

A. SUBJECT PROPERTY(S) DATA

PARCEL ADDRESS	PARCEL NUMBER	ZONING & LAND USE	PARCEL AREA	
-	NOT ASSIGNED	35104.0007	LJ (Light Industrial)	90,000 SF
-	NOT ASSIGNED	35104.0017	LJ (Light Industrial)	142,401 SF
ASSEMBLED PROPERTY AREA (ASSESSED):			232,401 SF	
			5.34 ACRES	

B. REQUIRED BLDG SETBACKS & LANDSCAPING

YARD / SITE LOCATION	REQ'D MIN. BUILDING SETBACK	SETBACK ADJACENT TO R-ZONE	REQ'D MIN LANDSCAPING
FRONT	10-FEET	10-FEET	5-FEET
SIDES	0-FEET	10-FEET	5-FEET
REAR	0-FEET	10-FEET	5-FEET
STREETS	12-FEET BACK OF CURB	12-FEET BACK OF CURB	6-FEET
USE BUFFER	-	-	NA
INTERIOR	-	-	10% PARKING AREA

C. BUILDING(S) AREA & REQUIRED PARKING

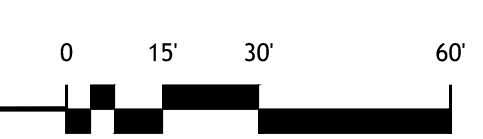
BLDG NAME	OCCUPANCY AREA	REQUIRED PARKING	
		MIN.	MAX.
OFFICE	±10,973 SF	21.9 STALLS	54.9 STALLS
SHOP	±9,276 SF	9.3 STALLS	46.4 STALLS
VEHICLE MAINT.	±6,750 SF	9.0 STALLS	33.8 STALLS
TOTALS:	26,999 SF	22 Stalls	55 Stalls
PROVIDED PARKING:		37 STALLS	
LESS MIN. REQ'D ADA PARKING STALLS:		35 STALLS	
DEVELOPMENT PARKING RATIO:		1.3 STALLS/1,000 SF	
REQUIRED ADA PARKING (5%):		2 ADA Stalls	
ELECTRIC VEHICLE CHARGING STATIONS (5% PER WAC 15-50 427):		1 EVCS	
PARKING LOT TREES (1 INTERIOR TREE PER 6 STALLS PER 'SMC' 17C.200.040(F)a):		6 TREES	

D. PROJECT DATA

DATA	EXISTING	PROPOSED
OCCUPANCY GROUP	-	B, S-1
CONSTRUCTION TYPE	-	TYPE-IV
MAX. BLDG HEIGHT	-	70-FEET
MAX. FLOOR AREA RATIO (F.A.R.)	-	NA
BLDG(S) SPRINKLED	-	YES
SEPA REQUIRED	-	YES



1 Site Plan
SCALE: 1" = 30'



Vicinity Map

PRELIMINARY
NOT FOR
CONSTRUCTION

Schematic Design
Draft for Review

Spokane Community College
Maintenance, Operations
& Security Building



BERNARDO WILLS
ARCHITECTS PC

Project No: 19-11-215
Drawn by: RFP/DH
Date: March 5, 2020

A2.1

153 SOUTH JEFFERSON SPokane WASHINGTON 99201 509.838.4511
 FAX 509.838.4605 WWW.BERNARDOWILLS.COM
 COPYRIGHT BERNARDO WILLS ARCHITECTS, PC 2020