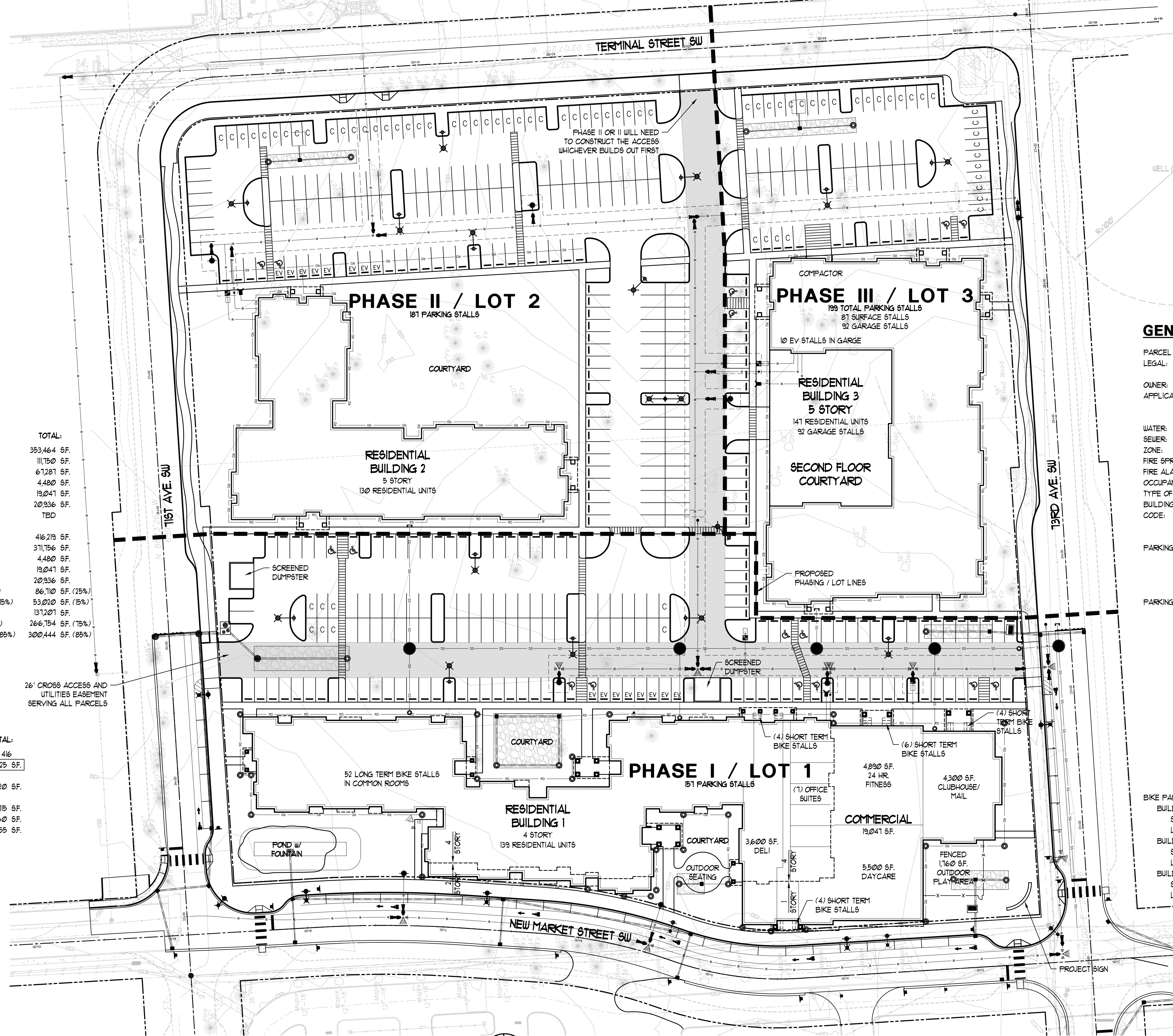


Exhibit 2

NEW MARKET



SITE AREA CALCULATIONS

SITE AREA (BEFORE ROW DEDICATION): 411,514 SF.
 ROW DEDICATION: 64,050 SF.
 SITE AREA (BEFORE ROW DEDICATION): 353,464 SF.

	PHASE I	PHASE II	PHASE III	TOTAL:
TOTAL SITE AREA:	148,446 SF.	124,023 SF.	80,995 SF.	353,464 SF.
BUILDING FOOTPRINT:	51,093 SF.	21,960 SF.	30,609 SF.	111,750 SF.
RESIDENTIAL FOOTPRINT:	21,566 SF.	21,960 SF.	11,153 SF.	61,281 SF.
CLUB HOUSE:	4,480 SF.	0 SF.	0 SF.	4,480 SF.
COMMERCIAL FOOTPRINT:	19,041 SF.	0 SF.	0 SF.	19,041 SF.
PARKING GARAGE FOOTPRINT:	0 SF.	0 SF.	20,936 SF.	20,936 SF.
COVERED ENTRIES:	2,313 SF.	TBD	TBD	TBD
(NOT INCLUDE IN BUILDING FOOTPRINT)				
TOTAL BUILDING AREA:	153,542 SF.	109,840 SF.	152,831 SF.	416,219 SF.
RESIDENTIAL AREA:	130,075 SF.	109,840 SF.	131,901 SF.	371,756 SF.
CLUB HOUSE:	4,480 SF.	0 SF.	0 SF.	4,480 SF.
COMMERCIAL AREA:	19,041 SF.	0 SF.	0 SF.	19,041 SF.
PARKING GARAGE AREA:	0 SF.	0 SF.	20,936 SF.	20,936 SF.
TOTAL LANDSCAPING:	34,953 SF. (24%)	36,941 (30%)	14,816 (18%)	86,710 SF. (25%)
LANDSCAPING REQUIRED:	22,261 SF. (15%)	18,603 SF. (15%)	12,149 SF. (15%)	53,020 SF. (15%)
PAVING AREA:	54,306 SF.	59,791 SF.	23,104 SF.	137,201 SF.
TOTAL IMPERVIOUS AREA:	113,433 SF. (16%)	81,082 (10%)	66,179 (82%)	266,754 SF. (15%)
MAXIMUM IMPERVIOUS:	126,179 SF. (85%)	105,420 SF. (85%)	68,846 SF. (85%)	300,444 SF. (85%)
FAR CALC.:	416,219 / 353,464 = 118			
DENSITY:	416 UNITS / 811 ACRES = 51 UNITS / ACRE			
MINIMUM FIRST FLOOR COMMERCIAL CALCULATION:	51,093 + 21,960 + 11,153 = 90,814 19,041 / 90,814 = 21% OK			

OPEN SPACE CALCULATIONS

	PHASE I	PHASE II	PHASE III	TOTAL:
RESIDENTIAL UNITS:	139	130	141	416
OPEN SPACE REQUIRED:	24,575 SF.	19,500 SF.	22,050 SF.	66,125 SF.
(UNITS x 150 SF.) ADD (1% COMM. + 1% SITE) FOR COMMERCIAL SPACES				
OPEN SPACE PROVIDED:	22,261 SF.	18,604 SF.	12,149 SF.	53,020 SF.
(PHASE AREA x 15%)				
OPEN SPACE PROVIDED:	25,535 SF.	26,401 SF.	11,179 SF.	63,115 SF.
ACTIVE OPEN SPACE:	15,060 SF.	12,000 SF.	9,000 SF.	36,060 SF.
PASSIVE OPEN SPACE:	10,475 SF.	14,401 SF.	8,179 SF.	33,055 SF.

UNIT MIX	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
3 BED / 2 BATH w/ DEN	1	-	-	1
3 BED / 2 BATH	4	10	14	28
2 BED / 2 BATH w/ DEN	26	14	13	53
2 BED / 2 BATH	32	34	19	85
1 BED / 1 BATH w/ DEN	37	5	38	80
1 BED / 1 BATH	17	24	21	62
STUDIO w/ DEN	15	20	24	59
STUDIO	7	23	18	48
TOTAL UNITS	139	130	147	416

ADA TYPE A UNITS	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
3 BED UNITS	1	1	1	3
2 BED UNITS	2	2	2	6
1 BED UNITS	2	2	3	7
STUDIOS	2	2	2	6
TOTAL UNITS	7	7	8	22

SITE PLAN
SCALE: 1"=40'

GENERAL DATA

PARCEL NUMBER:	0210500000
LEGAL:	SECTION 03 TOWNSHIP 11 RANGE 2W PLAT WEST BRIGHTON PARK 001019
OWNER:	BLK 15 TR A BLA001406TU 332181
APPLICANT:	VINE STREET INVESTORS LLC
	BOB WOOLF
	6808 HAWKS PRAIRIE ROAD NE
	OLYMPIA, WA 98516
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
ZONE:	TC - TOWN CENTER
FIRE SPRINKLER:	YES - NFPA 13
FIRE ALARM:	R-2
OCCUPANCY:	VA
TYPE OF CONSTRUCTION:	BUILDING 1 = 50' BUILDING 2 & 3 = 62'
BUILDING HEIGHT:	2010 IBC FOR PHASE I AND MOST CURRENT CODE FOR PHASE II AND PHASE III BUILDINGS.
CODE:	
PARKING:	TOTAL 519 STALLS 481 STALLS REQUIRED
	351 STANDARD STALLS
	92 STRUCTURED PARKING STALLS
	76 COMPACT STALLS
	EV INFRASTRUCTURE (519 x 25 = 26 STATIONS)
PARKING CALCULATION:	
PHASE I:	(134) STUDIOS, 1 BEDROOM x 2 BEDROOM x 1 STALL = 134 STALLS (PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP)
	(5) 3 BEDROOM x 2 STALL = 10 STALLS
	+ 1 GUEST FOR EVERY 10 UNITS = 14 STALLS
	158 x 0.9 = 143 STALLS REQUIRED < 151 OK
PHASE I & II:	(254) STUDIOS, 1 BEDROOM x 2 BEDROOM x 1 STALL = 254 STALLS (PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP)
	(15) 3 BEDROOM x 2 STALL = 30 STALLS
	+ 1 GUEST FOR EVERY 10 UNITS = 21 STALLS
	311 STALLS REQUIRED < 344 OK
ALL PHASE:	(387) STUDIOS, 1 BEDROOM x 2 BEDROOM x 1 STALL = 387 STALLS (PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP)
	(29) 3 BEDROOM x 2 STALL = 58 STALLS
	+ 1 GUEST FOR EVERY 10 UNITS = 42 STALLS
	487 STALLS REQUIRED < 519 OK
BIKE PARKING:	
BUILDING 1:	
SHORT TERM:	139 UNITS / 4 = 35 x 25 = 18 STALLS
LONG TERM:	139 UNITS / 4 = 35 + 11 = 52 STALLS
BUILDING 2:	
SHORT TERM:	130 UNITS / 4 = 33 x 25 = 17 STALLS
LONG TERM:	130 UNITS / 4 = 33 + 16 = 49 STALLS
BUILDING 3:	
SHORT TERM:	141 UNITS / 4 = 37 x 25 = 19 STALLS
LONG TERM:	141 UNITS / 4 = 37 + 18 = 55 STALLS

NOTE: A MUTUAL PARKING AGREEMENT AND PEDESTRIAN ACCESS EASEMENT SHALL BE RECORDED AS PART OF THE FINAL BINDING SITE PLAN.

NOTE: DEDICATION OF ALL RIGHT-OF-WAY (NEW MARKET STREET SW, 181 AVE SW, 13RD AVE SW AND TERMINAL STREET SW) TO BE WITH PHASE I

GLENN WELLS ARCHITECT

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3809 REGISTERED ARCHITECT

GLENN C. WELLS
STATE OF WASHINGTON
EXP. 10-18-24

date:	10-20-22
drawn:	R.C.T.
checked:	G.C.W.

city issue:	08-20-24
revisions:	-

title:	BINDING SITE PLAN NEW MARKET NEW MARKET STREET AND 73RD AVENUE TUMWATER, WASHINGTON	sheet no.	SP1.0
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W:\Commercial\Clients\Glenn Wells - New Market Apartments\21029-SP01.0 24 x 36 BINDING SITE PLAN.dwg, 8/20/2024 8:18:56 AM, TODD JACKSON Drafting Services (360) 956-0885