

## PROJECT INFORMATION

ADDRESS: 312 NORTH CAPITOL WAY OLYMPIA, WA 98501  
TAX PARCEL #: 78501100703  
SECTION: 14  
TOWNSHIP: 18N  
RANGE: 2W  
ZONING: UW

EXISTING SITE:  
SITE AREA= 10,827 SF  
LANDSCAPE AREA= 895 SF ( 8% )  
IMPERVIOUS AREA= 9,932 SF ( 92% )

PROPOSED SITE:  
SITE AREA= 10,827 SF  
BUILDING FOOTPRINT= 8,199 SF ( 76% )  
HARDSCAPE (IMPERVIOUS) AREA= 2,509 SF ( 23% )  
LANDSCAPE (PERVIOUS) AREA= 119 SF ( 1% )  
TOTAL DEVELOPMENT COVERAGE= 10,827 SF (100%)

### UNIT COUNT SUMMARY

FLOOR	UNITS	NET AREA
<b>COMMERCIAL RETAIL</b>		
FIRST FLOOR=		2,085 SF
<b>RESIDENTIAL</b>		
SECOND FLOOR=	11 UNITS	6,440 SF
THIRD FLOOR=	11 UNITS	6,440 SF
FOURTH FLOOR=	11 UNITS	6,440 SF
FIFTH FLOOR=	11 UNITS	6,440 SF
TOTAL=	44 UNITS	27,404 SF

TOTAL SF OF BUILDING (GROSS AREA)= 37,597 SF

CONSTRUCTION TYPE: V

BUILDING HEIGHT = 71' 3"

## PARKING SUMMARY

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

VEHICLE PARKING  
OFF STREET PARKING = 16 SPACES  
ON STREET PARKING = 2 SPACES  
TOTAL SPACES PROVIDED = 18 SPACES

30% OF ALL SPACE CAN BE COMPACT = 5 SPACES  
TOTAL SPACES PROVIDED = 2 SPACES

ACCESSIBLE PARKING REQUIRED = 1 SPACE  
TOTAL SPACES PROVIDED = 1 SPACE

MOTOR VEHICLE PARKING REQUIREMENTS (OMC 18.38 TABLE 38.01)

MARKET FLATS (RETAIL 2,085 SF @ 3.5 per 1000 SF)= 7.3 SPACES

ACCORDING TO 18.38.160 SPECIFIC ZONE DISTRICT REQUIREMENTS

DOWNTOWN EXEMPT PARKING AREA 0 SPACES

TOTAL MOTOR VEHICLE PARKING REQUIRED = 8 SPACES  
TOTAL SPACES PROVIDED = 18 SPACES

LONG TEM BICYCLE STORAGE REQUIREMENTS (OMC 18.38 TABLE 38.01)

MARKET FLATS ( RETAIL 1644 SF @ 1/6,000SF OR MIN 1 )= 1.00 SPACES  
MARKET FLATS ( 20 STUDIO UNITS @ 1/0 UNIT )= 0.00 SPACES  
MARKET FLATS ( 12 1-BDRM UNITS @ 1/1 UNIT )= 12.00 SPACES  
MARKET FLATS ( 12 2-BDRM UNITS @ 1/1 UNIT )= 12.00 SPACES

TOTAL FOR ALL THE SPACES REQUIRED = 25 SPACES  
TOTAL SPACES PROVIDED = 44 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38 TABLE 38.01)

MARKET FLATS (RETAIL 1644 SF @ 1/3000 SF MIN 2)= 2.00 SPACES  
MARKET FLATS (20 STUDIO UNITS @ 1/10 UNITS MIN 2)= 2.00 SPACES  
MARKET FLATS (12 1-BDRM UNITS @ 1/10 UNITS MIN 2)= 1.00 SPACES  
MARKET FLATS (12 2-BDRM UNITS @ 1/10 UNITS MIN 2)= 1.00 SPACES

TOTAL FOR ALL THE SPACES= 6 SPACES  
TOTAL SPACES PROVIDED = 6 SPACES

## GENERAL SITE NOTES

- THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT. SEE SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
- FOR LANDSCAPING, SEE SEPARATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
- DIMENSIONS TO FACE OF CONCRETE OR FACE OF STUD UNLESS OTHER WISE NOTED.
- SEE FIRST FLOOR PLAN FOR ADDITIONAL SITE INFORMATION.

## SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURES.
- EXISTING ASPHALT TO REMAIN.
- ACCESSIBILITY STRIPING
- NEW BUILDING COVERED STRUCTURED PARKING.
- NEW CONCRETE SIDEWALK PER ARCHITECTURAL AND CIVIL.
- NEW HARDSCAPING (IMPERVIOUS)
- NEW LANDSCAPING (PERVIOUS)
- PROPERTY LINE
- FF FINISHED FLOOR
- 1 SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR. SEE SHEET A101.
- 2 PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST. COLOR: BLACK. SEE SHEET A101.
- 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 NEW BOLLARDS
- 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 TRANSFORMER
- 17A EXISTING UTILITY POLE TO BE RELOCATED
- 17B RELOCATED UTILITY POLE
- 18 EXISTING FIRE HYDRANT TO REMAIN
- 19 PROPOSED STREET LIGHTS

