



Presubmission Conference Details

Project Name:
Permit Number: 19-2268
Address: 401 1/2 UNION AVE SE
3PLX
Parcel Number: 83909501102
Parcel Owner: GRAHAM FAMILY
INVESTMENTS LLC
Applicant: THOMAS ARCHITECTURES
STUDIO
Date: 06/07/2019
Proposed Project Description: *5 story multifamily residential building with structured parking*

Proposed Zoning:
Parcel Area - Existing (Sq. Ft.): 12833
Parcel Area - To Be Added (Sq. Ft.): 0
Parcel Area - Total (Sq. Ft.): 12833
Number of Lots – Existing: 3
Number of Lots - To Be Added: 0
Number of Lots – Total: 3
IBC Building Type – Existing:
IBC Building Type - To Be Added:
Occupancy Type – Existing: R2 / R3 / B
Occupancy Type - To Be Added: R2
Number of Buildings – Existing: 3
Number of Buildings - To Be Added: 1
Number of Buildings – Total: 1
Building Height - Existing (Ft.): 24
Building Height - To Be Added (Ft.): 42
Building Height - Total (ft.): 66
Number of Stories - Existing (Including Basement): 3
Number of Stories - To Be Added (Including Basement): 3
Number of Stories - Total (including basement): 5
Basement - Existing (sq. ft.): 2378
Basement - To Be Added (sq. ft.): 0
Basement - Total (sq. ft.): 0
Ground Floor - Existing (sq. ft.): 4098

Ground Floor - To Be Added (sq. ft.):	6825
Ground Floor - Total (sq. ft.):	16422
Second Floor - Existing (sq. ft.):	2606
Second Floor - To Be Added (sq. ft.):	5288
Second Floor - Total (sq. ft.):	7890
Remaining Floors - Existing (sq. ft.):	0
Remaining Floors - To Be Added (sq. ft.):	23214
Remaining Floors - Total (sq. ft.):	23214
Gross Floor Area of Building - Existing (sq. ft.):	9082
Gross Floor Area of Building - To Be Added (sq. ft.):	38444
Gross Floor Area of Building - Total (sq. ft.):	47526
Landscape Area - Existing (sq. ft.):	7963
Landscape Area - To Be Added (sq. ft.):	0
Landscape Area - Total (sq. ft.):	812
Paved Parking - Existing (sq. ft.):	660
Paved Parking - To Be Added (sq. ft.):	9581
Paved Parking - Total (sq. ft.):	40
Number of Parking Spaces – Existing:	2
Number of Parking Spaces - To Be Added:	38
Number of Parking Spaces – Total:	40
Bicycle Parking - Existing (spaces):	0
Bicycle Parking - To Be Added (spaces):	51
Bicycle Parking - Total (spaces):	51
Total Impervious Area - Existing (sq. ft.):	4870
Total Impervious Area - To Be Added (sq. ft.):	7151
Total Impervious Area - Total (sq. ft.):	12021
Sewer – Existing:	City Sewer
Sewer - To Be Added:	City Sewer
Water – Existing:	City Water Service
Water - To Be Added:	City Water Service
Primary Contact Name:	M. Wade Stine
Primary Contact Email Address:	wade@tasolympia.com
Primary Contact Phone Number:	360.915.8775
Owner or Agent:	Owner's Agent