



### KEY NOTES

- 1 EXIST PROPERTY BOUNDARY
- 2 EXIST 6" CAST IRON WATER MAIN
- 3 EXIST 15" SEWER MAIN
- 4 EXIST 8" SEWER MAIN
- 5 6' - 0" L2 LANDSCAPE BUFFER
- 6 5' - 0" L3 LANDSCAPE BUFFER
- 7 IMPROVED CONCRETE SIDEWALK
- 8 ACCESSIBLE PARKING STALL PER CITY STANDARDS
- 9 STANDARD 9'-0" PARKING STALL
- 10 IMPROVED CONCRETE CURB
- 11 ENTRANCE APRON
- 12 SEWER SERVICE TAP
- 13 WATER SERVICE TAP
- 14 ADJACENT RESIDENTIAL PROPERTIES
- 15 OIL/WATER SEPARATOR PRIOR TO DETENTION
- 16 VEHICULAR RAMP
- 17 FIRE RISER ROOM BENEATH VEHICULAR RAMP
- 18 UNDERSIDE OF VEHICULAR RAMP
- 19 EXIT STAIRWELL
- 20 ACCESSIBLE CURB RAMP PER CITY STANDARDS
- 21 FULL HEIGHT / 1-HR WALL CONSTRUCTION
- 22 STORM WATER DETENTION TANK
- 23 6" L3 LANDSCAPE BUFFER
- 24 OIL / WATER SEPERATOR
- 25 FLOOR DRAIN

### DEVELOPMENT ANALYSIS

LOCAL JURISDICTION	CITY OF SPOKANE
ZONING	OFFICE-RETAIL (OR) - 1.50
PARCEL NO.	35191.5201
PARCEL AREA	0.31 ACRES
FLOOR/AREA RATIO:	6
MAX HEIGHT	(3) STORIES, OR ELEV. 2.150 FT, WHICHEVER IS HIGHER
LANDSCAPING	6 FT 'L2' BUFFER ALONG STREET FRONTAGE / 5 FT 'L3' BUFFER ALONG BACK LOT LINES
OCCUPANCY	5-2
BLDG FOOTPRING	APPROX. 40,500 GSF
CONST. TYPE	II-A
SETBACKS	12 FT FROM CURB FACE
SPRINKLERED	NO

**1 SITE PLAN - EXHIBIT "A"**  
A0.1 1/16" = 1'-0"