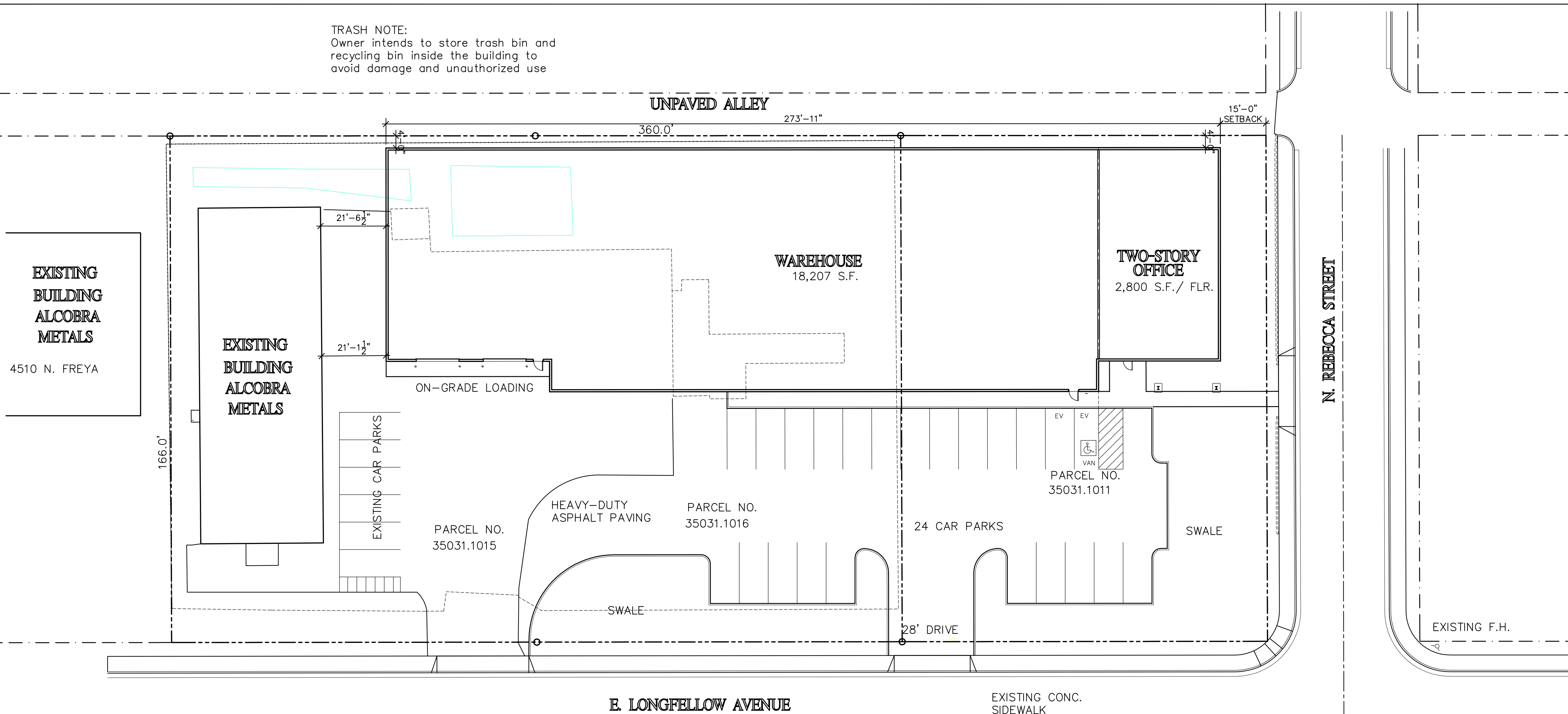


TRASH NOTE:
Owner intends to store trash bin and recycling bin inside the building to avoid damage and unauthorized use



- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL STREETWORK TO BE COORDINATED WITH THE CITY ENGINEERS OFFICE.
 - PROVIDE 4'-0" MIN. RADIUS ON ALL CURBS, TYPICAL U.N.O.
 - ASPHALT TO BE FLUSH WITH CONC. WALK @ HEAD OF ACCESSIBLE STALLS - SLOPE MAX. 1:48.
 - SEE SITE GRADING PLAN FOR CURB CUTS AND CONCRETE OUTFALL LOCATIONS.
 - DIMENSIONS SHOWN ARE TO FACE OF CONCRETE CURB OR EDGE OF PAVING.
 - SITE LIGHTING ON BUILDING AND ON LIGHT STANDARDS TO BE SHIELDED TO MAINTAIN LIGHTING ON SUBJECT PROPERTY. MAINTAIN MIN. 1 FOOTCANDLE TO ALL AREAS.
 - COORDINATE W/ AVISTA UTILITIES FOR TRENCHING OF GAS LINE TO PROPOSED METER LOCATION.
 - COORDINATE W/ UTILITY FOR TRENCHING OF ELECTRICAL SERVICE LINE TO PROPOSED TRANSFORMER LOCATION.
 - BUILDING ADDRESS NUMBERS SIGNAGE LOCATED ON SOUTHEAST CORNER OF BUILDING WALLS 12" HIGH LETTERS.

- PLAN NOTES:**
- 6" CONCRETE CURB, TYPE A, PER CITY STANDARD A-2.
 - 4" THICK CONCRETE SIDEWALK, PER CITY STANDARD PLAN A-16. CONTROL JOINTS @ ±5'-0" O.C. CROSS SLOPE 1:48 MAX.
 - PEDESTRIAN RAMP, PER CITY STANDARDS. DETECTABLE WARNING PAD.
 - SOLID 4" WIDE PAINTED PARKING STALL LINE. PAINT "TRAFFIC WHITE".
 - LANDSCAPE PLANTER
 - 2'-0" x WIDTH INDICATED SOLID PAINTED STRIPE ON PAVING. TO DESIGNATE ACCESSIBLE PATH.
 - ADA ACCESSIBLE PARKING STALL W/ INTERNATIONAL SYMBOL OF ACCESS PAINTED "TRAFFIC WHITE" ON PAINTED "BLUE" BACKGROUND ON PAVING.
 - ADA PARKING SIGNAGE. 2" SQUARE OR ROUND STEEL PIPE W/ END CAP WELDED TO TOP. SIGN TO BE 12"x18" W/ THE INTERNATIONAL SYMBOL OF ACCESS (WHITE ON BLUE BACKGROUND) & THE WORDS "RESERVED PARKING" & "STATE DISABLE PARKING PERMIT REQUIRED". PROVIDE "VAN PARKING" SIGN AT STALL INDICATED. MOUNT SIGN BOTTOM @ +60".
 - DESIGNATED FUTURE ELECTRIC VEHICLE PARKING (EV).
 - BIKE RACK -- BIKE CAPACITY.
 - 80"x90" CONC. PAD FOR TRANSFORMER FOR ELECTRICAL SERVICE & FUTURE VEHICLE CHARGING STATIONS. PROVIDE SPARE CONDUITS FROM PAD TO STREET SERVICE BOX FOR FUTURE USE. VERIFY REQUIREMENTS.
 - HEAVY-DUTY ASPHALT PAVING - 3" ASPHALT OVER 7" GRAVEL BASE.
 - 5" THICK CONC. APRON/SIDEWALK FLUSH W/ PAVING OVER 4" GRAVEL BASE.
 - 6"Ø STL. PIPE BOLLARD FILLED W/ CONCRETE. 48" EXPOSED, 36" BURY. EACH SIDE OF OVERHEAD DOOR OPENINGS.

OFFICE AREA - 11 STALLS REQUIRED
WAREHOUSE AREA - 8 STALLS REQUIRED

OWNER CONTACT:
KELLY M BEECHINOR PROPERTIES, LLC
4510 N. FREYA STREET
SPOKANE, WA 99217
Contact: KELLY BEECHINOR
509-482-4435
Email: kbeechinor@alcobrametals.com

BUILDING INFORMATION:
PARCEL NO.: 35031.1015, 35031.1016 & 35031.1011

OCCUPANCY GROUPS:	B, F-1 & S-1	
CONSTRUCTION TYPE:	II-B NON SPRINKLERED	
ZONING:	-	
BUILDING HEIGHT:	30'-0"	
SETBACKS:	REQUIRED:	PROVIDED:
EAST SIDE FLANKING YARD:	-	15'-0"
WEST SIDE:	5'-0"	20'-0"
NORTH REAR:	10'-0" CL ALLEY	4'-0"
SOUTH FRONT:	20'-0"	71'-0"±
TOTAL SITE LOT AREA:	1.38 ACRES OR 60,112 S.F. APPROX.	
BUILDING COVERAGE:	EXISTING BUILDING	4,475 S.F.
	NEW BUILDING	21,007 S.F.
	TOTAL	25,482 S.F. OR 42.3%
PARKING REQUIRED:	BUSINESS, GENERAL RETAIL	5,600 S.F.
	1 SPACE PER 350 S.F. =	16 STALLS REQUIRED
	WAREHOUSE	
	1 SPACE PER 3000 S.F. =	7 STALLS REQUIRED
PARKING PROVIDED:	PASSENGER CAR SPACES: 23 CAR PARKS AND 1 ACCESSIBLE	

MAIN FLOOR PLAN

1" = 20'-0"

BUILDING CALCULATIONS:
TOTAL BUILDING AREA: 21,007 S.F.

ARCHITECTURAL VENTURES
BOON R. MACKER
509.290.1491
E. 5802 MISSION AVENUE
SPOKANE VALLEY, WA 99206

SITE PLAN

DATE	9/11/23	REVISED	
DRAWN BY:	R.R.M.	DATE	

BUILDING IMPROVEMENT PLANS FOR:
ALCOBRA METALS
E. LONGFELLOW AVENUE
SPOKANE, WA

DATE:
9-11-2023

CA-1.0