



OWNER:	CATHOLIC HOUSING SERVICES OF EASTERN WASHINGTON AND INLAND GROUP 12 E 5TH AVE. SPOKANE, WA 99202	1: 509.358.4250 housing@coastermedia.org MAILING: PO BOX 2253 SPOKANE, WA 99210
ARCHITECT: <i>PRIMARY CONTACT</i>	ARCHITECTURE ALL FORMS 3424 S. GRAND BLVD. SPOKANE, WASHINGTON 99203	CHRIS WEILAND ROBERT VRLAISTED 1: 509.535.5914 chris@archaf.com robert@archaf.com www.archaf.com

PROJECT NAME:	ST. AGNES FAMILY HAVEN
PROJECT TYPE:	MULTI-FAMILY-HOUSING
PROJECT ADDRESS:	2834 W SUNSET BLVD. SPokane, WA 99224
PARCEL #:	1. 25243.1103 2834 W SUNSET BLVD. 2. 25234.1006 UNASSIGNED ADDRESS 3. 25234.1001 2915 W 7TH AVE 4. 25234.1002 2919 W 7TH AVE 5. 25234.0109 607 S GOVERNMENT WAY 6. 25234.0104 2928 W 7TH AVE
ACREAGE:	1. 0.69 2. 0.07 3. 0.3 4. 0.19 5. 1.04 6. 0.14 TOTAL ACREAGE: 2.43
ZONING:	NR-35, O-35 & OR-35
DESCRIPTION OF WORK:	TWO NEW 3-STORY MULT-FAMILY BUILDINGS AND SITE IMPROVEMENTS. (48) DWELLING UNITS TOTAL CONSISTING OF ONE, TWO, AND THREE-BEDROOM UNITS. A SEPARATE COMMUNITY BUILDING WILL INCLUDE OFFICE SPACE AND RESIDENTIAL AMENITIES.
PROJECT AREA:	101,930.4 SF
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	SPRINKLERED
ESTIMATED COST:	\$ 7,951,091.00
PROJECT SCHEDULE:	AUGUST, 2025
SETBACKS:	N - 10 FT. E - 0 FT. S - 0 FT. W - 10 FT. (FRONT LOT LINE - 10 FT.)
PARKING REQUIRED:	NO MINIMUM
PARKING PROVIDED:	53 NEW STALLS (3HC)

BUILDING AREAS							
BUILDING TYPE	GROUND FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	ALLOWABLE AREA		TOTAL BUILDING AREA	
				PER FLOOR	BLDG. TOTAL		
BUILDING 1	9,102	9,102	9,102			27,306	
BUILDING 2	8,323	8,323	8,323			24,969	
COMMUNITY BUILDING	3,968			7,000	7,000	3,968	
						56,243	

APARTMENT BUILDING UNIT MATRIX BY BUILDING TYPE													
UNIT TYPE	# BED	# BATH	BUILDING 1				BUILDING 2				UNIT TOTALS	UNIT NET RENTABLE	TOTAL NET RENTABLE*
			R1	R2	R3	T	R1	R2	R3	T			
A-1	1	1	7	8	8	23	2	2	6	29	813	23,577	
A-HC	1	1	1	0	0	1	0	0	0	1	813	813	
B-1	2	1	0	0	0	0	3	4	4	11	1,014	12,168	
B-HC	2	1	0	0	0	0	1	0	0	1	1,014	1,014	
C-1	3	2	0	0	0	0	1	2	2	5	1,290	6,450	
C-HC	3	2	0	0	0	0	1	0	0	1	1,290	1,290	
TOTAL			8	8	8	24	8	8	24	48		45,312	

ALL BUILDING AREAS ARE MEASURED TO THE OUTSIDE FACE OF PERIMETER WALL INCLUDING PATIO, DECK, AND STAIRWAYS UNDER FLOOR OR ROOF STRUCTURES ABOVE.  
\* TOTAL ALLOWABLE IS WORST CASE BASED ON AREA INCREASE DIAGRAMS

[illegible]

DATE	05/28/2025
JOB NO.	22.001

DRAWING TITLE

## CONCEPTUAL SITE PLAN

SHEET NUMBER

## A1.3



CONSULTANT

# ST. AGNES FAMILY HAVEN

S. GOVERNMENT WAY & W. SUNSET BLVD.  
SPOKANE, WA 99224

## BACKGROUNDS