1 SITE PLAN
1/8" = 1'-0"

NET UNIT AREA (FOR OPEN SPACE)

PEN SPACE REQUIREMENTS (OMC 18.120.270):	
10% OF RESIDENTIAL UNIT FLOOR AREA	
FLOOR 2 RESIDENTIAL UNIT FLOOR AREA =	15,014 SQFT
FLOOR 3-5 RESIDENTIAL UNIT FLOOR AREA =	15,646 SQFT
TOTAL RESIDENTIAL UNIT FLOOR AREA =	61,952 SQFT
00 0// COFT V 0 10 -	/ 10F (DECUIDED ODEN CDACE
29,866 SQFT X 0.10 =	6,195 (REQUIRED OPEN SPACE
29,866 SQFI X 0.10 =	6,195 (REQUIRED OPEN SPACE
29,866 SQFI X 0.10 = LOBBY/LOUNGE -	861 SQFT
•	•
LOBBY/LOUNGE -	861 SQFT
LOBBY/LOUNGE - COMMUNITY ROOM -	861 SQFT 632 SQFT

PARKING SUMMARY

REQUIR	RED VEHICLE PARKING REQUIREMENTS (OMC 18.38.040):		EV PARKING STALL R
	ON CIDELL DADKING	10.004.050	1007 OF ALL
	ON STREET PARKING =	12 SPACES	10% OF ALL
	OFF STREET PARKING PROVIDED =	57 SPACES	57 X 0.1 =
	TOTAL SPACES =	69 SPACES	
			25% OF TOTA
	2 PARKING SPACES PER 1,000 SF. FOR RETAIL (OMC 18.38.160):		<u>57 X 0.25 =</u>
	(1,858/1,000)x2 =	4 SPACES	PROVIDED =
	PROVIDED =	4 SPACES	
			10% OF TOTA
	0.5 - 1.5 PARKING SPACES PER UNIT (OMC 18.38.100, TABLE 38.01	1):	57 X 0.1 =
	87 X 0.5 =	44 SPACES	PROVIDED =
	PROVIDED =	53 SPACES	
			10% OF ACC
	25% OF ALL SPACES CAN BE COMPACT (OMC 17.84.060):		2 X 0.1 =

16 SPACES

16 SPACES 87 SPACES

==,, = : : == : : : = = = = : : : : = : (= : : : = : : : :	
57 X 0.25 =	15 SPACES
PROVIDED =	15 SPACES
ACCESSIBLE PARKING REQUIRED (IBC TABLE 1106.2):	
ACCEPTION OF THE PROPERTY OF T	
2 % OF ALL SPACES SHALL BE ACCESSIBLE STALLS =	2 SPACES
2 % OF ALL 3FACES SHALL BE ACCESSIBLE STALES -	ZSFACLS
PROVIDED =	2 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38.TABLE 3	38.011):
(44) ONE BEDROOM @ 1 SPACE PER UNIT = (11) ONE BEDROOM ALCOVE @ 1 SPACE PER UNIT =	44 SPACES 11 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38.TABLE 38.01):

(16) STUDIO @ 1 SPACES PER UNIT =
TOTAL FOR ALL THE SPACES REQUIRED & PROVIDED =

(16) TWO BEDROOM @ 1 SPACE PER UNIT =

(44) ONE BEDROOM @ 1/10 UNITS, 2 MIN. PER BUILDING =	2 SPACES
(11) ONE BEDROOM ALCOVE @ 1/10 UNITS, 2 MIN. PER BUILDIN	NG= 2 SPACES
(16) TWO BEDROOM @ 1/10 UNITS, 2 MIN. PER BUILDING =	2 SPACES
(16) STUDIO @ 1/10 UNITS, 2 MIN. PER BUILDING =	2 SPACES
TOTAL FOR ALL SPACES REQUIRED & PROVIDED =	10 SPACES

SITE LEGEND

L REQUIREMENT (WAC TABLE 429.2):		
LL SPACES SHALL BE ELECTRICAL VEHICLE SPACES -	6 SPACES	

25% OF TOTAL PARKING SPACES MUST BE EV READY -	
57 X 0.25 =	15 SPACES
PROVIDED =	15 SPACES
10% OF TOTAL PARKING SPACES MUST BE EV CAPABLE -	
57 X 0.1 =	6 SPACES
PROVIDED =	6 SPACES

PROVIDED =	6 SPACES
10% OF ACCESSIBLE PARKING SPACES SHALL BE EV CHARGING -	
2 X 0.1 =	1 SPACE
PROVIDED =	2 SPACES

GENERAL NOTES

FOOTPRINT OF PROJECT STRUCTURE

SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR.

3 NEW STREET TREES PER LANDSCAPE ARCHITECT. PROVIDE WITH MINIMUM 4'X6' PEDESTRIAN FRIENDLY IRON GRATE,

PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR:BLACK.

4 NEW LANDSCAPING PER LANDSCAPE ARCHITECT.

8 DASHED LINE OF CANOPY ABOVE, TYPICAL.

LANDSCAPING STRIP

——— — PROPERTY LINE

5 NEW BULB OUT

6 NEW PLANTER BOXES, 3'X2'

7 EXISTING RAILROAD ARM

1. DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPERATE CIVIL DRAWINGS FOR ADDITIONAL SITE DEVELOPMENT SPECIFICS.

DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPERATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.

3. SITE LIGHTING PER ELECTRICAL DRAWINGS.

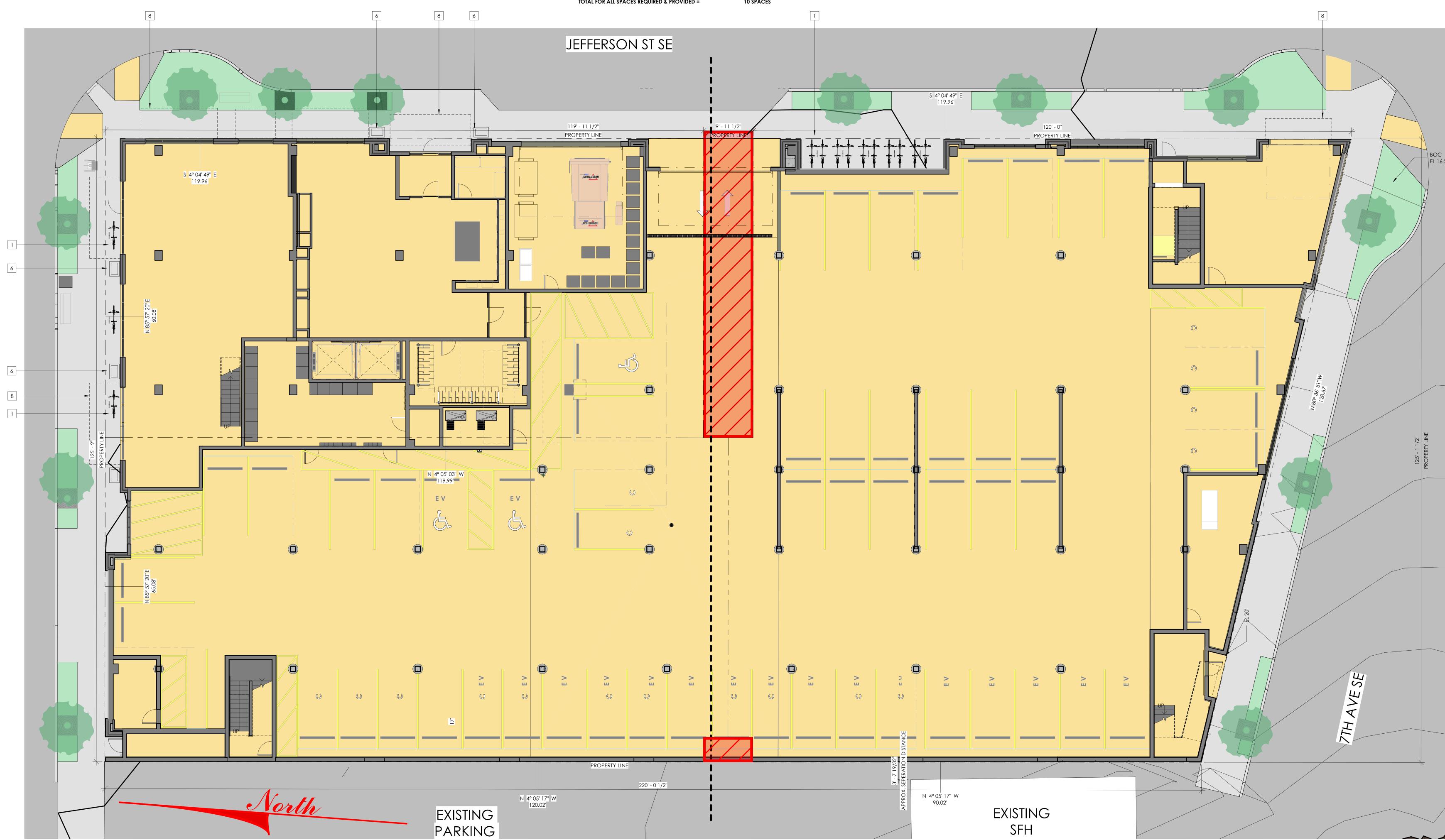
4. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.

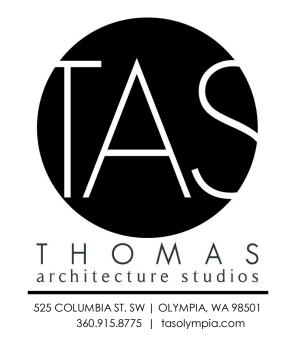
GENERAL SITE INFO

GENERAL SHE INFO	
ADDRESS:	411 LEGION WAY OLYMPIA, WA 9850 421 LEGION WAY OLYMPIA, WA 9850
PARCEL NUMBER:	78504600200, 78504600400
SECTION:	14
TOWNSHIP:	18
RANGE:	2SW
ZONING:	DB (DOWNTOWN BUSINESS)
EXISTING SITE AREA:	00.411.50.55

29,411 SQ. FEET TOTAL SITE AREA TOTAL LANDSCAPE AREA 0 SQ. FEET IMPERVIOUS SURFACE AREA PROPOSED SITE AREAS:

29,411 SQ. FEET 28,664 SQ. FEET 105 SQ. FEET 29,306 SQ. FEET PROPOSED BLDG FOOTPRINT (IMPERVIOUS)
LANDSCAPE AREA (PERVIOUS) IMPERVIOUS SURFACE AREA





SITE PLAN

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