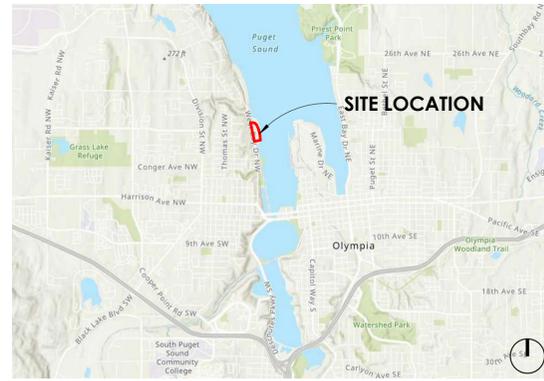
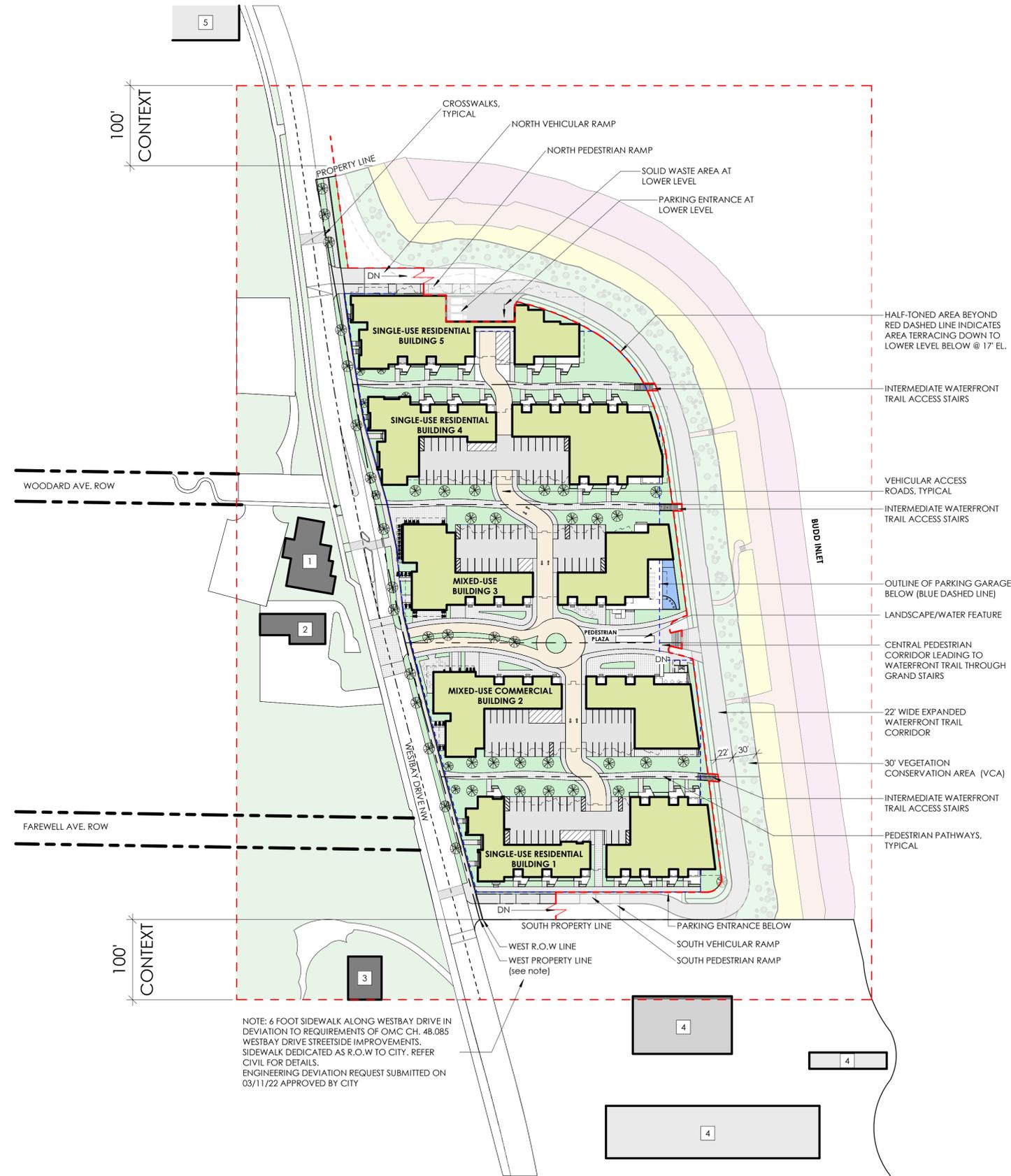


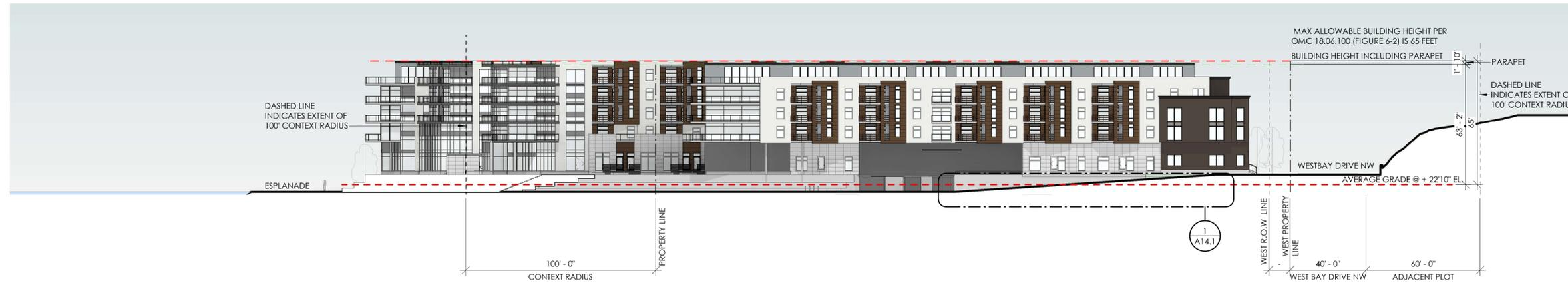
VICINITY MAP - SITE LOCATION



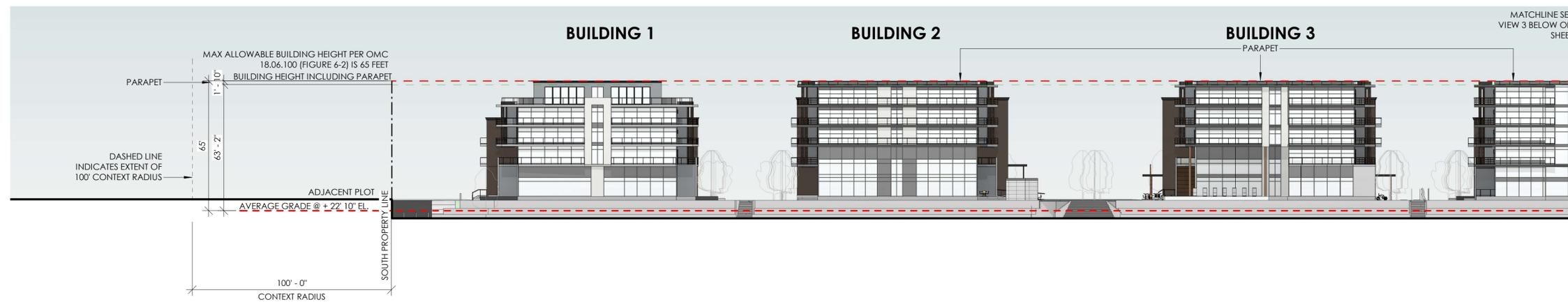
SITE LEGEND CONTEXT 100'

- PROPERTY LINE
- DASHED LINE INDICATES BUILDING ABOVE, TYPICAL.
- 100' CONTEXT
- FOOTPRINT OF PROJECT STRUCTURE ABOVE STREET LEVEL
- EXISTING ADJACENT BUILDINGS
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING LANDSCAPE
- NEW STANDARD DUTY CONCRETE (IMPERVIOUS), SEE CIVIL
- NEW STAMPED CONCRETE HARDSCAPE (IMPERVIOUS)
- EXISTING SIDEWALK & ROADS
- POOL
- LOADING ZONES
- PHILIP KRATZ LAW OFFICE
- SUNSET INSURANCE
- PRIVATE RESIDENCE
- ADJACENT ABANDONED STRUCTURES
- CREDIT RESOURCES OF WASHINGTON & DWS INVESTMENTS

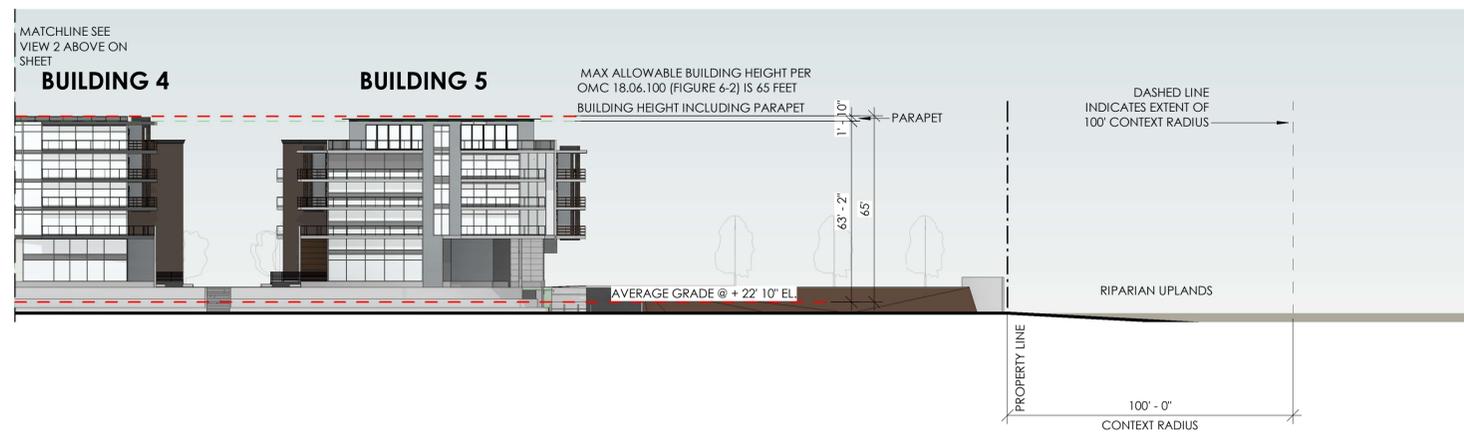




1 NORTH ELEVATION - 100' CONTEXT
1/32" = 1'-0"



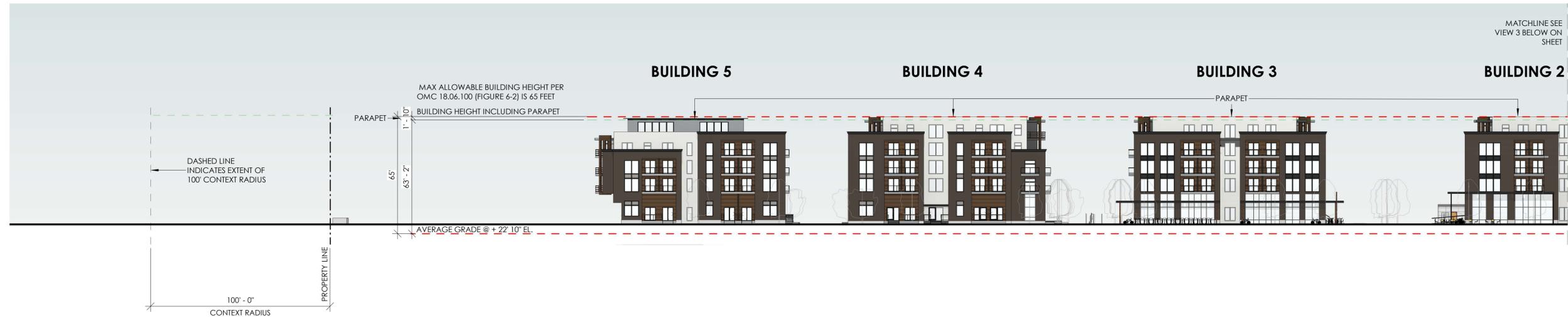
2 EAST ELEVATION - 100' CONTEXT A
1/32" = 1'-0"



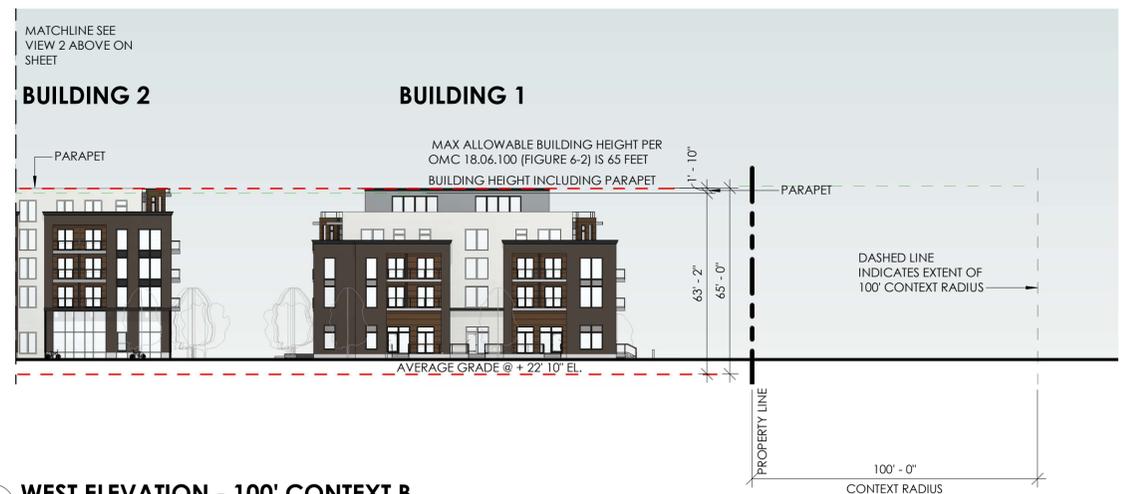
3 EAST ELEVATION - 100' CONTEXT B
1/32" = 1'-0"



1 SOUTH ELEVATION - 100' CONTEXT
1/32" = 1'-0"



2 WEST ELEVATION - 100' CONTEXT A
1/32" = 1'-0"



3 WEST ELEVATION - 100' CONTEXT B
1/32" = 1'-0"



LOOKING NORTHEAST TOWARDS OLYMPIC MOUNTAINS



LOOKING EAST TOWARDS PORT OF OLYMPIA



LOOKING SOUTHEAST TOWARDS DOWNTOWN & CAPITOL DOME



LOOKING NORTHWEST TOWARDS EXISTING OFFICE BUILDING



LOOKING WEST TOWARDS EXISTING OFFICE BUILDINGS



LOOKING SOUTHWEST TOWARDS EXISTING RESIDENCE



EXISTING ADJACENT ABANDONED STRUCTURE LOCATED SOUTH OF SITE



EXISTING ADJACENT ABANDONED STRUCTURE LOCATED SOUTH OF SITE



VIEW FROM WOODARD AVE NW DRIVEWAY

SITE INFORMATION

PARCEL NO. 72600200101, 72600200102, 72600200103, 72600200104, 72600200105
 ZONING: UW (URBAN WATERFRONT)
 JURISDICTION: CITY OF OLYMPIA
 LOT AREA: 19.48 ACRES
 SITE ADDRESS: 1210 WEST BAY DRIVE NW OLYMPIA, WA 98502
 SITE AREA: SEE TABLES IN SHEET A6.1
 BUILDING AREA: SEE TABLES IN SHEET A6.1 (BUILDING COVERAGE)
 OPEN SPACE AREA: SEE TABLES IN SHEET A6.1 (BUILDING COVERAGE)

LOT AREAS

SEE SURVEY FOR RECORDED PARCEL AREAS AND SHEET A6.3 FOR DETAILS

SITE REGION	AREA	NO.	DESCRIPTION
LOWER LEVEL COVERAGE	236,652 SF	1	PARKING GARAGE BELOW OVERHEAD BUILDING BEYOND PARKING FOOTPRINT
OVERHEAD COVERAGE	13,495 SF	2	LOWER LEVEL+PLAZA COVERAGE
TOTAL BUILDING COVERAGE	250,148 SF	3	LANDSCAPED AREA ON PLAZA
VEGETATED ROOF	43,627 SF	4	2 FEET OF OVERHEAD EAVES
OPEN SPACE	5,875 SF	5	AREA w/in EX. OHWM LINE
LOT AREA	350,554 SF	6	

***TOTAL BUILDING COVERAGE**

Building Area includes hardscape on Plaza and Open Area includes Vegetated Roof over parking garage/Plaza per Parcel

INCLUDES	TYPE	Area	% OF TOTAL SITE
BUILDING 1	BUILDING	34,337 SF	9.8%
BUILDING 2	BUILDING	46,195 SF	13.2%
BUILDING 3	BUILDING	48,233 SF	13.8%
BUILDING 4	BUILDING	42,322 SF	12.1%
BUILDING 5	BUILDING	29,559 SF	8.4%
BUILDING		200,646 SF	57.2%
<small>TOTAL BUILDING COVERAGE</small>			
BUILDING 1 OPEN SPACE	OPEN SPACE	34,810 SF	9.9%
BUILDING 2 OPEN SPACE	OPEN SPACE	22,374 SF	6.4%
BUILDING 3 OPEN SPACE	OPEN SPACE	25,785 SF	7.4%
BUILDING 4 OPEN SPACE	OPEN SPACE	23,504 SF	6.7%
BUILDING 5 OPEN SPACE	OPEN SPACE	43,434 SF	12.4%
OPEN SPACE		149,908 SF	42.8%
TOTAL SITE AREA		350,553 SF	100.0%

BUILDING INFORMATION

BUILDING	AREA	UNIT COUNT	COMMERCIAL AREA
BUILDING 1	129,349 SF	97	0 SF
BUILDING 2	158,359 SF	85	16,587 SF
BUILDING 3	164,854 SF	84	4,378 SF
BUILDING 4	188,695 SF	126	0 SF
BUILDING 5	116,726 SF	86	0 SF
Grand total	757,982 SF	478	20,965 SF

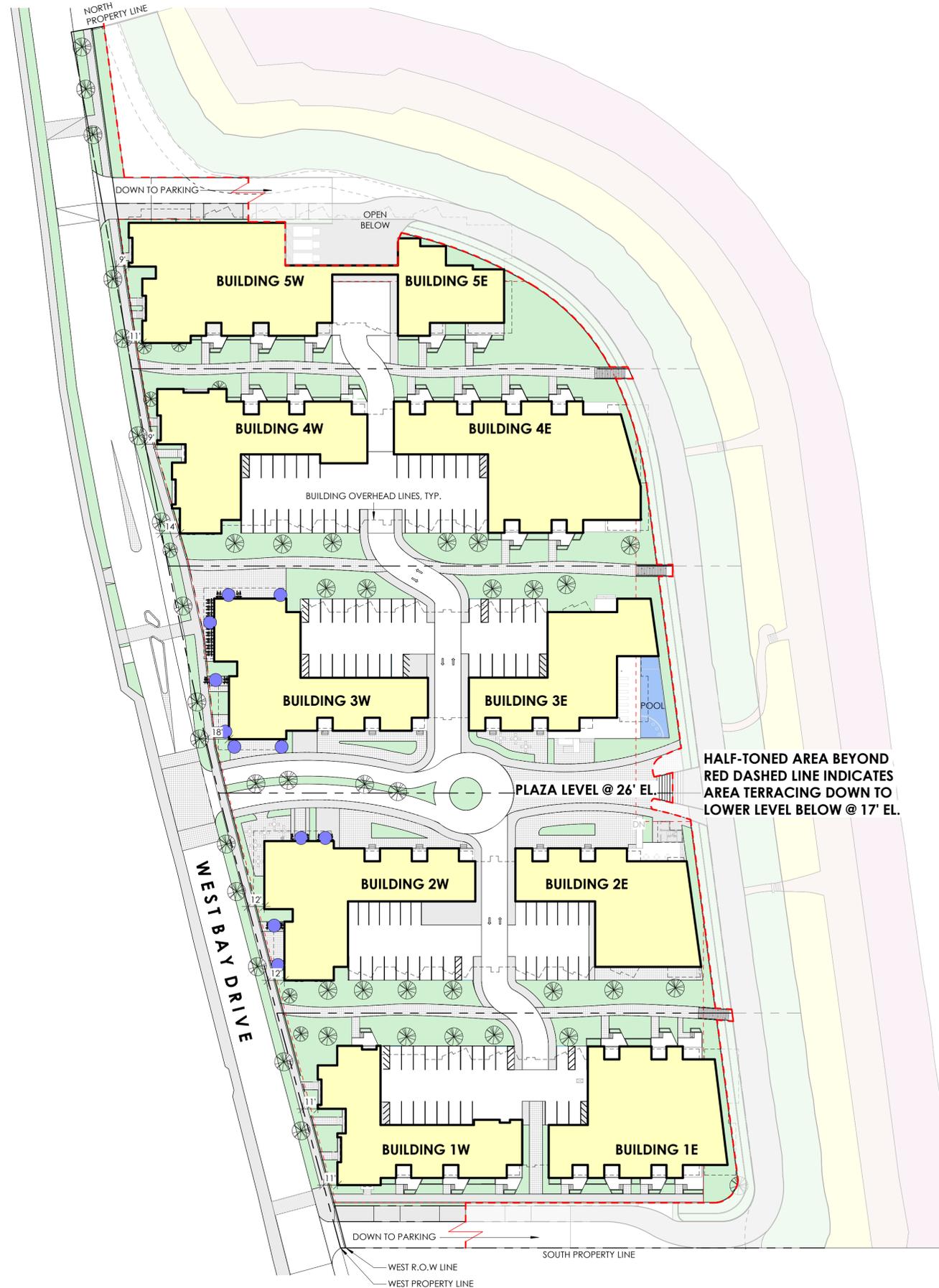
SITE USAGE

PER OMC DEFINITIONS 18.02.180:
***COVERAGE, BUILDING:** THE PORTION OF A LOT COVERED BY THE PRINCIPAL AND ACCESSORY BUILDING FLOOR AREA INCLUDING ALL AREAS COVERED BY A WEATHER-TIGHT ROOF, EXCLUDING TWO FEET OF EAVES.
COVERAGE, IMPERVIOUS: THE AREA WHICH IS OCCUPIED OR COVERED BY ALL IMPERVIOUS SURFACES INCLUDING TOTAL HORIZONTAL SURFACE OF ALL BUILDINGS, EXCEPT 2' OF EAVES.
VEGETATED ROOF: A ROOF DESIGNED AND CONSTRUCTED TO SUPPORT, AND THAT DOES SUPPORT, LIVING VEGETATION WITH AT LEAST THREE INCHES OF ENGINEERED SOIL.
 SEE GRAPHICS ON SHEET A6.3

LOT OCCUPANCY: PER 2020 OMC 18.06.080 : TABLE 6.02 FOR URBAN WATERFRONT, MAX ALLOWABLE IMPERVIOUS SURFACE COVERAGE =100% . MAX. ALLOWABLE BUILDING COVERAGE= 60%.

PROPOSED SITE: SEE TABLES ON SHEET A6.1 FOR
 • BUILDING COVERAGE PERCENT PER PARCEL
 • LANDSCAPE (PERVIOUS) AREA - INCLUDED IN BUILDING OPEN SPACE
 • BUILDING (IMPERVIOUS) AREA - INCLUDES PLAZA HARDSCAPE

PARCEL LINES PER BOUNDARY LINE ADJUSTMENT (BLA) DRAWING SUBMITTED BY MTN2COAST TO CITY DATED 05/10/2023.



SITE BIKE PARKING

- LOCATION OF COVERED SHORT TERM BIKE PARKING
- LOCATION OF INDOOR LONG TERM BIKE PARKING

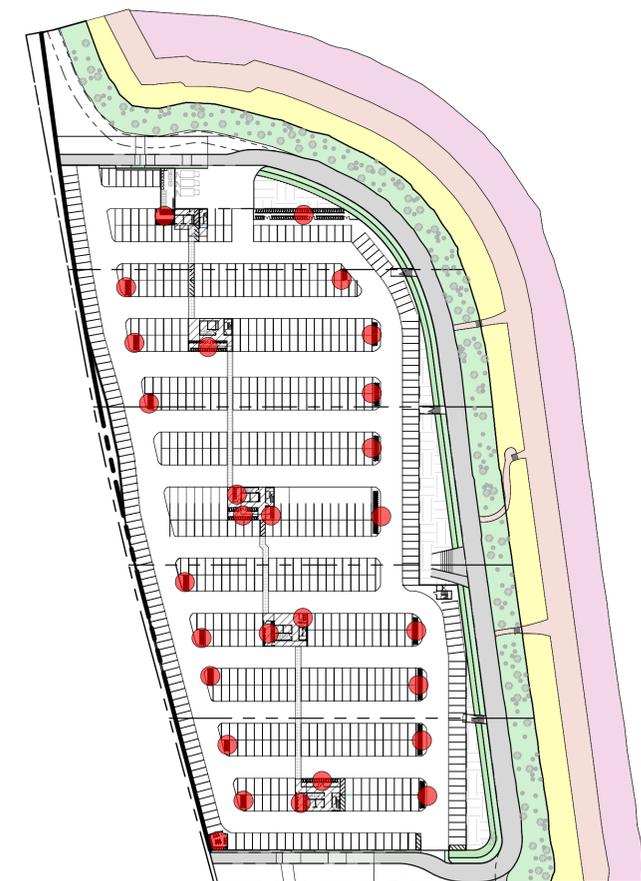


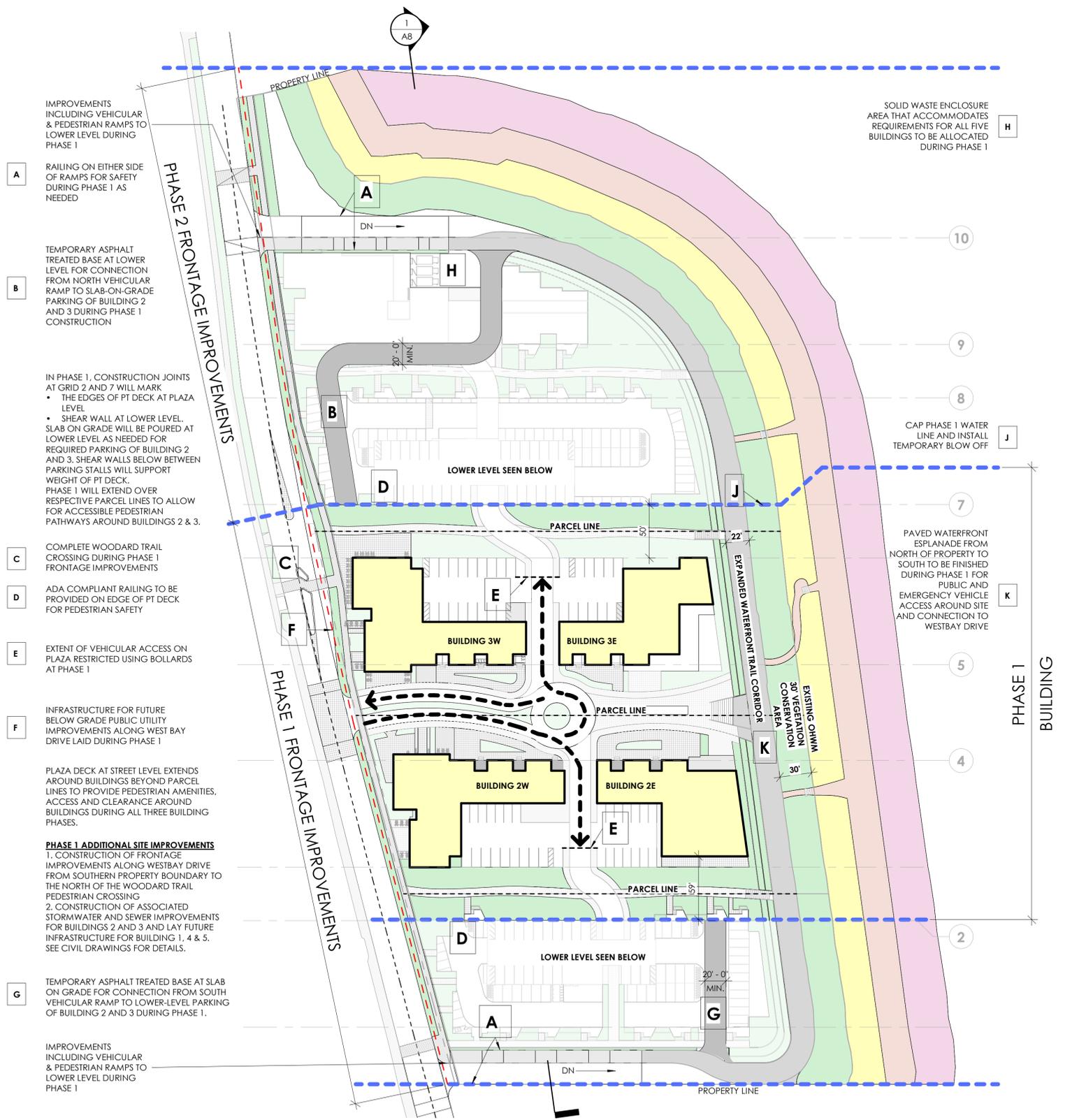
LONG TERM BIKE PARKING



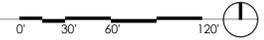
SHORT TERM BIKE PARKING

LOWER LEVEL PARKING

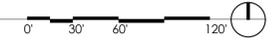




1 SITE PHASE 1 PLAN
1" = 60'-0"



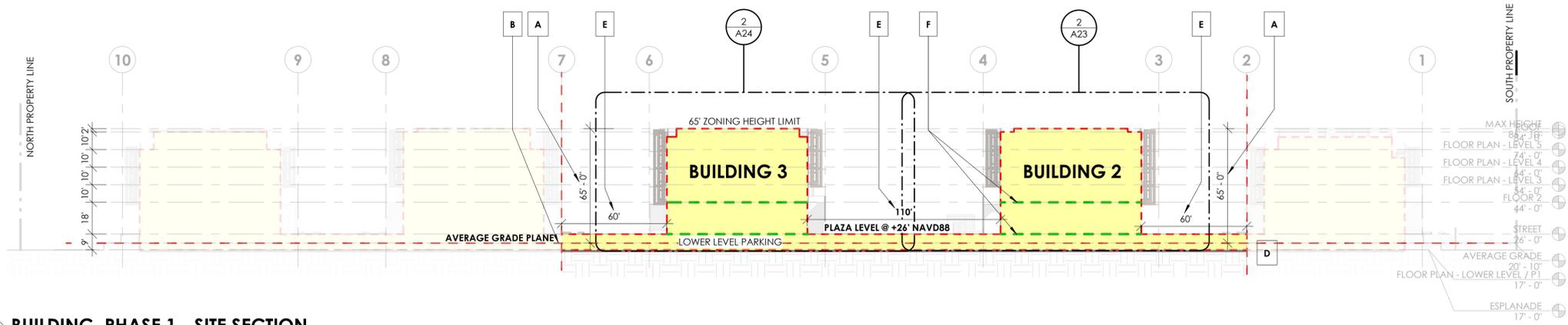
2 SITE PHASE 2 PLAN
1" = 60'-0"



- A** IMPROVEMENTS INCLUDING VEHICULAR & PEDESTRIAN RAMPS TO LOWER LEVEL DURING PHASE 1
- A** RAILING ON EITHER SIDE OF RAMPS FOR SAFETY DURING PHASE 1 AS NEEDED
- B** TEMPORARY ASPHALT TREATED BASE AT LOWER LEVEL FOR CONNECTION FROM NORTH VEHICULAR RAMP TO SLAB-ON-GRADE PARKING OF BUILDING 2 AND 3 DURING PHASE 1 CONSTRUCTION
- C** IN PHASE 1, CONSTRUCTION JOINTS AT GRID 2 AND 7 WILL MARK
 - THE EDGES OF PT DECK AT PLAZA LEVEL
 - SHEAR WALL AT LOWER LEVEL. SLAB ON GRADE WILL BE POURED AT LOWER LEVEL AS NEEDED FOR REQUIRED PARKING OF BUILDING 2 AND 3. SHEAR WALLS BELOW BETWEEN PARKING STALLS WILL SUPPORT WEIGHT OF PT DECK.
 - PHASE 1 WILL EXTEND OVER RESPECTIVE PARCEL LINES TO ALLOW FOR ACCESSIBLE PEDESTRIAN PATHWAYS AROUND BUILDINGS 2 & 3.
- C** COMPLETE WOODARD TRAIL CROSSING DURING PHASE 1 FRONTAGE IMPROVEMENTS
- D** ADA COMPLIANT RAILING TO BE PROVIDED ON EDGE OF PT DECK FOR PEDESTRIAN SAFETY
- E** EXTENT OF VEHICULAR ACCESS ON PLAZA RESTRICTED USING BOLLARDS AT PHASE 1
- F** INFRASTRUCTURE FOR FUTURE BELOW GRADE PUBLIC UTILITY IMPROVEMENTS ALONG WEST BAY DRIVE LAID DURING PHASE 1
- G** PLAZA DECK AT STREET LEVEL EXTENDS AROUND BUILDINGS BEYOND PARCEL LINES TO PROVIDE PEDESTRIAN AMENITIES, ACCESS AND CLEARANCE AROUND BUILDINGS DURING ALL THREE BUILDING PHASES.
- PHASE 1 ADDITIONAL SITE IMPROVEMENTS**
 1. CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG WESTBAY DRIVE FROM SOUTHERN PROPERTY BOUNDARY TO THE NORTH OF THE WOODARD TRAIL PEDESTRIAN CROSSING
 2. CONSTRUCTION OF ASSOCIATED STORMWATER AND SEWER IMPROVEMENTS FOR BUILDINGS 2 AND 3 AND LAY FUTURE INFRASTRUCTURE FOR BUILDING 1, 4 & 5. SEE CIVIL DRAWINGS FOR DETAILS.
- G** TEMPORARY ASPHALT TREATED BASE AT SLAB ON GRADE FOR CONNECTION FROM SOUTH VEHICULAR RAMP TO LOWER-LEVEL PARKING OF BUILDING 2 AND 3 DURING PHASE 1.
- G** IMPROVEMENTS INCLUDING VEHICULAR & PEDESTRIAN RAMPS TO LOWER LEVEL DURING PHASE 1

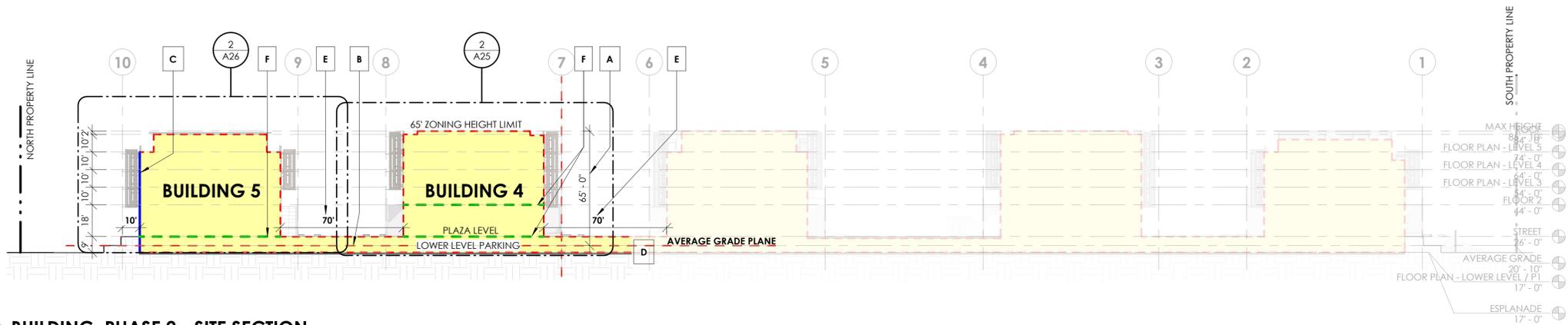
- H** SOLID WASTE ENCLOSURE AREA THAT ACCOMMODATES REQUIREMENTS FOR ALL FIVE BUILDINGS TO BE ALLOCATED DURING PHASE 1
- J** CAP PHASE 1 WATER LINE AND INSTALL TEMPORARY BLOW OFF
- K** PAVED WATERFRONT ESPLANADE FROM NORTH OF PROPERTY TO SOUTH TO BE FINISHED DURING PHASE 1 FOR PUBLIC AND EMERGENCY VEHICLE ACCESS AROUND SITE AND CONNECTION TO WESTBAY DRIVE

- PHASE 2 ADDITIONAL IMPROVEMENTS**
1. CONSTRUCTION OF REMAINING PHASE 2 FRONTAGE IMPROVEMENTS
 2. CONSTRUCTION OF ASSOCIATED STORMWATER AND SEWER IMPROVEMENTS AS REQUIRED FOR BUILDINGS 1, 4 AND 5.
 3. CONNECTIONS TO UTILITIES FOR BUILDING 1, 4 AND 5 TO BE ESTABLISHED FROM INFRASTRUCTURE LAID IN PHASE 1 OF SITE IMPROVEMENTS. SEE CIVIL FOR DETAILS.



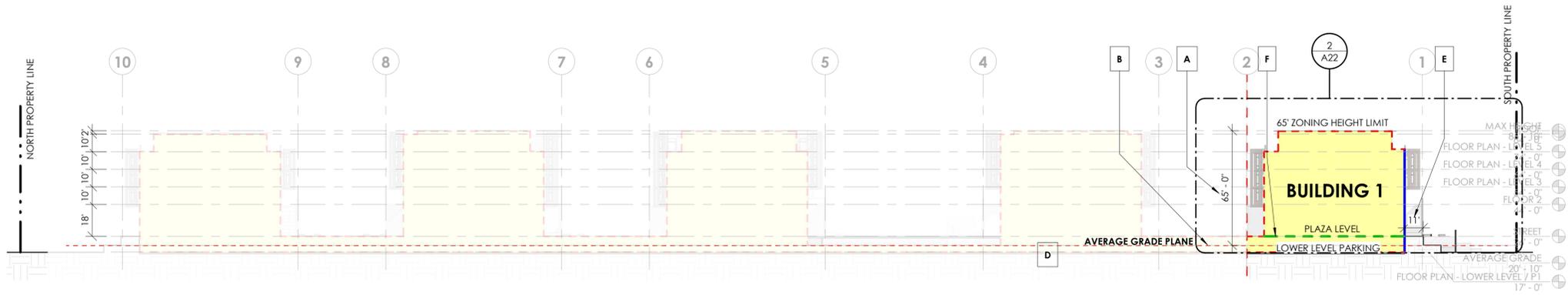
1 BUILDING PHASE 1 - SITE SECTION
1" = 40'-0"

- A** PER DEFINITIONS PROVIDED UNDER THE 2020 UNIFIED DEVELOPMENT CODE OF OMC, SECTION 18.20.120. HEIGHT (OF STRUCTURE): THE DIFFERENCE BETWEEN THE AVERAGE GRADE LEVEL AND THE HIGHEST POINT OF A STRUCTURE (NOT INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT); PROVIDED, THAT TELEVISION ANTENNAS, CHIMNEYS, AND SIMILAR APPURTENANCES SHALL NOT BE USED IN CALCULATING HEIGHT EXCEPT WHERE SUCH APPURTENANCES OBSTRUCT THE VIEW OF THE SHORELINE FROM A SUBSTANTIAL NUMBER OF RESIDENCES ON AREAS ADJOINING SUCH SHORELINES.
- B** PER SECTION 18.02.180, GRADE IS, GRADE, THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT THE EXTERIOR WALLS. GRADE PLANE, A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS, WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS. THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN SIX FEET FROM THE BUILDING BETWEEN THE STRUCTURE AND A POINT SIX FEET FROM THE BUILDING.
- C** EXTERIOR WALLS OF BUILDING ADJOINING AVERAGE GRADE PLANE (BLUE LINES)



2 BUILDING PHASE 2 - SITE SECTION
1" = 40'-0"

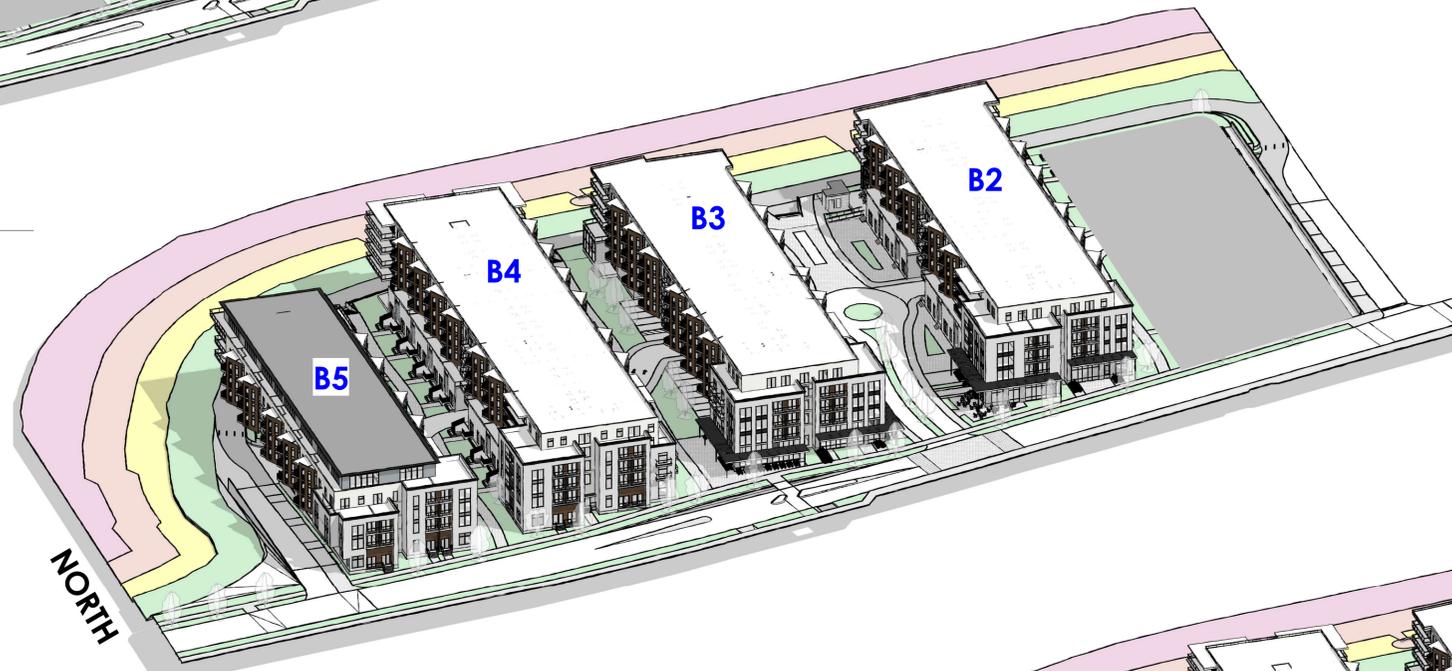
- D** THE LOWER-LEVEL PARKING IS A FLOOD PROOF ENCLOSURE USED SOLELY FOR PARKING AND BUILDING ACCESS.
- E** IN ALL PHASES, THE PLAZA POST-TENSIONED DECK EXTENDS ON ALL SIDES OF THE BUILDING BEYOND PARCEL LINES TO PROVIDE PEDESTRIAN AMENITIES AND ACCESS AROUND BUILDING
- F** HORIZONTAL BUILDING SEPARATION OF TYPE IA CONSTRUCTION MAKES THE PORTION OF THE BUILDING ABOVE A SEPARATE AND DISTINCT BUILDING FOR THE PURPOSES OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATIONS OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION PER WA AMENDMENT OF IBC 510.2. SEE GREEN DASHED LINES. SEE SHEET A27.
- G** PER OMC 18.06.100.A.2.C.III, DEVELOPMENT SHALL BE SUBJECT TO THE ALTERNATE STANDARDS FOR BUILDING HEIGHT AND VIEW BLOCKAGE, IF ALTERNATE WATERFRONT VIEW ACCESS IS PROVIDED THROUGH PUBLIC AMENITIES SUCH AS WATERFRONT TRAIL & EXPANDED WATERFRONT TRAIL CORRIDOR FACILITY FOR HORIZONTAL VIEW BLOCKAGE OF 70% UP TO HEIGHT OF 65'. SEE SHEETS A11, A15, A21 AND A29 FOR DETAILS.



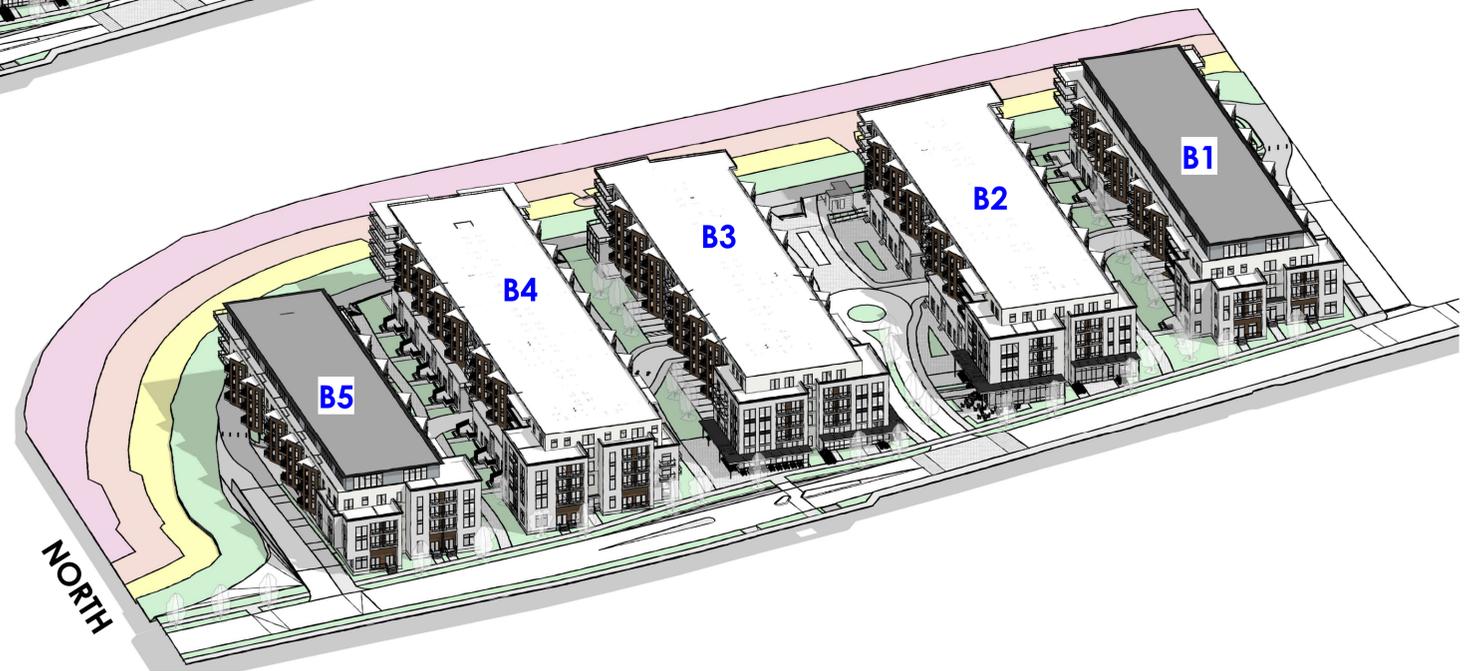
3 BUILDING PHASE 3 - SITE SECTION
1" = 40'-0"



1 AXON - BUILDING PHASE 1



2 AXON - BUILDING PHASE 2



3 AXON - BUILDING PHASE 3



PHASE 2 NARRATIVE

1. CONSTRUCTION OF RETAINING WALL ALONG WESTBAY DRIVE, AND SLAB-ON-GRADE AT LOWER LEVEL FROM GRID 7 TO NORTH OF PEDESTRIAN RAMP
2. CONSTRUCTION OF RETAINING WALL FOR TERRACED LANDSCAPING ALONG EAST WATER FRONT ESPLANADE FROM GRID 7 TO NORTH PARKING ENTRY
3. CONSTRUCTION OF PT DECK AT PLAZA LEVEL FROM GRID 7 TO EDGE OF NORTH PEDESTRIAN RAMP
4. CONSTRUCTION OF BUILDING 4 AND 5
5. CONSTRUCTION OF RELATED TERRACED LANDSCAPE AND PLAZA LEVEL HARD & SOFTSCAPE ELEMENTS

PHASE 1 NARRATIVE

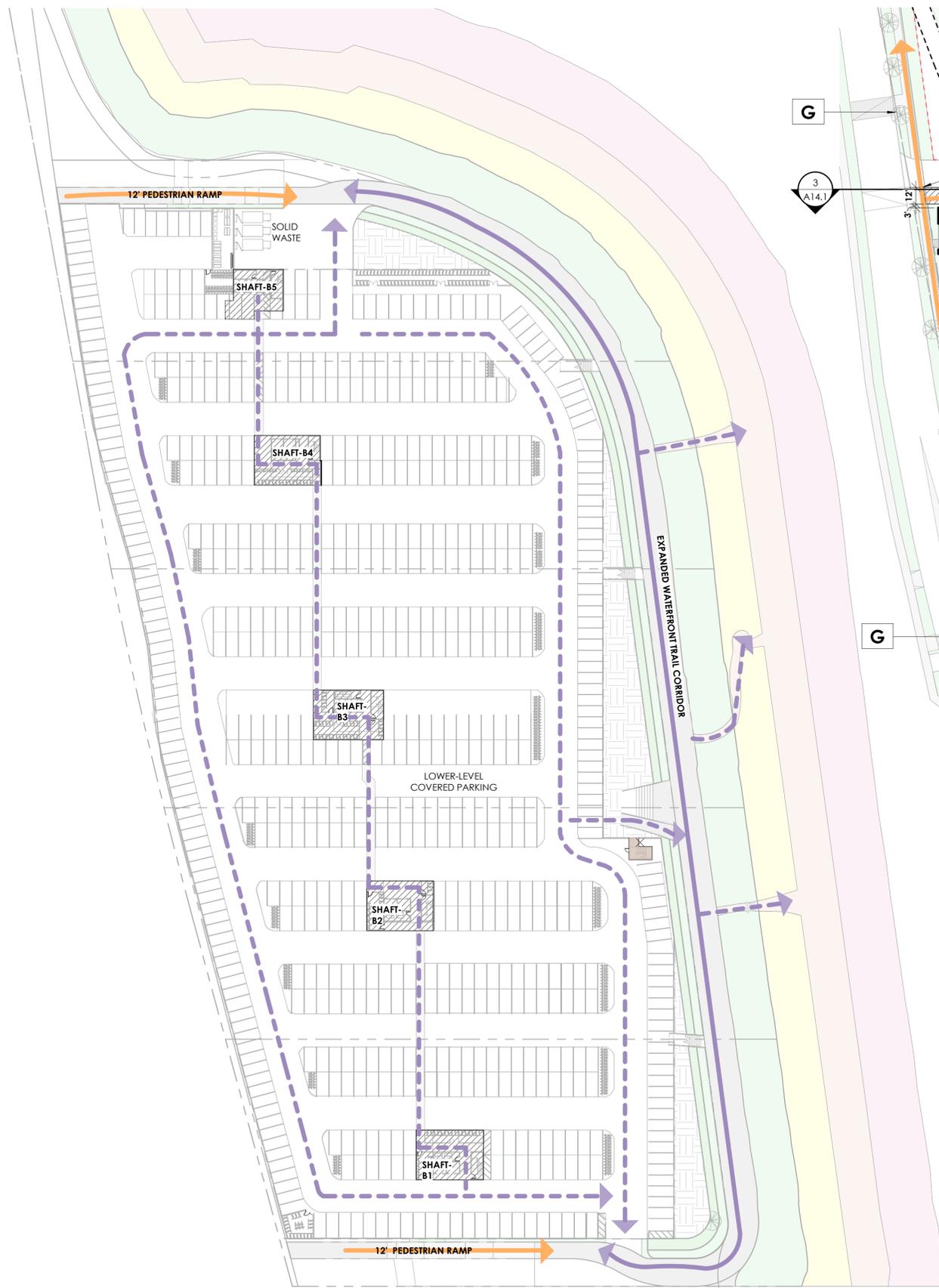
1. CONSTRUCTION SITE PHASE 1 IMPROVEMENTS
2. CONSTRUCTION OF RETAINING WALL ALONG WESTBAY DRIVE, AND SLAB-ON-GRADE AT LOWER LEVEL FROM GRID 2 TO 7. CONSTRUCTION OF NORTH AND SOUTH RAMPS FOR ACCESS TO LOWER LEVEL PARKING AND ESPLANADE
3. CONSTRUCTION OF RETAINING WALL FOR TERRACED LANDSCAPING ALONG WATER FRONT ESPLANADE FROM GRID 2 TO 7
4. CONSTRUCTION OF PT DECK AT PLAZA LEVEL FROM GRID 2 TO 7
5. CONSTRUCTION OF BUILDING 2 AND 3
6. CONSTRUCTION OF RELATED TERRACED LANDSCAPE AND PLAZA LEVEL HARD AND SOFTSCAPE ELEMENTS

PHASE 3 NARRATIVE

1. CONSTRUCTION OF RETAINING WALL ALONG WESTBAY DRIVE, AND SLAB-ON-GRADE AT LOWER LEVEL FROM GRID 2 TO SOUTH PEDESTRIAN RAMP
2. CONSTRUCTION OF RETAINING WALL FOR TERRACED LANDSCAPING ALONG WATER FRONT ESPLANADE FROM GRID 2 TO SOUTH PARKING ENTRY
3. CONSTRUCTION OF PT DECK AT PLAZA LEVEL FROM GRID 2 TO EDGE OF SOUTH PEDESTRIAN RAMP
4. CONSTRUCTION OF BUILDING 1
5. CONSTRUCTION OF RELATED TERRACED LANDSCAPE AND PLAZA LEVEL HARD & SOFTSCAPE ELEMENTS

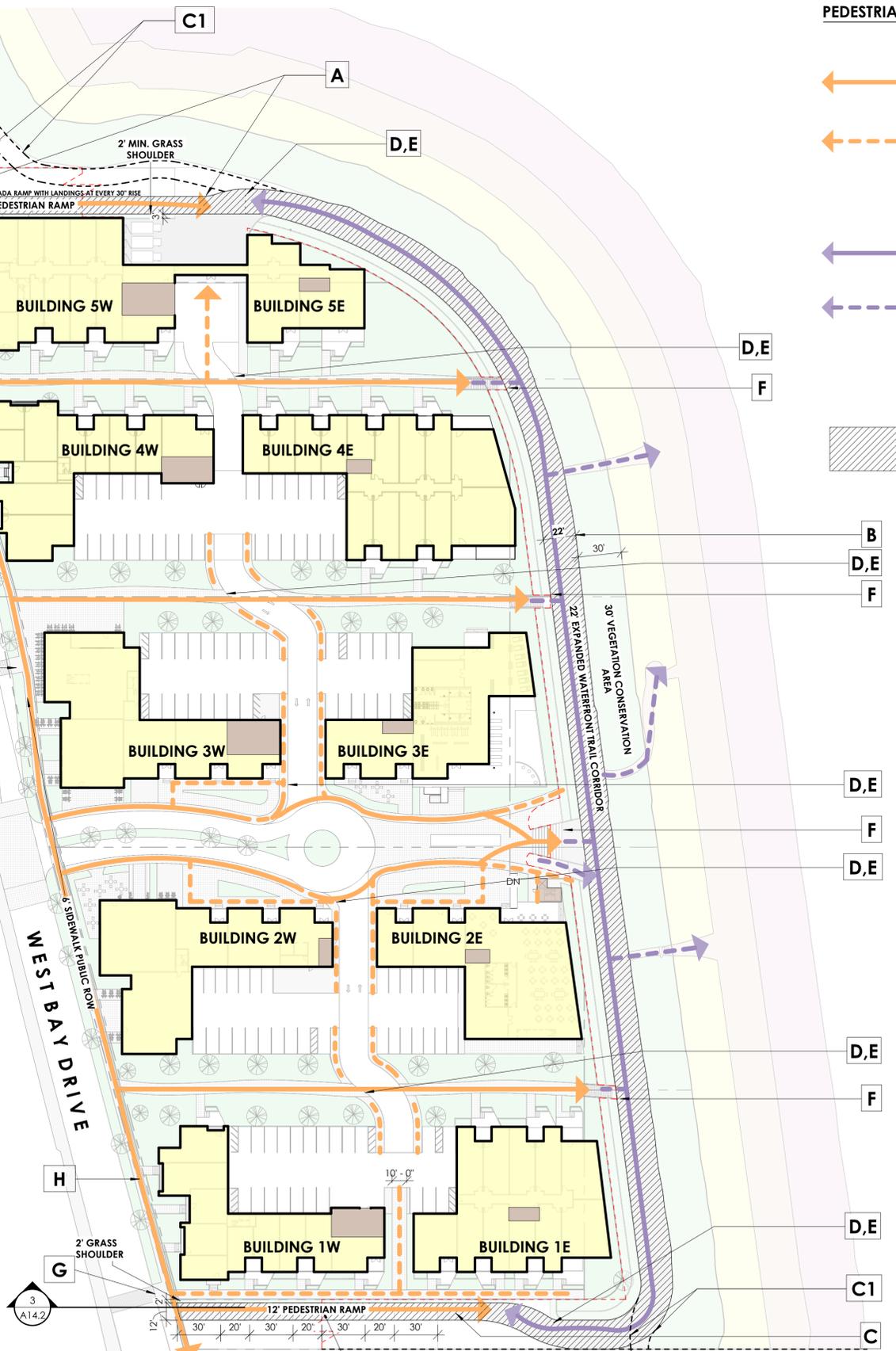
1 BUILDING - PHASES
1" = 60'-0"





2 PEDESTRIAN ROUTES - LOWER PARKING LEVEL

0' 25' 50' 100'

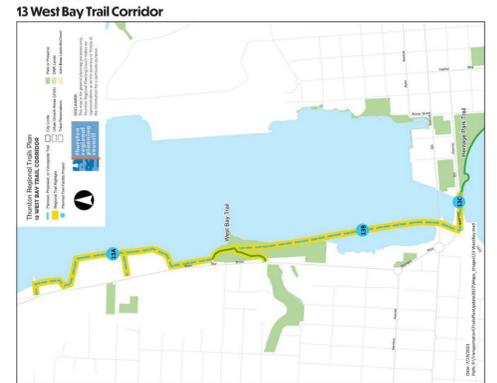


1 PEDESTRIAN ROUTES - PLAZA LEVEL & TRAIL

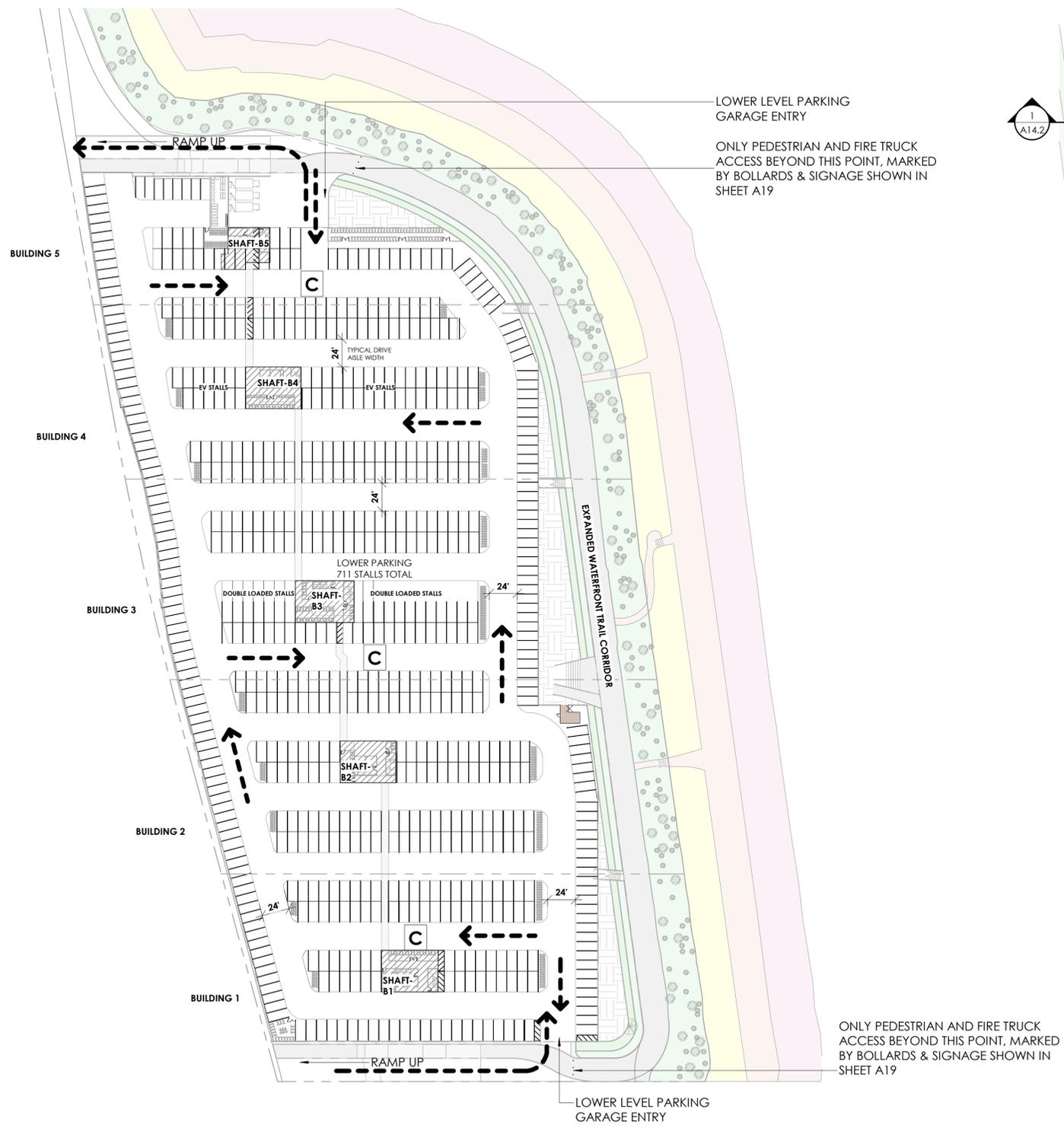
0' 25' 50' 100'

PEDESTRIAN PLAN LEGEND

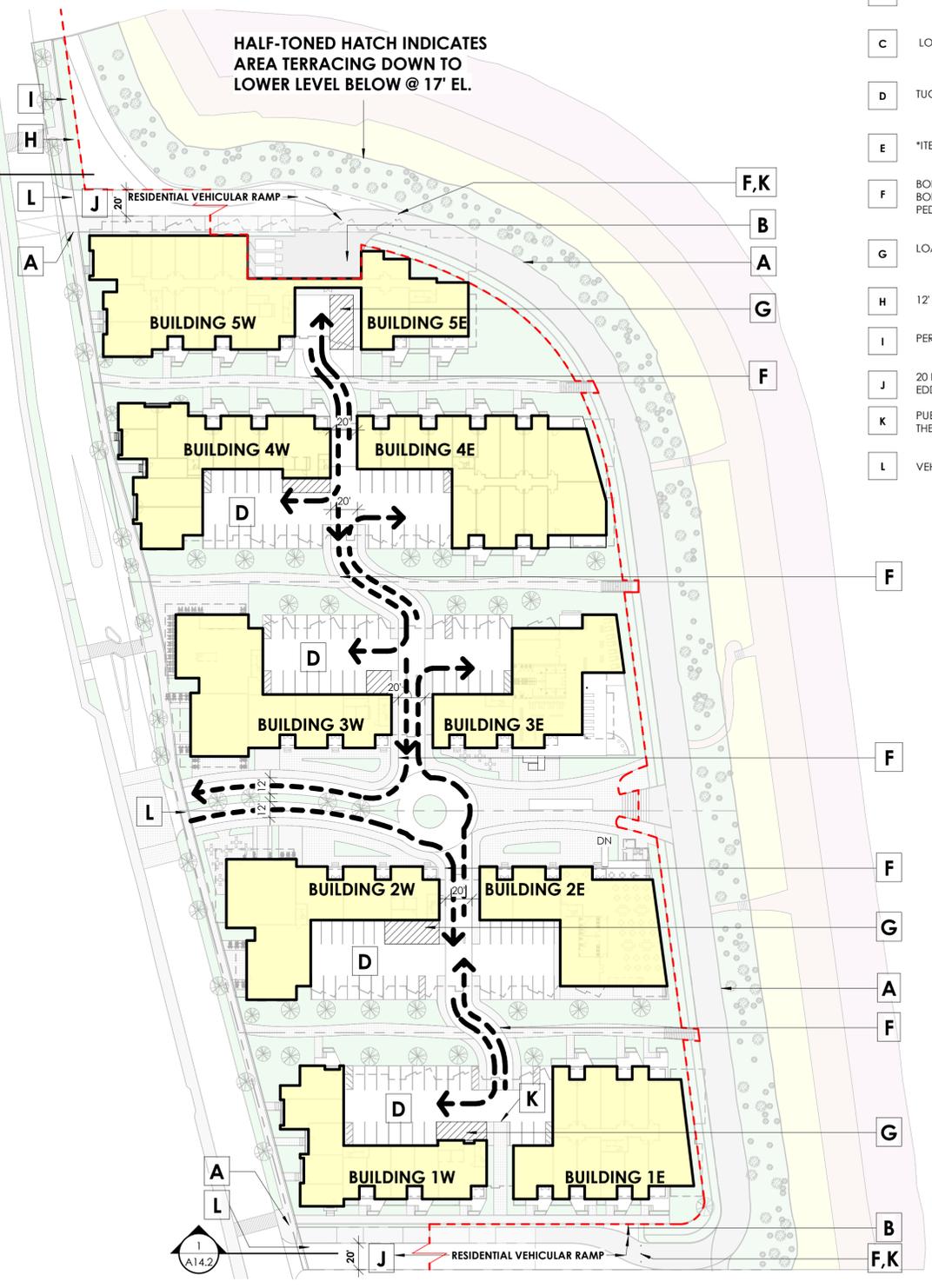
- PLAZA LEVEL**
- PRIMARY PEDESTRIAN ROUTE
- SECONDARY PEDESTRIAN ROUTE
- LOWER LEVEL**
- PRIMARY PEDESTRIAN ROUTE (22' PUBLIC TRAIL CORRIDOR R.O.W)
- SECONDARY PEDESTRIAN ROUTE
- STAIR & ELEVATOR CORE (ADA ACCESS TO PLAZA & TRAIL)
- PUBLIC USE TRAIL



- A** PUBLICLY ACCESSIBLE CONNECTION TO WEST BAY DRIVE DEDICATED PER OMC 18.06.100.A.2.C.iv.b.4., MINIMUM TRAIL WIDTH OF 12' WITH 2' SHOULDER PER OMC TABLE 13 OF EDDS 4E.010 FOR COMMUTER MULTI-USE TRAIL. SEE SHEET A21 FOR DETAILS
- B** THE 22' WIDE EXPANDED 'WATERFRONT' TRAIL CORRIDOR R.O.W DEDICATED PER 18.06.100.A.2.C.iv.b AND EDDS 4E.010 T.13, EXTENDS ALONG THE WATERFRONT SIDE OF THE PROPERTY FACING BUDD INLET. THIS TRAIL SECTION ALLOWS ONLY PEDESTRIAN AND EMERGENCY VEHICLE ACCESS USING SIGNAGE & BOLLARDS.
- C** SOUTH EXTENSION OF DEDICATED 13A WEST BAY TRAIL CORRIDOR TO WEST BAY DRIVE PER THURSTON REGIONAL TRAILS PLAN (PAGE 166), MINIMUM TRAIL WIDTH OF 12' WITH 2' SHOULDER PER EDDS 4E.010 T.13.
- C1** FUTURE EXTENSION OF TRAIL CONNECTION TO EXTEND PAST NORTH AND SOUTH OF SITE PER THURSTON REGIONAL TRAILS PLAN FOR 13A WEST BAY TRAIL CORRIDOR. SIGNAGE TO BE PROVIDED. SEE SHEET A19, A29 AND SHORELINE LANDSCAPE DRAWINGS.
- SEE SITE SECTIONS SHEET A14 FOR ADA RAMP COMPLIANCE AND SLOPE CALCULATIONS
- D** BOLLARDS FOR PEDESTRIAN SAFETY, RETRACTABLE OR REMOVABLE BOLLARDS AT EMERGENCY VEHICLE ACCESS LOCATIONS AND PEDESTRIAN-VEHICULAR ROUTE INTERSECTIONS
- E** PEDESTRIAN/VEHICLE PATH CROSS OVER, GUARDED BY BOLLARDS
- F** PEDESTRIAN RESTING POINTS, EVERY 200' ALONG ROUTE
- G** PEDESTRIAN ACCESS POINTS FROM WEST BAY DRIVE MARKED BY SIGNAGE
- H** 6 FOOT SIDEWALK ALONG WESTBAY DRIVE IN DEVIATION TO REQUIREMENTS OF OMC CH. 4B.085 WESTBAY DRIVE STREETSIDE IMPROVEMENTS. REFER CIVIL FOR DETAILS. ENGINEERING DEVIATION REQUEST SUBMITTED ON 03/11/22 APPROVED BY CITY.

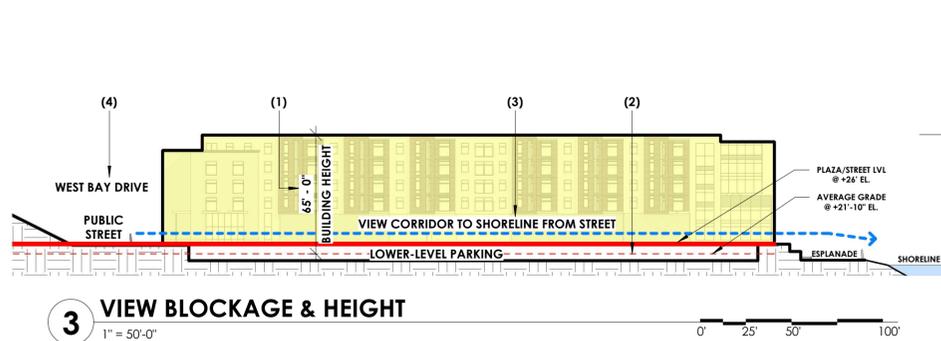


1 VEHICULAR ROUTES - LOWER PARKING LEVEL
 1" = 60'-0"
 0' 30' 60' 120'



2 VEHICULAR ROUTES - PLAZA COVERED PARKING
 1" = 60'-0"
 0' 30' 60' 120'

- A SIGNAGE "PUBLIC TRAIL" ALONG WATERFRONT TRAIL PATH
- B PARKING GARAGE ACCESS
- C LOWER LEVEL PARKING (BELOW-STREET LEVEL)
- D TUCK-UNDER PARKING (COVERED BY OVERHEAD BUILDING)
- E *ITEM REMOVED*
- F BOLLARDS FOR PEDESTRIAN SAFETY, RETRACTABLE/REMOVABLE BOLLARDS AT EMERGENCY VEHICLE ACCESS LOCATIONS AND PEDESTRIAN/VEHICULAR ROUTES INTERSECTION
- G LOADING AREA PER OMC 18.38.140
- H 12' TREE ISLAND
- I PERIMETER LANDSCAPING
- J 20 FEET WIDE DRIVEWAY PRIMARILY FOR RESIDENTIAL USE PER EDDS 4.1.140.A.1
- K PUBLIC VEHICULAR ACCESS ON ESPLANADE & PLAZA STOPS AT THESE POINTS USING BOLLARDS
- L VEHICULAR ENTRY TO SITE FROM WESTBAY DRIVE



3 VIEW BLOCKAGE & HEIGHT

1" = 50'-0"

Per definitions provided under the 2020 Unified Development Code of OMC.

Section 18.02.120.

⁽¹⁾ Height (of Structure): **The difference between the average grade⁽²⁾ level and the highest point of a structure;** provided, that television antennas, chimneys, and similar appurtenances shall not be used in calculating height except where such appurtenances obstruct the view of the shoreline from a substantial number of residences on areas adjoining such shorelines.

Per Section 18.02.180. Grade⁽²⁾ is:

⁽²⁾ Grade: **The finished ground level adjoining the building at the exterior walls.**

⁽²⁾ Grade Plane: **A reference plane representing the average of the finished ground level adjoining the building at all exterior walls.** Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building between the structure and a point six feet from the building.

⁽¹⁾ Height of Building is measured from calculated Average Grade Plane. See Sheet A6.2 for graphics.

18.06.100 COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS-SPECIFIC

FOR BUILDINGS BLOCKING UP TO 70% OF VIEW BLOCKAGE, TO A HEIGHT OF 65 FEET-AMENITIES FOR BOTH WATERFRONT TRAIL AND EXPANDED WATERFRONT TRAIL CORRIDOR FACILITY SHOULD BE PROVIDED, IN ORDER TO **RETAIN PUBLIC AND PRIVATE VIEW ACCESS TO BUDD INLET FROM HILLSIDE SITES ABOVE WEST BAY DRIVE**⁽⁴⁾. SEE GRAPHICS ABOVE SHOWING VIEW ACCESS FROM STREET.

The two main regulations for Urban Waterfront (UW) per OMC 18.06.100.A.2.c are:

(a) Building Height

Per definitions of ⁽¹⁾ Height in SMP cited above, the shoreline height restrictions are established to **limit obstructing the view of the shoreline,**

and

(b) View Blockage - intention to maintain required **View Corridors**⁽³⁾.

View Corridor⁽³⁾, definition per 18.02.180 is

⁽³⁾View Corridor. An area at **ground level** providing views of the waterfront, unobstructed by permanent structures between a **public street**⁽⁴⁾ and the preserved."

As shown in graphics above, height of the buildings as measured from **Average Grade Plane**⁽²⁾ at +21'-10" NAVD88 is **65 feet**. View blockage through building massing, is below 70% and within allowable limits of OMC 18.06.100.A.2.c when providing an expanded waterfront trail corridor.

VIEW PROTECTION CORRIDOR

PER OMC 18.06.100.A.2.C.III, DEVELOPMENT SHALL BE SUBJECT TO THE ALTERNATE STANDARDS FOR BUILDING HEIGHT AND VIEW BLOCKAGE, IF ALTERNATE WATERFRONT VIEW ACCESS IS PROVIDED THROUGH PUBLIC AMENITIES SUCH AS WATERFRONT TRAIL & EXPANDED WATERFRONT TRAIL CORRIDOR FACILITY FOR HORIZONTAL VIEW BLOCKAGE OF 70% UP TO HEIGHT OF 65'. SEE SHEET A11 AND A19.

TOTAL HORIZONTAL DISTANCE ALONG WEST BAY DRIVE = 926'

VIEW BLOCKAGE AND HEIGHT INCREASES INCLUDES EXPANDED WATERFRONT TRAIL CORRIDOR

BUILDING 1 VIEW BLOCKAGE =	104'
BUILDING 2 VIEW BLOCKAGE =	104'
BUILDING 3 VIEW BLOCKAGE =	106'
BUILDING 4 VIEW BLOCKAGE =	110'
BUILDING 5 VIEW BLOCKAGE =	104'
TOTAL VIEW BLOCKAGE =	(57%) 532'

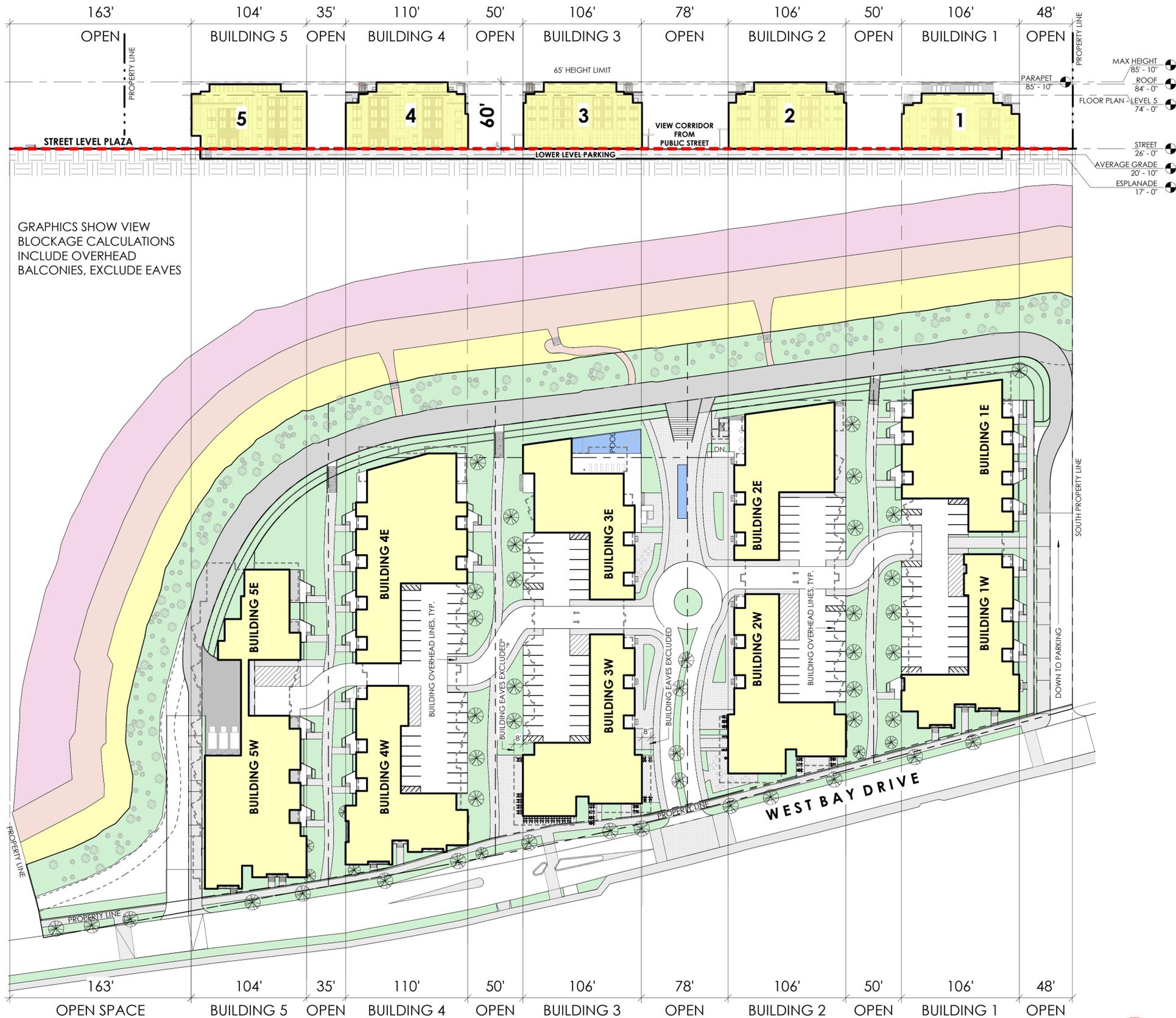
REQUIRED VIEW CORRIDOR (OPEN SPACE) = (30%) 278'
PROVIDED OPEN SPACE = (43%) 394'

TOTAL HORIZONTAL DISTANCE ALONG EAST SHORELINE = 955'

VIEW BLOCKAGE AND HEIGHT INCREASES INCLUDES EXPANDED WATERFRONT TRAIL CORRIDOR

BUILDING 1 VIEW BLOCKAGE =	106'
BUILDING 2 VIEW BLOCKAGE =	106'
BUILDING 3 VIEW BLOCKAGE =	106'
BUILDING 4 VIEW BLOCKAGE =	110'
BUILDING 5 VIEW BLOCKAGE =	104'
TOTAL VIEW BLOCKAGE =	(56%) 532'

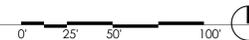
REQUIRED VIEW CORRIDOR (OPEN SPACE)= (30%) 287'
PROVIDED OPEN SPACE = (45%) 423'



GRAPHICS SHOW VIEW BLOCKAGE CALCULATIONS INCLUDE OVERHEAD BALCONIES, EXCLUDE EAVES

1 SITE PLAN- CONCEPT VIEW BLOCKAGE

1" = 50'-0"



VIEW BLOCKAGE & HEIGHT

WEST BAY YARDS
 LUXURY WATERFRONT LIVING
 OLYMPIA

WEST BAY DRIVE | OLYMPIA, WA
 SCHEMATIC DESIGN | 11/22/24

A15





1 SITE PLAN -VIEW CONTEXT
1" = 80'-0"

NOTE: SEE SHEET A17 FOR ADDITIONAL VIEW STUDY IMAGES AND INFORMATION.

VIEW A - BEFORE



VIEW STUDY A - IS TOWARDS THE DIRECTION OF THE OLYMPIC MOUNTAINS AND BUDD INLET, NORTH-EAST OF THE PROPOSED SITE. WITH THE NEW RIPARIAN PLANTING ALONG THE EDGE OF THE ESPLANADE AND RIPARIAN PLANTING ON THE DOWNHILL OF THE SLOPE, VIEWS ARE STILL MAINTAINED AND VISIBLE FROM THE PEDESTRIAN EYE LEVEL. REFER SHORELINE LANDSCAPE DRAWINGS

VIEW A - AFTER

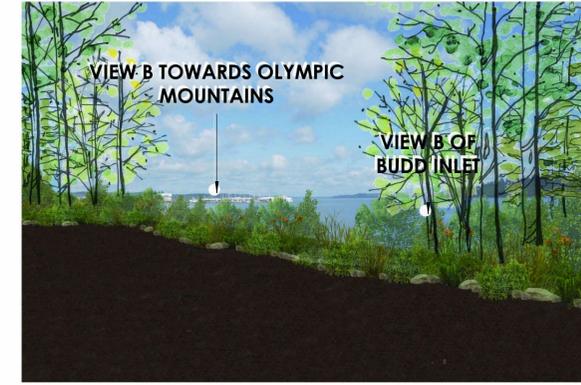


VIEW B - BEFORE



VIEW STUDY B - IS TOWARDS THE DIRECTION OF THE OLYMPIC MOUNTAINS AND BUDD INLET, NORTH-EAST OF THE PROPOSED SITE. WITH THE NEW RIPARIAN PLANTING ALONG THE EDGE OF THE ESPLANADE AND RIPARIAN PLANTING ON THE DOWNHILL OF THE SLOPE, VIEWS ARE STILL MAINTAINED AND VISIBLE FROM THE PEDESTRIAN EYE LEVEL. REFER SHORELINE LANDSCAPE DRAWINGS

VIEW B - AFTER



VIEW C - BEFORE



VIEW STUDY C - IS TOWARDS THE DIRECTION OF MT RAINIER, BUDD INLET, AND THE CAPITOL DOME SOUTH-EAST OF THE PROPOSED SITE. WITH THE NEW RIPARIAN PLANTING ALONG THE EDGE OF THE ESPLANADE AND RIPARIAN PLANTING ON THE DOWNHILL OF THE SLOPE, VIEWS ARE STILL MAINTAINED AND VISIBLE FROM THE PEDESTRIAN EYE LEVEL. REFER SHORELINE LANDSCAPE DRAWINGS FOR HEIGHT & CANOPY WIDTH.

VIEW C - AFTER



VIEW D - BEFORE



VIEW D - AFTER



VIEW STUDY D - IS IN THE DIRECTION TOWARDS BUDD INLET, EAST OF THE PROPOSED SITE. WITH THE NEW RIPARIAN PLANTING ALONG THE EDGE OF THE ESPLANADE AND MAXIMUM 10' RIPARIAN PLANTING ON THE DOWNHILL OF THE SLOPE, VIEWS ARE STILL MAINTAINED FROM THE TOP OF THE HILL.

VIEW E - BEFORE



VIEW E - AFTER



VIEW STUDY E - IS LOOKING SOUTH DOWN WEST BAY DRIVE AND WEST OF THE PROPOSED SITE. PROPOSED BUILDINGS RESPOND TO THE EXISTING CONTEXT AND PEDESTRIAN SCALE BY MAINTAINING A 3-4 STORY HEIGHT. A NEW SIDEWALK WITH LANDSCAPE BUFFER, PROTECTED COVERED AREAS AND LIGHTING WILL IMPROVE ACCESSIBILITY FOR PEDESTRIANS ALONG WEST BAY DRIVE.

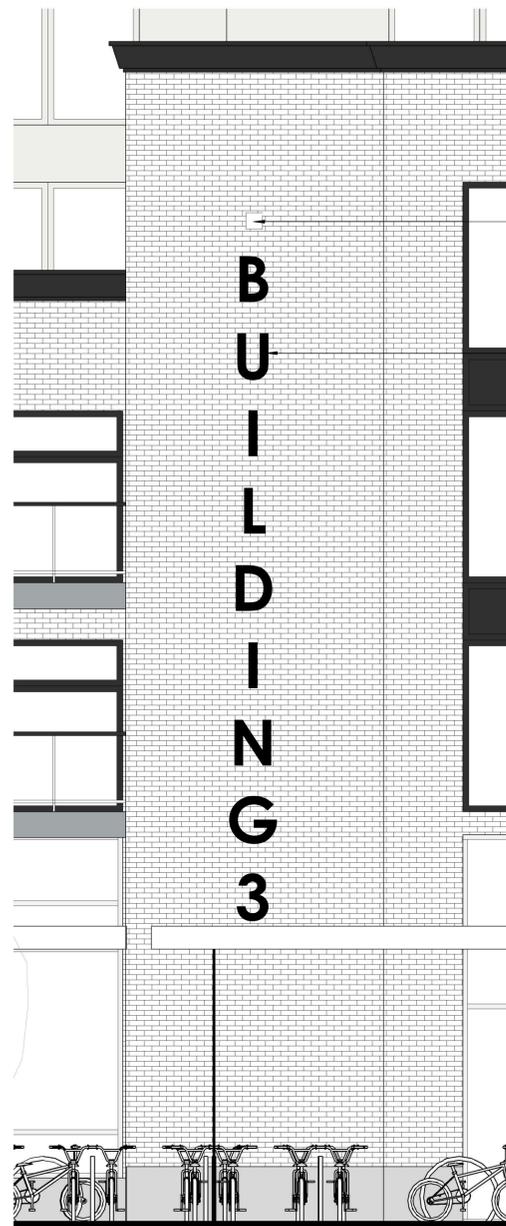
VIEW F - BEFORE



VIEW F - AFTER



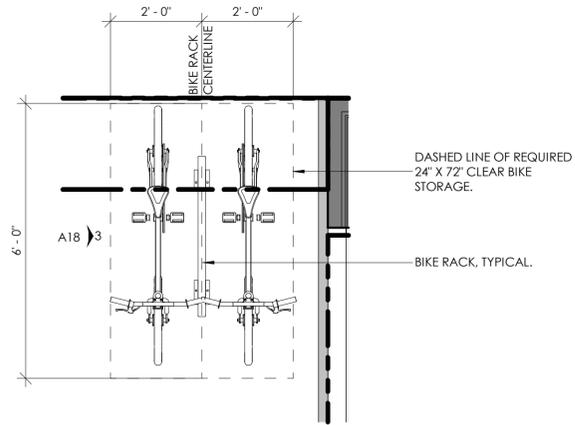
VIEW STUDY F - IS LOOKING NORTH WEST BAY DRIVE AND WEST OF THE PROPOSED SITE. PROPOSED BUILDINGS RESPOND TO THE EXISTING CONTEXT AND PEDESTRIAN SCALE BY MAINTAINING A 3-4 STORY HEIGHT. A NEW SIDEWALK WITH LANDSCAPE BUFFER, PROTECTED COVERED AREAS AND LIGHTING WILL IMPROVE ACCESSIBILITY FOR PEDESTRIANS ALONG WEST BAY DRIVE.



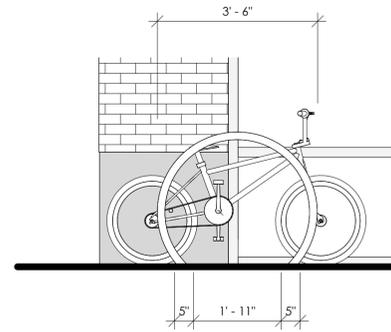
1 BUILDING SIGNAGE
1/4" = 1'-0"

DOWN LIGHT FIXTURES

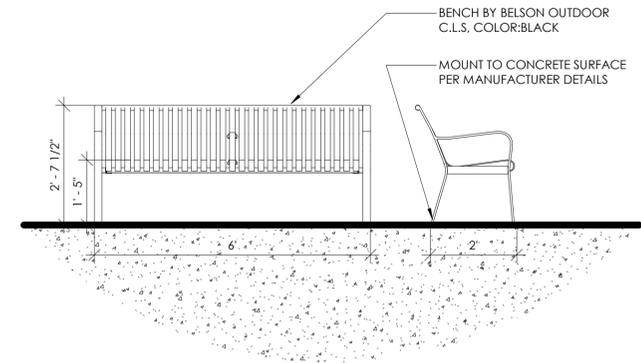
BLACK METAL LETTER SIGNAGE ON BRICK



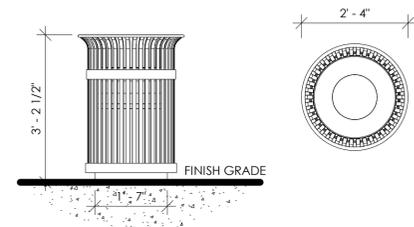
2 SHORT TERM BIKE STORAGE - PLAN
1/2" = 1'-0"



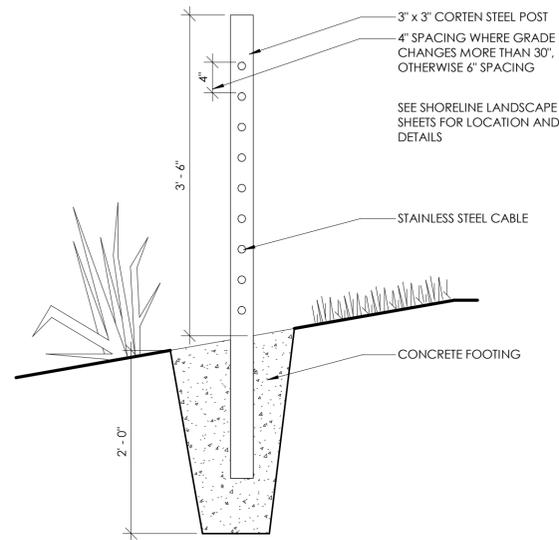
3 SHORT TERM BIKE STORAGE - SIDE ELEVATION
1/2" = 1'-0"



4 BENCH DETAIL
1/2" = 1'-0"



6 SITE - GARBAGE RECEPTACLE
1/2" = 1'-0"

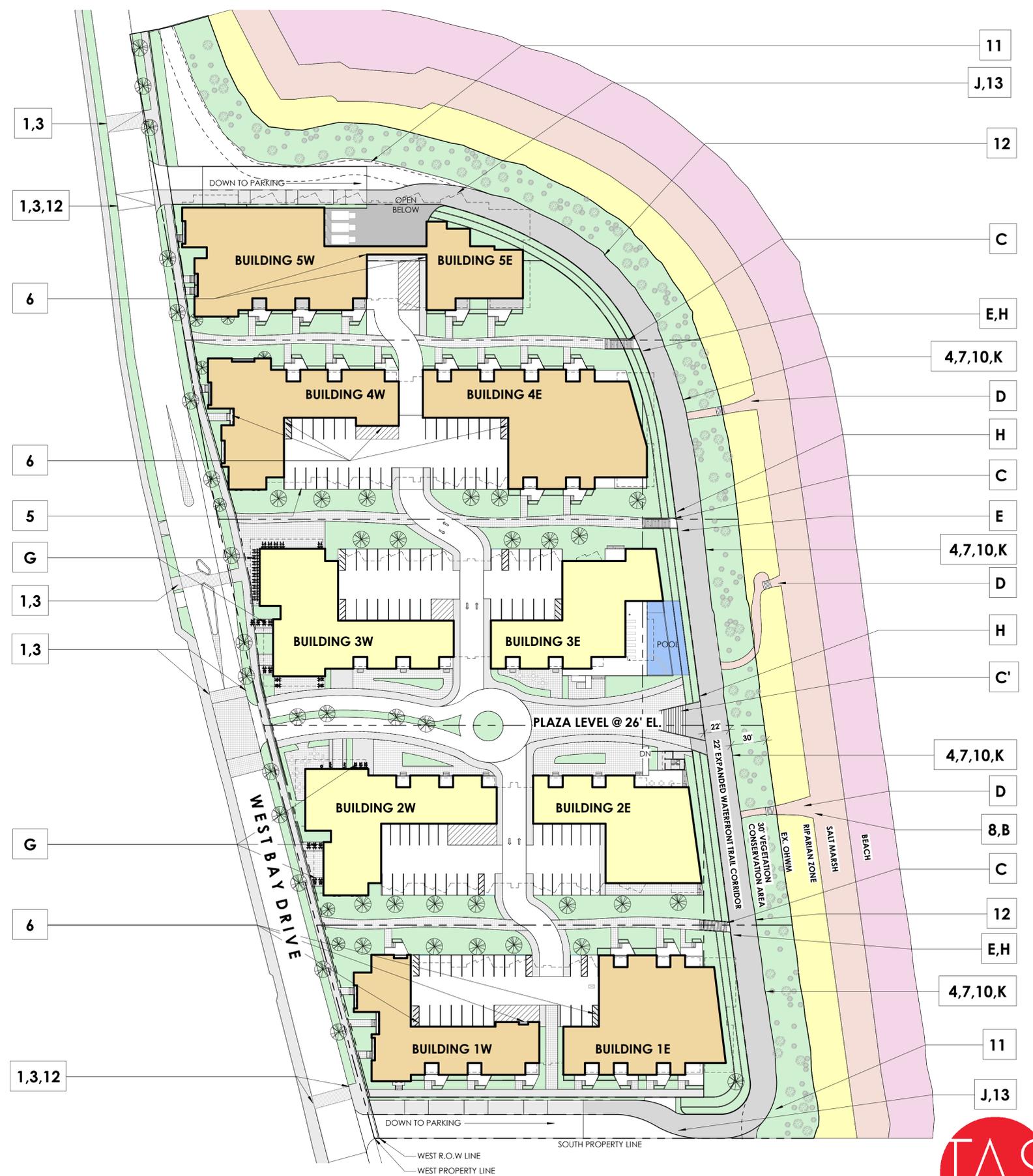


7 FENCE DETAIL
1" = 1'-0"

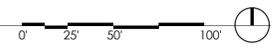
<p>1</p> 	<p>1. STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PEDESTRIAN SIGN, MUTCD SIGN DESIGNATION No. W11-2 2. 30" DIAMOND 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND YELLOW BACKGROUND WITH BLACK TEXT.</p>	<p>6</p> 	<p>1. PRIVATE ACCESS - RESIDENTS ONLY 2. 30" WIDE X 36" HIGH 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH RED TEXT.</p>
<p>2</p> 	<p>1. STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LEFT TURN ONLY SIGN, MUTCD SIGN DESIGNATION No. R3-5. 2. 30" WIDE X 36" HIGH 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH BLACK TEXT.</p>	<p>7</p> 	<p>1. SENSITIVE RIPARIAN AREA - KEEP OUT. 2. 10" WIDE X 14" HIGH RECTANGLE 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND RED/WHITE BACKGROUND WITH WHITE/RED TEXT.</p>
<p>3</p> 	<p>1. STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PEDESTRIAN CROSSWALK SIGN, MUTCD SIGN No. R9-8. 2. 36" WIDE X 18 HIGH" RECTANGLE 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH BLACK TEXT.</p>	<p>8</p> 	<p>1. SMALL BOAT (KAYAK) LAUNCH. 2. 12" WIDE X 18" HIGH RECTANGLE 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND BROWN BACKGROUND WITH WHITE TEXT.</p>
<p>4</p> 	<p>1. STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES NO PEDESTRIAN SIGN, MUTCD SIGN No. R5-10c. 2. 36" WIDE X 18 HIGH" RECTANGLE 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH BLACK TEXT.</p>	<p>9</p> 	<p>1. WASHINGTON ELECTRICAL VEHICLE CHARGING STATION SIGN. 2. 12" WIDE X 12" HIGH. 3. REFLECTIVE HEAVY DUTY ALUMINUM, .63 MIL. WITH ROUNDED CORNERS, PAINTED WITH 3M INKS, ENGINEER GRADE MINIMUM. POLE MOUNTED. COLOR: GREEN BACKGROUND W/ WHITE SYMBOL AND TEXT.</p>
<p>5</p> 	<p>1. PARKING SIGN 2. 18" WIDE X 24" HIGH RECTANGLE 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH GREEN TEXT.</p>	<p>10</p> 	<p>AT LOCATIONS OF SALT MARSH PLANTING. SEE NOTE K BELOW. 1. RESTRICTED AREA 2. 30" WIDE X 36" HIGH. 3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, POLE MOUNTED AND WHITE BACKGROUND WITH BLACK TEXT.</p>
<p>3'-0"</p> 	<p>INTERNATIONAL SYMBOL OF ACCESSIBILITY PER WAC 1101.2.6 WHITE SYMBOL ON A BLUE BACKGROUND</p>	<p>11</p> 	<p>13</p> 
		<p>12</p> 	

SITE AMENITIES LEGEND

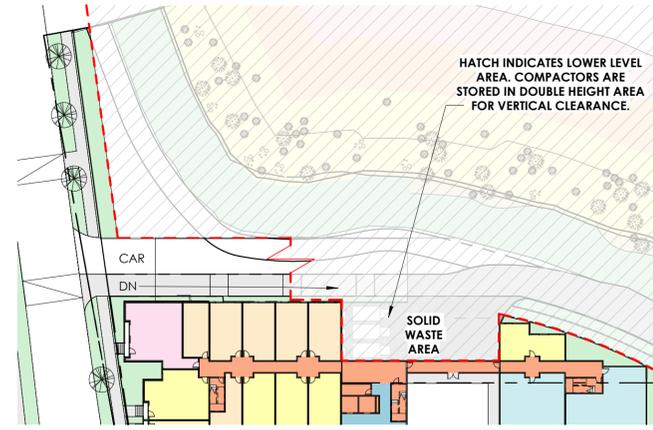
- NOTE: ALL AMENITIES ON SITE ARE OPEN FOR PUBLIC ACCESS EXCEPT FOR VEGETATION CONSERVATION AREA & RESIDENTIAL PORTIONS OF THE BUILDINGS SHOWN BY LEGENDS
- | | | | |
|---|---|---|--|
| <p>A ITEM REMOVED</p> <p>B KAYAK LAUNCH. LOCATED AT AREA WITH ADEQUATE WATER DEPTH FOR LAUNCH. ACCESSED THROUGH GRAVEL TRAIL</p> <p>C INTERMEDIATE STAIR PROVIDES PUBLIC CONNECTION TO WATERFRONT AND BEACH</p> <p>C' CENTRAL GRAND STAIR AS CONNECTION TO WATERFRONT AND BEACH</p> | <p>D PUBLIC ACCESS TO SHORELINE AS REQ. PER OMC 18.20.450.A.2 ; PEDESTRIAN ACCESS FROM UPLAND TO SHORELINE - ALLOWED WITHOUT VARIANCE PER OMC 18.20.493.A.2. SIGNAGE TO BE PROVIDED PER 18.20.450.1</p> <p>E PEDESTRIAN RESTING AREAS (SEAT WALLS). SEE SHORELINE LANDSCAPE</p> <p>F ITEM REMOVED</p> | <p>G SHORT TERM BIKE STORAGE</p> <p>H PEDESTRIAN BENCHES WILL BE PROVIDED ALONG PEDESTRIAN ROUTES</p> <p>I TRASH RECEPTACLE WILL BE PROVIDED ALONG PEDESTRIAN ROUTES</p> <p>J RETRACTABLE BOLLARDS FOR PEDESTRIAN SAFETY AT VEHICULAR ROUTE INTERSECTION, SEE A11 & A12</p> | <p>K STEEL POST FENCE WITH STEEL CABLE TO PROTECT SENSITIVE VEGETATION PER 18.20.460.A.2. SEE LANDSCAPE PLANS FOR LOCATION & DETAILS.</p> <p>PRIVATE RESIDENTIAL ACCESS ONLY BUILDINGS</p> <p>MIXED-USE BUILDINGS WITH PUBLIC ACCESS TO COMMERCIAL PROGRAMS AT PLAZA AND PRIVATE RESIDENTIAL ONLY ACCESS AT UPPER FLOORS</p> |
|---|---|---|--|



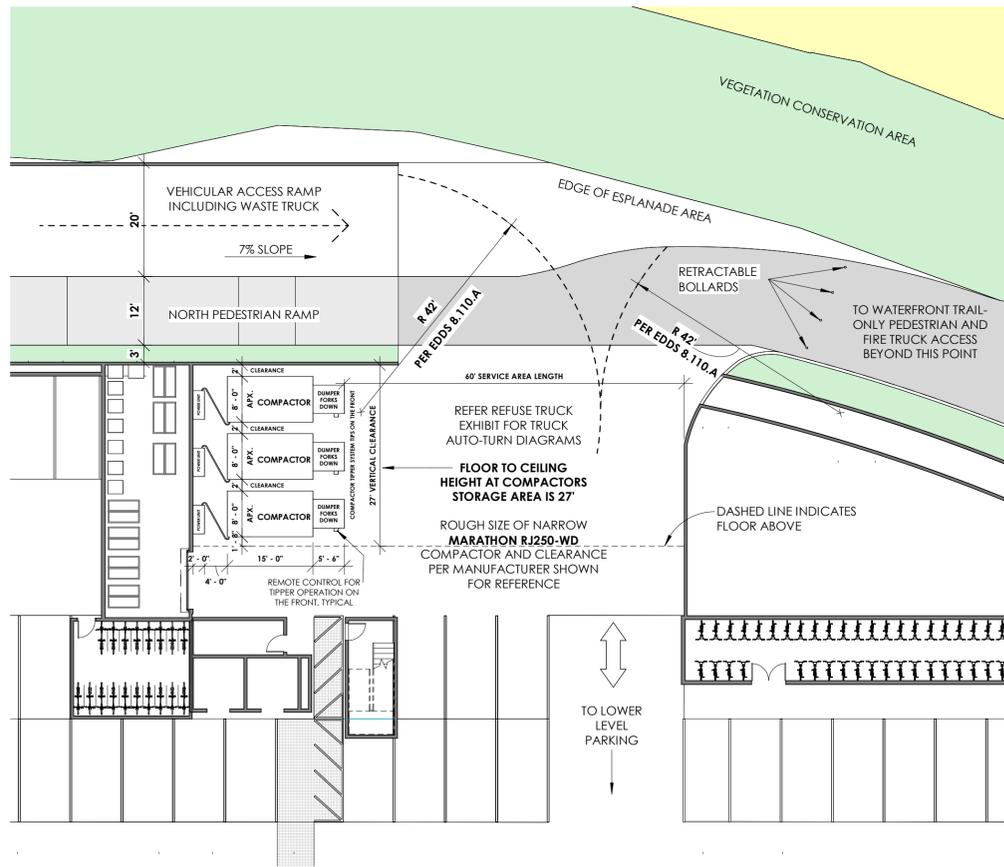
1 SITE PLAN- AMENITIES
 1" = 50'-0"



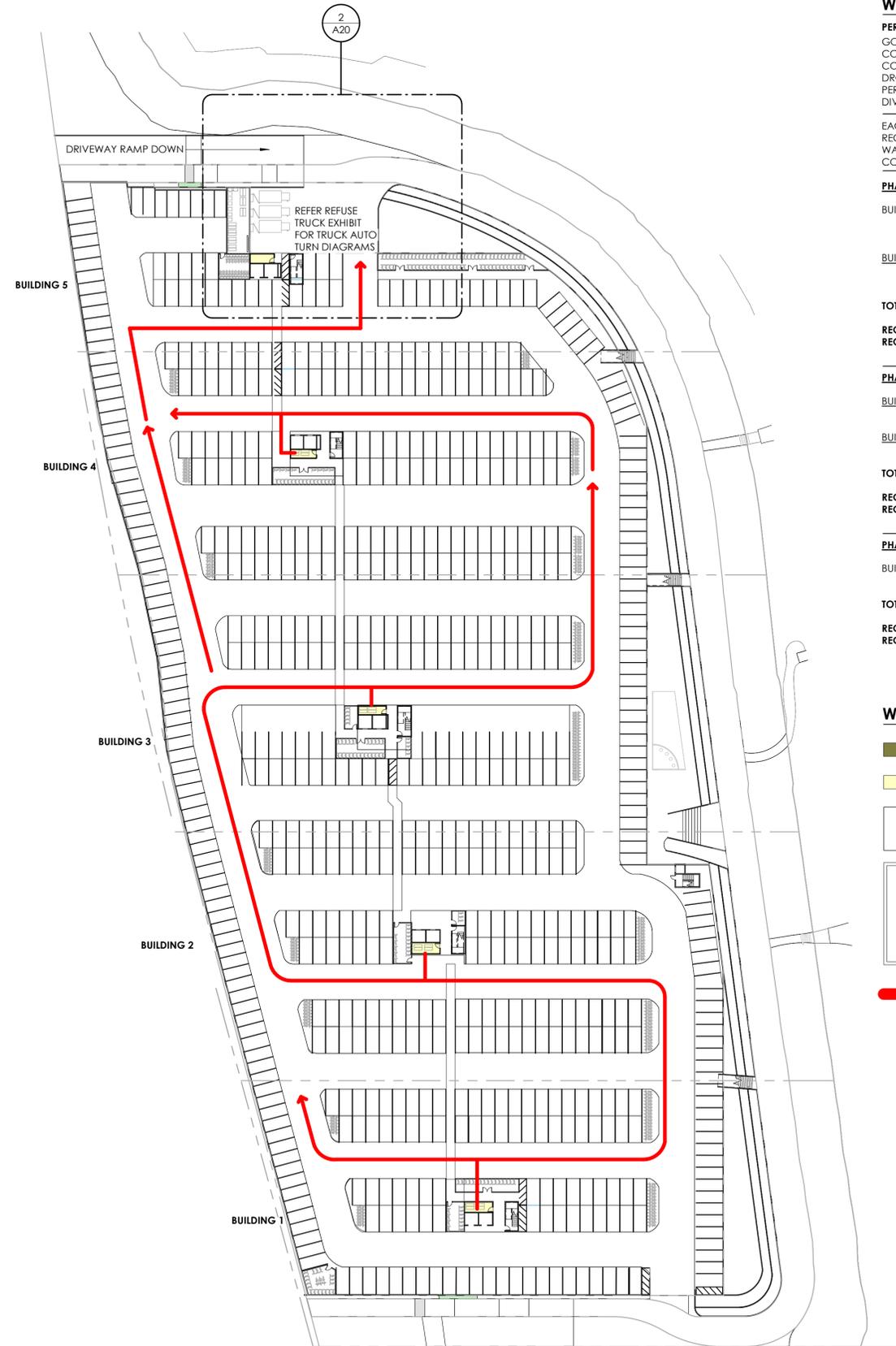
A19



5 SOLID WASTE LOCATION
1" = 50'-0"



2 SOLID WASTE - ENLARGED PLAN
1/16" = 1'-0"



1 SOLID WASTE CIRCULATION PLAN
1" = 50'-0"

WASTE RESOURCE SUMMARY

PER OLYMPIA MUNICIPAL CODE EDDS: CHAPTER 8
GOAL: TO COLLECT AND STORE WASTE IN FACILITY ACCESSED BY THE TRAIL OR CIRCULATION CORE ON THE LOWER LEVEL. PROVIDE GARBAGE SHOOTS IN INDIVIDUAL BUILDINGS FOR THE COLLECTION OF WASTE. PICK-UP CYCLE BASED AT 4.33 WEEKS PER MONTH. COMPACTORS AND DROP BOXES ARE STRONGLY ENCOURAGED WHERE WASTE VOLUMES EXCEED 6 CUBIC YARDS PER WEEK FOR A GIVEN WASTE STREAM AND HAVING MULTIPLE DUMPSTERS IS NOT POSSIBLE. DIVIDE EQUALLY BETWEEN GARBAGE, RECYCLING/ORGANICS.

EACH BUILDING WILL HAVE TWO WASTE CHUTES ONE FOR GARBAGE AND ONE FOR MIXED RECYCLING. ORGANICS WASTE WILL NEED TO BE TAKEN TO SOLID WASTE ROOM IN GARAGE. WASTE IS COLLECTED AT LOWER LEVEL IN 2 YARD TOW CARTS. TOW CARTS WILL BE TAKEN TO COMPACTORS BY BUILDING MANAGEMENT FOR MUNICIPAL PICKUP.

PHASE 1:

BUILDING 2 (85) RESIDENTIAL UNITS @1.1 CY PER HOUSEHOLD/4.33 = (8,770 SF) REST/CAFE @ 1.0 CY/500 SF = (7,817 SF) COMMERCIAL @ 1.0 CY/500 SF =	PER WEEK 21.59 CY 17.54 CY 15.63 CY
BUILDING 3 (84) RESIDENTIAL UNITS @1.1 CY PER HOUSEHOLD/4.33 = (4,378 SF) COMMERCIAL @ 1.0 CY/500 SF =	21.33 CY 8.75 CY
TOTAL WASTE COLLECTED =	84.84 CY
REQUIRED WASTE ALLOCATED TO GARBAGE =	42.42 CY
REQUIRED WASTE ALLOCATED TO RECYCLE/ORGANICS =	42.42 CY

PHASE 2:

BUILDING 4 (126) RESIDENTIAL UNITS @1.1 CY PER HOUSEHOLD/4.33 =	32.00 CY
BUILDING 5 (86) RESIDENTIAL UNITS @1.1 CY PER HOUSEHOLD/4.33 =	21.84 CY
TOTAL WASTE COLLECTED =	53.84 CY
REQUIRED WASTE ALLOCATED TO GARBAGE =	26.92 CY
REQUIRED WASTE ALLOCATED TO RECYCLE/ORGANICS =	26.92 CY

PHASE 3:

BUILDING 1 (97) RESIDENTIAL UNITS @1.1 CY PER HOUSEHOLD/4.33 =	24.64 CY
TOTAL WASTE COLLECTED =	24.64 CY
REQUIRED WASTE ALLOCATED TO GARBAGE =	12.32 CY
REQUIRED WASTE ALLOCATED TO RECYCLE/ORGANICS =	12.32 CY

WASTE ENCLOSURE PLAN LEGEND

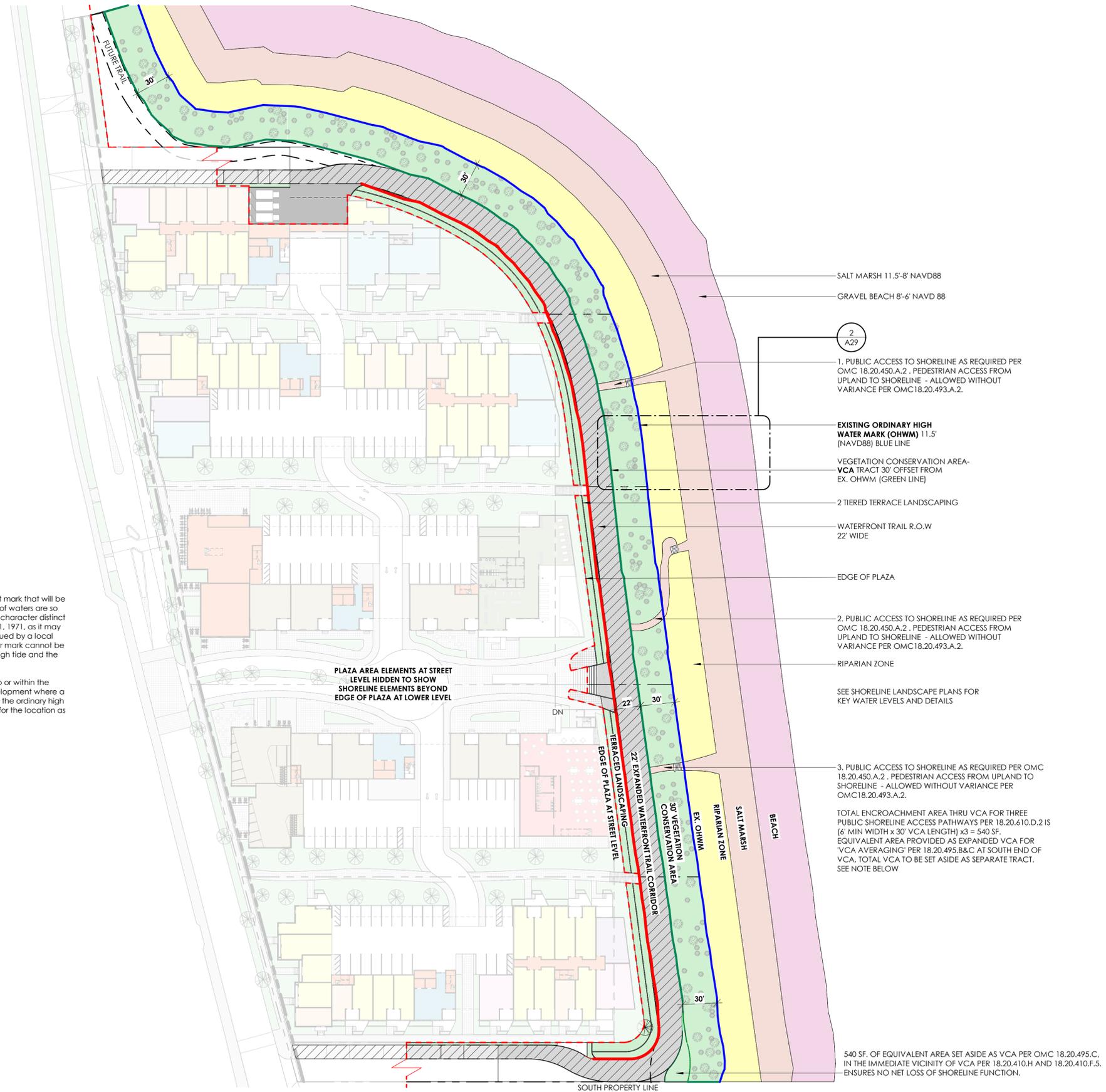
- WASTE TRUCK
- TRASH ENCLOSURE WITH TWO 2 YARD TOW CARTS
- 95 GALLON TRASH & RECYCLE
- 2 YARD TOW CART
- TAYLOR DUNN CARRIER VEHICLE ROUTE

Vegetation Conservation Area: That area within which vegetation conservation actions take place, as required by SMP Chapter 18.20 OF OMC 2020. VCAs outlined in Table 6.3 are measured from the Ordinary High Water Mark and are located within the shoreline setbacks outlined in Table 6.3.

*PER RCW 90.58.030 "Ordinary high water mark" on all lakes, streams, and tidal water is that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; PROVIDED, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high tide and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

PER WAC 173-27-180, The ordinary high water mark of all water bodies located adjacent to or within the boundary of the project. This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the ordinary high water mark the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan.

SEE SHORELINE NARRATIVE DEMONSTRATING COMPLIANCE.



SALT MARSH 11.5'-8' NAVD88
 GRAVEL BEACH 8'-6' NAVD 88
 2
 A29
 1. PUBLIC ACCESS TO SHORELINE AS REQUIRED PER OMC 18.20.450.A.2 . PEDESTRIAN ACCESS FROM UPLAND TO SHORELINE - ALLOWED WITHOUT VARIANCE PER OMC18.20.493.A.2.

EXISTING ORDINARY HIGH WATER MARK (OHWM) 11.5' (NAVD88) BLUE LINE
 VEGETATION CONSERVATION AREA- VCA TRACT 30' OFFSET FROM EX. OHWM (GREEN LINE)

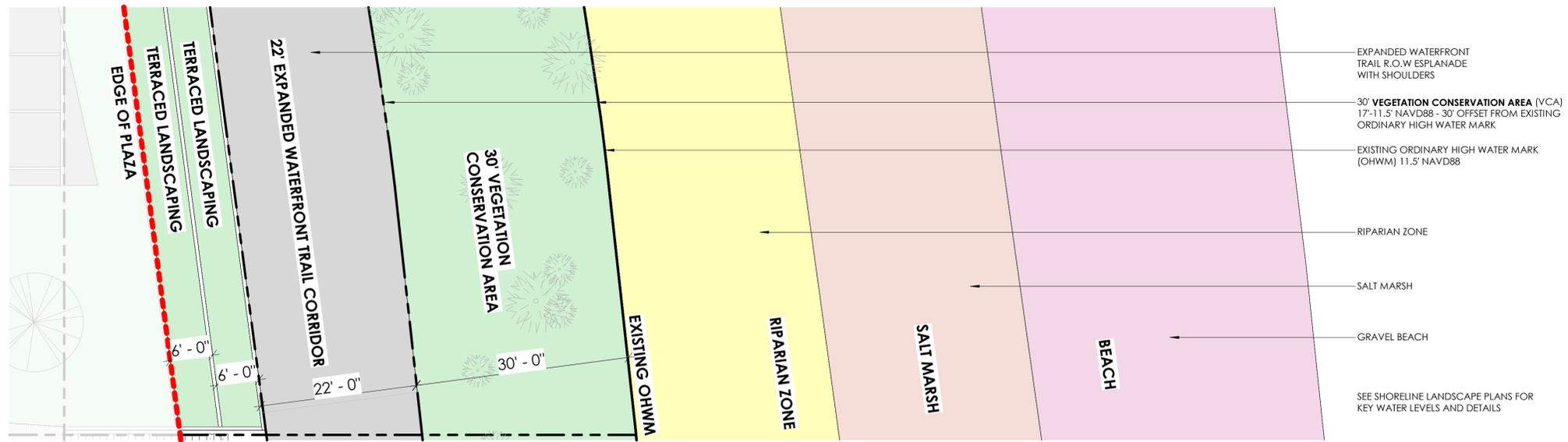
2 TIERED TERRACE LANDSCAPING
 WATERFRONT TRAIL R.O.W 22' WIDE
 EDGE OF PLAZA

2. PUBLIC ACCESS TO SHORELINE AS REQUIRED PER OMC 18.20.450.A.2 . PEDESTRIAN ACCESS FROM UPLAND TO SHORELINE - ALLOWED WITHOUT VARIANCE PER OMC18.20.493.A.2.
 RIPARIAN ZONE
 SEE SHORELINE LANDSCAPE PLANS FOR KEY WATER LEVELS AND DETAILS

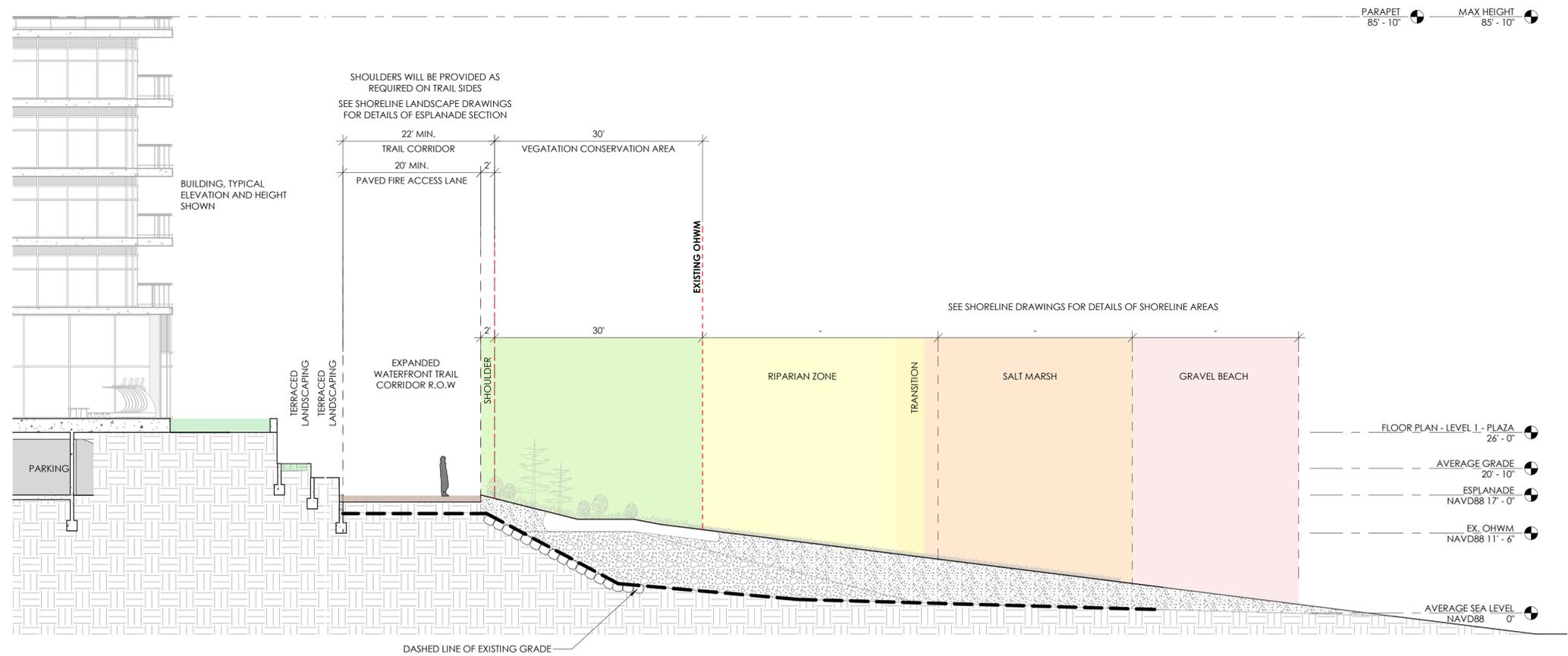
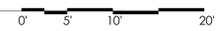
3. PUBLIC ACCESS TO SHORELINE AS REQUIRED PER OMC 18.20.450.A.2 . PEDESTRIAN ACCESS FROM UPLAND TO SHORELINE - ALLOWED WITHOUT VARIANCE PER OMC18.20.493.A.2.
 TOTAL ENCROACHMENT AREA THRU VCA FOR THREE PUBLIC SHORELINE ACCESS PATHWAYS PER 18.20.610.D.2 IS (6' MIN WIDTH x 30' VCA LENGTH) x3 = 540 SF. EQUIVALENT AREA PROVIDED AS EXPANDED VCA FOR "VCA AVERAGING" PER 18.20.495.B&C AT SOUTH END OF VCA. TOTAL VCA TO BE SET ASIDE AS SEPARATE TRACT. SEE NOTE BELOW

540 SF. OF EQUIVALENT AREA SET ASIDE AS VCA PER OMC 18.20.495.C, IN THE IMMEDIATE VICINITY OF VCA PER 18.20.410.H AND 18.20.410.F.5. ENSURES NO NET LOSS OF SHORELINE FUNCTION.

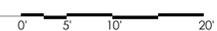
SITE PLAN - KEY WATER LEVELS

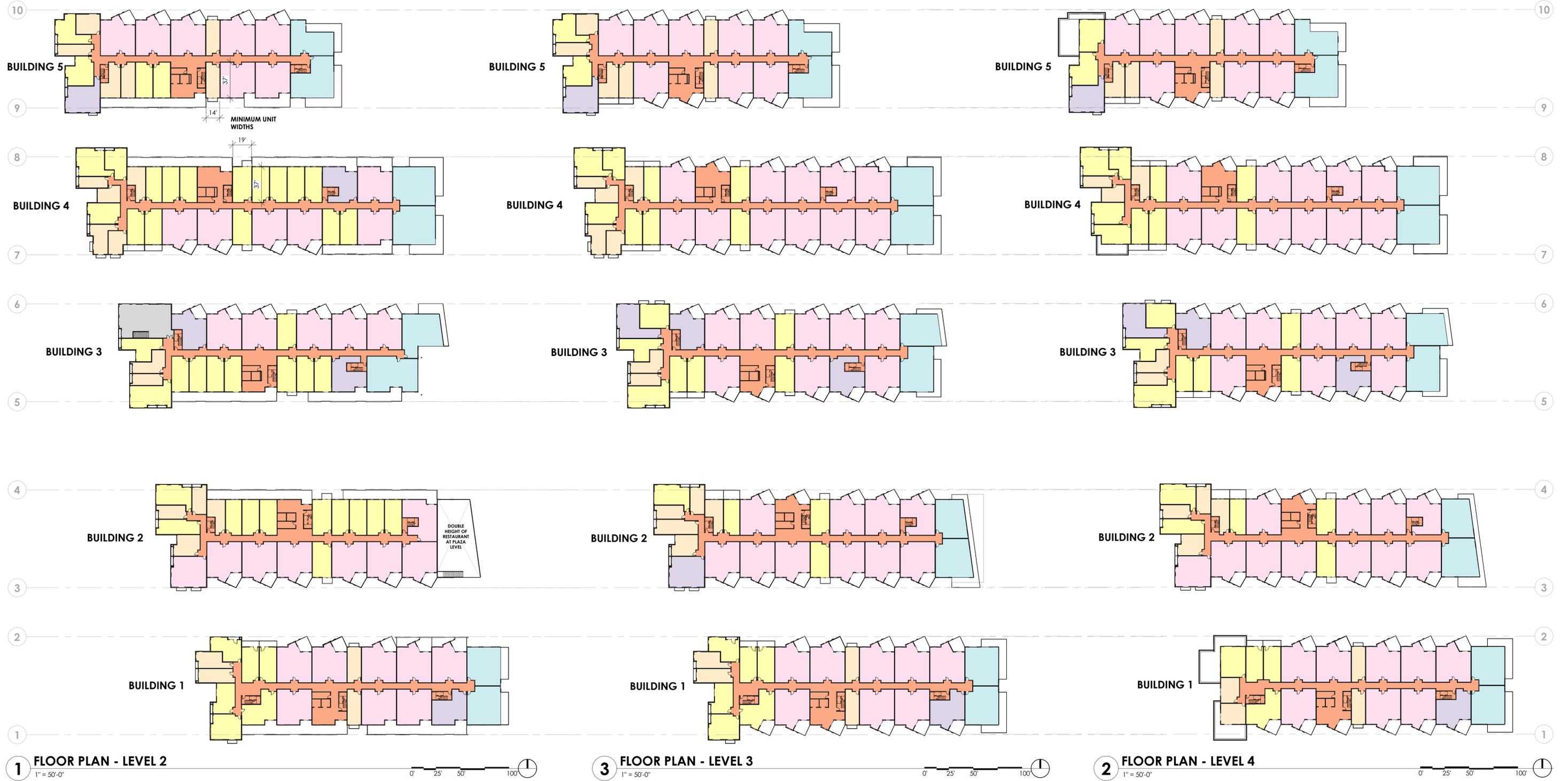


2 SITE PLAN - KEY WATER LEVELS ENLARGED
1" = 10'-0"



1 TYPICAL SHORELINE SECTION
1" = 10'-0"





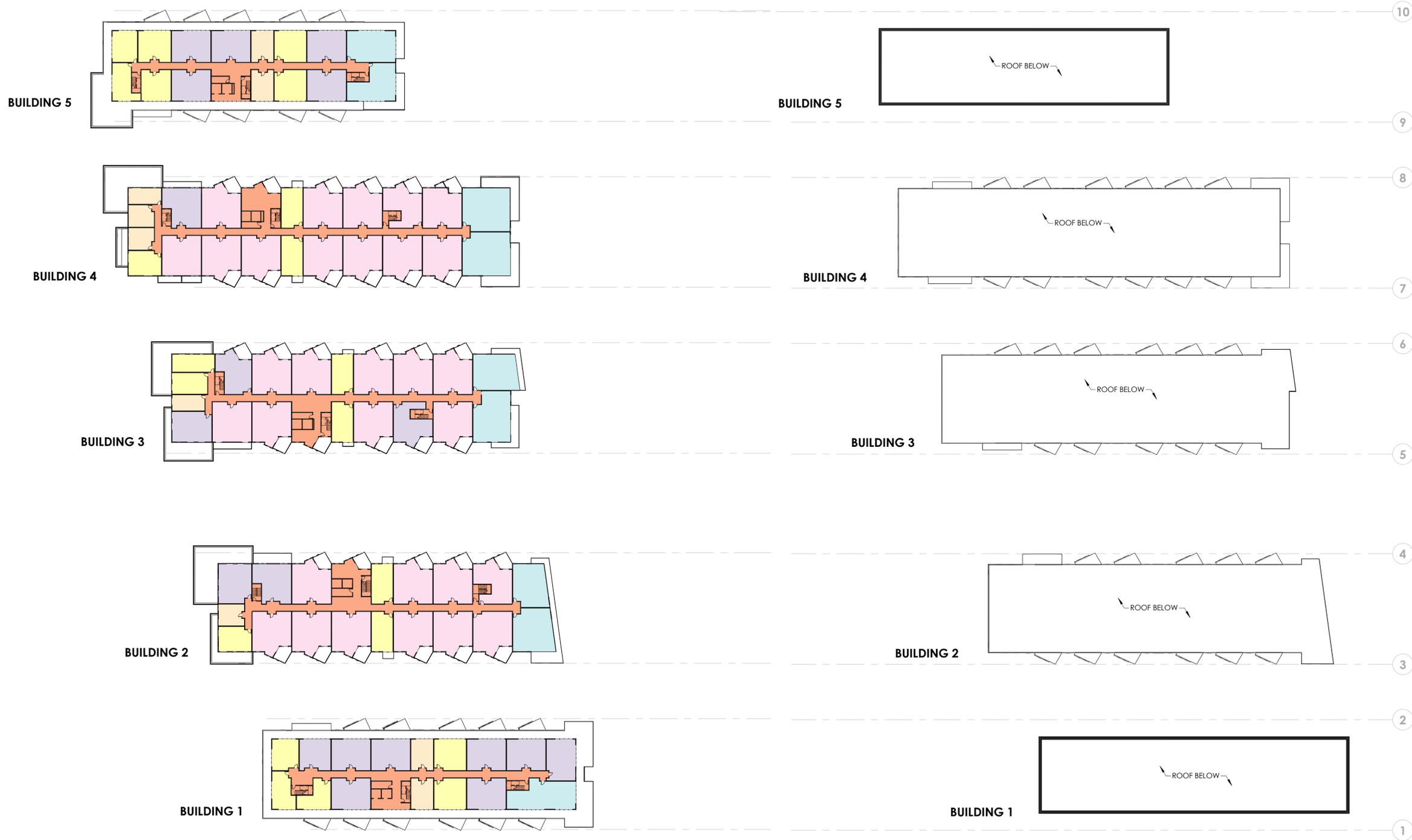
1 FLOOR PLAN - LEVEL 2
1" = 50'-0"

3 FLOOR PLAN - LEVEL 3
1" = 50'-0"

2 FLOOR PLAN - LEVEL 4
1" = 50'-0"

ROOM LEGEND

 1x1	 2x2 S	 COMMON	 STUDIO
 2X2 L	 3x3	 COMMUNITY SPACE	

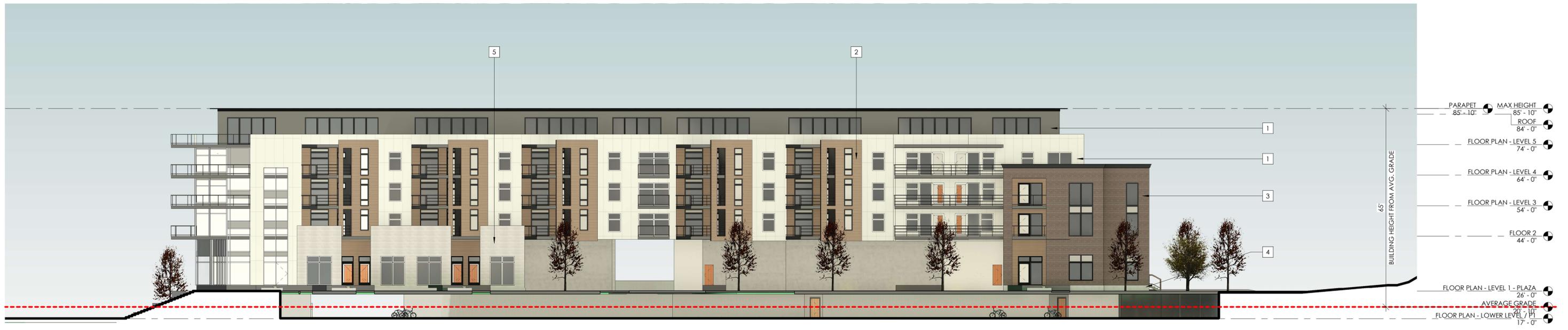


1 FLOOR PLAN - LEVEL 5
 1" = 50'-0" 0' 25' 50' 100'

2 FLOOR PLAN - ROOF
 1" = 50'-0" 0' 25' 50' 100'

ROOM LEGEND

 1x1	 2x2 S	 COMMON
 2X2 L	 3x3	 STUDIO

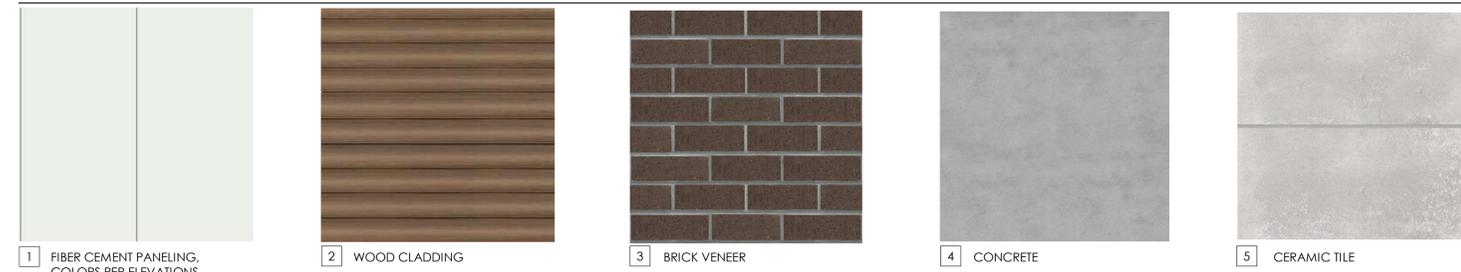


1 NORTH ELEVATION - BUILDING 1
1/16" = 1'-0"



2 SOUTH ELEVATION - BUILDING 1
1/16" = 1'-0"

BUILDING MATERIALS

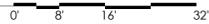


1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS 2 WOOD CLADDING 3 BRICK VENEER 4 CONCRETE 5 CERAMIC TILE

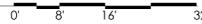
BUILDING ELEVATIONS - BUILDING 1



1 EAST ELEVATION - BUILDING 1
1/16" = 1'-0"



2 WEST ELEVATION - BUILDING 1
1/16" = 1'-0"



OMC 18.110.090 STREET WALLS

PER OMC 18.110.090 GLASS SHALL COVER OR COMPRISE AT LEAST SIXTY (60) PERCENT OF THE BUILDING FACE BETWEEN TWO (2) AND EIGHT (8) FEET IN ELEVATION ABOVE THE SIDEWALK.

BUILDING 1
WEST WALL AREA - LEVEL 1 : 387 SF
WEST FENESTRATION AREA - LEVEL 1 : 248 SF
WINDOW TO WALL RATIO : 248 SF/387 SF = 64% > 60% = OK

BUILDING 2
WEST WALL AREA - LEVEL 1: 204 SF
WEST FENESTRATION AREA - LEVEL 1 : 431 SF
WINDOW TO WALL RATIO : 431 SF/204 SF = 211% > 60% = OK

BUILDING 3
WEST WALL AREA - LEVEL 1 : 185 SF
WEST FENESTRATION AREA - LEVEL 1 : 457 SF
WINDOW TO WALL RATIO : 457 SF/185 SF = 247% > 60% = OK

BUILDING 4
WEST WALL AREA - LEVEL 1: 389 SF
WEST FENESTRATION AREA - LEVEL 1: 270 SF
WINDOW TO WALL RATIO : 270 SF/389 SF = 69% > 60% = OK

BUILDING 5
WEST WALL AREA - LEVEL 1: 343 SF
WEST FENESTRATION AREA - LEVEL 1: 232 SF
WINDOW TO WALL RATIO : 232 SF/343 SF = 68% > 60% = OK

BUILDING MATERIALS



1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS

2 WOOD CLADDING

3 BRICK VENEER

4 CONCRETE

5 CERAMIC TILE



WEST BAY YARDS
LUXURY WATERFRONT LIVING
OLYMPIA

BUILDING ELEVATIONS - BUILDING 1

WEST BAY DRIVE | OLYMPIA, WA
SCHEMATIC DESIGN | 11/22/24

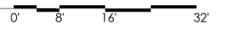
A34



THOMAS
architecture studios



1 SOUTH ELEVATION - BUILDING 2
1/16" = 1'-0"



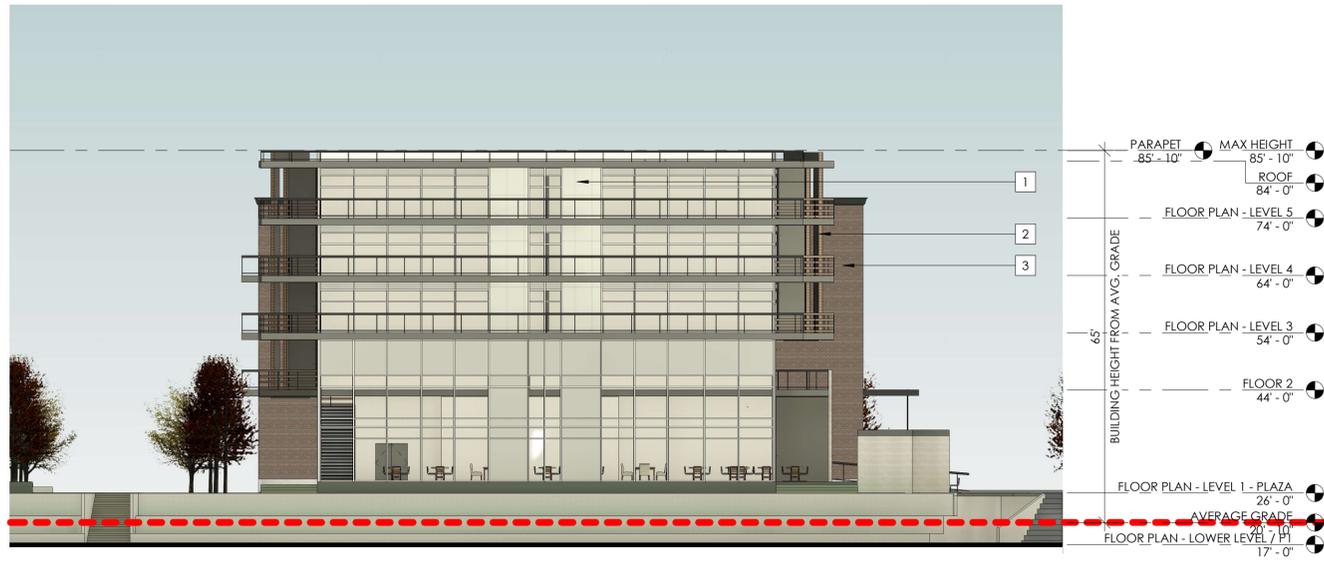
2 NORTH ELEVATION - BUILDING 2
1/16" = 1'-0"



BUILDING MATERIALS



1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS
2 WOOD CLADDING
3 BRICK VENEER
4 CONCRETE
5 CERAMIC TILE



1 EAST ELEVATION - BUILDING 2
1/16" = 1'-0"



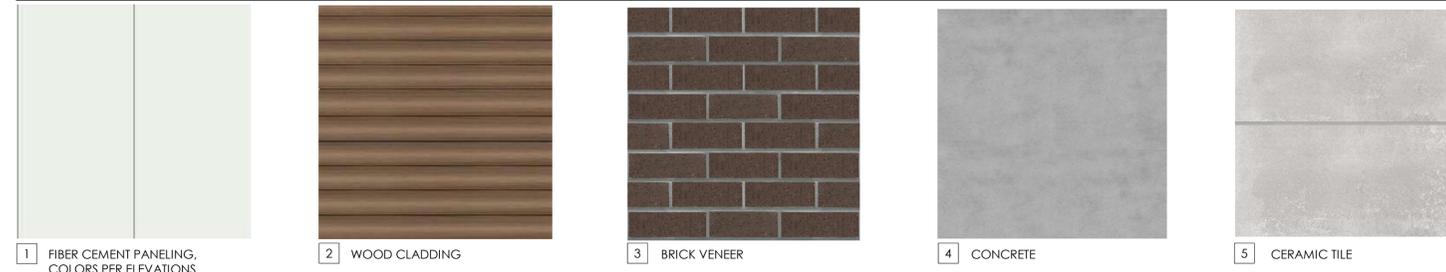
2 WEST ELEVATION - BUILDING 2
1/16" = 1'-0"

OMC 18.110.090 STREET WALLS

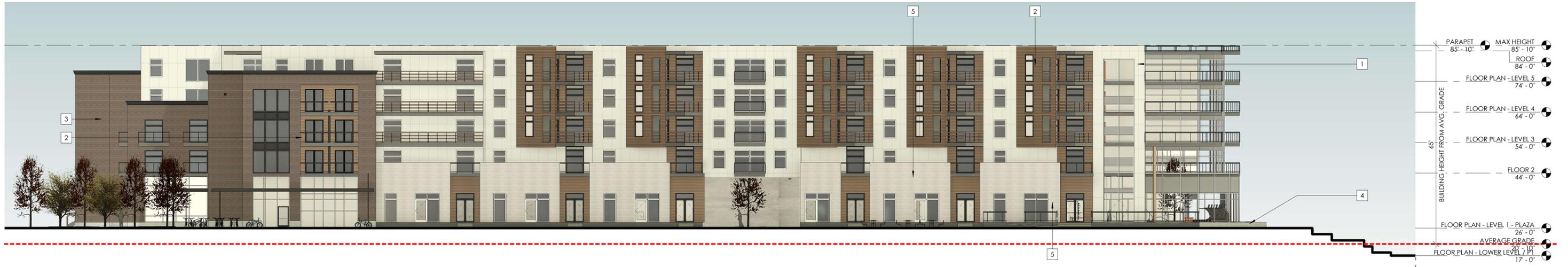
PER OMC 18.110.090 GLASS SHALL COVER OR COMPRISE AT LEAST SIXTY (60) PERCENT OF THE BUILDING FACE BETWEEN TWO (2) AND EIGHT (8) FEET IN ELEVATION ABOVE THE SIDEWALK.

- BUILDING 1**
WEST WALL AREA - LEVEL 1 : 387 SF
WEST FENESTRATION AREA - LEVEL 1 : 248 SF
WINDOW TO WALL RATIO : 248 SF/387 SF = 64% > 60% = OK
- BUILDING 2**
WEST WALL AREA - LEVEL 1: 204 SF
WEST FENESTRATION AREA - LEVEL 1 : 431 SF
WINDOW TO WALL RATIO : 431 SF/204 SF = 211% > 60% = OK
- BUILDING 3**
WEST WALL AREA - LEVEL 1 : 185 SF
WEST FENESTRATION AREA - LEVEL 1 : 457 SF
WINDOW TO WALL RATIO : 457 SF/185 SF = 247% > 60% = OK
- BUILDING 4**
WEST WALL AREA - LEVEL 1: 389 SF
WEST FENESTRATION AREA - LEVEL 1: 270 SF
WINDOW TO WALL RATIO : 270 SF/389 SF = 69% > 60% = OK
- BUILDING 5**
WEST WALL AREA - LEVEL 1: 343 SF
WEST FENESTRATION AREA - LEVEL 1: 232 SF
WINDOW TO WALL RATIO : 232 SF/343 SF = 68 % > 60% = OK

BUILDING MATERIALS



BUILDING ELEVATIONS - BUILDING 2



1 SOUTH ELEVATION - BUILDING 3
1/16" = 1'-0"

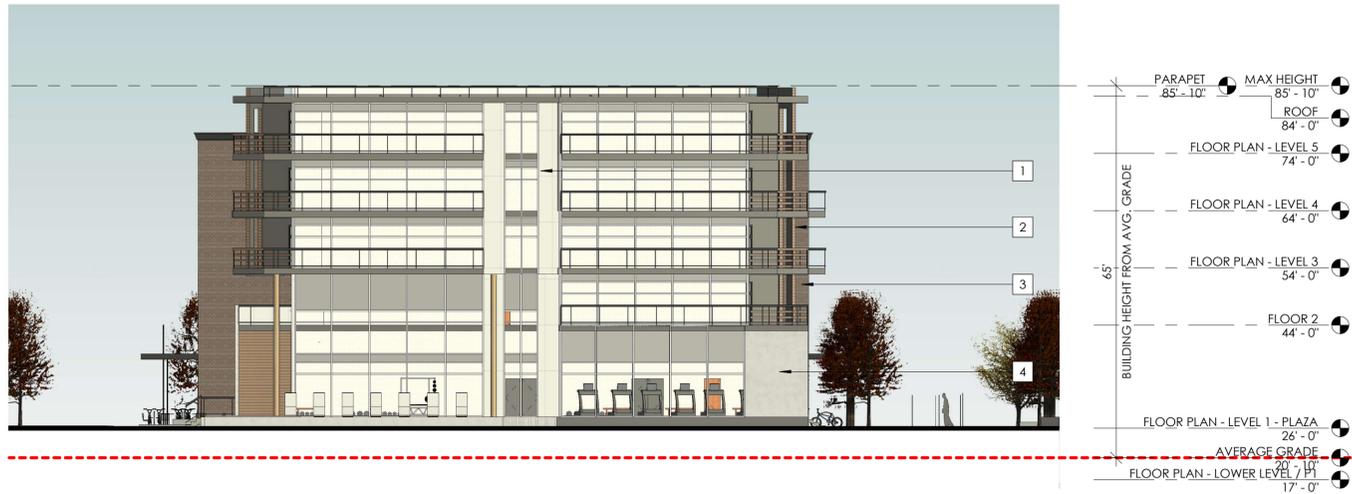


2 NORTH ELEVATION - BUILDING 3
1/16" = 1'-0"

BUILDING MATERIALS



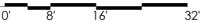
- 1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS
- 2 WOOD CLADDING
- 3 BRICK VENEER
- 4 CONCRETE
- 5 CERAMIC TILE



1 EAST ELEVATION - BUILDING 3
 1/16" = 1'-0"



2 WEST ELEVATION - BUILDING 3
 1/16" = 1'-0"



OMC 18.110.090 STREET WALLS

PER OMC 18.110.090 GLASS SHALL COVER OR COMPRISE AT LEAST SIXTY (60) PERCENT OF THE BUILDING FACE BETWEEN TWO (2) AND EIGHT (8) FEET IN ELEVATION ABOVE THE SIDEWALK.

BUILDING 1
 WEST WALL AREA - LEVEL 1 : 387 SF
 WEST FENESTRATION AREA - LEVEL 1 : 248 SF
 WINDOW TO WALL RATIO : 248 SF/387 SF = 64% > 60% = OK

BUILDING 2
 WEST WALL AREA - LEVEL 1 : 204 SF
 WEST FENESTRATION AREA - LEVEL 1 : 431 SF
 WINDOW TO WALL RATIO : 431 SF/204 SF = 211% > 60% = OK

BUILDING 3
 WEST WALL AREA - LEVEL 1 : 185 SF
 WEST FENESTRATION AREA - LEVEL 1 : 457 SF
 WINDOW TO WALL RATIO : 457 SF/185 SF = 247% > 60% = OK

BUILDING 4
 WEST WALL AREA - LEVEL 1 : 389 SF
 WEST FENESTRATION AREA - LEVEL 1 : 270 SF
 WINDOW TO WALL RATIO : 270 SF/389 SF = 69% > 60% = OK

BUILDING 5
 WEST WALL AREA - LEVEL 1 : 343 SF
 WEST FENESTRATION AREA - LEVEL 1 : 232 SF
 WINDOW TO WALL RATIO : 232 SF/343 SF = 68% > 60% = OK

BUILDING MATERIALS





1 NORTH ELEVATION - BUILDING 4
1/16" = 1'-0"



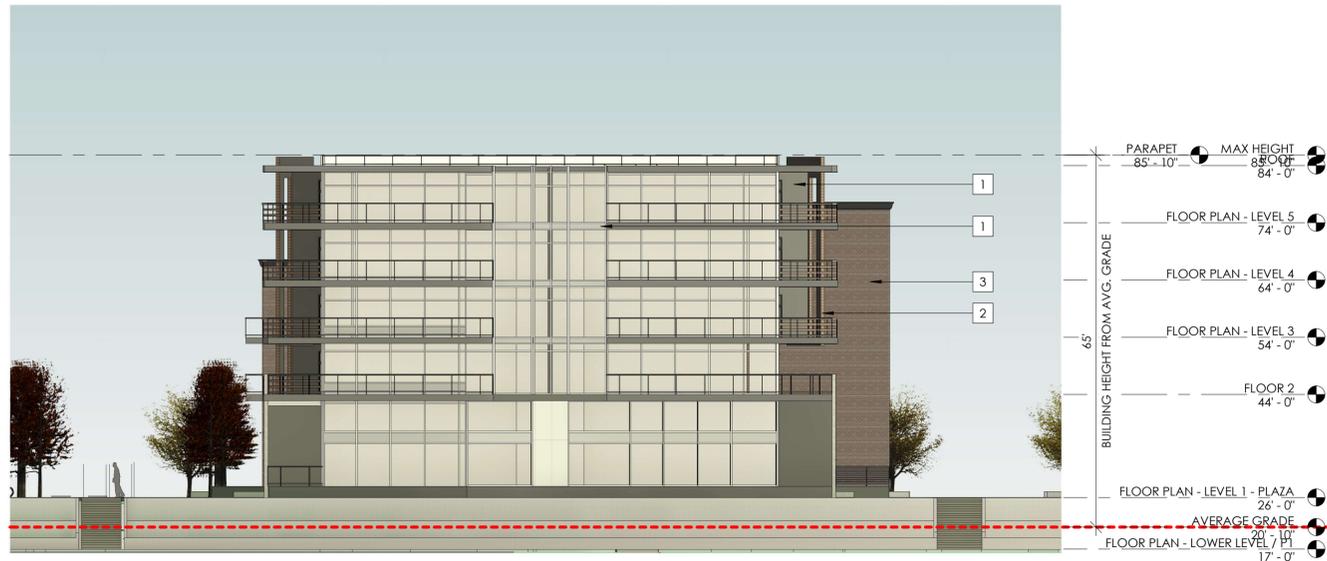
2 SOUTH ELEVATION - BUILDING 4
1/16" = 1'-0"

BUILDING MATERIALS

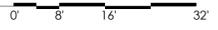


- 1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS
- 2 WOOD CLADDING
- 3 BRICK VENEER
- 4 CONCRETE
- 5 CERAMIC TILE

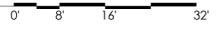
BUILDING ELEVATIONS - BUILDING 4



1 EAST ELEVATION - BUILDING 4
1/16" = 1'-0"



2 WEST ELEVATION - BUILDING 4
1/16" = 1'-0"



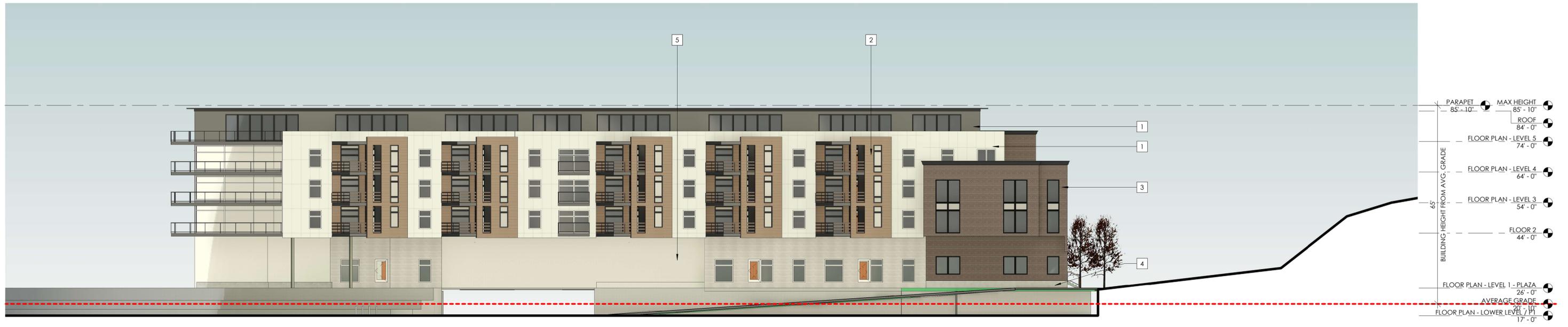
OMC 18.110.090 STREET WALLS

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WEST WALL AREA - LEVEL 1 : 387 SF
WEST FENESTRATION AREA - LEVEL 1 : 248 SF
WINDOW TO WALL RATIO : 248 SF/387 SF = 64% > 60% = OK
- BUILDING 2**
WEST WALL AREA - LEVEL 1 : 204 SF
WEST FENESTRATION AREA - LEVEL 1 : 431 SF
WINDOW TO WALL RATIO : 431 SF/204 SF = 211% > 60% = OK
- BUILDING 3**
WEST WALL AREA - LEVEL 1 : 185 SF
WEST FENESTRATION AREA - LEVEL 1 : 457 SF
WINDOW TO WALL RATIO : 457 SF/185 SF = 247% > 60% = OK
- BUILDING 4**
WEST WALL AREA - LEVEL 1 : 389 SF
WEST FENESTRATION AREA - LEVEL 1 : 270 SF
WINDOW TO WALL RATIO : 270 SF/389 SF = 69% > 60% = OK
- BUILDING 5**
WEST WALL AREA - LEVEL 1 : 343 SF
WEST FENESTRATION AREA - LEVEL 1 : 232 SF
WINDOW TO WALL RATIO : 232 SF/343 SF = 68% > 60% = OK

BUILDING MATERIALS





1 NORTH ELEVATION - BUILDING 5
1/16" = 1'-0"



2 SOUTH ELEVATION - BUILDING 5
1/16" = 1'-0"

BUILDING MATERIALS



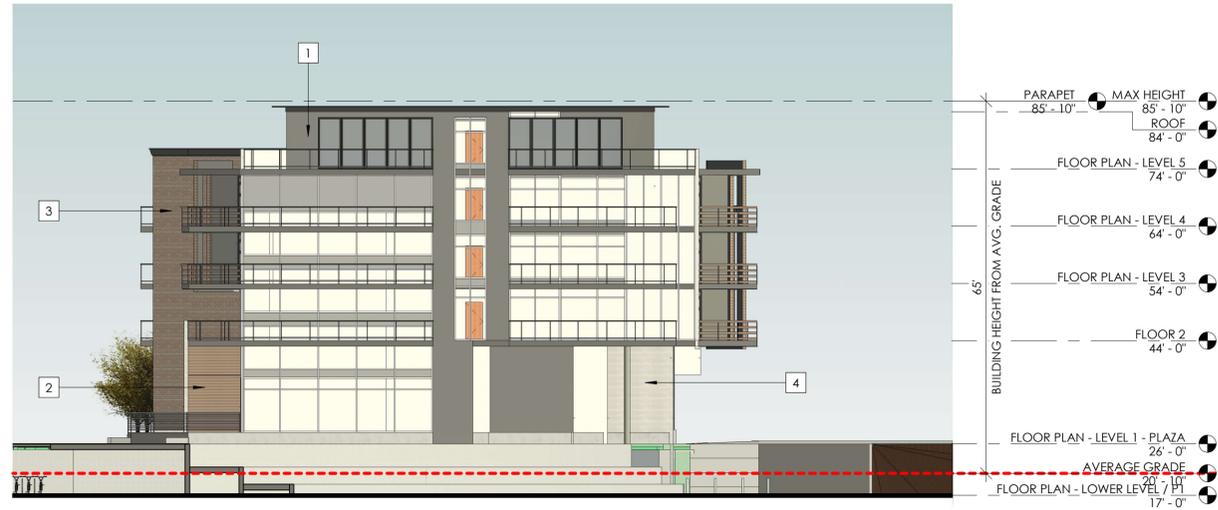
1 FIBER CEMENT PANELING, COLORS PER ELEVATIONS

2 WOOD CLADDING

3 BRICK VENEER

4 CONCRETE

5 CERAMIC TILE



1 EAST ELEVATION - BUILDING 5
1/16" = 1'-0"



2 WEST ELEVATION - BUILDING 5
1/16" = 1'-0"

OMC 18.110.090 STREET WALLS

PER OMC 18.110.090 GLASS SHALL COVER OR COMPRISE AT LEAST SIXTY (60) PERCENT OF THE BUILDING FACE BETWEEN TWO (2) AND EIGHT (8) FEET IN ELEVATION ABOVE THE SIDEWALK.

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WEST WALL AREA - LEVEL 1 : 387 SF
WEST FENESTRATION AREA - LEVEL 1 : 248 SF
WINDOW TO WALL RATIO : 248 SF/387 SF = 64% > 60% = OK
- BUILDING 2**
WEST WALL AREA - LEVEL 1: 204 SF
WEST FENESTRATION AREA - LEVEL 1 : 431 SF
WINDOW TO WALL RATIO : 431 SF/204 SF = 211% > 60% = OK
- BUILDING 3**
WEST WALL AREA - LEVEL 1 : 185 SF
WEST FENESTRATION AREA - LEVEL 1 : 457 SF
WINDOW TO WALL RATIO : 457 SF/185 SF = 247% > 60% = OK
- BUILDING 4**
WEST WALL AREA - LEVEL 1: 389 SF
WEST FENESTRATION AREA - LEVEL 1: 270 SF
WINDOW TO WALL RATIO : 270 SF/389 SF = 69% > 60% = OK
- BUILDING 5**
WEST WALL AREA - LEVEL 1: 343 SF
WEST FENESTRATION AREA - LEVEL 1: 232 SF
WINDOW TO WALL RATIO : 232 SF/343 SF = 68 % > 60% = OK

BUILDING MATERIALS



SITE & BUILDING LIGHTING LEGEND



● POLE MOUNTED LIGHT FIXTURE
TEKA ILLUMINATION
LARGE BEACON POLE MOUNT SOLID STATE
COLOR: COPPER IN BRASS WITH GREEN PATINA FINISH
DARK SKY LIGHT FIXTURE

● BOLLARD LIGHT FIXTURE
TEKA ILLUMINATION
CITADEL BOLLARD SOLID STATE
COLOR: COPPER IN BRASS WITH GREEN PATINA FINISH
DARK SKY LIGHT FIXTURE

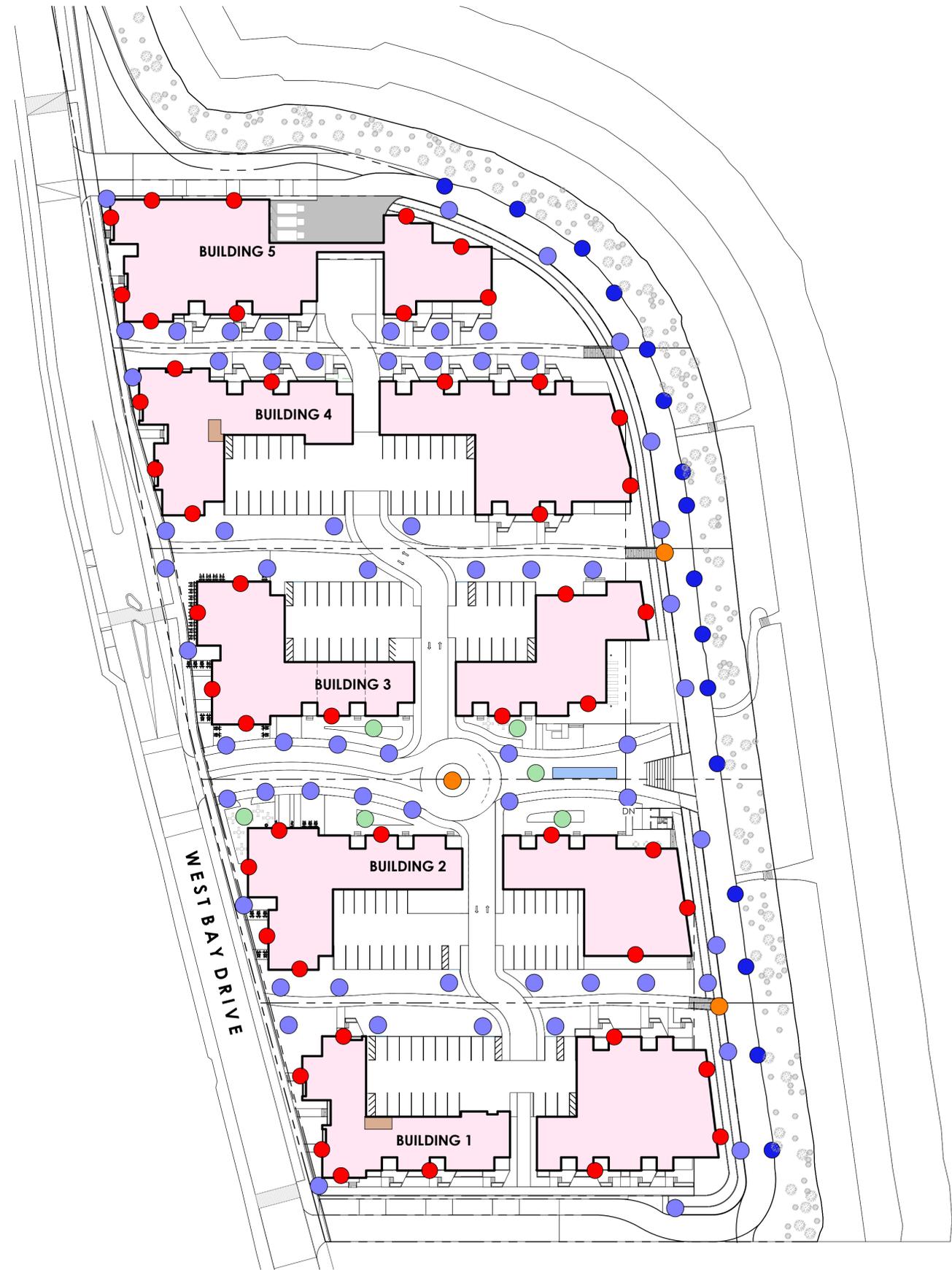


● WALL MOUNTED LIGHT FIXTURE
TEKA ILLUMINATION
ARCADE SERIES FULL SHIELD 14 SOLID STATE
COLOR: COPPER WITH BROWN PATINA FINISH
DARK SKY LIGHT FIXTURE

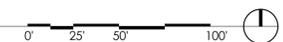
● SCULPTURAL LIGHT



● STRING HUNG LIGHTING



1 SITE PLAN- LIGHTING
1" = 50'-0"





VIEW FROM EAST



VIEW FROM WEST