



## SHEET LIST

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URBAN OLYMPIA 9 LLC.

# STATE & WATER

## GENERAL SITE NOTES



## SITE INFORMATION

**SITE ADDRESS:** 116 WATER ST NW, OLYMPIA WA 98501  
 207 STATE AVE NW, OLYMPIA WA 98501  
 114 WATER ST NW, OLYMPIA WA 98501

**PARCEL #:** #78507300100  
 #78507300301  
 #78507300400

**LEGAL:** SYLVESTER L1 B73 & 1/2 VAC ALLEY ADJ 1367-11  
 SYLVESTER L2&3 B73 W2 & VAC ALLEY 1367-11  
 SYLVESTER L4 B73 LESS 10X10 TRI & VAC ALLEY 1367-11  
 SECTION 14, TOWN 18, RANGE 2W

**JURISDICTION:** CITY OF OLYMPIA

**MASTER FILE #**  
 DRB, DETAIL DESIGN REVIEW APPROVAL ON \_\_\_\_\_  
**ZONING:** UWH - URBAN WATERFRONT HOUSING

\*\*SEE SITE PLAN FOR ADDITIONAL INFORMATION

## BUILDING INFORMATION

**BUILDING DESCRIPTION:** A NEW MIXED USE BUILDING LOCATED ON THE CORNER OF STATE STREET AND WATER STREET WITH ONE FLOOR OF RETAIL AND FOUR FLOORS OF RESIDENTIAL ABOVE, CONSISTING OF A TOTAL OF 60 UNITS.

**MODEL CODE:** IBC  
**CONSTRUCTION TYPE:** V-A OVER I-A  
**NUMBER OF STORIES:** 5  
**BUILDING HEIGHT:** 65 FT  
**OCCUPANCY TYPE:** M, S-2, A-2, R-2

**BUILDING AREA** BUILDING: 54,175 SQ. FEET  
 SITE: 22,651 SQ. FEET

## REQUIRED PERMITS

- BUILDING PERMIT
- CIVIL ENGINEERING PERMIT
- MECHANICAL SYSTEMS PERMIT
- PLUMBING PERMIT
- ELECTRICAL PERMIT
- FIRE SYSTEMS PERMIT

## CONTACTS

**PROPERTY OWNER:**  
 URBAN OLYMPIA 9, LLC  
 PO BOX 7434  
 OLYMPIA, WA 98501

**CONTACT:** WALKER JOHN  
 PHONE: 360-705-2303  
 EMAIL: WALKER@OLVIABEACH.COM

**ARCHITECT:**  
 THOMAS ARCHITECTURE STUDIOS, INC.  
 525 COLUMBIA STREET SW  
 OLYMPIA, WA 98501

**CONTACT:** TOM RIEGER  
 PHONE: 360-915-8775  
 EMAIL: TOM@TASOLYMPIA.COM

**CIVIL ENGINEER:**  
 PARAMETRIX  
 1019 39TH AVENUE SE, SUITE 100  
 PUYALLUP, WA 98374

**CONTACT:** SAM NIELSON, PE  
 PHONE: 253-604-6787  
 EMAIL: SNIELSON@PARAMETRIX.COM

**STRUCTURAL ENGINEER:**  
 PCS STRUCTURAL SOLUTIONS  
 1250 PACIFIC AVE, SUITE 701  
 TACOMA, WA 98402

**CONTACT:** JEFF KLEIN, PE  
 PHONE: 253-383-2797  
 EMAIL: JKLEIN@PCS-STRUCTURAL.COM

**MECHANICAL ENGINEER:**  
 HULTZ BHU  
 1111 FAWCETT AVE #100  
 TACOMA, WA 98402

**CONTACT:** RICK HULTZ  
 PHONE: 253-383-3257  
 EMAIL: RICKH@HULTZBHU.COM

**ELECTRICAL ENGINEER:**  
 CROSS ENGINEERS, INC.  
 2025, 6509 6TH AVE  
 TACOMA, WA 98406

**CONTACT:** SCOTT KELLY  
 PHONE: 253-759-0118  
 EMAIL: SCOTTK@CROSSENGINEERS.COM

**LANDSCAPE ARCHITECT:**  
 SCJ ALLIANCE  
 1821 4TH AVE EAST  
 OLYMPIA, WA 98506

**CONTACT:** JEFF GLANDER  
 PHONE: 360-352-1456  
 EMAIL: JEFF.GLANDER@SCJALLIANCE.COM

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Project No: 1825  
 SCHEMATIC DESIGN  
 FEB 6, 2019

COVER SHEET

A-001

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**SITE INFORMATION**

**ADDRESS:**  
 116 WATER ST NW, OLYMPIA WA 98501  
 207 STATE AVE NW, OLYMPIA WA 98501  
 114 WATER ST NW, OLYMPIA WA 98501

**TAX PARCEL #S:**  
 #78507300100  
 #78507300301  
 #78507300400

**SECTION:** 14  
**TOWNSHIP:** 18  
**RANGE:** 2W  
**ZONING:** UW-H

**EXISTING SITE:**  
 SITE AREA: 22,651 SF  
 LANDSCAPE AREA: 0 SF  
 HARD SURFACE COVERAGE: 22,651 SF

**PROPOSED SITE:**  
 SITE AREA: 22,651 SF  
 BUILDING FOOTPRINT: 5,507 SF  
 PAVED PARKING (IMPERVIOUS): 11,792 SF  
 LANDSCAPE AREA: 844 SF

**TOTAL PERVIOUS:** 844 SF  
**TOTAL IMPERVIOUS:** 21,807 SF

**PARKING SUMMARY**

REQUIRED VEHICLE PARKING REQUIREMENTS (OMC 18.38.040)

**VEHICLE PARKING REQUIREMENTS**  
 NONE REQUIRED \* PER OMC 18.38.160

**VEHICLE PARKING PROPOSED**

OFF STREET PARKING PROVIDED = 40 SPACES  
 ON STREET PARKING PROVIDED = 6 SPACES

**TOTAL SPACES PROVIDED ON SITE = 46 SPACES**

30% OF ALL SPACES CAN BE COMPACT  
 46 X 0.30 = 14 SPACES  
 PROVIDED = 14 SPACES

ACCESSIBLE PARKING REQUIRED (OMC 18.38.120)  
 2 SPACES MIN. REQUIRED PER 26-50 PARKING SPACES = 2 SPACES  
 PROVIDED = 2 SPACES

5% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES = 2 SPACES  
 PROVIDED = 2 SPACES

**LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01)**

(16) STUDIOS @ 0 STORAGE SPACE PER UNIT = 0 SPACES  
 (28) ONE BEDROOMS @ 1 STORAGE SPACE PER UNIT = 28 SPACES  
 (16) TWO BEDROOMS @ 1 STORAGE SPACE PER UNIT = 16 SPACES  
 RETAIL 1,201 SF @ 1/6,000 SF, 1 MIN. = 1 SPACE  
 RESTAURANT 2,292 SF @ 1/2,000 SF, 1 MIN. = 1 SPACE

**TOTAL FOR ALL THE SPACES PROVIDED = 46 SPACES**

**SHORT TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38, TABLE 38.01)**

(16) STUDIOS @ 1/10 UNIT, 2 MIN. = 2 SPACES  
 (28) ONE BEDROOMS @ 1/10 UNIT, 2 MIN. = 2 SPACES  
 (16) TWO BEDROOMS @ 1/10 UNIT, 2 MIN. = 2 SPACES  
 RETAIL 1,201 SF @ 1/3,000 SF, 2 MIN. = 2 SPACES  
 RESTAURANT 2,292 SF @ 1/1,000 SF, 1 MIN. = 3 SPACES

**TOTAL FOR ALL THE SPACE PROVIDED = 11 SPACES**

**WASTE RESOURCES SUMMARY**

GOAL: COLLECT AND STORE WASTE IN FACILITY ACCESSED BY ALLEY. COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PERMONTH ALLOCATE 50% TO RECYCLING, AND 50% TO GARBAGE.

STATE & WATER WASTE COLLECTION	PER WEEK
(60) RESIDENTIAL UNITS @ 1 CY PER HOUSEHOLD/4.33 =	13.86 CY
(2,292 SF) RESTAURANT @ 2 CY WEEKLY =	2.00 CY
(1,201 SF) RETAIL @ 1/2 CY WEEKLY =	0.50 CY

**TOTAL WASTE COLLECTED = 16.36 CY**

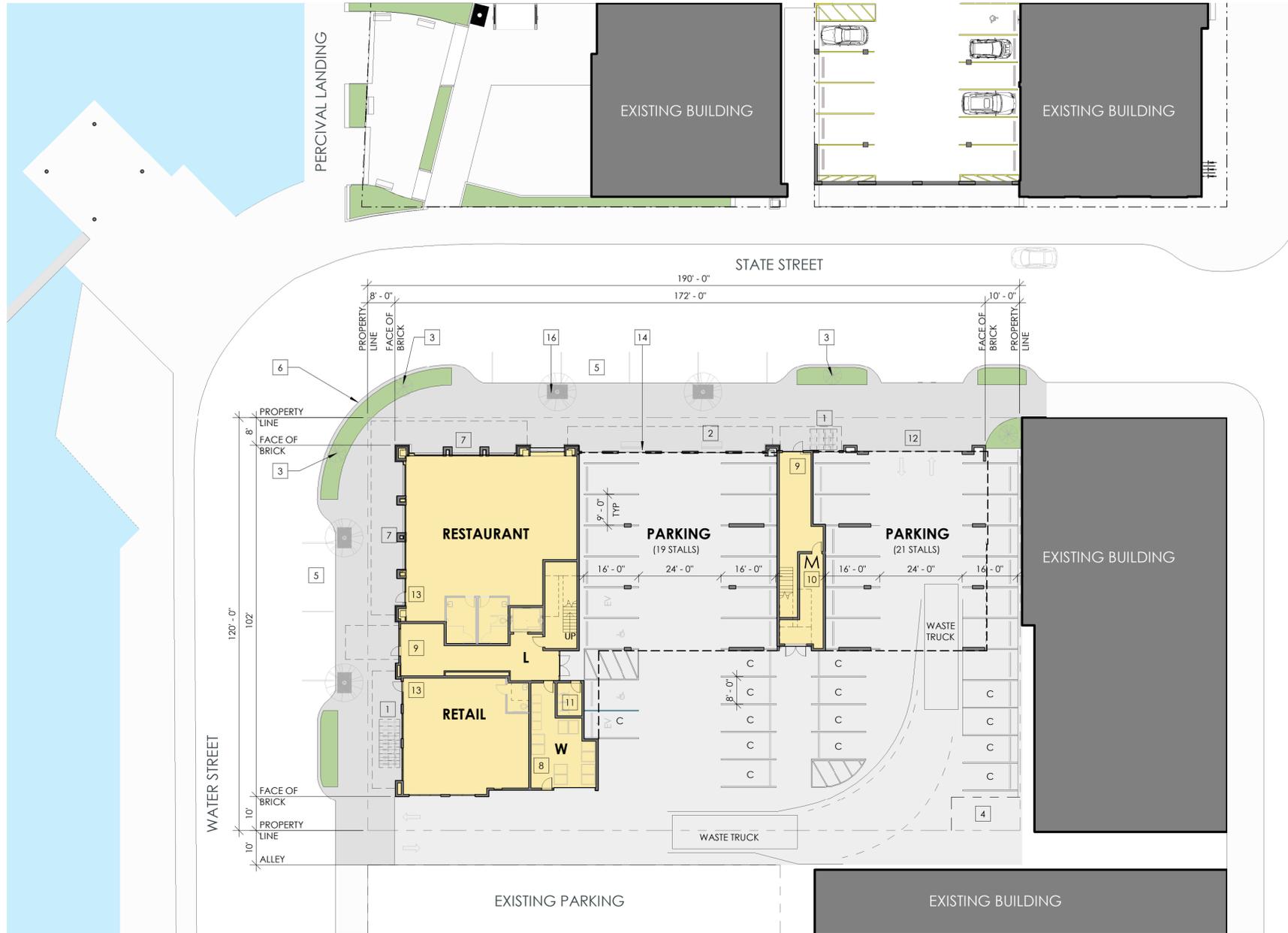
50% OF 16.36 CY = 8.18 CY TO GARBAGE, 8.18 TO RECYCLE

**CONTAINERS REQUIRED FOR GARBAGE:**

3 YARD CONTAINERS USED FOR ALLEY COLLECTION  
 8.18 CY / 3 CY = 2.73 ROUND UP = 3  
**PROVIDE (3) 3 YARD CONTAINERS**

**CONTAINERS REQUIRED FOR RECYCLING:**

SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING. CARDBOARD CONTAINERS ARE 4 YARD, OTHER RECYCLING USES 95 GALLONS CARTS.  
 8.18 CY/2 = 4.09  
**PROVIDE (2) 3 YARD CARDBOARD CONTAINERS**  
 8.18 CY - 6 CY = 2.18 CY x 173 GALLONS/CY = 377.14 GALLONS/95 GALLONS = CARTS  
**PROVIDE (4) 95 GALLON CARTS**



**1 SITE PLAN**  
 1" = 20'-0"

**GENERAL SITE NOTES**

- THESE DRAWINGS FOR GENERAL BUILDING AND SITE LAYOUT
- SEE ENLARGED SITE PLANS FOR ADDITIONAL INFORMATION

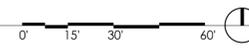
**GENERAL SITE NOTES**



**SITE LEGEND**

- FOOTPRINT OF PROJECT STRUCTURES
- NEW ASPHALT HARDSCAPE (IMPERVIOUS)
- NEW CONCRETE HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING ADJACENT BUILDINGS
- BUDD INLET
- DASHED LINE OF CANOPY ABOVE, TYPICAL
- PROPERTY LINE

- FF FINISHED FLOOR
- C COMPACT STALL
- 1 SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR.
- 2 PEDESTRIAN BENCH SEATING. PROVIDE DUMOR SIGNATURES BENCH 160 WITH CENTER ARMREST, COLOR: BLACK.
- 3 NEW STREET TREES. PROVIDE WITH MINIMUM 4"x6" PEDESTRIAN FRIENDLY IRON GRATE, TYPICAL.
- 4 EXISTING TRANSFORMER.
- 5 CURBSIDE PARKING.
- 6 NEW BULB OUT. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 7 OUTDOOR DINING.
- 8 LOCATION OF WASTE COLLECTION. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 9 LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 10 LOCATION OF ELECTRICAL/SPRINKLER ROOM. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 11 LOCATION OF LONG TERM BIKE STORAGE. SEE FIRST FLOOR PLAN.
- 12 LOCATION OF STRUCTURED PARKING ENTRY. SEE FIRST FLOOR PLAN.
- 13 APPROXIMATE LOCATION OF COMMERCIAL RETAIL SPACE ENTRY. SEE FIRST FLOOR PLAN.
- 14 PROPOSED NEW MURAL / ART WALL LOCATION
- 15 NEW PLANTER LOCATION.
- 16 TREE GRATE.



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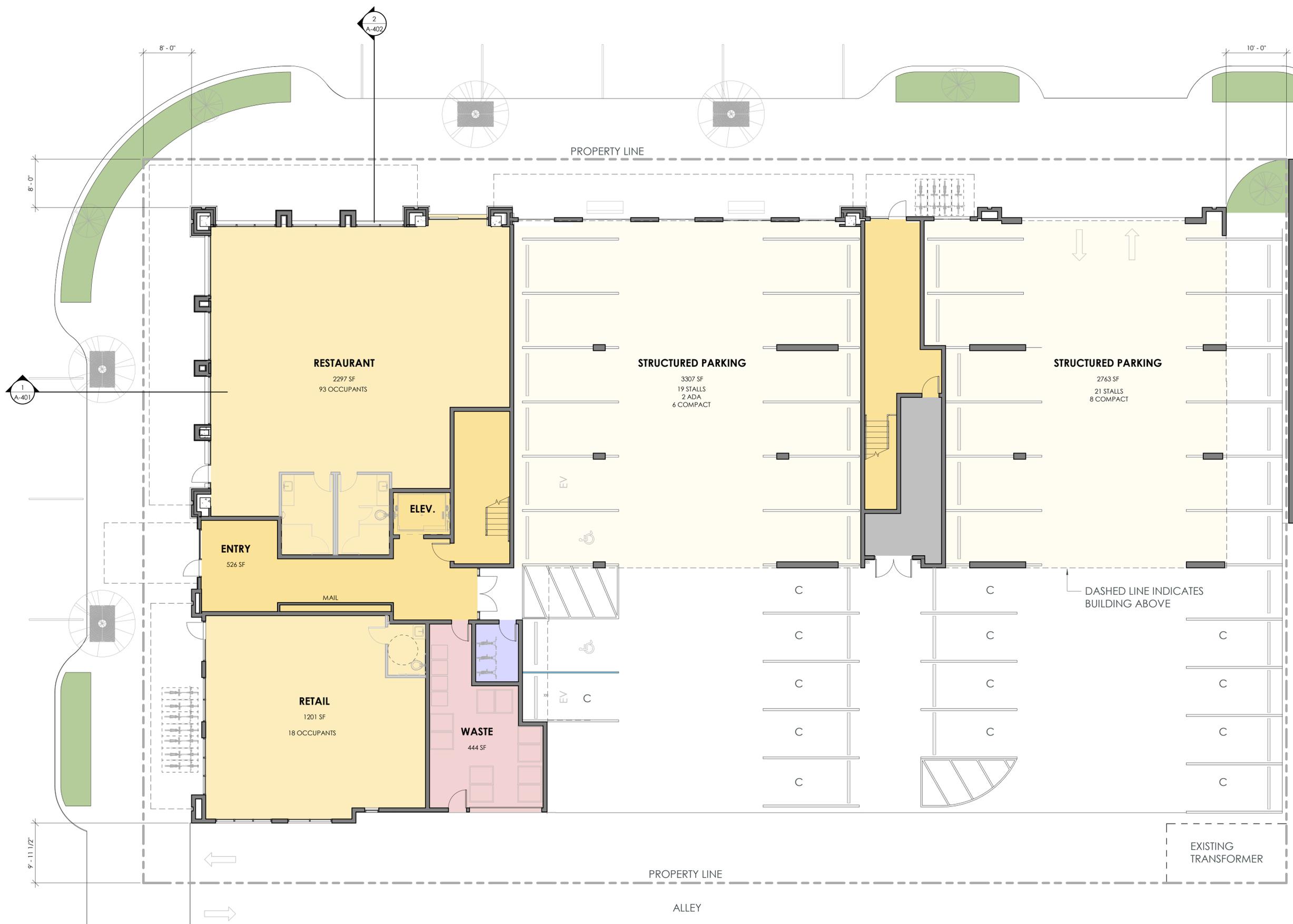
**SITE PLAN**

**A-101**

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**GENERAL NOTES**

1. DIMENSIONS TO FACE OF STUDS UNLESS OTHERWISE NOTED.

**SPACES**

- LANDSCAPE
- CIRCULATION
- ENTRY
- RESTAURANT
- RETAIL
- BIKE STORAGE
- SPRINKLER / ELECTRICAL
- STRUCTURED PARKING
- WASTE
- C COMPACT STALL

**AREA SCHEDULE - FLOOR 1**

Name	Area	Level
STRUCTURED PARKING	2763 SF	FLOOR 1
WASTE	444 SF	FLOOR 1
RETAIL	1201 SF	FLOOR 1
ENTRY	526 SF	FLOOR 1
CIRCULATION	314 SF	FLOOR 1
RESTAURANT	2297 SF	FLOOR 1
CIRCULATION	397 SF	FLOOR 1
SPRINKLER / ELECTRICAL	224 SF	FLOOR 1
STRUCTURED PARKING	3307 SF	FLOOR 1
BIKE STORAGE	73 SF	FLOOR 1
LANDSCAPE	280 SF	FLOOR 1
LANDSCAPE	101 SF	FLOOR 1
LANDSCAPE	69 SF	FLOOR 1
LANDSCAPE	109 SF	FLOOR 1
LANDSCAPE	71 SF	FLOOR 1
<b>Grand total:</b>	<b>15</b>	<b>12175 SF</b>

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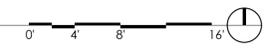
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**PLANS - LEVEL 1**

**A-201**

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**1 FLOOR 1**  
1/8" = 1'-0"





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PLANS - LEVEL  
2-5

A-202

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GENERAL NOTES

- 1. DIMENSIONS TO FACE OF STUDS UNLESS OTHERWISE NOTED.

SPACES

- 2 BEDROOM
- 1 BEDROOM
- STUDIO
- CIRCULATION
- STORAGE

AREA SCHEDULE

2 BEDROOMS

2 BEDROOM	882 SF
2 BEDROOM	875 SF
2 BEDROOM	887 SF
2 BEDROOM	951 SF
TOTAL 2 BEDROOMS: 4	3594 SF

1 BEDROOMS

1 BEDROOM	594 SF
1 BEDROOM	665 SF
1 BEDROOM	663 SF
1 BEDROOM	601 SF
1 BEDROOM	633 SF
1 BEDROOM	606 SF
1 BEDROOM	605 SF
TOTAL 1 BEDROOMS: 7	4367 SF

STUDIOS

STUDIO	387 SF
STUDIO	401 SF
STUDIO	391 SF
STUDIO	391 SF
TOTAL STUDIOS: 4	1571 SF

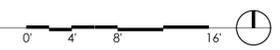
TOTAL RENTABLE UNIT AREA

10035 SF



1 FLOOR 3

1/8" = 1'-0"



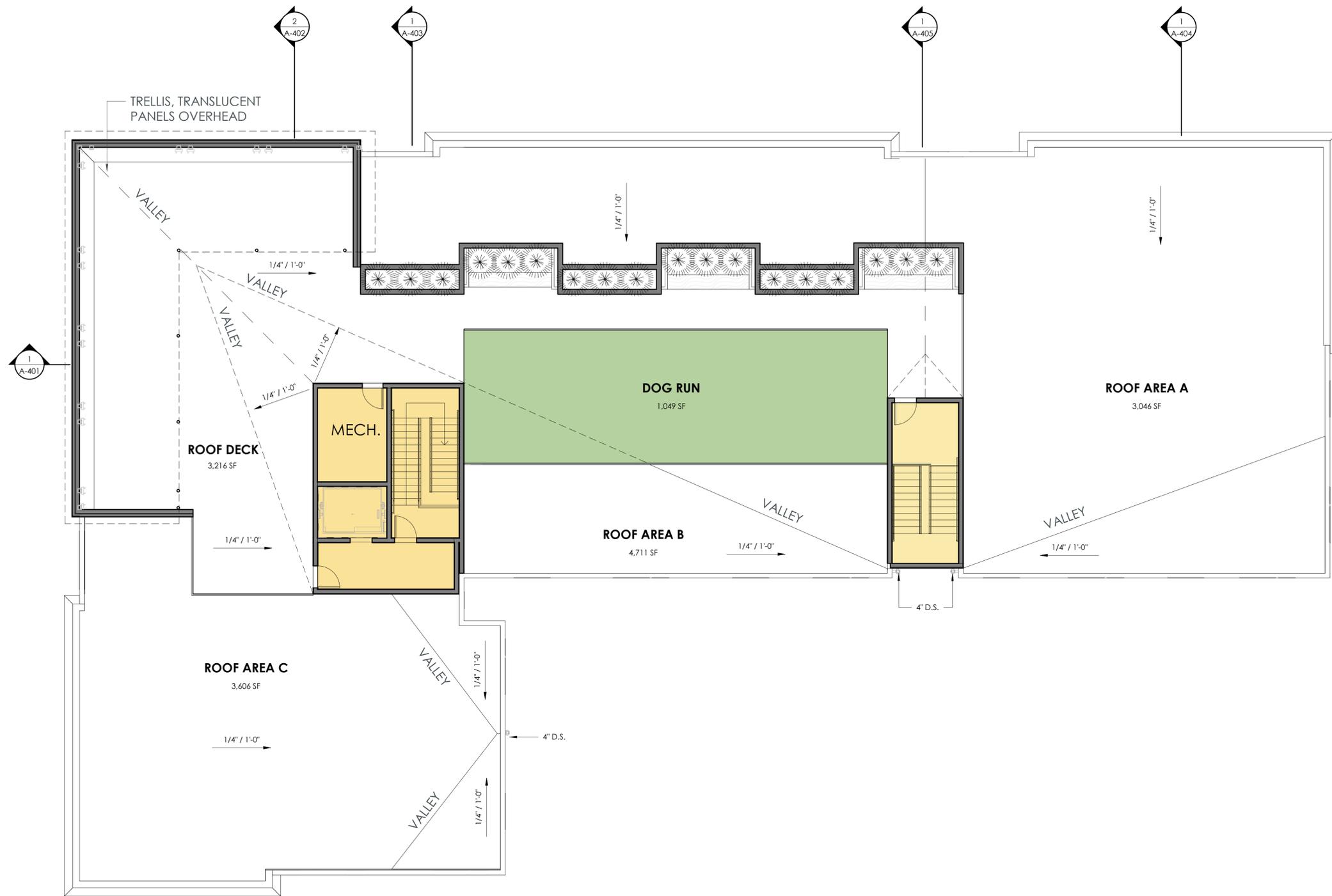
2 A-402

1 A-401



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### DOWNSPOUT CALCULATION

TOTAL ROOF AREA TO BE DRAINED:	11,363 SF
ROOF AREA A:	3,046 SF
ROOF AREA B:	4,711 SF
ROOF AREA C:	3,606 SF

DOWNSPOUT SIZE:  
PER 2015 UPC, APPENDIX D, TABLE D101.1, ANTICIPATED RAINFALL PER HOUR FOR A 100 YEAR OCCURRENCE IS 1" PER HOUR. (.01 GPM/SF)

11,363 SF x 0.01 GPM/SF: 113.63 GPM

PER UPC TABLE 1101.12, THE FLOW RATE THROUGH VERTICAL LEADERS SHALL NOT EXCEED THE FOLLOWING:

2" DIAMETER WILL HANDLE:	30 GPM
3" DIAMETER WILL HANDLE:	92 GPM
4" DIAMETER WILL HANDLE:	192 GPM

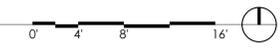
1 DOWNSPOUTS OF 4" DIAMETER VERTICAL LEADER ON ROOF A CAN DRAIN 192 GPM > 30.46 GPM  
1 DOWNSPOUTS OF 4" DIAMETER VERTICAL LEADER ON ROOF B CAN DRAIN 192 GPM > 47.11 GPM  
1 DOWNSPOUTS OF 4" DIAMETER VERTICAL LEADER ON ROOF C CAN DRAIN 192 GPM > 36.06 GPM

WHICH EXCEEDS THE 113.63 GPM REQUIRED.

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



PLANS - ROOF

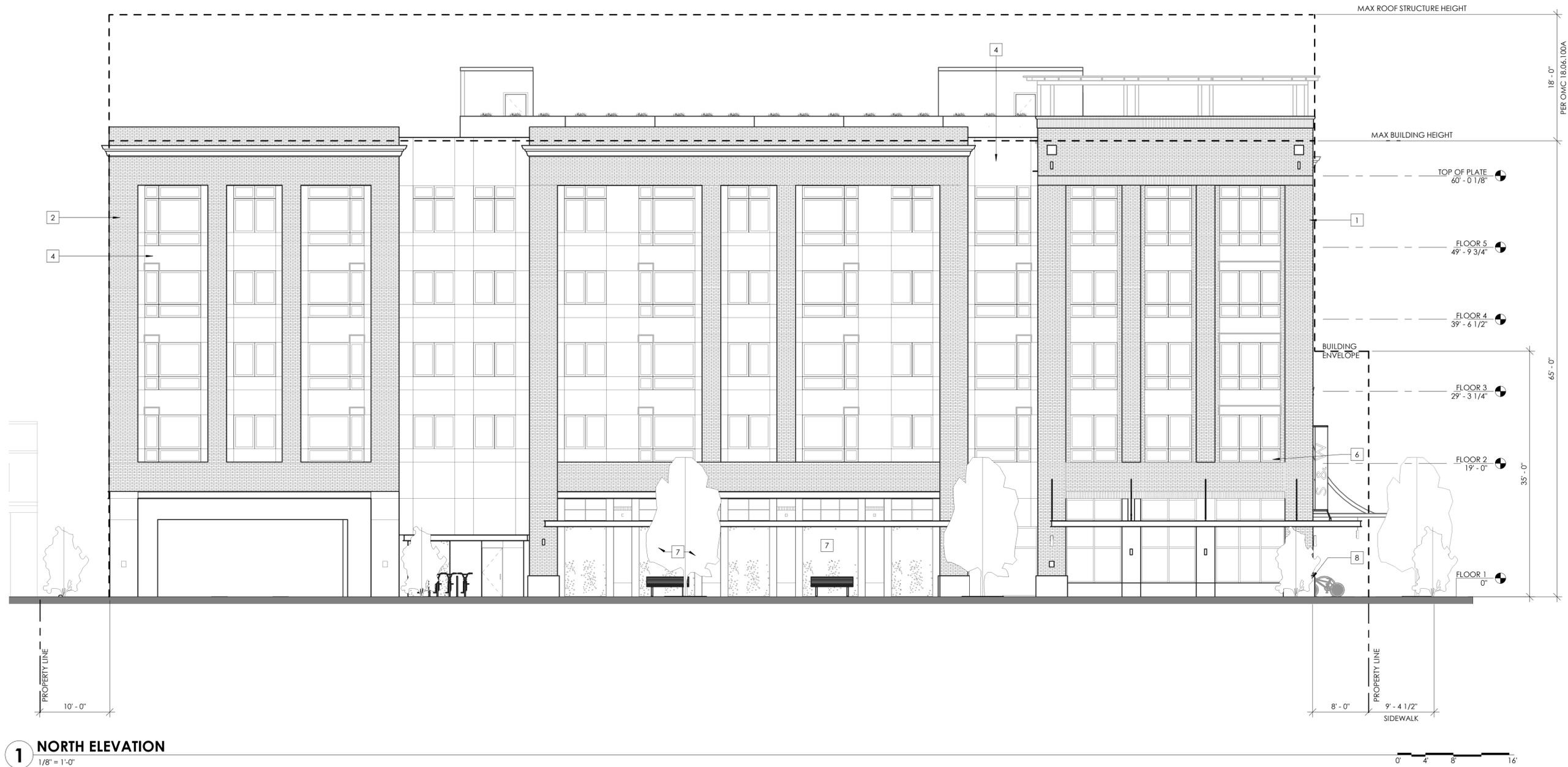
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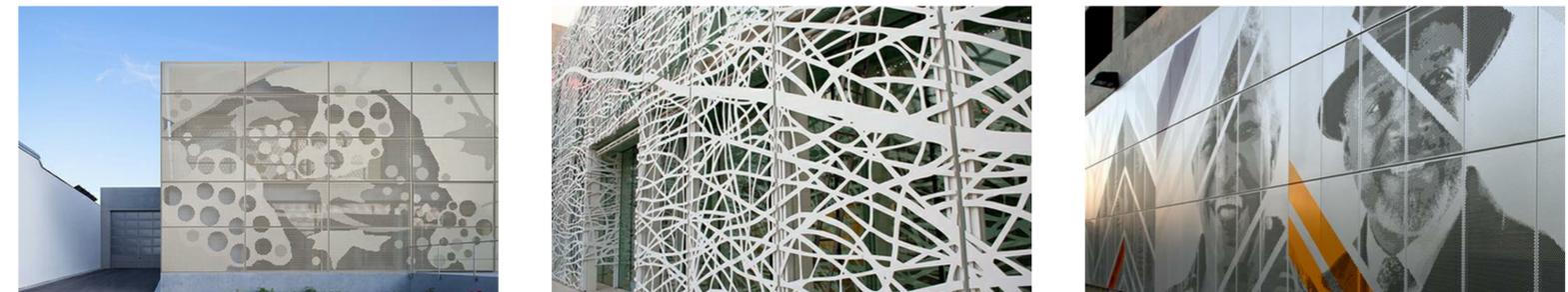
# 1 NORTH ELEVATION

1/8" = 1'-0"

## ELEVATIONS

- |   |   |
|---|---|
| <p>1 BRICK - MUTUAL MATERIALS COAL CREEK WITH CLINKER ACCENTS (OR SIMILAR)</p> <p>2 BRICK - MUTUAL MATERIALS FOREST BLEND WITH MIXED FOREST BLEND ACCENTS (OR SIMILAR)</p> <p>3 BRICK - MUTUAL MATERIALS HARBOR MIST (OR SIMILAR)</p> <p>4 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 7006 EXTRA WHITE (OR SIMILAR)</p> | <p>5 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 6202 CAST IRON (OR SIMILAR)</p> <p>6 PAINTED TRIM - SHERWIN WILLIAMS 7605 GALE FORCE (OR SIMILAR)</p> <p>7 PERFORATED METAL PANELS - ART WORK</p> <p>8 CONCRETE</p> |
|---|---|

## PERFORATED METAL EXAMPLES



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ELEVATIONS -  
NORTH

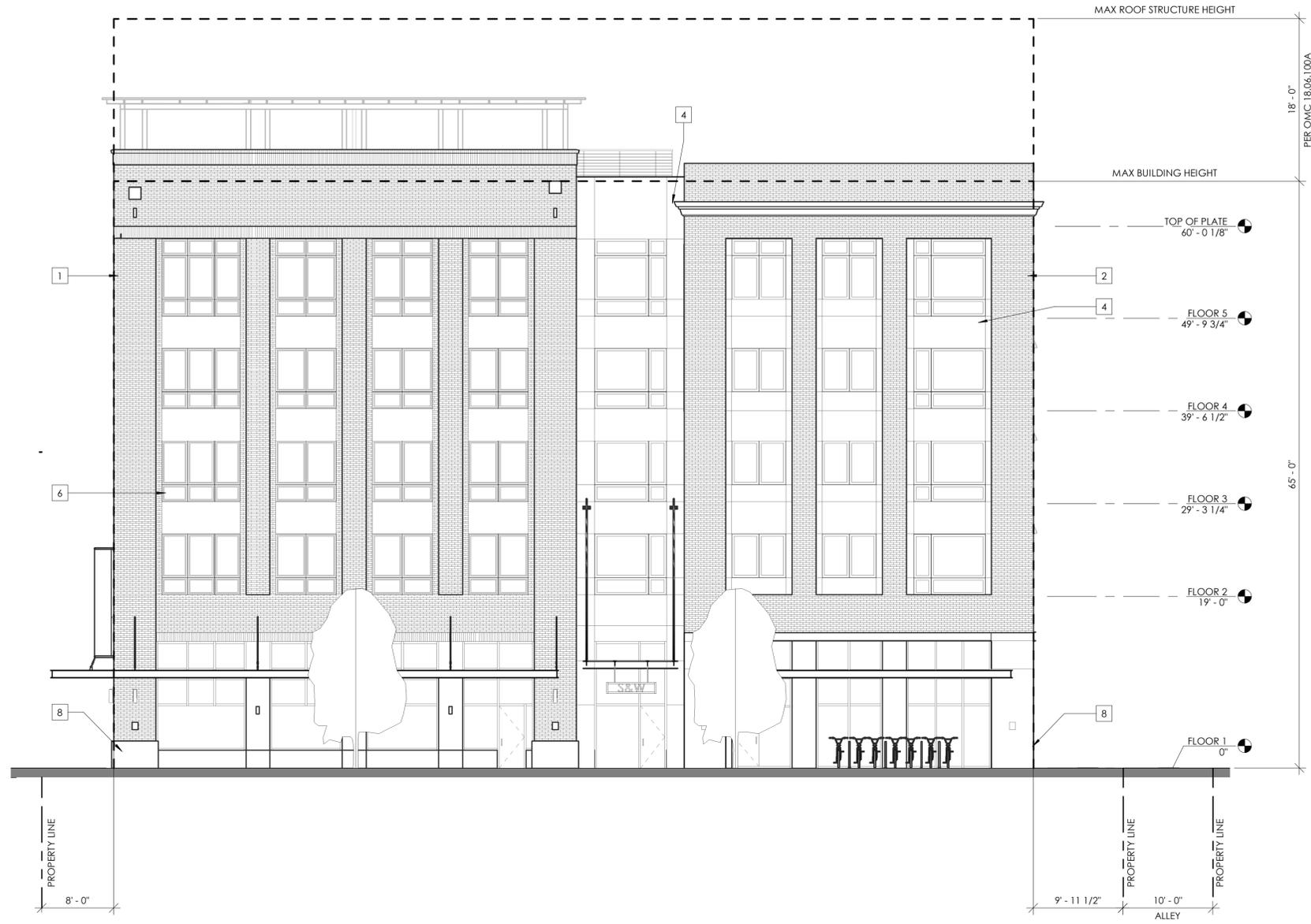
# A-301

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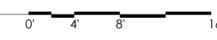


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**1 WEST ELEVATION**  
1/8" = 1'-0"



**ELEVATIONS**

<p>1 BRICK - MUTUAL MATERIALS COAL CREEK WITH CLINKER ACCENTS (OR SIMILAR)</p> 	<p>5 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 6202 CAST IRON (OR SIMILAR)</p> 
<p>2 BRICK - MUTUAL MATERIALS FOREST BLEND WITH MIXED FOREST BLEND ACCENTS (OR SIMILAR)</p> 	<p>6 PAINTED TRIM - SHERWIN WILLIAMS 7605 GALE FORCE (OR SIMILAR)</p> 
<p>3 BRICK - MUTUAL MATERIALS HARBOR MIST (OR SIMILAR)</p> 	<p>7 PERFORATED METAL PANELS - ART WORK</p> 
<p>4 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 7006 EXTRA WHITE (OR SIMILAR)</p> 	<p>8 CONCRETE</p> 

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**ELEVATIONS - WEST**

**A-302**

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ELEVATIONS -  
SOUTH

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

ELEVATIONS

1 BRICK - MUTUAL MATERIALS COAL CREEK WITH CLINKER ACCENTS (OR SIMILAR)		5 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 6202 CAST IRON (OR SIMILAR)	
2 BRICK - MUTUAL MATERIALS FOREST BLEND WITH MIXED FOREST BLEND ACCENTS (OR SIMILAR)		6 PAINTED TRIM - SHERWIN WILLIAMS 7605 GALE FORCE (OR SIMILAR)	
3 BRICK - MUTUAL MATERIALS HARBOR MIST (OR SIMILAR)		7 PERFORATED METAL PANELS - ART WORK	
4 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 7006 EXTRA WHITE (OR SIMILAR)		8 CONCRETE	



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**1 EAST ELEVATION**  
1/8" = 1'-0"

**ELEVATIONS**

- 1 BRICK - MUTUAL MATERIALS COAL CREEK WITH CLINKER ACCENTS (OR SIMILAR)
- 2 BRICK - MUTUAL MATERIALS FOREST BLEND WITH MIXED FOREST BLEND ACCENTS (OR SIMILAR)
- 3 BRICK - MUTUAL MATERIALS HARBOR MIST (OR SIMILAR)
- 4 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 7006 EXTRA WHITE (OR SIMILAR)



- 5 FIBER CEMENT PANEL - PAINT WITH SHERWIN WILLIAMS 6202 CAST IRON (OR SIMILAR)
- 6 PAINTED TRIM - SHERWIN WILLIAMS 7605 GALE FORCE (OR SIMILAR)
- 7 PERFORATED METAL PANELS - ART WORK
- 8 CONCRETE



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ELEVATION -  
EAST

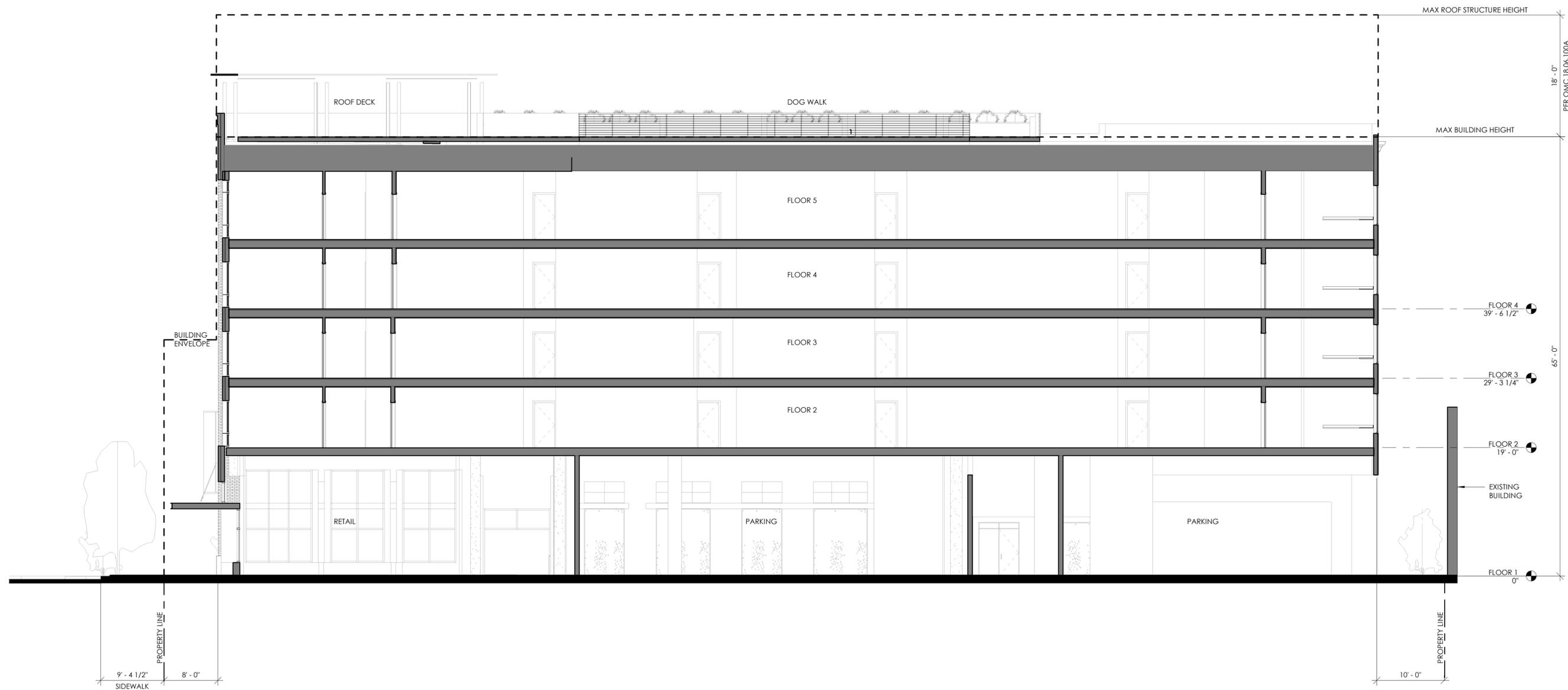
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SECTION -  
TOWARDS  
NORTH

A-401

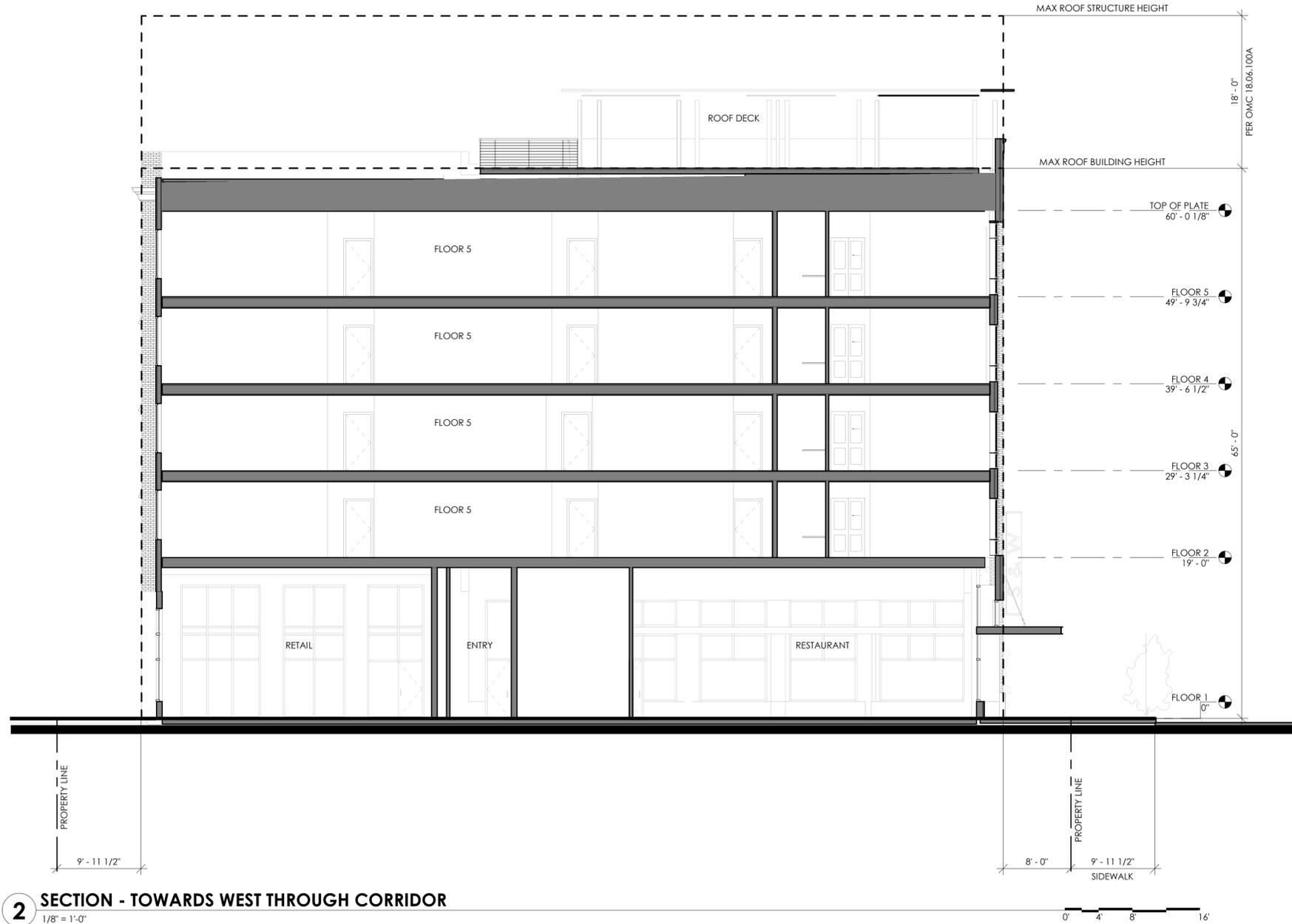
1 SECTION - TOWARDS NORTH  
1/8" = 1'-0"

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**2 SECTION - TOWARDS WEST THROUGH CORRIDOR**

1/8" = 1'-0"

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SECTION -  
TOWARDS WEST

A-402

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**4** EXTERIOR - LAURANA PLAZA



**2** EXTERIOR - CORNER STATE & WATER

URBAN OLYMPIA 9, LLC  
STATE & WATER  
207 STATE | OLYMPIA, WA

Project No: 1825  
SCHEMATIC DESIGN  
FEB 6, 2019

PERSPECTIVES

A-901

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**2** EXTERIOR - WATER



**1** EXTERIOR - STATE

URBAN OLYMPIA 9, LLC  
**STATE & WATER**  
207 STATE | OLYMPIA, WA

Project No: 1825  
**SCHEMATIC DESIGN**  
FEB 6, 2019

**PERSPECTIVES**

**A-902**

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