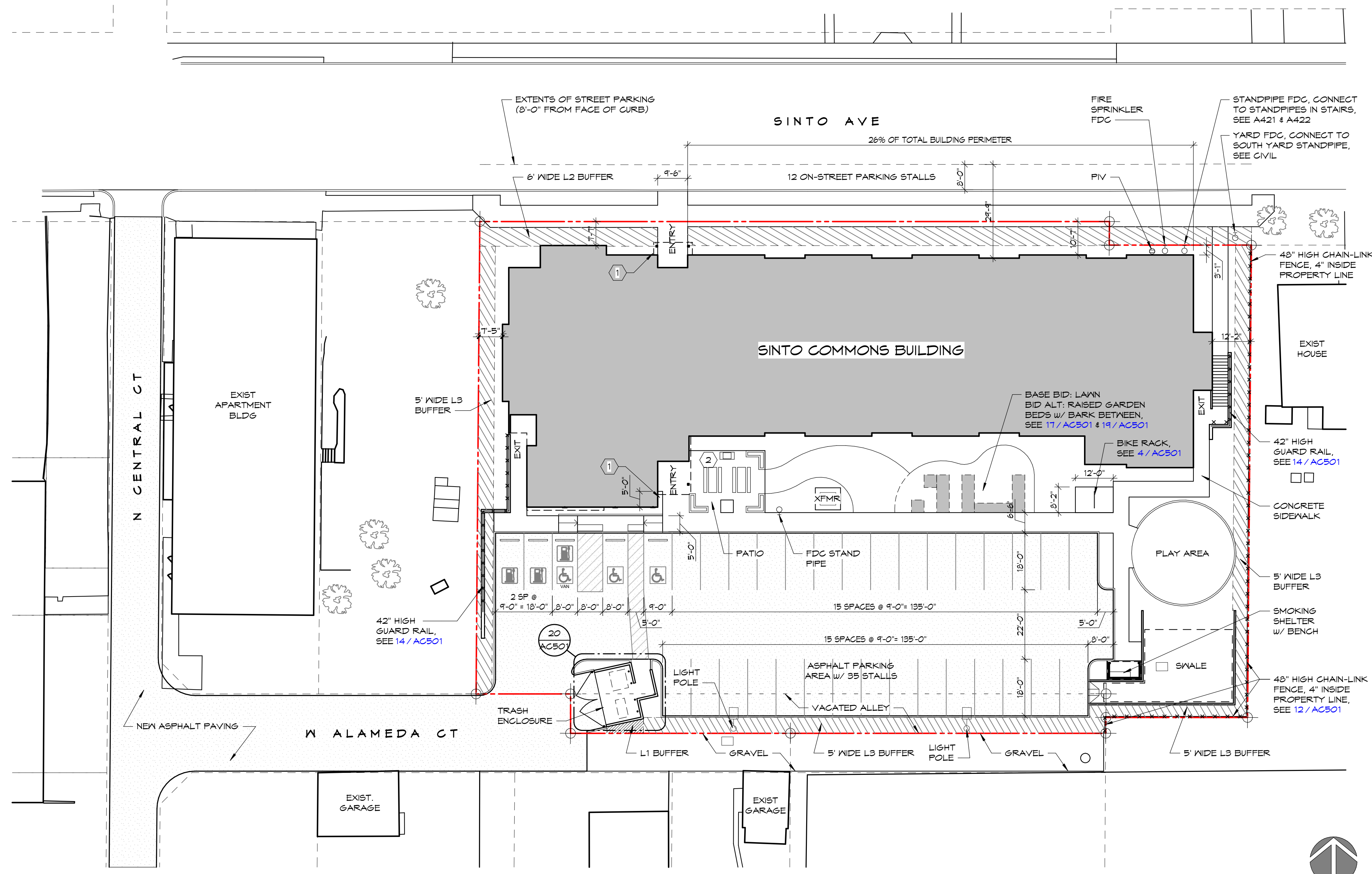


8/19/2020 1:27:15 AM C:\Revit_Temp\3008_Sinto Commons v3_brockman@zbaarchitect.com.rvt

A ARCHITECTURAL SITE PLAN
1" = 20'-0"



SITE PLAN NOTES

- SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, & UTILITIES.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING & POWER DISTRIBUTION.
- SEE LANDSCAPE DRAWINGS FOR PLANTING & IRRIGATION.
- INDICATES ACCESSIBLE PARKING STALL
- INDICATES FUTURE EV CHARGING STALL, SEE ELECTRICAL DRAWINGS
- 1 DOWNSPOUT LOCATION, TIE DOWNSPOUT TO DRAINLINE, SEE CIVIL & 2/AC501.
- 2 SLOPE CONCRETE PATIO SLABS AWAY FROM BUILDING, 2% MAX SLOPE IN ANY DIRECTION.

PARKING REQUIREMENTS:

1-3 BEDROOMS/UNIT: 1 SPACE PER UNIT

PARKING REQUIRED:

STUDIO UNITS:	8	=	8 SPACES
1 BEDROOM UNITS:	11	=	11 SPACES
2 BEDROOM UNITS:	25	=	25 SPACES
3 BEDROOM UNITS:	3	=	3 SPACES
TOTAL			47 SPACES

PARKING PROVIDED:

35 ON-SITE SPACES (INCLUDING 3 ACCESSIBLE)
12 OFF-SITE SPACES
47 TOTAL SPACE

OUTDOOR SPACE REQUIREMENTS:

APARTMENTS	48 SF PER UNIT	47 UNITS
REQUIRED SPACE		2,256 SF

OUTDOOR SPACES PROVIDED:

APARTMENTS	
PLAY AREA (TOT LOT)	836 SF
GARDEN SPACE	733 SF
OUTDOOR PATIO(S)	500 SF
OPEN LAWN SPACE*	604 SF
TOTAL OUTDOOR SPACE PROVIDED	2,673 SF

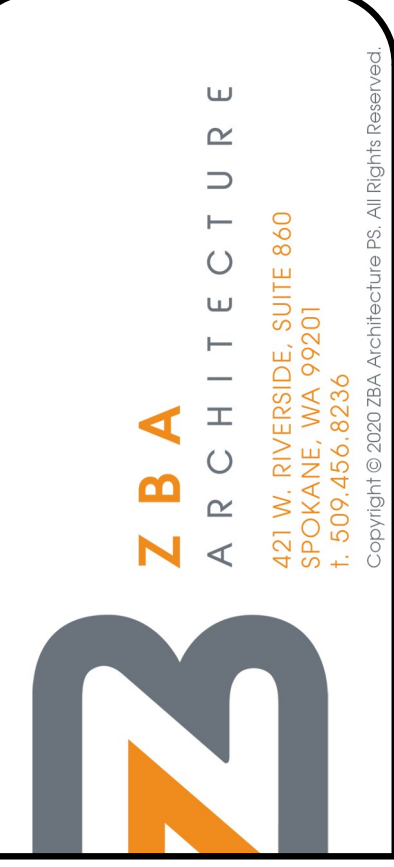
* MINIMUM TXT CLEAR AREAS, NOT ADJACENT TO DUMPSTER

ZONING PROVISIONS:

SITE AREA (INCL VACATED ALLEY):	38,836 SF
BUILDING FOOTPRINT:	13,825 SF
TOTAL BUILDING SQUARE FOOTAGE:	50,636 SF

MAXIMUM FAR (RESIDENTIAL EXEMPT):	1.50
PROVIDED FAR:	1.30

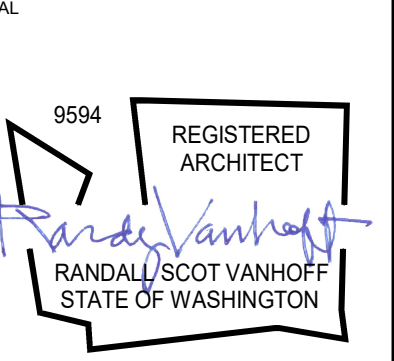
MAXIMUM HEIGHT ALLOWED:	15'
MAXIMUM HEIGHT PROVIDED:	14'-8"



NO.	DATE	BY

ARCHITECTURAL SITE PLAN
SINTO COMMONS
441 - 519 W SINTO
SPOKANE, WA
COMMUNITY FRAMEWORKS

SHEET TITLE
PROJECT TITLE



PROJECT NO.	2008
DRAWN:	RJB
CHECKED:	RSV
DATE:	8/18/20
DRAWING NO.	

AC101