

**SITE NOTES - EXISTING**

**SITE CONDITIONS**  
 PARCEL AREA: 268,148 SF (6.16 ACRES)  
 PARCEL NUMBER: 78207000200  
 SITE ADDRESS: 1208 11TH AVE SE  
 OLYMPIA, WA 98501

**OLYMPIA MUNICIPAL CODE**  
 ZONING: R6-12 (0.26 ACRES OR MORE)  
 MAX. HEIGHT: 35'  
 MAX. STORIES: 2  
 BUILDING COVERAGE (MAX.): 40.0%  
 IMPERVIOUS COVERAGE (MAX.): 40.0%  
 (+10.0% FOR NON-RESIDENTIAL USE)  
 HARD SURFACE COVERAGE (MAX.): 70.0%  
 (+20.0% FOR NON-RESIDENTIAL USE)

**2017 APPROVED AND PROPOSED NEW CONDITIONS**

BUILDING COVERAGE:	
2017 APPROVED:	76,283 SF (18.9%)
IMPERVIOUS COVERAGE:	
2017 APPROVED:	185,152 SF (46.0%)
HARD SURFACE COVERAGE:	
2017 APPROVED:	245,521 SF (61.0%)
LANDSCAPE COVERAGE:	
2017 APPROVED:	154,114 SF (38.2%)
PARKING 2017 APPROVED:	
STANDARD:	223 STALLS
COMPACT:	106 STALLS
+ HANDICAP:	16 STALLS
TOTAL:	345 STALL

