

PROJECT INFORMATION:

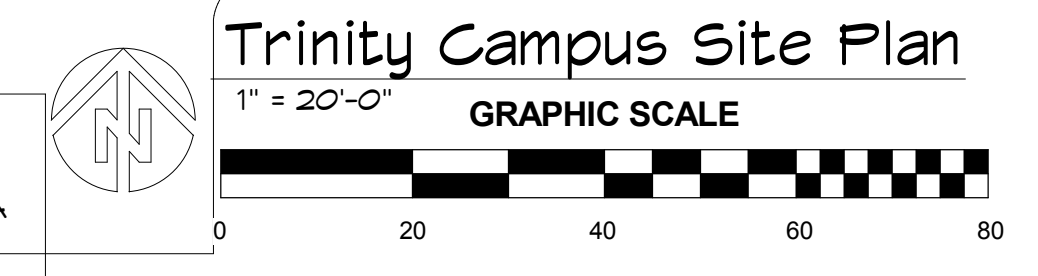
- A.
- Name of project: TRINITY GYM, SCHOOL & ST. ANTHONY PARISH CAMPUS ADDITION/ DATE: APRIL 24, 2018
 - Street address: 2315 NORTH CEDAR STREET & 1306 WEST MONTGOMERY, SPOKANE, WA
 - Legal Description: PARCELS #25121.6001, 35072.6304 & (AG®ATE INTO ONE) #35073.3501, 3401
 - Owner: ST. ANTHONY PARISH
 - Engineer/Architect: BOB GREEN / CLAY CONRAD
 - Consultant:
 - Contractor: GARCO CONSTRUCTION
 - Contact person: CLAY CONRAD 509-935-4688
 - New X Remodel
 - Existing lot/build use: VACANT & EXISTING SCHOOL & PARISH
 - Proposed use: NEW SCHOOL GYM & EXISTING PARISH, K-8 & EDUCARE SCHOOL
 - Occupancy group: E, A-3, B (NON-SEPARATED PER SECT. 509.2 & 503.1.3)
 - Construction type required: IIB
 - Actual construction type: IIB
 - Auto fire extinguishing system: YES
 - Allowable height: 35'-0"
 - Allowable area: 14,500 S.F. BASIC AREA (E) + FRONTAGE 4 SPRINKLER INCREASES = 54,375 S.F.
 - Building height (both in feet and number of stories): SCHOOL; 2 STORY & 38'-0" / GYM; 35'-0"
 - Basement floor area and occupant load: N/A
 - Ground floor area and occupant load: SCHOOL; 11,000 S.F. GYM; 4256 S.F.
 - Floor area for each story above ground floor area and occupant load: SCHOOL 2ND FLR AREA; 11,000 S.F.
 - Total floor area: SCHOOL; 22,000 S.F. + GYM; 4256 S.F. = 31,256 S.F.
 - Valuation: T.B.D.
- B. ZONING INFORMATION
- List dates of hearings during which any of the following were granted:
Zone change:
Special permit:
Conditional permit: SEPT. 21, 2016
Variance:
 - Special regulations: Note any of the following permits, approvals or restrictions:
Design zones:
Shoreline district:
Height district:
Any hazard areas (Airport, Slide, Flood):
Any previous environmental declarations on project:
 - Use zone of lot(s).
 - Use zones of adjacent lots:
 - Lot area (square feet): SEE CALCS.
 - Percent of lot covered by building(s): SEE CALCS.
 - Area of lot covered by hard surfacing of any kind: SEE CALCS.
 - Parking and loading stalls: SEE CALCS.
Barrier free parking: 2 FOR CAMPUS
 - Setbacks and yards: FRONT; 15' SIDE; 5' REAR; 25'

ST. ANTHONY'S CAMPUS BUILDING & PARCEL AREAS;	
VACANT PARCEL #35072.6304 AREA;	4,800 S.F.
EXISTING PARISH FOOTPRINT AREA;	3,335 S.F.
NEW GYM FLOOR AREA;	9,256 S.F.
TOTAL GYM/PARISH AGGREGATED PARCEL #35073.3501 AREA =	41,170 S.F.
SCHOOL FLOOR AREAS;	
GRADE LEVEL FLOOR AREA =	11,000 S.F.
UPPER LEVEL FLOOR AREA =	11,000 S.F.
TOTAL FLOOR AREA =	22,000 S.F.
SCHOOL PARCEL #25121.6001 AREA =	24,000 S.F.

TRINITY SCHOOL PARKING SPACES;	
CLASS ROOM REQUIREMENTS;	
10 CLASSROOMS x 1 PARKING SPACE / CLASSROOM = 10 PARKING SPACES	
EDUCARE REQUIREMENTS;	
1800 S.F. EDUCARE AREA x 1 PARKING SPACE / 500 S.F. = 4 PARKING SPACES	
TOTAL SPACES REQUIRED;	14 SPACES
TOTAL SPACES PROVIDED;	15 SPACES

REVISED PARISH & PLAYGROUND CAMPUS PARKING SPACES;	
EXISTING PAVED PARKING SPACES;	10 SPACES
NEW PAVED PARKING SPACES;	10 SPACES
TOTAL PAVED PARKING SPACES;	20 SPACES

PARISH PARKING REQUIREMENTS PER S.M.C. TABLE 17C.230-1 ;	
EXISTING PARISH ASSEMBLY AREA = 38' x 52' = 1976 S.F. ASSEMBLY AREA MINIMUM PARKING; 1 SPACE PER 100 S.F. OF MAIN ASSEMBLY AREA	1976 S.F. / 100 S.F. = 20 PARKING SPACES MIN.
1976 S.F. / 60 S.F. = 33 PARKING SPACES MAX.	



ST. ANTHONY PARISH, 2320 N. CEDAR ST.
 SANCTUARY FLOOR AREA; 2175 S.F.
 NORTH WING; 560 S.F.
 TOTAL FOOTPRINT; 3335 S.F.

TRINITY SCHOOL, 2315 N. CEDAR ST.
 FOOTPRINT; 11,000 S.F.
 SECOND LEVEL; 11,000 S.F.
 TOTAL ABOVE GRADE; 22,000 S.F.

NEW SCHOOL GYM FOOTPRINT; 9,256 S.F.

PRIMARY STRUCTURE MAXIMUM BUILDING COVERAGE;
 SCHOOL PARCEL AREA; 24,000 S.F.
 PARCEL 35073.3501 AREA; 30,728 S.F.
 PARCEL 35073.3401 AREA; 10,442 S.F.
 PARCEL 35072.6304 AREA; 4,800 S.F.
 TOTAL AREA; 69,970 S.F.

RSF ALLOWABLE AREA;
 69,970 S.F. x 0.50 = 34,985 S.F.
 69,970 S.F. x 0.35 = 24,489 S.F.
 BASE RSF AREA; 2,250 S.F.
 TOTAL ALLOWABLE = 24,984 S.F.

PROPOSED AREA;
 PARISH FOOTPRINT AREA; 3,335 S.F.
 NEW TRINITY SCHOOL FOOTPRINT AREA; 11,000 S.F.
 NEW GYM AREA; 9,256 S.F.

TOTAL PROPOSED FOOTPRINT AREA; 23,591 S.F.

23,591 S.F. + 24,984 S.F.

FLOOR AREA RATIO MAXIMUM COVERAGE (FAR);
 SCHOOL PARCEL AREA; 24,000 S.F.
 PARCEL 35073.3501 AREA; 30,728 S.F.
 PARCEL 35073.3401 AREA; 10,442 S.F.
 PARCEL 35072.6304 AREA; 4,800 S.F.
 TOTAL AREA; 69,970 S.F.

ALLOWABLE FLOOR RATIO;
 69,970 S.F. x 0.50 = 34,985 S.F.

PROPOSED FLOOR AREA RATIO;
 EXISTING PARISH FLOOR AREA; 3335 S.F.
 TRINITY SCHOOL ABOVE GRADE; 22,000 S.F.
 NEW TRINITY GYM ABOVE GRADE; 9,256 S.F.
 TOTAL PROPOSED FLOOR AREA; 34,591 S.F.

34,591 S.F. + 34,985 S.F.

STAMP:

REVISIONS:

DRAWN BY: CWC
 CHECKED BY: -
 ARCHITECT ENGINEER:
 DATE: April 24, 2018
 JOB NUMBER: 17-05

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

SHEET TITLE: Trinity Campus Site Plan
 PROJECT: Trinity Catholic School Gym
 2315 N. Cedar St.
 Spokane, Wa.

SHEET
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