



13TH & CHERRY TOWNHOMES

526 13th Ave SE Olympia Wa 98501
532 13th Ave SE Olympia WA, 98501

Property Owner
Contact : Cameron Monda
Phone 360-918-4517
Email: cjmonda@outlook.com

Applicant
Contact: Greg Bailey
Phone: 360-239-1882
Email: greg@bgc-llc.com

Civil Engineer:
Patrick Harron & Associates
Contact: Chris Cramer
Phone: 360-459-1102
Email: chris@patrickharron.com

Cameron Monda
Contact : Cameron Monda
Phone 360-918-4517
Email: cjmonda@outlook.com

Architect:
To Be Determined

Scope of Work: *Scope of work includes construction of two 10,349 square feet apartment buildings totaling 20,698 square feet in downtown Olympia. Each building (East and West) contains 6- apartmentsconsisting of 2 bedroom/ 2.5 bath unitstotaling 3 stories. Garage parking will be provided at the ground floor of each unit. Project sitæonsists of two separate parcels; one currently contains a 1,400 square foot single family residence (526 13th Ave), and the other a vacant lot (53213th Ave). Total lot square footage is approximately 14,400sf.*



PROJECT INFORMATION

		SITE AREA	
		14,414 SF	
		UNIT COUNT SUMMARY	
		Residential Units: 12 20,698 SF	
		BUILDING HEIGHT:	
		35'-8"	
		PARKING SUMMARY :	
		Total Onsite Spaces Provided: 12 Spaces Approx. 285 SF (Garages)	
		BIKE STORAGE:	
		Long Term Storage: 12 Spaces Short Tern Storage: 4 Spaces	
PARCEL #		6830010100	
ADDRESS:		526 13th Ave SE Olympia WA 98501	
Sec 23, Township 18 N, Range 2 W, W.M.			
PARCEL AREA:		7,207 SF (0.17 AC)	
ZONING:		UR (Urban Residential)	
PARCEL #		6830010100	
ADDRESS:		532 13th Ave SE Olympia WA 98501	
Sec 23, Township 18 N, Range 2 W, W.M.			
PARCEL AREA:		7,207 SF (0.17 AC)	
ZONING:		UR (Urban Residential)	

OFFSITE AREAS

EXISTING AREAS TO REMAIN

Concrete S/W:	393 SF
Concrete Curb:	28 SF

PROPOSED AREAS

Concrete S/W and D/W Curbs:	1,918 SF
Concrete Trash and Bike Pads:	234 SF
Impervious Areas Total:	2,573 SF

ONSITE AREAS

PROPOSED SITE AREA

Asphalt Area :	3,435 SF
Concrete Area:	2,224 SF
Structure Area:	6,708 SF
Impervious Areas Total:	12,367 SF
Pervious Areas Total:	2,030 SF

Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A0.00- Cover	Project:	13th & Cherry	Drawn:	Cameron Monda
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:	10/26/20	Rev:	3

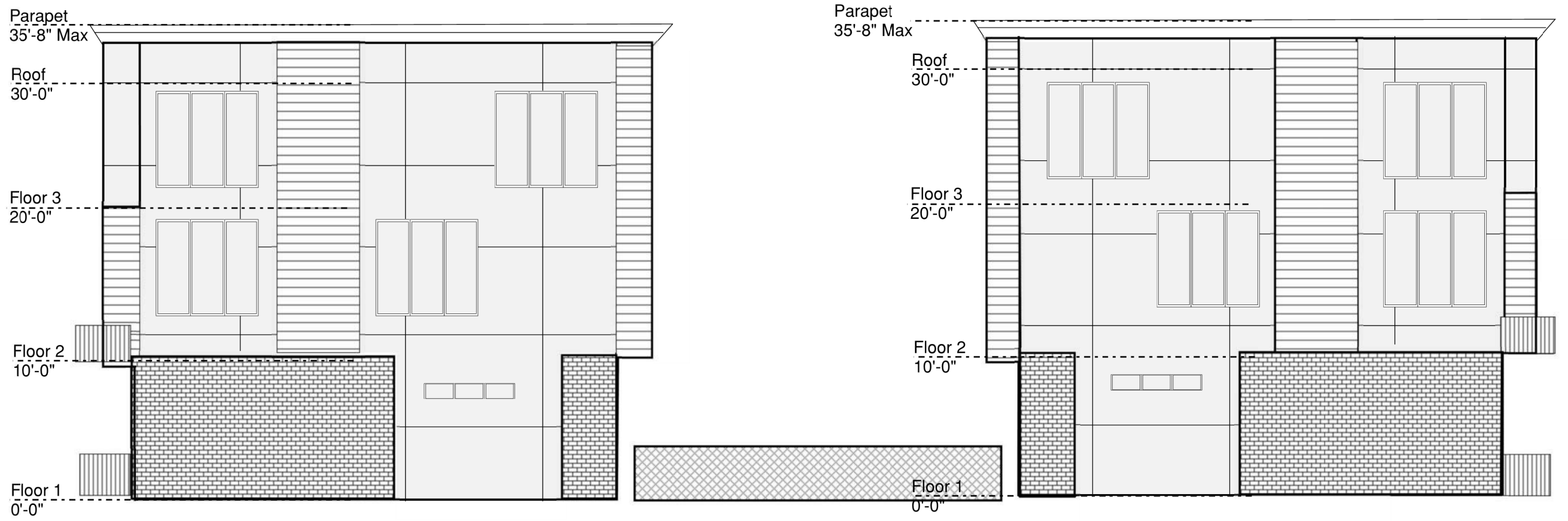


**East Building:
East Elevation**



**West Building:
West Elevation**

**East & West Building
North and South Elevation**



**East & West Building
Drivlane Elevation**



Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	Context Plan	Project:	13th & Cherry	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:		Rev:	3	



PROJECT INFORMATION

LEGEND:

- Proposed Footprint
- Concrete
- Asphalt
- Landscape Area
- Property Line
- F.F. Finished Floor
- 64 Gallon Trash/Rec.Cart



UNIT COUNT SUMMARY

Residential Units: 12 20,698 SF

BUILDING HEIGHT:
35'-8"

PARKING SUMMARY:

Total Onsite Spaces Provided: 12 Spaces
Approx. 285 SF (Garages)

BIKE STORAGE:

Long Term Storage: 12 Spaces
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PARCEL # 6830010100
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Olympia WA 98501
Sec 23, Township 18 N, Range 2 W, W.M.
PARCEL AREA: 7,207 SF (0.17 AC)
ZONING: UR (Urban Residential)

PARCEL # 6830010100
ADDRESS: 532 13th Ave SE
Olympia WA 98501
Sec 23, Township 18 N, Range 2 W, W.M.
PARCEL AREA: 7,207 SF (0.17 AC)
ZONING: UR (Urban Residential)

- GENERAL SITE NOTES**
- THESE DRAWINGS REPRESENT GENERAL SITE AND BUILDING LAYOUT. SEE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
 - FOR LANDSCAPE, SEE SEPARATE LANDSCAPE DRAWINGS FOR PLANTS, COST ESTIMATES, AND LAYOUT.
 - SEE CIVIL ER-01 FOR LOCATION OF EXISTING STRUCTURES
 - SEE CIVIL SP-01 FOR SITE DETAILS PERTAINING TO EXISTING STREET FRONTAGE
 - SEE CIVIL SP-01 FOR SITE DETAILS PERTAINING TO SPECIFIC PROPOSED STREET FRONTAGE
 - SEE UT-01 FOR UTILITY LOCATIONS INCLUDING WATER, SEWER AND STORM
 - SEE CIVIL SP-01 , ER-01, UT-01 FOR EXISTING GRADES AND PROPOSED GRADES,

ONSITE AREAS

EXISTING AREAS TO BE REMOVED

Structures:	1,480 SF
Concrete S/W and D/W:	1,312 SF
Asphalt:	127 SF
Total to be Removed:	2,918 SF

PROPOSED SITE AREA

Asphalt Area :	3,435 SF
Concrete Area:	2,224 SF
Structure Area:	6,708 SF
Impervious Areas Total:	12,367 SF
Pervious Areas Total:	2,030 SF

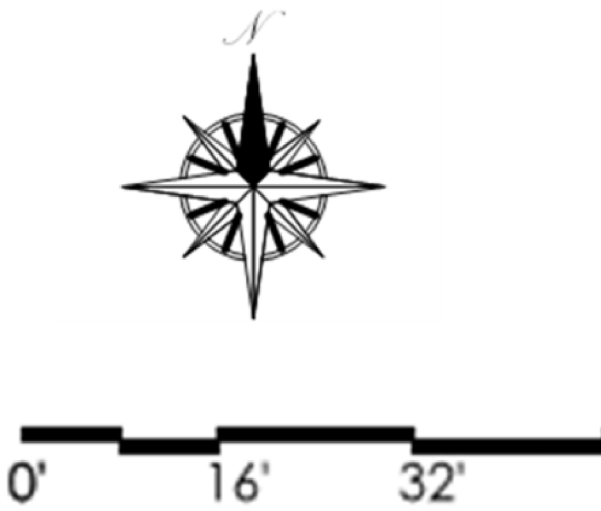
OFFSITE AREAS

EXISTING AREAS TO REMAIN

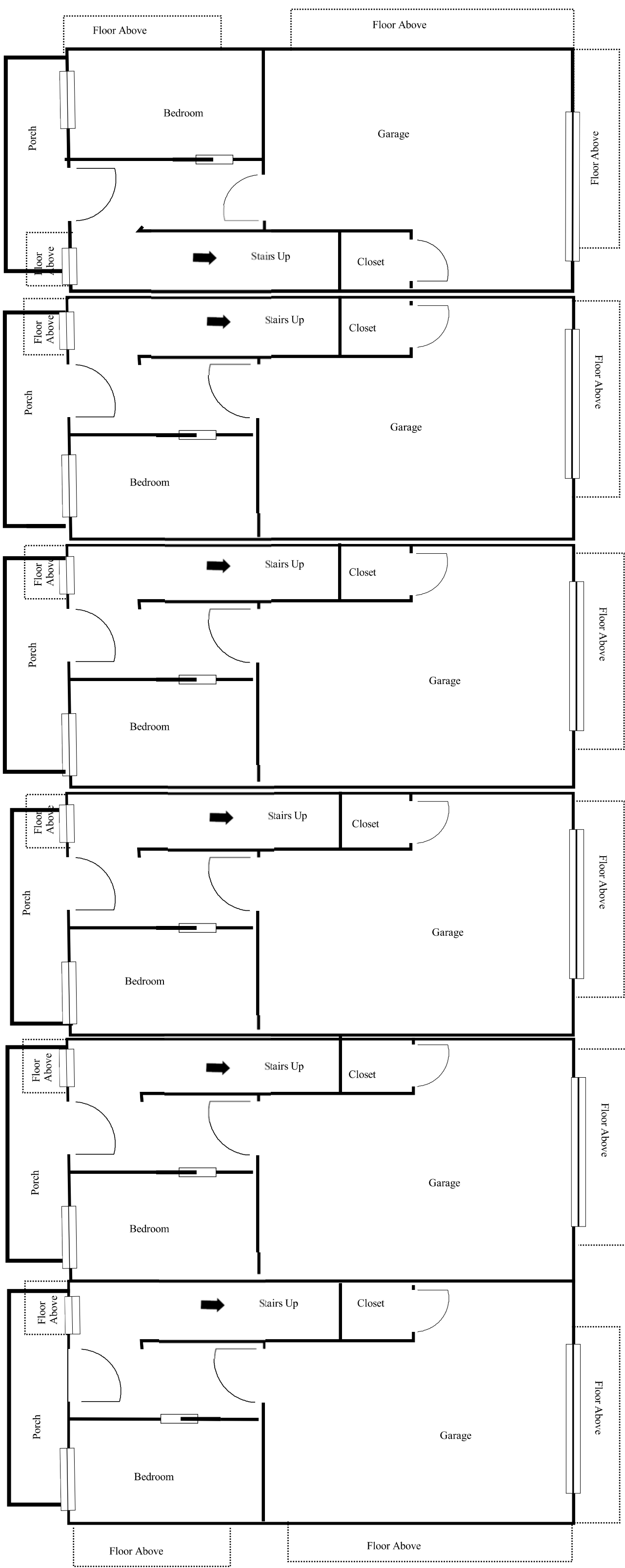
Concrete S/W:	393 SF
Concrete Curb:	28 SF

PROPOSED AREAS

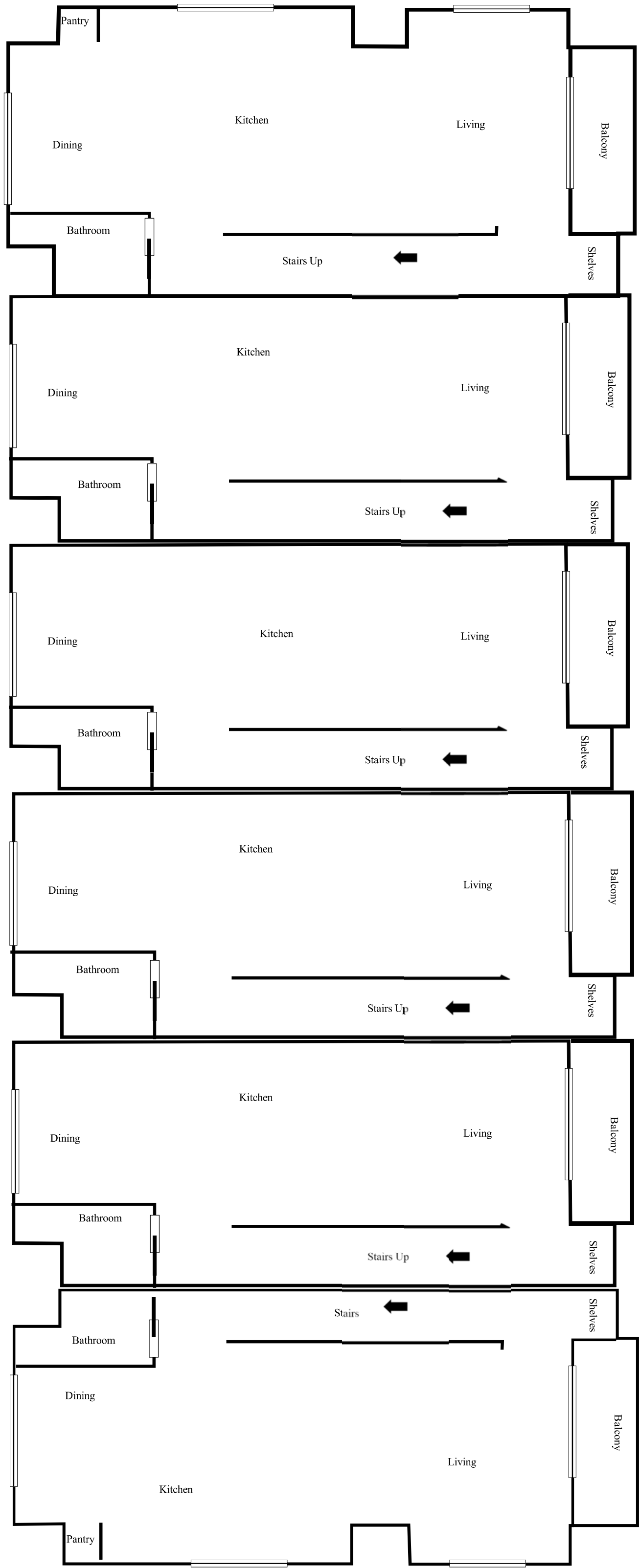
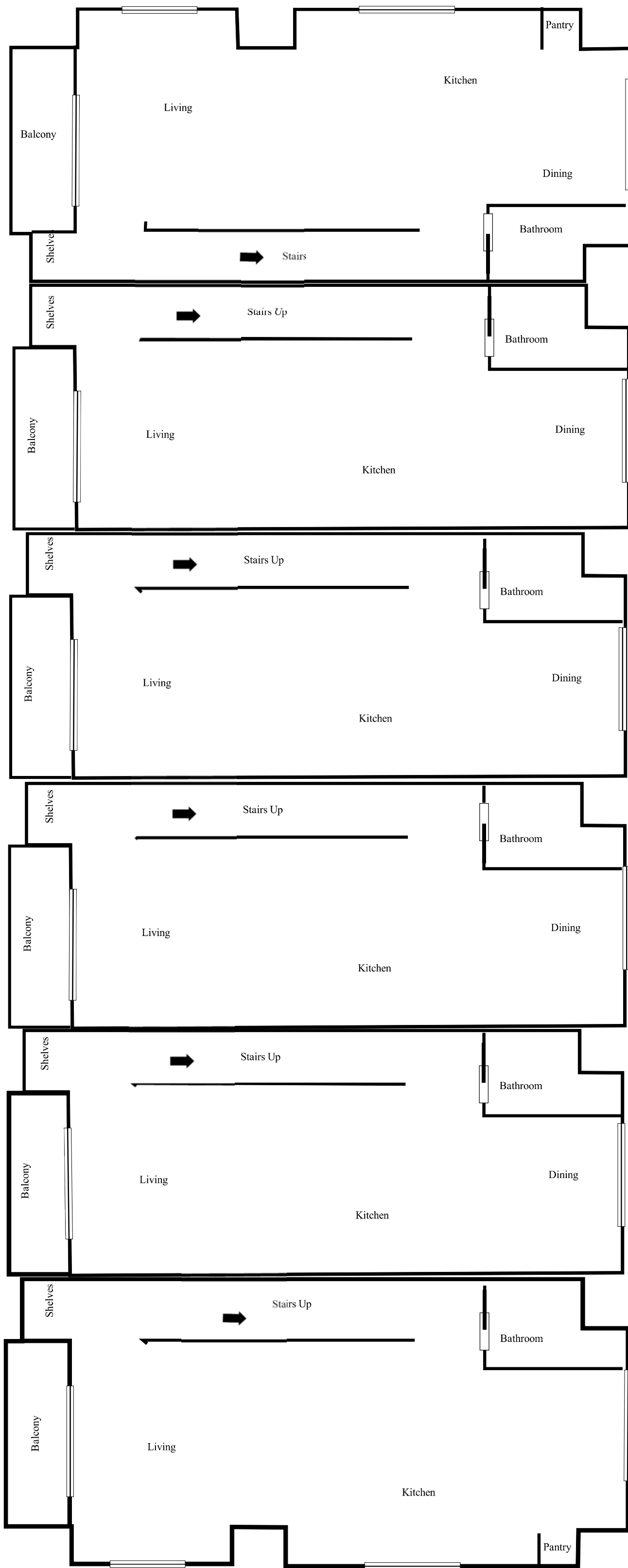
Concrete S/W and D/W Curbs:	1,918 SF
Concrete Trash and Bike Pads:	234 SF
Impervious Areas Total:	2,573 SF



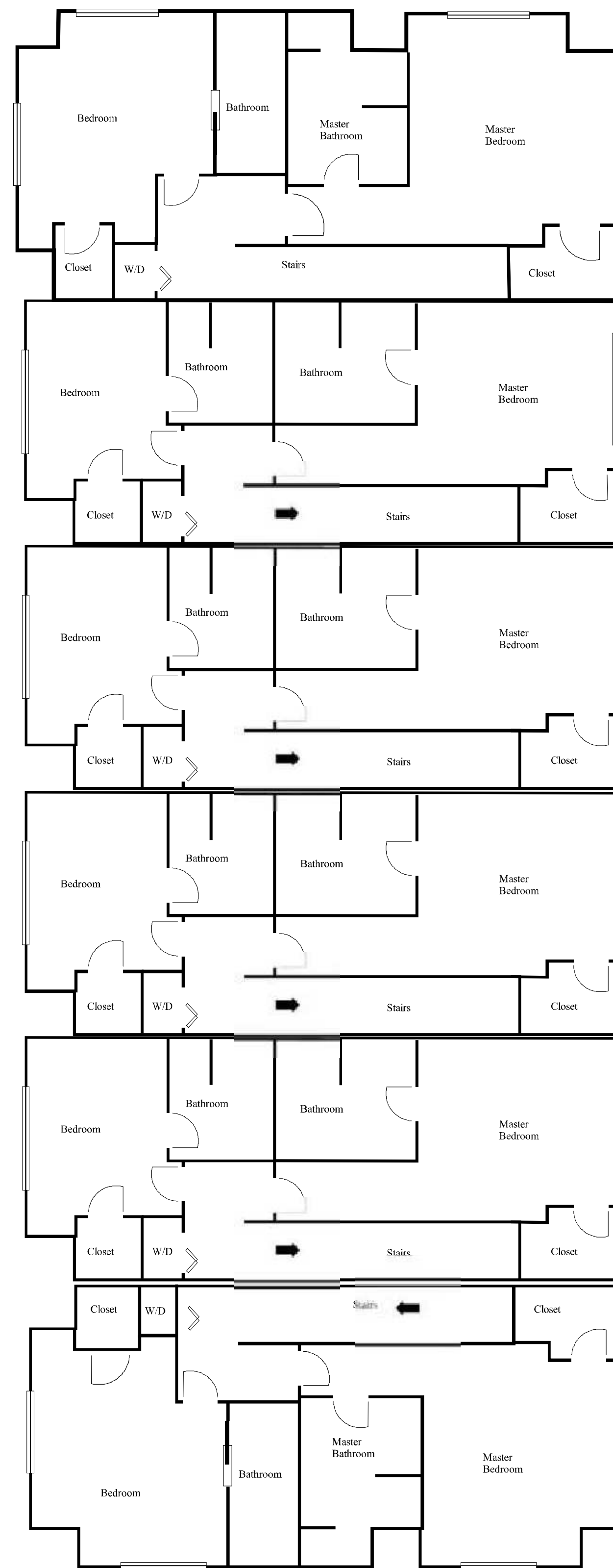
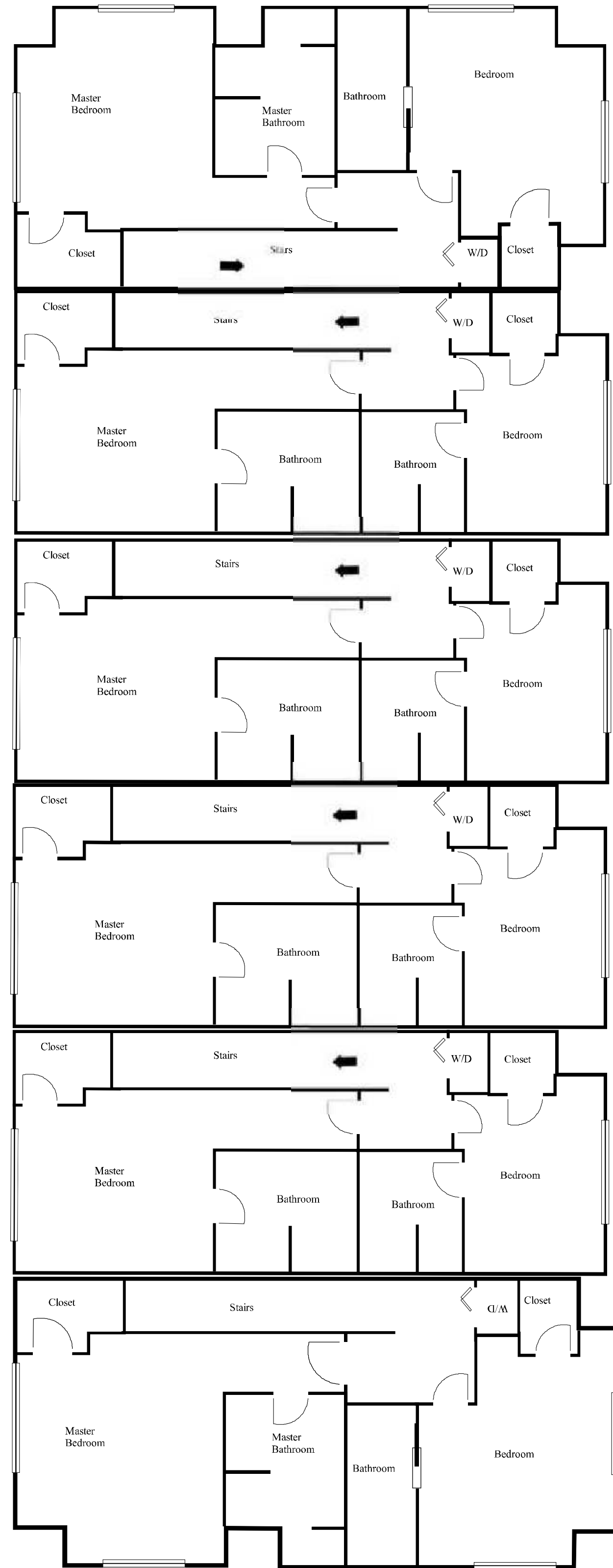
Site:	526 13th Ave/ 532 13th Ave SE Olympia Wa 98501	Drawing:	A1.00 Site Plan	Project:		Drawn:		Notes:	
Title:	13th & Cherry Townhomes	Scale:	3/32":1'0"	Date:	10/21/20	Rev:	A		



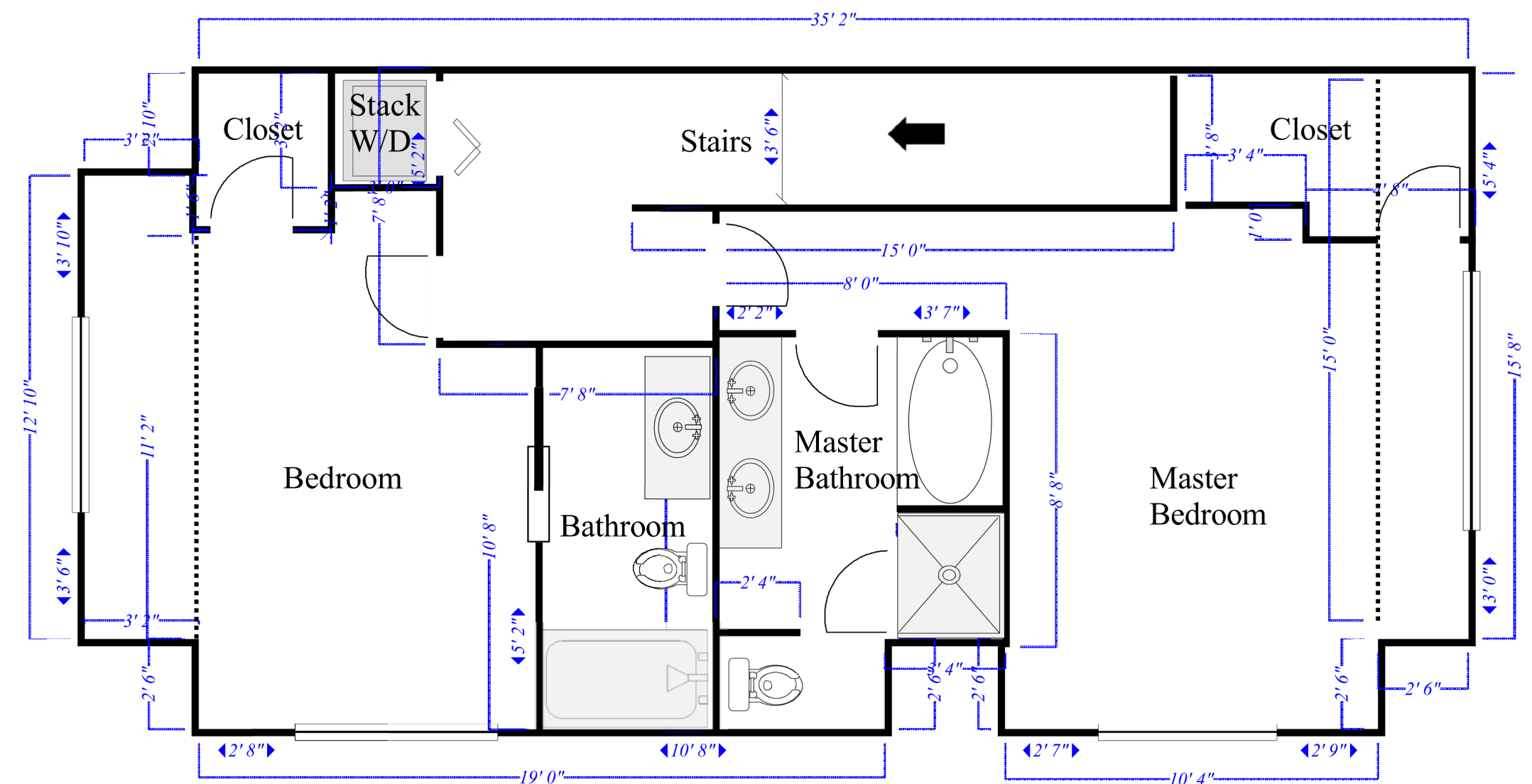
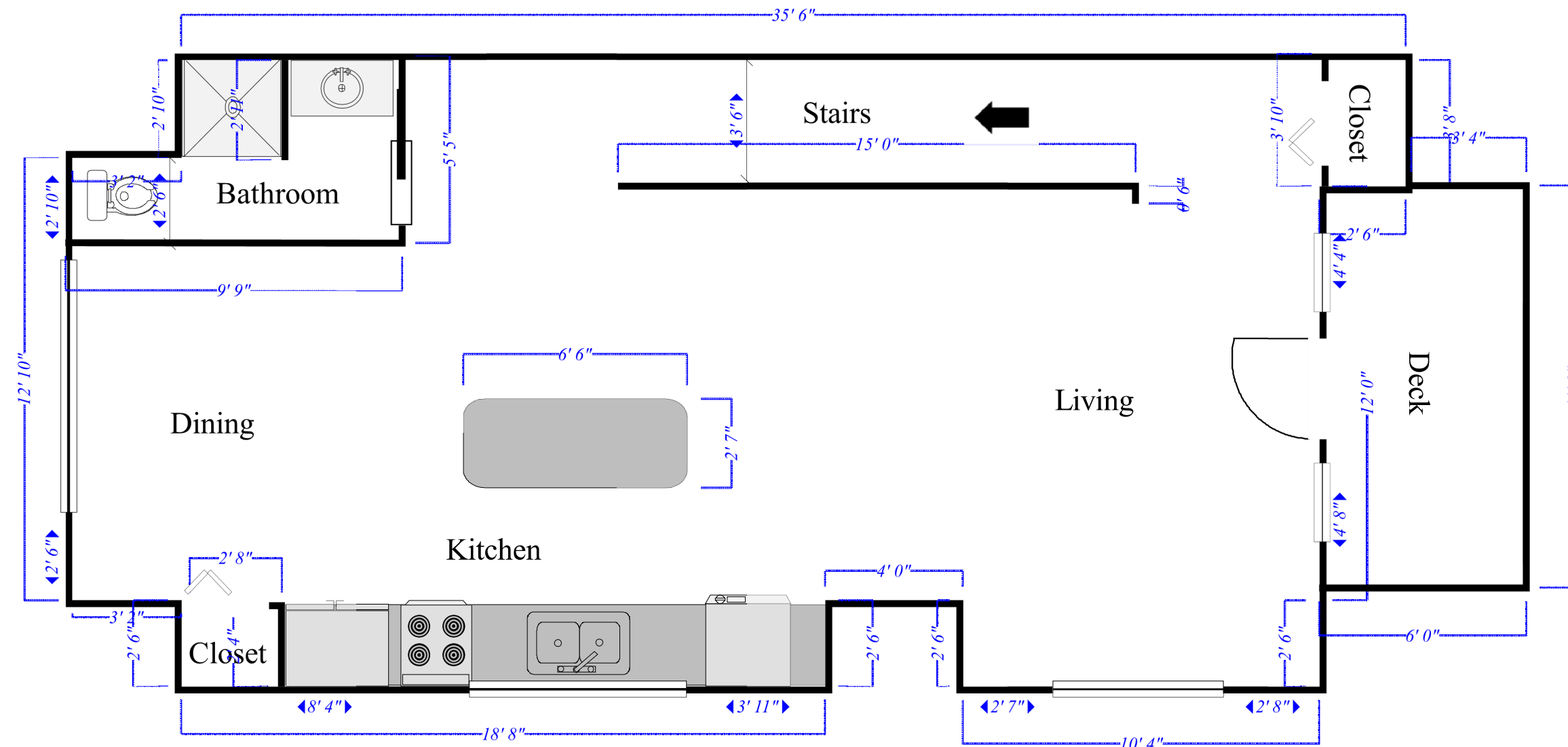
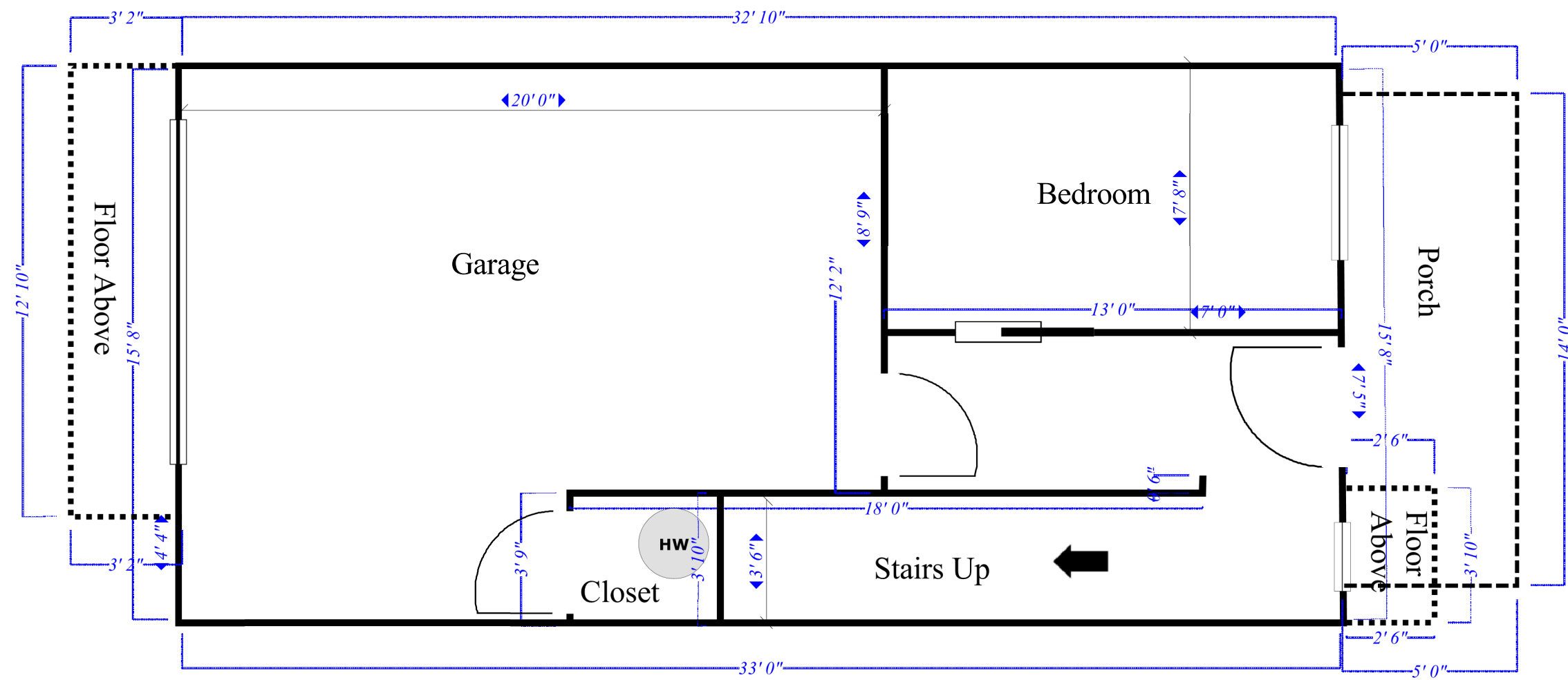
Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A2.01 Overall Level 1	Project:	13th & Cherry	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:	12/13/19	Rev:	3	



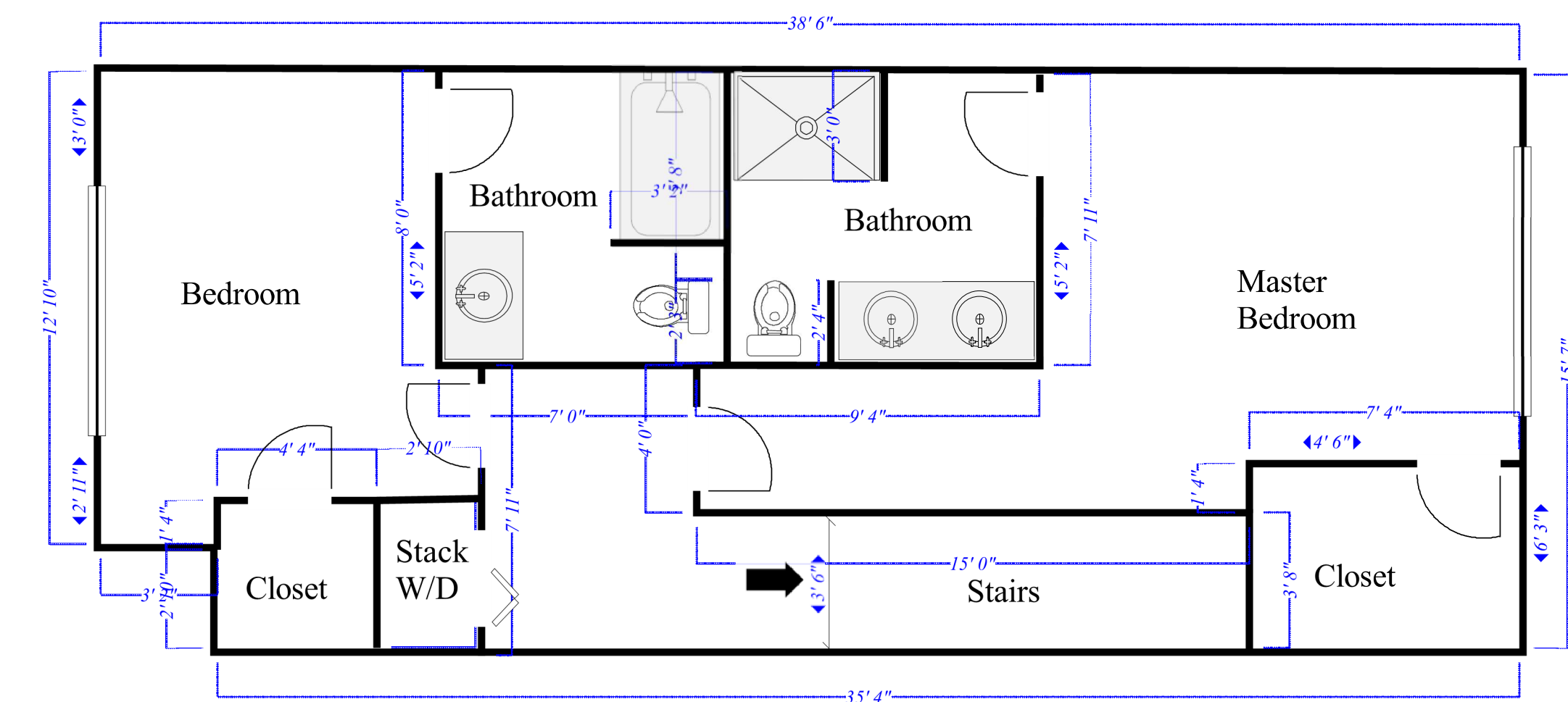
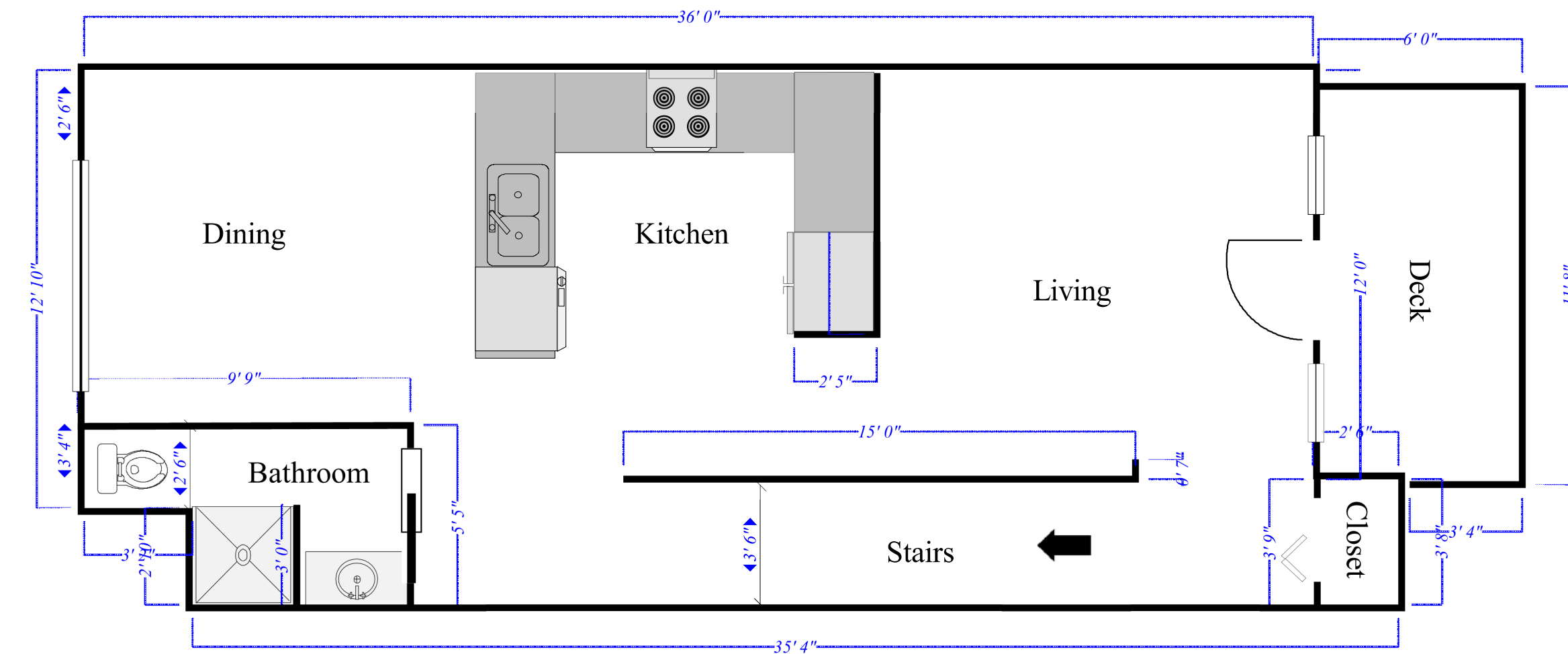
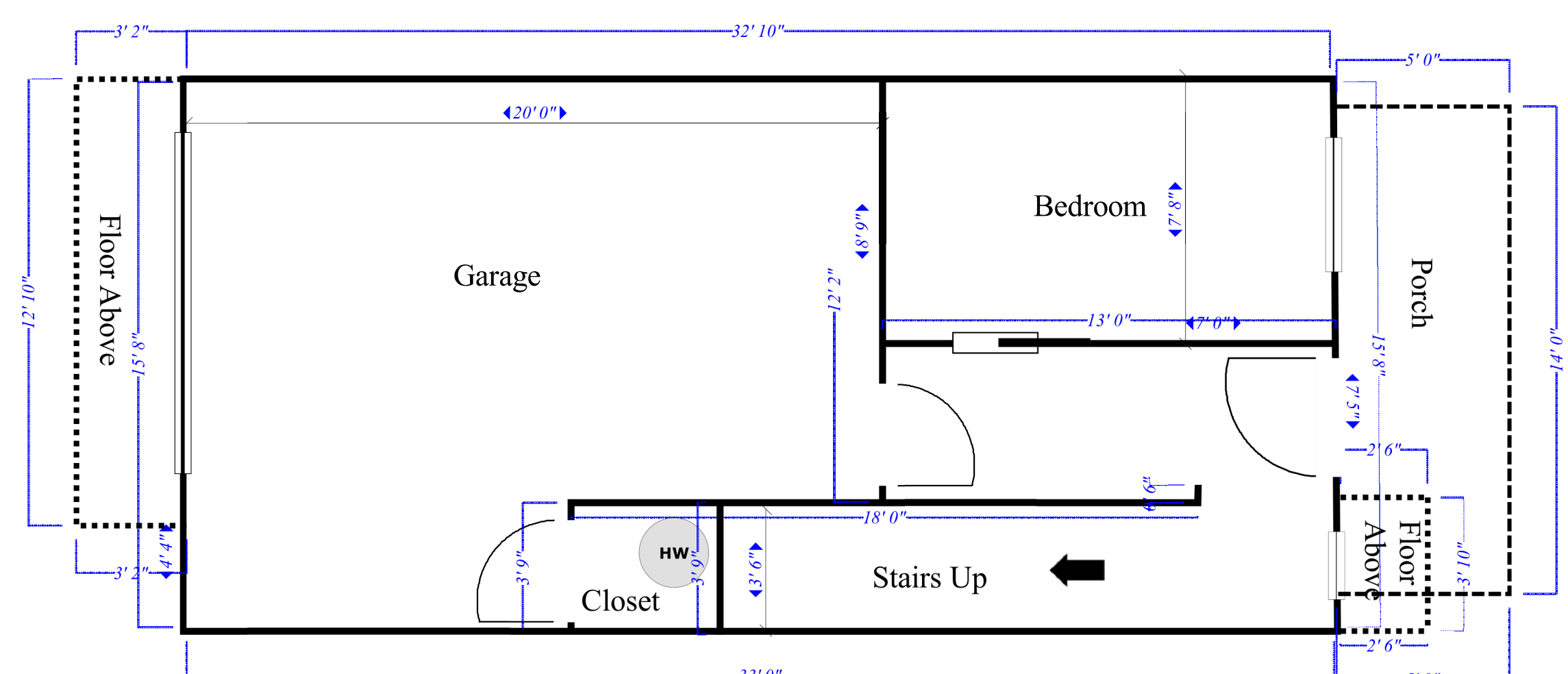
Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A2.02 Level 2 Overall	Project:	Townhomes	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:	12/14/19	Rev:	3	



Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A2.03 Level 3 Overall	Project:	Townhomes	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:	12/19/19	Rev:	3	



Corner Unit (4 EA)

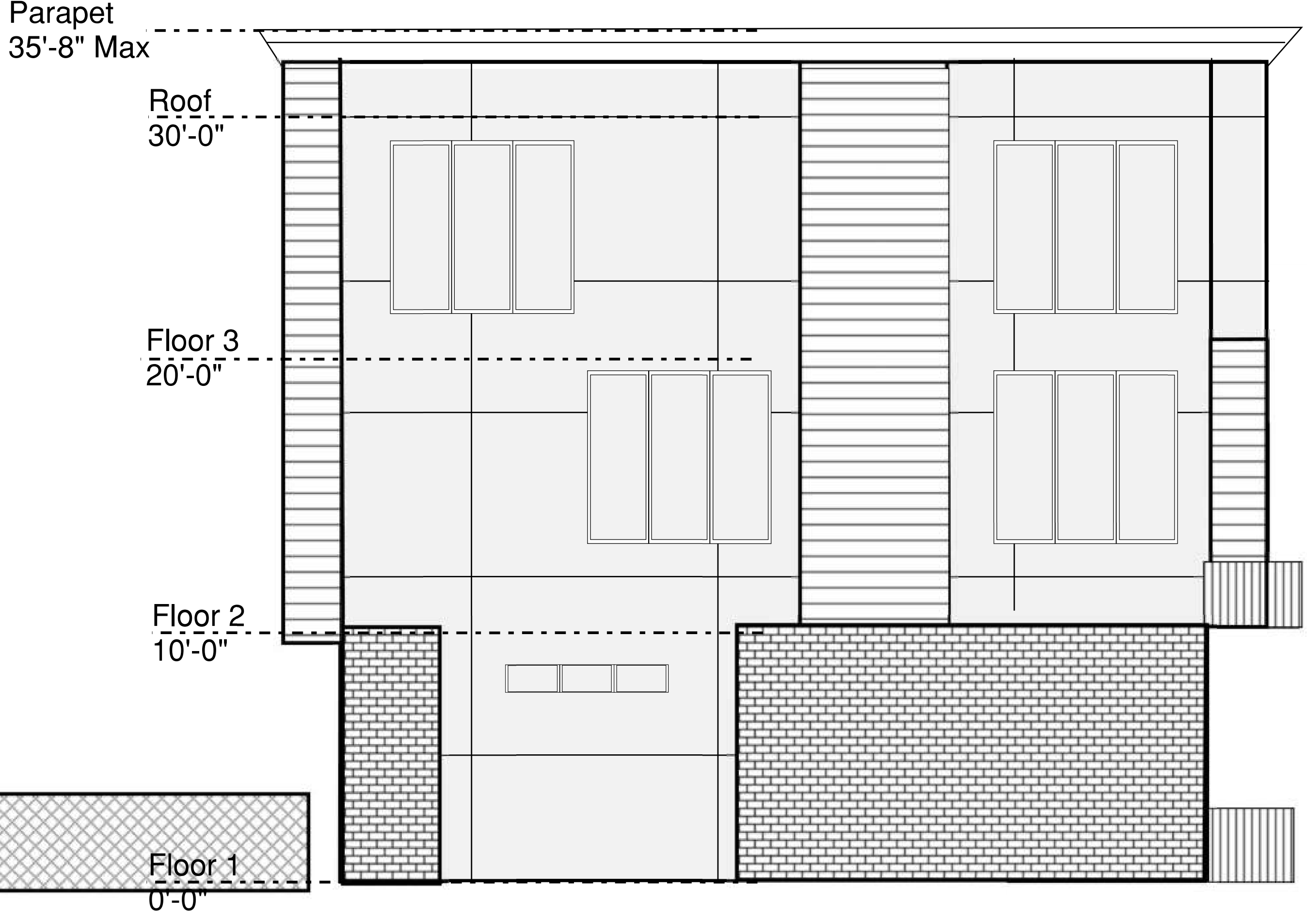
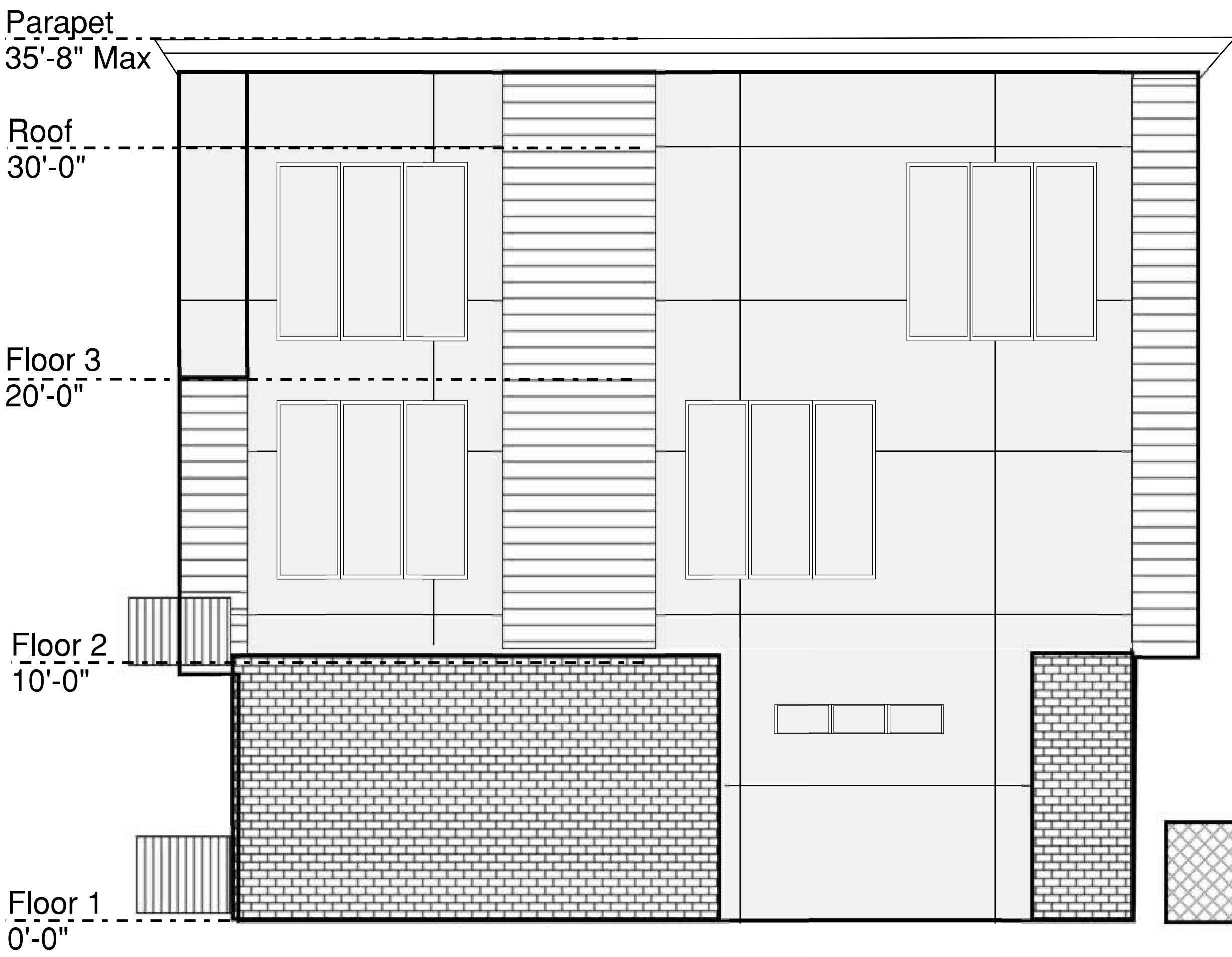


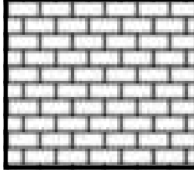
Typical Unit (8 EA)

Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A2.04 Enlarged Floor Plans	Project:		Drawn:	Cameron Monda
Title:	13th & Cherry Townhomes	Scale:	N/A":1'0"	Date:	10/1/19	Rev:	3

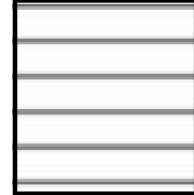


Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A3.01 Elevations	Project:	East Elevation	Drawn:	Cameron Monda
Title:	13th & Cherry Townhomes	Scale:	1/4":1'0"	Date:	10/1/19	Rev:	3

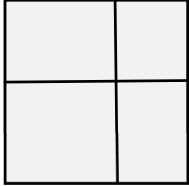




Painted Brick (Light Grey; exact color TBD)



Fiber Cement Lap Siding (Dark Brown; exact Color TBD)



Fiber Cement Panel Siding (Dark Grey; exact color TBD)

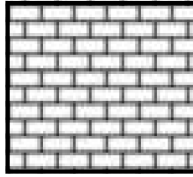


Typ. All Windows to be Dark Bronze/Black

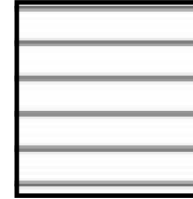
Roof Material : TPO

Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A3.02 Elevations	Project:	South Elevation	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	1/4":1'0"	Date:	11/16/19	Rev:	3	

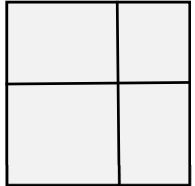




Painted Brick (Light Grey; exact color TBD)



Fiber Cement Lap Siding (Dark Brown; exact Color TBD)



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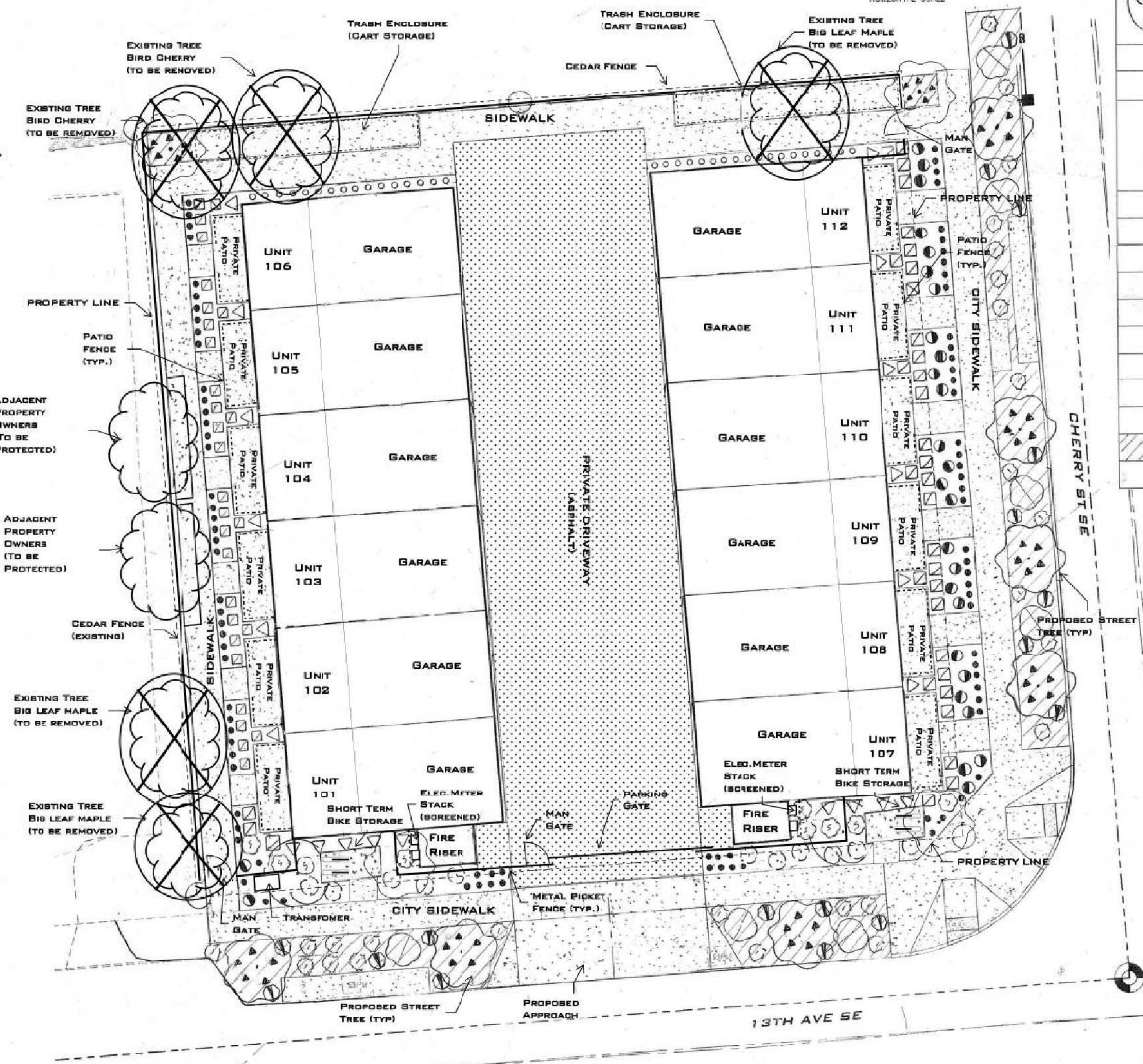


Typ. All Windows to be Dark Bronze/Black

Roof Material : TPO

Site:	526 & 532 13th Ave Ne Olympia Wa 98501	Drawing:	A3.03 Elevations	Project:	West Interior Elevation	Drawn:	Cameron Monda	
Title:	13th & Cherry Townhomes	Scale:	1/4":1'0"	Date:	11/18/19	Rev:	3	

SEC 23, T 18 N, R 02 W, W. M.



SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED HEIGHT	QUANTITY	UNIT COST	TOTAL
	PARROTIA PERSICA	PERSIAN IRONWOOD	2" CALIPER	11	\$ 450	\$ 4,950
	ACER PALMATUM	CORAL BARK MAPLE	6'0" TALL	2	\$ 450	\$ 900
	JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	4'0" TALL	24	\$ 60	\$ 1,440
	HYDRANGAEA QUERCIFOLIA	OAKLEAF HYDRANGAEA "RUBY SLIPPERS"	5 GALLONS	8	\$ 90	\$ 720
	RHODODENDRON "ROBLEX"	AUTUMNFIRE "ENCORE"	2 GALLONS	30	\$ 40	\$ 1,470
	SARCOCOCCA HIMALAYAN	SWEET BOX	1 GALLONS	32	\$ 70	\$ 2,240
	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GALLONS	15	\$ 69	\$ 1,035
	NANCINA DOMESTICA "GULFSTREAM"	HEAVENLY BAMBOO	5 GALLONS	64	\$ 79	\$ 5,056
	HAKONECHLOA MACRA	GOLDEN JAPANESE FOREST GRASS	1 GALLONS	98	\$ 31	\$ 3,038
	BARBERIS THUNBERGII	HAPENESE BARBERRY "ROSE GLOW"	2 GALLONS	26	\$ 35	\$ 910
	SPIRAEA JAPONICA	JAPANESE SPIREA "MAGIC CARPET"	2 GALLONS	14	\$ 29	\$ 406
	PENNISETUM HAMELIN	DWARD FOUNTAIN GRASS	1 GALLONS	17	\$ 40	\$ 680
	ARCTOSTAPHYLOS UVA-URSI	KINNICKINNICK "MASSACHUSETTS"	1 GALLONS	346	\$ 24	\$ 8,304
	LIRIOPE MASCARI	LILYTURF	1 GALLONS	55	\$ 15	\$ 825

TOTAL: \$ 31,974

JUN 2022 - AUG 2022 -
SOIL PREPARATION, IRRIGATION INSTALLATION, PLANTING
& WATERING
SEP 2022 -
SUBSTANTIAL COMPLETION
OCT 2022 - MAR 2023 -
MAINTENANCE PERIOD AND INSPECTION OF PLANTS
MAR 2023 - SEPT 2023 - WEEKLY MAINTENANCE
SEPT 2023 - NOV 2023 - LEAF AND TREE DEBRIS
CLEAN UP AS NEEDED.
OCT 2023 - MAR 2024 - MONTHLY FERTILIZE AND
PRUNING AS NEEDED.
MAR 2024 - SEPT 2024 - WEEKLY MAINTENANCE VISITS
SEP 2024 - NOV 2024 - LEAF AND TREE DEBRIS
CLEAN AS NEEDED
OCT 2024 - MAR 2025 - MONTHLY FERTILIZE AND
PRUNING AS NEEDED.
MAR 2025 - SEPT 2025 - WEEKLY MAINTENANCE VISITS
SEP 2025 - NOV 2025 - LEAF AND TREE DEBRIS
CLEAN UP AS NEEDED
OCT 2025 - JUN 2026 - MONTHLY FERTILIZE AND
PRUNING AS NEEDED

- 1) A GEOTECH SOILS TEST HAS NOT BEEN CONDUCTED AT THIS TIME.
- 2) SINCE THIS SITE HAS BEEN PREVIOUSLY DEVELOPED, THERE IS NO OPPORTUNITY TO PROPOSE AREAS OF NATIVE SOIL AND VEGETATION PROTECTION.
- 3) THE ON-SITE SOILS ARE NOT SUITABLE FOR INFILTRATION BASED ON LOW IMPACT DEVELOPMENT. TREATMENT IS PROPOSED AND FLOW CONTROL IS HANDLED BY THE PROPOSED CAVFS DISPERSED SYSTEM.
- 4) NO INVASIVE PLANTS EXISTING WITHIN PROPOSED SITE BOUNDARY
- 5) THE PLANT SCHEDULE SHOWN ABOVE REFLECTS COST ESTIMATE FOR PURCHASE, INSTALLATION AND MAINTENANCE PERIOD.

1) CITY OF OLYMPIA REQUIRED THAT A MINIMUM OF 30 TREE UNITS BE
RETAINED PER ACRE.

REQUIRED MINIMUM TREE UNITS
(.34ACRE BUILDABLE AREA X 30EA) = 10 UNITS

PROPOSED RETENTION = 0 UNITS

REQUIRED REPLANTING = 10 UNITS

TREE UNITS LOCATED
 OMC 16.60.070 REQUIRED THAT FOR ALL MULTI-FAMILY PROJECTS
 OF 5 UNITS OR MORE, 50% OF THE REQUIRED TREE DENSITY BE MET
 IN A SOIL AND VEGETATION AREA

TREE UNITS LOCATED WITH-IN SYPA = 6 UNITS
 TREE UNITS LOCATED WITH-IN CITY PROPERTY = 7 UNITS

**CALL 48 HOURS
BEFORE YOU DIG
811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Aug 25, 2020 11:46:21AM — User Dan Witt
P:\2020\20509 13th and Cherry St\Drawing\Working\Exhibits\Landscape.dwg

CITY OF OLYMPIA - LANDSCAPE PLANS

13TH AND CHERRY

Page 2 of 2

BASED	AS SHOWN
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