

# SCHOOL EXPANSION SAINT MICHAEL PARISH

1208 11TH AVE SE., OLYMPIA, WASHINGTON 98501

PROJECT NO. 25-111



510 CAPITOL WAY SOUTH  
OLYMPIA, WA 98501  
360-943-6774 | www.carvearch.com

## VICINITY MAP



## DESIGN TEAM

**OWNER:**  
ST MICHAEL SCHOOL  
1208 11TH AVE SE  
OLYMPIA, WA 98501

**ARCHITECT:**  
MSGs CARVE ARCHITECTS  
510 CAPITOL WAY SOUTH  
OLYMPIA, WA 98501  
(360) 970-4412

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SAINT MICHAEL PARISH  
**SCHOOL EXPANSION**  
1208 11TH AVE SE., OLYMPIA, WASHINGTON 98501  
PROJECT NO. 25-111  
COVER SHEET

## CONCEPT

JULY 2025

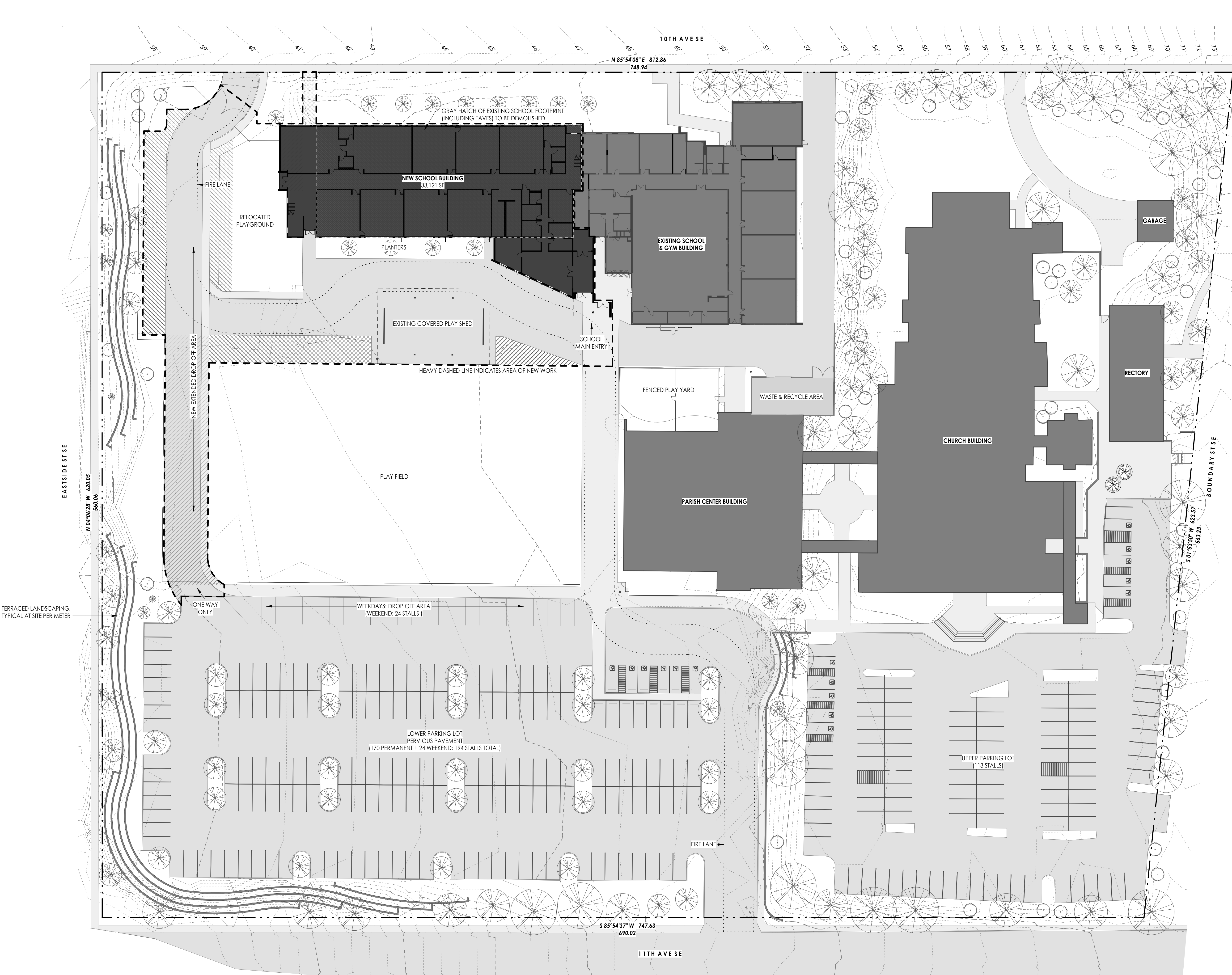
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## COVER

PROJECT NO., 25-111

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1 SITE PLAN  
1" = 30'-0"



SITE NOTES

**SITE CONDITIONS**  
PARCEL AREA: 403,000 SF (9.25 ACRES)  
PARCEL NUMBER: 78207000200  
SITE ADDRESS: 1208 11TH AVE SE  
OLYMPIA, WA 98501

**OLYMPIA MUNICIPAL CODE**  
ZONING: R6-12 (0.26 ACRES OR MORE)

MAX. HEIGHT: 35'  
MAX. STORIES: 2

BUILDING COVERAGE (MAX.): 40.0%

IMPERVIOUS COVERAGE (MAX.): 40.0%  
(+10.0% FOR NON-RESIDENTIAL USE)

HARD SURFACE COVERAGE (MAX.): 70.0%  
(+20.0% FOR NON-RESIDENTIAL USE)

**2017 APPROVED AND PROPOSED NEW CONDITIONS**

**BUILDING COVERAGE:**  
2017 APPROVED: 76,283 SF (18.9%)  
- EXISTING TO BE REMOVED: 12,831 SF  
- EXISTING TO REMAIN: 63,452 SF  
+ NEW TO BE ADDED: 16,828 SF  
TOTAL PROPOSED: 80,280 SF (19.9%)

**IMPERVIOUS COVERAGE:**  
2017 APPROVED: 185,152 SF (46.0%)  
- EXISTING TO BE REMOVED: 5,474 SF  
- EXISTING TO REMAIN: 178,678 SF  
+ NEW TO BE ADDED: 5,808 SF  
TOTAL PROPOSED: 184,486 SF (45.8%)

**HARD SURFACE COVERAGE:**  
2017 APPROVED: 245,521 SF (61.0%)  
- EXISTING TO BE REMOVED: 5,474 SF  
- EXISTING TO REMAIN: 239,047 SF  
+ NEW TO BE ADDED: 5,808 SF  
TOTAL PROPOSED: 244,855 SF (60.7%)

**LANDSCAPE COVERAGE:**  
2017 APPROVED: 154,114 SF (38.2%)  
- EXISTING TO BE REMOVED: 5,808 SF  
- EXISTING TO REMAIN: 148,306 SF  
+ NEW TO BE ADDED: 6,474 SF  
TOTAL PROPOSED: 154,780 SF (38.4%)

<b>PARKING 2017 APPROVED:</b>	<b>PARKING PROPOSED NEW:</b>
STANDARD: 223 STALLS	STANDARD: 212 STALLS
COMPACT: 106 STALLS	COMPACT: 78 STALLS
+ HANDICAP: 16 STALLS	+ HANDICAP: 16 STALLS
TOTAL: 345 STALLS	TOTAL: 307 STALLS

**PARKING CALCULATION FOR FULL CAMPUS**  
NEW SCHOOL:  
EDUCATION (1 PER 12 STU. @ DESIGN CAPACITY)  
30 STU. PER CLASS MAX. x 9 GRADE LEVELS: 270  
270 STU. x 2 CLASSES PER GRADE: 540  
540 STU. / 12: 45.0 STALLS

**PARISH CENTER:**  
PRESCHOOL (1 PER 10 CHILDR., 1 PER 1 STAFF)  
5 SECTIONS x 20 CHILDR. EACH: 100  
100 CHILDR. / 12: 8.3 STALLS  
5 SECTIONS x 2 STAFF EACH: 10  
10 STAFF / 1: 10.0 STALLS  
OFFICE (1 PER 350 SF (IF BETWEEN 7,501-40,000 SF)  
8,300 SF / 350 SF: 23.7 STALLS

**CHURCH:**  
WORSHIP AREA (1 PER 4 SEATS, 1 PER 6' OF BENCH)  
174 SEATS / 4: 43.5 STALLS  
918' BENCH / 6': 153.0 STALLS  
ASSEMBLY (6 PER 1,000 SF)  
5,300 SF / 1,000 SF x 6: 31.8 STALLS

TOTAL REQUIRED: 315.3 STALLS

TOTAL WEEKEND (CHURCH + \*PARISH CENTER): 253.5 STALLS  
\*PARISH CENTER WITHOUT PRESCHOOL AREAS  
TOTAL WEEKDAY (SCHOOL + \*PARISH CENTER): 87.0 STALLS  
\*PARISH CENTER ALL AREAS

**NEW BUILDING**  
NEW BUILDING AREA:  
FLOOR 1: 16,734 GSF  
+ FLOOR 2: 16,387 GSF  
TOTAL: 33,121 GSF

NEW BUILDING HEIGHT: 27'

NEW BUILDING STORIES: 2

LEGEND

- BUILDING FOOTPRINT - NEW
- BUILDING FOOTPRINT - EXISTING
- BUILDING FOOTPRINT - TO BE DEMOLISHED
- ASPHALT - STREETS AND PARKING
- CONCRETE - SIDEWALKS AND PATHS
- PLANTED - LAWN AND LANDSCAPING
- AREA OF NEW IMPERVIOUS SURFACE
- AREA OF REMOVED IMPERVIOUS SURFACE



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PROJECT NO. 25-111  
SITE PLAN

CONCEPT

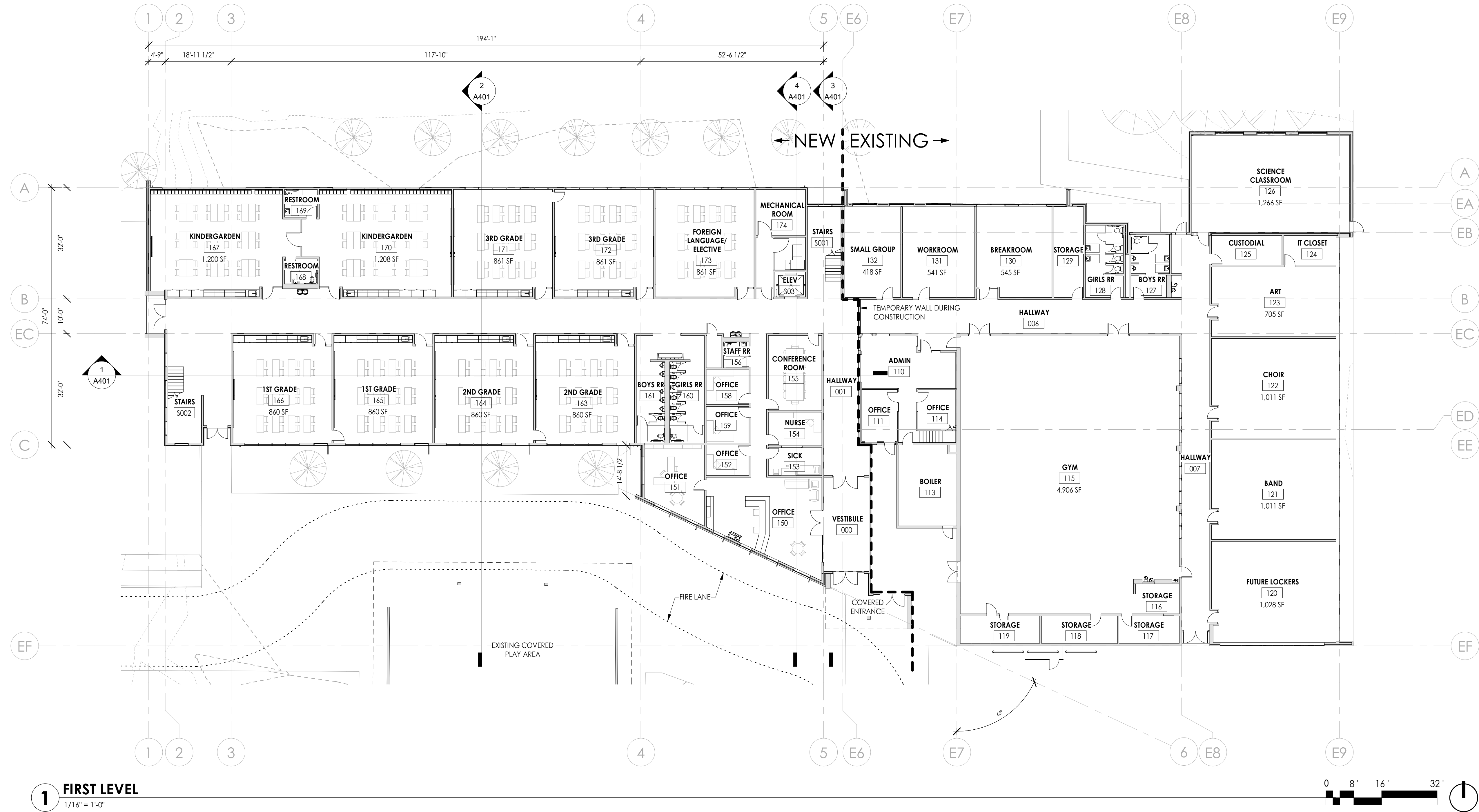
JULY 2025

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**A100**

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CONCEPT

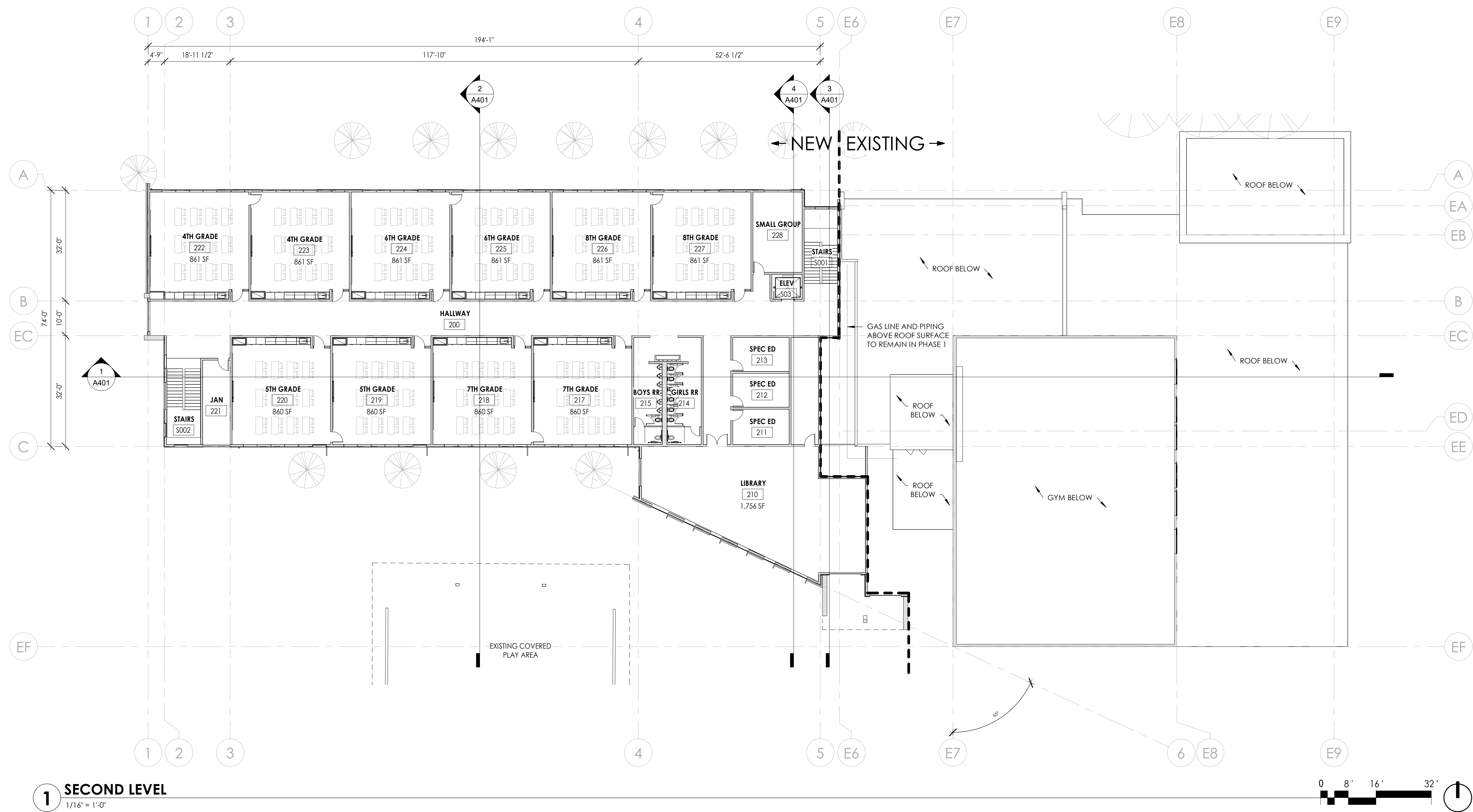
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**A201**

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1 SECOND LEVEL  
1/16" = 1'-0"

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1208 11TH AVE SE, OLYMPIA, WASHINGTON 98501  
PROJECT NO. 25-111  
FLOOR 2

CONCEPT

JULY 2025

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A202

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