

GENERAL NOTES:

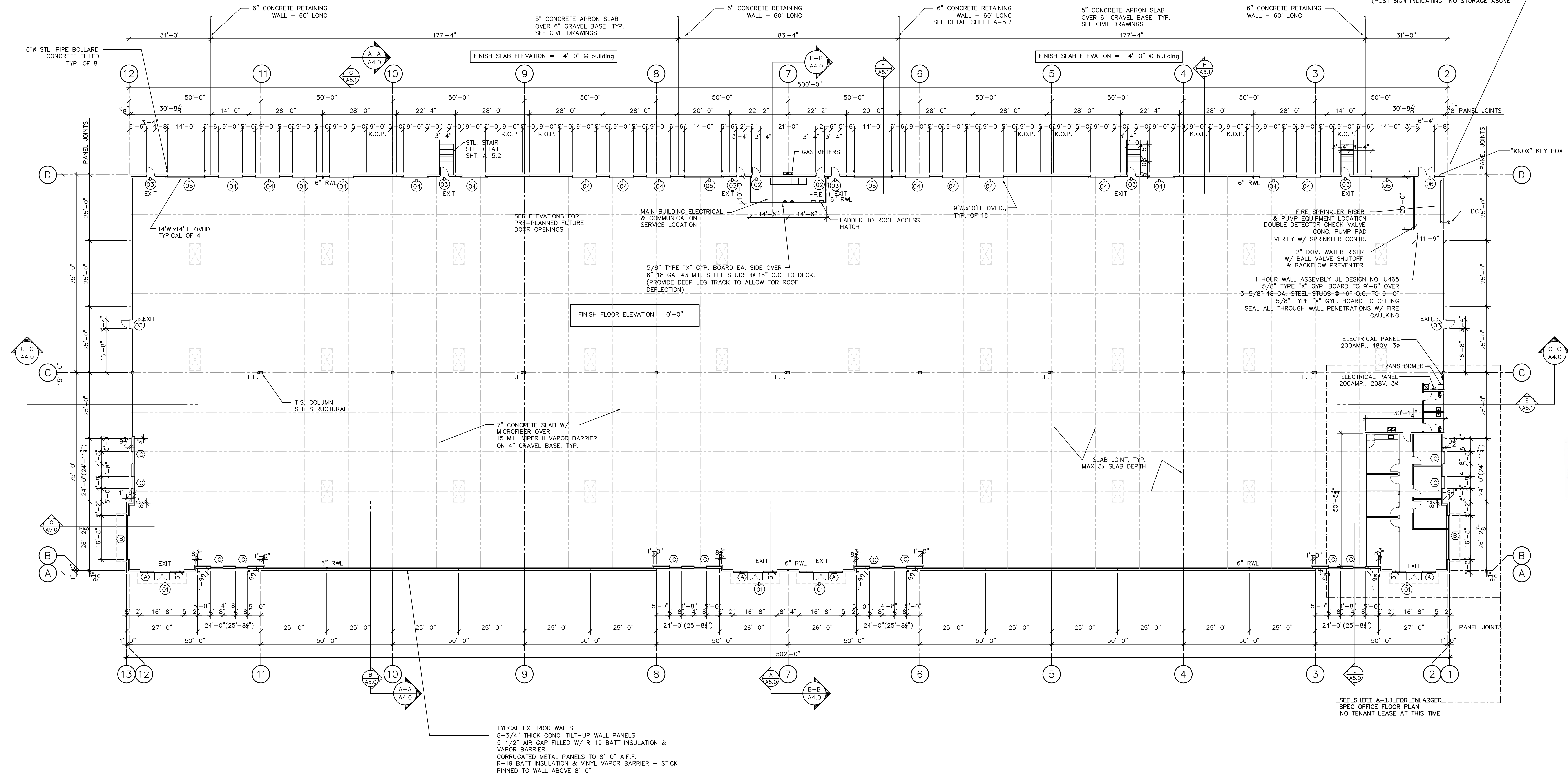
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND TO CONFORM TO RULES AND REGULATIONS OF ALL DEPARTMENTS AND AUTHORITIES HAVING JURISDICTION THEREOF, INCLUDING ANSI STANDARDS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND BRING ANY DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE WALL. PANEL JOINT DIMENSIONS ARE TO CENTERLINE OF 3/4" PANEL JOINTS.
- PER I.B.C. TABLE 803.11, B & S OCCUPANCIES. MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED: CLASS C FOR ROOMS OR AREAS.
- 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.
- WOOD USED IN A TYPE II-B BUILDING SHALL BE FIRE RETARDANT TREATED WOOD. (I.B.C. SECTION 603.1) SEE EXCEPTIONS.
- PREPARE DOOR AND FRAMES TO RECEIVE HARDWARE AS SPECIFIED.
- HARDWARE TO MEET ANSI STANDARDS FOR TYPE AND LOCATIONS.
- EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
- EXTERIOR LANDINGS OUTSIDE ENTRANCE/EXIT DOORS TO BE FLUSH W/ FLOOR LINE AND SLOPE MAX. 1:48.
- DOOR THRESHOLD TO BE MAXIMUM 1/2" IN HEIGHT.
- DOOR CLOSURES TO BE ADJUSTABLE TO COMPLY WITH ANSI A117.1 PROVISIONS FOR DOOR OPENING FORCE AND DELAY ACTION CLOSING.
- PREP FLOOR TO RECEIVE FUTURE NEW FLOOR COVERINGS. PATCH ALL HOLES, CRACKS & VOIDS AS REQUIRED.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ACCORDING TO IFC SECTION 906. PROVIDE TYPE 2-A-10-B-C W/ WALL BRACKET.
- 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.
- ALL PENETRATIONS INTO BUILDING EXTERIOR TO BE FLASHED, CAULKED AND SEALED AIR/WATER TIGHT.
- 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.
- APPROVED ADDRESS NUMBERS TO BE PROVIDED ON BUILDING. SUITE NUMBERS TO BE PROVIDED ON OR ABOVE EACH DOOR TO INDIVIDUAL SPACES.
- K.O.P. REPRESENTS PROPOSED FUTURE DOOR OPENING KNOCK-OUT PANEL LOCATION. PROVIDED PANEL REINFORCING DESIGN FOR FUTURE OPENING.
- PROVIDE KNOX BOX ADJACENT DOOR TO FIRE PUMP ROOM.
- PROVIDE WALL PLAQUE SIGNAGE ON DOORS TO FIRE PUMP ROOM & ELECTRICAL ROOM.

NOTE:

SEE FIRE SPRINKLER PACKAGE FOR SPRINKLER EQUIPMENT, PUMP AND CONTROLS

NOTE:
SEE CIVIL DRAWINGS FOR SIDEWALKS AND CONCRETE APRON LOCATIONS

FIRE PUMP ROOM CEILING CONSTRUCTION
1 HOUR CEILING U.L. DESIGN NO. U417
5/8" TYPE "X" GYP. BOARD @ 9'-0"
6" 18 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")



NO.	DATE	DESCRIPTION
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100	07/12/21	ISSUED FOR PERMITS

7588 REGISTERED ARCHITECT
RON RAY MACKIE
STATE OF WASHINGTON

BUILDING SHELL IMPROVEMENT PLANS FOR:
DOUGLASS LEGACY PARK - II
W. HARLAN LANE
SPOKANE, WA

DATE:
2-14-2023

A-10
REVIEWED
07/11/2023 3:16:11 PM

BUILDING NOTES:

CONSTRUCTION TYPE: II-B FULLY SPRINKLERED ESFR W/ PUMP
OCCUPANCY GROUP: S-1
OCCUPANT LOAD (SHELL) = 73,365 GROSS FLR. AREA / 147 @ 500 S.F. PER
12 EXITS PROVIDED

MAIN FLOOR PLAN

75,027 S.F. TOTAL BUILDING AREA 1/16" = 1'-0"

ROOM FINISH SCHEDULE

RM NO	ROOM DESIGNATION	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		DOOR		DOOR FRAME		WINDOW FRAME		MILLWORK		NOTES	
		MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	COL.	MAT.	FIN.	COL.	MAT.	FIN.	COL.	MAT.	FIN.	HGT.	COL.	MAT.	FIN.	MAT.	FIN.	MAT.		
01	LOBBY	CONC./WOM	P/F	RB-1	F	GYP./GL	A,D/F	PT-1	GYP./GL	A,D/F	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
02	OFFICE 1	CPT-1	F	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
03	OFFICE 2	CPT-1	F	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
04	OFFICE 3	CPT-1	F	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
05	HALL	CONC.	P	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
06	BREAKROOM	CONC.	P	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	9'-8"				SS-1/PL-2	
07	IT CLOSET	CONC.	P	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	9'-8"					
08	OFFICE 4	CPT-1	F	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	9'-8"					
09	CONFERENCE ROOM	CPT-1	F	RB-1	F	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	GYP.	A,D	PT-1	ACT-1	F	11'-0"					
10	UNISEX RESTROOM 1	CONC.	P	RB-1	F	GYP./FRP	A,D/F	PT-3	GYP./FRP	A,D/F	PT-3	GYP./FRP	A,D/F	PT-3	GYP.										
11	UNISEX RESTROOM 2	CONC.	P	RB-1	F	GYP./FRP	A,D/F	PT-3	GYP./FRP	A,D/F	PT-3	GYP./FRP	A,D/F	PT-3	GYP.										

MATERIALS:

- ACT ACOUSTICAL CEILING TILE
- CONC CONCRETE
- CPT CARPET
- TL CERAMIC TILE
- FRP FIBER REINFORCED PANEL
- GYP GYPSUM WALL BOARD
- GL GLASS STOREFRONT
- MEL MELAMINE
- PL PLASTIC LAMINATE
- PT PAINT
- RB RUBBER BASE

- SS STAINLESS STEEL
- SMM SOLID SURFACE MATERIAL
- SV SHEET VINYL
- LVP VINYL PLANK TILE FLOORING
- VVC VINYL WALLCOVERING
- WD WOOD
- WOM WALK OFF MAT
- EXP EXPOSED

FINISHES:

- A. 1 COATS PRIMER
- B. 2 COATS AA ACRYLIC SEMI-GLOSS ENAMEL
- C. 1 COAT AA ACRYLIC EGGSHELL ENAMEL
- D. 2 COATS AA ACRYLIC EGGSHELL ENAMEL
- E. EXPOSED
- F. FACTORY FINISH

- G. 1 COAT STAIN & 2 COATS SATIN VARNISH
- H. HARDENER & SEALER
- J. FIRE TAPED
- N. NONE
- P. BURNISHED, POLISHED AND SEALED
- S. SEALER

FINISH NOTES:

1. GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE SMOOTH TEXTURE WALL FINISH. LEVEL 4 WITH 1 COAT BASE & 2 COATS PAINT.
2. FINISH COLORS TO BE SELECTED BY OWNER.
3. FINAL COAT OF PAINT TO BE APPLIED AFTER COMPLETION OF ALL OTHER WORK. ALL COATS OF PAINT TO BE BACK-ROLLED.
4. ALL FLOORING TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR.
5. PAINT FIRE EXTINGUISHER CABINETS TO MATCH ADJACENT WALL COLOR.
6. PAINT GRILLES AND VENTS TO MATCH ADJACENT WALL OR CEILING COLOR.

FINISH SPECIFICATIONS:

WALK OFF MAT

- WOM-1 ---, MATERIAL
- COLOR:
- SIZE: See plan
- INSTALL:

CARPET TILE

- CPT-1 PATORAFT, MATERIAL
- COLOR:
- SIZE: 24"x24"
- INSTALL:

WALL BASE

- RB-1 JOHNSONITE
- 4" HIGH PERCEPTIONS COVE
- COLOR:

PAINT

- PT-1 (TYPICAL WALLS)
SHERWIN WILLIAMS
COLOR: SW7005 PURE WHITE
FINISH: EGGSHELL
- PT-2 (HOLLOW METAL FRAMES)
SHERWIN WILLIAMS
COLOR: BLACK
FINISH: SEMI-GLOSS
- PT-3 (GYP CEILING)
SHERWIN WILLIAMS
COLOR: SW7005 PURE WHITE
FINISH: SEMI-GLOSS

PLASTIC LAMINATE

- SS-1 (CABINETS/TOPS)
CORIAN ENDURA
COLOR:

MELAMINE

- PL-2 (CABINETS/FACES)
WILSONART
COLOR:

MELAMINE

- MEL-1 WHITE

FRP WALL PANEL

- FRP-1 LIGHT GREY

(PROVIDE TOP & CORNER TRIM)

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2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND BRING ANY DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
3. PER I.B.C. TABLE 603.11, B & S OCCUPANCIES. MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED: CLASS C FOR ROOMS OR AREAS
4. 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.
5. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED & INSTALLED PER IFC SECTION 906 AND NFPA 10. VERIFY FINAL LOCATIONS W/ FIRE DISTRICT. TYPE 2-A 10-B-C.
6. WOOD USED IN A TYPE II-B BUILDING SHALL BE FIRE RETARDANT TREATED WOOD. (I.B.C. SECTION 603.1) SEE EXCEPTIONS.
7. SEE SHEET A-7.0 FOR DOOR SCHEDULE & WINDOW SCHEDULE.
8. EXTERIOR LANDINGS OUTSIDE ENTRANCE/EXIT DOORS TO BE FLUSH W/ FLOOR LINE AND SLOPE MAX 1:48.
9. EXIT DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
10. DOOR THRESHOLD TO BE MAXIMUM 1/2" IN HEIGHT.
11. DOOR CLOSURES TO BE ADJUSTABLE TO COMPLY WITH ICC A117.1 PROVISIONS FOR DOOR OPENING FORCE AND DELAY ACTION CLOSING.
12. PREP FLOOR TO RECEIVE FUTURE FLOOR COVERINGS. PATCH ALL HOLES, CRACKS & VOIDS AS REQUIRED.
13. ALL PENETRATIONS INTO BUILDING EXTERIOR TO BE FLASHED, CAULKED AND SEALED AIR/WATER TIGHT.
14. PROVIDE WATER RESISTANT GYPSUM BOARD ON ALL INTERIOR WALLS OF RESTROOMS.
15. CONTRACTOR TO PROVIDE ALL CIRCUITING OF FIXTURES AND OUTLETS AS REQUIRED. RUN ALL CIRCUITS IN CONDUIT.
16. OUTLETS AND SWITCHES TO BE LOCATED TO COMPLY WITH ADA & ANSI STANDARDS.
 -OUTLET STANDARD HEIGHT OF 15" A.F.F., TYPICAL UNLESS NOTED.
 -LIGHT SWITCH STANDARD HEIGHT OF 48" A.F.F., TYPICAL.

WALL TYPES:

- 1 5/8" TYPE "X" GYP. BOARD TO 12'-0"
6" 20 GA. 33 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
R-19 BATT INSULATION
5/8" TYPE "X" GYP. BOARD TO 12'-0"
(CAULK ALONG BOTTOM TRACK OF WALL)
- 2 5/8" TYPE "X" GYP. BOARD TO 12'-0"
3-5/8" 20 GA. 33 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
R-11 ACOUSTICAL BATT INSULATION
5/8" TYPE "X" GYP. BOARD TO 12'-0"
- 3 5/8" TYPE "X" GYP. BOARD TO 12'-0"
3-5/8" 20 GA. 33 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
R-11 ACOUSTICAL BATT INSULATION
5/8" W.R. GYP. BOARD TO CEILING
- 4 5/8" W.R. GYP. BOARD TO CEILING
3-5/8" 20 GA. 30 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
R-11 ACOUSTICAL BATT INSULATION
5/8" W.R. GYP. BOARD TO CEILING
- 5 5/8" TYPE "X" GYP. BOARD TO 12'-0"
3-5/8" 20 GA. 33 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
R-11 ACOUSTICAL BATT INSULATION
5/8" W.R. GYP. BOARD TO CEILING
- 6 5/8" TYPE "X" GYP. BOARD TO 12'-0"
R-19 BATT INSULATION
3-5/8" 20 GA. 30 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
2" AIR SPACE
EXISTING 8-3/4" THICK CONCRETE WALL
- 7 5/8" TYPE W.R. GYP. BOARD TO CEILING @ 9'-0"
R-19 BATT INSULATION
3-5/8" 20 GA. 30 MIL. STL. STUDS @ 24" O.C. TO 12'-0"
2" AIR SPACE
EXISTING 8-3/4" THICK CONCRETE WALL
- 8 5/8" TYPE "X" GYP. BOARD TO 12'-0"
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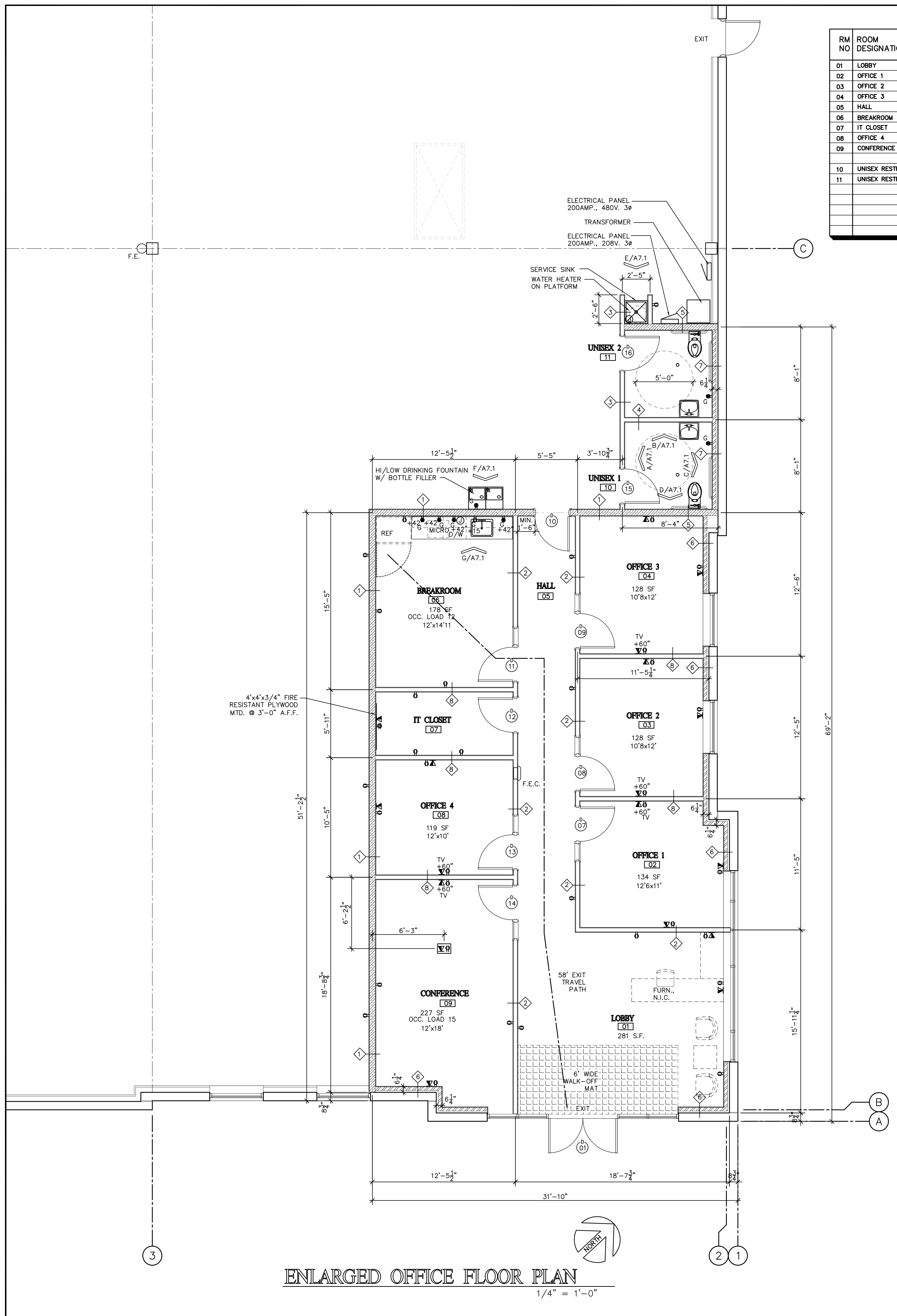
ELECTRICAL LEGEND

- ⊕ DUPLEX OUTLET
- ⊕ FOURPLEX OUTLET
- ⊕ PHONE / DATA
- ⊕ GFI DUPLEX OUTLET
- ⊕ FLOOR BOX
- ⊕ JUNCTION BOX
- ⊕ T.V.
- +42" NUMBER INDICATES MOUNTING HEIGHT TO THE CENTERLINE OF THE DEVICE AFF.

BUILDING CALCULATIONS:

TOTAL OFFICE GROSS FLOOR AREA: 1,632 S.F.
 RESTROOM GROSS FLOOR AREA: 119 S.F.
 CONSTRUCTION TYPE: II-B FULLY-SPRINKLERED
 OCCUPANCY TYPE: B
 OCCUPANT LOAD:
 OFFICE GFA: 1,205 S.F. @ 1/150 S.F. = 8 OCCUPANTS
 (EXCLUDING RESTROOMS, IT ROOM, CONFERENCE RM)
 CONFERENCE RM: 227 S.F. @ 1/15 = 15 OCCUPANTS

TOTAL OCCUPANT LOAD = 23 OCCUPANTS
 EXITS REQUIRED: 23 OCC. x 0.15 = 3.45*
 EXITS PROVIDED: 1 @ 68"
 MENS RESTROOM REQUIREMENTS: 12; 1 WC / 1 LAV.
 WOMENS RESTROOM REQUIREMENTS: 12; 1 WC / 1 LAV.



ENLARGED OFFICE FLOOR PLAN

1/4" = 1'-0"

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" 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.
- 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 (2) BIKE RACKS - 5 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 TYPE "S" CONC. CURB PER COUNTY STANDARD A-3.
- 13 CURB INLET TYPE 1, L=2' PER COUNTY STANDARD B-8.
- 14 HEAVY-DUTY PAVED AREAS @ TRUCK APRON AND FUTURE TRUCK PARKING, 4" ASPHALT OVER 8" CRUSHED SURFACING TOP COARSE.
- 15 LIGHT-DUTY PAVED AREAS, 3" ASPHALT OVER 8" CRUSHED SURFACING TOP COARSE.
- 16 LOADING AREA CONCRETE APRONS, 5" THICK CONCRETE CONCRETE OVER 6" CSTC.
- 17 FUTURE 5'-0" WIDE X 4" THICK CONC. SIDEWALK, COUNTY STANDARD A-1.
- 18 CONCRETE RETAINING WALL W/ GUARDRAIL. SEE A-5.2.
- 19 5'-0" WIDE X 4" THICK CONC. LANDING SLAB, SLOPE 1/4" PLF.
- 20 CURB RAMP - SINGLE DIRECTION TYPE D1 PER SPOKANE COUNTY STANDARD A-501.
- 21 RETAINING WALL OR ROCKERY, MAX. HEIGHT 4'-0".

LANDS OF CF
AIRPORT BOARD CITY OF SPOKANE/
SPOKANE COUNTY

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 SOUTHEAST & NORTHEAST CORNERS OF BUILDING WALLS 12" HIGH LETTERS. SEE ELEVATIONS.

BUILDING INFORMATION:

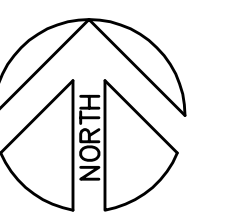
PARCEL NO.: 24061.9059
 ZONING: LI LIGHT INDUSTRIAL
 FIRE DISTRICT: Fire District 3
 WATER DISTRICT: City of Spokane
 OCCUPANCY GROUPS: S-1 (S-1, F & B OCCUPANCIES POSSIBLE)
 CONSTRUCTION TYPE: II-B SPRINKLERED
 SITE AREA: 345,295.20 S.F. OR 7.927 ACRES
 BUILDING COVERAGE: 75,027 S.F. OR 21.71% (70,000 s.f. allowable per Table 506.2.)
 (Unlimited with min. 60' yards)
 BUILDING HEIGHT: 39'-4" ONE-STORY (75' allowable per Table 504.3)
 SETBACKS:

	REQUIRED:	PROVIDED:
WEST REAR:	30'-0"	160'-0"
EAST FRONT:	30'-0"	119'-0"
NORTH SIDE:	30'-0"	30'-0"
SOUTH SIDE:	30'-0"	105'-0"±

 PARKING REQUIRED: OFFICE USE: Estimated 15.0% S.F. 11,253 @ 1 PER 350 MIN. = 32
 WAREHOUSE USE: 63,769 S.F. @ 1 PER 2,000 = 32
 OFF STREET LOADING: 3 SPACES REQUIRED 15' WIDE x 60' LONG x 15'-0" HIGH
 PARKING PROVIDED:
 PASSENGER CAR SPACES: 113 SPACES PLUS - 5 ACCESSIBLE
 OFF STREET LOADING: 4 ON-GRADE SPACES PROVIDED 15' WIDE x 60' LONG x 15'-0" HIGH
 16 DOCK HIGH SPACES PROVIDED 14' WIDE x 60' LONG x 15'-0" HIGH
 8 FUTURE DOCK HIGH SPACES AVAILABLE

SITE PLAN

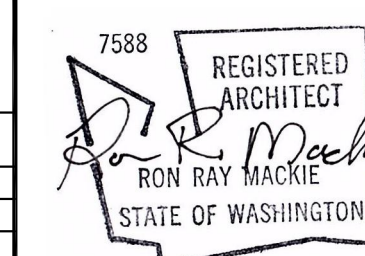
1" = 40'-0"



ARCHITECTURAL VENTURES
 RON R. MACKIE (509) 290-1491
 E. 9802 MISSION AVENUE SPOKANE VALLEY, WA 99206

SITE LAYOUT PLAN

DRAWN BY:	DATE:
R.R.M.	2/14/23
REVISIONS	CHG DATE



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

DATE:
2-14-2023

CA-10