



Concept Site Plan
Scale: 1"=40'-0"

Property Summary

PARCEL ADDRESS	PARCEL NUMBER	ZONING / LAND USE	PARCEL AREA (ASSESSED)
2321 W NORTHWEST BLVD	25122.1604	COMMUNITY BUSINESS (CB-55)	± 0 SF
UNASSIGNED ADDRESS	25122.1702	RESIDENTIAL SINGLE-FAMILY (RSF)	± 0 SF
2303 W NORTHWEST BLVD	25122.2802	COMMUNITY BUSINESS (CB-55)	± 21,900 SF
VACATED GRACE AVE.	NONE	PRESUMED CB-55	± 12,595 SF
PROPERTY AREA (ASSESSED):			±34,495 SF.
ACRES TOTAL:			±0.79 AC.

Bldg Summary - 4-Story Elevator

LEVEL	AREA	UNIT MIX				TOTAL UNITS/FLOOR	REQ'D PARKING AT 0.0 / UNIT MIN.
		STUDIO	Jr-1:1	1:1	2:2		
Phase-I							
BASEMENT RES.	± 2,600 SF	0	0	2	1	3	0 STALLS
1st RES & RETIAL	± 7,622 SF	1	2	6	1	10	0 STALLS
2nd RESIDENTIAL	± 7,622 SF	1	2	6	2	11	0 STALLS
3rd RESIDENTIAL	± 7,622 SF	1	2	6	2	11	0 STALLS
4th RESIDENTIAL	± 5,757 SF	1	2	5	0	8	0 STALLS
Project Bldg Total: ± 31,223 SF							
UNIT MIX:		9%	19%	58%	14%	43	0 STALLS

TOTAL REQ'D RESIDENTIAL PARKING:	0 STALLS
TOTAL REQ'D COMMERCIAL PARKING	0 STALLS
TOTAL REQ'D PARKING (MFTE, P2P, Etc.):	0 STALLS
TOTAL REQ'D AFTER BICYCLE PARKING REDUCTION (10%)	0 STALLS
PROVIDED ON-SITE PARKING:	34 STALLS
PROVIDED OFF-SITE PARKING:	± 9 STALLS
TOTAL PROVIDED PARKING:	± 43 STALLS
PARKING PER UNIT:	1.0 STALLS / UNIT
REQUIRED MINIMUM ADA PARKING (2 unit types)	2
PARKING LOT SHADE TREES, MORE THAN 50 STALLS (1 PER 6 STALLS, SMC 17C.200.040F(3)(B))	N/A
IBC (WAC) 429 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE Stations (10%)	Req'd EV Spaces (25%)
REQUIRED	3.4 STALLS
PROVIDED	4
EV Ready Spaces (25%)	8.5 STALLS
Compatible Spaces (10%)	3.4 STALLS
TOTAL INSTALLED & PLANNED EV PARKING	15.3 STALLS
	17.0 STALLS

Notes

1. PROPOSED VACATED GRACE AVE AND 30-FOOT RETAINED UTILITY EASEMENT(S) TO CITY OF SPOKANE.
2. PARKING AND LANDSCAPE IMPROVEMENTS UNDER SEPARATE PERMIT, NOT A PART.
3. CELLULAR / WCF TO REMAIN.

WORK IN PROGRESS