

NARRATIVE SUMMARY

2747 Pacific Avenue SE Olympia, WA

Kaufman Construction & Development, Inc. proposes to design, develop and construct a 4,000 sf Type VB facility with Group S1 occupancy at the above referenced property.

The facility will be constructed at 2747 Pacific Avenue SE, Olympia WA The property is located on the west side of Devoe Street SE and lies north of Interstate 5.

The property is zoned HDC-4. The proposed facility is consistent with the City of Olympia HDC-r zoning requirements.

When completed, this facility will provide 4,000 sf of Group (Storage)

The work shall include the related site work, site improvements, frontage improvements, utilities, fire protection, paving, building construction and landscaping

The facility will provide space for Storage.

The existing site covers approximate 29,900 sf with approximately an 800 sf structure and 2,700 sf of graveled parking area with the balance in trees, shrubs and groundcover.

Please find attached a conceptual site plan depicting the proposed facility, parking areas, topography, site amendments and landscaping.

PROJECT DATA

PARCEL NO.	12821420200		
SECTION 21	TOWNSHIP 18 N,	RANGE 2W	
LOT SIZE:	79,714 SF	1.83 ACRES	
BUILDING FOOTPRINT:	9,960 SF		
OCCUPANCY:	8,460 SF	Group S1	
	1,500 SF	Group B	
TYPE:	IIN Construction		
IMPERVIOUS PROPOSED:	51, 535 SF		
PERVIOUS PROPOSED:	28, 560 SF		

UTILITIES

Water

Existing 10" Watermain on 21st Avenue.

- a. Project proposes to install an 8" loop on site
- b. (1) fire hydrant at each entrance
- c. (1) fire hydrant, (1) fdc, and (1) piv onsite

Sanitary Sewer

Existing 8" Sanitary Sewer on 21st Avenue.

- a. Project proposes to install a 6" lateral to building

Storm Drainage

- a. Project proposes to design and install an onsite stormwater collection and infiltration system.

Site Access

- a. Project proposes to design and install two access driveways to the site.



DESIGN TEAM

- **Architectural Plans _ To be stamped by a Registered Architect**
- **Erosion Control Plan** - Submittals by Hatton Godat Pantier, Inc.
- **Grading & Drainage Plan** - Submittals by Hatton Godat Pantier, Inc.
- **Drainage Facilities** - Submittals by Hatton Godat Pantier, Inc.
- **Water Plan** - Submittals by Hatton Godat Pantier, Inc.
 - The Water Main is available at site frontage on 21st Avenue
- **Sewer Plan** - Submittals by Hatton Godat Pantier, Inc.
 - The Sewer system available at is available at site frontage on 21st Avenue
- **Frontage Improvements** - Submittals by Hatton Godat Pantier, Inc.
- **Hazardous Materials Handling Plan** - Submittals by Hatton Godat Pantier, Inc.
- **Pest Management Plan** - Submittals by Hatton Godat Pantier, Inc.
- **Fire Protection** – Submittals by Hatton Godat Pantier, Inc.
- **Traffic Analysis** - Submittals by Hatton Godat Pantier, Inc.
- **ENVIRONMENTAL** – Submittals by Hatton Godat Pantier, Inc.
- **Soils Analysis** - Submittals by Hatton Godat Pantier, Inc.
- **Foundation Design _ To be designed by a Professional Engineer**
- **Mechanical Systems Design _ To be designed by a Professional Engineer**
- **Pre-Engineered Building Engineering - (by selected Manufacturer)**
 - Structural Design and calculations are deferred and will be submitted
- **SITE PLAN SUBMITTALS** by Hatton Godat Pantier, Inc.
- **ARCHITECTURAL SUBMITTALS – Kaufman Construction & Development., Inc.**
- Non-residential Energy Code Forms – Mechanical Engineer

If you have any questions regarding this project please contact me at (360) 491-5231, or E-mail: reid@kaufmancd.com

Best Regards;

Reid Wall

KAUFMAN CONSTRUCTION & DEVELOPMENT, INC.

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