

**PROJECT INFORMATION:**

- A. 1. Name of project: **Saint Aloysius School** Date: **, 2016**  
 2. Street address: **611 E. Mission Avenue, Spokane, WA.**  
 3. Legal Description: **Parcel # 35085.0012**  
 4. Owner: **Saint Aloysius Catholic Parish- Spokane**  
 5. Engineer/Architect: **Clay Conrad (Garco Construction)**  
 6. Consultant:  
 7. Contractor: **Garco Construction 4114 E. Broadway, Spokane, WA. 99202**  
 8. Contact person: **David Belling 509-535-4688 davidb@garco.com**  
 9. New **X** Remodel Addition  
 10. Existing lot/bldg. use:  
 11. Proposed use: **New Gymnasium and Daycare center**  
 12. Occupancy group: **E/A3 use (Non-Separated)**  
 13. Construction type required:  
 14. Actual Construction type: **II-B**  
 15. Auto fire extinguishing system: **Yes**  
 16. Allowable Height: **50' (New building- 28')**  
 17. Allowable area: **Total allowable = A3 = 9,500 (At) + 9,500 x.75 (Frtg.)9,500 s.f. x 2 (Fire Sprk.) 9,500 (At) + 7,125 (H) + 19,000 (Is) = 35,625 s.f.**  
 18. Building height (both in feet and number of stories): **2-story**  
 19. Basement floor area and occupant load: **None**  
 20. Ground floor area and occupant load: **First Floor- "A" = 24,672 S.F.**  
 Future Second Floor- "E"/"B" occupancy  
 21. Floor area for each story above ground floor area and occupant load:  
 22. Total floor area, including basements and occupied roofs: **Total Area = 24,672**  
 23. Valuation: t.b.d. Future 2nd Flr + 6,912 = 31,584 S.F. TOTAL

**B. ZONING INFORMATION**

1. List dates of hearings during which any of the following were granted:  
 Zone change: **None**  
 Special permit: **None**  
 Conditional permit: **Yes- Type II CUP (Community Meeting Oct-5th, 2016)**  
 Variance: **None**  
 2. Special regulations: Note any of the following permits, approvals or restrictions:  
 Design zones: **RSF**  
 Shoreline district: **None**  
 Height district: **None**  
 Any hazard areas (Airport, Slide, Flood): **No**  
 Any previous environmental declarations on project: **None**  
 3. Use zone of lot(s): **RSF**  
 4. Use zones of adjacent lots: **North- RSF South- RSF East- RSF West- RSF**  
 5. Lot area (square feet): **400x 542' = 216,800 s.f.**  
 6. Percent of lot covered by building(s): **46,992/216,800 = 21.6%**  
 7. Area of lot covered by hard surfacing of any kind: **52,500/ 216,800 = 24.2%**  
 8. Parking and loading stalls: **Required- 37 new , Provided- 112 total**  
 Barrier free parking: **Required- 3, Provided- 3**  
 9. Setbacks and yards: **Front- Side- 35' Rear- 35'**

**Exit Occupancy Loads**

- First Floor Areas - = 1,260 occupants**  
 A- Occupancy  
 Gymnasium- 17,280/15 = 1,152 occupants  
 Waiting/Entry- 822/100 = 8  
 E- Occupancy  
 Day Care - 2,610 s.f./ 35 = 71 occupants  
 B- Occupancies  
 Offices, Receipt, Storage & Circulation  
 2,874 / 100 = 29 occupants

**Future- Second Floor Areas- = T.B.D.**

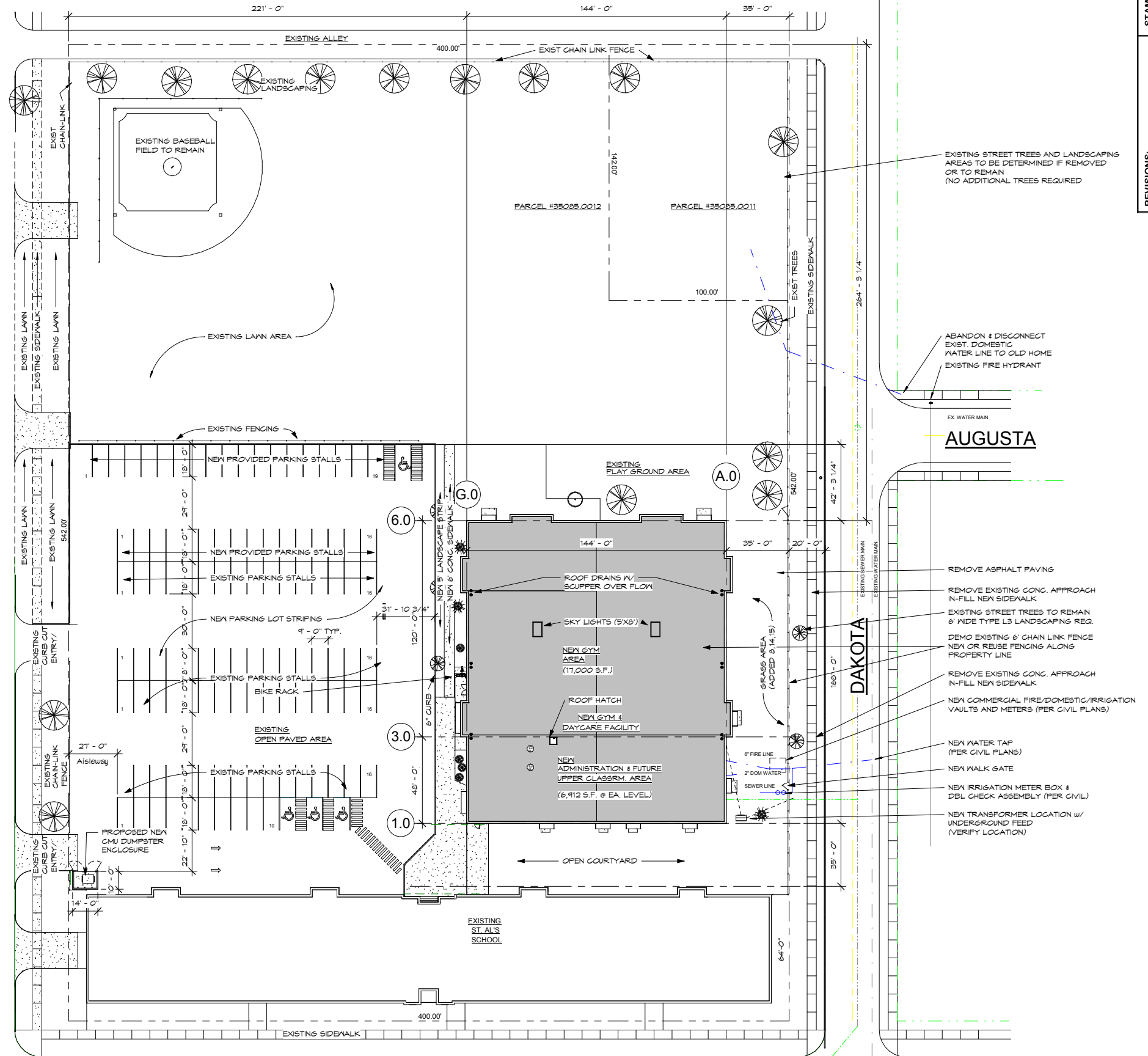
**Parking Calculations**

**NEW BUILDING -**  
 Daycare = One stall per 500 s.f.  
 School = One stall per classroom

Daycare - 3,700 sf/ 500 = 7.4  
 School/ Classrooms = 0 (future two)  
 Support Areas = 15,000 sf = N/A

Parking Stalls for new building = **37 Car parks Req. 37- PROVIDED**  
**Plus 3- ADA Stalls**

**STANDARD**



**MISSION**

**Site Plan**

1" = 30'-0"

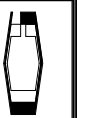


STAMP:

REVISIONS:

DRAWN BY: **D.A.B.** CHECKED BY: -  
 ARCHITECT/ENGINEER: -  
 DATE: **Nov 9, 2016** JOB NUMBER: -

**GARCO CONSTRUCTION**  
 SPOKANE, WASHINGTON EAST 4114 BROADWAY  
 99202 (509) 535-4688



SHEET TITLE: **SITE PLAN**  
 PROJECT: **ST. AL'S GYM & DAYCARE FACILITY**  
**611 E. MISSION AVE.**  
**SPOKANE, WA.**

SHEET **A1**  
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