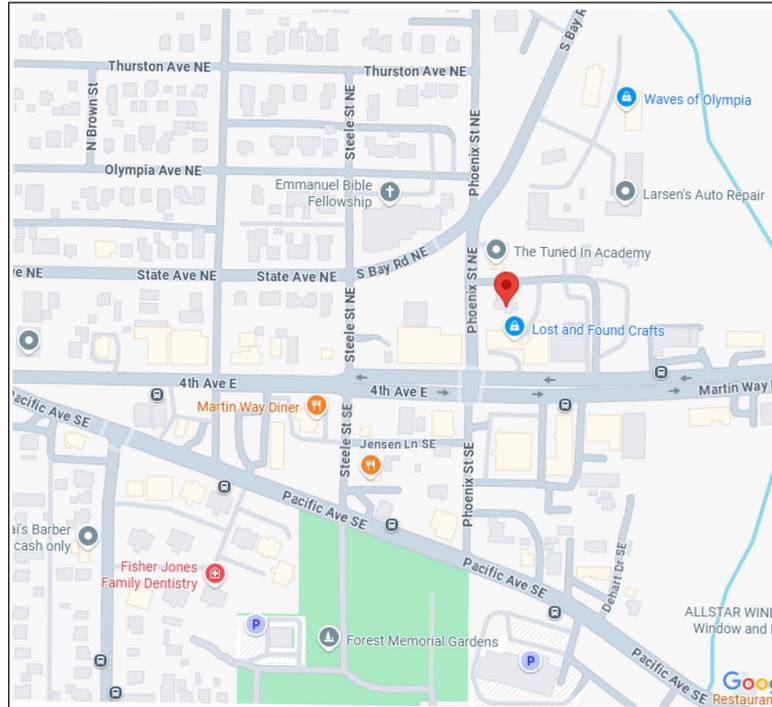


IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON

CLUB ZEPHYR

WELLNESS SPA AND YOGA FACILITY



VICINITY MAP



ADDITION &
CHANGE OF USE TO
SPA AND
YOGA STUDIO
FACILITY

**SAND & STONE
DESIGN BUILD**

68020 Monterico Road
Desert Hot Springs
California 92240
E-mail : famwellco@gmail.com
Telephone : 323-972-4581
Facsimile : 858-368-9690

THESE DRAWINGS ARE NOT AS BUILT. DO NOT SCALE THESE DRAWINGS. MGDDB DO NOT MAINTAIN THAT WHAT IS CONTAINED IN THESE DOCUMENTS REPRESENTS IN PART OR IN WHOLE THE BUILDING CONSTRUCTED. THE DRAWINGS, IDEAS, AND ARRANGEMENTS CONTAINED IN THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF MGDDB. NO PART THEREOF SHALL BE COPIED, DISCLOSED OR OTHERWISE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT INCLUDING BUT NOT NECESSARILY LIMITED TO ADDITIONS, ALTERATIONS, OR IMPROVEMENTS TO THIS PROJECT, OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MGDDB. VISUAL CONTACT WITH THESE DRAWINGS OR PRINTS SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS. MGDDB SHALL BE THE SOLE INTERPRETOR AS TO THE INTENT OF THESE DOCUMENTS. FURTHERMORE, THESE DOCUMENTS, THE INSTRUMENTS OF SERVICE OF MGDDB REPRESENT INCOMPLETE INFORMATION AND THEREFORE RELY ON MGDDB INTERPRETATION AND OBSERVATION OF THE PROJECT.



PROJECT INFORMATION

TENANT: CLUB ZEPHYR SPA SUITA VIDA YOGA STUDIO
PROPERTY OWNER: OLYMPIA STEAM BATHS, LLC
LEGAL DESCRIPTION: APN: 11813520400
PROJECT ADDRESS: 120 Phoenix Ave NE -- to be "O" State St Olympia, WA 98512
ZONING: HDC-3
OCCUPANCY: B - PERSONAL SERVICES PROPOSED SPA AND YOGA FACILITY WITH SNACK BAR
CONSTRUCTION: TYPE V-B NON-RATED
SPRINKLERED: NO
STORIES: 1 - 1/2 STORY, 1 STORY OVER BASEMENT
YEAR BUILT: 1933

OCCUPANT LOAD:
4773 SF / 50 = 95 OCCUPANTS ALLOWABLE

EGRESS: 2022 I-500 (REQUIRES 2 EXITS)
2 EXITS PROVIDED

PLUMBING FIXTURE OCCUPANT LOAD:
WOMEN: 48 (5) ADA MULTIPLE USER PRIVATE RESTROOM PROVIDED
MEN: 47 (5) WC'S (2 MEN, 3 WOMEN) AND (1) URINAL PROVIDED

ALLOWABLE AREA

FLOOR AREA TABULATIONS:	
EXISTING HOUSE	1,463 SQ.FT
EXISTING BASEMENT (UNFIN)	582 SQ.FT.
EXISTING GARAGE	1,008 SQ.FT.
TOTAL EXISTING AREA:	3,053 SQ. FT.
PROPOSED YOGA ROOM IN EXISTING GARAGE - NEW BARREL ROOF	[1,008] SQ.FT
PROPOSED DETACHED LOCKER RMS:	1143 SQ.FT
PROPOSED SALT BUBBLE SAUNA:	254 SQ.FT
PROPOSED DETACHED SAUNA/STEAM:	412 SQ.FT
TOTAL PROPOSED ADDITIONS:	1,809 SQ. FT.
TOTAL FLOOR AREA AFTER REMODEL:	4,280 SQ. FT.

SCOPE OF WORK

- REQUESTED ENTITLEMENTS:**
- Change of Use of Residence to Personal Services - Spa and Yoga Facility
 - Secure external parking agreement for additional parking area off-site
 - Secure agreement with private easement owners to reduce road easement per Site Plan
 - Obtain permission from City of Olympia to install a private well to feed pools.
- PROPOSED EXTERIOR IMPROVEMENTS, PARKING LOTS:**
- Provide a parking area for 3 vehicles. Provide ADA van parking on State St on east side of Garage.
 - Street improvements may include continuous sidewalk, curb and gutter per Site Plan.
- PROPOSED GROUNDS IMPROVEMENTS:**
- Install 6' retaining walls at southeast side of Garage per plan
 - Install perimeter fence, walls and gates per Site Plan
 - Install raised wooden walkways to pool area and Salt Bubble Sauna per Site Plan
 - Install roof cover over walkways and pool area with solar panels/ roofing
 - Install 5 small pools and one large pool per Site Plan - all 22" above ground and 4 feet deep, except Large Pool in-ground and 5' deep (at deep end)
 - Install outdoor showers next to pool per Site Plan
 - Install pavers, pool deck, Courtyard landscape, fountain, outdoor lights and fire pit per plan.
 - Install flow-through water system (if well is approved) with heated water from solar-heated hot water to feed the hot and heated pools and a dry well to return the water back to the aquifer.
 - Install bigger water main as required, and bigger electrical service/ panel.
- PROPOSED CONDITIONED SPACE IMPROVEMENTS:**
- Convert 1008 sq ft garage to Yoga Practice Room with new barrel roof trusses.
 - Addition of 421 sq ft sauna and steam room detached.
 - Addition of 254 sq ft stand-alone Salt Bubble Sauna per plans, east of Yoga Studio, connected by covered walkway and stairs.
 - Addition of 1143 sq ft detached locker rooms.
 - Remodel existing interior of house to provide a snack bar, 3 treatment rooms and reception per plan in existing interior space, with two existing restrooms and laundry room to remain in place.
 - HVAC system additions as needed.

ADDITIONAL PERMITS NEEDED

Install tenant improvements for bar with pre-made snacks, juice, smoothies, coffee, tea and alcohol.
 Health Permit (Thurston County Health Dept.)
 Pool and Spa Permit - City of Olympia
 Pool and Spa - obtain Health Permit (Thurston County Health Dept.)
 Obtain liquor license for private bar with alcohol as required

QUESTIONS

- What is the time frame for permit processing?
- What are the street improvements required (is there a handout)?
- Can we obtain permission to put a well on the property for our pools?
- How will you determine Occupancy? Is it 1/ 50 sq ft?
- We want to have an off-grid solar water heating system for the pools with roof tiles and solar panels. Is there any obstacle to that in your code?
- Regarding front setback (State St) is it 10 feet from the actual property line, or 10 feet exclusive of the easement?
- Confirm sewer depth at Phoenix is adequate to attach sanitary sewer line from State St ground level (garage). My preliminary topographic data obtained from Thurston County shows the ground level at 188' - which is plenty of slope.
- Confirm if we need to start 3 feet below floor level, to install the new sewer line. Also please confirm can we have two "y"'s to the property? The existing "y"'s horizontal before the basement floor line (4' above).
- Need to confirm that City will accept our parking arrangement (8 onsite, and street parking, with additional agreement for off-street parking to be determined.)

DESIGN PROFESSIONALS: DESIGNER/ DEVELOPER:
 Jacqueline Grad
 Sand and Stone Design
 7554 Pinon Drive, Yucca Valley, CA
 92284
 323-972-4581
 info@sandandstonedesign.com

SHEET INDEX

CS - COVER SHEET
 1 - PROPOSED SITE PLAN
 REVISION LOT LINE ADJUSTMENT SURVEY COPY FOR REFERENCE ONLY
 NARRATIVE - 8-1/2 X 11
 3D PRINTS OF DESIGN MODEL
 PROPERTY PROFILE REPORT

**COVER SHEET
CLUB ZEPHYR**
 120 Phoenix St. NE
 Olympia, WA 98512

Owner:
Olympia Steam Baths, LLC

Drawing Title:
**COVER SHEET
CLUB ZEPHYR**

Revision Number	Date
1	3-28-25

REVIEW SET

Project Number: 2025-20
 Drawn By: J GRAD
 Scale: AS NOTED
 Date: 7-30-25

SHEET **CS**
 OF _____
 PRIVATE REFERENCE # _____
 CITY REFERENCE # _____

IN THE CITY OF OLYMPIA,
COUNTY OF THURSTON, STATE OF WASHINGTON

**ADDITION &
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General:

**PROPOSED
SITE
PLAN
CONCEPT**
120 Phoenix St. NE
Olympia, WA 98512

Owner:
Olympia Steam Baths, LLC

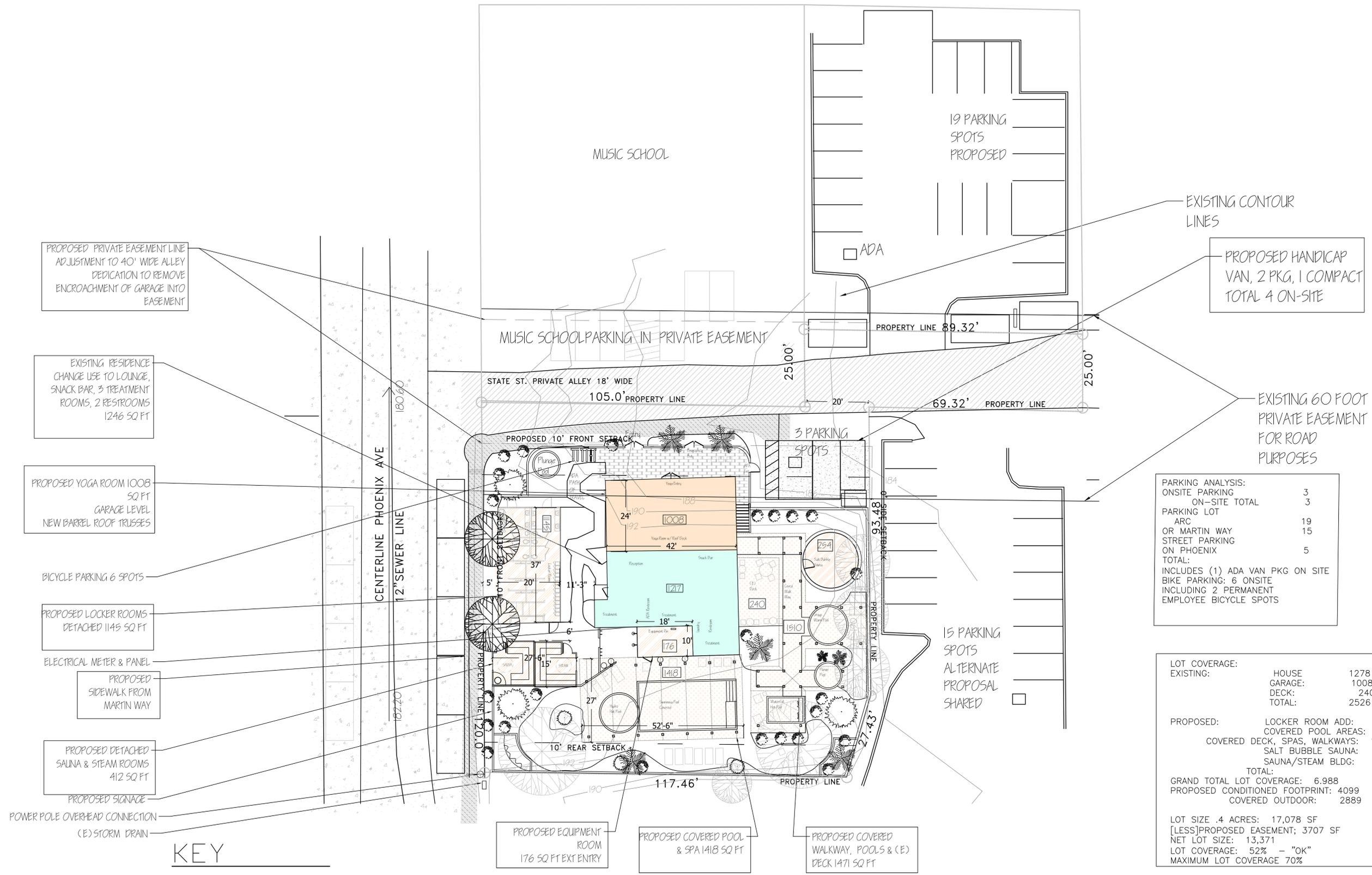
Drawing Title:
**PROPOSED
SITE PLAN
CONCEPT**

Revision Number Date

1 3-28-25
DESIGN SET

Project Number: 2025-20
Drawn By: J GRAD

Scale: AS NOTED
Date: 7-21-25



PROPOSED PRIVATE EASEMENT LINE ADJUSTMENT TO 40' WIDE ALLEY DEDICATION TO REMOVE ENCROACHMENT OF GARAGE INTO EASEMENT

EXISTING RESIDENCE CHANGE USE TO LOUNGE, SNACK BAR, 3 TREATMENT ROOMS, 2 RESTROOMS 1246 SQ FT

PROPOSED YOGA ROOM 1008 SQ FT GARAGE LEVEL NEW BARREL ROOF TRUSSES

BICYCLE PARKING 6 SPOTS

PROPOSED LOCKER ROOMS DETACHED 1145 SQ FT

ELECTRICAL METER & PANEL PROPOSED SIDEWALK FROM MARTIN WAY

PROPOSED DETACHED SAUNA & STEAM ROOMS 412 SQ FT

PROPOSED SIGNAGE POWER POLE OVERHEAD CONNECTION (E) STORM DRAIN

KEY

- [Green Box] = EXISTING RESIDENCE FOOTPRINT - 1-1/2 STORIES WITH PARTIAL BASEMENT
- [Orange Box] = EXISTING GARAGE FOOTPRINT
- [Light Blue Box] = PROPOSED ADDITIONS
- [Hatched Box] = EXISTING PAVEMENT - ALLEY
- [Dotted Box] = PROPOSED PARKING - CONCRETE
- [Flagstone Box] = PROPOSED FLAGSTONE PAVERS
- [Blue Box] = PROPOSED COVERED POOL AREAS
- [White Box] = PROPOSED LANDSCAPE AREAS RETAINED AS OPEN SPACE
- [Grey Box] = PROPOSED SIDEWALK & CURB
- [Hash Box] = SQUARE FOOTAGE EXISTING AND PROPOSED

PARKING ANALYSIS:

ONSITE PARKING	3
ON-SITE TOTAL	3
PARKING LOT	
ARC	19
OR MARTIN WAY STREET PARKING ON PHOENIX	15
TOTAL:	5
INCLUDES (1) ADA VAN PKG ON SITE	
BIKE PARKING: 6 ONSITE	
INCLUDING 2 PERMANENT EMPLOYEE BICYCLE SPOTS	

LOT COVERAGE:		
EXISTING:	HOUSE	1278 SF
	GARAGE:	1008 SF
	DECK:	240 SF
	TOTAL:	2526 SF
PROPOSED:	LOCKER ROOM ADD:	1147 SF
	COVERED POOL AREAS:	1418 SF
	COVERED DECK, SPAS, WALKWAYS:	1471 SF
	SALT BUBBLE SAUNA:	254 SF
	SAUNA/STEAM BLDG:	412 SF
	TOTAL:	4702 SF
GRAND TOTAL LOT COVERAGE:	6.988	
PROPOSED CONDITIONED FOOTPRINT:	4099	
COVERED OUTDOOR:	2889	
LOT SIZE .4 ACRES:	17,078 SF	
[LESS] PROPOSED EASEMENT:	3707 SF	
NET LOT SIZE:	13,371	
LOT COVERAGE:	52% - "OK"	
MAXIMUM LOT COVERAGE:	70%	



**CLUB ZEPHYR
PROPOSED SITE PLAN**
SCALE: 1" = 10'-0"

Jacqueline S. Grad
Architectural Designer/Drafter

SHEET **A1**

OF _____

PRIVATE REFERENCE # _____

CITY REFERENCE # _____