



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

1. BUILDING PERMIT
2. CIVIL ENGINEERING PERMIT
3. MECHANICAL SYSTEMS PERMIT
4. PLUMBING PERMIT
5. ELECTRICAL PERMIT
6. FIRE SYSTEMS PERMIT

SHEET LIST

- A-001 COVER SHEET
- A-101 SITE PLAN
- A-201 PLANS - LEVEL 1
- A-202 PLANS - LEVEL 2-5
- A-203 PLANS - ROOF
- A-301 ELEVATIONS - NORTH
- A-302 ELEVATIONS - WEST
- A-303 ELEVATIONS - SOUTH
- A-304 ELEVATIONS - EAST
- A-401 SECTION - TOWARDS NORTH
- A-402 SECTION - TOWARDS WEST
- A-901 PERSPECTIVES
- A-902 PERSPECTIVES



525 COLUMBIA ST. | OLYMPIA, WA 98501
360.915.8775 | tasolympia.com

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

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

COVER SHEET

A-001

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.

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 =	
46 X 0.05 =	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

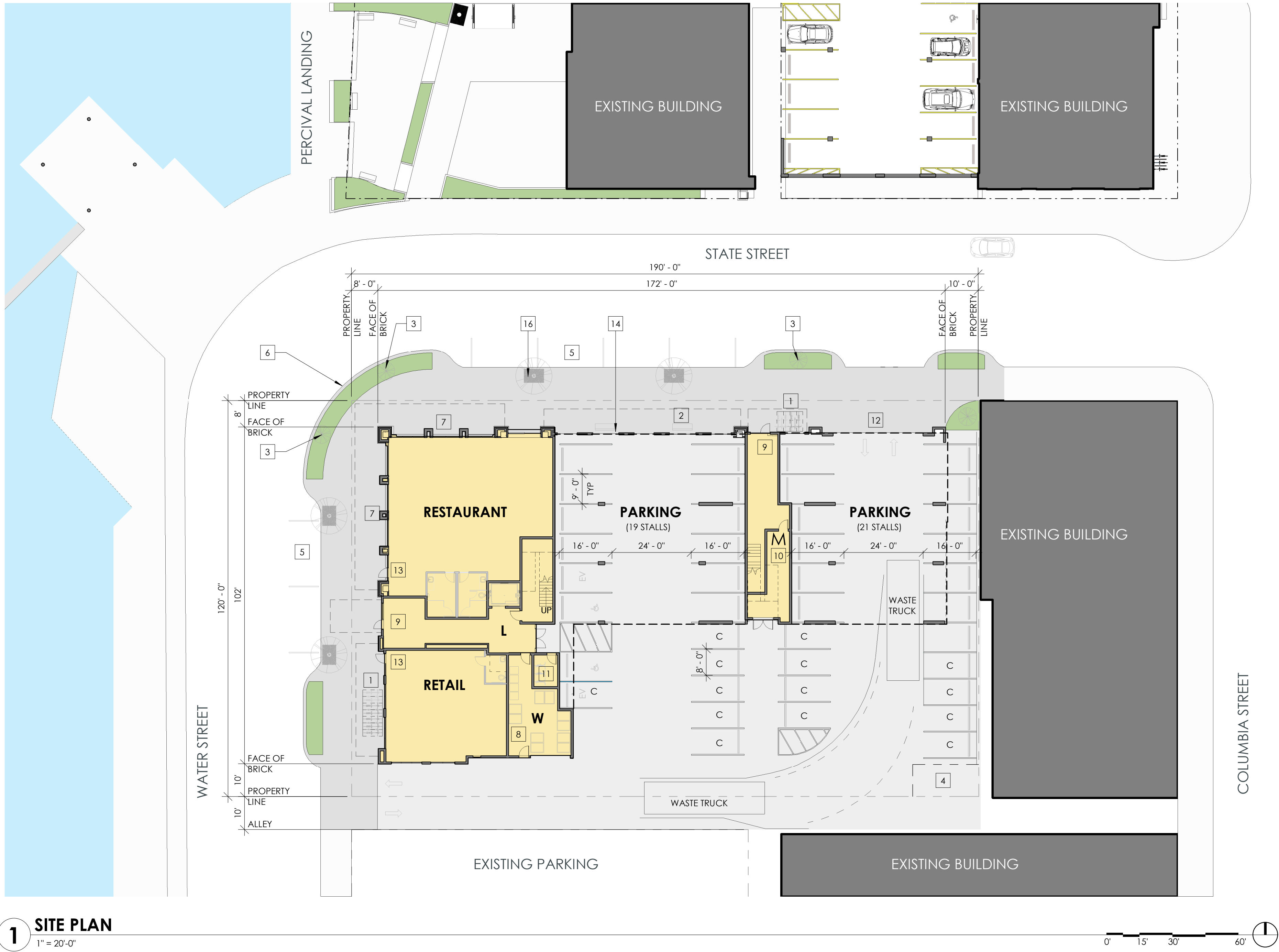
50% OF 16.36 CY = 8.18 CY TO GARBAGE, 8.18 TO RECYCLE

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:

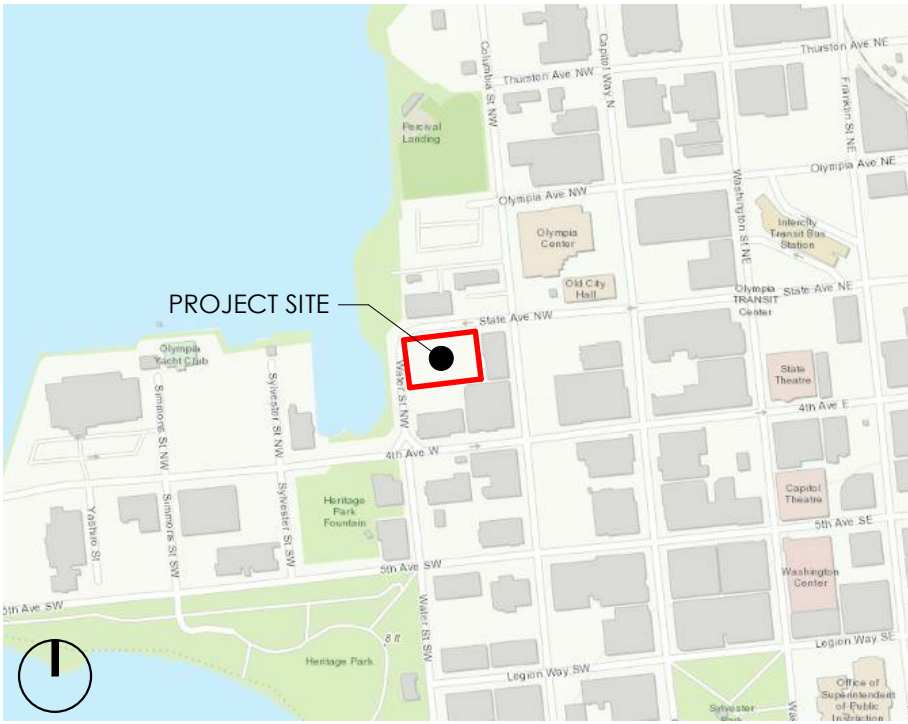
SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING. CARDBOARD CONTAINERS ARE 4 YARD, OTHER RECYCLING USES 95 GALLONS CARTS.	
8.18 CY/2 = 4.09	PROVIDE (2) 3 YARD CARDBOARD CONTAINERS
8.18 CY - 6 CY = 2.18 CY x 173 GALLONS/CY = 377.14 GALLONS/95 GALLONS = CARTS	PROVIDE (4) 95 GALLON CARTS



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.



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

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

SITE PLAN

A-101

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.

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
Grand total: 15	12175 SF	



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

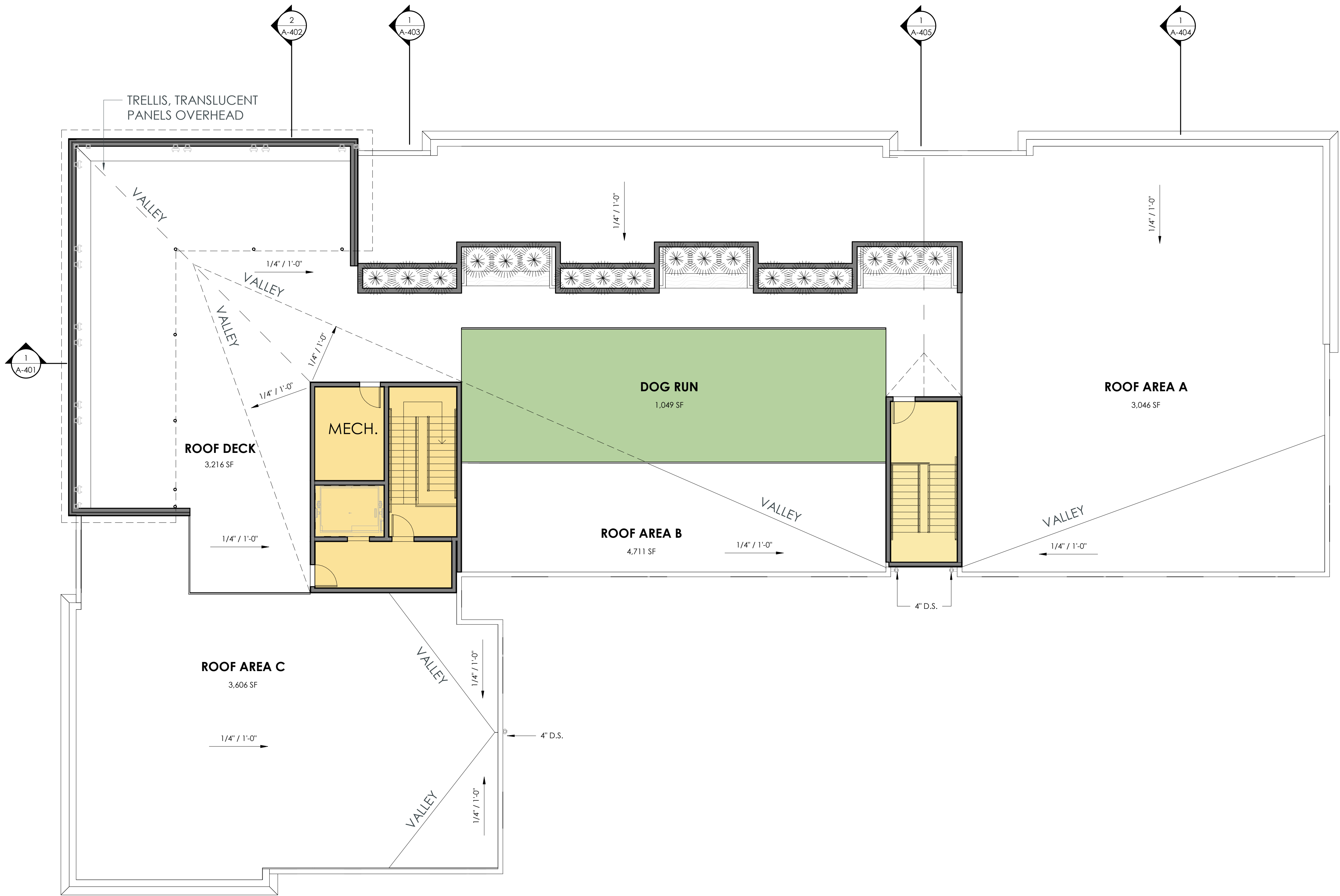
STUDIOS

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

TOTAL RENTABLE UNIT AREA

10035 SF





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 OCCURENCE 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.

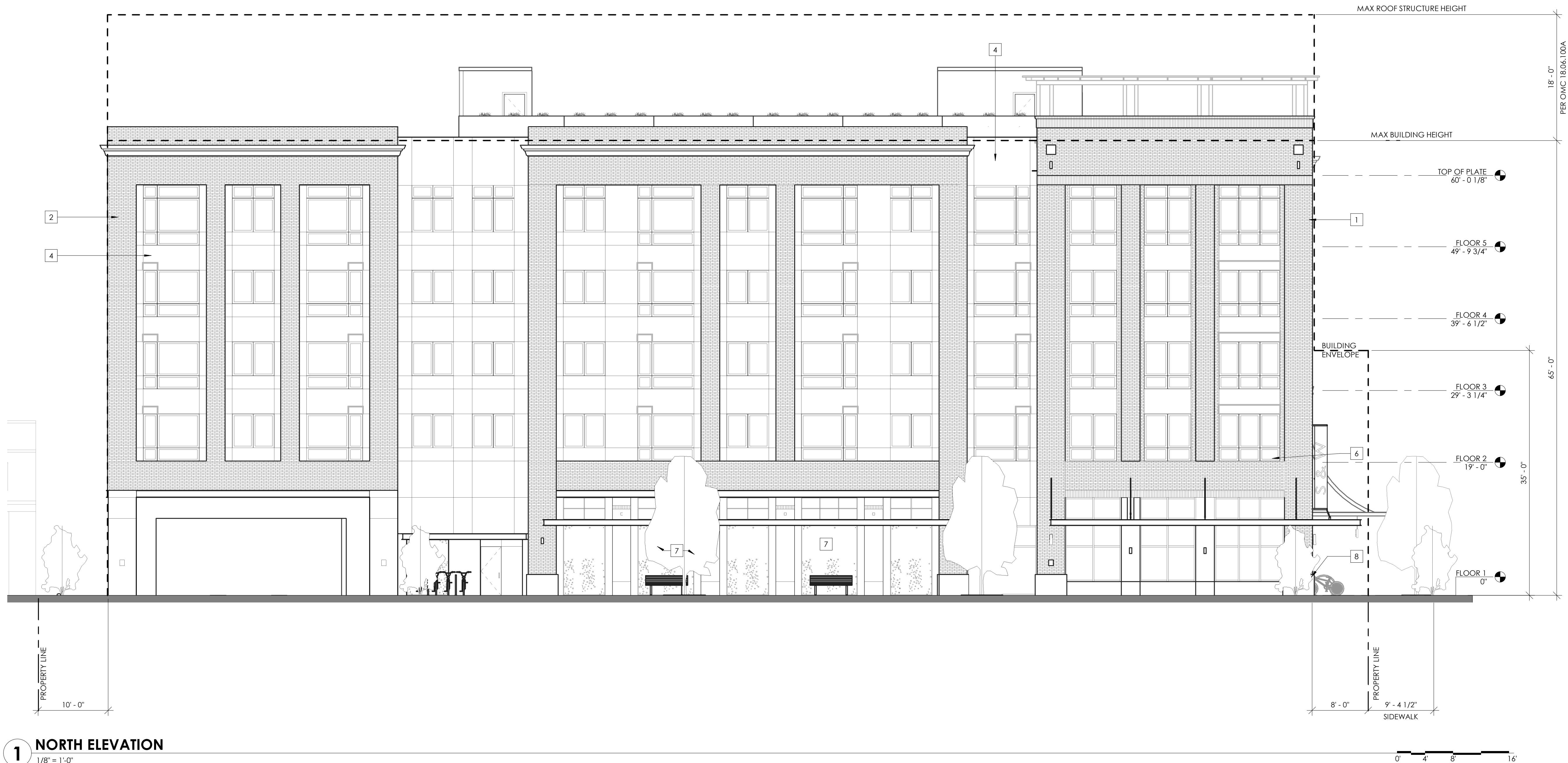
1 ROOF PLAN
1/8" = 1'-0"



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









Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

PLANS - ROOF

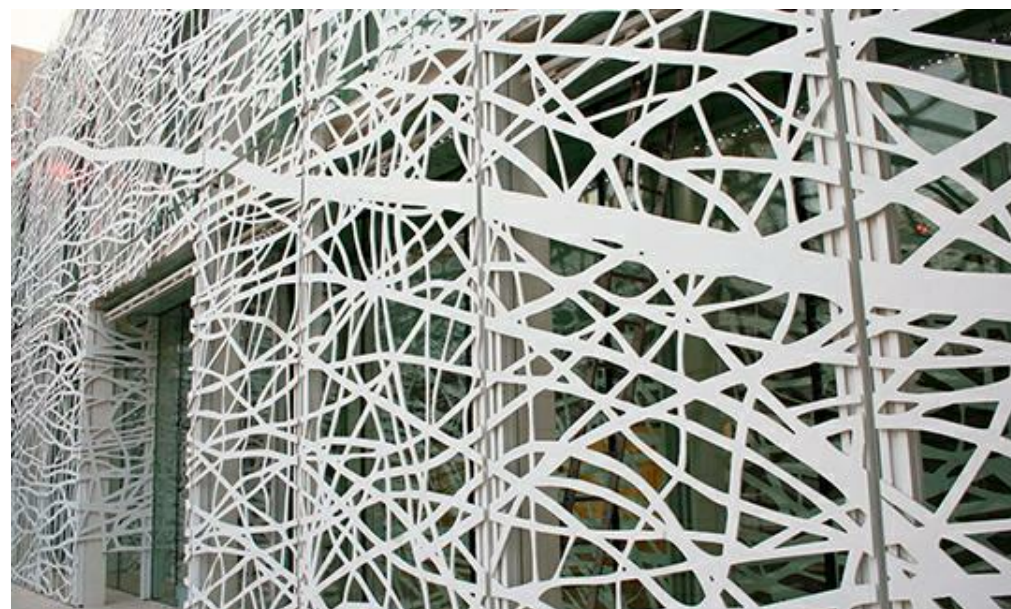


1 NORTH ELEVATION
1/8" = 1'-0"

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	

PERFORATED METAL EXAMPLES



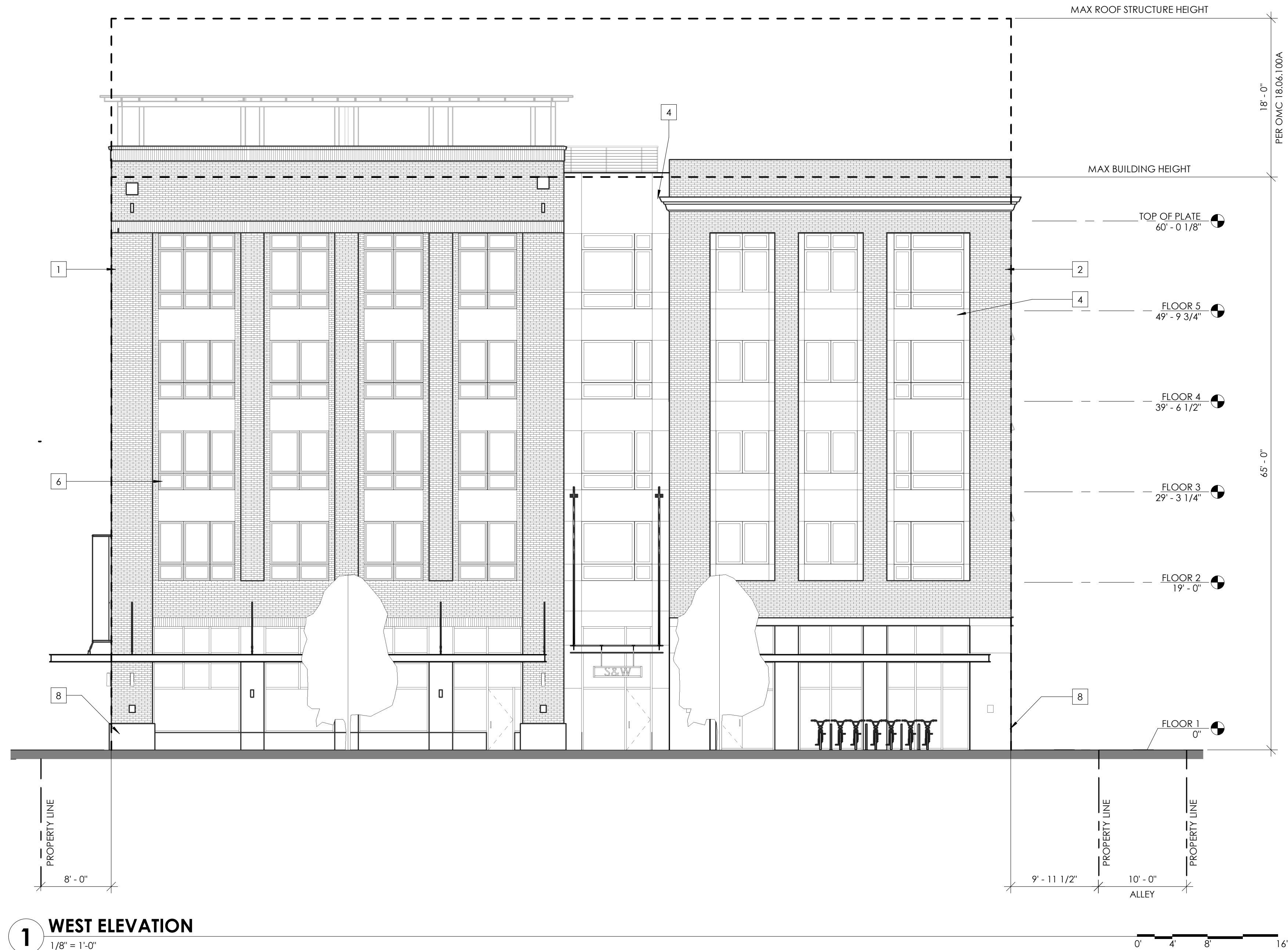
URBAN OLYMPIA 9, LLC
STATE & WATER
207 STATE | OLYMPIA, WA

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

ELEVATIONS -
NORTH

A-301

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



1 WEST 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	

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

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

ELEVATIONS -
WEST

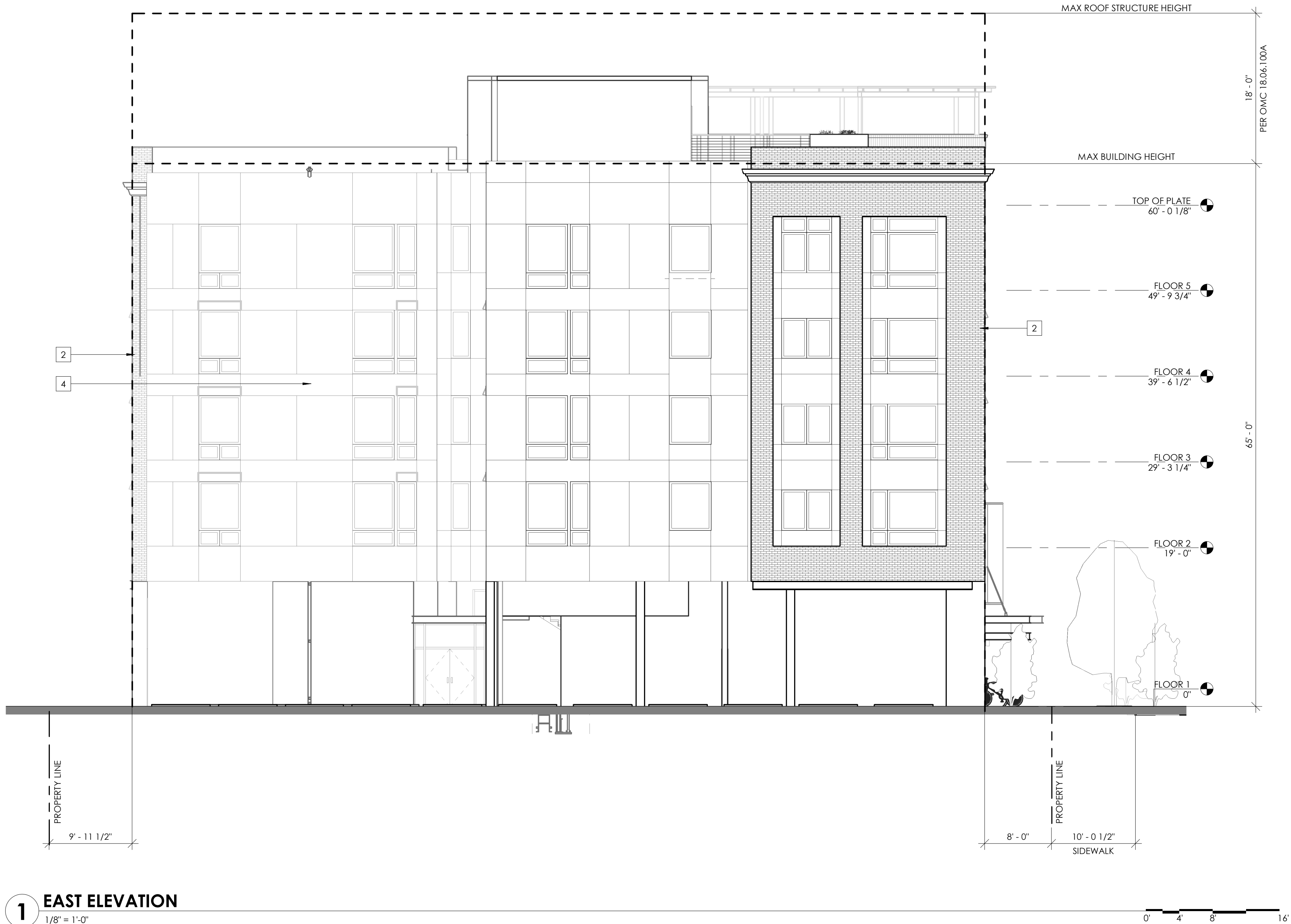
A-302

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



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	



1 EAST ELEVATION

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)



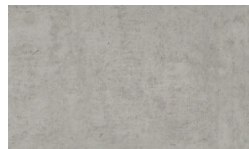
6 PAINTED TRIM - SHERWIN WILLIAMS 7605 GALE FORCE (OR SIMILAR)



7 PERFORATED METAL PANELS - ART WORK



8 CONCRETE



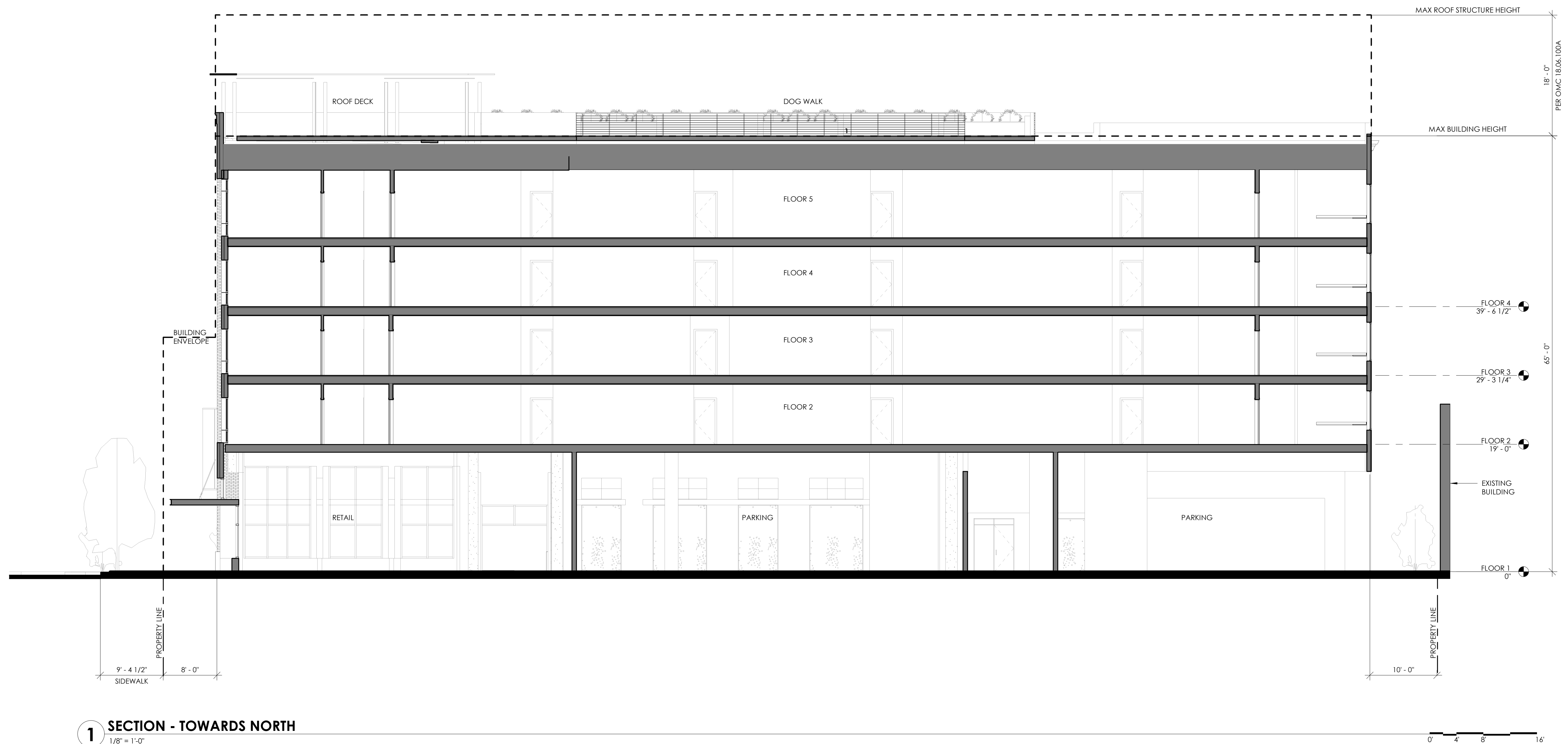
URBAN OLYMPIA 9, LLC STATE & WATER 207 STATE | OLYMPIA, WA

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

ELEVATION - EAST

A-304

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



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

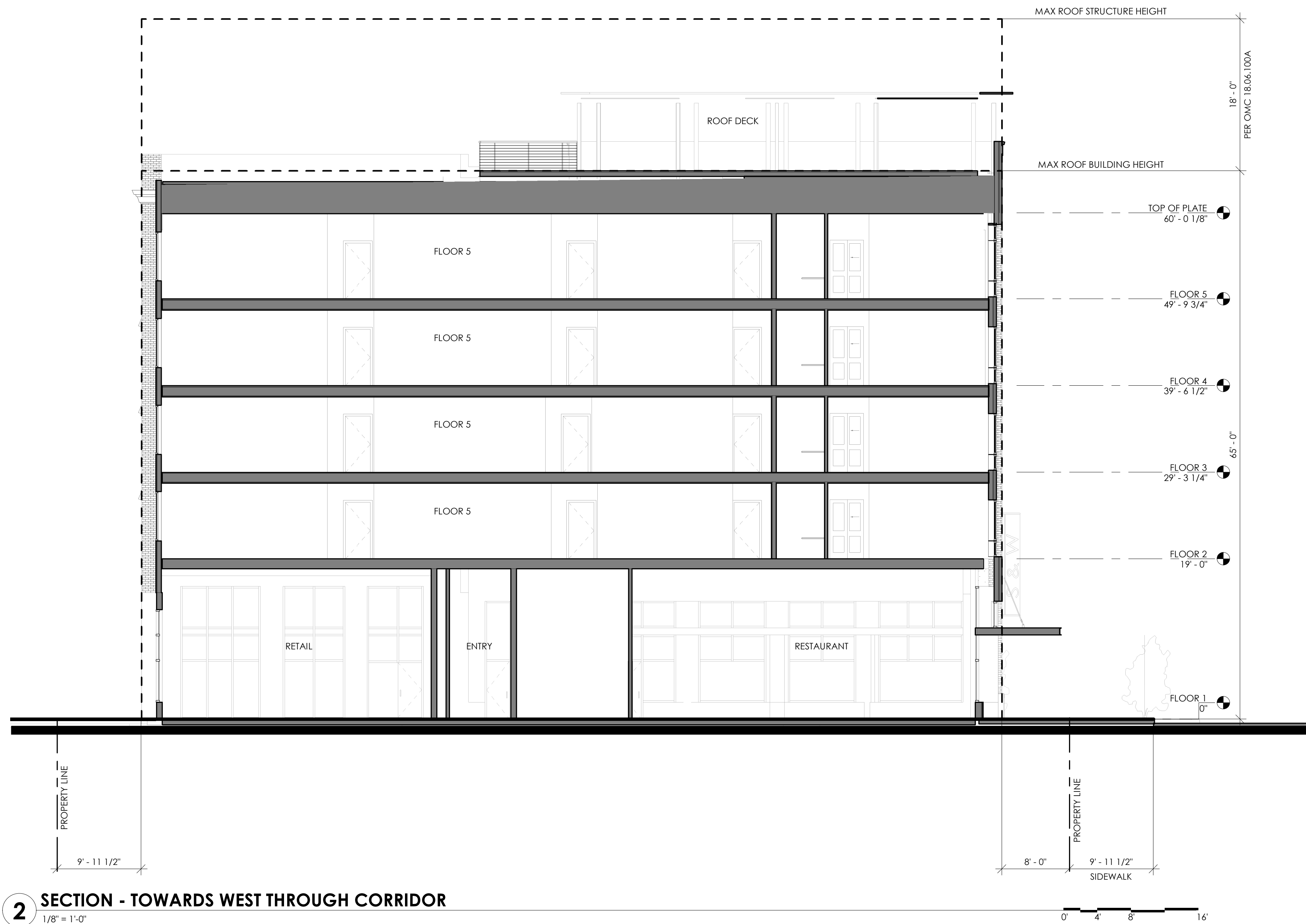
URBAN OLYMPIA 9, LLC
STATE & WATER
207 STATE | OLYMPIA, WA

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

**SECTION -
TOWARDS
NORTH**

A-401

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



2 SECTION - TOWARDS WEST THROUGH CORRIDOR
1/8" = 1'-0"

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

Project No: 1825
SCHEMATIC DESIGN
FEB 6, 2019

**SECTION -
TOWARDS WEST**

A-402

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



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

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.



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

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2019 by Thomas Architecture Studio. All rights reserved.