



#	SITE PLAN - CODED NOTES
1	PERIMETER LANDSCAPE AND STORMWATER
2	SCREENED TRASH ENCLOSURES
3	CITY STANDARD DRIVE APPROACH
4	CITY STANDARD PARKING STALLS
5	PROPOSED R-IN/R-OUT
6	BIKE RACK LOCATION
7	EV CHARGING STALLS, IMPACT PROTECTION PROVIDED FOR ALL CHARGERS
8	STREET TREE AND PLANTING REQUIREMENTS PER LANDSCAPE
9	(E) BIKE PATH

SITE SUMMARY

ZONE:	NR-55
REQUIRED SETBACKS:	STREET LOT LINE - 0' FRONT LOT LINE - 10'
MAXIMUM HEIGHT:	35'
MAX. FLOOR AREA RATIO:	0.8
BUILDING FOOTPRINT AREA:	5,000SF
PARKING:	NO MIN. REQUIRED PER SMC 17C.230.110

SITE PLAN
1" = 20'-0"

0'20'40'80'

N

SITE PLAN NOTES

ALL SITE MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN NO WAY DOES THIS DOCUMENT REPRESENT OR CONSTITUTE A LAND SURVEY.

PERMIT SET ISSUED: 06.04.2025

PROJECT: **SUNSET GAS STATION**
2950 W SUNSET BLVD
SPOKANE, WA 99224
PIN: 25234.1102, ".1004, & ".1003

PROJECT NO.	25,058
DRAWN BY:	TC
CHECKED BY:	MC
DATE:	06.04.2025

A1.01
ARCH. SITE
PLAN

uptic studios, inc.
509.850.3698
www.upticstudios.com

11159 REGISTERED ARCHITECT
MATTHEW THOMAS COLLINS
STATE OF WASHINGTON

REVISIONS		
#	DESCRIPTION	DATE

