

LOCATION MAP



GENERAL NOTES

1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPERATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
2. FOR SITE LANDSCAPING SEE SEPERATE LANDSCAPE ARCHITECTURAL DRAWINGS.
3. FOR SITE LIGHTING SEE SEPERATE ELECTRICAL DRAWINGS.
4. SEE FLOOR PLANS FOR ADDITIONAL INFORMATION

PARKING SUMMARY

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01):

(28) STUDIOS @ 0 STORAGE SPACE PER UNITS =	0 SPACES
(8) MICRO STUDIOS @ 0 STORAGE SPACE PER UNIT =	0 SPACES
(12) ONE BEDROOMS @ 1 STORAGE SPACE PER UNIT =	12 SPACES
RETAIL 2,412 SF (1 PER 6,000 SF = MINIMUM OF 1)	1 SPACE

TOTAL LONG TERM SPACES PROVIDED = 13 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01):

(28) STUDIOS @ 1/10 UNITS, 2 MINIMUM =	3 SPACES
(12) ONE BEDROOM @ 1/ 10 UNITS , 2MIN. =	2 SPACES
RETAIL 2,412 SF (1 PER 3,000 SF, MINIMUM OF 2)	2 SPACES

TOTAL SHORT TERM SPACES PROVIDED = 7 SPACES

BUILDING INFORMATION

(REQUIRED FOR BUILDING PERMIT)
BUILDING DESCRIPTION

MODEL CODE: 2018 IBC
CONSTRUCTION TYPE: VA
NUMBER OF STORIES: 5
BUILDING HEIGHT: 60' - 0"
OCCUPANCY TYPE: MIXED USE, R-2, M

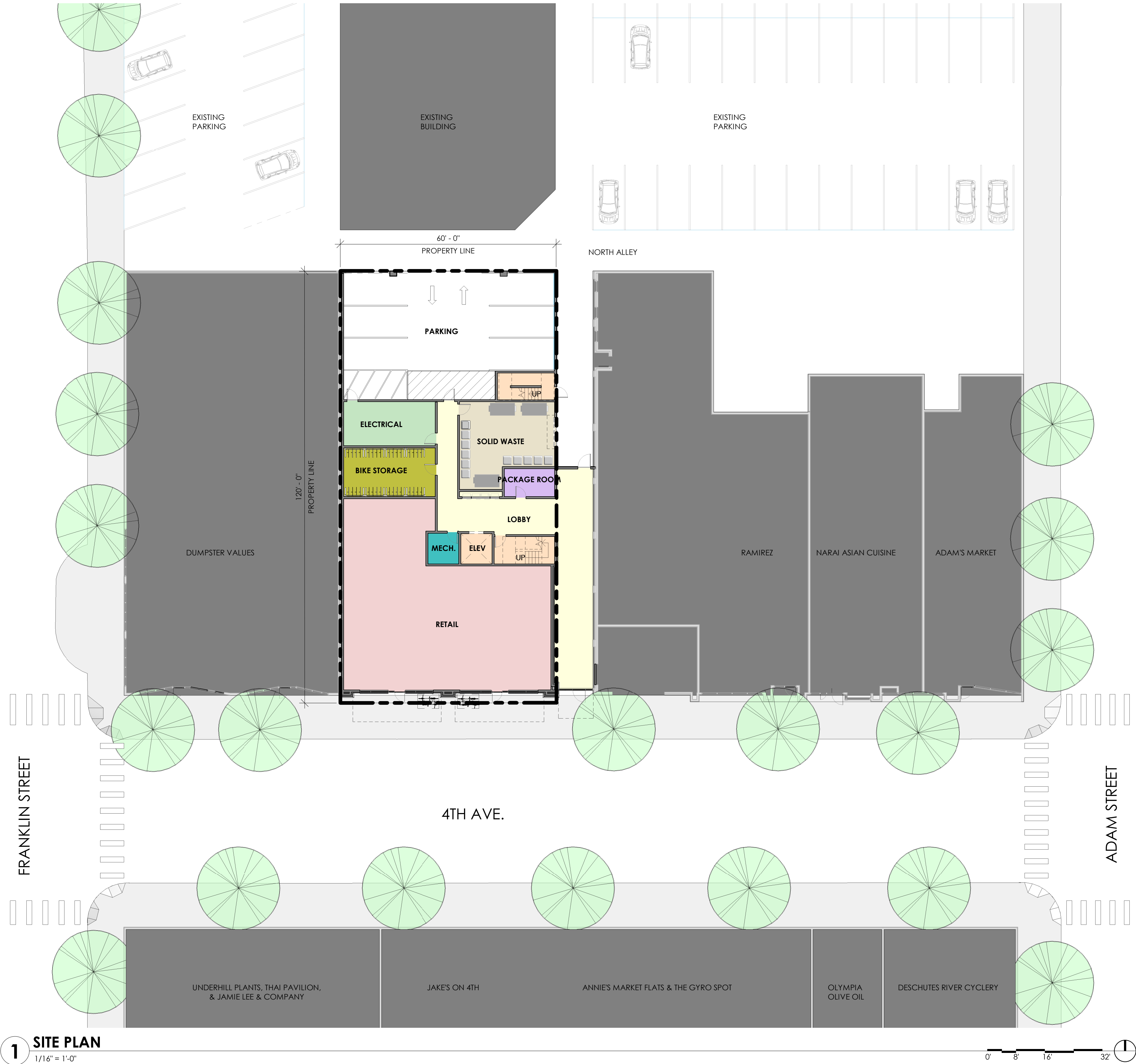
BUILDING AREA	BUILDING:	35,400 SQ. FEET
	SITE:	7,200 SQ. FEET

SITE ADDRESS: 308-310 4TH AVE E, OLYMPIA WA 98502

PARCEL #: 78503300700

ABBREVIATED LEGAL DESCRIPTION:
SECTION 14 TOWNSHIP 18 RANGE 2W QUARTER NE SW PLAT SYLVESTER
TOWN OF OLYMPIA.BLA-SS-5502 TR A DOCUMENT 006/188

JURISDICTION: CITY OF OLYMPIA



1 SITE PLAN
1/16" = 1'-0"

4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

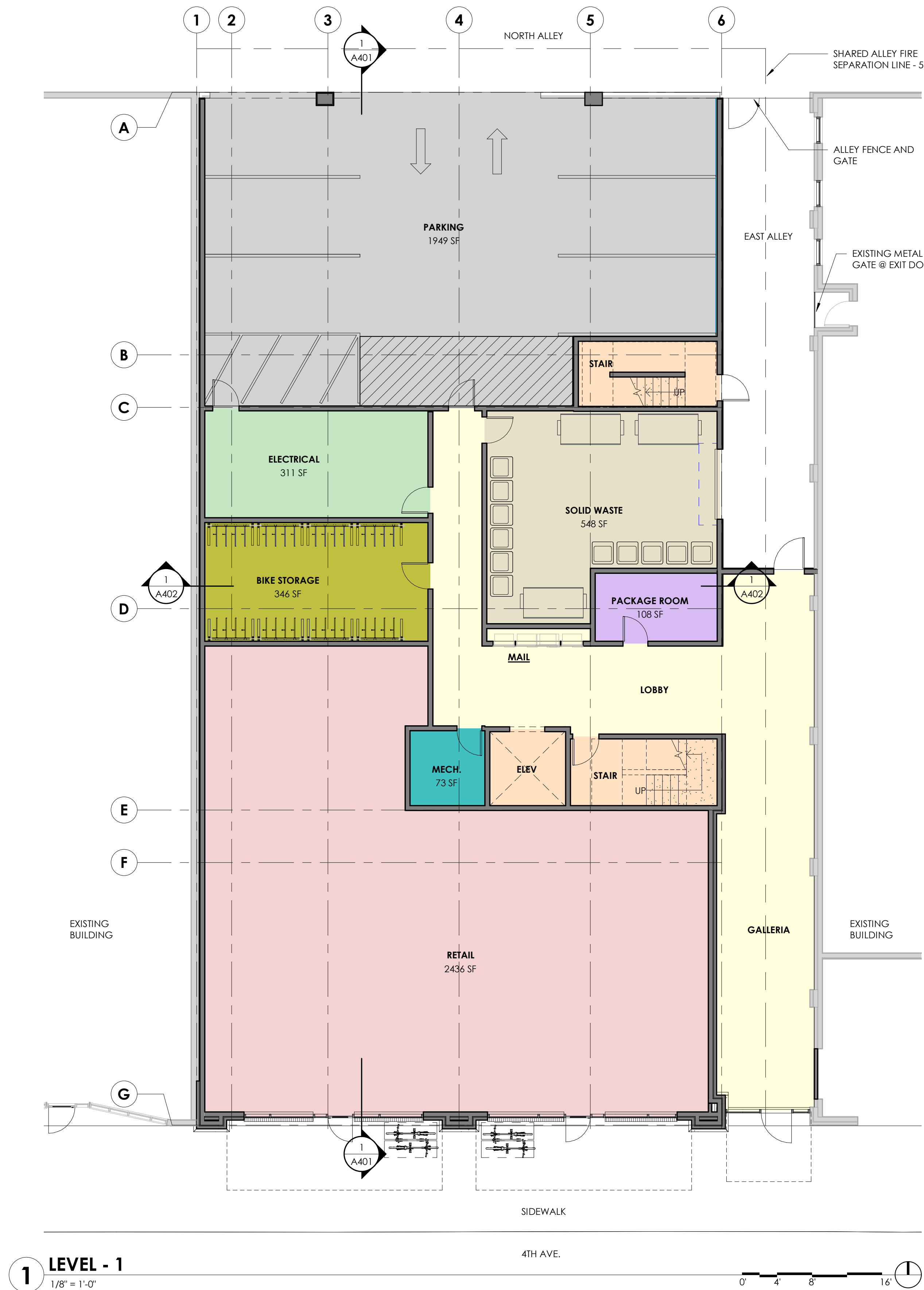
A101
SITE PLAN



4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21



WASTE RESOURCE SUMMARY

GOAL: COLLECT AND STORE WASTE FOR COMMERCIAL & RESIDENTIAL TENANTS.
COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH
ALLOCATE 50% TO RECYCLING AND 50% TO GARBAGE.

WASTE COLLECTION PER WEEK:

(48) RESIDENTIAL UNITS @ 1.1 CY PER HOUSEHOLD/4.33 = 12.19 CY
2,412 RETAIL @ 1CY/500 SF= 4.82 CY
TOTAL WASTE COLLECTED = 17.01 CY

18 CY X 50% = 9 CY TO GARBAGE, 9 CY TO RECYCLE

9 CY OF WASTE TO BE COLLECTED FROM SITE. NO COMPACTOR, USE FRONT
LOAD CARTS AND SMALLER RECYCLE CARTS.

CONTAINERS REQUIRED FOR GARBAGE:

3 YARD CONTAINERS USED FOR STREET COLLECTION
9CY/ 3CY = 3
PROVIDE (3) 3 YARD DUMPSTER CONTAINERS

CONTAINERS REQUIRED FOR RECYCLING:

SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING.
CARDBOARD CONTAINERS OF 4 YARD.
OTHER RECYCLING WITH 95 GALLON CARTS.

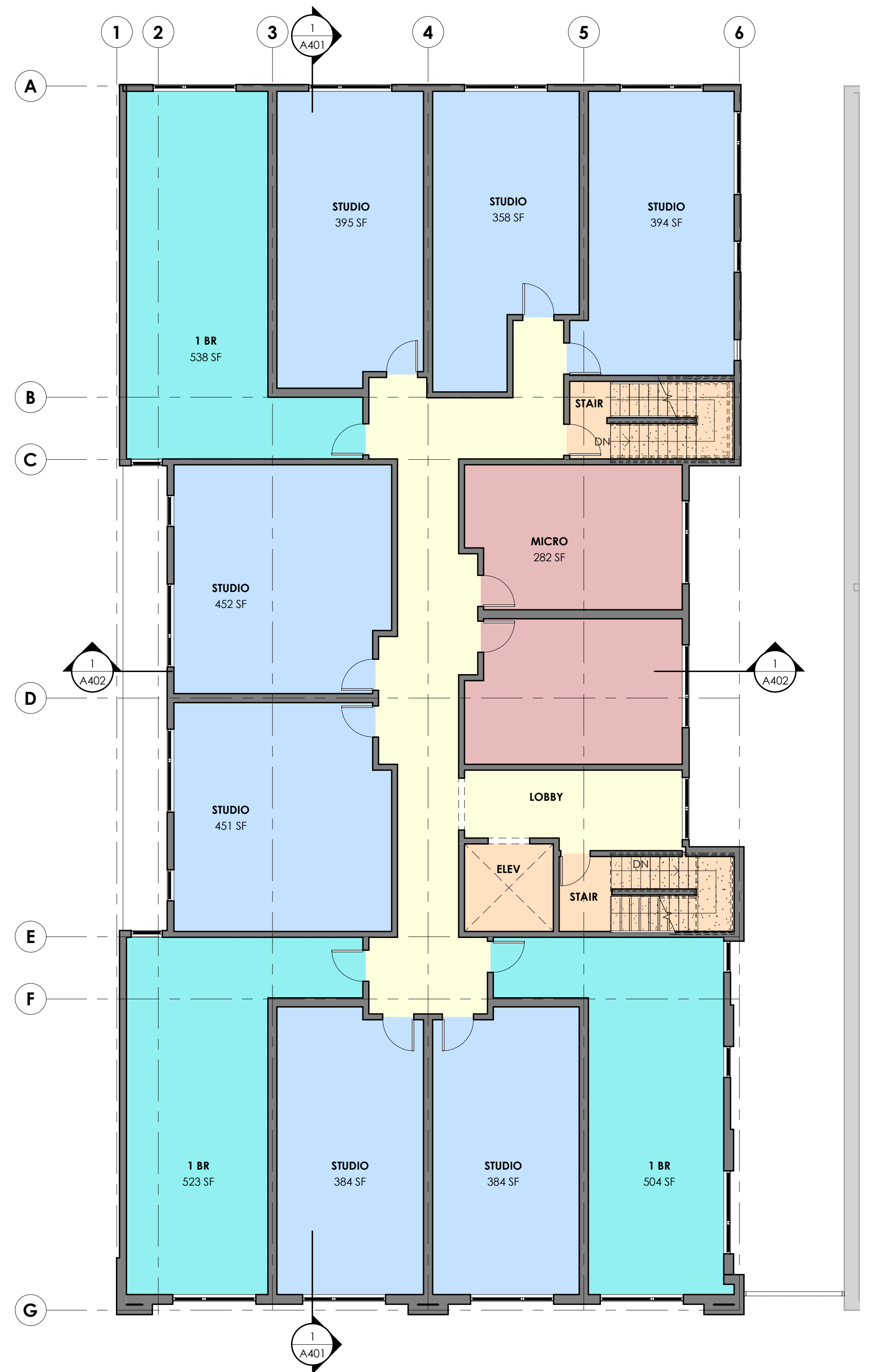
50% CARDBOARD= 4 CY
50% RECYCLE= 5 CY

4 CY (CARDBOARD)
PROVIDE (1) 4 YARD CARDBOARD CONTAINER

5 CY (RECYCLE) = 4CY X 202 GALLONS/CY = 1,010 GALLONS REQUIRED
= 1,010 GALLONS/95 GALLON CARTS
= 10.63 CARTS

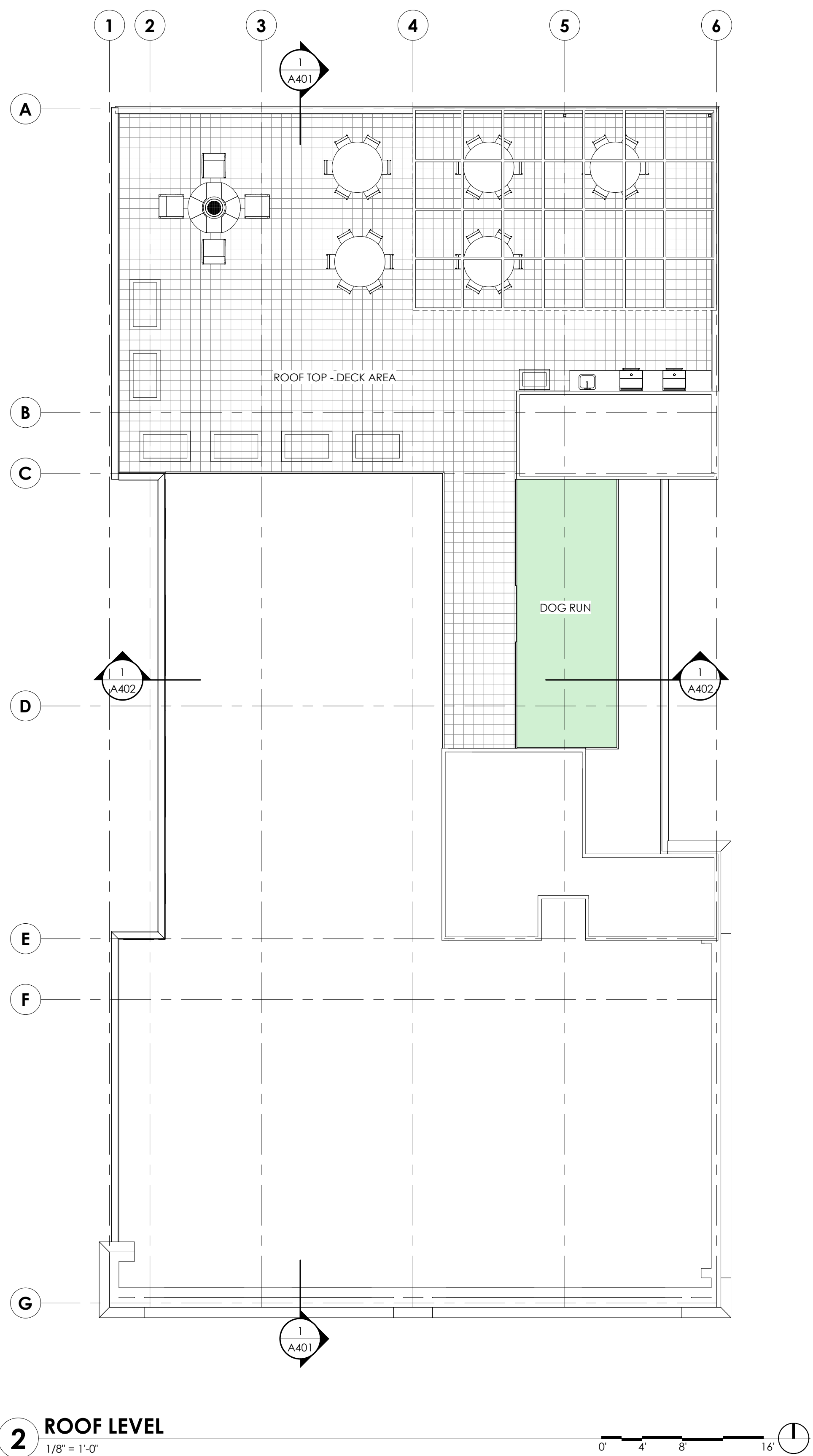
PROVIDE (11) 95 GALLON CARTS





1 TYPICAL FLOOR PLAN - FLOORS 2 TO 5
1/8" = 1'-0"

UNIT TYPES		
NAME	COUNT	AREA
FLOOR 2		
1 BR	3	1,565 SF
MICRO	2	566 SF
STUDIO	7	2,818 SF
	12	4,948 SF
FLOOR 3		
1 BR	3	1,403 SF
MICRO	2	566 SF
STUDIO	7	2,824 SF
	12	4,793 SF
FLOOR 4		
1 BR	3	1,403 SF
MICRO	2	566 SF
STUDIO	7	2,824 SF
	12	4,793 SF
FLOOR 5		
1 BR	3	1,403 SF
MICRO	2	566 SF
STUDIO	7	2,824 SF
	12	4,793 SF
RESIDENTIAL UNIT COUNT & FLOOR AREA	48	19,327 SF



2 ROOF LEVEL
1/8" = 1'-0"

4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

A202

PLAN - TYPICAL FLOOR & ROOF PLAN





1 SOUTH ELEVATION
1/8" = 1'-0"

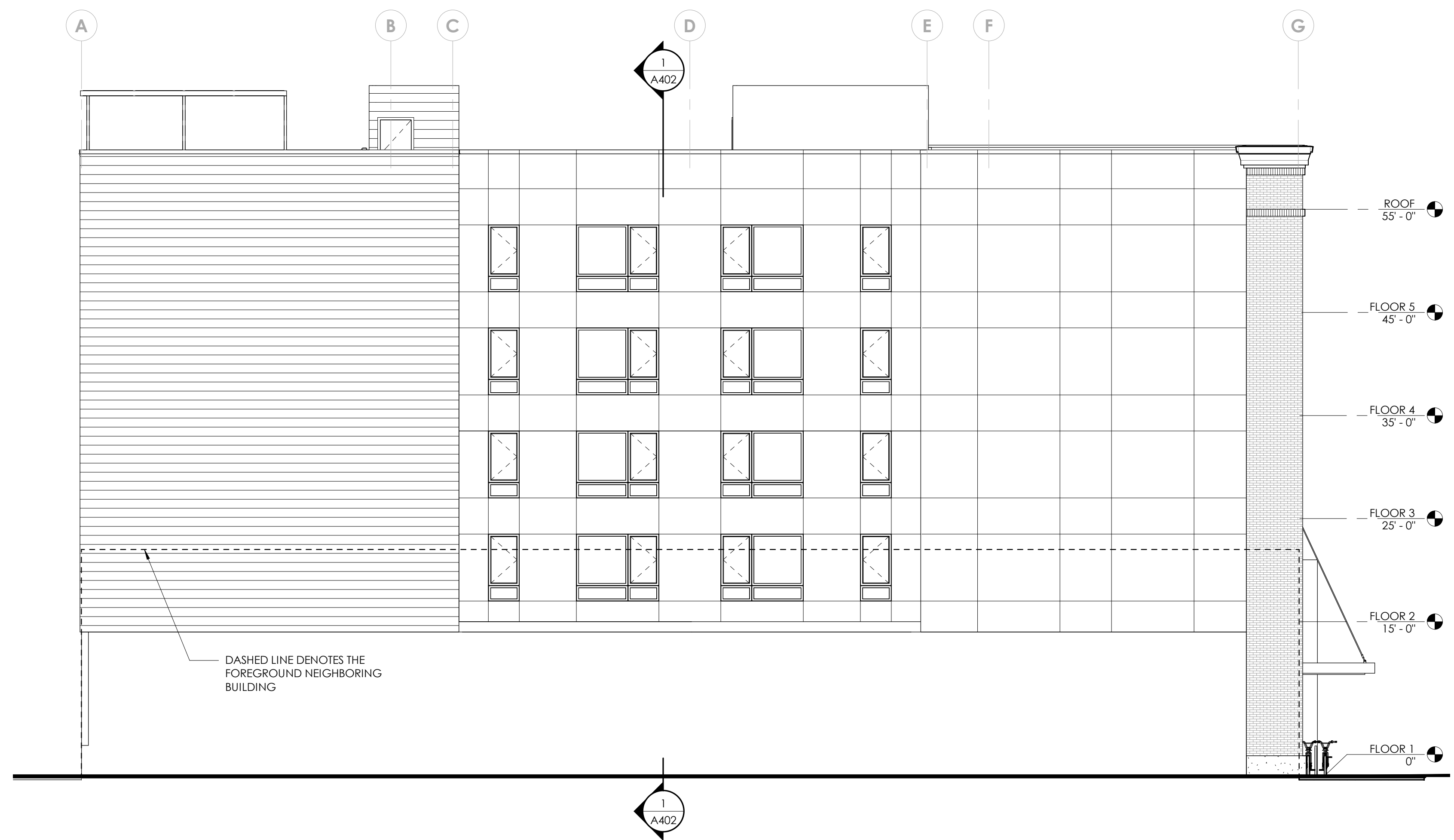
4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

A301
ELEVATIONS





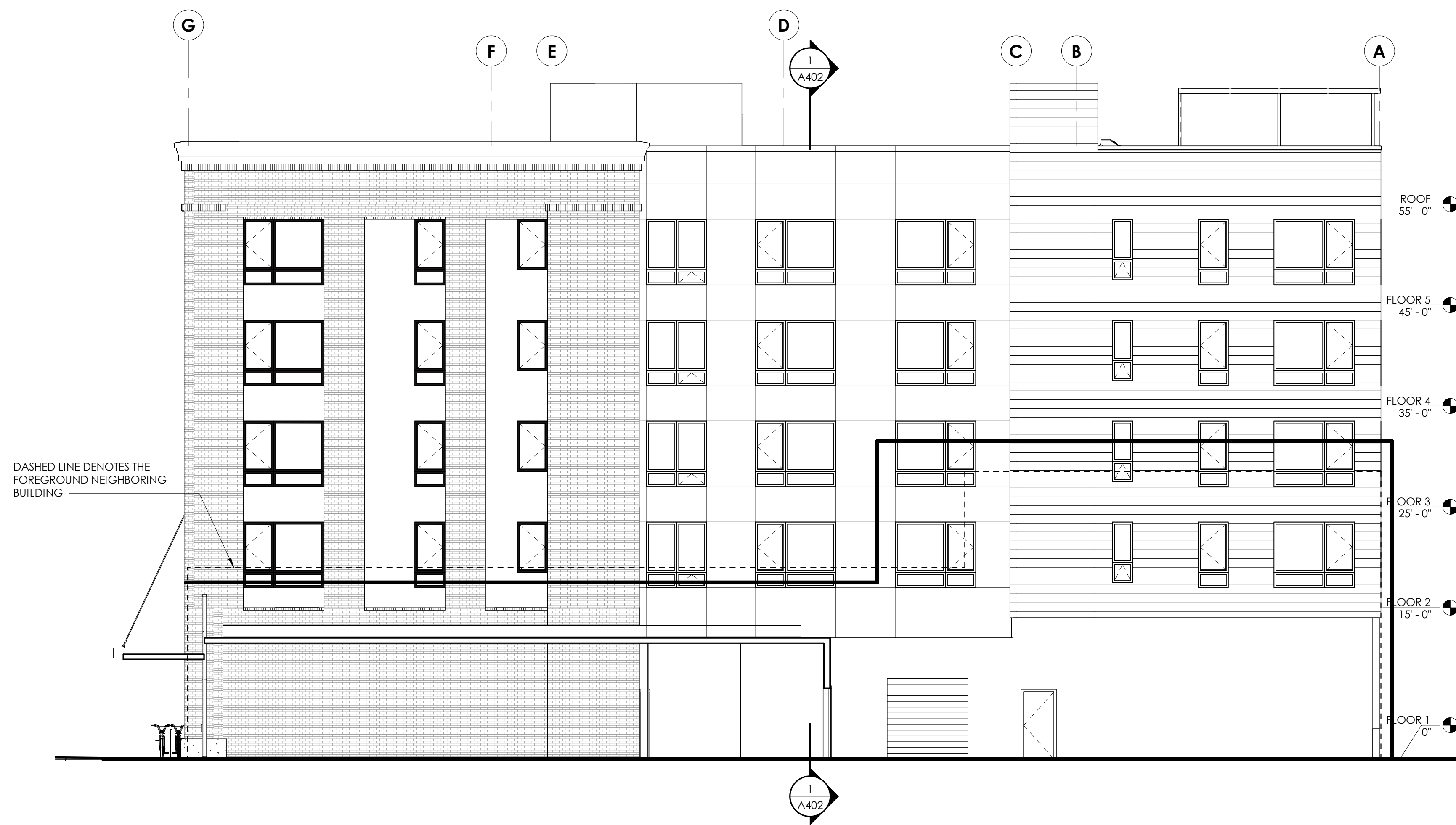
4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

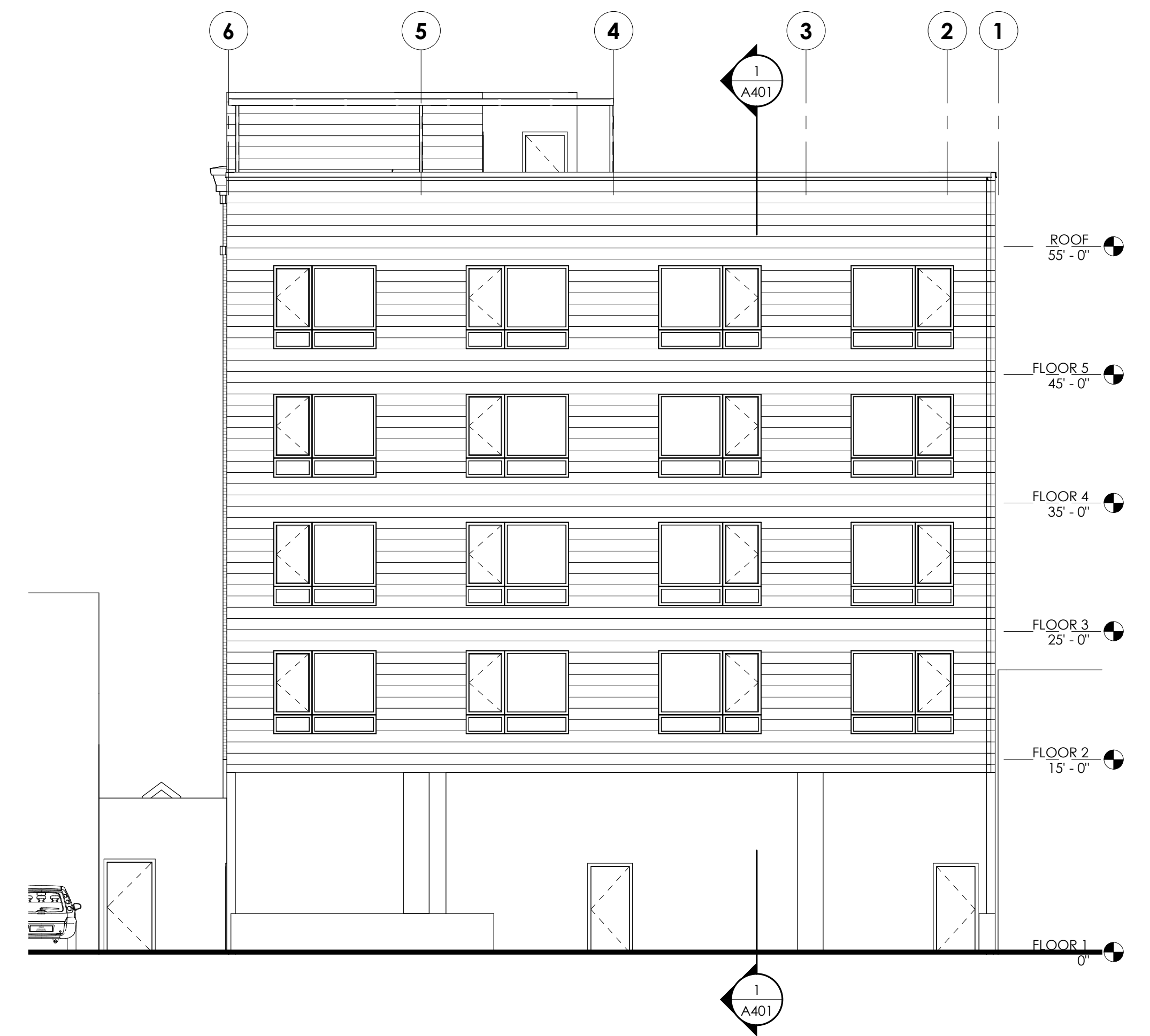
SCHEMATIC DESIGN | 06/18/21

A302
ELEVATIONS





1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

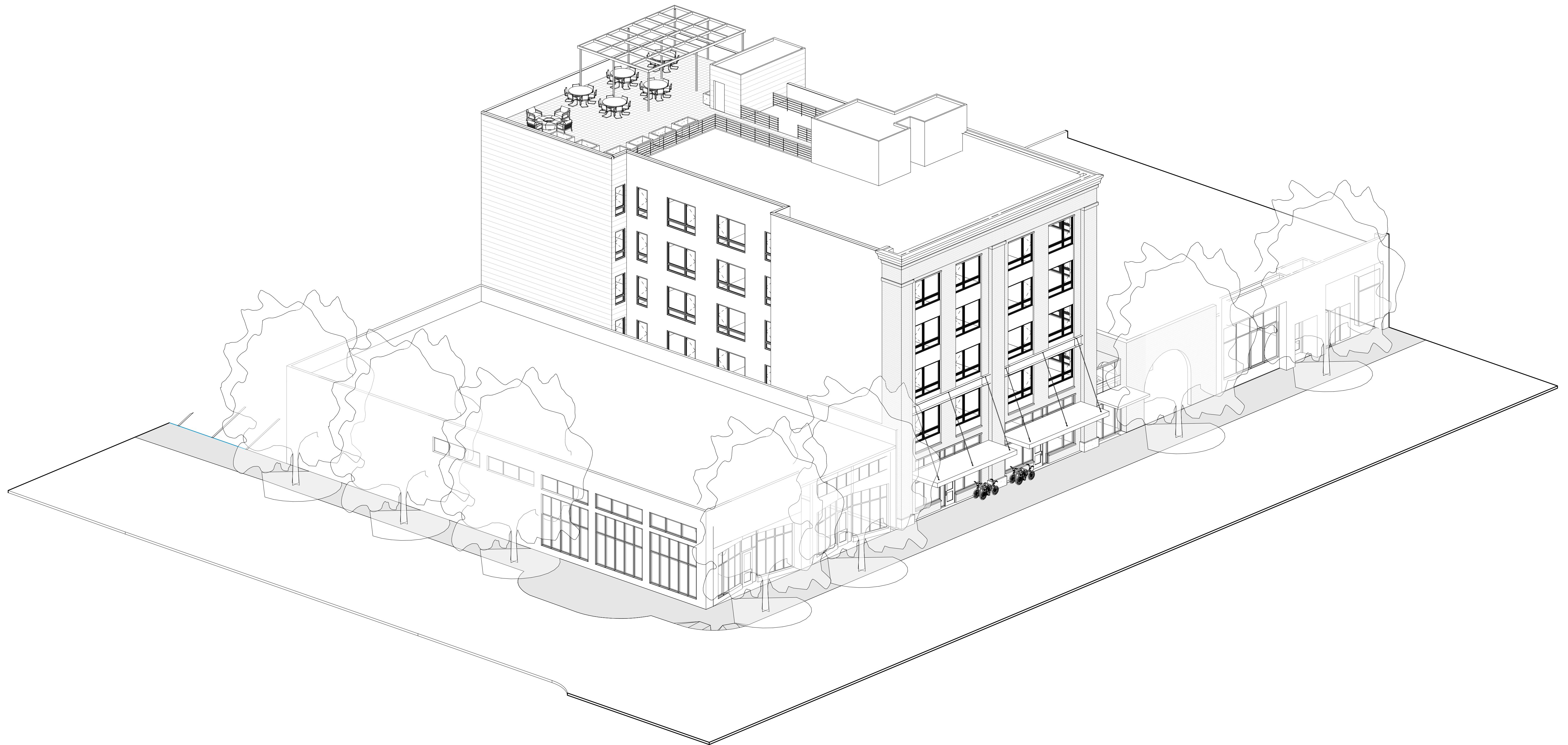
4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

A303
ELEVATIONS





1 AXON - 1

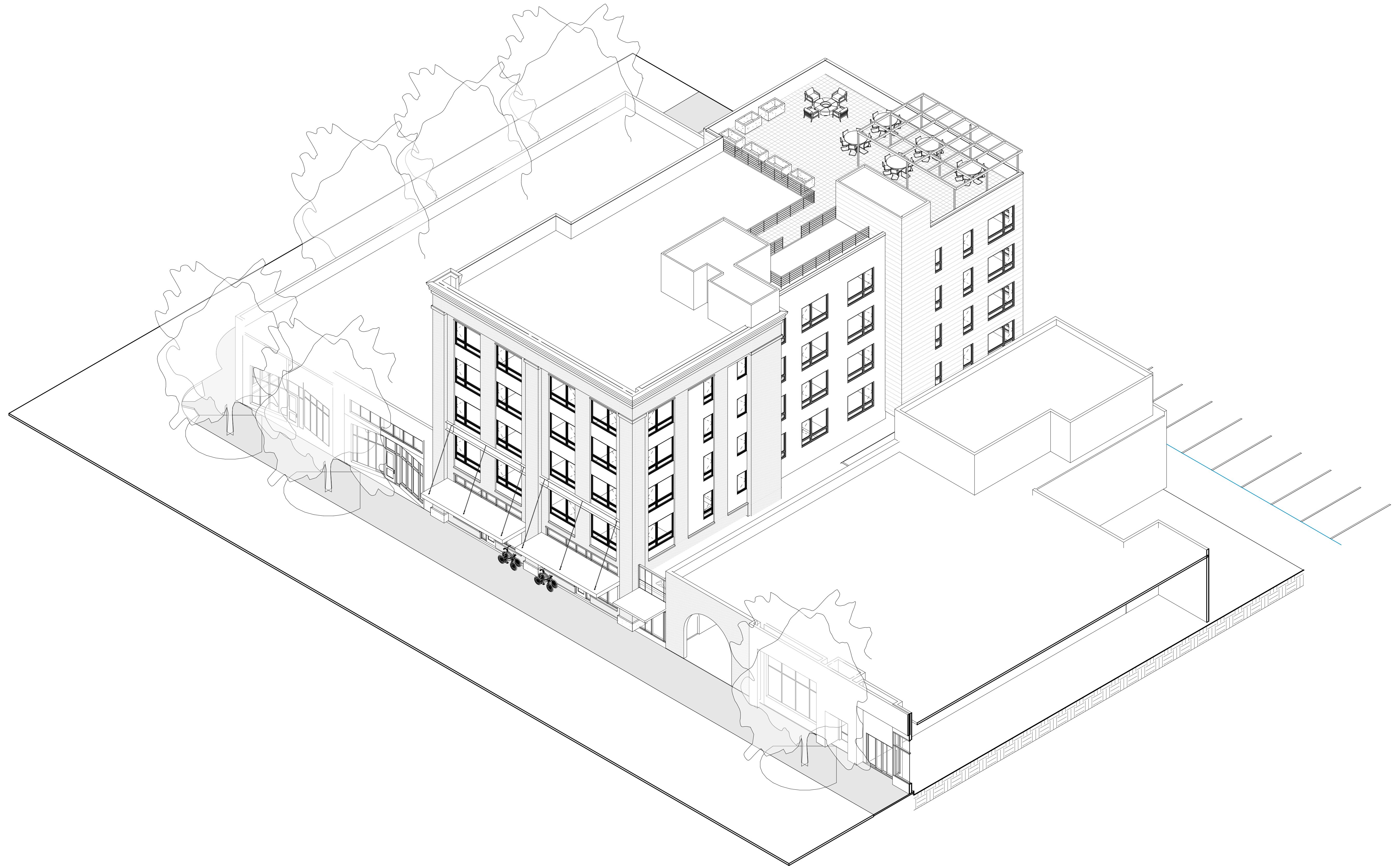
4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

A901
PERSPECTIVE





1 AXON - 2

4TH AVENUE FLATS

308 4TH AVE. E | OLYMPIA, WA 98501

SCHEMATIC DESIGN | 06/18/21

A902
PERSPECTIVE

