



Planning and Development
www.spokanecity.org

Pre-Development Conference Notes

Project Name: Cantu Airdome

To: Dan Cantu
Cantu Commerical
524 W Indiana Ave, Ste A
Spokane, WA 99205
danc@cantucommercial.com

Phone: 509-993-9939

From: Patty Kells, Facilitator

Phone: 509-625-6447

Project Name: Cantu Airdome
Permit No.: B20M0122PDEV
Site Address: 3800 E Joseph Ave
Parcel No.: 36341.1804
Meeting Date: Thursday, November 19, 2020

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, November 19, 2020. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Project Description: New athletic training facility - Airdome
- B. Scope and Size: The scope of work is an air supported structure for recreational/sports use with 1 floor and a basement. The total area of the project is approximately 33,600 square feet. The occupancy is assumed to be A3. The construction type was not noted, and is assumed to be Type VB.
- C. Special Considerations: CUP and SEPA required
- D. Estimated Schedule: Design in winter with spring build and open summer 2021

E. Estimated Construction Cost: TBD

Section 1 – Comments Specific to the Building

Dermott Murphy - Building Official (509-625-6142):

1. The Plan Review will reflect the extent and completeness of the submitted documents. **Attached** is a listing (by discipline) of the plans, specifications, and engineering details which should be submitted.

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
2. The building is not required to have fire sprinklers due to the limited capability of the air supported roof.
3. The building is not required to have a fire alarm system.
4. The building will be required to be provided with a partial fire alarm system with central monitoring.
5. Smoke detectors are required above the panel, power supplies, annunciator, and other panels associated with the fire alarm system.
6. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.
7. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1). In order to address this special occupancy, we will require additional fire extinguishers over the minimum required in the Fire Code.
8. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).
9. If the building is equipped with a fire protection system, a Fire Department key box will be required (IFC 506).

Section 2 – Comments Specific to the Site

Tami Palmquist – Principal Planner (509-625-6157):

1. Retail uses exceeding 20,000 sq.ft. are allowed in the heavy industrial zone by a Conditional Use Permit.
2. Fencing: If any new fencing is proposed, a separate permit is required, per 17C.130.310. All outdoor storage areas are required to be screened from public view.
3. Landscaping/Sidewalks:
 - a. Separated sidewalks are required to be constructed along street frontages, and shall consist of a clear walking path at least five feet wide (in addition to a planting zone for street trees, creating a separated sidewalk).
4. Parking:
 - a. **Please show parking calculations for all uses on your building plans when you submit for permit.
 - b. Minimum Ratio for health clubs and gyms: 1 parking stall per 330 square feet of floor area.
 - c. This seems to be consistent with other practice facilities in the Spokane region. you may provide an analysis during the CUP to indicate your specific needs.

5. Sign Allowances in HI zone:
 - a. Allowed Types: freestanding, fascia, awning, marquee, pitched roof, painted wall, rooftop, or projecting (but only if a freestanding sign is not also on the same street frontage).
 - i. Allowed Size: 1 ½ square feet per 1 foot of primary building wall or 15 percent of the primary building wall, whichever is greater.
 - ii. Maximum Area: 250 square feet
 - b. Freestanding Sign Allowances:
 - i. One per site or one per 300 square feet of arterial street frontage.
 - ii. Allowed size: one square feet per one foot of arterial street frontage. Local street frontage can be used if there are not arterial frontages.
 - iii. Maximum Size: 250 square feet
 - iv. Maximum Height: 35 feet

Patty Kells – Traffic Engineering Assistant (509-625-6447):

1. **SEPA is required.** A trip generation letter will be required for review of the SEPA and for calculating the transportation impact fee.
2. Myrtle St is being upgrade to an arterial which requires additional right-of-way. As part of the CUP process, this right-of-way can be asked for and will be a credit towards the transportation impact fee. We will keep you updated on how much right-of-way and if it will need to be dedicated or reserved as a setback requirement.
3. You asked about possibly vacating the alley and the street vacation application and points of contact were sent to you.
4. Frontage improvements for all three unimproved streets adjacent to the proposal are not required due to the distance to the nearest paved streets. An LID paving waiver will be required for signature and recorded in lieu of typical street improvements required for Julia and Myrtle Streets and Joseph Ave. With access proposed off Joseph St only, a one-time grade and oiling of Joseph Ave from Myrtle to Freya Streets will be required for dust control. Credit for on-street parking cannot be given on unimproved streets.
5. All parking and maneuvering areas must be hard surfaced. All required parking, landscaping and onsite stormwater design must be located within the property lines and not in the public right-of-way.
6. Please dimension on the site plan the parking stalls, accessible stalls and access aisles, travel lanes, driveway width, and onsite walkways.
7. Parking stalls adjacent to the alley must be 40' from the front of the stall to the back of the alley for maneuvering. With 26 parking stalls proposed, two (2) ADA stalls are required.
8. The parking lot must be striped to current standards and the accessible barrier free parking spaces and aisles must comply with the City of Spokane Standard Plan G-54 & B-80A. An accessible route of travel connecting to the nearest accessible entrances and to the public sidewalk is required with a marked accessible route of travel. All barrier free spaces and aisles must be drawn and reference these standard plans and **must be added as details on the plans**. Note on the site plan the van-accessible stalls and the sign locations. The access aisle for van accessibility must be eight feet wide.
9. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
10. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to permit issuance. All unused driveways must be removed and replaced with City standard curb and sidewalk.
11. Maintain clear view at intersections, pedestrian ways, and driveways.

12. Pavement cut policy will be applicable. Confine illumination lighting to the site.
13. *The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC 17D.075.050, from any applicant seeking development approval from the City.* A transportation impact fee will be assessed for this 33,630sf indoor sports training facility proposed in the Northeast Service Area and after review of the TGD. This fee must be paid with the other permit fees prior to issuance of the building permit.

Mike Nilsson - Senior Engineer (509-625-6323):

1. Address will need to be odd off of Joseph or Myrtle. New addresses need to be created, must be completed prior to permit submittal and can be applied for from a Permit Specialist at addressing@spokanecity.org.
2. There have been a number of sewer services connected to this site. Sewer cards are attached. There is an 8" PVC main in Joseph adjacent to the site (installed in 1991, approximately 11 to 12 feet deep).
3. New commercial side sewers shall be at least six inches in diameter. All side sewers shall be PVC pipe, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. The tap must be in the mainline, not to a manhole. Sewer and Water separation requirements are 18 inches minimum vertical, five-foot minimum horizontal. Sewer cleanouts shall be installed every 100 feet and at every angle 45 degrees or greater.
4. The project property is located within the General Facilities Charge (GFC) Waiver Zone, so GFCs will not be assessed on new or upsized service connections.
5. Stormwater design requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. In general, new developments, additions, plats and binding site plans, addition or replacement of any impervious surface, manufactured or mobile home parks will require a geotechnical site characterization (report) and drainage report/plan. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas and property lines. Show proposed and existing pavement. The geotechnical report, drainage report and civil plan must be stamped and signed by an engineer licensed in the State of Washington.
6. Combining landscape and stormwater treatment areas per Low Impact Development (LID) Technical Guidance Manual for Eastern Washington is allowed. The link to DOE LID resources can be found at:
<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance>
7. All drywells and subsurface drainage galleries for the site must be shown on the plans and registered with the Washington State Department of Ecology (DoE). Decommissioned drywells will also need to be reported to the DOE. Please send a copy of the completed registration form to the City of Spokane, Planning and Development. See the following link at the DoE website for information about the Underground Injection Control (UIC):
<http://www.ecy.wa.gov/programs/wq/grndwtr/uic/index.html>

Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) is 5,000 GPM without automatic sprinklers throughout and requires five fire hydrants. Site fire flow is 1,500 GPM with automatic sprinklers throughout and requires one fire hydrant.
2. There are five existing fire hydrants in the area that meet some or all of the code requirements for this project.
3. Site fire flow will be required to be maintained or provided prior to the approval of construction permits.
4. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).
5. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building without fire sprinklers (IFC 507.5.1), and 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2).
6. Fire Department Connections for new standpipes shall be located no more than one hundred feet from a fire hydrant along an accessible path of travel unless where approved by the Fire Code Official.
7. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).
8. Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15' and a maximum of 30' from the building along the full length of the side of the building.
9. Fire lanes will be maintained with an all-weather surface (IFC 3310.1) and provided prior to the approval of construction permits.
10. The proposal does not appear to meet the requirements for fire access as required in the Fire Code. The property to the north is indicated to be part of this project/ownership. If a fire access lane is constructed to the north of the building, the fire access requirements can be met.
11. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48' from the edge of pavement. Gate openings will be a minimum of 14' wide, and open gates will not obstruct access to structures.

Mathias Bauman – Water Department (509-625-7953):

1. There is a 12-inch ductile iron water distribution main in Julia St, a six-inch ductile iron water main in Myrtle St and Columbia Ave, as well as, an eight-inch ductile iron main stub in Joseph Ave at Julia St. available for the project.
2. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
3. Calculated static water pressure is approximately 71-75 psi at the surrounding hydrants.

4. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, (north side) Donovan Aurand (509) 625-7845, (south side) Ryan Penaluna (509) 625-7844 will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists, Chris Aronson (509) 625-7968 and Lance Hudkins (509) 625-7967, will review any backflow assemblies where required.
5. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration is the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155 part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Rick Hughes – Solid Waste (509-625-7871):

1. Up to 3 – 95 gallon residential carts may be used before a commercial refuse container with enclosure is required.

Becky Phillips – Urban Forestry (509-363-5495):

1. Please see the attached letter.

Section 3 – General Information and Submittal Requirements

1. Plan requirements are as shown on the attached "Commercial Application Submittal Requirements". For the permit intake submittal, please provide an electronic copy of the **All plan sets along with reports and supporting documents**. Plan sets shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, critical materials list, etc.). Please note that plans may be provided in multiple logically separated files to help manage files sizes as excessively large (i.e. separated by discipline, by building vs site, etc.).
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.

3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.

Address (E. 3805 Joseph Ave.)

No. 10792

Form No. 82 Rev. 8/89
13364

PROFILE NO.
JOSE(3)34-26-43

CITY OF SPOKANE SIDE SEWER PERMIT

Owner Murphy Brothers Contractor
Lot 10 Block 18 Addition Columbia Add.
No. _____ Width of Street 60ft
Location of "Y" 388' West of Manhole
Joseph Avenue Sewer 30' to P/L
Location at Property Line 388' West of Manhole
SPECIAL CONNECTION FEE DUE
Depth at Property Line 11' ground Size of Pipe 6" PVC
Invert Elevation at P/L 2029.92 By _____ Date 4-3-91
(Party Chief)
Date of Request _____ Inspector J.R. Matthews

Address (E. 3913 Joseph Ave.)

No. 10793

Form No. 82 Rev. 8/89

13364

PROFILE NO.
JOSE(3)34-26-43

CITY OF SPOKANE SIDE SEWER PERMIT

Owner Murphy Brothers Contractor
Lot 17 Block 18 Addition Columbia Add.
No. _____ Width of Street 60'
Location of "Y" 45' West of Manhole
Joseph Avenue Sewer 30' to P/L
Location at Property Line 45' West of Manhole
SPECIAL CONNECTION FEE DUE
Depth at Property Line 12' ground Size of Pipe 6" PVC
Invert Elevation at P/L 2028.06 By _____ Date 4-2-91
(Party Chief)
Date of Request _____ Inspector J.R. Matthews

Address (E. 3828 Columbia Ave.)

No 10886

Form No. 82 Rev. 8/89

13364

PROFILE NO.

COLU(3)34-26-43

**CITY OF SPOKANE
SIDE SEWER PERMIT**

Owner Murphy Brothers Contractor
Lot 4 Block 18 Addition Columbia Add.

No. _____ Width of Street 50'

Location of "Y" 171' West of Manhole

Columbia Avenue Sewer 30' to P/L

Location at Property Line 171' West of Manhole

SPECIAL CONNECTION FEE DUE

Depth at Property Line 7.5' Ground Size of Pipe 6" PVC

Invert Elevation at P/L 2026.65 By _____ Date 5-31-91

Date of Request _____ Inspector J.R. Matthews
(Party Chief)

Address (E 3832 Columbia Avenue)

No 11150

Form No. 82 Rev. 8/89

13364

PROFILE NO.

COLU(3)34-26-43

**CITY OF SPOKANE
SIDE SEWER PERMIT**

Owner Murphy Brothers Contractor
Lot 3 Block 18 Addition Columbia Addition

No. _____ Width of Street 60ft

Location of "Y" 121' West of Manhole at Myrtle Street

Columbia Avenue Sewer 30' to P/L

Location at Property Line 121' West of Manhole at Myrtle Street

SPECIAL CONNECTION FEE DUE

Depth at Property Line 7' Ground Size of Pipe 4" PVC

Invert Elevation at P/L 2026.56 By _____ Date 6-3-91

Date of Request _____ Inspector J.R. Matthews
(Party Chief)

Address (E 3832 Columbia Avenue)

No 11150

Form No. 82 Rev. 8/89

13364

PROFILE NO.

COLU(3)34-26-43

CITY OF SPOKANE
SIDE SEWER PERMIT

Owner Murphy Brothers Contractor
Lot 3 Block 18 Addition Columbia Addition
No. Width of Street 60ft
Location of "Y" 121' West of Manhole at Myrtle Street
Columbia Avenue Sewer 30' to P/L
Location at Property Line 121' West of Manhole at Myrtle Street

SPECIAL CONNECTION FEE DUE

Depth at Property Line 7' Ground Size of Pipe 4" PVC
Invert Elevation at P/L 2026.56 By Date 6-3-91
(Party Chief)
Date of Request Inspector J.R. Matthews

Address (E 3836 Columbia Avenue)

No 11149

Form No. 82 Rev. 8/89

13364

PROFILE NO.

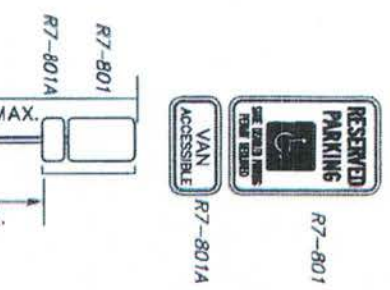
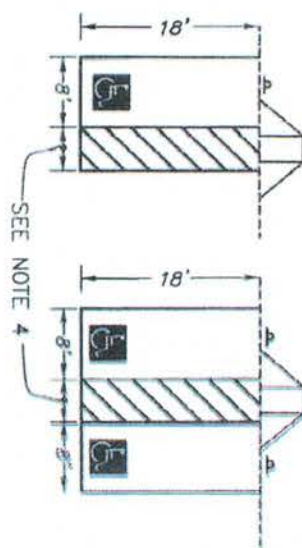
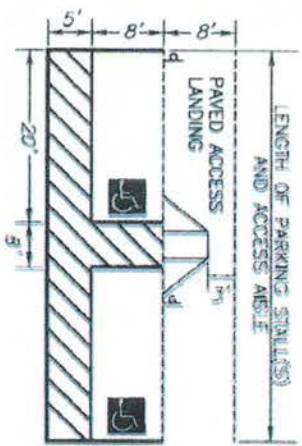
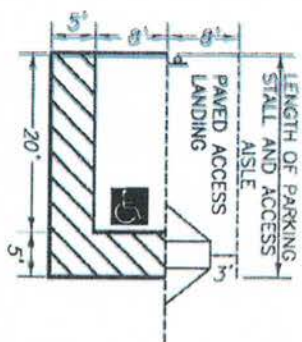
COLU(3)34-26-43

CITY OF SPOKANE
SIDE SEWER PERMIT

Owner Murphy Brothers Contractor
Lot 2 Block 18 Addition Columbia Addition
No. Width of Street 60ft
Location of "Y" 71' West of Manhole at Myrtle Street
Columbia Avenue Sewer 30' to P/L
Location at Property Line 71' West of Manhole at Myrtle Street

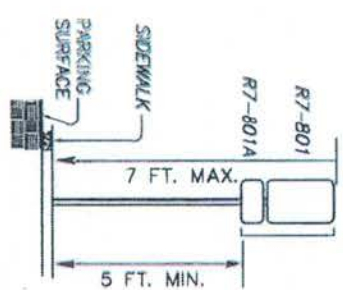
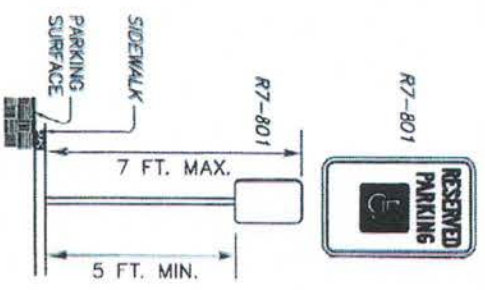
SPECIAL CONNECTION FEE DUE

Depth at Property Line 7' Ground Size of Pipe 4" PVC
Invert Elevation at P/L 2026.26 By Date 6-3-91
(Party Chief)
Date of Request Inspector J.R. Matthews



NOTES:

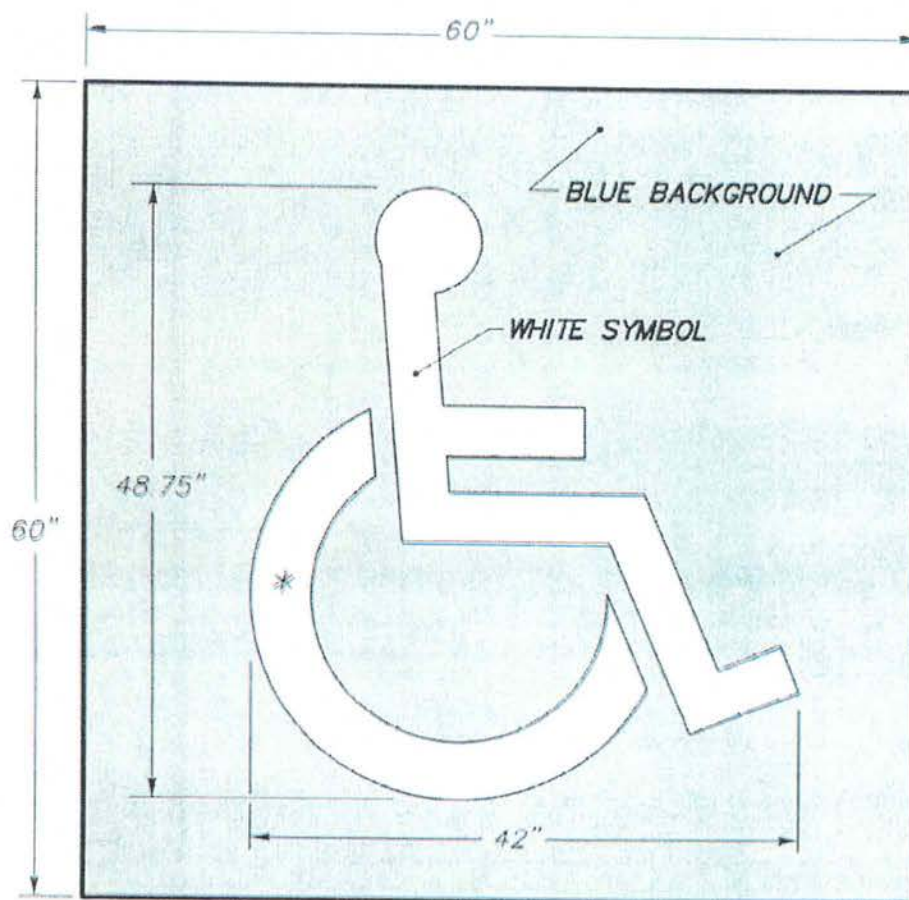
1. ALL STRIPING FOR ACCESSIBLE PARKING SHALL BE BLUE 6 INCHES IN WIDTH.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LOCATED ON A SURFACE WITH A SLOPE NOT TO EXCEED 1:48. PARKING SPACES AND ACCESS AISLES SHALL BE FIRM, STABLE, SMOOTH, AND SLIP-RESISTANT.
3. CROSSHATCH STRIPING FOR ACCESS AISLE SHALL BE ON 24 INCH CENTERS, AND AT 45 DEGREES TO THE LONG AXIS AS ILLUSTRATED.
4. VAN ACCESSIBLE ACCESS AISLES SHALL BE A MINIMUM OF 8 FEET. ALL OTHER ACCESS AISLES SHALL BE A MINIMUM OF 5 FEET. THE FIRST REQUIRED ACCESSIBLE STALL SHALL BE VAN ACCESSIBLE WITH AISLE ON THE RIGHT.
5. EACH STALL SHALL BE IDENTIFIED WITH AN APPROPRIATELY SIZED WHITE SYMBOL OF ACCESSIBILITY WITHIN A 60 IN. BY 60 IN. BLUE BOX BACKGROUND. THIS SYMBOL SHALL BE CENTERED WITHIN, AND NO MORE THAN ONE FOOT FROM THE ENTRANCE OF THE STALL, AS ILLUSTRATED. (SEE G-54).
6. ALL STRIPING DIMENSIONS PROVIDED ARE MINIMUM AND SHALL BE MEASURED ON CENTER(S).
7. EVERY PARKING STALL SHALL BE IDENTIFIED BY A SIGN AS ILLUSTRATED.
8. THE SIGN SHALL BE CLEARLY VISIBLE AT ALL TIMES, FIXED TO A POST OR PERMANENT STRUCTURE, AND LOCATED AS CLOSE TO EACH STALL AS POSSIBLE, BUT SHALL NOT BLOCK ANY DISABLED ACCESS ROUTE OR VEHICLE OVERHANG, AND IN NO CASE SHALL BE GREATER THAN 8 FEET FROM THE RESPECTIVE STALL.
9. THE SIGN SHALL BE AT THE HEAD OF THE STALL SO AS TO IDENTIFY EACH STALL. THE LOCATION OF THE SIGN SHALL BE APPROVED BY ENGINEERING SERVICES PRIOR TO INSTALLATION. (SEE G-80B.)
10. THE SIGN SHALL FACE PERPENDICULAR TO THE LONG AXIS OF THE STALL UNLESS OTHERWISE APPROVED UPON PLAN SUBMITTAL.
11. THE SIGN HEIGHT REQUIREMENTS ARE AS ILLUSTRATED.
12. ANGLE PARKING SHALL MEET THE INTENT OF THESE STANDARDS.





APPROVED BY		ADOPTED: 01/2012		PARKING STALLS ACCESSIBLE, OFF STREET	
DIRECTOR, ENGINEERING SERVICES		REVISOR: 03/2013		ENGINEERING SERVICES	
PROJECT MANAGER		SUPERSEDES: 01/2012		CITY OF SPOKANE, WASHINGTON	
CHECKED BY: GTO		SCALE: NTS		STANDARD PLAN No. G-80A	
DWG/REV. BY: MBM/MDH					

NOTES:

1. 60" X 60" BLUE BACKGROUND. BLUE SHALL BE IN ACCORDANCE WITH MUTCD/FEDERAL SPECIFICATIONS. (COLUMBIA PAINT 17-123-21 INSTANT DRY ACRYLIC TRAFFIC PAINT "HANDICAP BLUE" OR EQUIVALENT.)
2. 42" X 48.75" SYMBOL OF ACCESSABILITY SHALL BE WHITE.



* SEE STATE FABRICATION MANUAL APPENDIX D-12

 DIRECTOR, ENGINEERING SERVICES PERRY M. TAYLOR, P.E.	APPROVED BY	ADOPTED: 01/2012		PAVEMENT MARKINGS-SYMBOLS ACCESSIBLE PARKING	ENGINEERING SERVICES CITY OF SPOKANE, WASHINGTON	STANDARD PLAN No. Q-54
	PRINCIPAL ENGINEER, DESIGN DARY NELSON, P.E.	REVISOR: SUPERSEDES: CHECKED BY: GTO SCALE: NTS DWG/REV. BY: PK/MDH				

PRE DEVELOPMENT NOTES

BUILDING

Date: November 19, 2020

From: Dermott Murphy, (509) 625 6142

Project: Cantu Air dome 3800 E Joseph Avenue B20M0122PDEV

Comments specific to Building:

The size and scope of this project will require that a Washington State Licensed Architect stamp the plans. Plans not stamped by the architect must be stamped by an appropriate engineer.

1. **NOTE: As of February 1, 2021 the code cycle will change to the 2018 adopted codes**
2. Codes which will be used to approve this project will be the 2015 I.C.C. code series and the appropriate Washington State Amendment document for each. Exceptions to this will be the 2017 National Electrical Code and WAC 296-46B and the Uniform Plumbing Code 2015 and WAC 50-56. Accessibility Standards will come from Document ICC A117.12009. Non Residential Energy Code will apply to this project. Energy Code review needs to be completed and provided at the Intake of the project for review.
3. The designer of the structures will need to observe structural design requirements as shown in IBC chapters 31, 16 for critical elements, including earthquake loading.
4. Provide which seismic design criteria > B, C, D, etc, proposed, with supporting documentation
5. The designer of the structure will need to identify any methods of construction which require special inspections identified in IBC chapter 17.
6. A statement of special inspection, where necessary, must be provided to receive the permit.
7. Provide A/E stamped drawings for complete project
8. Provide MEP Engineering with all design calculations as needed, manufacturers cut sheets, underground services, riser diagram, ventilation and exhaust systems, bathroom facilities, etc
9. Review incoming water service and calculate for project requirements, provide calcs.
10. Review chapter 11 for accessibility, and requirements,
 1. Accessible routes are required to all common areas and parking areas
 2. Accessible bathrooms are required
11. Air supported membrane structures must meet the requirements of IBC section 3102 That regulates permanent membrane structures,
12. Provide backup generator specifications (included in electrical riser diagram)
 1. Provide fuel amount and source

PRE-DEVELOPMENT PACKET

Date Delivered: November 19, 2020

PROJECT: Cantu Airdome B20M0122PDEV
3800 E Joseph Avenue (Parcel 36341.1804)

To: Dan Cantu, Cantu Commercial
Cc: Dermott Murphy, Deputy Building Official, City of Spokane
Tami Palmquist, Associate Planner, City of Spokane

Dear Mr. Cantu,

The purpose of this Pre-Development Packet is to provide general information needed to meet Street Tree requirements in the City of Spokane. If the project includes planting, pruning (crown or roots), protecting or removing street trees then the information in this packet will assist you in meeting the requirements and avoiding delays in your project.

Urban Forestry also performs final landscape inspections for the interior of the property during the Certificate of Occupancy review. This includes making sure the landscape matches the approved design, and that design elements are installed in accordance with City of Spokane Municipal Codes. A licensed certified arborist is only required for the planting of street/public trees, but the planting standards and specifications are the same for interior trees, so please use the V-101 & V-102 as planting standards for all trees and shrubs on this site.

The documents included in this packet are as follows:

- Certified & Licensed Arborists in the City of Spokane
- Tree and Shrub Planting Details Diagram
- A Clear View: Vegetation & Traffic Safety Diagram
- Existing Sidewalk Retrofit Diagram
- Tree Protection Specifications
- Tree Protection Detail

In addition, the documents below may be helpful to you as well and can be found at the corresponding websites:

Street Tree Permit Application available online at www.aca.spokanepermits.org

Approved Street Tree List available online at www.spokaneurbanforestry.org

Please pay particular attention to the following as these are the most common concerns:

1. Please use the City's standard tree and shrub planting details V-101 & V-102 (Attached)
2. No tree shall be planted within fifteen (15) feet of any driveway, alley, streetlight, utility pole, non-safety street sign (ex. parking, street name) or fire hydrant. No tree shall be planted within twenty

(20) feet of a critical street safety sign (stop, yield, or pedestrian crossing). The potential placement of street signs, street lights and utility poles shall be evaluated to lessen the conflict with the growth of existing street trees.

3. Any substitutions or revisions to the final approved plant schedule and planting plan must have written approval from Urban Forestry and the Landscape Architect prior to installation.
4. Please have a licensed Certified Arborist from the attached list submit a complete Street Tree Permit Application 10 days prior to tree work for this project.

The documents provided are also available on our website: www.spokaneurbanforestry.org or if you have any questions please contact Katie Kosanke at 509.363.5495 or kkosanke@spokanecity.org. Our intent is to provide guidance and assistance early in this process to ensure your project is successful; please do not hesitate to contact us.

Respectfully,

Katie Kosanke
Urban Forester, City of Spokane



PRE-DEVELOPMENT NOTES
2020

Date Delivered: November 19,

PROJECT: Cantu Airdome B20M0122PDEV
3800 E Joseph Avenue (Parcel 36341.1804)

To: Dan Cantu, Cantu Commercial
Cc: Dermott Murphy, Deputy Building Official, City of
Spokane Tami Palmquist, Associate Planner, City of
Spokane

Dear Mr. Cantu,

I am enclosing a packet of information from Urban Forestry that will be beneficial to you should you decide to proceed with plans to develop the above property.

Although I have not conducted a site visit recently, our Street Tree Inventory shows a grove of approximately eight existing Elms trees in the public right of way adjacent to this property along Joseph Ave near Myrtle St. Spokane Municipal Code requires a licensed certified arborist and a separate tree permit to perform all work on such trees, including removals. Please contact an arborist on list that is included with this packet if you plan to do any work on these trees.

Please call out these trees on your plans and designate whether you plan to 'remove' or 'protect in place'.

I am also enclosing the City of Spokane Tree Protection Specifications and Detail for your convenience. Any right of way trees that are retained shall have tree protection fencing installed around them prior to any site/soil work and must remain intact throughout all phases of construction. Please include these documents on your demo and civil plans so the various contractors are aware of this requirement. I will look for these on your drawings when you submit for plan review.

Due to the zoning in this area being Industrial, you will not be required to install new street trees along the frontages of any streets. If you do choose to plant street trees, please choose a tree species from the Approved Street Tree List. A Class II tree species is appropriate for the frontages along Joseph Ave and Myrtle St. Due to the existing high voltage power lines that are parallel to Julia S, please choose a Class I tree species shall be planted to reduce the future conflict between the trees and the overhead utility.

A licensed certified arborist with a Street Tree Permit is required for the installation of new street trees. The arborist you choose will be familiar with Street Tree permitting process. This permitting process for planting could take up to 10 business days so please plan with this time requirement in mind.

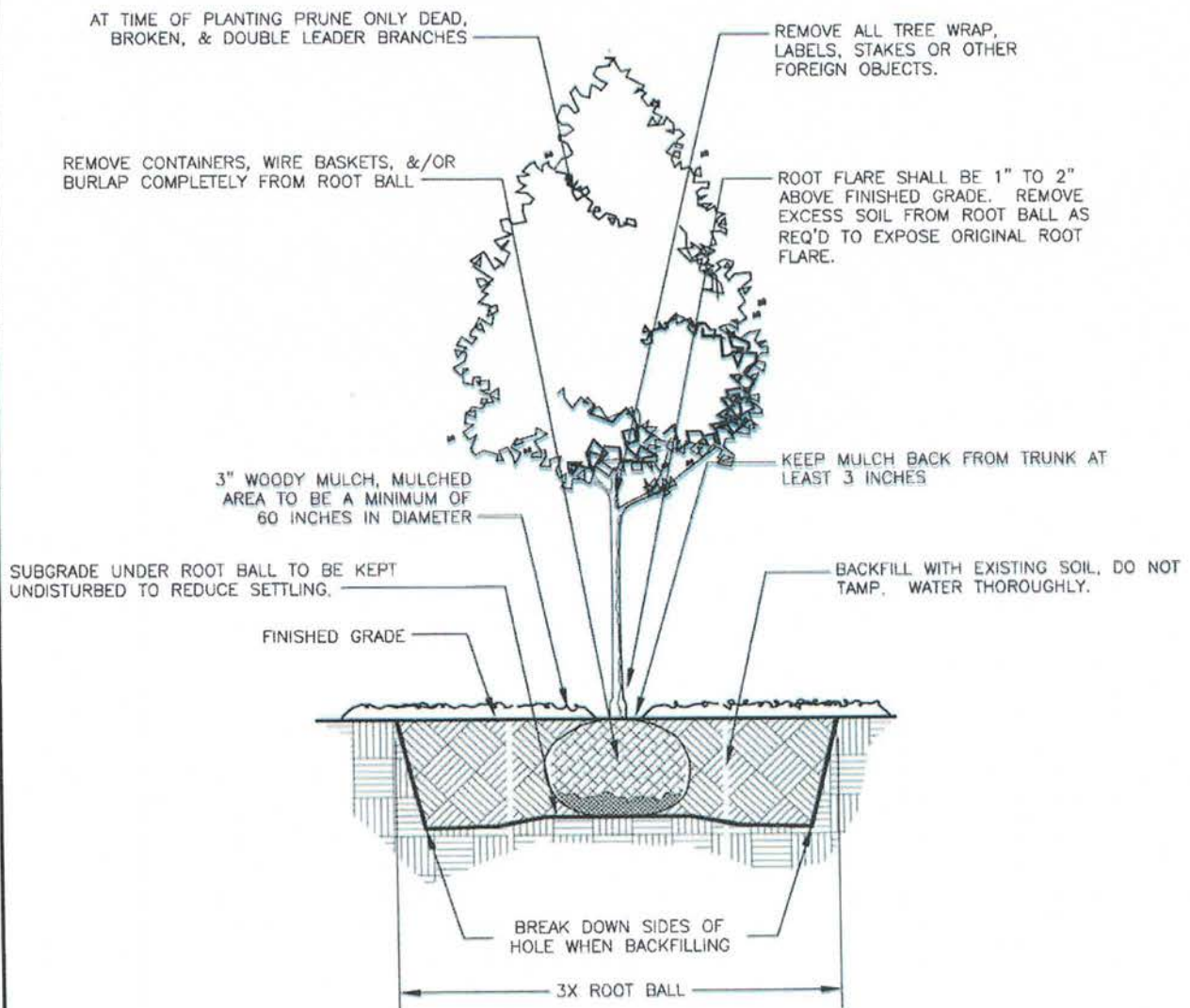
You will be required to install landscaping on the interior of your property, including trees. While a licensed certified arborist is not required to plant interior trees, the planting standards are the same as street trees, so I recommend you have a certified arborist plant the interior trees as well. All trees on site will be inspected to ensure they are planted correctly before a Certificate of Occupancy is issued.

Please also consider tree placement and business signage to prevent visibility issues as the trees mature. This will lessen tree maintenance in the future.

Please let me know if I can be of any assistance to you.

Respectfully,

Becky Phillips
Urban Forestry Specialist
City of Spokane



NOTES:

1. TREES BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. ALL 'ADVENTITIOUS ROOTS' AND 'SUCKERS' SHALL BE PRUNED AWAY PRIOR TO PLANTING.
3. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
4. TREES NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.
5. LOCATIONS OF TREES TO MEET THE REQUIREMENTS OF DESIGN STANDARDS 3.5-2.
 ≥ 15 FT FROM DRIVEWAYS, ≥ 10 FT FROM DRAINAGE INLETS, ≥ 20 FT FROM DRYWELLS,
 NOT OBSTRUCT TRAFFIC SIGNS OR SIGHT TRIANGLES, AND 15 FT FROM UNDERGROUND UTILITIES
6. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY.
 AT 6 MONTHS, ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE,
 AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACED.

APPROVED BY

 ENGINEERING OPERATIONS MANAGER KYLE TCHOWIG

 PRINCIPAL ENGINEER, CONST. KENNETH M. BROWN, P.E.

ADOPTED: 2/1986
 REVISED: 05/2015
 SUPERSEDES: 04/2012
 CHECKED BY: SJS
 SCALE: NTS
 REVISED BY: MLD

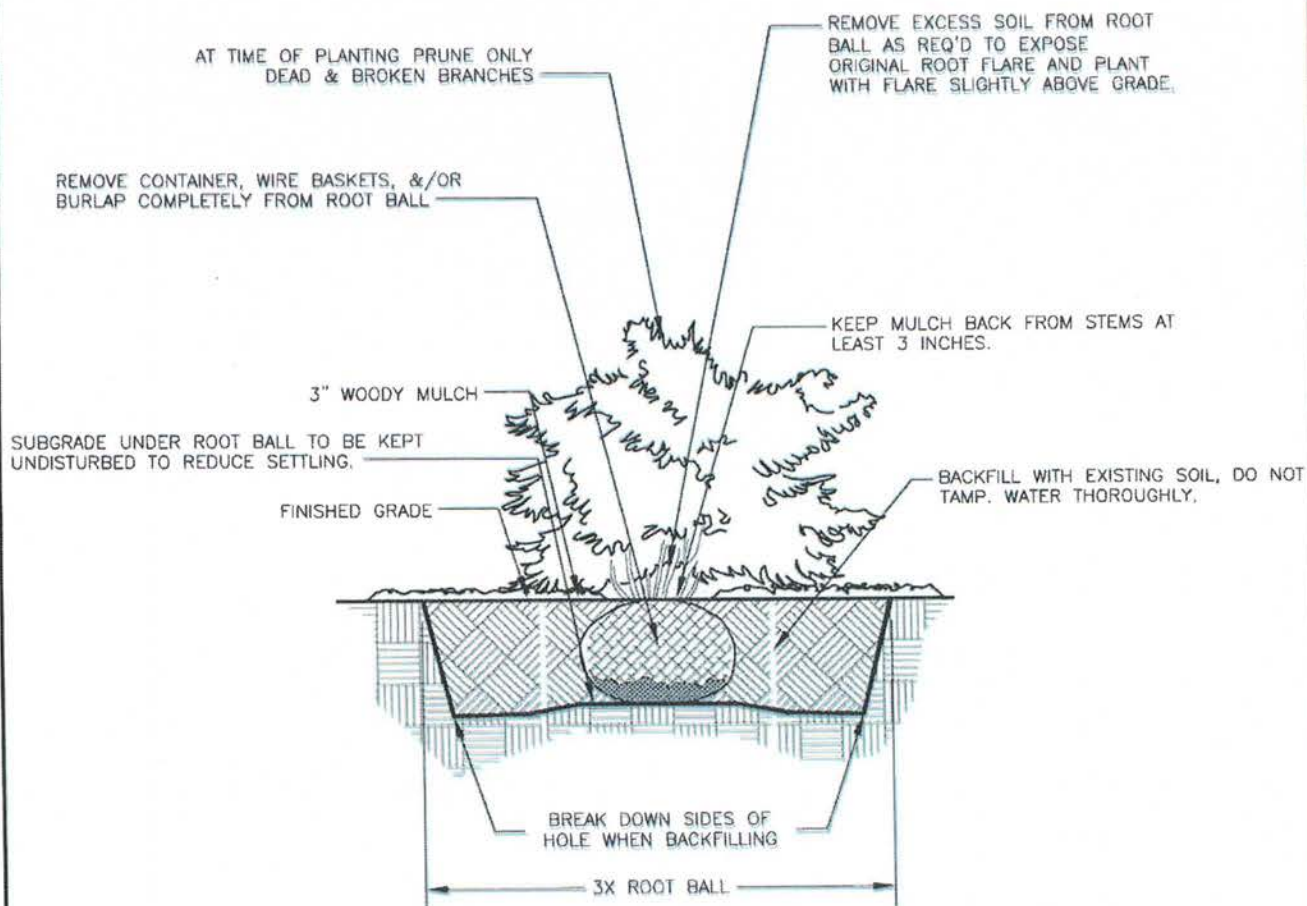


TREE PLANTING DETAILS

ALL TYPES, FORMS AND SPECIES

ENGINEERING SERVICES
 CITY OF SPOKANE, WASHINGTON

STANDARD
 PLAN No.
V-101



NOTES:

1. SHRUBS BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
2. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
3. SHRUBS NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED SHRUBS WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.

APPROVED BY

 ENGINEERING OPERATIONS MANAGER KYLE TWOHIG

 PRINCIPAL ENGINEER, CONST. KENNETH M. BROWN, P.E.

ADOPTED: 2/1986
 REVISED: 05/2015
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SHRUB PLANTING DETAILS
 ALL TYPES, FORMS AND SPECIES

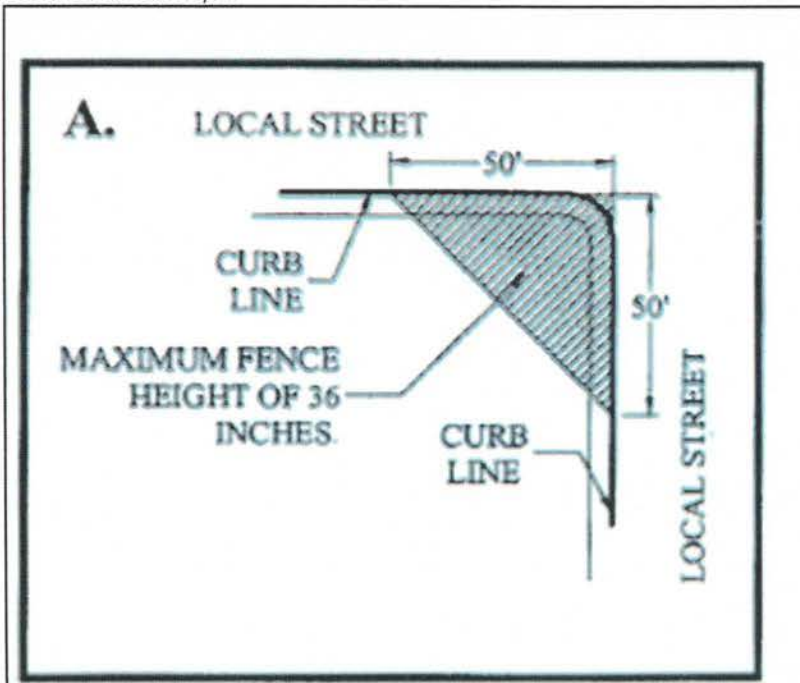
ENGINEERING SERVICES
 CITY OF SPOKANE, WASHINGTON

STANDARD
 PLAN No.
V-102

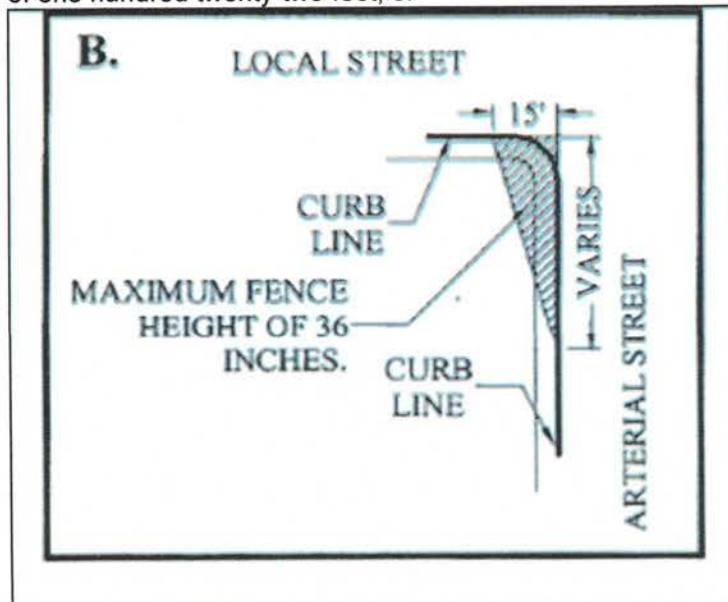
N. Clear View Triangle

A clear view maintained within a triangular space at the corner of a lot so that it does not obstruct the view of travelers upon the streets.

1. A right isosceles triangle having sides of fifty feet measured along the curb line of each intersecting residential street; or

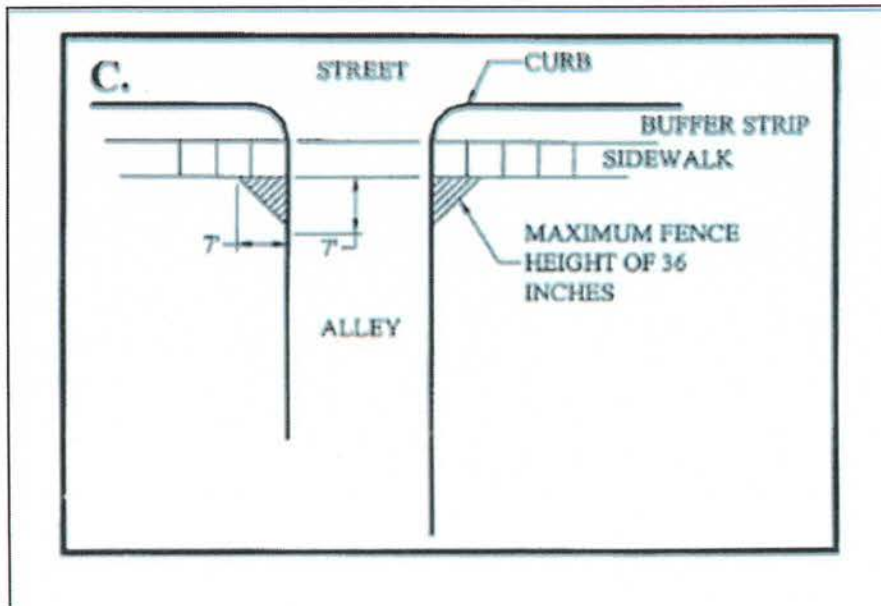


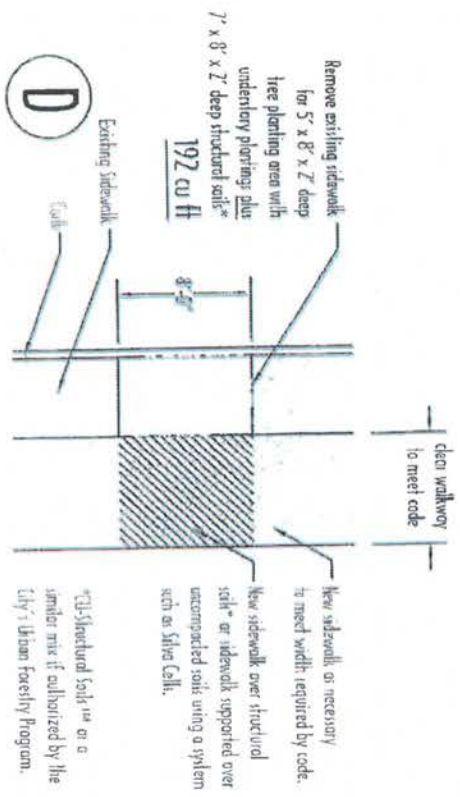
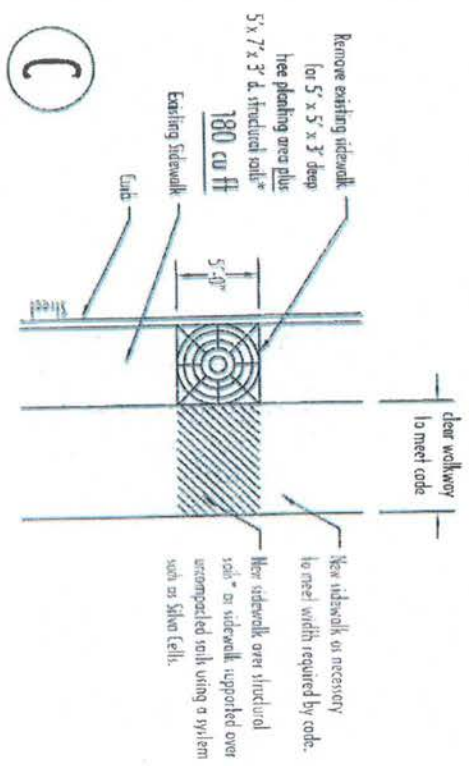
2. A right triangle having a fifteen-foot side measured along the curb line of the residential street and a seventy-five foot side along the curb line of the intersecting arterial street, except that when the arterial street has a speed limit of thirty-five miles per hour, the triangle has a side along such arterial of one hundred twenty-two feet; or



A right isosceles triangle having sides of seven feet measured along the right-of-way line of an alley and:

- a. the inside line of the sidewalk; or
- b. if there is no sidewalk, a line seven feet inside the curb line.





Soil is a key factor for tree health but in an urban setting it's almost impossible to provide ideal soil volumes. The City of Spokane highly encourages building permit applicants to consider providing as much uncompacted soil as possible for trees, and requires at least 100 cu ft (max. 3' depth may be factored into volume). A permit is necessary to plant a tree in the public right of way; please contact the Urban Forestry Program at 363-5470. Courtesy of the Urban Design Section of the Planning Services Department.

Tree Protection Specifications for Development in the City of Spokane

1. General

The City of Spokane's Municipal Code requires that tree pruning, planting, or removal work within the public right-of-way and on public property must be performed by a person or entity with a commercial tree license. (SMC 10.25.010)

Additionally, all tree pruning (crown or root) and tree removal work must be performed by an International Society of Arboriculture (ISA) certified arborist or certified tree worker. Tree planting must be directly supervised by an ISA certified arborist or certified tree worker.

The term "Contracted Arborist" shall be used in the remainder of this document to refer to the licensed tree company.

All equipment to be used and all work to be performed must be in full compliance with the most current revision of the American National Standards Institute Z-133-2017, or as amended.

2. Tree Protection Zone (TPZ)

For the purpose of protecting trees in the right of way during development, the contractor/developer may install the TPZ in accordance with the standards below.

The tree protection zone (TPZ) will either be determined in the field by Urban Forestry staff or established by the Contracted Arborist for approval by Urban Forestry staff prior to any excavation or work by the following method. The minimum TPZ shall be equal to the Critical Root Zone (CRZ) as defined by the International Society of Arboriculture (ISA): an area equal to 1 foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter at 4.5 feet above grade (referred to as diameter at breast height or dbh). TPZ modifications may be made due to construction objectives and site infrastructure only with prior authorization by Urban Forestry staff.

Mulch: The area within the TPZ shall be mulched with 1-2 inches of untreated wood chips, leaving a 1 foot radius from the trunk free of mulching materials, unless otherwise pre-approved by Urban Forestry staff.

Water: All trees designated for protection shall receive 5-10 gallons of water per caliper inch every seven days throughout the construction period. The amount and frequency of irrigation may be adjusted as needed due to temperature fluctuations and site conditions.





Temporary Fencing: Install temporary fencing, 3' tall minimum, orange plastic construction fencing per manufacturer's specifications, located as indicated or outside the TPZ of trees to protect remaining vegetation from construction damage. Fencing must be maintained at all times during construction. Alternative or modified fencing material may be permitted with prior authorization by Urban Forestry staff.

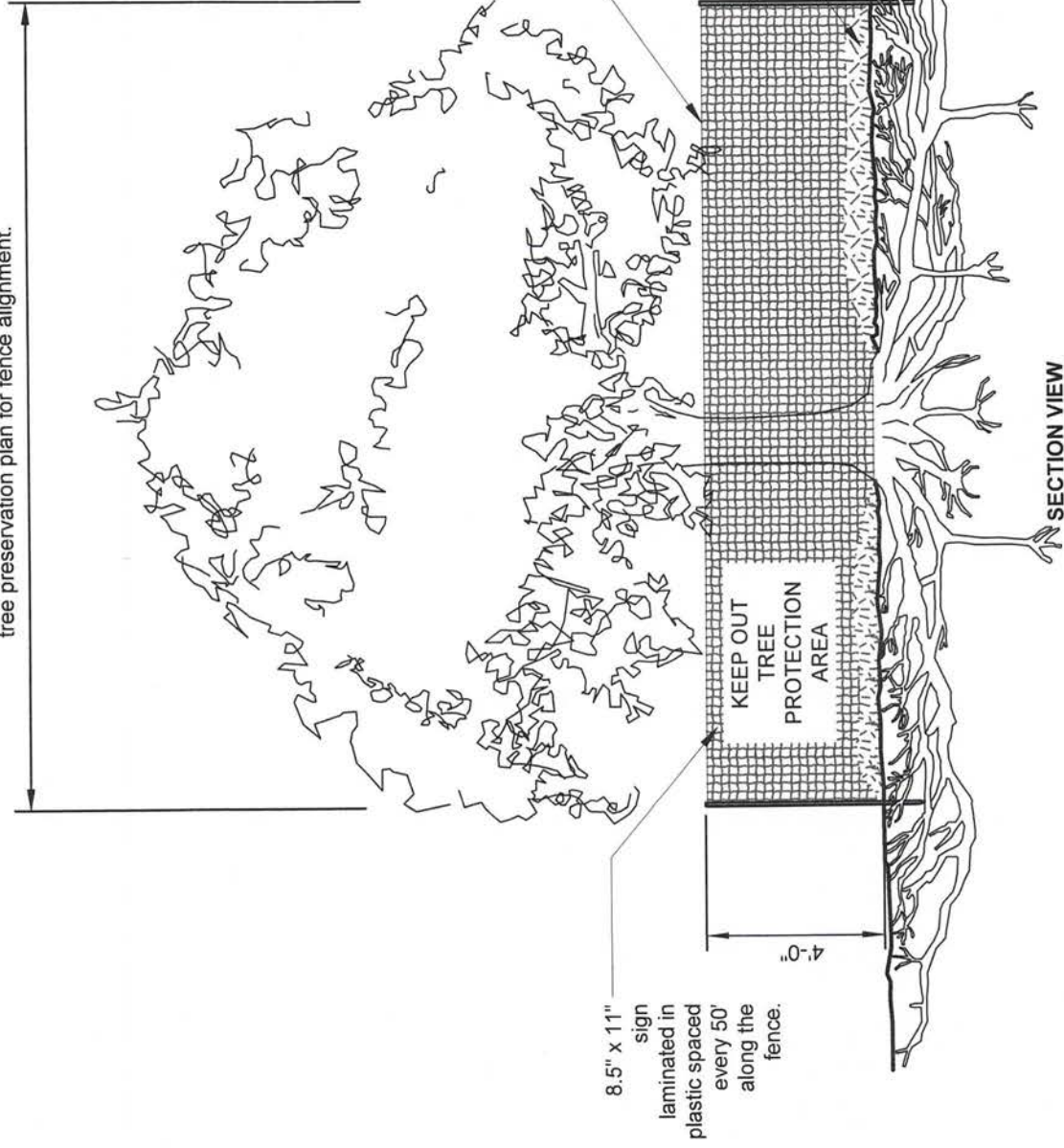
Removal of Hardscapes: Where equipment is necessary to remove hardscapes in proximity of a protected tree, construction personnel must exhibit due care to ensure no damage occurs to the existing roots. If roots are encountered in the demo area, consultation with Urban Forestry staff or a Contracted Arborist is required to determine best management practice to meet construction and tree preservation objectives.

Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials. Protect root systems from flooding, eroding, or excessive wetting caused by dewatering operations.

Do not store construction materials, debris, or excavated material within the TPZ of remaining trees. Do not permit vehicles or foot traffic within the TPZ; prevent soil compaction over root systems.



Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.



Notes:

- 1- See specifications for additional tree protection requirements.
- 2- If there is no existing irrigation, see specifications for watering requirements.
- 3- No pruning shall be performed except by approved arborist.
- 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
- 5- See site preparation plan for any modifications with the Tree Protection area.

Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings; Color-orange. Steel posts installed at 8' o.c.

2" x 6' steel posts or approved equal.

5" thick layer of mulch.

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

SECTION VIEW

TREE PROTECTION

S-X