

SITE PLAN
SCALE: 1" = 10'-0"

KEYNOTES

120	(E) FIRE HYDRANT
121	(E) PARKING METER
122	(E) LIGHT POLE
123	(E) TRAFFIC LIGHT
124	(E) PARKING STALL
125	(E) CATCH BASIN
126	(E) CONCRETE SIDEWALK
127	LINE OF ADJACENT BUILDING

PROJECT SCOPE OF WORK

EXISTING BUILDING IS A VACANT SHELL. THE PROPOSED SCOPE OF WORK IS OUTLINED BELOW.

PROGRAM	
L00 - BASEMENT:	TBD / LONG TERM BIKE STORAGE / STORM WATER
L01 - STREET LEVEL:	RETAIL / COMMERCIAL (JEFFERSON, 1ST AND ALLEY)
L02 - SECOND LEVEL:	19-20 DWELLING UNITS
L03 - THIRD LEVEL:	19-20 DWELLING UNITS

CIVIL
STORMWATER CAPTURE / TREATMENT FOR EXISTING ROOF (IF REQUIRED)
WATER SERVICE VERIFICATION / REQUIRED UPGRADES
SEWER SERVICE VERIFICATION / REQUIRED UPGRADES
SPRINKLER SERVICE (EXISTING) VERIFY / REQUIRED REVISIONS

STRUCTURAL
REFRAME OF EXISTING / NEW STAIR SHAFT
VARIOUS MASONRY OPENINGS IN COMMON WALL AND SE EXTERIOR WALLS
POTENTIAL BALCONIES @ ALLEY WAY
MISC. HEADER / OPENINGS AT EXISTING CORRIDOR BEARING WALLS

MECHANICAL
MINI SPLIT HEATING / COOLING
CENTRAL ERV SYSTEM
RECIRCULATING RANGE HOODS
PROVISION FOR FUTURE COMMERCIAL SPACES

ELECTRICAL
TYPICAL DWELLING UNIT ELECTRICAL / LIGHTING
PROVISION PANELS FOR COMMERCIAL SPACES

PLUMBING
CENTRAL HOT WATER SYSTEM
PROVISION FOR FUTURE COMMERCIAL SPACES

SITE / BUILDING INFORMATION

ADDRESS:	NORMAN - 1121 W 1ST AVE. JEFFERSON - 115 S JEFFERSON SPOKANE, WA 99201		
PARCEL #s:	NORMAN - 32192.1202 JEFFERSON - 35192.1201		
EXISTING USE:	L01 (STREET)	L02	L03
NORMAN	B/M	R2	R2
JEFFERSON	B/M	B	B
PROPOSED USE:	L01 (STREET)	L02	L03
NORMAN	B/M	R2	R2
JEFFERSON	B/M	R2	R2
PROJECT VALUE:	\$5,500,000.00		

OWNER

NO-JEFF LLC
827 W 2ND AVE
SPOKANE, WA 99201

APPLICANT

CHRIS OLSON
OLSONPROJECTS
203 E SPRAGUE AVE
SPOKANE, WA 99202
509-844-2169

OLSONPROJECTS

203 E SPRAGUE AVE
SPOKANE WASHINGTON 99202
WWW.OLSONPROJECTS.COM

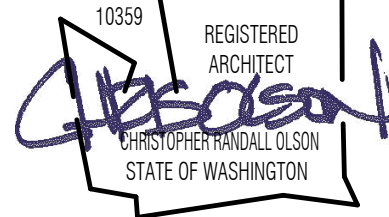
PROJECT TEAM

OWNER
NO-JEFF LLC
827 W 2ND AVE
SPOKANE, WA 99201

CIVIL ENGINEER
DCI ENGINEERS
707 W 2ND AVE
SPOKANE, WA 99201

STRUCTURAL ENGINEER
TD&H ENGINEERING
303 E 2ND AVE.
SPOKANE, WA 99202
509-622-2888

M/E/P ENGINEER
KARTCHNER ENGINEERING
101 S STEVENS, SUITE 201
SPOKANE, WA 99201
509-922-0383



NORMAN
JEFFERSON

115 S JEFFERSON STREET
1121 W 1ST AVENUE
SPOKANE, WASHINGTON 99201

PROJ. #:	2504	DATE:	12/29/25
DRAWN:	OP	CHECKED:	CO

SET ISSUE / REVISIONS

PERMIT SET

SITE PLAN

A100