

PRESS

ARCHITECTURE
DESIGN
CONSULTING

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PRESS PROJECT NO.
2023.19

GARLAND
APARTMENTS

924 W GARLAND AVE
SPOKANE, WA 99205

PROFESSIONAL STAMP

REVISIONS

DESCRIPTION DATE

SITE PLAN

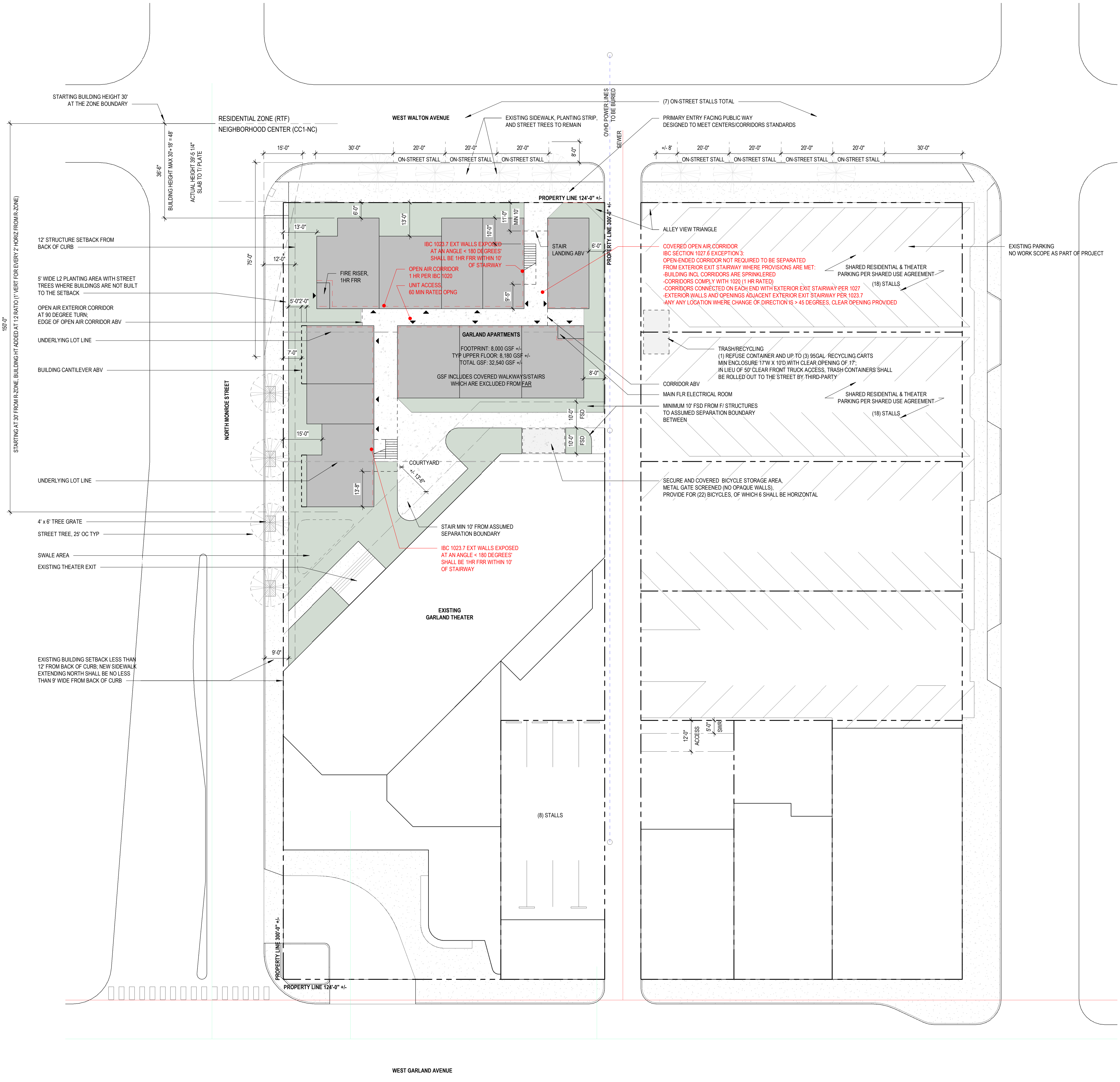
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PREDEVELOPMENT

DATE 22 DEC 2023

DRAWN AS/DK

REVIEWED DK

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**SITE PLAN
ZONING AND LAND USE REGULATIONS SUMMARY**

PARCEL & ADDRESS	924 WEST GARLAND AVENUE / 35062.1409
SMC 17C.122 LAND USE STANDARD ZONING CLASSIFICATION	CC1 - CENTERS AND CORRIDORS NC - NEIGHBORHOOD CENTER
SMC 17C.160 DESIGN STANDARDS	SEE SEPARATE DESIGN STANDARDS SUMMARY FOR COMMENTARY AND COMPLIANCE STRATEGIES
SMC 17C.070 ALLOWED USES	PRIMARY USE EXISTING THEATER (ENTERTAINMENT) NEW RESIDENTIAL (MULTIFAMILY)
SMC 17C.130.210 FLOOR AREA RATIO FLOOR AREA RATIO	1.5 COMBINED NONRESIDENTIAL & RESIDENTIAL PARCEL AREA 33,200 SF FAR MAX 49,800 SF THEATER 16,316 SF RESIDENTIAL 27,948 SF +/- TOTAL 44,264 SF +/-
SMC 17C.122.100 BUILDING HEIGHT	40 FEET MAXIMUM PITCHED ROOF FORMS MAY EXTEND ABOVE WHERE ADJACENT TO SINGLE-FAMILY ZONES, STARTING AT A HEIGHT OF 30' AT THE RESIDENTIAL ZONE BOUNDARY, BUILDING HEIGHT MAY BE ADDED AT A RATIO OF 1:2 (11 FOOT HEIGHT/2 FEET HORIZONTAL DISTANCE FROM ZONE LINE)
SMC 17C.122.110 SETBACKS AND SIDEWALKS	MINIMUM BUILDING SETBACK FROM STREET LOT LINE 0 FEET AND NO CLOSER THAN 12 FEET FROM BACK OF CURB EXCEPT THE WIDTH MAY BE REDUCED IF THE EXISTING SIDEWALK IS LESS THAN 12 FEET BETWEEN THE BACK OF CURB AND EXISTING BUILDING SETBACK LINE OF ADJACENT BUILDINGS; IN NO CASE SHALL THE SETBACK BE REDUCED BELOW 9 FEET FROM BACK OF CURB
MINIMUM SETBACK FROM RSF ZONE	10 FEET MEASURED FROM LOT LINE DOES NOT APPLY AS PROJECT IS ADJACENT A ROW
SMC 17C.130.240 LANDSCAPE AREAS	STREET FRONTAGE LANDSCAPING 5 FOOT WIDE L3 PLANTING INCLUDING STREET TREES EXCEPT WHERE BUILDINGS ARE BUILT WITH NO BACK FROM THE PROPERTY LINE
CLEAR VIEW TRIANGLE (17C.020.030)	RIGHT ISOSCELES TRIANGLE HAVING SIDES OF 50 FEET MEASURED ALONG THE CURB LINE AT THE INTERSECTION OF TWO LOCAL STREETS. IN ADDITION TO INTERSECTIONS OF DRIVEWAY ENTRIES AND PUBLIC STREETS, PLANTINGS NO GREATER THAN 36 INCHES TALL
OTHER PERIMETERS	5 FOOT WIDE L1 PLANTING STRIP
OTHER AREAS	ALL OTHER PORTIONS OF THE SITE NOT COVERED BY STRUCTURES, HARD SURFACES, OR OTHER PRESCRIBED LANDSCAPING SHALL BE PLANTED IN TYPE L3 OPEN AREA LANDSCAPING UNTIL THE MAX LANDSCAPE REQUIREMENT THRESHOLD OF 15% MAX LANDSCAPING COVERAGE IS REACHED
STREET TREES	REQUIRED BETWEEN CURB AND WALKING PATH AVERAGE SPACING IN PLANTING STRIPS SHALL BE 25 FEET FOR SMALL COLUMNAR TREES AND 30 FEET FOR CANOPY TREES
SMC 17C.130.250 SCREENING	REFUSE SCREENING REFUSE AREAS SHALL BE SCREENED
SMC 17C.130.340 PARKING AND LOADING	MINIMUM PARKING, RESIDENTIAL 1.0 STALL PER EACH DWELLING UNIT MINIMUM PARKING, NONRESIDENTIAL 1.0 STALL PER 1,000 GSF
MINIMUM PARKING SPACE / AISLE	PER TABLE 17C.230-3 AND ACCESSIBLE PARKING AS REGULATED BY THE IBC
BICYCLE PARKING	0.5 PERMANENT STALL PER UNIT BICYCLE PARKING SHALL BE SECURE AND COVERED OR ENCLOSED, AND WITHIN 300' OF THE SITE 25% OF RACKS MUST BE HORIZONTAL
LOADING SPACE	NONE REQUIRED
WAC 51-50-0429 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE	NO NEW PARKING IS PROPOSED

**SITE PLAN
GENERAL NOTES**

- DRAWINGS ARE REPRESENTATIVE AND SHALL NOT BE SCALED. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING
- THIS DOCUMENT IN NO WAY SHALL BE INTERPRETED TO REPRESENT OR CONSTITUTE A LAND SURVEY. SITE DIMENSIONS SHOWN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. SITE BOUNDARIES AND MARKERS SHALL BE FIELD LOCATED PRIOR TO COMMENCING WORK
- REFERENCE AND REVIEW THE GEOTECHNICAL REPORT PRIOR TO COMMENCING WORK; CONFIRM EXTENTS OF AND FOLLOW ALL REQUIREMENTS FOR APPLICABLE SPECIAL INSPECTIONS
- WHERE APPLICABLE, REFERENCE CIVIL, LANDSCAPE ARCHITECT, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS FOR BALANCE OF SITE SCOPE OF WORK
- STRUCTURES SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE(S); IN ABSENCE OF A GRADING PLAN, GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET; WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE STRUCTURE(S) AT A MINIMUM SLOPE OF 2 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES
- SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF A STRUCTURE OR AS DETERMINED BY A CIVIL ENGINEER
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL POSITIVELY SLOPE AWAY AT A MINIMUM OF 1 PERCENT
- IMPERVIOUS SURFACES SERVING AS A PORTION OF AN ACCESSIBLE ROUTE SHALL NOT BE GREATER THAN 1:20 RUNNING SLOPE AND 1:48 CROSS-SLOPE
- ANY LANDSCAPING SHOWN IS FOR DESIGN INTENT ONLY. REFERENCE LANDSCAPE ARCHITECT DRAWINGS FOR SCOPE OF WORK. IN ABSENCE OF A LANDSCAPE ARCHITECT, CONTRACTOR SHALL CONFIRM SCOPE WITH THE OWNER AND HIRE A QUALIFIED LANDSCAPE CONTRACTOR
- PERMETER FENCING AND GATE(S) SHALL BE SEPARATELY PERMITTED BY OTHERS
- SIGNAGE SHALL BE SEPARATELY PERMITTED BY OTHERS

**SITE PLAN
KEYNOTES**

- SP.01 EASEMENT
- SP.02 SETBACK
- SP.03 CONCRETE SIDEWALK
- SP.04 ACCESSIBLE ROUTE
- SP.05 CONCRETE EQUIPMENT PAD
- SP.06 CONCRETE CURB
- SP.07 CONCRETE APRON
- SP.08 CONCRETE DRIVE AISLE
- SP.09 ASPHALT DRIVE
- SP.10 PARKING STRIPE
- SP.11 WHEEL STOP
- SP.12 BIKE RACK
- SP.13 CAR POOL PARKING SPACE WITH POST-MOUNTED SIGN
- SP.14 PROVIDE EV CHARGING INFRASTRUCTURE TO HEAD OF PARKING STALL. SEE ELECTRICAL DRAWINGS FOR BALANCE OF INFORMATION
- SP.15 BARRIER FREE PARKING SPACE
- SP.16 LINE OF ROOF, CANOPY, OR OVERHEAD ELEMENT ABOVE
- SP.17 FENCE AND/OR GATE
- SP.18 POST-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS FOR BALANCE OF INFORMATION
- SP.19 SWALE

**SITE PLAN
LAND DESIGN STANDARDS SUMMARY**

SEE EXTERIOR ELEVATIONS, SITE PLAN, AND OTHER RELEVANT DRAWINGS FOR BUILDING ELEMENTS LISTED MEETING DESIGN STANDARDS

SITE DESIGN		
BUILDINGS ALONG STREET	COMPLIES	
BUILDINGS AT INTERSECTIONS	COMPLIES	
SIDEWALK ENCROACHMENTS	NOT APPLICABLE	
LIGHTING	COMPLIES	
SCREENING	COMPLIES	
ANCILLARY SITE ELEMENTS	COMPLIES	
CURB CUT LIMITATIONS	NOT APPLICABLE	
PEDESTRIAN PARKING CONNECTIONS	NOT APPLICABLE	
DRIVE-THRU	NOT APPLICABLE	
BUILDING DESIGN		
COMMERCIAL/RESIDENTIAL TRANSITION	COMPLIES	
PITCHED ROOF FORM, WINDOWS, BALCONIES	COMPLIES	
BLANK WALLS	COMPLIES	
PROMINENT ENTRANCES	COMPLIES	
NORTH ENTRY STAIR CANOPY AND SIGNAGE	RECESSED ENTRY	
FAÇADE TRANSPARENCY	COMPLIES, 15% REQUIRED	
MATERIALS	COMPLIES	
BRICK, MATERIAL VARIETY, RAILING DETAILS	COMPLIES	
MASSING	COMPLIES	
BASE, BRICK AND DETAILS	COMPLIES	
MIDDLE-REVEALS, COLOR CHANGE	COMPLIES	
TOP PITCHED ROOF FORM	COMPLIES	
ROOF FORM	PITCHED ROOF	
HISTORIC CONTEXT CONSIDERATIONS	COMPLIES	
BRICK (MATERIAL), GREEN (COLOR), BALCONY DETAILS (MOTIFS)	NOT APPLICABLE	
SCREENING OF ROOFTOP EQUIPMENT	COMPLIES	
SITES ON PEDESTRIAN STREETS		
LOCATION OF PARKING LOTS	COMPLIES	
CURB CUTS	COMPLIES	
STREETSCAPE ELEMENTS	COMPLIES	
STREET-FACING ENTRANCES	COMPLIES	
MAXIMUM SETBACK	COMPLIES	
GROUND LEVEL DETAILS	COMPLIES	
TYPE 1 CENTERS AND CORRIDORS		
PEDESTRIAN ORIENTED SIGNS	COMPLIES	
INTEGRATION WITH ARCHITECTURE	NOT APPLICABLE	
CREATIVE GRAPHIC DESIGN	COMPLIES	
UNIQUE LANDMARK SIGNS	NOT APPLICABLE	
EXT MOTIFS FROM THEATER TO BE REINTERPRETED	NOT APPLICABLE	
GROUND SIGNS	NOT APPLICABLE	