

# WEST OLYMPIA RETAIL CENTER


## GENERAL NOTES

- All construction shall comply with the 1988 Uniform Building Code as revised and adopted by City of Olympia (which will include the Design Requirements for highrise buildings), the Washington State Regulations for Barrier Free Design, Washington State Energy Code, and all applicable local codes, ordinances, and standards.
- Contractor is to verify all existing conditions, dimensions, details, etc., and notify the Architect of any and all discrepancies prior to proceeding with the work.
- All items marked "N.I.C." are not part of this contract unless otherwise noted.
- All work shall be applied in accordance with the manufacturer's latest recommendations or written directions.
- Do not scale drawings; dimensions govern. The Contractor shall notify Architect immediately of any and all discrepancies.
- All dimensions are to face of stud or centerline of column, or face of concrete work unless otherwise noted.
- Where construction details are not shown or noted for any part of the work, the details shall be the same as for other similar work. If questions cannot be resolved in this manner, contact the Architect prior to proceeding with the work.
- Where devices or items or parts thereof are referred to in singular, it is intended that such shall apply to as many such devices, items or parts as are required to properly complete the work.
- There shall be no deviations whatsoever from the contract documents without the Architect's written approval thereof. The Contractor agrees to defend, indemnify, and hold the Architect harmless from any claims arising as a result of unapproved changes.
- If required, a construction barricade shall be installed by the Contractor, painted, detailed, and illuminated as per the Architect's direction. No signs other than those authorized by the Architect will be permitted on this barricade.
- It shall be the responsibility of the Contractor to locate all existing utilities whether shown hereon or not and to protect them from damage. The Contractor shall bear all expense of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of his work.
- The Contractor will verify and conform to all requirements of all utility companies unless otherwise noted in the plans.
- The Contractor shall provide temporary water, power, and toilet facilities.
- All service water piping and piping within the building to be insulated per the Washington State Energy Code.
- Existing elevations and locations to be joined shall be verified by the contractor before construction staking. If they differ from those shown on the drawings, the Contractor shall notify the Architect so that modifications can be made before proceeding with the work.
- The Contractor shall secure permits required by the fire department prior to building occupation.
- All debris shall be removed from premises and all areas shall be left in a clean (broom) condition at all times. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The Contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda, and change orders, on the premises at all times which are to be under the care of the job superintendent.
- The Contractor shall be responsible for the complete security of the building and site while job is in progress and until the job is completed.
- All operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, steam, odor, fumes, gases, smoke, vibration, hazard or other causes.
- All downspouts, footing, and foundation drains shall connect to the storm drainage system. Downspouts shall be tight-lined separate from foundation drains. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains may be installed in adjacent parapet walls with the inlet flow line located 2 inches above the low point of the adjacent roof and having a minimum opening height of 4 inches. Overflow drains shall be connected to drain lines independent from roof drains.
- Grading, trenching, etc. Notify Architect for instructions prior to continuation of work should any unusual conditions become apparent during grading or foundation construction.
- All wood members in contact with concrete shall be pressure treated.
- Provide draft stops so that the area of the concealed space in the floor-ceiling assembly does not exceed 3000 square feet and the horizontal dimension between stops does not exceed 60 feet, to comply with Section 2516 (f) 4A and 5, U.B.C.
- Lathing, plaster, and gypsum wall board systems shall conform to chapter 47 of the 1988 U.B.C.
- All gypsum board shall be 5/8" Type "x" unless noted otherwise. Water-resistant gypsum board shall be used in restrooms and all wet areas.
- All exposed gypsum board to have metal edges at all corners and wall intersections.

- All glass and glazing shall comply with chapter 54 of the 1988 U.B.C. and the U.S. Product Safety Commission: Safety Standard for Architectural Glazing Materials (42 FR 1426; 16 CFR part 1201).
- All exterior glass to meet the requirements set forth in the Washington State Energy Code.
- Exterior joints around windows and doors frames, openings between wall and foundations, between walls and roof and between wall panels; openings at penetrations of utility services through walls, floors, and doors; and all other such openings in the building envelope shall be sealed, caulked, gasketed, or weatherstripped to limit air leakage and eliminate water penetration.
- All tears and joints in batt insulation to be sealed with tape.
- Vapor barriers shall be installed on the warm side of all exterior walls.
- Exit signs and illumination shall conform to the 1988 U.B.C. Chapter 33. Verify requirements and locations with County Building Official and Architect prior to installation. Exit signs shall be located in compliance with Section 3314 (a), (b), U.B.C., using block letters 6 inches in height with a stroke of not less than 3/4" and illuminated per Section 3314 (c), U.B.C.
  - Exit sign illumination on separate branch circuit, Section 3314 (d), 1. U.B.C.
  - Exit sign illumination on separate sources of power, Section 3314 (d), 2. U.B.C.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more. The force required to open a side swinging exit door shall be exceed 30 pounds applied at the latch side. Section 3304 (b) U.B.C. except that at exit doors within the accessible route of travel such force shall not exceed 8.5 pounds. At exterior doors where environmental conditions require greater closing pressure, power operated doors shall be used within the accessible route of travel.
- Flammable liquids shall not be placed, stored, or dispensed in this occupancy except as provided in N.F.P.A. Standard 30 and the current Uniform Fire Code. Permit may be required.
- All drapes, hangings, curtains, drapes, and all other decorative material, that would tend to increase the fire and panic hazard shall be made from non-flammable material, or shall be treated and maintained in a fire retardant condition by means of a flame retardant solution or process approved by the Fire Marshal. Provide a certification to this effect.
  - Exit doors, exit lights, and fire extinguisher locations shall not be concealed or obstructed by any decorative material.
  - Minimum flame spread classification of interior finishes shall be per Table 42-B of the 1988 U.B.C. All foam plastics shall comply with the requirements specified in Section 1712 of the Uniform Building Code.
- Install fire extinguishers throughout the building as required by the Fire Marshal.
- Fire hydrants and mains capable of delivering the required fire flow and fire access lanes must be installed and operational when combustible construction commences.
- Fire hydrants shall not be obstructed by any structure or vegetation or have the visibility impaired for a distance of fifty (50) feet in the direction of vehicular approach to the hydrant.
- Fire hydrants located in areas subject to motor vehicle traffic shall be protected against vehicle damage by curbs, guard posts, or other means acceptable to the Fire Marshal.
- All sheet metal fasteners to be of the same material as sheet metals used for flashing. Where connection of dissimilar materials occurs, provide adequate protection to prevent deterioration. The protection shall include, but not be limited to, an insulation coat of a bituminous paint between all dissimilar metals.
- Provide roof covering complying with section 3203 (a), U.B.C. (Note: Built-up roof installer shall submit to City of Olympia's Office of Building Inspections, a letter of certification of code compliance with section 3203 (e), U.B.C.)
- The street address shall be posted on the exterior of the building so that it is visible and legible from the street and/or fronting road. Address lettering shall be in compliance with 1988 UFC Section 10.208. The Contractor shall confirm exact location with the Owner and Building Official prior to installation.
- Insulation including facings shall have a maximum flame spread rating of .25 and maximum smoke density of 450 when tested in accordance with U.B.C. Standard No.42-1.
- Building shall comply with air leakage control requirements of the Washington State Energy Code.
- Contractor shall comply with lighting/switching requirements of W.E.C. Section 425. Bilevel (full, or half power, or off) switching is required in spaces greater than 200 square feet where natural light is available and in all spaces with floor area greater than 400 square feet.

- Lavatories in restrooms of public facilities shall be equipped with outlet devices which limit flow of hot water to a maximum of 0.5 gal/min.
- The soils report prepared by Bradley-Noble Geotechnical, Inc. shall be part of the construction documents. Report No. 90030101
- Separate Tenant Improvement Drawings shall be submitted to City of Olympia Building Department for review and approval prior to any Tenant Improvement Work.
- When exposed to probable vehicular damage due to proximity of vehicular traffic, above ground gas meters, regulators, and piping shall be suitably protected per 1985 UPC Section 11.413.

52. PROVIDE FULLY MONITORED HEAT DETECTION ALARM SYSTEM AS REQUIRED BY CITY OF OLYMPIA FIRE MARSHAL'S OFFICE.

53.  Exterior joints around windows and door frames, openings between walls and foundation, between walls and roof and between wall panels; openings at penetrations of utility services through walls, floors, and roofs; and all other such openings in the building envelope shall be weatherstripped to limit air leakage.

All exterior doors or doors serving as an access to an enclosed, unheated area shall be weatherstripped to limit air leakage around their perimeter when in a closed position.

All exterior windows shall be designed to omit air leakage into or from the building envelope. Manufactured windows shall have air infiltration rates no greater than those shown in Table 4-8 of the Washington State Energy Code.

Compliance with the criteria for air leakage of all types of doors shall be determined by Standard ASTM E 283-73, Standard Method of Test for Rate of Air Leakage through exterior windows, curtain walls, and doors.

Openings required to be protected by fire resistive assemblies are exempt.

AS BUILT

E. KENT HALVORSON, INC.

## PROJECT DATA

SITE INFORMATION:  
TOTAL SITE AREA: 220,073 S.F. (5.05 Ac.)  
INTERVIOUS AREA: 159,572 S.F. (72%)  
PARKING AREA: 117,016 S.F.  
INTERIOR LANDSCAPING REQUIRED: 8,191 S.F.  
(117,016 S.F. / 100) \*7  
INTERIOR LANDSCAPING PROVIDED: 11,658 S.F.

### BUILDING AREAS INCLUDING ADJACENT CANOPY:

|   |                     |            |
|---|---------------------|------------|
| A | FASTFOOD RESTAURANT | 2,053 S.F. |
| B | RETAIL              | 8,383      |
| C | RETAIL              | 8,535      |
| D | RETAIL              | 7,903      |
| E | RETAIL              | 10,941     |
| F | AUTOMOTIVE          | 6,634      |
| G | RETAIL              | 11,296     |

TOTAL 55,745 S.F.

### BUILDING USE:

|   |                     |            |
|---|---------------------|------------|
| A | FASTFOOD RESTAURANT | 2,053 S.F. |
| B | RETAIL              | 6,812      |
| C | RETAIL              | 7,591      |
| D | RETAIL              | 7,925      |
| E | RETAIL              | 9,940      |
| F | AUTOMOTIVE          | 5,240      |
| G | RETAIL              | 10,000     |

TOTAL 48,661 S.F.

AUTHORITY: CITY OF OLYMPIA  
SEISMIC ZONES: ZONE III  
PROPOSED USE: RETAIL  
OCCUPANCY: B-2/5-1/A-2  
CONSTRUCTION TYPE: X-N

Owner: COOPER POINT ASSOCIATES  
CO: SEBAC DEVELOPMENT  
4311 - 124TH PLACE S.E.  
BELLEVUE, WA. 98000

Architect: Freiheit & Ho Architects Inc., P.S.  
10940 N.E. 33rd Pl. Ste. 202  
Bellevue, WA 98004  
Contact: David S. Hills  
Phone: (206) 827-2100  
Fax: (206) 828-6899

Structural Engineer: Shutler Consulting Engineers  
14450 N.E. 29th Pl. Ste. 116  
Bellevue, WA 98007  
Contact: Joe Shutler  
Phone: (206) 885-4473

Surveyor: Bracy & Thomas  
Land Surveyors  
1115 Black Lake Blvd.  
Olympia, WA 98502  
Contact: Gary Johnson  
Phone: (206) 357-5593  
Fax: (206) 357-5594

Civil Engineer: Howard Godat & Associate, Inc.  
Consulting Engineers  
2708 Westmoor Court  
Olympia, WA 98502  
Howard Godat  
Phone: (206) 943-1599  
Fax: (206) 357-6299

Big-5 Architect: Hangard Elrod  
Architecture & Planning  
A California Corp.  
Ste. 238  
221 E. Walnut St.  
Pasadena, CA 91101  
Contact: Larry Feagins  
Phone: (818) 793-3114

Transportation Eng.: Transportation Planning & Engineering  
2101 112th Ave. N.E. Ste. 110  
Bellevue, WA 98004  
Contact: Vic Bishop  
Phone: (206) 455-5320  
Fax: (206) 453-7180

LANDSCAPE ARCHITECT: KEN LONEY  
8869 WOODLAND AVE N.E.  
SEATTLE, WA 98115  
528-1426

## LEGAL DESCRIPTION

THAT PART OF LOT 3 OF THE SECOND AMENDMENT TO THE PLAT OF PARK VILLAGE, AS RECORDED IN VOLUME 21 OF PLATS, PAGE 129, DELINEATED AS LOT 1 OF COOPER POINT PLAZA, A BINDING SITE PLAN, AS RECORDED FEBRUARY 27, 1987 UNDER AUDITOR'S FILE NO. 8702270140.

IN CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

## DRAWING INDEX

### BUILDINGS B, C, D, & E

#### ARCHITECTURAL

A-0.0 COVER SHEET  
A-2.0 SITE PLAN  
A-2.1 SITE DETAILS  
A-3.0 FLOOR PLAN BLDG. B  
A-3.1 FLOOR PLAN BLDG. C & D  
A-3.2 FLOOR PLAN BLDG. E  
A-4.0 ELEVATIONS  
A-4.1 ELEVATIONS  
A-4.2 ELEVATIONS  
A-5.0 BUILDING SECTIONS  
A-5.1 WALL SECTIONS  
A-5.2 WALL SECTIONS  
A-6.0 DETAILS  
A-6.1 DETAILS  
A-6.2 DETAILS  
A-6.3 DETAILS

A-7.0 REFLECTED CEILING PLAN BLDG. B  
A-7.1 REFLECTED CEILING PLAN BLDG. C & D  
A-7.2 REFLECTED CEILING PLAN BLDG. E  
A-8.0 ROOF PLAN

#### STRUCTURAL

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S-2 FOUNDATION PLANS  
S-3 FOUNDATION PLANS  
S-4 FOUNDATION PLANS  
S-5 ROOF PLANS  
S-6 ROOF PLANS  
S-7 ROOF PLANS  
S-8 ROOF SECTIONS  
S-9 PANEL ELEVATIONS  
S-10 PANEL ELEVATIONS  
S-11 PANEL ELEVATIONS & PANEL SECTIONS  
S-12 PANEL ELEVATIONS

#### CIVIL

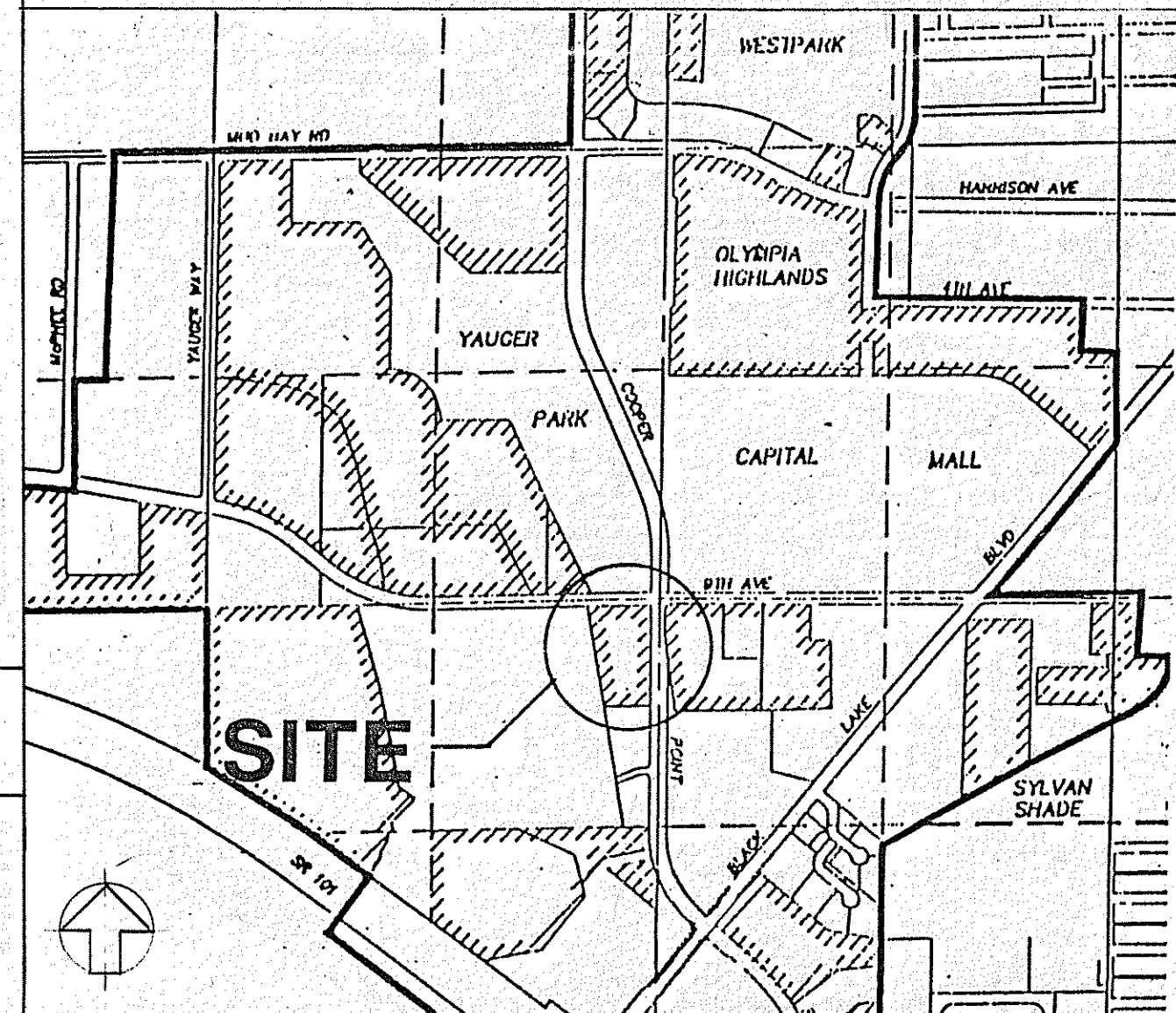
C-1 GRADING AND DRAINAGE  
C-2 SANITARY SEWER  
C-3 WATERMAIN

#### LANDSCAPE

L-1 LANDSCAPE PLAN

89229.GN

## VICINITY MAP



WEST OLYMPIA RETAIL CENTER  
COOPER POINT ROAD AND CAPITAL MALL DRIVE  
OLYMPIA, WASHINGTON

REVISIONS  
11-14-90 RECALL BLDG AREAS  
12-20-90 GENERAL REVISIONS PER B.S.I. REVIEW  
2-5-92 REVISIONS FOR SUMMARY

FREIHEIT & HO  
ARCHITECTS, INC., P.S.  
Evergreen One, 10940 NE33rd Place, Suite 202, Bellevue, WA 98004 (206) 827-2100

PRINT DATE  
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