

OWNER Jubilant HollisterStier, LLC 3525 N Regal Street Spokane, WA 99207 Patrick Endicott Sr. Project Manager 509.489.5656 Ext. 4549 patrick.endicott@jhs.jubl.com

ARCHITECT 721 Arbor Way, Suite 100 Blue Bell, PA 19422 Joseph Stein Sr. Project Manager 610.828.4090 Ext. 1332 JStein@ipsdb.com

Garco Construction, Inc. 4114 E Broadway Avenue Spokane, WA 99202 Sean LaRue Project Manager *509.535.4688* seanl@garco.com

CIVIL ENGINEER DCI Engineers 707 W. 2nd Avenue Spokane, WA 99201 Wade Gelhausen, P.E. Associate Principal 509.227.6917 wgelhausen@dci-engineers.com Fall 2022 (Early Site Grading Permit will be Sought)

Occupancy Classification: B, F-2 and S-1 (new building). Existing Building has B, F-2, S-1 and H-3 occupancies.

Building Construction Type: II-B

399 Existing Parking Stalls Provided (Including 13 Accessible). No New Parking is Currently Planned with this Project (unless Code Required).

PER ZONING CODE,	TABLE 17C.230-	-2:	MAX.
USE	MIN.		
OFFICE	(1) PER 500 S	SF	(1) PER 200 SF
WAREHOUSE	(1) PER 3,000		(1) PER 200 SF
MANUFACTURING	(1) PER 1,000		(1) PER 200 SF
REQUIRED PARKING USE	STALLS BASED SF AREA	ON ACTUA	
EXISTING:			
OFFICE	21,397	43	
WAREHOUSE	13,000	5	
MANUFACTURING	145,635	146	
TOTAL (EXIST'G):	180,032	194	

NOTE: NO CHANGE TO PARKING REQUIREMENTS FOR THIS PROJECT (INTERIOR TENANT IMPROVEMENT/REMODEL)

PROGRESS PRINT

(NOT FOR CONSTRUCTION)

THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED FOR THE PURPOSES OF BIDDING, PERMITTING, OR CONSTRUCTION.

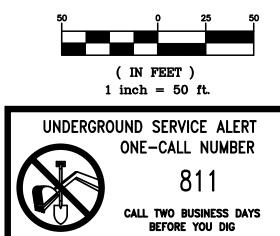
PARKING CALCS - OVERALL SITE PLAN

LESS REQUIRED STALLS = 194 SURPLUS STALLS = 171 205

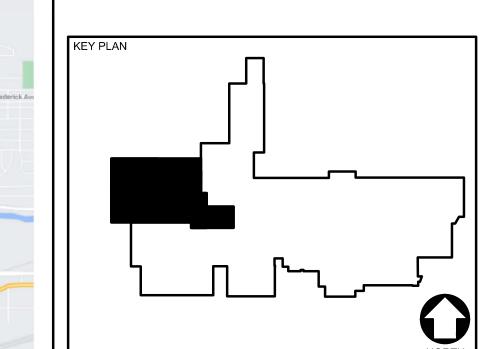
GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



FOR CONSTRUCTION DATE: 7/06/2021



Project

Engineering

Compliance

Design/Build

Services

2860 MICHELLE DRIVE

SUITE 200

IRVINE, CA 92606

949.679.4683 FAX

www.ipsdb.com

949.679.4682 PHONE

IPS Professional Engineers and Architects, LLC

ENGINEERS

SPOKANE, WASHINGTON 99201

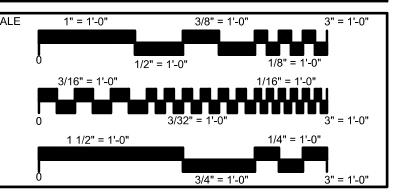
PHONE: (509) 455-4448 • FAX: (509) 455-7492

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707 W. 2ND AVENUE

WEBSITE: www.dci-engineers.com



CONFIDENTIAL



3525 N REGAL ST SPOKANE, WA 99207

JHS LINE 3 EXPANSION **PROJECT**

CITY OF SPOKANE PRE-DEVELOPMENT CONFERENCE SITE PLAN

C1.00

PRELIMINARY NOT

THIS IS NOT A SEALED