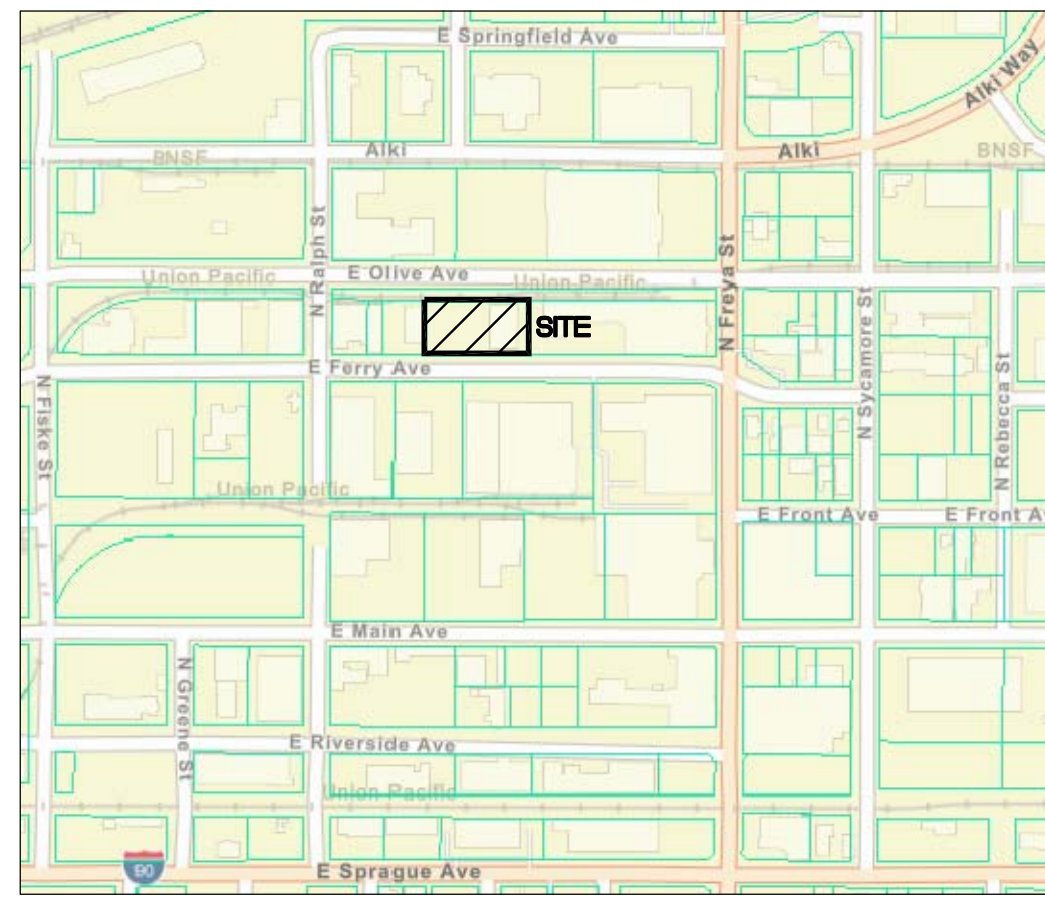


CONSTRUCTION NOTES

E. FERRY WAREHOUSE

IN A PORTION OF THE SW 1/4 OF SEC.15 T25N, R43 EWM
 3403 E. FERRY AVENUE
 CITY OF SPOKANE, WASHINGTON

- ALL STREET AND DRAINAGE WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "CITY OF SPOKANE SUPPLEMENTAL SPECIFICATIONS", AS AMENDED, AND PER THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
- LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD, DRAINAGE AND UTILITY FACILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED AND BID DRAWINGS.
- IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.
- PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 "CALL BEFORE YOU DIG."
- ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF SPOKANE WHO WILL PROVIDE INSPECTION FOR THEIR FACILITIES, INFRASTRUCTURE AND STORMWATER FACILITIES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS ACTIVITIES.
- THE CONTRACTOR SHALL PROVIDE A TRENCH EXCAVATION SAFETY SYSTEM, PER CHAPTER 39.04 RCW, MEETING THE PROVISIONS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW FOR ALL TRENCHES IN EXCESS OF FOUR (4) FEET DEEP. NEITHER THE ENGINEER NOR THE OWNER WILL REVIEW, APPROVE OR HAVE ANY LIABILITY FOR THE ADEQUACY OF THE CONTRACTOR'S TRENCH EXCAVATION SAFETY SYSTEM.
- SITE EXCAVATION SHALL CONFORM TO SECTION 2-03 OF THE W.S.D.O.T. STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE W.S.D.O.T. STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.
- ALL FILL AREAS OUTSIDE OF EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.
- MARKING TAPE SHALL BE INSTALLED IN EXCAVATION TRENCH AT MID DEPTH LOCATION FOR ALL UNDERGROUND UTILITIES FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION IN THE SPECIFIC AREA.
- STORMWATER FACILITIES, INCLUDING DRYWELLS, CB'S, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES (SWALE) SHALL BE INSPECTED PRIOR TO PLACEMENT OF TOPSOIL, PLANTINGS, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.
- PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF SPOKANE CONSTRUCTION INSPECTOR.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF SPOKANE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- UTILITY SEPARATIONS, INCLUDING WATER AND SEWER OR STORM CROSSINGS, SHALL BE IN ACCORDANCE WITH CITY OF SPOKANE STANDARD PLANS W-110, W-111, AND W-113.



VICINITY MAP - N.T.S.

SITE INFORMATION

PROJECT OWNER
 LB STONE PROPERTIES #3403 LLC
 PO BOX 3949
 SPOKANE, WA 99220-3949

CONTACT
 SHANE MERCIER, MAP ARCHITECTURE
 ADDRESS: 1050 N. ARGONNE RD. #101
 SPOKANE VALLEY, WA 99212
 PHONE: 509-951-0311
 EMAIL: SHANE@MAPARCHITECTURE.NET

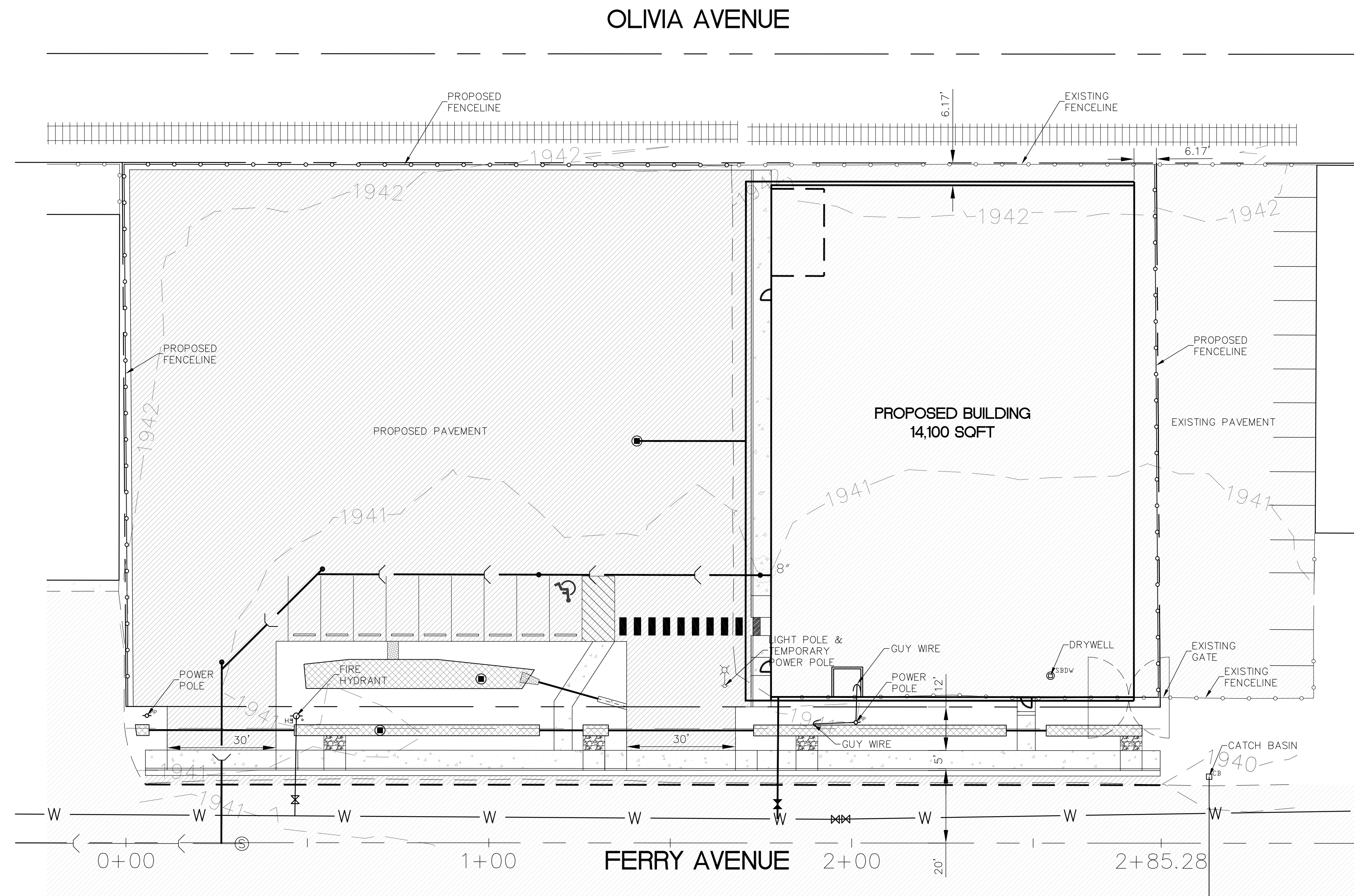
PROPERTY OWNER
 LB STONE PROPERTIES #3403 LLC
 PO BOX 3949
 SPOKANE, WA 99220-3949

PROJECT ADDRESS:
 3403 E. FERRY AVE.
 SPOKANE, WA 99202

PARCEL NUMBER:
 35153.1416

PAGE SUMMARY

- C1.0 - COVER SHEET/SITE PLAN
- C1.1 - TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C1.2 - STORMWATER DRAINAGE & GRADING PLAN
- C1.3 - UTILITIES PLAN
- ST1.0 - FERRY AVENUE PLAN



ENGINEER'S CERTIFICATION

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS CONFORM TO THE APPLICABLE EDITIONS OF THE CITY OF SPOKANE STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND 2008 REGIONAL STORMWATER MANUAL. I APPROVE THESE PLANS FOR CONSTRUCTION.

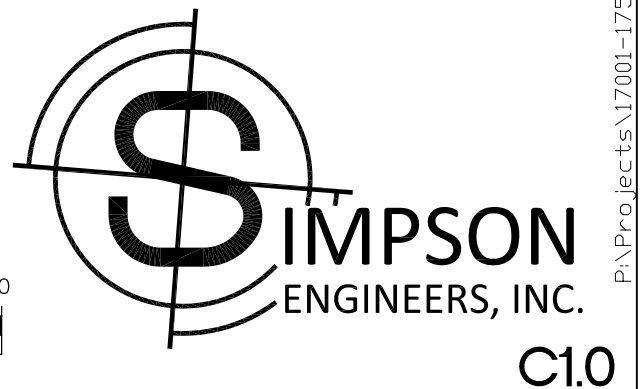
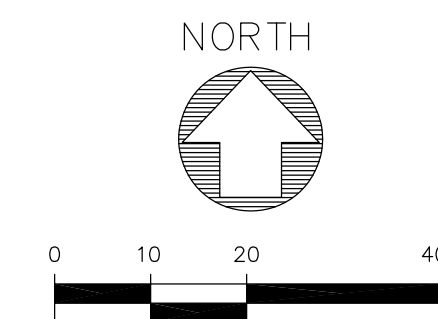


Cam C. Bign... 8/23/2021
 ENGINEER DATE
 DEVELOPER DATE

NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 456-8000", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.



ELEVATIONS ARE TO NAVD88 DATUM
 SW 1/4 SEC. 15, T.25, R.43 E.W.M.



BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

GRADE ORDINANCE LIST					DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION	HORIZONTAL	VERTICAL	8/16	DRAWN	NAM

CITY OF SPOKANE, WASHINGTON
 DEPARTMENT OF ENGINEERING SERVICES

E. FERRY WAREHOUSE
 COVER SHEET
 COMMERCIAL BUILDING

TYPE OF IMPROVEMENT: COVER	
PROJECT NUMBER	PLAN NUMBER
	1 OF 5 15-25-43

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TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

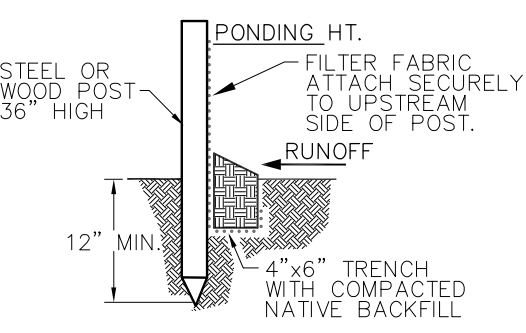
- The following construction sequence shall be followed in order to best minimize the potential for erosion and sediment control problems:
 - Clear and grub and rough grade sufficiently of temporary ESC BMPs;
 - Install temporary ESC BMPs, constructing sediment trapping BMPs as one of the first steps prior to grading;
 - Clear, grub and rough grade for roads, temporary access and utility locations;
 - Stabilize roadway approaches and temporary access points with the appropriate construction entry BMP;
 - Clear, grub and grade individual lots or groups of lots;
 - Temporarily stabilize, through re-vegetation or other appropriate BMPs, lots or groups of lots in situations where substantial cut or fill slopes are a result of the site grading;
 - Construct roads, buildings, permanent stormwater facilities (i.e., inlets, ponds, UIC facilities, etc.);
 - Protect all permanent stormwater facilities utilizing the appropriate BMPs;
 - Install permanent ESC controls, when applicable; and,
 - Remove temporary ESC controls when:
- Permanent ESC controls, when applicable, have been completely installed;
- All land-disturbing activities that have the potential to cause erosion or sedimentation problems have ceased; and,
- Vegetation has been in the areas noted as requiring vegetation on the accepted ESC plan on file with the local jurisdiction.
- Inspect all roadways, at the end of each day, adjacent to the construction access route. If it is evident that sediment has been tracked off site and/or beyond the roadway approach, cleaning is required.
- If sediment removal is necessary prior to street washing, it shall be removed by shoveling or pickup sweeping and transported to a controlled disposal area.
- If street washing is required to clean sediment tracked off site, once sediment has been removed, street wash wastewater shall be controlled by pumping back on-site or otherwise prevented from discharging into systems tributary to waters of the state.
- Restore construction access route equal to or better than the pre-construction condition. Retain the duff layer, native topsoil, and natural vegetation in an undisturbed state to the maximum extent practical.
- Inspect sediment control BMPs weekly at a minimum, daily during a storm event, and after any discharge from the site (stormwater are non-stormwater). The inspection frequency may be reduced to once a month if the site is stabilized and inactive.
- Control fugitive dust from construction activity in accordance with the state and/or local air qualities with jurisdiction over the project area.
- Stabilize exposed unworked soils (including stockpiles), whether at final grade or not, within 10 days during the regional dry season (July 1 through September 30) and within 5 days during the regional wet season (October 1 through June 30). Soils must be stabilized at the end of a shift before a holiday weekend if needed based on the weather forecast. This time limit may not only be adjusted by a local jurisdiction with a "Qualified Local Program," if it can be demonstrated that the recent precipitation justifies a different standard and meets the requirements set forth in the Construction Stormwater General Permit.
- Protect inlets, drywells, catch basins and other stormwater management facilities from sediment, whether or not facilities are operable.
- Keep roads adjacent to inlets clean.
- Inspect inlets weekly at a minimum and daily during storm events.
- Construct stormwater facilities (detention/retention storage pond or swales) before grading begins. These facilities shall be operational before the construction of impervious site improvements.
- Stockpile materials (such as topsoil) on site, keeping off of roadway and sidewalks.
- Cover, contain and protect all chemicals, liquid products, petroleum product, and non-inert wastes present on site from vandalism (see Chapter 173-304 WAC for the definition of inert waste), use secondary containment for on-site fueling tanks.
- Conduct maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system repairs, solvent and de-greasing operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans. Clean all contaminated surfaces immediately following any discharge or spill incident. If raining over equipment or vehicle, perform emergency repairs on site using temporary plastic beneath the vehicle.
- Conduct application of agricultural chemicals, including fertilizers and pesticides, in such a manner, and at application rates, that inhibits the loss of chemicals into stormwater runoff facilities. Amend manufacturer's recommended application rates and procedures to meet this requirement, if necessary.
- Inspect on a regular basis (at a minimum weekly, and daily a runoff producing storm event) and maintain all erosion and sediment control BMPs to ensure successful performance of the BMPs. Note that inlet protection devices shall be cleaned or removed and replaced before six inches of sediment can accumulate.
- Remove temporary ESC BMPs within 30 days after the temporary BMPs are no longer needed. Permanently stabilize areas that are disturbed during the removal process.

E. FERRY WAREHOUSE

IN A PORTION OF THE SW 1/4 OF SEC.15 T25N, R43 EWM
3403 E. FERRY AVENUE
CITY OF SPOKANE, WASHINGTON

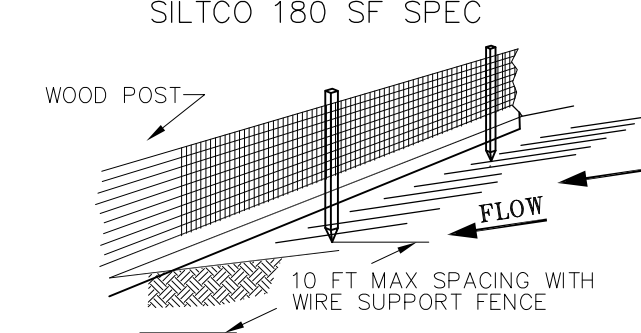
SILT FENCE SECTION

NOT TO SCALE



SILT FENCE DETAIL

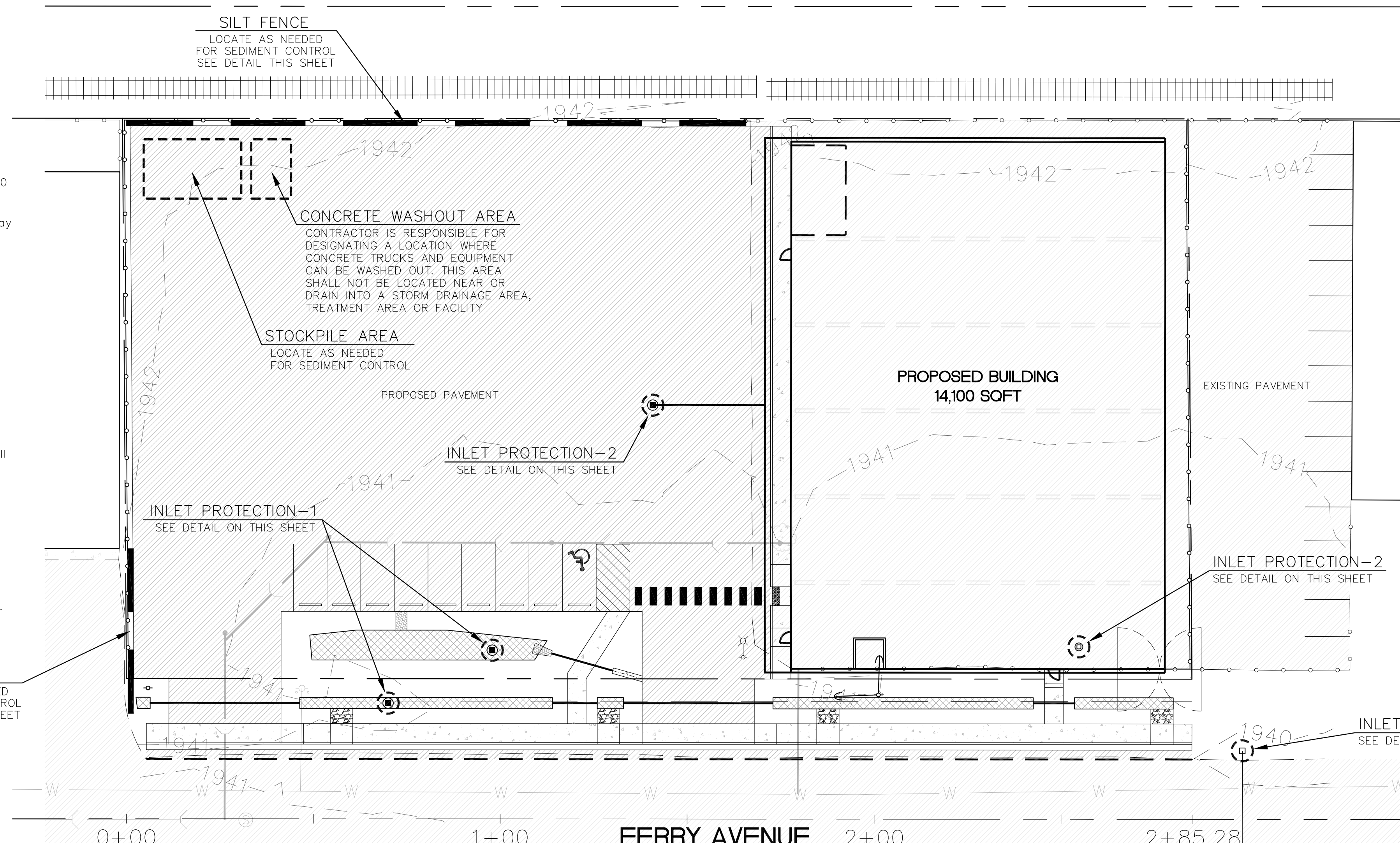
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SILT FENCE NOTES

- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- TEMPORARY SILT FENCE LOCATION SHOWN ON THIS PLAN IS SCHEMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING ALL SILT RUNOFF DURING CONSTRUCTION.

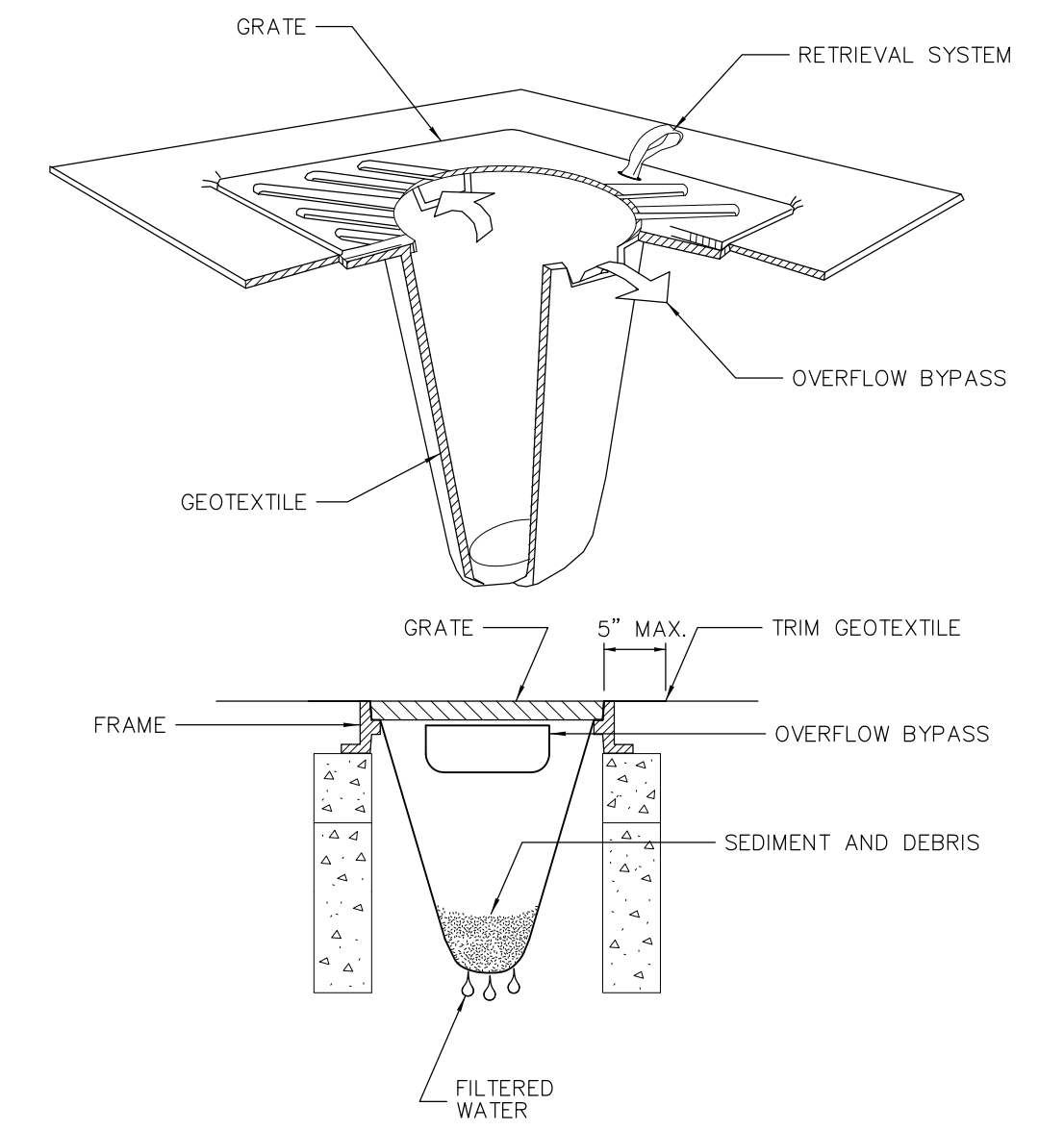
OLVIA AVENUE



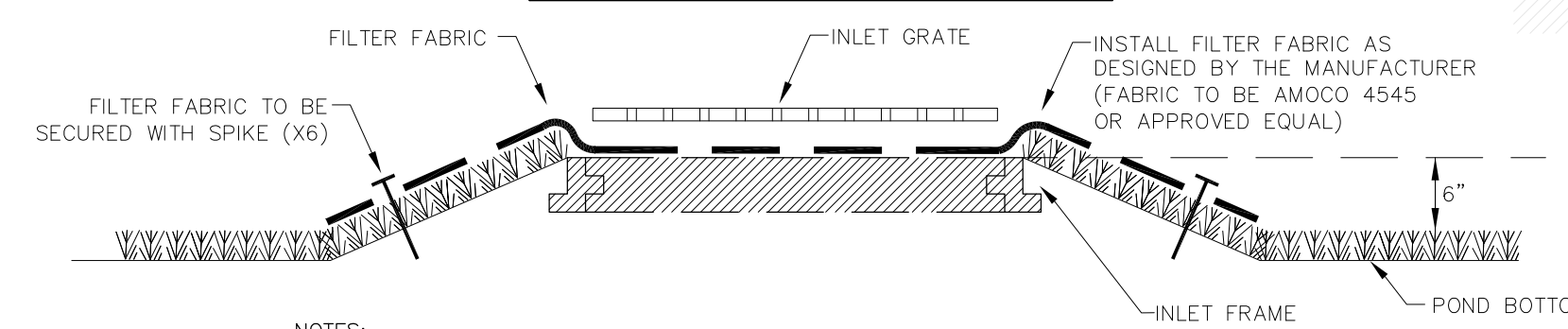
INLET PROTECTION - 2

NOTES:

- INLET PROTECTION MUST BE REGULARLY INSPECTED BY THE EROSION CONTROL INDIVIDUAL TO INSURE PROPER PLACEMENT/FUNCTION AND MAINTENANCE.
- WHEN REMOVING FILTER FABRIC AFTER CONSTRUCTION, CONTRACTOR MUST NOT ALLOW ANY MATERIAL TO SPILL INTO INLET TO PREVENT CONTAMINATION.



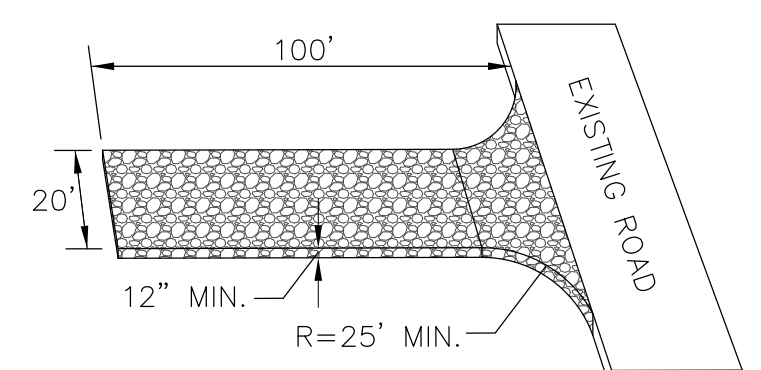
INLET PROTECTION - 1



NOTES:

- ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPE.
- INLET PROTECTION MUST BE REGULARLY INSPECTED BY THE EROSION CONTROL INDIVIDUAL TO INSURE PROPER PLACEMENT/FUNCTION AND MAINTENANCE.
- WHEN REMOVING FILTER FABRIC AFTER CONSTRUCTION, CONTRACTOR MUST NOT ALLOW ANY MATERIAL TO SPILL INTO DRYWELL TO PREVENT DRYWELL CONTAMINATION.
- THIS INLET PROTECTION METHOD SHOULD ONLY BE USED IN SWALE SITUATIONS, WHERE THE SWALE FLOOR IS SLOPED UP TO MATCH THE TOP OF GRATE ELEVATION.

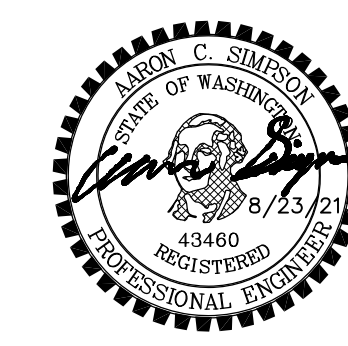
STABILIZED CONSTRUCTION ENTRANCE



- * MATERIAL SHOULD BE QUARRY SPALLS (WHERE FEASIBLE), 4 INCHES TO 8 INCHES SIZE.
- * THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK.
- * WIDTH SHALL BE THE FULL LENGTH OF THE VEHICLE EGRESS AREA (MINIMUM 20 FEET).
- * ADDITIONAL ROCK SHOULD BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- * SEE FIGURE II-5.4 PER SPOKANE COUNTY STORMWATER MANAGEMENT MANUAL.

ENGINEER'S CERTIFICATION

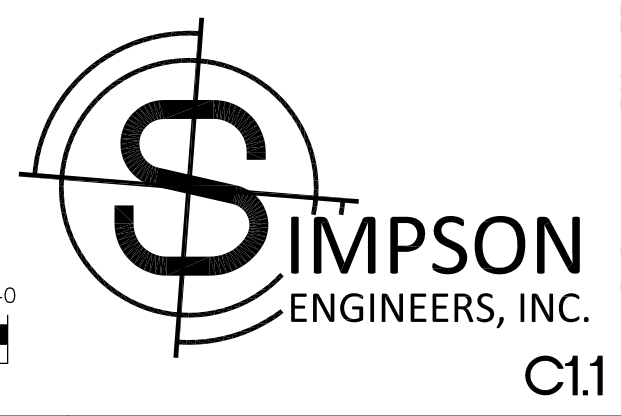
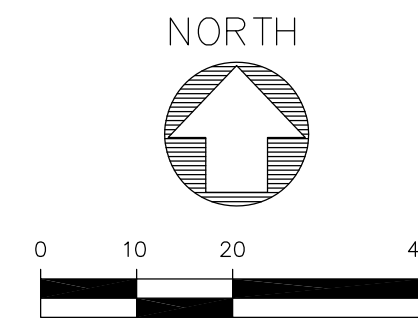
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Alan C. Sigler
ENGINEER
8/23/2021
DATE

DEVELOPER
DATE

ELEVATIONS ARE TO NAVD88 DATUM
SW 1/4 SEC. 15, T.25, R.43 E.W.M.



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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1-800-424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

BY	REVISIONS	DATE	PROL.	FROM	AS BUILT	TO	ACCEPT	GRADE ORDINANCE LIST				ELEVATION	LOCATION	SCALE	DATE	DRAWN	CHECKED	APPROVED		
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CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

E. FERRY WAREHOUSE
TEMPORARY EROSION SHEET
COMMERCIAL BUILDING

TYPE OF IMPROVEMENT: TESC	
PROJECT NUMBER	PLAN NUMBER
	2 OF 5
	15-25-43

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CONSTRUCTION NOTES

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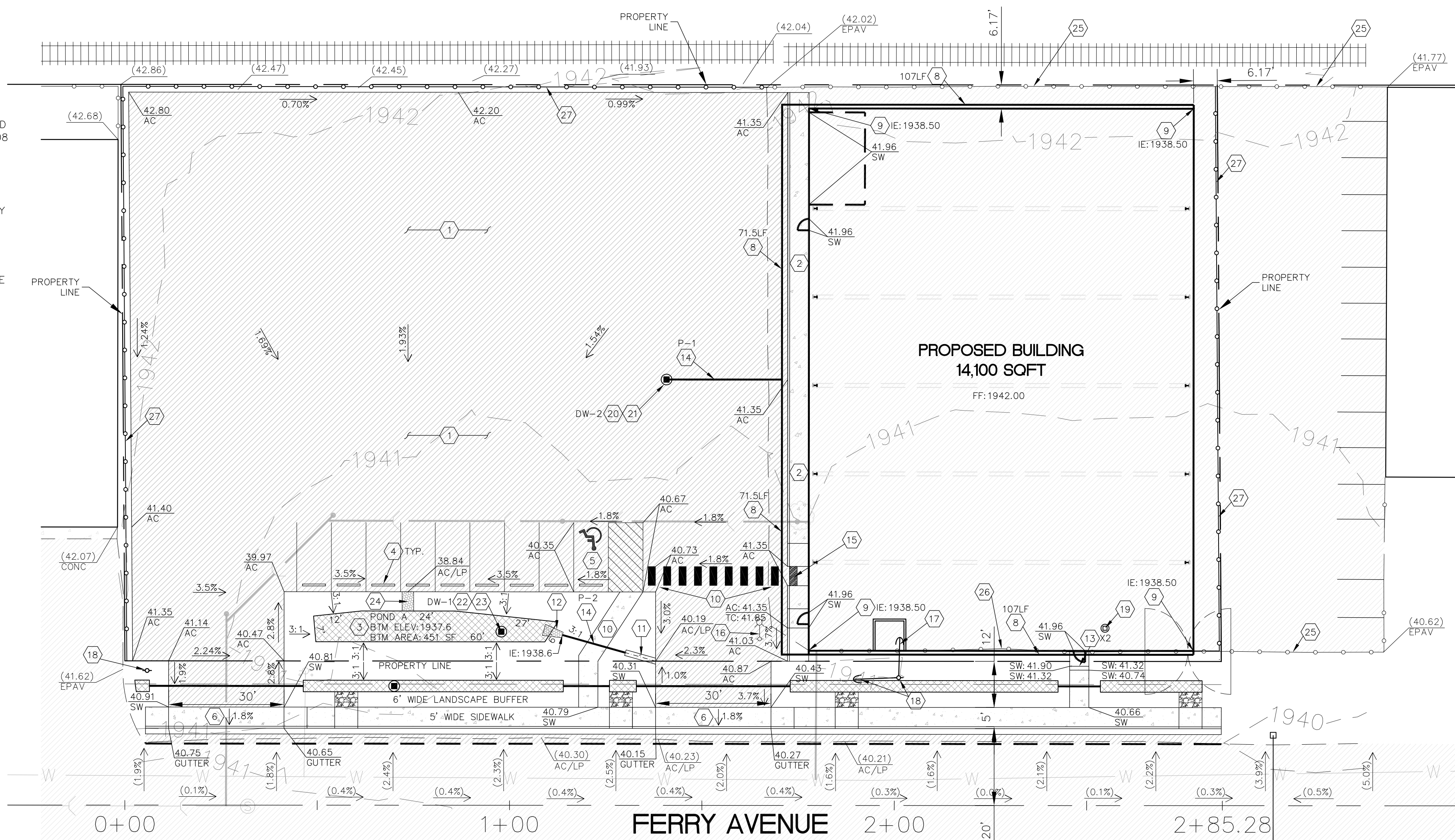
ALL BROKEN HEAVED OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT WILL BE REPLACED OR REPAIRED WHETHER CAUSED BY CONSTRUCTION OR NOT.

NO REVISIONS SHALL BE MADE TO THE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SPOKANE AND THE DESIGN ENGINEER OF RECORD.

E. FERRY WAREHOUSE

IN A PORTION OF THE SW 1/4 OF SEC.15 T25N, R43 EWM
3403 E. FERRY AVENUE
CITY OF SPOKANE, WASHINGTON

OLIVIA AVENUE



CONSTRUCTION NOTES - C.O.S.

- 1) INSTALL ASPHALT PAVEMENT, SEE DETAIL THIS SHEET
- 2) INSTALL 5.5' CURB AND SIDEWALK PER C.O.S. STD. PLAN F-102B
- 3) CONSTRUCT BIO-RETENTION W/ OVERFLOW STRUCTURE PER STORMWATER MANAGEMENT MANUAL OF EASTERN WASHINGTON, SEE DETAIL THIS SHEET
- 4) INSTALL WHEEL STOP, 2' MEASURED FROM FACE OF WHEEL STOP TO EDGE OF PAVEMENT
- 5) INSTALL VAN ACCESSIBLE PARKING STALL PER C.O.S. STD. PLANS G-54 AND G-80A
- 6) CONSTRUCT 30' WIDE CONCRETE DRIVEWAY APPROACH, PER C.O.S. STD. PLANS F-104
- 7) INSTALL 20'X10' WIDE CONCRETE PAD FOR REFUSE WITH L1 VISUAL SCREEN, 6" SOLID MASONRY WALL, OR SIGHT-OBSCURING FENCE WITH L2 BUFFER BETWEEN FENCE AND PROPERTY LINE
- 8) INSTALL TIGHTLINE, 6" PVC, S-2% MIN., 3' MINIMUM COVER. INSTALL CLEANOUTS AS NEEDED, MAX SEPERATION = 100'
- 9) CONNECT PROPOSED GUTTER DOWNSPOUTS TO TIGHTLINE IE @ BLDG = 3.5' BELOW FINISH FLOOR
- 10) INSTALL 5' WIDE ACCESSIBLE PATH. MAX CROSS SLOPE=2%, MAX SLOPE IN DIRECTION OF TRAVEL=5%
- 11) CONSTRUCT 18" WIDE CONCRETE VALLEY GUTTER FROM ASPHALT LOW POINT TO CULVERT
- 12) INSTALL RIP RAP PAD, 1.5' WIDE AT PIPE OUTLET, LENGTH 5', AND 3' WIDE AT END OF PAD. SHALL BE CONSTRUCTED WITH 4"-6" ANGULAR ROCK, 12" THICK, WITH FABRIC BETWEEN NATIVE AND ROCK.
- 13) CONSTRUCT 7" TALL STEPS
- 14) INSTALL STORM PIPE PER TABLE
- 15) CONSTRUCT CURB RAMP TYPE-2 PER C.O.S. STD. F-105B
- 16) EXISTING LIGHT POLE TO BE REMOVED
- 17) EXISTING ANCHOR TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY PURVEYOR
- 18) MODIFY SWALE AS NECESSARY TO ACCOMMODATED EXISTING POWER POLE AND ANCHOR
- 19) EXISTING DRYWELL TO BE ABANDONED. REMOVE ANY STRUCTURE WITHIN 3' OF THE LAND SURFACE, BACKFILL UP TO 3' BELOW LAND SURFACE WITH UNCONTAMINATED MATERIAL THAT DRAINS EQUAL TO OR SLOWER THAN NATIVE MATERIAL, AND FILL THE REMAINING 3' DIRECTLY BELOW LAND SURFACE WITH NATIVE SOIL - PER WAC 173-218-120 AND WSDOT SPECS 7-05.3(2)
- 20) INSTALL DOUBLE BARRELL DRYWELL TYPE-2, C.O.S. STD. PLAN B-102D
- 21) INSTALL METAL FRAME AND SOLID "STORM" COVER, C.O.S. STD. PLAN A-12
- 22) INSTALL SINGLE BARRELL DRYWELL TYPE-1, C.O.S. STD. PLAN B-102C
- 23) INSTALL METAL FRAME AND GRATED COVER, C.O.S. STD. PLAN B-113
- 24) INSTALL RIP RAP PAD, 3.0' WIDE, FROM EDGE OF PAVEMENT TO POND BOTTOM. SHALL BE CONSTRUCTED WITH 4"-6" ANGULAR ROCK, 12" THICK, WITH FABRIC BETWEEN NATIVE AND ROCK.
- 25) EXISTING FENCE TO REMAIN
- 26) EXISTING FENCE TO BE REMOVED
- 27) INSTALL FENCE

PROPOSED PIPE TABLE:

STORM PIPE TO BE AS NOTED BELOW

PIPE NO.	LENGTH	SIZE(IN.)	GRADE	MATERIAL
P-1	30.0	8	0.0050	PVC
P-2	17.0	8	0.0050	PVC

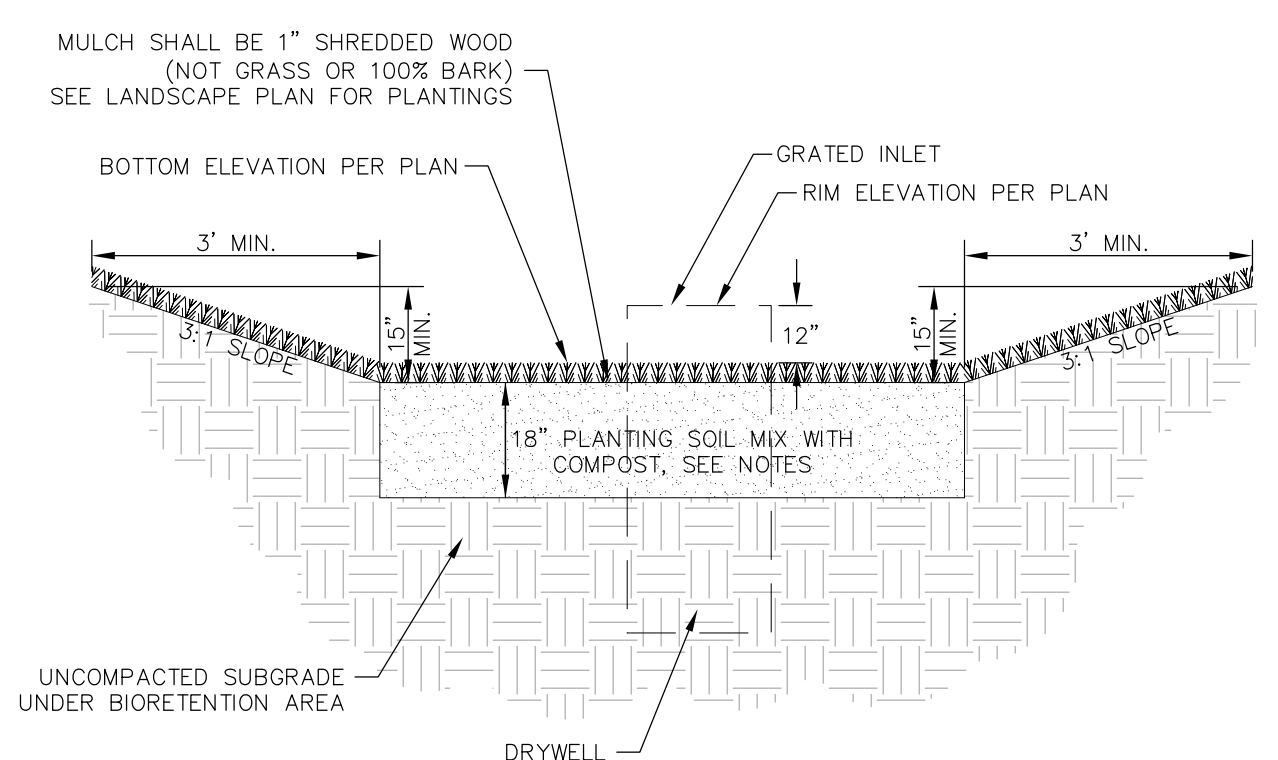
STORMWATER STRUCTURES:

- DRYWELL TYPE-1 OR TYPE-2, C.O.S. STD. PLAN B-102(C&D) AS SPECIFIED BELOW
- SOLID LID, C.O.S. STD. PLAN A-13
- GRATED LID, C.O.S. STD. PLAN B-113



BIORETENTION POND

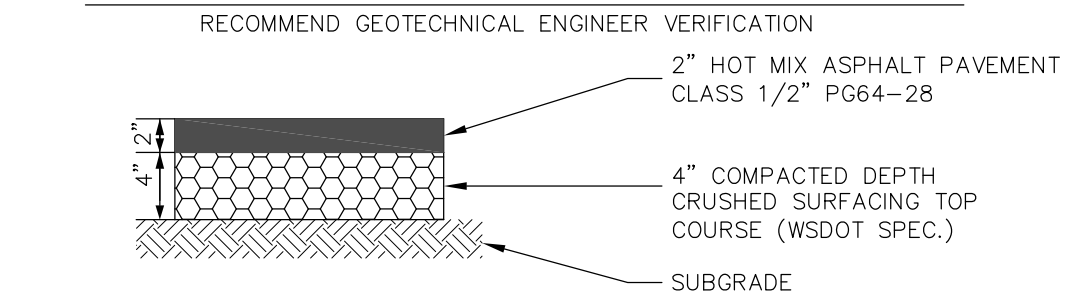
NOT TO SCALE



- NOTES:
- POND BOTTOM AND SLOPES ARE TO MATCH LANDSCAPE PLANS.
 - FOR SWALES AND PONDS, THE TOP 18 INCHES OF SOIL SHALL CONSIST OF A THOROUGHLY BLENDED MIX OF 35-40% COMPOST AND 60-65% MINERAL AGGREGATE.
 - COMPOST CATION EXCHANGE CAPACITY (CEC) SHALL BE EQUAL TO OR GREATER THAN 5 MILIEQUIVALENTS PER 100 GRAMS OF DRY SOIL.
 - MINERAL AGGREGATE SHALL BE WELL-GRADED SAND PER ASTM D 2487-11 WITH COEFFICIENT OF UNIFORMITY $C_u = D_{60}/D_{10}$ GREATER THAN OR EQUAL TO 1 AND LESS THAN OR EQUAL TO 3.
 - MINERAL AGGREGATE GRADATION PER TABLE 4.4.2.
- | SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| 3/8" | 100 |
| #4 | 95-100 |
| #10 | 75-90 |
| #40 | 25-40 |
| #100 | 4-10 |
| #200 | 2-5 |

PAVEMENT SECTION FOR PARKING

RECOMMEND GEOTECHNICAL ENGINEER VERIFICATION



NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 456-8000", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1-800-424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG



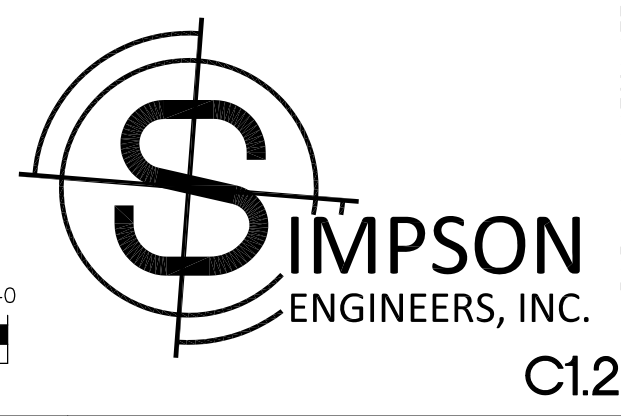
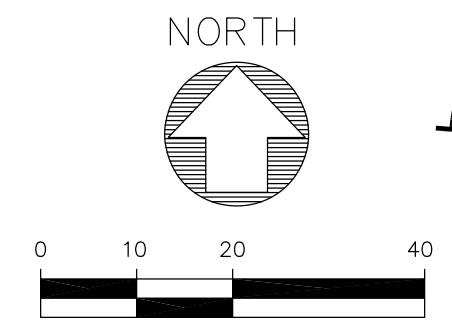
ENGINEER'S CERTIFICATION

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS CONFORM TO THE APPLICABLE EDITIONS OF THE CITY OF SPOKANE STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND 2008 REGIONAL STORMWATER MANUAL. I APPROVE THESE PLANS FOR CONSTRUCTION.

Aaron C. Sijm 8/23/2021
ENGINEER DATE

DEVELOPER DATE

ELEVATIONS ARE TO NAVD88 DATUM
SW 1/4 SEC. 15, T.25, R.43 E.W.M.



BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

GRADE ORDINANCE LIST					DATUM	SCALE	DATE
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION	HORIZONTAL 1"=20'	8/16

DATE	SCALE	DATE	DRAWN	NAM
8/16				
8/16			CHECKED	ACS
8/16			APPROVED	ACS

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

E. FERRY WAREHOUSE
GRADING AND DRAINAGE SHEET
COMMERCIAL BUILDING

TYPE OF IMPROVEMENT: DRAINAGE	
PROJECT NUMBER	PLAN NUMBER
	3 OF 5
	15-25-43

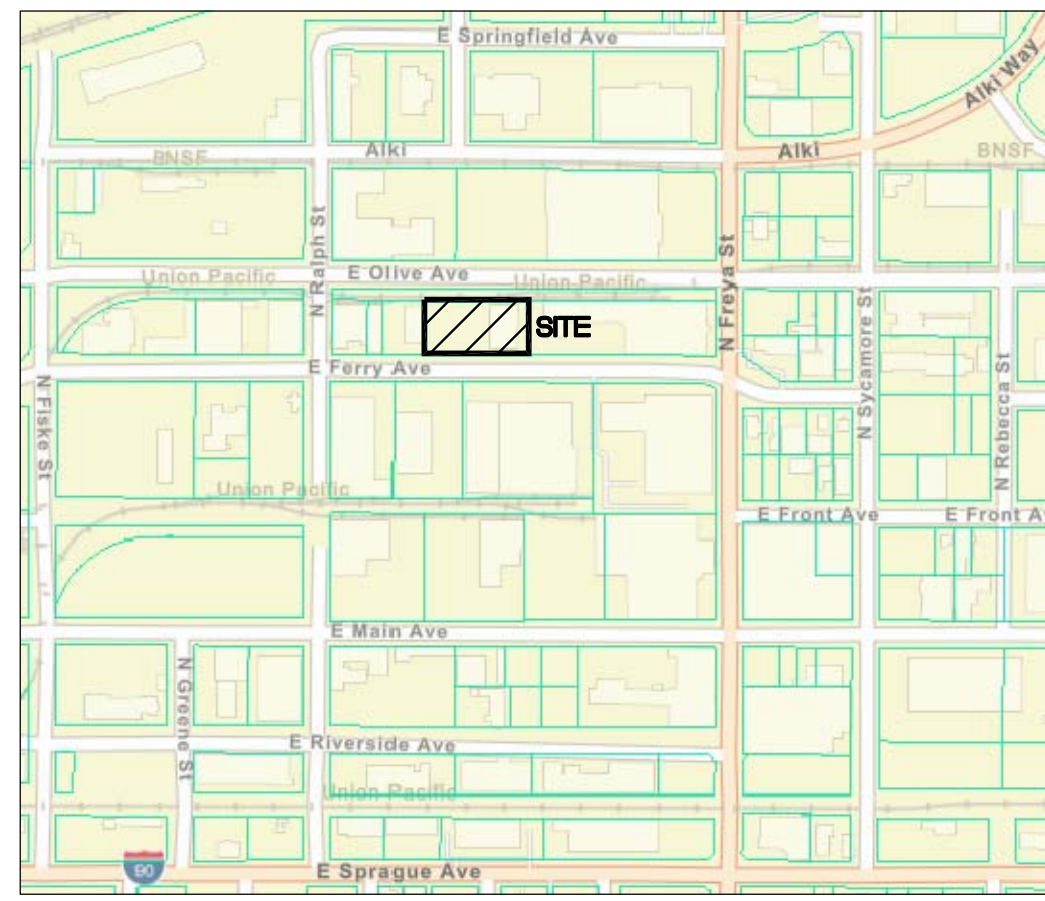
P:\Projects\1700-1750\17217-Baker\dwg\17217.dwg 8/23/2021 10:24 PM PDT

E. FERRY WAREHOUSE

IN A PORTION OF THE SW 1/4 OF SEC.15 T25N, R43 EWM

3403 E. FERRY AVENUE
CITY OF SPOKANE, WASHINGTON

OLIVIA AVENUE



VICINITY MAP - N.T.S.

SITE INFORMATION

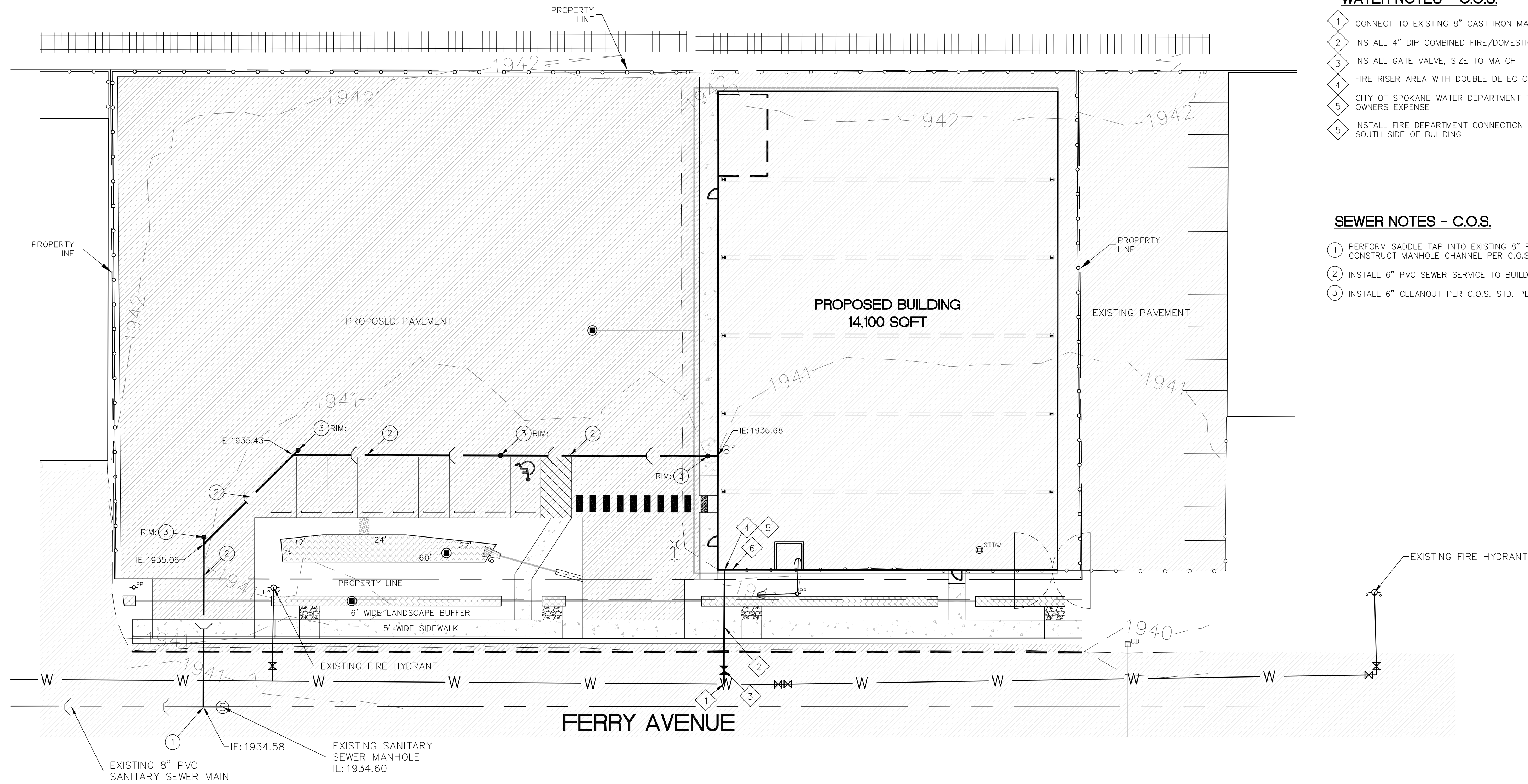
PROJECT OWNER
LB STONE PROPERTIES #3403 LLC
PO BOX 3949
SPOKANE, WA 99220-3949

CONTACT
SHANE MERCIER, MAP ARCHITECTURE
ADDRESS: 1050 N. ARGONNE RD. #101
SPOKANE VALLEY, WA 99212
PHONE: 509-951-0311
EMAIL: SHANE@MAPARCHITECTURE.NET

PROPERTY OWNER
LB STONE PROPERTIES #3403 LLC
PO BOX 3949
SPOKANE, WA 99220-3949

PROJECT ADDRESS:
3403 E. FERRY AVE.
SPOKANE, WA 99202

PARCEL NUMBER:
35153.1416



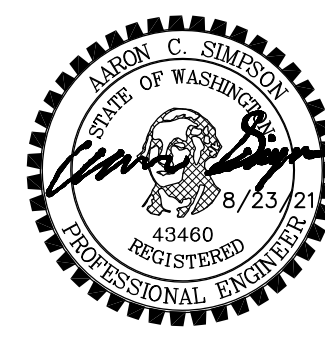
WATER NOTES - C.O.S.

- 1 CONNECT TO EXISTING 8" CAST IRON MAIN
- 2 INSTALL 4" DIP COMBINED FIRE/DOMESTIC LINE
- 3 INSTALL GATE VALVE, SIZE TO MATCH
- 4 FIRE RISER AREA WITH DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSIDE BUILDING
- 5 CITY OF SPOKANE WATER DEPARTMENT TO INSTALL 2" DOMESTIC METER INSIDE BUILDING AT OWNERS EXPENSE
- 6 INSTALL FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE, WALL MOUNTED ON SOUTH SIDE OF BUILDING

SEWER NOTES - C.O.S.

- 1 PERFORM SADDLE TAP INTO EXISTING 8" PVC SANITARY SEWER LINE
CONSTRUCT MANHOLE CHANNEL PER C.O.S. STD. PLAN Z-117
- 2 INSTALL 6" PVC SEWER SERVICE TO BUILDING, S:1.0%
- 3 INSTALL 6" CLEANOUT PER C.O.S. STD. PLAN Z-114

NOTE:
EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 456-8000", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

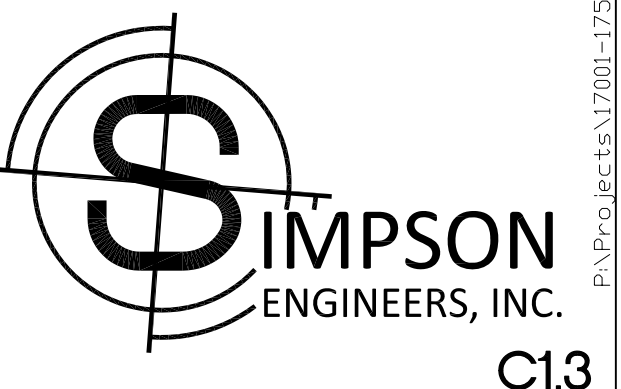
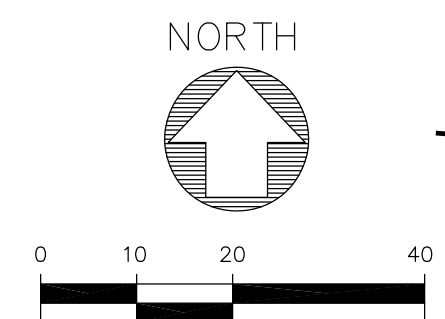


FIRE DEPARTMENT CERTIFICATION STATEMENT

CITY OF SPOKANE FIRE DISTRICT HAS APPROVED THIS WATER PLAN FOR VPI WAREHOUSE. THIS WATER PLAN IS IN CONFORMANCE WITH OUR REQUIREMENTS AND WILL SATISFY OUR NEEDS IN PROVIDING AN ADEQUATE WATER SYSTEM AND FACILITIES OF DOMESTIC & FIRE PROTECTION PURPOSES TO ALL STRUCTURES IN THE ABOVE NAMED PROJECT.

SIGNATURE _____
TITLE _____
DATE _____

ELEVATIONS ARE TO NAVD88 DATUM
SW 1/4 SEC. 15, T.25, R.43 E.W.M.



BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

GRADE ORDINANCE LIST					DATUM	SCALE	DATE	DRAWN	CHECKED	APPROVED
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION	HORIZONTAL 1"=20'	8/16	NAM	ACS	ACS
					LOCATION	VERTICAL	8/16			

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

E. FERRY WAREHOUSE
UTILITIES SHEET
COMMERCIAL BUILDING

TYPE OF IMPROVEMENT: WATER/SEWER	
PROJECT NUMBER	PLAN NUMBER
	4 OF 5 15-25-43

E. FERRY WAREHOUSE

IN A PORTION OF THE SW 1/4 OF SEC.15 T25N, R43 EWM
3403 E. FERRY AVENUE
CITY OF SPOKANE, WASHINGTON

CONSTRUCTION NOTES

ALL STREET AND DRAINAGE WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE "CITY OF SPOKANE SUPPLEMENTAL SPECIFICATIONS", AS AMENDED, AND PER THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.D.O.T.) AND BY THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).

LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF ROAD, DRAINAGE AND UTILITY FACILITIES. CONTRACTOR SHALL COORDINATED WITH UTILITY COMPANIES FOR RELOCATION OF POWER POLES, LIGHTS, TELEPHONE AND/OR OTHER UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION.

THE CONTRACTOR IS REQUIRED TO HAVE A COMPLETE SET OF THE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. CONTRACTOR SHALL ALSO MAINTAIN ON THE SITE A COMPLETE SET OF RED LINE RECORD DRAWINGS INDICATING ALL CHANGES FROM THE APPROVED AND BID DRAWINGS.

IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.

PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 456-8000 "CALL BEFORE YOU DIG."

ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF SPOKANE WHO WILL PROVIDE INSPECTION FOR THEIR FACILITIES, INFRASTRUCTURE AND STORMWATER FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ADJACENT EXISTING PROPERTIES OR IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR CLEAN-UP OF ANY AREAS DISTURBED BY HIS/HER ACTIVITIES.

THE CONTRACTOR SHALL PROVIDE A TRENCH EXCAVATION SAFETY SYSTEM, PER CHAPTER 39.04 RCW, MEETING THE PROVISIONS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW FOR ALL TRENCHES IN EXCESS OF FOUR (4) FEET DEEP. NEITHER THE ENGINEER NOR THE OWNER WILL REVIEW, APPROVE OR HAVE ANY LIABILITY FOR THE ADEQUACY OF THE CONTRACTOR'S TRENCH EXCAVATION SAFETY SYSTEM.

SITE EXCAVATION SHALL CONFORM TO SECTION 2-03 OF THE W.S.D.O.T. STANDARD SPECIFICATIONS. EMBANKMENTS TO BE CONSTRUCTED ACCORDING TO THE APPLICABLE PARAGRAPHS OF SECTION 2-03 OF THE W.S.D.O.T. STANDARD SPECIFICATIONS. EARTH EMBANKMENTS TO BE CONSTRUCTED USING METHOD B OF 2-03.3(14)C.

ALL FILL AREAS OUTSIDE OF EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO 92% OF MAXIMUM ASTM D 1557 DRY DENSITY. PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95%.

MARKING TAPE SHALL BE INSTALLED IN EXCAVATION TRENCH AT MID DEPTH LOCATION FOR ALL UNDERGROUND UTILITIES FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION IN THE SPECIFIC AREA.

STORMWATER FACILITIES, INCLUDING DRYWELLS, CB'S, PIPES, AND INFILTRATION GALLERIES, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE WASTEWATER MANAGEMENT DIVISION. STORMWATER TREATMENT FACILITIES (208 SWALE) SHALL BE INSPECTED PRIOR TO PLACEMENT OF TOPSOIL, PLANTINGS, OR GRASS. THE CONTRACTOR SHALL CONTACT THE WASTEWATER MAINTENANCE DIVISION OFFICE AT (509) 625-7905 OR (509) 625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.

ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF SPOKANE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. AN OBSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.

ALL BROKEN HEAVED OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT WILL BE REPLACED OR REPAIRED WHETHER CAUSED BY CONSTRUCTION OR NOT.

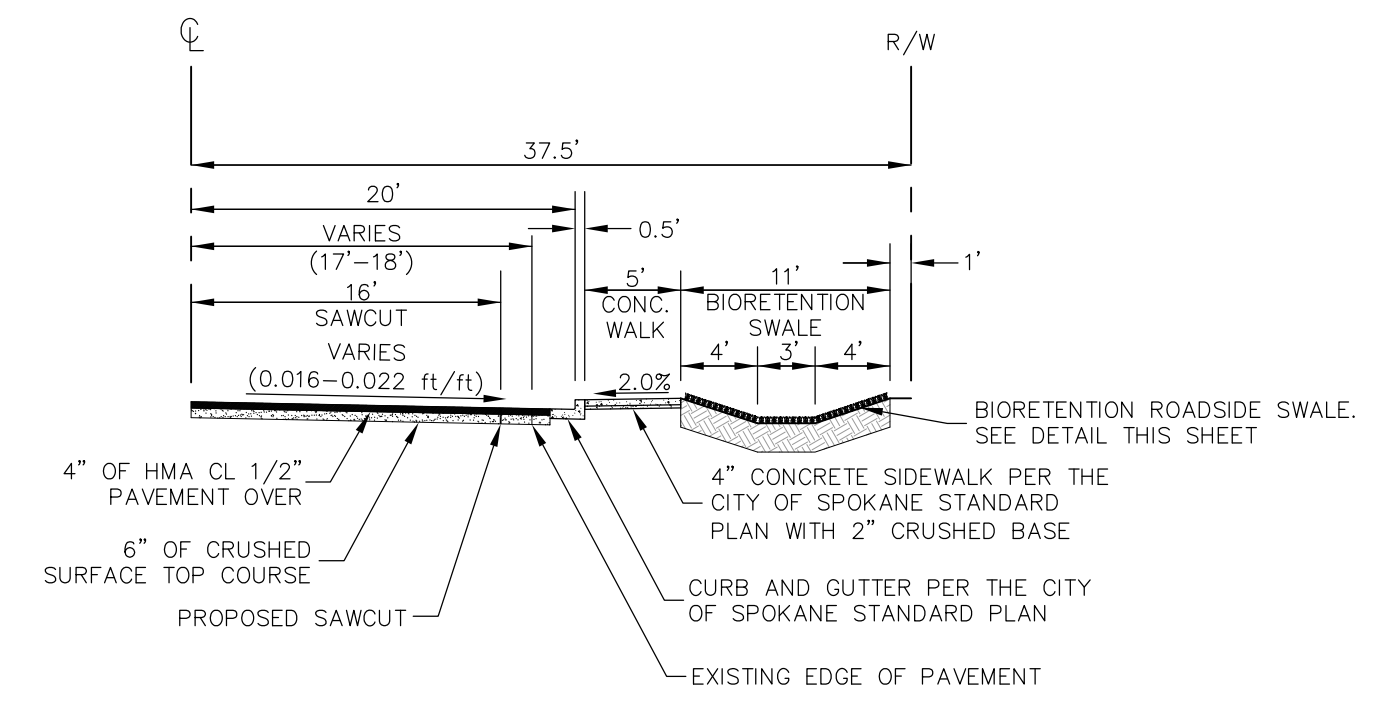
NO REVISIONS SHALL BE MADE TO THE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF SPOKANE AND THE DESIGN ENGINEER OF RECORD.

CONSTRUCTION NOTES

- ALL WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE THE CONTRACTOR TO OBTAIN A CITY OF SPOKANE OBSTRUCTION PERMIT.

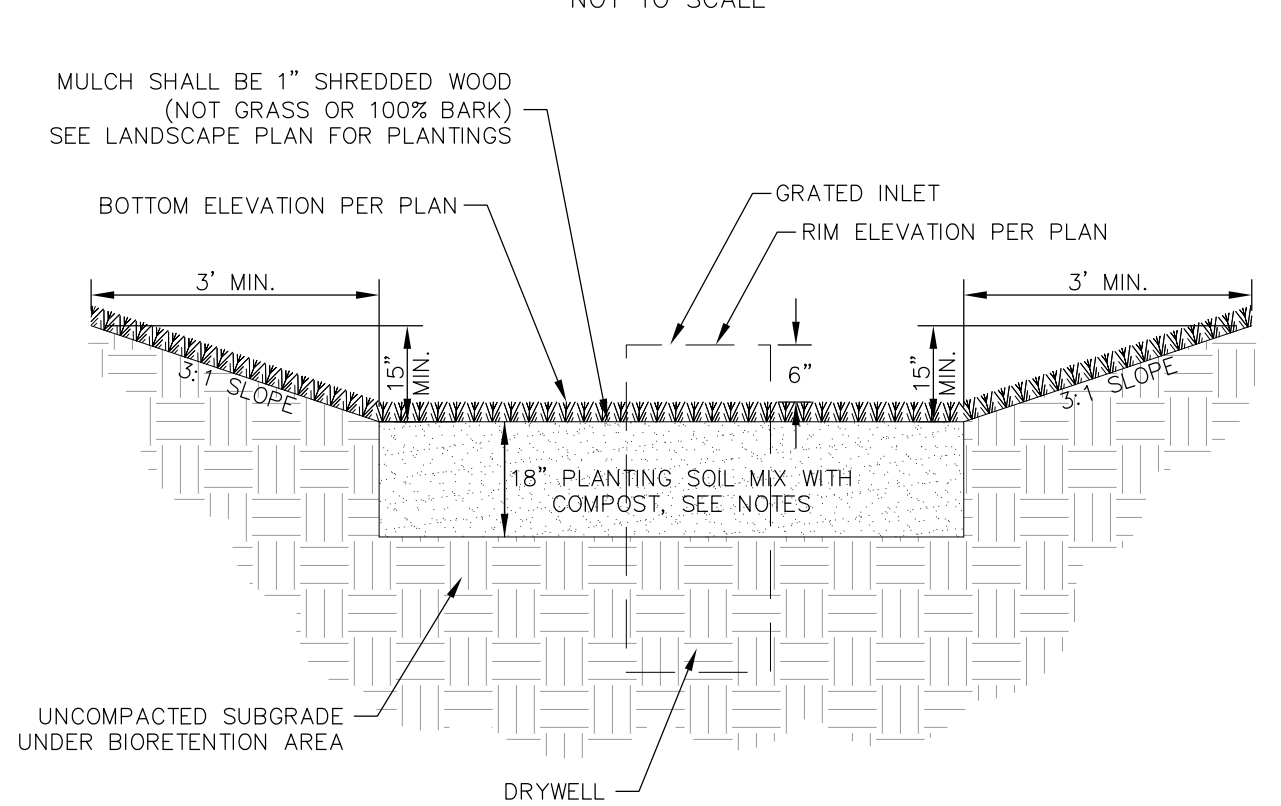
CONSTRUCTION NOTES - STREET PLANS - C.O.S.

- INSTALL ASPHALT PAVEMENT PER CITY OF SPOKANE STDS.
- INSTALL CONCRETE CURB AND GUTTER PER CITY OF SPOKANE STD. PLAN F-106
- INSTALL 5' WIDE SIDEWALK PER CITY OF SPOKANE STD. PLAN F-102A
- CONSTRUCT 30' WIDE CONCRETE DRIVEWAY APPROACH PER CITY OF SPOKANE STD. PLAN F-103A
- EXISTING ASPHALT PAVEMENT
- CONSTRUCT BIO-RETENTION W/ OVERFLOW STRUCTURE PER STORMWATER MANAGEMENT MANUAL OF EASTERN WASHINGTON, SEE DETAIL THIS SHEET
- INSTALL SINGLE BARRELL DRYWELL TYPE-1 PER CITY OF SPOKANE STD. PLAN B-102C
- INSTALL METAL FRAME AND GRATE PER CITY OF SPOKANE STD. PLAN B-113
- INSTALL SPECIAL CURB INLET TYPE 2, WILBERT PRECAST MODEL #1840
- INSTALL RIP RAP PAD. 6'0" WIDE AT CURB INLET, FROM BACK OF SIDEWALK TO POND BOTTOM SHALL BE CONSTRUCTED WITH 4"-6" ANGULAR ROCK, 12" THICK, WITH FABRIC BETWEEN NATIVE AND ROCK.
- INSTALL 8" DIP STORM PIPE. STORM PIPE SHALL BE ENCLOSED WITHIN 6" CEMENT CONCRETE
- INSTALL 5' WIDE ACCESSIBLE PATH. MAX CROSS SLOPE=2%, MAX SLOPE IN DIRECTION OF TRAVEL=5%
- INSTALL 8" DIP STORM PIPE.

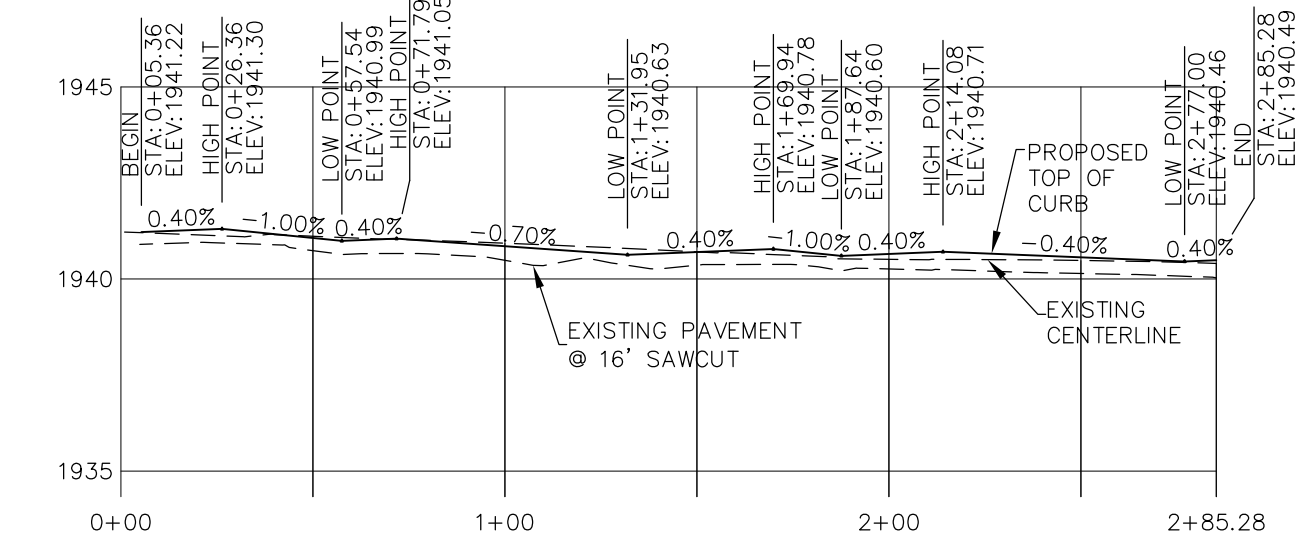
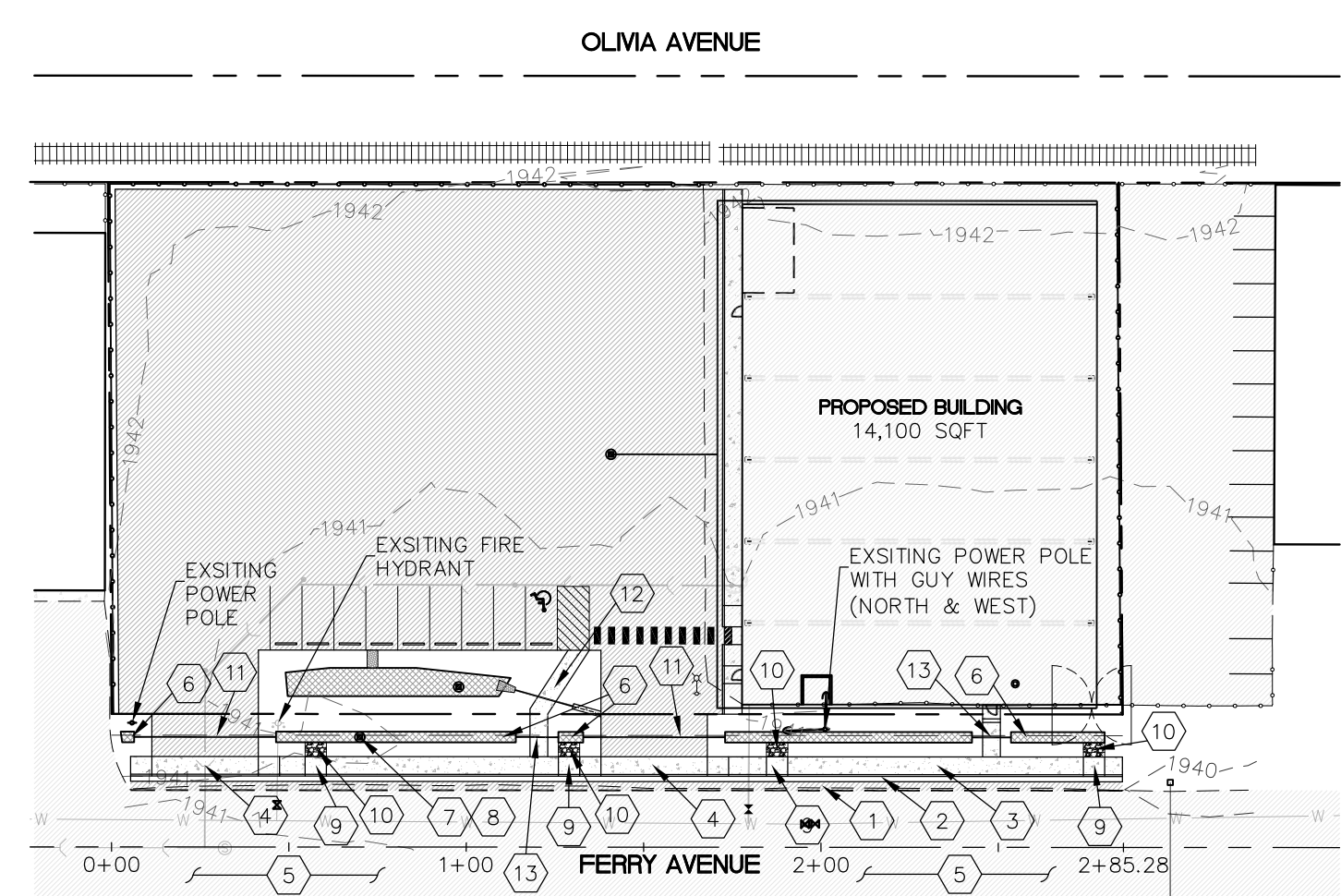


TYPICAL SECTION: FERRY AVENUE
STA: 0+00 TO 2+85

BIORETENTION ROADSIDE SWALE



- NOTES:
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 - MINERAL AGGREGATE SHALL BE WELL-GRADED SAND PER ASTM D 2487-11 WITH COEFFICIENT OF UNIFORMITY $C_u = D_{60}/D_{10}$ GREATER THAN OR EQUAL TO 1 AND LESS THAN OR EQUAL TO 3.
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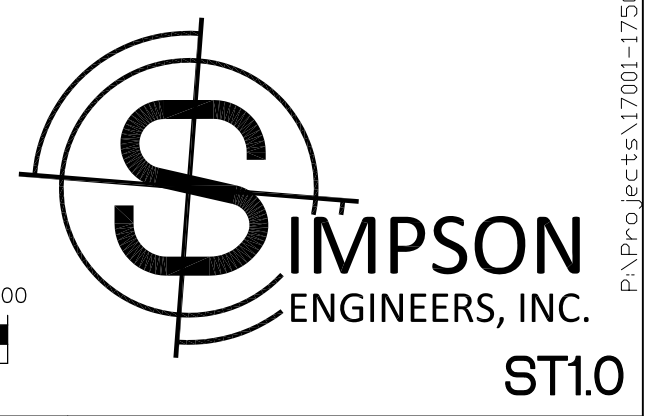
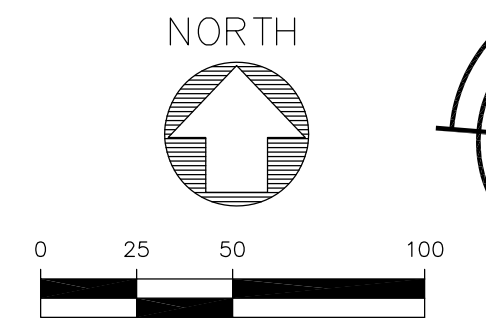
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Aaron C. Siym
ENGINEER 8/23/2021
DATE

DEVELOPER DATE

ELEVATIONS ARE TO NAVD88 DATUM
SW 1/4 SEC. 15, T.25, R.43 E.W.M.



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BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT	GRADE ORDINANCE LIST				ELEVATION	SCALE	DATE	DRAWN	CHECKED	APPROVED	NAM	ACS	ACS	TYPE OF IMPROVEMENT: STREET	
								FROM	TO	ORD. NO.	DATE											FILE NO.

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF ENGINEERING SERVICES

E. FERRY WAREHOUSE
FERRY AVENUE PLAN
COMMERCIAL BUILDING

PROJECT NUMBER
PLAN NUMBER
5 OF 5
15-25-43