

SITE NOTES

1. SEE GRADING AND DRAINAGE PLANS FOR GRADING AND DRAINAGE INFORMATION.
2. SEE LANDSCAPE PLANS FOR LANDSCAPING AREAS AND INFORMATION.
3. BUILDING CORNERS TO BE LOCATED BY PROFESSIONAL LICENSED SURVEYOR.
4. GUEST PARKING ALLOWED IN ALL UNRESERVED, UNCOVERED SPACES.
5. SURFACE FEATURES IN THIS AREA HAVE BEEN REMOVED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY REMAINING DEBRIS, FOUNDATIONS, ETC.
6. TOP OF LIGHT POLE BASE TO BE 2' ABOVE TOP OF PROPOSED CURB.
7. ALL BROKEN, HEAVED, OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT SHALL BE REPAIRED OR REPLACED BY CONTRACTOR PER CITY OF SPOKANE, SIDEWALK POLICY.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

MAP MERCIER ARCHITECTURE & PLANNING
1050 N. ARGONNE RD., #101
SPOKANE VALLEY, WA 99212
P 509.851.0311

IWCE

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES ROAD
SPOKANE VALLEY, WA 99205
PH: 509-893-2817 FAX: 509-898-0227

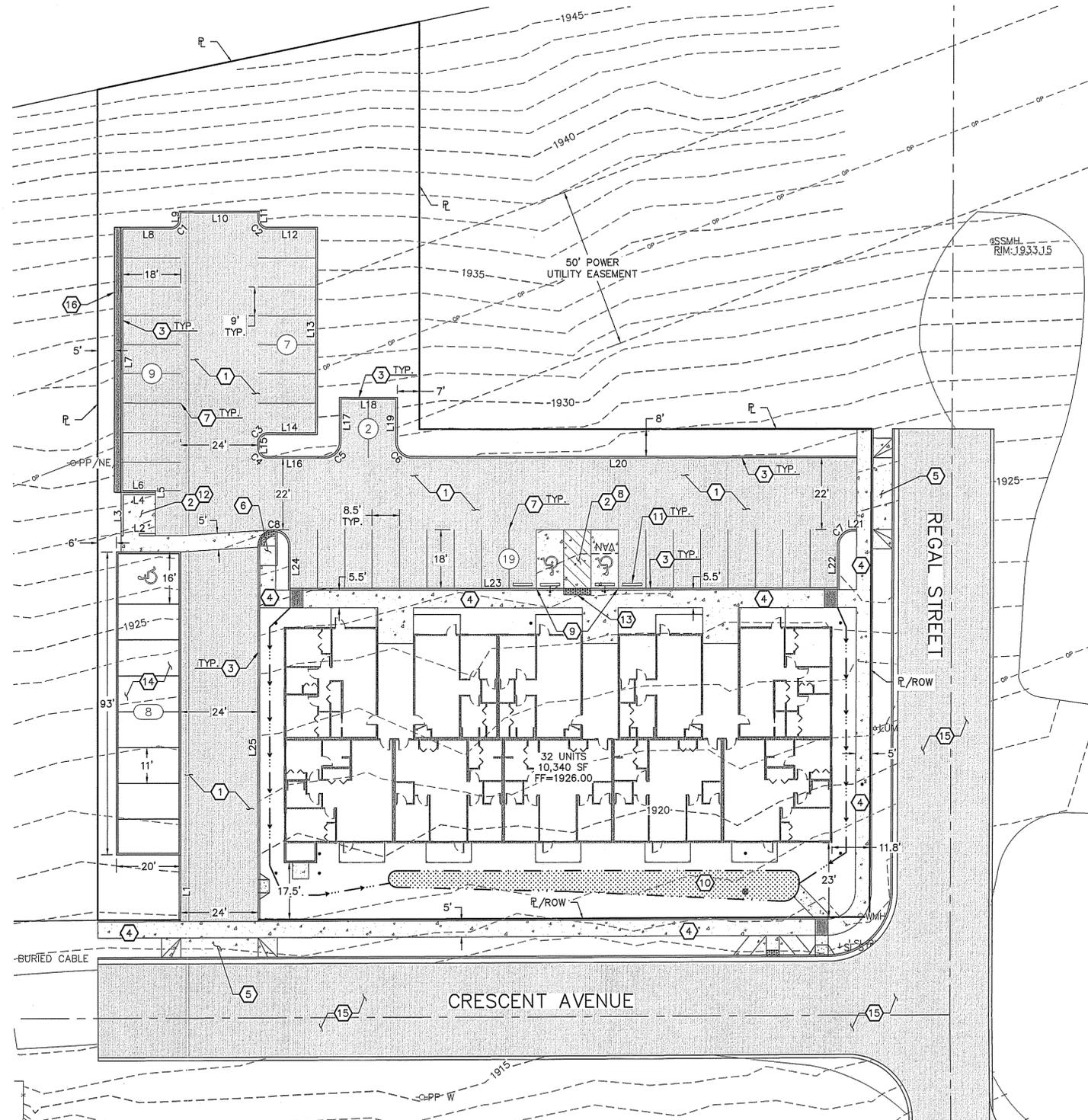
REVISIONS

#	DESCRIPTION	DATE

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT/ENGINEER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR COMPLETION OF THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF MERCIER ARCHITECTURE & PLANNING OR ITS AFFILIATES.

CONSTRUCTION NOTES

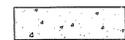
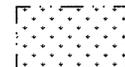
1. PROVIDE AND INSTALL ASPHALT PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
2. PROVIDE AND INSTALL CONCRETE PAVEMENT SECTION PER DETAIL 1, SHEET C3.1.
3. PROVIDE AND INSTALL CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106.
4. PROVIDE AND INSTALL CONCRETE SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102. WIDTH PER PLAN.
5. PROVIDE AND INSTALL CONCRETE DRIVEWAY PER CITY OF SPOKANE STANDARD PLAN F-104. WIDTH PER PLAN.
6. PROVIDE AND INSTALL ONSITE RAMP PER DETAIL 7, SHEET C3.1.
7. PAINT 90° PARKING STALLS AS SHOWN. STRIPING SHALL BE 4" SWSL DOUBLE PAINTED PER WSDOT SPECIFICATION, 8-22 PAVEMENT MARKING.
8. PAINT ACCESSIBLE HANDICAP PARKING STALL WITH INTERNATIONAL SYMBOL OF ACCESS AND HC SIGN AT HEAD OF STALL PER IBC STANDARDS. PROVIDE 8' MIN. ACCESS AISLE WITH STRIPING AS SHOWN. SEE DETAIL 2, SHEET C3.1. PAINT ACCESSIBLE HANDICAP PARKING STALL PER CITY OF SPOKANE STANDARD DETAILS G-54, AND G-80A.
9. PROVIDE AND INSTALL FLUSH CURB ALONG HANDICAP SPACE. SEE GRADING PLAN FOR ELEVATION.
10. STORM DRAINAGE DETENTION POND. SEE STORM DRAINAGE PLANS, SHEET C5.0.
11. PROVIDE AND INSTALL PARKING WHEELSTOP PER DETAIL 6, SHEET C3.1.
12. PROVIDE AND INSTALL CODE COMPLIANT DUMPSTER ENCLOSURE. SEE ARCHITECTURAL/LANDSCAPE PLANS.
13. PROVIDE AND INSTALL TACTILE WARNING STRIP PER DETAIL 3, SHEET C3.1.
14. PROVIDE AND INSTALL GARAGES PER ARCHITECTURAL PLANS.
15. PUBLIC STREET IMPROVEMENTS. SEE SHEETS C9.0 & C9.1 FOR MORE INFORMATION.
16. PROVIDE AND INSTALL CMU WALL BY OTHERS. SEE SHEETS C4.2 & C5.1 FOR MORE INFORMATION.



SITE PLAN

SCALE: 1" = 20'

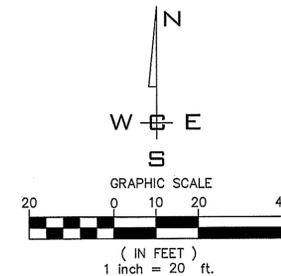
FOR FULL LEGEND SEE SHEET C0.2

-  PARKING AREA PAVEMENT
-  PCC CONCRETE
-  DRAINAGE/POND AREA

NAVD - 88
NAVD 88

Line Table		
Line #	Length	Direction
L1	20.44	N0° 04' 25"E
L2	10.00	S89° 55' 32"E
L3	12.00	S0° 04' 28"W
L4	10.00	N89° 55' 32"W
L5	1.17	S0° 04' 28"W
L6	10.17	S89° 55' 32"E
L7	80.77	S0° 04' 28"W
L8	15.00	N89° 55' 32"W
L9	2.00	S0° 04' 28"W
L10	24.00	N89° 55' 32"W
L11	2.00	N0° 04' 28"E
L12	15.00	N89° 55' 32"W
L13	63.00	N0° 04' 31"E
L14	15.00	S89° 55' 32"E
L15	1.76	N0° 04' 31"E
L16	17.82	N89° 55' 29"W
L17	13.00	S0° 04' 31"W
L18	17.00	N89° 55' 29"W
L19	13.00	N0° 04' 31"E
L20	138.25	N89° 55' 29"W
L21	0.98	S89° 55' 29"E
L22	13.00	N0° 04' 31"E
L23	170.00	S89° 55' 29"E
L24	13.00	S0° 04' 31"W
L25	115.20	N0° 04' 31"E

Curve Table			
Curve #	Length	Radius	Delta
C1	4.71	3.00	90.00
C2	4.71	3.00	90.00
C3	4.71	3.00	90.00
C4	4.71	3.00	90.00
C5	7.85	5.00	90.00
C6	7.85	5.00	90.00
C7	7.85	5.00	90.00
C8	15.71	5.00	180.00



2513 N REGAL APARTMENTS
2513 N REGAL STREET
SPOKANE, WA 99207

PROJ. # WCE #2530

DRAWN: RMA

DATE: 07.16.2020

SITE PLAN

C3.0