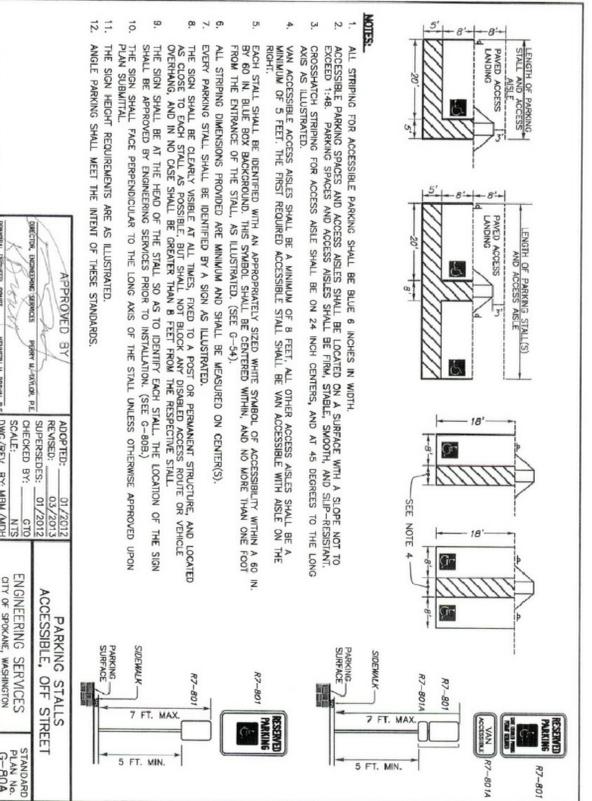
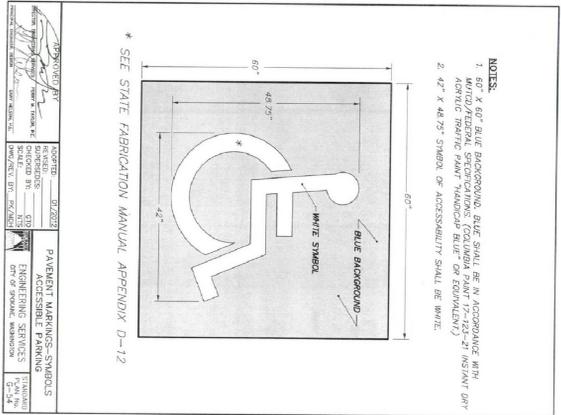


CODE REVIEW

PROJECT DESCRIPTION:	26.812 SPEC COMMERCIAL BUILDING
CONTACT:	PAUL HARRINGTON 3421 SOUTH HENRY ROAD GREENACRES WA 99016 PHARRINGTON@SOUTHHENRY.COM
OWNER:	STEVE AND GERRAH SHUMAN AJ DEVELOPMENT LLC 6101 E JOSEPH LN SPOKANE, WA 99217
BUILDING CODES:	INTERNATIONAL BUILDING CODE 2015 ICC/ANSI A171.1-2009
LOCAL AUTHORITY:	CITY OF SPOKANE
WATER:	VACANT
EXISTING LOT USE:	SPECULATIVE RETAIL AND LIGHT INDUSTRIAL
PROPOSED USE:	HEAVY INDUSTRIAL
EXISTING ZONE:	HEAVY INDUSTRIAL
ESTIMATED VALUATION:	\$9,000
PARCEL #:	363410108
OCCUPANCY:	B, S-1
BUILDING HEIGHT:	TWO-STORY, < 35 FEET (OR 1 W/MEZZANINE)
CONSTRUCTION TYPE:	VB
SERIALIZED:	NO
SITE AREA:	78,000 +/- SF (POST B.L.A.)
INTERIOUS AREA:	64,000 SF (66%)
BUILDING COVERAGE:	20,160 SF (26%)
LANDSCAPE AREA (ON/OFF SITE):	14,381 SF (18%)
PARKING:	6,682 STORAGE / 1000 20,160 WAREHOUSE / 1000 TOTAL PARKING REQUIRED = 27 (1) VAN * (1) STANDARD ACCESSIBLE STALLS PROVIDED

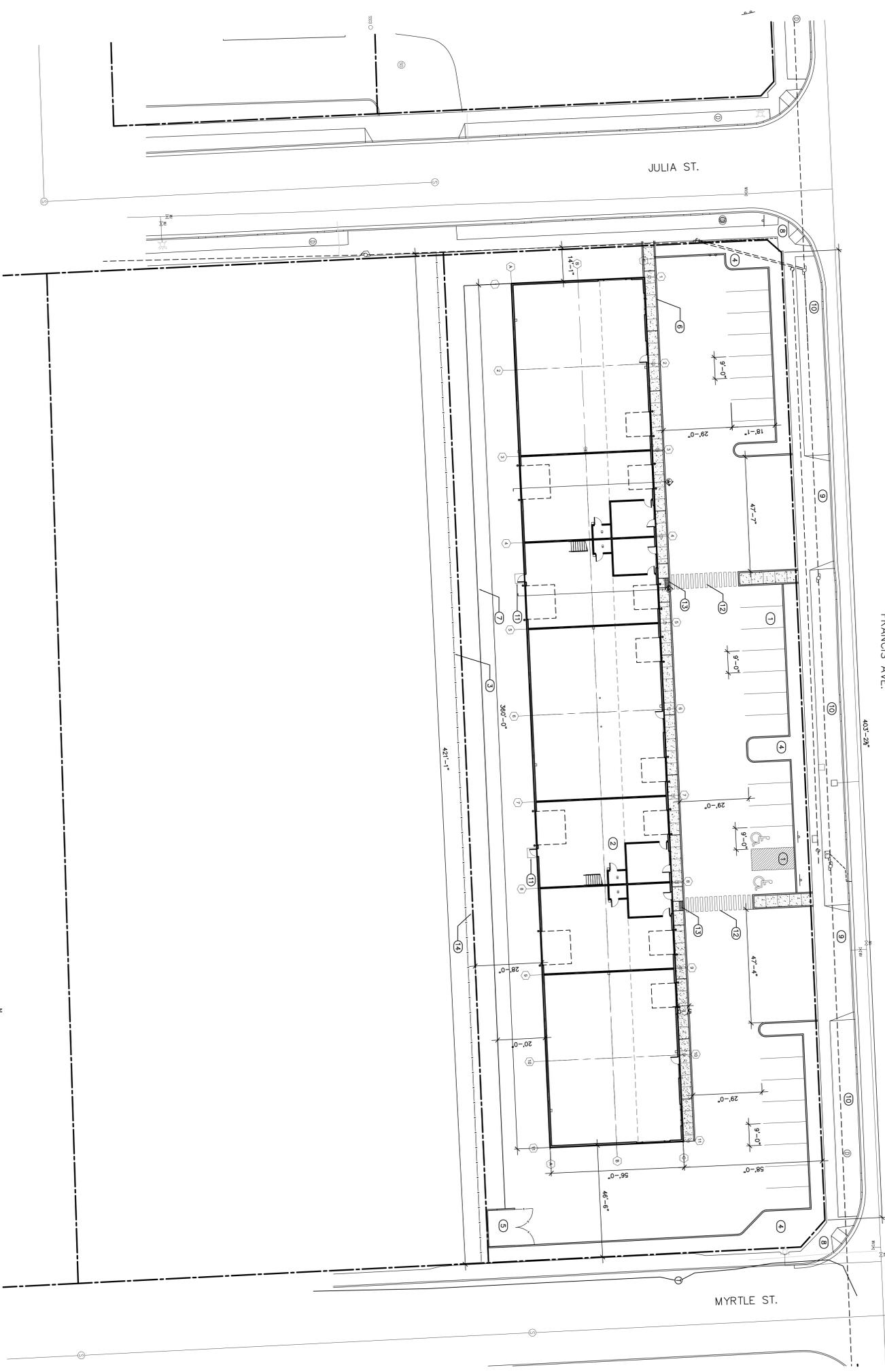
SITE PLAN CODED NOTES

- ① ACCESSIBLE PARKING STALL
- ② BUILDING FOOTPRINT
- ③ NEW 8' CHAIN LINK FENCE
- ④ NEW LANDSCAPING AND STREET TREES
- ⑤ NEW SIGNAGE ENCLOSURE
- ⑥ NEW SIDEWALK
- ⑦ EDGE OF ASPHALT
- ⑧ EXISTING SIDEWALK
- ⑨ EXISTING DRIVEWAY
- ⑩ EXISTING LANDSCAPING
- ⑪ NEW 4"x4" CONCRETE LANDING
- ⑫ 12" WIDE CROSSWALK STRIPING PER CITY STANDARDS
- ⑬ INDICATED DOCK MAT SET AND SIDEWALK
- ⑭ LOCATION OF PROPERTY LINE POST B.L.A.



APPROVED BY:	ADMITTED:	01/20/22	PAVEMENT MARKINGS-SYMBOLS
DESIGNED BY:	REVISIONS:	01/20/22	ENGINEERING SERVICES
SCALE:	DATE:	01/20/22	CITY OF SPOKANE, WASHINGTON
PROJECT:	PROJECT:	26.812	G-804

FRANCIS AVE.



SCHEMATIC DESIGN

NEW DEVELOPMENT FOR
AJ DEVELOPMENT
3900 E FRANCIS AVE.
SPOKANE, WA 99204

a101

site plan