

**1 SITE PLAN & SITE SECTION KEYNOTES**

- 4'-0" MIN. FROM CURB TO PRIVACY FENCE
- EXISTING, SEE CIVIL
- DRAINAGE INDICATES FRONT SETBACK FROM PROPERTY LINE ALONG AERO RD., TO THE EXTERIOR FACE OF EXTERIOR WALL OF THE NEW BUILDING
- DIMENSION INDICATES APPROXIMATE DISTANCE FROM UTILITY EASEMENT (SEE CIVIL), TO THE EXTERIOR WALL OF THE NEW BUILDING
- LANDSCAPING IMPROVEMENTS: SEE LANDSCAPING
- DASHED LINE INDICATES MIN. 1'0" SETBACK FOR EXTERIOR WALLS (FIRE CODE), FROM PROPERTY LINE CONCRETE CURB, TYP. SEE CIVIL
- NEW SIDEWALK, SEE CIVIL
- INFILTRATION TRENCH, SEE CIVIL
- CONCRETE SIDEWALK, SEE CIVIL
- EVAPORATION POND, SEE CIVIL
- REFUSE STORAGE IN RECYCLABLE MATERIALS, COMPOST AND SOLID WASTE; PER SPOKANE COUNTY (14.606.20) 5. SOLID WASTE SCREENED ON ALL SIDES FROM PUBLIC VIEW AND AT A MINIMUM ENCLOSED ON 3 SIDES BY A 6'-0" H. CONCRETE BLOCK MASONRY OR SIGHT-OBSCURING FENCE WITH A SIGHT-OBSCURING GATE FOR ACCESS. MAX. 8 YD. REFUSE CONTAINER SHOWN. OWNER SHALL VERIFY DIMENSIONS, CAPACITY & PICK-UP SCHEDULE WITH WASTE HAULER(S) PRIOR TO CONSTRUCTION. SEE ALSO: SITE PLAN GENERAL NOTE #1.
- 4'-0" MIN. (FROM CURB TO STAIR)
- DASHED LINE INDICATES EDGE OF ROOF PROJECTION (EAVE, RAKE, SOFFIT, GUTTER, ETC.), SEE ARCH. FOR MORE INFO.
- LIGHT DASHED LINE INDICATES BALCONY, TYP. SEE ARCH. FOR MORE INFO.
- DASHED LINE INDICATES MIN. 2'-0" UNOBSTRUCTED WIDTH OF AERIAL-FIRE APPARATUS ACCESS ROAD (BMS). ALL PORTING OF THE APPARATUS ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF MIN. 13'-4" AND TREES, POWER LINES, ENTRY GATES, ETC., G.C. TO COORDINATE. SEE CIVIL FOR MORE INFO.
- PAVED AREA (NOT FOR PARKING)
- ELECTRIC METERS, APPROXIMATE LOCATION SHOWN (1) OF 2, TO BE VERIFIED WITH UTILITY, G.C. TO COORDINATE. SEE ELECTRICAL/EPIC PLAN. ELECTRICAL WORK IS A DEFERRED SUBMITTAL. SEE SITE PLAN GENERAL NOTE #7
- PAVING, PER CIVIL. SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (GROUP 1) VEHICLE WEIGHT AND SHALL BE SURFACED 50 AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (IRC 2018 503.2.3) AS DETERMINED BY THE SPOKANE COUNTY FIRE DISTRICT. MAXIMUM GRADE: 12% SPOKANE CO. BP-26. DRIVEWAY CROSS PIPES PER BP-21. DRAINAGE SHALL BE AWAY FROM ACCESS ROADS.
- PRIVACY FENCE, APPROX. 3'-0" H. ANCHORED TO CONCRETE PATIO, PROVIDE (1) 38" W. GATE AT EACH LEVEL (UNTIL LOCKING HARDWARE OPTIONAL, ALL HARDWARE TO BE ADA-COMPLIANT). GATE DIMENSIONS T.O.D. IN FIELD IN CONSULTATION WITH OWNER. FURTHER SPECIFICATION PER OWNER.
- SPRINKLER RISER ROOM, SEE ARCH.
- BICYCLE RACK: EACH RACK SHALL ACCOMMODATE MIN. 8 BICYCLES. COLOR: BLACK. SPECIFICATION: SLOOP WIRE STYLE BY UL LINE MODEL NO. HESHAUL OR APPROVED EQUAL. SECURE TO CONCRETE/PAVING WITH 1/2" ANCHORS, PER MFR. INSTRUCTIONS; QUANTITIES SHOWN ON SITE PLAN ARE CODE MINIMUMS. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE. EXACT LOCATIONS PER OWNER. SEE ALSO KEYNOTE #34
- TYPE A ACCESSIBLE UNIT LEVEL 1 (1) OF 2 SEE PLAN
- ACCESSIBLE GARAGE PARKING STALL (SERVES TYPE A ACCESSIBLE UNIT, SEE GARAGE PLANS SEE ALSO KEYNOTE #34)
- 12" W. PLASTER STRIP, AT GRADE, LENGTH PER OWNER (OR ARCHITECT) T.O.D. IN FIELD
- NEW SIDEWALK, ALONG AERO RD. SEE CIVIL
- NEW CURB, ALONG AERO RD. SEE CIVIL
- NEW SIDEWALK, ALONG AERO RD. SEE CIVIL
- DASHED LINE INDICATES MIN. 2'0" SETBACK FOR GARAGE (ZONING CODE), FROM FRONT PROPERTY LINE
- DIMENSION INDICATES FRONT SETBACK FROM PROPERTY LINE, TO THE EXTERIOR FACE OF EXTERIOR WALL OF THE NEW GARAGE
- ACCESSIBLE PARKING SPACE: #1 12' W. x 18' D., TYP. SPACES MARKED "VAN"; 12' W. x 18' D., PROVIDE ADJACENT ACCESSIBLE, SEE EXTERIOR ACCESSIBLE ROUTE NOTE 3. SEE ALSO: KEYNOTE #34
- ELECTRIC VEHICLE INFRASTRUCTURE SHALL BE PROVIDED PER IRC SECTION 409. SEE ALSO: STRUCTURAL SITE PLAN. ELECTRICAL WORK IS A DEFERRED SUBMITTAL. SEE SITE PLAN GENERAL NOTE #9
- ACCESSIBLE: 5'-0" W., UNLESS NOTED OTHERWISE, PROVIDE IDENTIFICATION SIGN AT EACH ACCESSIBLE THAT PROHIBITS PARKING IN ACCESSIBLE (RCV 19.27.500) PROVIDE ACCESSIBLE RAMP AT ADJACENT CURB, IF PRESENT. (SEE ELECTRICAL ACCESSIBLE ROUTE NOTE 1)
- LIGHT DASHED LINE INDICATES MIN. WIDTH OF FIRE DEPT. ACCESS ROAD. SEE SITE PLAN GENERAL NOTE #2. SEE CIVIL FOR MORE INFO.
- Mechanical Room, SEE ARCH.
- 44" W. ACCESSIBLE ROUTE, APPROX. LOCATION SHOWN (SEE EXTERIOR ACCESSIBLE ROUTE NOTE 3)
- MAXIMUM TYP. 1' OF 3" MODEL FLORENCE CORP. 1010-12-04 OR EQUAL; ALL KEYPHOLS OF WALLS AND SURVIVAL OF TYPE B ACCESSIBLE UNIT SHALL BE MIN. 12" MAX. 48" ABOVE THE ADJACENT WALKING SURFACE.
- 44" W. ACCESSIBLE ROUTE, PARTIALLY STRIPED, APPROX. LOCATION SHOWN (SEE EXTERIOR ACCESSIBLE ROUTE NOTE 3)
- ACCESSIBLE RAMP, SEE CIVIL
- DASHED LINE INDICATES FOUNDATION DRAINAGE SYSTEM, APPROX. LOCATION SHOWN. SEE ARCH. (INCLUDING FOUNDATION PLAN, IF PRESENT, & FOUNDATION DETAILS); SEE STRUCTURAL FOUNDATION DETAIL S; SEE LANDSCAPING. SEE CIVIL
- DOWNPOUT TYP., SEE LEVEL 1 PLAN (1/A-101) FOR LOCATIONS AND QUANTITIES; PROVIDE DOWN-SPROUT EXTENSION (IF MIN.) AT ALL LOCATIONS, DISCHARGE TO GRADE. SEE CIVIL FOR MORE INFO.
- NEW FIRE HYDRANT, SEE CIVIL
- CLEANOUT, SEE CIVIL

**SITE, ZONING & PARKING INFO.**

**PARCEL NO.:** 24071.9020  
**PARCEL SIZE:** 2.38 ACRES (APPROX. 103,810 S.F.)  
**ZONING DESIGNATION:** MDR (MEDIUM DENSITY RESIDENTIAL)  
**ALLOWABLE USE (SCZ 14.606.210):** DWELLING, MULTI-FAMILY  
**DENSITY STANDARDS (SCZ 14.606.300 Table 606-2):**  
 RURAL (OR) RESOURCE LANDS ZONE 1 (14.300, DENSITY) NO 6-15 D.U./ACRE = MIN. 14.28 D.U./ACRE, MAX. 35.7 D.U./ACRE (COMPLIES)  
**LOT STANDARDS (SCZ 14.606.300 Table 606-3):**  
 MAX. BUILDING COVERAGE: 85% OF LOT AREA = 87,387 SF MAX. (COMPLIES)  
**BUILDING HEIGHT (SCZ 14.300):** 40' MAX.  
 ACTUAL: SEE SITE SECTION 2/3-004 & BUILDING SECTION 2/A-203 (COMPLIES)  
**PERMITTED USES:** MIN. LOT AREA 8,000 SF, MIN. FRONTAGE 60' (COMPLIES)  
**MINIMUM YARD SETBACKS:**  
 FRONT ST. (AERO RD.): RESIDENCE: 15', GARAGE 20'  
 SIDE: RESIDENCE 15', GARAGE 5'  
 REAR: RESIDENCE 15', GARAGE 5'  
 PROJECTIONS 2' MAX. (14.610.200 #1) (COMPLIES, SEE SITE PLAN & SITE SECTION)  
**ACCESSORY STRUCTURES (SCZ 14.606.300 Table 606-4):**  
 10% OF LOT SIZE (COMPLIES)  
**GROSS BUILDING AREA (GSF = GROSS SQUARE FOOTAGE), ACTUAL:**  
 APARTMENT BUILDING: LEVEL 1 10,862 GSF  
 LEVEL 2 10,870 GSF  
 LEVEL 3 10,870 GSF  
 TOTAL 32,602 GSF  
 ACCESSORY STRUCTURES: SEE A-201

**CODE CITATIONS (SHOWN IN BRACKETS, SEE COVER FOR MORE INFO.) INCLUDE:**  
 BUILDING CODE (IBC) & SPOKANE COUNTY ZONING CODE (SCZ)

**STORIES ABOVE GRADE PLANE:**  
 APARTMENT BUILDING: 3  
 GARAGES (ACCESSORY): 1

**OFF-STREET PARKING**

ACTUAL NO. OF SPACES:	
GARAGES	38 SPACES
SURFACE	74 SPACES ACTUAL
TOTAL	112 SPACES

**USE CLASSIFICATION: RESIDENTIAL / MULTI-FAMILY DWELLING**  
 MIN. NO. OF SPACES (SCZ TABLE 602-1)  
 36 UNITS x 1.5 SPACES PER UNIT 54 SPACES  
 GUEST PARKING 5% ADD'L 5 SPACES  
 TOTAL 59 SPACES MIN.

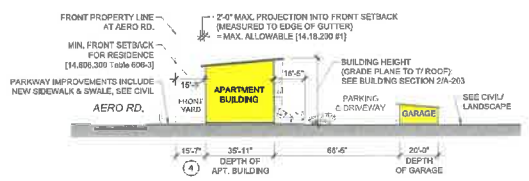
**TYP. SPACE, MIN. WIDTH:** 8'-0" (SCZ FIG. 602-2)

**BICYCLE RACKS (SCZ 14.602.090(4)):**  
 MIN. 3 RACKS (EA. RACK 5 BICYCLES MIN.) (COMPLIES, SEE SITE PLAN INCLUDING KEYNOTE #23)

**PARKING (IBC)**

TYP. SPACE, MIN. WIDTH:	8' x 18' (N/A)	N/A (ZONING REQUIREMENT)
ACCESSIBILITY (1106.1)	2% ACCESSIBLE, EACH TYPE 1 (1108.2 #1)	COMPLIES, SEE PLAN
TYPE A ACCESSIBLE PARKING (1106.2 #3)	1	COMPLIES, SEE PLAN
ELECTRIC VEHICLE INFRASTRUCTURE: 5% OF TOTAL (IBC 429) INC. VAN MIN. GARAGE SPACES:	2	COMPLIES, SEE PLAN
MIN. SURFACE PARKING SPACES:	2	COMPLIES, SEE PLAN
SEE SITE PLAN, INCLUDING KEYNOTE 33B		

**SPOKANE COUNTY FIRE DISTRICT: DISTRICT 3**  
 FIRE APPARATUS ACCESS ROAD REQUIRED

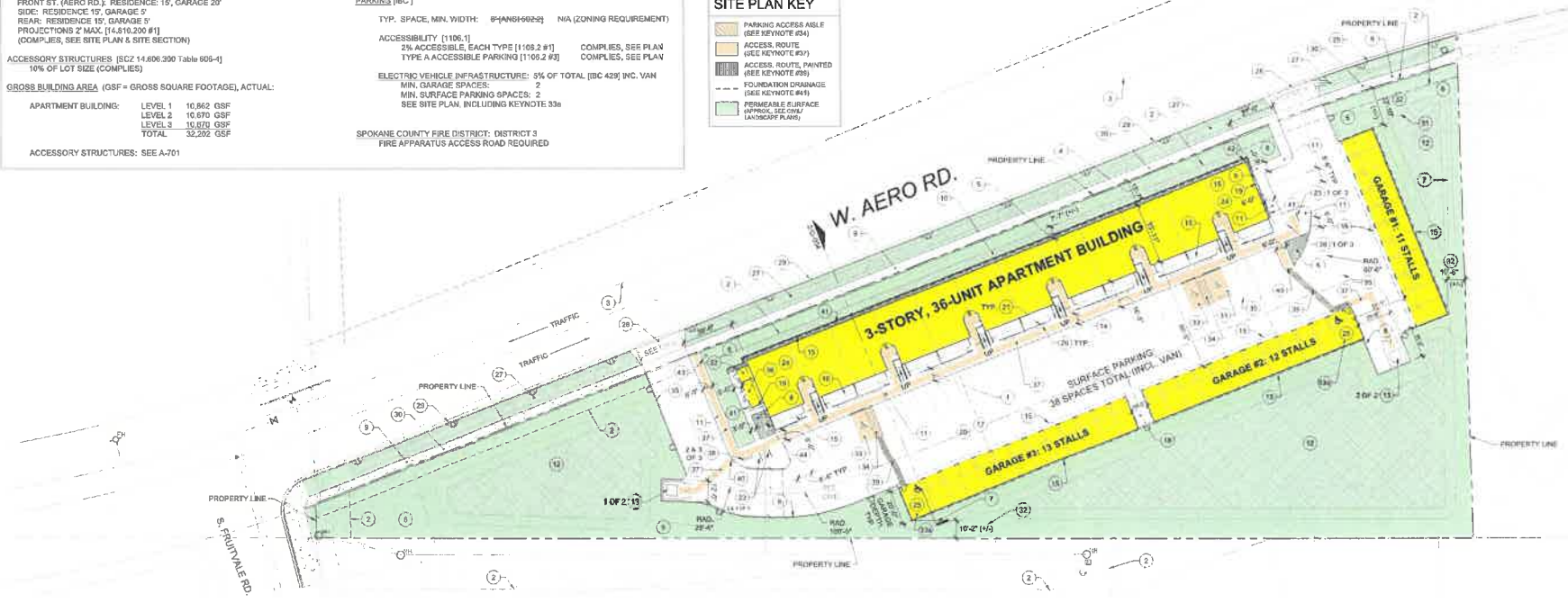


**2 SITE SECTION LOOKING NORTHEAST**  
 SCALE: 1" = 30'



**SITE PLAN GENERAL NOTES**

- REFER TO SURVEY, CIVIL & OTHER DRAWINGS & SPECIFICATIONS FOR MORE INFO. (CIVIL DRAWINGS SHOWN HERE FOR REFERENCE ONLY.)
- OVERHEAD UTILITY LINES SHALL NOT BE LOCATED OVER THE ACTUAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE ACTUAL FIRE APPARATUS ACCESS ROAD AND THE BUILDING. (IPC 2018 0105)
- THE WALKING SURFACES AT ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLES SHALL BE SLOPED NO GREATER THAN 2%, G.C. TO NOTIFY ARCHITECT IF FIELD CONDITIONS NECESSITATE RELOCATION OF ACCESSIBLE PARKING SPACES AND/OR ACCESSIBLE LOCATIONS.
- ALL SITE WORK SHALL COMPLY WITH SPOKANE COUNTY REGULATIONS, INCLUDING, BUT NOT LIMITED TO: 14.606.200-409-AMENDMENTS; FIRE APPARATUS ACCESS ROAD STANDARD 409-200-409-409-HIGHURE & PRIVATE-DRIVEWAY-607-409-HIGHURE.
- RECYCLABLE MATERIALS, COMPOST AND SOLID WASTE STORAGE (WAS STAGING) A SPACE SHALL BE PROVIDED FOR STORAGE OF RECYCLED MATERIALS AND SOLID WASTE. THE STORAGE AREA SHALL BE DESIGNED TO MEET THE NEEDS OF THE OCCUPANCY, EFFICIENCY OF PICKUP, AND SHALL BE AVAILABLE TO OCCUPANTS AND HAULERS.
- EXTERIOR ACCESSIBLE ROUTES: MIN. 44" WIDE MAX. 8% LONGITUDINAL SLOPE, MAX. 2% CROSS SLOPE, SEE ARCH. SITE PLAN, LANDSCAPE & CIVIL FOR MORE INFO.
- SITE LIGHTING: SEE ELECTRICAL; ELECTRICAL WORK IS A DEFERRED SUBMITTAL. (SEE 4002) MIN. 1.0 FC ILLUMINATION SHALL BE PROVIDED ALONG ACCESSIBLE ROUTE. PATH TO THE PUBLIC WAY AND ACCESSIBLE PARKING SPACES (PER IBC 1106.2)
- ELECTRIC VEHICLE INFRASTRUCTURE: SEE ELECTRICAL; ELECTRICAL WORK IS A DEFERRED SUBMITTAL. (SEE 4002)



**1 SITE PLAN**  
 SCALE: 1" = 30'



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**ISSUED / REVISED**

DESCRIPTION	DATE
PRELIMINARY	4.25.20
PRE-APP SUBMIT	8.16.21
BD SET	9.15.21
PERMIT STAKE	12.22

**PROJECT:**  
**FAIRWAY APARTMENTS**  
 9907 W. AERO RD.  
 MEDICAL LAKE WA 99004  
 PARCEL NO. 24071.9020

**CLIENT:** CHRIS BORNIHOFF  
**PROJECT NO.:** 2019-16  
**PERMIT NO.:** 2019-16 E-82208376  
**DRAWN BY:** CR  
**CHECKED BY:** RA

**SITE PLAN, ZONING & PARKING, ETC.**

**G-004**