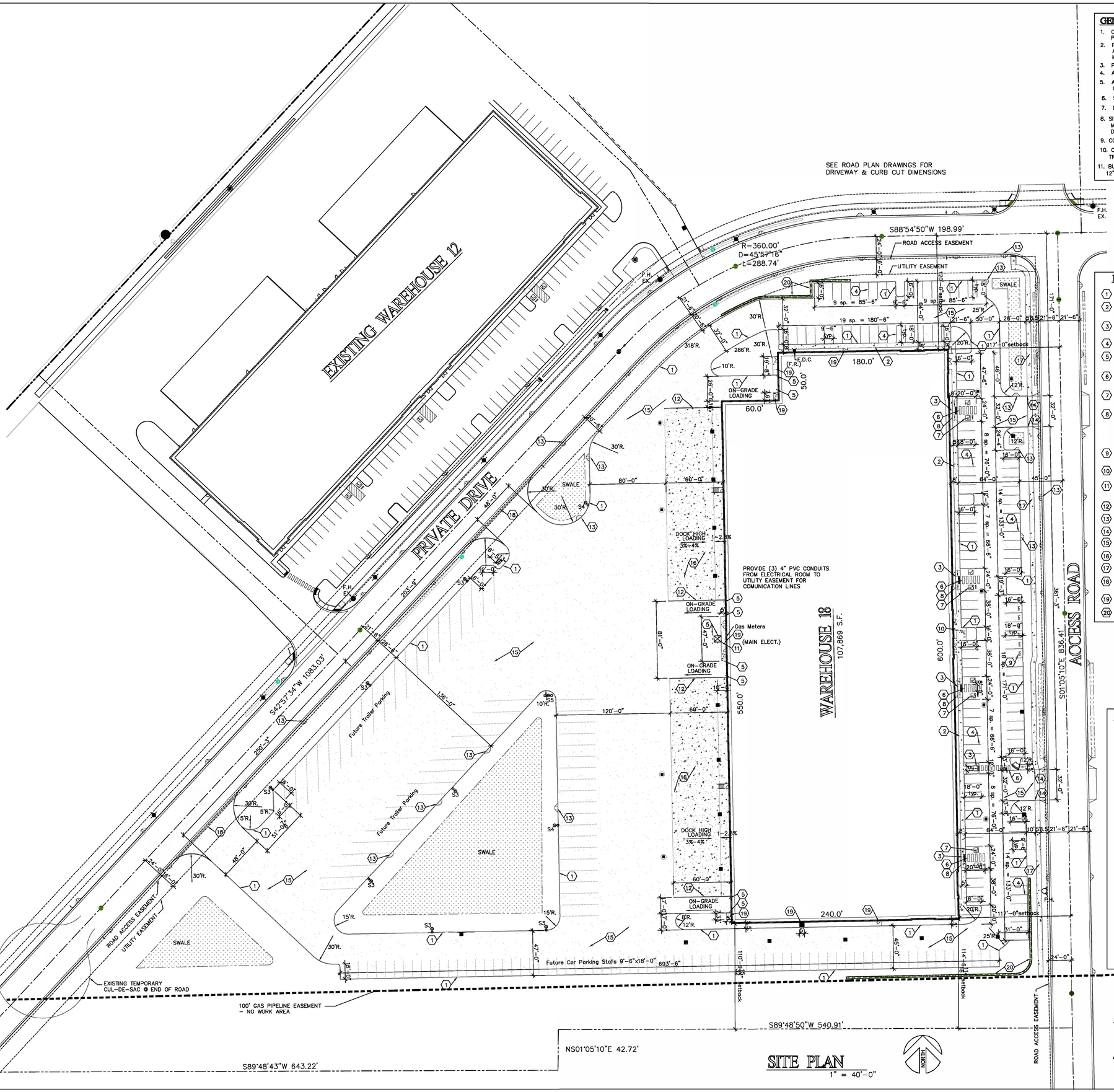

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROVIDE A 4" P.V.C. SLEEVE TO ALL LANDSCAPED AREAS AS SHOWN ON DRAWINGS FOR SPRINKLER SYSTEM. CAP & MARK ENDS. COORDINATE LOCATION WITH SPRINKLER CONTRACTOR.
3. PROVIDE 3'–0" MIN. RADIUS ON ALL CURBS, TYPICAL U.N.O.
4. ALL STREETWORK TO BE COORDINATED WITH THE COUNTY ENGINEERS OFFICE.
5. ASPHALT TO BE FLUSH WITH CONC. WALK @ HEAD OF ACCESSIBLE STALLS – SLOPE MAX. 1:48.
6. SEE SITE GRADING PLAN FOR CURB CUTS AND CONCRETE OUTFALL LOCATIONS.
7. DIMENSIONS SHOWN ARE TO FACE OF CONCRETE CURB OR EDGE OF PAVING.
8. SITE LIGHTING ON BUILDING AND ON LIGHT STANDARDS TO BE SHIELDED DOWN TO MAINTAIN LIGHTING ON SUBJECT PROPERTY. MAINTAIN MIN. 1 FOOTCANDLE TO ALL AREAS. DARK SKY LIGHTING TO BE USED.
9. COORDINATE W/ AVISTA UTILITIES FOR TRENCHING OF GAS LINE TO PROPOSED METER LOCATION.
10. COORDINATE W/ UTILITY FOR TRENCHING OF ELECTRICAL SERVICE LINE TO PROPOSED TRANSFORMER LOCATION.
11. BUILDING ADDRESS NUMBERS SIGNAGE LOCATED ON SOUTHWEST CORNERS OF BUILDING WALLS 12" HIGH LETTERS. SEE ELEVATONS.

PLAN NOTES:

1. 6" CONCRETE CURB, TYPE A, PER COUNTY STANDARD PLAN A–3.
2. 4" THICK CONCRETE SIDEWALK, PER COUNTY STANDARD PLAN A–1. CONTROL JOINTS @ ±5'–0" O.C. CROSS SLOPE 1:48 MAX.
3. PARALLEL CURB RAMP TYPE A–1, PER COUNTY STANDARD PLAN A–5A. DETECTABLE WARNING PAD.
4. SOLID 4" WIDE PAINTED PARKING STALL LINE. PAINT "TRAFFIC WHITE".
5. 6'ø STL. PIPE BOLLARD FILLED W/ CONCRETE. 4'–0" EXPOSED W/ 3'–0" BURY IN CONCRETE.
6. 2'–0" x WIDTH INDICATED SOLID PAINTED STRIPE ON PAVING. TO DESIGNATE ACCESSIBLE PATH. PAINT WHITE.
7. ADA ACCESSIBLE PARKING STALL W/ INTERNATIONAL SYMBOL OF ACCESS PAINTED "TRAFFIC WHITE" ON PAINTED "BLUE" BACKGROUND ON PAVING..
8. ADA PARKING SIGNAGE. 2" SQUARE OR ROUND STEEL PIPE W/ END CAP WELDED TO TOP. SIGN TO BE 12"x18" W/ THE INTERNATIONAL SYMBOL OF ACCESS (WHITE ON BLUE BACKGROUND) & THE WORDS "RESERVED PARKING" & "STATE DISABLE PARKING PERMIT REQUIRED". PROVIDE "VAN PARKING" SIGN AT STALL INDICATED. MOUNT SIGN BOTTOM @ +60".
9. CARPOOL/VANPOOL PARKING (CP) SIGNAGE MOUNTED ON POST TO READ; "RESERVED CARPOOL/VANPOOL ONLY".
10. (3) BIKE RACKS – 6 BIKE CAPACITY.
11. 80"x90" CONC. PAD FOR TRANSFORMER FOR ELECTRICAL SERVICE & FUTURE VEHICLE CHARGING STATIONS. PROVIDE SPARE CONDUITS FROM PAD TO STREET SERVICE BOX FOR FUTURE USE. VERIFY REQUIREMENTS.
12. 6" CONCRETE RETAINING WALL W/ STL. GUARDRAIL.
13. CURB INLET TYPE 1, L=2' PER COUNTY STANDARD B–8.
14. CURB DROP TRANSITION (CD).
15. PAVED AREAS, 3" ASPHALT OVER 8" CRUSHED SURFACING TOP COARSE.
16. LOADING AREA CONCRETE APRONS, 5" THICK CONCRETE CONCRETE OVER 6" CSTC.
17. 5'–0" WIDE X 4" THICK CONC. SIDEWALK, COUNTY STANDARD A–1.
18. CUT EXISTING CURB AND SIDEWALK AS REQUIRED TO INSTALL NEW DRIVEWAY APPROACH. PER COUNTY STANDARD.
19. 5'–0"xPLAN LENGTHx 4" THICK CONC. LANDING SLAB. SLOPE 1/4" PLF.
20. ROCKERY OR CONC. RETAINING WALL – SEEE CIVIL DRWGS. FOR HEIGHT.

BUILDING INFORMATION:

PARCEL NO.: PARCEL G, 24061.0117 and a portion of 24061.0118
ZONING: LI
FIRE DISTRICT: Fire District 3
WATER DISTRICT: City of Spokane
OCCUPANCY GROUPS: S–1, F & B
CONSTRUCTION TYPE: II–B SPRINKLERED
SITE AREA: 645,608.38 S.F. OR 14.82 ACRES
BUILDING COVERAGE: 139,869 S.F. OR 21.6% (70,000 s.f. allowable per Table 506.2.)
ASPHALT AREA: 46,835 S.F. APPROX. ROAD PAVING (EXISTING)
223,378.59 S.F. APPROX. ON–SITE
CONC. IMPERVIOUS AREA: 3,846 S.F. PERIMETER SIDEWALK
31,481 S.F. ON–SITE CONCRETE
BUILDING HEIGHT: 39'–4" ONE–STORY (75' allowable per Table 504.3)

SETBACKS:

	REQUIRED:	PROVIDED:
NORTH SIDE:	30'–0"	100'–9"±
EAST FRONT:	30'–0"	117'–0"
SOUTH SIDE:	30'–0"	110'–9"±
WEST REAR:	30'–0"	114'–3"±

PARKING REQUIRED: OFFICE USE: Estimated 15.0% 20,980 S.F. @ 1 PER 350 MIN. = 60
WAREHOUSE USE: 118,889 S.F. @ 1 PER 2,000 = 60
OFF STREET LOADING: 3 SPACES REQUIRED 15' WIDE x 60' LONG x 15'–0" HIGH
PARKING PROVIDED:
PASSENGER CAR SPACES: 130 SPACES PLUS – 8 ACCESSIBLE (73 Future)
OFF STREET LOADING: 4 SPACES PROVIDED 15' WIDE x 60' LONG x 15'–0" HIGH
16 SPACES PROVIDED 13'–8" WIDE x 60' LONG x 15'–0" HIGH

LIGHT POLE FIXTURE SCHEDULE

S3 Lithonia Lighting RSX2 LED P3 30K R3, Area Luminaire Size 2 P3 Lumen Package 3000K CCT Type R3 Distribution, 19784 Lumens, 149.98 Watts
S4 Lithonia Lighting RSX2 LED P3 30K R4, Area Luminaire Size 2 P3 Lumen Package 3000K CCT Type R4 Distribution, 20043 Lumens, 149.98 Watts
S5 Lithonia Lighting RSX2 LED P3 30K R5, Area Luminaire Size 2 P3 Lumen Package 3000K CCT Type R5 Distribution, 20311 Lumens, 299.96 Watts

ARCHITECTURAL VENTURES
(509) 291-4981
SPOKANE VALLEY, WA. 99206
RON R. MACKIE
21 S. 90TH MISSION AVENUE

SITE LAYOUT PLAN
DRAWN BY: R.R.M.
DATE: 1/4/22
REVISIONS
NO. DATE

7588 REGISTERED ARCHITECT
RON RAY MACKIE
STATE OF WASHINGTON

BUILDING SHELL IMPROVEMENT PLANS FOR:
DOUGLASS LEGACY PARK – 18
E. THOMAS MALLEN ROAD SPOKANE, WA

DATE:
1–4–2022

CA–1