



**A. SUBJECT PROPERTY(S) DATA**

PARCEL ADDRESS	PARCEL NUMBER	ZONING & LAND USE	PARCEL AREA	
-	NOT ASSIGNED	35104.0007	LJ (Light Industrial)	90,000 SF
-	NOT ASSIGNED	35104.0017	LJ (Light Industrial)	142,401 SF
ASSEMBLED PROPERTY AREA (ASSESSED):			232,401 SF	
			5.34 ACRES	

**B. REQUIRED BLDG SETBACKS & LANDSCAPING**

YARD / SITE LOCATION	REQ'D MIN. BUILDING SETBACK	SETBACK ADJACENT TO R-ZONE	REQ'D MIN LANDSCAPING
FRONT	10-FEET	10-FEET	5-FEET
SIDES	0-FEET	10-FEET	5-FEET
REAR	0-FEET	10-FEET	5-FEET
STREETS	12-FEET BACK OF CURB	12-FEET BACK OF CURB	6-FEET
USE BUFFER	-	-	NA
INTERIOR	-	-	10% PARKING AREA

**C. BUILDING(S) AREA & REQUIRED PARKING**

BUILDING INFORMATION	REQUIRED PARKING	
	MIN.	MAX.
BLDG NAME		
OCCUPANCY AREA		
OFFICE	±10,973 SF	21.9 STALLS / 54.9 STALLS
SHOP	±9,276 SF	9.3 STALLS / 46.4 STALLS
VEHICLE MAINT.	±6,750 SF	9.0 STALLS / 33.8 STALLS
<b>TOTALS:</b>	<b>26,999 SF</b>	<b>22 Stalls / 55 Stalls</b>
PROVIDED PARKING:		37 STALLS
LESS MIN. REQ'D ADA PARKING STALLS:		35 STALLS
DEVELOPMENT PARKING RATIO:		1.3 STALLS/ 1,000 SF
REQUIRED ADA PARKING (5%):		2 ADA Stalls
ELECTRIC VEHICLE CHARGING STATIONS (5% PER WAC 15-50 427):		1 EVCS
PARKING LOT TREES (1 INTERIOR TREE PER 6 STALLS PER 'SMC' 17C.200.040(F)a):		6 TREES

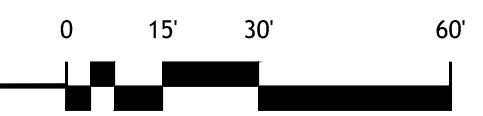
  

**D. PROJECT DATA**

DATA	EXISTING	PROPOSED
OCCUPANCY GROUP	-	B, S-1
CONSTRUCTION TYPE	-	TYPE-IV
MAX. BLDG HEIGHT	-	70-FEET
MAX. FLOOR AREA RATIO (F.A.R.)	-	NA
BLDG(S) SPRINKLED	-	YES
SEPA REQUIRED	-	YES



1 Site Plan  
SCALE: 1" = 30'



Vicinity Map

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Schematic Design  
Draft for Review

Spokane Community College  
Maintenance, Operations  
& Security Building

BERNARDO WILLS  
ARCHITECTS PC

Project No: 19-11-215  
Drawn by: RFP/DH  
Date: March 5, 2020

A2.1

COPYRIGHT BERNARDO WILLS ARCHITECTS, PC 2020  
 WWW.BERNARDOWILLS.COM  
 FAX 509.838.4605  
 509.838.4511  
 153 SOUTH JEFFERSON  
 SPOKANE WASHINGTON 99201



SCC Campus  
1810 North Greene Street  
Spokane, WA