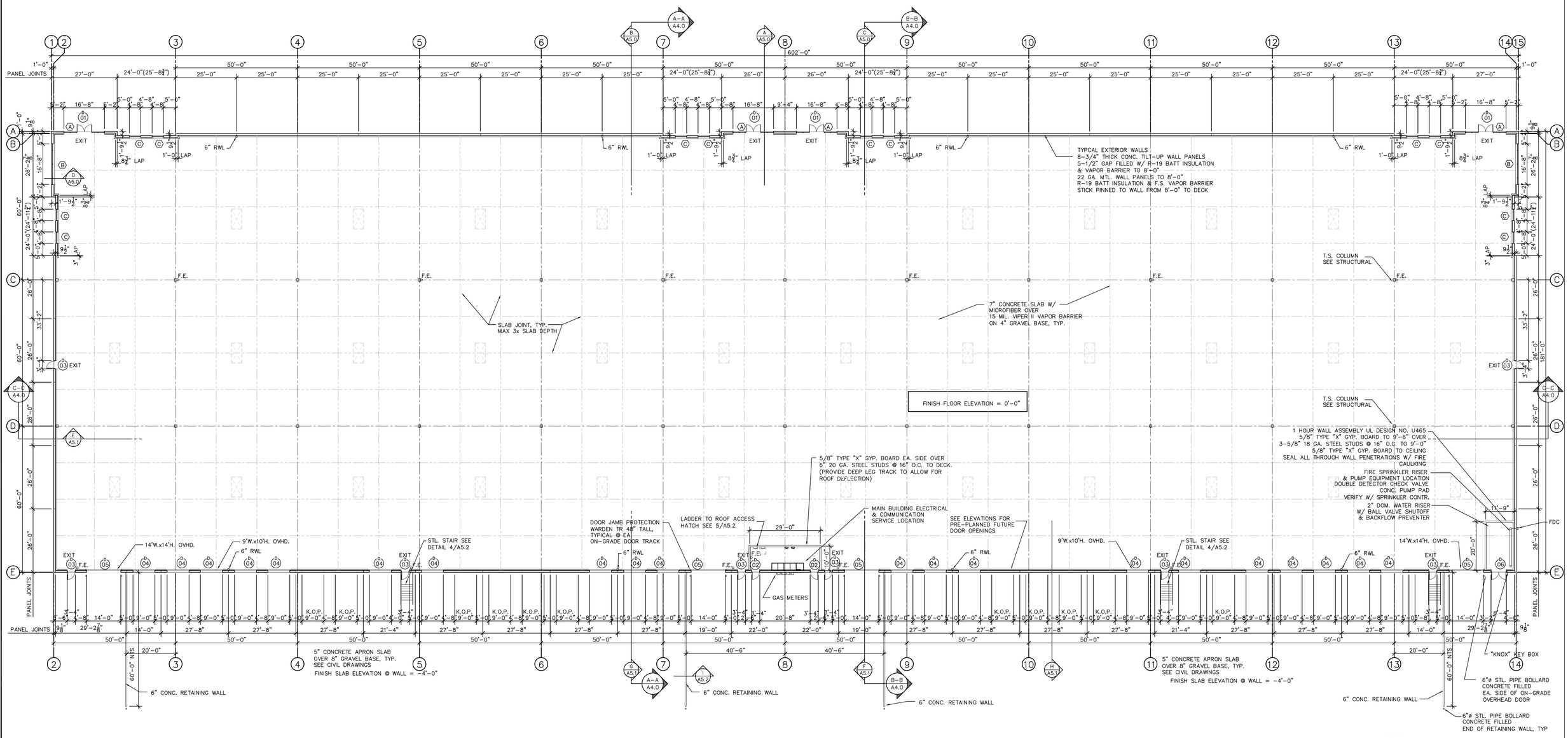

NOTE:

FIRE PUMP ROOM CEILING CONSTRUCTION
1 HOUR CEILING U.L. DESIGN NO. U417
5/8" TYPE "X" GYP. BOARD @ 9'-0"
6" 16 GA. STL. I-STUDS @ 24" O.C.
1" TYPE "X" GYP. SHAFTLINER PANELS
SEAL ALL THROUGH CEILING PENETRATIONS W/ FIRE CAULKING
(POST SIGN INDICATING "NO STORAGE ABOVE"

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND TO CONFORM TO RULES AND REGULATIONS OF ALL DEPARTMENTS AND AUTHORITIES HAVING JURISDICTION THEROF, INCLUDING ANSI STANDARDS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND BRING ANY DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
3. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE WALL. PANEL JOINT DIMENSIONS ARE TO CENTERLINE OF 3/4" PANEL JOINTS.
4. PER I.B.C. TABLE 803.11, S OCCUPANCIES. MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED:

   CLASS C FOR ROOMS OR AREAS.
5. ALL INSULATION MATERIALS, INCLUDING FACINGS, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
6. WOOD USED IN A TYPE II-B BUILDING SHALL BE FIRE RETARDANT TREATED WOOD. (I.B.C. SECTION 603.1) SEE EXCEPTIONS.
7. PREP FLOOR TO RECEIVE FUTURE NEW FLOOR COVERINGS. PATCH ALL HOLES, CRACKS & VOIDS AS REQUIRED.
8. ALL PENETRATIONS INTO BUILDING EXTERIOR TO BE FLASHED, CAULKED AND SEALED AIR/WATER TIGHT.
9. PREPARE DOOR AND FRAMES TO RECEIVE HARDWARE AS SPECIFIED.
10. HARDWARE TO MEET ANSI STANDARDS FOR TYPE AND LOCATIONS.
11. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
12. EXTERIOR LANDINGS OUTSIDE ENTRANCE/EXIT DOORS TO BE FLUSH W/ FLOOR LINE AND SLOPE MAX. 1:48.
13. DOOR THRESHOLD TO BE MAXIMUM 1/2" IN HEIGHT.
14. DOOR CLOSURES TO BE ADJUSTABLE TO COMPLY WITH ANSI A117.1 PROVISIONS FOR DOOR OPENING FORCE AND DELAY ACTION CLOSING.
15. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ACCORDING TO IFC SECTION 906. PROVIDE TYPE 2-A:10-B:C W/ WALL BRACKET.
16. OUTLETS AND SWITCHES TO BE LOCATED TO COMPLY WITH ADA STANDARDS.
    -OUTLET STANDARD HEIGHT OF 15" A.F.F., TYPICAL UNLESS NOTED OTHERWISE.
    -LIGHT SWITCH STANDARD HEIGHT OF 48" A.F.F., TYPICAL UNLESS NOTED OTHERWISE.
17. TENANT IMPROVEMENT DRAWINGS TO BE SUBMITTED FOR CITY REVIEW AND APPROVAL. DETAILED PLANS SHALL INCLUDE BUT NOT BE LIMITED TO PLANS, OCCUPANCY SEPARATIONS, NREC SPE AND SI, EXITING AND BARRIER-FREE REQUIREMENTS.
18. APPROVED ADDRESS NUMBERS TO BE PROVIDE ON BUILDING. SUITE NUMBERS TO BE PROVIDED ON OR ABOVE EACH DOOR TO INDIVIDUAL SPACES.
19. K.O.P. REPRESENTS PROPOSED FUTURE DOOR OPENING KNOCK-OUT PANEL LOCATION. PROVIDED PANEL REINFORCING DESIGN FOR FUTURE OPENING.
20. PROVIDE KNOX BOX ADJACENT DOOR TO FIRE PUMP ROOM.
21. PROVIDE WALL PLAQUE SIGNAGE ON DOORS TO FIRE PUMP ROOM & ELECTRICAL ROOM.
22. PIPE BOLLARDS TO BE PAINTED "TRAFFIC YELLOW" OR BE PROVIDED W/ HDPE POST GUARD YELLOW SLEEVE.

BUILDING NOTES:

CONSTRUCTION TYPE II-B FULLY SPRINKLERED
OCCUPANCY GROUP S-1
106,028 S.F. GROSS FLOOR AREA
OCCUPANT LOAD (SHELL) = 212 @ 500 S.F. PER
12 EXITS PROVIDED

NORTH

MAIN FLOOR PLAN

1/16" = 1'-0"

108,027 S.F. TOTAL BUILDING AREA

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E. 9802 MISSION AVENUE SPOKANE VALLEY, WA. 99206

FLOOR PLAN

DRAWN BY:	DATE
R.R.M.	4/4/22

REVISIONS | CHK'D | DATE

7588 REGISTERED ARCHITECT RON RAY MACKIE STATE OF WASHINGTON

BUILDING SHELL IMPROVEMENT PLANS FOR:

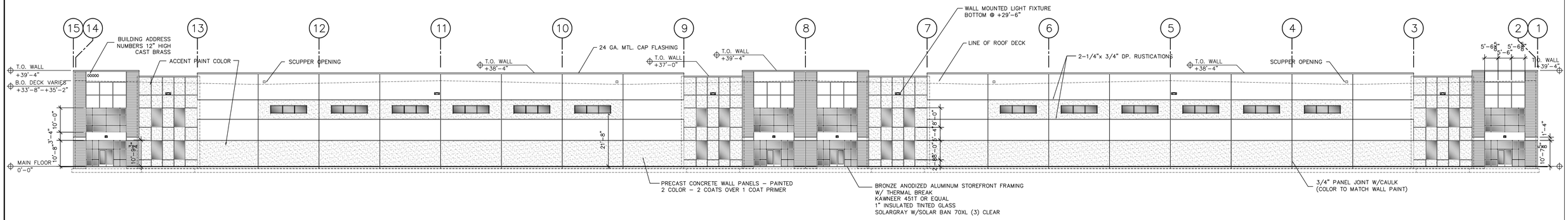
DOUGLASS LEGACY PARK - 17

W. HARLAN LANE

SPOKANE, WA

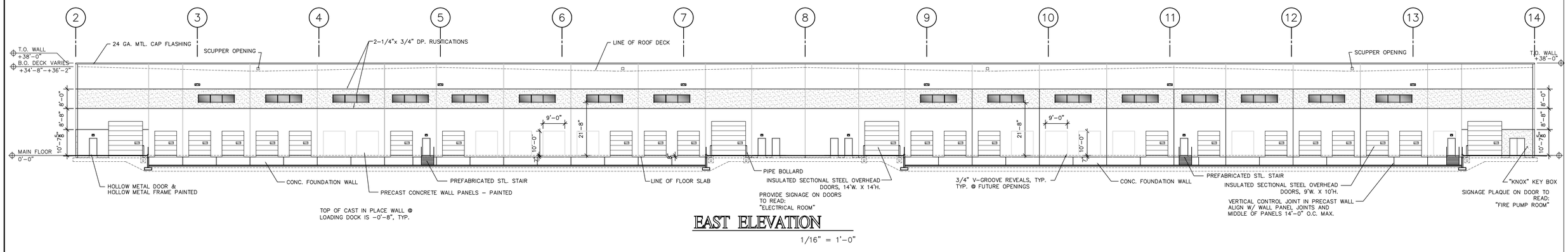
DATE: 4-4-2022

A-1.0



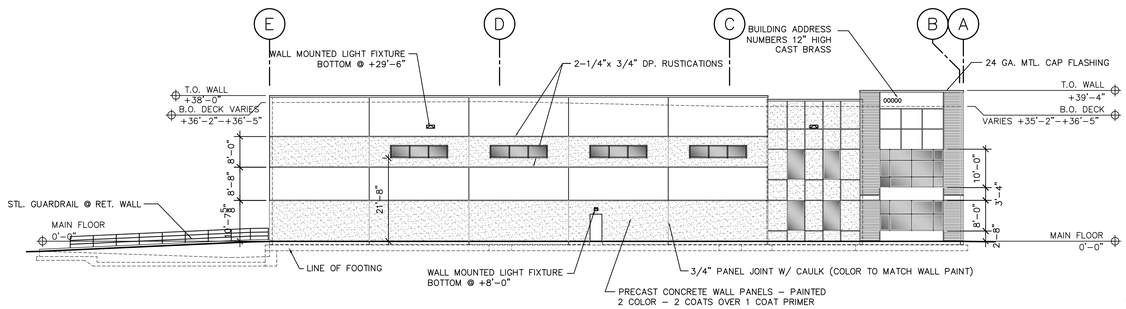
WEST ELEVATION

1/16" = 1'-0"



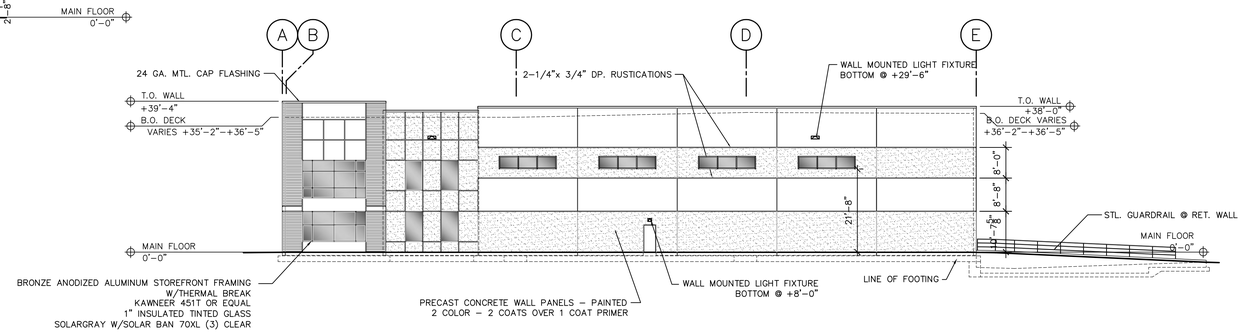
EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

DATE: 4-4-2022

ARCHITECTURAL VENTURES
RON R. MACKIE (509) 290-1491
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EXTERIOR ELEVATIONS

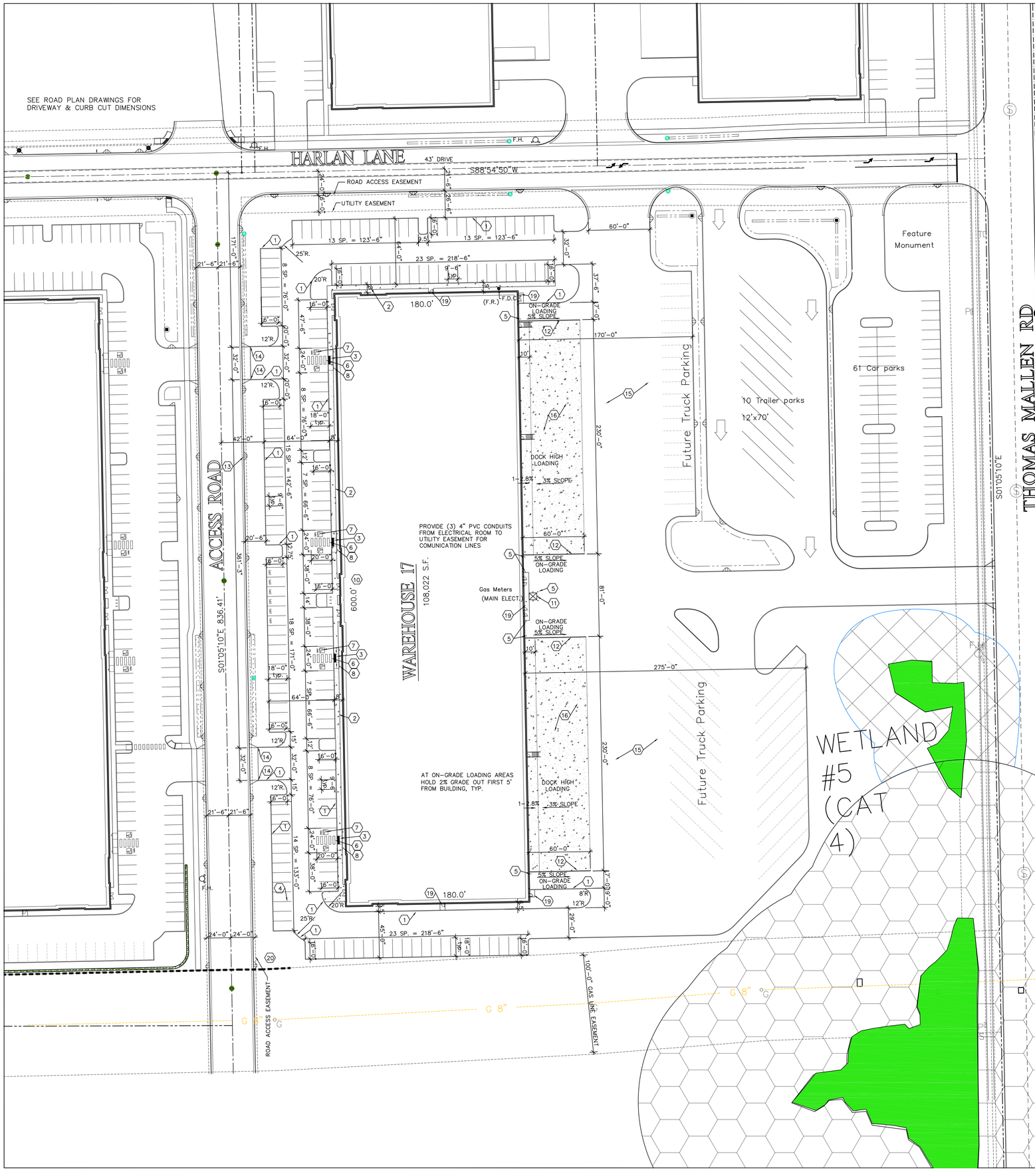
DRAWN BY:	DATE
R.R.M.	4/4/22

REVISIONS	CHKD	DATE

7588 REGISTERED ARCHITECT RON RAY MACKIE STATE OF WASHINGTON

BUILDING SHELL IMPROVEMENT PLANS FOR:
DOUGLASS LEGACY PARK - 17
HARLAN LANE
SPOKANE, WA

A-2.0



SITE PLAN
1" = 40'-0"

NORTH

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROVIDE A 4" P.V.C. SLEEVE TO ALL LANDSCAPED AREAS AS SHOWN ON DRAWINGS FOR SPRINKLER SYSTEM. CAP & MARK ENDS. COORDINATE LOCATION WITH SPRINKLER CONTRACTOR.
3. PROVIDE 3'-0" MIN. RADIUS ON ALL CURBS, TYPICAL U.N.O.
4. ALL STREETWORK TO BE COORDINATED WITH THE COUNTY ENGINEERS OFFICE.
5. ASPHALT TO BE FLUSH WITH CONC. WALK @ HEAD OF ACCESSIBLE STALLS – SLOPE MAX. 1:48.
6. SEE SITE GRADING PLAN FOR CURB CUTS AND CONCRETE OUTFALL LOCATIONS.
7. DIMENSIONS SHOWN ARE TO FACE OF CONCRETE CURB OR EDGE OF PAVING.
8. SITE LIGHTING ON BUILDING AND ON LIGHT STANDARDS TO BE SHIELDED DOWN TO MAINTAIN LIGHTING ON SUBJECT PROPERTY. MAINTAIN MIN. 1 FOOTCANDLE TO ALL AREAS. DARK SKY LIGHTING TO BE USED.
9. COORDINATE W/ AVISTA UTILITIES FOR TRENCHING OF GAS LINE TO PROPOSED METER LOCATION.
10. COORDINATE W/ UTILITY FOR TRENCHING OF ELECTRICAL SERVICE LINE TO PROPOSED TRANSFORMER LOCATION.
11. BUILDING ADDRESS NUMBERS SIGNAGE LOCATED ON SOUTHWEST CORNERS OF BUILDING WALLS 12" HIGH LETTERS. SEE ELEVATONS.

PLAN NOTES:

1. 6" CONCRETE CURB, TYPE A, PER COUNTY STANDARD PLAN A-3.
2. 4" THICK CONCRETE SIDEWALK, PER COUNTY STANDARD PLAN A-1. CONTROL JOINTS @ ±5'-0" O.C. CROSS SLOPE 1:48 MAX.
3. PARALLEL CURB RAMP TYPE A-1, PER COUNTY STANDARD PLAN A-5A. DETECTABLE WARNING PAD.
4. SOLID 4" WIDE PAINTED PARKING STALL LINE. PAINT "TRAFFIC WHITE".
5. 6'ø STL. PIPE BOLLARD FILLED W/ CONCRETE. 4'-0" EXPOSED W/ 3'-0" BURY IN CONCRETE.
6. 2'-0" x WIDTH INDICATED SOLID PAINTED STRIPE ON PAVING. TO DESIGNATE ACCESSIBLE PATH. PAINT WHITE.
7. ADA ACCESSIBLE PARKING STALL W/ INTERNATIONAL SYMBOL OF ACCESS PAINTED "TRAFFIC WHITE" ON PAINTED "BLUE" BACKGROUND ON PAVING..
8. ADA PARKING SIGNAGE. 2" SQUARE OR ROUND STEEL PIPE W/ END CAP WELDED TO TOP. SIGN TO BE 12"x18" W/ THE INTERNATIONAL SYMBOL OF ACCESS (WHITE ON BLUE BACKGROUND) & THE WORDS "RESERVED PARKING" & "STATE DISABLE PARKING PERMIT REQUIRED". PROVIDE "VAN PARKING" SIGN AT STALL INDICATED. MOUNT SIGN BOTTOM @ +60".
9. CARPOOL/VANPOOL PARKING (CP) SIGNAGE MOUNTED ON POST TO READ; "RESERVED CARPOOL/VANPOOL ONLY".
10. (3) BIKE RACKS – 6 BIKE CAPACITY.
11. 80"x90" CONC. PAD FOR TRANSFORMER FOR ELECTRICAL SERVICE & FUTURE VEHICLE CHARGING STATIONS. PROVIDE SPARE CONDUITS FROM PAD TO STREET SERVICE BOX FOR FUTURE USE. VERIFY REQUIREMENTS.
12. 6" CONCRETE RETAING WALL W/ STL. GUARDRAIL.
13. CURB INLET TYPE 1, L=2' PER COUNTY STANDARD B-8.
14. CURB DROP TRANSITION (CD).
15. PAVED AREAS, 3" ASPHALT OVER 8" CRUSHED SURFACING TOP COARSE.
16. LOADING AREA CONCRETE APRONS, 5" THICK CONCRETE CONCRETE OVER 6" CSTC.
17. 5'-0" WIDE X 4" THICK CONC. SIDEWALK, COUNTY STANDARD A-1.
18. CUT EXISTING CURB AND SIDEWALK AS REQUIRED TO INSTALL NEW DRIVEWAY APPROACH. PER COUNTY STANDARD.
19. 5'-0"xPLAN LENGTHx 4" THICK CONC. LANDING SLAB. SLOPE 1/4" PLF.
20. ROCKERY OR CONC. RETAINING WALL – SEEE CIVIL DRWGS. FOR HEIGHT.

BUILDING INFORMATION:

PARCEL NO.: PARCEL G, 24061.0117 and a portion of 24061.0118
ZONING: LI
FIRE DISTRICT: Fire District 3
WATER DISTRICT: City of Spokane
OCCUPANCY GROUPS: S-1, F & B
CONSTRUCTION TYPE: II-B SPRINKLERED
SITE AREA: 645,608.38 S.F. OR 14.82 ACRES
BUILDING COVERAGE: 139,869 S.F. OR 21.6% (70,000 s.f. allowable per Table 506.2.)
ASPHALT AREA: 46,835 S.F. APPROX. ROAD PAVING (EXISTING)
223,378.59 S.F. APPROX. ON-SITE
CONC. IMPERVIOUS AREA: 3,846 S.F. PERIMETER SIDEWALK
31,481 S.F. ON-SITE CONCRETE
BUILDING HEIGHT: 39'-4" ONE-STORY (75' allowable per Table 504.3)

SETBACKS:

	REQUIRED:	PROVIDED:
NORTH SIDE:	30'-0"	100'-9"±
EAST FRONT:	30'-0"	117'-0"
SOUTH SIDE:	30'-0"	110'-9"±
WEST REAR:	30'-0"	114'-3"±

PARKING REQUIRED: OFFICE USE: Estimated 15.0% 20,980 S.F. @ 1 PER 350 MIN. = 60
WAREHOUSE USE: 118,889 S.F. @ 1 PER 2,000 = 60
OFF STREET LOADING: 3 SPACES REQUIRED 15' WIDE x 60' LONG x 15'-0" HIGH
PARKING PROVIDED:
PASSENGER CAR SPACES: 130 SPACES PLUS – 8 ACCESSIBLE (73 Future)
OFF STREET LOADING: 4 SPACES PROVIDED 15' WIDE x 60' LONG x 15'-0" HIGH
16 SPACES PROVIDED 13'-8" WIDE x 60' LONG x 15'-0" HIGH

ARCHITECTURAL VENTURES
(509) 290-1991
SPOKANE VALLEY, WA. 99206
RON R. MACKIE
ST. 9902 MISSION AVENUE

REVISIONS	DATE	DRAWN BY:
	2/9/2022	RAM

SITE LAYOUT PLAN

7588 REGISTERED ARCHITECT
RON RAY MACKIE
STATE OF WASHINGTON

BUILDING SHELL IMPROVEMENT PLANS FOR:
DOUGLASS LEGACY PARK - 17
E. THOMAS MALLEN ROAD SPOKANE, WA.

DATE: 2-9-2022

CA-1