

BIKE PARKING:

LOT 1, BUILDING 1:	240 UNITS / 4 + 60 x 05 = 30 STALLS
SHORT TERM:	240 UNITS / 4 + 60 x 30 = 20 STALLS
LONG TERM:	240 UNITS / 4 + 60 x 30 = 20 STALLS
LOT 2, BUILDING 2:	176 UNITS / 4 + 44 x 05 = 22 STALLS
SHORT TERM:	176 UNITS / 4 + 44 x 22 = 66 STALLS
LONG TERM:	176 UNITS / 4 + 44 x 22 = 66 STALLS
LOT 3, BUILDING 3:	154 UNITS / 4 + 39 x 05 = 20 STALLS
SHORT TERM:	154 UNITS / 4 + 39 x 19 = 58 STALLS
LONG TERM:	154 UNITS / 4 + 39 x 19 = 58 STALLS
LOT 4, BUILDING 4:	42 UNITS / 4 + 11 x 05 = 6 STALLS
SHORT TERM RESIDENTIAL:	2 STALLS
SHORT TERM COMMERCIAL:	6 + 2 = 8 STALLS
SHORT TERM TOTAL:	8 + 2 = 10 STALLS
LONG TERM RESIDENTIAL:	42 UNITS / 4 + 11 x 5 = 16 STALLS
LONG TERM COMMERCIAL:	1 STALL
LONG TERM RESIDENTIAL:	16 + 1 = 17 STALLS
LOT 5, BUILDING 5:	160 UNITS / 4 + 40 x 05 = 20 STALLS
SHORT TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LONG TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LOT 6, BUILDING 6:	160 UNITS / 4 + 40 x 05 = 20 STALLS
SHORT TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LONG TERM:	160 UNITS / 4 + 40 x 20 = 60 STALLS
LOT 7, BUILDING 7 SELF STORAGE:	2 STALL
SHORT TERM:	1 STALL
LONG TERM:	1 STALL
LOT 8, BUILDING 8:	142 UNITS / 4 + 36 x 05 = 18 STALLS
SHORT TERM:	142 UNITS / 4 + 36 x 18 = 54 STALLS
LONG TERM:	142 UNITS / 4 + 36 x 18 = 54 STALLS
LOT 9, BUILDING 9:	76 UNITS / 4 + 19 x 05 = 10 STALLS
SHORT TERM:	76 UNITS / 4 + 19 x 9 = 28 STALLS
LONG TERM:	76 UNITS / 4 + 19 x 9 = 28 STALLS
LOT 10, CLUBHOUSE:	1 STALL
SHORT TERM:	1 STALL
LONG TERM:	1 STALL

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

LOT 1:	150 x 240 = 36,000 SF.
LOT 2:	150 x 116 = 26,400 SF.
LOT 3:	150 x 154 = 23,100 SF.
LOT 4:	150 x 42 = 6,300 SF.
LOT 5:	150 x 160 = 24,000 SF.
LOT 6:	150 x 160 = 24,000 SF.
LOT 7:	NA
LOT 8:	150 x 142 = 21,300 SF.
LOT 9:	150 x 76 = 11,400 SF.
LOT 10:	NA
TOTAL:	172,500 SF.

GENERAL DATA

PARCEL NUMBER:	1210440103, 1210443100, 12104440100
LEGAL:	SECTION 4, TOWNSHIP 11 N, RANGE 2 W WM.
OWNER:	FOURTH STREET HOUSING, LLC
APPLICANT:	FOURTH STREET HOUSING, LLC PO BOX 159 ARLINGTON, WA 98223 CITY OF TUMWATER CITY OF TUMWATER
WATER:	PUGET SOUND ENERGY
SEWER:	COMCAST, CENTURYLINK, WAVE
POWER / GAS:	WASTE CONNECTIONS (LEMAY)
CABLE / PHONE:	GC6
REFUSE COLLECTION:	YES - NFPA 13
ZONE:	YES
FIRE SPRINKLER:	R-2
FIRE ALARM:	VA
OCCUPANCY:	65'
TYPE OF CONSTRUCTION:	2018 IBC
BUILDING HEIGHT:	
CODE:	
PARKING:	TOTAL 1354 STALLS 1220 STALLS REQUIRED 1083 STANDARD STALLS 33 STRUCTURED PARKING STALLS 6 GARAGE STALLS 232 COMPACT STALLS EV INFRASTRUCTURE (1354 x 20 = 271 STATIONS)

SITE AREAS

SITE AREA:	1,099,329 SF.
ROW DEDICATION:	105,121 SF.
REMAINING SITE AREA:	994,208 SF.
BUILDING FOOTPRINT:	263,245 SF.
TOTAL BUILDING AREA:	1,088,511 SF.
TOTAL LANDSCAPING:	263,598 SF. (27%)
LANDSCAPING REQUIRED:	143,220 SF. (15%)
PAVING AREA:	420,071 SF.
TOTAL IMPERVIOUS AREA:	131,204 SF. (13%)
MAXIMUM IMPERVIOUS:	845,582 SF. (85%)
FAR CALC:	1,088,511 / 994,208 = 1.09
DENSITY:	1150 UNITS / 228 ACRES = 50.4 UNITS / ACRE

ROW AREA

ROW AREA:	105,121 SF.
ROW LANDSCAPING:	30,015 SF.
ROW PAVING:	50,386 SF.
ROW SIDEWALK:	2416 SF.
ROW TOTAL IMPERVIOUS:	75,102 SF.

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS:	1150
OPEN SPACE REQUIRED:	172,500 SF. (1150 UNITS x 150 SF.)
OPEN SPACE PROVIDED:	210,050 SF.
ACTIVE OPEN SPACE:	139,314 SF.
PASSIVE OPEN SPACE:	70,736 SF.

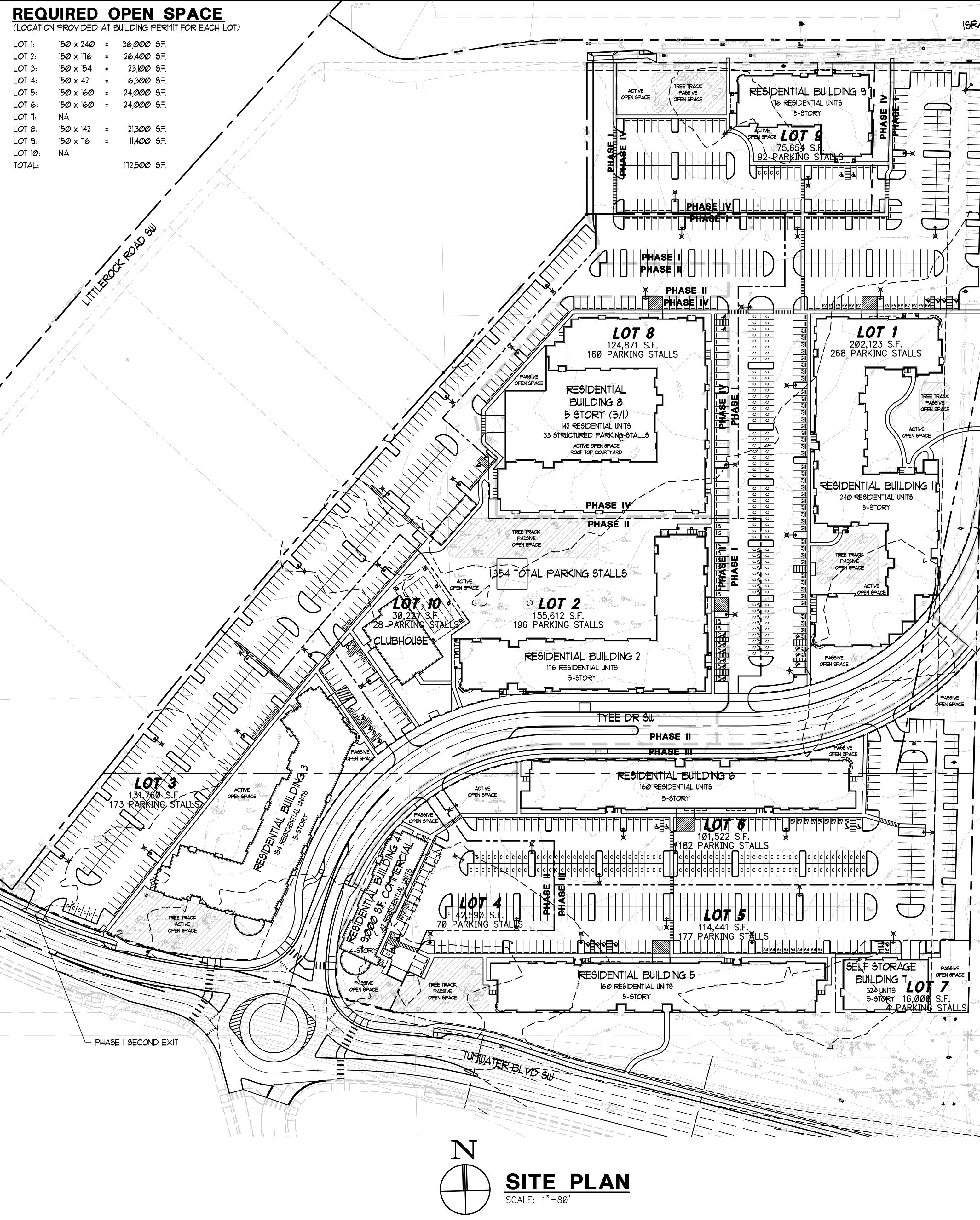
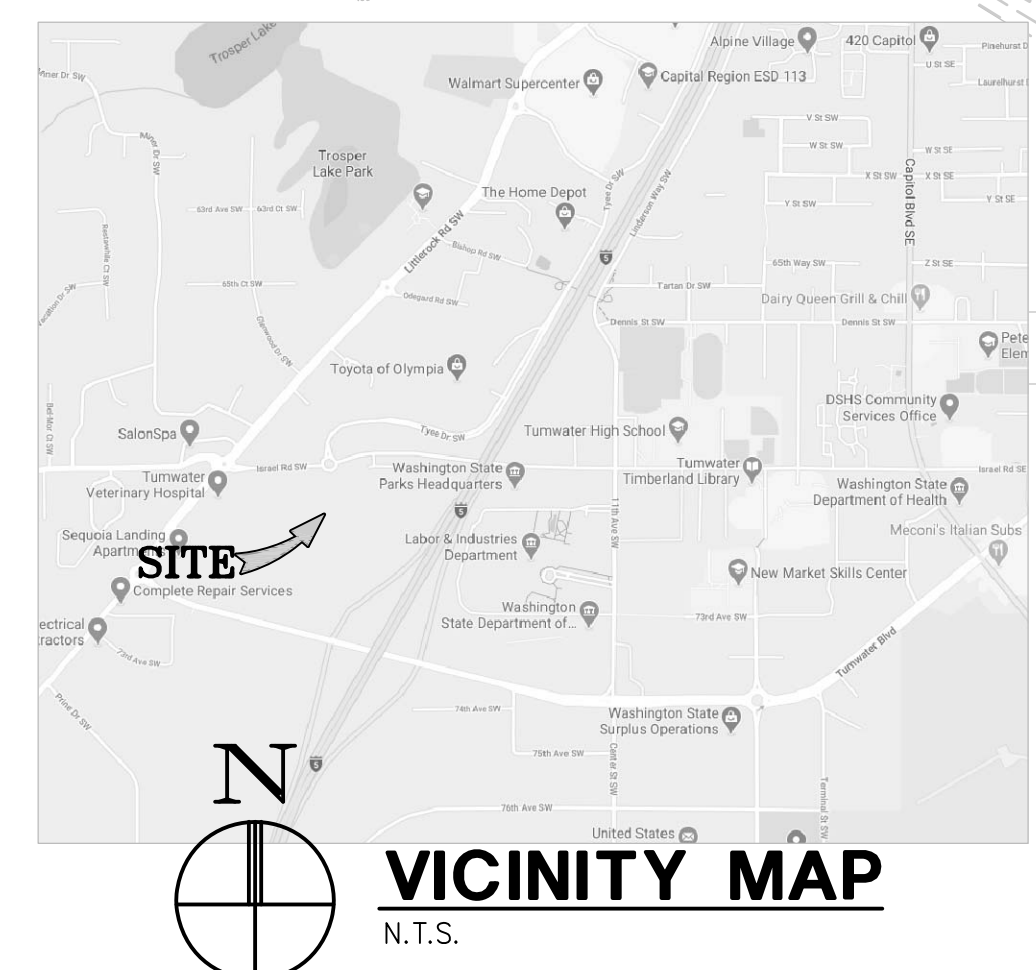
PARKING PROVIDED:

LOT 1:	268 STALLS (54) EV STALLS
LOT 2:	196 STALLS (39) EV STALLS
LOT 3:	173 STALLS (35) EV STALLS
LOT 4:	70 STALLS (14) EV STALLS
LOT 5:	177 STALLS (35) EV STALLS
LOT 6:	184 STALLS (37) EV STALLS
LOT 7:	4 STALLS (1) EV STALLS
LOT 8:	160 STALLS (32) EV STALLS IN GARAGE
LOT 9:	92 STALLS (18) EV STALLS
LOT 10:	28 STALLS (6) EV STALLS
TOTAL:	1354 STALLS (271) EV STALLS

BUILDING AREA:

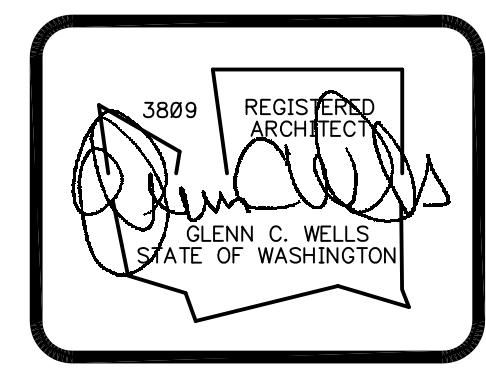
	BUILDING FOOTPRINT:	FLOOR AREA:
LOT 1:	45,848 SF.	271,901 SF.
LOT 2: BUILDING 2:	31,049 SF.	154,181 SF.
GARAGE:	1,440 SF.	1,440 SF.
LOT 3:	28,242 SF.	139,334 SF.
LOT 4:	12,162 SF.	48,561 SF.
LOT 5:	21,533 SF.	131,665 SF.
LOT 6:	21,491 SF.	131,485 SF.
LOT 7:	1,662 SF.	3920 SF.
LOT 8:	62,233 SF.	219,845 SF.
LOT 9:	14,486 SF.	72,430 SF.
LOT 10:	10,493 SF.	10,493 SF. INCLUDING POOL
TOTAL:	263,245 SF.	1,088,511 SF.

UNIT MIX	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 8	BLDG. 9	TOTAL
3 BED	25	15	14	3	10	10	9	5	91
2 BED w/ DEN	15	20	25	6	28	28	12	7	140
2 BED / 2 BATH	68	22	15	3	18	18	17	9	168
2 BED / 1 BATH	1	-	-	-	-	-	-	-	1
1 BED w/ DEN	39	35	19	12	14	14	19	10	163
1 BED	23	40	28	9	41	41	29	15	226
STUDIO w/ DEN	44	29	25	-	20	20	34	18	190
STUDIO	25	17	28	9	29	29	22	12	171
TOTAL UNITS	240	176	154	42	160	160	142	76	1150



**SITE PLAN**  
SCALE: 1"=80'

**GLENN WELLS ARCHITECT**  
324 WEST BAY DRIVE NW  
SUITE 214  
OLYMPIA, WA 98502  
(360) 239-5971  
glennwellsarchitect@gmail.com



date: 05-25-22  
drawn: R.C.T.  
checked: G.C.W.

city issue:  
08-17-22 FINAL SITE PLAN REVIEW  
11-15-22 BINDING SITE PLAN REVIEW  
12-05-22 ARCHITECTURAL SITE PLAN  
11-28-22 BINDING SITE PLAN REVIEW  
revisions: 11-21-23

title: **SITE PLAN YORKSHIRE**  
TYE DRIVE  
TUMWATER, WASHINGTON

sheet no. **SP1.0**