

PROJECT INFORMATION:

- A.
- Name of project: TRINITY SCHOOL & ST. ANTHONY PARISH CAMPUS ADDITION/ Date: SEPT. 26, 2016
 - Street address: NORTH CEDAR STREET & WEST MONTGOMERY, SPOKANE, WA
 - Legal Description: PARCELS #25121.6001, 6002, 6003 (AGGREGATE INTO ONE) & #35073.3501, 3401
 - Owner: ST. ANTHONY PARISH
 - Engineer/Architect: CLAY CONRAD
 - Consultant:
 - Contractor: GARCO CONSTRUCTION
 - Contact person: CLAY CONRAD 509-535-4688
 - New: X Remodel X Addition X
 - Existing lot/bldg. use: VACANT & SCHOOL
 - Proposed use: K-8 & EDUCARE SCHOOL
 - Occupancy group: E, A-3, B (NON-SEPARATED PER SECT. 508.2 & 303.1.3)
 - 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 & SPRINKLER INCREASES = 54,375 S.F.
 - Building height (both in feet and number of stories): SCHOOL: 2 STORY & 30'-0"/ GYM: 35'-0"
 - Basement floor area and occupant load: N/A
 - Ground floor area and occupant load: SCHOOL: 11,000 S.F. GYM: 1000 S.F.
 - Floor area for each story above ground floor area and occupant load: SCHOOL 2nd FLR AREA: 11,000 SF
 - Total floor area: SCHOOL: 22,000 S.F. + GYM: 1000 S.F. = 24,000 S.F.
 - Valuation: T.B.D.

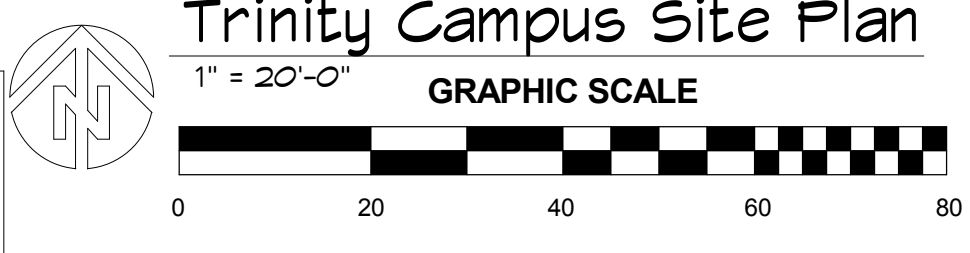
- B. ZONING INFORMATION
- List dates of hearings during which any of the following were granted:
 Zone change:
 Special permit:
 Conditional permit: SEPT. 27, 2016
 Variance:
 - Special regulations: Note any of the following permits, approvals or restrictions:
 Design zones:
 Shoreline district:
 Height 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'

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.
TOTAL SITE AREA =	24,000 S.F.

NEW 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

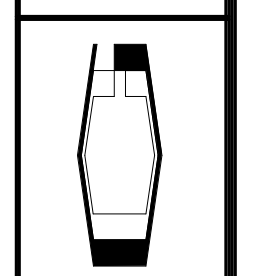
PARISH PARKING REQUIREMENTS PER S.M.C. TABLE 17C.230-1:	
EXISTING PARISH ASSEMBLY AREA = 30' x 52' = 1976 S.F. ASSEMBLY AREA MINIMUM PARKING: 1 SPACE PER 100 S.F. OF MAIN ASSEMBLY AREA	1976 S.F. / 100 S.F. = 20 PARKING SPACES MIN.
1976 S.F. / 60 S.F. = 33 PARKING SPACES MAX.	



STAMP:
 REVISIONS:

DRAWN BY: CWC
 CHECKED BY:
 ARCHITECT/ENGINEER:
 DATE: Oct. 19, 2016
 JOB NUMBER: Prop. 16.1

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



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