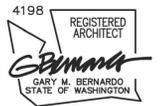


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Site Plan Keyed Notes

1. (E) CONCRETE CURB AND SIDEWALK TO REMAIN. CONTRACTOR TO REPLACE OR REPAIR ALL BROKEN, HEAVED, OR SUNKEN SIDEWALK, CURBS AND DRIVE WAY APPROACHES WITHIN THE SITE.
2. CITY OF SPOKANE REQ. LANDSCAPE BUFFER - SEE LANDSCAPE PLAN
3. NEW CONCRETE CURB - SEE CIVIL DWGS
4. PROPOSED "FUTURE" TRANSFORMER ON CONCRETE PAD (NIC). LOCATION AND SIZE TO BE COORDINATED WITH AVISTA.
5. PROPOSED "FUTURE" TRASH ENCLOSURE (NIC)
6. NEW ASPHALT PAVING - SEE CIVIL DWGS
7. NEW CITY STANDARD CURB CUT - SEE CIVIL DWGS
8. NEW PAVEMENT STRIPING (TYP. COLOR: WHITE) PER CITY OF SPOKANE STANDARDS
9. NEW ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING STRIP - SEE CIVIL DWGS
10. REQUIRED CLEAR VISION TRIANGLE PER CITY OF SPOKANE STANDARDS
11. NEW POWER POLE. COORDINATE LOCATION AND REQUIREMENTS W/ AVISTA UTILITIES
12. PROPOSED "FUTURE" SITE LIGHT POLE (NIC). PROVIDE 1" CONDUIT BACK TO PAD 'A' SITE.
13. NEW JUNCTION CABINET AND (1) 2" CONDUIT TO (E) POLE PER AVISTA UTILITIES. COORDINATE LOCATION AND REQUIREMENTS W/ AVISTA UTILITIES.
14. PROVIDE TRENCHING AND (2) 2" CONDUIT STUBS TO "FUTURE" TELECOM BOX LOCATIONS. COORD. REQUIREMENTS AND LOCATIONS WITH TELECOM PROVIDER.
15. PROVIDE TRENCHING AND (3) 2" CONDUIT STUBS TO "FUTURE" TRANSFORMER LOCATIONS. COORD. REQUIREMENTS AND LOCATIONS WITH AVISTA UTILITIES.
16. PROVIDE (1) 1" CONDUIT TO IRRIGATION CONTROLLER - SEE LANDSCAPE PLAN
17. PROPOSED STORM WATER SWALE - SEE CIVIL DWGS.
18. ADDITIONAL 1'-0" SIDEWALK TO BE ADDED TO (E) 6'-0" WIDE SIDEWALK ALONG DIVISION STREET AND FRANCIS AVE TO MEET THE REQUIRED 7' WIDE SIDEWALK. CONTRACTOR TO VERIFY (E) SIDEWALK WIDTH.
19. NEW CONCRETE SIDEWALK - SEE CIVIL DWGS.
20. RIGHT TURN ONLY SIGN PER CITY STANDARDS
21. "FUTURE" CONSTRUCTION (NIC) SHOWN FOR REFERENCE ONLY.
22. CURB CUT INLET FOR STORMWATER - SEE CIVIL DWGS.
23. OFFSITE PARKING STRIPING PER CITY OF SPOKANE STANDARDS. TYP. OF 10.
24. LANDSCAPE AND IRRIGATION AREA - SEE LANDSCAPE PLANS



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Permit/Bid Set
October 5, 2020

Architectural Site Plan

Phase I
Site Development

US 395 (Division Street) & Francis Ave.
Spokane, WA 99208

Project No: 18-09-179
Drawn by: LL
Date: 10.05.20

A1.1

1 Proposed Architectural Site Plan
SCALE: 1" = 20'-0"