



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



VICINITY MAP
510 STATE AVE NE, OLYMPIA, WA 98501
PARCEL # 66130000403

GENERAL SITE NOTES
1. PARKING DESIGN MEETS REQUIREMENTS FOR DOWNTOWN
STRUCTURED PARKING DIMENSIONS PER OMC 18.38.220.

SITE INFORMATION	
EXISTING SITE:	
SITE AREA=	67,017 SF
EXISTING PARCEL AREA=	67,017 SF
EXISTING LANDSCAPE(PERVIOUS)=	67,017 SF
EXISTING IMPERVIOUS COVERAGE	0%

NEW:	
BUILDING FOOTPRINT =	15,928 SF
TRASH ENCLOSURE FOOTPRINT =	878 SF
PAVED PARKING AREA(IMPERVIOUS) =	30,624 SF
HARDSCAPE =	11,185 SF
TOTAL IMPERVIOUS	58,615 SF

NEW LANDSCAPE AREA (PERVIOUS) =	8,402 SF
TOTAL PERVIOUS =	8,402 SF

UNIT COUNT SUMMARY	
MAIN BUILDING (SOUTH)	74 UNITS
TOWNHOME (EAST)	6 UNITS
TOWNHOME (WEST)	6 UNITS
TOTAL UNITS	86 UNITS

RETAIL AND COMMERCIAL COUNT SUMMARY	
SPACE A	1,956 SF
SPACE B	1,133 SF
SPACE C	937 SF
SPACE D	1,205 SF
SPACE E	1,150 SF
SPACE F	2,116 SF
TOTAL SF FOR RETAIL AND COMMERCIAL	8,497 SF

PARKING SUMMARY	
OFF-STREET PARKING (EXISTING) =	0 SPACES
OFF-STREET PARKING (NEW) =	73 SPACES
OFF-STREET PARKING TOTAL =	73 SPACES
38 COVERED SPACES	
35 UNCOVERED SPACES	

30% OF ALL SPACES CAN BE COMPACT = 20 COMPACT SPACES PROVIDED (NOTED W/ 'C')
30% x 73 = 22 SPACES

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)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	0 SPACES

LONG TERM BICYCLE TOTAL REQUIRED =	56 SPACES
LONG TERM BICYCLE PROVIDED (NEW AT MAIN BUILDING) =	56 SPACES

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)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	0 SPACES

SHORT TERM BICYCLE PARKING REQUIRED =	17 SPACES
---------------------------------------	-----------

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

- BUILDING AREA
- HARDSCAPE
- LANDSCAPE AREA
- BOARDWALK
- PAVEMENT