

VICINITY MAP

510 STATE AVE NE, OLYMPIA, WA 98501

PARCEL # 66130000403



GENERAL SITE NOTES

PARKING DESIGN MEETS REQUIREMENTS FOR DOWNTOWN STRUCTURED PARKING DIMENSIONS PER OMC 18.38.220.

SITE INFORMATION EXISTING SITE:		
		67,017 SF 67,017 SF 67,017 SF 0%
NEW:	BUILDING FOOTPRINT = TRASH ENCLOSURE FOOTPRINT = PAVED PARKING AREA(IMPERVIOUS) = HARDSCAPE = TOTAL IMPERVIOUS	15,928 SF 878 SF 30,624 SF 11,185 SF 58,615 SF
	NEW LANDSCAPE AREA (PERVIOUS) = TOTAL PERVIOUS =	8,402 SF 8,402 SF
UNIT COUNT SUMMARY MAIN BUILDING (SOUTH) TOWNHOME (EAST) TOWNHOME (WEST) TOTAL UNITS		74 UNITS 6 UNITS 6 UNITS 86 UNITS
RETAIL AND COMMERCIAL COUNT SUMMARY		
SPACE SPACE SPACE SPACE SPACE SPACE	A B C D E	1,956 SF 1,133 SF 937 SF 1,205 SF 1,150 SF 2,116 SF
TOTAL	SF FOR RETAIL AND COMMERCIAL	8,497 SF
OFF-ST	KING SUMMARY FREET PARKING (EXISTING) = FREET PARKING (NEW) = FREET PARKING TOTAL =	0 SPACES 73 SPACES 73 SPACES
	38 COVERED SPACES 35 UNCOVERED SPACES	
	The second secon	· · · · · · · · · · · · · · · · · · ·
30% OF ALL SPACES CAN BE COMPACT = 30% x 73 = 22 SPACES 20 COMPACT SPACES PROVIDED (NOTED W/ 'C')		
OMC 18.38.060 PARKING & LOADING REGULATIONS RETAIL PARKING REQUIREMENT TABLE 38.01 RETAIL: 3.5 SPACES PER 1,000 SF 8,500 SF 3.5 = 8.5 X 3.5 = 29.75= (30) STALLS REQUIRED FOR RETAIL.		
J. ON STREET CREDIT (1) STALL PER 20 LF OF CURB 205 LF OF CURB ON STATE + 140LF OF CURB ON JEFFERSON = (17) ON STREET STALLS FOR RETAIL PARKING (5) PARALLEL PARKING STALLS ALONG ACCESS DRIVE DEDICATED TO RETAIL. (8) PERPENDICULAR STALLS DEDICATED TO RETAIL PARKING TOTAL RETAIL PARKING REQUIRED: 30 TOTAL RETAIL PARKING PROVIDED: 30		
LONG TERM BICYCLE STORAGE REQUIREMENTS MAIN BUILDING (8,497 SF RETAIL / COMMERCIAL @ 1/6,000 SF) 2 SPACES MAIN BUILDING (54 RESIDENTIAL UNITS @ 1/UNITS) 54 SPACES MAIN BUILDING (20 RESIDENTIAL STUDIO @ 0/UNITS) 0 SPACES		

RESIDENTIAL TOWNHOME (EAST) RESIDENTIAL TOWNHOME (WEST) 0 SPACES 0 SPACES 56 SPACES 56 SPACES <u>LONG TERM BICYCLE TOTAL REQUEIRED</u> = LONG TERM BICYCLE PROVIDED (NEW AT MAIN BUILDING) = SHORT TERM BICYCLE STORAGE REQUIREMENTS

MAIN BUILDING (8,497 SF RETAIL / COMMERCIAL @ 1/1,000 SF) 9 SPACES MAIN BUILDING (74 RESIDENTIAL UNITS @ 1/10 UNITS) 8 SPACES RESIDENTIAL TOWNHOME (EAST) RESIDENTIAL TOWNHOME (WEST) 0 SPACES 0 SPACES

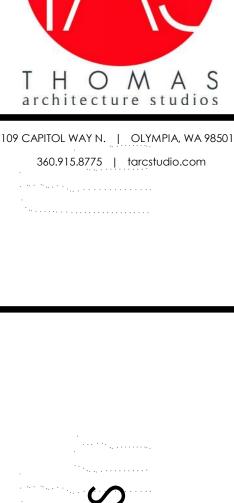
SHORT TERM BICYCLE PARKING REQUIRED = 17 SPACES 0 SPACES 18 SPACES SHORT TERM BICYCLE PARKING EXISTING = SHORT TERM BICYCLE PARKING PROVIDED =

BUILDING AREA HARDSCAPE

BOARDWALK

PAVEMENT





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SITE PLAN -**PROJECT**

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1 SITE PLAN 1/16" = 1'-0"