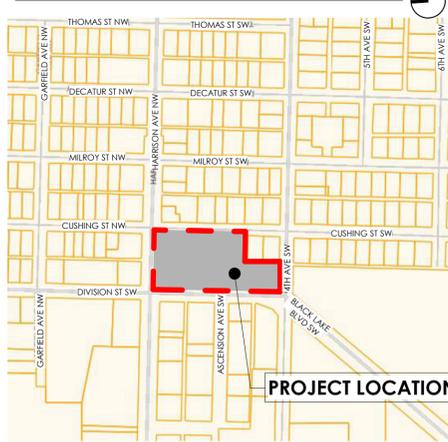


VACINITY MAP



SITE LEGEND

- CONCRETE SIDEWALK
- ASPHALT
- PERVIOUS REINFORCED GRAVEL
- CONCRETE PAVERS
- EXISTING STRUCTURES
- NEW CONSTRUCTION
- EXISTING TO BE REMOVED
- CRUSHED GRANITE
- OU OVERHEAD UTILITY LINE
- SS SANITARY SEWER
- ST STORM SEWER
- C COMPACT PARKING STALL
- P POWER METER
- W WATER METER
- G GAS METER
- ♿ ACCESSIBLE PARKING
- EV ELECTRIC VEHICLE PARKING
- CB CATCH BASIN

SITE PLAN - KEYNOTE LEGEND

- 1 WCPNC OFFICES (EXIST.)
- 2 OFFICE ACCESSORY BUILDING (EXIST.)
- 3 WCP & WCPNC WORKSHOP (EXIST.)
- 4 BRICK / STONE ACCESSORY BUILDING (EXIST.)
- 5 COTTAGE (EXIST.)
- 6 INNKEEPER RESIDENCE (EXIST.)
- 7 SHED (EXIST.)
- 8 WASTE AND RECYCLING ENCLOSURE (EXIST.)
- 9 PROPOSED PAVILION
- 10 OPEN COVERED SEATING (EXIST.)
- 11 COVERED BIKE PARKING (EXIST.)
- 12 BUS SHELTER (EXIST.)
- 13 HARDSCAPE TO BE REMOVED (EXIST.)
- 14 BUILDING TO BE REMOVED (EXIST.)
- 15 UTILITY POLE (EXIST.)
- 16 SHARED BIKE PARKING = 4 STALLS (> 8,150 SF/3,000)
- 17 PERVIOUS REINFORCED GRAVEL PARKING (EXIST.)
- 18 COVERED PATIO
- 19 PROPOSED SLOPED ACCESS TO STAGE
- 20 SHARED EV CHARGING STATION = 2 STALLS

SITE PLAN INFORMATION

SITE ADDRESS: 110 DIVISION ST NW
 PARCEL #: 85003700700
 ABBREVIATED LEGAL: SECTION 15 TOWNSHIP 18 RANGE 2W QUARTER NW SW PLAT WOODRUFF ADDITION TO OLYMPIA BLK 37 LT 7, 8, & N 20 FT LT 9 DOCUMENT 0032/040; EXC PTN FOR DIVISION ST PER AFN:4007588

SITE AREA: 10,473 SF (+/-) = .24 ACRES
 BUILDING COVERAGE: 2,610 SF = 25% (< 70%)
 IMPERVIOUS COVERAGE: 4,316 SF = 41% (< 85%)
 HARD SURFACE: 9,161 SF = 87% (< 100%)

BUILDING FLOOR AREA: 4850 SF

SITE ADDRESS: 124 DIVISION ST NW
 PARCEL #: 85003700600
 ABBREVIATED LEGAL: SECTION 15 TOWNSHIP 18 RANGE 2W QUARTER NW SW PLAT WOODRUFF ADDITION TO OLYMPIA BLK 37 LT 6 DOCUMENT 003/040 EXC PTN FOR DIVISION ST PER AFN 4029683

SITE AREA: 4226 SF (+/-) = .10 ACRES (AFTER ASSUMED R.O.W. DEDICATION)
 BUILDING COVERAGE: 1670 SF = 39% (< 70%)
 IMPERVIOUS COVERAGE: 2224 SF = 52% (< 85%)
 HARD SURFACE: 3501 SF = 82% (< 100%)

BUILDING FLOOR AREA: 3300 SF

JURISDICTION: CITY OF OLYMPIA
 ZONE: HDC-3 (CAPITAL MALL TRIANGLE SUBAREA)
 UTILITIES: SEWER AND PUBLIC WATER
 BUILDING HEIGHT: 35 FEET
 NUMBER OF STORIES: 2

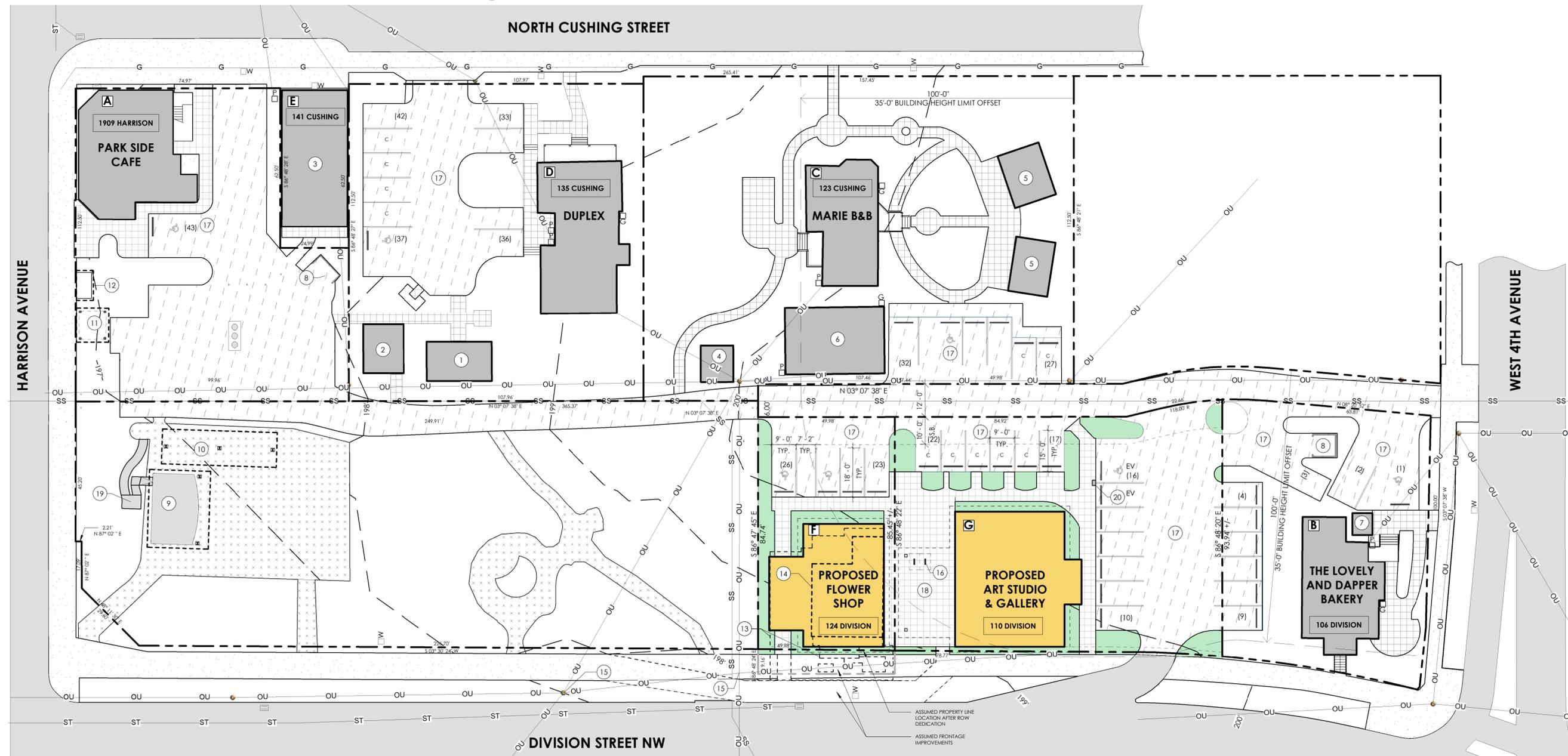
MODEL CODE: 2021 IBC, 2017 ANSI
 CONSTRUCTION TYPE: VB
 OCCUPANCY TYPE: B & M

WEST CENTRAL PARK NEIGHBORHOOD CENTER

PROJECTS AT 1909 HARRISON AVE NW, 106, 110, & 124 DIVISION ST. SW, AND 12, 135 & 141 CUSHING ST. NW

PARKING CALCULATION SUMMARY

ID	ADDRESS	USE	PARKING FACTOR	AREA/ UNITS	CALCULATED MEDIAN PKG RQMT PER USE (TABLE 38-01)	CALCULATED REDUCED RQMT (15% PER 18.38, 180 A, 2.6)	CALCULATED REDUCED MEDIAN PKG RQMT PER 18.38, 160 A	ROUNDED	WITH ALLOWABLE DEVIATION FROM MEDIAN PER 18.38, 100 A (NET PKG. ROUNDED)	
A	1909 HARRISON NW	CAFE (1ST FLR) RETAIL (2ND FLR)	10/1000 GROSS SF 3.5/1000 GROSS SF	1,598 SF 1,123 SF	15.98 3.93	19.91	16.92	15.23	(15) 14 17	
B	106 DIVISION NW	RETAIL BAKERY	3.5/1000 GROSS SF	1,124 SF	3.93		3.34	3.01	(3) 3 3	
C	123 CUSHING	LODGING HOUSE	OPERATOR +1/GUEST	4 GUEST RMS	5.00		4.25	3.83	(4) 4 4	
D	135 CUSHING	DUPLEX PARK OFFICE	2/UNIT 1/250 GROSS SF	2 UNITS 340 SF	4.00 1.36		3.40 1.16	3.06 1.04	(3) 3 3 (1) 1 1	
E	141 CUSHING	RES. & MAINT.	N/A (EXISTING)	-	-	-	-	-	- - -	
F	124 DIVISION NW	FLOWER SHOP	3.5/1000 GROSS SF	3,300 SF	1 (ADA) - 11.55	1	1	1	(1 - 12) 1 13	
G	110 DIVISION NW	ART STUDIO/ GALLERY	3.5/1000 GROSS SF	4,850 SF	1 (ADA) - 16.98	1	1	1	(1 - 17) 1 19	
TOTAL PARKING REQUIREMENT								28 - 56	27 (MIN.)	60 (MAX.)
NOTE: ADDITIONAL BARRIER FREE SPACE PER WEST CENTRAL PARK LAND USE APPROVAL								1	1	1
TOTAL PARKING REQUIRED								29 - 56	28 (MIN.)	61 (MAX.)
TOTAL PARKING PROVIDED								43 (INCLUDES 7 ACCESSIBLE)		



1 SITE PLAN
 1" = 20'-0"

WCPNC FLOWER & ART STUDIO
 110 & 124 DIVISION ST NW | OLYMPIA, WA
 SCHEMATIC DESIGN | FEBRUARY 6, 2026

A002
 SITE PLAN

