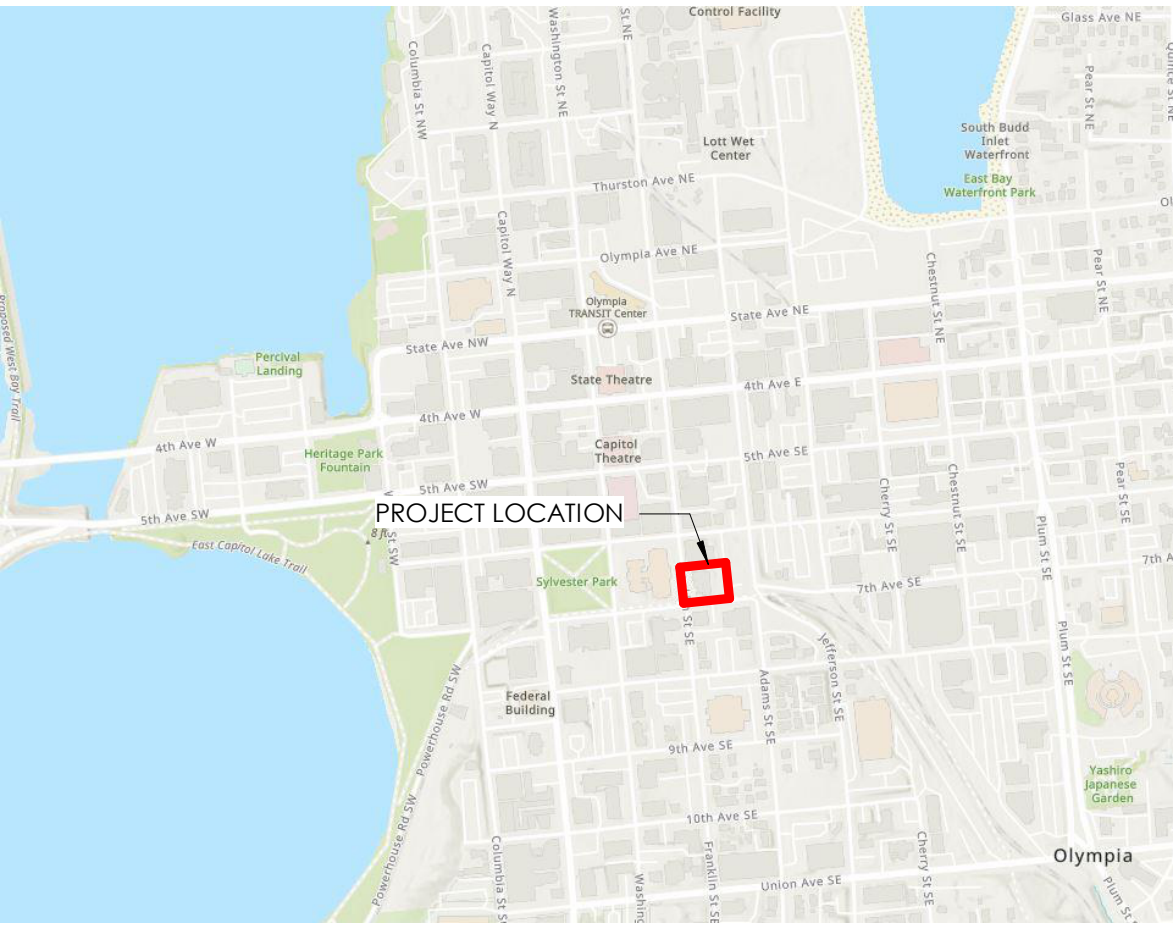


WASTE RESOURCES SUMMARY

- GOAL: COLLECT
- WASTE CALCULATIONS:
 - RESTAURANT
 - 12 CY OF WASTE/RECYCLE/CARDBOARD/ORGANIC
 - OF THAT 50% DEDICATED TO RECYCLE AND CARDBOARD = 6 CY
 - 3 CY OF ORGANICS & 3 CY OF WASTE
- CONTAINERS REQUIRED FOR RECYCLING/CARDBOARD:
 - CARDBOARD COLLECTION CONTAINER (1) 3 CY CONTAINER
 - RECYCLING COLLECTION CONTAINER
 - 3 CY REQUIRED X 202 GAL/CY = 606 GALLONS (GAL)
 - 606 GAL / 95 GAL CARTS = 6.38 CARTS = (7) 95 GALLON CARTS
- CONTAINERS REQUIRED FOR WASTE/ORGANICS:
 - 303 GAL ORGANICS CONTAINER REQUIRED = (3) 95 GAL CARTS
 - WASTE COLLECTION CONTAINER (1) 3 CY CONTAINER
- COLLECTION REQUIREMENTS:
 - RESTAURANT SPACES VARY FROM 2- 25 CUBIC YARDS (CY) WEEKLY
 - ASSUME 12 CY WEEKLY

VICINITY MAP



BUILDING INFORMATION

THE CARNEGIE LIBRARY, BUILT IN 1914, WAS DESIGNED BY ARCHITECT JOSEPH WOHLER OF THE FORMER ARCHITECTURAL FIRM BLACKWELL AND BAKER. ORIGINALLY KNOWN AS THE OLYMPIA PUBLIC LIBRARY, THE BUILDING IS LISTED ON THE LOCAL, STATE, AND NATIONAL HISTORIC REGISTRIES, MAKING IT A DESIGNATED HISTORIC PROPERTY.

THE PROJECT PROPOSES TRANSFORMING THE USE OF THE HISTORIC BUILDING INTO A WHISKY LIBRARY FOR THE PUBLIC TO ENJOY. THE TWO-STORY FACILITY WILL FEATURE WHISKEY LOUNGES AND BARS THROUGHOUT THE BUILDING. THE LOWER LEVEL WILL INCLUDE ACCESSIBLE ENTRIES, A CONFERENCE ROOM, AND MEMBER-ONLY LOUNGE AREAS. THE UPPER FLOOR, WITH ITS IMPRESSIVE HIGH CEILINGS, WILL BE OPEN TO ALL GUESTS. THE SCOPE OF WORK INCLUDES RESTORING ORIGINAL WAINSCOTING, FLOORING, AND OTHER PRESERVED INTERIOR DETAILS. NEW ADDITIONS WILL INCLUDE INTERIOR FINISHES SUCH AS PAINT, WALLPAPER, AND FURNITURE—BOTH BUILT-IN AND FREESTANDING. A CONTEMPORARY ADDITION ON THE UPPER LEVEL WILL FEATURE AN OUTDOOR TERRACE, ELEVATOR, ACCESSIBLE RESTROOMS, AND AN INTERIOR EXIT STAIR. THESE ADDITIONS WILL BE LOCATED ON THE NORTH SIDE OF THE BUILDING, ABOVE THE 1950 ADDITION, AND WILL CONTRAST WITH THE ORIGINAL 1914 ARCHITECTURE.

TWO OPTIONS ARE PROPOSED FOR OUTDOOR DINING:

- ROOF DECK:** THIS OPTION INCLUDES ADDING A STAIRWAY TO A NEW ROOFTOP DECK. THE DECK WILL BE SET BACK 9 FEET FROM THE EXISTING BUILDING PARAPET AND LOCATED IN THE NORTHEAST QUADRANT OF THE ORIGINAL 1914 STRUCTURE TO MINIMIZE VISUAL IMPACT.
- DINING TERRACE:** THIS OPTION INCLUDES AN UPPER-LEVEL TERRACE LOCATED ON PART OF THE ROOF SPACE OF THE 1950 ADDITION.

EXTERIOR PRESERVATION WORK WILL RETAIN ORIGINAL BUILDING ELEMENTS, INCLUDING THE REINTRODUCTION OF LIGHT POST FIXTURES AS SEEN IN HISTORIC PHOTOS AND THE RESTORATION OF ORIGINAL WINDOWS—PROTECTED WITH STORM WINDOWS IF NEEDED. SITE IMPROVEMENTS WILL INCLUDE LANDSCAPING, PAVEMENT REPLACEMENT OR ADDITION, RESTRIPE PARKING STALLS (INCLUDING A NEW VAN-ACCESSIBLE STALL), GRADING FOR ACCESSIBLE ACCESS, INSTALLING A MAIN ENTRY WAITING BENCH, ADDING WALL-MOUNTED SIGNS ON THE WEST AND SOUTH FACADES, AND PRESERVING THE ORIGINAL "PUBLIC LIBRARY" SIGN IN ITS EXISTING LOCATION ABOVE THE ENTRY.

MODEL CODE:	2021 IEBC, 2021 IBC, 2021 ANSI, 2021 WSEC, SECRETARY OF INTERIOR STANDARDS
CONSTRUCTION TYPE:	EXISTING
NUMBER OF STORIES:	2 FLOORS (NOT INCLUDING UTILITY BASEMENT, MEZZANINE, & ROOF DECK)
BUILDING HEIGHT:	32'-10"
OCCUPANCY TYPE:	A-2 (ASSEMBLY SPACE)
BUILDING AREA:	10,672 SF
SITE AREA:	14,400 SF (.33 ACRES)
IMPERVIOUS SURFACE COVERAGE:	9869 SF [EXIST.] + 207 SF [NEW] = 10,076 SF/14400 SF = 70%
ZONE:	DOWNTOWN BUSINESS
SITE ADDRESS:	620 FRANKLIN ST SE, OLYMPIA WA 98501
PARCEL #:	78503600700
ABBREVIATED LEGAL DESCRIPTION:	SECTION 14 TOWNSHIP 18 RANGE 2W PLAT SYLVESTER TOWN OF OLYMPIA BLK 36 LT 7 & 8 DOCUMENT 001/014
JURISDICTION:	CITY OF OLYMPIA
UTILITIES:	EXISTING

SITE LEGEND

- 1'-0"

SPOT ELEVATION

EXISTING LARGE/MEDIUM TREE

EXISTING SHRUBBERY

NORTH ARROW

VAN ACCESSIBLE PARKING STALL

BUILDING FOOTPRINT

CONCRETE HARDSCAPE (IMPERVIOUS)

ASPHALT HARDSCAPE (IMPERVIOUS)

LANDSCAPE (PERVIOUS)
- 1

SHORT-TERM BIKE PARKING, 12 SPACES PROVIDED

2

MAIN ENTRY WAITING BENCH

3

COVERED WASTE ENCLOSURE

4

ACCESSIBLE ENTRY & PAVEMENT ADDITION

5

EXISTING ACCESSIBLE ENTRANCE

6

DUMPSTER PULLER RECHARGE AREA

7

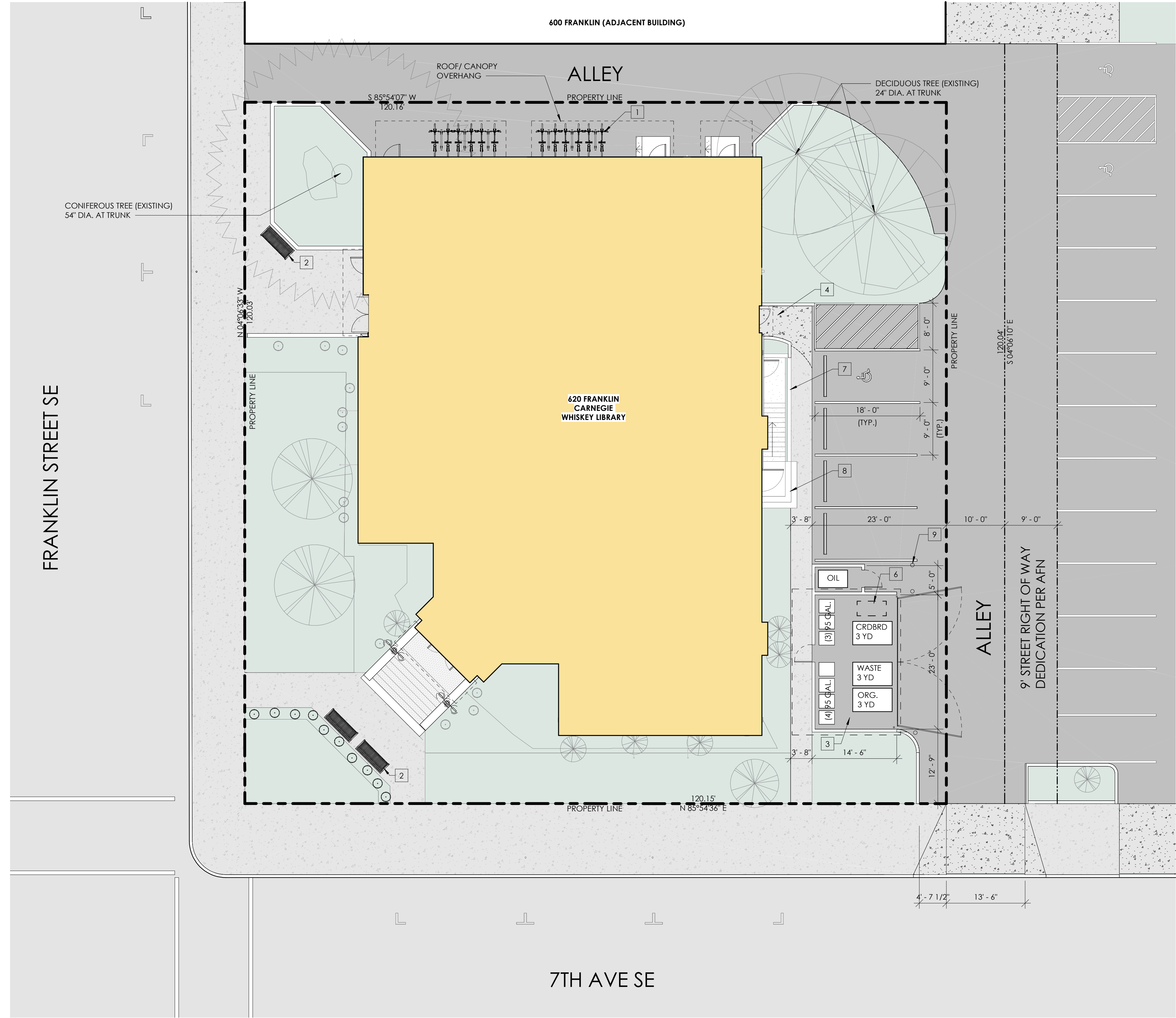
CONCRETE STAIR AND BASEMENT ACCESS DOOR (EXISTING)

8

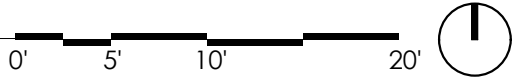
CONCRETE LANDING AND 1ST FLOOR EXIT DOOR (EXISTING)

9

BOLLARDS (3)



1 SITE PLAN
1" = 10'-0"



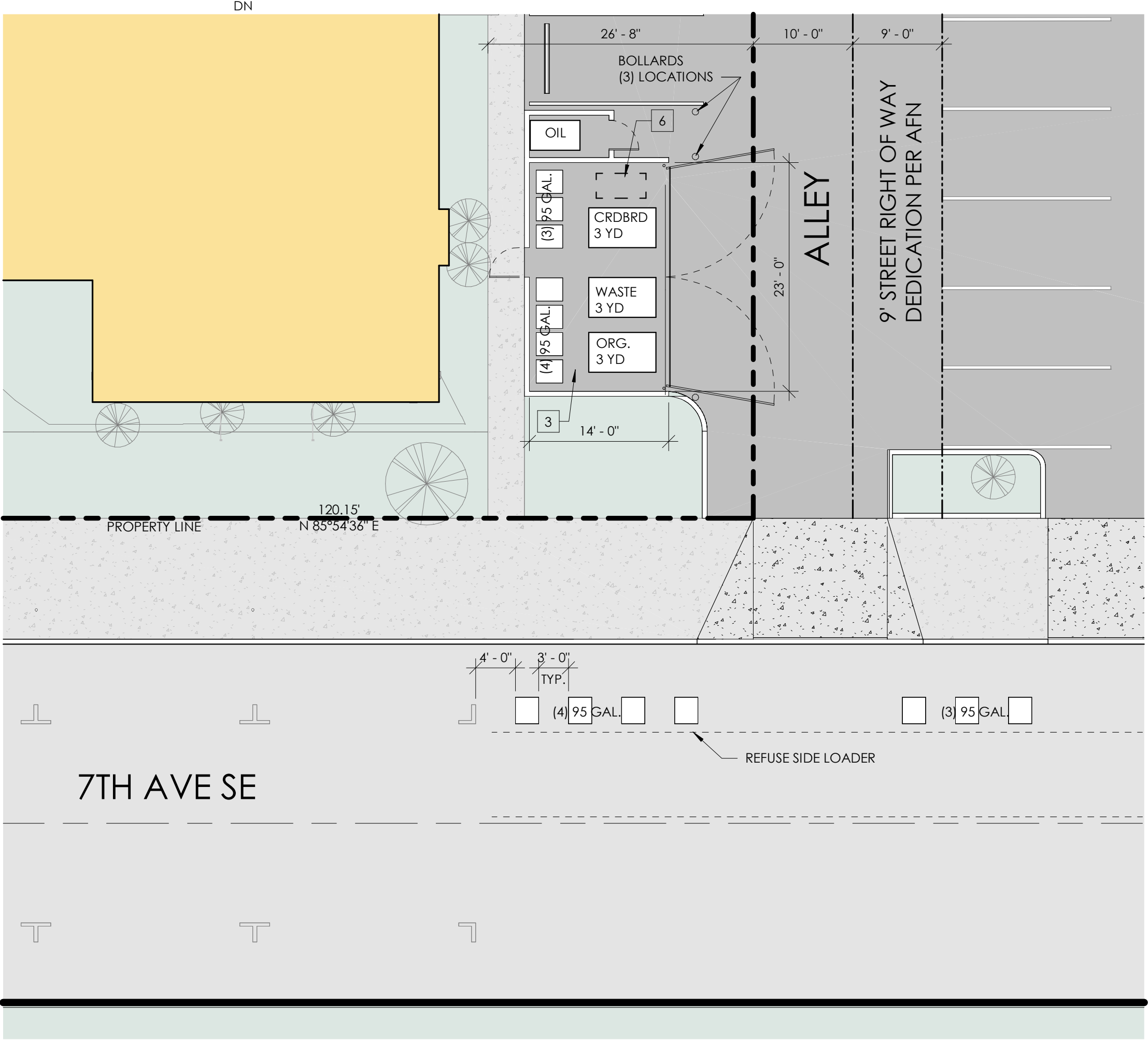
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

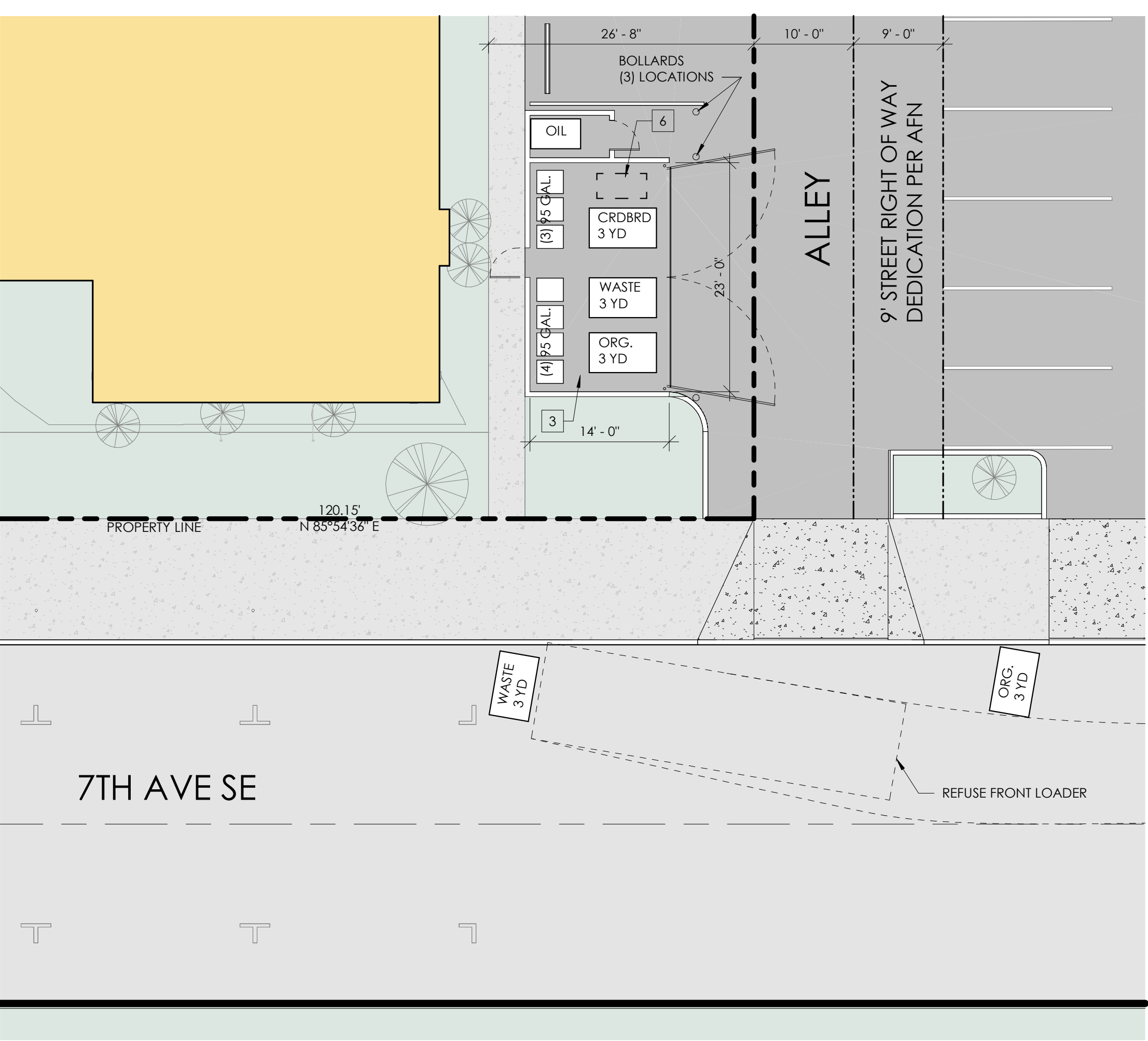
SCHEMATIC DESIGN | AUGUST 15, 2025

A101
SITE PLAN





1 SITE PLAN - ARRANGEMENT A
1" = 10'-0"

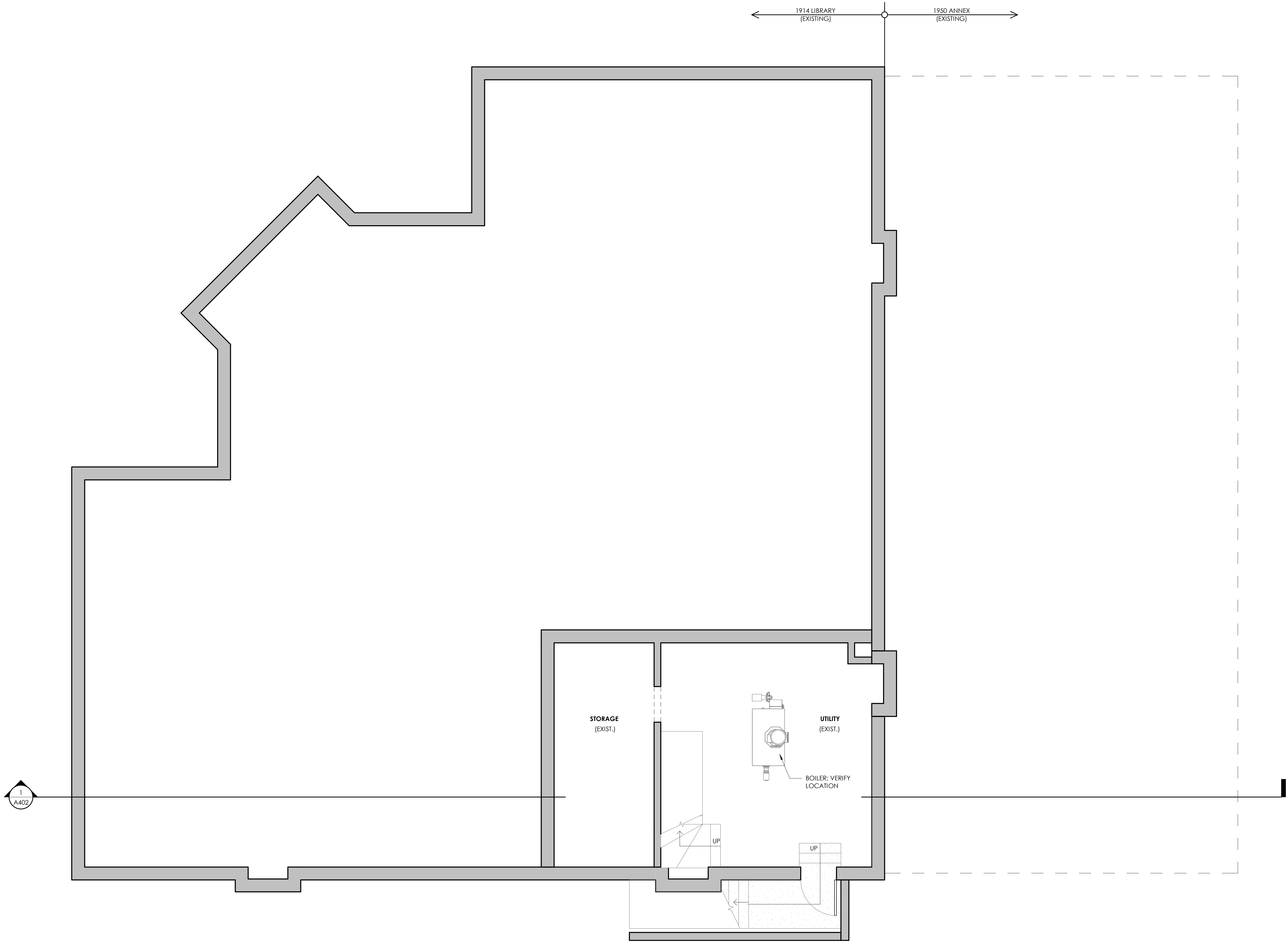


2 SITE PLAN - ARRANGEMENT B
1" = 10'-0"

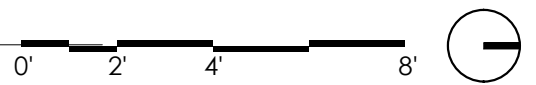
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

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1 BASEMENT - UTILITY
1/4" = 1'-0" 502 SF



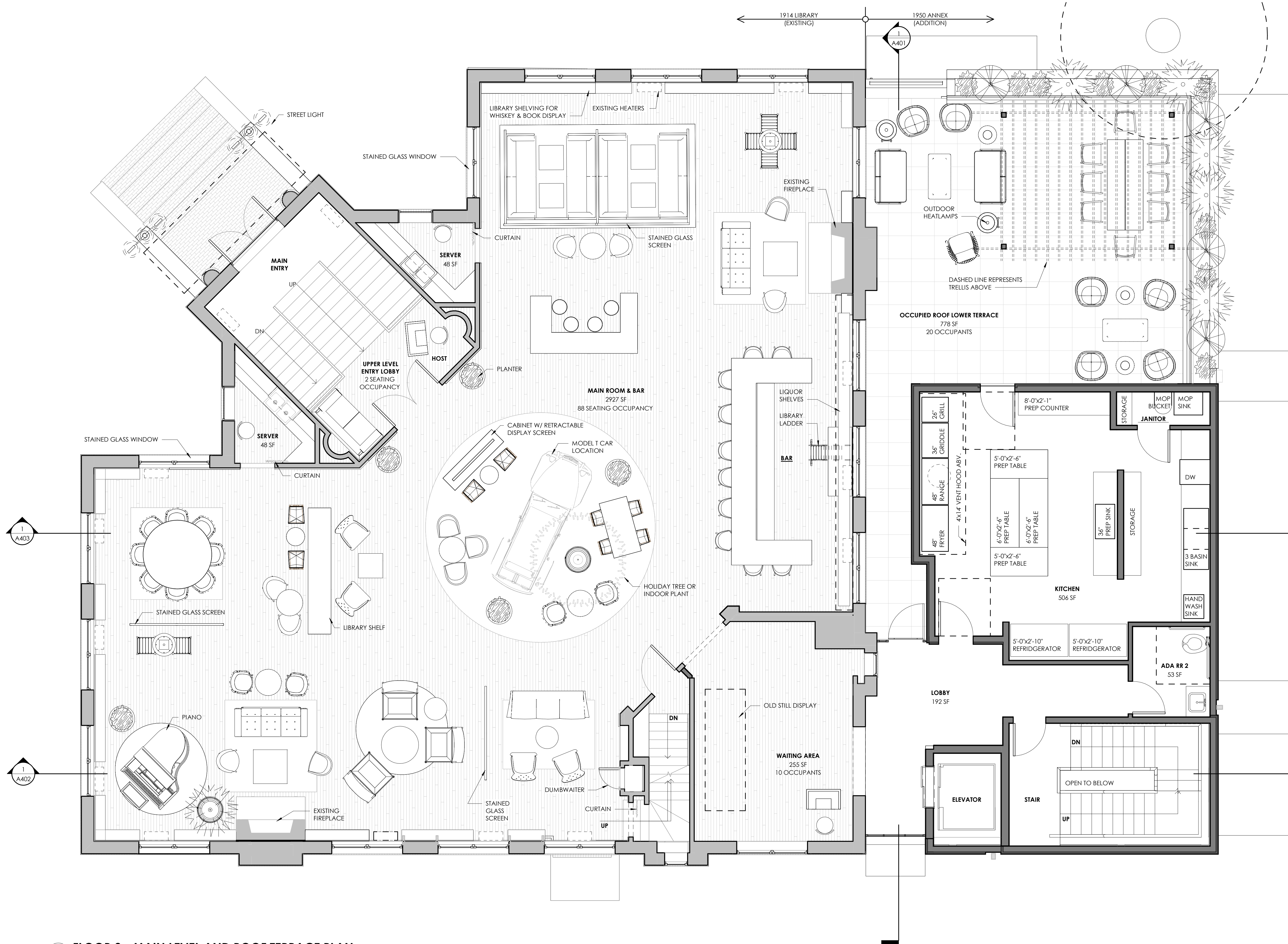
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A200
PLANS





1 FLOOR 2 - MAIN LEVEL AND ROOF TERRACE PLAN
1/4" = 1'-0" 4,757 SF (INDOOR) 775 SF (OUTDOORS)



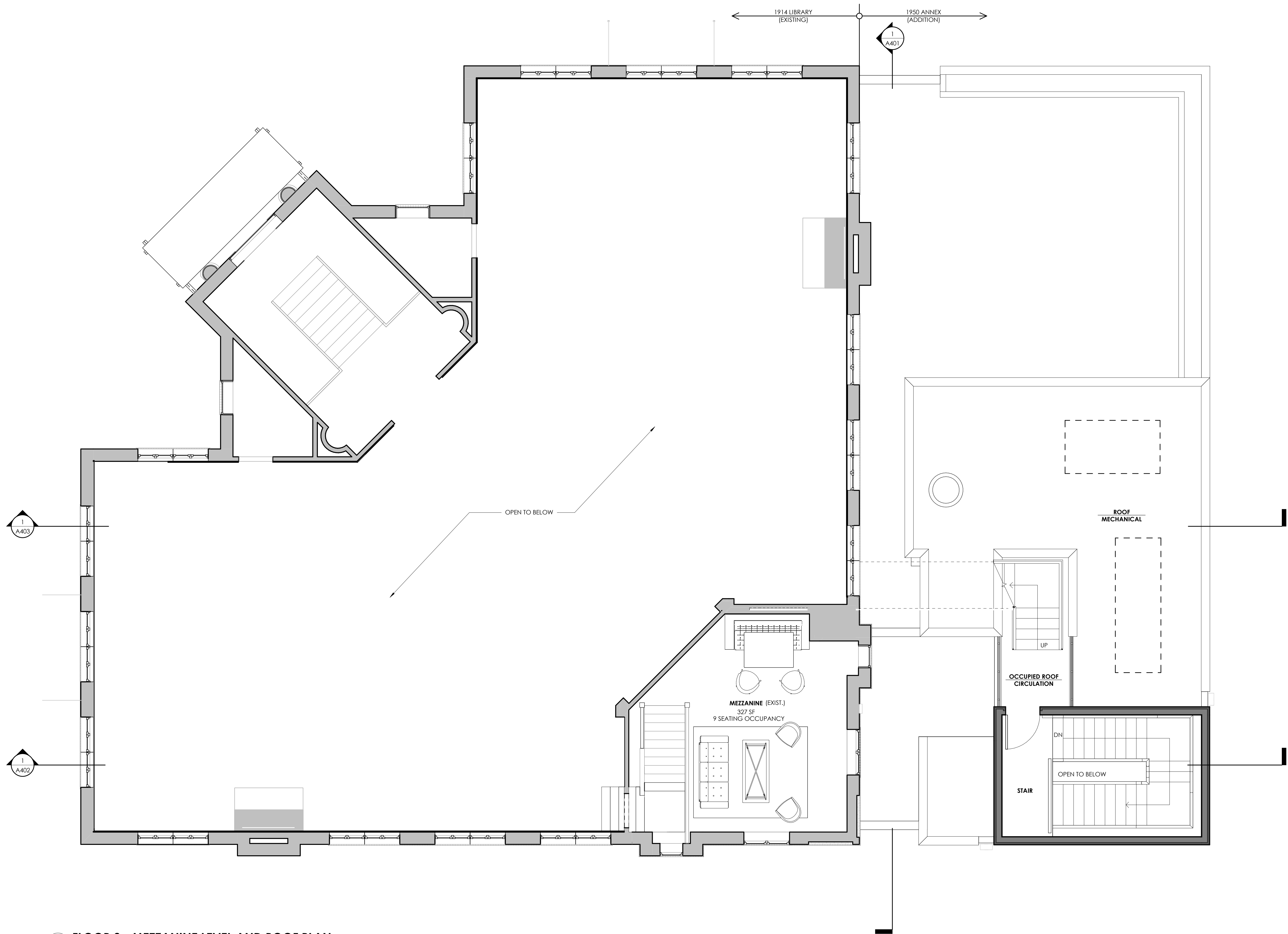
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A202
PLANS





2 FLOOR 2 - MEZZANINE LEVEL AND ROOF PLAN
1/4" = 1'-0" 511 SF (INDOOR) 30 SF (OUTDOORS)

CARNEGIE WHISKY LIBRARY

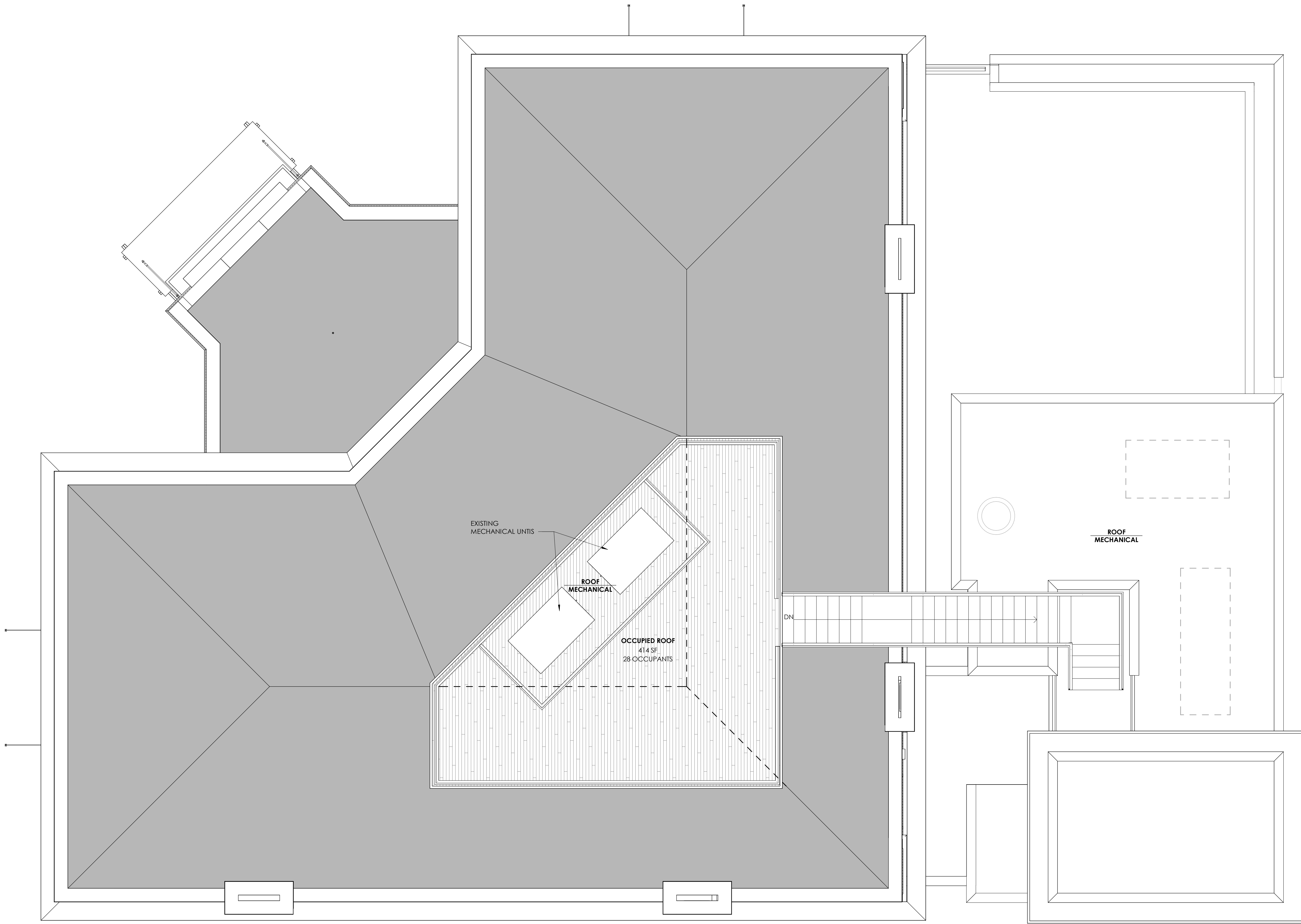
620 FRANKLIN ST. SE | OLYMPIA, WA

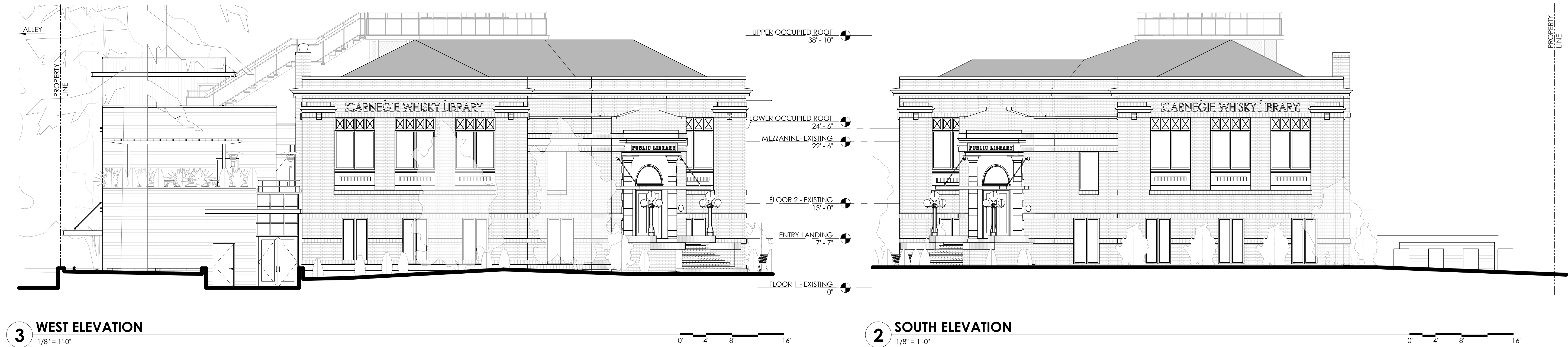
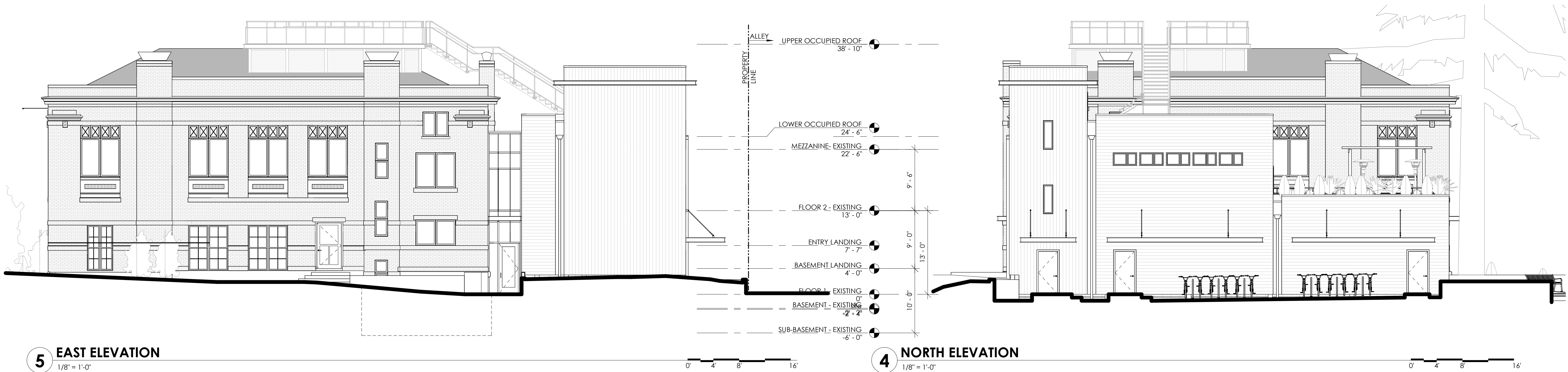
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A203
PLANS



THOMAS
architecture studios





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620 FRANKLIN ST. SE | OLYMPIA, WA

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A301
ELEVATIONS





1 Section A
1/4" = 1'-0"

0' 2' 4' 8'

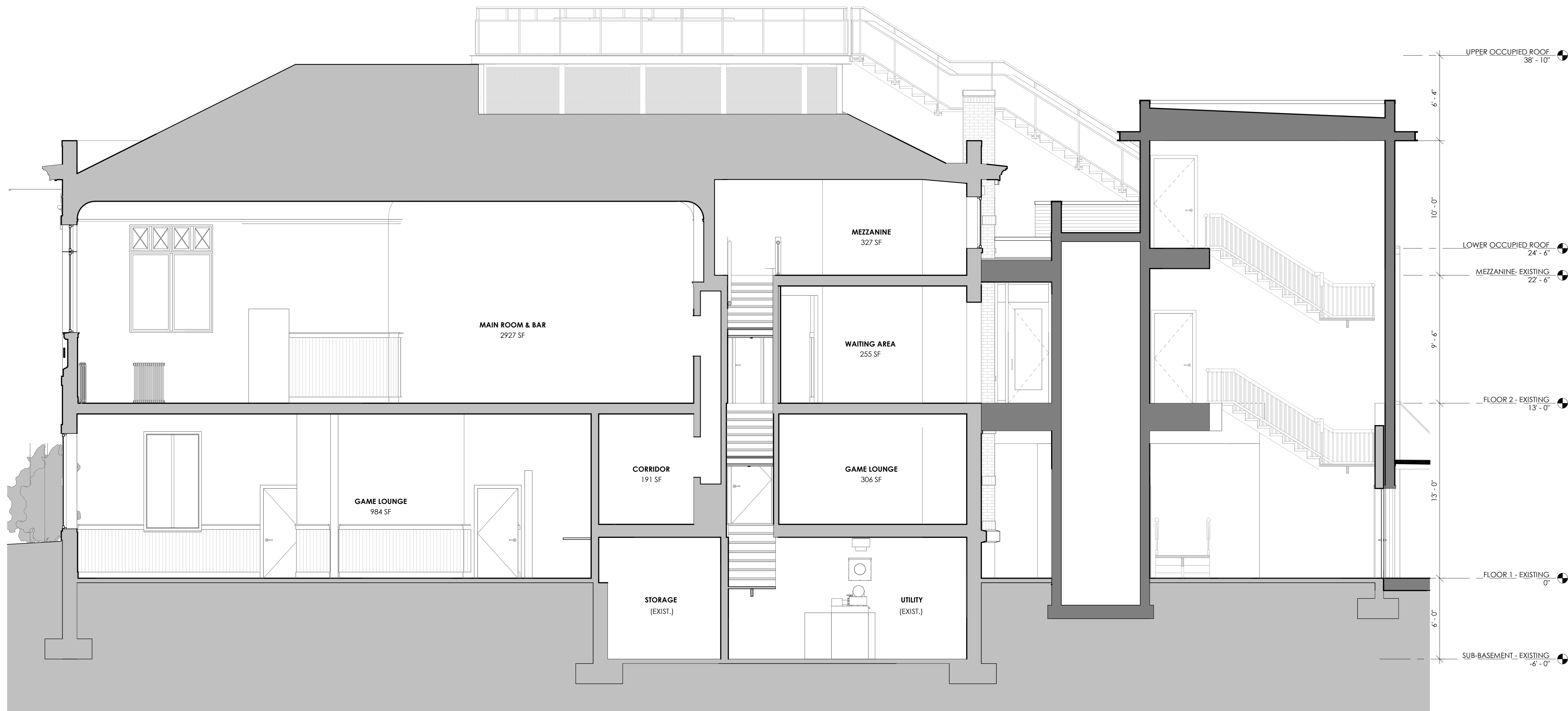
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

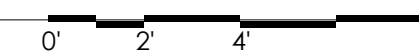
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A401
SECTIONS





1 Section B
1/4" = 1'-0"



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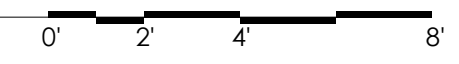
SCHEMATIC DESIGN | AUGUST 15, 2025

A402
SECTIONS





1 Section C
1/4" = 1'-0"



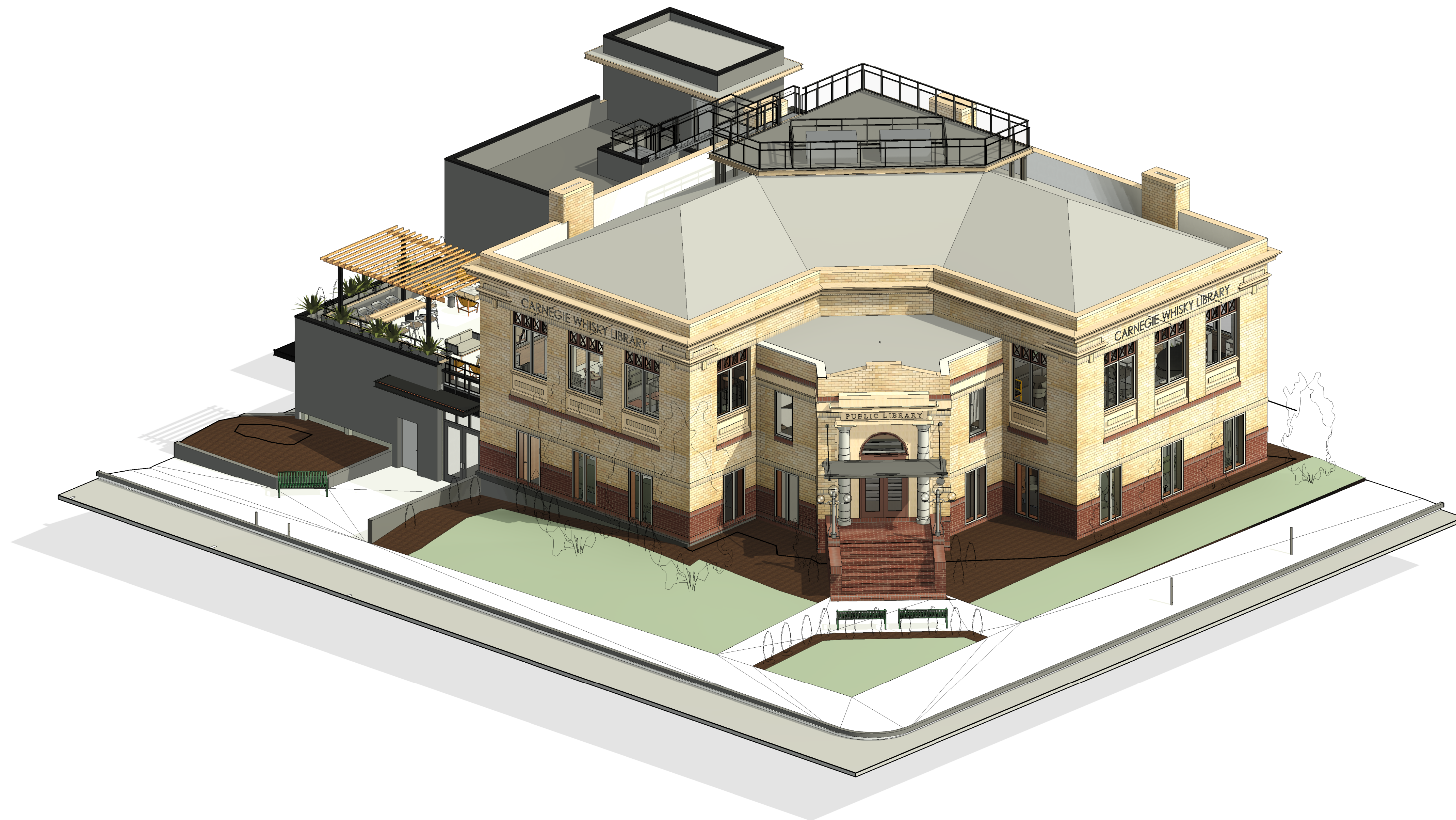
CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A403
SECTIONS





4 AXON - 1

CARNEGIE WHISKY LIBRARY

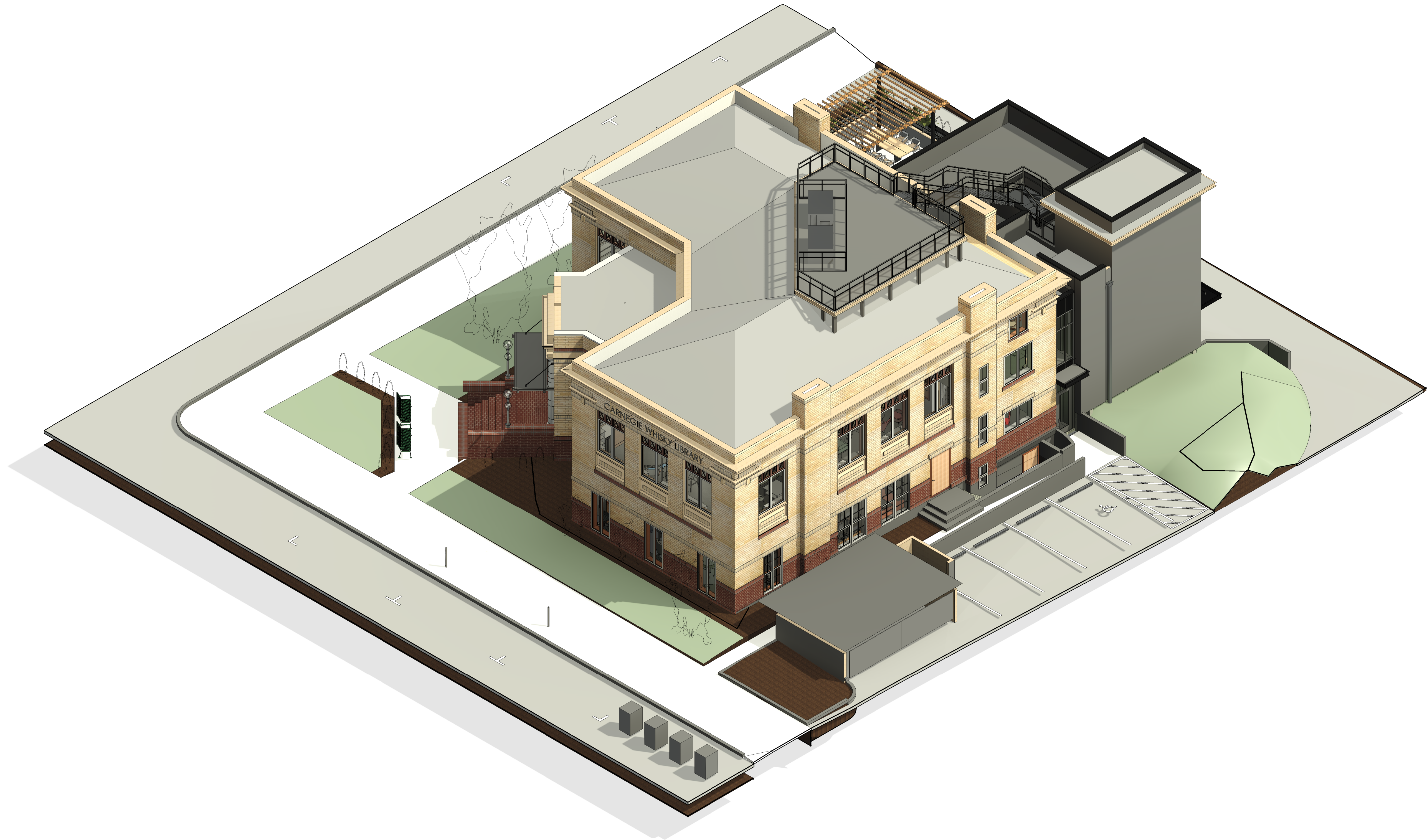
620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A501

AXON VIEWS





1 AXON - 2

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

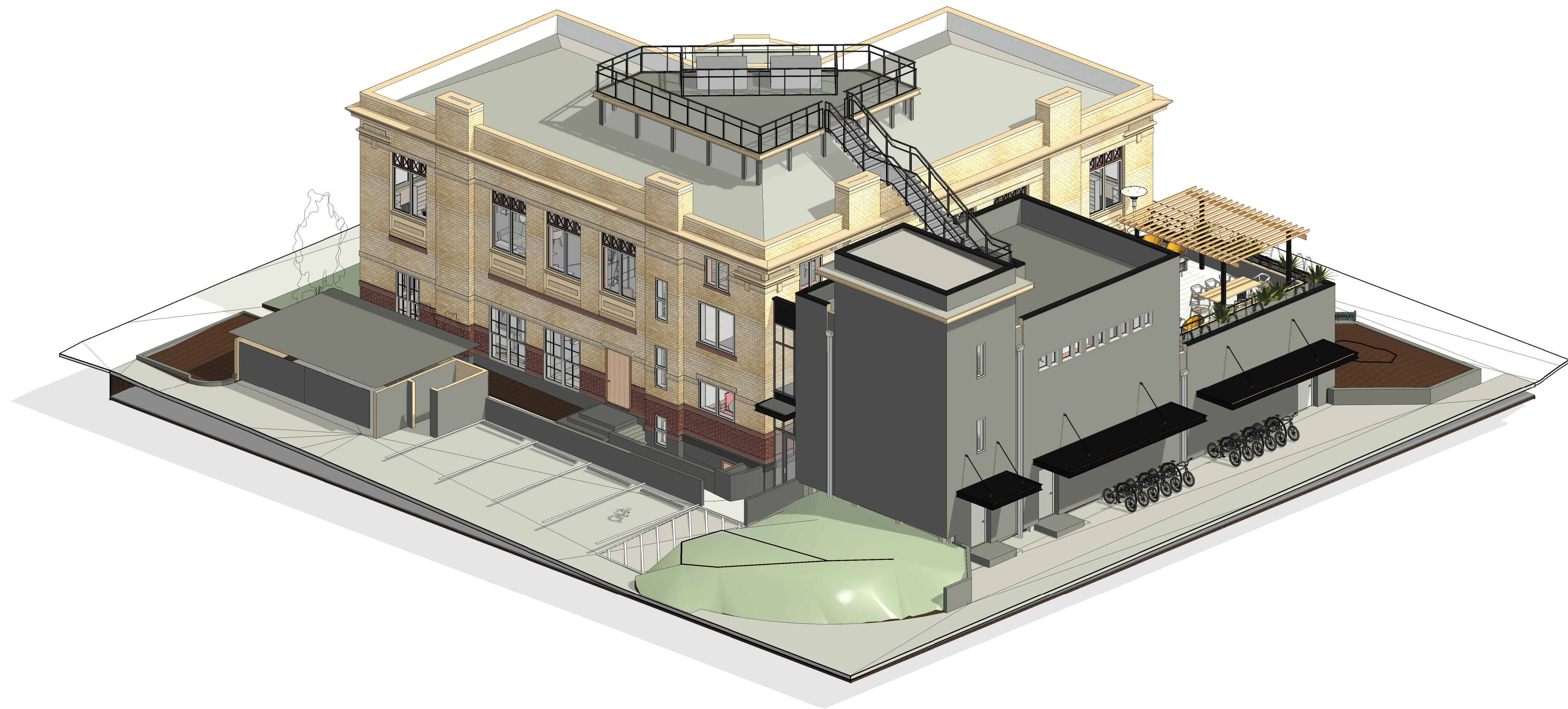
SCHEMATIC DESIGN | AUGUST 15, 2025

A502

AXON VIEWS



T H O M A S
architecture studios



1 AXON - 3

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

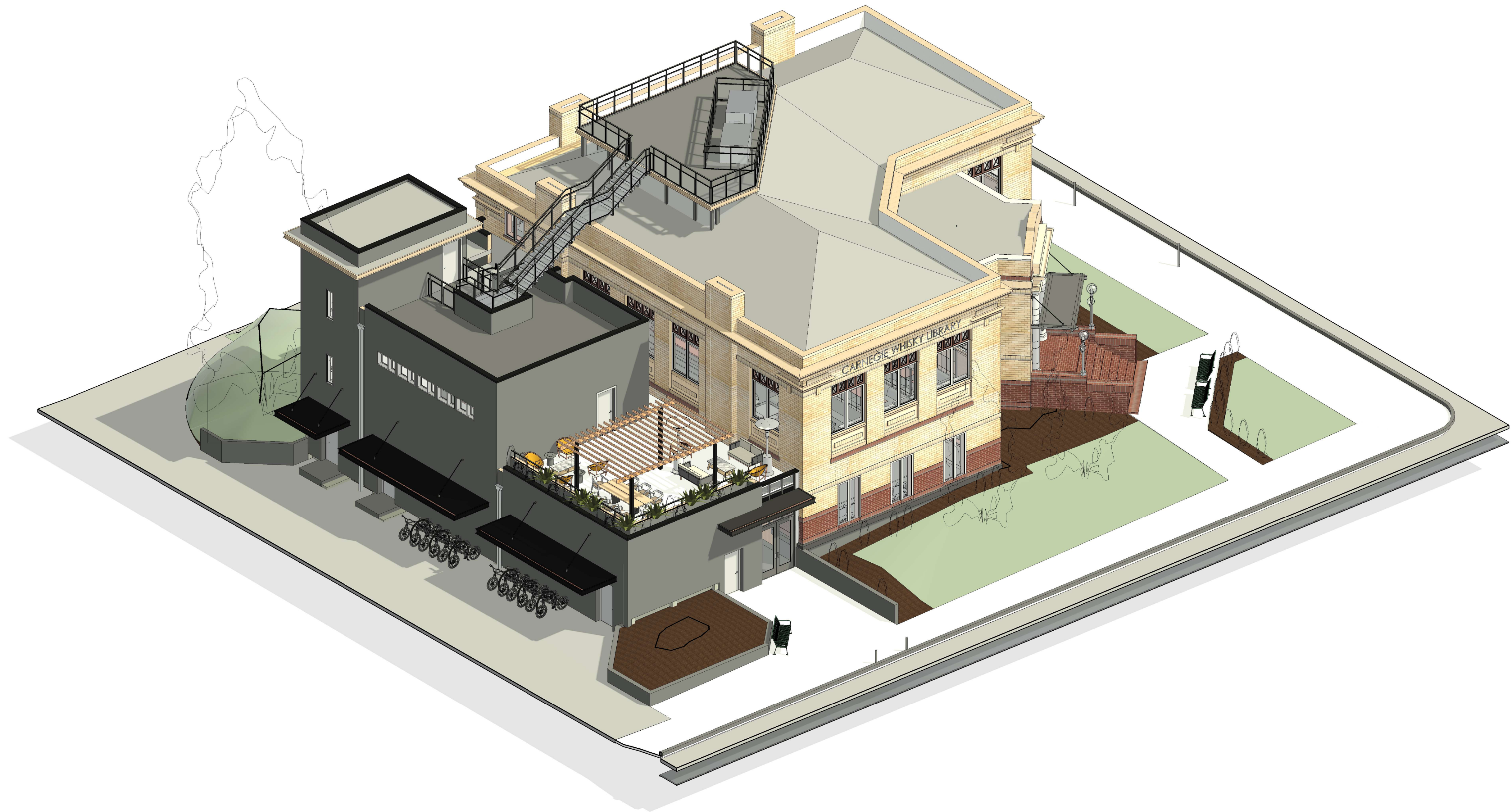
SCHEMATIC DESIGN | AUGUST 15, 2025

A503

AXON VIEWS



T H O M A S
architecture studios



1 AXON - 4

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

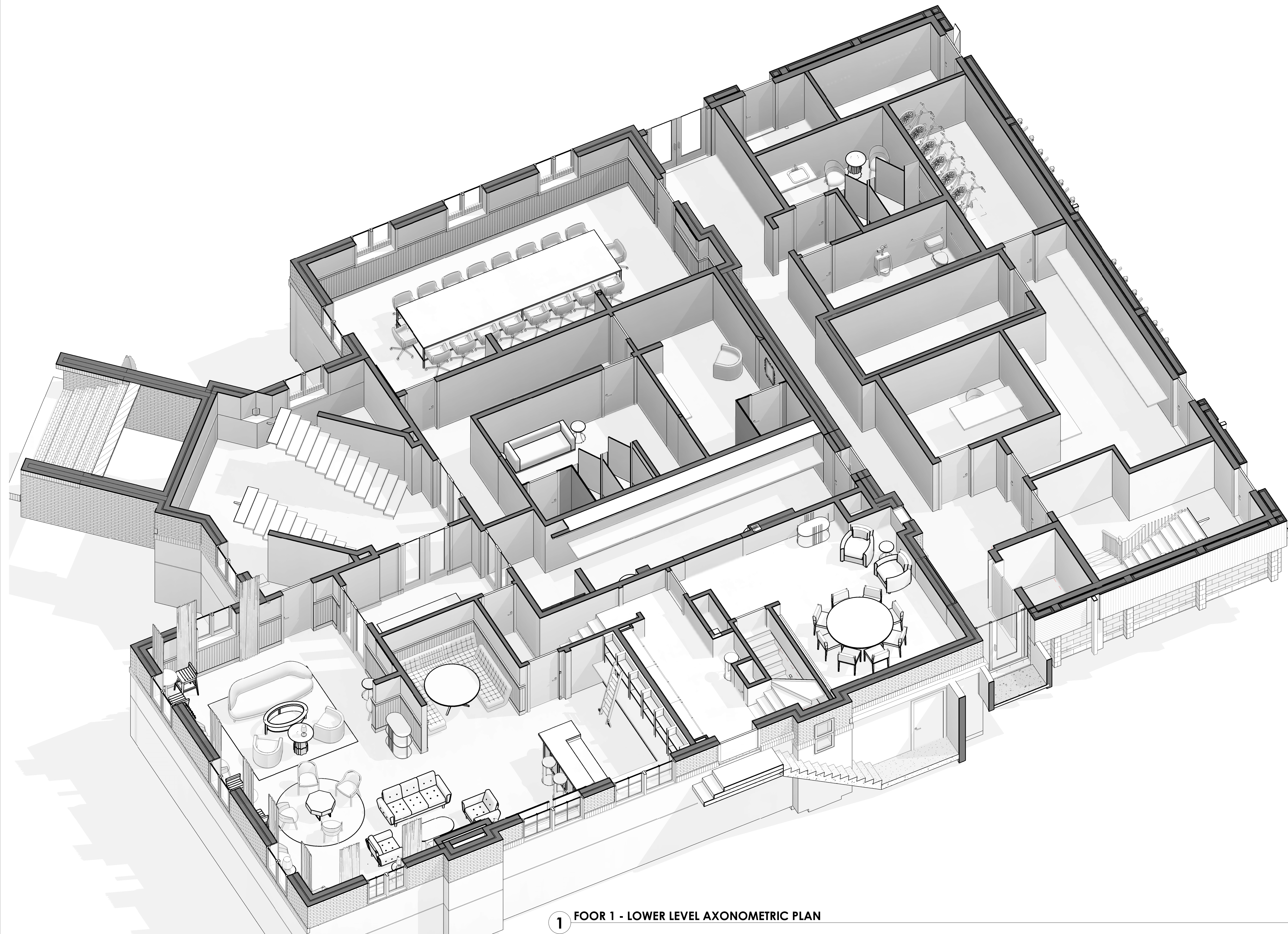
SCHEMATIC DESIGN | AUGUST 15, 2025

A504

AXON VIEWS



T H O M A S
architecture studios



1 FOOR 1 - LOWER LEVEL AXONOMETRIC PLAN

CARNEGIE WHISKY LIBRARY

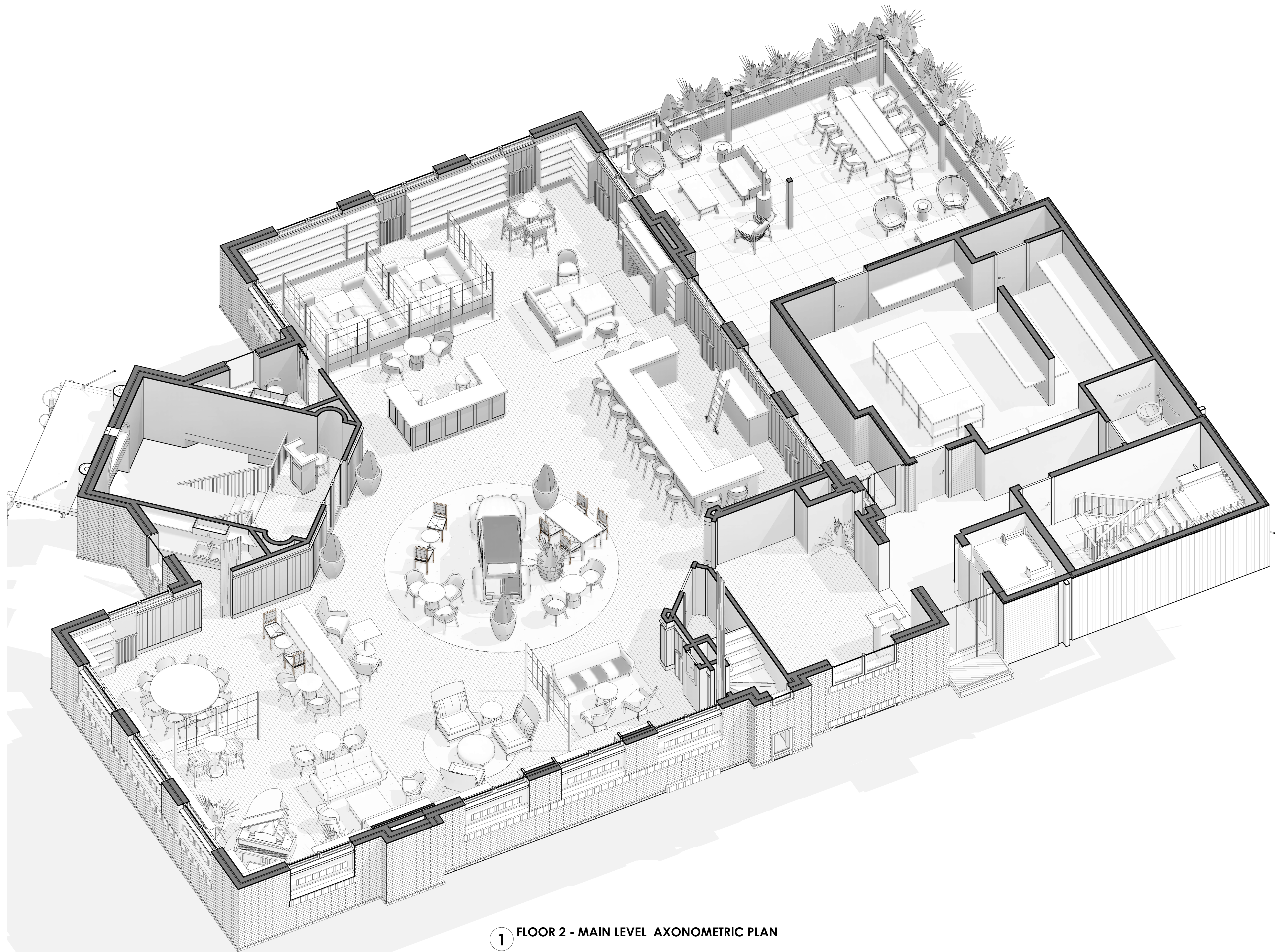
620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A505

INTERIOR VIEWS





1 FLOOR 2 - MAIN LEVEL AXONOMETRIC PLAN

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

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A506

INTERIOR VIEWS



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1 FLOOR 2 - MEZZANINE AXONOMETRIC PLAN

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

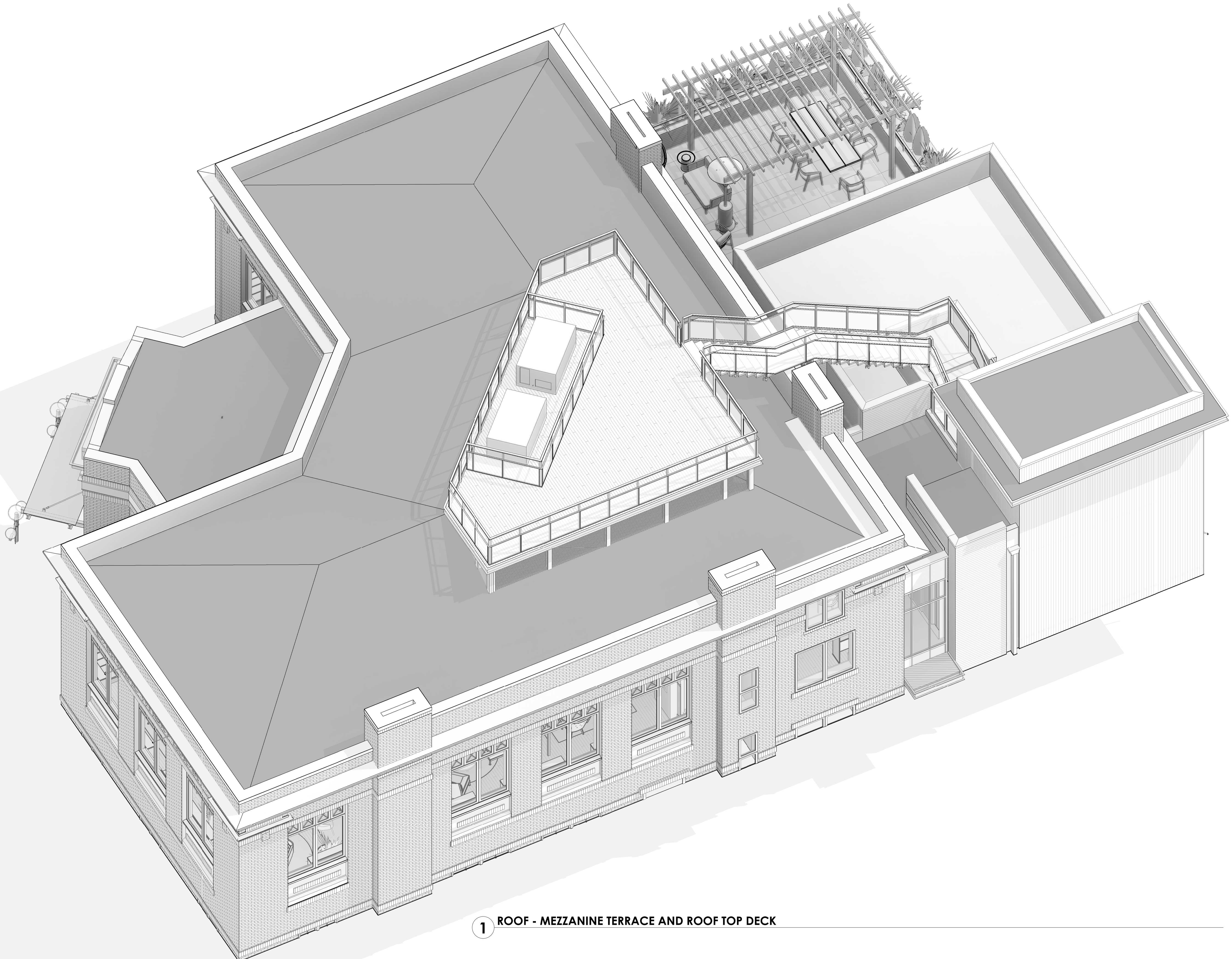
SCHEMATIC DESIGN | AUGUST 15, 2025

A507

INTERIOR VIEWS



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1 ROOF - MEZZANINE TERRACE AND ROOF TOP DECK

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620 FRANKLIN ST. SE | OLYMPIA, WA

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A508

INTERIOR VIEWS





CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A901
RENDERS





CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A902
RENDERS





CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE | OLYMPIA, WA

SCHEMATIC DESIGN | AUGUST 15, 2025

A903

RENDERS



THOMAS
architecture studios



SOUND URBAN FORESTRY, LLC

Appraisals, Planning, Risk Assessments, Urban Landscape Design and Management

Carnegie Whiskey Library

620 Franklin St SE
Olympia, WA 98501

Level II Soil and Vegetation Plan

Prepared for: Carnegie's Whiskey Library LLC, Mike Michael

Thomas Architecture Studios, M. Wade Stine

Prepared by: Kevin M. McFarland, SUF
Consulting Urban Forester/ISA Certified Arborist

Date: 8/6/2025

Introduction

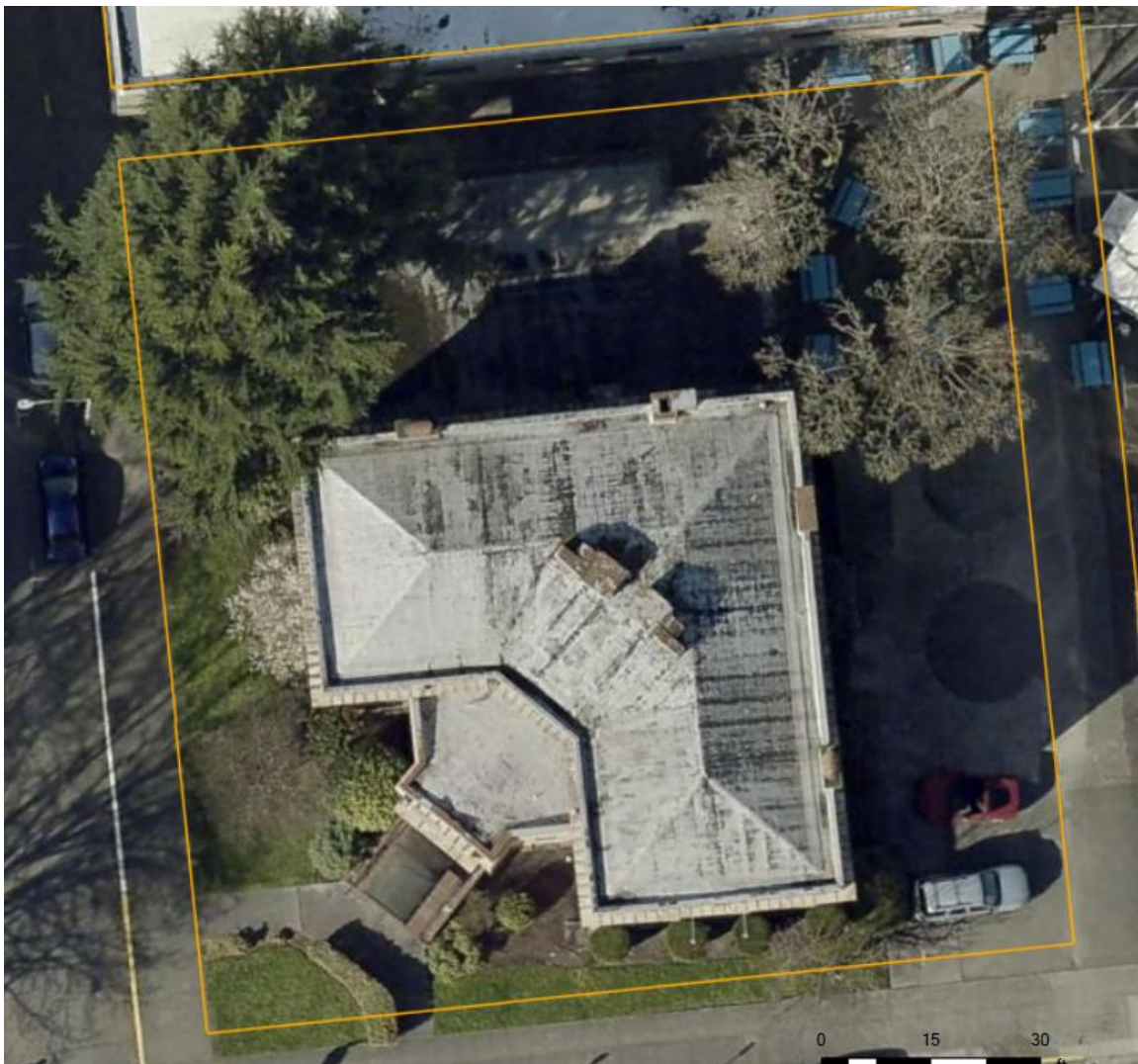
This Level II SVP has been prepared as part of the proposed commercial project at 620 Franklin St SE in Olympia, Washington. This SVP has been prepared as specified by the Olympia Tree Protection and Replacement Ordinance (OMC 16.60) and Urban Forestry Manual.

Site and Project Description

The .3-acre site (TPN 78503600700) is located at the northeast corner of the Franklin St SE and 7th Ave SE intersection. It was previously developed and contains the historic Carnegie Library building with surrounding landscaped areas and parking along the east side. There are no street trees associated with the property.

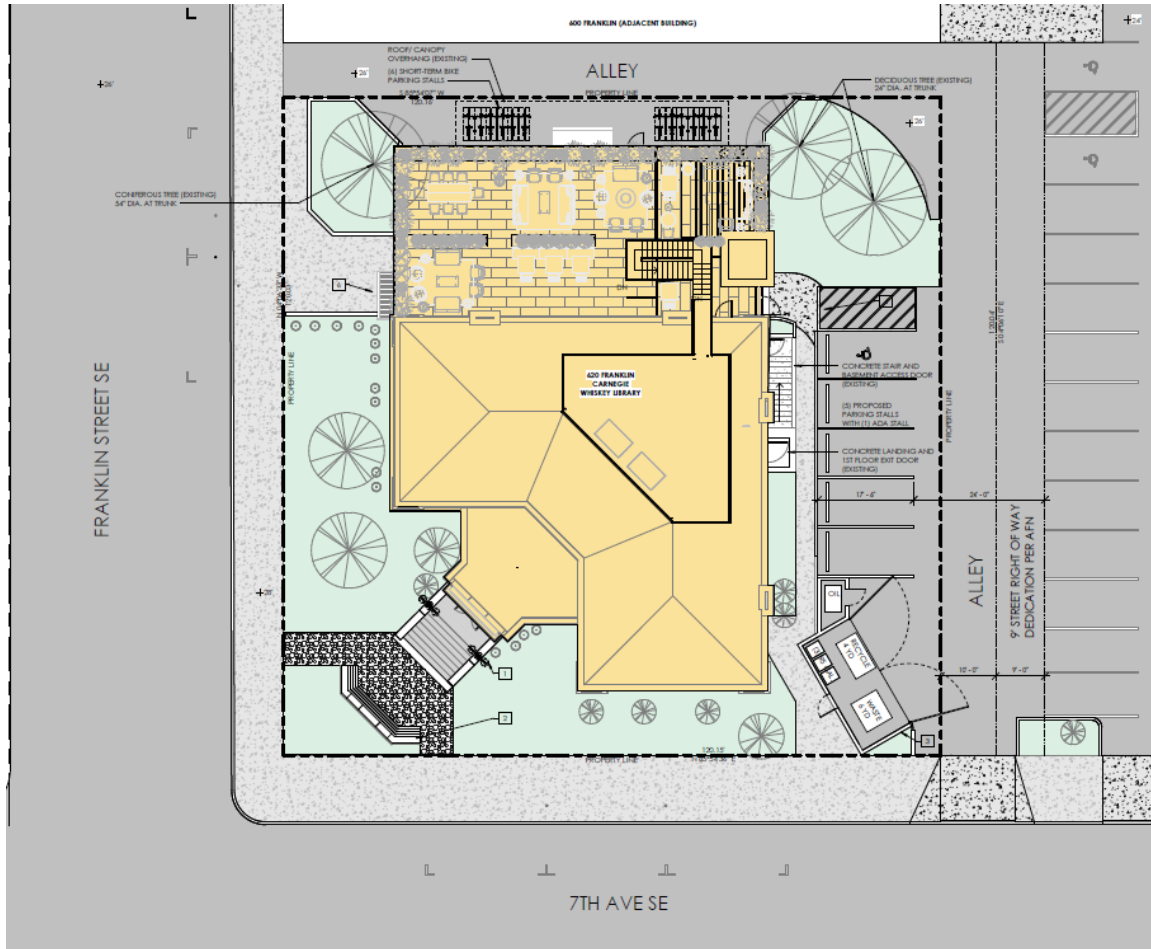
The proposed project will involve a remodel of the building including a new outdoor terrace and landscaping.

Aerial of Site



Carnegie Whiskey Library

Proposed Site Plan



Inventory of Trees

A 100% inventory of the trees within the site was conducted on July 4, 2025. The locations are shown on the survey of the existing conditions below.

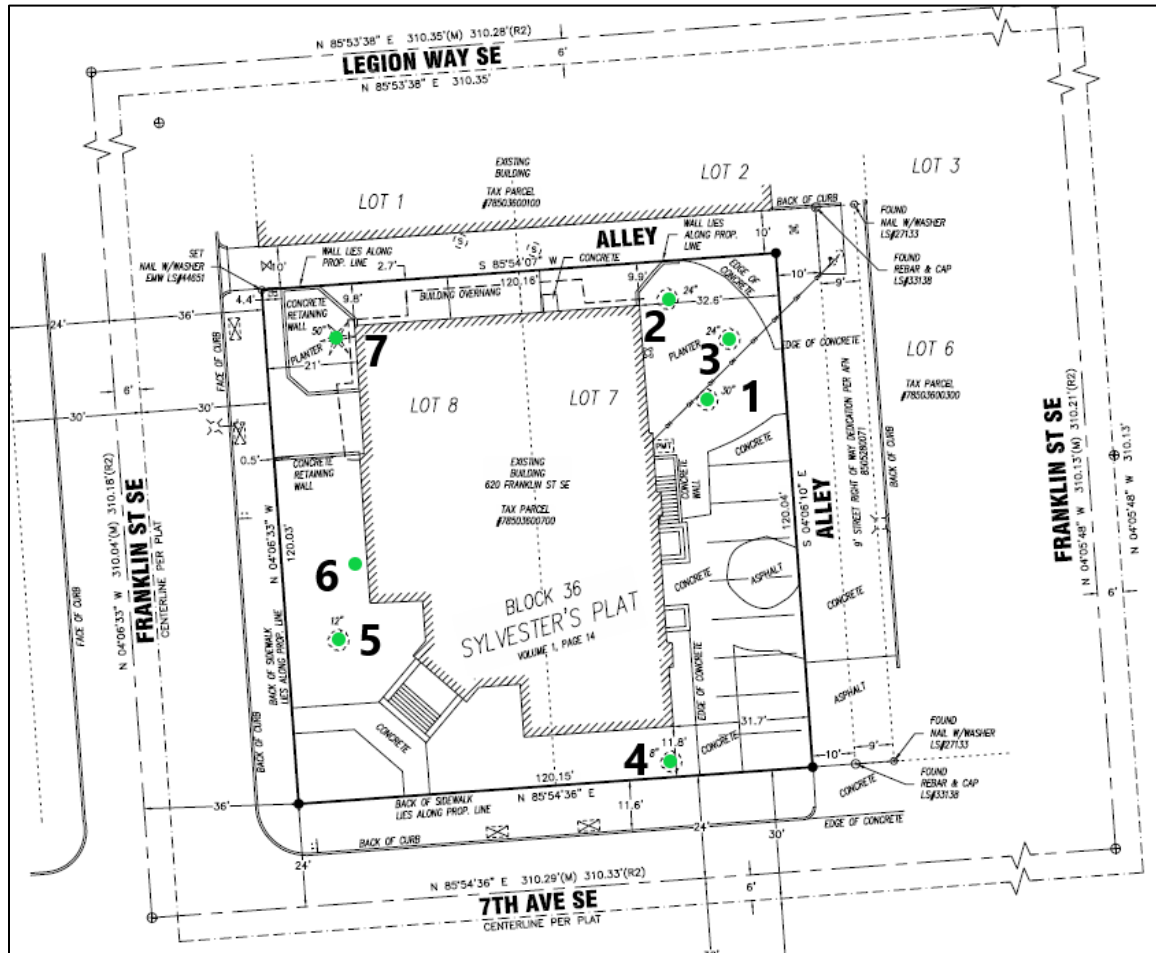
Table 1. Inventory of Trees

Tree Number	Species	DBH	Condition	Retain/Remove	Comments	Tree Units
1	Norway Maple	30"	Poor	Remove	Extensive decay within the base up to 8'.	0
2	Norway Maple	22"	Poor	Remove	Extensive decay within the base up to 15'. Tree is 80% dead.	0
3	Norway Maple	21"	Fair	Retain		5
4	Kwanzan Cherry	12"	Poor	Remove	Infested with Cherry Bark Tortrix.	0
5	Flowering Cherry	5",6",2x7",9"	Poor	Remove	Infested with Cherry Bark Tortrix.	0
6	Plum	3",4",2x5"	Poor	Remove	Tree has been severely topped.	0
7	Deodar Cedar	51"	Fair	Retain	Previously topped at least twice. Structure has been modified but appears still stable. Some dead branches.	20
						Total = 25

Off-Site Trees

There are no off-site trees that need to be considered.

Locations of Inventoried On-Site Trees



Proposed Tree Removal/Retention

I am recommending that due to their poor conditions, all trees but # 3 and #7 be removed. However, if Tree #7 is to be retained, I would suggest it be further assessed by a climbing arborist. The structure has been altered by the past topping and considering the species, weight of the branches and potential targets, it should be confirmed that this tree can safely be retained.

Tree Density Calculations

The City of Olympia requires that developed commercial properties proposing a site disturbance, plant one tree unit for every 500 square feet of the site to be disturbed and 3 tree units for every tree unit to be removed, up to the minimum density of 30 units per acre for the entire site. Properties that are retaining their minimum are not required to replant.

Table 2. Tree Density Calculations

Minimum density for the entire site (30 units/acre x .3-acres)	9 Units
Total units currently within the parcel (Table 1)	25 Units
Tree units proposed for removal	0 Units
Units to be retained	25 Units
Total Required Replanting	0 Units

Replanting Requirements

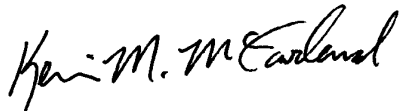
This project will not require replanting if Trees #3 & #7 are retained.

Tree Protection

Due to the constraints of the site, I am recommending tree protection fencing for Trees #3 & #7. The approximate locations are noted in orange on the attached survey and the fencing must meet the City's standards (diagram attached). In addition to following the guidelines in Chapter 7 of the City's Urban Forestry Manual, the line items below are expected:

- Prior to *any* site work, the project arborist will meet the contractor to review the expected sequence and exact placement of the fencing.
- Prior to the pre-con meeting, the arborist will review the fencing installation and notify the City of findings.
- The fencing will remain in place throughout the entire project.
- All equipment and materials will be kept out of the protection areas for the entirety of the project.
- The project arborist will be notified if any fencing needs to be moved.
- The project arborist will be notified once the project is complete to assess the retained trees for any damage and inspect any new tree plantings. Notification will then be provided to the City for final approval.

Professionally submitted,

A handwritten signature in black ink, reading "Kevin M. McFarland". The signature is fluid and cursive, with the first name "Kevin" and last name "McFarland" clearly legible.

Kevin M. McFarland, Member
Consulting Urban Forester

ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified

Photos



Decayed base of Tree #1



Decayed base & stem of Tree #2



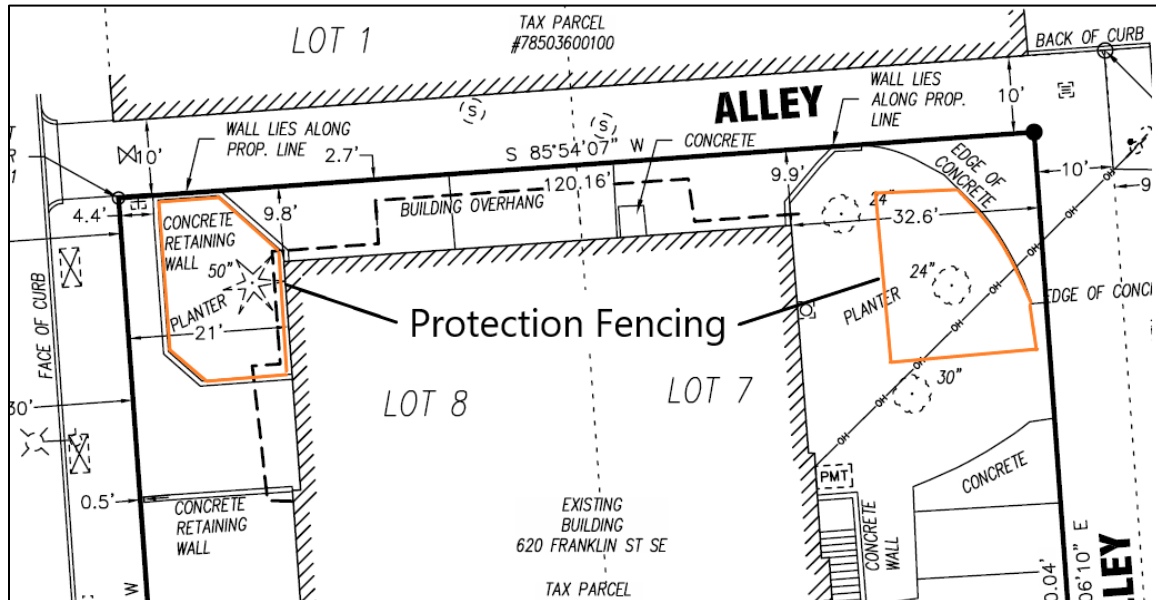
Tree #3

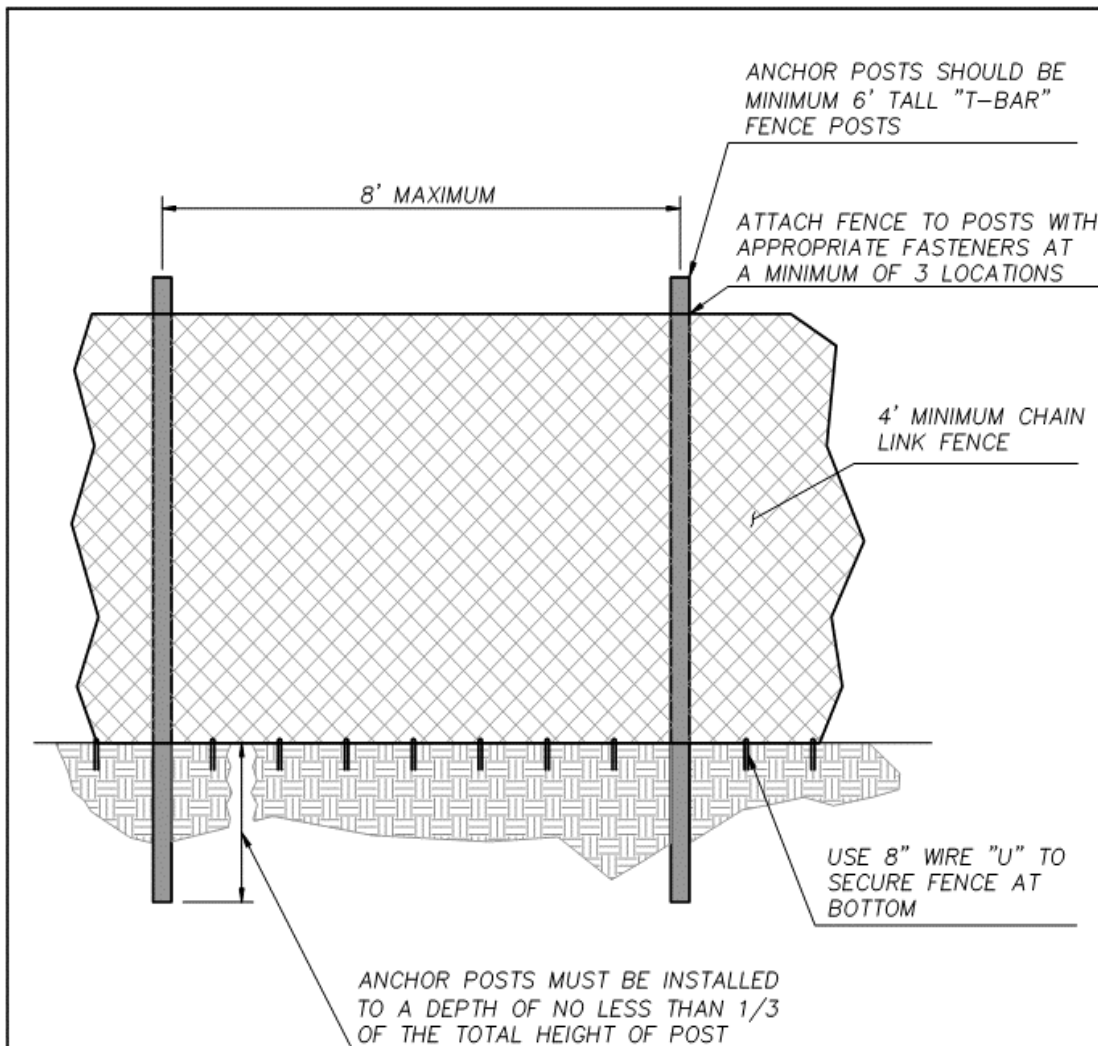


Cherry Bark Tortrix in Tree #4



Recommended Tree Protection Fencing Locations





NOTES:

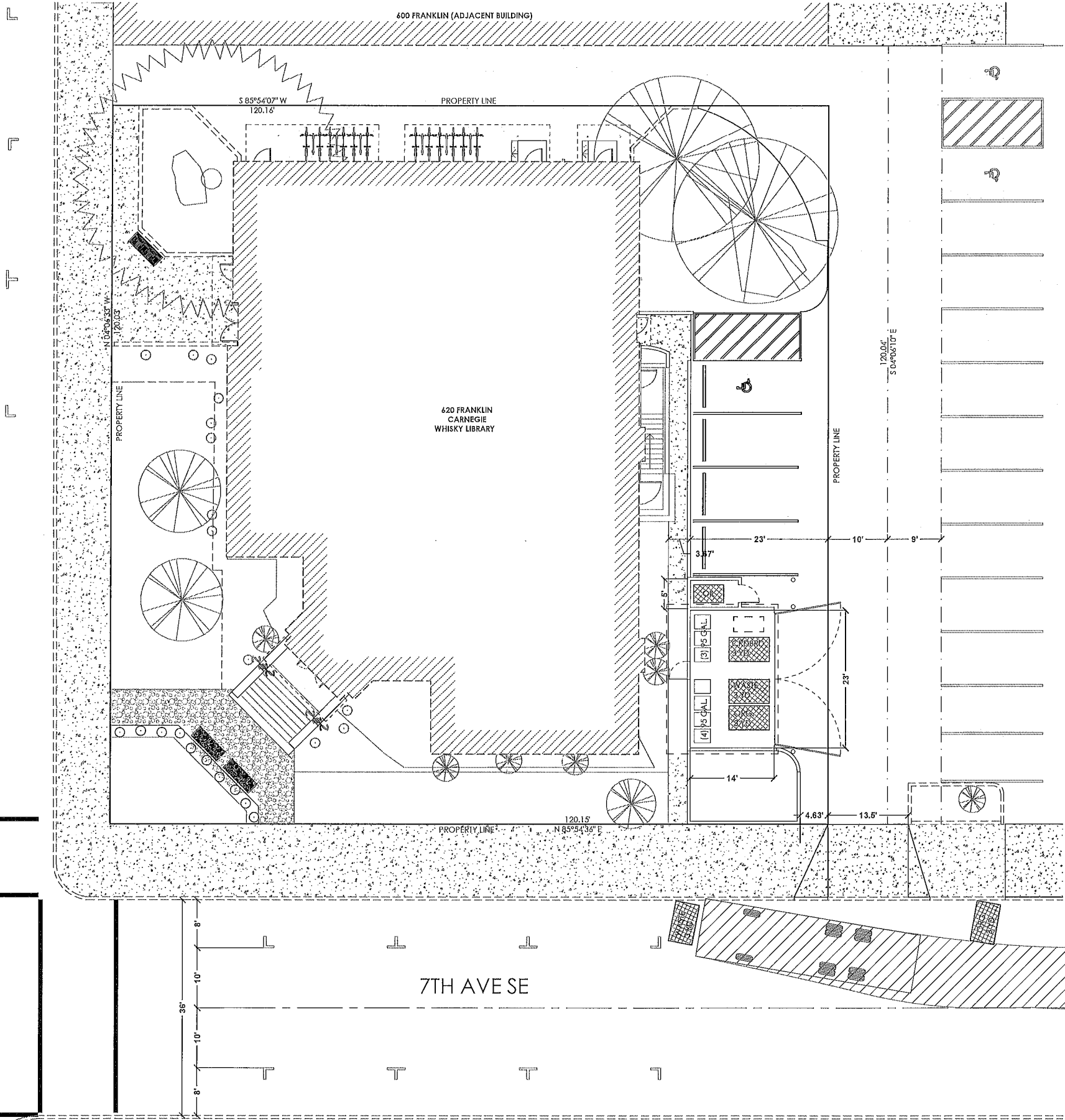
1. THE TREE, SOIL AND VEGETATION PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS AND WITH APPROVAL BE PROJECT FORESTER.
2. AT NO TIME SHALL EQUIPMENT ENTER INTO THE CRITICAL ROOT ZONE (CRZ).
3. ALL BRUSH CLEANUP WITHIN THE CRZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.
4. NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RINSE WATER SHOULD IMPACT THE CRZ.
5. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
6. IF IMPACTS MUST OCCUR WITHIN THE CRZ, CONTACT PROJECT FORESTER PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	12/08/2017	TREE PROTECTION FENCE	5-20
CITY ENGINEER			

CARNEGIE WHISKY LIBRARY

620 FRANKLIN ST. SE, OLYMPIA, WA 98502

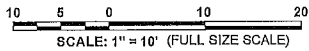
FRANKLIN STREET SE



CITY OF OLYMPIA	
VERTICAL DATUM - NAVD88	MERIDIAN HORIZONTAL DATUM
NAVD 1988; PER RTK GPS TIES AND THE WSRN. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.	NAD 1983; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.



SCALE: 1" = 20' (HALF SIZE SCALE)



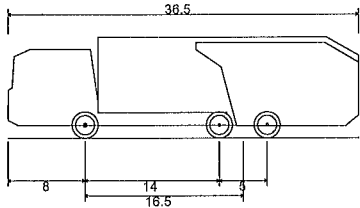
SCALE: 1" = 10' (FULL SIZE SCALE)

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: 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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



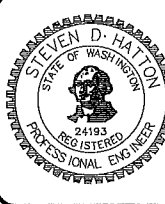
Refuse Front Loader	
Overall Length	36.500ft
Overall Width	9.750ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.280ft
Track Width	8.530ft
Lock-to-lock time	11.70s
Max Steering Angle (Virtual)	31.00°

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
ENGINEERING PLANS EXAMINER

APPROVAL EXPIRES: _____

DESIGNED BY: SDH
DRAWN BY: MJM
CHECKED BY: SDH
DATE: AUGUST 2025
SCALE: H 1"=10'
V _____



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS:	DATE:
CITY COMMENTS	07/18/25

CARNEGIE WHISKY LIBRARY
620 FRANKLIN ST. SE, OLYMPIA, WA 98502
TURNING TEMPLATE

AGENCY NO. _____
SHEET: 1 OF 1
H:/DGN/25-000/25-037/PRE
INDEX: 25-037-waste.dwg
JOB: 25-037

TPN#: 78503600700

SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, WLM