

**OLYMPIA
SILVERCREST**

821 4TH AVE, E
OLYMPIA, WA 98506



**NOT FOR
CONSTRUCTION**

ISSUED SETS
NO DATE DESCRIPTION

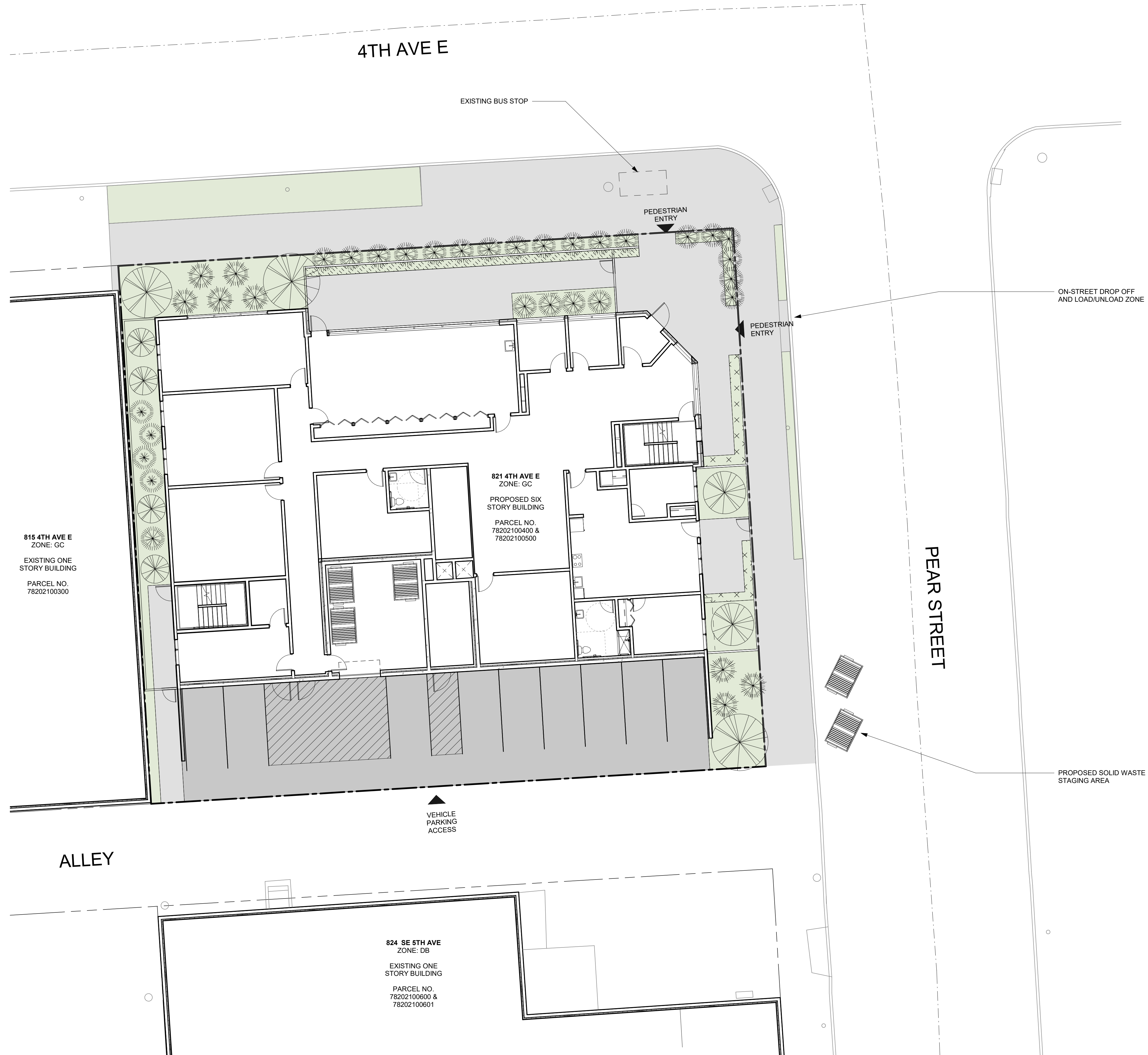
REVISIONS / NOTES
NO DATE DESCRIPTION

SDCI STAMP

TITLE
SITE PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	JP
CHECKED	JW, JP
ISSUE DATE	7/12/23
PROJECT #	23009
SHEET #	

A001

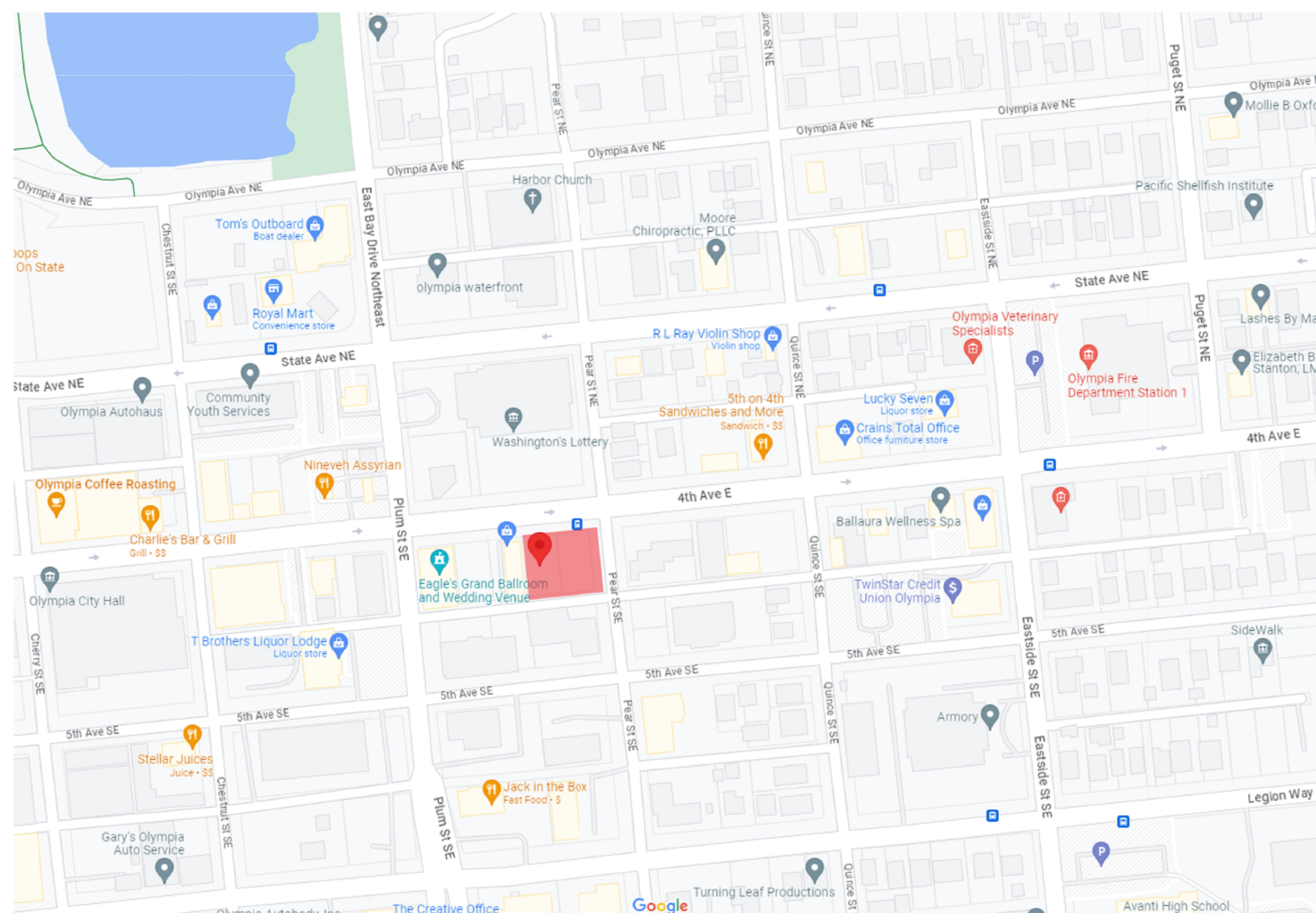


1 SITE PLAN
SCALE: 1" = 10'-0"

PROJECT IMAGE



VICINITY MAP



DESIGN TEAM:

PROPERTY OWNER:
 THE SALVATION ARMY RESIDENCES, INC
 30840 HAWTHORNE BLVD.
 RANCHO PALOS VERDES, CA 90275
 PH: 310.377.0481
 CONTACT: SUSAN LAWRENCE
 EMAIL: SUSAN.LAWRENCE@USW.SALVATIONARMY.ORG

DEVELOPMENT CONSULTANTS:
 DEVINE & GONG, INC
 8888 BIRCH COURT
 OAKLAND, CA 94618
 PH: 510.925.9992
 CONTACT: CANDY RUPP
 EMAIL: CANDYR@DEVINEGONG.COM

HILL AND ASSOCIATES
 136 LUNADO WAY
 SAN FRANCISCO, CA 94127
 PH: 213.369.1998
 CONTACT: STACEY ESTES
 EMAIL: STACEY.ESTES@HA-HDG.COM

ARCHITECT:
 SMR ARCHITECTS
 117 SOUTH MAIN ST SUITE 400
 SEATTLE, WA 98104
 PH: 206.623.1104
 CONTACT: JOHN PUTRE
 EMAIL: JPUTRE@SMRARCHITECTS.COM

CIVIL ENGINEER:
 AHB INC.
 2215 NORTH 30TH STREET, SUITE 300,
 TACOMA, WA 98403
 PH: 253.383.2242
 CONTACT: DAVID NASON
 EMAIL: DNASON@AHBL.COM

PROJECT DATA:

ADDRESS OF PROPERTY: TWO PARCELS
 NORTH EAST PARCEL:
 NO ADDRESS

NORTH WEST PARCEL:
 821 4TH AVE E,
 OLYMPIA, WA 98501

ASSESSOR PARCEL NO.:
 NORTH EAST PARCEL:
 78202100500

NORTH WEST PARCEL:
 78202100400

LEGAL DESCRIPTION:
 NORTH EAST PARCEL:
 SWANS ADDITION TO OLYMPIA LOT 5 BLOCK 21

NORTH WEST PARCEL:
 SWANS ADDITION TO OLYMPIA LOT 4 BLOCK 21

ZONING: GC

STREET DESIGNATIONS:
 4TH AVE E: PEDESTRIAN OVERLAY STREET - B
 5TH AVE E: C STREET
 PEAR ST SE: C STREET

OVERLAYS: DESIGN REVIEW, DOWNTOWN DISTRICT BC, E, OR A

PROJECT DESCRIPTION:
 PROPOSING A 6 STORY, AFFORDABLE SENIOR RESIDENTIAL STRUCTURE CONATING 61 RESIDENTIAL UNITS WITH RESIDENT COMMON AREAS AND SUPPORT SERVICES.

APPLICABLE CODES:
 WASHINGTON STATE BUILDING CODE 2021
 ICC/ANSI A117.1 ACCESSIBILITY CODE 2017
 UFAS, ADAS 2010 + HUD DOCKET NO. FR-5784-N-01, ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS
 WASHINGTON STATE ENERGY CODE 2021
 INTERNATIONAL MECHANICAL CODE 2021
 INTERNATIONAL ELECTRICAL CODE 2021
 INTERNATIONAL FIRE CODE 2021
 UNIVERSAL PLUMBING CODE

PROJECT INFORMATION:
 SITE AREA: 12,621 SF; APPROX. 0.29 ACRES
 DENSITY CALC: 61 UNITS / 0.29 ACRES = 210 UNITS PER ACRE
 BUILDING FOOTPRINT: 9,088 SF
 BUILDING HEIGHT: 57'-6" FT
 BUILDING AREA: 52,598 SF
 SOLID WASTE STORAGE: 392 SF
 CONSTRUCTION: 5 STORIES OF TYPE V-A OVER 1 STORY OF TYPE I-A, STRUCTURED PARKING AT LEVEL 1.
 PROPOSED # OF UNITS: 61
 PARKING: 9 SPACES

RESIDENTIAL UNIT COUNT		
FLOOR	UNIT TYPE	# OF UNITS
LEVEL 1	2-BDRM	1
LEVEL 2	1-BDRM	12
LEVEL 3	1-BDRM	12
LEVEL 4	1-BDRM	12
LEVEL 5	1-BDRM	12
LEVEL 6	1-BDRM	12
TOTAL UNITS: 61		

GROSS AREA BY FLOOR	
FLOOR	AREA
LEVEL 1	7148 SF
LEVEL 2	9088 SF
LEVEL 3	9088 SF
LEVEL 4	9088 SF
LEVEL 5	9088 SF
LEVEL 6	9088 SF
TOTAL GROSS AREA	52588 SF

NET AREA BY USE	
USE	AREA
LEVEL 1	
2-BDRM	865 SF
CIRCULATION	1090 SF
MEP/STORAGE	1792 SF
OFFICES	239 SF
RESIDENTIAL COMMON	2430 SF
LEVEL 2	
1-BDRM	6280 SF
CIRCULATION	1257 SF
MEP/STORAGE	150 SF
RESIDENTIAL COMMON	588 SF
LEVEL 3	
1-BDRM	6321 SF
CIRCULATION	1257 SF
MEP/STORAGE	417 SF
RESIDENTIAL COMMON	320 SF
LEVEL 4	
1-BDRM	6321 SF
CIRCULATION	1257 SF
MEP/STORAGE	150 SF
RESIDENTIAL COMMON	587 SF
LEVEL 5	
1-BDRM	6320 SF
CIRCULATION	1261 SF
MEP/STORAGE	417 SF
RESIDENTIAL COMMON	320 SF
LEVEL 6	
1-BDRM	6320 SF
CIRCULATION	1257 SF
MEP/STORAGE	150 SF
RESIDENTIAL COMMON	587 SF
ROOF	
	201 SF
TOTAL NET AREA	48151 SF

SUMMARY - NET AREA BY USE	
USE	AREA
	201 SF
1-BDRM	31562 SF
2-BDRM	865 SF
CIRCULATION	7379 SF
MEP/STORAGE	3075 SF
OFFICES	239 SF
RESIDENTIAL COMMON	4831 SF
TOTAL NET AREA	48151 SF

SHEET INDEX

INDEX - SCHEMATIC DESIGN	
SHEET NO.	SHEET NAME
G001	SHEET INDEX
1	SURVEY
2	SURVEY
A001	SITE PLAN
A101	LEVEL 1 PLAN
A102	LEVEL 2 PLAN
A103	LEVEL 3 PLAN
A104	LEVEL 4 PLAN
A105	LEVEL 5 PLAN
A106	LEVEL 6 PLAN
A107	ROOF PLAN
A200	EXTERIOR ELEVATIONS - NORTH & EAST
A201	EXTERIOR ELEVATIONS - SOUTH & WEST
TOTAL: 13	



SMR Architects
 117 S. Main St., Suite 400
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DEMO # N/A
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 DRAWN WG
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 ISSUE DATE 7/12/23
 PROJECT # 23009
 SHEET #

G001

ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SEC. 14, TWN. 18 N., RGE. 03 E. W.M. OLYMPIA, THURSTON COUNTY WASHINGTON.

SCHEDULE B - NOTES

PER ALTA COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE COMPANY OF WASHINGTON; COMMITMENT NO. CTTC230058332 DATED MAY 12, 2023.

ITEMS 1-6 OF SPECIAL EXCEPTIONS DO NOT PERTAIN TO SURVEY.

UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.

2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.

3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.

4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

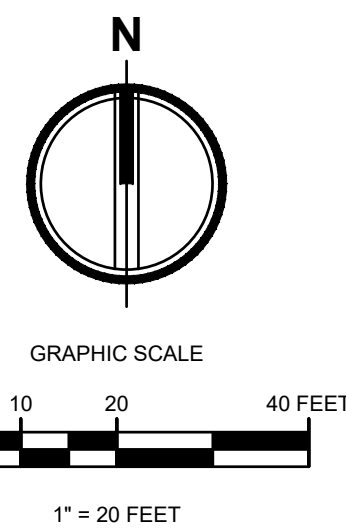
LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE COMPANY OF WASHINGTON; COMMITMENT NO. CTTC230058332 DATED MAY 12, 2023.

PARCEL A:
LOTS 4 AND 5 IN BLOCK 21 OF SWAN'S ADDITION TO THE TOWN OF OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 37; IN THURSTON COUNTY, WASHINGTON

PARCEL B:
LOTS 6 AND 7 IN BLOCK 21 OF SWAN'S ADDITION TO THE TOWN OF OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 37; IN THURSTON COUNTY, WASHINGTON

PARCEL C:
AN EASEMENT TO MAINTAIN A BUILDING FOOTING ON THE EASTERLY 2 FEET OF LOT 8 IN BLOCK 21 OF SWAN'S ADDITION TO THE TOWN OF OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 37; IN THURSTON COUNTY, WASHINGTON



FLOOD ZONE INFORMATION

PER DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY; OMB CONTROL NO. 1660-0040. SITE LIES WITHIN FLOOD ZONE "X" COMMUNITY NUMBER 530191, PANEL NUMBER 53067C0167F, LAST REVISED MAY 15, 2016.

SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SITE DATA

TAX PARCEL NO. 78202100400
821 4TH AVENUE EAST
OLYMPIA, WA 98501

TAX PARCEL NO. 78202100500
821 4TH AVENUE EAST
OLYMPIA, WA 98501

TAX PARCEL NO. 78202100600
417 SE PEAR STREET
OLYMPIA, WA 98501

TAX PARCEL NO. 78202100601
824 SE 5TH AVENUE
OLYMPIA, WA 98501

SURVEYOR'S NOTES

- TABLE A, ITEM 1. PROPERTY CORNERS WILL BE SET AT A DATE AND TIME NEGOTIATED BY THE CLIENT.
- TABLE A, ITEM 2. ADDRESS OF SURVEYED PROPERTY NOTED HEREON.
- TABLE A, ITEM 3. FLOOD ZONE CLASSIFICATION:
- TABLE A, ITEM 4. GROSS LAND AREA NOTED HEREON.
- TABLE A, ITEM 7(A). EXTERIOR DIMENSIONS OF BUILDING SHOWN HEREON.
- TABLE A, ITEM 7(B-1). EXTERIOR FOOTPRINT OF BUILDING SHOWN HEREON.
- TABLE A, ITEM 7(C). BUILDING HEIGHT NOTED HEREON.
- TABLE A, ITEM 8. SUBSTANTIAL FEATURES OBSERVED SHOWN HEREON.
- TABLE A, ITEM 9. THERE ARE 9 STANDARD PARKING SPACES ON SUBJECT PROPERTY.
- TABLE A, ITEM 10. NO PARTY WALLS WERE NOTED OR OBSERVED; NO DETERMINATION OF PARTY WALLS HAVE BEEN MADE.
- TABLE A, ITEM 11. REFER TO UTILITY NOTE HEREON.
- TABLE A, ITEM 13. NAMES OF ADJOINING OWNERS, PER PIERCE COUNTY GIS WEBSITE, NOTED HEREON.
- TABLE A, ITEM 14. NE CORNER OF SITE LIES AT THE INTERSECTION OF 4TH & PEAR ST AND THE SE CORNER OF THE SITE LIES AT THE INTERSECTION OF 5TH & PEAR ST.
- TABLE A, ITEM 16. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD EFFORT.
- TABLE A, ITEM 17. NO EVIDENCE, OR PROVIDED INFORMATION, OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD EFFORT.
- TABLE A, ITEM 18. ALL EASEMENTS PROVIDED ARE SHOWN OR NOTED HEREON.
- UNKNOWN MANHOLE: APPEARS TO BE A GAS LINE RUNNING THROUGH (EAST-WEST) WITH AN INVERTED ELEVATION OF 27.13 AND A 6" PIPE NORTH WITH AN INVERTED ELEVATION OF 26.08. STRUCTURE IS CHANNIELED WITH AN INVERTED ELEVATION OF 25.21. CAN'T SEE THE PIPES AS THEY ARE RECESSED UNDER THE STRUCTURES WALLS.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983/11 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

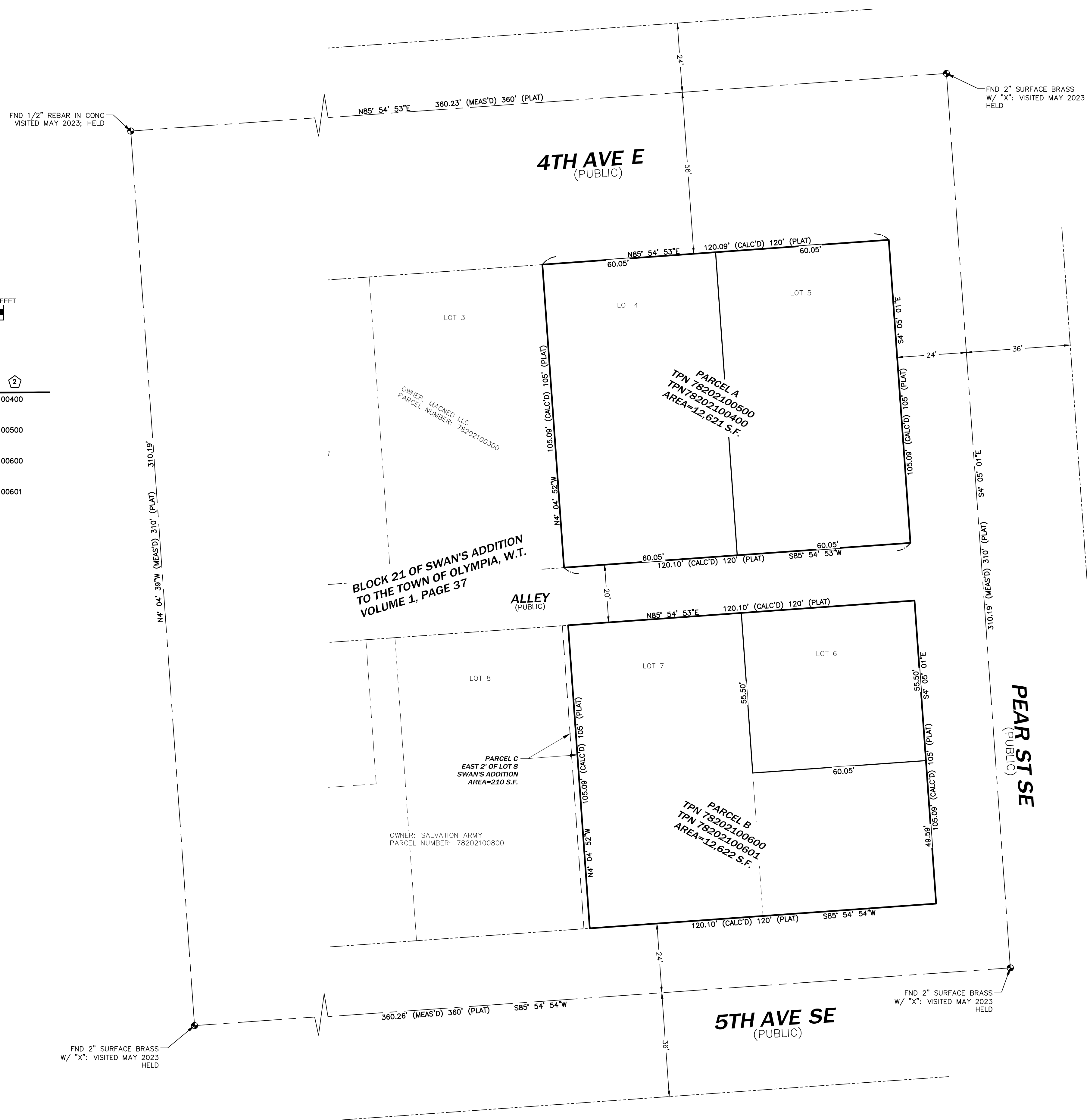
SURVEYOR'S CERTIFICATE

TO:
THE SALVATION ARMY THQ
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 11(B), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED JUNE 2, 2023.

DAVID C. FOLLANSBEE P.L.S. (SIGNED) DATE
WASHINGTON STATE REGISTRATION NO. 45161



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
**THE SALVATION ARMY
OF OLYMPIA
ALTA SURVEY**

Client:
THE SALVATION ARMY

30840 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90275
SUSAN LAWRENCE

Job No.
223036250

Issue Set & Date:

JUNE 4, 2023



For Review
06/06/2023 12:47:50 PM

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Revisions:

Sheet Title:
**ALTA / NSPS
LAND TITLE SURVEY**

Designed by: Drawn by: Checked by:
GD DF

Sheet No.

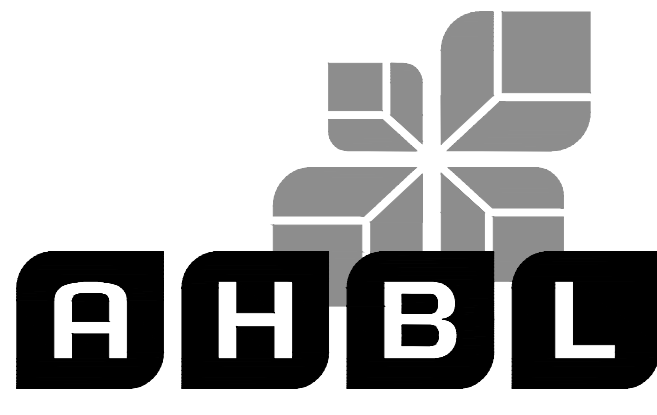
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1 of 2 Sheets

ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF SEC. 14, TWN. 18 N., RGE. 03 E. W.M.

OLYMPIA, THURSTON COUNTY WASHINGTON.



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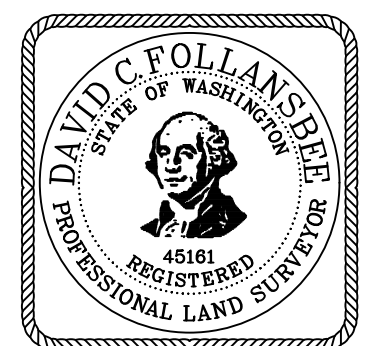
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SUSAN LAWRENCE

Job No.
2230362.50

Issue Set & Date:

JUNE 4, 2023



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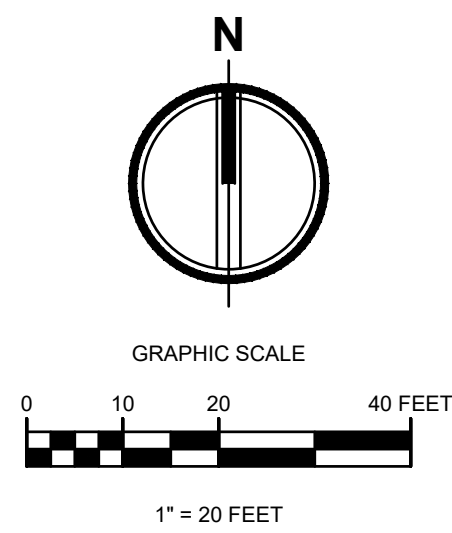
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Designed by: GD **Drawn by:** DF **Checked by:** DF

Sheet No.

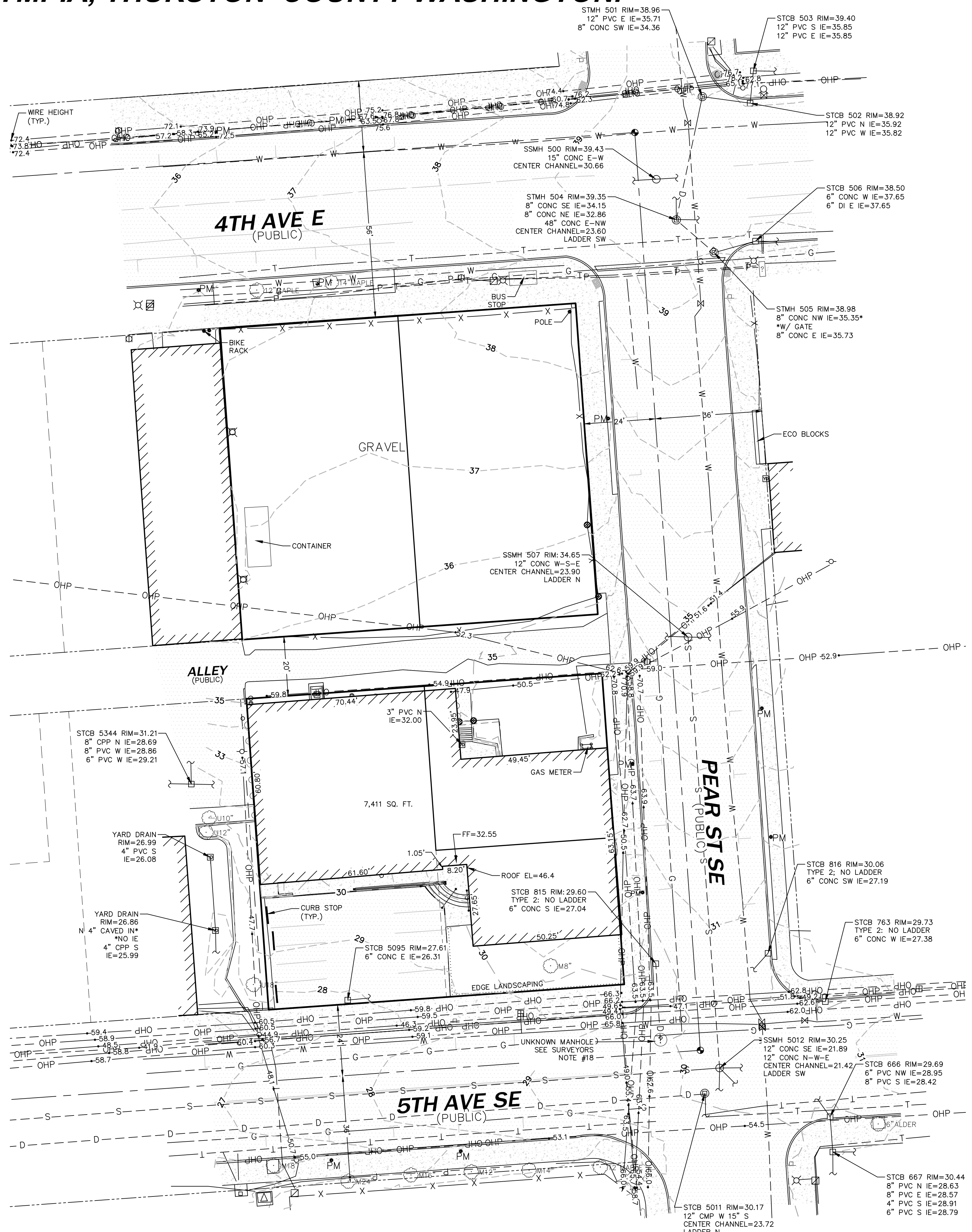
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2 of 2 Sheets



LEGEND

- | | |
|--|-------------------------|
| | SIGN |
| | UNKNOWN VAULT |
| | UNKNOWN MANHOLE |
| | PARKING METER |
| | GATE POST |
| | CLEANOUT |
| | SANITARY SEWER MANHOLE |
| | STORM CATCH BASIN |
| | STORM MANHOLE |
| | YARD DRAIN |
| | ROOF DRAIN |
| | CABLE RISER |
| | GAS VALVE |
| | POWER TRANSFORMER |
| | UTILITY POWER POLE |
| | JUNCTION BOX |
| | POWER MANHOLE |
| | LUMINAIRE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | DECIDUOUS TREE AS NOTED |
| | STORM LINE |
| | SEWER LINE |
| | WATER LINE |
| | GAS LINE |
| | ELECTRICAL LINE |
| | COMMUNICATION LINE |
| | OVERHEAD UTILITIES |
| | FENCE |
| | ASPHALT |
| | CONCRETE |





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PERMIT #	
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A001



1 SITE PLAN
 SCALE: 1" = 10'-0"

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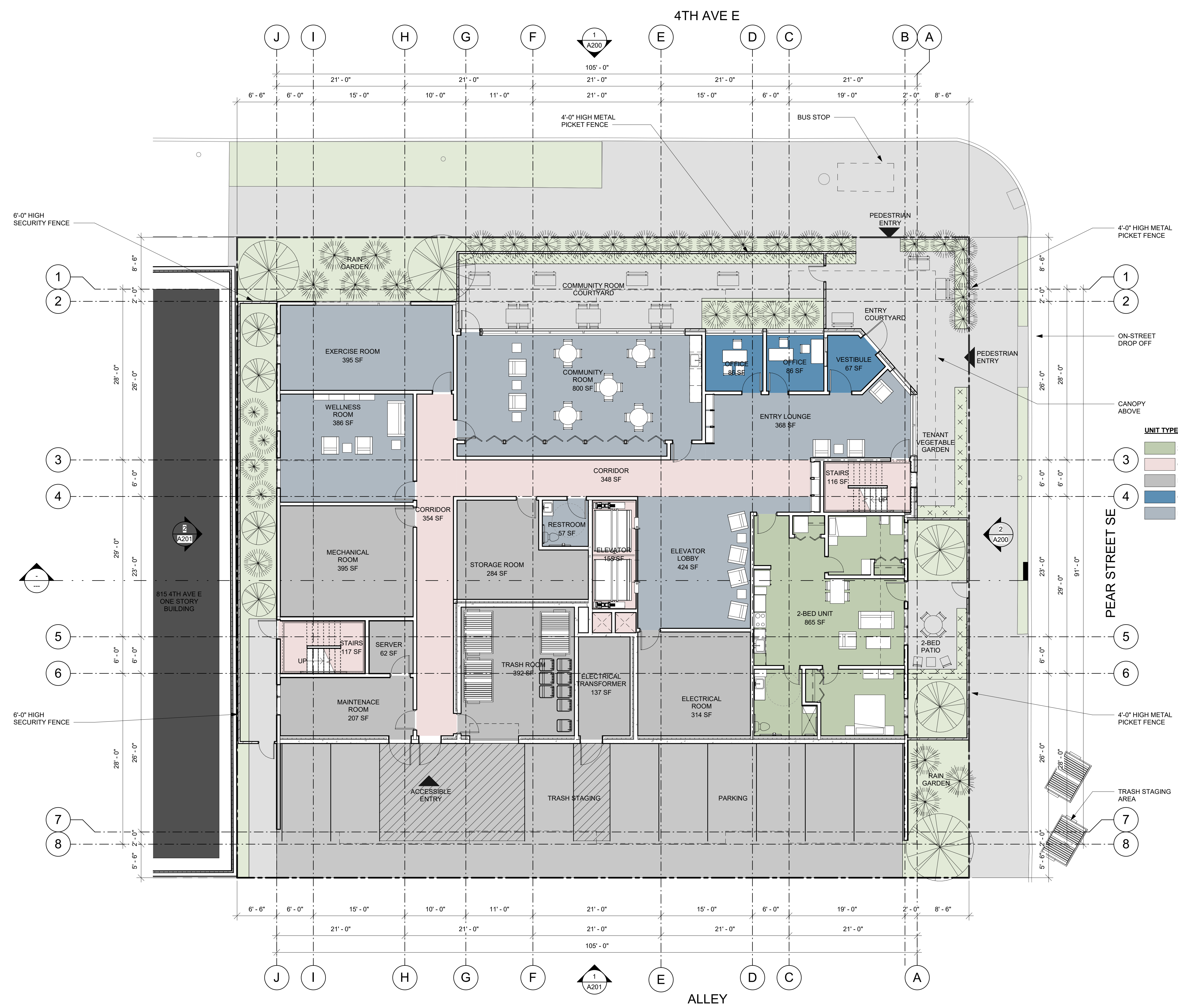
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SDCI STAMP

TITLE
LEVEL 1 PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	WG
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A101



1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

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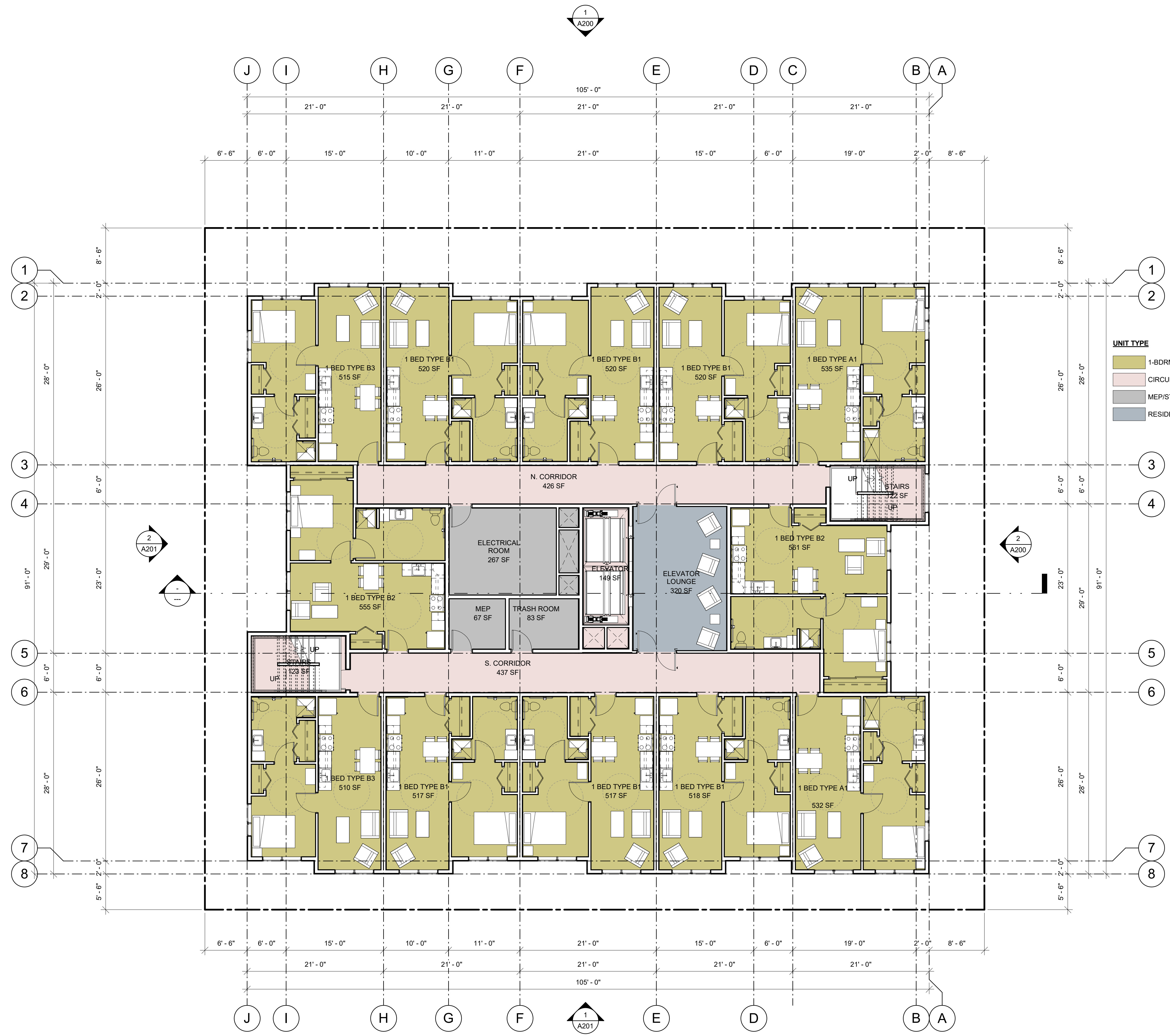
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SDCI STAMP

TITLE
LEVEL 3 PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	WG
CHECKED	JW, JP
ISSUE DATE	7/12/23
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A103



1 FLOOR PLAN - LEVEL 3
SCALE: 1/8" = 1'-0"

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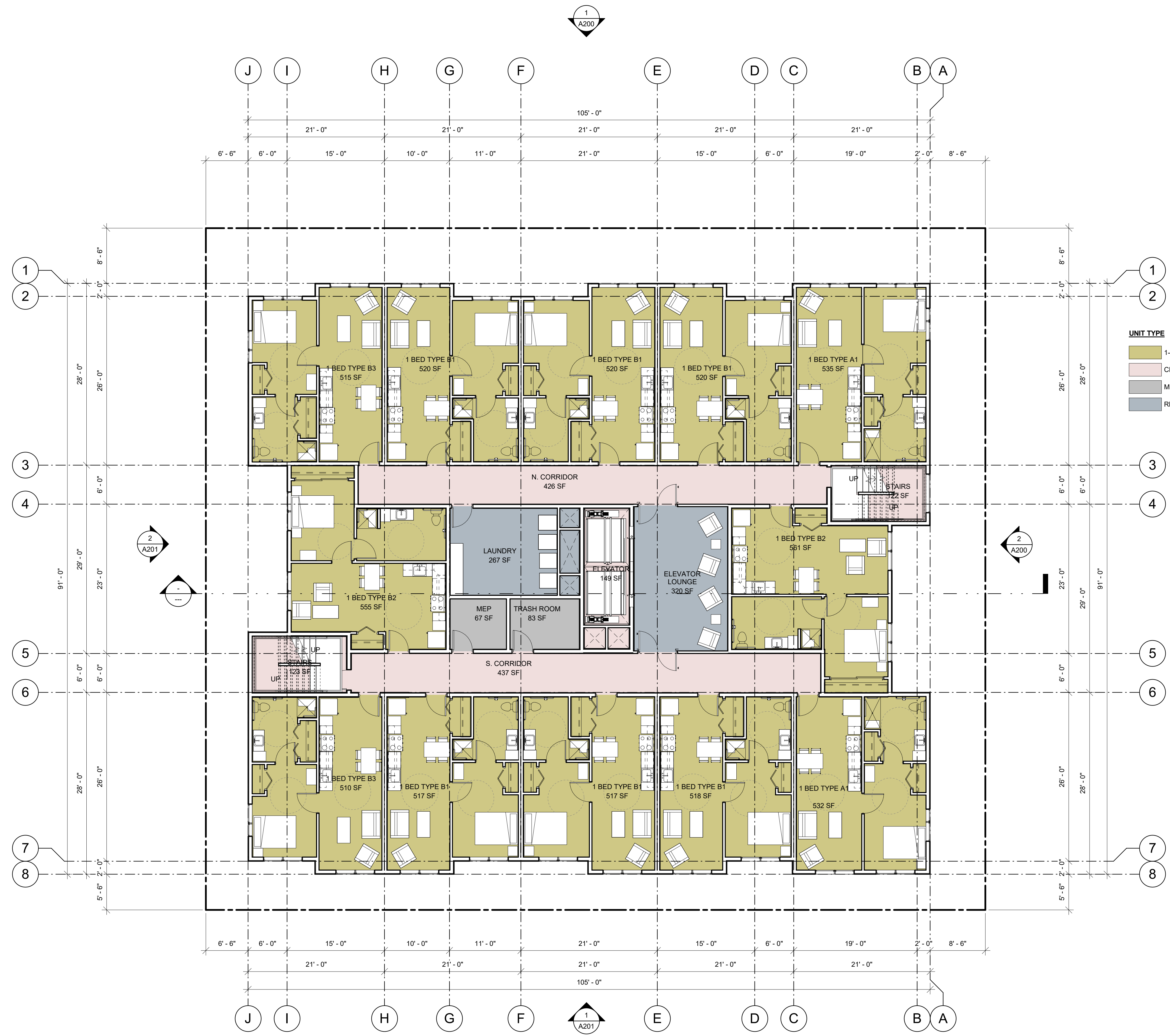
REVISIONS / NOTES
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SDCI STAMP

TITLE
LEVEL 4 PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	WG
CHECKED	JW, JP
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SHEET #	

A104



1 FLOOR PLAN - LEVEL 4
SCALE: 1/8" = 1'-0"

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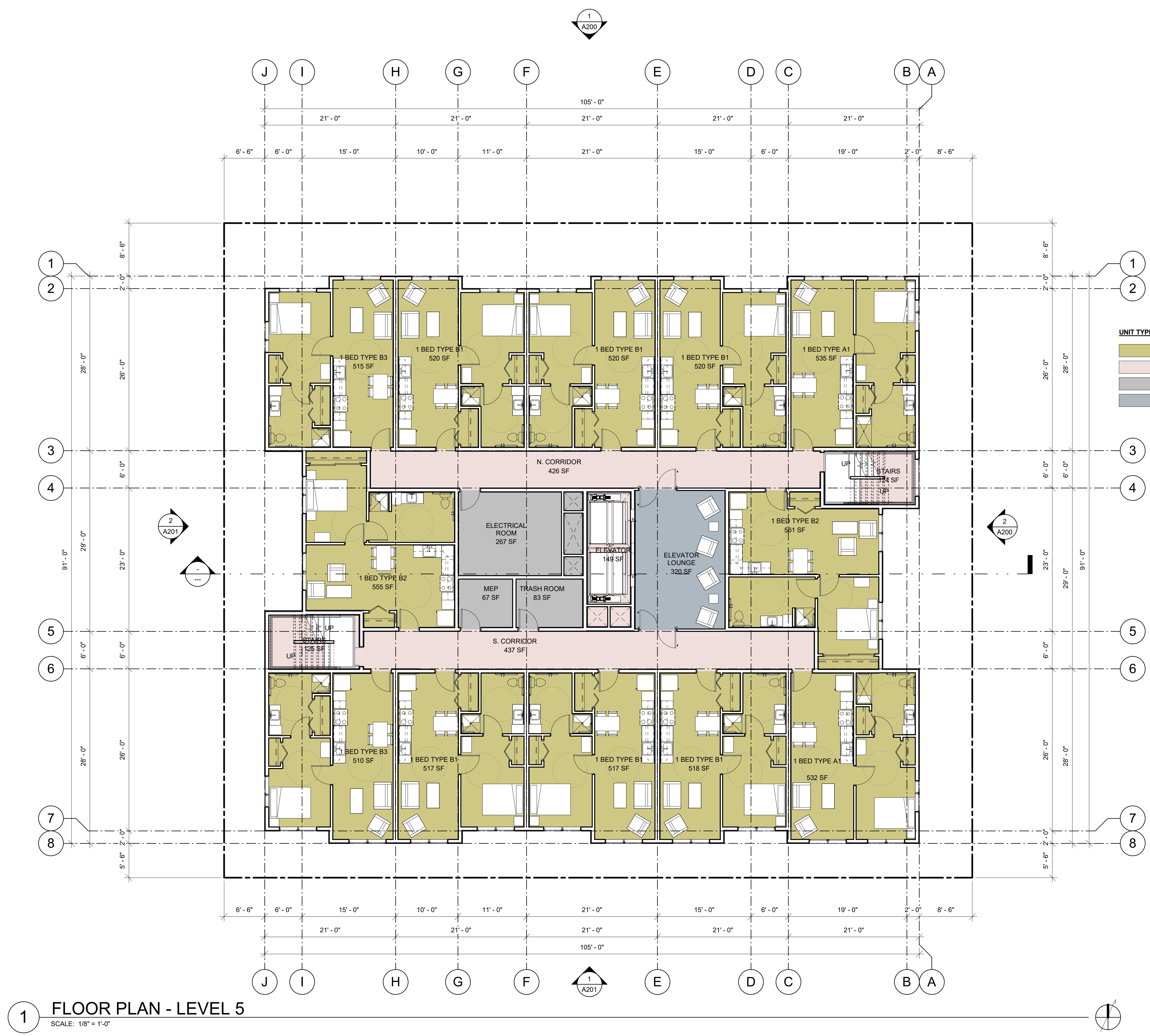
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TITLE
LEVEL 5 PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	WG
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A105



1 FLOOR PLAN - LEVEL 5
SCALE: 1/8" = 1'-0"

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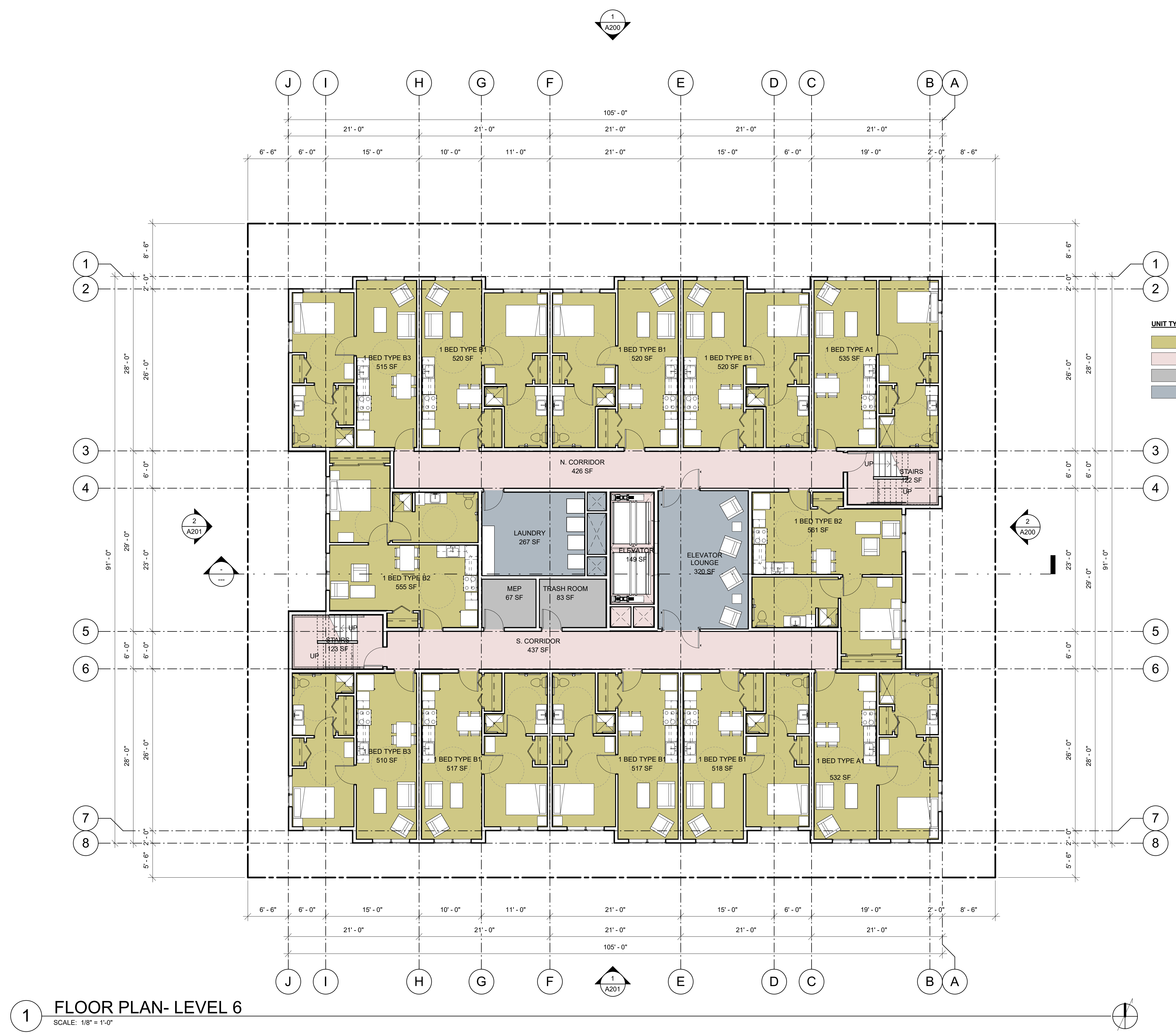
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SDCI STAMP

TITLE
LEVEL 6 PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
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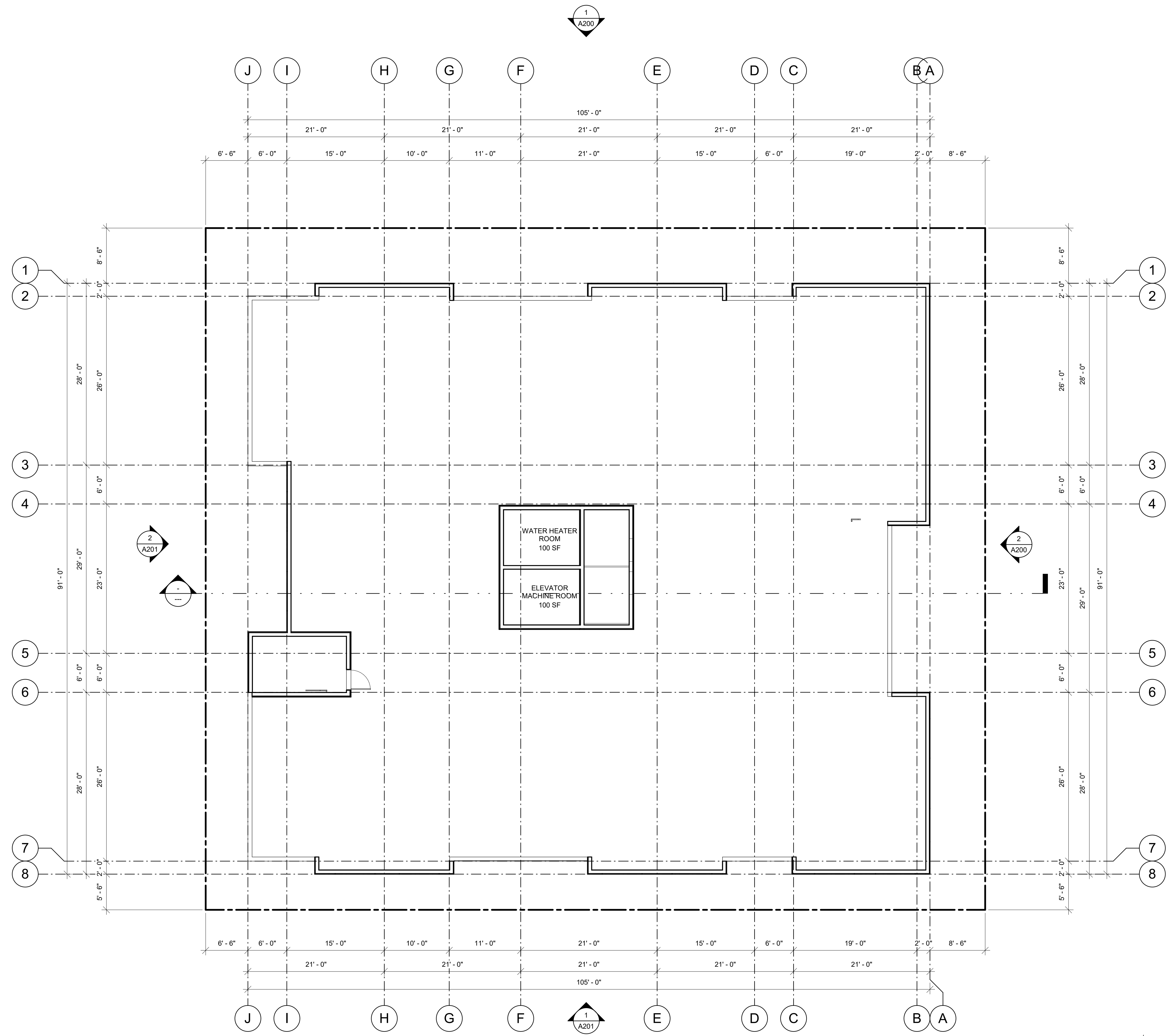
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TITLE
ROOF PLAN

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
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A107



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



SMR Architects
 117 S. Main St., Suite 400
 Seattle, WA 98104
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TITLE
EXTERIOR ELEVATIONS - NORTH & EAST

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
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A200



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

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REVISIONS / NOTES	NO	DATE	DESCRIPTION

SDCI STAMP

TITLE
**EXTERIOR
ELEVATIONS -
SOUTH & WEST**

DEMO #	N/A
LAND USE #	
CIVIL #	
PERMIT #	
DRAWN	WG
CHECKED	JW, JP
ISSUE DATE	7/12/23
PROJECT #	23009
SHEET #	



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"