

Facility Upgrades for: Capital City Honda

Olympia

Washington

PROJECT DATA ORIGINAL 1991 PERMIT DATA

LEGAL DESCRIPTION
LOT 8 OF OLYMPIC PARK REPLAT DIVISION 2

PARCEL NO: 666200080

ZONE: CG-L

BUILDING CODE (ORIGINAL) 1991 UNIFORM BUILDING CODE

OCCUPANCY B, S-1, S-3

CONSTRUCTION TYPE
TYPE V-N SPRINKLED

SITE AREA 186,065 SQ. FT.

IMPERVIOUS SURFACE AREA
PAVING AND SIDEWALKS 126,015 SQ. FT.
BUILDING 27,533 SQ. FT.
TOTAL 153,548 SQ FT (82.5%)

LANDSCAPE AREA
PERIMETER 22,548 SQ. FT. (12.12%)
INTERIOR 9,969 SQ. FT. (5.36%)
TOTAL 32,517 SQ. FT. (17.48%)

BUILDING AREA
MAIN FLOOR
MAIN FLOOR (ENCLOSED) 18,867 SQ. FT.
MAIN FLOOR (COVERED) 3,482 SQ. FT.
UPPER FLOOR 2,693 SQ. FT.
TOTAL BUILDING AREA 25,042 SQ. FT.

ALLOWABLE AREA
WITH INCREASE FOR SEPARATION ON 3 SIDES GREATER THAN
60 FT. (100% INCREASE) INSTALLATION OF FIRE SPRINKLER (2X)
AND MULT STORY BUILDING (2X)
BASIC TOTAL ALLOWABLE AREA 64,000 SQ. FT.

PARKING
EMPLOYEE/ CUSTOMER/SERVICE 10 SPACES

SPACE HEATING TYPE
ELECTRIC RESISTANCE HEAT NOT ALLOWED

PROJECT DATA 2025 SUBMITTAL WITH 2021 IBC

LEGAL DESCRIPTION
LOT 8 OF OLYMPIC PARK REPLAT DIVISION 2 EXC THAT
PTN DEDICATED TO THE CITY OF OLYMPIA 8/26/1999 AFN
3251437

PARCEL NO: 66620000800

ZONE: AS - AUTO SERVICES

BUILDING CODE (ORIGINAL) 2021 UNIFORM BUILDING CODE

OCCUPANCY B, S-1, S-3

CONSTRUCTION TYPE
TYPE VB SPRINKLED

SITE AREA 186,065 SQ. FT.

IMPERVIOUS SURFACE AREA
PAVING AND SIDEWALKS 126,015 SQ. FT.
BUILDING 27,533 SQ. FT.
TOTAL 153,548 SQ FT (82.5%)

LANDSCAPE AREA
PERIMETER 22,548 SQ. FT. (12.12%)
INTERIOR 9,969 SQ. FT. (5.36%)
TOTAL 32,517 SQ. FT. (17.48%)

BUILDING AREA
MAIN FLOOR
MAIN FLOOR (ENCLOSED) 18,867 SQ. FT.
LESS ENTRY - 148 SQ. FT.
ADD NEW CAR DELIVERY 723 SQ. FT.
REVISED MAIN FLOOR 19,442 SQ. FT.
MAIN FLOOR (COVERED) 3,482 SQ. FT.
LESS REMOVED CANOPY. 2,146 SQ. FT.
ADD NEW CANOPY/LOUVER 1,995 SQ. FT.
REVISED COVERED AREA 3,331 SQ. FT.
UPPER FLOOR 2,693 SQ. FT.
REVISED TOTAL BUILDING AREA 25,466 SQ. FT.

CODE SUMMARY REVISED TO 2021 IBC

CONSTRUCTION V-B SPRINKLERS

OCCUPANCY B//F-1/S-1 MIXED OCCUPANCY
STRUCTURE PER SECTION 508

BASIC ALLOWABLE AREAS
B- OCCUPANCY 9,000 SQ. FT.
S-1 OCCUPANCY 9,000 SQ. FT.

WITH MIXED OCCUPANCY PER 508 USE THE MOST RESTRICTIVE
ALLOWABLE AREA (PER STORY)

S-1/B IDENTICAL BASIC AREA 9,000 SQ. FT.
INCREASE ALL 3 SIDES PER SECTION 506.2.1
WITH WITH LIMITS OF 30' RESULTS IN AN ALLOWABLE INCREASE OF
.75* 9,000 = 6,750 SQ FT

INCREASE FIRE PROTECTION 2X BASIC 18,000 SQ. FT.
INCREASE FOR SECOND STORY NOT TAKEN

TOTAL ALLOWABLE AREA(PER STORY) 33,750 SQ FT

REVISED FIRST FLOOR AREA 19,442 SQ. FT.

REVISED CANOPY AREA 3,331 SQ. FT.

SECOND FLOOR (EXISTING AREA) 2,693 SQ. FT.

TOTAL 25,466 SQ. FT.

REVISED MAIN FLOOR BUILDING AREA 25,466 SQ. FT. COMPLIES

NOTE CALCULATION NOT DONE FOR TOTAL BUILDING AREA AS THE
LIMITING FACTOR IS THE ALLOWABLE AREA PER STORY IN THE CASE OF
THIS PROJECT WITH THE SECOND STORY LIMITING THE AREA INCREASE
PERCENTAGE FOR FIRE PROTECTION

PARKING
EMPLOYEE/ CUSTOMER/SERVICE 10 SPACES

SPACE HEATING TYPE
ELECTRIC RESISTANCE HEAT NOT ALLOWED

BUILDING INFORMATION

THIS BUILDING IS DESIGNED AND TO BE CONSTRUCTED
PER THE REQUIREMENTS OF THE FOLLOWING CODES;
- 2021 INTERNATIONAL BUILDING CODE AND AMENDMENTS -
- 2021 INTERNATIONAL EXISTING BUILDING CODE AND AMENDMENTS -
- 2021 INTERNATIONAL FIRE CODE AND AMENDMENTS -
- 2021 INTERNATIONAL MECHANICAL CODE AND AMENDMENTS,
- 2021 UNIFORM PLUMBING CODE AND AMENDMENTS
- 2020 NATIONAL ELECTRICAL CODE AND AMENDMENTS
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC) AND AMENDMENTS
- 2021 WA STATE ENERGY CODE
- ICC A117.1-2009 ANSI

PROJECT TEAM

OWNER

CAPITAL CITY HONDA
2375 Carriage Loop SW
Olympia, WA 98502
Contact Kevin Carlson
360.754.3399

ARCHITECT

STROTKAMP ARCHITECTS
P.O. BOX 501
BURLINGTON, WA 98233
360.854.9907
CONTACT: TOM STROTKAMP
CONTACT: DAVID ESTES, AIA

CONSULTANTS

CIVIL ENGINEER:
LDC, INC
1411 STATE AVE NE, STE 200
OLYMPIA, WA 98506
360.878.0678
TYRELL BRADLEY, PE

STRUCTURAL ENGINEER:
PETERSON STREHLE MARTINSON
2200 SIXTH AVE, SUITE 600
SEATTLE, WA 98121
(206) 622-4580
CONTACT: MUNI VIMAWALA, P.E., S.E.

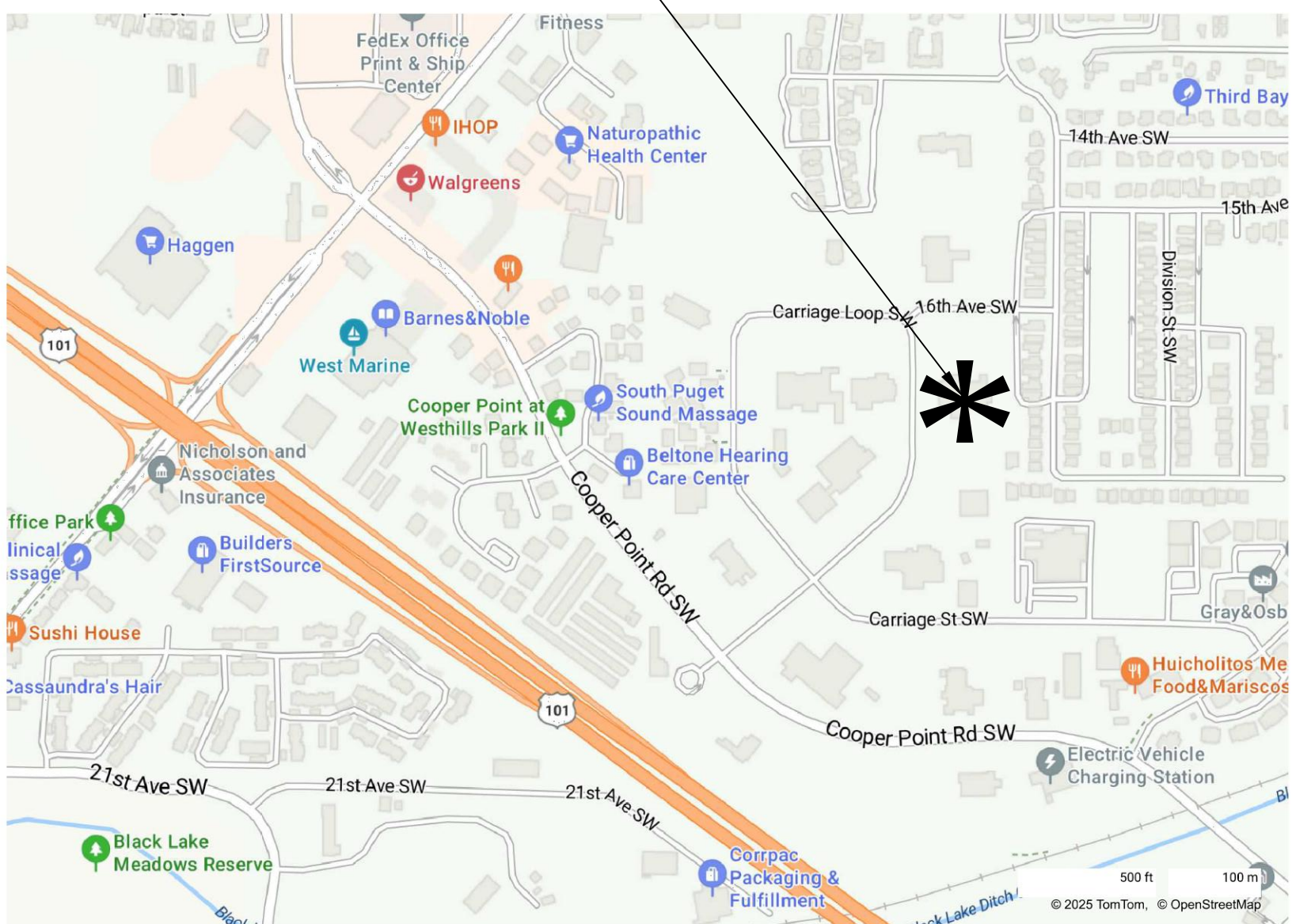
INDEX TO THE DRAWINGS

A-2.2 UPPER LEVEL FLOOR PLAN

ARCHITECTURAL

A-1.0 ARCHITECTURAL SITE PLAN
A-2.0 FACILITY PLAN
A-2.1 FACILITY PLAN
A-3.0 EXTERIOR ELEVATIONS

Project Site



Vicinity Map

Pre-Application Submittal
September 2025

REVISION	DATE
Preliminary Design Rev "A"	19 Aug 2025

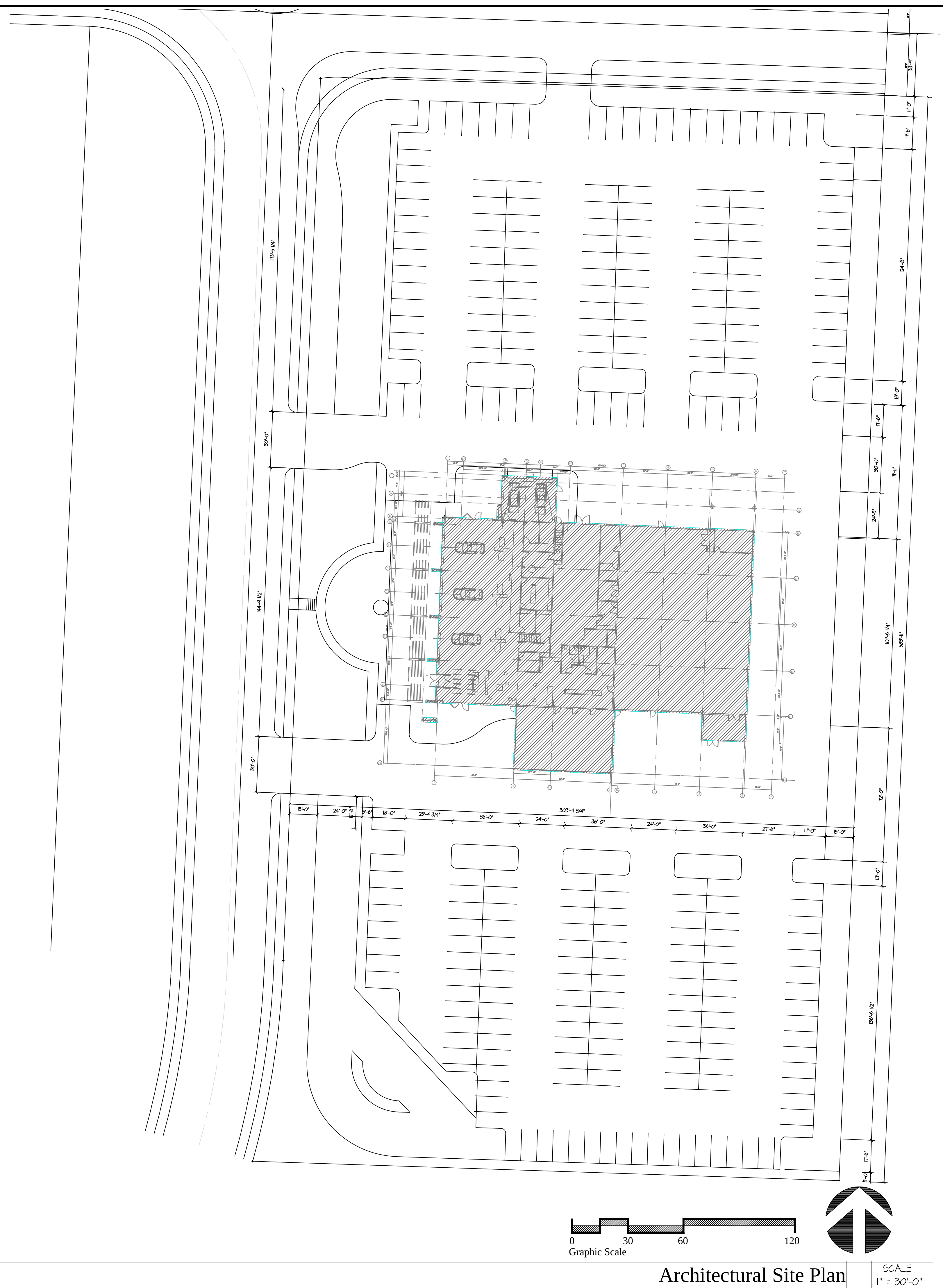
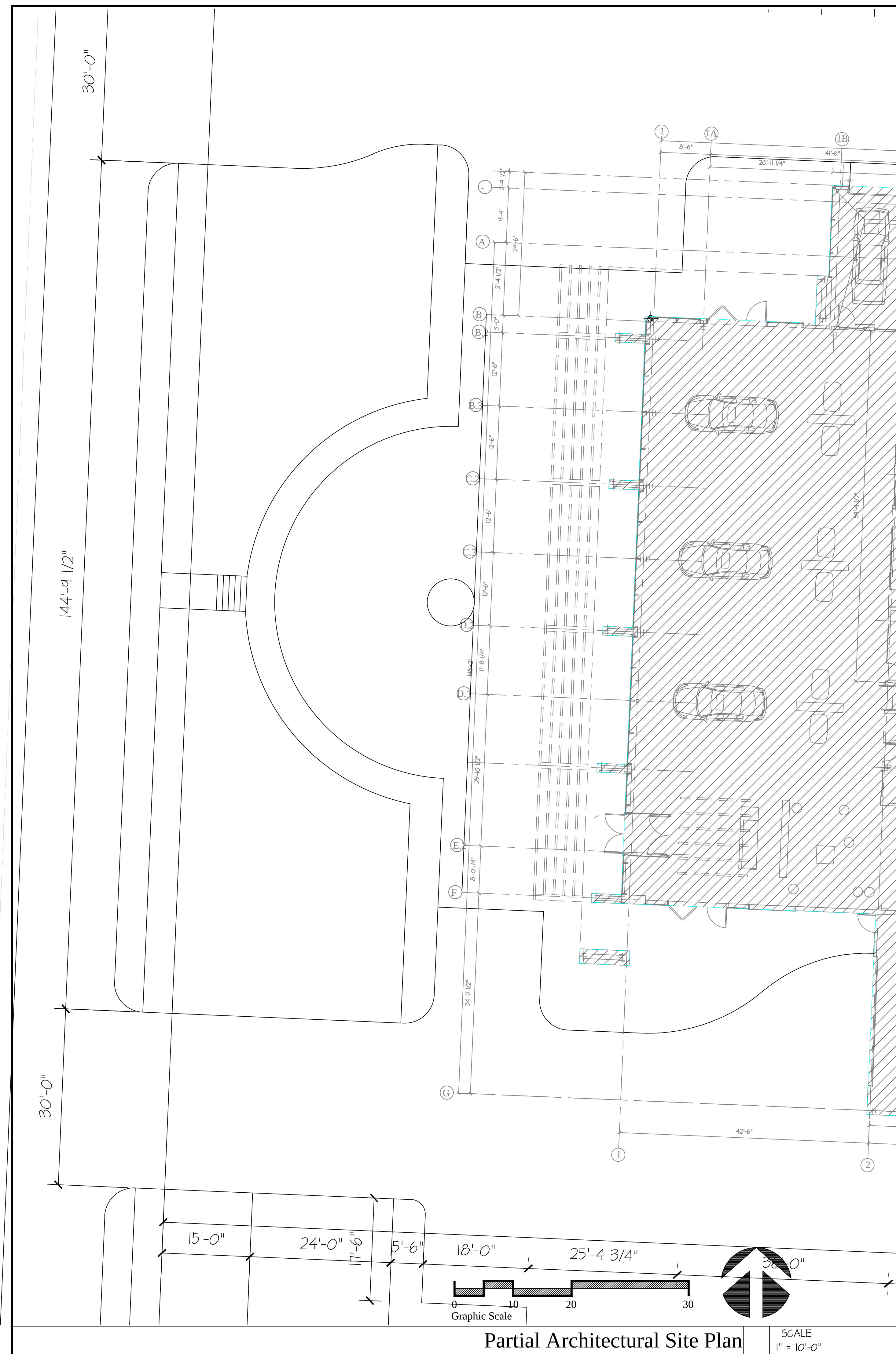


STROTKAMP
ARCHITECTS
P.O. Box 501
Burlington, WA 98233
office: 360.854.9907
cell: 360.941.7704
email: tsarchitects@comcast.net

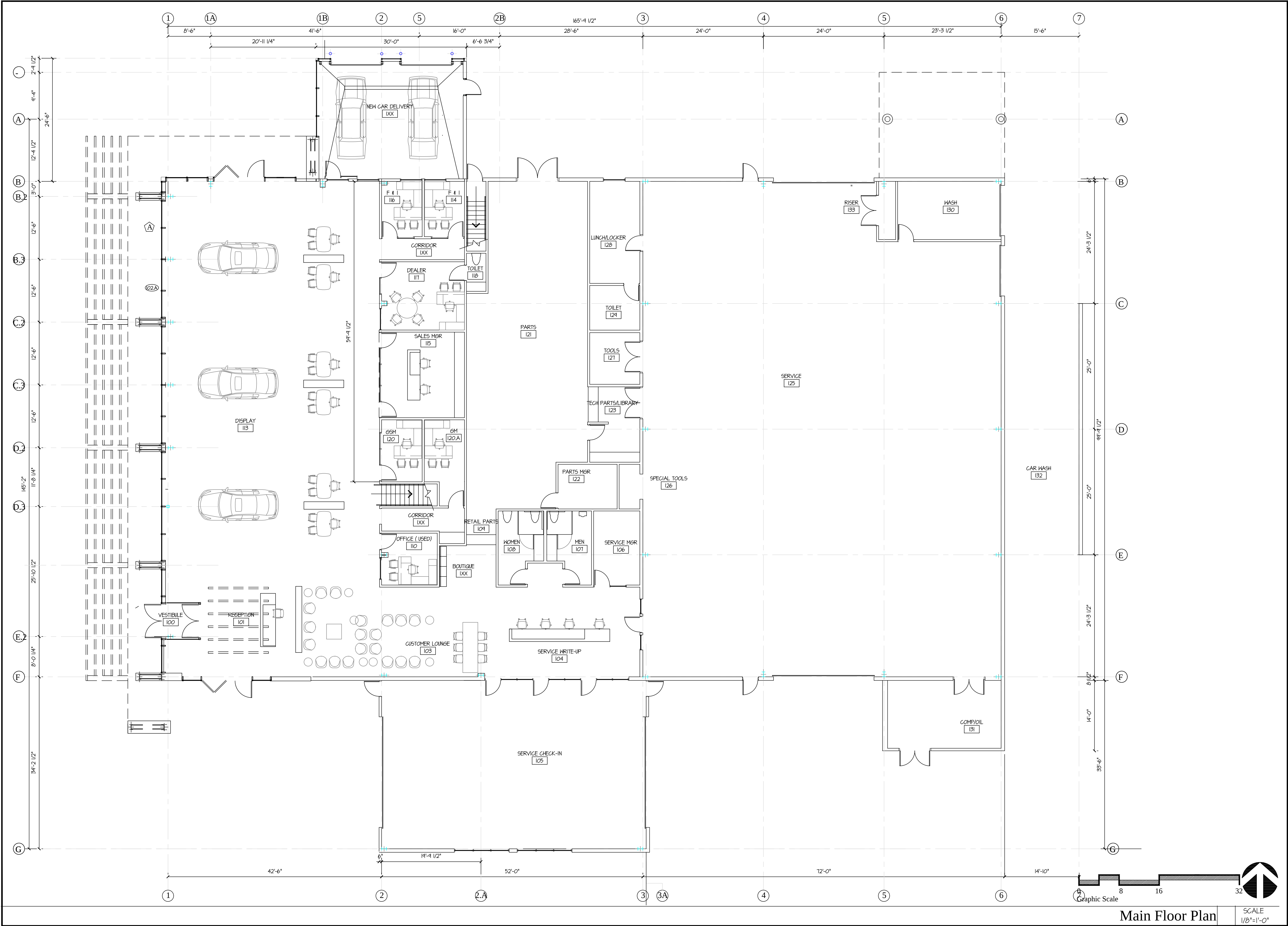
Facility Update for:
Capitol City Honda

Sheet Index
Code Analysis
Project Team

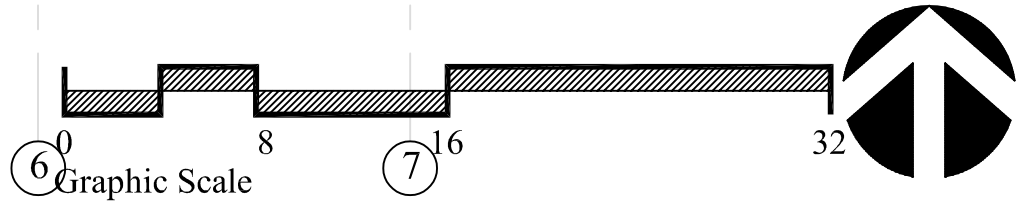
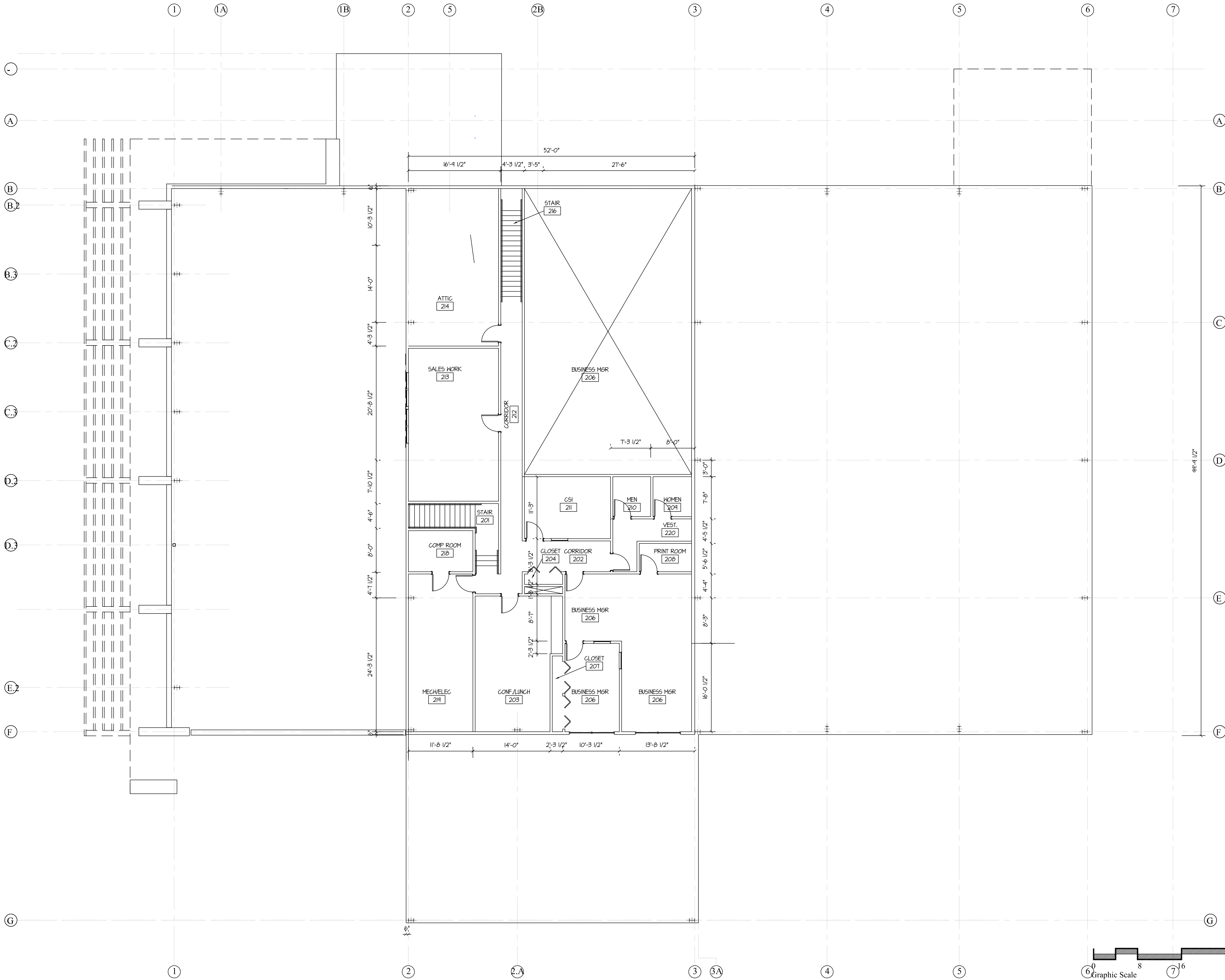
PROJ:	CCH
DWN:	dhe
DATE:	19 Aug 2025
SHEET:	A-0.0



REVISION	DATE
Preliminary Design Rev "A"	19 Aug 2025
	
P.O. Box 501 office: 360.854.9907 Burlington, WA 98233 cell: 360.941.7704 email: tsarchitects@comcast.net	
Facility Update for: Capitol City Honda 2370 Carriage Loop SW Olympia, WA 98502	
Architectural Site Plan Partial Site Plan	
PROJ:	CCH
DWN:	dhe
DATE:	19 Aug 2025
SHEET:	A-1.0



REVISION	DATE
Preliminary Design Rev "A"	19 Aug 2025
STROTKAMP ARCHITECTS	
P.O. Box 501 Burlington, WA 98233 office: 360.854.9907 cell: 360.941.7704 email: tsarchitects@comcast.net	
Facility Update for: Capitol City Honda	
2370 Carriage Loop SW Olympia, WA 98502	
Main Floor Plan	
PROJ:	GCH
DWN:	dhe
DATE:	19 Aug 2025
SHEET:	A-2.0



Upper Level Plan

REVISION	DATE
Preliminary Design Rev "A"	14 Aug 2025
3395 REGISTERED ARCHITECT D.H. Estes DAVID H. ESTES STATE OF WASHINGTON	
STROTKAMP ARCHITECTS P.O. Box 501 Burlington, WA 98223 email: tsarchitects@comcast.net office: 360.854.9907 cell: 360.941.7704	
Facility Update for: Capitol City Honda	
2370 Carriage Loop SW Olympia, WA 98502	
Upper Level Plan	
PROJ:	CCH
DWN:	che
DATE:	14 Aug 2025
SHEET:	A-2.1

