



PROJECT DATA

LOT ADDRESS: 1525 PALOMINO DR SE
OLYMPIA, WA 98502

PARCEL NUMBER: 12836310504

LOT SIZE: 1.36 ACRES

PROPOSED USE/OCCUPANCY: B (MEDICAL OFFICE)

SETBACKS: FRONT = 10' MIN
SIDE = 15' (RESIDENTIAL) (ABUTTING RES LOTS, TUMWATER AND MAY REQUIRE MORE)
SIDE = 15' (RESIDENTIAL) (ABUTTING RES LOTS, TUMWATER AND MAY REQUIRE MORE)

BUILDING SIZE: 8,000 SF EACH BUILDING
(POSSIBLY 2 PHASES)
TOTAL BUILDINGS ON SITE = 16,000 SF

IBC CONSTRUCTION TYPE: VB, FULLY SPRINKLERED
(IF WE DROP TO 7,500 SF NO SPRINKLER)

OCCUPANCY: MEDICAL CLINIC (B)

PARKING REQUIREMENTS: MEDICAL OFFICE: 4 STALLS PER 1,000 SF
REQUIRED - 32 PER BUILDING (64 TOTAL)
SHOWN - 65 STALLS TOTAL SHOWN
10% REQUIRED TO BE "EV" (6 SHOWN)

BICYCLE PARKING:

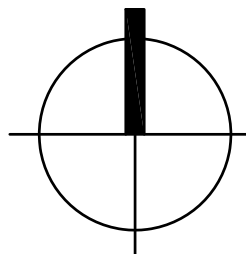
- LONG TERM: 1 / 10,000 SF (2 MIN) (2 REQ)
- SHORT TERM: 1 / 10,000 SF (2 MIN) - 1 RACK
REQ PER BUILDING WITHIN 50' OF ENTRIES
(LOCATIONS TO BE SHOWN ON PLAN WHEN
PROJECT DEVELOPS FURTHER)

ZONING: PO/RM (PROFESSIONAL OFFICE / RES MULTI-FAM)

LOT COVERAGE ALLOWED: 70% BUILDING AND IMPERVIOUS
85% HARD SURFACE

COVERAGE SHOWN: TOTAL LAND: 59,031 SF (APPROX)
TOTAL BLDG: 16,000 SF (27%)
TOTAL CONCRETE/ASPHALT: 24,784 SF (43%)
LANDSCAPING: 18,247 SF (30%)
TOTAL IMPERVIOUS: 70%

(NOTE: CONTOURS SHOWN ARE EXISTING.
CONTOURS SHOWN WERE GENERATED FROM
THURSTON COUNTY GEODATA WEBSITE.)



A PRELIM SITE PLAN

SCALE: 1"=40'-0"

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KIRKMIER PROPERTIES
1525 PALOMINO DR SE, OLYMPIA, WA 98501

DRAWING INFORMATION
PROJECT NUMBER:
DATE: 3.20.25
DRAWN BY: LSH
PROJECT MANAGER: RVW

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