

VICINITY MAP
N.T.S.

GENERAL DATA

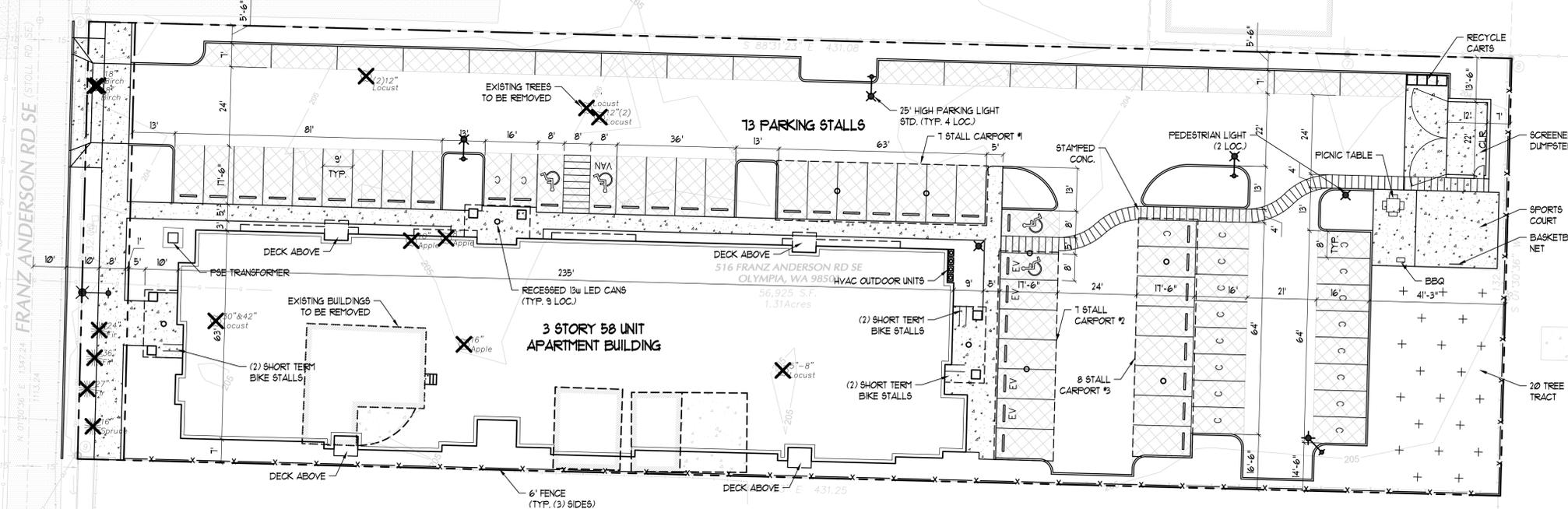
	ACTUAL:	CODE REQ'D:
PARCEL NUMBER:	41700900100	
ZONE:	GC	
TOTAL SITE AREA:	56,925 SF.	
SITE AREA: (AFTER ROW DEDICATION)	55,011 SF.	
ROW DEDICATION	1848 SF.	
BUILDING HEIGHT:	33'-0"	
BUILDING FOOTPRINT: (MAX. BUILDING COVERAGE)	14,131 SF. (%)	
FIRST FLOOR:	14,131 SF.	
SECOND FLOOR:	14,023 SF.	
THIRD FLOOR:	14,862 SF.	
CANOPIES:	153 SF.	
CARPORIT #1:	1003 SF.	
CARPORIT #2:	1085 SF.	
CARPORIT #3:	1243 SF.	
TOTAL BUILDING AREA: (INCLUDING CANOPIES AND CARPORTS)	48,901 SF.	
FIRE SPRINKLER:	YES NFPA-13	
FIRE ALARM:	YES	
OCCUPANCY:	R-2	
OCCUPANT LOAD:	254 PERSONS	
TYPE OF CONSTRUCTION:	VB	
CODE:	2015 IBC	
TOTAL LANDSCAPING:	1125 SF. (20%)	15% MIN. (8262 SF.)
PARKING LOT LANDSCAPING: (DOES NOT INCLUDE PERIMETER LANDSCAPING)	7,681 SF.	
35 SF. PER STANDARD STALL x	1820 SF. CODE REQUIRED	
26 SF. PER COMPACT STALL x	494 SF. CODE REQUIRED	
	7,384 SF. CODE REQUIRED	
FOROUS ASPHALT:	10,914 SF.	
IMPERVIOUS ASPHALT:	14,352 SF.	
CONCRETE WALKS:	3,341 SF.	
TOTAL IMPERVIOUS AREA: (MAX. DEVELOPMENT COVERAGE)	32,838 SF. (60%)	85% MAX.
SET BACKS:	5'-0" 5'-0" 6'-0" 16'-0"	5' MIN. FRONT YARD NO MIN. SIDE YARD NO MIN. SIDE YARD 10' MIN. REAR YARD
PARKING:	TOTAL 13 STALLS 54 STANDARD STALLS 19 COMPACT STALLS (26%)	69 STALLS 30% MAX.
	EV INFRASTRUCTURE (13 x 25 = 4 STATIONS) (5%)	
SHORT TERM BIKE STALLS:	(SEE CALC BELOW)	50 / 10 = 6 STALLS
LONG TERM BIKE STALLS:		38 x 1 = 38 STALLS
UNIT MIX:	20 STUDIOS 26 1 BEDROOM 12 2 BEDROOM	NO LONG TERM BIKE STORAGE (26) LONG TERM BIKE STORAGE (1/UNIT) (12) LONG TERM BIKE STORAGE (1/UNIT) (38) TOTAL LONG TERM BIKE STORAGE
PARKING CALCULATIONS:	8 STUDIOS 28 x 15 = 51 PARKING STALLS 40 OTHERS	20 x 1 = 20 PARKING STALLS 38 x 15 = 51 PARKING STALLS = 71 PARKING STALLS x 9 = 69 PARKING STALLS REQUIRED

CODE ANALYSIS

FRONTAGE YARD INCREASE: $[(361/596) - 0.25] 30/30 = 0.36$ INCREASE
 $21,000 + [7,000 \times 0.36] = 23,520$
 FIRST FLOOR: 23,520 > 15,490 OK
 IBC 506.2.3
 A = 23,520 x 3 = 70,560
 BUILDING: 70,560 > 47,363 S.F. OK

ROS
A.F. NO. 4608'

SURVEY
A.F. NO. 1134131



SITE PLAN
SCALE: 1"=20'

GLENN C WELLS, A.I.A.
 ARCHITECT
 324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
 (360) 352-4553

3809 REGISTERED ARCHITECT
 GLENN C. WELLS
 STATE OF WASHINGTON

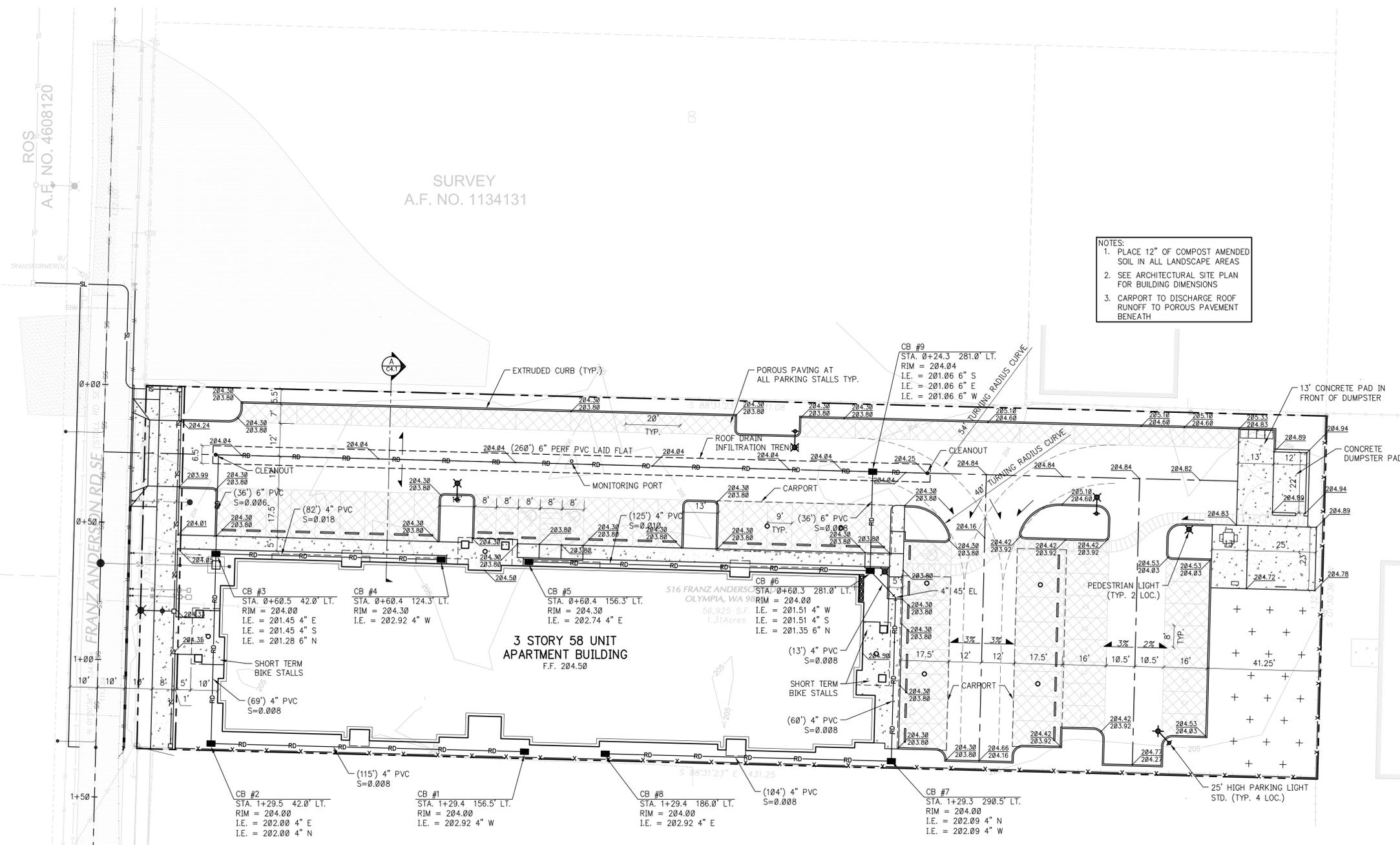
date: 11-12-20
 drawn: R.C.T.
 checked: G.C.W.

city issue: 01-29-21
 04-12-21 LAND USE
 revisions:

title: **SITE PLAN**
HEARTHSTONE PLACE APARTMENTS
 516 FRANZ ANDERSON ROAD SE
 OLYMPIA, WASHINGTON

sheet no. **SP1.0**

W:\Commercial\Clients\G\Glenn Weisley - Bailey, Inc - Stall Road\181042 - Hearthstone Place 516 Stall Road\201046 - Hearstone Place Civil\201046- C4.0.dwg, 4/26/2021 11:00:59 AM, TODD JACKSON Drafting Services (360) 956-0885

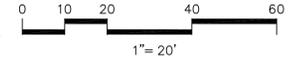


NOTES:
1. PLACE 12" OF COMPOST AMENDED SOIL IN ALL LANDSCAPE AREAS
2. SEE ARCHITECTURAL SITE PLAN FOR BUILDING DIMENSIONS
3. CARPORT TO DISCHARGE ROOF RUNOFF TO POROUS PAVEMENT BENEATH



GRADING AND DRAINAGE PLAN

SCALE: 1"=20'



NOTE: EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN
"CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG"

**VERTICAL DATUM
NAVD 88**
BENCHMARK 470HOSP-RM-4
BRASS DISC AT MARTIN WAY EAST
AND ENSIGN ROAD SE CORNER OF
INTERSECTION
ELEVATION=166.39



CITY OF OLYMPIA #
APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
ENGINEERING PLANS EXAMINER
APPROVAL EXPIRES: _____

Sheet Contents:
GRADING AND DRAINAGE PLAN
Project Title:
**HEARTHSTONE
PLACE APARTMENTS**
516 FRANZ ANDERSON ROAD SE
OLYMPIA, WASHINGTON

Drawn: **R.C.T.**
Designed: **J.A.O.**
Date: **11-12-20**
CAD File: **201046**
Sheet:

C4.0
SHEET 8 OF 14

Revisions:

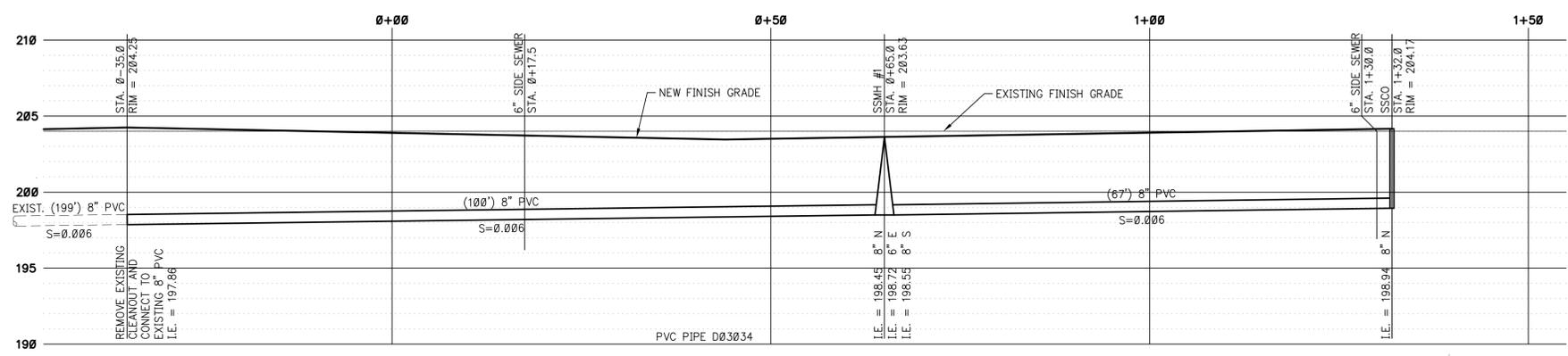
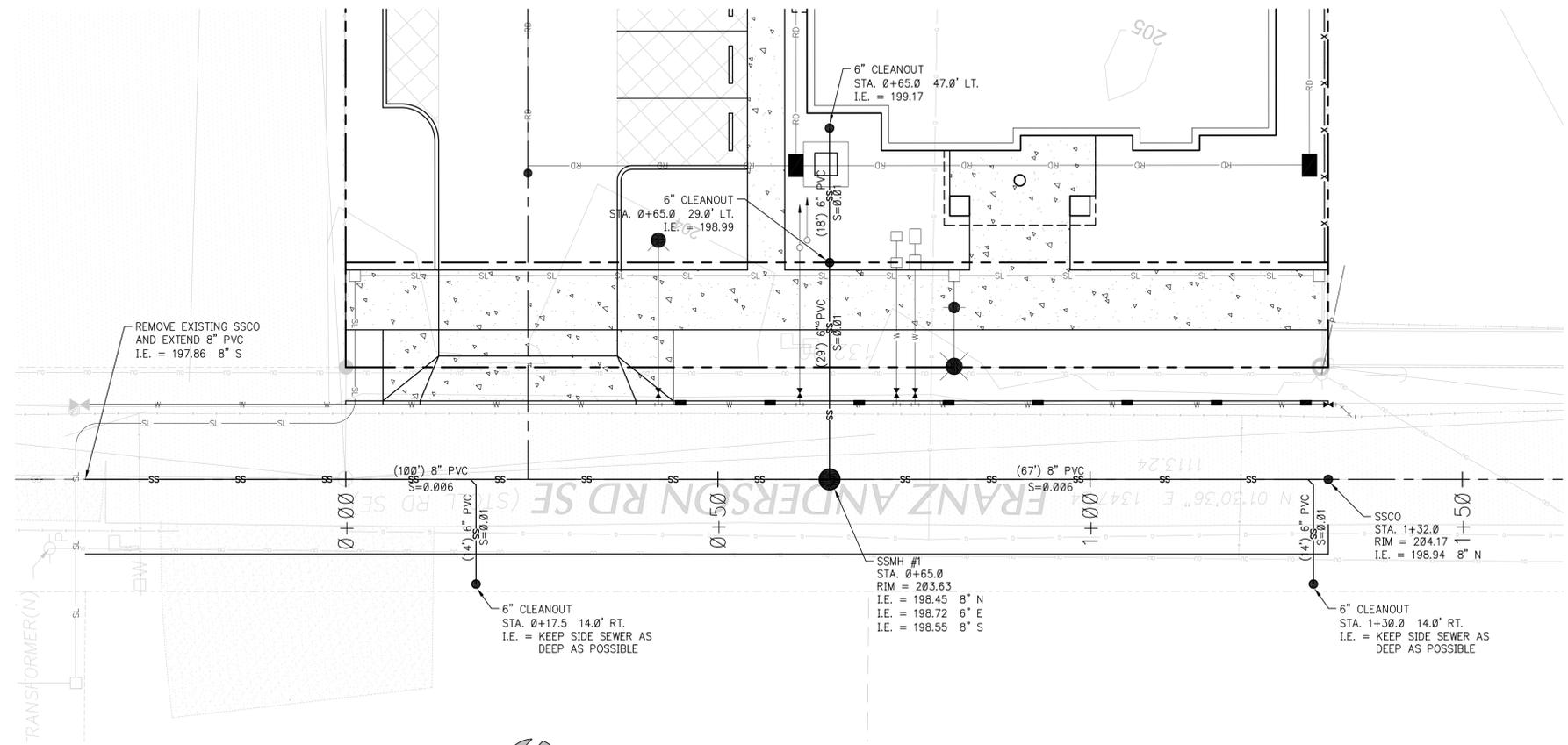
Client:
**FOURTH STREET
HOUSING, LLC**
P.O. BOX 159
OLYMPIA WA 98523

Engineer:
**PROFESSIONAL ENGINEERING
SERVICES INC.**
JACK OLSON, PE
3541 CARSON LANE, NW
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jolson08@comcast.net

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84-26-21

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1 SEWER PROFILE
SCALE: HORIZ. 1"=10' VERT. 1"=5'

VERTICAL DATUM
NAVD 88
BENCHMARK 470HOSP-RM-4
BRASS DISC AT MARTIN WAY EAST
AND ENSIGN ROAD SE CORNER OF
INTERSECTION
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APPROVAL EXPIRES: _____

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Revisions:

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FOURTH STREET HOUSING, LLC
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OLYMPIA WA 98523

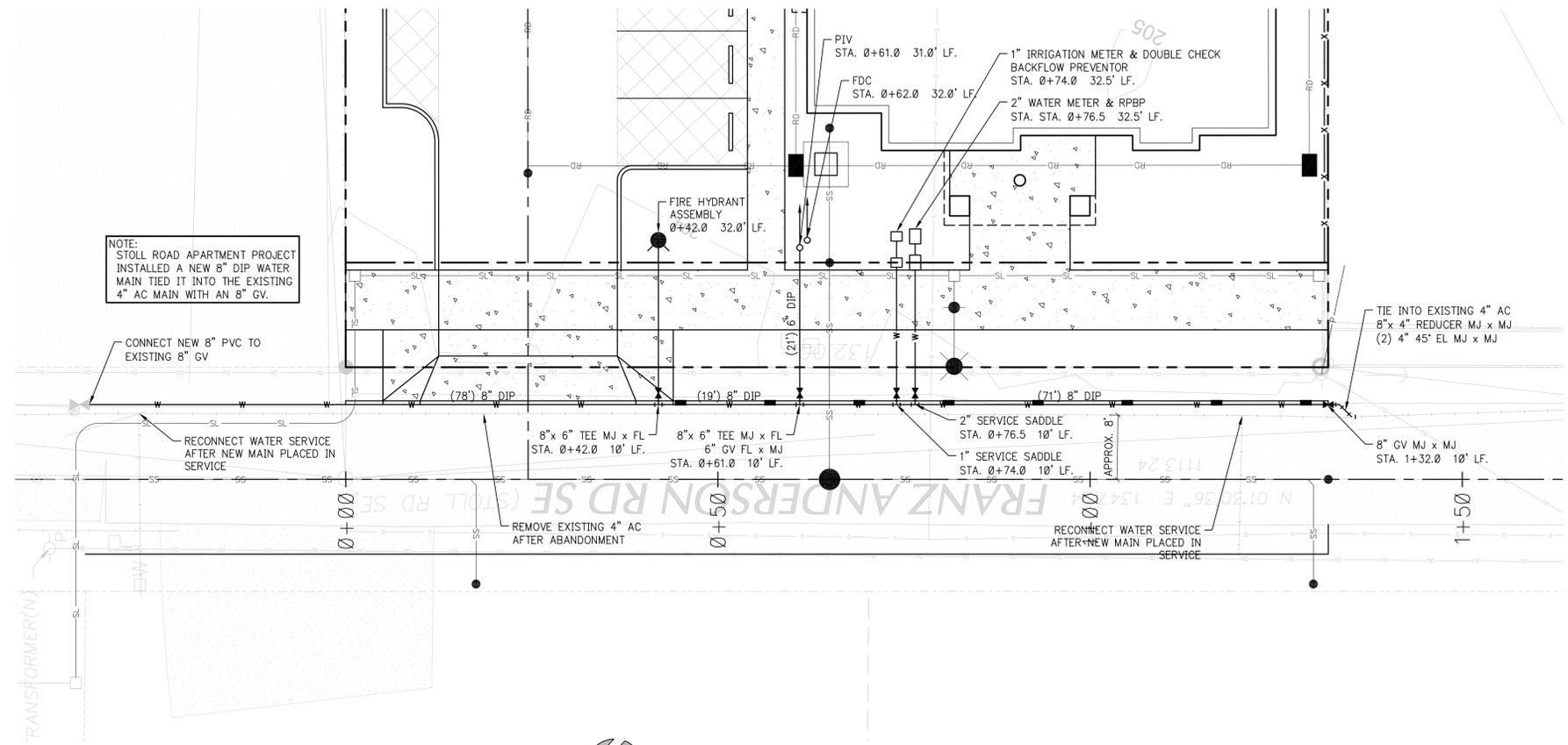
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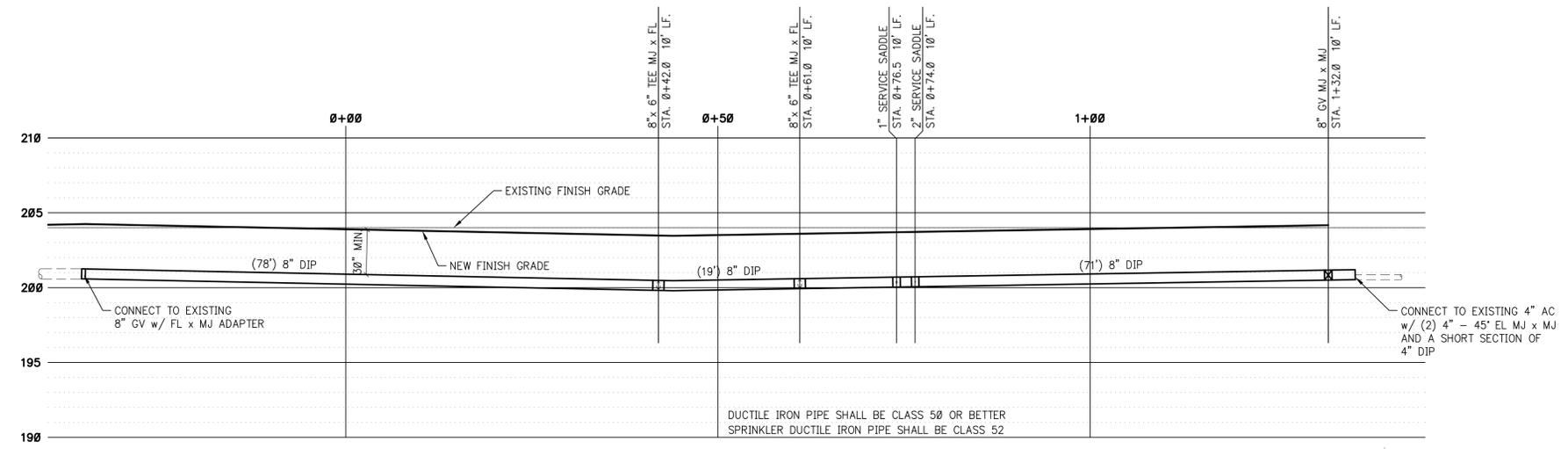
Sheet Contents:
SEWER PLAN AND PROFILE
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OLYMPIA, WASHINGTON

Drawn: R.C.T.
Designed: J.A.O.
Date: 11-12-20
CAD File: 201046
Sheet:
C5.0
SHEET 10 OF 14

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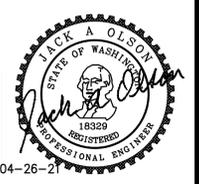
WATER PLAN
SCALE: 1"=10'
NORTH



1 WATER PROFILE
SCALE: HORIZ. 1"=10' VERT. 1"=5'

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C6.0
SHEET 12 OF 14