



525 COLUMBIA ST SW | OLYMPIA, WA 98501
360.915.8775 | tasolympia.com

GENERAL SITE NOTES

1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
2. FOR LANDSCAPING, SEE SEPERATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
3. NEW BUILDING WILL BE SUBMITTED FOR SEPERATE BUILDING PERMITS.
4. SEE FIRST FLOOR PLAN FOR ADDITINAL SITE INFORMATION.
5. FIRST FLOOR FINISHED FLOOR ELEVATION 0'-0" = NAVD88 14'-6"
6. LESS THAN ONE FOOT OF SLOPE ACCROSS SITE.
7. SEE SURVEY FOR ADDITIONAL INFORMATION.NOTE:

SITE INFORMATION

ADDRESS: 210 STATE AVE. NW OLYMPIA, WA 98501
TAX PARCEL #S: 78507200600, 78507200800
SECTION: 14
TOWNSHIP: 18N
RANGE: 2W
ZONING: UW

EXISTING SITE:
SITE AREA= 26,162 SF
LANDSCAPE AREA= 0 SF
IMPERVIOUS COVERAGE= 100%

PORPOSED SITE:
SITE AREA= 26,162 SF
BUILDING FOOTPRINT= 15,233 SF (58%)
PAVED PARKING (IMPERVIOUS)= 9,746 SF
LANDSCAPE AREA= 1,350 SF

TOTAL IMPERVIOUS 24,766 SF
TOTAL PERVIOUS 1,350 SF

UNIT COUNT SUMMARY

RESIDENTIAL
SECOND FLOOR= 22 UNITS
THIRD FLOOR= 22 UNITS
TOTAL UNITS= 44 UNITS

COMMERCIAL
RESTAURAUNT= 2,161 SF
RETAIL= 2,388 SF
OFFICE= 1,924 SF

TOTAL SF OF BUILDING= 35,874 SF

CONSTRUCTION TYPE: V

PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.160.C.1)

VEHICLE PARKING REQUIREMENTS
OFF STREET PARKING= 29 SPACES
ON STREET PARKING= 10 SPACES

30% OF ALL SPACES CAN BE COMPACT= 9 SPACES
PROVIDED= 8 SPACES

ACCESSIBLE PARKING REQUIRED= 2 SPACES

MOTOR VEHICLE PARKING REQUIREMENTS (OMC 18.38. TABLE 38.01)
DOCKSIDE (OFFICE 1,924 SF @ 1/250 SF upto 2000 SF)= 7.69 SPACES
DOCKSIDE (RETAIL 2,388 SF @ 3.5/1000 SF)= 8.35 SPACES
DOCKSIDE (RESTAURANT 2,161 SF @ 10/1000 SF)= 21.61 SPACES

TOTAL MOTOR VEHICLE PARKING= 37.65 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38. TABLE 38.01)
DOCKSIDE (10 STUDIO UNITS @ 0/UNIT)= 0 SPACES
DOCKSIDE (28 1-BDRM UNITS @ 1/UNIT)= 28 SPACES
DOCKSIDE (4 2-BDRM UNITS @ 1/UNIT)= 6 SPACES
DOCKSIDE (OFFICE 1,924 SF 1/10,000 SF, 2 MIN.)= 0.19 (2) SPACES
DOCKSIDE (RETAIL 2,388 SF 1/6,000 SF, 1 MIN.)= 0.39 (1) SPACES
DOCKSIDE (RESTAURANT 2,161 SF @ 1/2000 SF, 1 MIN.)= 1.08 SPACES

TOTAL FOR ALL THE SPACES= 38 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38. TABLE 38.01)
DOCKSIDE (10 STUDIO UNITS @ 1/10 UNIT)= 1 SPACES
DOCKSIDE (28 1-BDRM UNITS @ 1/10 UNIT)= 2.8 SPACES
DOCKSIDE (4 2-BDRM UNITS @ 1/10 UNIT)= 0.6 SPACES
DOCKSIDE (OFFICE 1,924 @ 1/10,000 SF, 2 MIN.)= 0.19 (2) SPACES
DOCKSIDE (RETAIL 2,388 SF 1/3,000 SF, 2 MIN.)= 0.79 (2) SPACES
DOCKSIDE (RESTAURANT 2,161 SF @ 1/1000 SF, 1 MIN.)= 2.16 SPACES

TOTAL FOR ALL THE SPACES= 11 SPACES



SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURES.
- NEW BUILDING COVERED STRUCTURED PARKING.
- NEW CONCRETE SIDEWALK PER ARCHITECTURAL AND CIVIL.
- NEW HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPING (PERVIOUS)
- PROPERTY LINE
- 1 SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR EQUAL. SEE SHEET A103.
- 2 PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR: BLACK.
- 3 NEW STREET TREES PER LANDSCAPE ARCHITECT. PROVIDE WITH MINIMUM 4x6' PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
- 3.1 EXISTING STREET TREE TO REMAIN.
- 3.2 EXISTING STREET TREES TO BE REMOVED.
- 4 NEW LANDSCAPING PER LANDSCAPE ARCHITECT.
- 5 NEW CURBSIDE PARKING WITH 4' WIDE STRIPPING AS SHOWN.
- 6 NEW BULB OUT. SEE FIRST FLOOR PLAN AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 DASHED LINE OF CANOPY ABOVE, TYPICAL.
- 8 LOCATION OF WASTE COLLECTION. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 9 LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 10 LOCATION OF ELECTRICAL/SPRINKLER ROOM. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 11 LOCATION OF LONG TERM BIKE STORAGE. SEE FIRST FLOOR PLAN.
- 12 LOCATION OF STRUCTURED PARKING ENTRY. SEE FIRST FLOOR PLAN.
- 13 APPROXIMATE LOCATION OF COMMERCIAL/RETAIL SPACE ENTRY. SEE FIRST FLOOR PLAN.
- 14 LOCATION OF NEW FDC (HYDRANTS OFF SITE)
- 15 PROPOSED NEW MURAL WALL LOCATION
- 16 PROPOSED GREEN WALL SCREENING
- 17 SHUFFLE BOARD COURT
- 18 EXISTING STREET LIGHTING TO REMAIN
- 19 EXISTING POWER POLE

The Laurana
URBAN OLYMPIA V LLC.

210 STATE AVE OLYMPIA, WA, 98501

Project No: 1610
LAND USE
02/07/18

SITE PLAN

A100

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