

PROJECT INFORMATION

- PRIMARY CONTACT: **BERNARDO WILLS ARCHITECTS**
CONTACT: DAMIAN CRONKHITE
EMAIL: dcronkhite@bwarch.com
- ESTIMATED PROJECT VALUE: **\$350,000**
- ESTIMATED START DATE: **SUMMER 2013**

- A. SITE INFORMATION**
- OWNER: **ROYTER ANESTHESIA INC.**
PO BOX 401
SPOKANE, WA 99210
(509) 701-2902
 - SIZE: **16,825 SF**
(0.38 ACRES)
 - PARCEL: **35293.2712**
 - ADDRESS: **505 E 28TH AVE**
SPOKANE, WA 99203
 - JURISDICTION: **CITY OF SPOKANE**
 - EXISTING ZONING: **RMF**
(COMP PLAN) (RESIDENTIAL MULTIFAMILY)
 - YARDS:

FRONT (28TH AVE):	
MINIMUM:	15'
PROVIDED:	15'
FLANKING (GRAND BLVD):	
MINIMUM:	5'
PROVIDED:	±6'-5"
SIDE (WEST: ZONE RMF):	
MINIMUM:	5'
PROVIDED:	76'
REAR (NORTH: ZONE RMF):	
MINIMUM:	10'
PROVIDED:	12'

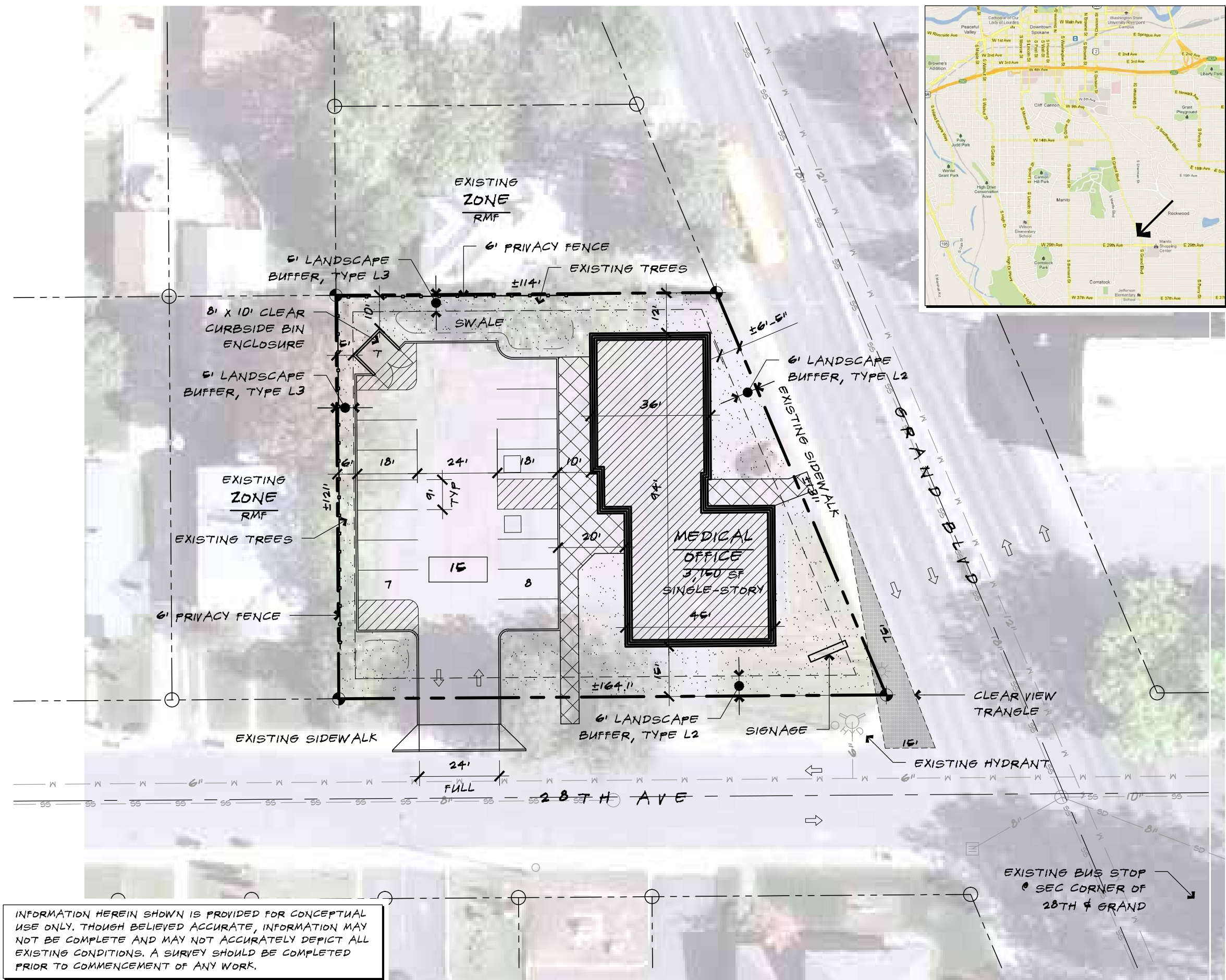
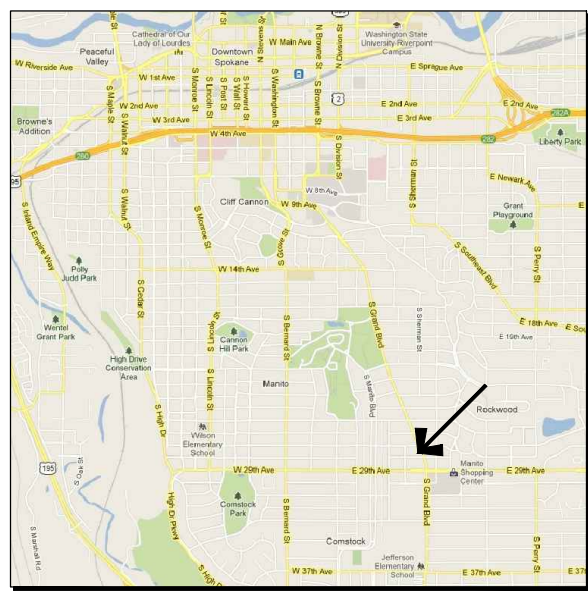
- LANDSCAPE PROVIDED: **6,548 SF (38.91%)**
- B. BUILDING INFORMATION**
- BLDG AREA:

MEDICAL OFFICE:	3,750 SF
TOTAL:	3,750 SF
 - LOT COVERAGE:

ALLOWED:	(FAR: 0.5) 50%
PROVIDED:	22.28%
 - MAX. BLDG. HEIGHT: **35' ROOF HT/30' WALL HT**
PROVIDED: TBD
 - OCCUPANCY GROUP: **B**
 - CONSTRUCTION TYPE: **TYPE V-B**
NON-SPRINKLERED

- C. PARKING INFORMATION**
- REQ'D PARKING:

MIN. REQ'D PARKING:	1/500 SF = 6
MAX. ALLOWED PARKING:	1/200 SF = 15
 - PROVIDED PARKING: **15 STALLS**
 - PARKING RATIO: **4.00 STALLS / 1,000 SF**
- D. FIRE PROTECTION:**
- FLOW/DURATION: **1,750 GPM/2HR**
 - REQ'D # OF HYDRANTS: **1 HYDRANT**
(500FT AVE. SPACE BETWEEN HYDRANTS & 250FT MAX. DIST. FROM ANY POINT ON ST. OR RD. FRONTAGE TO A HYDRANT)



INFORMATION HEREIN SHOWN IS PROVIDED FOR CONCEPTUAL USE ONLY. THOUGH BELIEVED ACCURATE, INFORMATION MAY NOT BE COMPLETE AND MAY NOT ACCURATELY DEPICT ALL EXISTING CONDITIONS. A SURVEY SHOULD BE COMPLETED PRIOR TO COMMENCEMENT OF ANY WORK.