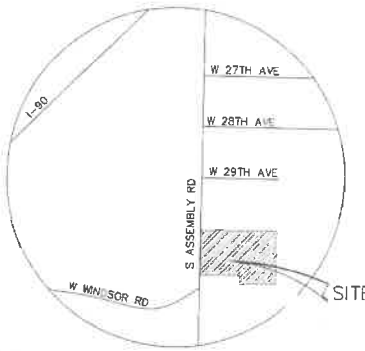


1 NORTH 2 A1.0 VICINITY MAP

SCALE: NONE

ASSEMBLY RD. (60 FEET WIDE)

PHASE I
PHASE II

PARKING:
REQUIRED = 41

PARKING PROVIDED:
OPEN = 13
CARPORTS = 27

ACCESSIBLE STALLS:
REQUIRED = 2
PROVIDED = 2

TOTAL PROVIDED: =42

PHASE 2-27 UNIT TABULATION:

PLAN	TYPE	No.# OF UNITS	GROSS S.F./EA.	TOTAL GROSS S.F.
"B"	2B./2B.	11	912	10,032
"Bb"	2B./2B.	1	912	912
"D"	1B./1B.	11	657	7,227
"Da"	1B./1B.	1	657	657
"F"	2B./1B.	3	930	2,790
		TOTAL 27		TOTAL 21,588

EXISTING BUILDING/08 UNIT TABULATION:

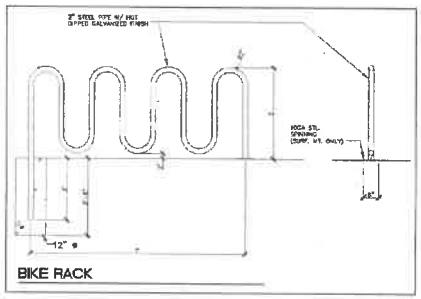
BLDG.	# OF UNITS	"BREAKDOWN"		TOTAL GROSS S.F.	TOTAL GROSS S.F.
A	6 @ 916	6- 2 BED/2 BATH	(ACC.:1)	5,498	1,832
B	12 @ 647	12- 1 BED/1 BATH	(ACC.:1)	7,764	2,588
C	12 @ 833	12- 2 BED/1 BATH		9,996	3,332
D	6 @ 1,126	6- 3 BED/2 BATH		6,756	2,256
TOTAL 36		TOTAL GROSS S.F. FOR PROJECT		30,024	10,008

EXISTING 12-PLEX TABULATION: BLDG B

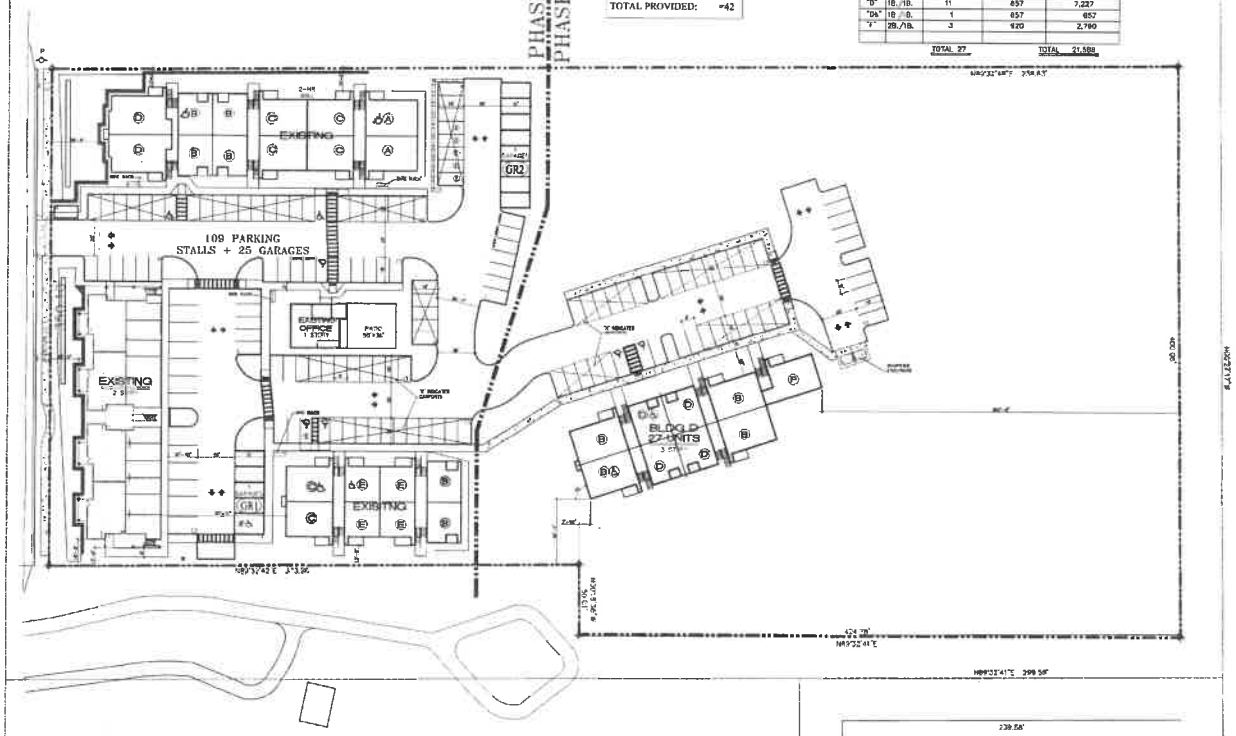
UNIT	TYPE	No.# OF UNITS	GROSS S.F./EA.
101	2B./2B.	1	1,031
103	2B./2B.	1	1,031
105	2B./2B.	1	1,031
107	2B./2B.	1	1,031
201	2B./2B.	1	1,033
202	3B./2B.	1	1,318
203	2B./2B.	1	1,033
204	1B./1B.	1	806
205	2B./2B.	1	1,033
206	1B./1B.	1	806
207	2B./2B.	1	1,033
208	3B./2B.	1	1,318
		12 GARAGES	3,000
			TOTAL 16,384

EXISTING BUILDING/24 UNIT TABULATION: BLDG C

UNIT	# OF UNITS	"BREAKDOWN"		TOTAL GROSS S.F.	TOTAL GROSS S.F.
B	6 @ 647	6- 1 BED/1 BATH		3,882	1,294
C	6 @ 833	6- 2 BED/1 BATH	(ACC.:1)	4,998	1,666
F	12 @ 625	12- STUDIO	(ACC.:1)	7,500	2,500
TOTAL 24		TOTAL GROSS S.F. FOR PROJECT		16,380	5,460



BIKE RACK



1 A1.0 SITE PLAN

SCALE: 40' = 1'-0"

PROJECT INFORMATION

Name of Project: PHASE 2, ASSEMBLY TRAIL APARTMENTS - BUILDING D
Date: 5/29/2021
Street Address: 3105 S ASSEMBLY ROAD, SPOKANE, WA 99206 - SPOKANE COUNTY
Parcel Numbers: PARCEL # SEE BELOW

OWNER: ASSEMBLY ROAD LLC (name) 108 N WASHINGTON (address) SPOKANE WA (citizen) 509/624-1170

PARCEL # 25352.0603, 25352.0604, 25352.0711, 25352.0712, 25352.0713, 25352.0714, 25352.0715, 25352.0716, 25352.0717, 25352.0718, 25352.0720, 25352.0721, 25352.0722, 25352.0723, 25352.0724, 25352.0725, 25352.0726, 25352.2301

PARCEL AGGREGATION IS IN PROCESS.

Allowable Height: 60 FT
Allowable Area: 7,000 S.F. RE: 40.3
Actual Building Height and no. of stories: 35'6" feet, TWO story;
Ground Floor area and occupant load Area: Re: Code Sheet A0.3
Total new floor area: 33,879 ; Total existing floor area: N/A
New construction Valuation: $5,100,000

ZONING:
Hazard Area? (Airport, Slide, Flood): N/A
Any Previous Environmental Declarations on this site: N/A
Use Zone of lot: MDR
Use Zone of adjacent lots: North: MDR, South: MDR, East: MDR, West: MDR
Lot Area (square feet): 300,381 S.F. (6.90 acres)
Percent of lot covered by buildings: 28%
Percent of lot covered by hard surfacing of any kind: 58% 259,468 S.F.
Setbacks & Yards: North: 15' South: 365' East: 245' West: 40'

REVISIONS

WYATT ARCHITECTS AND ASSOCIATES
JAMES A. McARTHUR, A.I.A.
Project Manager
Spokane, Washington
PO Box 14778
Spokane, WA 99214
Phone 509-328-2994
Fax 509-328-2815
jamesmcarthur@gmail.com

BUILDING D SITE PLAN
PHASE 2: ASSEMBLY TRAIL APARTMENTS
3105 S ASSEMBLY ROAD, SPOKANE, WA

REGISTERED ARCHITECT
JAMES MCARTHUR
STATE OF WASHINGTON

DATE: 7/15/2021
PROJECT: 21:06
DRAWN BY: LJS
SHEET NO. A1.0