

### Site Summary

- » Area: 0.33 acres
- » Zoning: DB
- » Allowed Building Height: 75' opportunity for bonus height (two additional stories)
- » Proposed Building Height: 63'± (12' ground level, 9.5' floor to floor, 3' roof structure)

### Ground Level

#### 20 total parking spaces

- » No parking required-within Downtown Exempt Parking Area (Figure 38-2)
- » 3,000sf Lobby/Amenity/Office

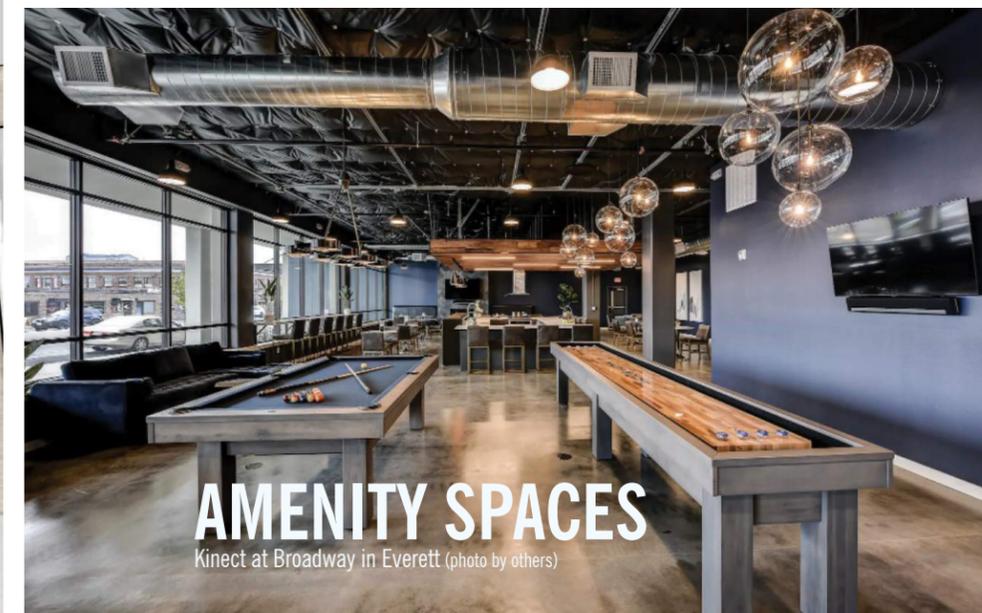
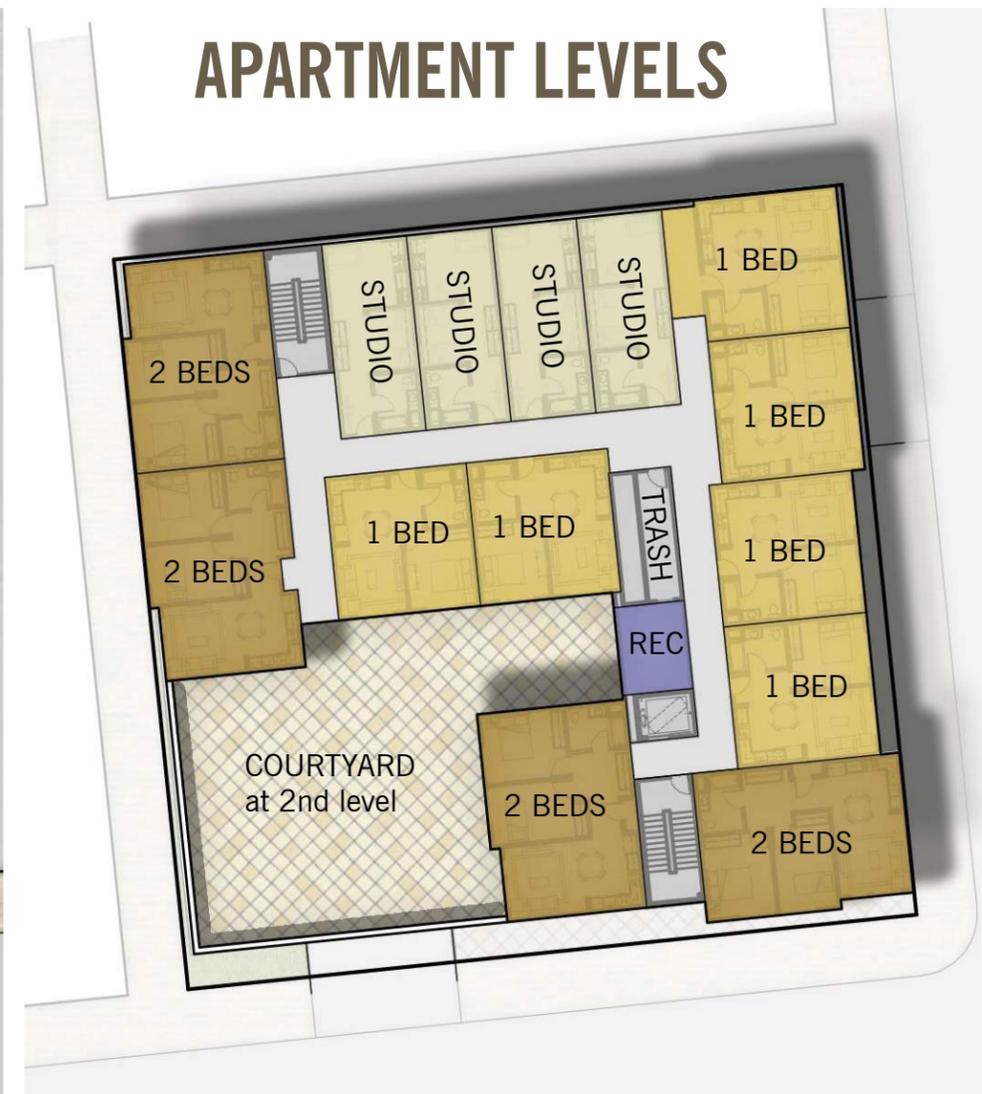
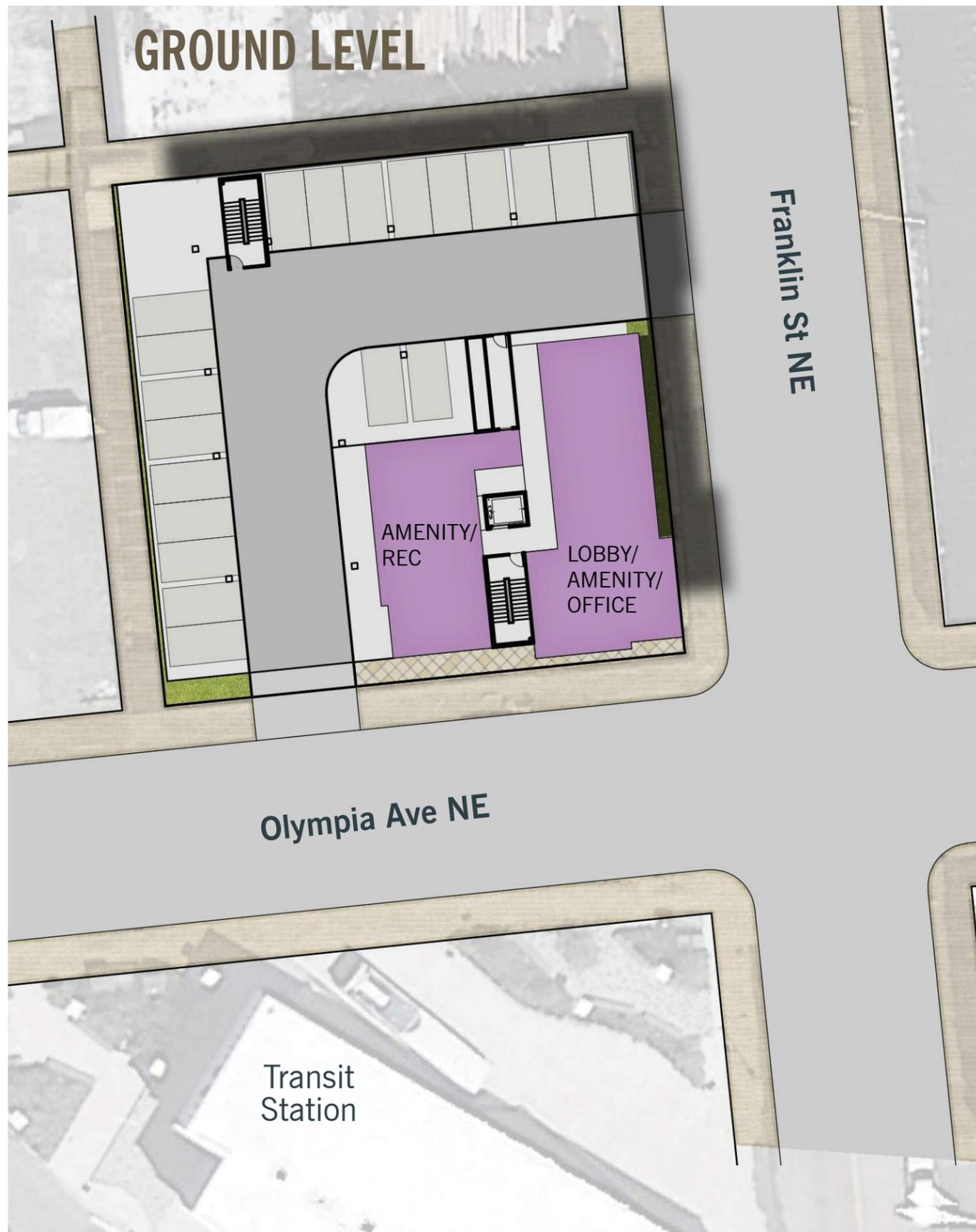
### Levels 2-6

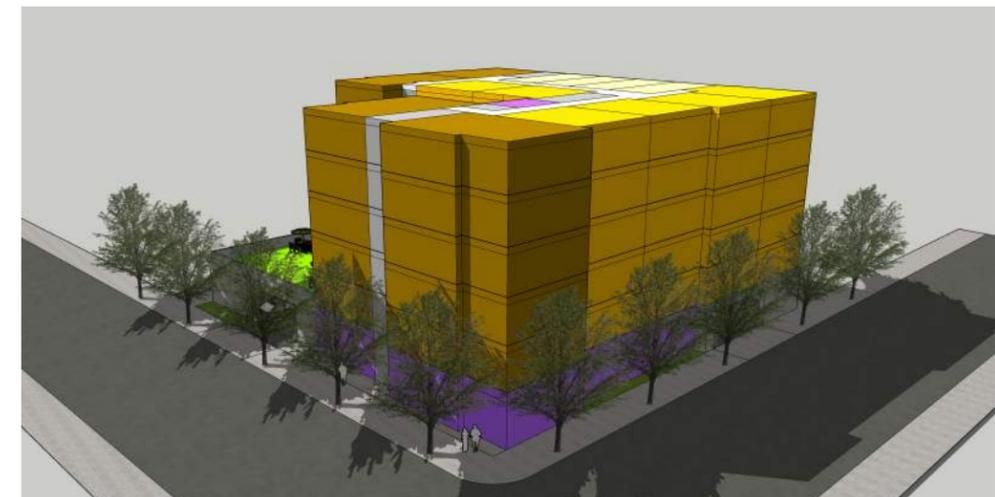
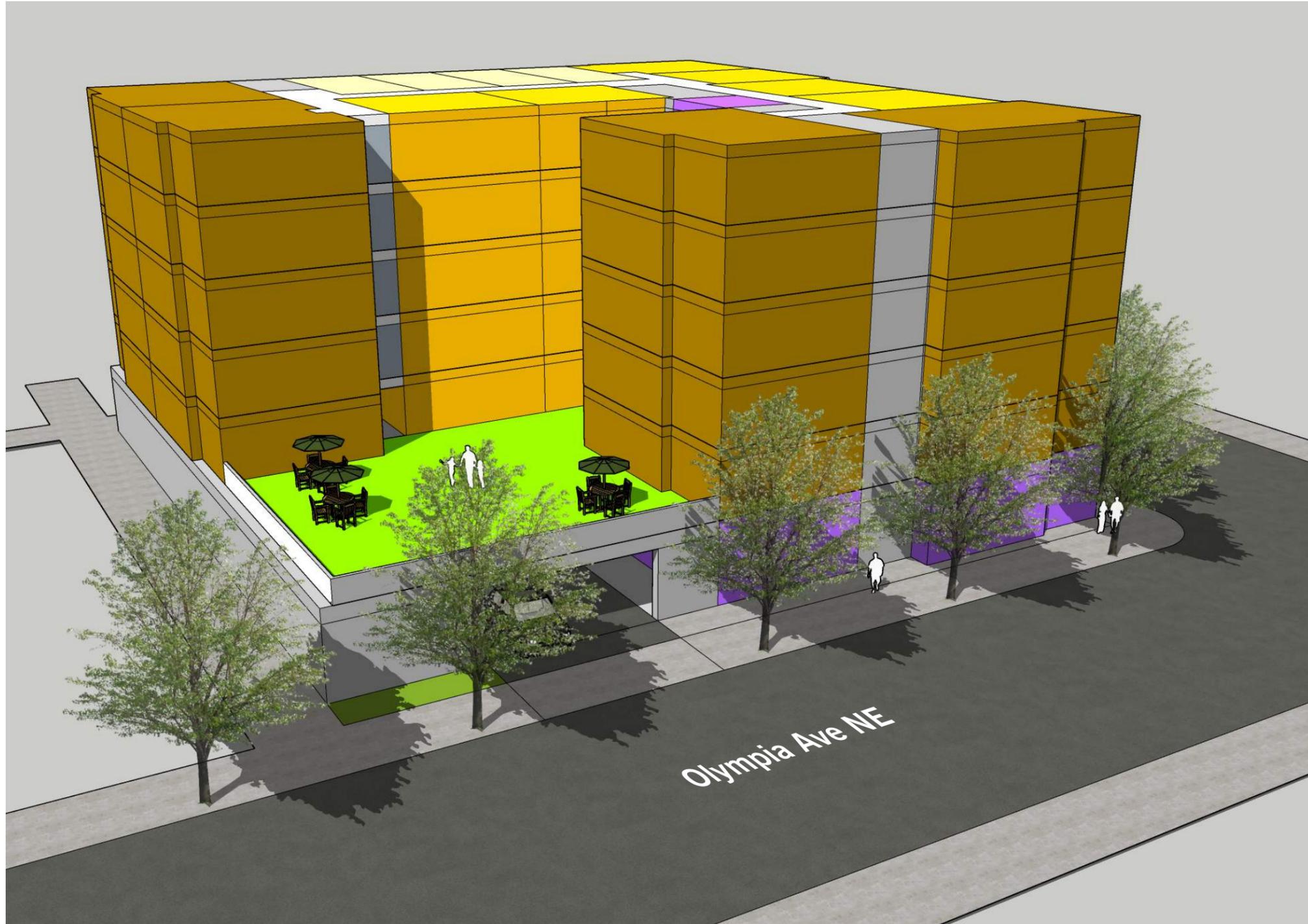
- » 20 Studios at 446 sf
- » 30 One Beds at 544 sf
- » 20 Two Beds at 805 sf
- » **70 Total Apartments**

- » 14 apartments per floor
- » total gross leasable apt. area: 41,340sf

### Zoning Assumptions | OZC 18.06

- » no setbacks required, only 10' from curb
- » max site coverage: 100%
- » max hard surface: 100%
- » no max density
- » common open space: 10% of residential area (4,961sf)- includes courtyards, decks, balconies, indoor lounges, exercise areas, etc.
- » Art/Tech Sub District





**303 Franklin St NE | Olympia**

**Aberdeen Capital LLC** 5-31-2022

