GENERAL SITE NOTES

- 1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE
- 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:



CPD RECEIVED 2/7/18 JL

SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.

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:

LANDSCAPE AREA= IMPERVIOUS COVERAGE= PORPOSED SITE: SITE AREA= BUILDING FOOTPRINT= PAVED PARKING (IMPERVIOUS) LANDSCAPE AREA=

TOTAL IMPERVIOUS TOTAL PERVIOUS

0 SF 100% 26,162 SF 15,233 SF (58%) 9,746 SF 1,350 SF 24,766 SF

26,162 SF

1,350 SF

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

UNIT COUNT SUMMARY

CONSTRUCTION TYPE: V

DOCKSIDE (RESTAURANT 2,161 SF @

PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.160	D.C.1)
VEHICLE PARKING REQUIREMENTS	
OFF STREET PARKING=	29 SPACES

ON STREET PARKING=	10 SPACES
30% OF ALL SPACES CAN BE COMPACT= PROVIDED=	9 SPACES 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 up to 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

IOTAL MOTOR VEHICLE PARKING=	37.65 SPACES
ONG 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 (6 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, 1MIN.)=	0.39 (1) SPACES
DOCKSIDE (RESTAURANT 2,161 SF @	
1/2000 SF, 1 MIN.)=	1.08 SPACES
IOTAL FOR ALL THE SPACES=	38 SPACES
IOTAL FOR ALL THE SPACES=	38 SPACES
TOTAL FOR ALL THE SPACES=	38 SPACES
IOTAL FOR ALL THE SPACES=	38 SPACES 18.38. TABLE 38.01)
TOTAL FOR ALL THE SPACES= SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC DOCKSIDE (10 STUDIO UNITS @ 1/10 UNIT)=	38 SPACES 18.38. TABLE 38.01) 1 SPACES
TOTAL FOR ALL THE SPACES= SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC DOCKSIDE (10 STUDIO UNITS @ 1/10 UNIT)= DOCKSIDE (28 1-BDRM UNITS @ 1/10 UNIT)=	38 SPACES 18.38. TABLE 38.01) 1 SPACES 2.8 SPACES 0.6 SPACES
TOTAL FOR ALL THE SPACES= SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC DOCKSIDE (10 STUDIO UNITS @ 1/10 UNIT)= DOCKSIDE (28 1-BDRM UNITS @ 1/10 UNIT)= DOCKSIDE (6 2-BDRM UNITS @ 1/10 UNIT)=	38 SPACES 18.38. TABLE 38.01) 1 SPACES 2.8 SPACES 0.6 SPACES

1/1000 SF, 1 MIN.)= 2.16 SPACES TOTAL FOR ALL THE SPACES= 11 SPACES

Attachment 7



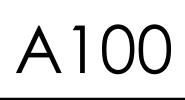
SITE LEGEND

SITE LEGEN	D
	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 4'x6' 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

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Project No: 1610 LAND USE 02/07/18

SITE PLAN



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