 PSI

REINF SIZE	Ld		CLASS B LAP SPLICE		Ldh HOOKED BARS
	TOP REINF	ALL OTHER REINF	TOP REINF	ALL OTHER REINF	
#3	19"	15"	25"	19"	8"
#4	25"	19"	33"	25"	10"
#5	31"	24"	41"	31"	12"
#6	37"	29"	49"	37"	15"
#7	54"	42"	71"	54"	17"
#8	62"	48"	81"	62"	19"
#9	70"	54"	91"	70"	22"
#10	79"	61"	102"	79"	25"
#11	87"	67"	114"	87"	27"

3,000 PSI

REINF SIZE	Ld		CLASS B LAP SPLICE		Ldh HOOKED BARS
	TOP REINF	ALL OTHER REINF	TOP REINF	ALL OTHER REINF	
#3	22"	17"	28"	22"	9"
#4	29"	22"	38"	29"	11"
#5	36"	28"	47"	36"	14"
#6	43"	33"	56"	43"	17"
#7	63"	48"	81"	63"	20"
#8	72"	55"	93"	72"	22"
#9	81"	62"	105"	81"	25"
#10	91"	70"	118"	91"	28"
#11	101"	78"	131"	101"	31"

NOTES:
 1. "TOP REINF" INDICATES ANY REINFORCING WITH >12" FRESH CONCRETE PLACED BELOW IT.
 2. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY THE LAP SPLICE LENGTH VALUES BY 1.3.
 3. FOR REINFORCING WITH EPOXY COATING MULTIPLY LAP SPLICE LENGTH SHOWN BY 1.5.
 4. IF LESS THAN 1.0 db CONCRETE COVER IS PROVIDED, MULTIPLY LAP SPLICE LENGTH BY 1.5.
 5. LAP SPLICES SHOWN ARE TENSION LAPS AND SHALL APPLY TYPICALLY UNLESS NOTED OTHERWISE.

12 TYPICAL DEVELOPMENT AND TENSION LAP SPLICE SCHEDULE - CLASS B
 3/4" = 1'-0" TYP-30-021M

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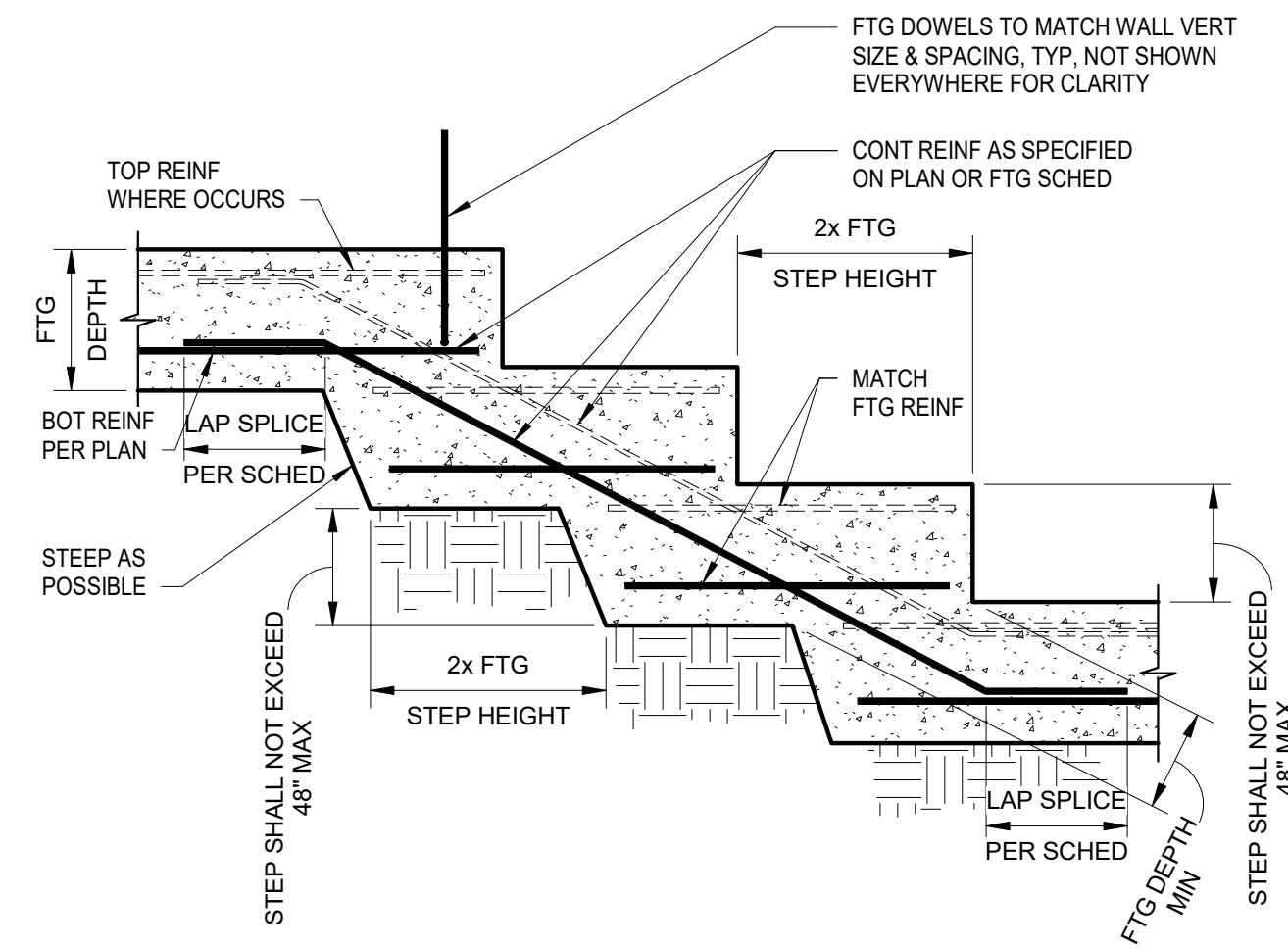
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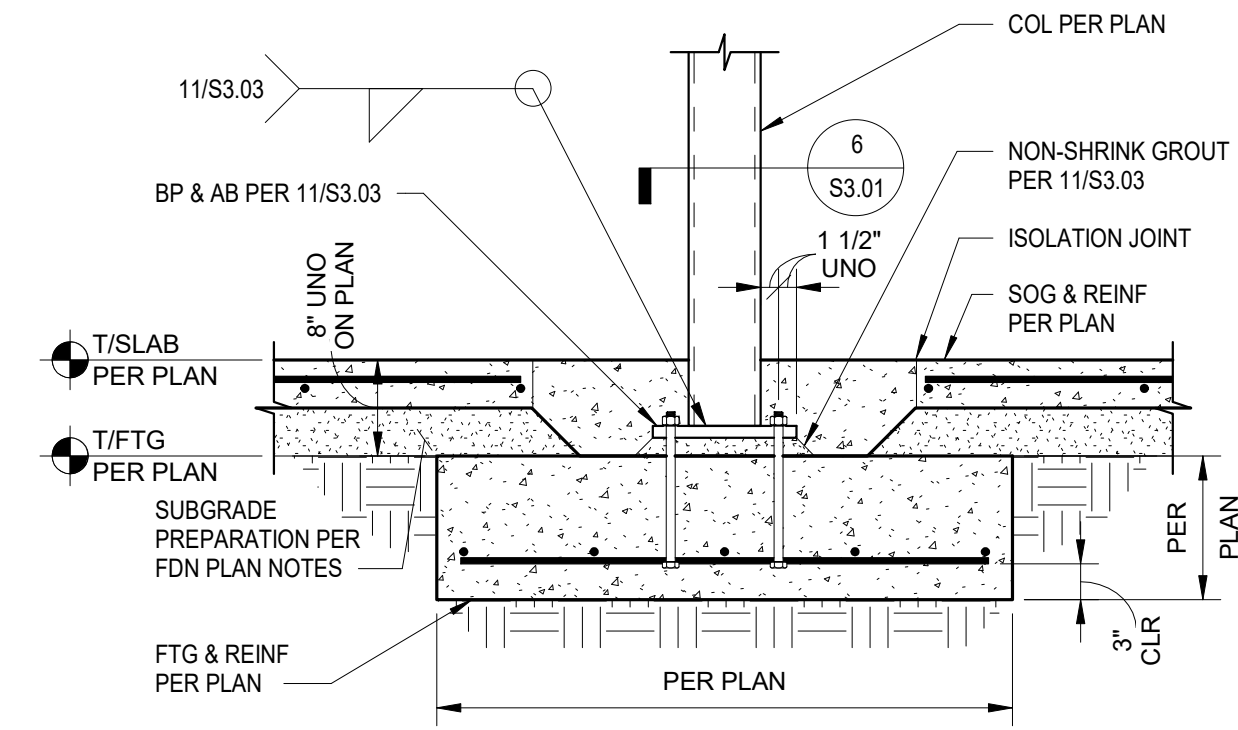
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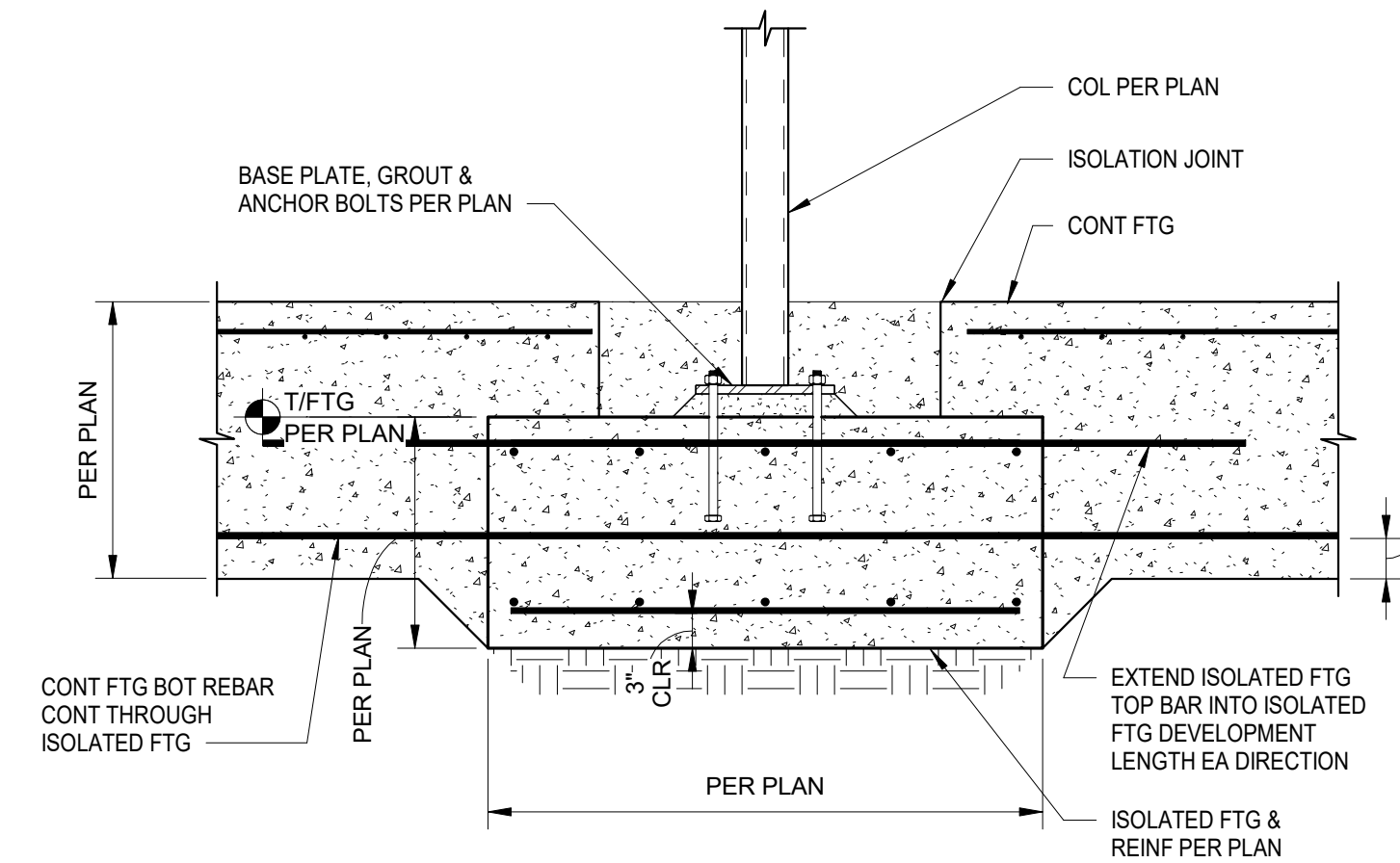
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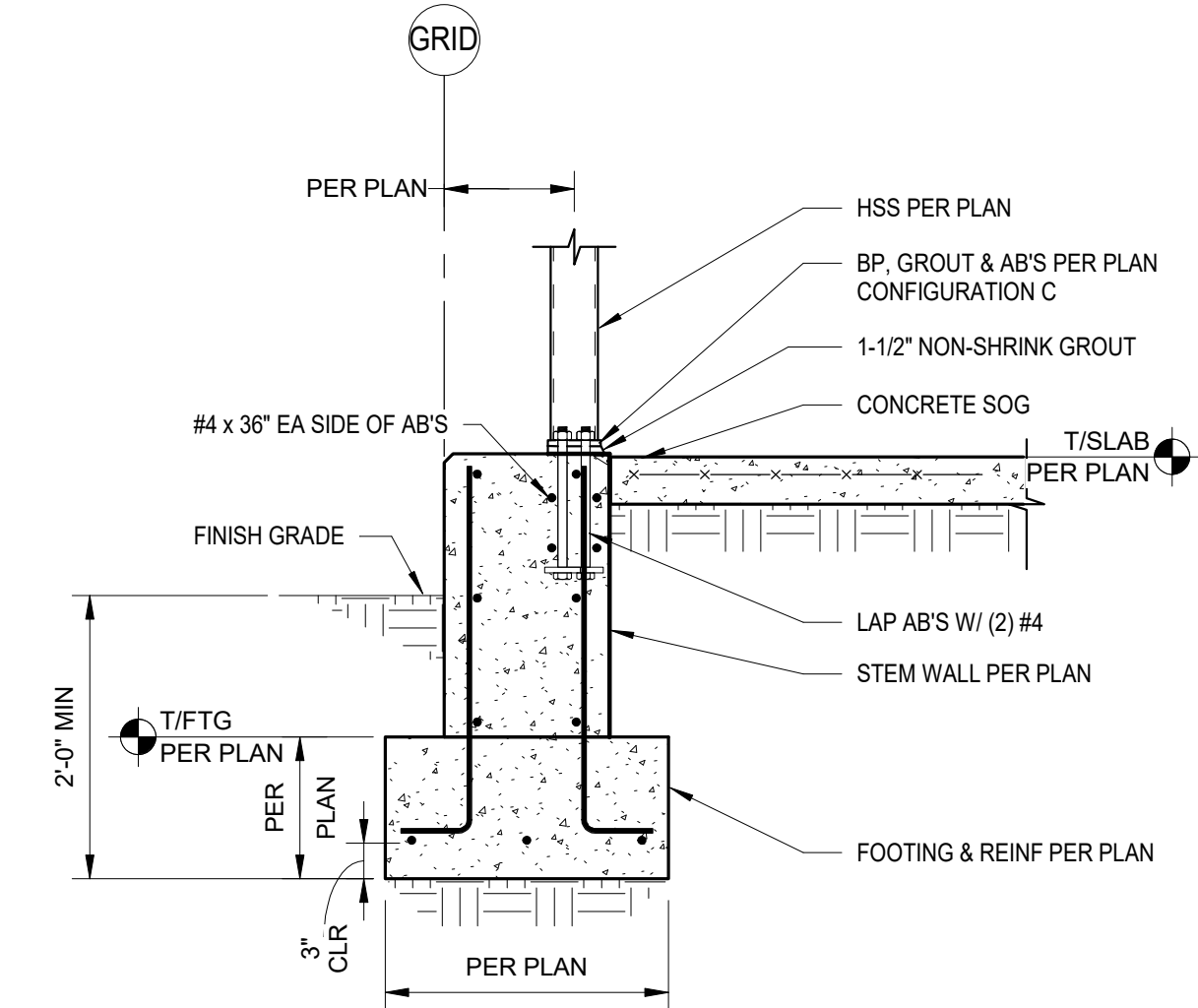
1 TYPICAL FOOTING STEP
3/4" = 1'-0" TYP-30-016



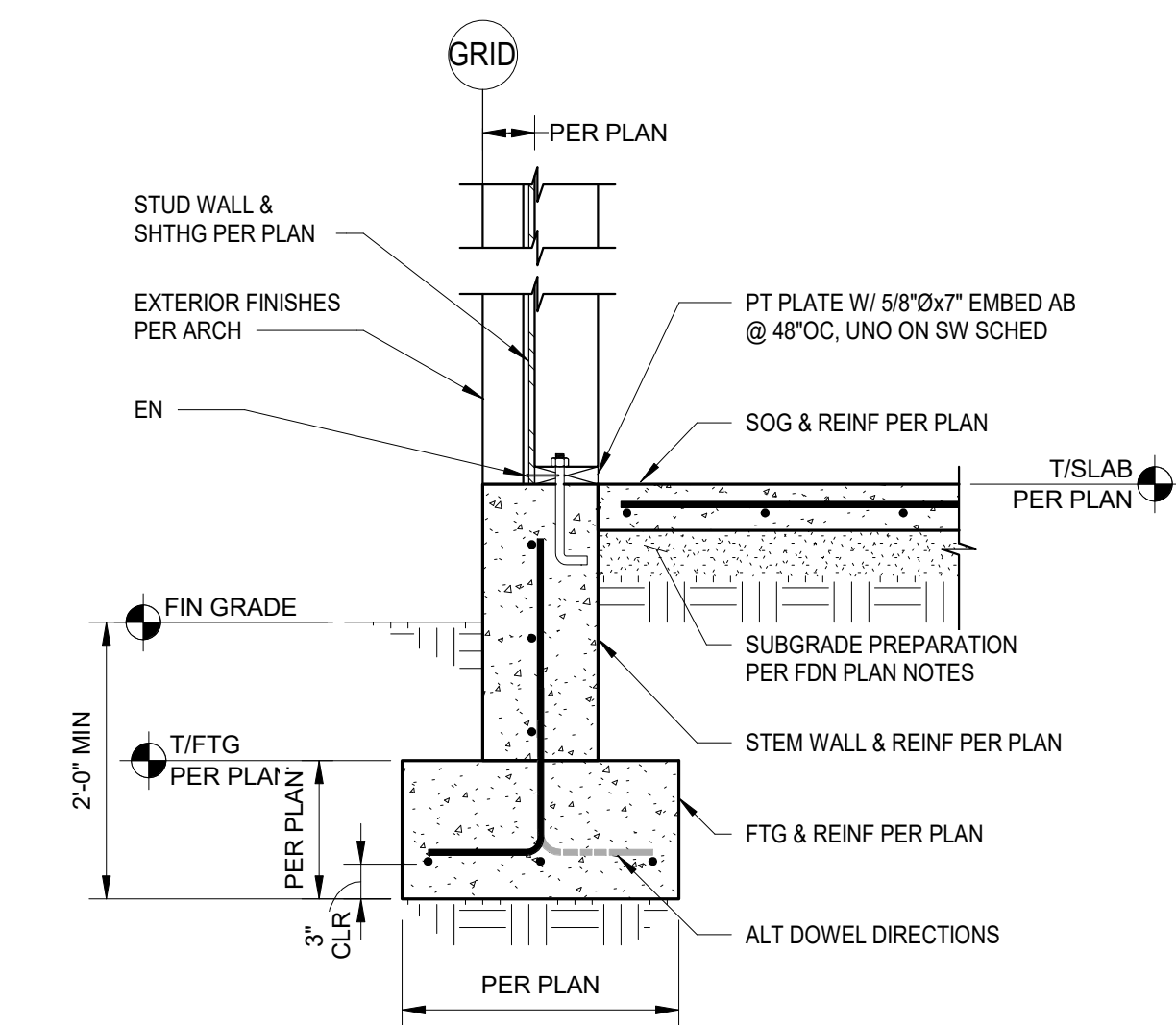
2 INTERIOR ISOLATED FOOTING
3/4" = 1'-0" 35-004



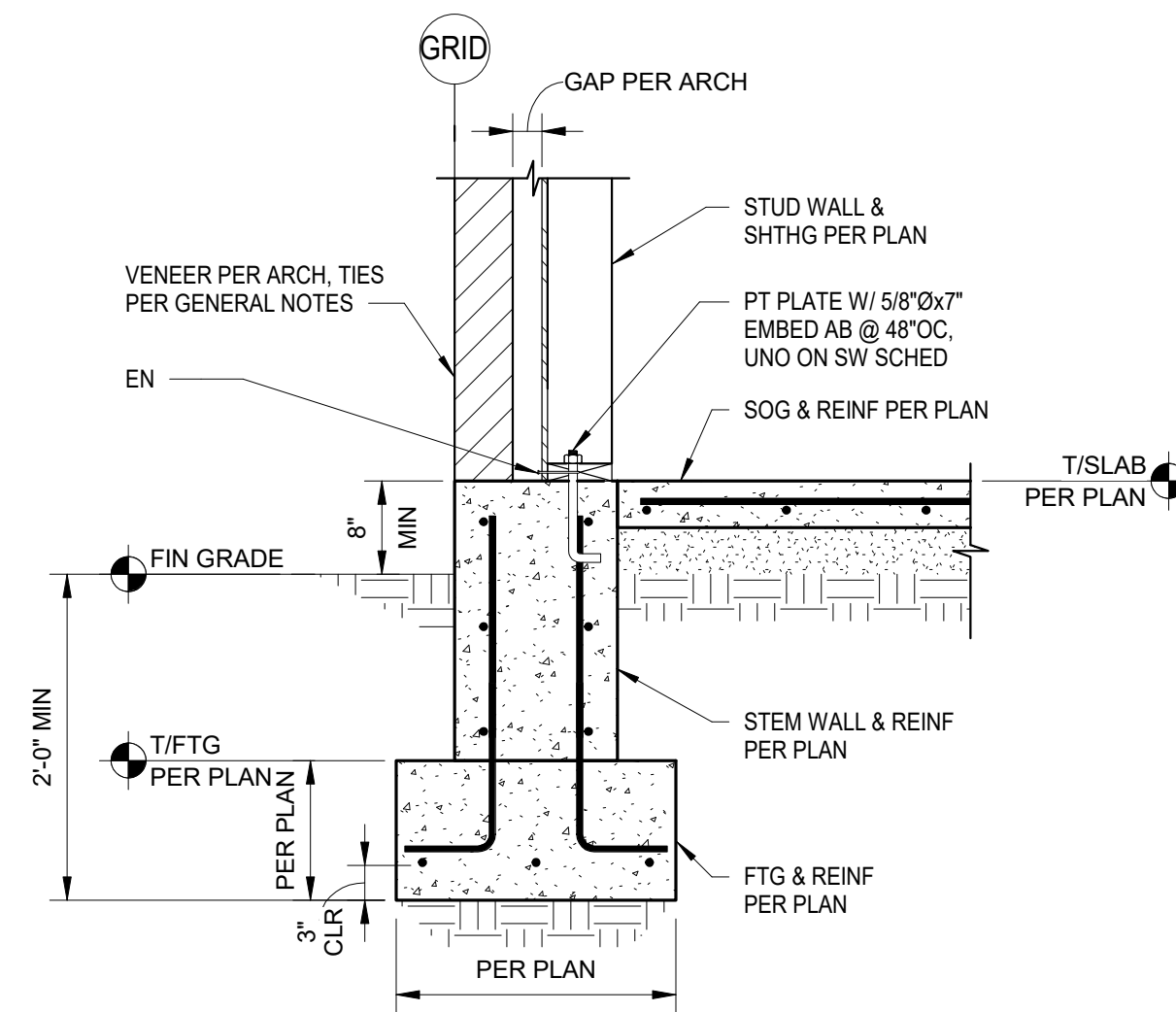
3 ISOLATED/CONTINUOUS FOOTING INTERSECTION
3/4" = 1'-0" 35-011



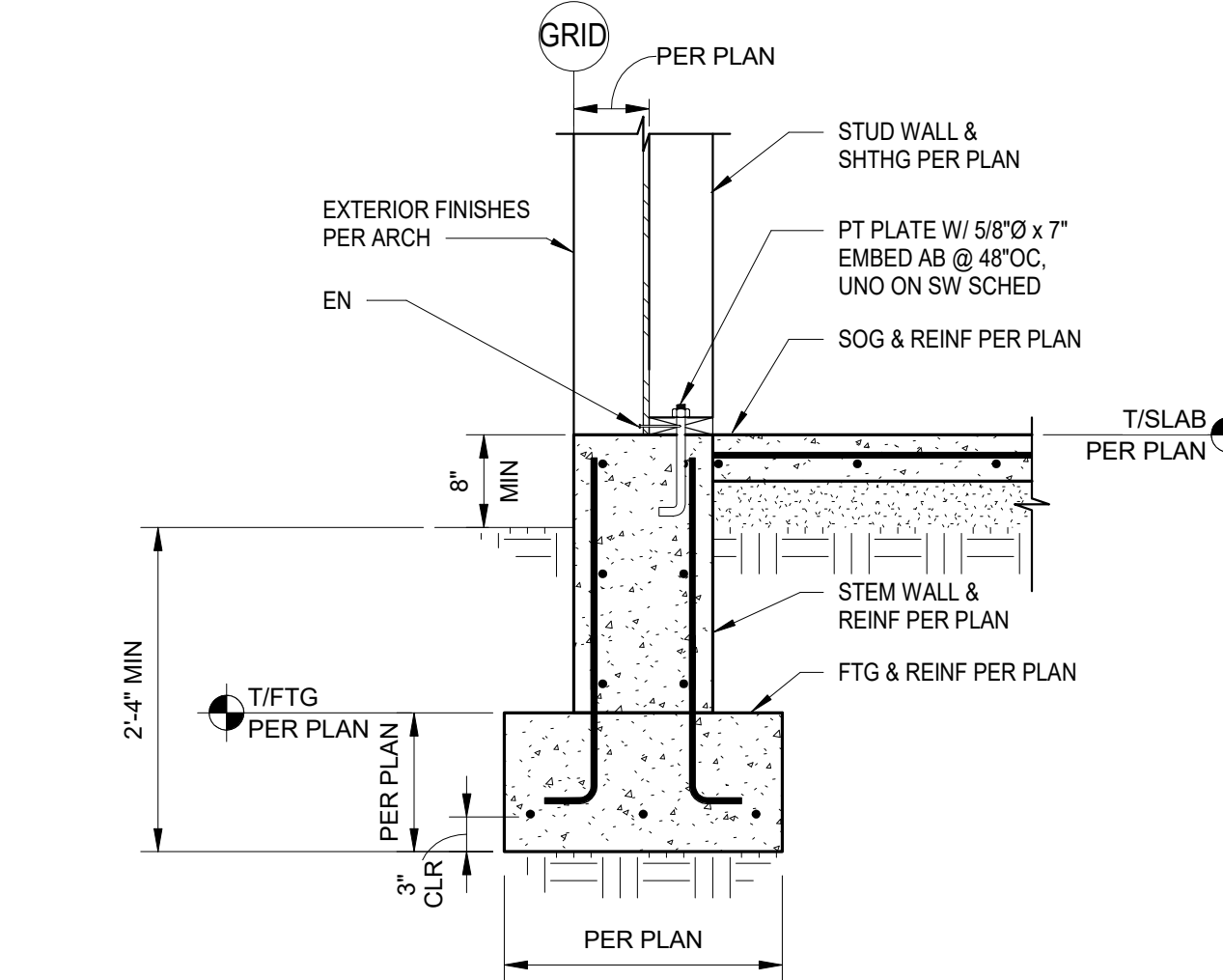
4 HSS AT EXTERIOR STEMWALL
3/4" = 1'-0" 35-013M



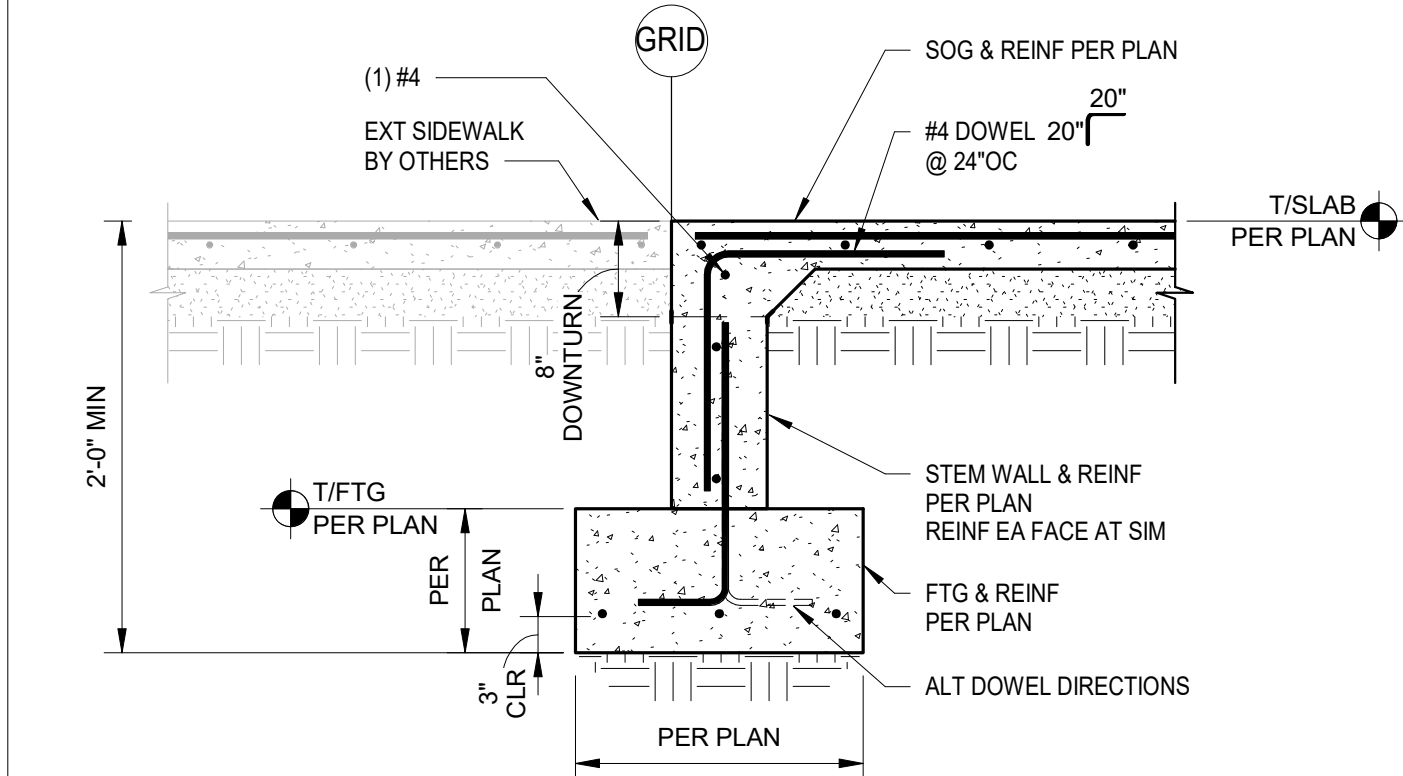
5 EXTERIOR FOOTING AT 2-HR WOOD STUD WALL
3/4" = 1'-0" 36-026M



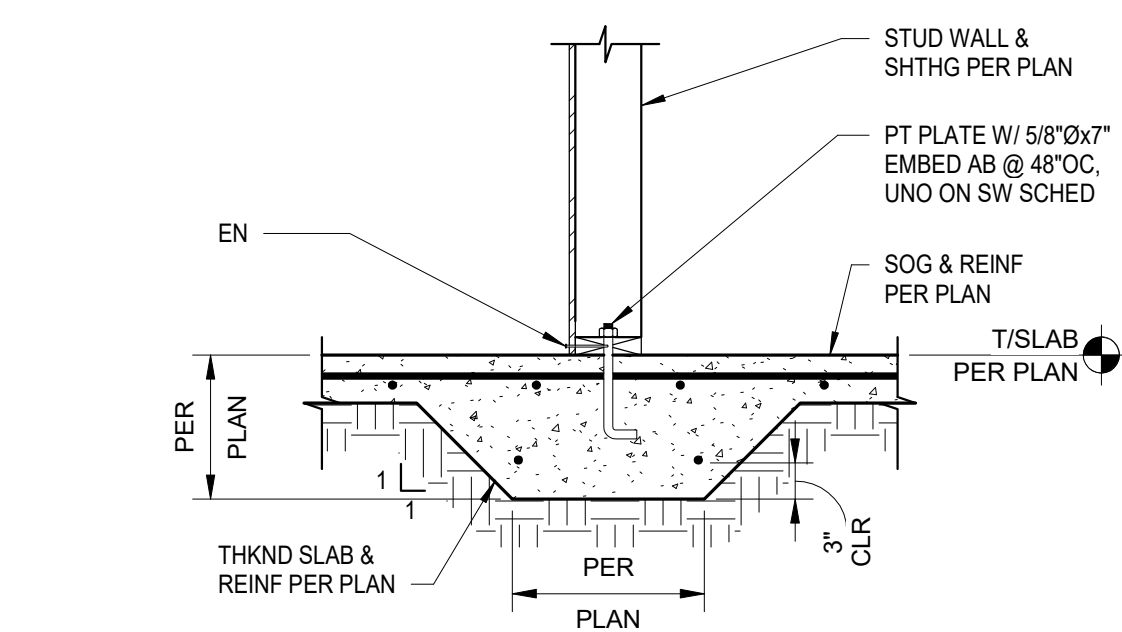
6 EXTERIOR FOOTING AT WOOD STUD WALL WITH BRICK VENEER
3/4" = 1'-0" 36-027



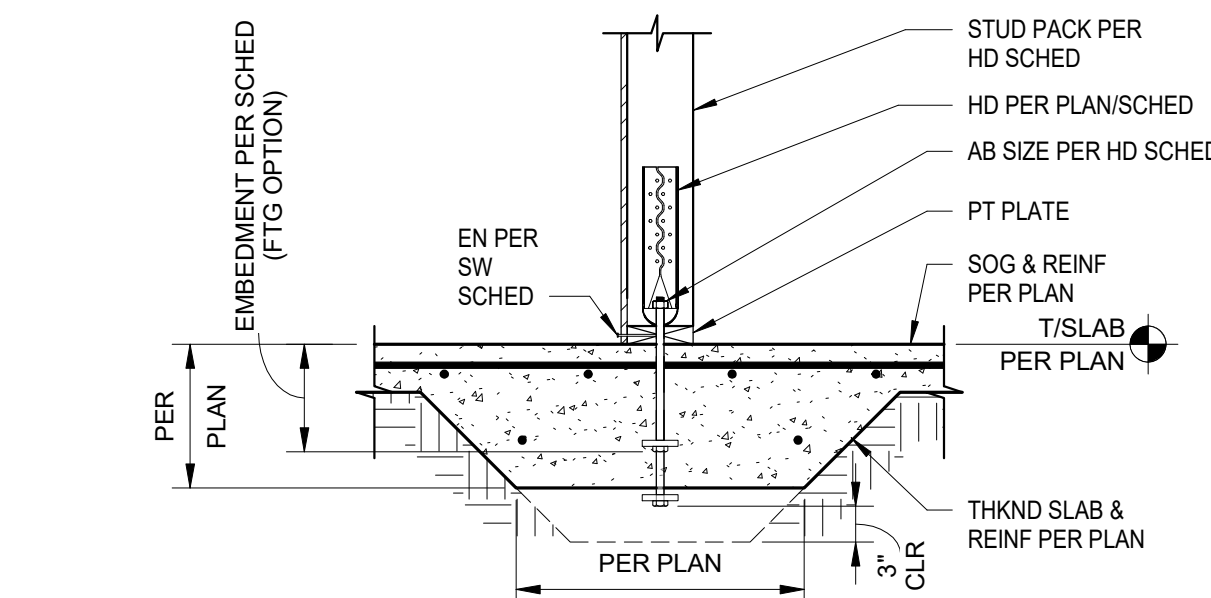
7 EXTERIOR FOOTING WITH AT 2-HR WOOD STUD WALL
3/4" = 1'-0" 36-028M



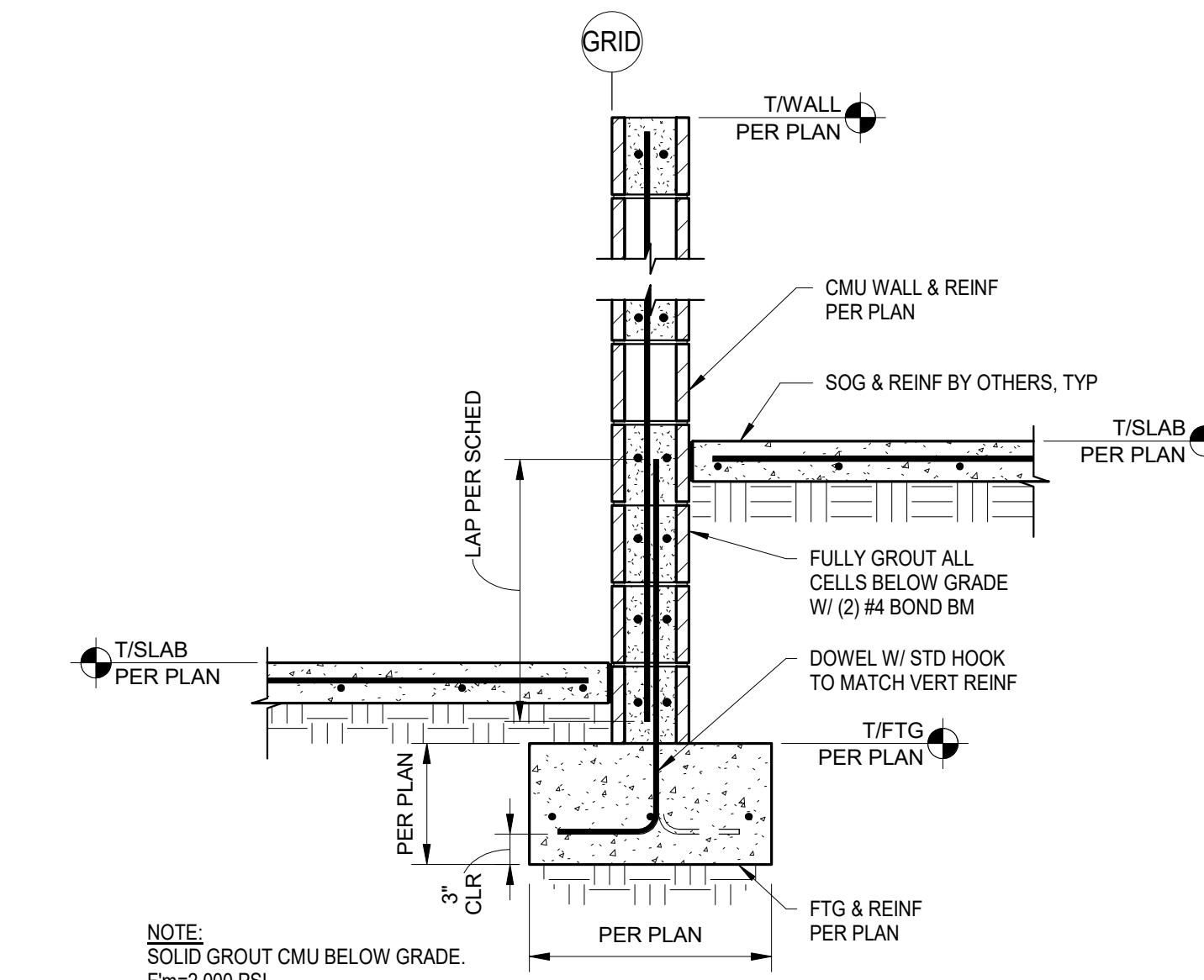
8 EXTERIOR FOOTING - DOORWAY
3/4" = 1'-0" 36-035M



9 INTERIOR THICKENED SLAB
3/4" = 1'-0" 36-049



10 TYPICAL FOUNDATION HOLDDOWN - THICKENED SLAB FOOTING
3/4" = 1'-0" 36-057



11 CMU WALL FOUNDATION AT SLAB STEP
3/4" = 1'-0" 34-013M

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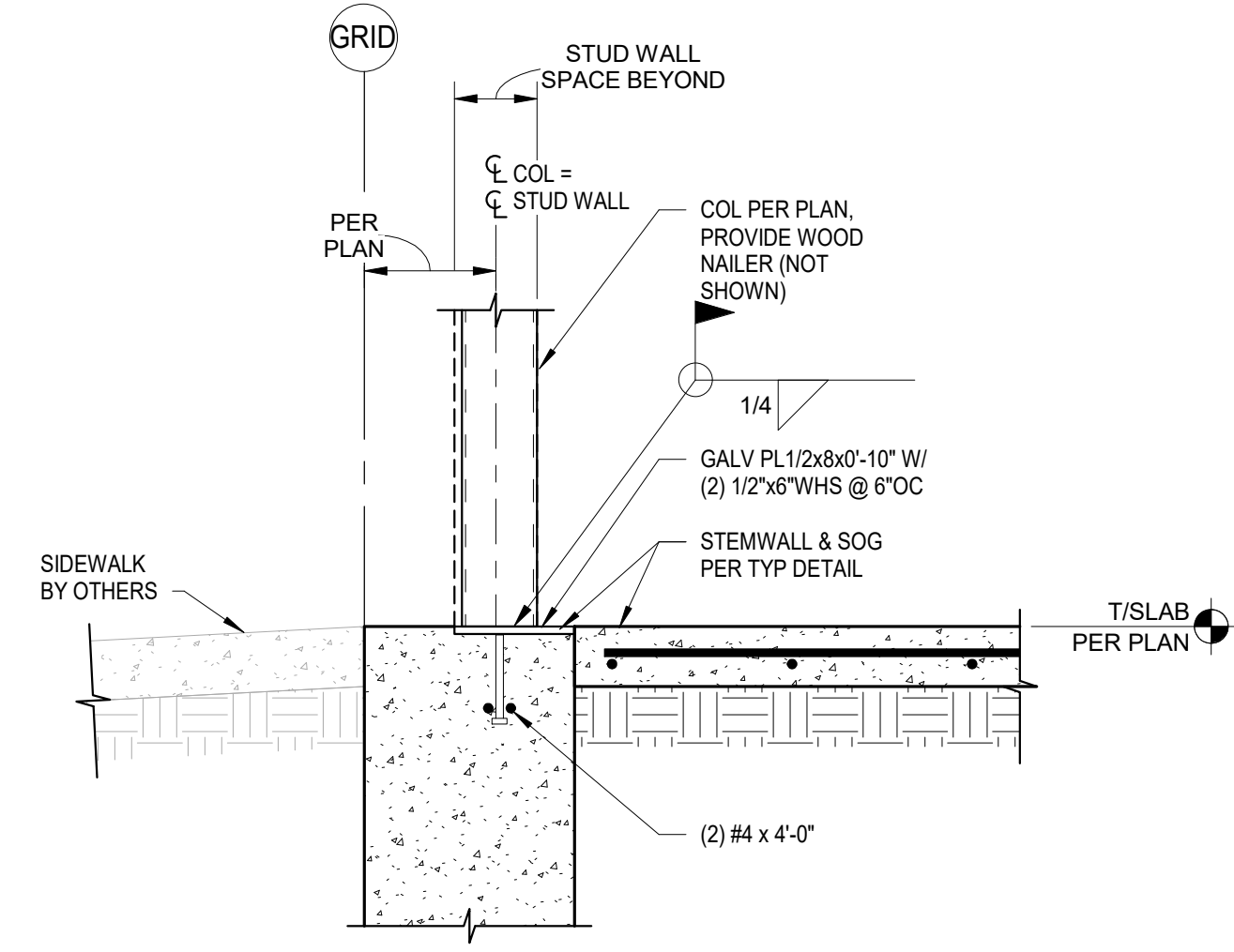
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Checked By: SWR/LBR

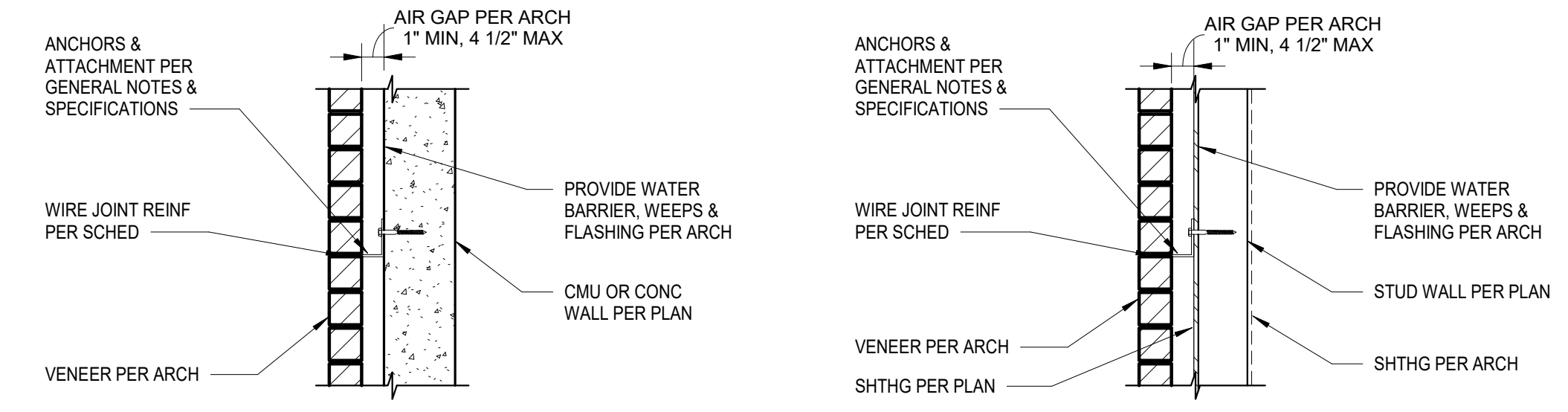
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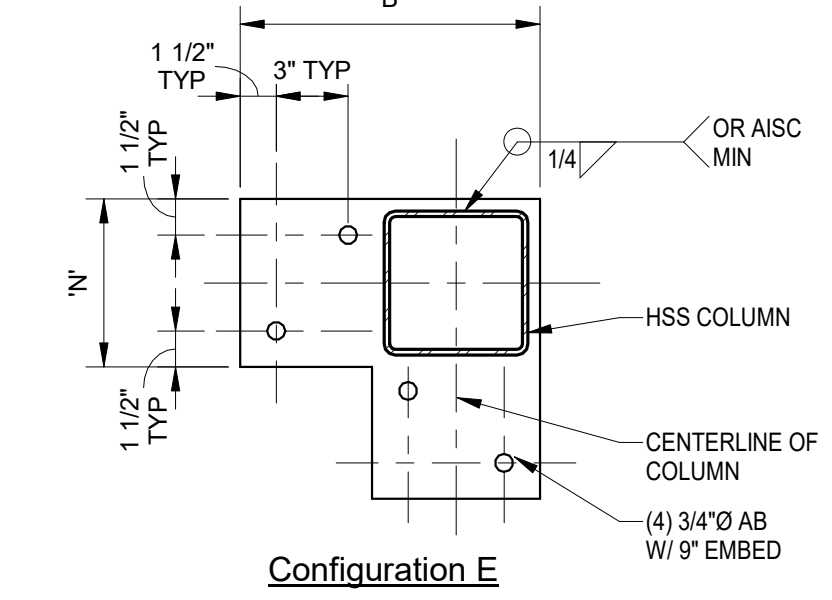
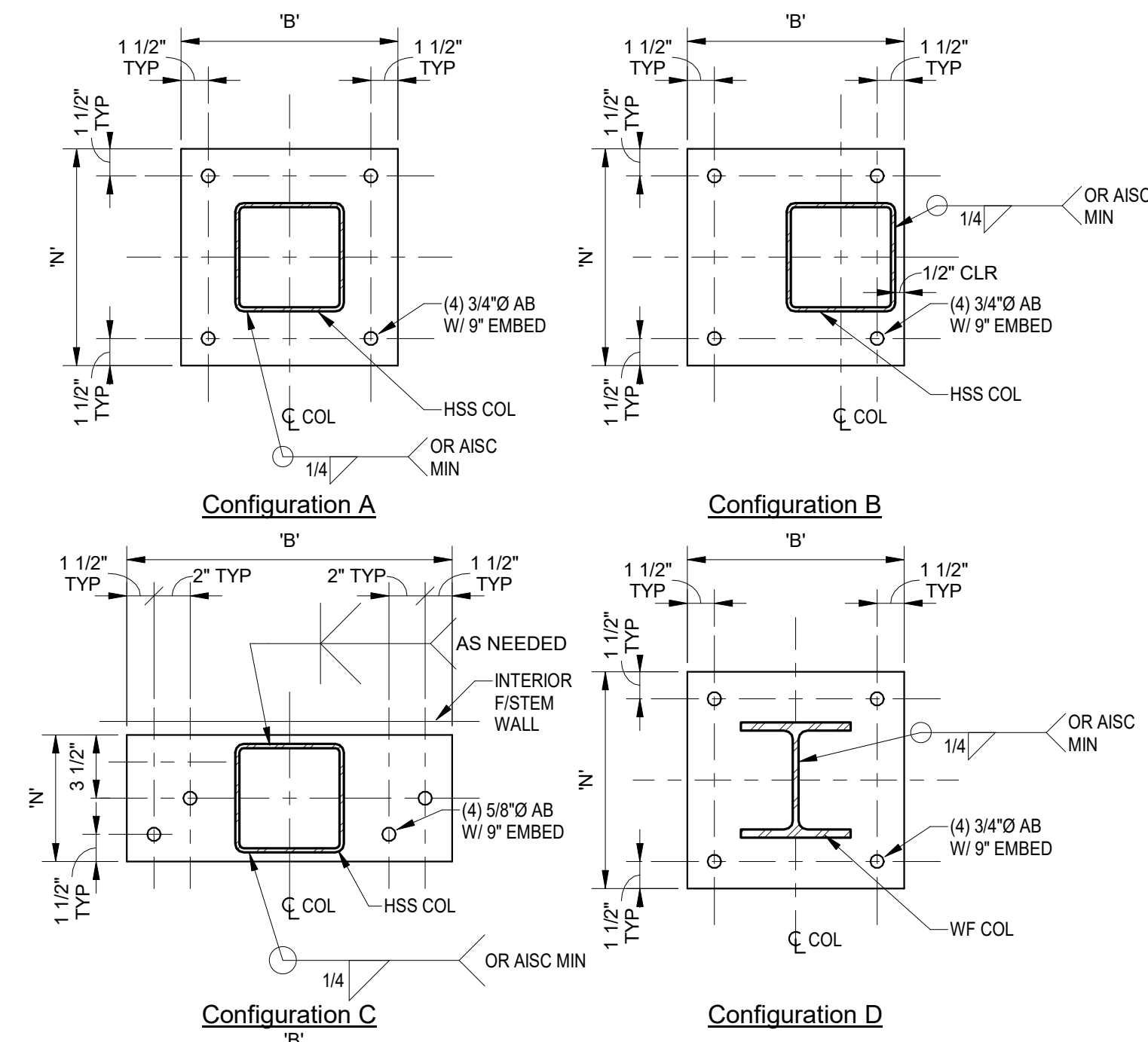
2 HSS COLUMN BASE TO STEMWALL-EMBED
1" = 1'-0" 35-017

VENEER ANCHOR SPACING TABLE						
SEISMIC DESIGN CATEGORY	VERTICAL SPACING	HORIZONTAL SPACING	TOTAL SQUARE FEET	WIRE JOINT SPACING	NOTES	JOINT REINFORCING
A, B & C	25"OC	32"OC	2.67	16"	(1), (2)	(4)
D	25"OC	32"OC	2.0	16"	(1), (2)	(4)
E & F	25"OC	32"OC	2.0	18"	(1), (2), (3)	(4)



- NOTES:**
- REFERENCE GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PROVIDE ADDITIONAL ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSION. SPACE ANCHORS AROUND PERIMETER OF OPENING AT MAXIMUM OF 3'-0"OC. PLACE ANCHORS WITHIN 12" OF OPENINGS.
 - SEISMIC DESIGN CATEGORY D AND E: MECHANICALLY ATTACH ANCHORS TO JOINT REINFORCING WITH CLIPS OR HOOKS. PROVIDE CONTINUOUS SINGLE WIRE JOINT REINFORCING OF SIZE W1.7 AT MAXIMUM SPACING OF 18"OC. WEIGHT OF VENEER MUST BE SUPPORTED AT EACH STORY.
 - JOINT REINFORCING SHALL BE SIZE W1.7 AND SPACED AT 16"OC MAXIMUM. CROSS WIRES SHALL BE WELDED TO LONGITUDINAL WIRES. EMBED LONGITUDINAL WIRES IN MORTAR AT LEAST 5/8" EACH SIDE.

3 TYPICAL ANCHORAGE DETAIL FOR VENEER
3/4" = 1'-0" TYP-40-008

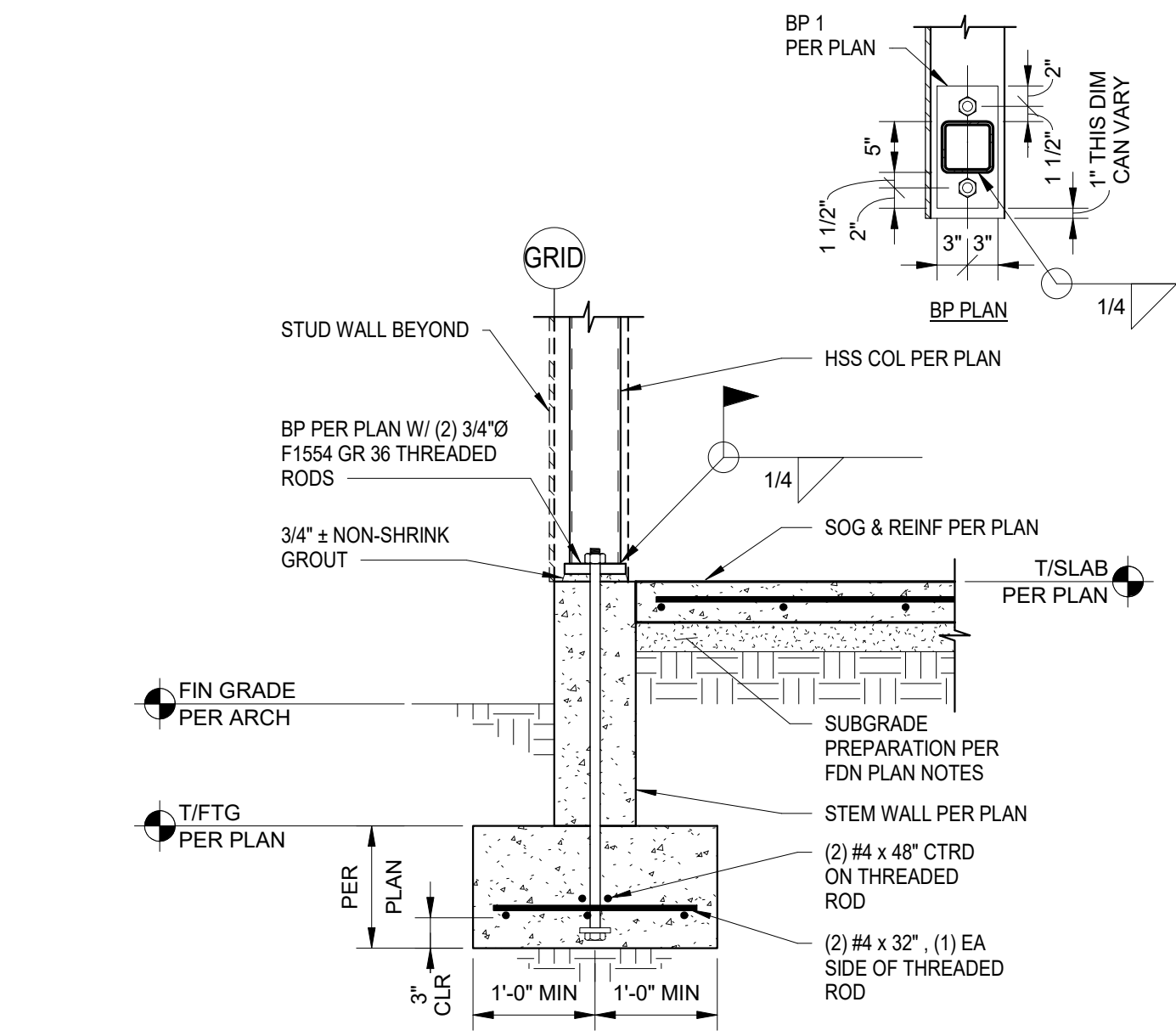


NON-SHRINK GROUT SCHEDULE

BASE PLATE MIN DIMENSION	MIN NON-SHRINK GROUT THICKNESS
< 16"	1 1/2"
16" TO 23"	2"
24" TO 35"	2 1/2"
> 36"	3"

ANCHOR BOLT

11 TYPICAL BASEPLATE AND ANCHORING WITH NON-SHRINK GROUT SCHEDULES
1 1/2" = 1'-0" TYP-10-027M



8 HSS COLUMN CONNECTION AT SHEAR WALL ENDS-GRID 5 AND D
3/4" = 1'-0"

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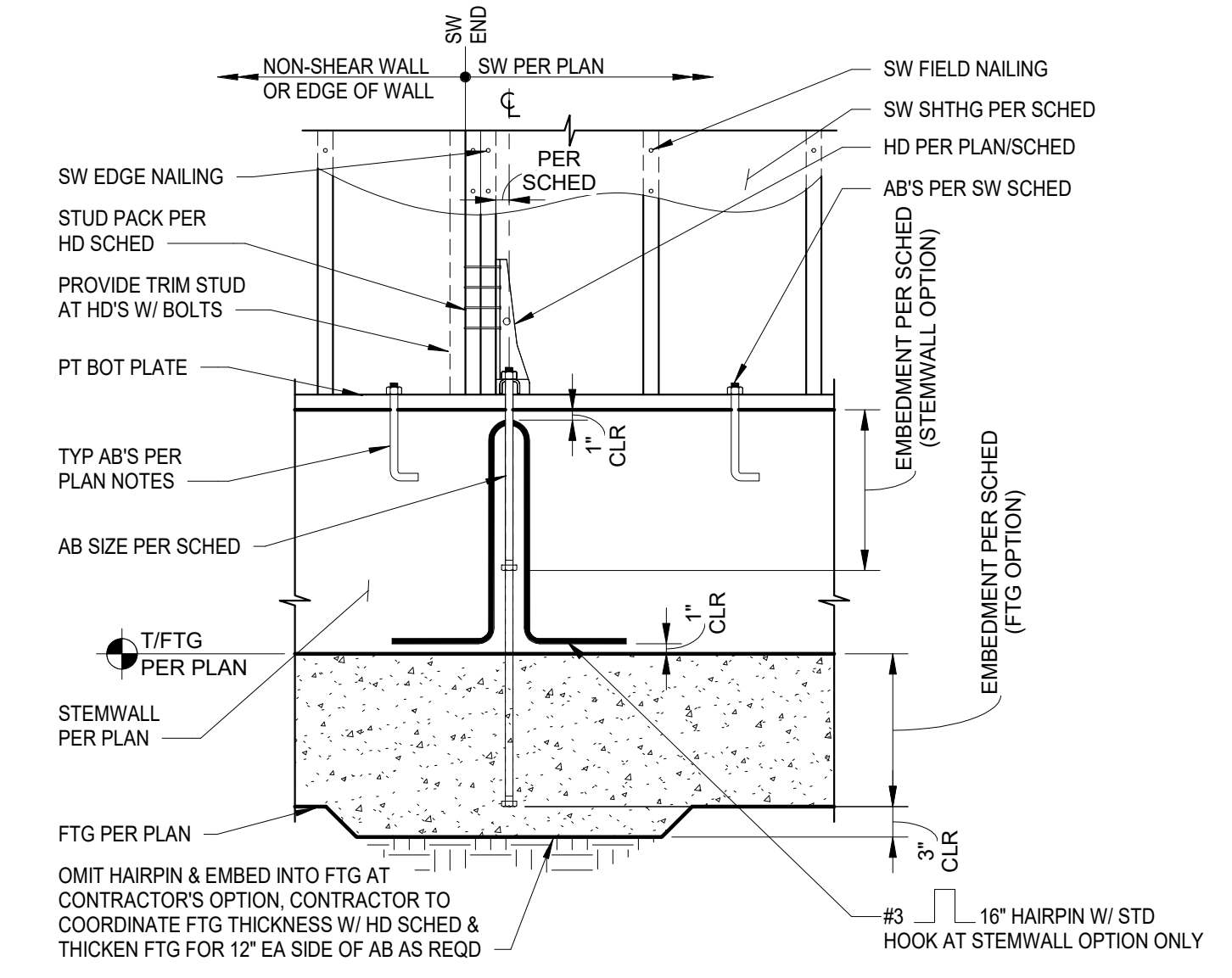
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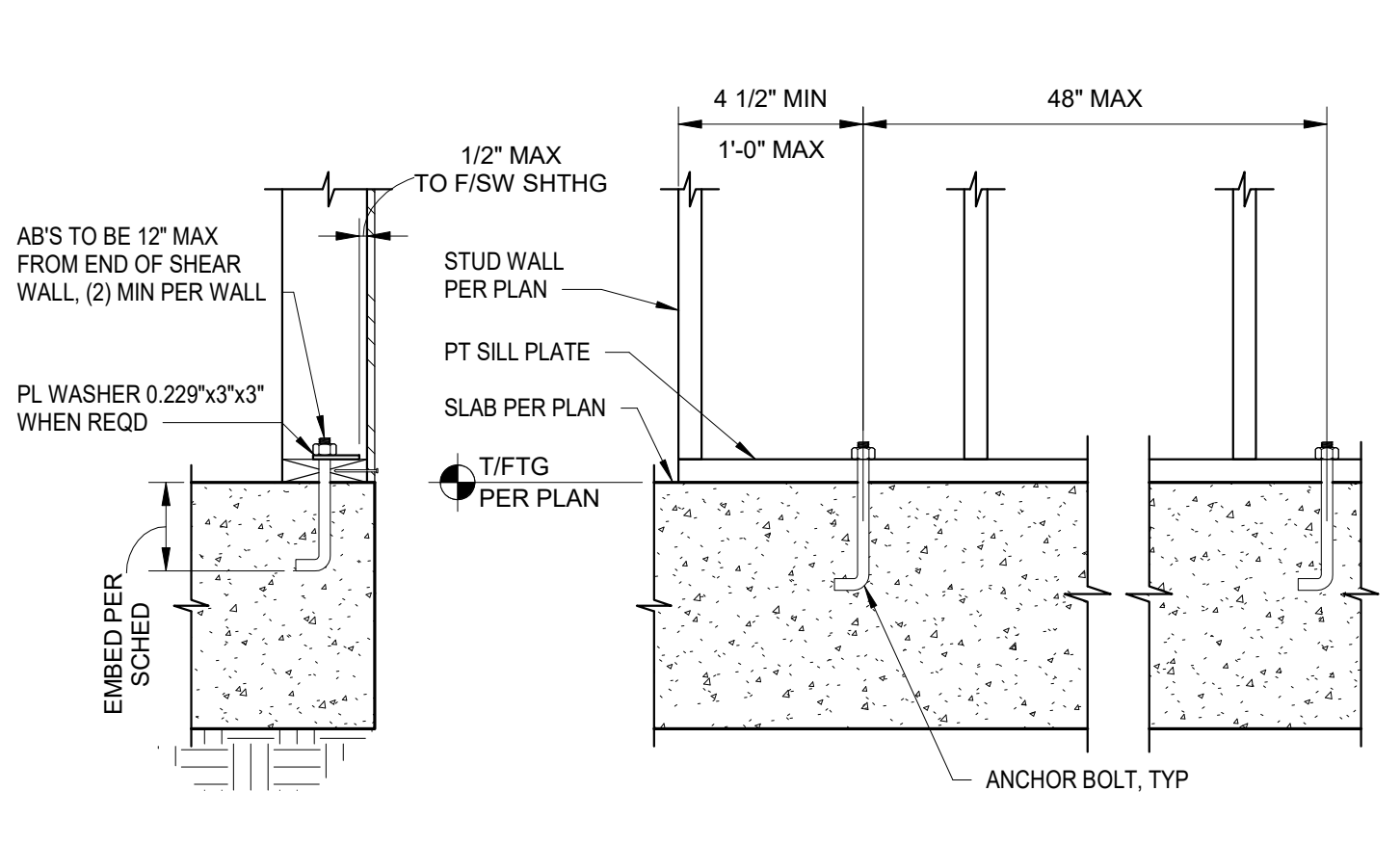
HOLDOWN SCHEDULE - DOUG-FIR LARCH							
MARK/TYPE	STUDS REQUIRED (DBL 2x, UNO)	ANCHOR BOLT DIAMETER	ANCHOR BOLT EMBEDMENT (STEM WALL OPTION)	ANCHOR BOLT EMBEDMENT (FOOTING OPTION)	CENTERLINE	ATTACHMENT HARDWARE	ALLOWABLE TENSION (LBS)
LTT19	(2) 2x	1/2"Ø	12"	8"	1 3/8"	(8) 10d	1340
HDU2	2	5/8"Ø	12"	8"	1 5/16"	(6) SDS1/4"Øx2 1/2"	3075
HDU4	2	5/8"Ø	12"	8"	1 5/16"	(10) SDS1/4"Øx2 1/2"	4565
HDU5	2	5/8"Ø	12"	8"	1 5/16"	(14) SDS1/4"Øx2 1/2"	5645
HDU8	(1) 4x	7/8"Ø	12"	10"	1 3/8"	(20) SDS1/4"Øx2 1/2"	6970
HDU11	(1) 6x6	1"Ø	12"	12"	1 3/8"	(30) SDS1/4"Øx2 1/2"	9335
HDU14 (7)	(1) 6x6	1"Ø	12"	15"	1 9/16"	(36) SDS1/4"Øx2 1/2"	14445
CS16	(1) 2x	-	-	-	-	(22) 8d	1705
CS14	(2) 2x	-	-	-	-	(30) 8d	2490
MST37	(2) 2x	-	-	-	-	(22) 16d	2705
MST48	(2) 2x	-	-	-	-	(34) 16d	4200
CMST14	(2) 2x	-	-	-	-	(66) 10d	6475
CMST12	(2) 2x	-	-	-	-	(86) 10d	9215

NOTE:

- REFERENCE TYPICAL HOLDOWN DETAILS FOR REINFORCEMENT.
- CONCRETE MUST BE MINIMUM FC = 3,000 PSI.
- CONCRETE STEM WALLS MUST BE MINIMUM 8" WIDE.
- USE HOT-DIPPED GALVANIZED BOLTS AT PRESSURE TREATED SILLS.
- CENTER THE HOLDOWNS IN THE STUD WALL.
- THESE OPTIONS ARE FOR CAST-IN-PLACE ANCHOR BOLTS. POST-INSTALLED OPTIONS MAY BE AVAILABLE BUT CONTACT THE EOR PRIOR TO PROCEEDING.
- REQUIRES HEAVY HEX ANCHOR NUT TO ACHIEVE TABULATED LOADS.
- HOLDOWN TO BE ASTM A-36 THREADED ROD OR ASTM 1554, GRADE 36, UNO.



1 TYPICAL FOUNDATION HOLDOWN - STEMWALL/FOOTING
3/4" = 1'-0"
TYP-60-001



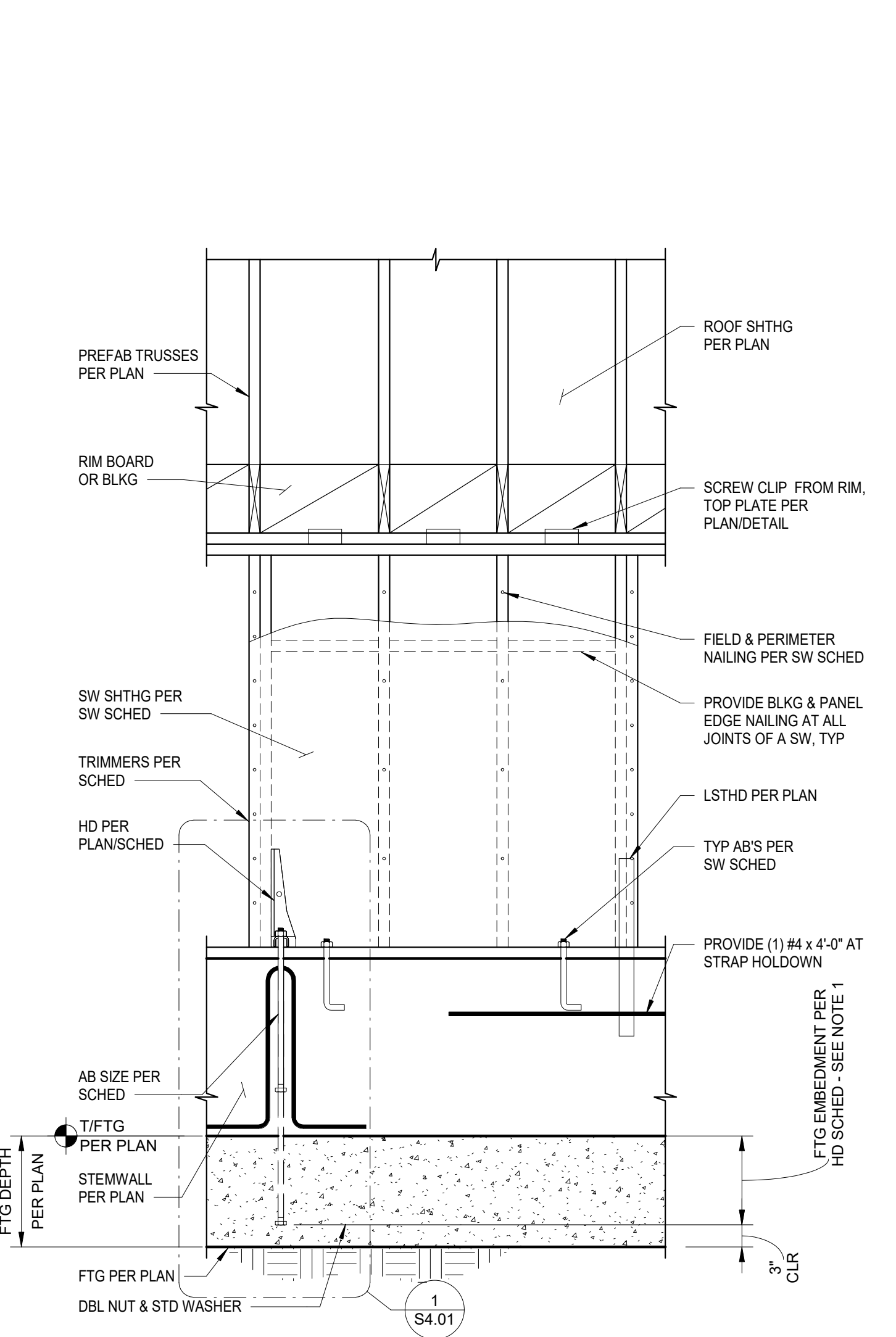
2 TYPICAL SILL PLATE ANCHORAGE TO CONCRETE
1" = 1'-0"
TYP-60-002

3 TYPICAL HOLDOWN SCHEDULE - DOUG-FIR LARCH
3/4" = 1'-0"
TYP-60-003

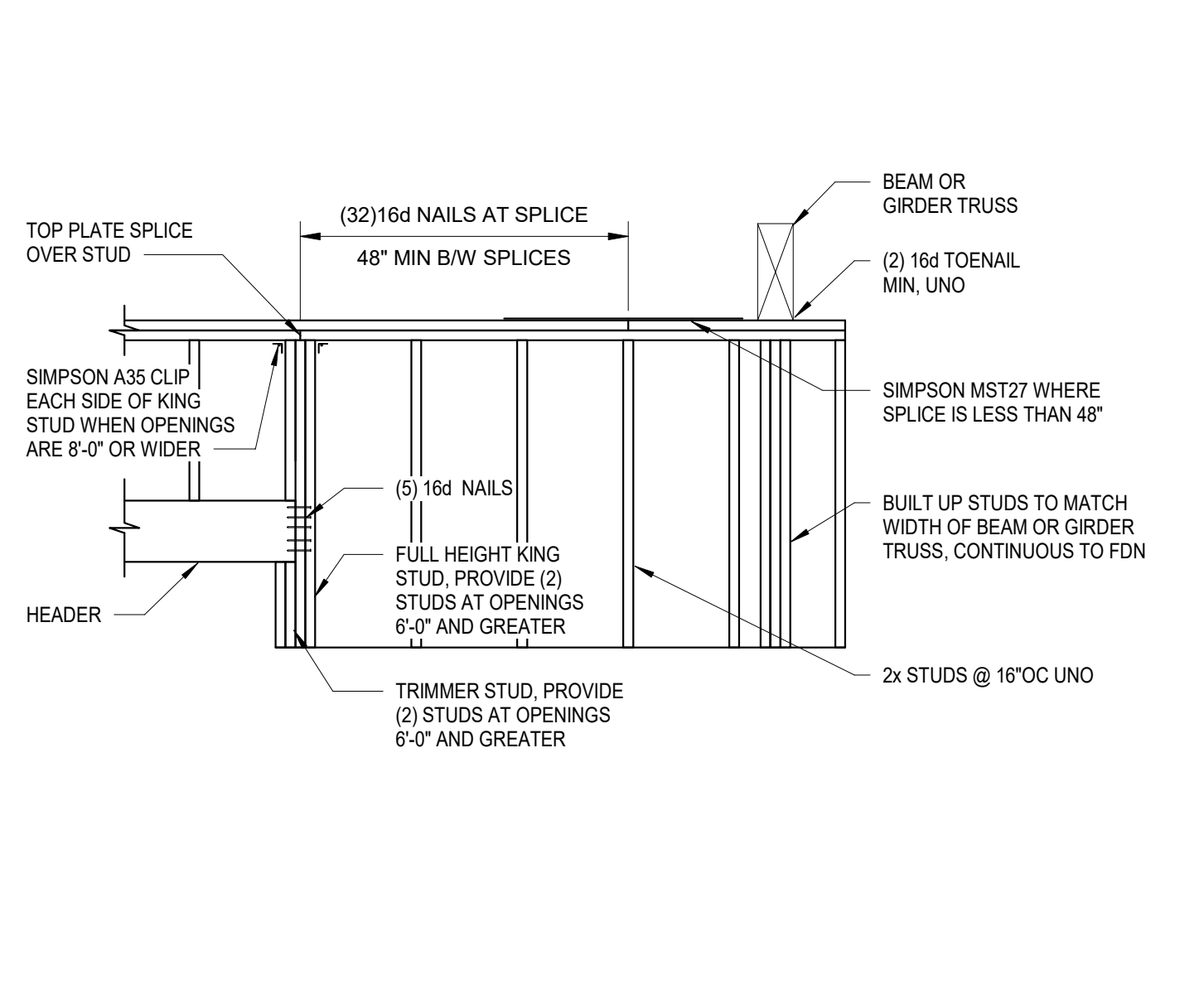
WOOD SHEAR WALL SCHEDULE - 10d NAILS (0.148"Øx2 1/4") & DOUGLAS FIR LARCH WOOD							
MARK	PANEL THICKNESS AND GRADE (10)	BLOCKING & STUD SIZE AT PANEL EDGES (5)(7)	NAILING AT PANEL EDGES (EN)	SILL PLATE ATTACHMENT AT FLOOR (6)(9)	SILL PLATE ATTACHMENT AT FOUNDATION (8)	SHEARCLIP FROM RIMBOARD/BLOCKING TO TOP PLATE (11)	ALLOWABLE SHEAR LB/FT
SW6	15/32" SHEATHING GRADE	2x	10d @ 6"OC	12d @ 6"OC	2x PLATE W/ 5/8"Ø x 7" EMBED AB @ 48"OC	SIMPSON A35 @ 16"OC	310
SW4	15/32" SHEATHING GRADE	3x	10d @ 4"OC	12d @ 4"OC	2x PLATE W/ 5/8"Ø x 7" EMBED AB @ 32"OC	SIMPSON A35 @ 12"OC	460
SW3	15/32" SHEATHING GRADE	3x	10d @ 3"OC STAGG	12d @ 6"OC - (2) ROWS	2x PLATE W/ 5/8"Ø x 7" EMBED AB @ 24"OC	SIMPSON A35 @ 8"OC	600
SW2	15/32" SHEATHING GRADE	3x	10d @ 2"OC STAGG	12d @ 6"OC - (2) ROWS	2x PLATE W/ 5/8"Ø x 7" EMBED AB @ 16"OC	SIMPSON A35 @ 16"OC EA SIDE	770
2SW4	(2) 15/32" SHEATHING GRADE	3x	10d @ 4"OC STAGG	12d @ 4"OC - (2) ROWS	3x PLATE W/ 5/8"Ø x 7" EMBED AB @ 24"OC	SIMPSON A35 @ 12"OC EA SIDE	920
2SW3	(2) 15/32" SHEATHING GRADE	3x	10d @ 3"OC STAGG	SDWS22400DB @ 8"OC - (2) ROWS	3x PLATE W/ 5/8"Ø x 7" EMBED AB @ 16"OC	SIMPSON A35 @ 8"OC EA SIDE	1200
2SW2	(2) 15/32" SHEATHING GRADE	3x	10d @ 2"OC STAGG	SDWS22400DB @ 6"OC - (2) ROWS	3x PLATE W/ 5/8"Ø x 7" EMBED AB @ 12"OC	SIMPSON A35 @ 8"OC EA SIDE	1540

NOTES:

- BLOCKING IS REQUIRED AT ALL PANEL EDGES.
- NAILING AT NON-PANEL EDGES SHALL BE AT 12"OC.
- PLATE WASHERS 1/4x3x3 SHALL BE USED AT SILL PLATE ANCHOR BOLTS.
- FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT DIPPED ZINC COATED GALVANIZED STEEL. REFERENCE GENERAL NOTES FOR FURTHER INFORMATION.
- WHERE NAILS ARE AT 4"OC AND LESS, FRAMING MEMBERS AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3x. IN PLACE OF 3x, (2) 2x MAY BE USED WITH "SILL PLATE ATTACHMENT" NAILING THE STUDS TOGETHER.
- WHERE NAILING SPECIES (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL. PROVIDE A STAGGER FOR NAILS/SCREWS IN ROWS 1/2" APART, MINIMUM.
- ATTACH INTERMEDIATE FRAMING TO STUDS @ 12"OC IN THE FIELD, WHERE STUDS ARE 16"OC ATTACH TO STUDS @ 6"OC IN THE FIELD WHERE STUDS ARE 24"OC.
- WHERE 3x BOTTOM PLATE IS USED NAIL STUDS TO PLATE WITH (2) 12x4" END NAILS.
- SILL PLATE ATTACHMENT SHALL BE FOR FLOOR SHEATHING THICKNESS OF 7/8" MAXIMUM. NOTIFY EOR IF FLOOR SHEATHING EXCEEDS 7/8".
- WHERE (2) LAYERS OF SHEATHING ARE INDICATED, PROVIDE ONE LAYER ON EACH SIDE OF THE WALL.
- LTPS MAY BE USED IN LIEU OF A35 AT SPACING INDICATED AND MAY BE INSTALLED OVER 1/2" WALL SHEATHING MAXIMUM.

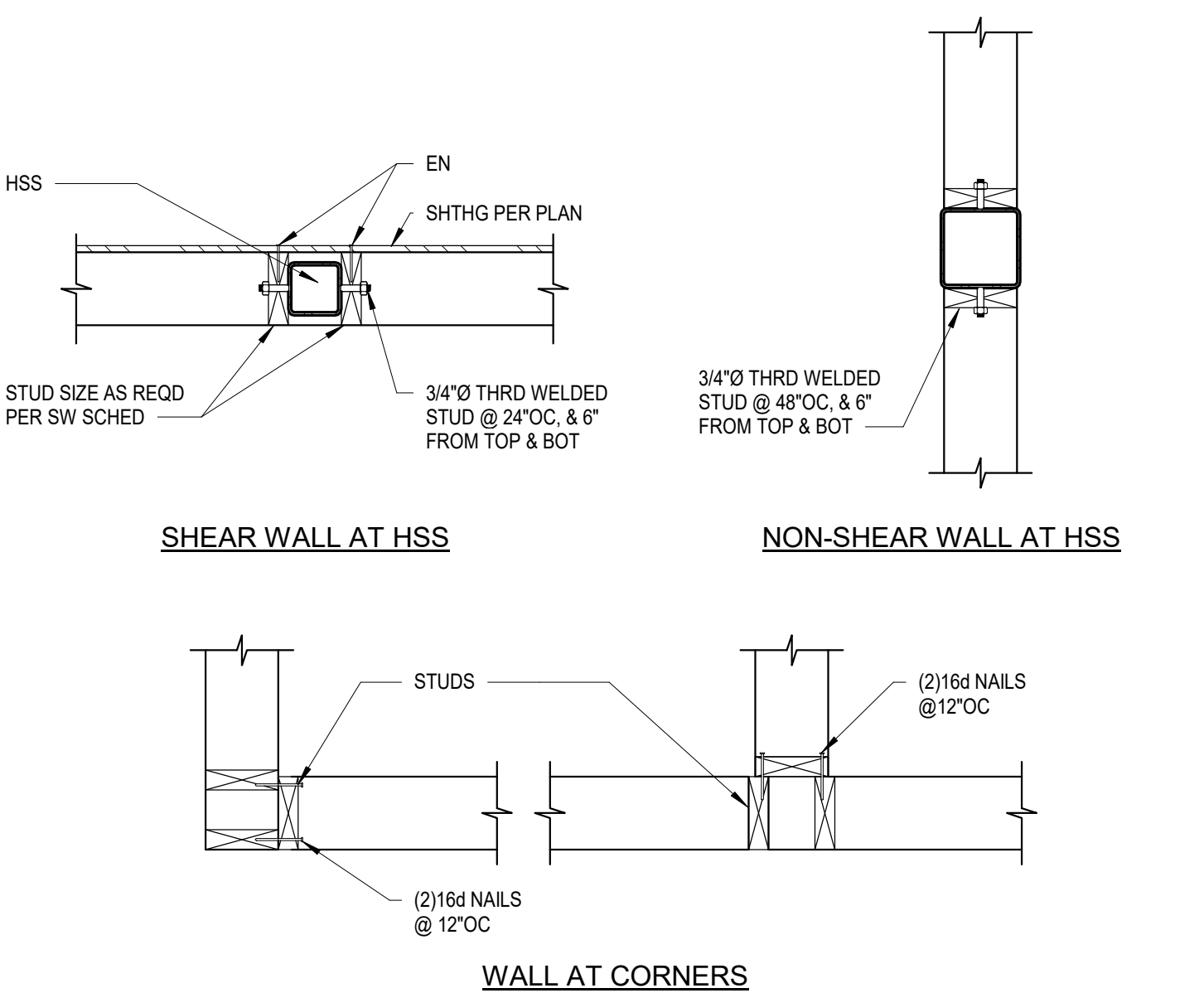


9 TYPICAL SHEAR WALL ELEVATION - SINGLE STORY WALLS
3/4" = 1'-0"
TYP-60-005

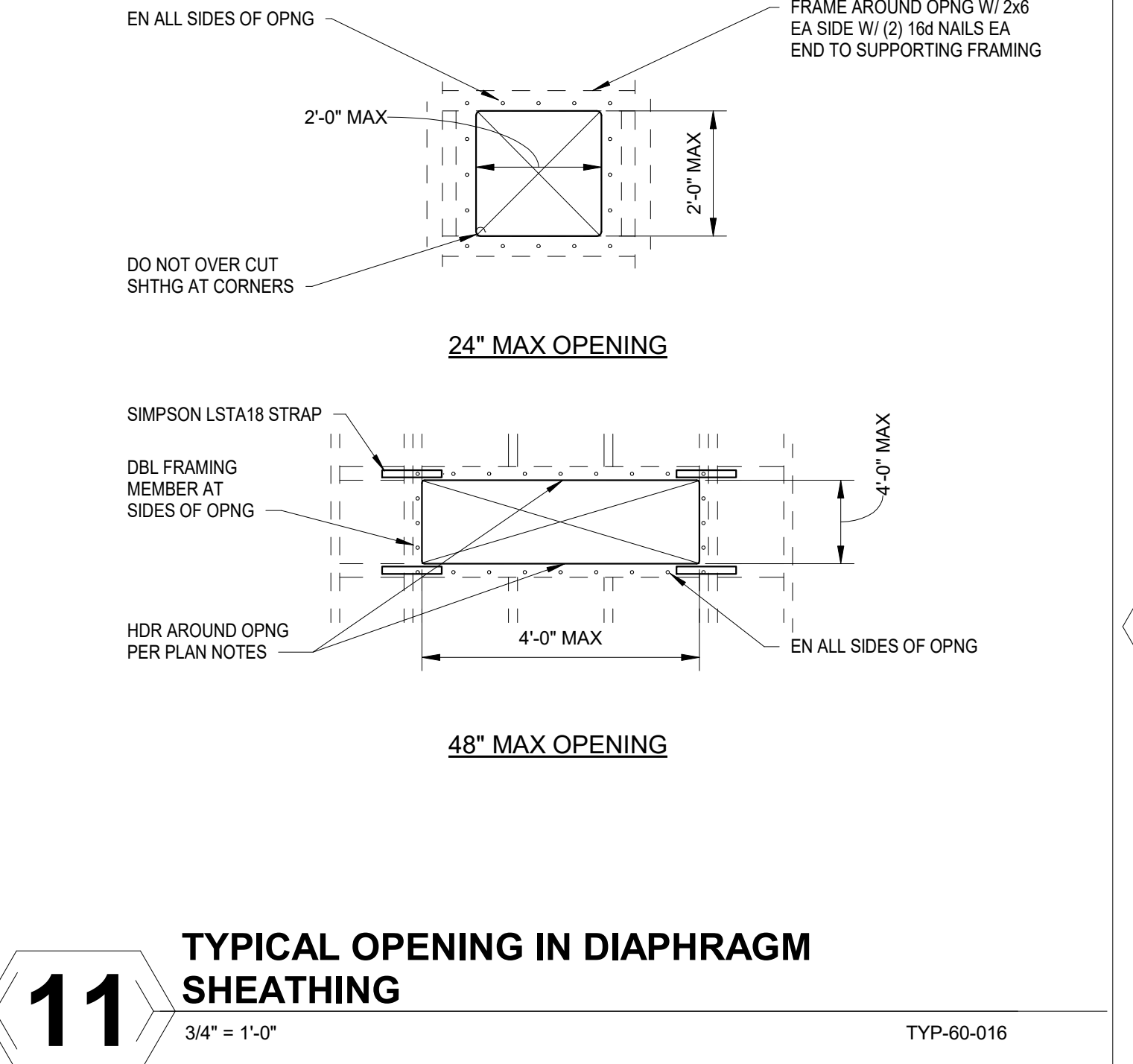


6 TYPICAL WOOD WALL
1/2" = 1'-0"
TYP-60-015M

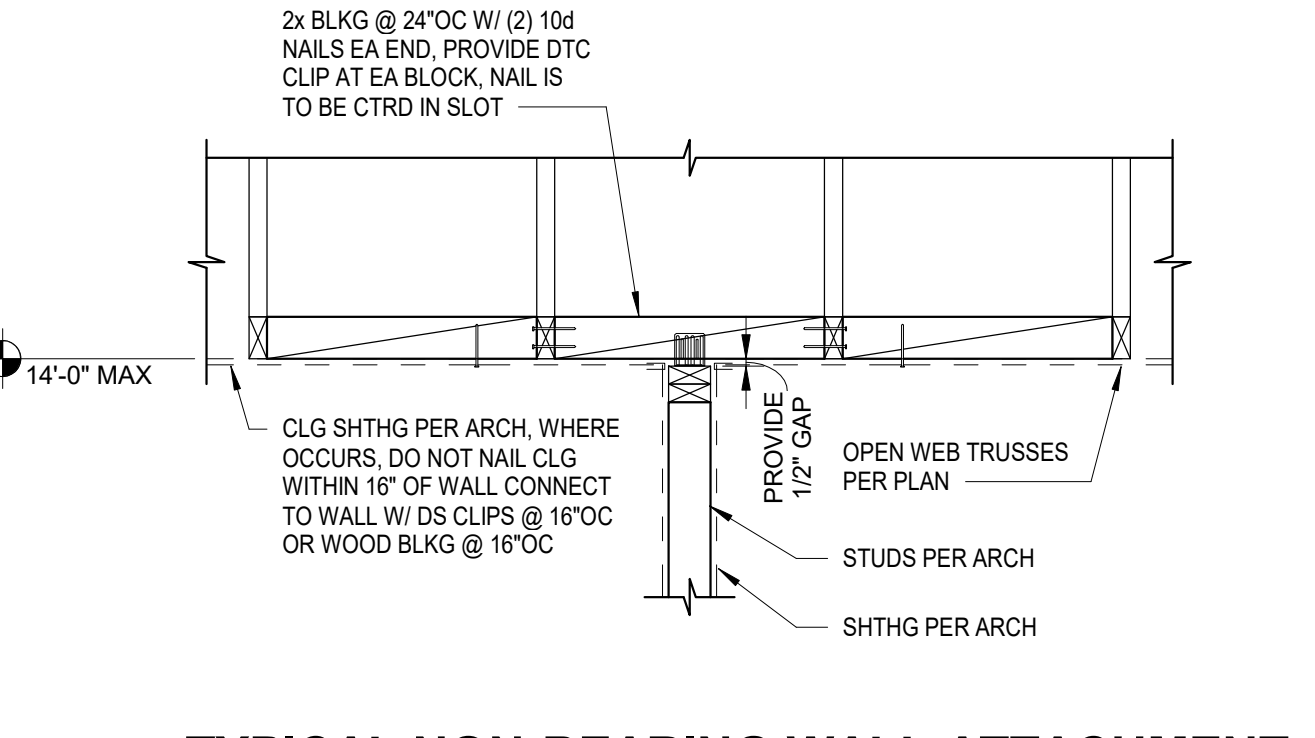
7 TYPICAL SHEAR WALL SCHEDULE - 10d NAILS & DOUGLAS FIR LARCH
3/4" = 1'-0"
TYP-60-007



10 TYPICAL WALL FRAMING
1" = 1'-0"
TYP-60-011



11 TYPICAL OPENING IN DIAPHRAGM SHEATHING
3/4" = 1'-0"
TYP-60-016



12 TYPICAL NON-BEARING WALL ATTACHMENT TO TRUSSES
3/4" = 1'-0"
TYP-60-012M

NOTE:
THIS PERMIT INCLUDES FOUNDATION AND CONCRETE WORK ONLY. ALL OTHER INFORMATION IS FOR REFERENCE ONLY.

WOOD FRAMED CONSTRUCTION INCLUDED FOR REFERENCE ONLY, UNDER SEPARATE PERMIT



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FOUNDATION PLUMBING PLAN

"WONDERGROUND" BUILDING

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Project No.: 23.133
Date: 9/18/2023
Drawn By: CP
Checked By: CP

Sheet No. of
M1.01

PLUMBING LEGEND

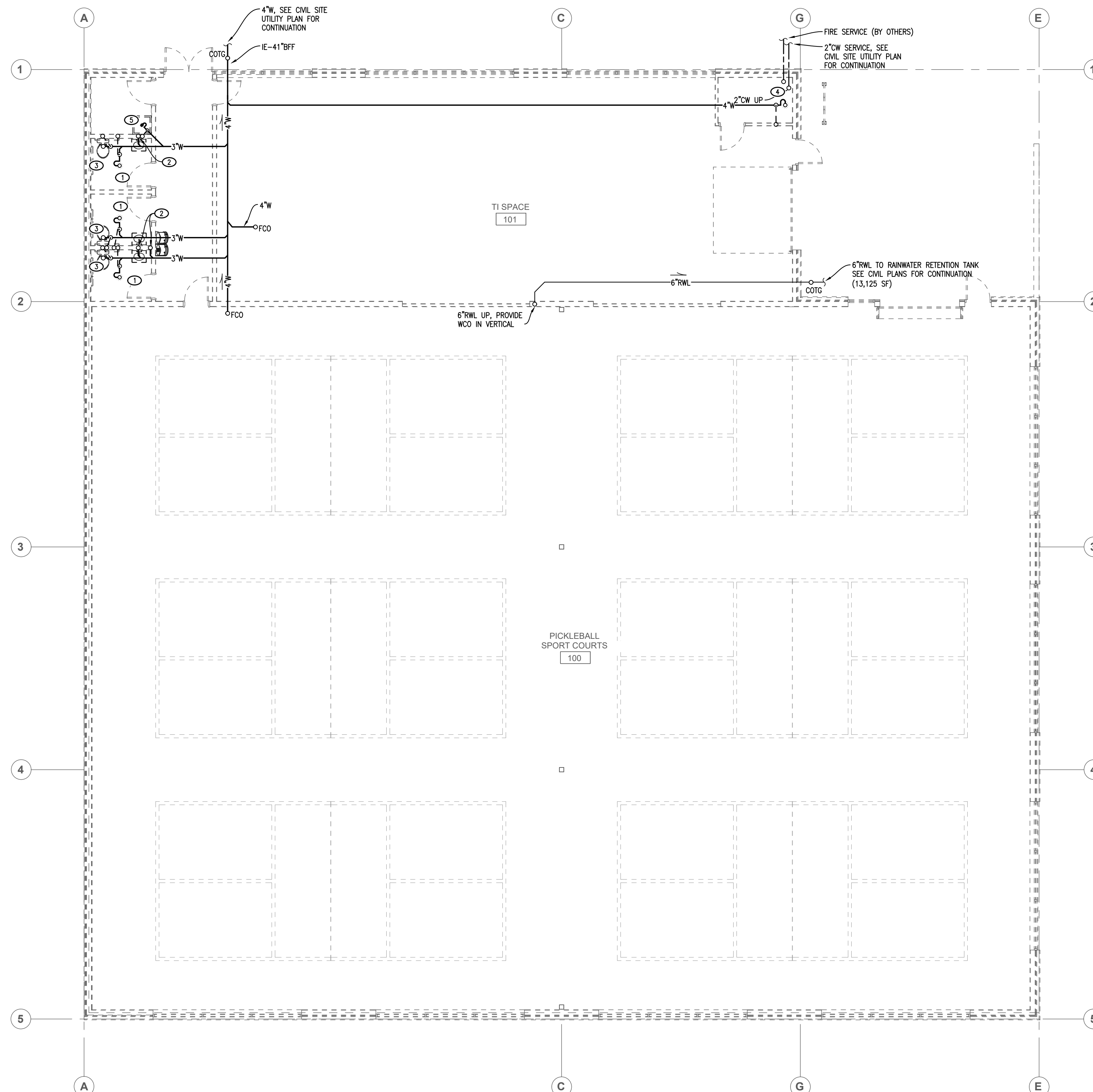
	DOMESTIC COLD WATER PIPE
	DOMESTIC HOT WATER PIPE
	DOMESTIC HOT WATER RECIRC PIPE
	WASTE PIPE
	VENT PIPE
	RAIN WATER LEADER PIPE
	OVERFLOW RAIN WATER LEADER PIPE
	GAS PIPE
	ELBOW DOWN
	ELBOW UP
	ENDCAP / CEILING CLEANOUT
	CLEANOUT TO GRADE
	FLOOR CLEANOUT
	WALL CLEANOUT
	REDUCER
	BALL VALVE
	GATE VALVE
	BUTTERFLY VALVE
	CONTROL VALVE
	UNION
	STRAINER
	CHECK VALVE
	FLEX CONNECTOR
	BALANCING VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	THERMOMETER
	PRESSURE GAGE
	CAPPED PIPE
	P-TRAP
	NON-FREEZE WALL HYDRANT
	HOSE BIBB
	FLOOR DRAIN OR FLOOR SINK
	ABOVE FINISHED FLOOR
	VENT TO ROOF
	PLUMBING FIXTURE SYMBOL

KEYED NOTES

- ① 2"W W/ TRAP UP TO FD, 2"V UP IN WALL
- ② 2"W UP
- ③ 3"W W. TRAP UP TO WC, 2"V UP IN WALL
- ④ 4"W W/ TRAP AND TRAP PRIMER UP TO FLOOR SINK, 2"V UP IN WALL
- ⑤ 3"W W/ TRAP UP TO SERVICE SINK, 2"V UP IN WALL

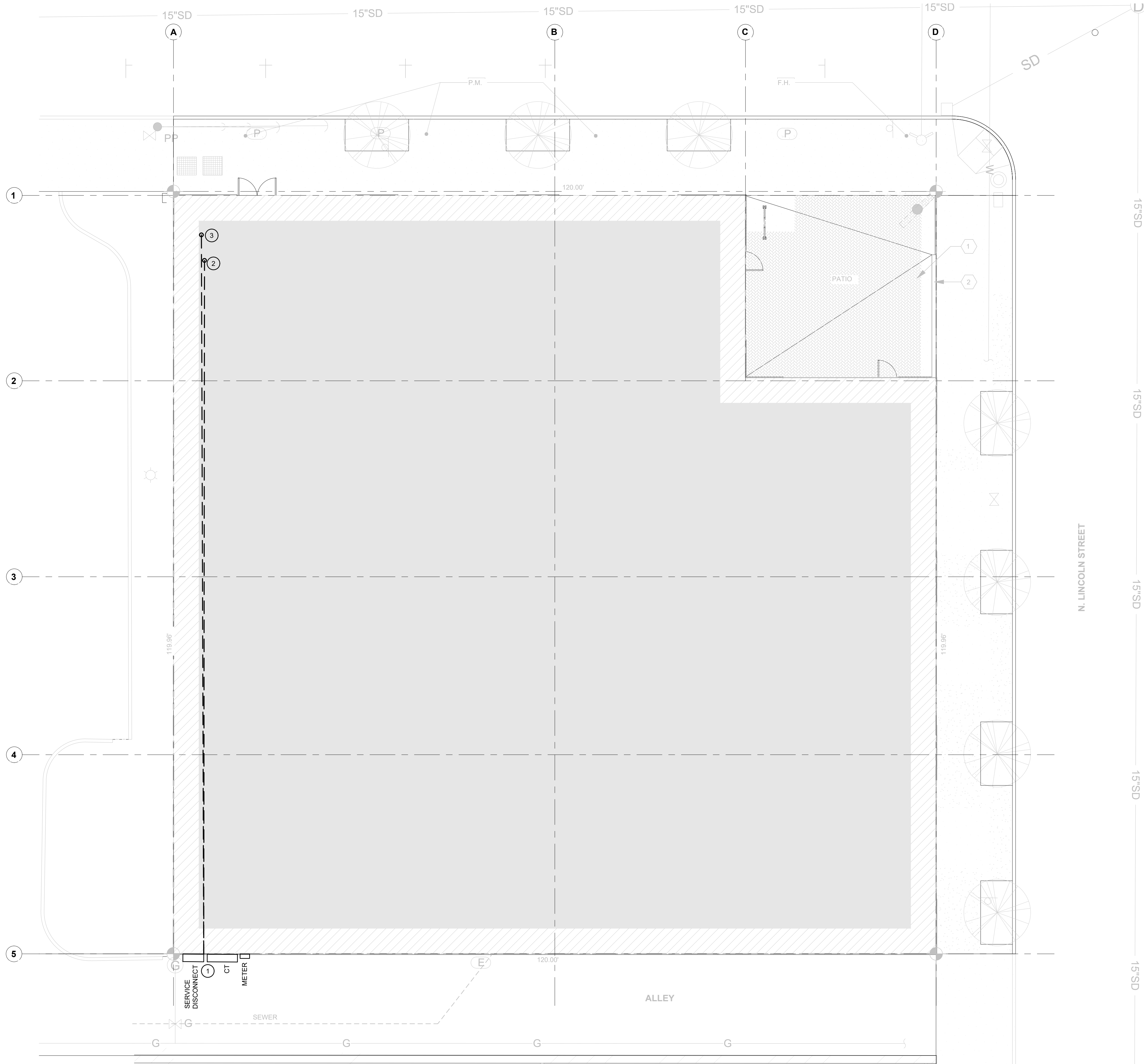
GENERAL NOTES

1. INSTALL ALL WATER PIPING AS HIGH AS POSSIBLE IN THE JOIST SPACE. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
2. ALL HW, HWR, CW AND RWL PIPING TO BE INSULATED. HW&HWR PIPING TO HAVE 1" PIPE INSULATION. CW & RWL PIPING TO HAVE MINIMUM 1/2" PIPE INSULATION.
3. SLOPE ALL WASTE & RWL PIPING AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.
4. ALL WATER PIPING TO BE TYPE L COPPER.
5. WASTE & VENT PIPING TO BE SCHEDULE 40 ABS-DWV OR PVC-DWV.
6. RWL & ORWL PIPING TO BE SCHEDULE 40 NO HUB CAST IRON PIPING.
7. GAS PIPING TO BE SCHEDULE 40 BLACK IRON
8. SEE ARCHITECTURAL PLAN FOR MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.
9. ALL PLUMBING AND PIPING TO BE INSTALLED PER THE LATEST EDITION OF THE UPC.
10. ALL PLUMBING SHOWN IS DIAGRAMMATIC AND MAY NOT SHOW ALL NECESSARY OFFSETS AND FITTINGS. PROVIDE ALL TRANSITION, AND FITTINGS AS NEEDED FOR A COMPLETE INSTALLATION AND TO COORDINATE WITH OTHER TRADES.



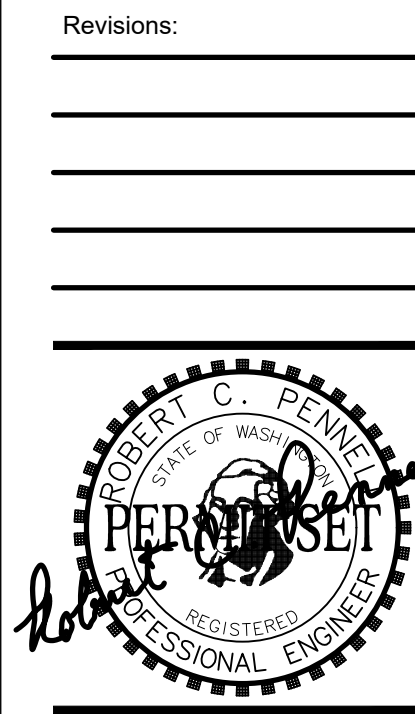
1 FOUNDATION PLUMBING PLAN

SCALE: 1/8" = 1'-0"



- 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.

1 SITE PLAN - ELECTRICAL
 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



SITE PLAN - ELECTRICAL

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