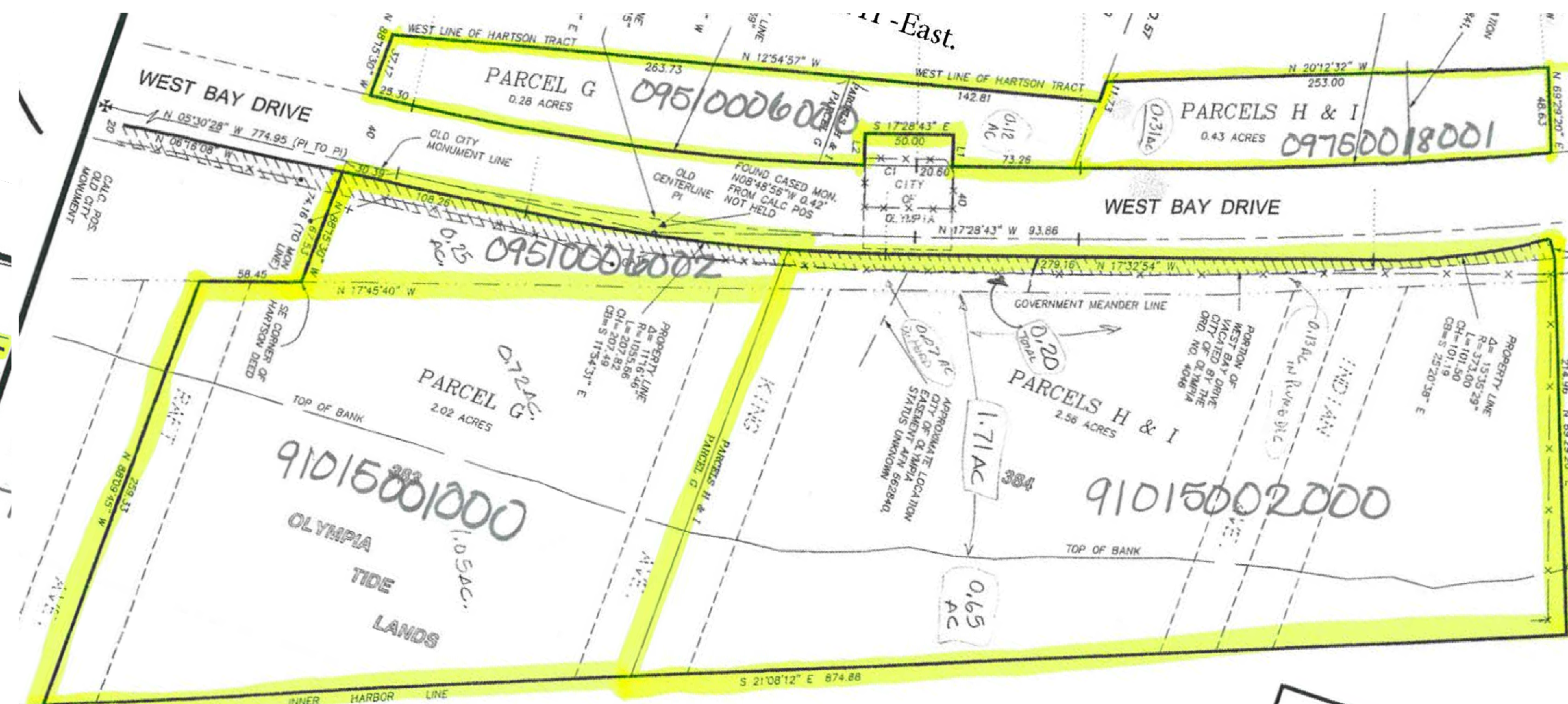
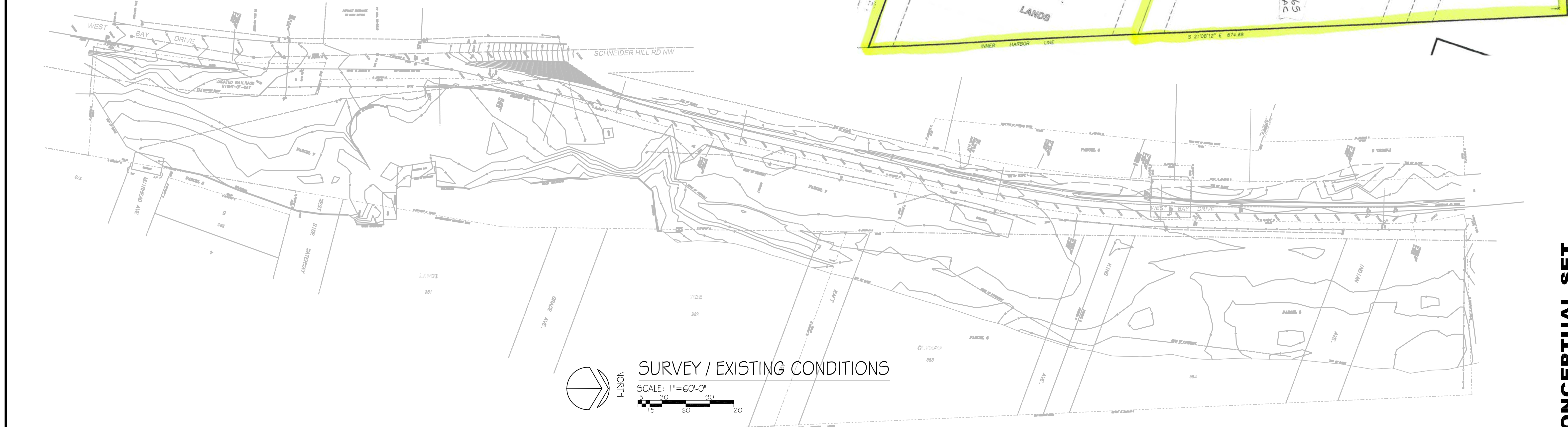


SCALE: NOT TO SCALE



SCALE: NOT TO SCALE



LOCATION OF SITE

- LOCATION OF SITE

Corporate Member of A.I.A.

JOB: 20200005

PRELIMINARY
NOT FOR
CONSTRUCTION

SMYTH LANDING SENIOR LIVING
2000 WEST BAY DRIVE NW
OLYMPIA, WA 98502



CONCEPTUAL SET

DATE	01/06/2021
SCALE:	1"=60'-0"
DRAWN:	JM/JP
DESIGN:	JM
APPROVED:	JP/JM

SHEET #
A-O.1

JOB: 2020005

PRELIMINARY
NOT FOR
CONSTRUCTION

SMYTH LANDING SENIOR LIVING
2000 WEST BAY DRIVE NW
OLYMPIA, WA 98502



SHEET TITLE:
OVERALL SITE PLAN
& LEVEL 1 PLAN

DATE	01/13/2021
PRE APP SUBM	
REVI	

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DESIGN:	JM
APPROVED:	JP/JM

SHEET #
A-1.0

CONCEPTUAL SET

LOT COVERAGE:	
TOTAL LOT SIZE - WEST OF WEST BAY DRIVE:	344,947 S.F.
TOTAL LOT COVERAGE BY STRUCTURE:	114,343 S.F. (33%)
TOTAL LOT COVERAGE BY DRIVEWAY:	14,029 S.F. (4%)
TOTAL LOT COVERAGE BY ROAD:	27,326 S.F. (8%)
TOTAL LOT COVERAGE BY SIDEWALK & PATH:	33,640 S.F. (10%)
TOTAL IMPERVIOUS SURFACE:	189,333 S.F. (55%)
TOTAL LOT COVERAGE BY LANDSCAPE: (INCLUDES VEGETATION CONSERVATION AREA)	57,904 S.F. (17%)
TOTAL LOT AREA WEST OF BANK:	95,705 S.F. (28%)
TOTAL IMPERVIOUS SURFACE:	153,609 S.F. (45%)

TOTAL LOT SIZE - EAST OF WEST BAY DRIVE: 31,324 S.F.

PROJECT TOTAL:
279 - 1 BR UNITS (65%)
152 - 2 BR UNITS (35%)
431 - UNITS TOTAL

PARKING:
242 PARKING STALLS PROVIDE IN STRUCTURE
7 LOAD / UNLOAD STALLS PROVIDE ON SURFACE
249 - STALLS TOTAL PROVIDED

431 UNITS x .75 = 323.25 STALLS
323 x 20% REDUCTION = 65
323 - 65 = 258 STALLS REQUIRED
<-9 STALL SHORT>

TOTAL ARE BY LEVEL:

LEVEL 1:	114,343	S.F.
LEVEL 2:	83,328	S.F.
LEVEL 3:	83,203	S.F.
LEVEL 4:	67,783	S.F.
LEVEL 5:	62,473	S.F.
LEVEL 6:	62,473	S.F.
<hr/>		
TOTAL:	473,603	S.F.

TOWER 1:
2 LEVELS OF RESIDENTIAL OVER
1 LEVEL OF PARKING / LOBBY

31 - 1 BR UNITS (80%)
8 - 2 BR UNITS (20%)

39 UNITS TOTAL

LEVEL 1: 22,229 S.F.
LEVEL 2: 15,420 S.F.
LEVEL 3: 15,420 S.F.

TOTAL: 53,069 S.F.
44 PARKING STALLS PROVIDED

44 PARKING STALLS PROVIDED

TOWER 2:
5 LEVELS OF RESIDENTIAL OVER
1 LEVEL OF PARKING / LOBBY

54 - 1 BR UNITS (68%)
25 - 2 BR UNITS (32%)

79 UNITS TOTAL

LEVEL 1: 19,625 S.F.
LEVEL 2: 14,462 S.F.
LEVEL 3: 14,529 S.F.
LEVEL 1: 14,529 S.F.
LEVEL 2: 13,080 S.F.
LEVEL 3: 13,080 S.F.

LEVEL 2: 13,080 S.F.
LEVEL 3: 13,080 S.F.

38 PARKING STALLS PROVIDED

TOWER 4:
5 LEVELS OF RESIDENTIAL OVER
1 LEVEL OF PARKING / LOBBY

59 - 1 BR UNITS (57%)
45 - 2 BR UNITS (43%)

104 UNITS TOTAL

LEVEL 1:	25,328 S.F.
LEVEL 2:	17,908 S.F.
LEVEL 3:	17,846 S.F.
LEVEL 1:	17,846 S.F.
LEVEL 2:	16,737 S.F.
LEVEL 3:	16,737 S.F.
TOTAL:	112,402 S.F.

LEVEL 3: 16,737 S.F.
<hr/> TOTAL: 112,402 S.F.

53 PARKING STALLS PROVIDED

TOWER 3:
5 LEVELS OF RESIDENTIAL OVER
1 LEVEL OF PARKING / LOBBY

57 - 1 BR UNITS (66%)
29 - 2 BR UNITS (34%)

86 UNITS TOTAL

LEVEL 1:	17,476 S.F.
LEVEL 2:	14,913 S.F.
LEVEL 3:	14,846 S.F.
LEVEL 1:	14,846 S.F.
LEVEL 2:	13,047 S.F.
LEVEL 3:	13,047 S.F.
<hr/>	
TOTAL:	88,175 S.F.

LEVEL 2:	13,047 S.F.
LEVEL 3:	13,047 S.F.
<u>TOTAL:</u>	<u>88,175 S.F.</u>

42 PARKING STALLS PROVIDED

TOWER 5:
5 LEVELS OF RESIDENTIAL OVER
1 LEVEL OF PARKING / LOBBY

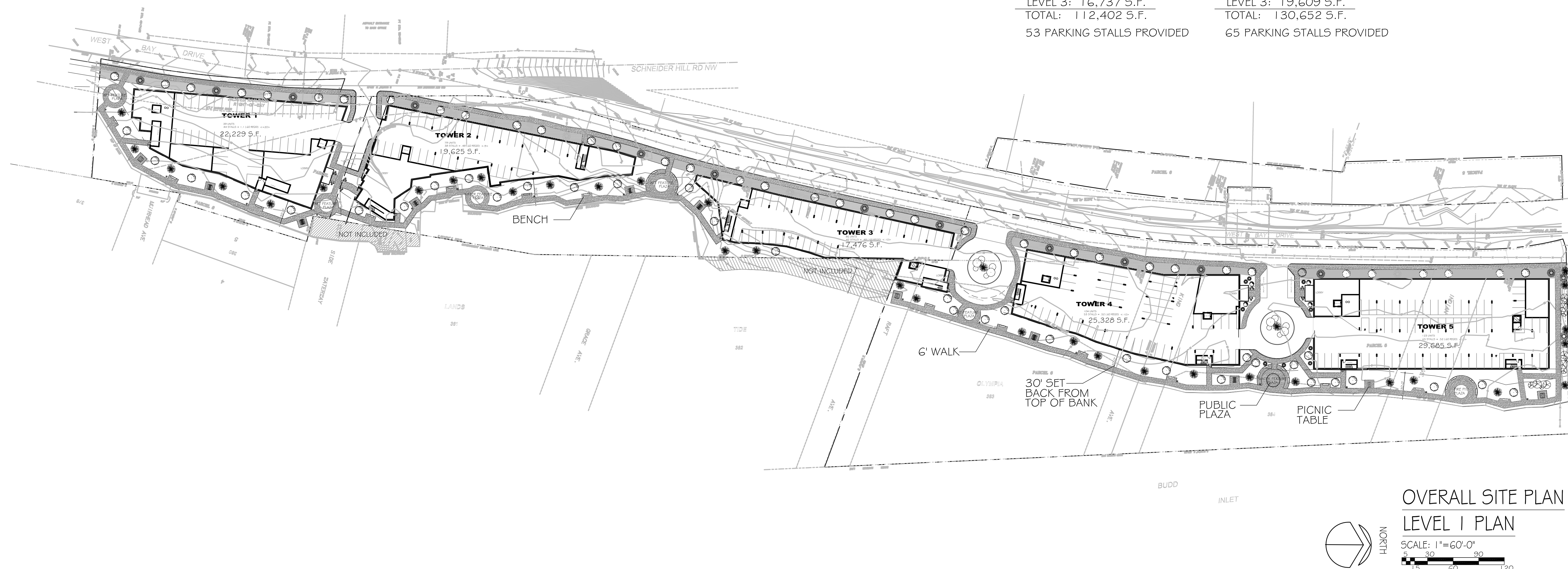
78 - 1 BR UNITS (63%)
45 - 2 BR UNITS (37%)

123 UNITS TOTAL

LEVEL 1:	29,685 S.F.
LEVEL 2:	20,625 S.F.
LEVEL 3:	20,526 S.F.
LEVEL 1:	20,526 S.F.
LEVEL 2:	19,609 S.F.
LEVEL 3:	19,609 S.F.
<hr/> TOTAL:	<hr/> 130,652 S.F.

LEVEL 5: 15,805 S.F.
<hr/>
TOTAL: 130,652 S.F.

65 PARKING STALLS PROVIDED





SHEET TITLE:
OVERALL FLOOR
PLANS

01/13/2021	PRE APP SUBMITTAL
DATE	REVISION

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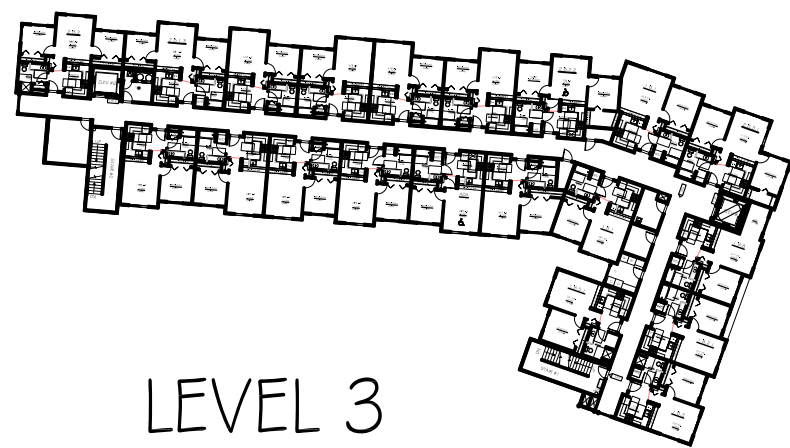
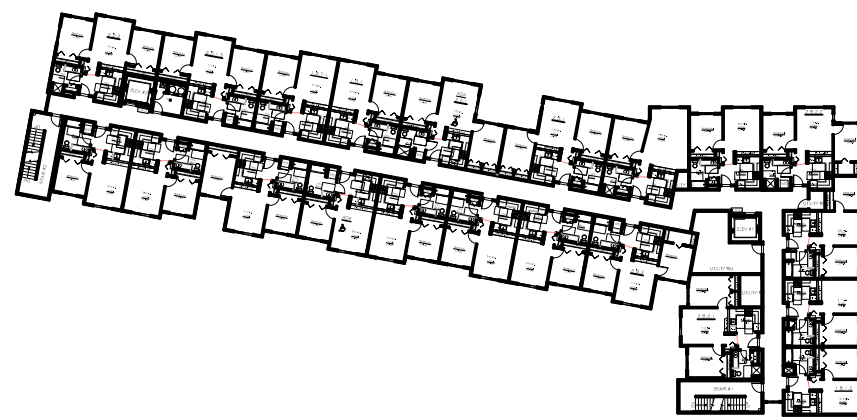
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DESIGN: JM
APPROVED: JP/JJM

SHEET #
A-1.1

CONCEPTUAL SET



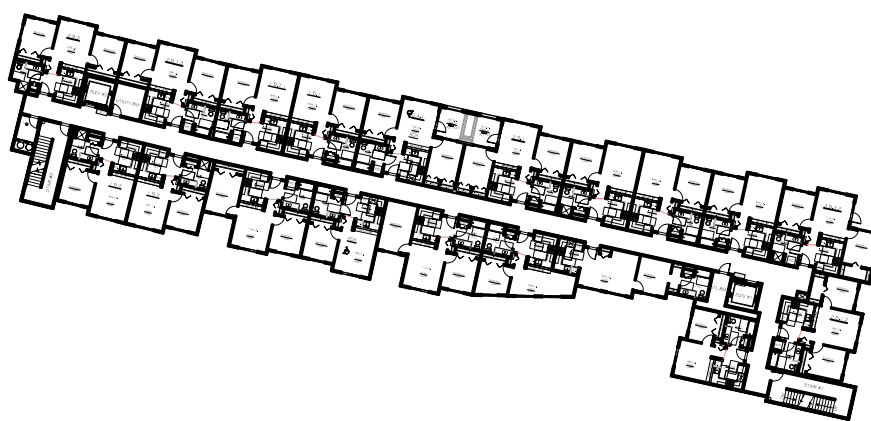
LEVELS 5 & 6 PLAN



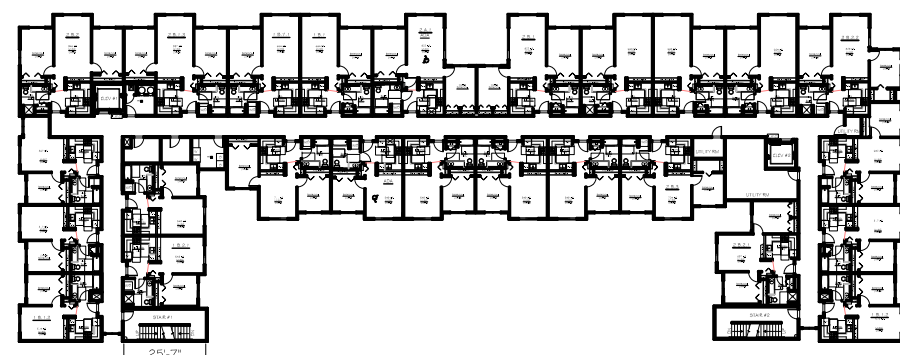
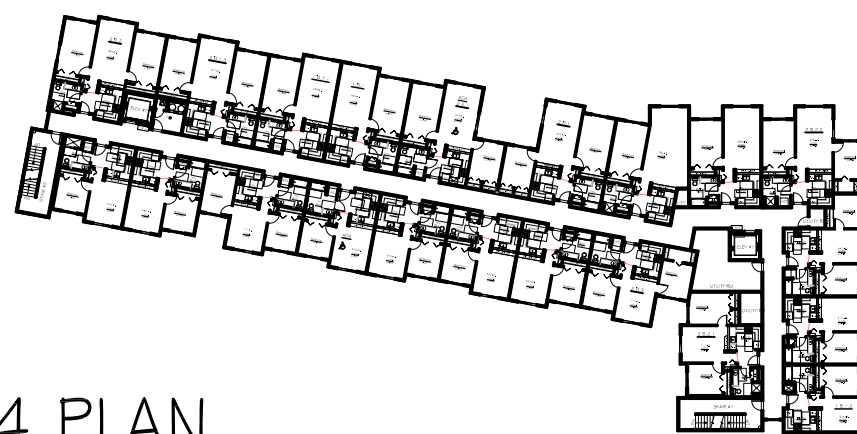
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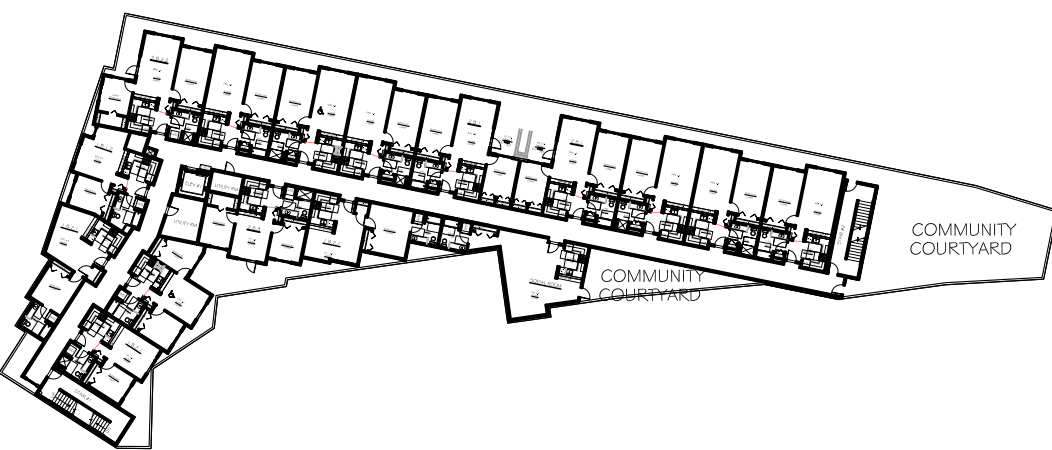
LEVEL 3 & 4 PLAN



LEVEL 3 & 4 PLAN



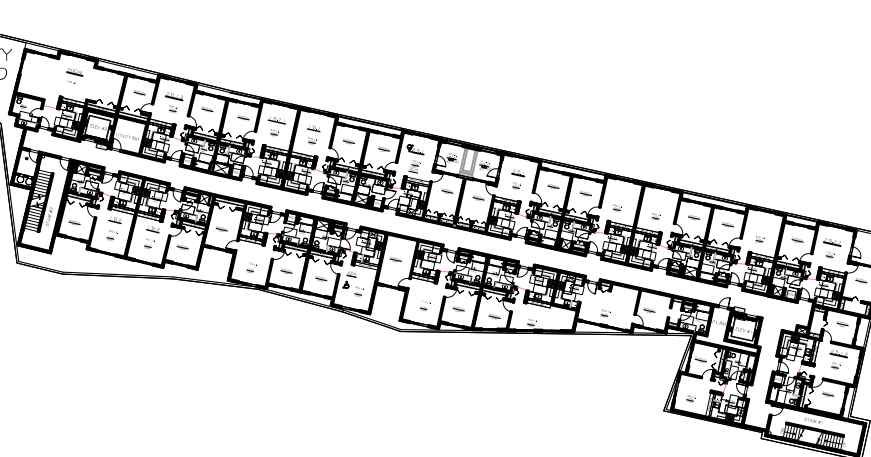
COMMUNITY COURTYARD



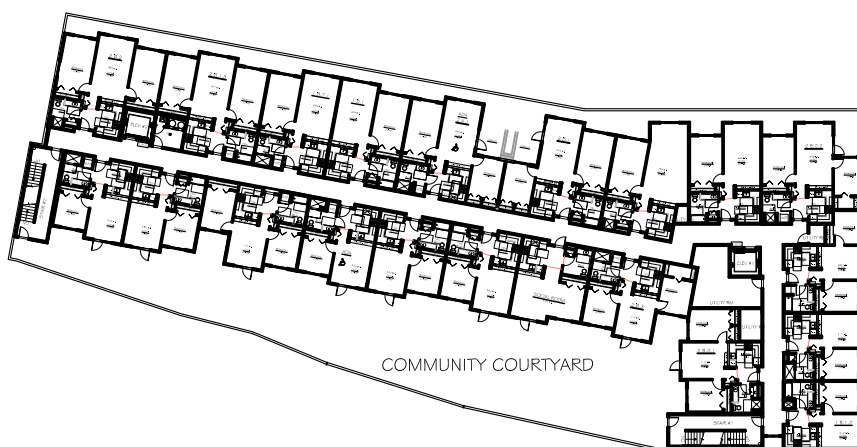
COMMUNITY COURTYARD

COMMUNITY COURTYARD

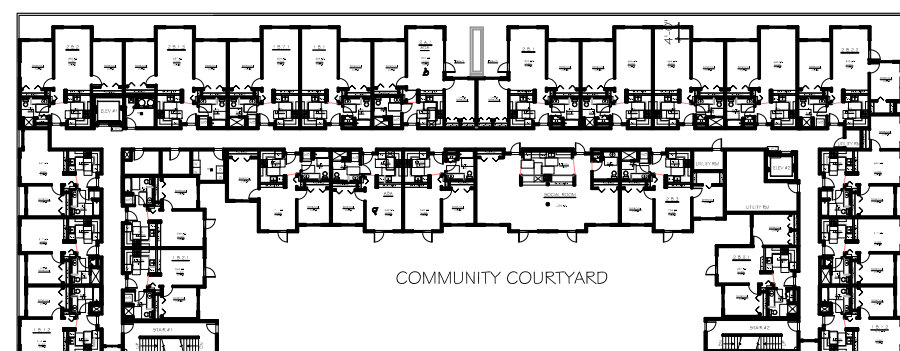
COMMUNITY COURTYARD



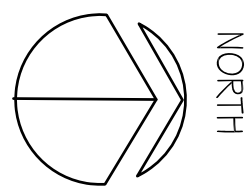
LEVEL 2 PLAN



COMMUNITY COURTYARD



COMMUNITY COURTYARD



OVERALL FLOOR PLANS

SCALE: 1"=60'-0"

