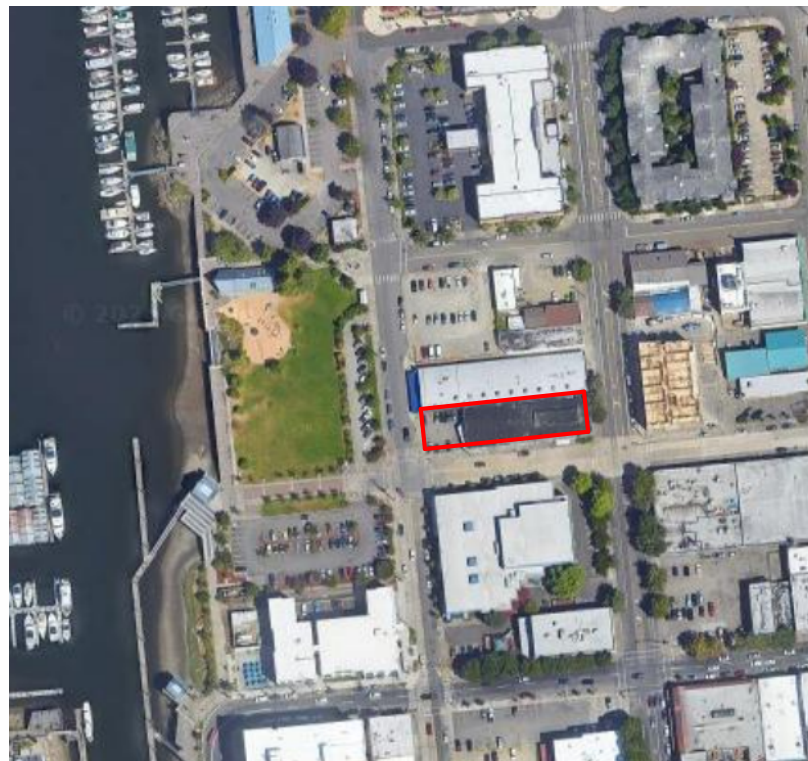


VICINITY MAP



BUILDING INFORMATION

MODEL CODES: 2018 IBC, IMC, IFC, UPC
 CONSTRUCTION TYPE: 3B
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 30'
 OCCUPANCY TYPE: A2, S2, AND F1

<u>PROJECT AREAS</u>	BUILDING AREA:	10,800 SQ. FEET
	CONDITIONED AREA:	4,671 SQ. FEET
	SITE:	0.33 ACRES

SITE ADDRESS: 301 CAPITOL WAY N, OLYMPIA WA 98501

PARCEL #: 78500200700

JURISDICTION: THURSTON COUNTY

ZONE: UW - URBAN WATERFRONT

DESIGN TEAM

PROPERTY OWNER:
 MERMAID COVE, LLC

BUSINESS OWNER CONTACT:
 CHELSEA FARMS OYSTER BAR CO.
 PHONE: 360.866.8059

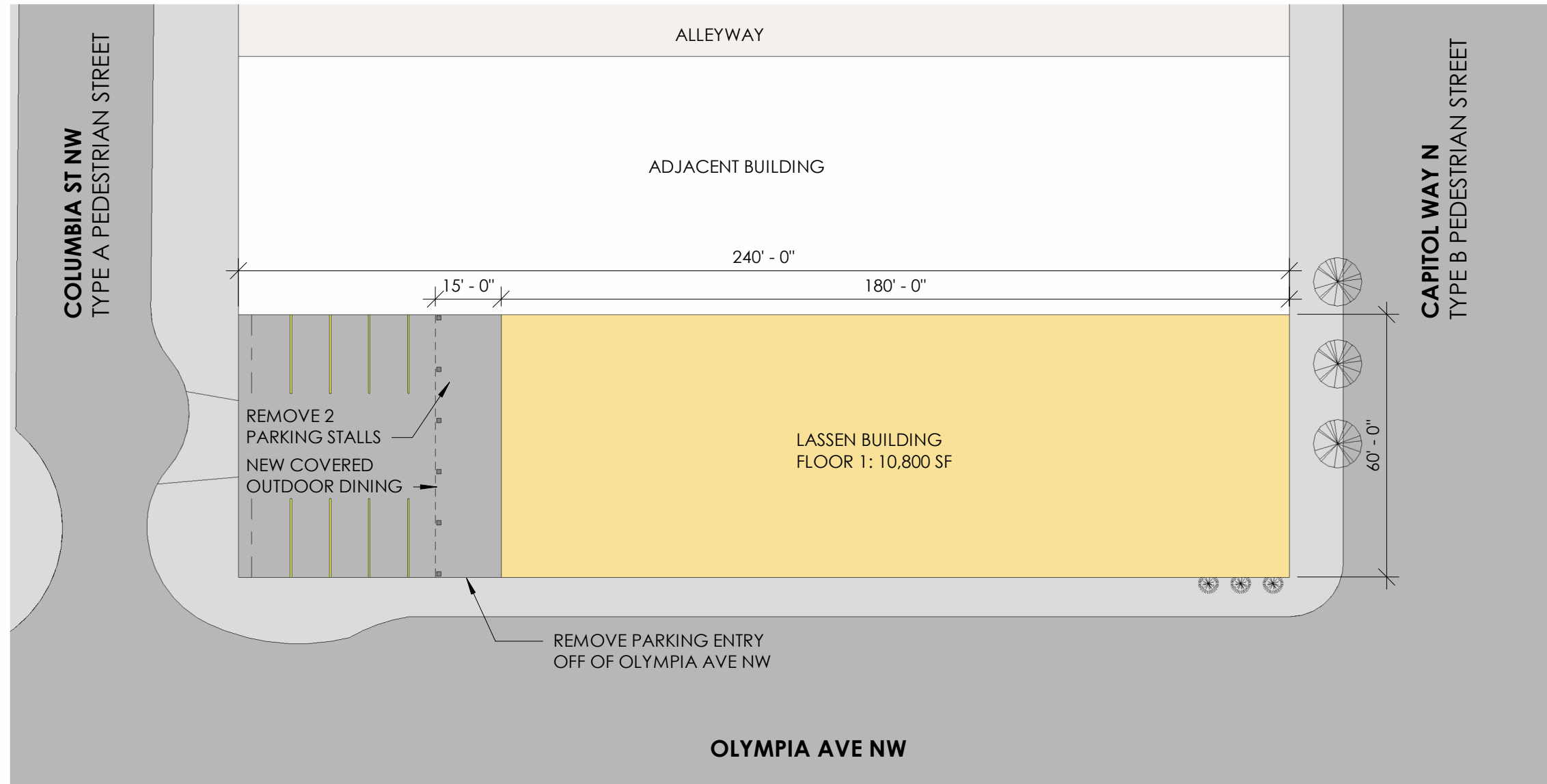
CONTACT: KYLE LENTZ
 EMAIL: KYLE@CHELSEAFARMS.NET

ARCHITECT:
 CARVE ARCHITECTS
 510 CAPITOL WAY S.
 OLYMPIA, WA 98501
 PHONE: 360.226.1945

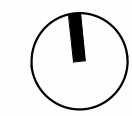
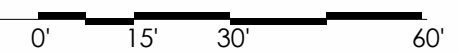
CONTACT: JOSH GOBEL
 EMAIL: JOSH@CARVEARCH.COM

PROJECT DESCRIPTION

RENOVATION OF ROUGHLY 3,422 SF INTO A2 FOR A RESTAURANT, AND 1,249 SF INTO S2 FOR STORAGE. PETE LEA'S AUTOMOTIVE TO REMAIN. SITEWORK INCLUDES REMOVING TWO EXISTING PARKING STALLS AND ADDING AN AWNING ON THE WEST FACADE TO CREATE A COVERED PATIO FOR OUTDOOR DINING.



1 SITE
1" = 30'-0"



SITE PLAN KEY

BUILDING	
CONCRETE	
ASPHALT	

PARKING - COMMERCIAL RETAIL

CAR PARKING: COMMERCIAL, RETAIL: 3.5 SPACES PER 1000 SF - EXEMPT
 BIKE PARKING LONG TERM: 1 PER 6000 SF, MAX 5 AND MIN 1
 BIKE PARKING SHORT TERM: 1 PER 3,000 SF

ZONING

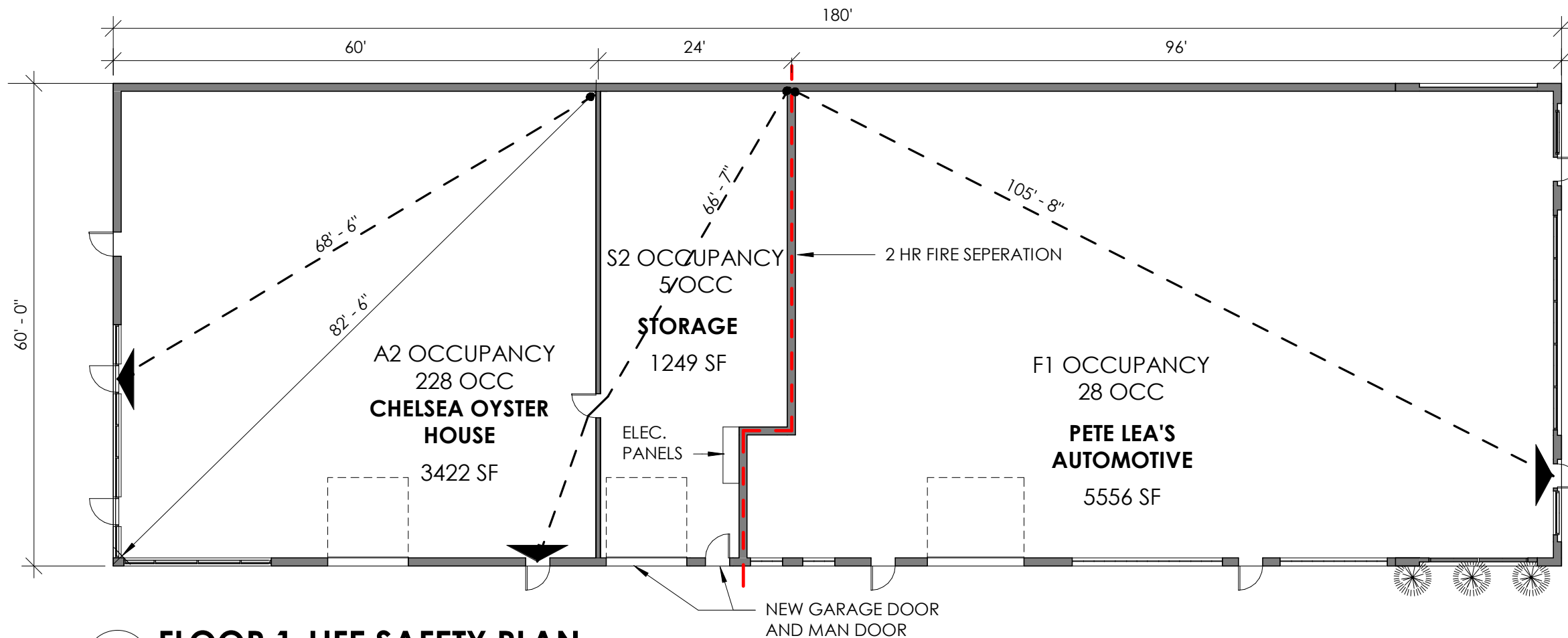
ZONE: URBAN WATERFRONT
 MIN LOT AREA: NO MINIMUM
 FRONT, SIDE, AND REAR SETBACKS: NO MINIMUM
 MAX BUILDING COVERAGE: 60% FOR PROPERTIES BETWEEN THE SHORELINE AND HTE NEAREST UPLAND STREET. 100% FOR PROPERTIES NOT BETWEEN SHORELINE AND NEAREST UPLAND STREET.
 MAXIMUM IMPERVIOUS SURFACE COVERAGE: 100%
 MAXIMUM HARD SURFACE: 100%
 MAXIMUM BUILDING HEIGHT: 65'



CHELSEA OYSTER HOUSE
LASSEN BUILDING
 301 CAPITOL WAY N, OLYMPIA, WA 98501
 24-121 | SITE PLAN

A101
03/24/2024

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1 FLOOR 1-LIFE SAFETY PLAN
 1/16" = 1'-0"

OCCUPANCY

A2 - CHELSEA OYSTER HOUSE: ASSEMBLY UNCONCENTRATED - TABLES AND CHAIRS 15 NET
 EXIT ACCESS TRAVEL DISTANCE 68' 6" < 75' MAX = OK
 EXIT SEPARATION DISTANCE 56'8" > (82' 6" / 3) = OK

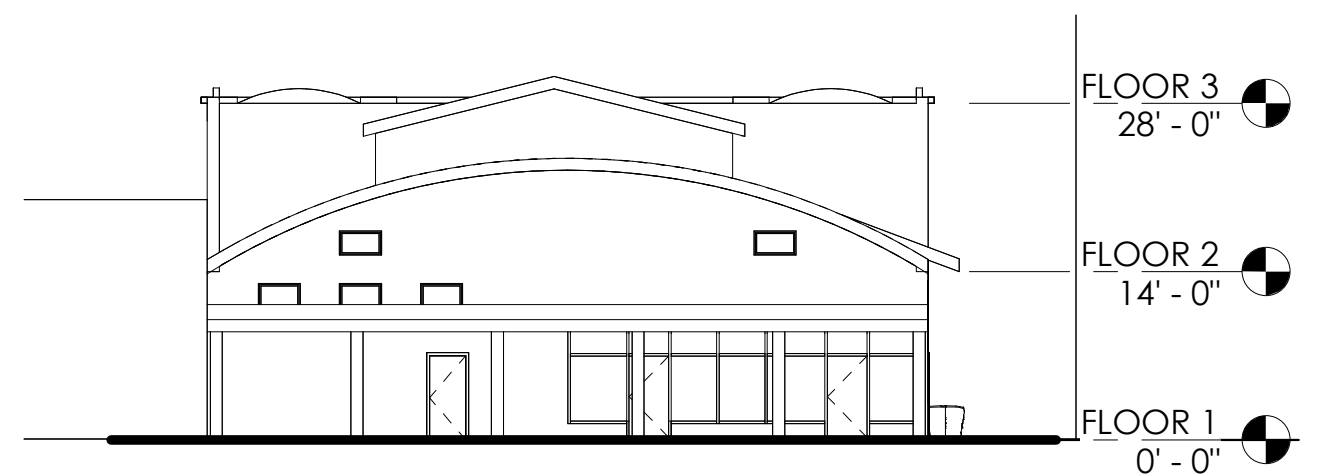
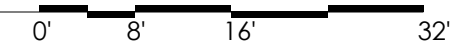
S2 - STORAGE: ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM 300 GROSS
 EXIT ACCESS TRAVEL DISTNACE 66'7" < 100' FOR S2 OCC LESS THAN 30 = OK

LIFE SAFETY

- - - - 2 HIRE FIRE SEPERATION
- - - - MAX EXIT ACCESS PATH OF TRAVEL
- ▲ ARROW INDICATES PRIMARY BUILDING EGRESS



2 SOUTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

