

Prepared by Joe Lewis, Jr

(206) 322-6522 / JoeLewis.Irler@gmail.com

Proposed Project Overview for 2208 9th Ave SW, Olympia, WA 98502

- 1) Project Specifics; Per RM Zoning (30 SFR per acre) I've determined that 7 units would be permissible.

- a) The plan for this project is to add a second floor to the existing house with two 1BR units on second floor, and a 2-story wing on each side of the house - each wing with a 2BR units on each floor - for a total of 7 units. Total square footage will be about 6,000 (See square footage notes on bottom of plan). These units will be total electric, with individual metering for water and electric.

This building will look like a big 2-story house, new vinyl windows throughout, including the old house, with Hardy plank or vinyl siding, composition 3-tab shingles on a 5/12 pitch roof. The existing house will be reduced to about 1,200 sqft, but retain the 3br/2bath - will have 2 parking spaces in the back, near the back door and the fenced-in patio. There will be reconfiguration of the master br/bath/closet, but most will stay as is, but totally redone - be essentially new inside. There are 13 parking spaces shown in back - with 2 of the spaces being tandem parking.

OR

- b) Divide the parcel into three 4500 sqft parcels, keep the existing home on one lot and build the maximize allowable units on the remaining two lots.

- 2) Existing Site Conditions;

Currently there is a single-family home which I will inhabit and prepare for either sale or demolition. A decision will be made based on the results of the Pre-Submittal Meeting with the City of Olympia.

- 3) Proposed vehicle access;

Access to this site is provided by EASEMENT #90962-'74, which provides ingress and egress from/to 9th Ave SW.

- 4) Proposed utilities to serve project;

Utilities currently serving this parcel are Public Sewer and Public Water by the City of Olympia. Also, Electric power provided by PSE.

- 5) No other relevant project information at this time.