

[us]
architecture + design

upticstudios
509.850.3698
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#	REVISIONS	DATE
	DESCRIPTION	

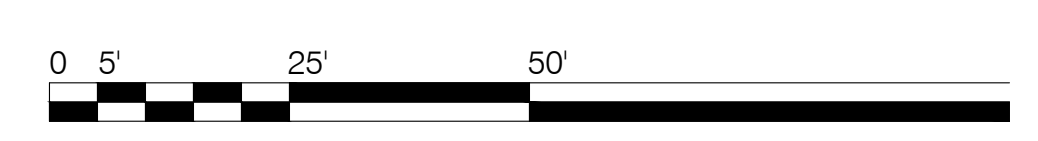
PAW PRINT GENETICS
519 E NORTH FOOTHILLS DR
SPOKANE, WA 99207
PIN #: 35082.4105

PROJECT NO: 19.033
DRAWN BY: TS
CHECKED BY:
DATE:

NOT FOR CONSTRUCTION - PROGRESS SET: 04.29.2020

PD.01
PREDEVELOPMENT
SITE PLAN

PRE DEVELOPMENT SITE PLAN
SCALE: 1" = 20'-0"



NOTE: ALL SITE MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN NO WAY DOES THIS DOCUMENT REPRESENT OR CONSTITUTE A LAND SURVEY.

PROJECT ADDRESS: 519 EAST NORTH FOOTHILLS DRIVE
SPOKANE, WASHINGTON 99207

PARCEL NUMBER: 35082.4105

PRIMARY CONTACT: UPTIC STUDIOS
152 SOUTH JEFFERSON ST., SUITE 101
SPOKANE, WASHINGTON 99201
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MATTHEW COLLINS
COLLINS@UPTICSTUDIOS.COM

PROPERTY OWNER: PAW PRINT GENETICS
LESA SHAFFER, CEO
220 EAST ROWAN AVE, STE. 220
SPOKANE, WASHINGTON 99207

PROJECT VALUATION: \$3,000,000

EST. CONSTRUCTION DATE: SUMMER 2020

ZONE: LI (LIGHT INDUSTRIAL), RMF (RESIDENTIAL MULTI-FAMILY)

REQUIRED SETBACKS:
MIN. STREET LOT LINE: 0'
MIN. FRONT LOT LINE: 10'
MIN. SETBACK ABUTTING R ZONES: 10'
MIN. SETBACK ABUTTING GC-70: 0'

PARKING:
MIN: 1/300 OR 24 AT 12,000 SF FOOTPRINT
MAX: 1/200 OR 60 AT 12,000 SF FOOTPRINT
MIN (3) ACCESSIBLE @ 68 PROVIDED

LANDSCAPE: L3 REQUIRED

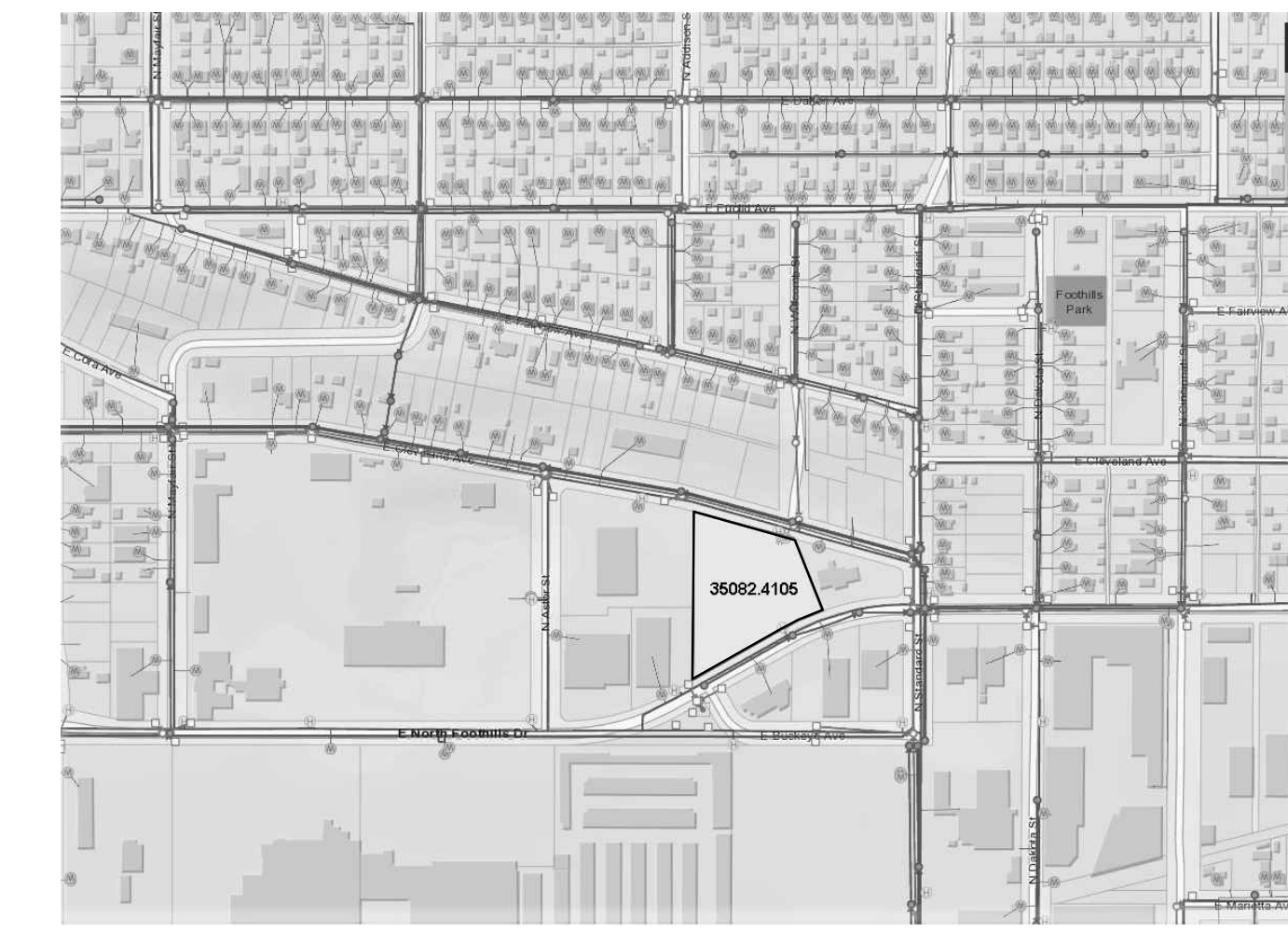
MAXIMUM HEIGHT:
ABUTTING R ZONES: 35'

BUILDING FOOTPRINT:
MAX: +/- 11,600 SF
MAX. BUILDING COVERAGE: 80%
FAR: 2.5

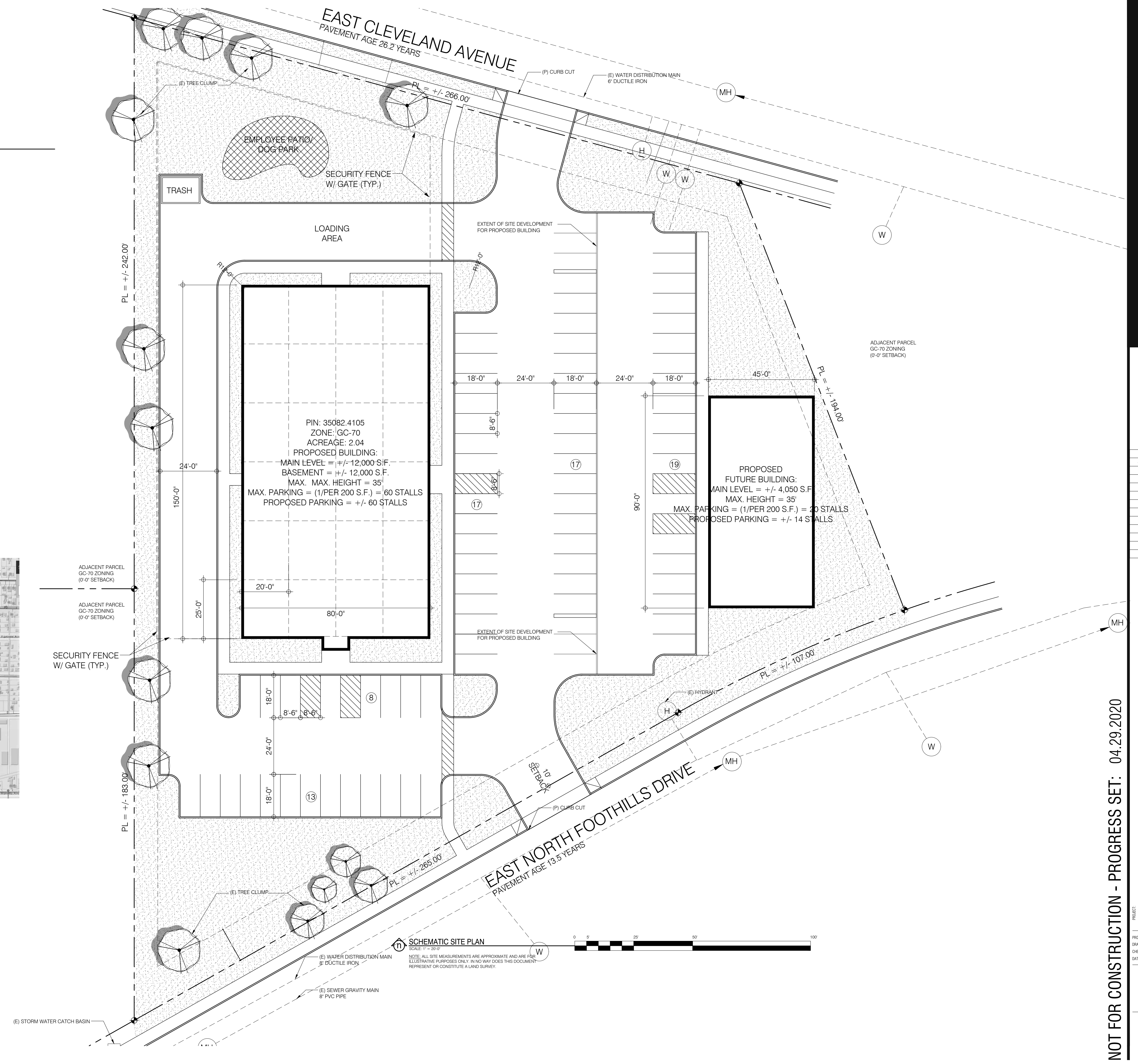
PROPOSED USE: OFFICE SPACE/LABORATORY
GROUP B

CONSTRUCTION TYPE: VB

FIRE PROTECTION: SPRINKLED



VICINITY MAP
NTS



SCHMATIC SITE PLAN
SCALE: 1" = 20'-0"

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