

BUILDING INFORMATION:		
PARCEL NO.:	25335.0502	
OCCUPANCY GROUPS:	B & S-1	
CONSTRUCTION TYPE:	II-B FULLY SPRINKLERED	
ZONING:	LI - LIGHT INDUSTRIAL	
BUILDING HEIGHT:	45'-4"	
SETBACKS:	REQUIRED:	PROVIDED:
EAST SIDE STREET:	-	220'-0"
WEST SIDE:	-	127'-9"±
NORTH REAR:	-	260'-0"
SOUTH FRONT:	-	71'-4"±
TOTAL SITE LOT AREA:	19,976 ACRES OR 870,187.84 S.F.	
BUILDING COVERAGE:	ENCLOSED BUILDING	155,297 S.F.
	COVERED AREAS	31,980 S.F.
	TOTAL	187,277 S.F. OR 21.5%
PARKING REQUIRED:	BUSINESS 22,500 S.F.	
	1 SPACE PER 350 S.F. = 65 STALLS REQUIRED	
	WAREHOUSE 144,027 S.F.	
	1 PER 1,000 1ST 3000 S.F., 1 PER 3500 = 43 STALLS REQUIRED	
PARKING PROVIDED:	PASSENGER CAR SPACES: 133 CAR PARKS AND 5 ACCESSIBLE	

OWNER CONTACT:  
 PIVO LLC  
 6715 E. MISSION AVENUE  
 SPOKANE VALLEY, WA 99212  
 Contact: MIKE NYE  
 509-444-3700  
 Email: mike.nye@kingbeverage.com

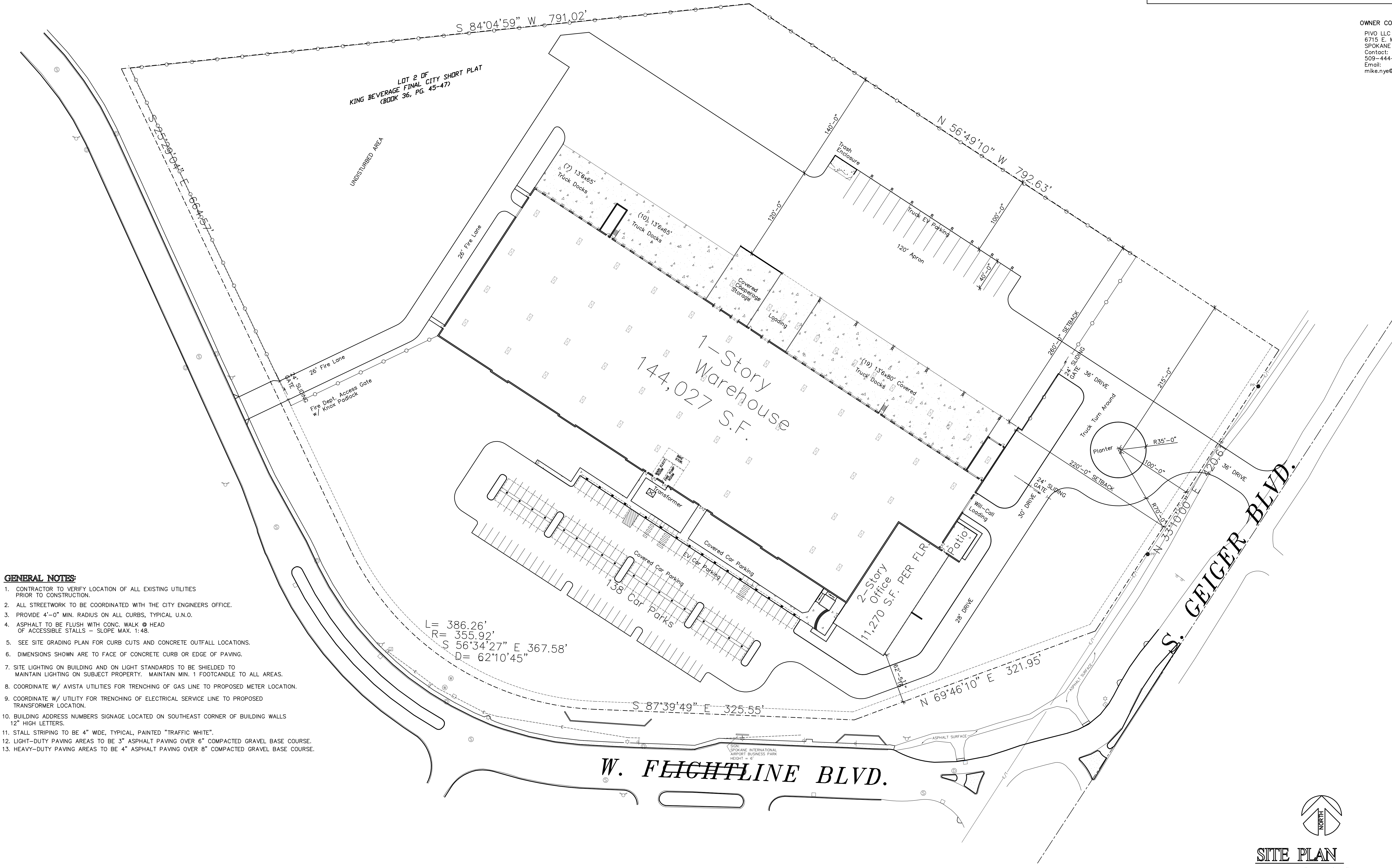
**ARCHITECTURAL VENTURES**  
 RON R. MACKIE  
 6501 204th E.  
 SPOKANE VALLEY, WA 99206  
 E. 9802 MISSION AVENUE

SITE LAYOUT PLAN		
DATE	BY	CHK
1-10-2024	L.FERREL	
REVISIONS		

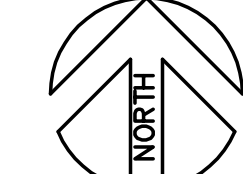
BUILDING SHELL IMPROVEMENT PLANS FOR  
**KING BEVERAGE CORPORATE**  
 3520 S. GEIGER BLVD.  
 SPOKANE, WA

DATE:  
1-10-2024

C-01



- 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.
  - STALL STRIPING TO BE 4" WIDE, TYPICAL, PAINTED "TRAFFIC WHITE".
  - LIGHT-DUTY PAVING AREAS TO BE 3" ASPHALT PAVING OVER 6" COMPACTED GRAVEL BASE COURSE.
  - HEAVY-DUTY PAVING AREAS TO BE 4" ASPHALT PAVING OVER 8" COMPACTED GRAVEL BASE COURSE.

  
**SITE PLAN**  
 1" = 50'-0"