

CONTACT / PROJECT SUMMARY

PRIMARY CONTACT: EVAN VERDUIN
TREK ARCHITECTURE
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PROPERTY OWNER: FOOTHILLS PROJECT LLC

ESTIMATED PROJECT VALUATION: \$8,000,000

ESTIMATED START DATE: SUMMER, 2022

ZONING CODE SUMMARY

PROJECT ADDRESS: 519 E NORTH FOOTHILLS DR
SPOKANE, WA 99207

ASSESSOR'S PARCEL NUMBER: 35082.4105

LEGAL DESCRIPTION: RESURVEY BLKS 3 THRU 18 OF JM MORGANS ADDITION CITY SP87-10 "NORTH FOOTHILLS BUSINESS PARK" AUDITORS #89307099 BK 6 PG 26 - L1S F, G & H EXC PTN LT H LYG ELY OF FOLL DEISC LN; BEG AT NW COR LT F TH SELY ALGN LN L1S F & H 266.07 FT TO TRUE POB, TH S21DEG 22MIN 15SDS E 194.57 FT TO NLY RW OF NORTH FOOTHILLS DR & TERM OF SD LN

ZONE: GC

LOT SIZE: 88,996 SF

MAXIMUM FAR (FLOOR AREA RATIO): ALLOWED: NO LIMIT FOR RESIDENTIAL DEVELOPMENT

HEIGHT: ALLOWED: 70'
PROPOSED: TBD

MINIMUM SETBACK FROM LOT LINES: ALLOWED: 0' FROM STREET, 10' FROM R-ZONED LOTS, 10' MIN FRONT LOT LINE

PARKING REQUIRED: YES

OCCUPANCY GROUPS

IBC CHAPTER 3 OCCUPANCY CLASSIFICATION: RESIDENTIAL DWELLING UNITS: R-2

ALLOWABLE HEIGHT AND AREA

IBC TABLE 504.3/504.4/506.2	TYPE (CONST.)	HEIGHT (FEET)	HEIGHT (STORIES)	AREA (sf)
R-2	V-B	60	3	7,000

ACTUAL AREA PER FLOOR: 6,392 S.F. +/-

SPECIAL DETAILED REQUIREMENTS BASED ON USE

IBC SECTION 420
DWELLING UNIT SEPARATION WALLS: 1 HR PARTITION
DWELLING UNIT HORIZONTAL (FLOOR/CEILING) SEPARATION: 1 HR HORIZONTAL ASSEMBLY

CONSTRUCTION TYPES

LEVELS	OCCUPANCY GROUPS	CONSTRUCTION TYPE:
LEVELS 1-3	R-2	TYPE V-B

IBC TABLE 601.602
FIRE-RESISTANCE REQUIREMENTS - TYPE V-B CONSTRUCTION:
STRUCTURAL FRAME: 0 HR
EXTERIOR BEARING WALLS: 0 HR
INTERIOR BEARING WALLS: 0 HR
EXTERIOR NON-BEARING WALLS: SEE TABLE 602
INTERIOR NON-BEARING WALLS: 0 HR
(30 MIN. FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS PER SECTION 420.2)
FLOOR CONSTRUCTION: 0 HR
(30 MIN. HORIZONTAL ASSEMBLIES AT DWELLING UNIT SEPARATIONS PER SECTION 420.3)
ROOF CONSTRUCTION: 0 HR

MEANS OF EGRESS

IBC SECTION 1006.2.1:
COMMON PATH: <125'-0" REQ'D

IBC TABLE 1006.3.1:
EXITS REQUIRED: 1 EXIT REQUIRED (1 EXIT PROVIDED)

IBC SECTION 1017:
EXIT ACCESS TRAVEL DISTANCE: 250' MAX. ALLOWED, ACTUAL TRAVEL DISTANCE IS TBD.

ACCESSIBILITY

IBC SECTION 1107
TYPE 'A' AND TYPE 'B' DWELLING UNITS REQUIRED:
ALL UNITS TO MEET "FAIR HOUSING ACCESSIBILITY GUIDELINES" AND REQUIREMENTS OF 2018 IBC SECTION 1107.

ACCESSIBLE BUILDING REQUIRED: PER 2018 IBC CHAPTER 11 AND AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

AUTOMATIC SPRINKLER SYSTEMS

IBC SECTION 903:
AUTOMATIC SPRINKLER SYSTEMS: YES (NFPA 13R)
FIRE FLOW: 1,500 GPM

IBC SECTION 905 (AMENDED BY SMC 17F.080.030.B.11):
STANDPIPE SYSTEMS: NO

IBC SECTION 906
FIRE EXTINGUISHERS: 75 FEET MAX TRAVEL DISTANCE TO EXTINGUISHER

IBC SECTION 907 / SMC 17F.080.110:
FIRE ALARM SYSTEM WITH NOTIFICATION SYSTEM: YES

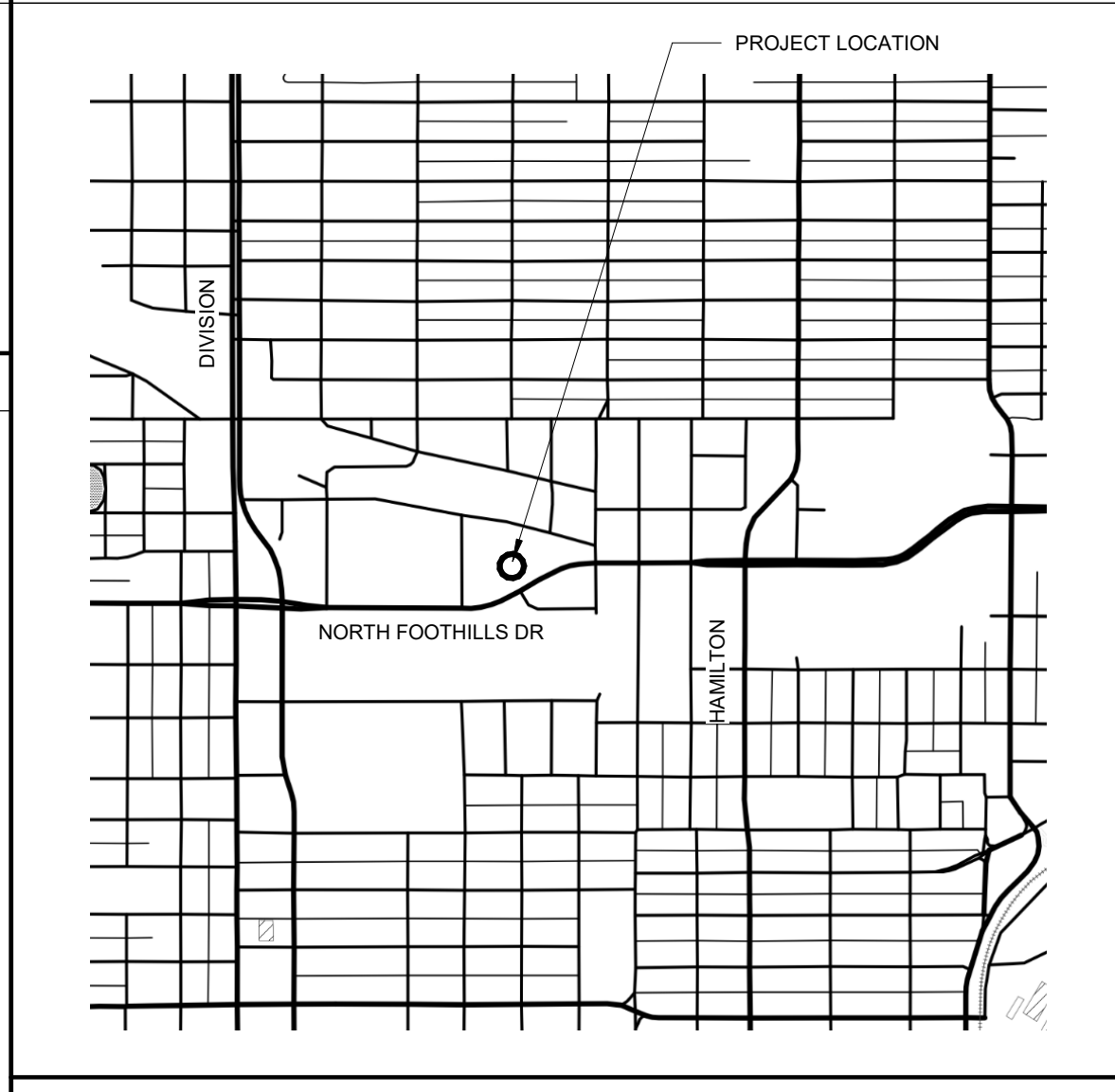
A FIRE ALARM SYSTEM WITH CENTRAL MONITORING IS REQUIRED FOR THE COMMON AREAS OF THE BUILDING IN ACCORDANCE WITH THE MUNICIPAL CODE INCLUDING THE PROVISIONS FOR "SPECIAL AREAS TO BE PROTECTED".

SMOKE DETECTORS ARE REQUIRED ABOVE THE PANEL, POWER SUPPLIES, ANNUNCIATOR, AND OTHER PANELS ASSOCIATED WITH THE FIRE ALARM SYSTEM.

DUCT SMOKE DETECTORS (IF REQUIRED) SHALL BE WIRED TO A SUPERVISORY ZONE ONLY, NOT AN ALARM-INITIATING ZONE, AS PER SPOKANE FIRE DEPARTMENT POLICY AND AS PROVIDED IN THE IMC. THE CODE REQUIRES DUCT DETECTION ONLY ON RETURN AIR.

SMOKE ALARMS: YES

VICINITY MAP



PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



TREK ARCHITECTURE

GENERAL:
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OWNER:
155 E CLEVELAND AVE INVESTMENTS LLC
155 E CLEVELAND AVE
SPOKANE, WA, 99207

PROFESSIONAL SEAL

NEW COMMERCIAL APPLICATION FOR:
FOOTHILLS MULTI-FAMILY

ADDRESS:
519 E. NORTH FOOTHILLS DR
SPOKANE, WA 99207

JOB:
21.XX

DRAWN BY:
EJV

CHECKED BY:
EJV

SCALE:
As Indicated

DATE:
10.26.2021

PROJECT STATUS:
PRELIMINARY SITE PLAN

REVISIONS:

#	DESCRIPTION	DATE