PROJECT DATA

PROJECT ADDRESS	1320 North Street Olympia, WA 98502
TAX PARCEL NO.	0989005000
GOVERNING CODE	IBC 2015
EXISTING ZONING CLASSIFICATION	RESIDENTIAL 4-8
BUILDING USE	HIGH SCHOOL
AREA OF BUILDING	233,960SF (EXISTING) 37,601 SF (NEW)
OCCUPANCY GROUPS	E (EDUCATIONAL) WITH ACCESSORY ASSEMBLY OCCUPANCIES PER IBC 303.1
TYPE OF CONSTRUCTION	TYPE V-B
SEWER DISTRICT	CITY OF OLYMPIA
WATER DISTRICT	OLYMPIA WATER

CLASSIFICATION	REQUIRED	ACTUAL
SETBACKS:		
SIDE INTERIOR (WEST) - SINGLE FAMILY RESIDENCE	5 FEET	51' - 10"
FRONT (SOUTH) - NORTH ST. SE	20 FEET	217' - 10"
SIDE INTERIOR (EAST) - OLYMPIA SCHOOL DISTRICT	5 FEET	589' - 3"
SIDE STREET (EAST) -	10 FEET	752' - 8"
REAR (NORTH) - CARLYON AVE.	25 FEET	172' - 10"

ZONING DATA

PARCEL NUMBER: 09890050000

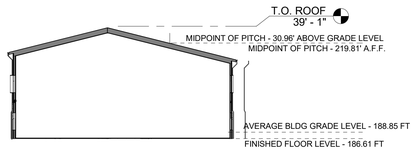
ZONING: R4 RESIDENTIAL

LEGAL DESCRIPTION:

THAT PART OF WALKER DONATION CLAIM NO. 38, TOWNSHIP 18 NORTH,
RANGE 2 WEST, W.M., DESCRIBED AS LYING SOUTHERLY OF CARLYON
AVENUE, NORTHERLY OF NORTH STREET, WESTERLY OF THE EAST LINE OF TRACT CONVEYED TO
OLYMPIA SCHOOL DISTRICT NO.328 BY DEED RECORDED AUGUST 29, 1949, UNDER FILE NO. 454658
AND LYING EASTERLY OF THE EAST LINES OF THOSE CERTAIN PLATS KNOWN AS BREWER'S EXTENSION TO MOUNTAIN VIEW ADDITION, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 125 AND ESKRIDGE SQUARE, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 38.

A PORTION OF THE R.M. WALKER DONATION CLAIM NO. 38, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LOG CABIN ROAD WITH THE EAST LINE OF SAID DONATION CLAIM; THENCE WEST ALONG CENTER LINE OF ROAD 1150 FEET TO THE TRUE POINT OF BEGINNING OF THIS
DESCRIPTION; THENCE CONTINUE WEST ALONG SAID CENTER LINE 580 FEET, MORE OR LESS, TO THE EAST LINE, OR SAID EAST LINE EXTENDED SOUTHERLY, OF THE TRACT DEEDED TO OLYMPIA SCHOOL DISTRICT NO. 320, BY DEED RECORDED AUGUST 29, 1949, IN VOLUME 240 OF DEEDS, PAGE 429, UNDER AUDITOR'S FILE NO. 454658; THENCE NORTH 1°40'03" EAST TO THE NORTHEAST OF SAID SCHOOL DISTRICT TRACT; THENCE NORTH 88°39' EAST EXCEPT THE NORTHERLY 30 FEET THEREOF FOR CARYLON AVENUE.
ALSO EXCEPT THE SOUTH 25 FEET FOR NORTH STREET;
ALSO EXCEPT ANY PORTION LYING WITHIN McCORMICK STREET S.E. AND HENDERSON BLVD.

OLYMPIA MUNICIPAL CODE 18.04.080-I



LEGEND

- PROPERTY LINE
- SET BACK
- ACCESS LOCATION
- SYNTHETIC FIELD
- PAVEMENT
- ADDITION AREA
- FUTURE ADDITION
- EXISTING AREA
- TREE TO BE REMOVED

PARKING

PARKING

1 SPACE PER CLASSROOM AND OFFICE PLUS
1 SPACE FOR EACH FOUR STUDENTS
ENROLLED AND ARE OF LEGAL DRIVING AGE.

TOTAL CLASSROOMS AND OFFICES: 144

ONE STALL FOR EVERY FOUR STUDENTS OF LEGAL DRIVING AGE: (1842/4) 461

TOTAL PARKING STALLS REQUIRED: 605

PARKING STALLS PROVIDED: 617

ADA PARKING

PARKING STALLS PROVIDED: 617

MINIMUM REQUIRED NUMBER OF ACCESIBLE SPACES: 2% OF TOTAL SPACES
(617 * .02 = 12.34)

TOTAL ADA PARKING STALLS REQUIRED: 13

EXISTING ADA PARKING STALLS: 16
(10 STANDARD AND 3 VAN)
PROPOSED ADA PARKING STALLS: 06
(04 STANDARD AND 01 VAN)

TOTAL ADA ACCESSIBLE PARKING PROVIDED: 22

LONG TERM BICYCLE PARKING

SPACES REQUIRED PER CODE:
- 1 SPACE PER 5 CLASSROOMS
- 1 SPACE FOR EACH FORTY STUDENTS

CLASSROOMS:
EXISTING CLASSROOMS: 72
NEW CLASSROOMS: 21
FUTURE CLASSROOMS: 04
TOTAL CLASSROOMS 97

97/5 = 20 REQUIRED

TOTAL STUDENTS: 2105

2105/40 = 53 REQUIRED

TOTAL BICYLE STALLS REQUIRED:
(97/5) + (2105/40) = 73

73 STALLS PROVIDED

SHORT TERM BICYCLE PARKING

SPACES REQUIRED PER CODE:
- 1 SPACE PER 5 CLASSROOMS
- 1 FOR EACH FORTY STUDENTS.

CLASSROOMS:
EXISTING CLASSROOMS: 72
NEW CLASSROOMS: 21
FUTURE CLASSROOMS: 04

97/5 = 20

TOTAL STUDENTS: 2105

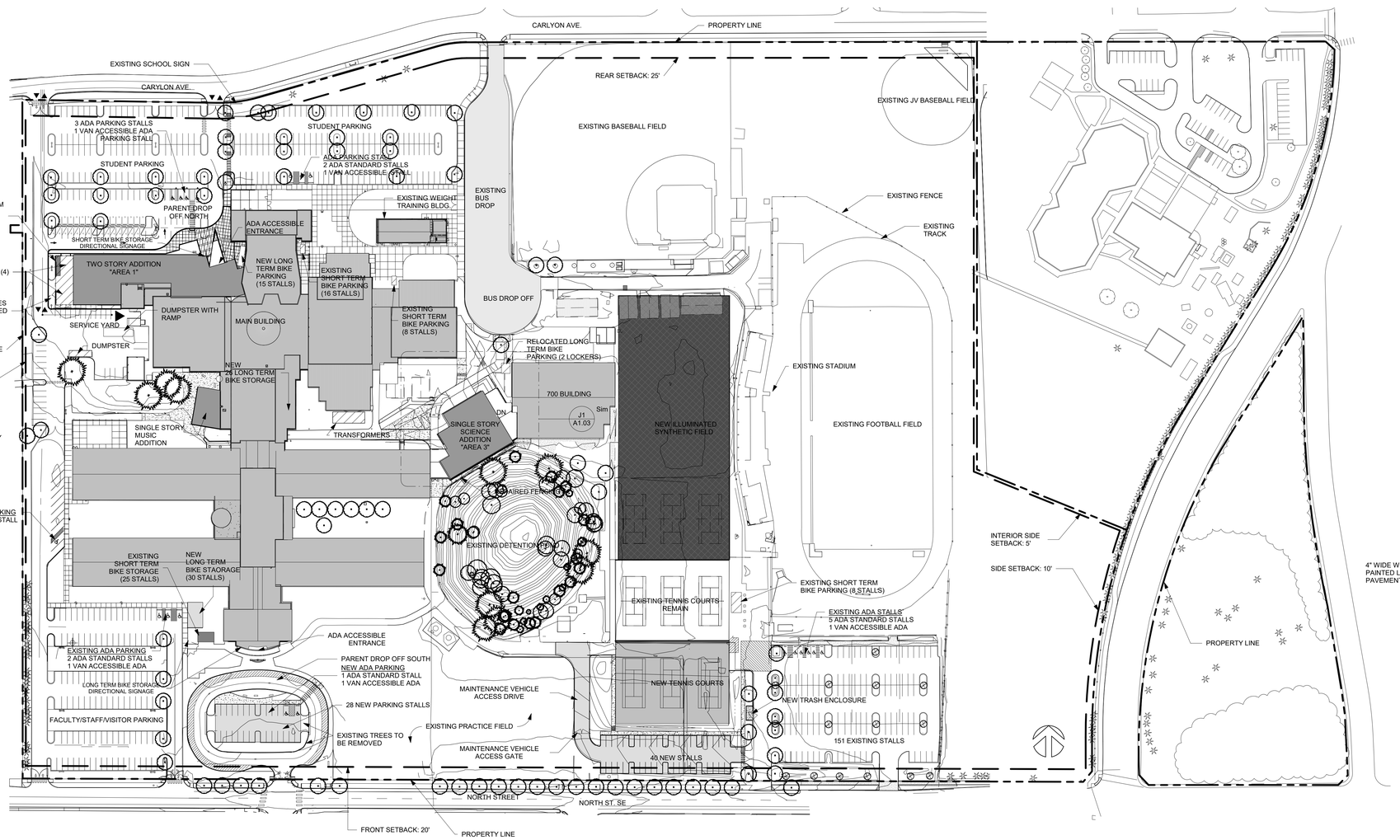
2105/40 = 53 REQUIRED

EXISTING SHORT TERM STALLS: 57

NEW SHORT TERM STALLS: 16

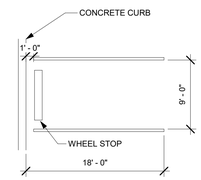
TOTAL BICYLE STALLS REQUIRED:
(97/5) + (2105/40) = 73

73 STALLS PROVIDED

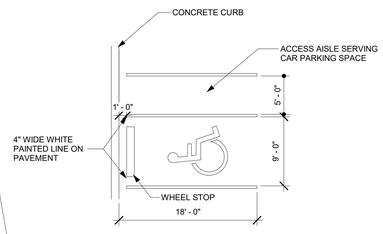


K1 SITE PLAN
1" = 80'-0" @ FULL SIZE
0' 20'-0"40'-0" 80'-0"

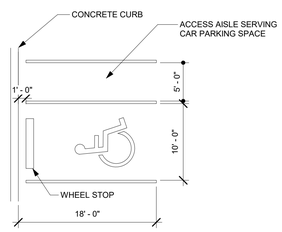
TYPICAL PARKING STALL



NOTE: AT CURVED SECTIONS OF PARKING LOT, SPLAY PARKING STALL PAINT STRIPPING AS REQUIRED TO PROVIDE EQUAL SPACING WITH MINIMUM 9" - 0 SPACING WIDTH TO ACCOMODATE CURVED CURB LINES



VAN ACCESSIBLE



MATERIAL KEYNOTE...

#	Date	Description

Revision Schedule

AGENCY SET

Olympia High School Addition & Illuminated Synthetic Field

BLRB architects

Drawing Title:
SITE PLAN

Date : 2/19/2019	Drawn By : Author
Revised Date :	Project No. 1749
Stamp	Sheet No. A1.00

BLRB ARCHITECTS, P.S.

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