

SITE INFORMATION

ADDRESS:	116 WATER ST NW, OLYMPIA WA 98501	
	207 STATE AVE NW, OLYMPIA WA 98501	
	114 WATER ST NW, OLYMPIA WA 98501	
TAX PARCEL NUMBERS:	#78507300100, #78507300301, #78507300400	
SECTION:	14	
TOWNSHIP:	18	
RANGE:	2W	
ZONING:	UW-H	
EXISTING SITE:		
	TOTAL SITE AREA:	22,678 SF
	TOTAL LANDSCAPE AREA:	0 SF
	TOTAL HARD SURFACE COVERAGE:	22,678 SF
PROPOSED SITE:		
	PROPOSED BUILDING FOOTPRINT (IMPERVIOUS):	6,186 SF
	PROPOSED PARKING AREA (IMPERVIOUS):	16,132 SF
	LANDSCAPE AREA:	360 SF
	TOTAL PERVIOUS:	360 SF
	TOTAL IMPERVIOUS:	22,318 SF

PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.040)

VEHICLE PARKING REQUIREMENTS

NONE REQUIRED PER OMC 18.38.160

VEHICLE PARKING PROPOSED

OFF STREET PARKING PROVIDED =	39 SPACES
ON STREET PARKING PROVIDED=	<u>7 SPACES</u>
TOTAL SPACES PROVIDED =	46 SPACES
30% OF ALL SPACES CAN BE COMPACT	
46X0.30 =	14 SPACES
PROVIDED =	14 SPACES
ACCESSIBLE PARKING REQUIRED (OMC 18.38.120)	
2 SPACES MIN. REQUIRED PER 26-50 PARKING SPACES =	2 SPACES
PROVIDED =	2 SPACES
5% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES =	
46 X 0.05 =	2 SPACES
PROVIDED =	2 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01)

(16) STUDIOS @ 0 STORAGE SPACE PER UNIT =	0 SPACES
(28) ONE BEDROOMS @ 1 STORAGE SPACE PER UNIT =	28 SPACES
(16) TWO BEDROOMS @ 1 STORAGE SPACE PER UNIT =	16 SPACES
RETAIL 1004 SF @ 1/6,000 SF, 1 MIN. =	1 SPACE
RESTAURANT 1,964 SF @ 1/2,000 SF, 1 MIN. =	1 SPACE

TOTAL FOR ALL THE SPACES PROVIDED = 46 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01):

(16) STUDIOS @ 1/10 UNIT, 2 MIN. =	2 SPACES
(28) ONE BEDROOMS @ 1/10 UNIT, 2 MIN. =	2 SPACES
(16) TWO BEDROOMS @ 1/10 UNIT, 2 MIN. =	2 SPACES
RETAIL 1004 SF @ 1/3,000 SF, 2 MIN. =	2 SPACES
RESTAURANT 1,964 SF @ 1/1,000 SF, 1 MIN. =	3 SPACES

TOTAL FOR ALL THE SPACE PROVIDED = 11 SPACES

WASTE RESOURCES SUMMARY

GOAL: COLLECT AND STORE WASTE IN FACILITY ACCESSED BY ALLEY. COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH. ALLOCATE 50% TO RECYCLING, AND 50% TO GARBAGE.

STATE & WATER WASTE COLLECTION PER WEEK:	
(60) MULTI FAMILY APT @ 1.1 CY PER HOUSEHOLD/4.33 =	15.24 CY
(1,974 SF) RESTAURANT @ 1.0 CY/500 SF =	4.00 CY
(1,020 SF) RETAIL @ 1.0 CY/500 SF =	2.00 CY

TOTAL WASTE COLLECTED = 21.24 CY

WASTE ALLOCATED TO GARBAGE =	11 CY
WASTE ALLOCATED TO RECYCLE =	11 CY

CONTAINERS REQUIRED FOR GARBAGE/ORGANICS:

11 CUBIC YARDS OF WASTE TO BE COLLECTED FROM SITE. PER CITY SOLID WASTE SCOPING MEETING, WE SHALL PROVIDE A 15 YARD COMPACTOR TO COLLECT GARBAGE FOR THE ENTIRE SITE.

15 CUBIC YARDS PROVIDED > 11 CUBIC YARDS REQUIRED = OK

EXAMPLE: MARATHON EQUIPMENT COMPANY, RJ-250 SC 15 CY OR APPROVED EQUAL (14' L X 8' 4 1/8" W X 7' 1/2" H)

ADDITIONALLY, WE SHALL PROVIDE A 2 YARD ORGANICS COLLECTION CONTAINER.

CONTAINERS REQUIRED FOR RECYCLING/CARDBOARD:

11 CUBIC YARDS OF RECYCLING TO BE COLLECTED FROM SITE. PER CITY SOLID WASTE SCOPING MEETING, WE SHALL PROVIDE APPROXIMATELY EQUAL COLLECTION FOR CARDBOARD AND GENERAL RECYCLING (5.5 CUBIC YARDS EACH)

CARDBOARD COLLECTION CONTAINERS = 4 YARDS, (2) CONTAINERS REQUIRED 8 CY YARDS PROVIDED > 5.5 CY REQUIRED = OK

GENERAL RECYCLING CONTAINERS = 95 GALLONS (202 GALLONS/CY) 5.5 CY REQUIRED X 202 GALLONS/CY= 1,111 GALLONS 1,111 TOTAL GALLONS/95 GALLON CART = 11.7 CARTS REQUIRED 12 95 GALLON CARTS PROVIDED > 11.7 REQUIRED = OK



1 SITE PLAN

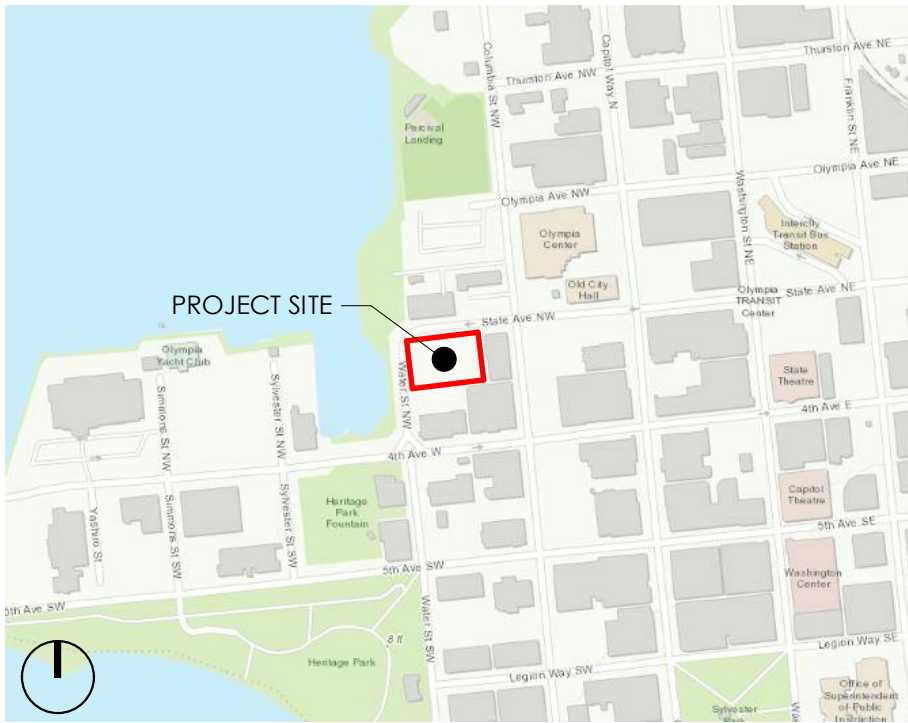
1" = 20'-0"



GENERAL SITE NOTES

- THESE DRAWINGS FOR GENERAL BUILDING AND SITE LAYOUT
- SEE ENLARGED SITE PLANS FOR ADDITIONAL INFORMATION

VICINITY MAP - SITE LOCATION



SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURES
- NEW ASPHALT HARDSCAPE (IMPERVIOUS)
- NEW CONCRETE HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING ADJACENT BUILDINGS
- EXISTING HARDSCAPE (IMPERVIOUS)
- BUDD INLET
- PERCIVAL PIER BOARDWALK
- PROPERTY LINE
- DASHED LINE OF BUILDING ABOVE, TYPICAL.
- FF FINISHED FLOOR
- C COMPACT STALL
- 1 SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR.
- 2 PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR: BLACK.
- 3 NEW STREET TREES. PROVIDE WITH MINIMUM 4'x6' PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
- 4 EXISTING STREET TREES TO BE REMOVED AND REPLACED.
- 5 EXISTING TRANSFORMER.
- 6 CURBSIDE PARKING.
- 7 NEW BULB OUT. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 8 OUTDOOR DINING.
- 9 LOCATION OF WASTE COLLECTION. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 10 LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 11 LOCATION OF ELECTRICAL/SPRINKLER ROOM. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 12 LOCATION OF LONG TERM BIKE STORAGE. SEE FIRST FLOOR PLAN.
- 13 LOCATION OF STRUCTURED PARKING ENTRY. SEE FIRST FLOOR PLAN.
- 14 APPROXIMATE LOCATION OF COMMERCIAL RETAIL SPACE ENTRY. SEE FIRST FLOOR PLAN.
- 15 PROPOSED NEW MURAL / ART WALL LOCATION, SEE ELEVATIONS.
- 16 TREE GRATE, SEE LANDSCAPE DRAWINGS.
- 17 NEW STREET SHRUBS, SEE LANDSCAPE DRAWINGS.
- 18 PROTECTIVE LANDSCAPE WALL WITH SEATING. PROVIDE WITH SKAE DETERRENT STUDS, URBAN PARK OR APPROVED EQUAL.
- 19 WASTE ENCLOSURE, 2 YARD ORGANIC WASTE AND GREASE



URBAN OLYMPIA 9, LLC
STATE & WATER
207 STATE | OLYMPIA, WA

Project No: 1825
DESIGN DEVELOPMENT
SEP 26, 2019

SITE PLAN

A-101

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