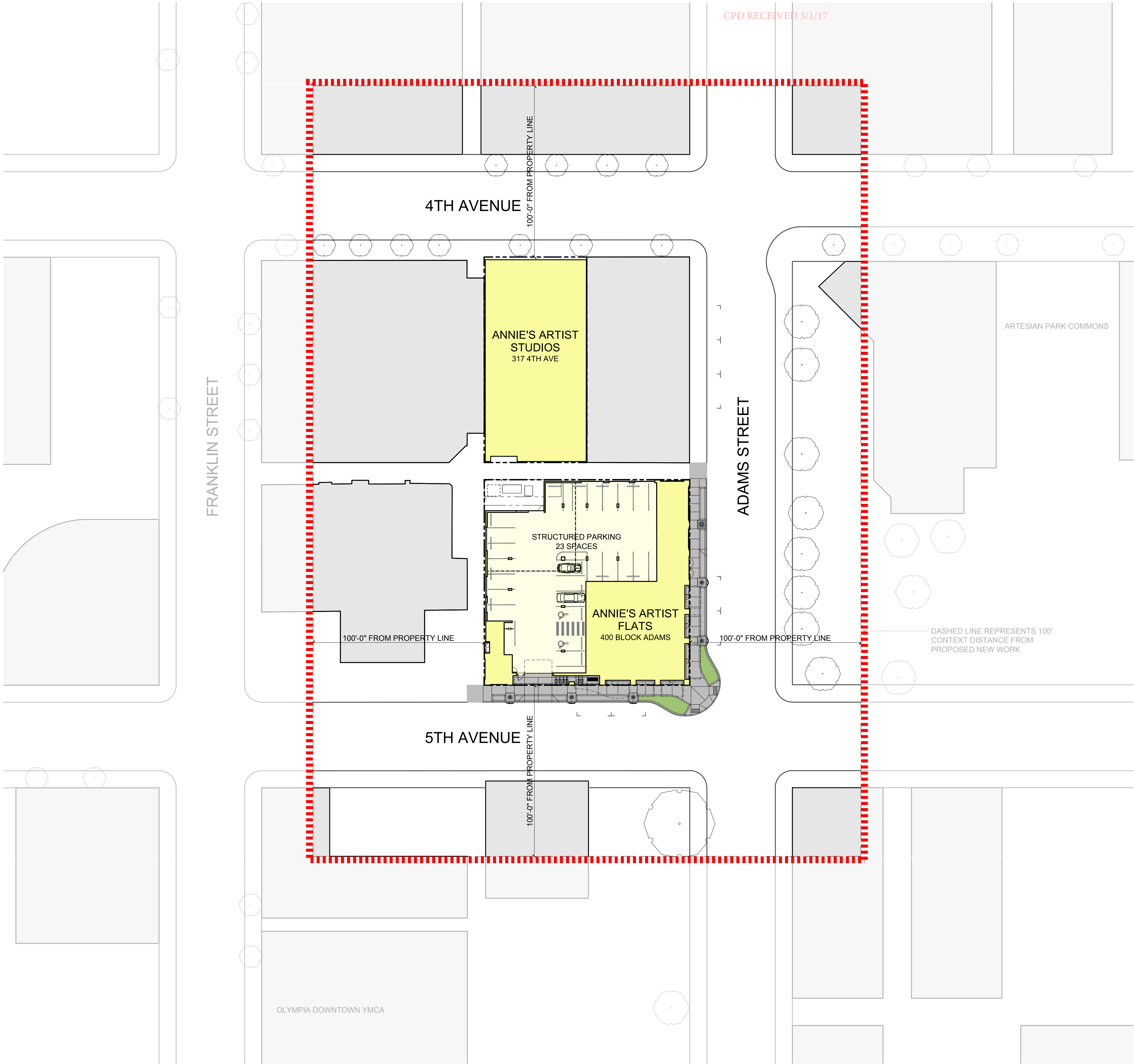


CITY CONTEXT

SITE LEGEND

FOOTPRINT OF ENCLOSED AREAS OF PROJECT STRUCTURES. EXISTING AND NEW BUILDINGS SHALL BE SUBMITTED UNDER SEPARATE PERMITS.

NEW COVERED STRUCTURED PARKING



CONTEXT SITE PLAN - PROPERTIES WITHIN 100'

Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

CONTEXT SITE
PLAN

A0.1DR

CPD RECEIVED 3/1/17



1 CONTEXT ELEVATION SOUTH - VIEW ALONG 5TH AVENUE



2 CONTEXT ELEVATION EAST - VIEW ALONG ADAMS STREET



3 CONTEXT ELEVATION NORTH - VIEW ALONG 4TH AVENUE

Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

CONTEXT
ELEVATIONS

A0.2DR

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2016 by Thomas Architecture Studio. All rights reserved.



CONTEXT - IMAGES OF EXISTING



VIEW NORTH FROM SOUTH EAST CORNER



VIEW OF NORTH EAST PROPERTY CORNER



VIEW EAST DOWN NORTH ALLEY



VIEW NORTH EAST FROM SOUTH WEST PROPERTY CORNER

CONTEXT - IMAGES OF EXISTING

CPD RECEIVED 3/1/17

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) =	12,234 SF
PAVED AREA NOT COVERED (IMPERVIOUS) =	753 SF
LANDSCAPE (PERVIOUS) =	1,443 SF
PERCENTAGE OF IMPERVIOUS COVERAGE =	85%

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 (18 STUDIO UNITS @ 0/UNIT) =	0 SPACES
ADDRESS 4TH (WORK STUDIOS 3,752 SF @ 1/10,000 SF, 2 MIN.) =	.38 SPACES
ADDRESS 4TH (GALLERY 3,481 SF @ 1/16,000 SF, 2 MIN.) =	.22 SPACES
ADDRESS 4TH (RESTAURANT 1,203 SF @ 1/2,000 SF, 1 MIN.) =	.60 SPACES
ADDRESS 4TH TOTAL =	1.2 SPACES
SPACES PROVIDED (0 REQ'D PER OMC 18.38.160.C.4) =	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 (18 STUDIO UNITS @ 1/10 UNITS) =	1.8 SPACES
ADDRESS 4TH (WORK STUDIOS 3,752 SF @ 1/10,000 SF, 2 MIN.) =	.37 SPACES
ADDRESS 4TH (GALLERY 3,481 SF @ 1/8,000 SF, 2 MIN.) =	.44 SPACES
ADDRESS 4TH (RESTAURANT 1,203 SF @ 1/1,000 SF, 2 MIN.) =	1.2 SPACES
ADDRESS 4TH TOTAL (2 MINIMUM PER ABOVE) =	3.81 SPACES
SPACES PROVIDED (0 REQ'D PER OMC 18.38.160.C.4) =	2 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

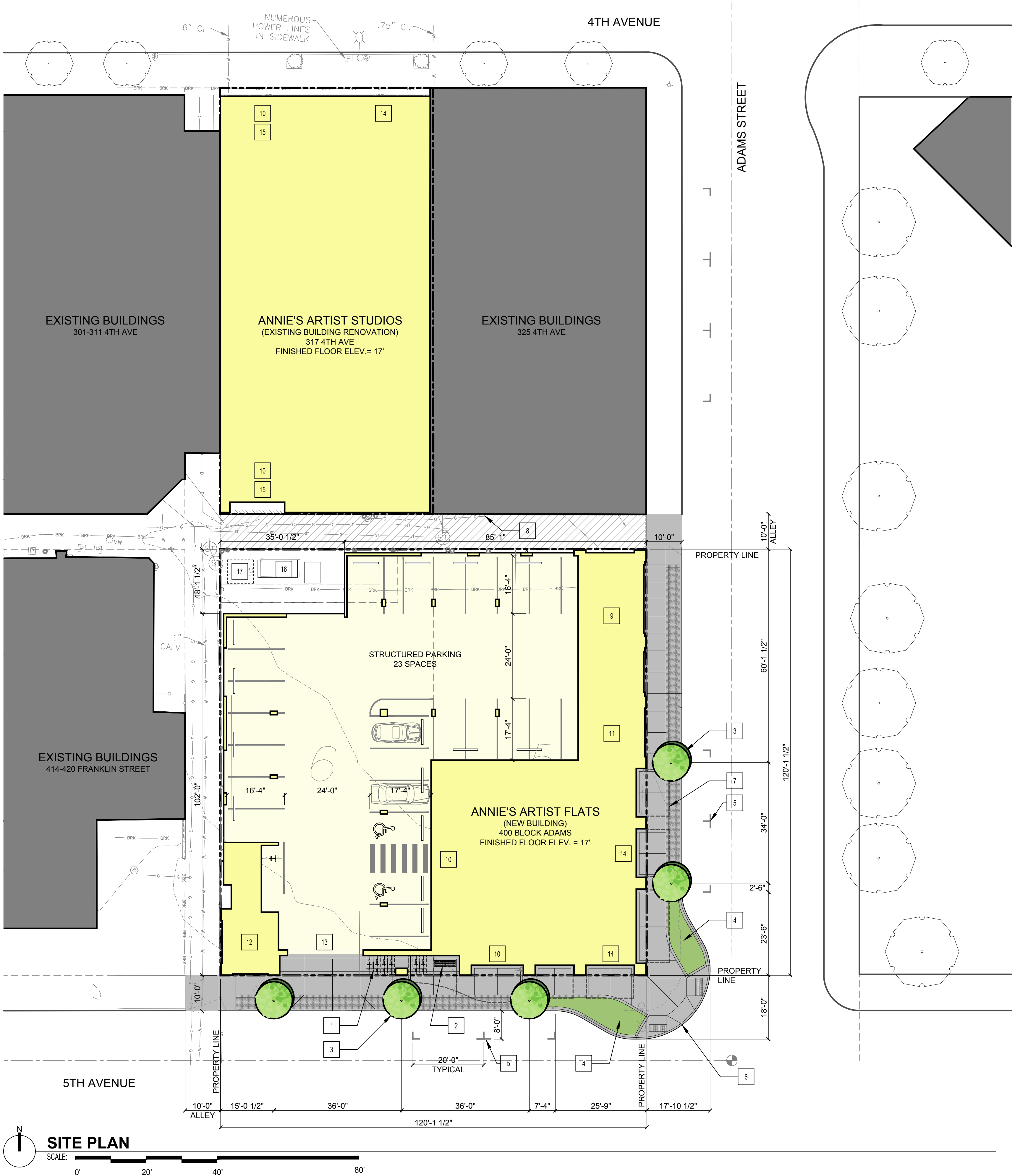
EXISTING COLLECTION - INCLUDES MONTGOMERY WARD BLDG (EXISTING WASTE LOCATED IN ALLEY BETWEEN LOTS)	PER WEEK
(4) 3 YARD DUMPSTERS	12.00 CY
(8) 95 GALLON CARTS (1 CY = 173 GALLONS DRY)	4.39 CY
TOTAL =	16.39 CY
TOTAL WASTE COLLECTED =	36.23 CY

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	

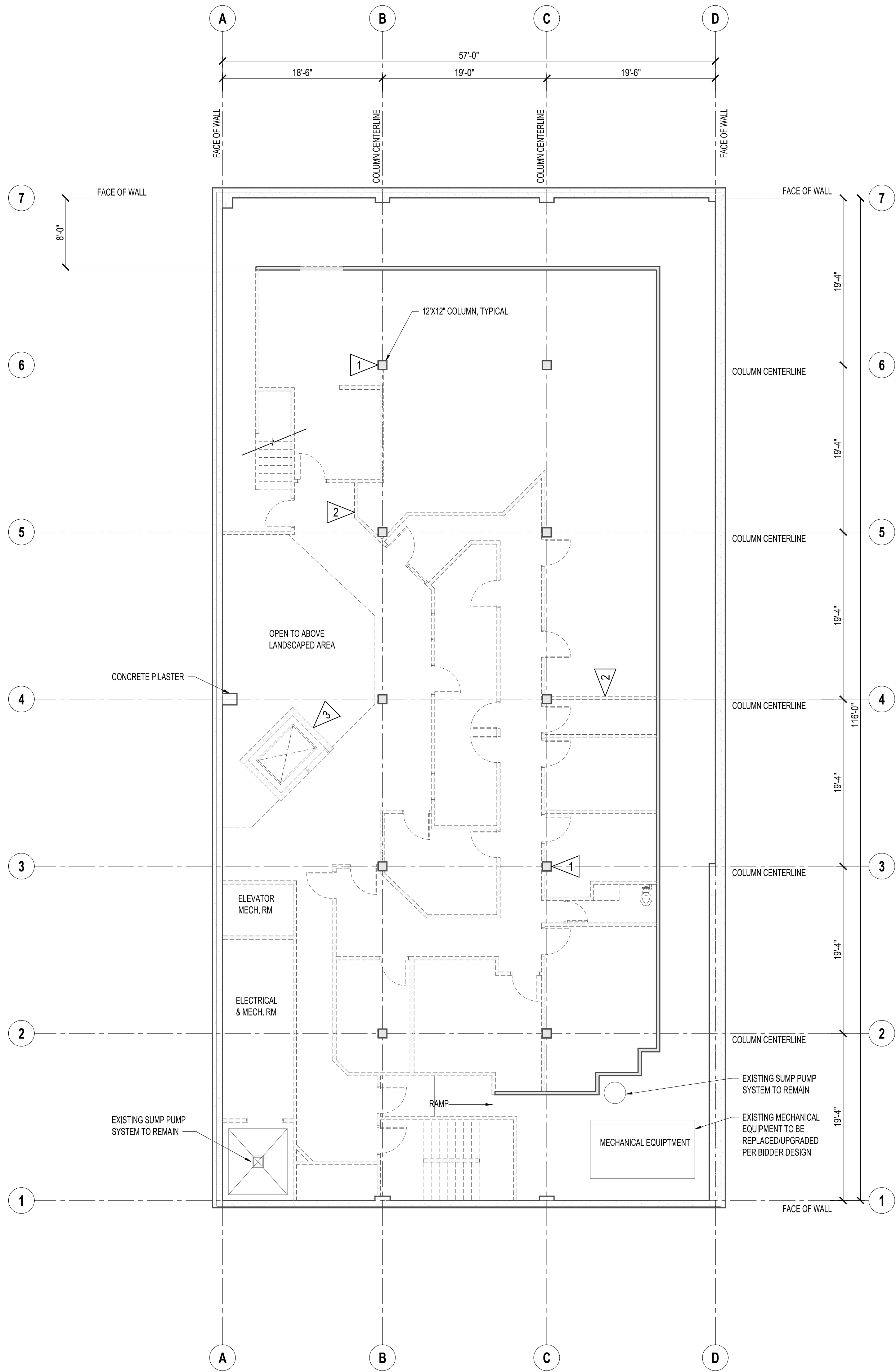


GENERAL DEMOLITION NOTES

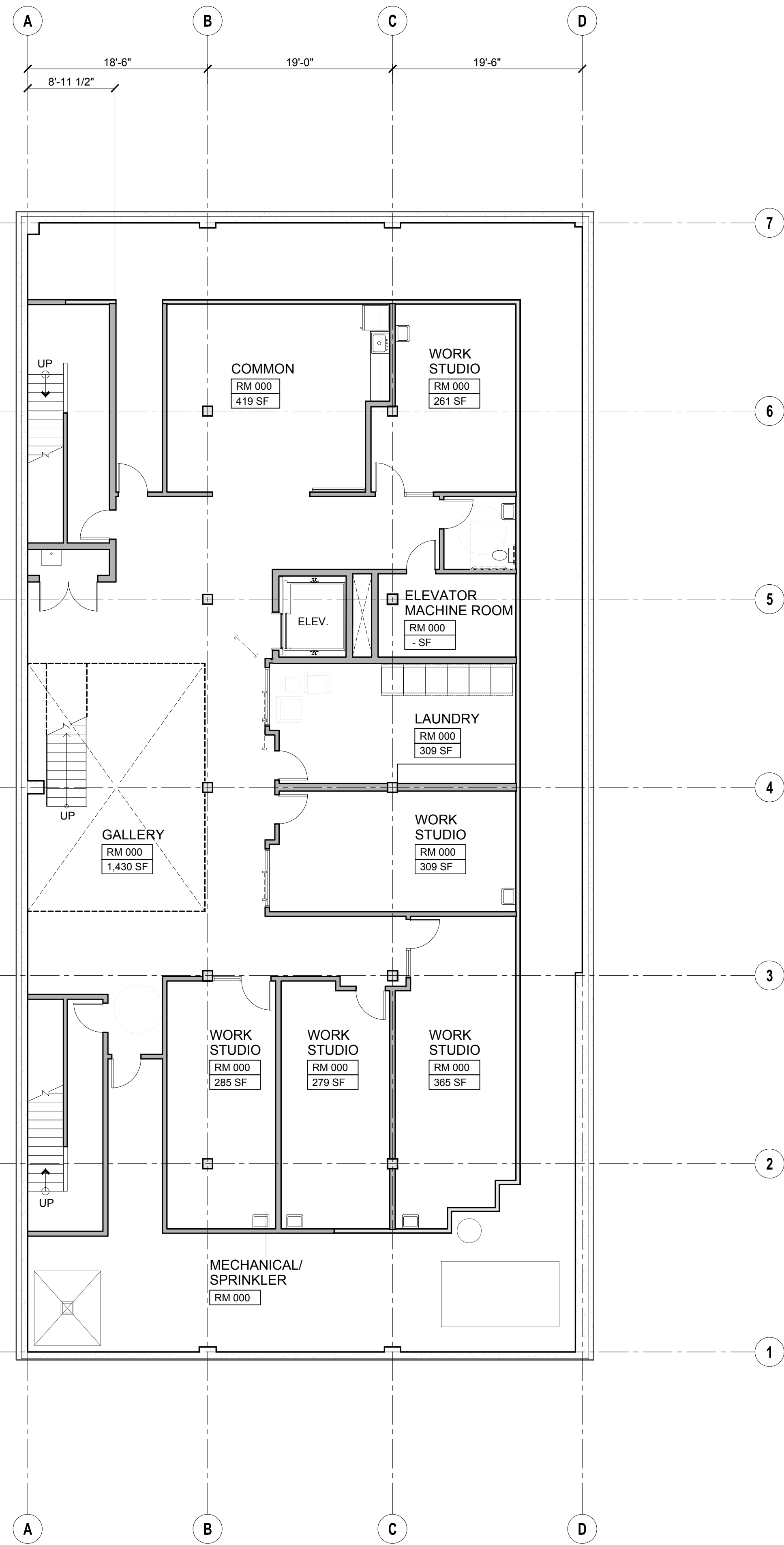
1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK. PROTECT OR MOVE UTILITIES AS REQUIRED.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION AND INFORM ARCHITECT OF ANY DISCREPANCIES, ISSUES OR CONFLICTS.
3. REMOVE ALL EXISTING MECHANICAL AND ELECTRICAL WORK NOT TO BE REUSED IN IT'S PRESENT LOCATIONS. CAP ALL ABANDONED UTILITIES AS REQUIRED. ALL CONDUITS TO BE REMOVED BACK TO THE ELECTRICAL PANEL. DO NOT ABANDON CONDUITS IN PLACE.
4. CONTRACTOR IS TO USE PRECAUTION IN DEMOLITION AS TO NOT DAMAGE THE EXISTING CONCRETE WALLS. ALL DAMAGES TO THE EXISTING CONCRETE WALLS ARE TO BE PATCHED & REPAIRED TO MATCH ADJACENT EXISTING.
5. PATCH AND REPAIR ALL AREAS INVOLVING DEMOLITION WORK TO MATCH ADJACENT EXISTING CONDITIONS OR TO ACCEPT NEW CONSTRUCTION AS INDICATED ON THE DRAWINGS.
6. DASH LINES INDICATE EXISTING CONDITIONS TO BE REMOVED UNLESS NOTED OTHERWISE.
7. PROVIDE A STRAIGHT EDGE TO RECEIVE NEW WORK.
8. PROVIDE TEMPORARY WOOD SHORING AS REQUIRED TO PLACE NEW STRUCTURE, IF REQUIRED.
9. PROVIDE DUST PROOF CLOSURES AT AREAS WHERE EQUIPMENT OR THE LIKE IS TO BE RETAINED FOR FUTURE USE.
10. PROTECT ADJACENT AREAS IN BUILDING FROM DAMAGE. REPAIR ALL DAMAGES.
11. DURING DEMOLITION OF THE INTERIOR, CONTRACTOR IS TO SET ASIDE MATERIAL THAT CAN BE REUSED IN AREAS WHERE PATCHING EXISTING WALLS IS REQUIRED.
12. COORDINATE ALL WORK WITH THE OWNER TO DETERMINE OWNER REQUESTED ITEMS TO RETAIN FOR FUTURE IMPROVEMENT WORK.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE AREA IN THE EXISTING SPACE TO PROTECT ALL RETAINED ITEMS.
14. REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES AND CONDITIONS WHICH MAY DIFFER FROM THE DRAWINGS.
15. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH OWNER'S REQUIREMENTS AND PROCEDURES.
16. CONTRACTOR IS TO COORDINATE WITH THE DEPARTMENT OF ECOLOGY FOR ANY DEMOLITION WORK IF APPLICABLE OR / AS REQUIRED BY THE CITY OF OLYMPIA.
17. CONTRACTOR IS TO COORDINATE WITH THE OLYMPIC REGION CLEAN AIR AGENCY (ORCCA) PRIOR TO ANY DEMOLITION WORK TO DETERMINE APPLICATION REQUIREMENTS. CONTACT: 1-800-422-9623 / WWW.ORCAA.ORG.

DEMOLITION KEY NOTES

- 1 STRIP EXISTING COLUMN DOWN TO BARE WOOD, TYPICAL OF (10)
- 2 EXISTING WALL TO BE REMOVED IN ITS ENTIRETY
- 3 EXISTING ELEVATOR AND SHAFT TO BE REMOVED IN ITS ENTIRETY
- 4 EXISTING STOREFRONT GLAZING TO BE REPLACED WITH NEW. REMOVE AND DISPOSE OF EXISTING GLASS AND FRAMING.
- 5 EXISTING TRANSOM WINDOWS TO BE REMOVED AND REPLACED WITH NEW.



PLAN - EXISTING FLOOR 0 (BASEMENT LEVEL)



PLAN - FLOOR 0 (BASEMENT LEVEL)

Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

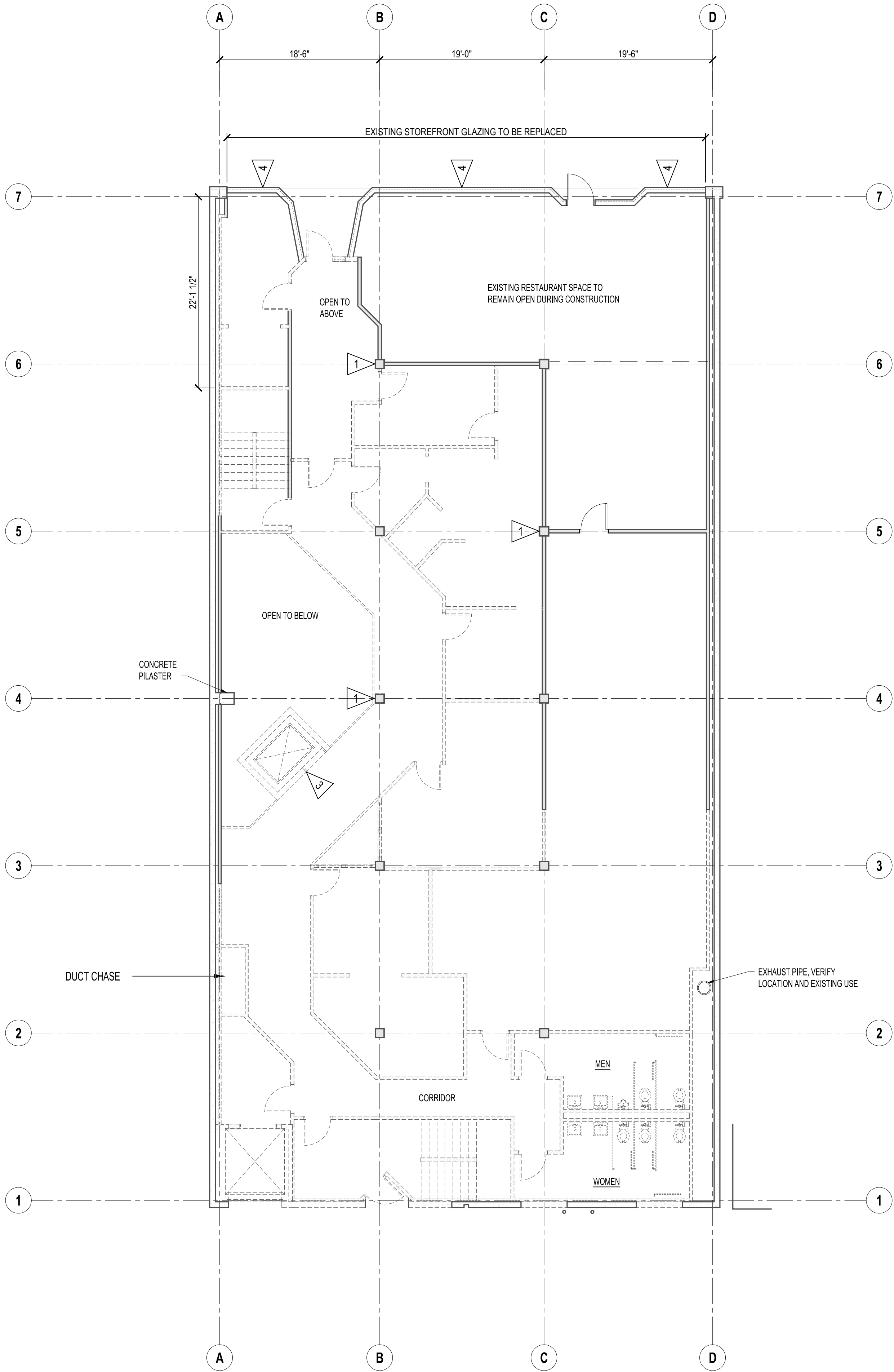
WARD BLDG PLANS
L1

A2.2

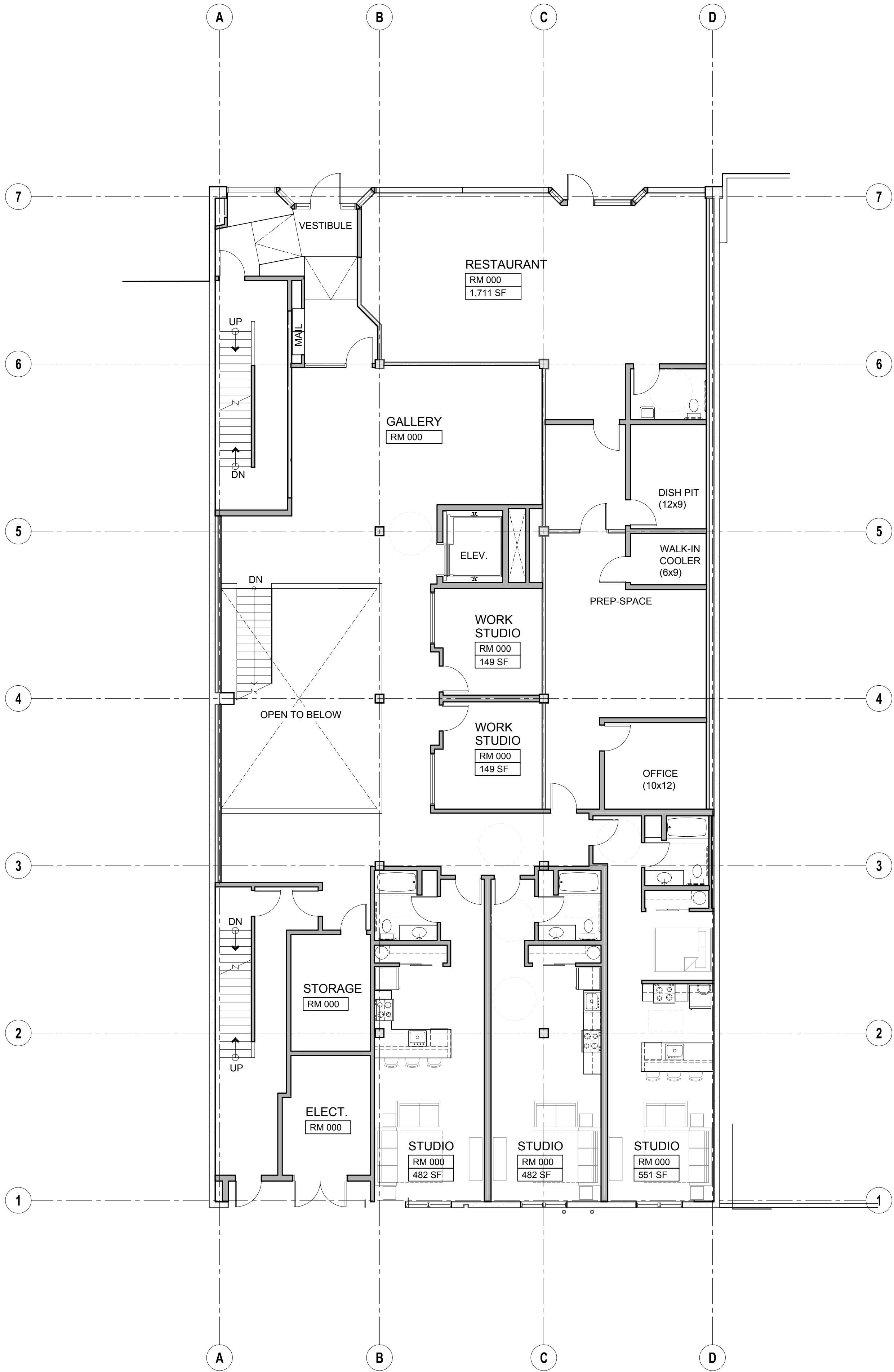
All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2016 by Thomas Architecture Studio. All rights reserved.

GENERAL NOTES

1. SEE GENERAL DEMOLITION NOTES ON SHEET A2.1
2. SEE GENERAL DEMOLITION KEYNOTES ON SHEET A2.1
3. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 4.



PLAN - EXISTING FLOOR 1 (STREET LEVEL)



PLAN - FLOOR 1 (STREET LEVEL)

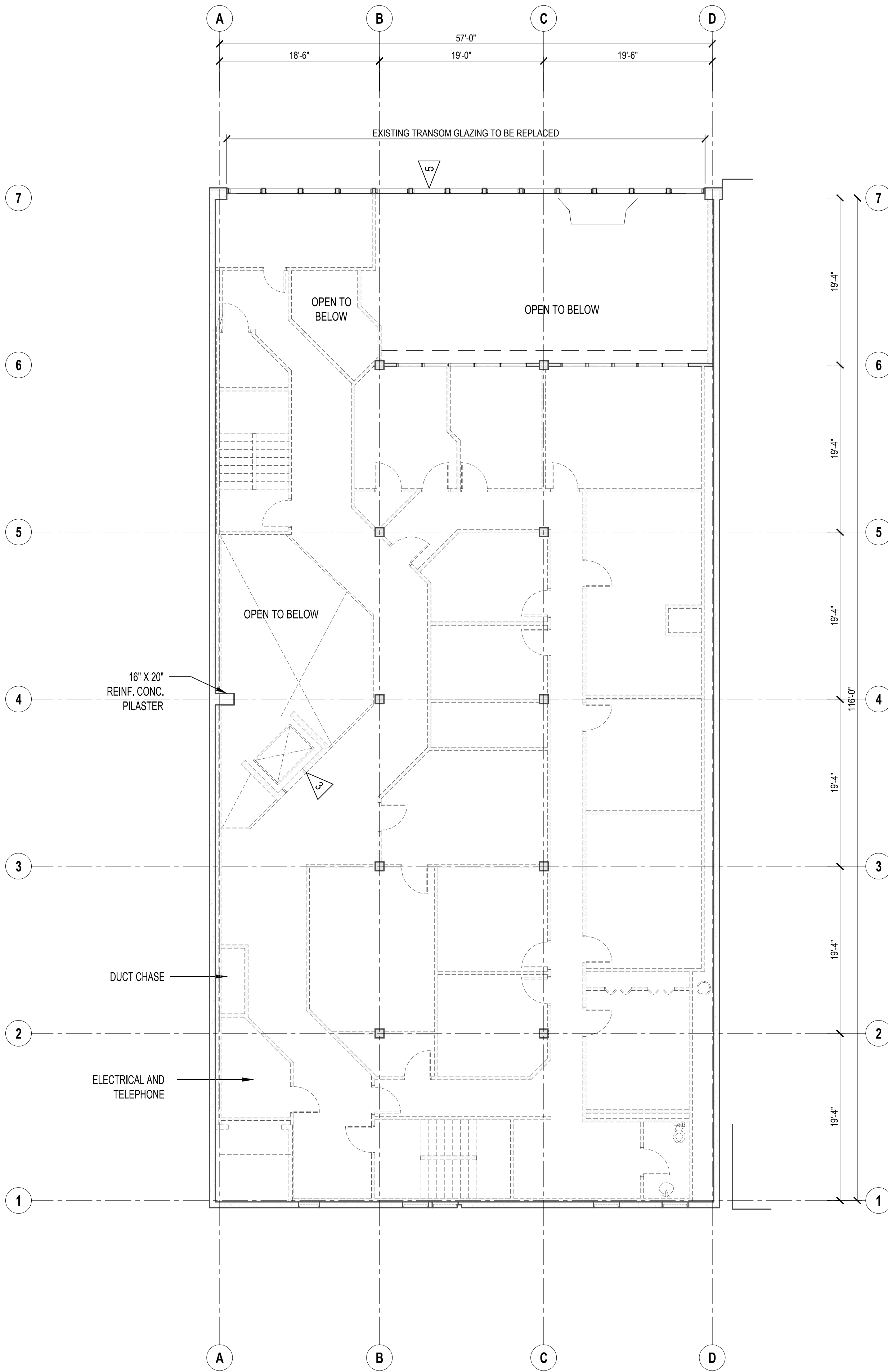
Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

WARD BLDG PLANS
L2

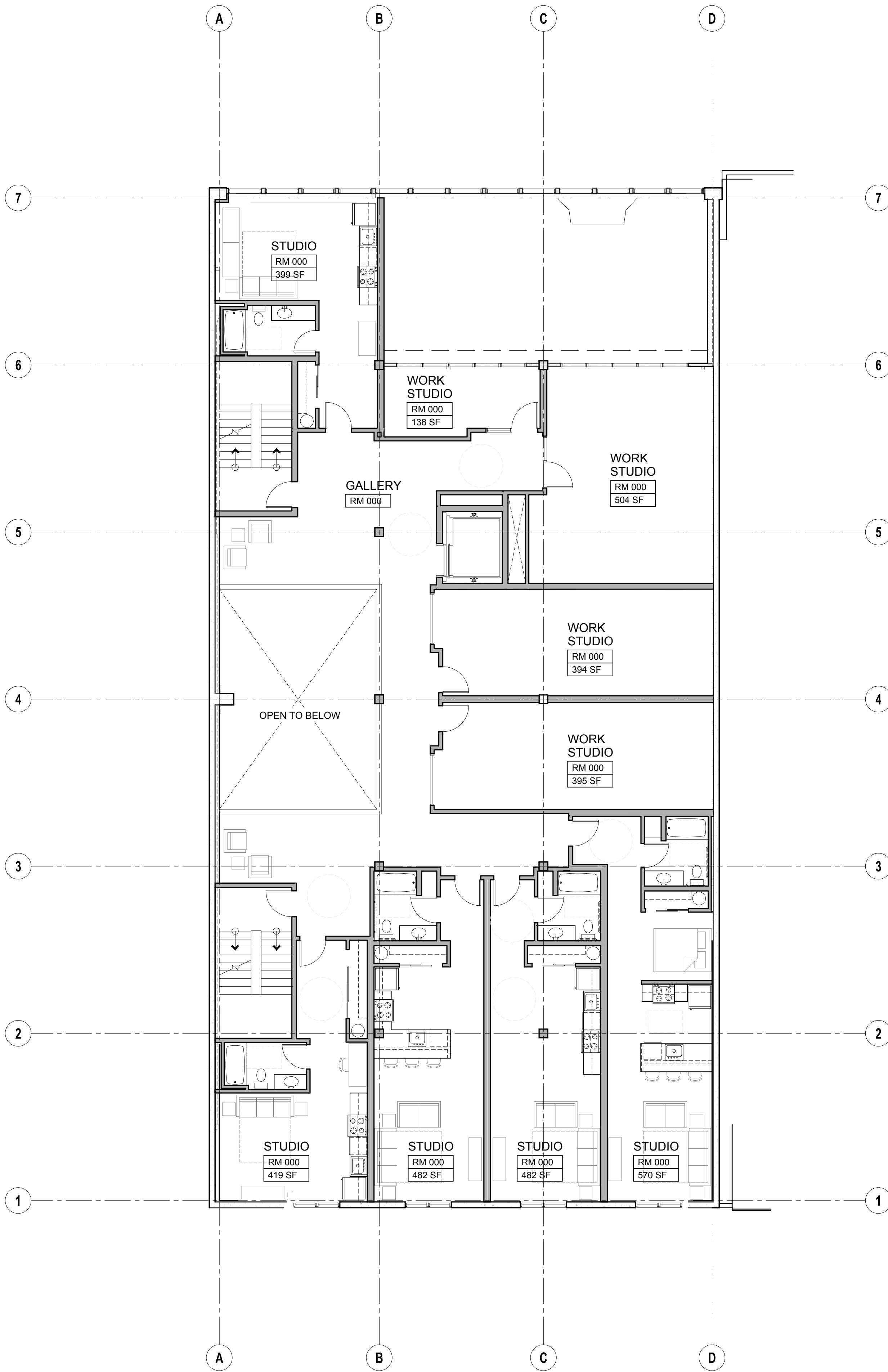
A2.3

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2016 by Thomas Architecture Studio. All rights reserved.



GENERAL NOTES

1. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 2.



PLAN - FLOOR 2

Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

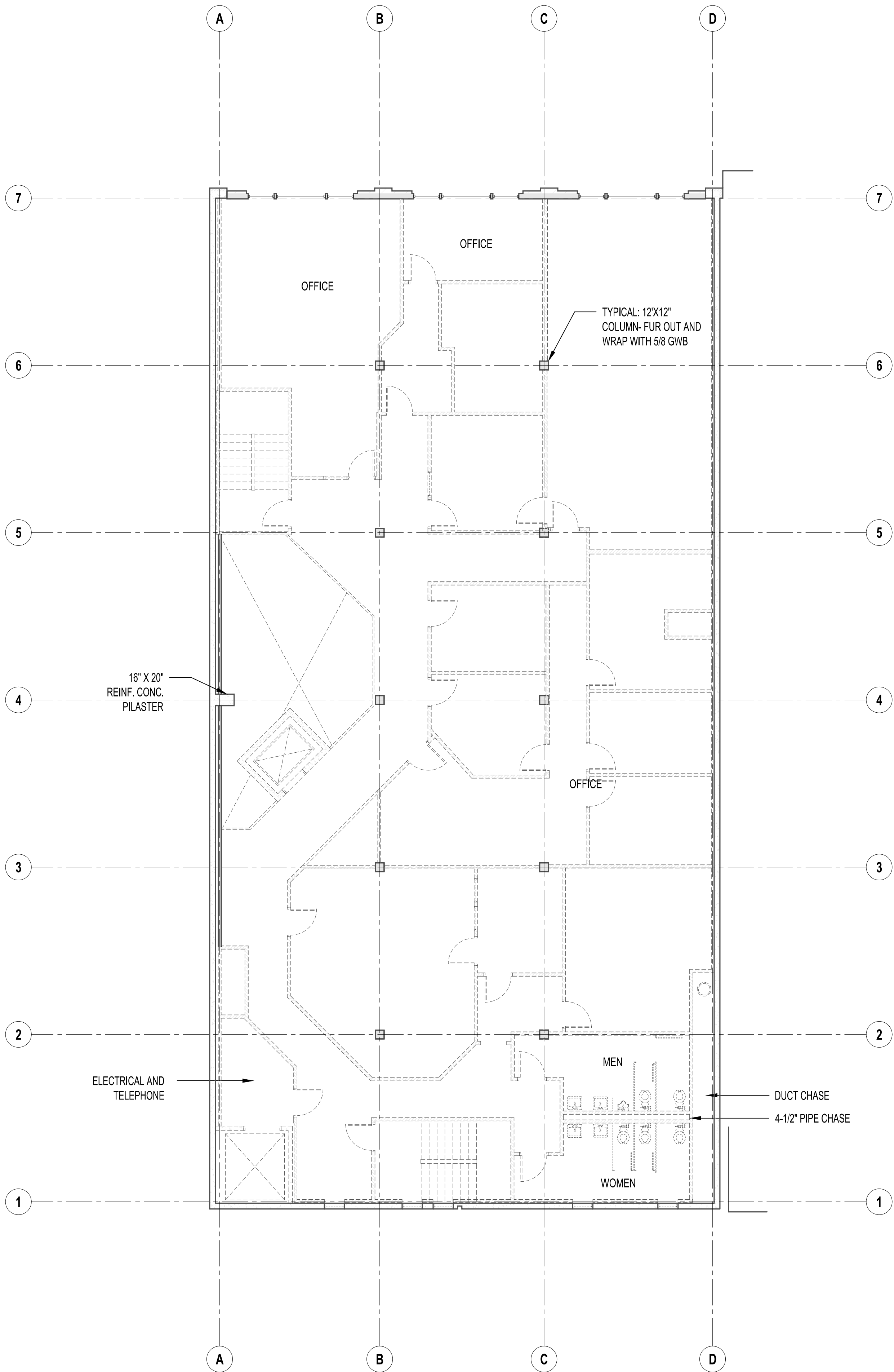
PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

A2.4

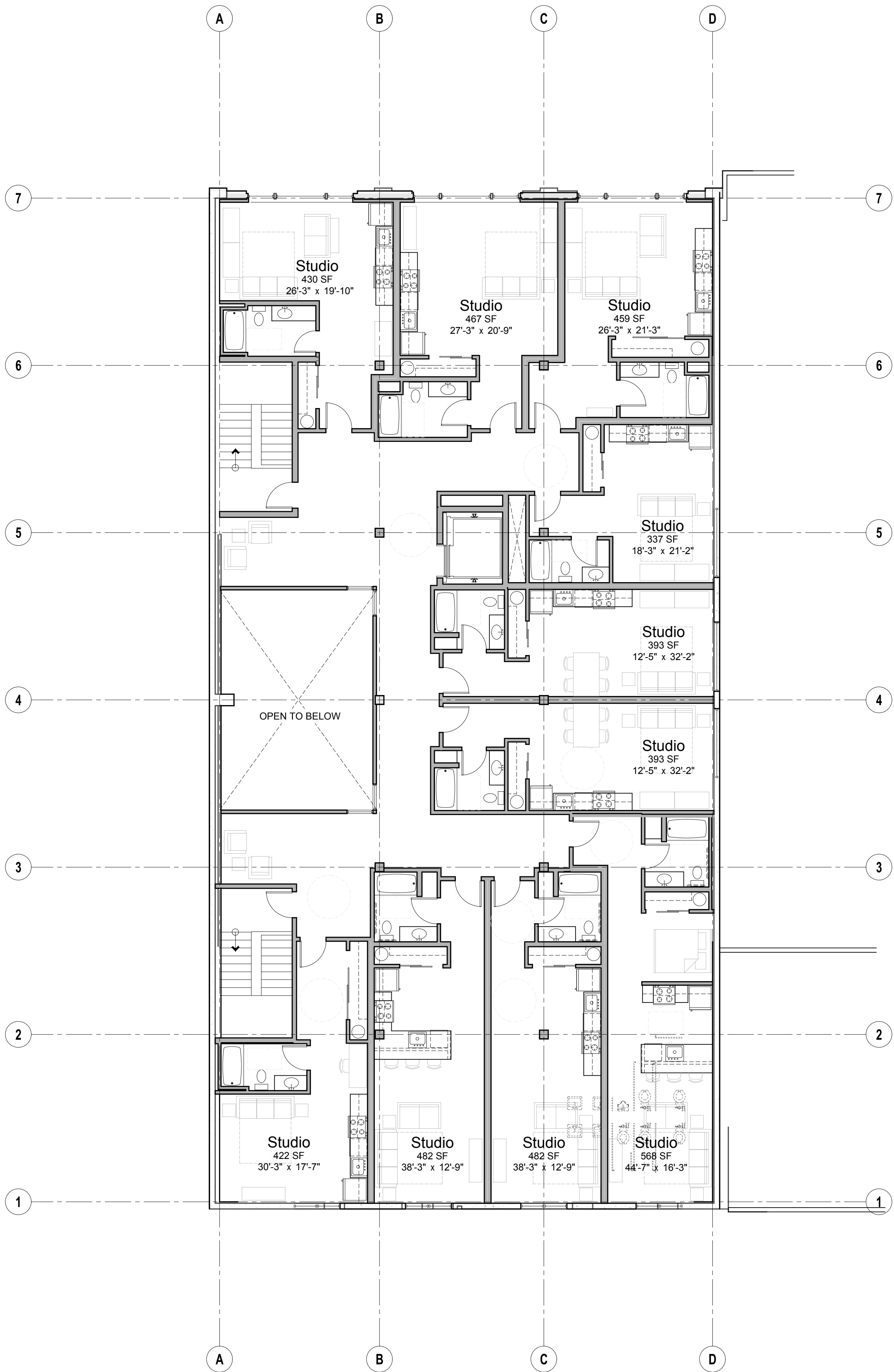
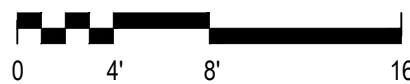
All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2016 by Thomas Architecture Studio. All rights reserved.

GENERAL NOTES

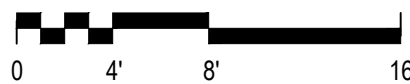
1. SEE GENERAL DEMOLITION NOTES ON SHEET A2.1
2. SEE GENERAL DEMOLITION KEYNOTES ON SHEET A2.1
3. DIMENSIONS TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 4.

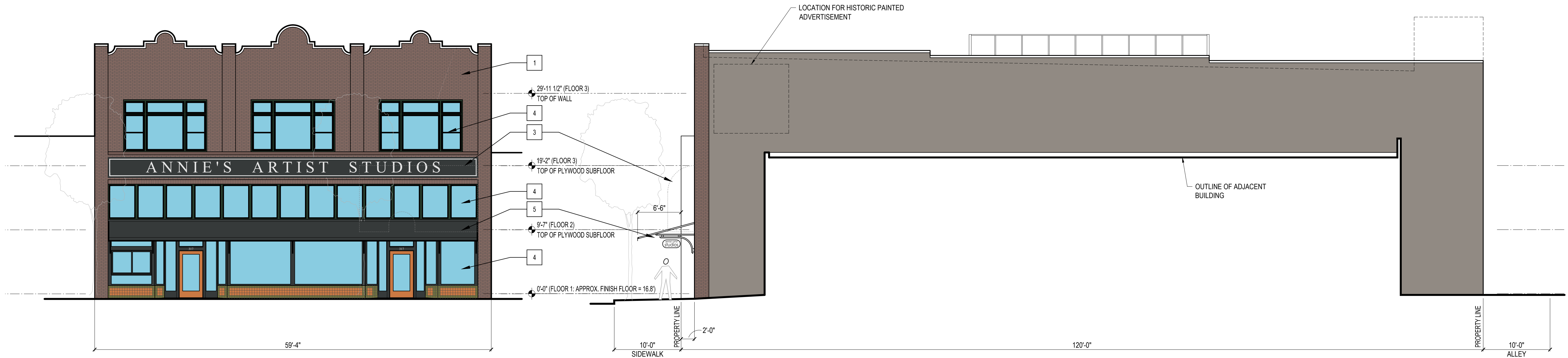


PLAN - EXISTING FLOOR 3



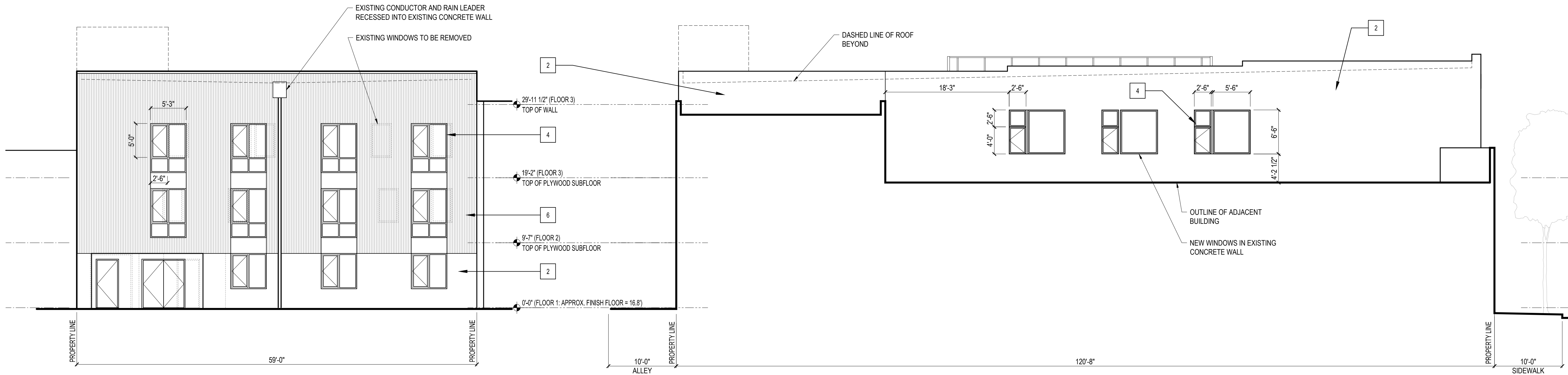
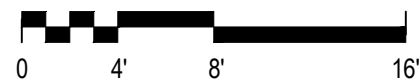
PLAN - FLOOR 3





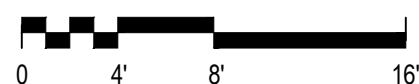
1 ELEVATION - NORTH (4TH)
SCALE: 1/8" = 1'

2 ELEVATION - WEST (JAKE'S)
SCALE: 1/8" = 1'



3 ELEVATION - SOUTH (ALLEY)
SCALE: 1/8" = 1'

4 ELEVATION - EAST (OLYMPIA OLIVE OIL)
SCALE: 1/8" = 1'



ELEVATION KEY NOTES

- | | | | |
|---|---|---|-------------------------------|
| 1 | EXISTING BRICK. CLEAN AND REPAIR AS REQUIRED. | 4 | NEW THERMAL EFFICIENT WINDOWS |
| 2 | EXISTING BOARD FORMED CONCRETE. CLEAN/PREP FOR NEW PAINT. | 5 | NEW CANVAS CANOPY |
| 3 | EXISTING CANOPY TO BE REMOVED | 6 | NEW CORRUGATED METAL SIDING |

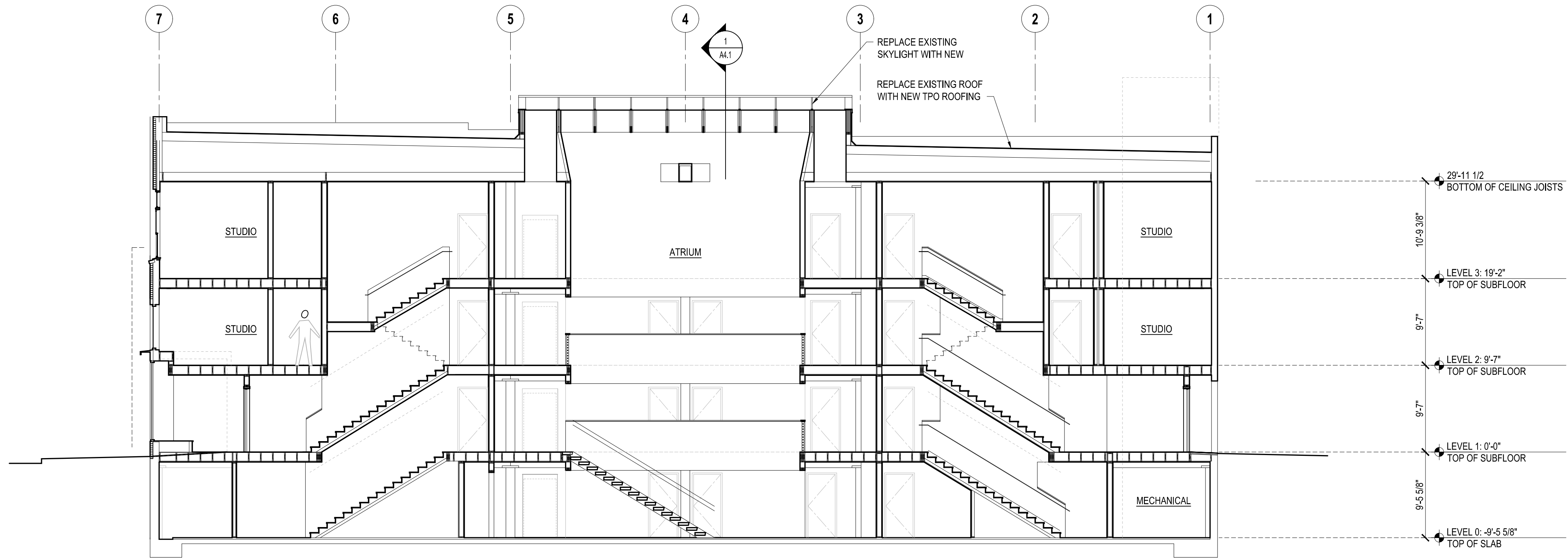
Urban Olympia 4 ANNIE'S ARTIST FLATS OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

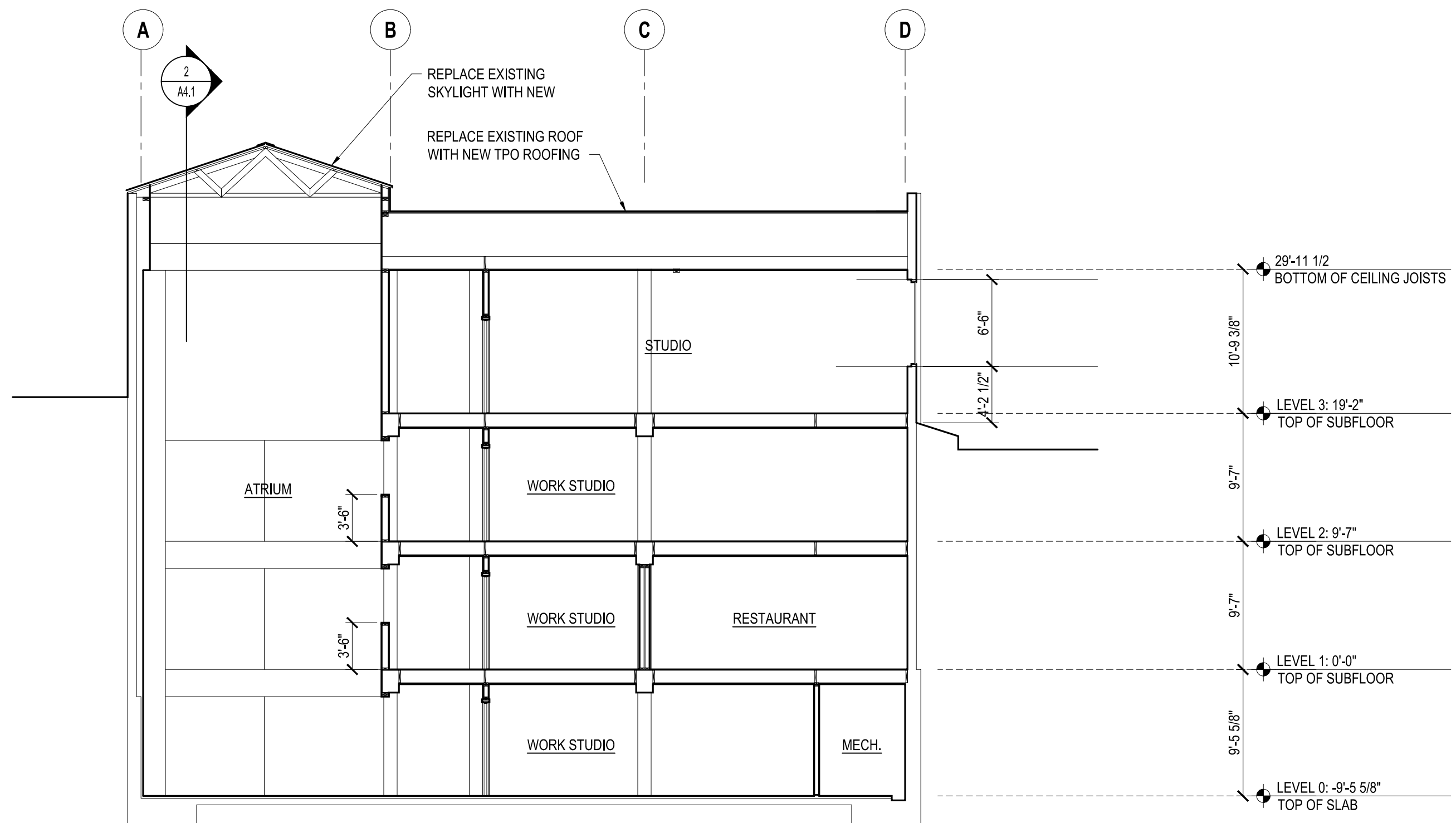
ELEVATIONS
OPTION A

A3.1A

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2016 by Thomas Architecture Studio. All rights reserved.



2 SECTION B - EGRESS STAIRS
SCALE: 1/8" = 1'-0"



1 SECTION A - ATRIUM
SCALE: 1/8" = 1'-0"

Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

SECTIONS

A4.1