

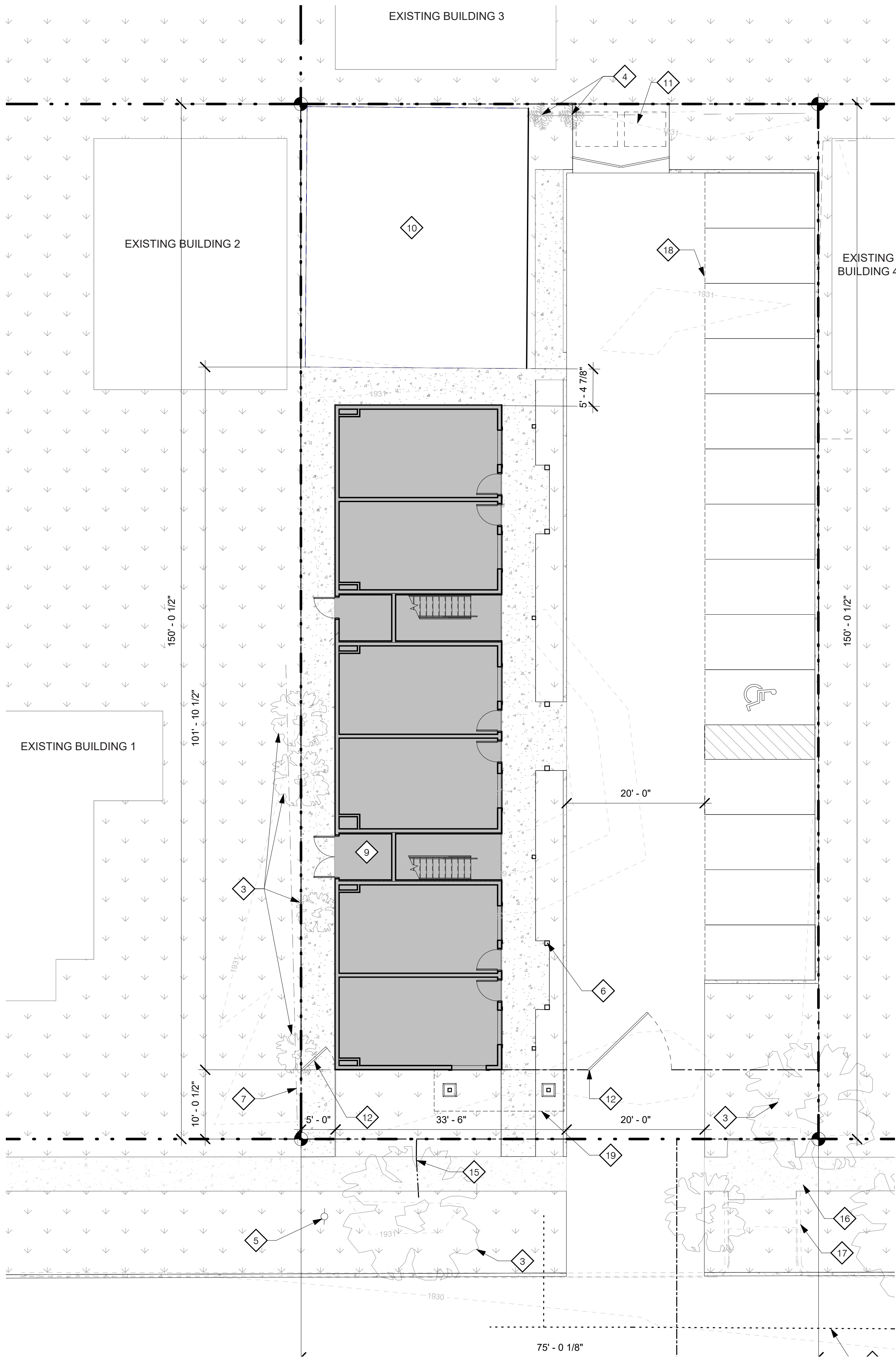
2314 W 2ND AVE APARTMENTS

HISTORIC PRESERVATION 09.03.2026



221 N WALL ST. STE 345 | SPOKANE, WA

509.808.0270 | [FUSIONARCH.COM](https://fusionarch.com)



1 SITE PLAN TRUE NORTH
SCALE : 3/32" = 1'-0"

OWNER

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ARCHITECT

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PROJECT INFORMATION

NAME OF PROJECT: 2314 W 2NDS AVE APARTMENTS
ADDRESS: 2314 W 2NDS AVE, SPOKANE, WA 99201
PROJECT DESCRIPTION: NEW CONSTRUCTION OF AN APARTMENT COMPLEX AND INCLUDED PARKING GARAGE
CITY OF SPOKANE
JURISDICTION: TBD
PERMIT #: 25242.0306
PARCEL #: BROWNES ADD; ALL OF LT 10 & W1/2 OF LT 11 BLK 25
LEGAL DESCRIPTION:
ZONING: RHD-35
OCCUPANCY: MULTI-FAMILY
CONSTRUCTION TYPE: VB
SETBACKS REQUIRED: FRONT: 10' - 0"
SIDE YARD: 5' - 0"
REAR: 10' - 0"
HEIGHT: 75' - 0" MAX
SETBACKS PROVIDED: 10' - 0"
5' - 0" MIN
46' - 0"
TBD
LOT AREA: 11,250 SF (0.26 AC)

SQUARE FOOTAGE

LEVEL 1:	2,030	SF
LEVEL 2:	2,030	SF
LEVEL 3:	2,030	SF
TOTAL:	6,090	SF
UNIT TYPE:	SQUARE FEET	QUANTITY
ONE BED / ONE BATH	336 SF	18

PARKING CALCULATIONS

PARKING COUNT FOR 10 NEW UNITS AND 3 EXISTING UNITS
SPOKANE MUNICIPAL CODE TABLE 17C.230.020-1
MINIMUM REQUIRED NO MINIMUM

REQUIRED: 0 STALLS | SHOWN: 15 STALLS
13 STANDARD PARKING STALLS
1 ADA STALL

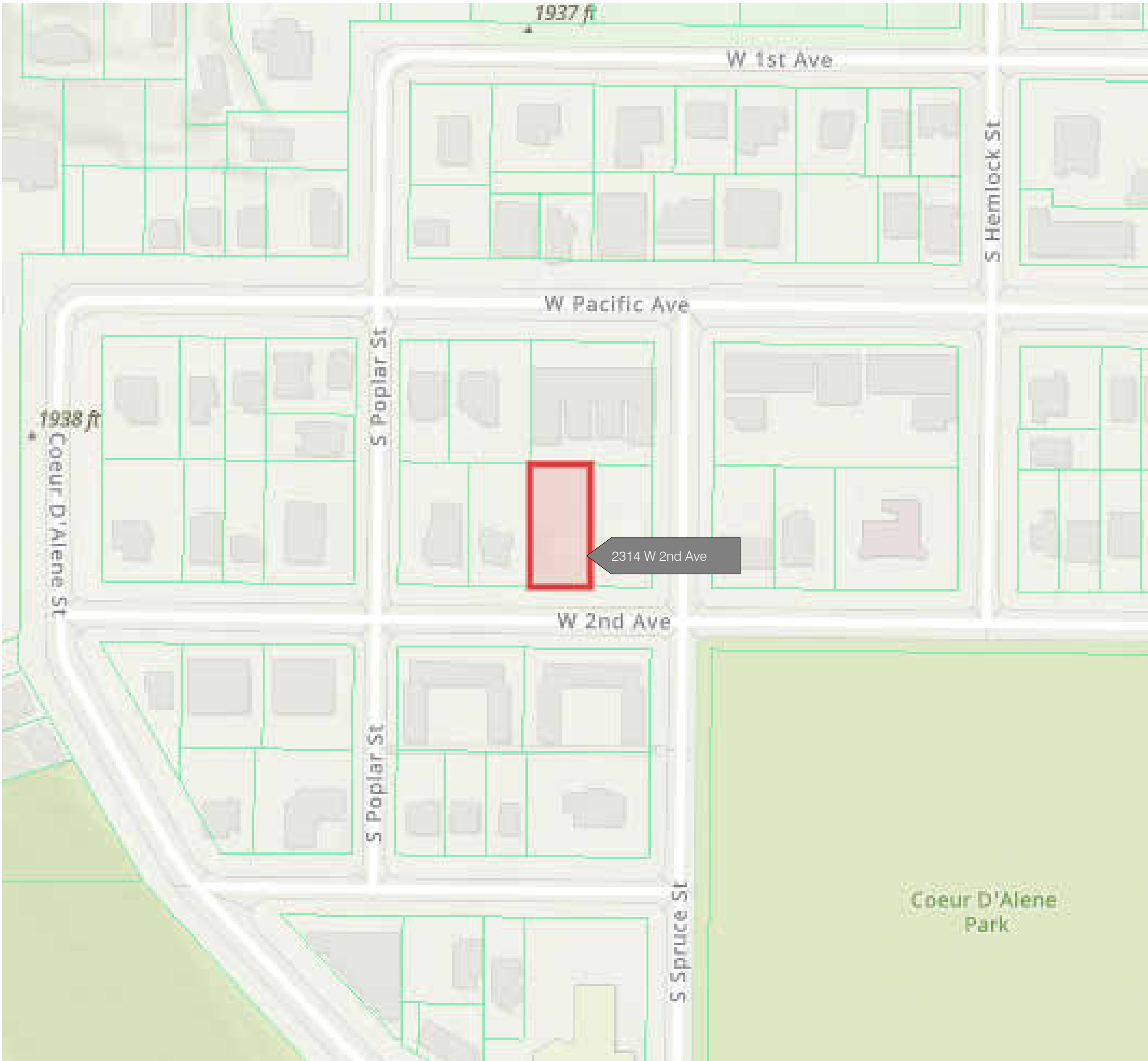
BICYCLE PARKING:
SPOKANE MUNICIPAL CODE 17C.230.200.4B BICYCLE PARKING
0.5 PER UNIT 14 UNITS X 0.5 = 7 LONG-TERM BICYCLE PARKING

EV PARKING STALLS
WAC TABLE 429.2: DWELLING UNITS WITH PRIVATE GARAGES
EV CHARGING (NONE REQUIRED): 0 STALLS
EV CAPABLE (NONE REQUIRED): 0 STALLS
EV READY (1 PER DWELLING UNIT): 10 STALLS

10% of ADA STALLS = EV CHARGING
1 OF 1 CHARGING STALLS IS ALSO AN ADA STALL

SITE PLAN KEYED NOTES

1. BICYCLE PARKING
2. EV READY STALLS
3. EXISTING TREES
4. EXISTING BUSHES
5. EXISTING UTILITY POLE
6. COLUMNS
7. EXISTING FENCE
8. PARKING CANOPY
9. FIRE RISER ROOM
10. EXISTING 3 UNIT APARTMENT
11. TRASH ENCLOSURE
12. ENTRY GATE
13. EXISTING SEWER LINE
14. EXISTING WATER LINE
15. EXISTING GAS LINE
16. EXISTING SIDEWALK
17. EXISTING CURB
18. CARPORT ABOVE
19. ROOF ABOVE





SITE AERIAL



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



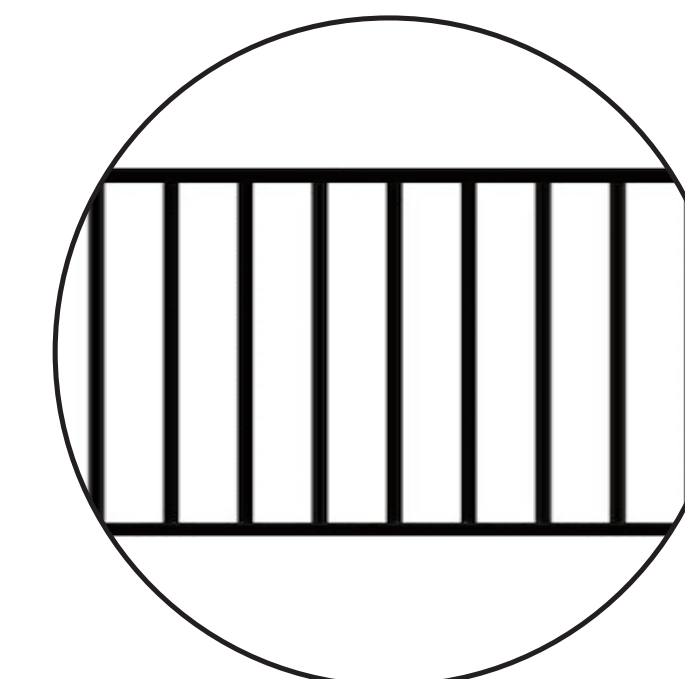
WEST ELEVATION



ROOFING MATERIAL UNDECIDED. TO BE EITHER GREY ASPHALT SHINGLES OR GREY METAL ROOF.



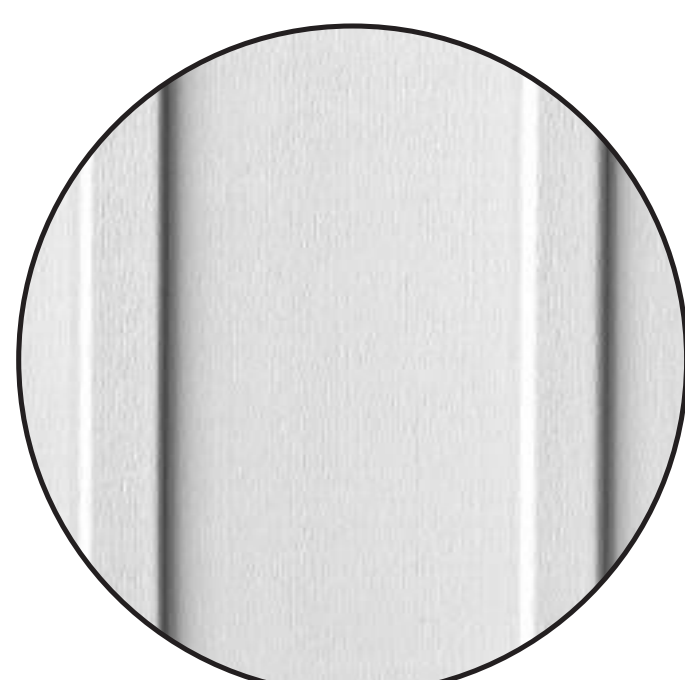
TREX COMPOSITE DECKING



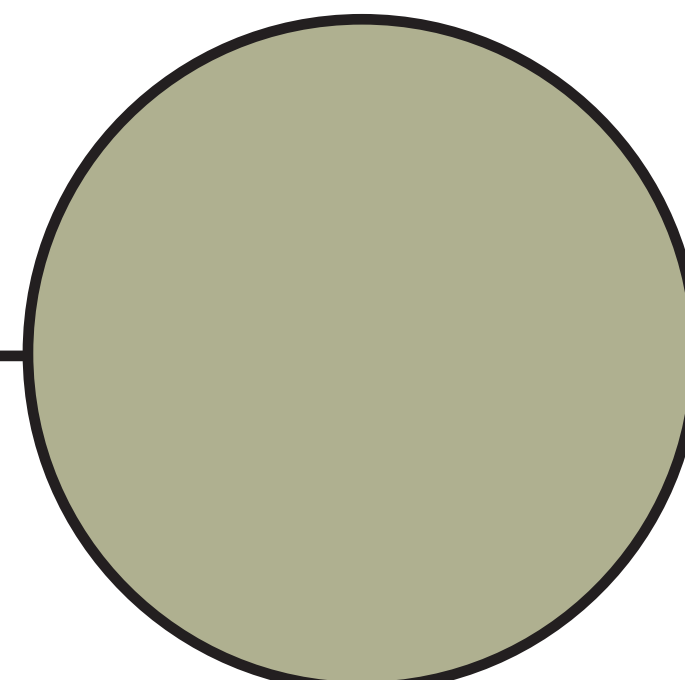
METAL GUARD RAIL



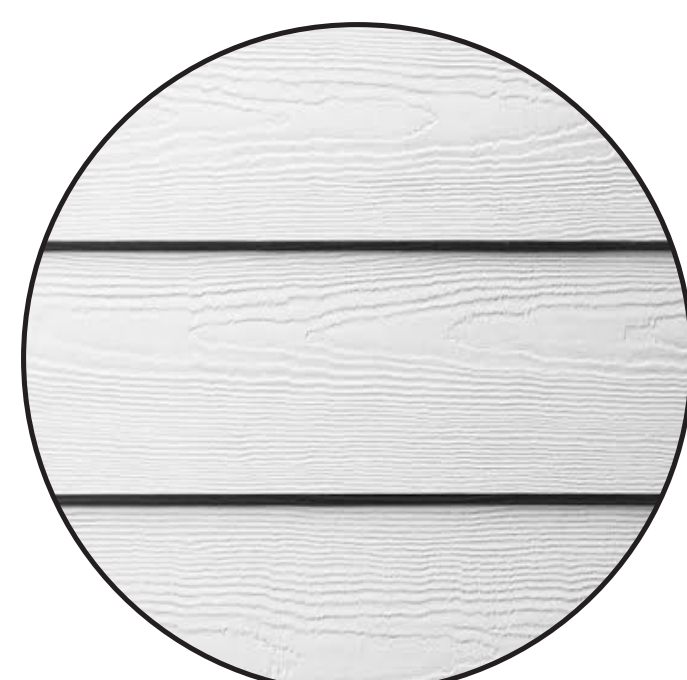
CONCRETE TREADS



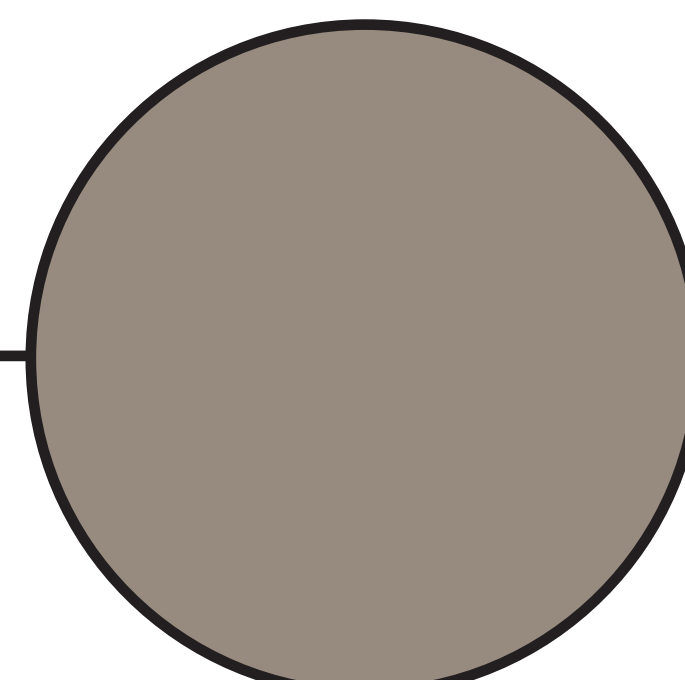
JAMES HARDIE
BOARD AND BATTEN
SIDING



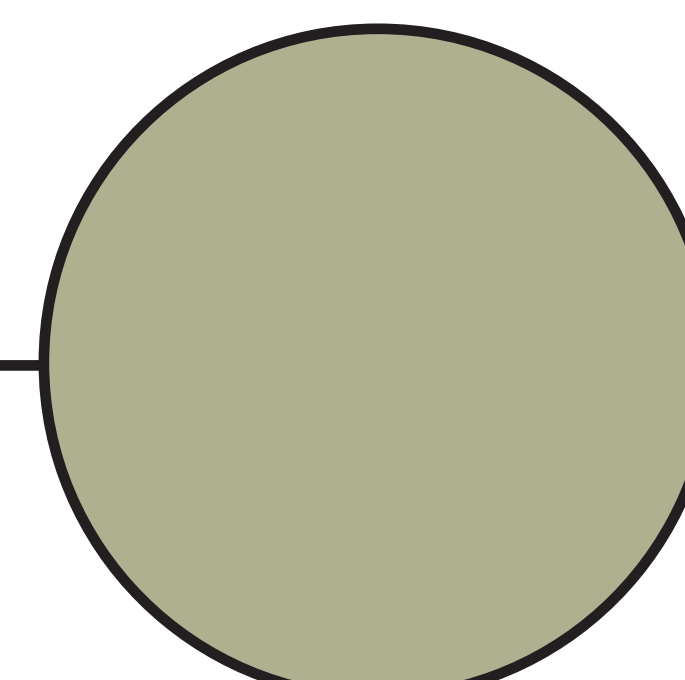
SW 0013
MAJOLICA GREEN



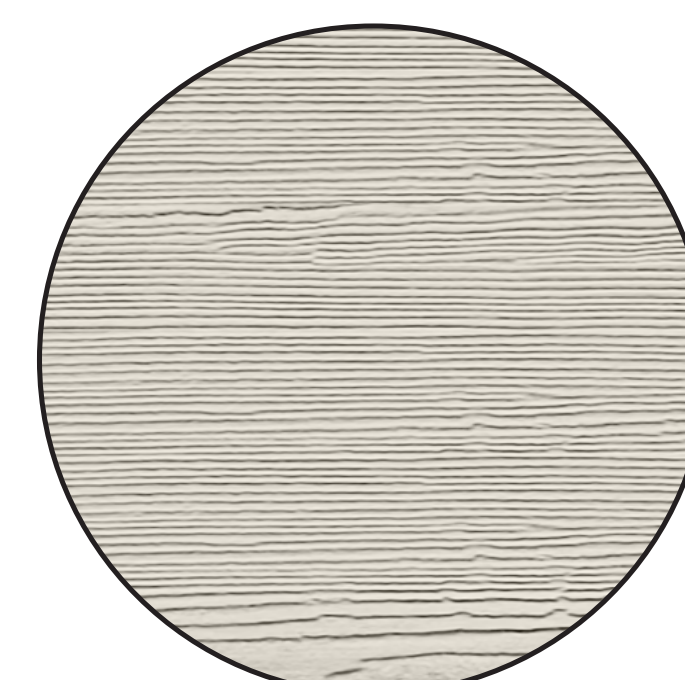
HARDIE PANEL SIDING



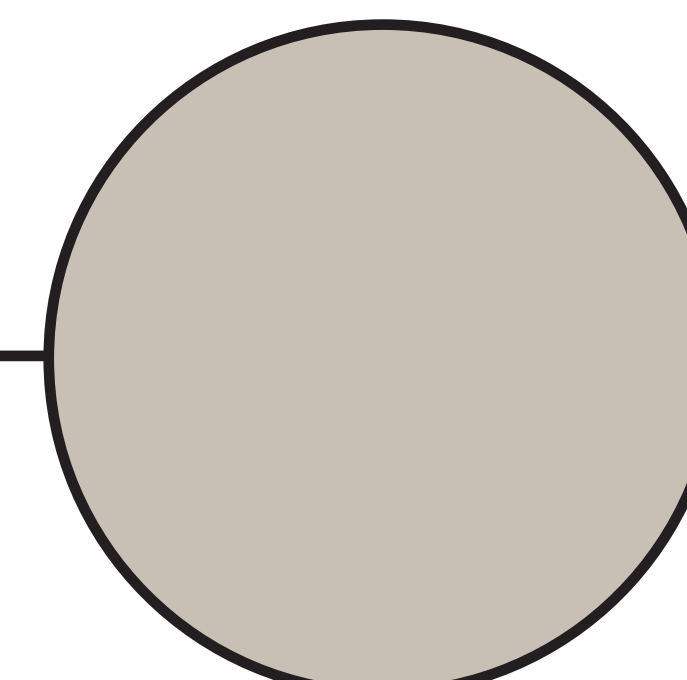
SW 2840
HAMMERHEAD SILVER



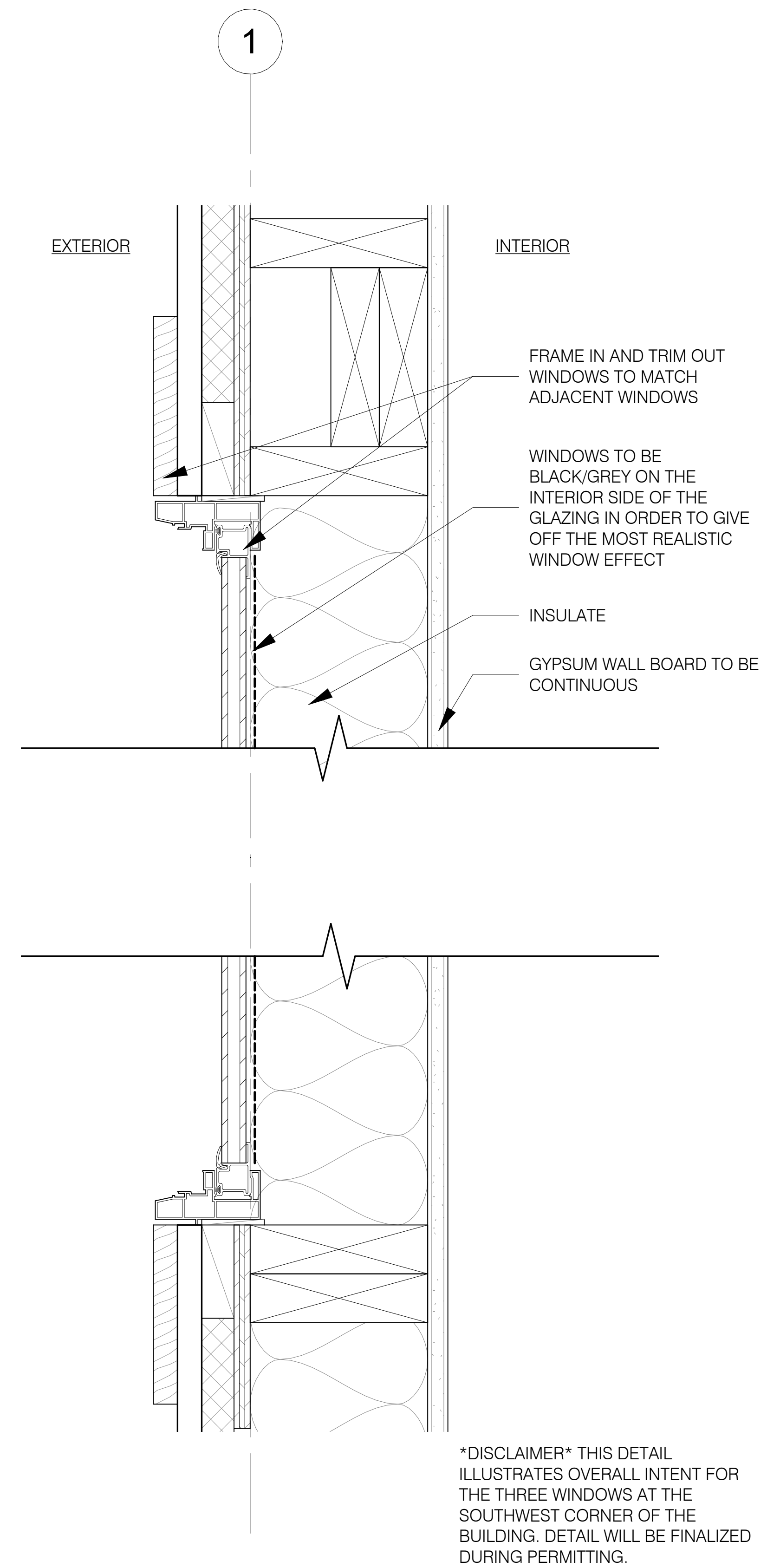
SW 0013
MAJOLICA GREEN



HARDIE PANEL TRIM
AND BELLY BAND



SW 2848
ROYCROFT PEWTER



1 FAKE WINDOW DETAIL

SCALE : 3" = 1'-0"

