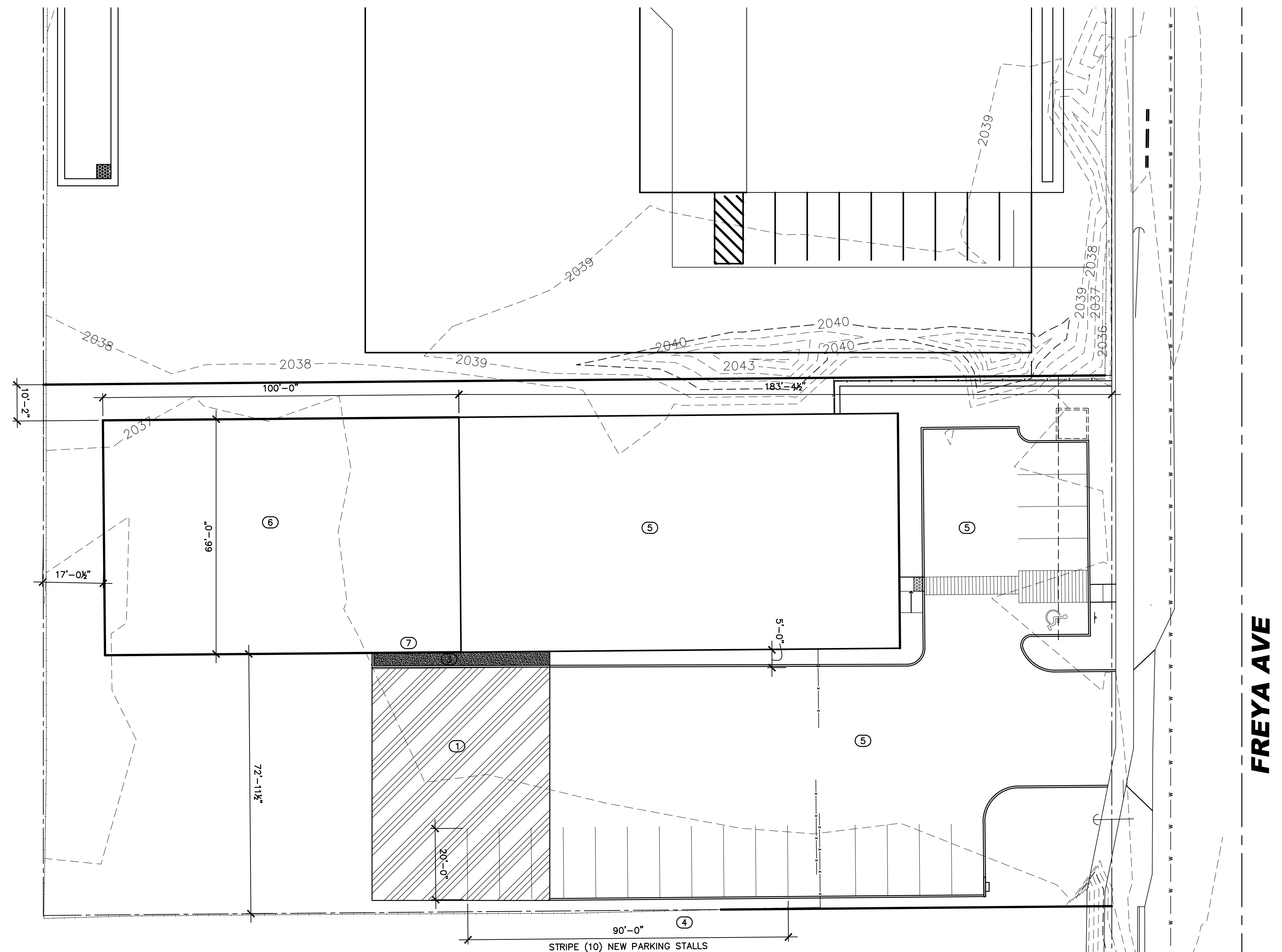


U:\2405 PRO BUILDERS ADDITION\6 DRAWINGS\A - Architectural\A101 SITE PLAN.dwg, 3/20/2024 11:28:29 AM



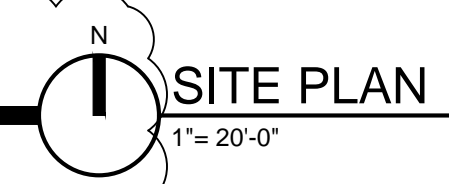
FREYA AVE

CODE REVIEW

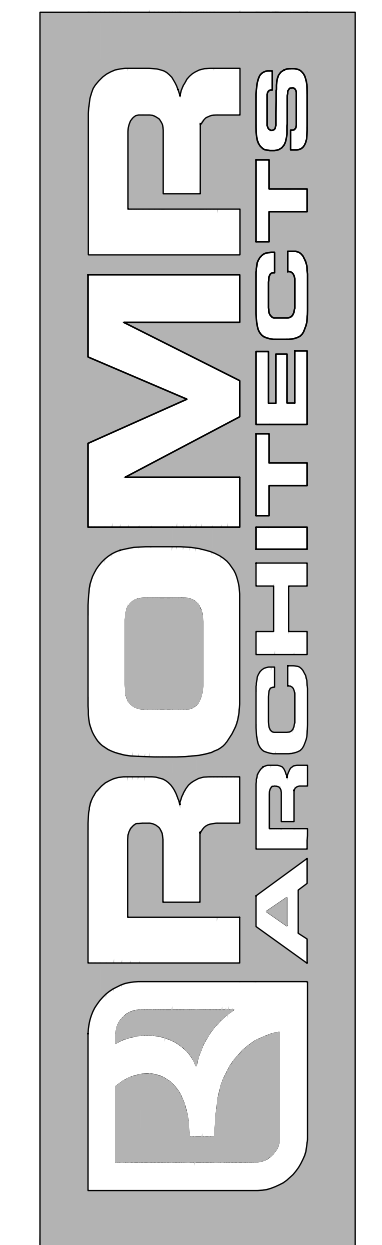
PROJECT DESCRIPTION:	STORAGE BUILDING ADDITION
OWNER:	CHAD MC DONALD 4445 NORTH FREYA AVE SPOKANE, WA 99217
BUILDING CODES:	INTERNATIONAL BUILDING CODE 2018 ICC/ANSI A117.1-2009
LOCAL AUTHORITY:	CITY OF SPOKANE
WATER:	CITY OF SPOKANE
EXISTING LOT USE:	STORAGE AND CONSTRUCTION OFFICES
PROPOSED USE:	STORAGE AND CONSTRUCTION OFFICES
EXISTING ZONE:	LI
ESTIMATED VALUATION:	\$215,000
PARCEL #:	35032.3008
OCCUPANCY:	B, S-1, F-1
BUILDING HEIGHT:	ONE-STORY, < 30 FEET
BUILDING AREA:	WITH ADDITION 14,775 SF FIRST FLOOR (THE ADDITION IS 6,600 SF OF S-1) 1,000 SF SECOND FLOOR
ALLOWABLE AREA:	F-1, TYPE IIB, SPRINKLERED 62,000 SF/FLOOR, FOUR STORIES
CONSTRUCTION TYPE:	IIB
SPRINKLERED:	YES
SITE AREA:	43,846 sf
IMPERVIOUS AREA:	34,975 SF (50%)
BUILDING COVERAGE:	8,175 SF (21%)
PARKING:	13,200 STORAGE /1000 = 13.2 2,500 OFFICE/500 = 5 TOTAL REQUIRED 18.2 TOTAL PROVIDED = 19 INCLUDING, ONE VAN ACCESSIBLE STALL

PLAN NOTES

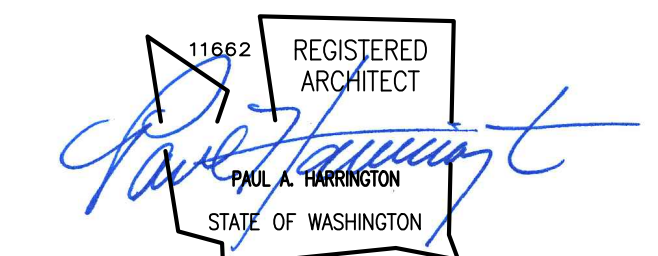
- ① NEW ASPHALT SHOWN CROSS HATCHED
- ② NEW SWALE - SEE CIVIL
- ③ EXTEND SIDE WALK PAST GARAGE DOOR TO MAN DOOR. CONCRETE TO BE FLUSH WITH ASPHALT PAVING
- ④ STRIPE NEW PARKING STALLS
- ⑤ EXISTING BUILDING & PARKING LOT
- ⑥ NEW BUILDING 6,600 SF OF STORAGE ADDITION
- ⑦ OVERHEAD GARAGE DOOR LOCATION



SITE PLAN
1"= 20'-0"



P. 509.714.6301
WWW.ROMIR-ARCHITECTS.COM
3421 SOUTH HENRY ROAD
GREENACRES WA 99016



REVISIONS
PLAN CHECK RESPONSE
03/20/24

PERMIT SET

BUILDING ADDITION FOR:
PRO BUILDERS
4445 N FREYA ST
SPOKANE, WA

A101
SITE PLAN