

PROJECT DIRECTORY

CATHOLIC HOUSING SERVICES OF EASTERN WASHINGTON AND INLAND GROUP 12 E 5TH AVE.

t: 509.358.4250 housing@cceasternwa.org MAILING: PO BOX 2253 SPOKANE, WA 99210

ARCHITECTURE ALL FORMS 3424 S. GRAND BLVD. ARCHITECT: PRIMARY SPOKANE, WASHINGTON 99203 CONTACT

SPOKANE, WA 99202

CHRIS WEILAND ROBERT VRALSTED t: 509.535.5914 chris@archaf.com robert@archaf.com www.archaf.com

PROJECT DATA

PROJECT NAME: ST. AGNES FAMILY HAVEN PROJECT TYPE: MULTI-FAMILY HOUSING PROJECT ADDRESS: 2834 W SUNSET BLVD. SPOKANE, WA 99224

1. 25243.1103 2834 W SUNSET BLVD. 2. 25234.1006 UNASSIGNED ADRESS 3. 25234.1001 2915 W 7TH AVE PARCEL #:

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 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 A MIX
OF ONE, TWO, AND THREE-BEDROOM UNITS. A SEPARATE
COMMUNITY BUILDING WILL INCLUDE OFFICE SPACE AND

RESIDENTIAL AMENITIES.

101,930.4 SF

PROJECT AREA: OCCUPANCY: CONSTRUCTION TYPE: V-B

PARKING PROVIDED:

ZONING:

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

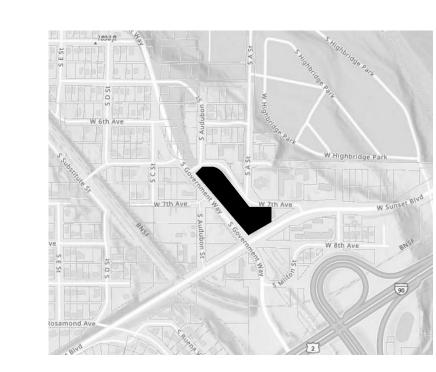
> 53 NEW STALLS (3HC)

BUILDING AREAS										
BUILDING TYPE	GROUND FLOOR AREA	SECOND FLOOR AREA	THIRD FLOOR AREA	ALLOWAI	TOTAL BUILDIN					
				PER FLOOR	BLDG. TOTAL	AREA				
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				

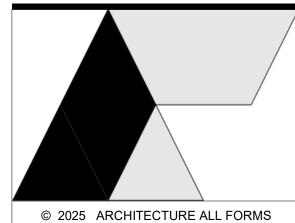
APARTMENT BUILDING UNIT MATRIX BY BUILDING TYPE													
UNIT TYPE # BED	# BED	# BATH	BUILDING 1			BUILDING 2			2	UNIT TOTALS	UNIT NET	TOTAL NET	
		R1	R2	R3	Т	R1	R2	R3	Т		RENTABLE	RENTABLE*	
A-1	1	1	7	8	8	23	2	2	2	6	29	813	23,577
A-HC	1	1	1	0	0	1	0	0	0	0	1	813	813
B-1	2	1	0	0	0	0	3	4	4	11	12	1,014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

ALL BUILDING AREAS ARE MEASURED TO THE OUTSIDE FACE OF PERIMETER WALLS INCLUDING PATIO, DECK, AND STAIRWAYS UNDER FLOOR OR ROOF STRUCTURES ABOVE.

* TOTAL ALLOWABLE IS WORST CASE BASED ON AREA INCREASE DIAGRAMS



VICINTY MAP



NOT FOR CONSTRUCTION

CONSULTANT

AMIL

ISSUED FOR DESCRIPTION DATE

05/28/2025 22.001 JOB NO.

DRAWING TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER