

**CONTACT / PROJECT SUMMARY**

**PRIMARY CONTACT:** EVAN VERDUIN  
TREK ARCHITECTURE  
122 S. MONROE, SUITE 204  
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509.315.4830  
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**PROPERTY OWNER:** RUSTLE PROJECT LLC

**ESTIMATED PROJECT VALUATION:** \$3,000,000  
**ESTIMATED START DATE:** SUMMER, 2022

**ZONING CODE SUMMARY**

**PROJECT ADDRESS:** 1520 S RUSTLE ST.  
SPOKANE, WA 99224

**ASSESSOR'S PARCEL NUMBER:** 25262 0202

**LEGAL DESCRIPTION:** GARDEN SPRINGS L111014 B2 TOG W/ N1/2 OF VAC BURCH ST LYG S OF & ADJ TO SD LOTS

**ZONE:** CB-55

**LOT SIZE:** 32,500 SF

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

**HEIGHT:** ALLOWED: 55'  
PROPOSED: TBD

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

**PARKING REQUIRED:** YES (SEE ZONING PROVISIONS)

**LANDSCAPE SCREENING REQUIRED:** YES (SEE ZONING PROVISIONS)

**OCCUPANCY GROUPS**

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

**ALLOWABLE HEIGHT AND AREA**

**IBC TABLE 504.3/504.4/506.2**

R-2	TYPE (CONST.)	HEIGHT (FEET)	HEIGHT (STORIES)	AREA (sf)
	V-B	60	3	7,000

- TABULAR PER FLOOR AREA LIMIT PER CHAPTER 5 = 12,000 SQ.FT. ALLOW HEIGHT = 60 FT; ALLOW STORIES = 3
- NFPA 13R SPRINKLERS? YES
- COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, IF = 0.25
  - PERIMETER, P = 494 FT
  - FRONTAGE PERIMETER, F = 301
  - WEIGHTED AVERAGE DISTANCE FROM "F" = 30 FT
- COMPUTE ALLOWABLE PER STORY AREA, AA = AT + (NS X IF) = 9,513 SQ.FT.
- MAXIMUM ALLOWABLE AREA = AA X 3 = 28,539 SQ.FT.
- MAXIMUM NUMBER OF STORIES FOR GROUP R WITH NFPA 13R SPRINKLERS, PER SEC. 903.1.2. THIS CRITERIA IS NOT MET, SO STORY LIMIT = 3
- ALLOWABLE HEIGHT IS 60 FT

**ACTUAL AREA PER FLOOR:** 9,000 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

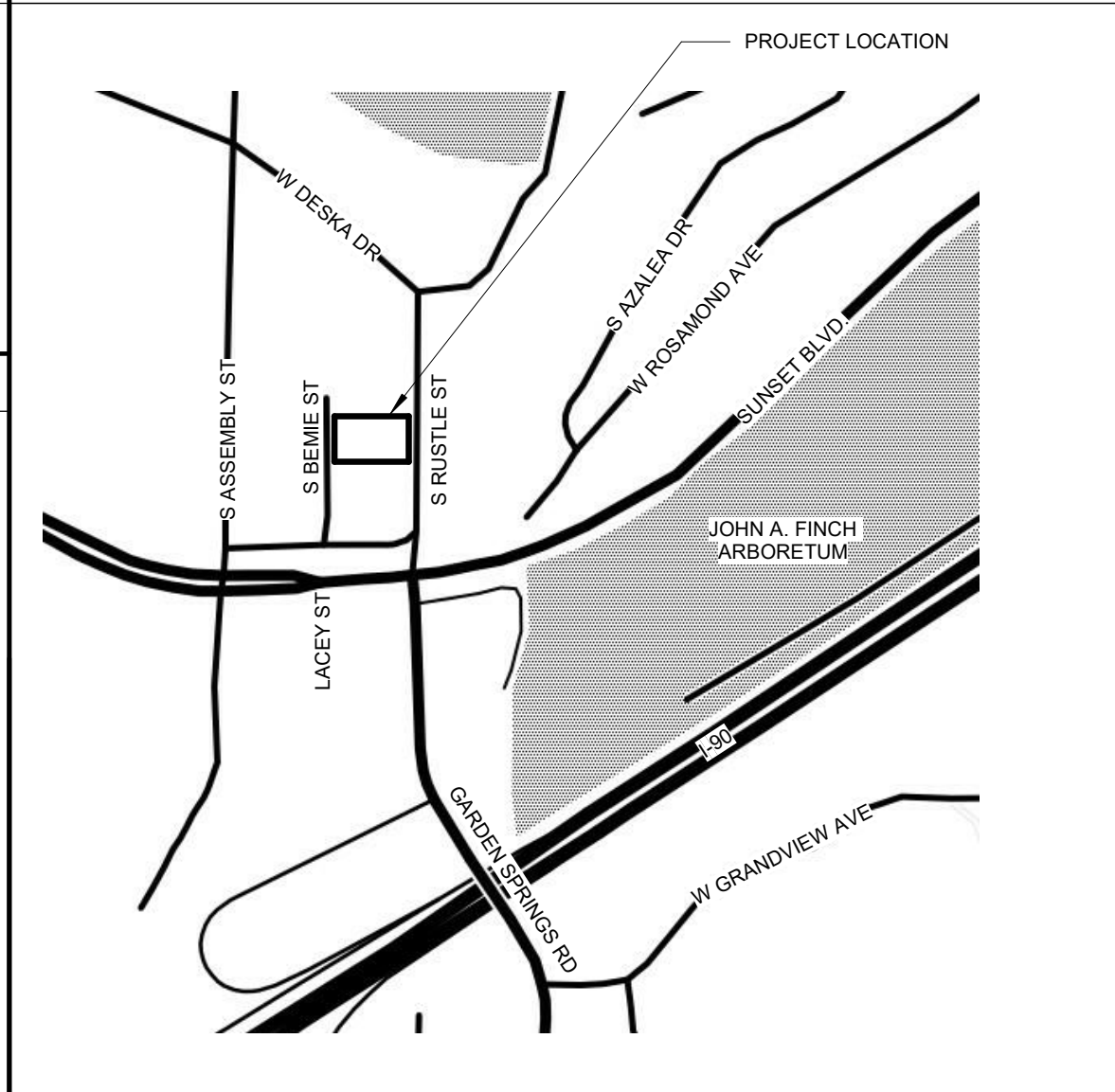
A FIRE ALARM SYSTEM WITH CENTRAL MONITORING IS REQUIRED FOR THE COMMON AREAS OF THE BUILDING IN ACCORDANCE WITH THE MUNICIPAL CODE INCLUDING THE PROVISIONS FOR "SPECIAL AREAS TO BE PROTECTED".

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**



**ZONING PROVISIONS**

**LANDSCAPE AND SCREENING**

**17C.200.040 SITE PLANTING STANDARDS**  
6' WIDE PLANTING AREA OF L2 SEE-THROUGH BUFFER, INCLUDING STREET TREES, ALONG COMMERCIAL ZONED PROPERTIES

L1 PLANTING REQUIRED BETWEEN CB & RSF ZONES  
L3 PLANTING REQUIRED BETWEEN CB & CB ZONES

**17C.130.250-B GARBAGE COLLECTION AREAS**  
ALL EXTERIOR REFUSE COLLECTION AREAS MUST BE SCREENED FROM THE STREET AND ANY ADJACENT PROPERTIES W/ L1 BUFFER

**PARKING REQUIREMENTS**

**17C.230.110 MINIMUM REQUIRED PARKING SPACES (TABLE 17C.230-2)**

**RESIDENTIAL CATEGORY**

REQUIRED: RESIDENTIAL HOUSEHOLD LIVING :  
MIN: 1 SPACE PER UNIT PLUS 1 PER BEDROOM AFTER 3 BEDROOMS  
32 UNITS = 32 STALLS

PROVIDED: 48 STALLS

**IBC 2018 SECTION 1106**

REQUIRED: 1 : 25 SHALL BE ACCESSIBLE SPACES = 2 ACCESSIBLE SPACES  
PROVIDED: 2 ACCESSIBLE SPACES

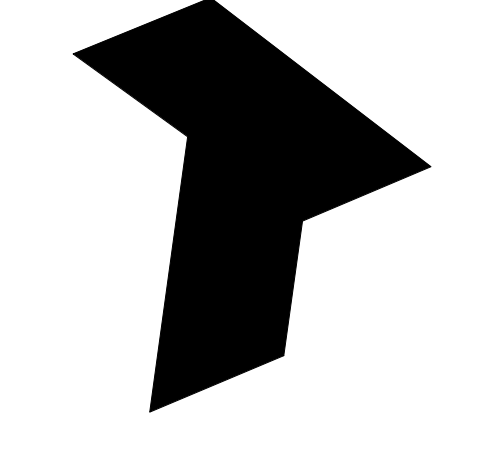
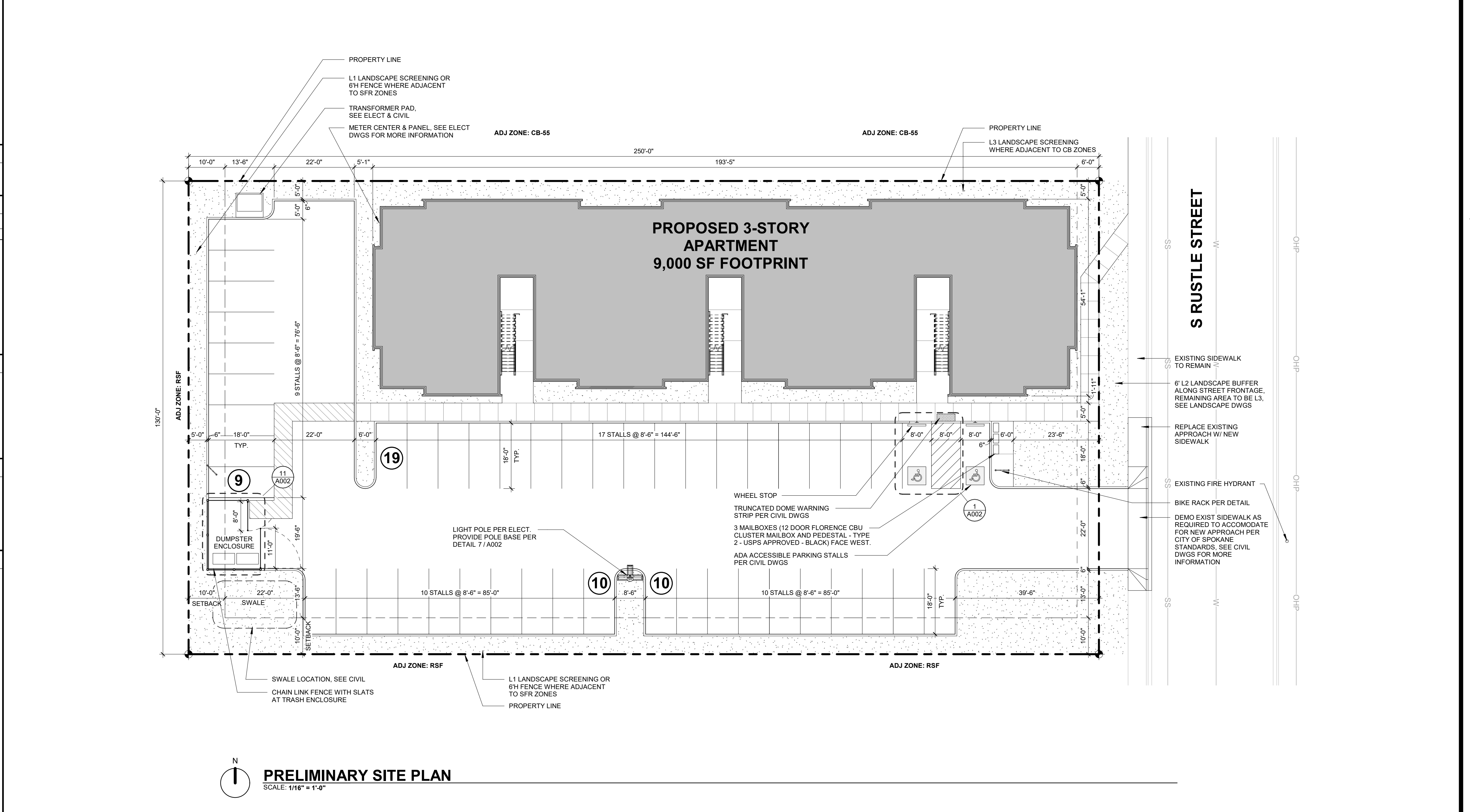
**17C.230.110-B-3 BICYCLE PARKING**  
BICYCLE PARKING MAY SUBSTITUTE FOR UP TO 10% OF REQUIRED PARKING. FOR EVERY FIVE NONREQUIRED BICYCLE PARKING SPACES THAT MEET THE BICYCLE PARKING STANDARDS, THE MOTOR VEHICLE PARKING REQUIREMENT IS REDUCED BY ONE SPACE

REQUIRED: 5% OF REQUIRED OFF STREET PARKING:  
MIN: 32 STALLS x 5% = 2 BICYCLE PARKING STALLS  
PROVIDED: 2 BICYCLE PARKING STALLS

**17C.230.110 MINIMUM REQUIRED PARKING SPACES (TABLE 17C.230-2)**

**RESIDENTIAL CATEGORY**

REQUIRED: RESIDENTIAL HOUSEHOLD LIVING :  
MIN: 1 SPACE PER UNIT PLUS 1 PER BEDROOM AFTER 3 BEDROOMS  
32 UNITS = 32 STALLS



**TREK ARCHITECTURE**

**GENERAL**  
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**ARCHITECT:** TREK ARCHITECTURE  
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SPOKANE, WA 99201  
509.315.4830  
HELLO@TREKARCH.COM

**OWNER:** RUSTLE PROJECT LLC  
915 W 2ND AVE  
SPOKANE, WA 99201

**PROFESSIONAL SEAL**

**NEW MULTIFAMILY BUILDING FOR RUSTLE APARTMENTS**

**ADDRESS:** 1520 S RUSTLE ST.  
SPOKANE, WA 99224

**JOB:** 22-12

**DRAWN BY:** MBS

**CHECKED BY:** EJW

**SCALE:** As Indicated

**DATE:** 03.03.2022

**PROJECT STATUS:** PRELIMINARY - NOT FOR CONSTRUCTION

**REVISIONS**

#	DESCRIPTION	DATE

**PRELIMINARY SITE PLAN**

**PSP1**