

VICINITY MAP



NET UNIT AREA (FOR OPEN SPACE)

OPEN SPACE REQUIREMENTS (OMC 18.120.270):	
10% OF RESIDENTIAL UNIT FLOOR AREA	15,014 SQFT
FLOOR 2 RESIDENTIAL UNIT FLOOR AREA =	15,644 SQFT
FLOOR 3-5 RESIDENTIAL UNIT FLOOR AREA =	61,952 SQFT
TOTAL RESIDENTIAL UNIT FLOOR AREA =	77,596 SQFT
29,866 SQFT X 0.10 =	6,195 (REQUIRED OPEN SPACE)
LOBBY/LOUNGE -	861 SQFT
COMMUNITY ROOM -	632 SQFT
TERRACE -	6,664 SQFT
TOTAL -	8,157 SQFT

PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.040):	
ON STREET PARKING =	12 SPACES
OFF STREET PARKING PROVIDED =	57 SPACES
TOTAL SPACES =	69 SPACES
2 PARKING SPACES PER 1,000 SF. FOR RETAIL(OMC 18.38.160):	
(1,859/1,000)2 =	4 SPACES
PROVIDED =	4 SPACES
0.5 - 1.5 PARKING SPACES PER UNIT (OMC 18.38.100, TABLE 38.01):	
87 X 0.5 =	44 SPACES
PROVIDED =	53 SPACES
25% OF ALL SPACES CAN BE COMPACT (OMC 17.84.060):	
57 X 0.25 =	15 SPACES
PROVIDED =	15 SPACES
ACCESSIBLE PARKING REQUIRED (IBC TABLE 1106.2):	
2 % OF ALL SPACES SHALL BE ACCESSIBLE STALLS =	2 SPACES
PROVIDED =	2 SPACES
LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38.100, TABLE 38.01.1):	
(44) ONE BEDROOM @ 1 SPACE PER UNIT =	44 SPACES
(11) ONE BEDROOM ALCOVE @ 1 SPACE PER UNIT =	11 SPACES
(16) TWO BEDROOM @ 1 SPACE PER UNIT =	16 SPACES
(16) STUDIO @ 1 SPACE PER UNIT =	16 SPACES
TOTAL FOR ALL THE SPACES REQUIRED & PROVIDED =	87 SPACES
SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38.100, TABLE 38.01.1):	
(44) ONE BEDROOM @ 1/10 UNITS, 2 MIN. PER BUILDING =	2 SPACES
(11) ONE BEDROOM ALCOVE @ 1/10 UNITS, 2 MIN. PER BUILDING =	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

EV PARKING STALL REQUIREMENT (WAC TABLE 429.2):	
10% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES -	6 SPACES
57 X 0.1 =	
25% OF TOTAL PARKING SPACES MUST BE EV READY -	15 SPACES
57 X 0.25 =	
PROVIDED =	15 SPACES
10% OF TOTAL PARKING SPACES MUST BE EV CAPABLE -	6 SPACES
57 X 0.1 =	
PROVIDED =	6 SPACES
10% OF ACCESSIBLE PARKING SPACES SHALL BE EV CHARGING -	1 SPACE
2 X 0.1 =	
PROVIDED =	2 SPACES

SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURE
- LANDSCAPING STRIP
- PROPERTY LINE
- 1 SHORT TERM BICYCLE PARKING, PROVIDE DERO, ARC RACK OR SIMILAR.
- 2 PEDESTRIAN BENCH SEATING, PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR:BLACK.
- 3 NEW STREET TREES PER LANDSCAPE ARCHITECT, PROVIDE WITH MINIMUM 4X6 PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
- 4 NEW LANDSCAPING PER LANDSCAPE ARCHITECT.
- 5 NEW BULB OUT
- 6 NEW PLANTER BOXES, 3'X2'
- 7 EXISTING RAILROAD ARM
- 8 DASHED LINE OF CANOPY ABOVE, TYPICAL.

GENERAL NOTES

- 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.
- SITE LIGHTING PER ELECTRICAL DRAWINGS.
- SEE FLOOR PLANS FOR ADDITIONAL INFORMATION.

GENERAL SITE INFO

ADDRESS:	411 LEGION WAY OLYMPIA, WA 98501
	421 LEGION WAY OLYMPIA, WA 98501
PARCEL NUMBER:	78504600200, 78504600400
SECTION:	14
TOWNSHIP:	18
RANGE:	25W
ZONING:	DB (DOWNTOWN BUSINESS)
EXISTING SITE AREA:	
TOTAL SITE AREA	29,411 SQ. FEET
TOTAL LANDSCAPE AREA	0 SQ. FEET
IMPERVIOUS SURFACE AREA	29,411 SQ. FEET
PROPOSED SITE AREAS:	
PROPOSED BLDG FOOTPRINT (IMPERVIOUS)	28,664 SQ. FEET
LANDSCAPE AREA (PERVIOUS)	105 SQ. FEET
IMPERVIOUS SURFACE AREA	29,306 SQ. FEET



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LEGION WAY SE

JEFFERSON ST SE

119' - 11 1/2" PROPERTY LINE

9' - 11 1/2" PROPERTY LINE

120' - 0" PROPERTY LINE

BOC EL. 16.26'

125' - 1 1/2" PROPERTY LINE

7TH AVE SE

N 4° 05' 17" W 120.02'

220' - 0 1/2'

3' - 7 19/32" APPROX. SEPARATION DISTANCE

N 4° 05' 17" W 90.02'

EXISTING SFH

EXISTING PARKING LOT

North

1 SITE PLAN

1/8" = 1'-0"

0' 4' 8' 16'

URBAN OLYMPIA  
LEGION & JEFFERSON

411 LEGION WAY  
OLYMPIA, WA

Project No: 2228  
DESIGN DEVELOPMENT  
APRIL 11, 2024

SITE PLAN

A-005

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