

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

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) =	
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

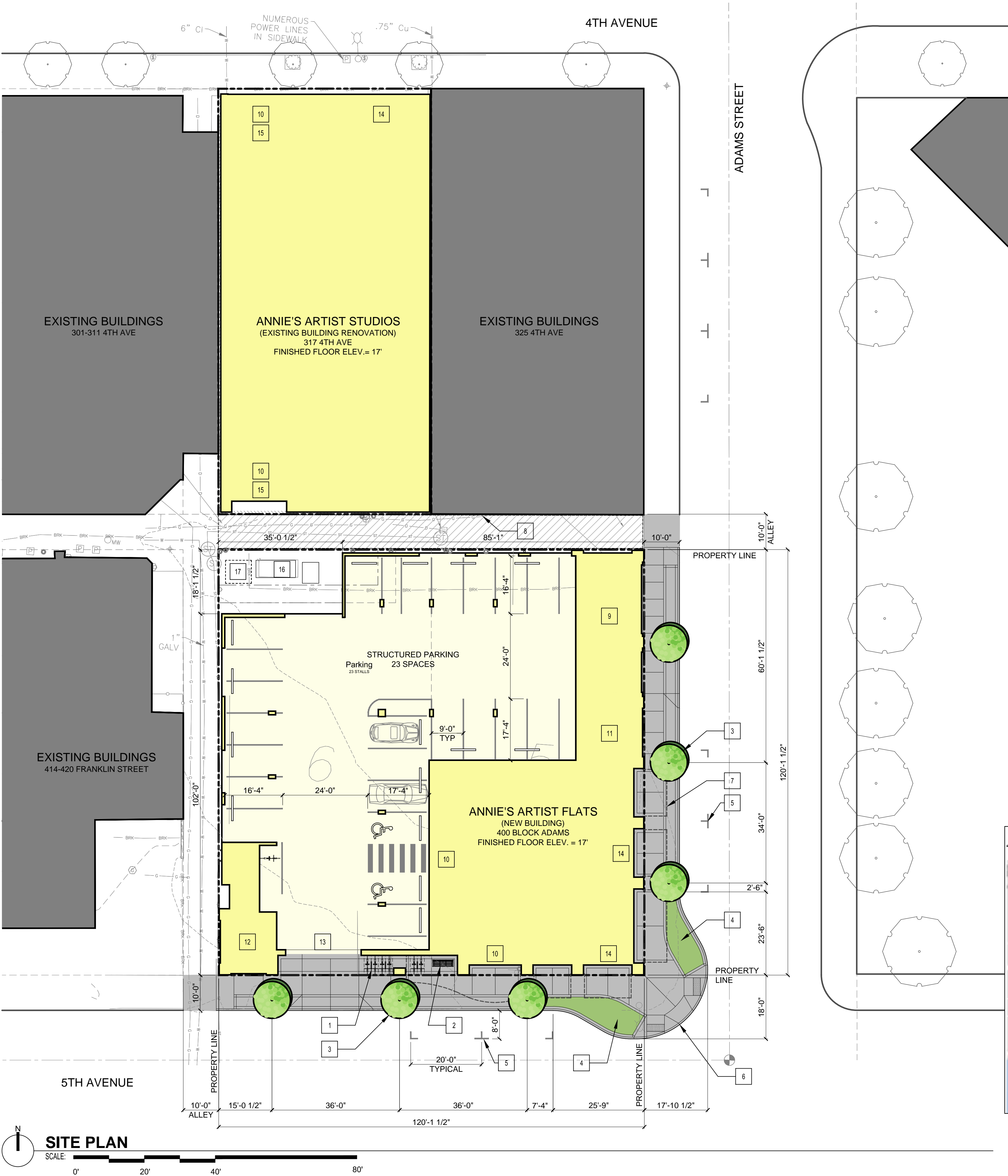
SHORT TERM BICYCLE STORAGE REQUIREMENTS	
ADDRESS 4TH (18 STUDIO UNITS @ 1/10 UNITS) =	1.8 SPACES
ADDRESS 4TH (WORK STUDIOS 3,752 SF @ 1/10,000 SF, 2 MIN.) =	.37 SPACES
ADDRESS 4TH (GALLERY 3,481 SF @ 1/8,000 SF, 2 MIN.) =	.44 SPACES
ADDRESS 4TH (RESTAURANT 1,203 SF @ 1/1,000 SF, 2 MIN.) =	1.2 SPACES
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) =	
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 =	5.50 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
1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
2. FOR LANDSCAPING, SEE SEPARATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
3. NEW AND EXISTING BUILDING WILL BE SUBMITTED FOR SEPARATE BUILDING PERMITS.
4. 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.



Urban Olympia 4
ANNIE'S ARTIST FLATS
OLYMPIA, WASHINGTON

PROJECT NUMBER: 1515
DESIGN REVIEW
FEBRUARY 10, 2016

SITE PLAN

A1.1