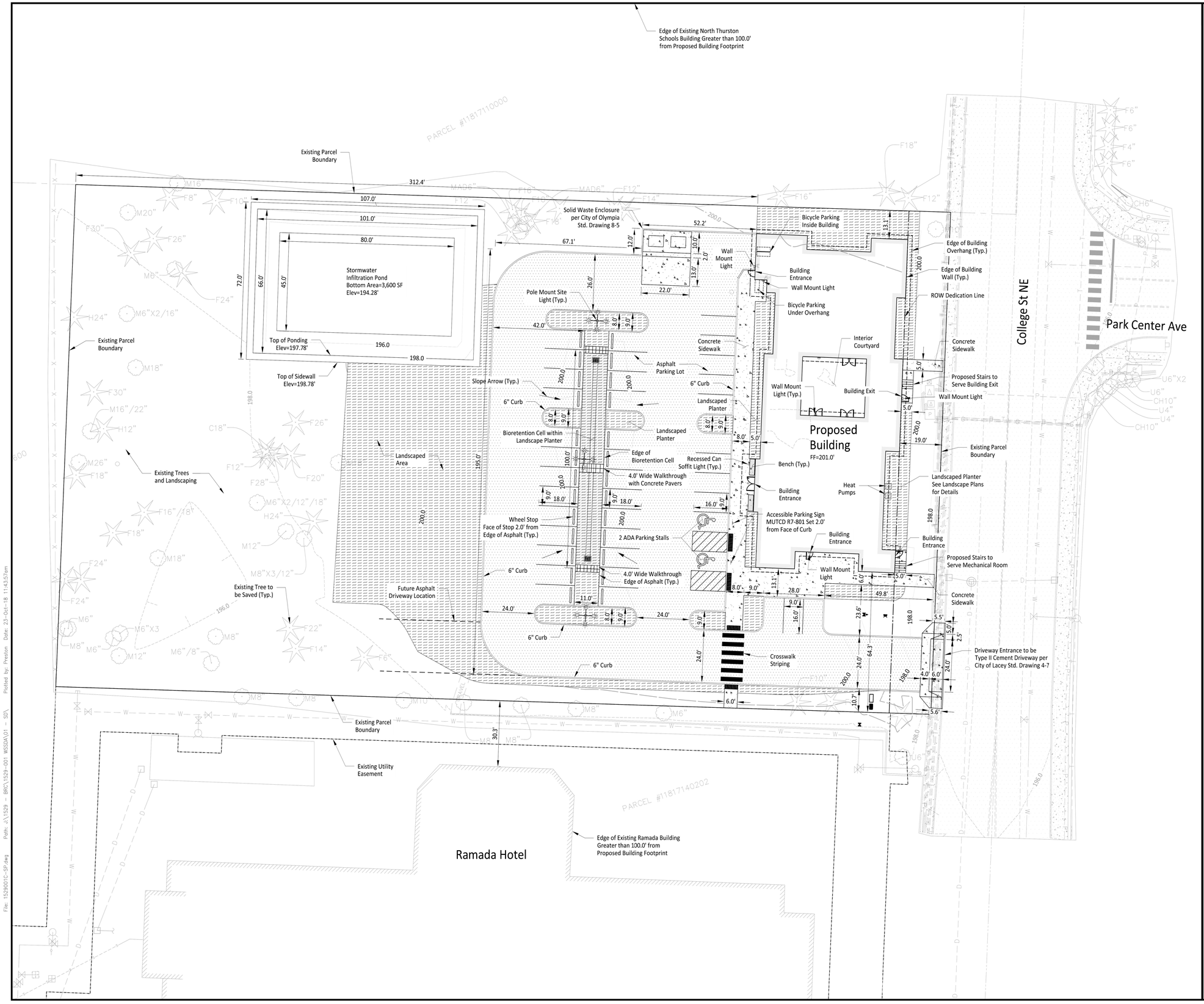

CONSTRUCTION NOTES

1. Asphalt Pavement Section to be 4" HMA over 2" CSBC.
2. Concrete Pavement Section to be 4" Concrete over 2" CSBC.
3. Landscape Section to be 8" Topsoil over Native Subgrade.
4. Stormwater Detention Pond to be 3.5' Deep and have a Bottom Area of 3,600 SF. Sidewalls to be sloped 3:1 and have 1.0' of freeboard.
5. Bioretention Cell Section to be 18" Bioretention Soil Mix with Underdrain. See City of Olympia Standard Drawing 5-11.
   5.1. Bioretention Area = 1100 SF
6. Lot Coverage Calculations based upon Disturbed Area.

SITE DATA

Zoning: HDC-4

Parcel Area: 92,168 SF (2.116 Acres)
Disturbed Project Area: 57,500 SF (1.320 Acres)
Building Footprint: 8,187 SF

Required Vehicular Parking for Government Office:
- 3.5 Stalls per 1,000 SF
- 8,187 SF/ 1 Stall per 285.7 SF = 29 Stalls Required
- 39 + 2 Accessible Parking Stalls = 41 Stalls Provided

Required Bicycle Parking for Government Office:
- Short Term: 1 per 5,000 SF
  - 8,187 SF/ 1 per 5000 SF = 2 Required
  - 2 Stalls provided
- Long Term: 1 per 5,000 SF
  - 8,187 SF/ 1 per 5000 SF = 2 Required
  - 2 Stalls provided

Existing Site - Lot Coverage

Coverage	Area (Acres)	% of Site
Landscaping	0.616	47%
Pervious Total	**0.616**	**47%**
Asphalt Parking	0.372	28%
Building	0.250	19%
Concrete Sidewalk	0.082	6%
Stormwater Pond	0.000	0%
Impervious Total	**0.704**	**53%**
Total	**1.320**	

Proposed Site - Lot Coverage

Coverage	Area (Acres)	% of Site
Landscaping	0.375	28%
Swale	0.025	2%
Pervious Total	**0.400**	**30%**
Asphalt Parking	0.501	38%
Building	0.188	14%
Concrete Sidewalk	0.078	6%
Stormwater Pond	0.153	12%
Impervious Total	**0.920**	**70%**
Total	**1.320**	

LEGEND

- Asphalt Pavement
- Concrete Pavement
- Landscaping
- Bioretention Cell
- Existing Tree to be Saved

0 20 40 Feet

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Architect:
Garner Miller
MSGS Architects
510 Capitol Way South
Olympia, WA 98501

Engineer:
JMJTEAM
Justin Jones, PE
justin@jmjteam.com
206.596.2020

Project:
WSSDA Office Building

Design Review

225 College Street NE
Olympia, WA 98516

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES, STATE OF WASHINGTON, 41829, REGISTERED PROFESSIONAL ENGINEER
10/19/18

REV	DATE	DESCRIPTION
1	10-19-18	City Comments
2	11-15-18	Bike Pkg, etc.

DRAWN BY:
DESIGN BY:
PROJ. NO: 1529-001
DATE: October 19, 2018
DWG: Proposed Site Plan
DWG: C-05

File: 1529001C-SP.dwg Path: J:\1529 - BRC\1529-001 WSSDA\01 - SD\ Plotted by: Preston Date: 23-Oct-18 11:43:57am