# **CONDOMINIUMS AT COLUMBIA** NE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

#### **PROPERTY OWNER**

THE RANTS GROUP 724 COLUMBIA ST NW, STE 140 OLYMPIA, WA 98501

#### APPLICANT

TOVANI HART, PC (TODD TOVANI) 609 COLUMBIA ST SW OLYMPIA, WA 98501

#### **CIVIL ENGINEER**

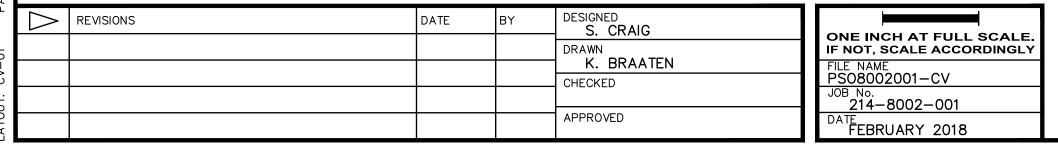
PARAMETRIX - PUYALLUP OFFICE 1019 39TH AVENUE SE. SUITE 100 PUYALLUP, WA 98374 253.604.6600 CONTACT: KEVIN HOUSE, PE

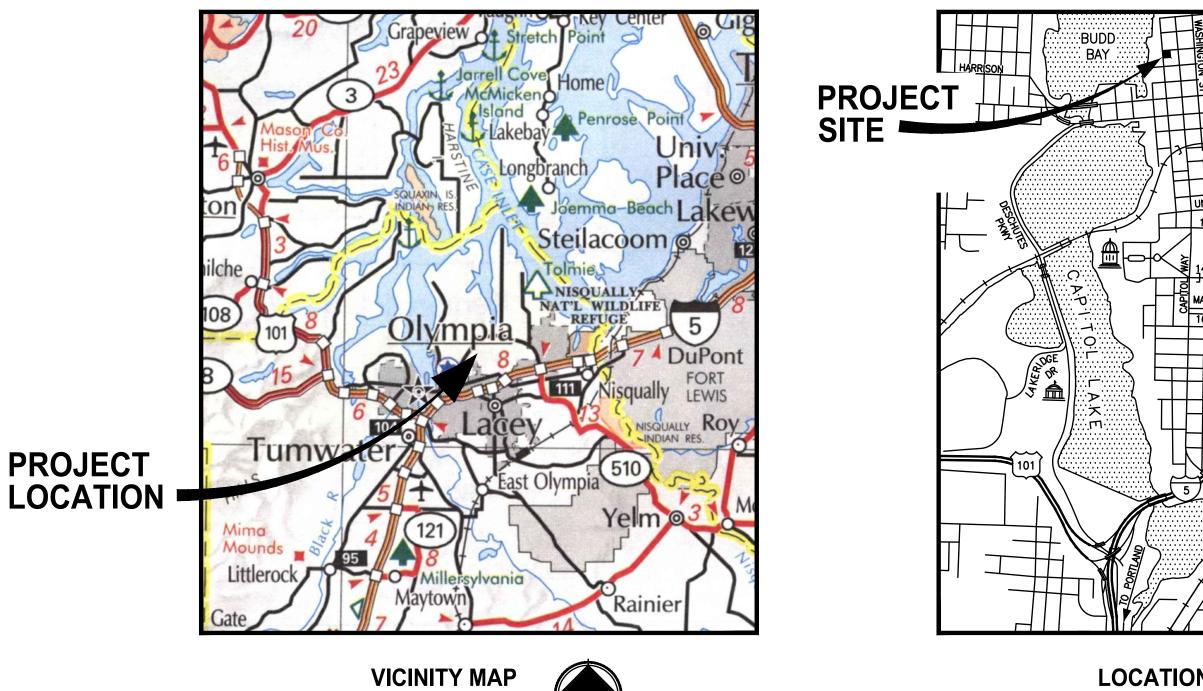
#### CALL BEFORE YOU DIG

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 (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

#### UTILITIES LOCATE NOTE

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE FIELD AND FROM RECORDS. PARAMETRIX ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL FOR UNDERGROUND LOCATE AT 811 PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.





# Olympia, Washington

NO SCALE

PROJECT

N

# LOCATION MAP

#### SITE INFORMATION:

TAX PARCEL NUMBER ZONING

78500200100 URBAN WATERFRONT

#### **SERVICE PROVIDERS:**

NO SCALE

SEWER/WATER: WATER: CABLE TV: FIRE RESPONSE:

CITY OF OLYMPIA PUGET SOUND ENERGY COMCAST CITY OF OLYMPIA F.D.

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PROJECT NAME

THE RANTS GROUP **CONDOMINIUMS AT COLUMBIA STREET** 

OLYMPIA, WASHINGTON

HORIZONTAL - NAD 83(1991). NAD 83/91 HORIZONTAL CONTROL MONUMENTATION VISITED ON 3-20-2012: "LOTT': 2" BRASS DISK IN ROOF OF FIRST ANOXIC BASIN OLYMPIA/LOTT SEWAGE TREATMENT PLANT N: 635002.5489 FT. E: 1042764.7025 FT. "IS 3415": 1 3/4" ALUMINUM DISK STAMPED "3415" AT S.W. QUAD OF OLMPIA AVE. & NORTH FRANKLIN STREET N: 633904.1685 E: 1042307.2789 VERTICAL - VERTICAL DATUM PER PARAMETRIX ADJUSTMENT ON 9/19/2017: NAVD 88 BENCHMARK: CONTROL POINT "IS 3415", BEING A 1 3/4" ALUMINUM CAP SET ON UTILITY VAULT AT THE SOUTHWEST QUADRANT OF OLYMPIA AVENUE & NORTH FRANKLIN STREET. ELEV= 10.917 FT. (NGVD 29) PARAMETRIX SURVEY PERFORMED VERTICAL ADJUSTMENT OF BARGHAUSEN DATA BY ADDING 3.41' TO NGVD 29 ELEVATIONS SHOWN ON EXISTING BASEMAP BY BARGHAUSEN ELEV= 14.327 FT. (NAVD 88)

DATUM

APPROVED FOR CONSTRUCTION City of Olympia, CP&D BY:\_\_\_ , DATE: PERMIT SET Engineering Plans Examiner **APPROVAL EXPIRES ON:** NOT FOR CONSTRUCTION DRAWING NO. 01 OF 14 **COVER SHEET CV-01** 

### **PROJECT INFORMATION**

Project Address:	322 Columbia St NW Olympia, WA 98501	
Parcel No.:	78500200100	
Legal Description:	Section - S14182W, Section 14 Plat SYLVESTER TOWN OF C 001/014	
Acres:	0.33	
Zoning:	UW, Urban Waterfront	
Minimum Lot Area:	No minium	
Setbacks:	Front/Rear/Side - No Minimum	
Max Bldg Coverage:	100%	
Max Dev. Coverage:	100%	
Pedestrian St. Overlay:	Columbia Street - 'A' street	
	Thurston Ave - 'B' street	
Height:	65 Feet, plus two additional res	idential floors allowed
	Midpoint of Roof = 77'-6 1/2" (s	ee A200, 201, 202)
Codes:	2015 IEBC/IBC	
	ICC/ANSI A117.1 - 2009 ADA	
	2015 Washington State Energy	/ Code
Occupancy:	R-2	
Construction type:	Type I - B Parking Structure	
	Type V - Residential	
Stories:	7	
Sea Level Rise:	Building will be dry "floodproofe	ed" to 16 feet NAVD88
Building Areas:	First Floor	13,800 sf
	Second Floor	12,240 sf
	Third Floor (6 units)	13,390 sf
	Fourth Floor (6 units)	13,390 sf
	Fifth Floor (6 units)	13,390 sf
	Sixth Floor (6 units)	13,390 sf
	Seventh Floor (4 units)	11,655 sf
	Gross Floor Area (28 units)	91,255 sf
Balcony Areas:	Third Floor	970 sf
	Fourth Floor	970 sf
	Fifth Floor	970 sf
	Sixth Floor	970 sf
	Second Floor	3,610 sf
	Gross Balcony Area	7,490 sf

## **ABBREVIATIONS**

AB AC A/C ADD'L ADJ AFF AGG ALT ALUM ANOD APPROX ARCH	Anchor Bolt Asphaltic Concrete Air Conditioner Acoustical Ceiling Panel Additional Adjustable Above Finish Floor Aggregate Alternate Aluminum Anodized Approximate Architect(ural)	ELEC ELEV ENAM EP EQ EQUIP ES EW EXH EXIST (E) EXP	Electrical Elevation of Enamel Epoxy Equal Equipment Each Side Exposed S Each Way Exhaust Existing
BD BLDG BLKG BM BO BTM BRG BTWN BU	Board Building Blocking Beam Bottom Of or By Owner Bottom Bearing Between Built-Up	EXT FB FD FE FEC FEM FF	Exposed Exterior Flat Bar Floor Drair Fire Exting Fire Exting Fire Exting Feminine Factory Fir
CAB CB CCB CCC CCC CCCC CCCCCCCCCCCCCCC	Cabinet Catch Basin Center to Center Corner Guard Chamfer Ceiling Joist or Control Joint Ceiling Clear Concrete Masonry Unit Clean out Column Concrete Conference Conference Construction Continuous Contract(or) Cement Plaster Carpet Carpet Tile Cold Rolled Steel Ceramic Tile or Porcelain Tile Ceramic Tile Coved	FG FH FIO FJ FLR FND FNTD FOC FOIC FOIC FOS FOW FR FRP FRT FTG FUR FV	Finish Floc Fiberglass Fire Hydra Furnished Floor Joist Floor Foundatior Feminine N Fem. Napk Face of Cc Face
CTR CS CVG CWT DBL DEMO DEMO DET DF	Center Cultured Stone Clear Vertical Grain Ceramic Wall Tile Depth Double Demolition Detail Douglas Fir or	GA GALV GB GC GEN GL GLB GR GWB GYP	Gauge Galvanized Grab Bar General C General Glass or G Glue-Lami Grading Gypsum W Gypsum
DIAG DIA DIM DISP DL DN DR DS DS DW DWG	Drinking Fountain Diagonal Diameter Dimension Dispenser Dead Load Down Door Downspout Dish Washer Drawing	H HB HBD HC HDCP HDR HDW HDWR HF HM HORIZ	Height Hose Bibb Hardboard Hollow Coi Handicap(j Header Hardware Hardwood Hem-Fir Hollow Me Horizontal
A B EIFS EJ EL	East Each Expansion Bolt Exterior Insulation and Finish System Expansion Joint Elevation	HT HVAC HW ID INSUL or I	Height Heating/Ve Air Conditi Hot Water Inside Diar Insulation

al	INT INV	Interior Invert
n or Elevator	JAN JNT JST	Janitor Joint Joist
ent de or d Structure ay t	K KD KIT KO KP KSI	Kips or 1000 Pounds Knock Down or Kiln Dried Kitchen Knock Out Kick plate or King Post Kips per Sq. Inch
d rain inguisher inguisher Bracket inguisher Cabinet e Finish or loor loor ss drant ed & Installed by Owner ist	L LAV LB LBS LF LH LKR LL LOC LP LSD	Length of Span or Structural Angle Lavatory Pound or LAG Bolt Pounds Linear Foot Left Hand Locker Live Load Location Light Pole Landscaping Liquid Soap Dispenser
tion e Napkin Disposal apkin Tampon Dispenser Concrete or Column ed By Owner d by Contractor Stud Wall einforced Panels ardant Treated Foot or Furring erify	MAT MAX MBR MBM MDO M/E/P MECH MED MFG MFR MH MIN MIR MIN MIR MISC MOD MTG MTL MULL	Material Maximum Member Marker Board Metal Building Manufacture Medium Density Overlay Mechanical/Electrical/Plum Mechanical or Mechanically Medium Manufacturing Manufacturer Manhole Minimum Mirror Miscellaneous Modular Mounting or Meeting Metal Mullion
zed ar I Contractor I r Glazed	N NIC NO NOM NTS	North Not in Contract Number Nominal Not to Scale
minated Beam ו ו Wallboard ו	O/ OC OD	Over On Center Overflow Drain or Outside Diameter
bb ard Core ap(ped) re	OFF or OF OFOI OH OPNG OPH OPP	
od Vetal tal /Ventilation/ ditioning ter Diameter Diameter Diameter	P PAV PAR PART PBD PERF PERIM PJ PL PLAM	Polished Paving Parallel Partition or Partial Particle Board Perforate(d) Perimeter Panel Joint Property Line or Plate Plastic Laminate

# PROJECT DESCRIPTION

New construction of a building approximately 91,255 sf to house two-floors of parking structure and five-floors of condominium units. The units range in size (1,300 sf - 2,350 sf) and are over the parking garage and lobby space. Access to the project site is by two driveways, one off Thurston Ave (at northeast of site) to access parking level 1, and the second access off Columbia St (at southwest of site) to access parking level 2. The main resident lobby entrance is off Columbia street with additional access from the interior of the parking level 1. Garbage, Recycle, and Cardboard is located of Thurston Ave, building maintenance will rollout containers for curbside pick up. Residents will access a trash/recycle chute located at each residential floor. All cardboard will be collected in the Waste Room at the first floor in a 4 yard container. Site utilities as follows: Water is taken from the existing meter on Columbia St. Fire connection is off the water main on Columbia St., and Sanitary sewer will connect to the existing service lateral in the alley and enter the site approximately mid-point of the building. The new building requires a new fire hydrant located at the corner of Columbia St & Thurston Ave. The entire site will be roofed, anticipated runoff will connect directly to the existing storm drain stub at the northwest corner of the property.

# **IBC ENCROACHMENT**

- STRUCTURES INTO THE PUBLIC RIGHT-OF-WAY.

# CITY OF OLYMPIA EDDS

- STREETS WHERE ON-STREET PARKING EXISTS.
- ADJACENT ACCESS POINTS
- CONFLICTS; AND PROVIDED THAT ADEQUATE SPACE EXISTS.
- INTERSECTIONS, SAFETY OR VEHICLE MANEUVER AREA.
- THE INTERSECTION.

	PLAS PW PNT PR PSF PSI PT PTD PTD/R PTR PVC	Plastic Plywood Paint Pair Pounds Per Square Foot Pounds Per Square Inch Pressure Treated Paper Towel Dispenser Paper Towel Dispenser W/ Receptacle Paper Towel Receptacle Polyvinyl Chloride
	QT QTY	Quarry Tile Quantity
er	r Rb RcP RecPt RecPt RecPt Rec Rf Recuil Rfd Rfd Rfd Rfd Rfd Rd Rd Rd Rd Rd Rd Rd Rd Rd Rd Rd Rd Rd	Radius or Riser Rubber Base Reflected Ceiling Plan Roof Drain Receptacle or Reception Reference or Refrigerator Rubber Flooring Rafter Joist Roof Rafter Reinforcing Required Resilient Roofing Right Hand Rain Leader Room Rough Opening Right of Way Rubber
tall	S SAF SCB SCHED SD SF SG SHT SHTG SIM SLR SOG SPECS SQ S/S SSD ST STDR STL STRUCT SV SV SYS T TB TEL TEMP T&G TH TEL TEMP T&G TH TOB TOC	South or Structural Self Adhered Flashing Solid Core Self-Coved Base Schedule Soap Dispenser or Storm Drain Square Foot or Storefront Safety Glass Sheet Sheeting or Sheathing Similar Sealer Slab on Grade Specification Square Stainless Steel See Structural Drawings Stain Standard Storage Steel Structural Suspended Sheet Vinyl System Tread or Top or Trimmer or Tempered Tackboard Telephone Temporary or Tempered Tongue & Groove Thickness Tight Knot Top of Beam Top of Concrete or Top of Column or

Top of Curb TOP Top of Parapet or Top of Pavement TOPL Top of Plate TOS Top of Slab TPD Toilet Paper Dispenser Tube Steel ΤS TSD Toilet Seat Dispenser Television TOW or TW Top of Wall TYP Typical

UNO Unless Noted Otherwise VB Vapor Barrier VCT Vinyl Composition Tile VERT Vertical Vertical Grain VG

Vinyl

VIN

VP Veneer Plaster West, Wide or Width W W/ WC WD WF With Water Closet Wood Wide Flange WG Wire Glass WH Water Heater W/O Without WOM Walk-off Mat WP Waterproof

WT Weight WWM Welded Wire Mesh

Center Line Property Line Plus or Minus Round, Diameter

1. SCOPE - THE PROVISIONS OF CH 32 SHALL GOVERN THE ENCROACHMENT OF

2. WINDOWS, BALCONIES, ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT. WHERE THE VERTICAL CLEARANCE ABOVE GRADE TO PROJECTING WINDOWS, BALCONIES, ARCHITECTURAL FEATURES OR MECHANICAL EQUIPMENT IS MORE THAN 8 FEET, 1 INCH OF ENCROACHMENT IS PERMITTED FOR EACH ADDITONAL 1 INCH OF CLEARANCE ABOVE 8 FEET, BUT THE MAXIMUM ENCROACHMENT SHALL BE 4 FEET. 3. ENCROACHMENTS 15 FEET OR MORE ABOVE GRADE SHALL NOT BE LIMITED

1. 4c.071 PEDESTRIAN BULB-OUTS, CURB BULB-OUTS ARE REQUIRED ON ALL DOWNTOWN

2. 4I.040 SPACING OF ACCESS POINTS, SAME SIDE OF STREET, A. THE NUMBERS PER TABLE 16 SHALL BE TH EMINIMUM DISTANCE ALLOWED BETWEEN THE CENTERLINES OF

3. 4I.070 NUMBER OF ACCESS POINTS, NO DEVELOPMENT SHALL HAVE MORE THAN ONE ACCESS POINT UNLESS THE TRAFFIC IMPACT ANALYSIS OR EMERGENCY SERVICE REQUIREMENTS DETERMINE THAT ADDITIONAL ACCESS POINTS ARE NEEDED TO SERVE THE EXPECTED VOLUME OF TRAFFIC; TO ESTABLISH EFFICIENT MOVEMENT OF VEHICLES, INCLUDING TRUCKS, BUSES, OR EMERGENCY VEHICLES; TO REDUCE TRAFFIC

4. 4I.080 ACCESS LOCATION BASED ON STREET CLASS, WHEN A DEVELOPMENT WILL BE

SITUATED SO THAT THERE IS A CHOICE OF POSSIBLE ACCESS POINTS ONTO STREETS OF DIFFERENT CLASSES AS DEFINED IN THE STREET DESIGN STANDARDS, TABLE 2, THE ACCESS SHALL BE ALLOWED ONLY ON THE STREET OF LOWER CLASS, UNLESS THE TRAFFIC IMPACT ANALYSIS DETERMINES THAT THE STREET OF LOWER CLASS CANNOT PROVIDE ADEQUATE ACCESS CAPACITY, SIGHT DISTANCE, SEPARATION OR ROADWAY

5. ACCESS TO CORNER LOTS SHALL BE LOCATED ON THE MINOR STREET WHENEVER POSSIBLE AND AS CLOSE AS POSSIBLE TO THE PROPERTY LINE MOST DISTANT FROM

SYMBOLS

# PROJECT TEAM

#### OWNER

The Rants Group 724 Columbia St NW, Ste 140 Olympia, WA 98501 T:360.943-8060 Pat Rants, President pat@rants-group.com

ARCHITECT

Tovani Hart, PC 609 A Columbia St. SW Olympia, WA 98501 T: 360.339.8274 Todd Tovani, Project Architect todd@tovanihart.com Trent Hart, Project Architect trent@tovanihart.com Savannah Blair savannah@tovanihart.com

CIVIL ENGINEER

Parametrix 1019 39th Avenue SE, Suite 100 Puyallup, WA 98374 T: 206.604.6600 Kevin House, PE khouse@parametrix.com Matt Craig, PE mcraig@parametrix.com

LANDSCAPE

Parametrix 1019 39th Avenue SE, Suite 100 Puyallup, WA 98374 T: 206.604.6600 Darren Sandeno dsandeno@parametrix.com

#### STRUCTURAL ENGINEER

PCS Structural Solutions 1250 Pacific Ave, Suite 701 Tacoma, WA 98402 T: 253.383.2797 F: 253.383.1557 Jeff Klein, PE jklein@pcs-structural.com Martin Cortez mcortez@pcs-structural.com

MECHANICAL ENGINEER

Sunset Air, Inc. 5210 Lacey Blvd SE Lacey, WA 98503 T: 360.923.1244 x116 Joe Bettridge, PE, LEED-AP JAB@sunsetair.com Ryan Cuoio rmc@sunsetair.com

CONTRACTOR

#### CONSTRUCT ONE 1924 Belmont Loop

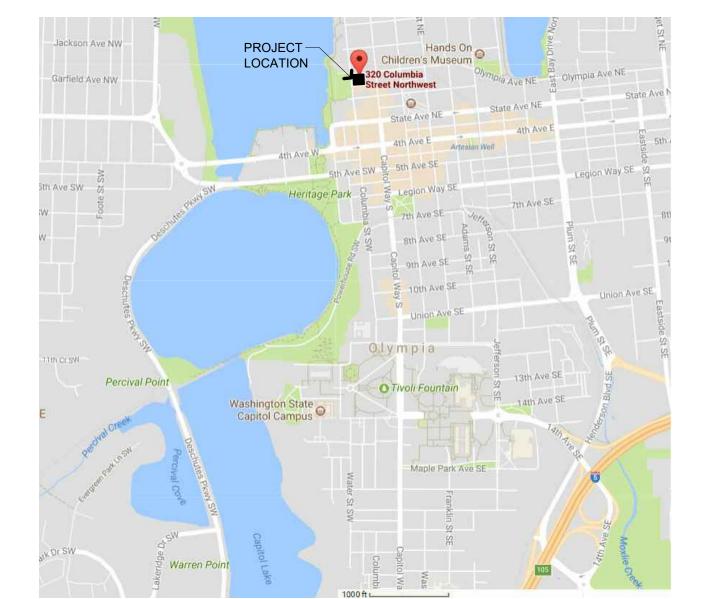
Woodland, WA 98674 T: 360.727.3029 C: 503.932.1152 Patrick Campbell patrick@construct-one.com

#### ELECTRICAL CONTRACTOR

Tradesmen Electric PO Box 128 Battle Ground, WA 98604 T: 360.666.1199 Rich Niemi rich@tradesmentelectric.com

#### COMPACTED FILL EXISTING WINDOW BUILDING SECTION SECTION NUMBER A301 WINDOW TO BE -----A301 - SHEET NUMBER REEEEEEE GRAVEL, ROCK DEMOLISHED NEW WINDOW WALL SECTION CONCRETE SECTION NUMBER \_\_\_\_\_ STRUCTURE OR L\_\_\_\_\_ MASONRY CONSTRUCTION EQUIPMENT TO BE REMOVED/ DEMOLISHED DETAIL ENLARGEMENT METAL FRAMING - DETAIL NUMBER FLAG NOTE - SHEET NUMBER GYPSUM BOARD $\langle W-A \rangle$ WINDOW TYPE ELEVATION INDICATOR GROUT, STUCCO, PLASTER ELEVATION NUMBER $\langle R-A \rangle$ RELITE TYPE GLASS (ELEVATION) D **√**1/А720 В **(**A720**)** (L-A) LOUVER TYPE FINISH GRADE WOOD - SHEET NUMBER WALL TYPE DOOR NUMBER INDICATOR >WOOD FRAMING - DOOR NUMBER MATCH LINE PLYWOOD ROOM NUMBER/NAME INDICATOR CONTROL POINT - ROOM NAME PARTICLE BOARD OR DATUM WRB Weather Resistant Barrier URINAL CERAMIC TILE GRID SYMBOLS $\bigcirc$ ALUMINUM WATER CLOSET FERROUS METAL WALL-HUNG LAVATORY **RIGID INSULATION** DRAWING TITLES ØØ DRINKING FOUNTAIN DRAWING NUMBER LOOSE OR BATT INSULATION FLOOR PLAN DRAWING TITLE -ADDITIONAL INFORMATION TEL TELEPHONE BOX CERAMIC TILE (ELEVATION) - SCALE • ] KITCHEN SINK - NORTH ARROW $\square$ MOP SINK 1 REVISION NUMBER - REVISION CLOUD ELECTRICAL PANEL FIRE ALARM/ EXISTING WALL EMERGENCY LIGHT \_\_\_\_\_ WALL TO BE DEMOLISHED O FIRE ALARM \_\_\_\_\_ SMOKE DETECTOR NEW WALL Θ HEAT DETECTOR EXISTING DOOR CL CLOCK





VICINITY MAP

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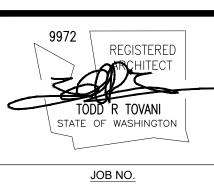
**TOVANI HART** 

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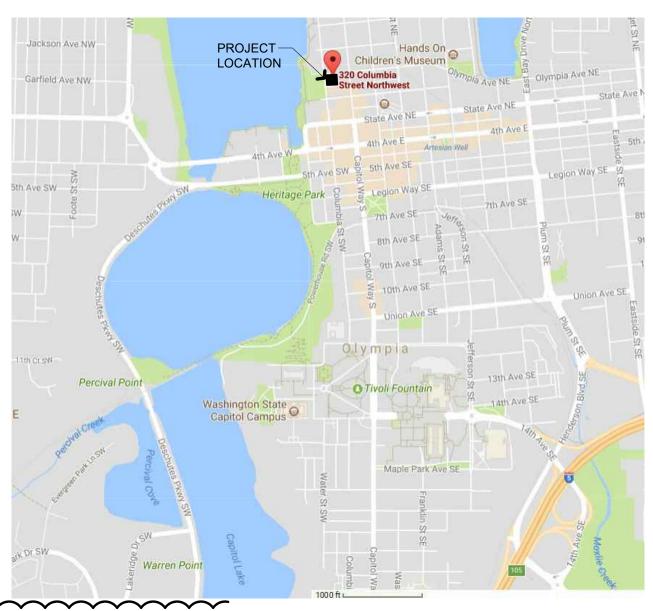
2017-019 DRAWN BY SSB DATE 11.22.2019 REVISIONS 103 / 01 / 2018

SCHEMATIC DESIGN

COVER SHEET

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#### VICINITY MAP



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

#### **PROJECT INFORMATION**

Olympia

OFFICIAL USE ONLY					_		
Case #:		Master File #: Da			ate:		
Received By:		Related Cases: _			Project Plan	iner:	
Project Name:	Condominiu	ums at Colum	oia Str	eet			
Project Address:	322 Colum	nbia St NW	013	ympia, WA	98501		
Name of Applicant:	Tovani Ha	art, PC   T	odd 1	lovani			
		EXISTING		TO BE AD	DED	TOTAL	
Parcel Area		14 <b>,</b> 375	sq. ft.		sq. ft.	14,375	sq.
Number of Lots		1				1	
IBC Building Type		_		I-A,	V-A		
Occupancy Type		-		S-2/H	R-2		
Number of Buildings		_		1		1	
Height		-	ft.	77'-6	1/2" ft.	77'-6 1/2	"
Number of Stories (including b	asement)	_		7		7	
Basement		_	sq. ft.		sq. ft.	-	sq.
Ground Floor		_	sq. ft.	13,8	<sup>00</sup> sq. ft.	13,800	sq.
Second Floor		_	sq. ft.	12,2	<sup>40</sup> sq. ft.	12,240	sq.
Remaining Floors (number	;)	_	sq. ft.	13,390 (flrs 11,655 (flr 7	3-6) ) sq. ft.	65 <b>,</b> 215	sq.
Gross Floor Area of Building		_	sq. ft.	91,2	<sup>55</sup> sq. ft.	91,255	sq.
Landscape Area		-	sq. ft.	_	sq. ft.	_	sq.
Number of Vehicular Parking S	paces	_		P1=27,	P2=26	53 spa	aces
Number of Long Term Bike Spa	ices	-		28		28	
Number of Short Term Bike Sp	aces	_		3		3	
Total Amount of Hard Surfaces green roofs, pervious pavemen		14,37	5 sq. ft.	_	sq. ft.	14,375	sq.
Total Impervious Surface Cover proposed)	rage (new and	14 <b>,</b> 375	sq. ft.	-	sq. ft.	14,375	sq.
Sewer (circle one)		City	с	City Se	ptic		
Water (circle one)		City Wel		City) W	/ell		

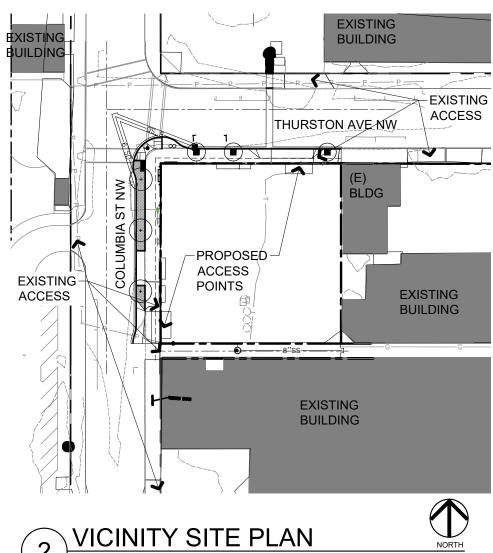
#### **GENERAL SITE PLAN NOTES**

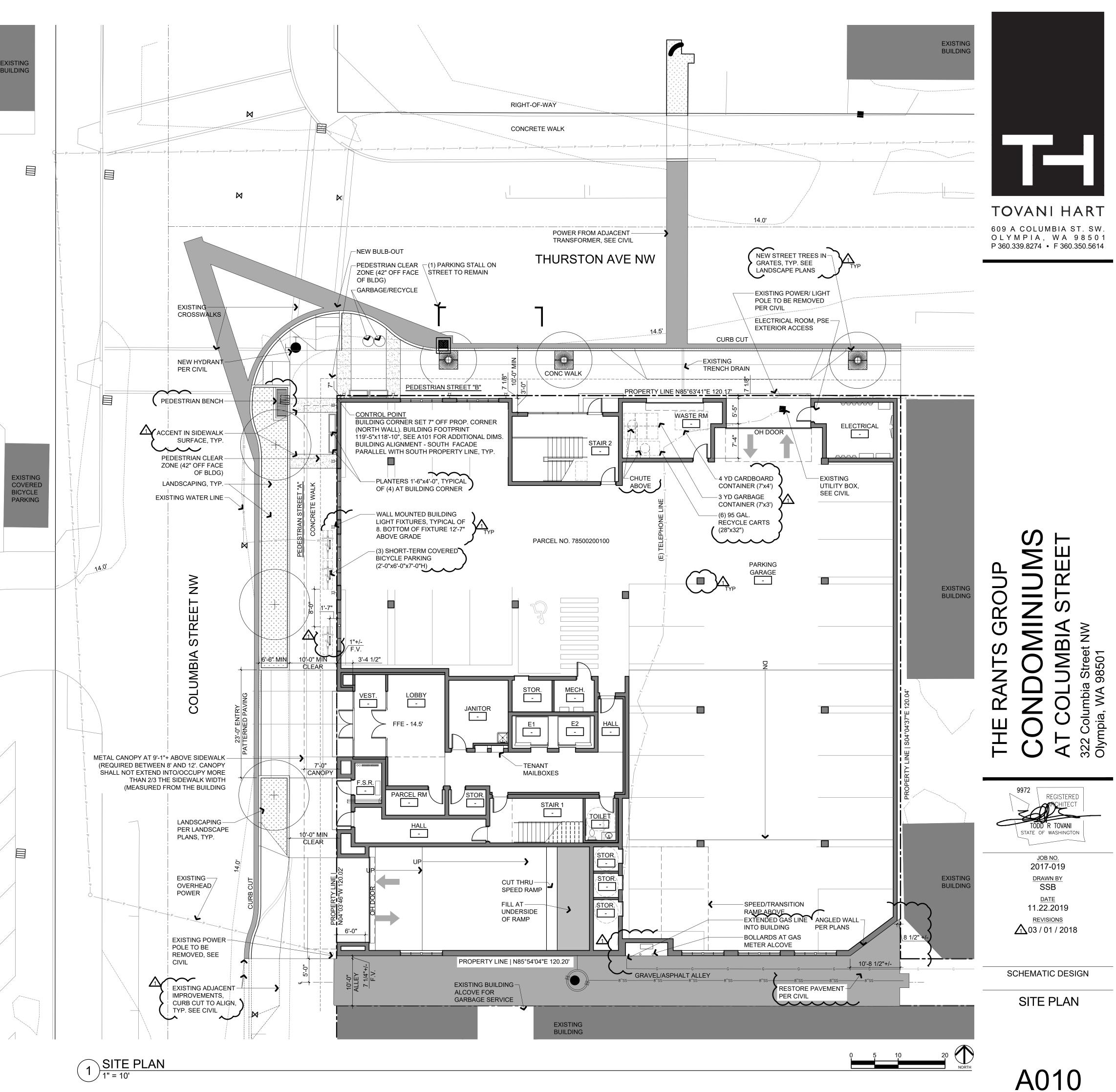
- SEE CIVIL FOR UTILITIES, GRADING, SITE LIGHTING,
- HARDSCAPE AND TESC ADDITIONAL NOTES. FOR ADDITIONAL PLAN NOTES SEE SHEETS G000, A101, 8
- A102

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- SHORT-TERM BICYCLE PARKING, ONE (1) PER TEN (10) UNITS 28 UNITS / 10 = 2.8 REQUIRED, 3 PROVIDED
- LONG-TERM BICYCLE PARKING, PROVIDED IN EACH CONDOMINIUM UNIT, TYPICAL. 28 UNITS, 28 SPACES PROVIDED
- PARKING 38.01
- 5.1. ONE (1) STREET PARKING SPACE ON THURSTON AVE, PRESERVED 5.2. PARKING REQUIRED
- MULTIFAMILY UNITS, THREE OR MORE UNITS SHALL PROVIDE ONE AND ONE-HALF (1.5) OFF-STREET PARKING SPACES PER DWELLING UNIT. 28 UNITS x 1.5 SPACES = 42 SPACES

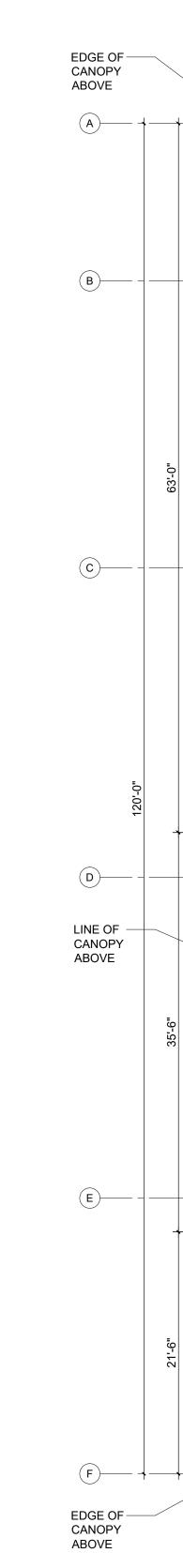
	REQUIRED	
5.3.	PARKING STALLS	PROVIDED (TWO FLOORS OF
	PARKING)	
	FIRST FLOOR	
	STANDARD =	16 SPACES
	COMPACT =	10 SPACES
	BARRIER FREE =	1 SPACE
	SECOND FLOOR	
	STANDARD =	18 SPACES
	COMPACT =	7 SPACES
	BARRIER FREE =	1 SPACE
	TOTAL	53 SPACES

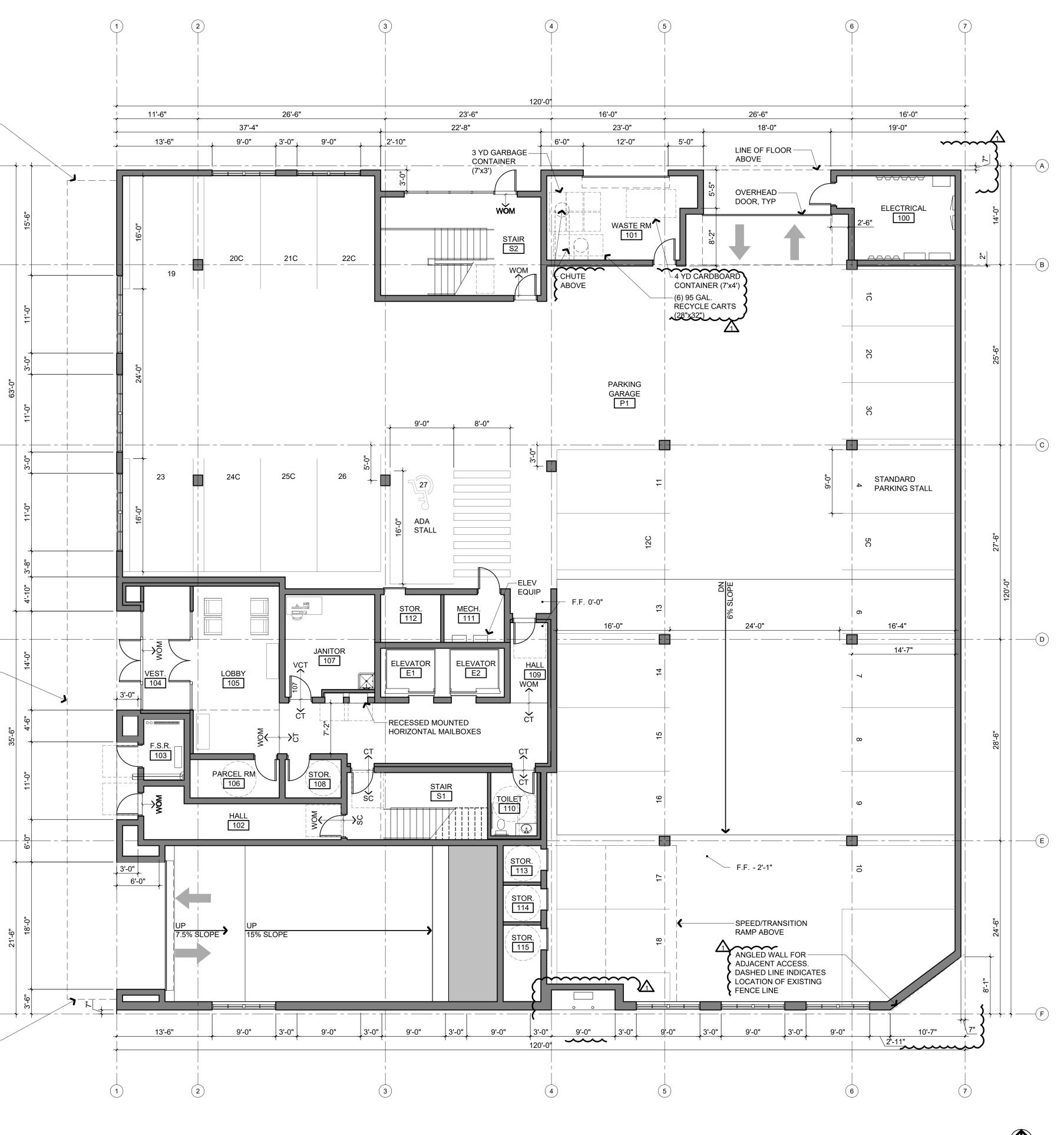




#### **FIRST FLOOR PLAN NOTES** 1. SEE SHEET A010 FOR ADDITIONAL NOTES

- 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE
- 3. STRUCTURAL COLUMNS & PARKING STALLS TO BE COORDINATED AT FUTURE SUBMITTAL









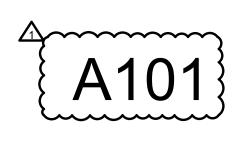
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9972 REGISTERED TODD R TOVANI STATE OF WASHINGTON JOB NO. 2017-019 DRAWN BY SSB DATE 11.22.2019 REVISIONS 03 / 01 / 2018

SCHEMATIC DESIGN

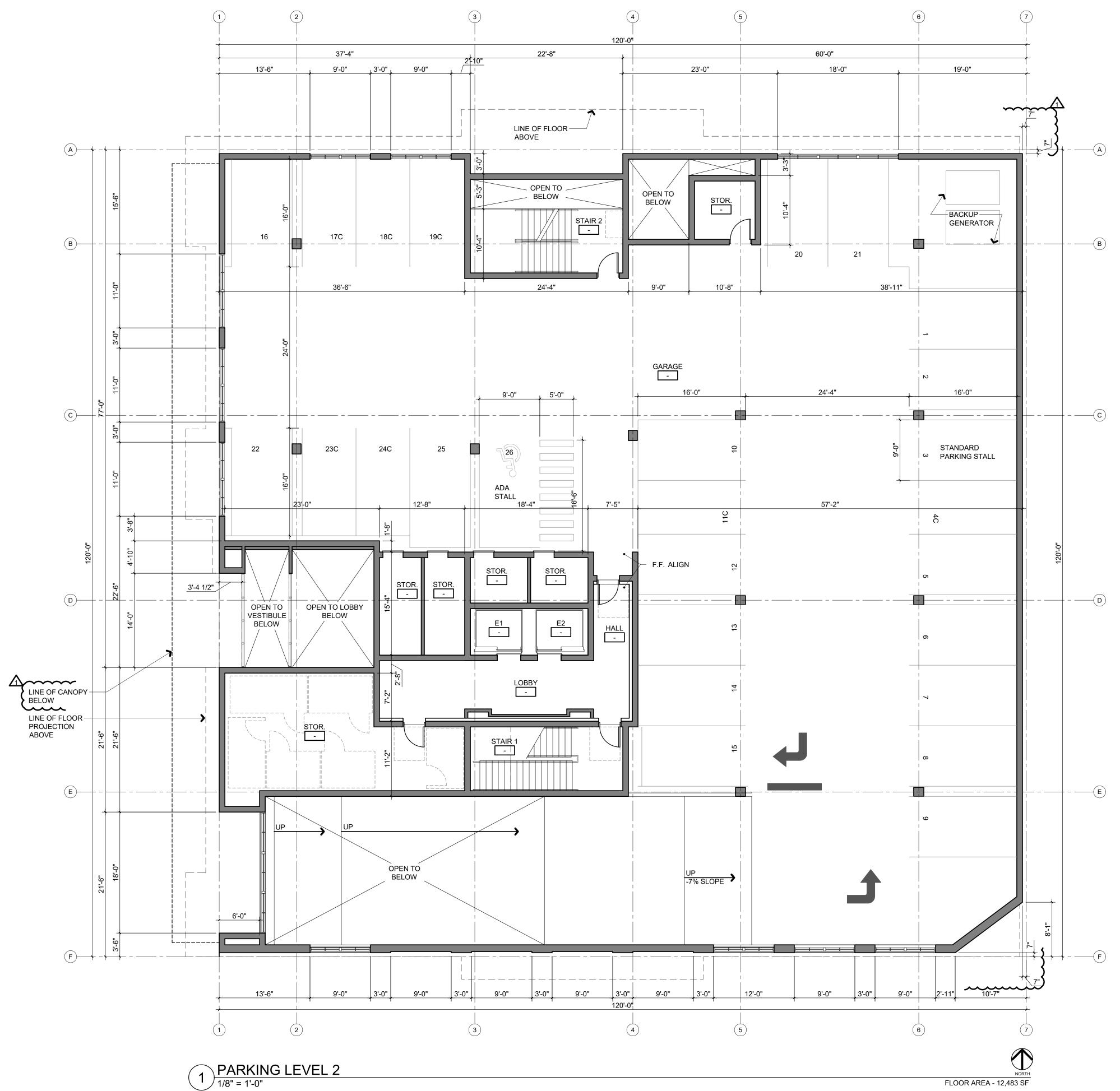
FIRST FLOOR PLAN





#### SECOND FLOOR PLAN NOTES

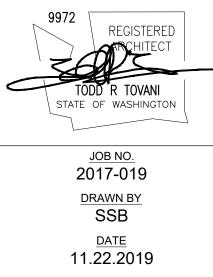
- 1. SEE SHEET A010 AND FIRST FLOOR PLAN FOR ADDITIONAL NOTES
- 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE
- 3. STRUCTURAL COLUMNS & PARKING STALLS TO BE COORDINATED AT FUTURE SUBMITTAL





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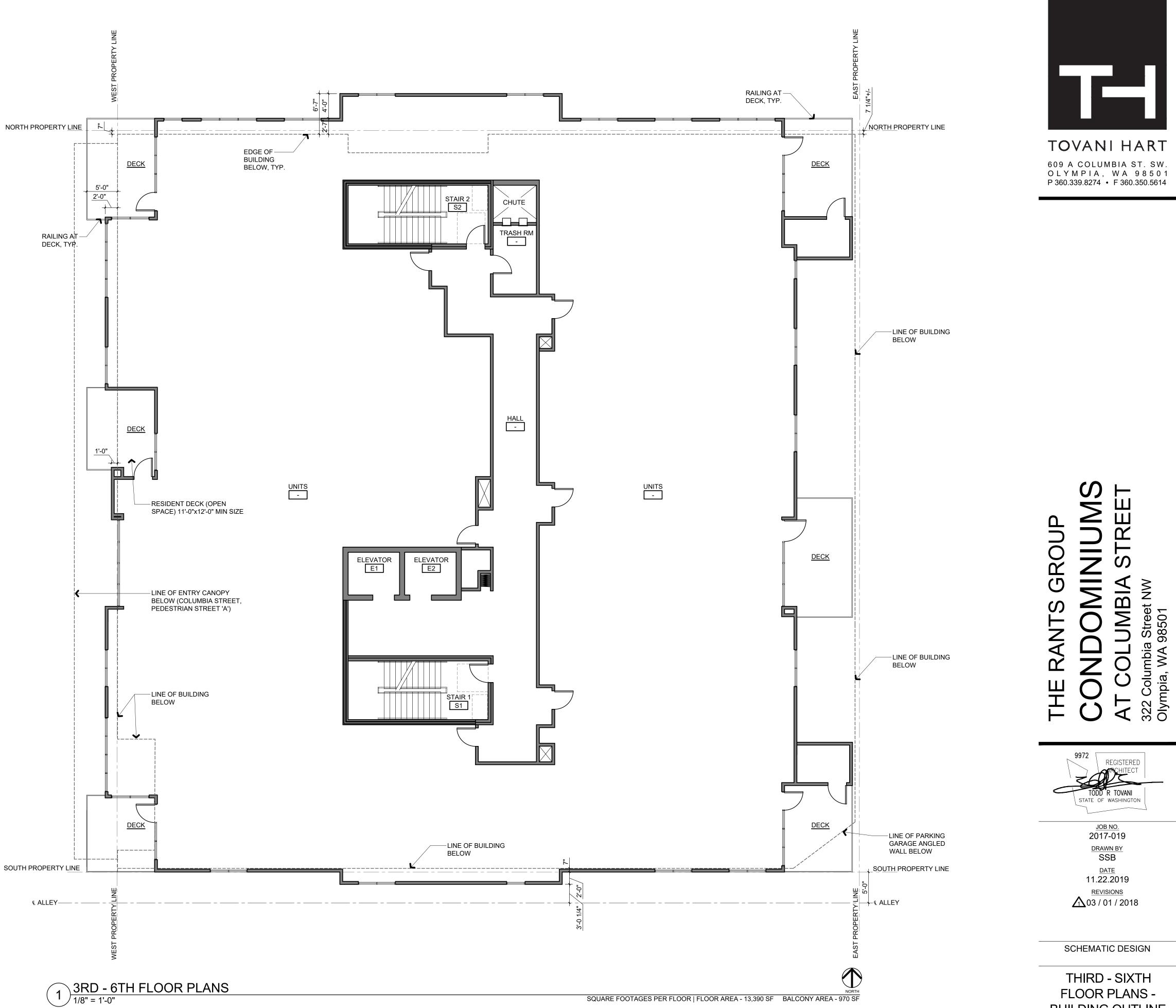
<u>REVISIONS</u> 03 / 01 / 2018

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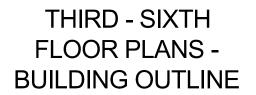
SECOND FLOOR PLAN



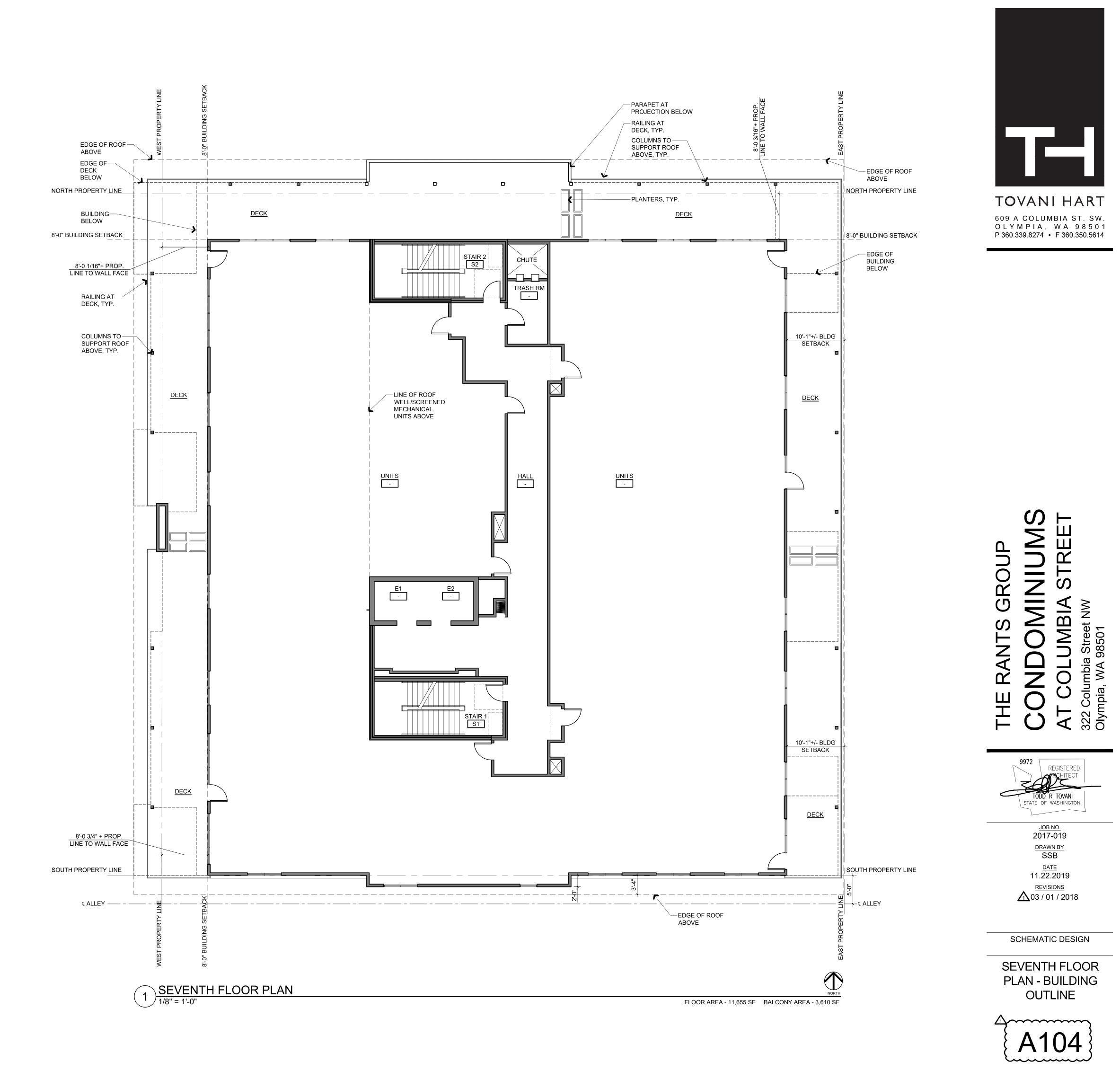
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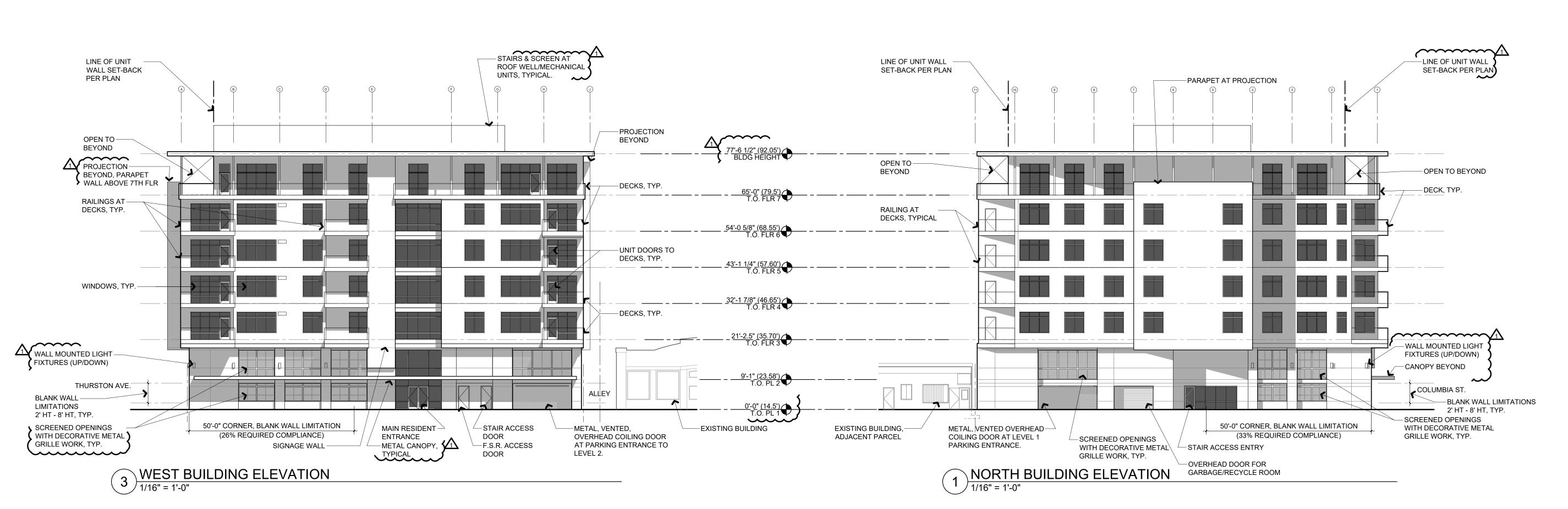




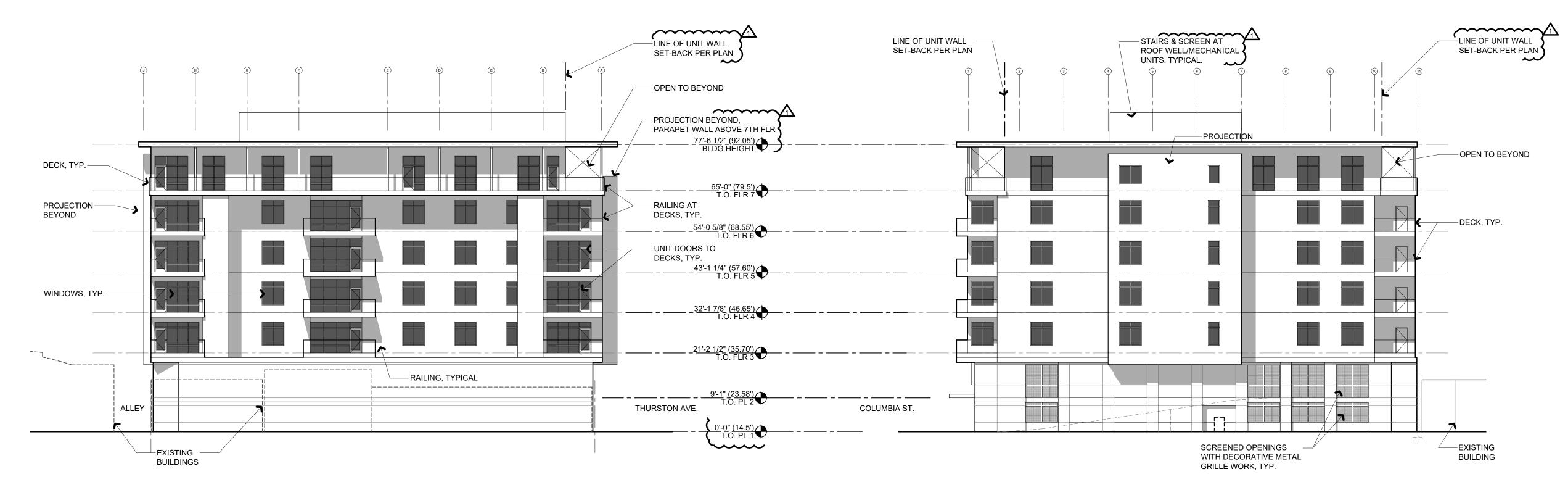


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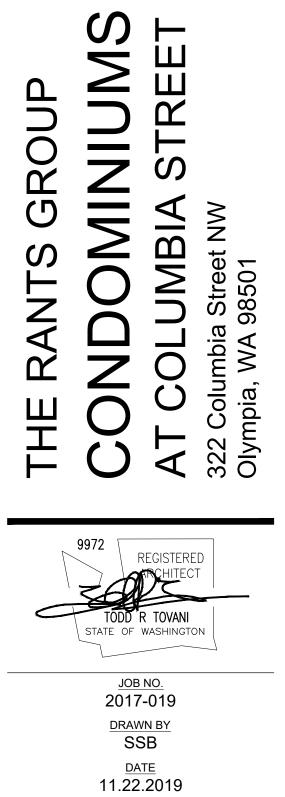
4 EAST BUILDING ELEVATION 1/16" = 1'-0"



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



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REVISIONS <u>1</u>03 / 01 / 2018

**DESIGN REVIEW - CONCEPT** 

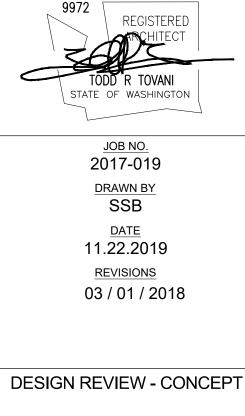
BUILDING **ELEVATIONS -DESIGN REVIEW** 



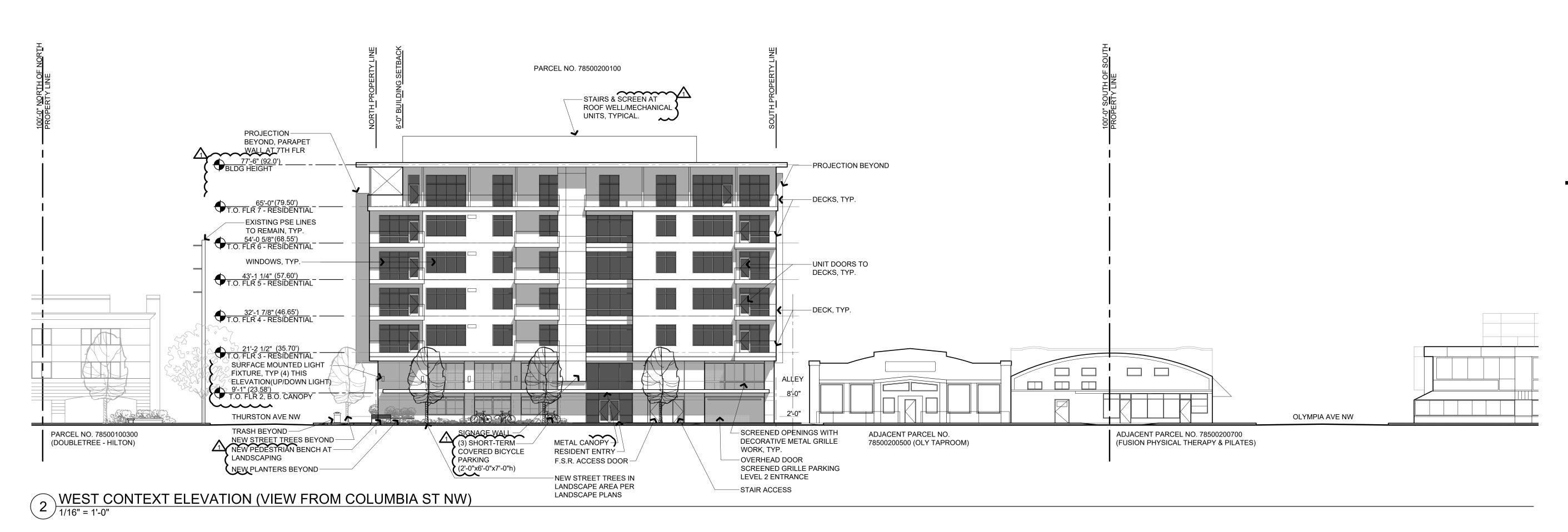


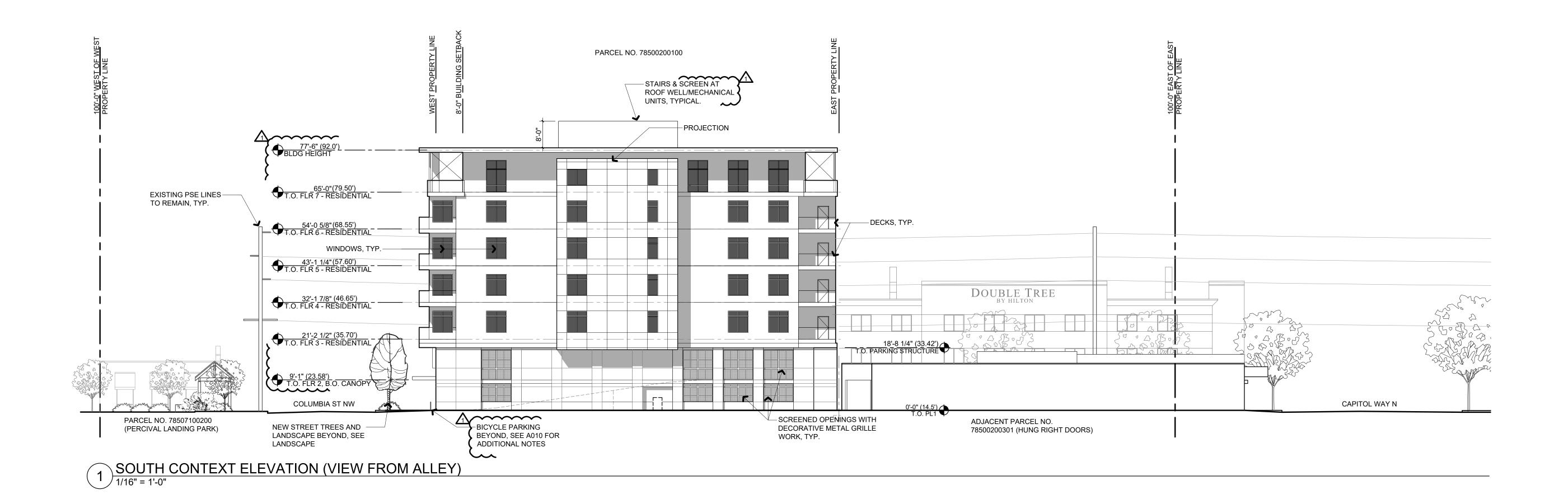
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CONTEXT ELEVATIONS







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STATE OF WASHINGTON

<u>ЈОВ NO.</u> 2017-019

DRAWN BY

DATE

11.22.2019

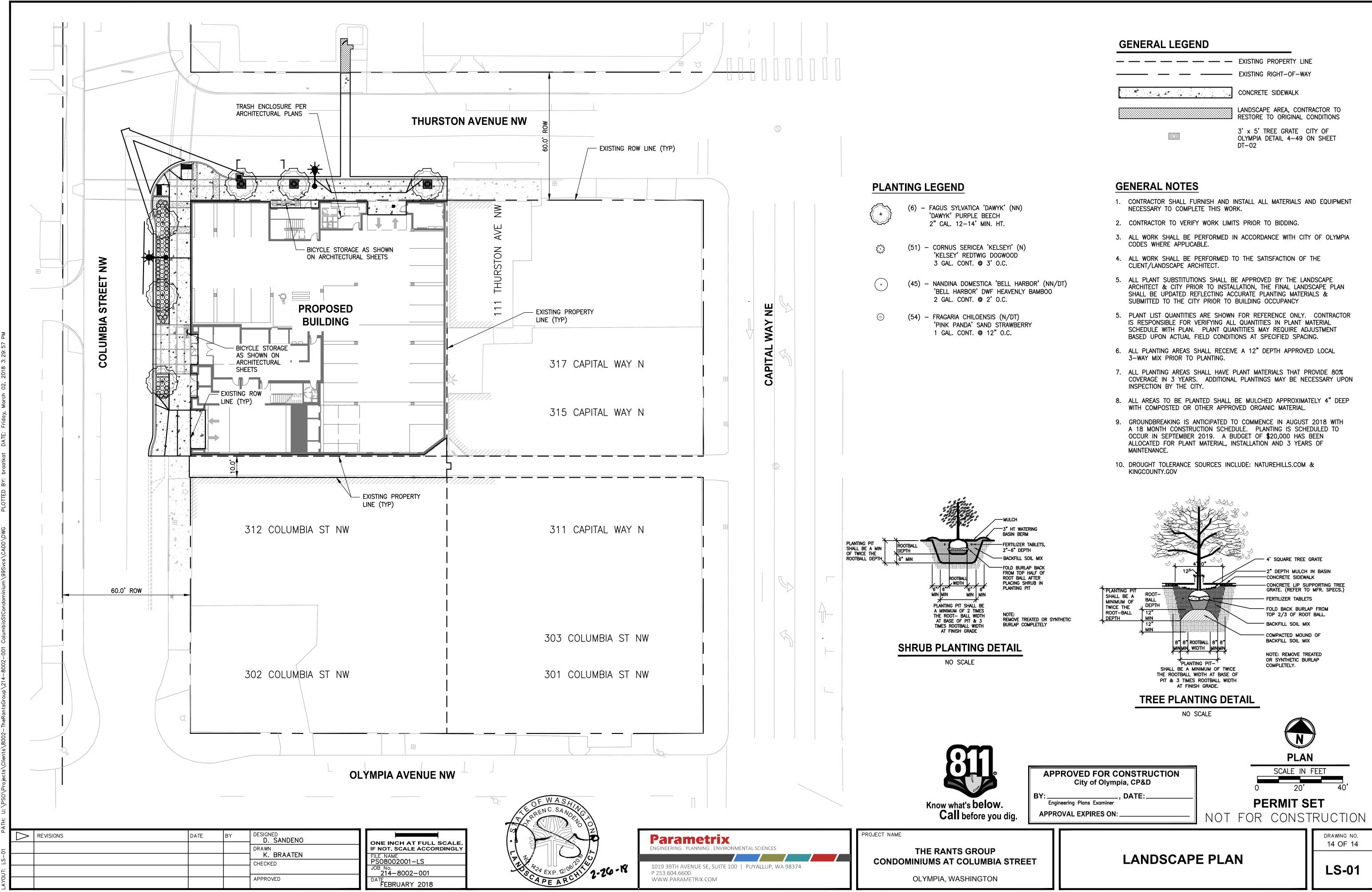
REVISIONS

03 / 01 / 2018

DESIGN REVIEW - CONCEPT

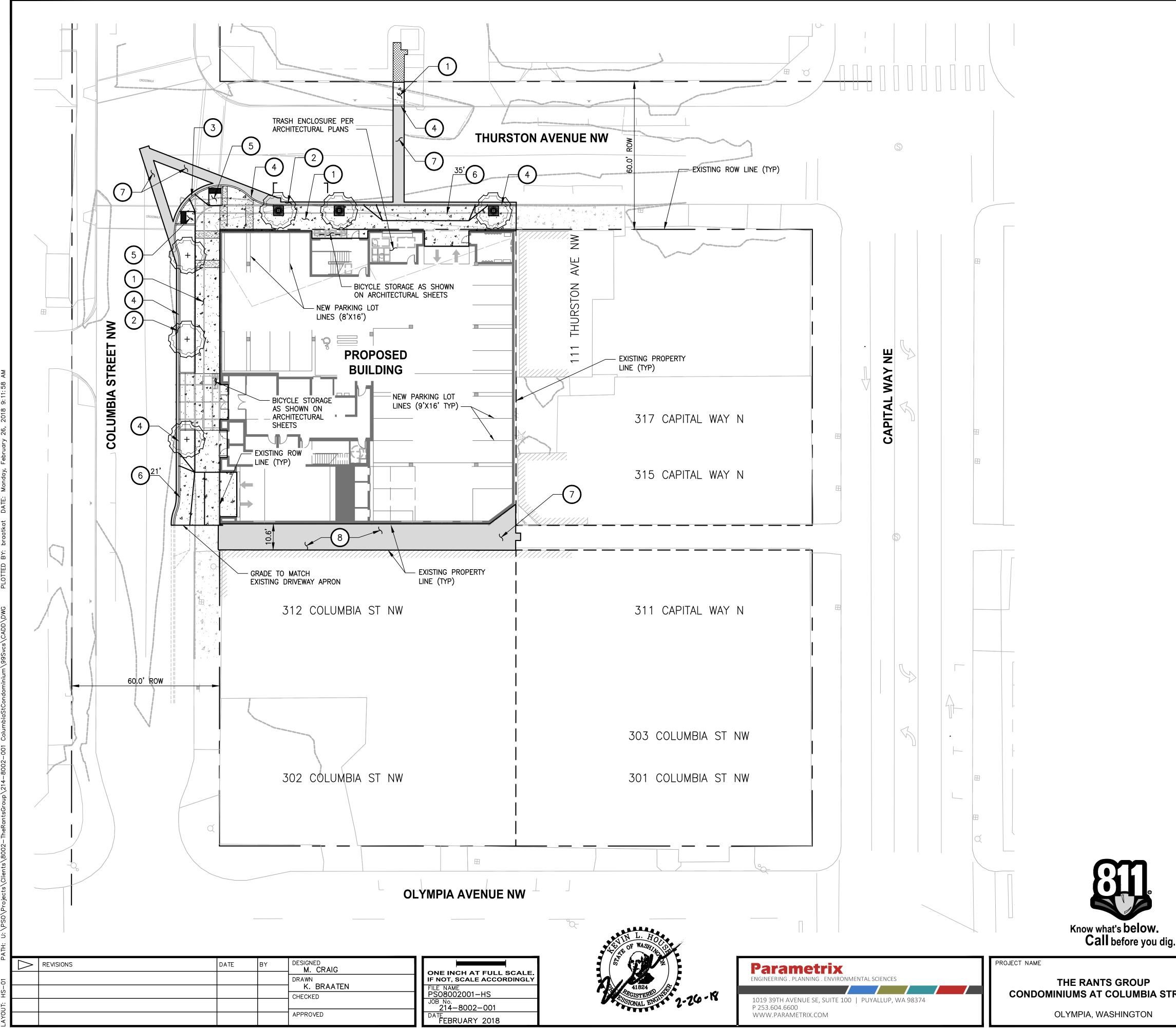
CONTEXT ELEVATIONS

SHEET REPLACEMENT



<b>GENERAL L</b>	EGEND
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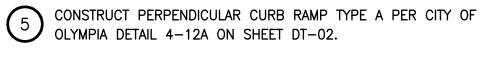
 EXISTING PROPERTY LINE
 EXISTING RIGHT-OF-WAY
CONCRETE SIDEWALK
LANDSCAPE AREA, CONTRACTOR T RESTORE TO ORIGINAL CONDITION
3' x 5' TREE GRATE CITY OF OLYMPIA DETAIL 4–49 ON SHEET



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	HMA PAVEMENT
	CONCRETE SIDEWALK
	LANDSCAPE AREA, CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS
	TREE GRATE PER LANDSCAPE PLANS AND CITY OF OLYMPIA DETAIL 4–49 ON SHEET DT–02
CONSTRUCTION NOTES	
DINSTALL CEMENT CONCRETE SI DETAIL 4-9C ON SHEET DT-0	DEWALK PER CITY OF OLYMPIA 1.
(2) PATCH PAVEMENT PER CITY OF DT-02.	F OLYMPIA DETAIL 4–14D ON SHEET

3 CONSTRUCT CURB BULB-OUT PER CITY OF OLYMPIA DETAIL 4-13A ON SHEET DT-02.

4 INSTALL CEMENT CONCRETE TRAFFIC CURB PER CITY OF OLYMPIA DETAIL 4-14 ON SHEET DT-01.



6 INSTALL CONCRETE DRIVEWAY APPROACH PER CITY OF OLYMPIA DETAIL 4-7B ON SHEET DT-01.

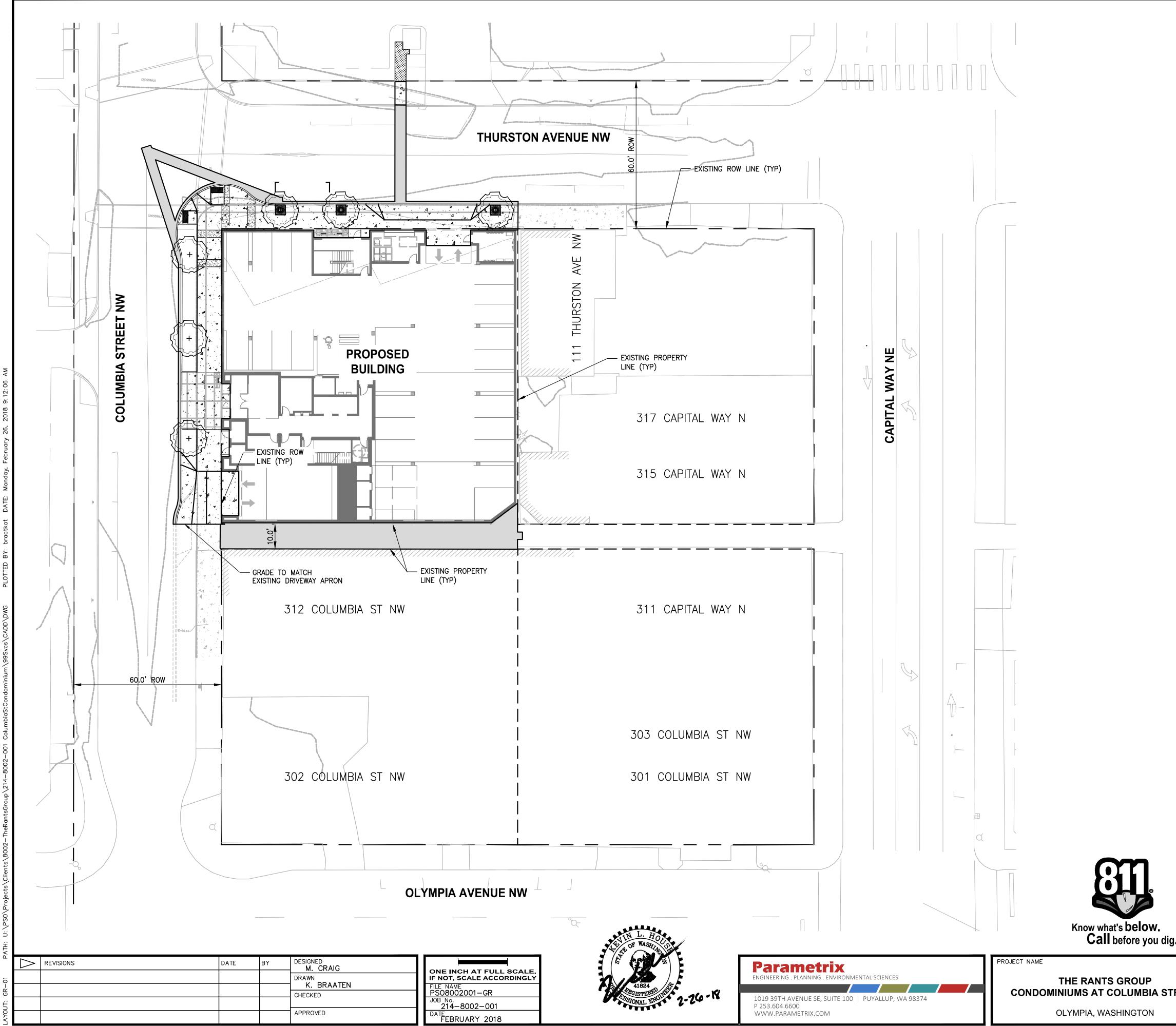
7 RESTORE PAVEMENT PER CITY OF OLYMPIA TRENCH-PAVEMENT RESTORATION DETAIL 4-8 ON SHEET DT-01.

8 HMA PAVEMENT PER CITY OF OLYMPIA DETAIL 4-8A ON SHEET DT-01.

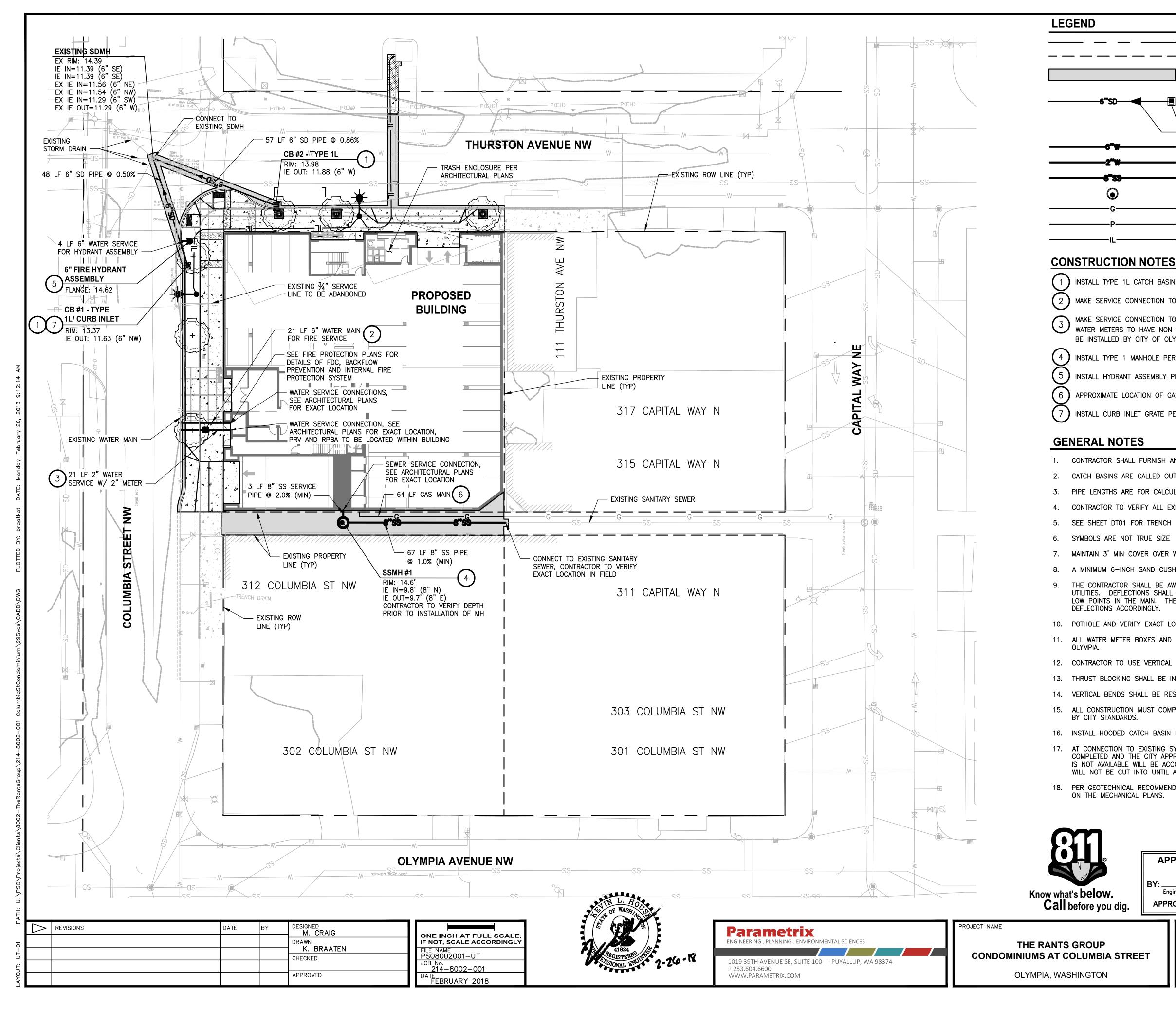
#### **GENERAL NOTES**

- 1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
- 2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
- 3. SEE LANDSCAPING PLANS FOR ALL PLANTINGS AND LANDSCAPE MATERIAL PLACEMENTS.
- 4. SEE ARCHITECTURAL PLANS FOR ILLUMINATION PLANS.
- 5. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE LAYOUT AND DETAILS.

			PLAN	
J.	BY:	PROVED FOR CONSTRUCTION City of Olympia, CP&D , DATE:, gineering Plans Examiner ROVAL EXPIRES ON:	SCALE IN 0 20' PERMIT SI NOT FOR CONST	40, E <b>T</b>
RE	ΞT	HARDSCAP	E PLAN	DRAWING NO. 05 OF 14 <b>HS-01</b>



BY:	PROVED FOR CONSTRUCTION City of Olympia, CP&D , DATE: gineering Plans Examiner ROVAL EXPIRES ON:	PLAN SCALE IN 0 20' PERMIT S	FEET 40' <b>ET</b>
g. APPI		NOT FOR CONST	DRAWING NO. 06 OF 14
TREET	GRADING	PLAN	GR-01



 EXISTING PROPERTY LINE EXISTING RIGHT-OF-WAY
HMA PAVEMENT PER CITY OF OLYMPIA DETAIL 4-8A ON SHEET DT-01
STORM PIPE - TYPE 1L CATCH BASIN - FLOW ARROW WATER MAIN WATER SERVICE SEWER MAIN TYPE 1 SEWER MANHOLE GAS MAIN UNDERGROUND POWER UNDERGROUND ILLUMINATION

(1) INSTALL TYPE 1L CATCH BASIN PER CITY OF OLYMPIA DETAIL 5-6B ON SHEET DT-03.

2 MAKE SERVICE CONNECTION TO EXISTING WATER MAIN PER CITY OF OLYMPIA DETAIL 6-11 ON SHEET DT-04.

MAKE SERVICE CONNECTION TO EXISTING WATER MAIN PER CITY OF OLYMPIA DETAIL 6-3 ON SHEET DT-04. WATER METERS TO HAVE NON-SLIP LIDS. 2" OR SMALLER WATER SERVICE AND METER BOX INSTALLATION SHALL BE INSTALLED BY CITY OF OLYMPIA, CONTRACTOR RESPONSIBLE FOR COST RELATED TO INSTALLATION BY CITY.

INSTALL TYPE 1 MANHOLE PER CITY OF OLYMPIA DETAIL 7-1 ON SHEET DT-05.

5 J INSTALL HYDRANT ASSEMBLY PER CITY OF OLYMPIA DETAIL 6-8 ON SHEET DT-04.

6 APPROXIMATE LOCATION OF GAS LINE, COORDINATE WITH PSE FOR LOCATION AND INSTALLATION.

7 INSTALL CURB INLET GRATE PER CITY OF OLYMPIA DETAIL 5-10 ON SHEET DT-03.

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK. 2. CATCH BASINS ARE CALLED OUT TO CENTER OF STRUCTURE.

3. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.

4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.

5. SEE SHEET DT01 FOR TRENCH RESTORATION DETAIL.

7. MAINTAIN 3' MIN COVER OVER WATER MAIN FROM FINISHED GRADE UNLESS OTHERWISE NOTED.

8. A MINIMUM 6-INCH SAND CUSHION IS REQUIRED FOR ANY UTILITY LINE WITHIN 6-INCHES OF ANOTHER UTILITY LINE AT CROSSING.

9. THE CONTRACTOR SHALL BE AWARE THAT WATER MAIN DEFLECTION MAY BE REQUIRED TO AVOID PROPOSED AND EXISTING UTILITIES. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NOT CREATE ADDITIONAL HIGH OR LOW POINTS IN THE MAIN. THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPTH, LOCATION, AND SHALL CALCULATE WATER

10. POTHOLE AND VERIFY EXACT LOCATIONS OF UTILITIES PRIOR TO INSTALLATION OF UTILITIES.

11. ALL WATER METER BOXES AND LIDS LOCATED WITHIN DRIVABLE SURFACES SHALL BE TRAFFIC WITH STEEL LIDS PER CITY OF

12. CONTRACTOR TO USE VERTICAL AND HORIZONTAL BENDS AS NEEDED.

13. THRUST BLOCKING SHALL BE INSTALLED AT ALL TEES AND BENDS PER CITY OF OLYMPIA STANDARD DETAIL.

14. VERTICAL BENDS SHALL BE RESTRAINED AND BLOCKED PER CITY OF OLYMPIA STANDARD DETAIL.

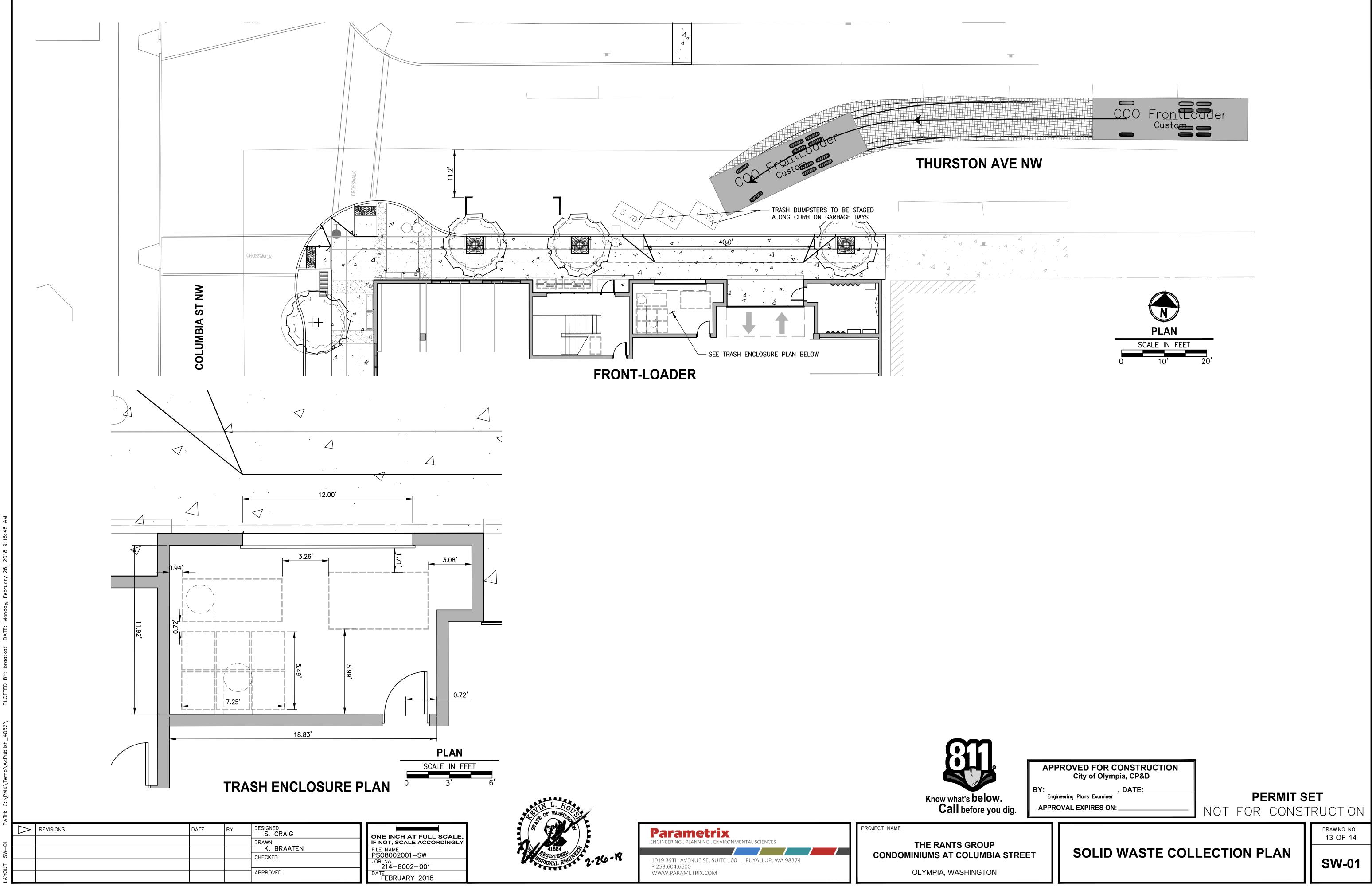
15. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED

16. INSTALL HOODED CATCH BASIN FRAME AND GRATE PER CITY OF OLYMPIA DETAILS 5-5 AND 5-6A ON SHEET DT-03.

17. AT CONNECTION TO EXISTING SYSTEM, ALL NEW SEWER CONNECTIONS WILL BE PHYSICALLY PLUGGED UNTIL ALL TESTS HAVE BEEN COMPLETED AND THE CITY APPROVES THE REMOVAL OF THE PLUG. CONNECTION OF A PIPELINE TO A SYSTEM WHERE A MANHOLE IS NOT AVAILABLE WILL BE ACCOMPLISHED BY POURING A CONCRETE BASE AND SETTING MANHOLE SECTIONS. THE EXISTING PIPE WILL NOT BE CUT INTO UNTIL APPROVAL IS RECEIVED FROM THE CITY.

18. PER GEOTECHNICAL RECOMMENDATION ALL UTILITY CONNECTIONS TO THE BUILDING SHALL BE MADE WITH FLEX FITTINGS AS SHOWN 

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			PLAN	
		PROVED FOR CONSTRUCTION City of Olympia, CP&D	SCALE IN FEET 0 20' 40' PERMIT SET	
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