

PROJECT INFORMATION:

- A
- Name of project: TRINITY SCHOOL & ST. ANTHONY PARISH CAMPUS ADDITION/ DATE: JULY 26, 2016
 - Street address: NORTH CEDAR STREET & WEST MONTGOMERY, SPOKANE, WA
 - Legal Description: PARCELS #25121.6001, #25121.6002, #25121.6003 (AGGREGATE INTO ONE) & #95073.3501, #3401
 - Owner: ST. ANTHONY PARISH
 - Engineer/Architect: CLAY CONRAD
 - Consultant: GARCO CONSTRUCTION
 - Contractor: GARCO CONSTRUCTION
 - Contact person: CLAY CONRAD: 509-535-4688
 - New: X = Remodel, Addition
 - Existing lot/bldg. use: VACANT
 - 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 = 34,375 S.F.
 - Building height (both in feet and number of stories): 2 STORY/ 30'-0"
 - Basement floor area and occupant load: 16,000 S.F.
 - Ground floor area and occupant load: 10,667 S.F.
 - Floor area for each story above ground floor area and occupant load: SECOND FLR AREA: 10,667 S.F.
 - Total floor area: 37,334 S.F.
 - Valuation: T.B.D.

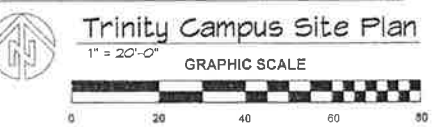
- B. ZONING INFORMATION
- List dates of hearings during which any of the following were granted:
 - Zone change:
 - Special permit:
 - Conditional permit:
 - Variance:
 - Special regulations: Note any of the following permits, approvals or restrictions:
 - Design zones:
 - Shoreline district:
 - Height 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): 24,000 S.F.
 - Percent of lot covered by building(s): 67%
 - Area of lot covered by hard surfacing of any kind: 20%
 - Parking and loading stalls: 14 SPACES REQ'D, 15 SPACES PROVIDED FOR SCHOOL.
 - Barrier Free parking: 1
 - Setbacks and yards: FRONT: 15' SIDE: 5' REAR: 25'

FLOOR AREAS:	
BASEMENT LEVEL FLOOR AREA =	16,000 S.F.
GRADE LEVEL FLOOR AREA =	10,667 S.F.
UPPER LEVEL FLOOR AREA =	10,667 S.F.
TOTAL FLOOR AREA w/ BASEMENT =	37,334 S.F.
TOTAL ABOVE GRADE FLOOR AREA =	26,667 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:	1808 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:	11 SPACES
NEW PAVED PARKING SPACES:	12 SPACES
TOTAL PAVED PARKING SPACES:	23 SPACES

PARISH PARKING REQUIREMENTS PER S.M.C. TABLE 17C.230-1.1:	
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, 2830 N. CEDAR ST.	
SANCTUARY FLOOR AREA:	2715 S.F.
NORTH WING:	560 S.F.
TOTAL FOOTPRINT:	3555 S.F.

NEW TRINITY SCHOOL:	
FOOTPRINT:	16,000 S.F.
SECOND LEVEL:	10,667 S.F.
TOTAL ABOVE GRADE:	26,667 S.F.

PRIMARY STRUCTURE MAXIMUM BUILDING COVERAGE:	
NEW PARCEL AREA:	24,000 S.F.
PARCEL #95073.3501 AREA:	30,128 S.F.
PARCEL #95073.3401 AREA:	10,442 S.F.
TOTAL AREA:	65,170 S.F.

ALLOWABLE AREA:	
65,170 S.F. x 0.50 =	32,585 S.F.
60,110 S.F. x 0.35 =	21,545 S.F.

PROPOSED AREA:	
PARISH FOOTPRINT AREA:	3,595 S.F.
NEW TRINITY SCHOOL FOOTPRINT AREA:	16,000 S.F.
TOTAL PROPOSED FOOTPRINT AREA:	19,595 S.F.

FLOOR AREA RATIO MAXIMUM COVERAGE (FAR):	
NEW PARCEL AREA:	24,000 S.F.
PARCEL #95073.3501 AREA:	30,128 S.F.
PARCEL #95073.3401 AREA:	10,442 S.F.
TOTAL AREA:	65,170 S.F.

ALLOWABLE FLOOR RATIO:	
65,170 S.F. x 0.50 =	32,585 S.F.

PROPOSED FLOOR AREA RATIO:	
EXISTING PARISH FLOOR AREA:	3,595 S.F.
NEW TRINITY SCHOOL ABOVE GRADE:	26,667 S.F.
TOTAL PROPOSED FLOOR AREA:	30,002 S.F.

TOTAL PROPOSED FLOOR AREA:	
19,595 S.F. + 21,545 S.F.	30,002 S.F. + 32,585 S.F.

EXISTING TRINITY CATHOLIC SCHOOL & EDUCARE FACILITY, 1306 P.L. MONTGOMERY AVE.	
CENTRAL BUILDING AREAS:	
SECOND FLOOR:	3050 S.F.
FIRST FLOOR:	3050 S.F.
GYM BASEMENT FLOOR:	3050 S.F.
WEST WING BUILDING AREAS:	
FIRST FLOOR:	1425 S.F.
BASEMENT FLOOR:	1425 S.F.
NORTHEAST WING BUILDING AREAS:	
THIRD FLOOR:	1425 S.F.
SECOND FLOOR:	1425 S.F.
FIRST FLOOR:	1425 S.F.
BASEMENT FLOOR:	1425 S.F.
SOUTHEAST WING BUILDING AREAS:	
FIRST FLOOR:	725 S.F.
BASEMENT FLOOR:	725 S.F.
TOTAL FOOTPRINT AREA:	6650 S.F.
TOTAL BUILDING AREA:	19,200 S.F.

L:\ACAD_RVT\Trinity Catholic School\CWC New School\Proposal 9.rvt

DRAWN BY: CWC
 CHECKED BY: -
 ARCHITECT ENGINEER:
 GARGO CONSTRUCTION
 SPOKANE, WASHINGTON EAST 4114 BROADWAY
 DATE: July 26, 2016
 JOB NUMBER: Proposal 9.0
 (509) 535-4688
 99202

SHEET TITLE: Trinity Campus Site Plan
 PROJECT: Trinity Catholic School & Educare
 N. Cedar St., Spokane, Wa.
 SHEET
 A100.0
 OF

STAMP:
 REVISIONS: