

Vicinity Map

Note: Information shown here has been gathered from a combination of public sources, site observations, and 3rd parties. All information shown here is subject to verification. Artisans Group assumes no responsibility for surveying the location, orientation, and/or size of features shown here. Property lines, features, and structures shall be established by owner prior to construction.

Project Summary

This project includes the demolition of two residential structures, a carport canopy structure, and a storage shed at the existing property. There is an existing easement along the southwest portion of the parcel with the neighbor to the west. See the site plan for additional notations. A mixed use building with commercial space at the main floor including outdoor covered space for commercial tenants use. There are two points of access off Martin Way with a large canopy cover and an adjacent open plaza area for all building tenants and the public to utilize. This building houses 8 residential units on the second and third floors with two common balconies off the central stair. The stair lobby and long-term bicycle parking access is located off the rear parking lot along with additional building services. The open plaza area or recreation space, is provided on site to the southwest of the building and is intended for leisure activities enjoyed primarily by building occupants.

Site Data

Parcel: 11817140800
Address: 4338 Martin Way E
Olympia, WA 98516
Zoning: HDC-4, High Density Corridor - 4
Abbreviated Legal Description: Section 17 Township 18 Range 1W Quarter SE NE BLA-SS5540 TR B Document 003/344
Lot Size: 18,163 sf (0.417 Acre)
Maximum Building Coverage: 70%, Coverage at 18%
Maximum Impervious Coverage: 85%, Coverage at 85%
Maximum Hard Surface: 100%
Sewer/Septic: Present, (E) septic to be pumped and decommissioned, new building to be on Sewer (8" PVC located at Martin Way) Water: Existing 3/4" service, 8" DI available at Martin Way (backflow req'd)

Existing Areas

Existing property has two residential structures with two small outbuildings, all onsite structures to be demolished.

Existing Residential area:
House 1 - 647 sf residence
18 sf porch
House 2 - 962 sf residence
370 sf garage
24 sf porch
Storage 1 - 290 sf
Storage 2 - 290 sf
Total area 2,601 sf

Proposed Areas

New Total Building Coverage:	= 3,234sf
Gross Ground Floor Area	= 2,404sf
	+830sf covered seating
	= 3,234sf
Gross Second Floor Area	= 3,511sf
Gross Third Floor Area	= 3,511sf
Gross Floor Area of Bldg	= 9,426sf
New Total Impervious Coverage:	= 15,416 sf
- Driveway & Parking	= 10,231 sf
- Building (Roof Area)	= 4,200 sf
- Walkway	= 985 sf
- Landscape Area	= 2,747 sf

Parking Calculation

Vehicular Parking:
Restaurant = 10 per 1,000 sf
+/- 1,800 sf / 1,000 sf = 1.8 x 10 spaces = 18 spaces req'd
Multi Family = 1.5 per unit | 8 units x 1.5 spaces = 12 spaces req'd
Total parking spaces req'd = 30 x 27% reduction = 22 vehicular spaces
Compact Stalls = 30% of total required stalls maximum
22 x 30% = 7 stalls compact provided
Accessible Parking Stalls = 2 provided

Bicycle Parking:
Long-term - 1 per 2000 sf min of 1 | Restaurant = 1 space req'd
Long-term - 1 per unit | Multi Family = 8 spaces req'd
10 spaces provided
Short-term - 1 per 1000 sf min of 1 | Restaurant = 2 spaces req'd
Short-term - 1 per 10 units, min 2 | Multi Family = 2 spaces req'd
4 spaces provided
See Main Floor Plan for additional notes and clearances, typ.

Project Team

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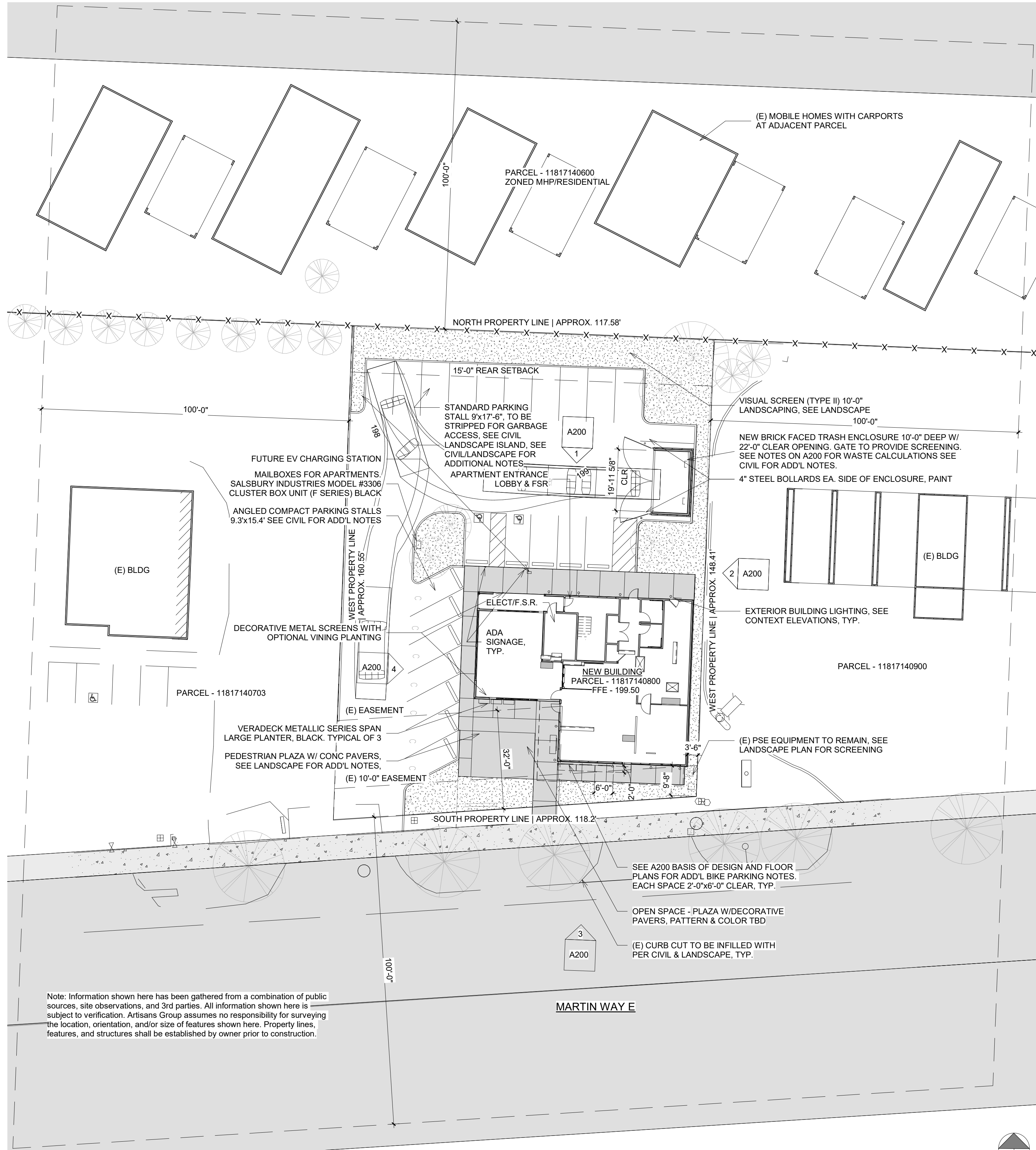
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Site Plan - Context

1
A010
1" = 20'-0"