



N
SITE PLAN
SCALE: 1" = 40'-0"

PARKING CALCULATIONS

11-07-03.2 OFF-STREET PARKING AND LOADING STANDARDS

REQUIRED:

1 SPACE PER UNIT
(96) DWELLING UNITS
96 x 1 = 96 SPACES

REQUIRED ACCESSIBLE STALLS:
6

PROVIDED:

STANDARD STALLS: 127
ACCESSIBLE STALLS: 8
TOTAL PARKING STALLS: 135 STALLS

11-07-03.3-B REQUIRED BICYCLE PARKING

REQUIRED: 5% OF REQ'D OFF STREET PARKING = 4 SPACES

PROVIDED: 5 SPACES

ACCESSIBLE PARKING CALCULATIONS

ACCESSIBLE PARKING STALLS PROVIDED: 8
ACCESSIBLE STALLS REQUIRED (IBC 1106.2 #3): 6

VAN ACCESSIBLE PARKING STALLS PROVIDED: 3
VAN ACCESSIBLE STALLS REQUIRED (IBC 1106.5): 1

TYPE-A/TYPE-B UNIT CALCULATIONS

MINIMUM REQ TYPE A UNITS (IBC 1107.6.2.2.1): 5% ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS, AS DESCRIBED IN SECTION 1107.6.

MINIMUM REQ TYPE B UNITS (IBC 1107.6.4.2): WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY.

TOTAL UNIT COUNT: 96

TOTAL TYPE A UNITS COUNT REQUIRED @ 5%: 5
TOTAL TYPE B UNITS COUNT REQUIRED: 12

TOTAL TYPE A UNITS PROVIDED: 12
TOTAL TYPE B UNITS PROVIDED: 12



GENERAL
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PROFESSIONAL SEAL

PRE-DEVELOPMENT APPLICATION FOR
31ST AVE
MULTI-FAMILY
SITE DEVELOPMENT AND APARTMENTS,
VOL. 1

ADDRESS
2402 E. 31ST AVE
SPOKANE, WA 99223

JOB
23.13

DRAWN BY
EAR

CHECKED BY
EJV

SCALE
As Indicated

DATE
05.17.23

PROJECT STATUS
PRE-DESIGN - NOT FOR CONSTRUCTION

REVISIONS
DESCRIPTION DATE

SITE PLAN

A001