



Friday, October 16, 2020

To: City of Olympia CP&D

Re: 515 Legion Way development narrative.

515 Legion Way is a proposed 4 story 57 unit development on a vacant lot at the SE corner of Legion and Jefferson street. The first floor of the building will contain approx. 3800 sf of which 1500 sf will be commercial retail. 33 off street parking stalls will be provided through a garage entrance located on Jefferson Street. Solid waste will also be accessed off Jefferson street and brought to the curb by building management for pickup. The three stories (floors 2-4) contain a mix of studios, 1 bedroom, and 2 bedroom units. An exterior roof deck is located at the second floor over the covered parking below.

Building construction is to be of type IIIB with 2 hour rated exterior walls consisting of structural brick and light gauge metal framing. IIIB construction does not require additional fire rated structure, but the fully sprinkled building does require separation between occupancies which will be achieved through standard demising walls of wood framing and drywall. The structural system will be steel beams and pan decking with concrete. Design intent is to expose the structural system for a warehouse aesthetic.

We look forward to your review and feedback for this project.

Sincerely

Josh Gobel AIA, LEEDAP  
Thomas Architecture Studios.