



**SITE AREAS**

PROPOSED IBC CONSTRUCTION TYPE:  
 BUILDING A - TYPE V-B  
 BUILDINGS B-G - TYPE II-B

NUMBER OF PARKING SPACES:  
 WEST CREW/SECURE PARKING - 17  
 WEST STAFF/VISITOR PARKING - 44  
 EAST EMPLOYEE PARKING - 44  
 EAST FUTURE PARKING - 50  
 TOTAL PARKING SPACE COUNT - 155

PERCENT OF SITE COVERED WITH IMPERVIOUS SURFACES  
 PARCEL 12712320400: 78.5%  
 PARKING LOT PORTION OF PARCEL 12712320300: 0.41%

ZONING: GENERAL COMMERCIAL

**ROW AREAS**

ROW AREA: 25.22 ACRES  
 ROW LANDSCAPING: 5.87 ACRES  
 ROW PAVING AREA: 8.16 ACRES  
 ROW SIDEWALK: 0.39 ACRES  
 ROW TOTAL IMPERVIOUS AREA: 8.55 ACRES

**PARKING PROVIDED**

LONG TERM: 1  
 SHORT TERM: 2

**GROSS BUILDING AREAS**

BUILDING A	
EXTERIOR COVERED AREA	2,997 SF
GROUP A-2	805 SF
GROUP B	8,353 SF
	12,155 SF
BUILDING B	
GROUP B	1,171 SF
GROUP S-1	12,022 SF
	13,193 SF
BUILDING C	
GROUP S-2	4,218 SF
GROUP S-1	9,739 SF
GROUP S-1	123 SF
	14,080 SF
BUILDING D	
GROUP S-2	10,964 SF
	10,964 SF
BUILDING E	
GROUP B	456 SF
GROUP S-1	1,374 SF
GROUP S-2	2,103 SF
	3,933 SF
BUILDING F	
GROUP S-1	11,284 SF
	11,284 SF
BUILDING G	
GROUP S-2	4,720 SF
	4,720 SF
GRAND TOTAL	70,329 SF

**PROPERTY DATA**

NEW PROPERTY ADDRESS:  
 BUILDING A: 1360 79TH AVE SE, TUMWATER, WA 98501  
 BUILDING B-G: 1360 79TH AVE SE, BLDG B-G

WEST PARCEL CURRENT ADDRESS:  
 7842 TRAILS END DR SE, TUMWATER, WA 98501

WEST PARCEL IDENTIFICATION #: 12712320400

EAST PARCEL CURRENT ADDRESS:  
 1500 79TH AVE SE, TUMWATER, WA 98501

EAST PARCEL IDENTIFICATION #: 12712320300  
 LOT NUMBER:

WEST PARCEL SIZE: 302,450 SF (6.94 ACRES)  
 EAST PARCEL SIZE: 28,460 SF (.65 ACRES)

GENERAL COMMERCIAL ZONE: 18.22  
 PERMITTED USE: 18.22.020E

WEST PARCEL TOTAL ACRES: +/- 6.6  
 IMPERVIOUS AREA: .8 ACRES - 66.1%  
 PERVIOUS AREA: .41 ACRES - 33.9%

EAST PARCEL TOTAL ACRES: +/- 1.21 ACRES  
 IMPERVIOUS AREA: .8 ACRES - 66.1%  
 PERVIOUS AREA: .41 ACRES - 33.9%

MAXIMUM STRUCTURE HEIGHT: 65'

NEW DEVELOPMENTS WITH NON-RESIDENTIAL USES ON SITES WITH A TOTAL SITE AREA GREATER THAN 1 ACRE MUST PROVIDE OPEN SPACE EQUAL TO AT LEAST 1% OF THE GROUND FLOOR NON-RESIDENTIAL BUILDING FOOTPRINT PLUS 1% OF THE 'SITE AREA'.

SIGNAGE REQUIRES SEPARATE PERMIT

**GENERAL DATA**

WATER:  
 SEWER:  
 POWER/GAS:  
 CABLE/PHONE:  
 REFUSE COLLECTION:  
 BUILDING HEIGHT:

CITY OF TUMWATER  
 CITY OF TUMWATER  
 PUGET SOUND ENERGY  
 COMCAST, CENTURYLINK, WAVE  
 WASTE COLLECTION, (LEMAY)  
 65'

BREAK LINE - SEE BELOW

**16,080.070 (R) TREE RETENTION/REPLACEMENT**

WEST PARCEL  
 12 TREE PER ACRE (6.73 TREES 12) = 81 TREES REQUIRED  
 REPLACEMENT TREES PROVIDED = 108 TREES PROVIDED

EAST PARCEL  
 12 TREE PER ACRE (0.65 TREES 12) = 8 TREES REQUIRED  
 REPLACEMENT TREES PROVIDED = 19 TREES PROVIDED

**PARKING ANALYSIS (ALL BUILDINGS)**

PARKING STALL COUNT	REQUIRED BY TUMWATER MUNICIPAL CODE 18.50.070 (A)	PROVIDED	NOTES
PUBLIC STALLS FOR VISITORS & STAFF PARKING (9'X18' MIN SIZE) ON WEST AND EAST PARCELS	3.5 STALLS PER 1,000 SF HEATED OFFICE SPACE (A/B OCCUPANCY) = 10,573 SF = 37 REQUIRED STALLS 5-1/2-2 WAREHOUSE/ STORAGE REQUIRES 18 SPACES FOR FIRST 20K SF + ADD'L 0.5 FOR EACH ADD'L 2,000 SF = 31,827 SF OR 26 REQUIRED STALLS 63 REQUIRED	84	INCLUDES HEATED A & B OFFICE SPACE (10,573 SF) INCLUDES HEATED S-1/S-2 ENCLOSED SPACE (31,827 SF)
BARRIER FREE 9X18 (BF)	4 (INCLUDED IN TOTAL)	4	PER 2018 IBC TABLE 1106.1 (INCLUDED IN TOTAL PARKING PROVIDED)
<b>TOTAL PARKING</b>	<b>63</b>	<b>88</b>	
ELECTRIC CHARGING STATIONS (EV) (INFASTRUCTURE ONLY)	10%(55)=6 (EV) 10%(4 BF)=1 (EV) = 7 REQ'D	7	10% OF TOTAL PARKING SPACES AND 10% OF BF PARKING SPACES (PER WAC 51-50-0429)
REQUIRED BICYCLE PARKING SPACES	2 SHORT TERM 1 LONG TERM	2 1	SEE KEY TAG S23 SEE KEY TAG S24

BREAK LINE - SEE ABOVE

