

# Project Information Proposal

1801 E. 11th Ave.  
Spokane, WA 99202

Parcel Number:  
35213.1126

Site Dimensions: 74'x89'  
Site Area: 6,586 sf

Building Footprint: 44'x50'  
Building Area: 2200 sf  
Floors: One

Estimated Project Value:  
\$220,000  
Construction Start: ASAP

Occupancy: A-2 or M  
Construction Type: V

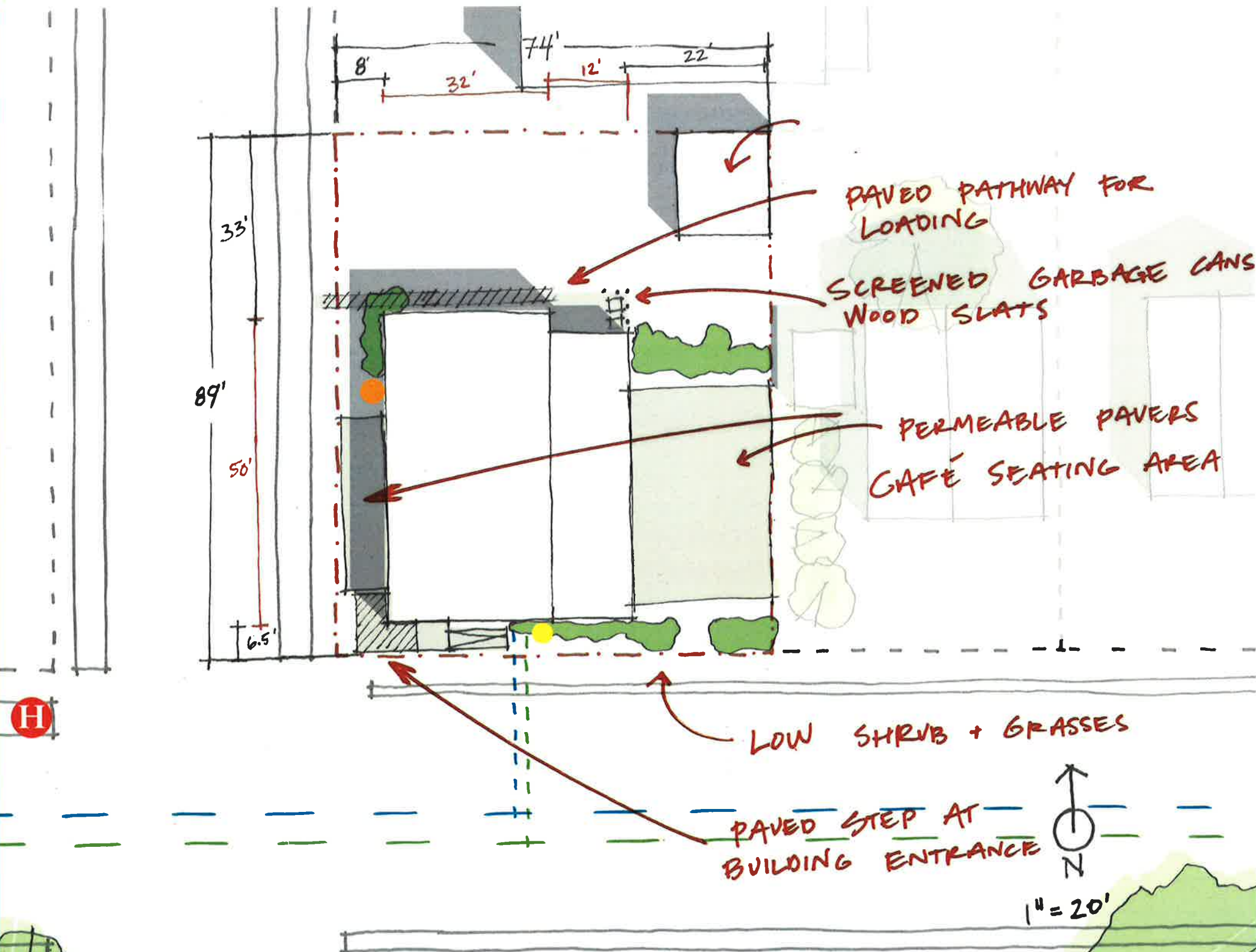
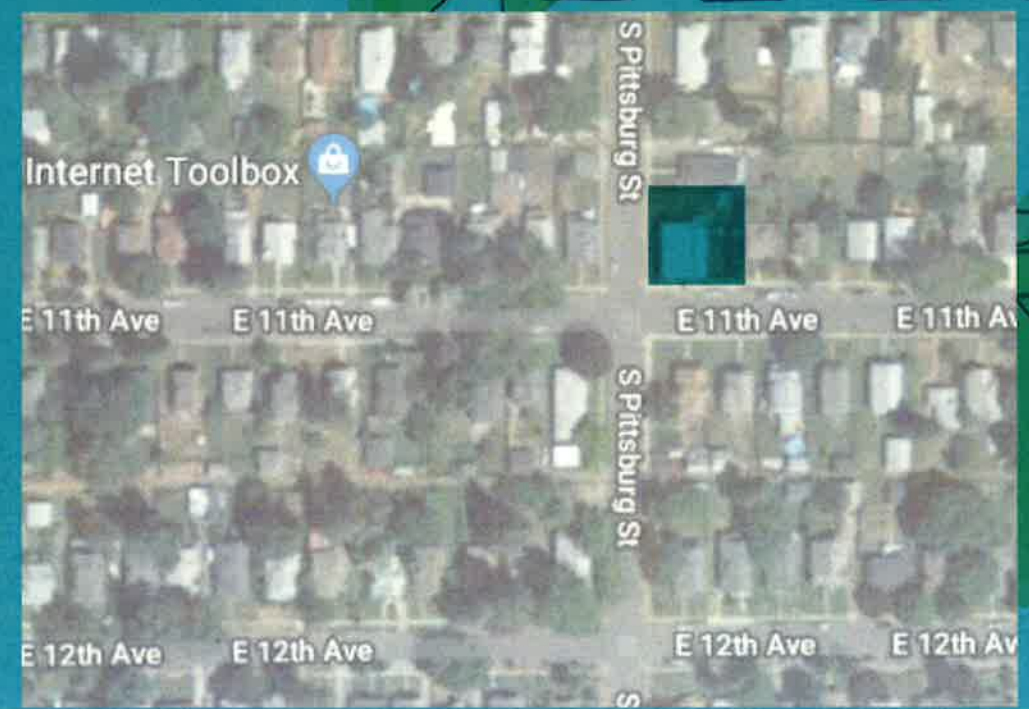
Fire Hydrants: NW corner  
54' W of property line

Parking: None proposed  
Meters and Signage:  
None proposed

Outdoor café seating added:  
-on west side between building and sidewalk  
-on east side between building and property line

Other Improvements:  
-rear paved walk improved for garbage and loading  
-step added at main entrance  
-new storefront added to west and south facades  
-low shrubs and grasses added around building edge and outdoor seating

Fire Protection Equipment:  
-no sprinkler required  
-no alarm required  
-portable fire extinguisher to be provided  
-any commercial kitchen to be outfitted with required fire suppression systems



## Property Owner

KSS Holdings, LLC

## Utilities

- Power: Avista, located on west side of building
- Gas: Avista, South side
- Water: 3/4" galv. curb stop 2' N of sidewalk
- Sewer: 6" 58' E of Pittsburg CL

## Project Contact

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