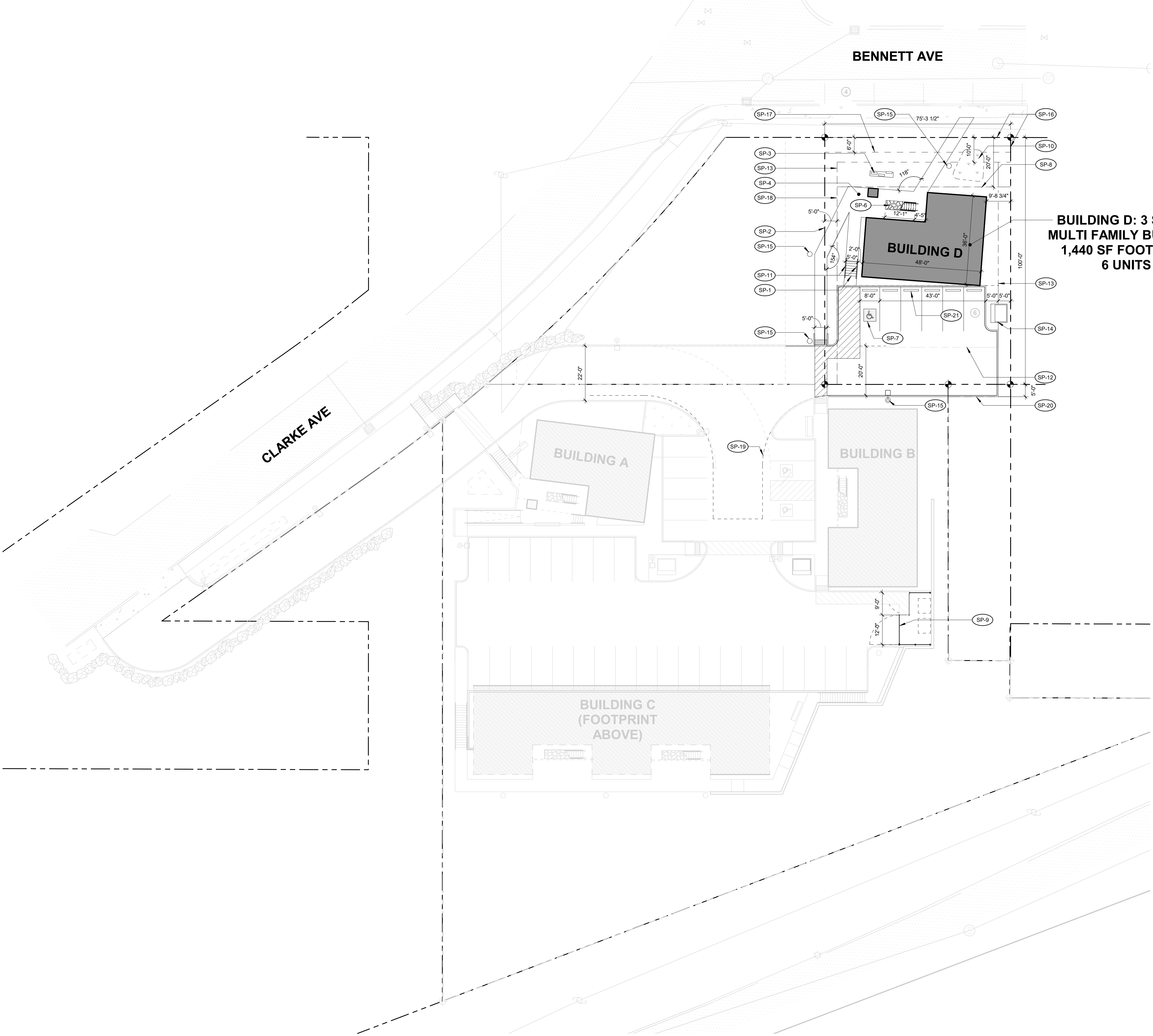


EXHIBIT D



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

GENERAL NOTES

REFER TO SHEET C200 FOR ADDITIONAL SITE DIMENSIONS AND NOTES

SITE PLAN KEYNOTES SP

- SP-1 SITE STAIRS SEE 2 / A002, STAIR TO COMPLY WITH ICC A117.1-2017 SECTION 504
- SP-2 16' UTILITY EASEMENT
- SP-3 CONC WALL AND SIGNAGE, SEE 1 / A002
- SP-4 CONC SLAB ON GRADE W/ MED ON GRADE W/ MED BROOM FINISH
- SP-5 20' ACCESS EASEMENT
- SP-6 GRAVEL GARDEN UNDER STAIR, SEE LANDSCAPE DWGS
- SP-7 VAN ACCESSIBLE PARKING PER CITY OF SPOKANE STANDARDS, SEE CIVIL C410
- SP-8 20' UTILITY EASEMENT
- SP-9 TRASH ENCLOSURE TO BE SHARED WITH ADJACENT PARCEL
- SP-10 SWALE, SEE CIVIL DWGS
- SP-11 SITE HANDRAILS, SEE 2 / A002 HANDRAIL TO TO COMPLY WITH ICC A117.1-2017 SECTION 505
- SP-12 15' REAR SETBACK
- SP-13 5' SIDE SETBACK AND LANDSCAPE BUFFER
- SP-14 TRANSFORMER ON CONC PAD, SEE ELEC.
- SP-15 SITE LIGHTING PER ELEC.
- SP-16 EXISTING PROPERTY LINE
- SP-17 6' L3 STREET FRONTAGE SCREENING
- SP-18 5' UTILITY EASEMENT
- SP-19 FIRE TURNAROUND
- SP-20 5' ACCESS EASEMENT TO BE NEGOTIATED WITH NEIGHBORING PARCEL
- SP-21 CONCRETE WHEEL STOP

TYPE A/B UNIT CALCULATION

**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

CODE EXCERPTS:

**1108.7.1.1 ONE STORY WITH TYPE B UNITS REQUIRED**  
AT LEAST ONE STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE B UNITS.

**1108.7.4 SITE IMPRACTICALITY**  
ON A SITE WITH MULTIPLE NONELEVATOR BUILDINGS, THE NUMBER OF UNITS REQUIRED BY SECTION 1108.7.1 TO BE TYPE B UNITS IS PERMITTED TO BE REDUCED TO A PERCENTAGE THAT IS EQUAL TO THE PERCENTAGE OF THE ENTIRE SITE HAVING GRADES, PRIOR TO DEVELOPMENT, THAT ARE LESS THAN 10 PERCENT, PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- NOT LESS THAN 20 PERCENT OF THE UNITS REQUIRED BY SECTION 1108.7.1 ON THE SITE ARE TYPE B UNITS.
- UNITS REQUIRED BY SECTION 1108.7.1, WHERE THE SLOPE BETWEEN THE BUILDING ENTRANCE SERVING THE UNITS ON THAT STORY AND A PEDESTRIAN OR VEHICULAR ARRIVAL POINT IS NOT GREATER THAN 8.33 PERCENT, ARE TYPE B UNITS.
- UNITS REQUIRED BY SECTION 1108.7.1, WHERE AN ELEVATED WALKWAY IS PLANNED BETWEEN A BUILDING ENTRANCE SERVING THE UNITS ON THAT STORY AND A PEDESTRIAN OR VEHICULAR ARRIVAL POINT AND THE SLOPE BETWEEN THEM IS 10 PERCENT OR LESS, ARE TYPE B UNITS.
- UNITS SERVED BY AN ELEVATOR IN ACCORDANCE WITH SECTION 1108.7.3 ARE TYPE B UNITS.

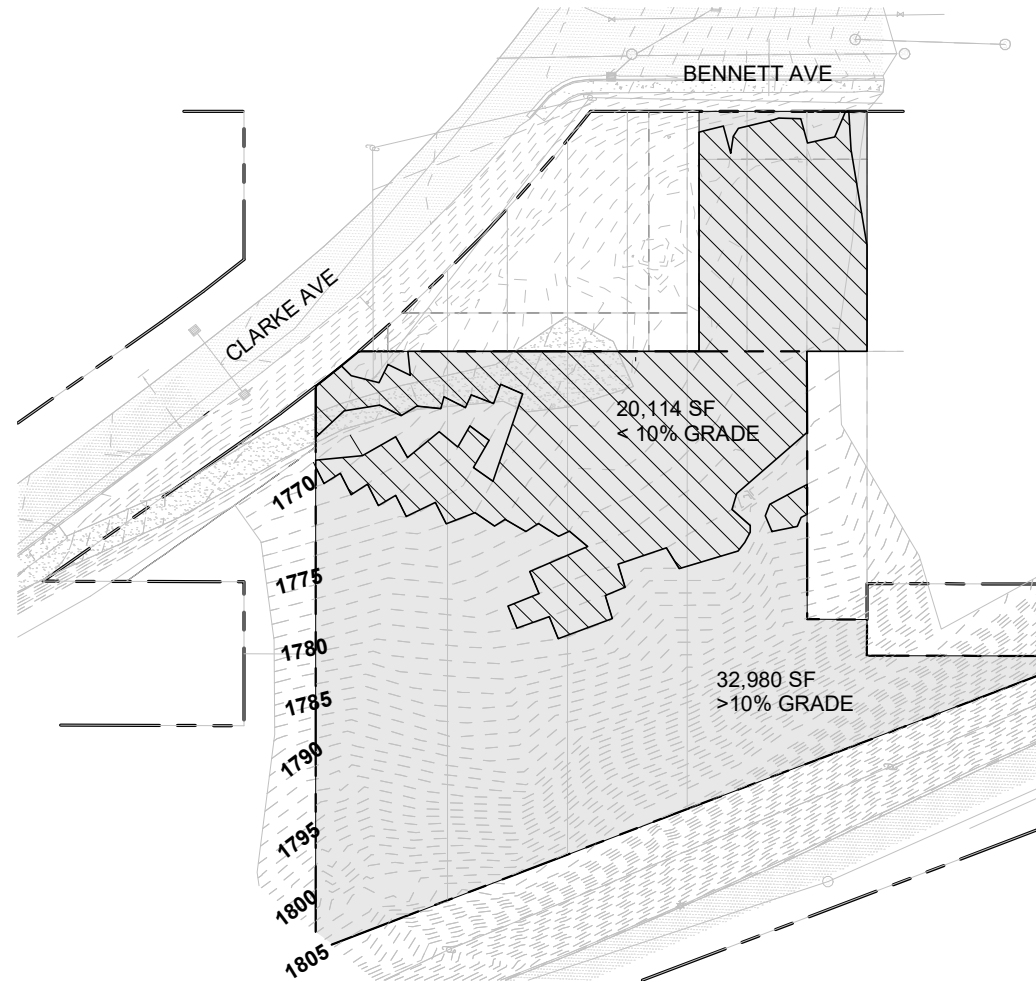
UNIT BREAKDOWN (TYPE A):

TOTAL UNITS: 6 (36 PHASE 1+II)  
TOTAL TYPE A UNITS REQUIRED @ 5%: 0 (2 PHASE 1+II)  
(AT OCCUPANCIES CONTAINING MORE THAN 10 DWELLING UNITS)

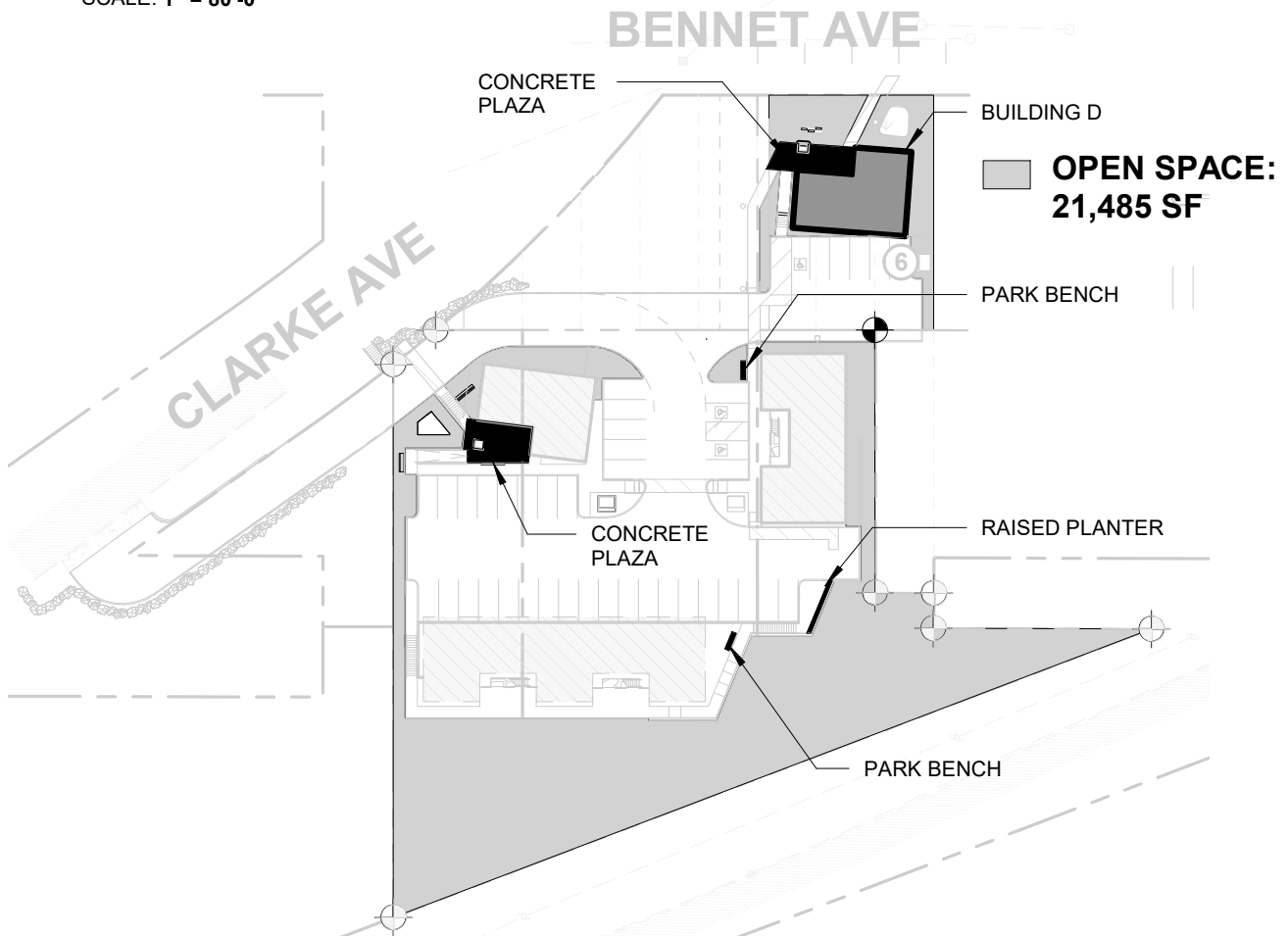
UNIT BREAKDOWN (TYPE B) (SITE IMPRACTICALITY):

TOTAL UNITS REQUIRED TO BE TYPE B PER 1108.7.1 = 10 UNITS  
TOTAL UNITS REQUIRED DUE TO SITE IMPRACTICALITY 38% OF 10 = 3.8 UNITS  
TOTAL TYPE B UNIT PROVIDED: 5 UNITS OF 10 OR 50%

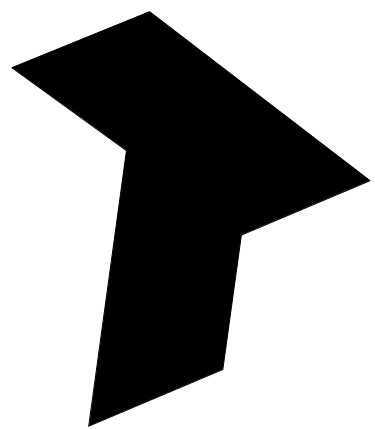
GRADE CALCULATION (1108.7.4): 20,114 AREA (<10%) / 53,094 AREA (TOTAL SITE) = 38%  
38% (GREATER THAN OR EQUAL TO) UNITS REQUIRED TO BE TYPE B MINIMUM.



**10% Topo Grade**  
SCALE: 1" = 80'-0"



**AMMENITIES AND OPEN SPACE (SMC 17C.11.310.A.3.c)**  
SCALE: 1" = 80'-0"



TREKARCHITECTURE

GENERAL

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PROFESSIONAL SEAL

NEW CONVERSION, DEVELOPMENT FOR:

**CLARKE AVE  
APARTMENTS - BLDG D**

ADDRESS

2423 W CLARKE AVE  
SPOKANE, WA 99201

JOB

24.46

DRAWN BY

KJB

CHECKED BY

EJV

SCALE

As Indicated

DATE

03.14.25

PROJECT STATUS

PERMIT SET

REVISIONS

#	DESCRIPTION	DATE
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SITE PLAN

A001