



NAME	AREA	AREA %
IMPERVIOUS		
BUILDING FOOTPRINT	36,358 ft ²	27%
LANDSCAPE	545 ft ²	0%
WALKWAY	12,095 ft ²	9%
	48,998 ft²	36%
PERVIOUS		
DRIVE/PARKING	50,650 ft ²	38%
LANDSCAPE	34,726 ft ²	26%
	85,376 ft²	64%

BUILDING	UNIT COUNT
BUILDING A	24
BUILDING B	24
BUILDING C	12
BUILDING D	12
BUILDING E	12
TOTAL UNITS	84

UNIT #	UNIT BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
3.03A	2	2	1.5	3
3.03B	2	22	1.5	33
3.05A	3	5	1.5	7.5
3.05B	3	55	1.5	82.5
		84		126

DESCRIPTION	TYPE	STALLS PROVIDED
COMPACT (8'-0" x 18'-0")	C	14
HANDICAP (9'-0" x 18'-0")	H	8
STANDARD (9'-0" x 18'-0")	S	106
VAN ACCESSIBLE (9'-0" x 18'-0")	V	1
OMC 18.38.100		129

CODE:	2018 I.B.C 2018 I.M.C 2018 I.F.C 2018 U.P.C 2020 N.E.C 2018 W.A.C 2018 WSEC 2009 ICC A117.1-2009
OCCUPANCY CLASSIFICATION:	R-2 (RESIDENTIAL APARTMENTS) A-3 / B (REC / OFFICES)
CONSTRUCTION TYPE:	VA - RESIDENTIAL APARTMENTS
BUILDING TYPE:	4 STORY (APARTMENTS) 1 STORY (REC. / OFFICES)
FIRE SPRINKLERS: (APARTMENTS)	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	12,000 S.F. (TABLE 506.2)

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	NFPA 13R	R-2	VB	3-STORY	13
TOTAL STRUCTURES ON SITE:					13

PROPERTY	AREA	AREA (SF)
38840001100	1.8 acres	78,388 SF
38840001103	1.29 acres	55,985 SF
	3.08 acres	134,374 SF

PROJECT NAME	7th STREET MID-RISE	
PROJECT SCOPE	APARTMENT BUILDING	
PROJECT LOCATION	3440 7TH AVE SW, OLYMPIA, WA 98502	
PARCEL	12817431100 12817431103	
LEGAL DESCRIPTION	17-18-2W PTN SW SE E 130F OF PT E2 NE SW SE LY NLY OF QLD M	
SITE ZONING	PO / RM (PROF. OFFICES/ RES. FAMILY)	OMC 18.06.040
ZONING JURISDICTION	CITY OF OLYMPIA	
SITE USE	APARTMENTS	OMC 18.06.040
SET BACK - FRONTAGE YARD	10'	OMC 18.06.080
SET BACK - SIDE YARD	0' (NO MIN.)	OMC 18.06.080
SET BACK - REAR YARD	10'	OMC 18.06.080
MIN LOT SIZE	NO MIN.	OMC 18.06.080
MAX. BUILDING COVERAGE	55% (RESIDENTIAL ONLY)	OMC 18.06.080
MAX. IMPERVIOUS SURFACE	70%	OMC 18.06.080
MAX. HARD SURFACE	85%	OMC 18.06.080
MAX. BUILDING HEIGHT	60'	OMC 18.06.080
UNIT DENSITY	-	

3440 7TH AVE SW, OLYMPIA, WASHINGTON 98502

SHEET ISSUE DATE: 6/4/2021 10:07:29 AM

CONCEPTUAL SITE PLAN (OPTION II)

PR-100ii

R D + A

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