

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 #S:	#78507300100 #78507300301 #78507300400
SECTION:	14
TOWNSHIP:	18
RANGE:	2W
ZONING:	UW-H
EXISTING SITE:	
SITE AREA:	22,651 SF
LANDSCAPE AREA:	0 SF
HARD SURFACE COVERAGE:	22,651 SF
PROPOSED SITE:	
SITE AREA:	22,651 SF
BUILDING FOOTPRINT:	5,507 SF
PAVED PARKING (IMPERVIOUS):	11,793 SF
LANDSCAPE AREA:	844 SF
TOTAL PERVIOUS:	844 SF
TOTAL IMPERVIOUS:	21,807 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 =	40 SPACES
ON STREET PARKING PROVIDED=	7 SPACES
TOTAL SPACES PROVIDED ON SITE =	47 SPACES
30% OF ALL SPACES CAN BE COMPACT	
48 X 0.30 =	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 =	
48 X 0.05 =	2 SPACES
PROVIDED =	2 SPACES
LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01)	
[16] STUDIOS @ 1/10 STORAGE SPACE PER UNIT =	0 SPACES
[28] ONE BEDROOMS @ 1/10 STORAGE SPACE PER UNIT =	28 SPACES
[16] TWO BEDROOMS @ 1/10 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 @ 1/6,000 SF, 2 MIN. =	2 SPACES
RESTAURANT 1,964 SF @ 1/2,000 SF, 1 MIN. =	3 SPACES
TOTAL FOR ALL THE SPACES 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
[40] 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
[1,000 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]

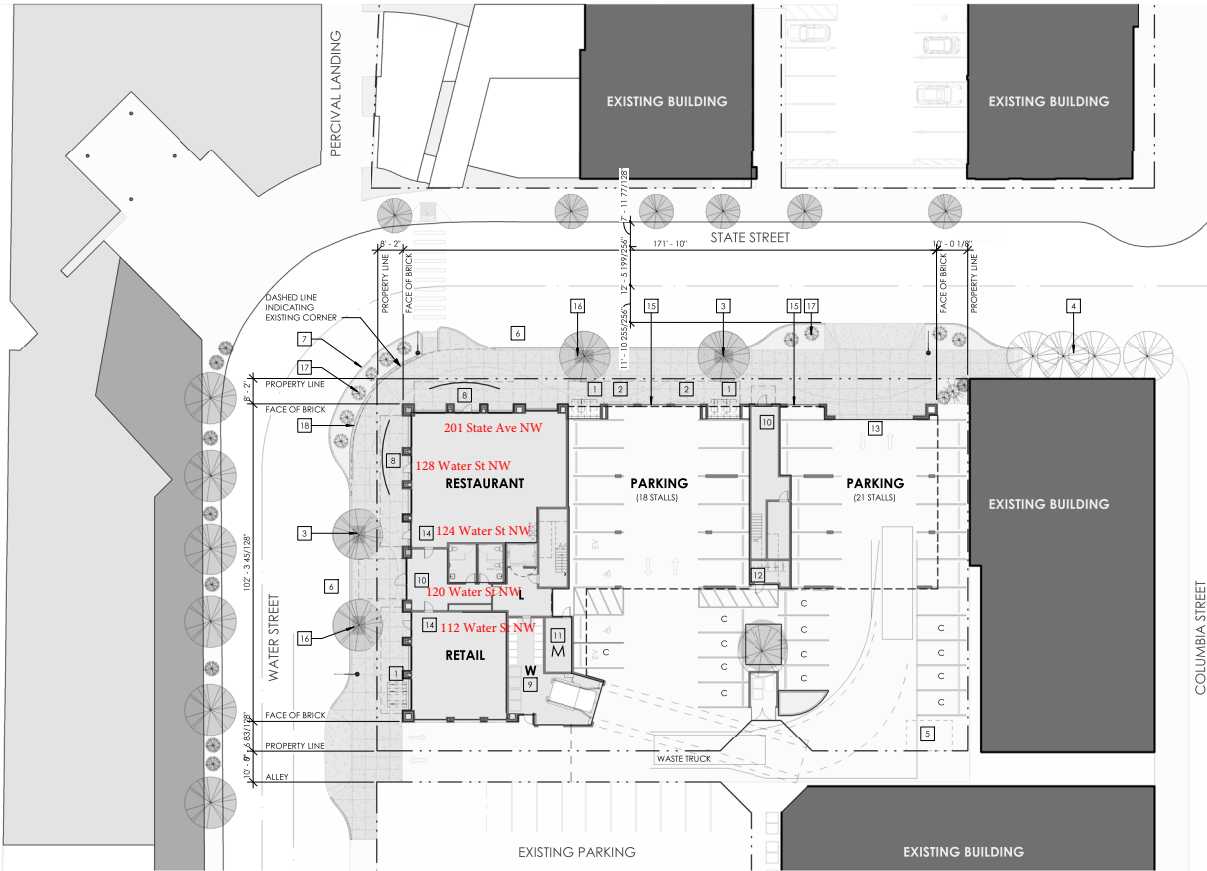
ADDITIONALLY, WE SHALL PROVIDE A 2 YARD ORGANICS COLLECTION CONTAINER.

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

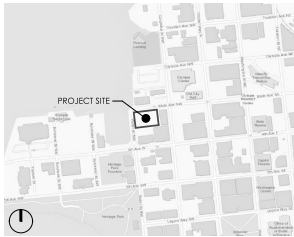


1 SITE PLAN  
1" = 20'-0"

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 SIDEWALK
- BUDO INLET
- PERCIVAL PIER BOARDWALK

DASHED LINE OF CANOPY 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 4x6" PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
- 4 EXISTING STREET TREES TO BE REMOVED.
- 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
- 16 TREE GRATE.
- 17 NEW STREET SHRUBS.
- 18 PROTECTIVE LANDSCAPE WALL WITH SEATING.



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STATE & WATER  
207 STATE | OLYMPIA, WA

Project No: 1825  
SCHEMATIC DESIGN  
MAY 8th, 2019

SITE PLAN

A-100

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