

City of Olympia | Capital of Washington State

601 4th Avenue E. | P.O. Box 1967, Olympia, WA 98507-1967

COMMUNITY PLANNING AND DEVELOPMENT

Telephone: 360.753-8314

FAX: 360.753.8087

cpdinfo@ci.olympia.wa.us

REQUEST FOR PRESUBMISSION CONFERENCE

OFFICIAL USE ONLY		
Case #: <u>14-0036</u>	Master File #: <u>14-0036</u>	Date: <u>3/27/14</u>
Received By: <u>Amy B.</u>	Project Planner: _____	Related Cases: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY

* 2 different options depending on what the parking requirement is.

Proposed Project Title: Chau Building

Project Address: 1841 4th Ave E, Olympia WA 98501

Assessor's Parcel Number(s): 78700500700

Legal Description: TALCOTT L7 B5 N 60F & VAC 10F ST

(attach separate sheet if necessary) Lot Block Addition

Zoning: HDC-2

NAME OF APPLICANT: Adam Laneer Construction, Inc.

Mailing Address: 4160 6th Ave E Ste 201, Lacey WA 98503

Area Code and Phone #: 360-915-8073 (Adam)

E-mail Address: adam@adamlaneerconstruction.com

NAME OF OWNER (or PURCHASER) Chi and Anna Chau

Mailing Address: 2504 55th Ave SE, Olympia WA 98501

Area Code and Phone #: 360-786-6848

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____


Same as applicant _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

Print Name	Signature(s)	Date
<u>Adam Laneer</u>		<u>03-18-2014</u>

①

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	4200 sq. ft.	sq. ft.	sq. ft.
Number of Lots	1		
IBC Building Type		1-A	
Occupancy Type		M	
Number of Buildings		1	
Height	ft.	20 ft.	ft.
Number of Stories Including Basement		1	
Basement	sq. ft.	1944 N/A sq. ft.	sq. ft.
Ground Floor	sq. ft.	1944 sq. ft.	sq. ft.
Second Floor	sq. ft.	— sq. ft.	sq. ft.
Remaining Floors (number _____)	sq. ft.	— sq. ft.	sq. ft.
Gross Floor Area of Building	sq. ft.	1944 sq. ft.	sq. ft.
Landscape Area	sq. ft.	2250 sq. ft.	sq. ft.
Paved Parking	sq. ft.	— sq. ft.	sq. ft.
Number of Parking Spaces		3	
Total Impervious Area	sq. ft.	1944 sq. ft.	sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

New construction of a 30 x 54 commercial stick frame structure. Will have (2) suites, each equally sized with each containing (1) ADA restroom.

Use is split. 1/2 market & other side is unknown, and owner understands this may require a tenant improvement in the future.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.

2

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	4200 sq. ft.	sq. ft.	sq. ft.
Number of Lots	1		
IBC Building Type		1-A	
Occupancy Type		M	
Number of Buildings		1	
Height	ft.	29 ft.	ft.
Number of Stories Including Basement		2	
Basement	sq. ft.	— sq. ft.	sq. ft.
Ground Floor	sq. ft.	922 sq. ft.	sq. ft.
Second Floor	sq. ft.	922 sq. ft.	sq. ft.
Remaining Floors (number _____)	sq. ft.	— sq. ft.	sq. ft.
Gross Floor Area of Building	sq. ft.	1844 sq. ft.	sq. ft.
Landscape Area	sq. ft.	1078 sq. ft.	sq. ft.
Paved Parking	sq. ft.	2200 sq. ft.	sq. ft.
Number of Parking Spaces		7	
Total Impervious Area	sq. ft.	3122 sq. ft.	sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

34x28 2-story commercial steel frame structure.
Building to have 2 suites, equally sized
with (1) ADA restroom.

PLEASE NOTE:

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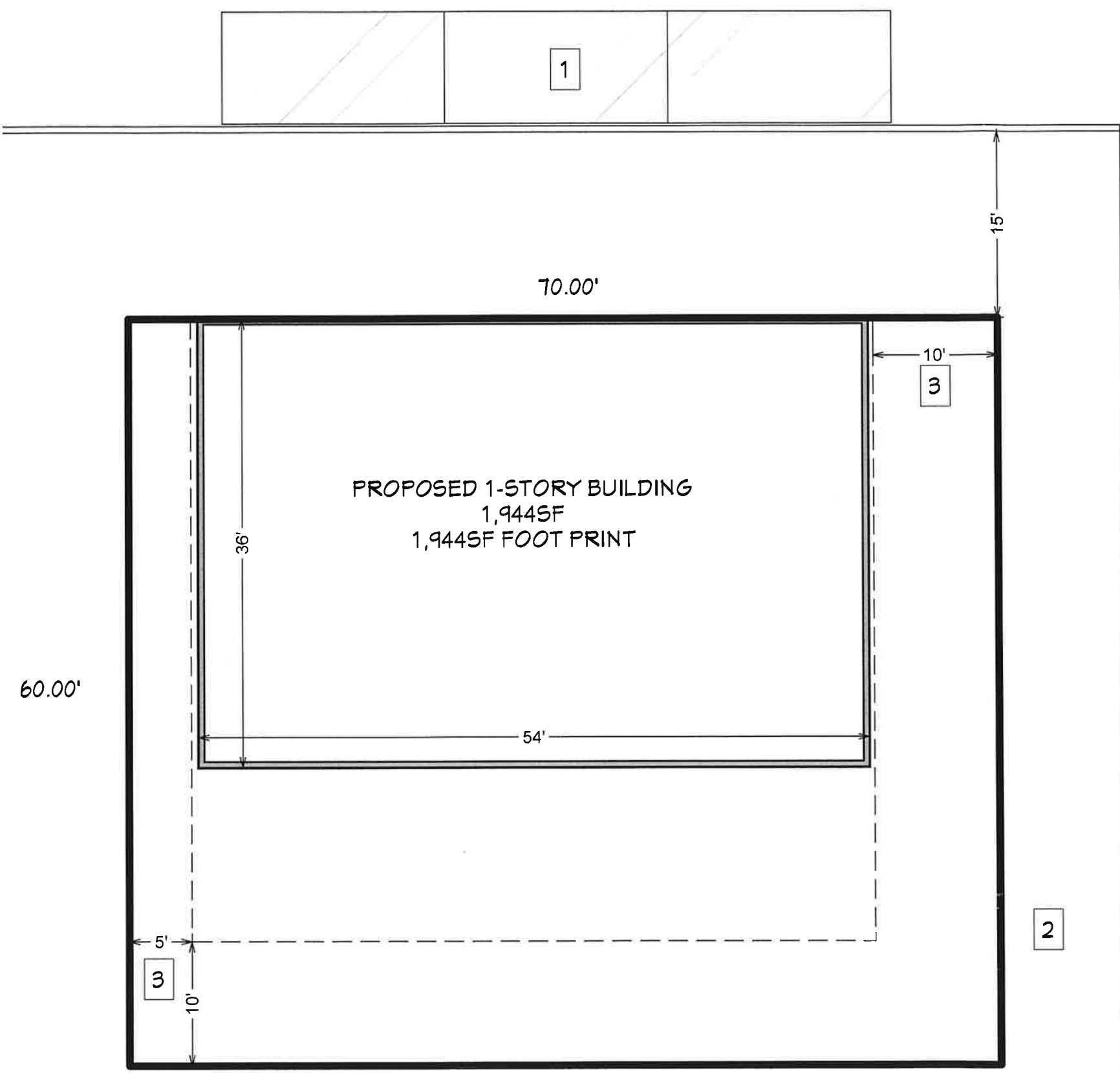
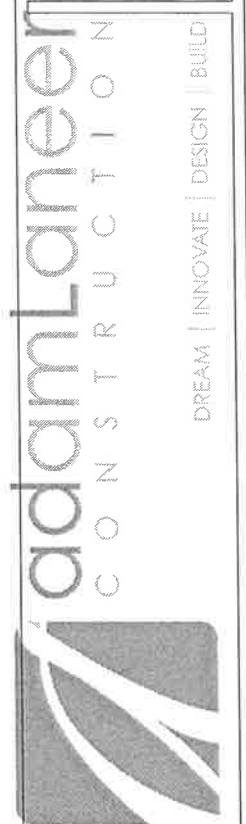
4TH AVE E



SCALE: 1' = 10'

PARCEL NO.:
 78700500700
SITE ADDRESS:
 1841 4TH AVE E
 OLYMPIA, WA 98501
OWNER:
 CHI AND ANNA CHAU
CONTRACTOR:
 ADAM LANEER CONSTRUCTION, INC
 4160 6TH AVE SE #201
 LACEY, WA 98503
 (360) 870-2232

1



- 1 EXISTING PARKING ALONG 4TH
- 2 EXISTING GRAVEL DRIVEWAY APPROACH
- 3 LANDSCAPE BUFFER/ SETBACK REQ.

CHAU BLDG
1841 4TH AVE E
OLYMPIA, WA

DESIGN BY:
 Adam Laneer
 3/27/2014

4TH AVE E

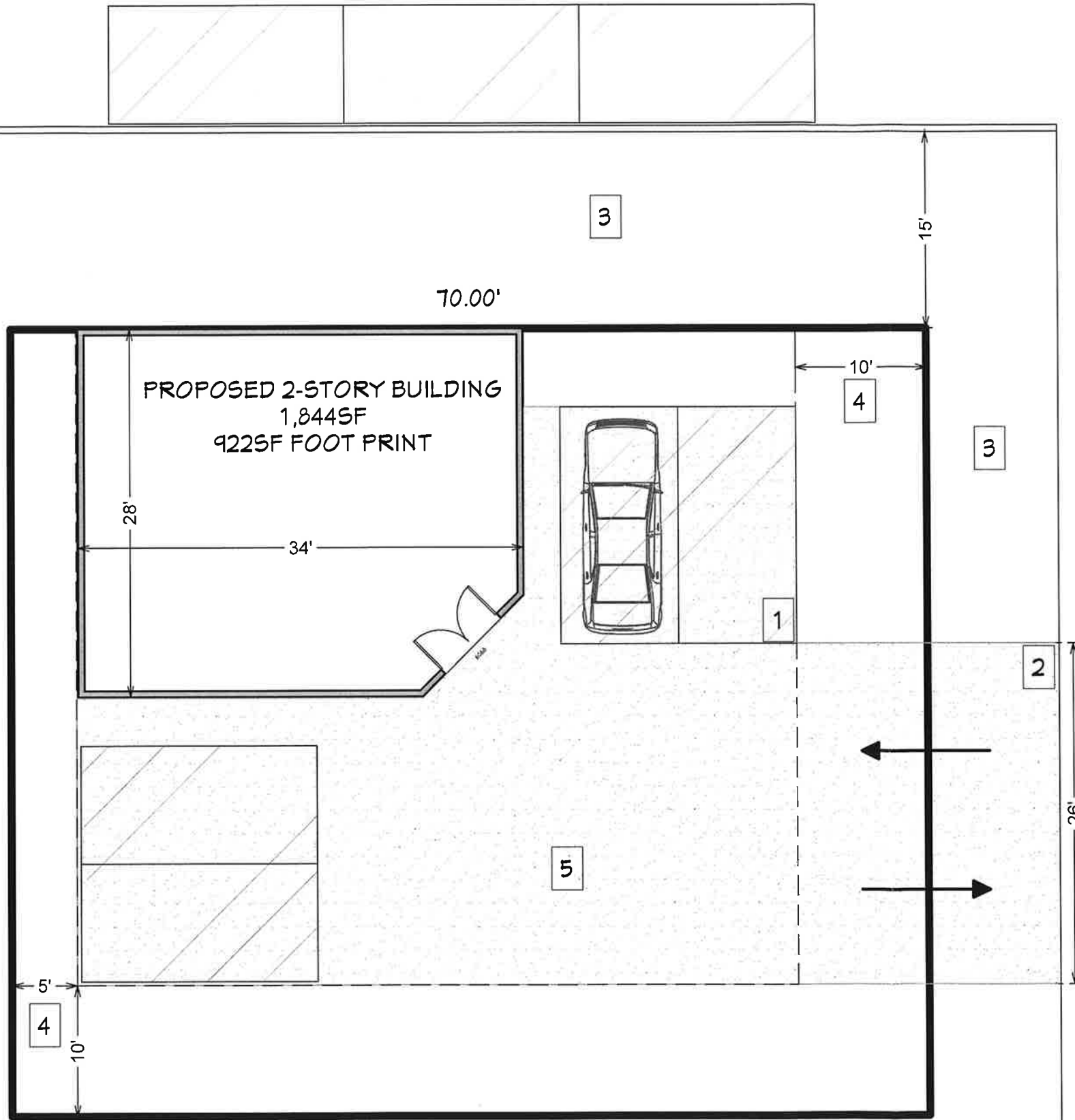


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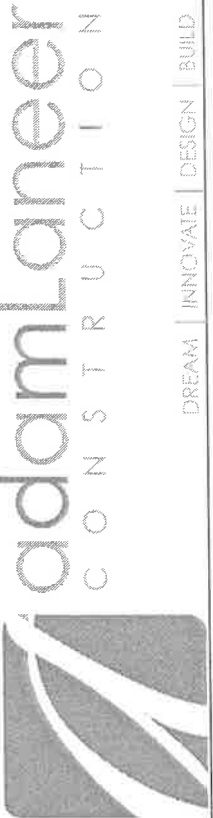
60.00'



FAIRVIEW ST SW

- 1 9 X 18 PARKING STALLS (TYP 7 LOC) INCLUDING (1) ADA.
- 2 DRIVEWAY APPROACH
- 3 LANDSCAPE - ROAD IMPROVEMENTS
- 4 LANDSCAPE BUFFER
- 5 PROPOSED PARKING/ ASPHALT COVERAGE ~2,200SF

2



CHAU BLDG
1841 4TH AVE E
OLYMPIA, WA

DESIGN BY:
Adam Laneer
3/27/2014