



NO.	DATE	BY

NO.	DATE	BY

ARCHITECTURAL SITE PLAN - PARCEL B

PROJECT TITLE

PONDERAY PLAZA APARTMENTS - PHASE TWO

PONDERAY, IDAHO

EASTMARK CAPITAL GROUP

SHEET TITLE

SEAL

PROJECT NO. 2134.01

DRAWN: TWG

CHECKED: MSK

DATE: 05/27/2022

DRAWING NO.

AC102

PARCEL B INFORMATION

PROPERTY INFORMATION
SITE ADDRESS: TBD

PARCELS: PARCEL B

LOT AREA: 6.07 ACRES (264,835 SF)

ZONING CLASSIFICATION: COMMERCIAL
SPECIAL USES WITH SPECIAL USE PERMIT
-MULTIPLE-FAMILY DWELLINGS HAVING 6 OR MORE TOTAL RESIDENTIAL UNITS.

REQUIRED PARKING

PARKING STANDARDS:
STALL SIZE: 9'X19'
DRIVE ISLE: 25'
1 SPACE PER 600SF (DWELLING UNITS)
SMALLER THAN 600SF SHALL BE CONSIDERED 600SF)

BUILDING AREAS:
BLDG D: 26,712 sf
BLDG E: 17,988 sf
BLDG F: 26,712 sf
BLDG G: 10,560 sf
BLDG H: 10,560 sf
BLDG J: 10,560 sf
COMMUNITY: 3,435 sf

TOTAL AREA: 106,551 sf

PARKING REQUIRED = 106,551/600 = 178 SPACES

PARKING PROVIDED = 223 SPACES
187 9'X19' STALLS
13 PRIVATE GARAGE
13 PRIVATE DRIVES

8 ACCESSIBLE STALLS (2 VAN)

BUILDING LOT COVERAGE

BUILDING FOOT PRINTS
BLDG D = 8,904 sf
BLDG E = 8,996 sf
BLDG F = 8,904 sf
BLDG G = 5,284 sf
BLDG H = 5,284 sf
BLDG J = 5,284 sf
COMM = 3,435 sf
TOTAL = 43,091 sf

BLDG FOOT PRINTS /LOT AREA
43,091 / 264,835 = 0.162 OR 17%

BUILDING KEY

1 = 1 BEDROOM UNIT, 3RD FLOOR
1 = 1 BEDROOM UNIT, 2ND FLOOR
1 = 1 BEDROOM UNIT, 1ST FLOOR

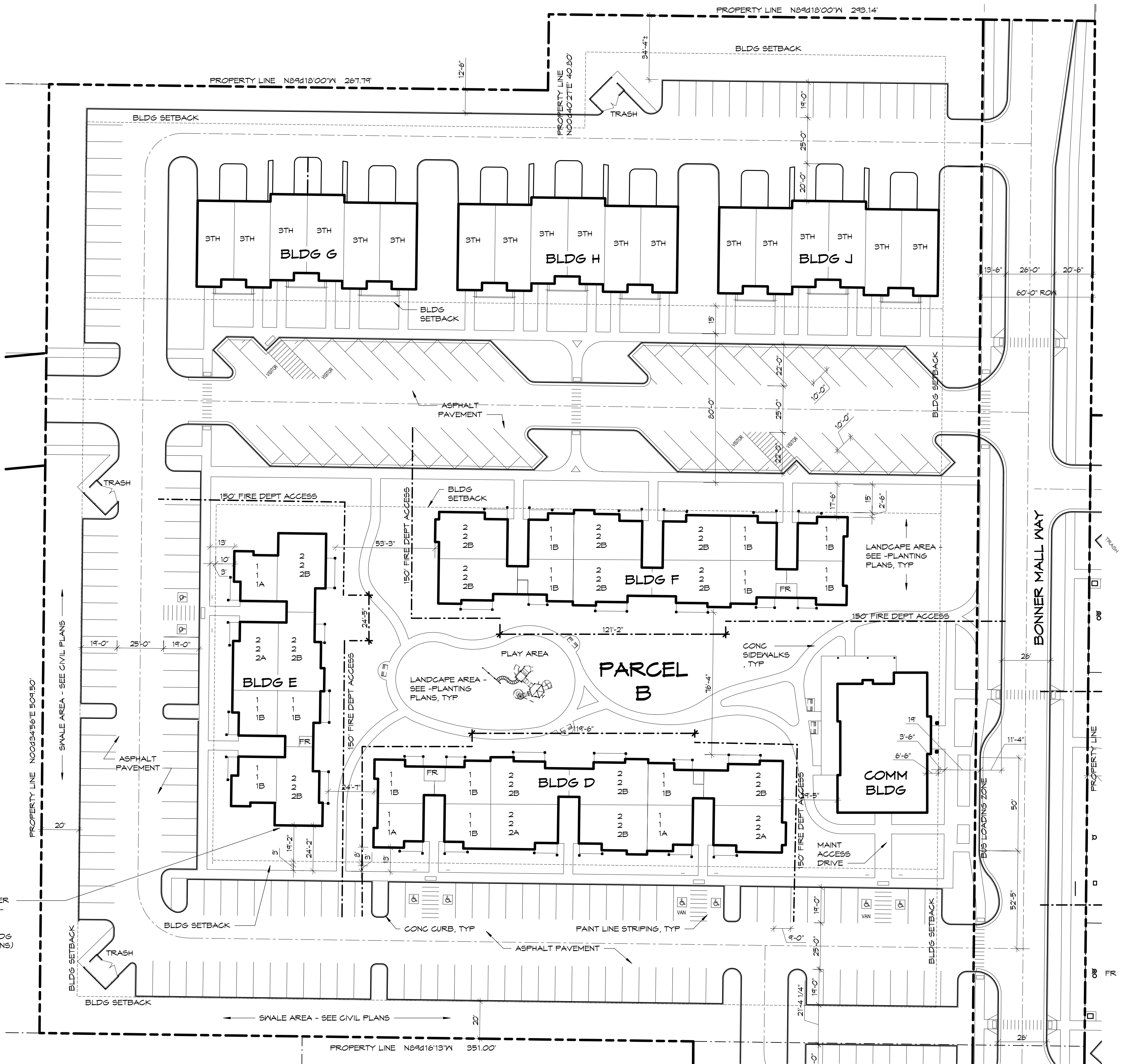
2 = 2 BEDROOM UNIT, 3RD FLOOR
2 = 2 BEDROOM UNIT, 2ND FLOOR
2 = 2 BEDROOM UNIT, 1ST FLOOR

3TH = 3 BEDROOM TOWNHOUSE

A = ACCESSIBLE TYPE 'A' UNIT
B = TYPE 'B' UNIT (GROUND FLOOR)
FR = FIRE RISER
M/E = MAINTENANCE/ELECTRICAL
E = ELECTRICAL

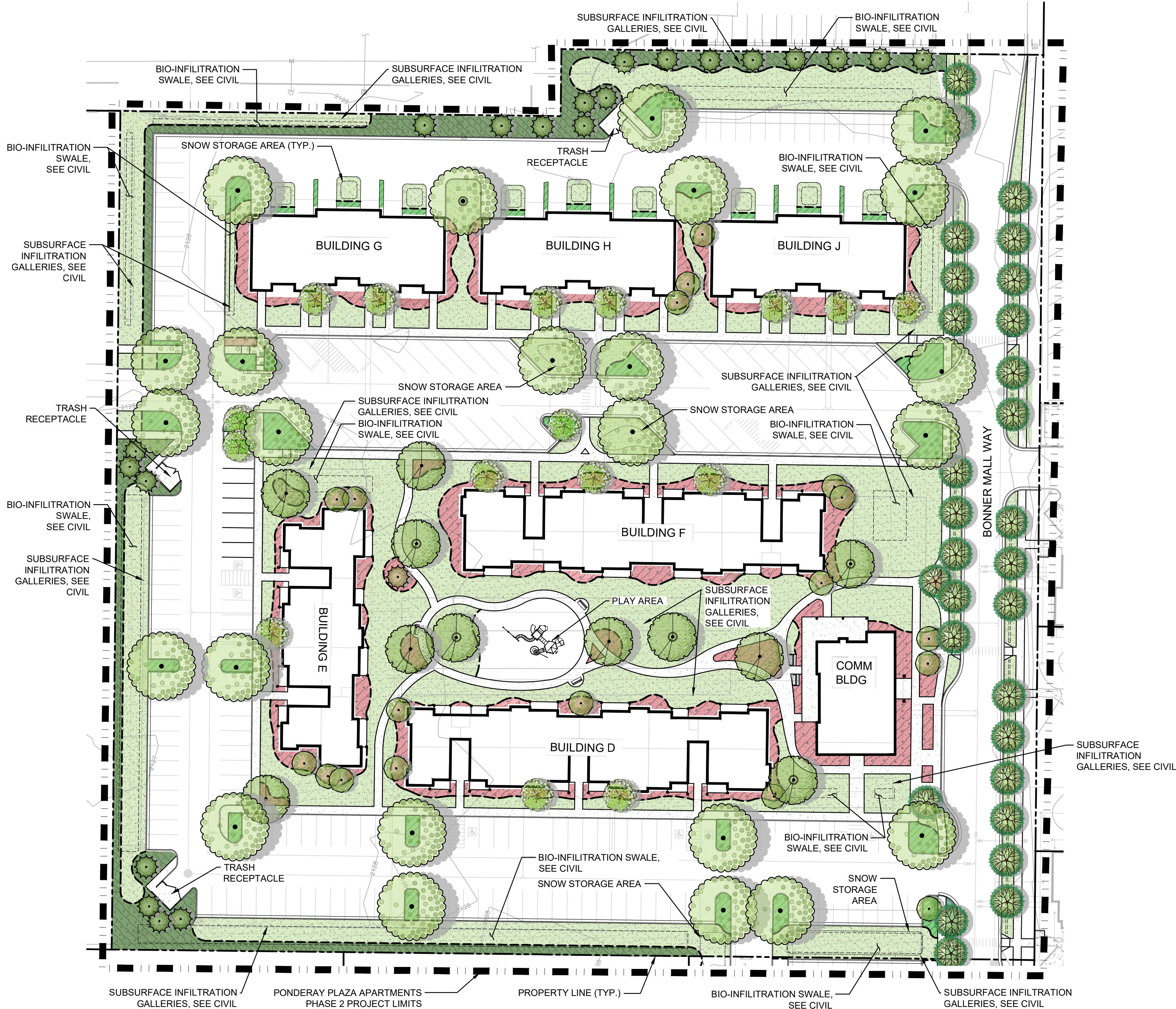
UNIT COUNT

BLDG D	
1 BEDROOM UNITS	18 (2 ACCESSIBLE)
2 BEDROOM UNITS	18 (2 ACCESSIBLE)
TOTAL UNITS	36
BLDG E	
1 BEDROOM UNITS	12 (1 ACCESSIBLE)
2 BEDROOM UNITS	12 (1 ACCESSIBLE)
TOTAL UNITS	24
BLDG F	
1 BEDROOM UNITS	18
2 BEDROOM UNITS	18
TOTAL UNITS	36
BLDG G (TOWNHOUSE)	
3 BEDROOM UNIT	6
BLDG H (TOWNHOUSE)	
3 BEDROOM UNIT	6
BLDG J (OWNHOUSE)	
3 BEDROOM	6
TOTAL UNITS	114
6 ACCESSIBLE	5.7%



ARCHITECTURAL SITE PLAN - PARCEL B

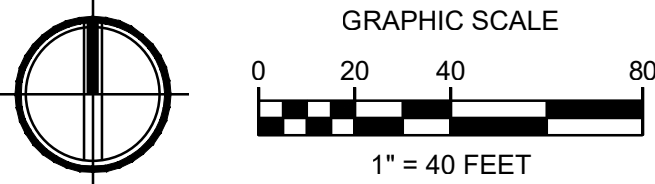




PONDERAY PLAZA
DAYCARE PHASE 2
NOT A PART

CONCEPT_PLANT_SCHEDULE

- DECIDUOUS SHADE TREE
- DECIDUOUS PARKING LOT TREE
- EVERGREEN TREE
- STREET TREE
STREET TREES WILL BE SELECTED FROM THE APPROVED PONDERAY STREET TREE LIST.
- DECIDUOUS COLUMNAR TREE
- ORNAMENTAL TREE
- SHRUB BEDS
- PERIMETER BUFFER LANDSCAPING
- STREET FRONTAGE LANDSCAPE
- PARKING LOT ISLAND LANDSCAPING
- TURF LAWN



SPECIAL USE PERMIT

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NO.	DATE	BY

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

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TACOMA • SEATTLE • SPOKANE
827 West First Avenue, Suite 220, Spokane, WA 99201
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TRICITIES

CONCEPT LANDSCAPE PLAN

PROJECT TITLE
PONDERAY PLAZA APARTMENTS
PHASE TWO
PONDERAY, IDAHO
EASTMARK CAPITAL GROUP

PROJECT NO.	2134.1 / 2210977
DRAWN:	HMS
CHECKED:	CDA
DATE:	05/21/2022
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