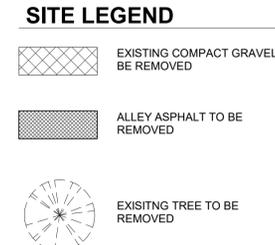
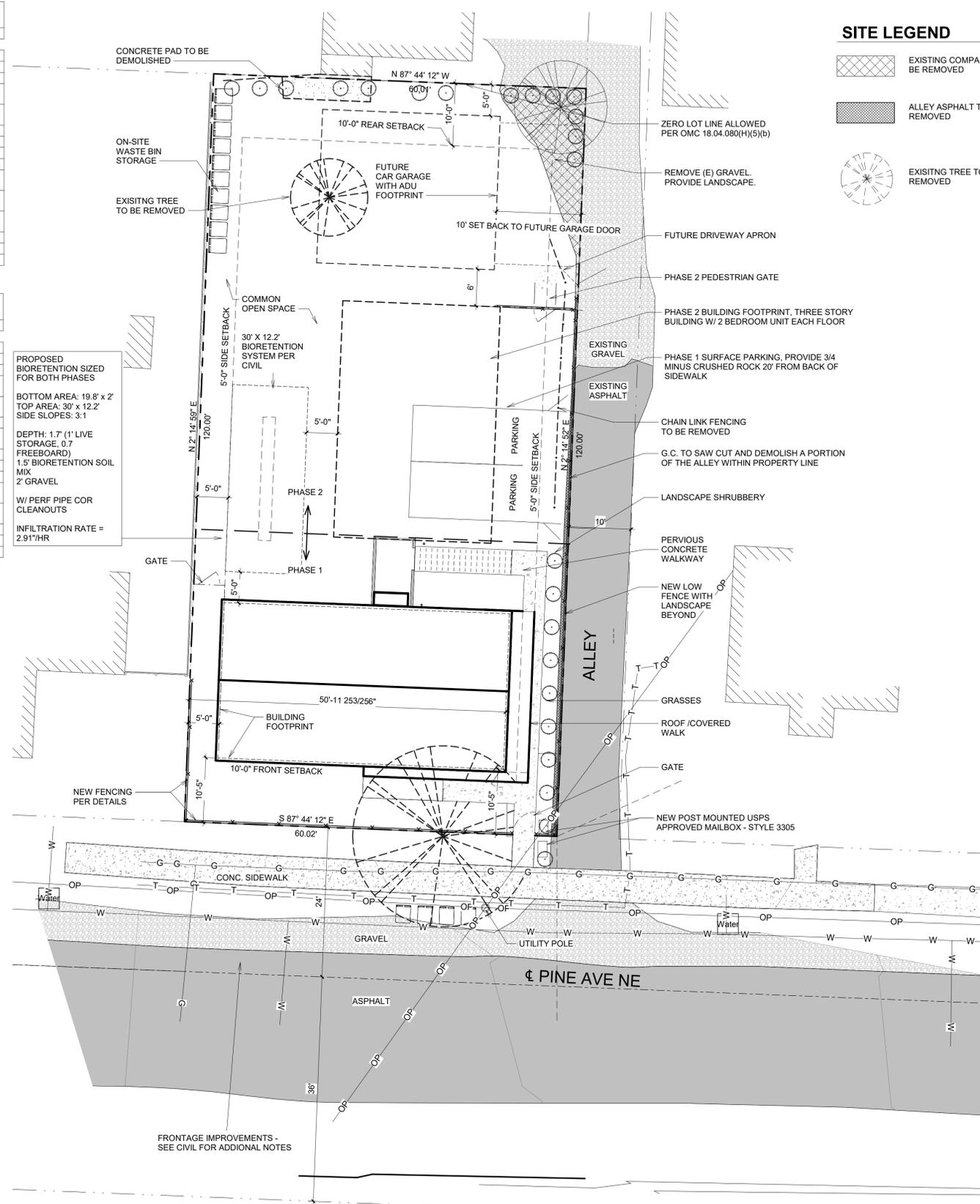


DEVELOPMENT STANDARDS PHASE 1				
ITEM	EXISTING	PROPOSED	TOTAL	COMMENTS
NUMBER OF BUILDINGS	0	1	1	
BUILDING HEIGHT	0	25'-11"	25'-11"	
NUMBER OF BUILDING STORIES	0	2	2	
GROSS FLOOR AREA - GROUND FLOOR (SQ. FT.)	0	1,086	1,086	
GROSS FLOOR AREA - SECOND FLOOR (SQ. FT.)	0	1,086	1,086	
REMAINING FLOORS	N/A	N/A	N/A	
GROSS FLOOR AREA OF BUILDING (SQ. FT.)	0	2,172	2,172	
LANDSCAPING AREAS (SQ. FT.)	0	TBD	TBD	SOIL AND VEGETATION PLAN REQ'D
IMPERVIOUS AREAS (SQ. FT.)	0	1,448	1,448	
HARD SURFACE AREAS (SQ. FT.)	0	700	700	PERVIOUS CONCRETE DRIVEWAY, SIDEWALK, PARKING
SOILS AND VEGETATION PROTECTIONS AREAS (SQ. FT.)	0	0	0	
PUBLIC STREETS OR PRIVATE TO BE DEVELOPED (SQ. FT.)	0	0	0	
BICYCLE PARKING - LONG TERM	0	1 PER UNIT	2	
BICYCLE PARKING - SHORT TERM	0	2	2	LOCATION TBD
VEHICLE PARKING STALLS	0	2	2	

DEVELOPMENT STANDARDS FUTURE PHASES				
ITEM	EXISTING	PROPOSED	TOTAL	COMMENTS
NUMBER OF BUILDINGS	SEE PHASE 1	2	3	
BUILDING HEIGHT		37'-3"	37'-3"	DADU OVER GARAGE HEIGHT: 24'
NUMBER OF BUILDING STORIES		3	3	
GROSS FLOOR AREA - GROUND FLOOR (SQ. FT.)		895	1,981	
GROSS FLOOR AREA - SECOND FLOOR (SQ. FT.)		1,574	2,660	DADU OVER GARAGE AREA: 705 SQ. FT.
REMAINING FLOORS		869	869	THIRD LEVEL OF FUTURE BUILDING
GROSS FLOOR AREA OF BUILDING (SQ. FT.)		3,338	5,510	
LANDSCAPING AREAS (SQ. FT.)		TBD	TBD	
IMPERVIOUS AREAS (SQ. FT.)		1,849	3,297	
HARD SURFACE AREAS (SQ. FT.)		243	943	
SOILS AND VEGETATIONS PROTECTIONS AREAS (SQ. FT.)		0	0	
PUBLIC STREETS OR PRIVATE TO BE DEVELOPED (SQ. FT.)		0	0	
BICYCLE PARKING - LONG TERM		1 PER UNIT	6	
BICYCLE PARKING - SHORT TERM		2	2	
VEHICLE PARKING STALLS		6	6	1 ADA COMPLIANT PARKING SPOT



**SITE DATA**

PARCEL: 52105500700  
 ADDRESS: 1610 PINE AVE NE, OLYMPIA, WA 98506  
 JURISDICTION: CITY OF OLYMPIA, WA  
 ZONING: R 6-12  
 LOT SIZE: 7,196 SF (0.17 AC) - PER THURSTON CO  
 7,202 SF (0.17 AC) - PER SURVEYOR  
 LEGAL DESCRIPTION: SECTION 13 TOWNSHIP 18 RANGE 2W PLAT HALES PC SUBDIVISION SS-5153 TR B DOCUMENT 009/080

SPRINKLERED: FRONT: 20' EXCEPT 10' WITH SIDE OR REAR PARKING  
 SETBACKS: REAR: 20'  
 SIDE: 5' STANDARD, 10' ALONG FLANKING STREETS  
 MAXIMUM IMPERVIOUS SURFACE: (55% IF ≤ 25 AC) 3,957.8 SF PER THURSTON CO 3,961 SF PER SURVEY  
 MAXIMUM HARD SURFACE: (65% IF ≤ 25 AC) 4,677 SF PER THURSTON CO 4,681 SF PER SURVEY

**EXISTING AREAS**

EXISTING AREA: FLAT UN-BUILT LOT  
 AREA TO BE DEMOLISHED: NONE

**PROPOSED AREAS**

NEW TOTAL BUILDING COVERAGE PHASE 1:  
 - RESIDENCE = 1,339 SF

NEW TOTAL IMPERVIOUS COVERAGE PHASE 1:  
 - RESIDENCE = 1,448 SF

HARD SURFACES COVERAGE PHASE 1:  
 - DRIVEWAY / PARKING / SIDEWALK = 700 SF

TOTAL SURFACES COVERAGE PHASE 1: 2,148 SF  
 TOTAL ALLOWED SURFACES COVERAGE PHASE 1: 4,681 SF

NEW TOTAL BUILDING COVERAGE FUTURE PHASE:  
 - RESIDENCE, GARAGE ADU = 3,179 SF

NEW TOTAL IMPERVIOUS COVERAGE FUTURE PHASE:  
 - RESIDENCE = 3,297 SF

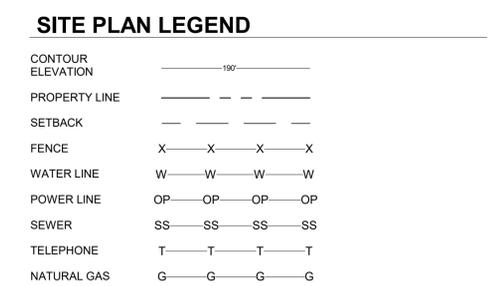
HARD SURFACES COVERAGE FUTURE PHASE:  
 - DRIVEWAY / PARKING / SIDEWALK = 943 SF

TOTAL SURFACES COVERAGE FUTURE PHASE: 4,240 SF  
 TOTAL ALLOWED SURFACES COVERAGE FUTURE PHASE: 4,681 SF

OPEN SPACE REQUIREMENTS:  
 SHARED COMMON SPACE AT LEAST 10' IN ONE DIRECTION WITH GRADE LESS THAN 10%  
 OPEN SPACE PROVIDED = 3,067 SF

**SITE PLAN DISCLAIMER**

NOTE: INFORMATION SHOWN ON DOCUMENT SET HAS BEEN GATHERED FROM A COMBINATION OF PUBLIC SOURCES, SITE OBSERVATIONS, AND 3RD PARTIES. ALL INFORMATION NOTED IS SUBJECT TO VERIFICATION. ARTISANS GROUP ARCHITECTURE AND PLANNING ASSUMES NO RESPONSIBILITY FOR SURVEYING SITE STRUCTURES, BUILDING ORIENTATION, AND/OR SIZE OF FEATURES NOTED ON PLANS, PROPERTY LINES, FEATURES, AND STRUCTURES TO BE FIELD VERIFIED BY SURVEYOR OR GENERAL CONTRACTOR.



**WASTE RESOURCE SUMMARY**

GOAL: COLLECT AND STORE WASTE FOR RESIDENTIAL TENANTS COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH ALLOCATE 60% TO RECYCLING AND 40% TO GARBAGE

WASTE COLLECTION PER WEEK: ONCE IN A WEEK

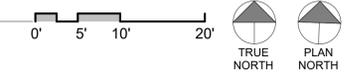
(4) RESIDENTIAL UNITS @ 1.25 CY PER HOUSEHOLD / 4.33 = 5 CY TOTAL  
 5 CY X 60%/40% = 3 CY TO RECYCLE, 2 CY TO GARBAGE

GARBAGE TO BE PROVIDED IN 95 GALLON CARTS  
 2 CY = 404 GALLONS / 95 GALLONS = 4.2 CARTS  
 (5) 95 GALLON CARTS PROVIDED

RECYCLING TO BE PROVIDED IN 95 GALLON CARTS  
 202 GALLONS = 1 CY 3CY = 606 GALLONS / 95 = 6.4 CARTS  
 (6) 95 GALLON CARTS REQUIRED  
 (1) COMPOST CART PROVIDED

PROVIDE 1 GARBAGE AND 1 RECYCLE 95 GALLON CART PER HOUSEHOLD INSTEAD FOR A TOTAL OF (8) 95 GALLON CARTS PLUS 1 95 GALLON COMPOST BIN - 9 TOTAL CARTS

**1 SITE PLAN**  
 A010 1" = 10'-0"



**ARTISANS GROUP**  
**ARCHITECTURE + PLANNING**

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**NOT FOR CONSTRUCTION**

**SIXTEEN TEN PINE QUADPLEX**

OWNER ADDRESS: 1610 Pine Ave NE, Olympia, WA  
 PROJECT NUMBER: 24014

OWNER ADDRESS: 503 Central St. NE, Olympia WA 98506  
 PARCEL NUMBER: 52105500700

Designed By: S.BLAIR  
 Drawn By: L.BARRONIAN  
 Issue Date: 02.24.2026  
 Print Date: 2/25/2026 3:22:36 PM

Revisions:

Rev #	Description	Date

DESIGN DEVELOPMENT

**SITE PLAN**

**A010**