

**SITE INFORMATION**

ADDRESS 4TH - EXISTING MONTGOMERY WARD BUILDING	
EXISTING SITE CONDITIONS:	
SITE AREA =	7,214 SF
LANDSCAPE AREA (PERVIOUS) =	0 SF
PAVED AREA (IMPERVIOUS) =	0 SF
BUILDING AREA (IMPERVIOUS) =	7,214 SF
EXISTING IMPERVIOUS COVERAGE =	100%
ADDRESS 5TH - NEW BUILDING	
EXISTING SITE CONDITIONS:	
SITE AREA =	14,430 SF
PAVED AREA (IMPERVIOUS) =	14,430 SF
BUILDING AREA (IMPERVIOUS) =	0 SF
LANDSCAPE AREA (PERVIOUS) =	0 SF
EXISTING IMPERVIOUS COVERAGE =	100%
NEW SITE CONDITIONS:	
NEW BUILDING FOOTPRINT (IMPERVIOUS) =	13,650 SF
PAVED AREA NOT COVERED (IMPERVIOUS) =	780 SF
LANDSCAPE AREA (PERVIOUS) =	0 SF
PERCENTAGE OF IMPERVIOUS COVERAGE =	100%

**PARKING SUMMARY**

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.040)  
DOWNTOWN IS EXEMPT FROM ALL PARKING REQUIREMENTS.

VEHICLE PARKING REQUIREMENTS - NONE REQUIRED	
ADDRESS 4TH (NOT REQUIRED (NR) PER OMC 18.38.160.C.1) =	0 SPACES
ADDRESS 5TH - SPACES PROVIDED =	25 SPACES

30% OF ALL SPACES CAN BE COMPACT=30% x 25 = 8 SPACES  
7 COMPACT SPACES PROVIDED (NOTED W/ 'C' AFTER NUMBER)

ACCESSIBLE PARKING PROVIDED = 2 SPACES  
(SEE SECTION 1106 ON SHEET A0.3)

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01)	
ADDRESS 4TH (0 REQ'D PER OMC 18.38.160.C.4) =	0 SPACES
ADDRESS 4TH TOTAL =	0 SPACES

ADDRESS 5TH (36 STUDIO UNITS @ 0/UNIT) =	0 SPACES
ADDRESS 5TH (12 1-BDRM UNITS @ 1/UNIT) =	12 SPACES
ADDRESS 5TH (RETAIL 2,000 SF @ NR<3,000 SF) =	0 SPACES
ADDRESS 5TH TOTAL (1 MINIMUM PER ABOVE) =	12 SPACES
SPACES PROVIDED (1 MINIMUM PER ABOVE) =	12 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS	
ADDRESS 4TH (0 REQ'D PER OMC 18.38.160.C.4) =	0 SPACES
ADDRESS 4TH TOTAL (0 REQ'D PER OMC 18.38.160.C.4) =	0 SPACES

ADDRESS 5TH (36 STUDIO UNITS @ 1/10 UNITS) =	3.6 SPACES
ADDRESS 5TH (12 1-BDRM UNITS @ 1/10 UNITS) =	1.2 SPACES
ADDRESS 5TH (RETAIL 2,000 SF @ NR<3,000 SF) =	0 SPACES
ADDRESS 5TH TOTAL =	4.8 SPACES
SPACES PROVIDED =	5 SPACES

**WASTE RESOURCES SUMMARY**

GOAL: COLLECT AND STORE WASTE FOR EAST HALF OF BLOCK.  
COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH  
ALLOCATE 50% TO RECYCLING, AND 50% TO GARBAGE

ADDRESS 4TH (MONTGOMERY WARD)	PER WEEK
(18) RESIDENTIAL UNITS @ 1 CY PER HOUSEHOLD / 4.33 =	4.16 CY
(11) WORK STUDIOS AND GALLERY SPACE @ 1/2 CY =	0.50 CY
(1) RESTAURANT =	2.00 CY
TOTAL =	6.76 CY

ADDRESS 5TH (ANNIE'S ARTIST FLATS)	PER WEEK
(48) RESIDENTIAL UNITS @ 1 CY PER HOUSEHOLD / 4.33 =	11.08 CY
RETAIL COMMERCIAL SPACE @ 2 CY =	2.00 CY
TOTAL =	13.08 CY

EXISTING COLLECTION - INCLUDES MONTGOMERY WARD BLDG (EXISTING WASTE LOCATED IN ALLEY BETWEEN LOTS)	PER WEEK
(4) 3 YARD DUMPSTERS	12.00 CY
(8) 95 GALLON CARTS (1 CY = 173 GALLONS DRY)	4.39 CY
TOTAL =	16.39 CY
TOTAL WASTE COLLECTED =	36.23 CY

37 CY x 50% = 18.5 CY TO GARBAGE, 18.5 CY TO RECYCLE

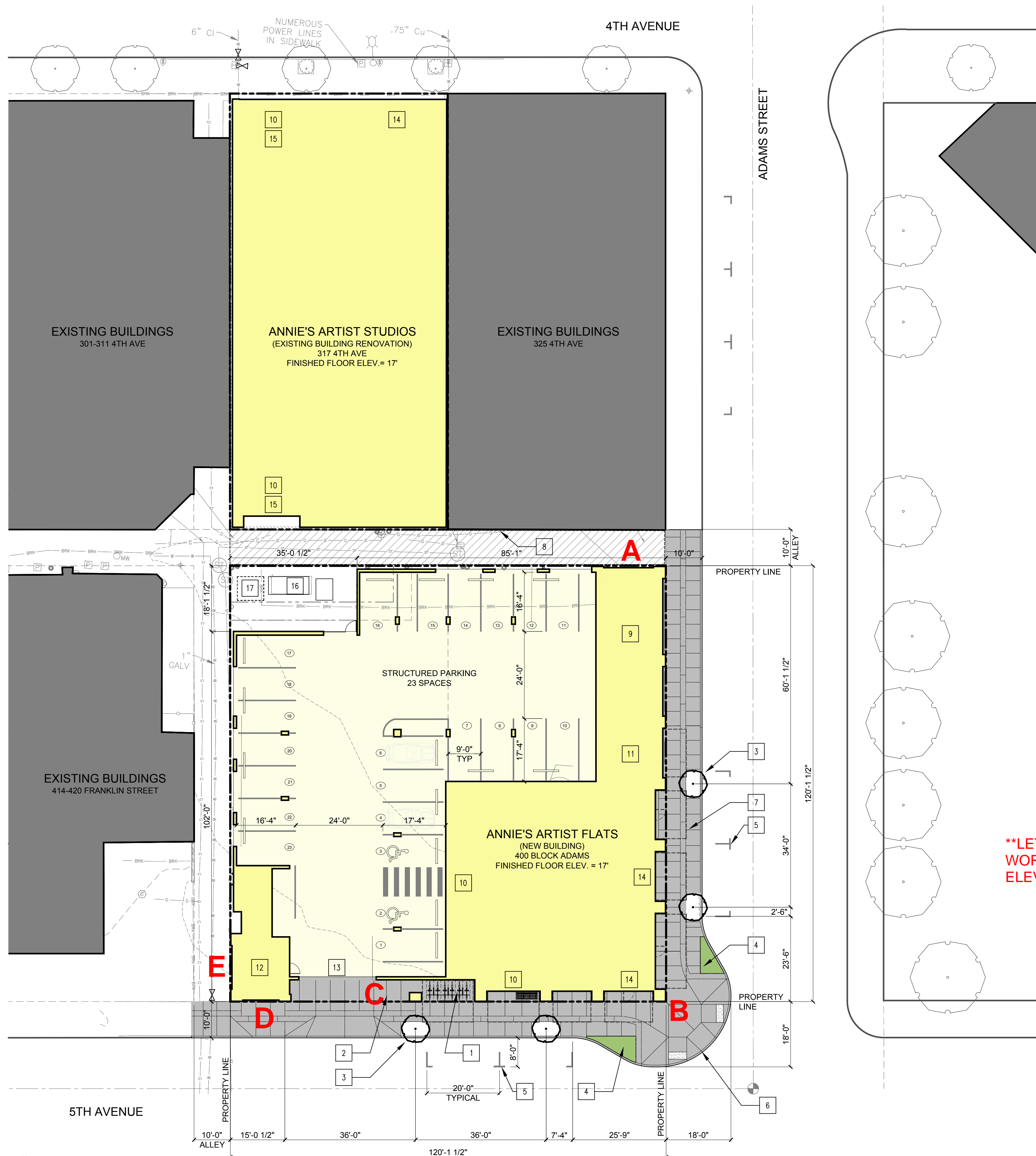
**CONTAINERS REQUIRED FOR GARBAGE - 3 YARD CONTAINERS USED FOR ALLEY COLLECTION**

18.5 CY / 3 CY = 6.17 ROUND UP = 7  
PROVIDE (7) 3 YARD CONTAINERS

**CONTAINERS REQUIRED FOR RECYCLING - SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING. CARDBOARD CONTAINERS ARE 4 YARD, OTHER RECYCLING USES 95 GALLON CARTS.**

18.5 CY / 2 = 9.25  
PROVIDE (3) 4 YARD CARDBOARD CONTAINERS

18.5 CY - 12 CY = 6.5 CY x 173 GALLONS/CY = 1,124.5 GALLONS / 95 GALLONS = 11.83 CARTS  
PROVIDE (12) 95 GALLON CARTS



**GENERAL SITE NOTES**

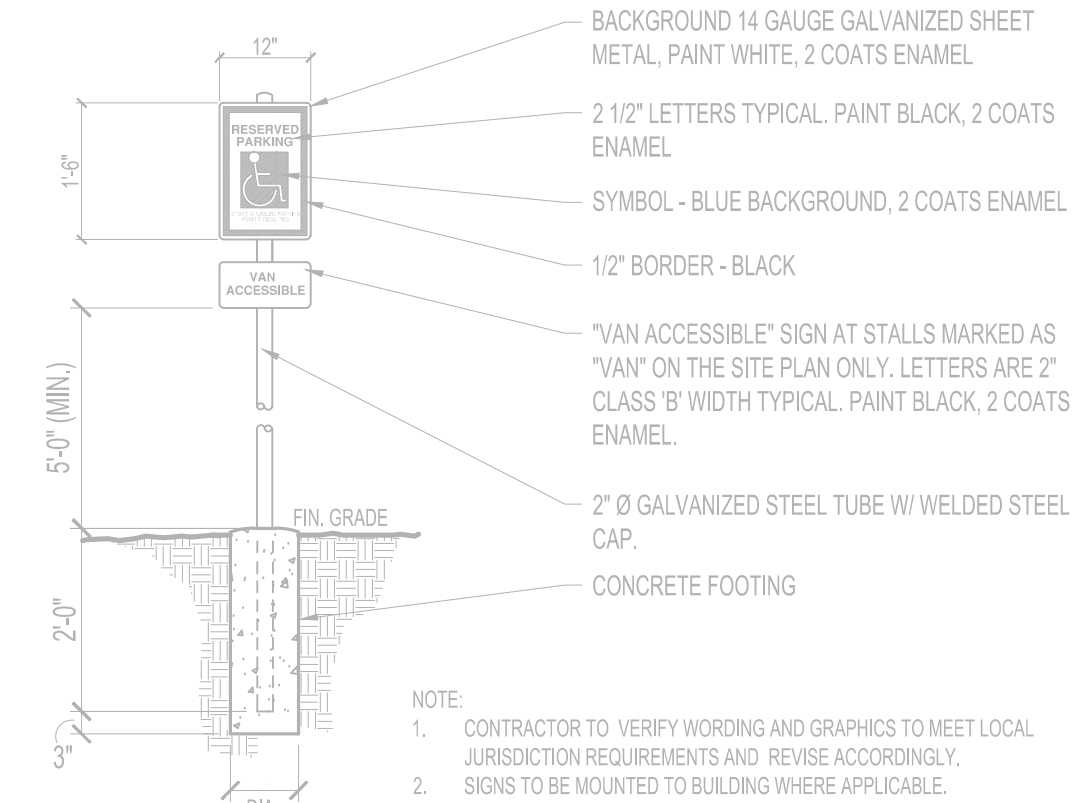
- THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT. SEE SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
- FOR LANDSCAPING, SEE SEPARATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
- NEW AND EXISTING BUILDING WILL BE SUBMITTED FOR SEPARATE BUILDING PERMITS.
- SEE FIRST FLOOR PLAN FOR ADDITIONAL SITE INFORMATION.

**SITE LEGEND**

- FOOT PRINT OF EXISTING BUILDINGS.
- FOOTPRINT OF PROJECT STRUCTURES. EXISTING AND NEW BUILDINGS SHALL BE SUBMITTED UNDER SEPARATE PERMITS.
- NEW BUILDING COVERED STRUCTURED PARKING
- NEW CONCRETE SIDEWALK PER ARCHITECTURAL AND CIVIL.
- SECTION OF ALLEY TO BE RE-GRADED AS REQUIRED AND REPAVED. SEE CIVIL.

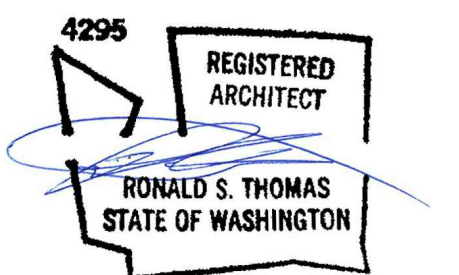
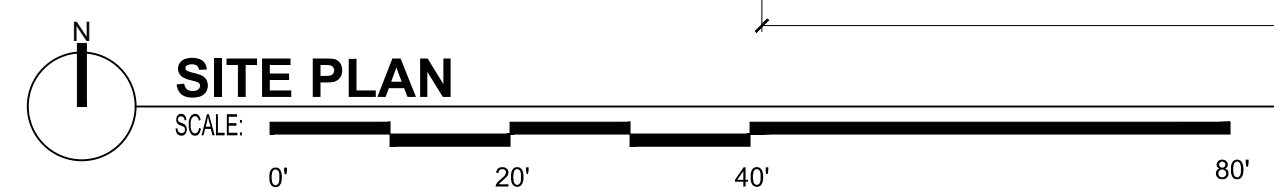
- SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR EQUAL. SEE SHEET A1.3.
- PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR: BLACK. SEE SHEET A1.4.
- NEW STREET TREES PER LANDSCAPE ARCHITECT. PROVIDE WITH MINIMUM 5' SQUARE TREE GRATE, EXAMPLE: URBAN ACCESSORIES OT-24
- NEW LANDSCAPING PER LANDSCAPE ARCHITECT.
- NEW CURBSIDE PARKING WITH 4" WIDE STRIPING AS SHOWN.
- NEW BULB OUT. SEE FIRST FLOOR PLAN AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- DASHED LINE OF CANOPY ABOVE, TYPICAL.
- EXISTING WINDOW BARS TO BE REMOUNTED CLOSER TO BUILDING TO ALLOW FOR CITY TRUCK ACCESS. COORDINATE WITH CITY.
- LOCATION OF WASTE COLLECTION. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- LOCATION OF ELECTRICAL / SPRINKLER ROOM. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- LOCATION OF LONG TERM BIKE STORAGE. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- LOCATION OF STRUCTURED PARKING ENTRY. SEE FIRST FLOOR PLAN.
- APPROXIMATE LOCATION OF COMMERCIAL/RETAIL SPACE ENTRY. SEE FIRST FLOOR PLAN.
- LOCATION OF ART GALLERY AND STUDIO ENTRY, SEE FLOOR PLANS.
- LOCATION OF EXISTING PSE IN-GROUND VAULTS, SEE CIVIL FOR ADDITIONAL INFORMATION.
- PROPOSED LOCATION FOR NEW ABOVE GROUND PSE VAULT, SEE CIVIL FOR ADDITIONAL INFORMATION.

**\*\*LETTERS IN RED INDICATE POTENTIAL ART WORK LOCATIONS, SEE FIRST FLOOR PLAN AND ELEVATIONS FOR ADDITIONAL INFORMATION.**



**1 SITE - ACCESSIBLE SIGNS**

- NOTE:
- CONTRACTOR TO VERIFY WORDING AND GRAPHICS TO MEET LOCAL JURISDICTION REQUIREMENTS AND REVISE ACCORDINGLY.
  - SIGNS TO BE MOUNTED TO BUILDING WHERE APPLICABLE.



Urban Olympia 4  
**ANNIE'S ARTIST FLATS**  
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515  
**BUILDING PERMIT**  
OCTOBER 09, 2017

**SITE PLAN - FULL**  
**ART LOCATIONS**

**A1.1**

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