



**GENERAL GOVERNMENT COMMITTEE  
MEETING AGENDA**

**Online via Zoom and In Person at  
Tumwater City Hall, Council Conference  
Room, 555 Israel Rd. SW, Tumwater, WA  
98501**

**Wednesday, November 09, 2022  
2:00 PM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, September 14, 2022
- [4.](#) Resolution No. R2022-013 – Tumwater Cowlitz Trail (Chuck Denney)
- [5.](#) 2022-25 Comprehensive Plan Periodic Update Process Work Program (Brad Medrud)
- [6.](#) Contract Approval for an 8-Year Multifamily Tax Exemption for the 350 North Street Apartments (TUM-22-1338) (Brad Medrud)
- [7.](#) Contract Approval for an 8-Year Multifamily Tax Exemption for the Craft District Apartments (TUM-22-1393) (Brad Medrud)
8. Additional Items
9. Adjourn

**Meeting Information**

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

**Watch Online**

<https://us02web.zoom.us/j/89088512664?pwd=NTA0cWpPVWN1OWc1OU9OVm5xVDZzQT09>

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 890 8851 2664 and Passcode 075579.

**Public Comment**

The public may submit comments by sending an email to [council@ci.tumwater.wa.us](mailto:council@ci.tumwater.wa.us), no later than 9:00 a.m. the day of the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

**Post Meeting**

Audio of the meeting will be recorded and later available by request, please email [CityClerk@ci.tumwater.wa.us](mailto:CityClerk@ci.tumwater.wa.us)

**Accommodations**

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email [CityClerk@ci.tumwater.wa.us](mailto:CityClerk@ci.tumwater.wa.us). For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email [ADACoordinator@ci.tumwater.wa.us](mailto:ADACoordinator@ci.tumwater.wa.us).



**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
September 14, 2022 Page 1**

**CONVENE:** 2:00 p.m.

**PRESENT:** Chair Michael Althaus and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Attorney Karen Kirkpatrick and Planning Manager Brad Medrud.

**APPROVAL OF  
MINUTES: JUNE 8, 2022  
AND JULY 13, 2022:**

**MOTION:** Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to approve the General Government Committee meeting minutes of June 8, 2022 and July 13, 2022 as published. A voice vote approved the motion unanimously.

**ORDINANCE NO. O2022 013, 2022  
DEVELOPMENT  
CODE HOUSEKEEPING  
AMENDMENTS:** Manager Medrud reported during 2020 and 2021, staff gathered information on proposed minor Tumwater Municipal Code (TMC) housekeeping amendments to be considered collectively in 2022. The proposed amendments are intended as minor corrections to the City's development regulations. The Planning Commission reviewed the proposed amendments and issued a recommendation for the committee's consideration. TMC 18.60.025(A) establishes a process for development code housekeeping amendments that is similar to the one the City follows for annual Comprehensive Plan amendments.

The staff report includes a summary of the 15 amendments, code sections affected, and proposed amendment language. Staff is seeking a recommendation to forward the ordinance either to a Council worksession or to a regular Council meeting for the Council's consideration.

Councilmember Cathey asked whether the Planning Commission considered some suggestions offered by the committee during its preliminary review of the proposed amendments. Manager Medrud affirmed the Planning Commission considered the suggestions and included additional suggestions for several of the proposed amendments.

Manager Medrud reviewed the proposed change(s) for each amendment:

- A. Accessory Dwelling Unit Entrances:** Amendment to TMC 18.42.010(D)(3) would change a requirement to an option.
- B. Adult Family Homes/Residential Care Facilities:** Amendments would address consistency of adult family home and residential care facilities as permitted and conditional uses. The proposed amendment to TMC 18.53.020 would allow adult

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family homes as a permitted use in the following zoning districts: GB, OS, RSR, SFL, SFM, MFM, MFH, MHP, CBC, BD, NC, MU, GC, CS, HC, and TC. The proposed amendment to TMC 18.53.030 would allow residential care facilities as a permitted use in the following zoning districts: GB, OS, RSR, SFL, SFM, MFM, MFH, MHP, CBC, BD, NC, MU, GC, CS, HC, and TC.

- C. Bicycle Storage:** Clarifies bicycle storage requirements.
- D. Capitol Boulevard Community – Multifamily Parking Requirements:** Adjusts the 1.0 parking space per dwelling unit limit based on the number of bedrooms of multifamily dwelling units to relieve off-street parking impacts to adjacent neighborhoods.
- E. Car Washes:** Adds “carwash” as an amendment to Title 17 Zoning definitions, instead of a specifically listed use.
- F. Duplexes:** Amends the permitted uses in the Residential/Sensitive Resource, Single-Family Low Residential Density, and Single-Family Medium Residential Density zone districts. Councilmember Althausen had previously offered some clarifying language to ensure that duplexes would be allowed on individual lots that are currently in existence as well as in a new subdivision with limits on the percentage of lots housing a duplex.
- G. Impound Yards:** Adds “impound yards” as a new use, which is not currently permitted in any zone districts in the City. The proposal adds the use as a conditional use to LI, HI, and ARI zone districts and adds minimal conditions through the conditional use process in TMC 18.56.180. Several inquiries have been received by staff conveying interest in locating the use in the City.

Councilmember Cathey questioned the intent of “minimal conditions through the conditional use process.” Manager Medrud explained that the process for a conditional use is different from a permitted use by considering and evaluating potential additional impacts above the current process for permitted uses. The conditional use requires a hearing examiner public hearing to evaluate the proposed use against specific criteria. Councilmember Cathey said her concern surrounding the language is the use of “minimal” because it could be subject to misinterpretation. Manager Medrud said the option of including “minimal” could be revised by indicating that additional conditions through the conditional use process are beyond the basic conditions that are required. Additionally, “minimal” is not included in the proposed amendments or in the ordinance.

- H. Mixed Use Overlay (MUO):** Clarifies that MUO requires commercial uses along primary roadways rather than 20% 20%

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of every building. Each parcel in the mixed-use overlay shall contain residential and commercial uses. The entire gross floor area of the first floor of building(s) facing existing or new public right-of-way frontage shall be dedicated to commercial uses with the exception of required building features serving the residential uses on the upper floors, such as a residential lobby, stairways, mechanical equipment, and elevators. A minimum of twenty percent of each building shall be residential. No less than eight thousand five hundred square feet of gross floor area of a building and no more than fifty thousand square feet of gross floor area of a building shall be dedicated to commercial uses.

- I. Nonconforming Signs:** Addresses a conflict in the nonconforming signs requirements in TMC 18.44 *Signs*.
- J. Optometry Clinics:** Addresses “optometry clinics,” which do not fit in the existing “medical clinic” or “professional services” uses. Creates a new “optometry clinics” use with a new definition in TMC 18.04.150. Adds as a permitted use to the NC, CS, MU, CBC, GC, TC, LI, HC, BD, and ARI zone districts.
- K. Personal and Professional Services:** For consistency and clarity, splits “personal and professional services” into “personal services” and “professional services” and removes “personal and professional and services and sales” from the TMC 18.07.020 Table Commercial zone districts permitted and conditional uses – Summary Tables of Uses. “Personal service” means a business which is neither the practice of a profession, nor dealing primarily with the sale of products as stock-in-trade on the premises. Product sales shall not occupy more than twenty-five percent of the gross floor area of the business. Such businesses include, but are not limited to, barber and beauty shops, tailoring, shoe repairing, photographic studios, tanning parlors, and pet grooming and obedience training.

Councilmember Dahlhoff questioned the purpose of prescribing the gross floor area allowed for uses, such as beauty salon as it could be perceived as a limiting option that might inadvertently exclude entrepreneurial businesses. Manager Medrud said it is likely the gross floor area of 25% could be an arbitrary figure; however, the intent is to ensure the floor space within the business is devoted primarily to the provision of the services listed as the primary use. As an example, a salon would be occupying the majority of the space with some space available for selling commercial salon products. Councilmember Dahlhoff explained that her concern is that the language is too prescriptive and could limit businesses from locating in the City. Councilmember Cathey noted that salon services can range from several types of services relative to the human body and

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suggested affording some flexibility for some professional businesses.

Councilmember Althausen noted that personal and professional services are essentially allowed in all zoning districts while retail sales uses are not allowed in all zoning districts. He asked whether the intent of the proposal is to promote some retail sales in conjunction with personal or professional services in Neighborhood Commercial zone districts as commercial retail is not allowed in that zone district. Manager Medrud offered to provide additional information on the source of the issue for additional discussion. The intent of the proposal was to ensure personal or professional services would not be focused primarily as a retail use but that the retail aspect of the use would be auxiliary to the primary personal or professional service. Councilmember Althausen recommended consideration of adding language that allows retail uses in Neighborhood Commercial zone districts.

- L. Residential Mechanical Equipment in Setbacks:** Proposal allows “residential mechanical equipment” in the RSR, SFL, and SFM zone districts rear setbacks.
- M. Public Building Signs:** Adds exemptions for the size and number of signs for public buildings and churches located in residential zone districts.

Councilmember Dahlhoff questioned the flexibility of the code to enable large signs for uses, such as churches that support City and community functions as well as serving as a church in the community. Manager Medrud said the issue is complicated, as it would likely entail examining some sort of wayfinding overlay provisions in the City. The challenge is adopting provisions in the code that would be applicable to all uses specific to the provision rather than addressing individual situations. Councilmember Dahlhoff cited the example of the church located off Israel Road that often supports community and City events. The issue is allowing a sign that can be viewed from the freeway. The church has forwarded some sign schematics to the City depicting examples of some larger signs for the church. She agreed to forward an email to staff from the church regarding the sign request.

Councilmember Althausen said the Commission’s proposal included the addition of churches allowing a church one sign up to 15 feet in height measuring no more than 55 square feet within a residential zone. He is unsure whether he is supportive of the proposal because schools and public buildings have some modicum of public accountability for signs. Larger signs for

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those uses can be justified because signs can generate public announcements while a 55 square-foot sign for a church with no public accountability or oversight mechanism is concerning. Discussion ensued on the City's permitting process for signs acknowledging that the City cannot control the content of a sign. An application for a proposed sign would be evaluated for the size and location and if the proposal adheres to the proposed amendment, the sign would be permitted. The proposed change enables larger signs for churches. Churches are currently limited to a height of six feet and smaller in proportion if located within a residential zone. The proposal was generated from the Planning Commission's discussion about community uses. Councilmember Althaus said he would prefer to remove churches from the proposal with consideration for increasing square footage of signs. Discussion ensued regarding the expansion of uses in churches today, especially churches located in residential areas. Many churches are used as a community center, a respite center, a food bank distribution point, and sites of community gardens. Councilmembers Dahlhoff and Cathey preferred to retain churches within the proposed amendment. Councilmember Dahlhoff recommended staff provide some visual representations of different sizes of signs.

- N. Residential Storage Sheds – Gravel Access:** Adds an exemption for storage sheds smaller than five hundred square feet in the Green Belt (GB), Open Space (OS), Residential/Sensitive Resource (RSR), Single-Family Low Density Residential (SFL), or Single-Family Medium Density Residential (SFM) zone districts from driveway surface requirements.

Manager Medrud confirmed the committee's request to defer the amendments to a Council worksession to review the personal and professional services retail square footage limitation, consideration of expanding retail uses within the Neighborhood Commercial zone district, and review the size and height for the proposed sign amendments.

**Subdivision Dedication Code Language Update:** Updates the subdivision dedication code language in TMC 17.24.030(D)(2) to change "men" to "persons."

**MOTION:**

**Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to recommend approval of the 13 proposed amendments as reviewed for the Council's consideration with the two identified amendments deferred for additional Council review and discussion. A voice vote approved the motion unanimously.**

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**ORDINANCE NO.**  
**O2022-015, OTHER**  
**HOUSEKEEPING**  
**AMENDMENTS:**

Manager Medrud reported the other housekeeping amendments do not follow the TMC 18.60.025(A) process, but are considered concurrently with the final docket of development code amendments in Ordinance No. O2022-013. The Planning Commission reviewed the proposed amendments, held a public hearing, and forwarded a recommendation to the General Government Committee.

Two of the three amendments include Hearing Examiner Staff Reports– Schedule and Traffic Study Requirements. One amendment is a proposed change for consideration.

The hearing examiner has asked that the date when staff reports have to be available be changed from the current five working days prior to the public hearing to seven days. The change would amend TMC 2.58.110 *Distribution of information.*

The second amendment would update criteria for when a traffic impact analysis is required. Traffic studies would be required for any development generating 50 or more vehicle trips during peak hours on adjacent streets or intersections regardless of peak direction. Additionally, any development generating 10 or more vehicle or truck trips on any Interstate 5 interchanges must provide trip distribution diagrams from a qualified transportation professional regardless if a full traffic study is required.

Additionally, the Commission included another recommendation arising from discussions on the sidewalk amendments. The issue was responsibility of temporary sidewalk obstructions. The Commission considered a proposal but elected not to include it in the ordinance. The City's Transportation Manager briefed the Commission on all issues and addressed the Commission's questions. The Commission recommended that the Council consider a public engagement and a voluntary support program to address any community issues prior to considering any amendments to Title 12 on sidewalks.

Staff recommends not including the amendments pertaining to sidewalks within the ordinance and include a recommendation to the City Council to consider a public engagement process.

Chair Althausen questioned whether the current code requires property owners to remove snow or other obstructions on a sidewalk adjacent to the property. Manager Medrud explained that prior to some amendments in 2011, the code included explicit provisions requiring property owners to address sidewalk obstructions. At some point, those provisions were removed from the code resulting in some uncertainties with respect to sidewalk maintenance of vegetation and obstructions.

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City Attorney Kirkpatrick noted that under current law, abutting property owners are responsible for sidewalk conditions. In those situations where snow removal becomes an issue and continued for a period, the matter would be a code enforcement action; however, she is not aware of any situation that involved code enforcement action for the condition of a sidewalk. The City has also established a small fund to assist some neighborhoods with street tree issues because of root conflicts with sidewalks. The City has the resources to provide assistance in those types of situations.

Manager Medrud responded to a question on when traffic studies are required. The proposal changes the language when a traffic study is required. Currently, a traffic study is required if the development generates 50 or more vehicle trips in the peak direction during the peak hour on adjacent streets or interchanges. The proposal eliminates language addressing “peak direction” because traffic is generated in all directions in today’s environment. A traffic study is required for all zoning districts based on the traffic the new development would generate.

**MOTION:**

**Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to recommend the Planning Commission’s recommendation on Ordinance No. O2022-015, Other Housekeeping Amendments and consider a public engagement process for sidewalk amendments to the Council for review during a worksession. A voice vote approved the motion unanimously.**

**ADJOURNMENT:**

**With there being no further business, Chair Althausser adjourned the meeting at 3:12 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, psmsoly@earthlink.net

TO: General Government Committee  
FROM: Chuck Denney, Parks and Recreation Director  
DATE: November 9, 2022  
SUBJECT: Resolution No. R2022-013 – Tumwater Cowlitz Trail

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1) Recommended Action:

The Tumwater Historical Commission is requesting that Resolution No. R2022-013 be forwarded to the City Council with a recommendation for adoption.

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2) Background:

The National Parks Service has established that the end of the Oregon Trail is believed to be in Oregon City, OR. Based on extensive research, the trail actually extends in many directions, one of which terminates at Tumwater Falls in the Brewery Park.

The intent of this resolution is to begin a process seeking recognition for the importance of the trail to our region and Tumwater specifically. A National Historic Trail designation as the end of the Cowlitz Trail section of the Oregon Trail in Tumwater would have many benefits. The outcome of such a designation would result in National Parks logos posted along the I-5 corridor directing travelers to the Oregon Trail auto route to the Brewery Park, as well as to other historic sites in Tumwater, such as the Bush homestead.

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3) Policy Support:

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and living connection to its history.

Seek opportunities to market Tumwater.

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4) Alternatives:

- ☐ Recommend City Council Adoption of Resolution No. R2022-013
  - ☐ Send back to Historical Commission with recommendations for changes
- 

5) Fiscal Notes:

The fiscal impacts to the City are minimal.

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6) Attachments:

A. Resolution No. R2022-013 – Tumwater Cowlitz Trail



**RESOLUTION NO. R2022-013**

**A RESOLUTION** of the City Council of the City of Tumwater, Washington, in support of adding the Cowlitz Trail segment of the Oregon Trail, which terminated in Tumwater, to the National Historic Trails System.

**WHEREAS**, the Bush-Simmons party was the founding element of American colonization of the Puget Sound basin in 1845 in a settlement known initially as New Market and subsequently Tumwater in what eventually became the state of Washington; and

**WHEREAS**, the Bush-Simmons party had reached the lower Columbia River Valley in 1844 as part of a larger train of transcontinental emigrants who traversed the overland route to the Oregon Country from the Missouri Valley; and

**WHEREAS**, the Bush-Simmons party was prompted into taking the difficult route to Puget Sound Country from the vicinity of Fort Vancouver, known as the Cowlitz Trail and never previously tried by overland emigrants, because George Bush, an African-American, was discouraged from settling amongst other pioneers in the Willamette Valley because of his African heritage; and

**WHEREAS**, the main trunk of what is commonly known as The Oregon Trail, from Independence, Missouri, to Oregon City, Oregon, was recognized by Congress for incorporation within the system of National Historic Trails, in 1978; and

**WHEREAS**, the National Historical Trails is an administrative unit of the National Park Service with the Department of the Interior; and

**WHEREAS**, in 2020 the Department of the Interior/National Park Service issued the “Revised Feasibility and Suitability Study for Additional Routes of the Oregon, Mormon Pioneer, California, and Pony Express National Historic Trails”; and

**WHEREAS**, the Cowlitz Trail segment ending in Tumwater, traversed by the Bush-Simmons party, is among those considered in this study for addition to the National Historic Trails system in the category as an “alternate route”; and

**WHEREAS**, it is appropriate to recognize and stipulate that few segments of the pre-Civil War historic trail to the Oregon Country are more worthy of addition to the National Historic Trails system, not in the least respect because of the requirements of racial justice, than the Cowlitz Trail to Tumwater; and

**WHEREAS**, the addition of the Cowlitz Trail segment ending in Tumwater would be a western complement to the Selma Montgomery National Historic Trail, established in 1996.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER, WASHINGTON AS FOLLOWS:**

**Section 1. Declaration in Support.** The City Council of the City of Tumwater supports adding the Tumwater section of the Cowlitz Trail segment of the Oregon Trail to the system of National Historic Trails. The City Council urges the Thurston County Legislative Delegation to introduce a comparable resolution for adoption by the Washington State Legislature that can then, in turn, be forwarded to the State of Washington Congressional Delegation in furtherance of adding the Cowlitz Trail segment of the Oregon Trail to the system of National Historic Trails.

**Section 2. Ratification.** Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

**Section 3. Severability.** The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption and signature as provided by law.

**RESOLVED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY OF TUMWATER

\_\_\_\_\_  
Debbie Sullivan, Mayor

ATTEST:

\_\_\_\_\_  
Melody Valiant, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

Resolution No. R2022-013 – Page 2 of 2

TO: General Government Committee  
FROM: Brad Medrud, Planning Manager  
DATE: November 9, 2022  
SUBJECT: 2022-25 Comprehensive Plan Periodic Update Process Work Program

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1) Recommended Action:

This is a discussion item about the 2022-25 Comprehensive Plan periodic update process work program. Review the attached memorandum and be prepared to discuss.

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2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started this fall.

At the direction of the City Administrator, the Comprehensive Plan document that will come out of the periodic update process will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information. At the end of the process, there will also be a brief Comprehensive Plan goal and policy guide for use by staff and policymakers.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate climate mitigation, adaptation, and sustainability goals and actions in all the individual Elements and Plans.

For most of the Elements and Plans that make up the Comprehensive Plan, the data used is now more than 6 years old with the notable exception of the Parks, Recreation, and Open Space Plan where the data is more than 14 years out of date. This means that the current Comprehensive Plan does not reflect the increases in City population, the growth of City through annexations, and the transformation of semi-rural areas to urban development. Most importantly, it does not reflect the current needs of City residents.

The intent of our meeting on Wednesday, November 9, 2022, is to start the discussion with the City Council about the work program to complete the periodic update, the schedule for the periodic update, and the stakeholders in the process. Staff has met with all affected departments and the Planning Commission to discuss the work program.

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3) Policy Support:

Goal LPP-1: Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

Goal LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

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4) Alternatives:

A. None.

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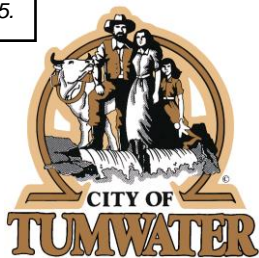
5) Fiscal Notes:

This is primarily an internally funded work program task. A Washington State Department of Commerce grant funding to support the periodic update of \$125,000 will be available July 1, 2023.

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6) Attachments:

A. 2022-25 Comprehensive Plan Periodic Update Process Work Program  
Memorandum



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

## Memorandum

Date: November 9, 2022

To: General Government Committee

From: Brad Medrud, Planning Manager

Subject: 2022-25 Comprehensive Plan Periodic Update Process Work Program

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### I. Issue

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by June 30, 2025. Work on the periodic update started this fall.

At the direction of the City Administrator, the Comprehensive Plan document that will come out of the periodic update process will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information. At the end of the process, there will also be a brief Comprehensive Plan goal and policy guide for use by staff and policymakers.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate climate mitigation, adaptation, and sustainability goals and actions in all the individual Elements and Plans.

For most of the Elements and Plans that make up the Comprehensive Plan, the data used is now more than 6 years old with the notable exception of the Parks, Recreation, and Open Space Plan where the data is more than 14 years out of date. This means that the current Comprehensive Plan does not reflect the increases in City population, the growth of City through annexations, and the transformation of semi-rural areas to urban development. Most importantly, it does not reflect the current needs of City residents.

The intent of our meeting on Wednesday, November 9, 2022, is to start the discussion with the City Council about the work program to complete the periodic update, the schedule for the periodic update, and the stakeholders in the process. The periodic update will require staff resources across multiple City departments and consultant assistance. Final approval of the periodic update work program is expected to happen on the same schedule as the 2023 Long Range Work Program in January 2023.

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II. City Priorities

The periodic update is related to a number of City Council strategic priorities. See Appendix A *Council Priorities with Lead Department* for more details.

III. Community Engagement

The objective of the community engagement process is to establish how the City will engage the public and stakeholders throughout the Comprehensive Plan update. Staff will use a range of public participation strategies to encourage and facilitate community involvement in the periodic update process.

The community engagement process will be flexible and may be changed to take advantage of events and opportunities that may arise. The process will employ multiple tools and platforms to inform and involve the community and internal and external stakeholders in the periodic update. Staff will work with the City’s Communications Team to prepare a Public Engagement Plan that will guide this process.

A. 2016 Periodic Update Community Outreach Effort

There were ten goals for the City’s 2016 periodic update community outreach. Updated goals will be established for the 2025 periodic update.

1. Provide information to help public understanding of issues.
2. Seek early and continuous involvement from people who care about the Plan and the community.
3. Offer opportunities for people to provide feedback to staff, and appointed and elected officials.

4. Make the process accessible and engaging for everyone.
5. Make community-driven planning the priority for this Plan.
6. Highlight projects implemented since the last Comprehensive Plan update.
7. Use a flexible, phased approach.
8. Integrate and consolidate goals from all Elements of this Plan and resource Plans.
9. Develop a citizen's guide to the Comprehensive Plan that summarizes the most important parts of the Plan in an easy to read and understand format.
10. Rely on multiple communication media to share information.

## **B. Community Engagement Plan**

A Community Engagement Plan will be created for the periodic update that will incorporate the timeline for community engagement below and include the following:

1. Take the work program to Planning Commission, General Government Committee, and City Council in the Fall 2022 and Winter 2023 for discussion and approval.
2. Follow the public participation and intergovernmental coordination procedures contained in Section 1.8.2 of the Land Use Element throughout periodic update process.
3. Coordinate with the Communications Team on the Public Engagement Plan in the Winter 2023. The Public Engagement Plan is expected to include a number of ways to engage the community and could include a community survey, open workshops, and a bus tour of the City to see "How is it going?"
4. Facilitate review and discussion of the Comprehensive Plan Elements and Plans by the Parks & Recreation Commission, the Planning Commission review, the General Government Committee, the Public Works Committee, and the City Council throughout the periodic update process
5. Hold a Planning Commission hearing on the updated Comprehensive Plan Elements and Plans.
6. Support City Council adoption of an ordinance to complete the periodic update process by June 30, 2025.

## **C. Stakeholders**

For an initial list of proposed stakeholders in the periodic update process, see Appendix C *Stakeholders*.

**D. Media**

Media that is expected to be used in the periodic update process:

1. Social Media
2. Utility Inserts
3. Interested Parties e-mail listserv for periodic update
4. E-Newsletter
5. Webpage
6. Public Survey
7. Policy Talks with various community groups
8. Articles
9. Citizen's Guide

**E. Timeline for Community Engagement**

1. Phase I – Start Community Engagement

*Fall 2022 – Summer 2023*

In Phase I, staff will begin to review the visions, goals, and policies in the existing Comprehensive Plan and prepare gap analyses of all the Comprehensive Plan Elements and Plans. The community and stakeholders will be introduced to the periodic update process through a series of communications and asked to prioritize the Comprehensive Plan's vision, goals, and policies through a variety of media outreach methods, including surveys, utility inserts, open houses, informal meetings, presentations, and social media. See the Media section below for more detail on potential ways that information on the periodic update will be shared.

2. Phase II – Plan Development

*Summer 2023 – Spring 2024*

In Phase II, feedback gathered through the community engagement process will be incorporated into the draft Comprehensive Plan Elements and Plans. Staff will present the draft language to city advisory boards and commissions as well as focus groups comprised of subject-area experts for review and response.

In addition to continuing to employ the strategies started in Phase I, Phase II will include consultation with the Historic Preservation Commission, Parks & Recreation



Commission, Planning Commission, General Government Committee, Public Works Committee, and City Council that will continue throughout the periodic update process. These groups, as well as external and internal stakeholders, will review and provide feedback on the draft Comprehensive Plan Elements and Plans. Feedback gathered through the community engagement process will also be shared with these groups.

Focus groups of technical experts will review those Comprehensive Plan Elements and Plans that are not represented through the City's boards or commissions. The focus groups will review and provide input into relevant draft Comprehensive Plan Elements and Plans. Feedback gathered through the community engagement process will also be shared with these groups.

### 3. Phase III – Legislative Process

*Summer 2024 – June 30, 2025*

#### *a. Draft Plan*

The City will complete draft versions of the Comprehensive Plan Elements and Plans during Phase III. Several public open house meetings will provide an opportunity to see the draft Plan prior to the Joint Council - Planning Commission public hearing. Relevant city advisory boards and commissions will develop recommendations that will be forwarded to the Planning Commission. All the focus group members will have an opportunity to review the work, as well.

The process will culminate in the adoption of a new Comprehensive Plan by the Growth Management Act deadline of June 30, 2025.

#### *b. Open Houses*

In addition to continuing to employ the strategies started in Phases I and II, Phase III will include Open Houses to present the draft updated Comprehensive Plan to the public prior to the start of the legislative process. Staff will provide an overview of the periodic update, draft goals, policies, and actions, and next steps in the process. Information about open house dates and other key meeting dates will be widely distributed through media identified in the Community Engagement Plan.

#### *c. Commission Worksessions and Public Hearing*

The Planning Commission will hold a number of worksessions to discuss the Comprehensive Plan Elements and Plans. The Parks & Recreation Commission will hold similar worksessions on some form of minor update to the Parks, Recreation, and Open

Space Plan as part of the periodic update. Opportunities for a joint worksessions will be considered.

The Planning Commission will then conduct a public hearing to gather public comment on the draft Comprehensive Plan before developing findings of fact, conclusions, and recommendations that will be forwarded to City Council.

Public notice of the public hearing will be published in accordance with State law and the Tumwater Municipal Code at least 30 days prior to the date of the hearing. In addition to the required noticing procedures, notice will also be provided through means identified in the Engagement Plan.

*d. City Council Adoption Process*

The City Council's General Government Committee and Public Works Committee will periodically review and discuss the updates to the Comprehensive Plan Elements and Plans. All meeting dates and materials will be posted on the city's website and notice will be provided through means identified in the Engagement Plan.

The City Council will hold a number of worksessions to discuss the Plan's Comprehensive Plan Elements and Plans. The City Council will consider the recommendation forwarded by the Planning Commission. In addition to the required noticing procedures, notice of City Council meeting will also be provided through means identified in the Engagement Plan.

## **IV. Process and Schedule**

For more details on the proposed periodic update process and schedule, see Appendix B – *Detailed Schedule and Work Program*.

### **A. Comprehensive Plan Periodic Update**

#### *1. Phase I – Start Community Engagement – Fall 2022 – Summer 2023*

- a. Develop Work Program – October through December 2022 – Determine general outline of resources needed for the periodic update, its schedule, and stakeholders
  - 1) Planning Commission Briefing – October 25, 2022
  - 2) General Government Committee Briefing on Scope and Format – November 9, 2022
  - 3) Meeting with Mayor and City Administrator – November 22, 2022

- 4) Joint 2023 Long Range Planning Work Program Discussion – City Council and Planning Commission – December 13, 2022
  - 5) Complete work program and schedule for the periodic update – January 2023
  - b. Develop Community Engagement Plan – Winter 2023 – *See Section III Community Engagement above.*
  - c. Gap Analysis of Current Comprehensive Plan Goals and Policies – Winter 2023
  - d. Start Community Engagement Process – Winter 2023 through June 30, 2025 – *See Section III Community Engagement above for more details.*
  - e. Consultant Selection and Contracting – Develop and issue request for proposals for consultant and consultant selection and contracting – Spring and Summer 2023
  - f. Data Gathering – Staff and consultants gather data and start review of the Elements, Plans, and maps – Spring and Summer 2023
  - g. Regional Review Coordination – Coordinate review of the Comprehensive Plan Elements and Plans with other jurisdictions – Starts Spring 2023
  - h. Initial Comprehensive Plan Element and Plan Review Meetings – Winter to Summer 2023
    - 1) Community Stakeholders – *For a complete list of stakeholders in the periodic update process, see Appendix C Stakeholders.*
    - 2) Parks & Recreation Commission
    - 3) Planning Commission
    - 4) General Government Committee
    - 5) Public Works Committee
    - 6) City Council
2. Phase II – Plan Development – Summer 2023 – Spring 2024
- a. Periodic Update Start – Staff and consultants start updates to draft Comprehensive Plan Elements, Plans, and maps – Summer and Fall 2023
  - b. Individual Comprehensive Plan Element and Plan Discussions and Worksessions – Fall 2023 – Spring 2024

- 1) Community Stakeholders – *For a complete list of stakeholders in the periodic update process, see Appendix C Stakeholders.*
  - 2) Parks & Recreation Commission
  - 3) Planning Commission
  - 4) Public Works Committee
  - 5) General Government Committee
  - 6) City Council
- c. Complete Draft of Periodic Update – Staff and consultants complete draft of the Comprehensive Plan Elements, Plans, and maps – Spring 2024
3. Phase III – Legislative Process – Summer 2024 – June 30, 2025
- a. SEPA and Commerce Review – Summer 2024
  - b. Public Adoption Meetings – Summer and Fall 2024 and Winter 2025
    - 1) Parks and Recreation Commission
    - 2) Planning Commission
    - 3) Public Works Committee
    - 4) General Government Committee
    - 5) City Council
  - c. Submit Notice of Adoption to Commerce – Spring 2025

**B. Capital Facilities Plan Update – 2023**

1. Preliminary Docket Process – Winter 2023 – *Expected to also include the Old Highway 99 Corridor Study*
2. Develop Capital Facilities Plan – Spring and Summer 2023
3. SEPA and Commerce Review – Summer 2023
4. Final Docket Process – Fall 2023 – *Expected to also include the Old Highway 99 Corridor Study*

**C. Capital Facilities Plan Update – 2025**

1. Preliminary Docket Process – Winter 2025
2. Develop Capital Facilities Plan – Spring and Summer 2025
3. SEPA and Commerce Review – Summer 2025
4. Final Docket Process – Fall 2025

#### **D. Development Code Periodic Update Process – 2024/2025**

1. Gap Analysis of Current Development Code Regulations (Titles 16, 17, and 18) – Summer and Fall 2024 – *Will also include review of Chapter 3.50 TMC Impact Fees and Chapter 3.52 Tumwater Park Impact Fees*
2. Draft Ordinance – Staff and consultants complete draft ordinance – Winter 2025
3. SEPA and Commerce Review – Winter 2025
4. Public Adoption Meetings – Winter 2025 and Spring 2025
  - a. Planning Commission
  - b. Public Works Committee
  - c. General Government Committee
  - d. City Council
5. Submit Notice of Adoption to Commerce – June 30, 2025

## **V. Resources Needed**

For more details on the resources needed for the periodic update, see Appendix B – *Detailed Schedule and Work Program*.

### **A. Staff**

The periodic update is expected to require the following staff resources:

1. Community Development Department
  - a. Planning – The periodic update process is expected to require 70% of one FTE in 2023 and 2024.
  - b. Economic Development – The minor periodic update of the goals and strategies in the Economic Development Plan and coordination with the Economic Development Manager and a consultant to update the data workbook is expected to require 5% of one FTE in 2023 and 2024.

## 2. Executive Department

- a. Executive - – The periodic update will require staff time from the Executive Team to support the periodic update.
- b. Communications Team – The periodic update will require staff time from the Communications Team to support the actions identified in the Public Engagement Plan.

## 3. Transportation & Engineering Department

- a. Transportation – The major periodic update of the Transportation Plan will require staff time from the Transportation & Engineering Department Director and Transportation Manager and coordination with a consultant.
- b. GIS Team – The periodic update will require staff time from the GIS Team to support the periodic update.

## 4. Water Resources & Sustainability Department – The major periodic update of the Lands for Public Purposes Element and Conservation Element will require staff time from the Water Resources & Sustainability Department Director and from the Water Resources & Sustainability staff including the Sustainability Coordinator.

## 5. Parks & Recreation Department – The major periodic update of the Parks, Recreation, and Open Space Plan would require staff time from the Parks & Recreation Department Director and from the Parks & Recreation staff and coordination with a consultant has been identified, but that work is not funded as part of this periodic update process. Some form of minor update to the Parks, Recreation, and Open Space Plan will occur as part of the periodic update and the major periodic update of the Parks, Recreation, and Open Space Plan will occur later.

## B. Consultants

The periodic update is expected to require the following consultant resources for the following:

- 1. Economic Development Plan – Minor update of Plan that was updated last in 2019.
- 2. Transportation Plan – Major update of Plan that was updated last in 2016.

**C. Funding**

State funding for the periodic update will be available starting July 1, 2023. The City is expecting State funding to be \$125,000 with the rest of the funding coming from general fund or other grant opportunities.

**VI. Guidance**

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage (<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>).

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update ([www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series](http://www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series))

Additional guidance includes:

1. State Department of Commerce, Growth Management Division, [www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics)
2. Municipal Research Services Center, Comprehensive Planning, <https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>
3. Transportation Efficient Communities, [www.transportationefficient.org/](http://www.transportationefficient.org/)
4. *Active Community Environment Toolkit*
5. *The Washington State Plan for Healthy Communities*
6. *Transportation Efficient Communities*
7. *The Washington State Plan for Healthy Communities*
8. *Active Community Environment Toolkit*
9. *Protect Puget Sound Watersheds*
10. *Building Cities in the Rain*
11. *Ecology Stormwater Manuals*
12. *Puget Sound Partnership Action Agenda*
13. *Best Available Science: see WAC 365-195-900 through -925*

## **VII. Appendix A – Council Priorities with Lead Department**

The Strategic Priorities and Goals that are most relevant to the periodic update process are shown below.

### **A. Build a Community Recognized for Quality, Compassion and Humanity**

- Support and Advance Intergenerational Housing Opportunities – Community Development
- Update the Affordable Housing and Houselessness Action Plan – Community Development
- Explore Alternative Building Materials for Housing (Cargo containers, Composite, 3D Printing) – Community Development
- Support Housing Stability Policies/Programs – Community Development / Non-Departmental
- Adopt and Implement Tenant Protections – Community Development
- Streamline Permitting for Housing Projects – Community Development
- Implement MPD – Tumwater Metropolitan Park District (TMPD) / General Government Capital Facilities Plan (GGCFP)
- Plan and Site Community Center – TMPD / GGCFP

### **B. Be a Leader in Environmental Sustainability**

- Recruit Green Employers and Jobs – Community Development
- Streamline Permitting for Green Projects – Community Development
- Require New City Buildings be All Electric – GGCFP
- Continue to Update and Advance the Climate Action Plan – Community Development / Water Resources & Sustainability / Parks and Recreation Facilities / Equipment Rental and Reserve (ERR)
- Implement Urban Forestry Plan – Community Development
- Include Environmental Protections in City projects – GGCFP and Transportation Capital Facilities Plan (TCFP)
- Complete and Implement Habitat Conservation Plan – Community Development
- Continue Septic to Sewer Conversion – Sewer Utility
- Ensure Ample Water Supply – Water Utility
- Remove Obstructions to Fish Passage – Storm Utility



C. Create and Maintain a Transportation System Safe for All Modes of Travel

- Implement Capitol Boulevard Plan – TCFP / Streets / Executive
- Bike and Pedestrian System – Transportation Benefit District (TBD) / TCFP / Streets / GGCFP
- Implement Sidewalk Plan – TBD / TCFP / Streets
- Update Transportation Impact Fee System – TCFP

E. Pursue Targeted Community Development Opportunities

- Implement the City's Economic Development Plan – Community Development / Executive
- Seek Opportunities to Enhance City's Revenue Base Consistent with other City Objectives – Community Development / Executive
- Continue to Build the Craft Beverage Legacy – Community Development / Executive
- Find a Permanent Home for Farmer's Market – Community Development

F. Refine and Sustain a Great Organization

- Construct the O & M Facility – Transportation and Engineering / CFPs

## VIII. Appendix B – Detailed Schedule and Work Program

The City must take action to review and update its Comprehensive Plan and development regulations by June 30, 2025. The State Growth Management Act requires that any required revisions be made to ensure the Comprehensive Plan and development regulations comply with State mandates. The City last completed a periodic update to its Comprehensive Plan and Development Regulations in 2016. The Parks, Recreation, and Open Space Plan was last substantially updated in 2008 with minor updates in 2016.

The City's annual long range planning work programs for the next three years will incorporate the process to review and update the Comprehensive Plan and development regulations. Because the periodic update will involve review of all Comprehensive Plan Elements and Plans, the City will not accept annual Comprehensive Plan Amendment private applications until the Periodic Update is complete. Instead, those seeking private Comprehensive Plan amendments will be invited to participate in the periodic update process.

From 2023 to 2025, the City will consider the changes to the Comprehensive Plan and development regulations outlined below. The majority of changes are general in nature unless otherwise noted, such as to meet a new statutory requirement or to incorporate planning projects that were completed since the last periodic update and are not yet fully integrated into the Comprehensive Plan. These include the Tumwater Housing Action Plan (2021), Thurston Climate Mitigation Plan (2021), and the Urban Forestry Management Plan (2021). Staff reviewed and considered the Growth Management Act periodic update checklists provided by the State Department of Commerce and State Department of Ecology during the development of this work program.

### **Comprehensive Plan Document – General**

Staff Lead:	Brad Medrud, Planning Manager, Community Development
Other Departments:	As noted in the individual plans and elements below
Consultant:	As noted in the individual plans and elements below
Update Timeline:	<u>Phase I – Start Community Engagement</u> – Fall 2022 – Summer 2023 <u>Phase II – Plan Development</u> – Summer 2023 – Spring 2024 <u>Phase III – Legislative Process</u> – Summer 2024 – June 30, 2025
Previous Update:	2016, with amendments approved annually

Revisions and Actions

- Create a new format for the Comprehensive Plan that will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information.
- Create a new Community Engagement Plan for the periodic update process.
- Create a new Comprehensive Plan Goal and Policy Guide for use by staff and policymakers.
- Create a new Community Guide to the Comprehensive Plan as the current version is from 2016.
- Create a new Glossary for the Comprehensive Plan as the current version is from 2016.
- The County-Wide Planning Policies (2015) are not expected to be revised for the 2025 periodic update.
- Ensure that the updated Comprehensive Plan is internally consistent.
- Ensure that all the Comprehensive Plan Elements and Plans are consistent with County-Wide Planning policies, the Growth Management Act, coordinated with the Plans of adjacent jurisdictions, individual Comprehensive Plan Elements and Plans, and the future land use map.
- Update all maps that are a part of the Comprehensive Plan, including the City-Wide Land Use Map and all maps in the individual Comprehensive Plan Elements and Plans. Current versions are from 2016 with some maps updated through the annual amendment cycle since that time. This will require staff from the Department of Transportation & Engineering GIS Team to complete.
- Update all the appendices in the Comprehensive Plan, current versions are from 2016 with the Neighborhood Appendix updated through the annual amendment cycle since that time.
- Ensure that the updated Comprehensive Plan addresses diversity, equity, and inclusion throughout the Plan and incorporates climate mitigation and adaptation and sustainability goals and actions in all the individual Comprehensive Plan Elements and Plans.
- Review entire Plan to address the use of terms such as “neighborhood character,” stability, and similar terms in support of the Tumwater Housing Action Plan as part of Planning Commission’s 2022 Comprehensive Plan amendment cycle recommendations.
- Provide for a mutually agreeable Memorandum of Agreement between the City and tribes about collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period.

- Provide for consideration for preserving property rights. The City must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property.

### **Land Use Element**

Staff Lead:	Brad Medrud, Planning Manager, Community Development
Other Departments:	Parks & Recreation, Transportation & Engineering, GIS Team, and Water Resources & Sustainability
Consultant:	Not expected to be needed
Update Timeline:	<u>Phase I – Start Community Engagement</u> – Fall 2022 – Summer 2023 <u>Phase II – Plan Development</u> – Summer 2023 – Spring 2024 <u>Phase III – Legislative Process</u> – Summer 2024 – June 30, 2025
Previous Update:	2016, amended annually with the last amendments in 2022

### **Revisions and Actions**

- Update vision statement from Strategic Plan.
- Update City strategic priorities.
- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update discussion of Growth Management Act goals.
- Add references to the updated Shoreline Master Program (2019) and Economic Development Plan (2019) and the new Tumwater Housing Action Plan (2021), Thurston Climate Mitigation Plan (2021), and Urban Forestry Management Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update land use goals, policies, and actions.
- Update Tumwater Community Profile from Thurston Regional Planning Council.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update estimates of population densities and building intensities based on future land uses and housing needs.
- Update City land use patterns and distribution information.

- Update City-Wide Future Land Use Map.
- Buildable Lands Updates:
  - Update existing land use and existing residential density charts.
  - Update commercial/industrial vacant land supply analysis.
  - Update net buildable industrial land table.
  - Update total dwelling units buildout table.
- Update Neighborhood Appendix to incorporate current information describing existing development patterns.
- Remove transfer of development rights requirement for maximum densities in residential land use designations in coordination with the County.
- Update policies, land use designations, and zoning to discourage the siting of incompatible uses adjacent to the Olympia Regional Airport. The Plan and associated regulations must be filed with the State Department of Transportation for review.
- If forest or agricultural lands of long-term commercial significance are designated inside City, update the program authorizing transfer or purchase of development rights in coordination with the County.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- At the City Council's direction on March 1, 2022, the periodic update will include a review of the Littlerock Subarea Plan area and revisions to mixed use land designation citywide.
- Coordinate with Thurston County on new 2021-2022 legislation regarding urban growth area size, patterns of development, suitability, and infrastructure.
- Consider utilizing urban planning approaches that promote physical activity.
- Include a policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs.
- Review land use designations and zone districts for schools.
- Review the "neighborhood center" concept.
- Look more closely at 79th and Old Highway 99 as the area is currently designated Light Industrial but the informal Warehouse District functions as a General Commercial and Light Industrial land use designation hybrid in name, but not Comprehensive Plan designation.

- Look at 88th and Old Highway 99 as a neighborhood center, as it has General Commercial and Mixed use land use designations.
- Update to address the potential effects of the Habitat Conservation Plan on land capacity in the City.
- Update other sections of the Land Use Element as appropriate.

### **Housing Element**

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: GIS Team

Consultant: Not expected to be needed

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023  
Phase II – Plan Development – Summer 2023 – Spring 2024  
Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: 2016, with the last amendments in 2021

### **Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update estimates of population densities and building intensities based on future land uses and housing needs.
- Update discussion of Growth Management Act goals.
- Add references to the new Tumwater Housing Action Plan (2021) and Thurston Climate Mitigation Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update housing goals, policies, and actions.
- Update housing patterns, trends, and projections to 2055.
- Update goals, policies, and actions for the preservation, improvement, and development of housing.
- Within an urban growth area boundary, revise to consider the location of duplexes, triplexes, and townhomes.

- Revise to consider of housing locations in relation to employment locations and the role of accessory dwelling units.
- Revise inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of housing need, as provided by the State Department of Commerce.
- Revise to include adequate provisions for existing and projected housing needs for all economic segments of the community.
- Revise identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.
- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability.
- Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, Plans, and actions.
- Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.
- Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.
- Update information on federal, State, and local financing programs.
- Update housing services provided by public and private service agencies.
- Update information on housing needs gap.
- Consider policies to support rental and residential inspections programs.
- Update regulatory barrier assessment, citywide housing needs, and existing and future housing needs to year 2045.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Address Regional Housing Council and Five-Year Thurston County Homeless Plan
- Update other sections of the Housing Element as appropriate.

**Transportation Plan**

Staff Lead:	Brandon Hicks, Transportation & Engineering Director and Mary Heather Ames, Transportation Manager
Other Departments:	Community Development and GIS Team
Consultant:	Will be needed for work on Transportation Plan and impact fee updates
Update Timeline:	<u>Phase I – Start Community Engagement</u> – Fall 2022 – Summer 2023 <u>Phase II – Plan Development</u> – Summer 2023 – Spring 2024 <u>Phase III – Legislative Process</u> – Summer 2024 – June 30, 2025
Previous Update:	2016

**Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Add references to the updated Economic Development Plan (2019) and the new Tumwater Housing Action Plan (2021) and Thurston Climate Mitigation Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update transportation goals, policies, and actions.
- Update existing conditions and operations currently dated 2016.
- Update planned improvements and future operations to 2045.
- Update transportation improvement program.
- Update financial analysis.
- Update traffic impact fees.
- Update land use assumptions used in estimating travel.
- Update estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the



performance of State facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities.

- Update facilities and services needs, including:
  - An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries.
  - Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated.
  - For state-owned transportation facilities, include the level of service standards for highways to gauge the performance of the system.
  - Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard.
  - Forecasts of traffic for at least ten years based on the adopted Land Use Element to provide information on the location, timing, and capacity needs of future growth.
  - Identification of State and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan.
- Update financial analysis, including:
  - An analysis of funding capability to judge needs against probable funding resources.
  - A multiyear financing plan based on the needs identified in the Comprehensive Plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required for cities and for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management.
  - If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met.
- The Transportation Plan, the six-year Capital Facilities Plans for cities and for public transportation systems, and the ten-year investment program for the State, must be consistent.

- Provide a projection of State and local system needs to meet current and future demand.
- Provide a pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. Consider urban planning approaches that increase physical activity.
- Describe any existing and planned transportation demand management strategies, such as high occupancy vehicle lanes or subsidy programs, parking policies, etc.
- Provide an analysis of future funding capability to judge needs against probable funding resources.
- Provide a multi-year financing plan based on needs identified in the Comprehensive Plan, the appropriate parts of which serve as the basis for the six-year street, road or transit program.
- If probable funding falls short of meeting identified needs, provide a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met.
- Describe intergovernmental coordination efforts, including an assessment of the impacts of the Transportation Plan, land use assumptions on the transportation systems of adjacent jurisdictions, and how the Plan is consistent with the regional transportation plan.
- Identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses.
- Identify open space corridors within and between urban growth areas, including lands useful for trails.
- Update as needed the process or criteria for identifying and siting essential public facilities in coordination with the periodic update of the Lands for Public Purposes Element.
- Update information on intergovernmental coordination efforts, including an assessment of the impacts of the Transportation Plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- Update demand-management strategies.
- Update information on pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle

facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Revisions to allow for some form of Intercity turnarounds on Littlerock and Highway 99 to allow for future transit service.
- Update to include work done on the Thurston Thrives walkability work, Intercity transit work, and the Old Highway 99 Corridor Study.
- Update other sections of the Transportation Plan as appropriate.

**Park, Recreation, and Open Space Plan – Major Update Postponed Until After the Periodic Update – A Partial Update is being considered as part of the Periodic Update**

Staff Lead: Chuck Denney, Parks and Recreation Director

Other Departments: Community Development and GIS Team

Consultant: Will be needed for work on impact fee updates

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023

Phase II – Plan Development – Summer 2023 – Spring 2024

Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: The last complete update was in 2008, with a partial update in 2016 with no new data collection

**Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Add references to the updated Shoreline Master Program (2019) and the new Thurston Climate Mitigation Plan (2021) and Urban Forestry Management Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update Parks, Recreation, and Open Space Plan goals, policies, and actions.
- Update to financing strategies including use of impact fees.

- Update other sections of the Parks, Recreation, and Open Space Plan as appropriate.

### **Capital Facilities Plan**

Staff Leads:	<p>Chuck Denney, Parks &amp; Recreation Director</p> <p>Brandon Hicks, Transportation &amp; Engineering Director</p> <p>Mary Heather Ames, Transportation Manager</p> <p>Dan Smith, Water Resources &amp; Sustainability Director</p> <p>Brad Medrud, Planning Manager, Community Development</p>
Other Departments:	Yes, Community Development, Parks & Recreation, Transportation & Engineering, Water Resources & Sustainability
Consultant:	Not expected to be needed
Update Timeline:	2023 and 2025
Previous Update:	2021, with updates every two years

### **Revisions and Actions**

- Update general government, transportation, parks and recreation, water, sanitary sewer, and stormwater construction projects for the next six years.
- Prepare an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
- Prepare a forecast of the future needs for such capital facilities.
- Show the proposed locations and capacities of expanded or new capital facilities.
- Prepare a six-year Capital Facilities Plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.
- Include a requirement to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Plan, and financing plan within the Capital Facilities Plan are coordinated and consistent.
- Include park and recreation facilities in the Capital Facilities Plan.
- Update policies or procedures to ensure capital budget decisions are in conformity with the Comprehensive Plan.
- Update the inventory of existing capital facilities owned by public entities.

- Update the forecast of needed capital facilities based on projected population and adopted levels of service over the planning period.
- Update the proposed locations and capacities of expanded or new capital facilities. Infrastructure investments should consider equity and plan for any potential displacement impacts.
- If impact fees are collected, identify the public facilities on which money is to be spent.
- Update other sections of the Capital Facilities Plan as appropriate.

### **Conservation Plan**

Staff Lead:	Brad Medrud, Planning Manager, Community Development Department
Other Departments:	Water Resources & Sustainability and GIS Team
Consultant:	Not expected to be needed
Update Timeline:	<u>Phase I – Start Community Engagement</u> – Fall 2022 – Summer 2023 <u>Phase II – Plan Development</u> – Summer 2023 – Spring 2024 <u>Phase III – Legislative Process</u> – Summer 2024 – June 30, 2025
Previous Update:	2016, with the last amendments in 2021

### **Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Add references to the updated Shoreline Master Program (2019) and the new Thurston Climate Mitigation Plan (2021) and Urban Forestry Management Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update conservation goals, policies, and actions.
- Update to address City's intent to develop a Habitat Conservation Plan for the effective management of affected listed species and prairie eco-systems across private and public lands in the City.

- Update policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the city must have included the best available science to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- If forest or agricultural lands of long-term commercial significance are designated inside City, update the program authorizing transfer or purchase of development rights in coordination with the County.
- Review updating greenhouse gas emission targets in the Conservation Element to address HB 2311 as part of Planning Commission’s 2022 Comprehensive Plan amendment cycle recommendations.
- Update other sections of the Conservation Element as appropriate.

### **Economic Development Plan**

Staff Lead: Austin Ramirez, Economic Development Manager, Community Development

Other Departments: Executive

Consultant: Needed only for the data workbook update

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023

Phase II – Plan Development – Summer 2023 – Spring 2024

Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: 2019

### **Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County’s sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Add references to the new Tumwater Housing Action Plan (2021) and Thurston Climate Mitigation Plan (2021), which were adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update Economic Development Plan goals, policies, and actions.

- Update the data workbook for the Plan.
- Update other sections of the Economic Development Plan as appropriate.

### **Lands for Public Purposes / Essential Public Facilities Plan**

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: Water Resources & Sustainability and GIS Team

Consultant: Not expected to be needed

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023  
Phase II – Plan Development – Summer 2023 – Spring 2024  
Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: 2016, with the last amendments in 2019

### **Revisions and Actions**

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Add references to the new Thurston Climate Mitigation Plan (2021), which was adopted by the City since the 2016 periodic update.
- Simplify, reduce, and update lands for public purposes goals, policies, and actions.
- Update inventory and projected needs for public buildings, facilities and services over the 20-year planning period.
- Use the updated City and urban growth area 20-Year population forecasts.
- Update provisions for protection of the quality and quantity of groundwater used for public water supplies.
- Update chart of zone districts that allow essential public facilities.
- Update the process or criteria for identifying and siting essential public facilities including the reentry and rehabilitation facilities as defined in State law.
- Update to include regional transit authority facilities in the list of essential public facilities.

- Update to allow an expansion of the area in the City that would allow for essential public facilities such as inpatient facilities including substance abuse facilities as part of Planning Commission's 2022 Comprehensive Plan amendment cycle recommendations. These essential public facilities uses include, but not limited to, intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities.
- Update the identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.
- Where applicable, update the review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the State.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Address Organics Management Facility Siting (ESSHB 1799 (2022)).
- Update other sections of the Lands for Public Purposes Element as appropriate.

### **Shoreline Master Program**

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: Not needed

Consultant: Not needed

Update Timeline: Not applicable

Previous Update: Ecology approval in 2019

### **Revisions and Actions**

- Shoreline Master Program is current with State law, no revisions are required as part of periodic update.

### **Utilities Element**

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: Not expected to be needed

Consultant: Not expected to be needed

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023



## 2022-25 Comprehensive Plan Periodic Update Process Work Program

November 9, 2022

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Phase II – Plan Development – Summer 2023 – Spring 2024Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: 2016

Revisions and Actions

- Revise planning period from 2015 – 2035 to 2025 – 2045.
- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Update discussion of Growth Management Act goals as needed.
- Simplify, reduce, and update utilities goals, policies, and actions.
- Update general location, proposed location and capacity of all existing and proposed gas, electric, cable television, and telecommunications to year 2045.
- Update wireless telecommunication facilities information as needed.
- Update overall utility policies as appropriate.
- Update the general location, proposed location, and capacity of all existing and proposed utilities.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Update other sections of the Utilities Element as appropriate.

Subarea Plans

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: Transportation &amp; Engineering and GIS Team

Consultant: Not expected to be needed

Update Timeline: Phase I – Start Community Engagement – Fall 2022 – Summer 2023Phase II – Plan Development – Summer 2023 – Spring 2024Phase III – Legislative Process – Summer 2024 – June 30, 2025

Previous Update: 2016, with minor amendments approved annually

Revisions and Actions

- Update and use a consistent 20-year population projection for the City and its urban growth area throughout the Plan, which should be consistent with Thurston County's sub-county allocation of that forecast and housing needs.
- Add references to the updated Shoreline Master Program (2019) and Economic Development Plan (2019) and the new Tumwater Housing Action Plan (2021), Thurston Climate Mitigation Plan (2021), and Urban Forestry Management Plan (2021), which were adopted by the City since the 2016 periodic update.
- Revise and update Littlerock Road Subarea Plan to address land use changes since adoption.
- Revised and update Town Center Plan to address land use changes since adoption.
- Revise and update Brewery District and Capitol Boulevard Corridor Plan as needed.

### **Joint Plan**

Staff Lead: Brad Medrud, Planning Manager, Community Development

Other Departments: Not expected to be needed

Consultant: Not expected to be needed

Update Timeline: Not applicable

Previous Update: 2021

### **Revisions and Actions**

- Thurston County Board of Commissioners approved the Joint Plan update at the end of November 2021.
- Update Chapters 4 through 8 to reference and incorporate updates to the following Elements as applicable to the unincorporated urban growth area:
  - Chapter 4 – Lands for Public Purposes
  - Chapter 5 – Utilities
  - Chapter 6 – Housing
  - Chapter 7 – Parks, Recreation, and Open Space
  - Chapter 8 – Economic Development
  - Chapter 9 – Transportation
  - Chapter 10 – Public Facilities and Services

- Update other information as appropriate.

### **Development Regulations – City**

Staff Lead:	Brad Medrud, Planning Manager, Community Development
Other Departments:	Not expected to be needed
Consultant:	Not expected to be needed
Update Timeline:	Summer 2024 – June 30, 2025
Previous Update:	Regulations are updated continually on an annual basis. The amendments listed below are needed to address changes in State law that have not been addressing by other regulatory amendments, with the exception of the first item which is needed for consistency with related amendments to the Comprehensive Plan.

### **Revisions and Actions**

- Concurrency and Transportation Demand Management
  - Update as needed to address State law.
- Critical Areas
  - Address updates required in the State Department of Ecology's Critical Areas Checklist.
- Cultural Resources
  - Update regulations as needed to address procedures to identify, preserve, and/or monitor historical or archaeological resources according to State law.
- Energy, Sustainability, and Design
  - Add development regulations needed to implement Comprehensive Plan policies such as energy, sustainability, or design.
- Essential Public Facilities
  - Update the process or criteria for identifying and siting essential public facilities including the reentry and rehabilitation facilities as defined in State law.
  - Update to include regional transit authority facilities in the list of essential public facilities.
  - Update to allow an expansion of the area in the City that would allow for essential public facilities such as inpatient facilities including substance abuse facilities as part

of Planning Commission's 2022 Comprehensive Plan amendment cycle recommendations. These essential public facilities uses include, but not limited to, intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities.

- Housing
  - Update as needed to address State law.
- Impact Fees
  - Ensure that impact fees are applied consistent with State law.
  - Ensure that the City's collection of impact fees follows and maintains a system for the deferred collection of impact fees for single-family detached and attached residential construction required by State law.
  - Ensure that the State law's limitations on impact fees for early learning facilities are followed.
  - Ensure that the State law exemptions of impact fees for low-income and emergency housing development are followed and definitions are updated.
- Land Division
  - Update subdivision regulations to address adequacy of public facilities according to State law.
  - Update vesting for preliminary subdivision approvals according to State law.
- Land Use
  - Update zoning to discourage the siting of incompatible uses adjacent to the Olympia Regional Airport. Regulations must be filed with the State Department of Transportation for review.
  - Review Mixed Use zone district locations and standards.
  - Remove the transfer of development rights requirement for maximum density in residential zone districts in coordination with the County.
  - Review limitations on the amount of parking the City can require for low-income, senior, disabled, and market-rate housing units located near high-quality transit service.
  - Update as needed to address the requirement that family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial. Update definition as needed according to State law.

- Update as needed to address the requirements for accessory dwelling units as needed according to State law.
- Update as needed to address the requirements for allowing for affordable housing as needed according to State law.
- Update as needed to address limitations on regulating outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses on property owned or controlled by a religious organization.
- Update as needed to address that electric vehicle infrastructure adjacent to Interstate 5 and other criteria must be allowed as a use in all areas except those zoned for residential, resource use, or critical areas.
- Multifamily Tax Exemption
  - Add 20-year option.
  - Increase required affordable housing component.
- Parks Concurrency
  - The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.
- Plan and Regulation Amendments
  - Update as needed to address State law.
- Project Review Procedures
  - Update as needed to address State law.
- Transportation Concurrency
  - Update regulations to address the transportation concurrency requirement that prohibits development when level of service standards for transportation facilities cannot be met.
  - Update regulations to address measures to bring into compliance locally owned transportation facilities or services that are below the levels of service established in the Comprehensive Plan. Levels of service can be established for automobiles, pedestrians, and bicycles.
  - Ensure that highways of statewide significance are exempt from the concurrency ordinance.

- Ensure that traffic demand management requirements are consistent with the Comprehensive Plan. Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. State law recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.
- Ensure if required by state law, a commute trip reduction ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with Comprehensive Plan policies for commute trip reduction and Department of Transportation rules.

### **Development Regulations – County Title 22 – Tumwater Urban Growth Area**

Staff Lead:	Brad Medrud, Planning Manager, Community Development
Other Departments:	Not expected to be needed
Consultant:	Not expected to be needed
Update Timeline:	Dependent on Thurston County Update Schedule
Previous Update:	None. Thurston County Code Title 22 has not been substantially updated since adoption in 1995.

### **Revisions and Actions**

- Prepare amendments to update Thurston County Code Title 22 following Section 11.1.6 *Zoning and Development Regulations Planned Actions* and Section 11.1.7 *Recommended Amendments to Thurston County Code in the updated Joint Plan* (2021).

## **IX. Appendix C – Stakeholders**

The following is the start of an initial list of internal and external stakeholders for the periodic update process. The list will updated throughout the periodic update process.

### **Internal Stakeholders**

1. Mayor
2. Councils, Commissions, and Boards
  - a. City Council
  - b. General Government Committee
  - c. Public Works Committee
  - d. Historic Preservation Commission
  - e. Parks & Recreation Commission
  - f. Planning Commission
  - g. Tree Board
3. Departments
  - a. Communications
  - b. Community Development
  - c. Executive
  - d. Parks and Recreation
  - e. Transportation & Engineering
  - f. Water Resources & Sustainability

### **External Stakeholders**

#### ***Community Members***

1. Civic Groups
2. Employees
3. Neighborhood and Homeowner's Associations
4. Parent-Teacher Associations

5. Residents
6. Seniors
7. Students

***Other Governments***

1. Chehalis Tribal Nation
2. City of Olympia
3. Intercity Transit
4. LOTT Cleanwater Alliance
5. Nisqually Tribal Nation
6. Olympia School District
7. Port of Olympia
8. South Puget Sound Community College
9. Squaxin Tribal Nation
10. State Department of Commerce
11. State Department of Corrections\*
12. State Department of Ecology
13. State Department of Health\*
14. State Department of Fish and Wildlife
15. State Department of Labor and Industries\*
16. State Department of Natural Resources
17. State Department of Revenue\*
18. State Department of Transportation
19. State Parks and Recreation Commission\*
20. Thurston County Planning and Development Services

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\* State agencies located in the City.



21. Thurston County Public Health Department, Thurston Thrives – Environment and Climate Action Team
22. Tumwater School District
23. Thurston County Conservation District
24. Thurston Regional Planning Council
25. Timberland Regional Library
26. Washington State University Thurston County Extension Office
27. Thurston County Public Health

***Business / Development***

1. Employers
2. Kaufman Construction & Development, Inc.
3. Olympia Master Builders
4. Port Blakely
5. Puget Sound Energy
6. Thurston Chamber of Commerce
7. Tumwater Chamber of Commerce
8. Thurston County Realtors Association
9. Thurston Economic Development Council
10. Vine Street Investors / TransAmerica

***Other Non-Profits***

1. Black Hills Audubon Society
2. Restoring the Earth Connection
3. Thurston Climate Action Team

***Social Service Agencies***

1. Behavior Health Resources
2. Boys and Girls Club of Thurston County

3. Thurston Mason Lewis Area Agency on Aging
4. Together!
5. United Way of Thurston County

***Individual Community Members***

1. Eric Campbell
2. Gay Gorden
3. Nancy Partlow
4. Jorjana Pedersen
5. Laurie Schaetzel-Hill

The following is a list of organizations that are or work with or advocate for frontline community members that we have identified in the community for future outreach, but have not developed relationships or contacts with the following:

1. Cielo
2. Hispanics Roundtable
3. Parents Organizing for Welfare and Economic Rights
4. Black Alliance of Thurston County
5. Egyhop
6. Soup Co-Op
7. Sidewalk
8. Standing Up for Racial Justice Olympia
9. Interfaith Works
10. YWCA
11. Northwest Immigrant Rights Program
12. Center for Independence
13. Civil Survival

TO: General Government Committee  
 FROM: Brad Medrud, Planning Manager  
 DATE: November 9, 2022  
 SUBJECT: Contract Approval for an 8-Year Multifamily Tax Exemption for the 350 North Street Apartments (TUM-22-1338)

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1) Recommended Action:

Staff recommends that the General Government Committee review the application materials, be prepared to ask staff questions, and schedule the application for City Council consideration on December 6, 2022.

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2) Background:

In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor. In 2019, the City Council approved expanding the 12-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plans. The program includes both an 8-year exemption for providing multifamily housing in the designated areas and a 12-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

The City has received an application for the 8-year exemption program for the 24-unit 350 North Street Apartment complex in the Brewery District Subarea (TUM-22-1338).

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3) Policy Support:

Comprehensive Plan Housing Element Action H-3.3.3: Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.

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4) Alternatives:

☐ None.

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5) Fiscal Notes:

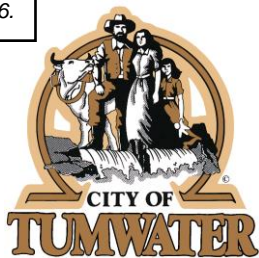
The application is for an 8-year Multifamily Housing Tax Exemption.

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6) Attachments:

- A. Staff Report
- B. 350 North Street Apartments (TUM-22-1338) MFTE Tax Agreement

- C. 350 North Street Apartments (TUM-22-1338) Exhibits A Application and Exhibit B Building Plans
- D. 350 North Street Apartments (TUM-22-1338) Exhibit C Berschauer Group Letter



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

## Staff Report

Date: November 9, 2022

To: General Government Committee

From: Brad Medrud

Subject: Contract Approval for an Eight-Year Multifamily Tax Exemption for the 350 North Street Apartments (TUM-22-1338)

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In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor.

The Multifamily Housing Tax Exemption program includes both an eight-year exemption for providing multifamily housing in the designated areas and a twelve-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

In 2019, the City Council approved expanding the Twelve-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plan.

The City has received an application for the eight-year exemption program for a 24-unit multifamily development in the Brewery District Subarea (TUM-22-1338).

This memorandum discusses the requirements for this Multifamily Tax Exemption Program application for the 350 North Street Apartments in the Brewery District Subarea.

The discussion points and the pertinent sections of TMC 3.30 *Multifamily Housing Tax Exemptions* are laid out below.

### **Target Area and Length of Exemption**

The 350 North Street Apartments are in the Brewery District Subarea.

The project will follow the eight-year MFTE requirements below.

***3.30.040 Tax exemptions for multifamily housing in residential target areas authorized.***

Multifamily Tax Exemption – 350 North Street Apartments Staff Report  
November 9, 2022

*A. Duration of Exemption. The value of improvements qualifying under Chapter 84.14 RCW and this chapter will be exempt from ad valorem property taxation, as follows:*

- 1. For eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate. The eight-year duration of exemption applies only for projects in the Area 1 – Capitol Boulevard Corridor and Area 2 – Brewery District residential target areas; or*
- 2. For twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate, if the property otherwise qualifies for the exemption under Chapter 84.14 RCW and meets the conditions in this subsection. For the property to qualify for the twelve-year exemption under this subsection, the applicant must commit to renting or selling at least twenty percent of the multifamily housing units as affordable housing units to low- and moderate-income households, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the city. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households.*

*B. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter. This chapter does not apply to increases in assessed valuation made by the assessor on nonqualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or a county, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.*

### **Project Eligibility**

The project meets the following requirements:

- 1. Location in the Brewery District Subarea – Confirmed.**
- 2. Tenant Displacement Prohibited – Confirmed.**
- 3. Size –**The project has 24 dwelling units.
- 4. Proposed Completion Date –** The project will need to be completed within three years of application for the MFTE.

5. **Contract with City Approved by City Council** – The applicant must enter into a contract with city approved by City Council. See the attached.

**3.30.050 Project eligibility.**

*A proposed project must meet the following requirements for consideration for a property tax exemption:*

*A. Location. The project must be located within a residential target area as designated in TMC 3.30.030.*

*B. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied for a minimum of twelve months prior to submission of an application and must have one or more violations of the International Property Maintenance Code of the city of Tumwater. Applications for new construction cannot be submitted for vacant property upon which an occupied residential rental structure previously stood, unless a minimum of twelve months has elapsed from the time of most recent occupancy.*

*C. Size. The project must include at least four units of multifamily housing within a residential structure or as part of an urban development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.*

*D. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be completed within three years from the date of approval of the application.*

*E. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.*

*F. At least fifty percent of the space in a new, converted, or rehabilitated multiple unit must be for permanent residential housing. In the case of existing occupied multifamily development, the multifamily housing must also provide for a minimum of four additional multifamily units. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional units.*

*G. The applicant must enter into a contract with city approved by city council under which the applicant agrees to the implementation of the development on terms and conditions satisfactory to the city council.*

### **Application Procedure**

Prior to April 1 of any year, the applicant must submit a complete application that includes the following:

1. A **completed city of application form** setting forth the grounds for the exemption. Applicant has provided a completed form. See Attachment C, Exhibit A.
2. **Preliminary floor and site plans of the proposed project.** Applicant has provided floor and site plans. See Attachment C, Exhibit B.
3. **A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter.** Applicant has provided. See Attachment D, Exhibit C.
4. **Verification by oath or affirmation of the information submitted –** Applicant has provided this. See Attachment C, Exhibits B and C, and Attachment D, Exhibit C.

#### ***3.30.060 Application procedure.***

*A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:*

*A. Prior to April 1 of any year, file with the director the required application along with the required fees as established by resolution of the city council.*

*B. A complete application shall include:*

- 1. A completed city of Tumwater application form setting forth the grounds for the exemption;*
- 2. Preliminary floor and site plans of the proposed project;*
- 3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter; and*
- 4. Verification by oath or affirmation of the information submitted.*

*[...]*



### **Application Review**

Within 90 days of submittal of a complete application, the Community Development Director determined the project meets the approval criteria.

#### ***3.30.070 Application review and issuance of conditional certificate.***

*A decision to approve or deny an application shall be made within ninety calendar days of receipt of a complete application.*

*A. Approval. The director may approve the application if he/she finds that:*

- 1. A minimum of four new units are being constructed or in the case of occupied rehabilitation or conversion a minimum of four additional multifamily units are being developed;*
- 2. If applicable, the proposed multi-unit housing project meets the affordable housing requirements as described in RCW 84.14.020;*
- 3. The proposed project is or will be, at the time of completion, in conformance with all local plans and regulations that apply at the time the application is approved;*
- 4. The owner has complied with all standards and guidelines adopted by the city under this chapter; and*
- 5. The site is located in a residential targeted area of an urban center that has been designated by the city council in accordance with procedures and guidelines of this chapter.*

*B. Before application approval the applicant shall enter into a contract with the city, approved by the city council, regarding the terms and conditions of the project. After city council approval of the contract, and director approval of the application, the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.*

*C. Denial. The director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten calendar days of the denial. An applicant may appeal a denial to the city council within thirty days after receipt of the denial. The appeal before the governing authority must be based upon the record made before the administrative official with the burden of proof on the applicant to show that there was no substantial evidence to support the administrative official's decision. The decision of the governing body in denying or approving the application is final.*

### **Application for Final Certificate**

Once the conditions of the contract are met and at the time of temporary or permanent certificate of occupancy, the applicant will need to file an application for

Multifamily Tax Exemption – 350 North Street Apartments Staff Report  
November 9, 2022

final certificate following the process below. The Community Development Director has thirty days to review the application.

***3.30.090 Application for final certificate.***

*Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant must file with the director the following:*

- A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;*
- B. A description of the completed work and a statement of qualification for the exemption;*
- C. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and*
- D. A statement that the work was completed within the required three-year period or any authorized extension.*

*Within thirty calendar days of receipt of all materials required for a final certificate, the director shall determine whether the specific improvements, and the affordability of the units, satisfy the requirements of the contract, application, and this chapter.*

**Issuing Final Certificate**

Once the Community Development Director has determined the project has meet the conditions of the contract, the director will issue the final certificate.

***3.30.100 Issuance of final certificate.***

*If the director determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city has been completed within the authorized time period, the city shall, within ten calendar days of the expiration of the thirty-day review period provided in TMC 3.30.090, file a final certificate of tax exemption with the Thurston County assessor.*

*A. Denial and Appeal. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:*

- 1. The improvements were not completed within the authorized time period;*
- 2. The improvements were not completed in accordance with the application or contract between the applicant and the city; or*
- 3. The owner's property is otherwise not qualified under this chapter.*

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November 9, 2022

*Within fourteen calendar days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the city's hearing examiner, as provided in TMC Chapter 2.58.*

**MULTIFAMILY HOUSING  
LIMITED PROPERTY TAX EXEMPTION AGREEMENT**

8-YEAR (   X   )

12-YEAR (        )

**THIS AGREEMENT** is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between PSDC INVESTMENT LLC, hereafter referred to as “Applicant” and the City of Tumwater, Washington, a municipal corporation hereinafter referred to as the “City”.

**WITNESSETH:**

**WHEREAS**, the City has an interest in encouraging new construction or rehabilitation of multifamily housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve affordable housing opportunities, and to encourage development densities supportive of economic development and transit use; and

**WHEREAS**, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multifamily residential housing; and

**WHEREAS**, the City has, through Tumwater Municipal Code (TMC) 3.30, enacted a program whereby property owners may qualify for a final certificate of tax exemption which certifies to the Thurston County Assessor that the Applicant is eligible to receive a limited property tax exemption; and

**WHEREAS**, Applicant is interested in receiving a limited property tax exemption for constructing 24 units of new multifamily housing in the Brewery District Subarea; and

**WHEREAS**, the Applicant is requesting an   X   eight (8) or a \_\_\_\_ twelve (12) year limited property tax exemption. (For the property to qualify for the twelve-year exemption, the Applicant commits to renting or selling at least twenty percent (20%) of the multifamily housing units constructed on the Site as housing units affordable for low or moderate-income households as defined by Section 3.30.015 TMC, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City. In the case of projects intended exclusively for owner occupancy, the minimum requirement of

this subsection may be satisfied solely through housing affordable to moderate-income households as defined by Section 3.30.015 TMC.); and

**WHEREAS**, Applicant has submitted to the City preliminary site plans and floor plans for new multifamily residential housing to be constructed on property situated approximately at 350 North Street SE and described more specifically as follows:

PSDC INVESTMENT LLC's 350 North Street SE Apartments (TUM-22-1338)

County Assessor's Parcel Number: 09250057000

Legal Description: Section 26 Township 18 Range 2W Donation Land Claim CROSBY DLC BLA211474 Tract A Document 4912595

Street Address: 350 North Street SE

Herein referred to as the "Site", and

**WHEREAS**, the following exhibits, plans and forms are attached to this Agreement and incorporated herein by this reference:

- A. PSDC INVESTMENT LLC's 350 North Street SE Apartments Application
- B. Building Plans
- C. PSDC INVESTMENT LLC's 350 North Street SE Apartments Written Statement 8-Year Property Tax Exemption

; and

**WHEREAS**, the City has determined that the improvements will, if completed and operated as proposed, satisfy the requirements for a final certificate of tax exemption; and

**WHEREAS**, the Tumwater Municipal Code requires an applicant for a limited property tax exemption to enter into an agreement, in which the applicant agrees to implement the proposed project on terms satisfactory to the Tumwater City Council so as to maintain the improvements' eligibility for the limited property tax exemption;

**NOW, THEREFORE**, in exchange for the City's consideration of Applicant's request for a final certificate of tax exemption, Applicant and the City mutually agree as follows:

1. Each of the recitals set forth above are by this reference fully incorporated into this Agreement.
2. The City agrees to issue Applicant a conditional certificate of acceptance of tax exemption.
3. Applicant shall construct on the Site multifamily residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City approval of this Agreement. In no event shall such construction provide fewer than four new multifamily permanent residential units nor shall it provide fewer than half of its total residential units as permanent housing.
4. The Applicant further agrees that execution of this Agreement by the Mayor, or issuance of a conditional certificate by the City pursuant to TMC 3.30.070, in no way constitutes approval of proposed improvements on the Site or obligates the City to approve proposed improvements.
5. Applicant shall complete construction of the agreed upon improvements within three (3) years from the date the City issues the conditional certificate of acceptance of tax exemption or within any extension thereof granted by the City.
6. Applicant shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, file with the City the following:
  - A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
  - B. A description of the completed work and a statement of qualifications for the exemption;
  - C. A statement that the work was completed within the required three-year period or any authorized extension; and

- D. If applicable, a statement that the project meets the affordable housing requirements as described in TMC Chapter 3.30.
7. Upon Applicant's successful completion of the improvements in accordance with the terms of this Agreement, Applicant's filing of the materials described in Paragraph 6 above and payment of all fees, and upon the City's approval of a final certificate of tax exemption, the City shall file the final certificate with the Thurston County Assessor and provide a copy to the Applicant. The Applicant shall cause this Agreement to be recorded in the real property records of Thurston County, Washington. The Applicant shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.
8. Applicant shall, within thirty (30) days following the first anniversary of the City's filing of the final certificate of tax exemption and each year thereafter for a period of X eight (8) years or \_\_\_\_ twelve (12) years, file a notarized declaration with the City indicating the following:
- A. A statement of occupancy and vacancy of the multifamily units during the previous year;
  - B. A certification that the Site continues to be in compliance with this Agreement and TMC Chapter 3.30 and, if applicable, that the Site has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the approved certificate;
  - C. A description of any subsequent improvements or changes to the Site;
  - D. The total monthly rent by unit;
  - E. The income of each renter household at the time of initial occupancy; and
  - F. Any additional information requested by the city in regards to the units receiving a tax exemption.
9. City staff may also conduct on-site verification of the declaration referenced in Section 8 above.
10. Failure to submit the annual declaration in Section 8 above shall result in a review of the exemption per TMC 3.30.120.

11. If, during the term of any final certificate of tax exemption, Applicant converts to another use any of the new multifamily residential housing units constructed under this Agreement, Applicant shall notify the Thurston County Assessor and the City within sixty (60) days of such change in use. The City may, in its sole discretion, revoke and cancel the final Certificate of tax exemption effective on the date of Applicant's conversion of any of the multifamily residential housing units to another use. The Applicant hereby covenants and agrees not to sell, transfer, or otherwise dispose of the project or any portion thereof without first providing a written statement executed by the purchaser that the purchaser understands the Applicant's duties and obligations under this Agreement and will enter into an agreement with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.
12. Applicant shall notify the City promptly of any transfer of Applicant's ownership interest in the Site or in the improvements made to the Site under this Agreement.
13. In addition to any other powers reserved to the City by law, the City may, in its sole discretion, cancel the final certificate of tax exemption should Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or for any other reason no longer qualifies for an exemption.
14. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the City will notify the Applicant by mail, return receipt requested, of the determination to cancel the exemption. Pursuant to TMC 3.30.120, the Applicant may appeal the determination to the City hearing examiner within thirty (30) days by filing a notice of appeal with the city clerk, which notice must specify the factual and legal basis on which the determination of cancellation is alleged to be erroneous. The hearing examiner will affirm, modify, or repeal the decision of cancellation of exemption based on the evidence received. An aggrieved party may appeal the decision of the hearing examiner to the Thurston County superior court.
15. If the exemption is canceled for non-compliance, the Applicant acknowledges that state law requires that an additional real property tax is to be imposed in the amount of: (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-



qualifying; (2) a penalty of twenty percent (20%) of the difference calculated under subsection (1) of this paragraph; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and Chapter 3.30 TMC. The Applicant acknowledges that, pursuant to RCW 84.14.110, any additional tax owed, together with interest and penalty, become a lien on that portion of the property on which the improvements are constructed and attach at the time the portion of the Site is removed from multifamily use or the amenities no longer meet applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Site may become charged or liable. The Applicant further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes. An additional tax unpaid on its due date is delinquent. From the date of delinquency until paid, interest must be charged at the same rate applied by law to delinquent ad valorem property taxes.

16. No modifications of the Agreement shall be made unless mutually agreed upon by the parties in writing.
17. The provisions, covenants, and conditions contained in this Agreement are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries.
18. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action arising out of this Agreement shall be in Thurston County superior court.
19. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement that can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are declared to be severable. However, if applicable and if the severable term prevents the City from receiving the benefits of having affordable housing as set forth in Chapter 84.14 RCW and Chapter 3.30 TMC, then this Agreement shall be deemed terminated, or may be terminated, as soon as possible in compliance with any applicable law.
20. The Applicant shall exercise reasonable diligence to comply with the requirements of this Agreement and shall correct any such noncompliance

within sixty (60) calendar days after such noncompliance is first discovered by the Applicant or would have been discovered by the exercise of reasonable diligence, or within 60 calendar days after the Applicant receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended in writing by the City if the Applicant is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Applicant shall be in default and the City may deny or cancel the tax exemption pursuant to TMC 3.30 or take such other action at law or equity as may appear necessary or desirable to enforce the obligations, covenants, conditions and agreements of the Applicant under this Agreement.

21. A. The Applicant shall maintain complete and accurate records pertaining to the affordable housing units and shall, during regular business hours, permit any duly authorized representative of the City, to inspect the books and records of the Applicant pertaining to the affordable housing units, including the annual declaration, and if applicable, income documentation of households residing in affordable housing at the Site. The Applicant's failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The Applicant shall retain all records pertaining to the affordable housing units for at least six (6) years.
- B. The City and the Applicant hereby recognize and agree that the representations and covenants set forth herein may be relied upon by City and the Applicant. In performing its duties and obligations hereunder, the City may rely upon statements and declarations of the Applicant, and upon audits of the books and records of the Applicant pertaining to occupancy of the affordable housing units.
22. Notwithstanding anything in this Agreement to the contrary, the Applicant shall submit all documentation required by this Agreement on the forms designated by the City, which may be modified by the City from time to time. Applicant.
23. The Applicant shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, or on the basis of source of income as set forth in RCW 59.18.255, as now existing and as may be amended, in the lease, use, or occupancy of the affordable housing units or in connection with

the employment or application for employment of persons for the operation and management of the Site.

24. A. The City and Applicant hereby declare their understanding and intent that the covenants, conditions and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Site by certain eligible households, and (ii) by furthering the public purposes of providing housing for low-income and moderate-income households as defined in TMC 3.30.015.
- B. The City and the Applicant hereby declare that the covenants and conditions contained herein shall bind and the benefits shall inure to, respectively, the Applicant and all subsequent owners of the Site or any interest therein, and the City. Each and every contract, deed or other instrument hereafter executed conveying the Site or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants and conditions of this Agreement, provided however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants and conditions, regardless of whether or not such covenants and conditions are set forth or incorporated by reference in such contract, deed or other instrument.
25. The Applicant shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its designee and any other party authorized hereunder to enforce the terms of this Agreement, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Agreement. This provision shall survive termination or expiration of this Agreement.
26. The provisions of this Agreement and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Applicant and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered in connection herewith.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

City:

City of Tumwater  
555 Israel Road SW  
Tumwater, WA 98501

Applicant:

PSDC INVESTMENT LLC  
3922 Country Club Dr. NW  
Olympia, WA 98502

\_\_\_\_\_  
Debbie Sullivan, Mayor

\_\_\_\_\_  
Signature

Name Printed: Pat Berschauer

Title: Principal

Approved as to form:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

State of Washington

County of \_\_\_\_\_

This record was acknowledged before me on (date) by (name(s) of individuals) as (type of authority, such as officer or trustee) of (name of party on behalf of whom record was executed).

\_\_\_\_\_  
(Signature)

Notary Public in and for the State of Washington.

My appointment expires \_\_\_\_\_.

Date:\_\_\_\_\_

State of Washington

County of Thurston

I certify that I know or have satisfactory evidence that Debbie Sullivan is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Mayor of the City of Tumwater to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

Notary Public in and for the State of Washington.  
My appointment expires \_\_\_\_\_.



**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)  
**TAX EXEMPTION ON MULTI-FAMILY UNITS  
 WITHIN A DESIGNATED RESIDENTIAL  
 TARGET AREA  
 APPLICATION**

**TUM -22-  
 1338**

DATE STAMP

09-07-2022

**Kerri  
 RCVD BY**

☒ 8 YEAR TAX CREDIT OR ☐ 12 YEAR TAX CREDIT

LEGAL OWNER: PSDC INVESTMENT LLC Email: patbers@msn.com  
 Mailing Address 3922 Country Club Dr NW Phone: (360) 481-3252  
 APPLICANT: Pat Berschauer Email: patbers@msn.com  
 Mailing Address 3922 Country Club Dr NW Phone: (360) 481-3252  
 AGENT: None Email: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_

### PROJECT INFORMATION

PROPERTY ADDRESS: 350 North Street SE Tumwater WA PARCEL #: 09250057000

LEGAL DESCRIPTION: \_\_\_\_\_  
 Section 26 Township 18 Range 2W Donation Land Claim CROSBY DLC BLA211474TW TR A Document 4912595

INTEREST IN PROPERTY: ☒ Fee Simple ☐ Contract Purchase ☐ Other \_\_\_\_\_

NEW CONSTRUCTION: ☒ Yes ☐ No REHABILITATION OF EXISTING UNITS: ☐ Yes ☐ No

NUMBER OF UNITS: NEW: 24 EXISTING EMPTY: \_\_\_\_\_ EXISTING OCCUPIED: \_\_\_\_\_

NUMBER OF UNITS FOR WHICH THIS EXEMPTION IS BEING APPLIED FOR: 24  
 (Must be 4 or more)

PERCENTAGE OF SPACE FOR PERMANENT RESIDENTIAL HOUSING: 100%

\*\* IF EXISTING UNITS ARE VACANT, DATE LAST OCCUPIED: \_\_\_\_\_  
 \*\*\* AFFIDAVIT OF VACANCY MUST BE ATTACHED\*\*\*

DESCRIBE BUILDING USE AND SQUARE FEET INTENDED FOR EACH USE: New Multifamily project  
24 units, located in the Brewery District, 26,136 sf, and intended use will be for apartment rental investment.

PROJECTED COST OF CONSTRUCTION / REHABILITATION: \$ \$7,569,300

PROPERTY ACQUISITION COST \$ \$524,000

SOURCE OF COST ESTIMATE: CBRE appraisal 5.10.2022, and Berschauer Group Inc estimate

EXPECTED DATE TO START PROJECT: 4.1.2022 PROPOSED COMPLETION DATE: July 2023

### RESIDENTIAL TARGET AREAS

8 or 12 Year Tax Credit: ☐ Capitol Boulevard Corridor ☒ Brewery District  
 12 Year Tax Credit only ☐ Tumwater Town Center ☐ Littlerock Road Subarea



**IF APPLYING FOR A 12-YEAR CREDIT, PLEASE ATTACH A STATEMENT ADDRESSING THE FOLLOWING QUESTIONS:**

1. Total number of units being proposed
2. Estimated rent per unit
3. Number of units rented to low or moderate income households (or other households)
4. Estimated income of those households
5. Method for insuring program compliance over the period of the exemption

**A COMPLETE APPLICATION SHALL INCLUDE:**

1. A completed City of Tumwater application setting forth the grounds for the exemption;
2. Preliminary floor and site plans of proposed project;
3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
4. Verification by oath or affirmation of the information submitted.

For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the city verification of property noncompliance with the city's applicable building or housing codes.

Before application approval, the applicant shall enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project. After City Council approval of the contract, and Director of Community Development approval of the application, the Director shall issue a conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter."

**(FOR CITY USE)**

- ☐ Building is in a Multi-Family Tax Exemption Target Areas
- ☐ Building is not in compliance with the City's Minimum Housing Code
- ☐ Required Preliminary Plans are attached:    ☐ Plans    ☐ Site Plan    ☐ Floor Plan
- ☐ \$100 application fee received

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am the owner of this property or am authorized by the owner to perform the work for which this permit application is made. I further agree to hold harmless, the City of Tumwater as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Tumwater, to the extent such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.

Signature of Owner

Pat Berschauer, PSDC Investment LLC

Print Name

Signature of Applicant/Agent

Pat Berschauer, Applicant

Print Name

9-7-2022

Date

9-7-2022

Date



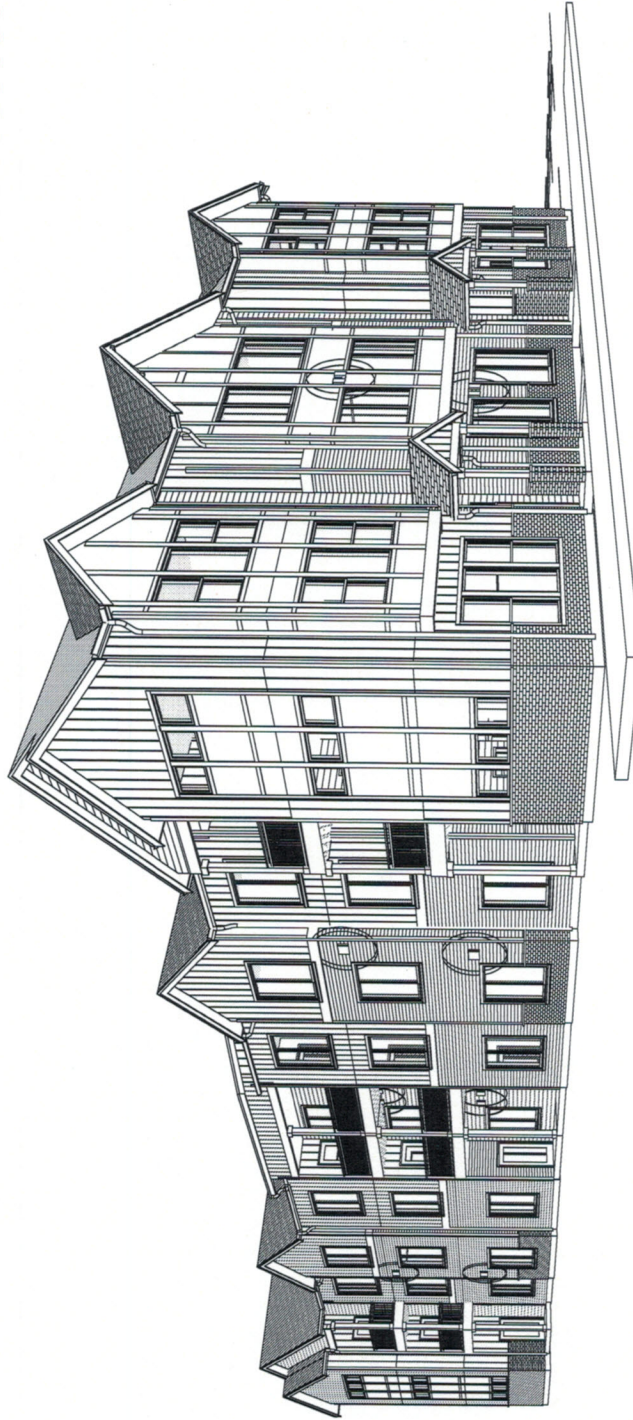
# NORTH STREET APARTMENTS

350 NORTH STREET SE  
TUMWATER, WA 98501

PERMIT RESUBMITTAL - 04.27.2022

Separate permits will be required for signs, fire sprinkler and fire alarm systems. The sprinkler and alarm permits must be applied for before issuance of the primary building permit.

A stamped acceptance letter from Engineer of record regarding truss engineering is required prior to going vertical with the building.



**WABO special inspection firm  
Materials Testing & Consulting Inc.**



**APPROVED**  
PERMIT #: TUM-22-0078  
03/19/2022 3:45:55 PM

*Rod Shea*  
Community Development Department  
Rodney Shea  
Building/Fire Safety Inspector







# NORTH STREET APARTMENTS

350 NORTH STREET SE, TUMWATER, WA 98501

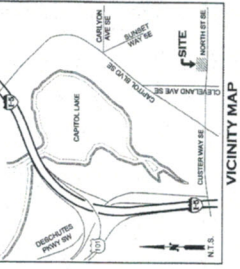
PROJECT PROPONENT  
BERSCHAUER GROUP, INC.  
144 SE CLEVELAND AVE  
TUMWATER, WA 98501  
PAT BERSCHAUER  
(253) 841-1332

CITY OF TUMWATER  
THURSTON COUNTY HIGH PRECISION SURVEY  
SURFACE CONTROL POINTS  
2" WOODOT BASE CAP IN REINFORCED CONCRETE  
EQUALLY N 17°34'44" W  
NAD83 - NAD83T 3.40

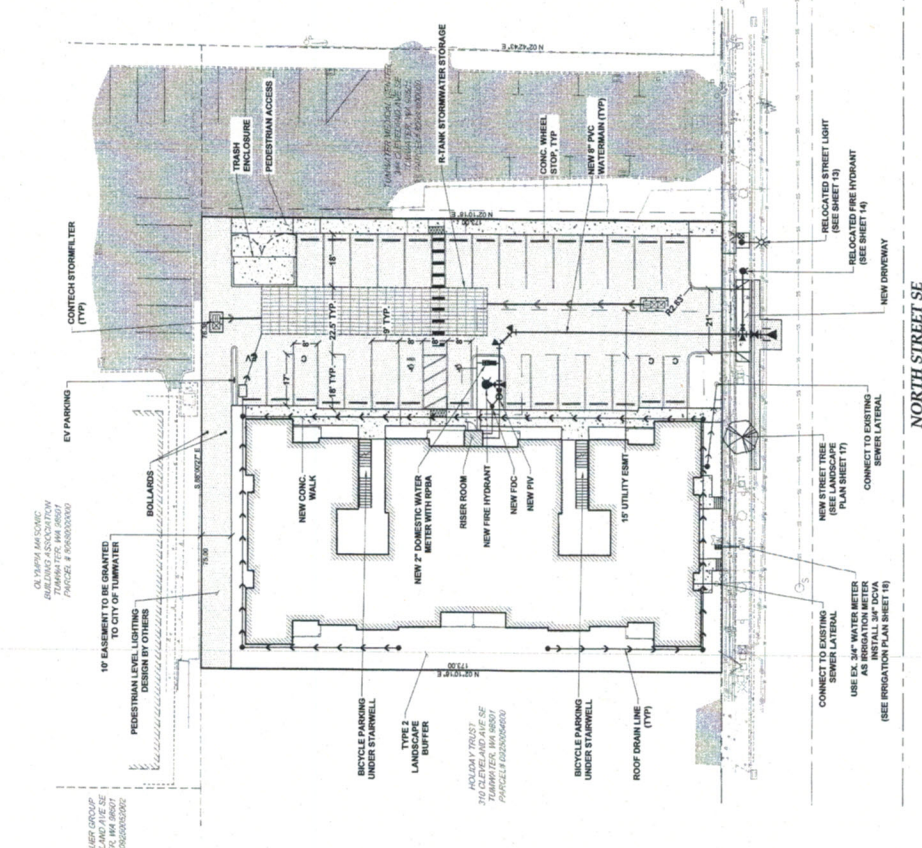


VERTICAL DATUM  
MERIDIAN HORIZONTAL DATUM  
THURSTON COUNTY HIGH PRECISION SURVEY  
SURFACE CONTROL POINTS  
2" WOODOT BASE CAP IN REINFORCED CONCRETE  
EQUALLY N 17°34'44" W  
NAD83 - NAD83T 3.40

- ### SHEET INDEX
- 1 COVER SHEET
  - 2 EROSION CONTROL & DEMOLITION PLAN
  - 3 TESC NOTES & DETAILS
  - 4 SOIL MANAGEMENT PLAN
  - 5 GRADING PLAN
  - 6 DRAINAGE PLAN
  - 7 NORTH STREET SEE FRONTAGE IMPROVEMENTS
  - 8 SITE DETAILS
  - 9 GRADING DETAILS
  - 10 DRAINAGE DETAILS-1
  - 11 DRAINAGE DETAILS-2
  - 12 DRAINAGE DETAILS-3
  - 13 UTILITY PLAN
  - 14 WATERMAIN PLAN & PROFILE
  - 15 WATERMAIN NOTES & DETAILS
  - 16 UTILITY NOTES & DETAILS
  - 17 LANDSCAPE PLAN
  - 18 IRRIGATION PLAN



- ### LEGEND
- EX FIRE HYDRANT
  - EX STREET LIGHT
  - EX JUNCTION BOX
  - EX TV PEDestal
  - EX TYPED SIGN
  - EX SON
  - EX TELEPHONE PEDestal
  - EX TELEPHONE MANHOLE
  - EX WATER VALVE
  - EX POWER VALVE
  - EX SINK MANHOLE
  - EX WATERMAN
  - EX STORMDRAIN
  - EX SEWERMAN
  - EX CONTOUR MAJOR
  - EX CONTOUR MINOR
  - NEW STORM DRAINAGE
  - NEW STORM DRAINAGE
  - NEW SANITARY SEWER
  - NEW CATCH BASIN
  - NEW ROOF DRAIN
  - NEW GLENNOUT
  - NEW FOOT INDICATOR VALVE
  - NEW FIRE DEPT. CONNECTION
  - NEW RPRA
  - NEW 2" DOMESTIC METER
  - NEW STREET LIGHT
  - CONCRETE WALK
  - NEW ASPHALT



NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LANDSCAPING MODIFICATION FOR THE PERMETER YARDS AREAS AND PARKING LOT DUE TO REQUIREMENTS OF THE CITY OF TUMWATER. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO A COMMENCEMENT OF CONSTRUCTION BY CALLING 811 TO OBTAIN A CURRENT UTILITY LOCATIONS LIST TO AVOID DAMAGE TO ANY UTILITIES.

CONSTRUCTION STAKING:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STAKING OF THE PROJECT PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.  
RECORD DOCUMENTS:  
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER ENGINEERS WITH ALL CHANGES MADE TO THE DESIGN DOCUMENTS.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT. ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.



### PROPERTY OWNER

PROX INVESTMENT LLC  
344 CLEVELAND AVENUE SE  
TUMWATER, WA 98501

### DEVELOPMENT SUMMARY:

PROPOSED USE: 24 UNIT APARTMENT COMPLEX  
EXISTING USE: 24 UNIT APARTMENT COMPLEX  
PARCEL NO.: 092-5656600, 092-5656700

LEGAL: SECTION 28 TOWNSHIP 18 RANGE 20N DATUM CLAIM CROSSY D/C E 76.38P  
OF S 1732 OF W 31.38P E OF CLEVELAND AVE & N OF NORTH ST

STREET: SEC. 26, T18N, R18E, S20W  
EXISTING USE: SINGLE-FAMILY

EXISTING PARCEL AREA: 26.197 S.F. (0.601 AC)  
NET PARCEL AREA MINUS BULKHEAD: 0.094 AC

REQUIRED DENSITY: MIN. 20 DWELLINGS PER ACRE  
TOTAL BUILDING AREA: 6,074 S.F. (0.14 AC)  
CONSTRUCTION TYPE: TYPE V4 (SPRINKLERED)  
BUILDING HEIGHT: 42'-0" 59' ALLOWED  
FLOOR AREA RATIO: 0.34

MAXIMUM IMPERVIOUS SURFACE: SEE FOOTNOTE (1) IN  
WATERMAIN PLAN & PROFILE  
PROPOSED IMPERVIOUS: 21,360 S.F. (0.49 AC)  
LANDSCAPE PROVIDED: 2,897 S.F. (0.07 AC)

SETBACKS: FRONT: 15' SIDE: 6' REAR: 0'  
NO MINIMUM AND 10 FEET MAX.

PARKING REQUIRED: PER TWO (2) UNITS (18.00 SPA)  
FOOTNOTE 1-1 STALL PER 1.2 UNITS  
29 STALLS (INCL. 2 ADA AND 1 EV)  
PARKING PROVIDED: 29 STALLS (INCL. 2 ADA AND 1 EV)  
BRIE PARKING: 29 STALLS (INCL. 2 ADA AND 1 EV)  
- LONG TERM TO BE PROVIDED IN UNITS

EXISTING UTILITY SERVICES:  
WATER: CITY OF TUMWATER EXISTING SERVICE 30" NEW SERVICE 2"  
SEWER: CITY OF TUMWATER EXISTING LATERAL NO IMPROVEMENTS  
ELECTRIC: PACIFIC POWER & LIGHT EXISTING LATERAL NO IMPROVEMENTS  
GAS: PACIFIC POWER & LIGHT EXISTING LATERAL NO IMPROVEMENTS  
SOLID WASTE: PACIFIC DISPOSAL (NEW 15'10" ENCLOSURES)

NOTE: NO WELLS EXIST ON OR WITHIN 500 FEET OF THE SUBJECT SITE AS DETERMINED BY OBSERVATIONS AND DEPARTMENT OF ECOLOGY WELL LOG DATA.

COVER SHEET  
NORTH STREET SE, TUMWATER, WA 98501  
REVISIONS:  
DATE: 02/15/2023  
CITY COMMENTS: 02/15/2023

AGENCY NO. TUM-23-1919  
SHEET NO. 1 OF 1  
PROJECT NO. 19-002-0000  
DATE: 02/15/2023  
JOB: 19-002

## SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR DEMOLITION OF EXISTING STRUCTURES AND SITE FEATURES.
2. REFER TO CIVIL DRAWINGS FOR ASPHALT PAVING AND CONCRETE SIDEWALK SECTIONS.
3. REFER TO CIVIL DRAWINGS FOR ALL SURFACING FEATURES, UTILITIES, GRADING, STORMWATER AND ELEVATIONAL ELEMENTS SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY.
4. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND EQUIPMENT DESIGN.

## PARKING

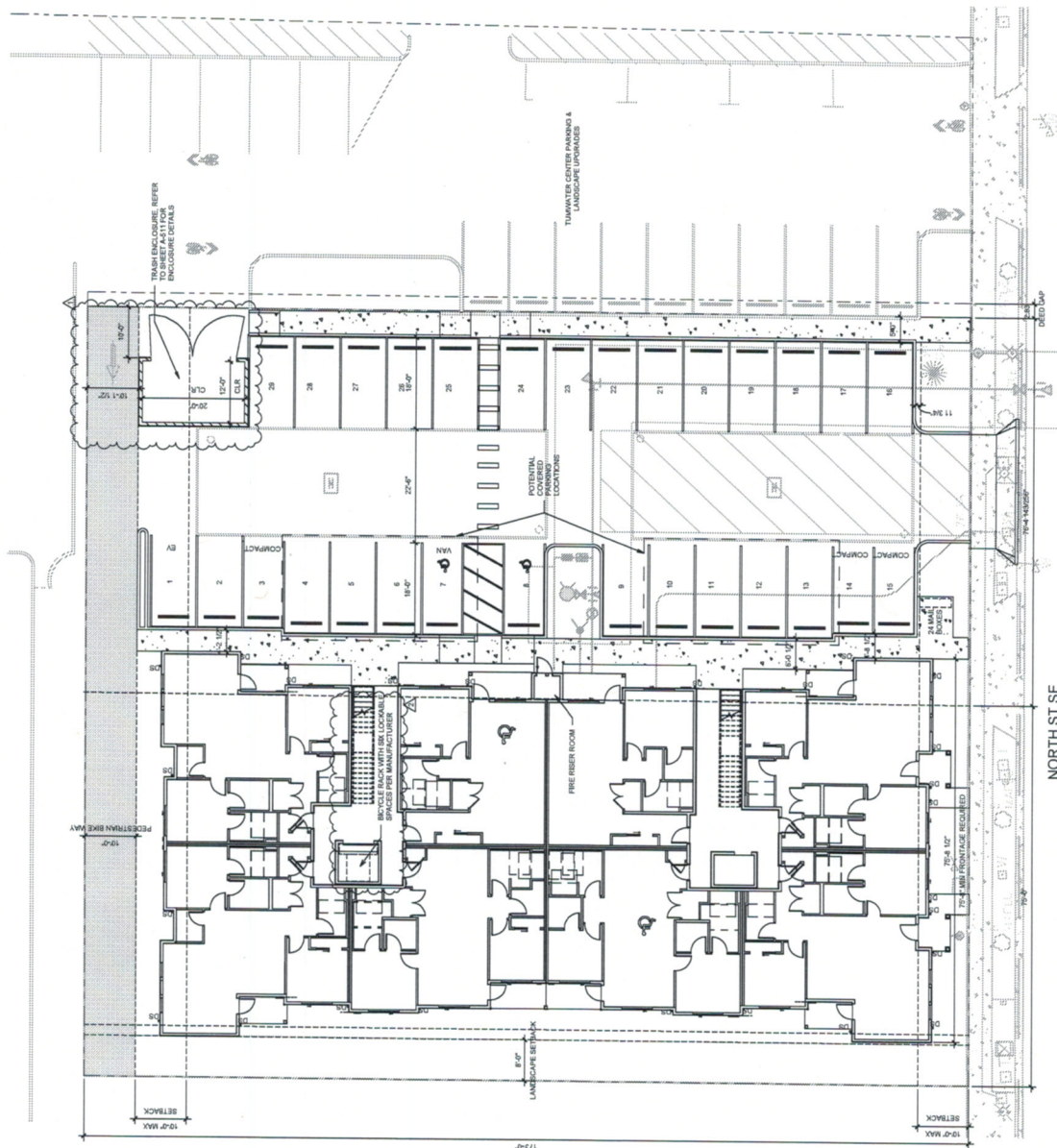
**PARKING REQUIREMENTS:**  
 15.00/UNIT (15.00/UNIT)  
 1.5 SPACES PER 4.2 BED DWELLING  
 UNIT, PLUS 1 GUEST SPACE FOR EVERY 10 UNITS  
 NOTE 1 CAN BE REDUCED 20% PER TMC: 16.50/0.75  
 REQUIRED: 24 UNITS + 3 GUEST SPACES = 27 TOTAL  
 PROVIDED:  
 24 REGULAR SPACES  
 3 COMPACT SPACES  
 2 ADA SPACES (1 VAN)  
 TOTAL: 29 SPACES

## BICYCLE PARKING

**SHORT TERM**  
RESIDENTIAL USES: 1 SPACE PER 4 UNITS  
REQUIRED: 24 UNITS / 4 = 6 TOTAL  
6 (3 SPACES UNDER EACH STAIRWAY)  
REFER TO CIVIL SITE PLAN FOR BIKE RACK LOCATIONS

NAME TERM

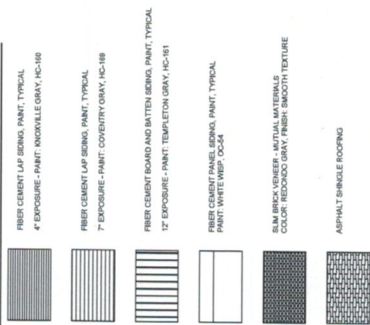
LONG TERM TO BE PROVIDED IN GROUND LEVEL STORAGE UNIT LOCATED IN THE NORTH ENTRY ALCOVE



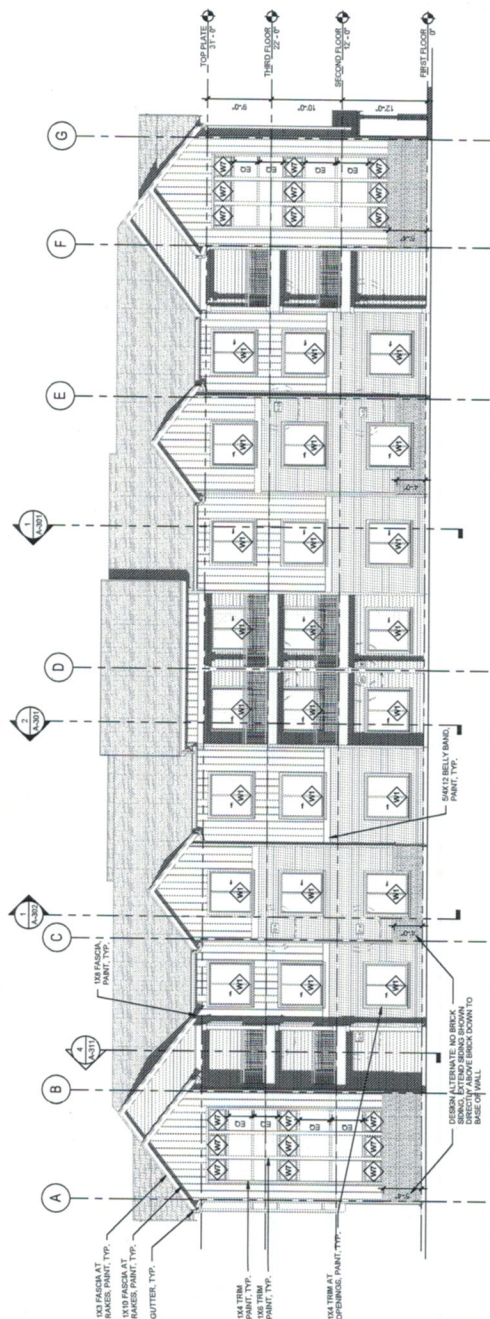
1 SITE PLAN  
3/32" = 1'-0"



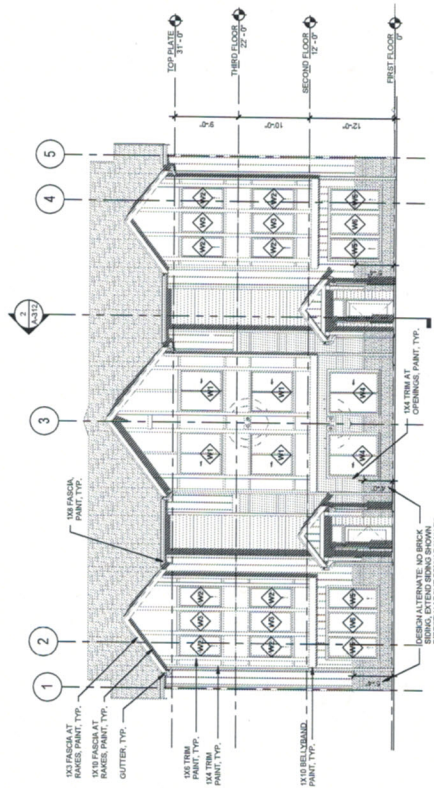
### EXTERIOR ELEVATION LEGEND



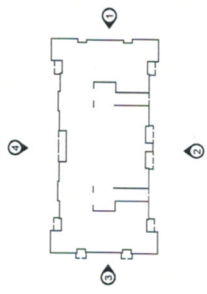
④ EXTERIOR ELEVATION - WEST



3 EXTERIOR ELEVATION - SOUTH



## KEY PLAN

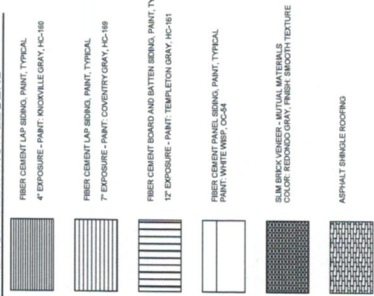


3. SHEET MEASURES LESS THAN 300CM\* IT IS A REDUCED PRICED QUANTITY OF ALL ROLLINGS IN

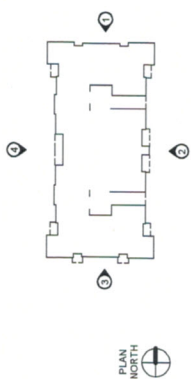
**EXTERIOR ELEVATION GENERAL NOTES**

1. ALON FIBER CEMENT PANEL BEAMS AS SHOWN ON DRAWING.
2. SEE SHEET A-411 FOR WINDOW TYPES AND SIZES. SEE FLOOR PLANS FOR WINDOW CALLOUTS.
3. SEE SHEET A-491 - A-492 FOR EXTERIOR WALL DETAILS.
4. WINDOW OPENINGS TO BE 3'-0" MIN. FOR EXHAUST.
5. OVERALL GUARAIL HEIGHTS SHALL BE 42" AFT OF ADJACENT SURFACE. TYP.

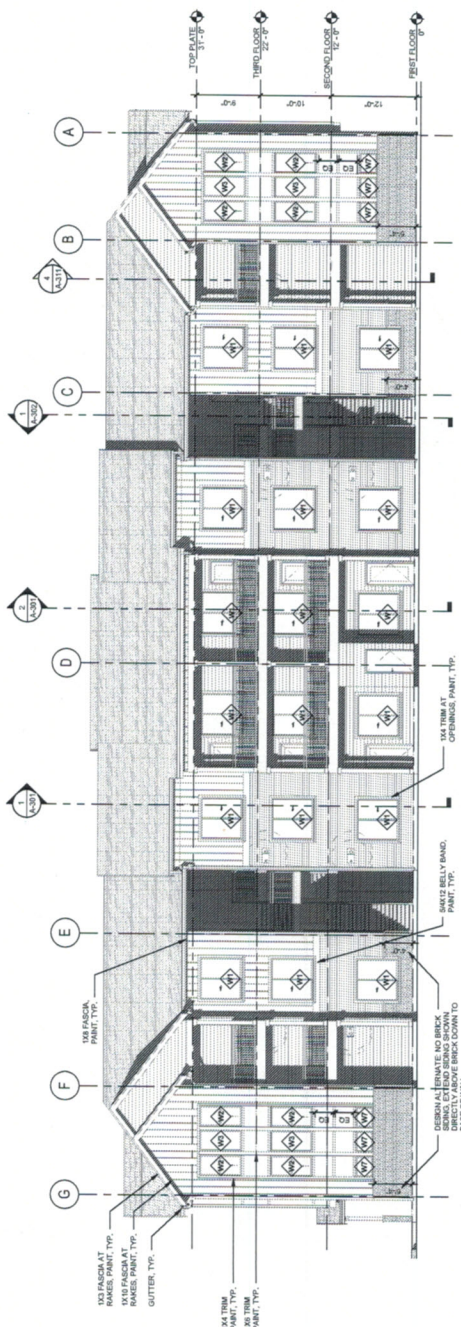
EXTERIOR ELEVATION LEGEND



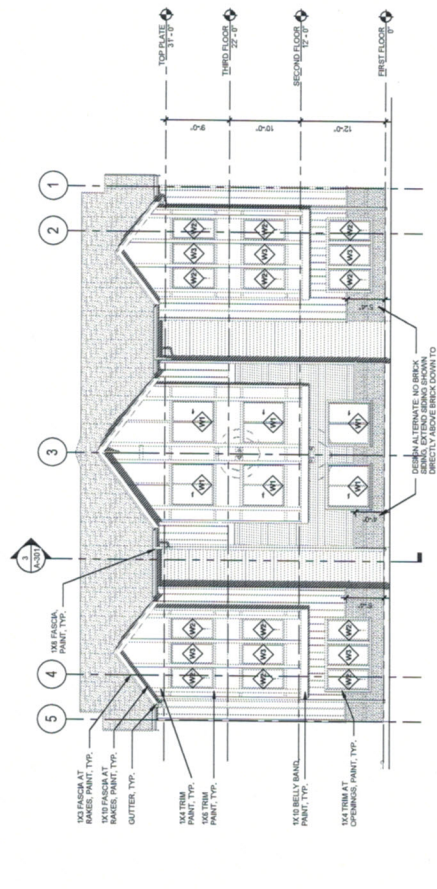
## KEY PLAN



IF SHEET MEASURES LESS THAN 24"x36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.



2 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"



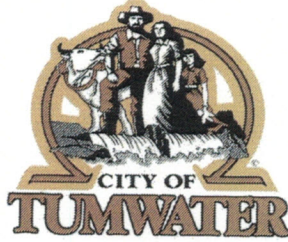
1 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

0 4 8 16  
SCALE: 1/8" = 1'-0"



**PERMIT**

**CITY OF TUMWATER**  
**555 ISRAEL ROAD SW**  
**TUMWATER, WA 98501**  
**PH: (360) 754-4180**  
**FAX: (360) 754-4126**  
**E-Mail: [permits@ci.tumwater.wa.us](mailto:permits@ci.tumwater.wa.us)**



**PERMIT NUMBER:** TUM-22-0073  
**APPLIED:** 12/10/2021  
**ISSUED:** 5/24/2022  
**EXPIRES:** 11/20/2022  
**VALUATION:** \$2,400,000.00  
**MASTER PERMIT:** TUM-21-1910

**PROJECT:** NORTH STREET APARTMENTS  
**Project Address:** 350 NORTH ST SE  
**Assessor's Parcel No:** 09250057000  
**Permit Type:** MULTIFAMILY BUILDING PERMIT  
**Permit Description:** CONSTRUCTION OF A 3-STORY 24-UNIT APARTMENT BUILDING

OWNER	CONTRACTOR	LENDER
PSDC INVESTMENT, LLC 3922 COUNTRY CLUB DR NW Olympia WA 98502 (360) 481-3252	BERSCHAUER GROUP, INC. 344 CLEVELAND AVE SE SUITE C TUMWATER WA 98501-3342 (360) 539-7252	NOT PROVIDED
<b>CUSTOMER NUMBER:</b> 00001766	<b>Lic #:</b> BERSCGI894P1 <b>Exp Date:</b> 10/27/2023	

FEES			
BLDG PLAN CHECK R2014-025	\$10,649.96	BUILDING PERMIT R2014-025	\$16,384.55
ENERGY PLAN CHECK MUL FAM	\$187.00	PASS THRU STATE FEE	\$52.50
PLUMBING PLAN REVIEW	\$2,763.15	PLUMBING PERMIT FEE	\$4,251.00
MECHANICAL PLAN REV R2010-18	\$2,522.00	MECHANICAL PERMIT FEE 2022	\$3,880.00
CDC FEE 2022	\$97,830.07	WATER METER-1ST 2022	\$25,375.08
SEWER CONNECTION 2022	\$42,274.42	PARK IMPACT FEE	\$57,914.88
TUMWATER SCHOOL IMPACT 2021	\$28,344.00	TRAN IMPACT FEE 2021	\$46,686.17
<b>Total Permit Fees</b>			<b>\$339,114.78</b>

NOTICE: Separate electrical permits are required from the Department of Labor & Industries. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. For information on contractor registration laws go to <https://fortress.wa.gov>.

ISSUED BY

APPLICANT OR OWNER'S SIGNATURE



September 12, 2022

City of Tumwater  
Attention: Brad Medrud, Planning Manager

Re: Project: 350 North Street Apartments  
TMC 3.30 Tax Exemption Application

Brad,

Attached is our complete application for 350 North Street Apartments per Chapter 3.30 Multifamily Housing Tax Exemptions.

We also want to acknowledge per the application form the following:

1. The potential future tax liability when the project ceases to be eligible under this chapter
2. Our affidavit of vacancy of our existing (3) tenants was completed on March 31, 2022.
3. We affirm by oath that all our information submitted be true and accurate to the best of our knowledge.

If you have any questions regarding our application, please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick', written over a light blue horizontal line.

Patrick Berschauer  
Applicant for PSDC Investment LLC  
360.481.3252

TO: General Government Committee  
FROM: Brad Medrud, Planning Manager  
DATE: November 9, 2022  
SUBJECT: Contract Approval for an 8-Year Multifamily Tax Exemption for the Craft District Apartments (TUM-22-1393)

---

1) Recommended Action:

Staff recommends that the General Government Committee review the application materials, be prepared to ask staff questions, and schedule the application for City Council consideration on December 6, 2022.

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2) Background:

In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor. In 2019, the City Council approved expanding the 12-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plans. The program includes both an 8-year exemption for providing multifamily housing in the designated areas and a 12-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

The City has received an application for the 8-year exemption program for a 95-unit apartment complex in the Brewery District Subarea (TUM-22-1393).

---

3) Policy Support:

Comprehensive Plan Housing Element Action H-3.3.3: Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.

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4) Alternatives:

☐ None.

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5) Fiscal Notes:

The application is for an 8-year Multifamily Housing Tax Exemption.

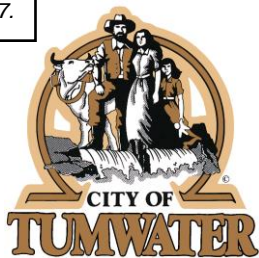
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6) Attachments:

- A. Staff Report
- B. Craft District Apartments (TUM-22-1393) MFTE Tax Agreement



- C. Craft District Apartments (TUM-22-1393) Exhibit A Application
- D. Craft District Apartments (TUM-22-1393) Exhibit B Building Plans
- E. Craft District Apartments (TUM-22-1393) Exhibit C Exemption Request Letter
- F. Craft District Apartments (TUM-22-1393) Exhibit D Supplemental Questions



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

## Staff Report

Date: November 9, 2022

To: General Government Committee

From: Brad Medrud

Subject: Contract Approval for an Eight-Year Multifamily Tax Exemption for the Craft District Apartments (TUM-22-1393)

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In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor.

The Multifamily Housing Tax Exemption program includes both an eight-year exemption for providing multifamily housing in the designated areas and a twelve-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

In 2019, the City Council approved expanding the Twelve-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plan.

The City has received an application for the eight-year exemption program for the Craft District Apartments multifamily development in the Brewery District Subarea (TUM-22-1393).

This memorandum discusses the requirements for this Multifamily Tax Exemption Program application for the 95-unit Craft District Apartments in the Brewery District Subarea.

The discussion points and the pertinent sections of TMC 3.30 *Multifamily Housing Tax Exemptions* are laid out below.

### **Target Area and Length of Exemption**

The Craft District Apartments are in the Brewery District Subarea.

The project will follow the eight-year MFTE requirements below.

***3.30.040 Tax exemptions for multifamily housing in residential target areas authorized.***

Multifamily Tax Exemption – Craft District Apartments Staff Report  
November 9, 2022

*A. Duration of Exemption. The value of improvements qualifying under Chapter 84.14 RCW and this chapter will be exempt from ad valorem property taxation, as follows:*

- 1. For eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate. The eight-year duration of exemption applies only for projects in the Area 1 – Capitol Boulevard Corridor and Area 2 – Brewery District residential target areas; or*
- 2. For twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the certificate, if the property otherwise qualifies for the exemption under Chapter 84.14 RCW and meets the conditions in this subsection. For the property to qualify for the twelve-year exemption under this subsection, the applicant must commit to renting or selling at least twenty percent of the multifamily housing units as affordable housing units to low- and moderate-income households, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the city. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households.*

*B. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter. This chapter does not apply to increases in assessed valuation made by the assessor on nonqualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or a county, to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law.*

### **Project Eligibility**

The project meets the following requirements:

- 1. Location in the Brewery District Subarea – Confirmed.**
- 2. Tenant Displacement Prohibited – Confirmed.**
- 3. Size –**The project has 95 dwelling units.
- 4. Proposed Completion Date –** The project will need to be completed within three years of application for the MFTE.

5. **Contract with City Approved by City Council** – The applicant must enter into a contract with city approved by City Council. See the attached.

**3.30.050 Project eligibility.**

*A proposed project must meet the following requirements for consideration for a property tax exemption:*

*A. Location. The project must be located within a residential target area as designated in TMC 3.30.030.*

*B. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied for a minimum of twelve months prior to submission of an application and must have one or more violations of the International Property Maintenance Code of the city of Tumwater. Applications for new construction cannot be submitted for vacant property upon which an occupied residential rental structure previously stood, unless a minimum of twelve months has elapsed from the time of most recent occupancy.*

*C. Size. The project must include at least four units of multifamily housing within a residential structure or as part of an urban development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for twelve months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.*

*D. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be completed within three years from the date of approval of the application.*

*E. Compliance with Guidelines and Standards. The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed.*

*F. At least fifty percent of the space in a new, converted, or rehabilitated multiple unit must be for permanent residential housing. In the case of existing occupied multifamily development, the multifamily housing must also provide for a minimum of four additional multifamily units. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional units.*

*G. The applicant must enter into a contract with city approved by city council under which the applicant agrees to the implementation of the development on terms and conditions satisfactory to the city council.*

### **Application Procedure**

Prior to April 1 of any year, the applicant must submit a complete application that includes the following:

1. A **completed city of application form** setting forth the grounds for the exemption. Applicant has provided a completed form. See Attachment C, Exhibit A, and Attachment F, Exhibit D.
2. **Preliminary floor and site plans of the proposed project.** Applicant has provided floor and site plans. See Attachment D, Exhibit B.
3. **A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter.** Applicant has provided. See Attachment E, Exhibit C, and Attachment F, Exhibit D.
4. **Verification by oath or affirmation of the information submitted –** Applicant has provided this. See Attachment C, Exhibit A, and Attachment F, Exhibit D.

#### ***3.30.060 Application procedure.***

*A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:*

*A. Prior to April 1 of any year, file with the director the required application along with the required fees as established by resolution of the city council.*

*B. A complete application shall include:*

- 1. A completed city of Tumwater application form setting forth the grounds for the exemption;*
- 2. Preliminary floor and site plans of the proposed project;*
- 3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter; and*
- 4. Verification by oath or affirmation of the information submitted.*

*[...]*

### **Application Review**

Within 90 days of submittal of a complete application, the Community Development Director determined the project meets the approval criteria.

#### ***3.30.070 Application review and issuance of conditional certificate.***

*A decision to approve or deny an application shall be made within ninety calendar days of receipt of a complete application.*

*A. Approval. The director may approve the application if he/she finds that:*

- 1. A minimum of four new units are being constructed or in the case of occupied rehabilitation or conversion a minimum of four additional multifamily units are being developed;*
- 2. If applicable, the proposed multi-unit housing project meets the affordable housing requirements as described in RCW 84.14.020;*
- 3. The proposed project is or will be, at the time of completion, in conformance with all local plans and regulations that apply at the time the application is approved;*
- 4. The owner has complied with all standards and guidelines adopted by the city under this chapter; and*
- 5. The site is located in a residential targeted area of an urban center that has been designated by the city council in accordance with procedures and guidelines of this chapter.*

*B. Before application approval the applicant shall enter into a contract with the city, approved by the city council, regarding the terms and conditions of the project. After city council approval of the contract, and director approval of the application, the director shall issue a conditional certificate of acceptance of tax exemption. The conditional certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.*

*C. Denial. The director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten calendar days of the denial. An applicant may appeal a denial to the city council within thirty days after receipt of the denial. The appeal before the governing authority must be based upon the record made before the administrative official with the burden of proof on the applicant to show that there was no substantial evidence to support the administrative official's decision. The decision of the governing body in denying or approving the application is final.*

### **Application for Final Certificate**

Once the conditions of the contract are met and at the time of temporary or permanent certificate of occupancy, the applicant will need to file an application for

Multifamily Tax Exemption – Craft District Apartments Staff Report  
November 9, 2022

final certificate following the process below. The Community Development Director has thirty days to review the application.

***3.30.090 Application for final certificate.***

*Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant must file with the director the following:*

- A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;*
- B. A description of the completed work and a statement of qualification for the exemption;*
- C. If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020; and*
- D. A statement that the work was completed within the required three-year period or any authorized extension.*

*Within thirty calendar days of receipt of all materials required for a final certificate, the director shall determine whether the specific improvements, and the affordability of the units, satisfy the requirements of the contract, application, and this chapter.*

**Issuing Final Certificate**

Once the Community Development Director has determined the project has meet the conditions of the contract, the director will issue the final certificate.

***3.30.100 Issuance of final certificate.***

*If the director determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city has been completed within the authorized time period, the city shall, within ten calendar days of the expiration of the thirty-day review period provided in TMC 3.30.090, file a final certificate of tax exemption with the Thurston County assessor.*

*A. Denial and Appeal. The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:*

- 1. The improvements were not completed within the authorized time period;*
- 2. The improvements were not completed in accordance with the application or contract between the applicant and the city; or*
- 3. The owner's property is otherwise not qualified under this chapter.*

Multifamily Tax Exemption – Craft District Apartments Staff Report  
November 9, 2022

*Within fourteen calendar days of receipt of the director’s denial of a final certificate, the applicant may file an appeal with the city’s hearing examiner, as provided in TMC Chapter 2.58.*



**MULTIFAMILY HOUSING  
LIMITED PROPERTY TAX EXEMPTION AGREEMENT**

8-YEAR (  X  )

12-YEAR (       )

**THIS AGREEMENT** is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Craft District II, LLC, hereafter referred to as “Applicant” and the City of Tumwater, Washington, a municipal corporation hereinafter referred to as the “City”.

**WITNESSETH:**

**WHEREAS**, the City has an interest in encouraging new construction or rehabilitation of multifamily housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve affordable housing opportunities, and to encourage development densities supportive of economic development and transit use; and

**WHEREAS**, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multifamily residential housing; and

**WHEREAS**, the City has, through Tumwater Municipal Code (TMC) 3.30, enacted a program whereby property owners may qualify for a final certificate of tax exemption which certifies to the Thurston County Assessor that the Applicant is eligible to receive a limited property tax exemption; and

**WHEREAS**, Applicant is interested in receiving a limited property tax exemption for constructing 95 units of new multifamily housing in the Brewery District Subarea; and

**WHEREAS**, the Applicant is requesting an  X  eight (8) or a \_\_\_\_ twelve (12) year limited property tax exemption. (For the property to qualify for the twelve-year exemption, the Applicant commits to renting or selling at least twenty percent (20%) of the multifamily housing units constructed on the Site as housing units affordable for low or moderate-income households as defined by Section 3.30.015 TMC, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City. In the case of projects intended exclusively for owner occupancy, the minimum requirement of

this subsection may be satisfied solely through housing affordable to moderate-income households as defined by Section 3.30.015 TMC.); and

**WHEREAS**, Applicant has submitted to the City preliminary site plans and floor plans for new multifamily residential housing to be constructed on property situated approximately at 4300 Capitol Boulevard SE and described more specifically as follows:

Craft District II, LLC's Craft District Apartments (TUM-22-1393)

County Assessor's Parcel Number: 33870000400

Legal Description: Section 26 Township 18 Range 2W Quarter SW, NW Donation Land Claim BELLATORRE BSP NO 12-0034TW LT 4 Document 4250623

Street Address: 4300 Capitol Boulevard SE

Herein referred to as the "Site", and

**WHEREAS**, the following exhibits, plans and forms are attached to this Agreement and incorporated herein by this reference:

- A. Craft District II, LLC's Craft District Apartments Application
- B. Building Plans
- C. Craft District II, LLC's Craft District Apartments Written Statement 8-Year Property Tax Exemption
- D. Craft District II, LLC's Craft District Apartments Application – Supplemental Questions

; and

**WHEREAS**, the City has determined that the improvements will, if completed and operated as proposed, satisfy the requirements for a final certificate of tax exemption; and

**WHEREAS**, the Tumwater Municipal Code requires an applicant for a limited property tax exemption to enter into an agreement, in which the applicant agrees to

implement the proposed project on terms satisfactory to the Tumwater City Council so as to maintain the improvements' eligibility for the limited property tax exemption;

**NOW, THEREFORE**, in exchange for the City's consideration of Applicant's request for a final certificate of tax exemption, Applicant and the City mutually agree as follows:

1. Each of the recitals set forth above are by this reference fully incorporated into this Agreement.
2. The City agrees to issue Applicant a conditional certificate of acceptance of tax exemption.
3. Applicant shall construct on the Site multifamily residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City approval of this Agreement. In no event shall such construction provide fewer than four new multifamily permanent residential units nor shall it provide fewer than half of its total residential units as permanent housing.
4. The Applicant further agrees that execution of this Agreement by the Mayor, or issuance of a conditional certificate by the City pursuant to TMC 3.30.070, in no way constitutes approval of proposed improvements on the Site or obligates the City to approve proposed improvements.
5. Applicant shall complete construction of the agreed upon improvements within three (3) years from the date the City issues the conditional certificate of acceptance of tax exemption or within any extension thereof granted by the City.
6. Applicant shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, file with the City the following:
  - A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
  - B. A description of the completed work and a statement of qualifications for the exemption;

- C. A statement that the work was completed within the required three-year period or any authorized extension; and
  - D. If applicable, a statement that the project meets the affordable housing requirements as described in TMC Chapter 3.30.
7. Upon Applicant's successful completion of the improvements in accordance with the terms of this Agreement, Applicant's filing of the materials described in Paragraph 6 above and payment of all fees, and upon the City's approval of a final certificate of tax exemption, the City shall file the final certificate with the Thurston County Assessor and provide a copy to the Applicant. The Applicant shall cause this Agreement to be recorded in the real property records of Thurston County, Washington. The Applicant shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.
8. Applicant shall, within thirty (30) days following the first anniversary of the City's filing of the final certificate of tax exemption and each year thereafter for a period of   X   eight (8) years or      twelve (12) years, file a notarized declaration with the City indicating the following:
- A. A statement of occupancy and vacancy of the multifamily units during the previous year;
  - B. A certification that the Site continues to be in compliance with this Agreement and TMC Chapter 3.30 and, if applicable, that the Site has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the approved certificate;
  - C. A description of any subsequent improvements or changes to the Site;
  - D. The total monthly rent by unit;
  - E. The income of each renter household at the time of initial occupancy; and
  - F. Any additional information requested by the city in regards to the units receiving a tax exemption.

9. City staff may also conduct on-site verification of the declaration referenced in Section 8 above.
10. Failure to submit the annual declaration in Section 8 above shall result in a review of the exemption per TMC 3.30.120.
11. If, during the term of any final certificate of tax exemption, Applicant converts to another use any of the new multifamily residential housing units constructed under this Agreement, Applicant shall notify the Thurston County Assessor and the City within sixty (60) days of such change in use. The City may, in its sole discretion, revoke and cancel the final Certificate of tax exemption effective on the date of Applicant's conversion of any of the multifamily residential housing units to another use. The Applicant hereby covenants and agrees not to sell, transfer, or otherwise dispose of the project or any portion thereof without first providing a written statement executed by the purchaser that the purchaser understands the Applicant's duties and obligations under this Agreement and will enter into an agreement with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.
12. Applicant shall notify the City promptly of any transfer of Applicant's ownership interest in the Site or in the improvements made to the Site under this Agreement.
13. In addition to any other powers reserved to the City by law, the City may, in its sole discretion, cancel the final certificate of tax exemption should Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or for any other reason no longer qualifies for an exemption.
14. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the City will notify the Applicant by mail, return receipt requested, of the determination to cancel the exemption. Pursuant to TMC 3.30.120, the Applicant may appeal the determination to the City hearing examiner within thirty (30) days by filing a notice of appeal with the city clerk, which notice must specify the factual and legal basis on which the determination of cancellation is alleged to be erroneous. The hearing examiner will affirm, modify, or repeal the decision of cancellation of exemption based on the evidence received. An aggrieved party may appeal the decision of the hearing examiner to the Thurston County superior court.

15. If the exemption is canceled for non-compliance, the Applicant acknowledges that state law requires that an additional real property tax is to be imposed in the amount of: (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-qualifying; (2) a penalty of twenty percent (20%) of the difference calculated under subsection (1) of this paragraph; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and Chapter 3.30 TMC. The Applicant acknowledges that, pursuant to RCW 84.14.110, any additional tax owed, together with interest and penalty, become a lien on that portion of the property on which the improvements are constructed and attach at the time the portion of the Site is removed from multifamily use or the amenities no longer meet applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Site may become charged or liable. The Applicant further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes. An additional tax unpaid on its due date is delinquent. From the date of delinquency until paid, interest must be charged at the same rate applied by law to delinquent ad valorem property taxes.
16. No modifications of the Agreement shall be made unless mutually agreed upon by the parties in writing.
17. The provisions, covenants, and conditions contained in this Agreement are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries.
18. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action arising out of this Agreement shall be in Thurston County superior court.
19. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement that can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are declared to be severable. However, if applicable and if the severable term prevents the City from receiving the benefits of having affordable housing as set forth in Chapter 84.14 RCW and

Chapter 3.30 TMC, then this Agreement shall be deemed terminated, or may be terminated, as soon as possible in compliance with any applicable law.

20. The Applicant shall exercise reasonable diligence to comply with the requirements of this Agreement and shall correct any such noncompliance within sixty (60) calendar days after such noncompliance is first discovered by the Applicant or would have been discovered by the exercise of reasonable diligence, or within 60 calendar days after the Applicant receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended in writing by the City if the Applicant is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Applicant shall be in default and the City may deny or cancel the tax exemption pursuant to TMC 3.30 or take such other action at law or equity as may appear necessary or desirable to enforce the obligations, covenants, conditions and agreements of the Applicant under this Agreement.
21.
  - A. The Applicant shall maintain complete and accurate records pertaining to the affordable housing units and shall, during regular business hours, permit any duly authorized representative of the City, to inspect the books and records of the Applicant pertaining to the affordable housing units, including the annual declaration, and if applicable, income documentation of households residing in affordable housing at the Site. The Applicant's failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The Applicant shall retain all records pertaining to the affordable housing units for at least six (6) years.
  - B. The City and the Applicant hereby recognize and agree that the representations and covenants set forth herein may be relied upon by City and the Applicant. In performing its duties and obligations hereunder, the City may rely upon statements and declarations of the Applicant, and upon audits of the books and records of the Applicant pertaining to occupancy of the affordable housing units.
22. Notwithstanding anything in this Agreement to the contrary, the Applicant shall submit all documentation required by this Agreement on the forms designated by the City, which may be modified by the City from time to time. Applicant.

23. The Applicant shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, or on the basis of source of income as set forth in RCW 59.18.255, as now existing and as may be amended, in the lease, use, or occupancy of the affordable housing units or in connection with the employment or application for employment of persons for the operation and management of the Site.
24. A. The City and Applicant hereby declare their understanding and intent that the covenants, conditions and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Site by certain eligible households, and (ii) by furthering the public purposes of providing housing for low-income and moderate-income households as defined in TMC 3.30.015.
- B. The City and the Applicant hereby declare that the covenants and conditions contained herein shall bind and the benefits shall inure to, respectively, the Applicant and all subsequent owners of the Site or any interest therein, and the City. Each and every contract, deed or other instrument hereafter executed conveying the Site or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants and conditions of this Agreement, provided however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants and conditions, regardless of whether or not such covenants and conditions are set forth or incorporated by reference in such contract, deed or other instrument.
25. The Applicant shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its designee and any other party authorized hereunder to enforce the terms of this Agreement, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Agreement. This provision shall survive termination or expiration of this Agreement.
26. The provisions of this Agreement and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Applicant and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of



this Agreement or of the documents to be executed and delivered in connection herewith.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

City:

City of Tumwater  
555 Israel Road SW  
Tumwater, WA 98501

Applicant:

Craft District II, LLC  
2840 Black Lake Blvd SW #C  
Tumwater, WA 98512

\_\_\_\_\_  
Debbie Sullivan, Mayor

\_\_\_\_\_  
Signature

Name Printed: John Peters

Title: Principal

Approved as to form:

\_\_\_\_\_  
Karen Kirkpatrick, City Attorney

State of Washington

County of \_\_\_\_\_

This record was acknowledged before me on (date) by (name(s) of individuals) as (type of authority, such as officer or trustee) of (name of party on behalf of whom record was executed).

\_\_\_\_\_  
(Signature)

Notary Public in and for the State of Washington.

My appointment expires \_\_\_\_\_.

Date:\_\_\_\_\_

State of Washington

County of Thurston

I certify that I know or have satisfactory evidence that Debbie Sullivan is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Mayor of the City of Tumwater to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

Notary Public in and for the State of Washington.  
My appointment expires \_\_\_\_\_.

## Exhibit "A"



**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)  
**TAX EXEMPTION ON MULTI-FAMILY UNITS  
 WITHIN A DESIGNATED RESIDENTIAL  
 TARGET AREA  
 APPLICATION**

TUM 22-  
**1393**

**Kerri**  
 RCVD BY

DATE STAMP

09-23-2022

☒ 8 YEAR TAX CREDIT      OR      ☐ 12 YEAR TAX CREDIT

LEGAL OWNER: Craft District II, LLC Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW # C, Tumwater 98512 Phone: (360) 790-8570

APPLICANT: Craft District II, LLC Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW #C, Tumwater 98512 Phone: (360) 790-8570

AGENT: John Peters Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW # C, Tumwater 98512 Phone: (360) 790-8570

**PROJECT INFORMATION**

PROPERTY ADDRESS: 4300 Capitol Blvd SE, Tum 98501 PARCEL #: 33870000400

LEGAL DESCRIPTION: Legal:Section 26 Township 18 Range 2W Quarter SW,  
 NW Donation Land ClaimBELLATORRE BSP NO 12-0034TW LT 4 Document 4250623

INTEREST IN PROPERTY: ☒ Fee Simple    ☐ Contract Purchase    ☐ Other \_\_\_\_\_

NEW CONSTRUCTION: ☒ Yes    ☐ No    REHABILITATION OF EXISTING UNITS: ☐ Yes    ☒ No

NUMBER OF UNITS: NEW: 95    EXISTING EMPTY: N/A    EXISTING OCCUPIED: N/A

NUMBER OF UNITS FOR WHICH THIS EXEMPTION IS BEING APPLIED FOR: 95  
 (Must be 4 or more)

PERCENTAGE OF SPACE FOR PERMANENT RESIDENTIAL HOUSING: 100% of buildings

\*\* IF EXISTING UNITS ARE VACANT, DATE LAST OCCUPIED: N/A  
 \*\* AFFIDAVIT OF VACANCY MUST BE ATTACHED\*\*

DESCRIBE BUILDING USE AND SQUARE FEET INTENDED FOR EACH USE: Four multifamily  
 buildings, 3 w/ 24 units(ea bldg. 22,058 sf), 1 w/ 23 units(bldg. 21,974 sf). 100% housing.

PROJECTED COST OF CONSTRUCTION / REHABILITATION: \$ 22,000,000.00

PROPERTY ACQUISITION COST \$ 718,000.00

SOURCE OF COST ESTIMATE: General Contractor

EXPECTED DATE TO START PROJECT: 11/2022 PROPOSED COMPLETION DATE: 11/2024

**RESIDENTIAL TARGET AREAS**

8 or 12 Year Tax Credit: ☒ Capitol Boulevard Corridor    ☐ Brewery District  
 12 Year Tax Credit only ☐ Tumwater Town Center    ☐ Littlerock Road Subarea

**IF APPLYING FOR A 12-YEAR CREDIT, PLEASE ATTACH A STATEMENT ADDRESSING THE FOLLOWING QUESTIONS:**

1. Total number of units being proposed
2. Estimated rent per unit
3. Number of units rented to low or moderate income households (or other households)
4. Estimated income of those households
5. Method for insuring program compliance over the period of the exemption

**A COMPLETE APPLICATION SHALL INCLUDE:**

1. A completed City of Tumwater application setting forth the grounds for the exemption;
2. Preliminary floor and site plans of proposed project;
3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
4. Verification by oath or affirmation of the information submitted.


For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the city verification of property noncompliance with the city's applicable building or housing codes.

Before application approval, the applicant shall enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project. After City Council approval of the contract, and Director of Community Development approval of the application, the Director shall issue a conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter."

**(FOR CITY USE)**

- ☐ Building is in a Multi-Family Tax Exemption Target Areas
- ☐ Building is not in compliance with the City's Minimum Housing Code
- ☐ Required Preliminary Plans are attached:    ☐ Plans    ☐ Site Plan    ☐ Floor Plan
- ☐ \$100 application fee received

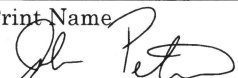
I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am the owner of this property or am authorized by the owner to perform the work for which this permit application is made. I further agree to hold harmless, the City of Tumwater as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Tumwater, to the extent such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.



Signature of Owner

Craft District II, LLC, John Peters

Print Name



Signature of Applicant/Agent

John Peters

Print Name

9/16/22

Date

9/16/22

Date



# CRAFT DISTRICT II APARTMENTS

05.06.2022

PERMIT SET



## PROJECT TEAM CONTACT INFORMATION BY DISCIPLINE

### OWNER / CLIENT

NAME: CRAFT DISTRICT II, LLC  
ADDRESS: 2840 BLACK LACK BLVD SW #C  
TUMWATER, WA 98512  
PHONE: (360) 790-8570  
PRIMARY CONTACT: JOHN PETERS  
rdp.peters@gmail.com

### ARCHITECT

NAME: FERGUSON ARCHITECTURE, PS  
ADDRESS: 1916 JEFFERSON AVE.  
TACOMA, WA 98402  
PHONE: (253) 248-6060  
PRIMARY CONTACT: MEGAN JOHNSON  
mjohnson@fergusonarch.com  
SECONDARY: BEN FERGUSON, AIA, PRINCIPAL-IN CHARGE  
bferguson@fergusonarch.com

### CIVIL

NAME: LDC, INC  
ADDRESS: 1411 STATE AVE NE, SUITE 200  
OLYMPIA, WA 98506  
PHONE: (360) 878-0678  
PRIMARY CONTACT: TYRELL BRADLEY, PE  
tbradley@ldccorp.com

### STRUCTURAL

NAME: PIERUCCIONI E&C, LLC  
ADDRESS: 3128 N BENNETT STREET  
TACOMA, WA 98407  
PHONE: (206) 949-7866  
PRIMARY CONTACT: CHON PIERUCCIONI, PE  
cpiersu@hotmail.com

### GENERAL CONTRACTOR

NAME: BELOTTI + MCHUGH DESIGN AND CONSTRUCTION  
SERVICES (BMDIC)  
ADDRESS: 2600 W COMMODORE WAY, SUITE 2  
SEATTLE, WA 98199  
PHONE: (206) 458-0570  
PRIMARY CONTACT: TODD MCHUGH  
todd@belottimchugh.com  
SECONDARY: TIM KAIREZ  
tim@belottimchugh.com

### MECHANICAL

NAME: EMERALD AIRE  
ADDRESS: 5108 D STREET, NW  
AUBURN, WA 98001  
PHONE: (253) 872-5665  
PRIMARY CONTACT: GRANT MIDDLETON  
grantm@emeraldaire.com

### ELECTRICAL

NAME: ROBISON ENGINEERING, INC  
ADDRESS: 19401, 40TH AVE W, SUITE 302  
LYNNWOOD, WA 98036  
PHONE: (206) 364-3343 x123  
PRIMARY CONTACT: IAN ANDERSON  
ianderson@robisonengineering.com

### PLUMBING

NAME: ROBISON ENGINEERING, INC  
ADDRESS: 19401, 40TH AVE W, SUITE 302  
LYNNWOOD, WA 98036  
PHONE: (206) 364-3343  
PRIMARY CONTACT: FUNSHO KUFULE  
fkufule@robisonengineering.com

### LANDSCAPE

NAME: SCJ ALLIANCE  
ADDRESS: 8730 TALLON LANE NE, SUITE 200  
LACEY, WA 98516  
PHONE: (360) 352-1465 x195  
PRIMARY CONTACT: ANGIE VOS  
angie.vos@scjalliance.com

## SHEET INDICES BY DISCIPLINE DELIVERABLE RECORD

### SHEET INDEX - 00 GENERAL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
G-000	COVER PAGE	•	•	•		
G-001	PROJECT INFORMATION	•	•	•		
G-002	CODE SUMMARY	•	•	•		
G-003	CODE SUMMARY	•	•	•		

### SHEET INDEX - 01 CIVIL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
CS-01	COVER SHEET			•		
ER-01	TESC PLAN			•		
ER-02	TESC PLAN			•		
ER-03	TESC NOTES AND DETAILS			•		
GR-01	GRADING PLAN			•		
GR-02	GRADING PLAN			•		
GR-03	WALL PROFILES			•		
SD-01	STORM DRAINAGE PLAN			•		
SD-02	STORM DRAINAGE PLAN			•		
SD-03	STORM PROFILES			•		
SD-04	STORM PROFILES			•		
SD-05	STORM DRAINAGE NOTES AND DETAILS			•		
SD-06	STORM DRAINAGE NOTES AND DETAILS			•		
SP-01	SITE PLAN			•		
SP-02	SITE PLAN			•		
SP-03	SITE PLAN NOTES AND DETAILS			•		
SP-04	SITE PLAN NOTES AND DETAILS			•		
SS-01	SEWER PLAN			•		
SS-02	SEWER NOTES AND DETAILS			•		
WA-01	WATER PLAN			•		
WA-02	WATER NOTES AND DETAILS			•		
WA-03	WATER NOTES AND DETAILS			•		

### SHEET INDEX - 02 LANDSCAPE

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
LS-01	LANDSCAPE PLAN			•		
LS-02	LANDSCAPE PLAN			•		
LS-03	PLANT LIST & SPECS			•		
LS-04	LANDSCAPE DETAILS			•		
LS-05	IRRIGATION PLAN			•		
LS-06	IRRIGATION PLAN			•		
LS-07	IRRIGATION SCHEDULES AND DETAILS			•		
LS-08	IRRIGATION DETAILS AND NOTES			•		

### SHEET INDEX - 04 ARCHITECTURE

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
A-000	CODE PLANS & ELEVATIONS	•	•	•		
A-005	ACCESSIBILITY & CODE DETAILS		•	•		
A-010	ASSEMBLIES - BASIC & FINISH WALL TYPES	•	•	•		
A-011	ASSEMBLIES - FLOOR, ROOF, & CEILING TYPES	•	•	•		
A-100	ARCHITECTURAL SITE PLAN	•	•	•		
A-105	ENLARGED SITE VIEWS	•	•	•		
A-110	FLOOR PLAN BLDG A & C - LEVEL 1	•	•	•		
A-111	FLOOR PLAN BLDG A & C - LEVEL 2	•	•	•		
A-112	FLOOR PLAN BLDG A & C - LEVEL 3	•	•	•		
A-113	FLOOR PLAN BLDG A & C - ROOF	•	•	•		
A-120	FLOOR PLAN BLDG B & D - LEVEL 1	•	•	•		
A-121	FLOOR PLAN BLDG B & D - LEVEL 2	•	•	•		
A-122	FLOOR PLAN BLDG B & D - LEVEL 3	•	•	•		
A-123	FLOOR PLAN BLDG B & D - ROOF	•	•	•		
A-130	SLAB EDGE PLAN - TYP BLDG A, B, C, D	•	•	•		
A-200	EXTERIOR ELEVATIONS - BLDG A & C	•	•	•		
A-201	EXTERIOR ELEVATIONS - BLDG A & C UNIT ENTRY	•	•	•		
A-220	EXTERIOR ELEVATIONS - BLDG B & D	•	•	•		
A-221	EXTERIOR ELEVATIONS - BLDG B & D UNIT ENTRY	•	•	•		
A-300	BUILDING SECTIONS - TYP	•	•	•		
A-310	WALL SECTIONS - TYP	•	•	•		
A-400	ENLARGED PLANS & ELEVATIONS - LEASING	•	•	•		
A-410	UNIT PLANS & ELEVATIONS - 0x1A	•	•	•		
A-411	UNIT PLANS & ELEVATIONS - 0x1A - TYPE A			•		
A-412	UNIT PLANS & ELEVATIONS - 0x1B	•	•	•		
A-414	UNIT PLANS & ELEVATIONS - 1x1A	•	•	•		
A-415	UNIT PLANS & ELEVATIONS - 1x1A - TYPE A			•		
A-416	UNIT PLANS & ELEVATIONS - 1x1B	•	•	•		
A-418	UNIT PLANS & ELEVATIONS - 1x1C	•	•	•		
A-420	UNIT PLANS & ELEVATIONS - 1x1D	•	•	•		
A-422	UNIT PLANS & ELEVATIONS - 2x1	•	•	•		
A-423	UNIT PLANS & ELEVATIONS - 2x1 - TYPE A			•		
A-424	UNIT PLANS & ELEVATIONS - 2x2A	•	•	•		
A-426	UNIT PLANS & ELEVATIONS - 2x2B	•	•	•		
A-428	UNIT PLANS & ELEVATIONS - 2x2C	•	•	•		
A-430	UNIT PLANS & ELEVATIONS - 2x2D	•	•	•		
A-500	EXTERIOR DETAILS	•	•	•		
A-501	EXTERIOR DETAILS - TYP UNIT ENTRY			•		
A-550	INTERIOR DETAILS			•		
A-600	OPENING TYPES AND SCHEDULE	•	•	•		
A-700	STAIRS - PLANS & RCPS	•	•	•		
A-701	STAIRS - SECTIONS & DETAILS	•	•	•		

### SHEET INDEX - 05 STRUCTURAL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.21	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
S-100	STRUCTURAL NOTES	•	•	•		
S-210	FOUNDATION	•	•	•		
S-211	FRAMING PLAN	•	•	•		
S-212	FRAMING PLAN	•	•	•		
S-213	FRAMING PLAN	•	•	•		
S-214	SHERAR WALL PLAN			•		
S-215	SHEAR WALL PLAN			•		
S-216	SHEAR WALL PLAN			•		

### SHEET INDEX - 05 STRUCTURAL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.21	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
S-300	DETAILS	•	•	•		
S-301	DETAILS	•	•	•		
S-302	DETAILS	•	•	•		

### SHEET INDEX - 06 MECHANICAL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
M-000	HVAC TITLE SHEET			•		
M-001	HVAC EQUIPMENT SCHEDULES			•		
M-110	HVAC PLAN BLDGS A & C - LEVEL 1			•		
M-111	HVAC PLAN BLDGS A & C - LEVEL 2			•		
M-112	HVAC PLAN BLDGS A & C - LEVEL 3			•		
M-120	HVAC PLAN BLDGS B & D - LEVEL 1			•		
M-121	HVAC PLAN BLDGS B & D - LEVEL 2			•		
M-122	HVAC PLAN BLDGS B & D - LEVEL 3			•		
M-400	HVAC DETAILS			•		

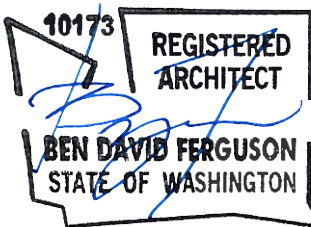
### SHEET INDEX - 07 PLUMBING

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
PA0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
PA0.01	PLUMBING NOTES			•		
PA0.02	PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
PA0.03	PLUMBING EQUIPMENT SCHEDULES			•		
PA0.04	PANEL SCHEDULES BLD A			•		
PA2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
PA2.01-2.04	LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
PA3.01-3.03	LEVEL 1 - 3 SUPPLY PLAN			•		
PA4.00-4.02	TYPICAL WASTE & VENT RISER DIAGRAM			•		
PA5.00	TYPICAL SUPPLY RISER DIAGRAM			•		
PA6.00	ENLARGED DIAGRAM			•		
PA7.00-7.01	DETAILS			•		
PB0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
PB0.01	PLUMBING NOTES			•		
PB0.02	PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
PB0.03	PLUMBING EQUIPMENT SCHEDULES			•		
PB2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
PB2.01-2.04	LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
PB3.01-3.03	LEVEL 1 - 3 SUPPLY PLAN			•		
PB4.00-4.02	TYPICAL WASTE & VENT RISER DIAGRAM			•		
PB5.00	TYPICAL SUPPLY RISER DIAGRAM			•		
PB6.00	ENLARGED DIAGRAM			•		
PB7.00-7.01	DETAILS			•		
PC0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
PC0.01	PLUMBING NOTES			•		
PC0.02	PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
PC0.03	PLUMBING EQUIPMENT SCHEDULES			•		
PC2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
PC2.01-2.04	LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
PC3.01-3.03	LEVEL 1 - 3 SUPPLY PLAN			•		
PC4.00-4.02	TYPICAL WASTE & VENT RISER DIAGRAM			•		
PC5.00	TYPICAL SUPPLY RISER DIAGRAM			•		
PC6.00	ENLARGED DIAGRAM			•		
PC7.00-7.01	DETAILS			•		
PD0.00	LEGEND, GENERAL NOTES, AND DRAWING INDEX			•		
PD0.01	PLUMBING NOTES			•		
PD0.02	PLUMBING FIXTURE AND DRAIN SCHEDULES			•		
PD0.03	PLUMBING EQUIPMENT SCHEDULES			•		
PD2.00	UNDERSLAB OVERALL PLUMBING PLAN			•		
PD2.01-2.04	LEVEL 1 - ROOF WASTE & VENT PLUMBING PLAN			•		
PD3.01-3.03	LEVEL 1 - 3 SUPPLY PLAN			•		
PD4.00-4.02	TYPICAL WASTE & VENT RISER DIAGRAM			•		
PD5.00	TYPICAL SUPPLY RISER DIAGRAM			•		
PD6.00	ENLARGED DIAGRAM			•		
PD7.00-7.01	DETAILS			•		

### SHEET INDEX - 08 ELECTRICAL

SHEET NUMBER	SHEET NAME	50% DD 08.27.2021	100% DD 10.15.2021	PERMIT 05.06.2022	PERMIT REV.1 MO.DA.YEAR	CD SET MO.DA.YEAR
E0.000	COVER SHEET			•		
E0.20	SITE PLAN - LIGHTING			•		
E0.21	SITE PLAN - PHOTOMETRIC			•		
E1.00-1.01	SITE PLAN - POWER			•		
E2.50	LIGHTING NOTES & LUMINAIRE SCHEDULE			•		
E4.00	UNIT LUMINAIRE & DEVICE SCHEDULE			•		
E4.01-4.03	UNIT PLANS			•		
EA0.01	ONE LINE DIAGRAM BLD A			•		
EA0.02-0.04	PANEL SCHEDULES BLD A			•		
EA0.05	FAULT CURRENT SCHEDULES BLD A			•		
EA0.06	VOLTAGE DROP SCHEDULE BLD A			•		
EA2.01-2.03	LIGHTING PLAN - LEVELS 1 - 3			•		
EA3.00-3.03	POWER PLAN - LEVELS 1 - ROOF			•		
EB0.01	ONE LINE DIAGRAM BLD B			•		
EB0.02-0.04	PANEL SCHEDULES BLD B			•		
EB0.05	FAULT CURRENT SCHEDULES BLD B			•		
EB0.06	VOLTAGE DROP SCHEDULE BLD B			•		
EB2.01-2.03	LIGHTING PLAN - LEVELS 1 - 3			•		
EB3.00-3.03	POWER PLAN - LEVELS 1 - ROOF			•		
EC0.01	ONE LINE DIAGRAM BLD C			•		
EC0.02-0.04	PANEL SCHEDULES BLD C			•		
EC0.05	FAULT CURRENT SCHEDULES BLD C			•		
EC0.06	VOLTAGE DROP SCHEDULE BLD C			•		
EC2.01-2.03	LIGHTING PLAN - LEVELS 1 - 3			•		
EC3.00-3.03	POWER PLAN - LEVELS 1 - ROOF			•		
ED0.01	ONE LINE DIAGRAM BLD D			•		
ED0.02-0.04	PANEL SCHEDULES BLD D			•		
ED0.05	FAULT CURRENT SCHEDULES BLD D			•		
ED0.06	VOLTAGE DROP SCHEDULE BLD D			•		
ED2.01-2.03	LIGHTING PLAN - LEVELS 1 - 3			•		
ED3.00-3.03	POWER PLAN - LEVELS 1 - ROOF			•		

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2018 IBC CHAPTER 3  
USE AND OCCUPANCY CLASSIFICATION

PROPOSED SPACES BY USE AND OCCUPANCY CLASS

USE	OCCUPANCY CLASSIFICATION	APPLIED CASES
RESIDENTIAL APARTMENTS: RETAIL / LEASING OFFICE:	R-2 B	BUILDINGS A,B,C,& D BUILDING A

*\*REFER TO CODE PLANS, A-000, FOR USE AND OCCUPANCY IDENTIFICATION BY SPACE, AS WELL AS ASSOCIATED AREA, OCCUPANT LOAD, AND MEANS OF EGRESS.*

2018 IBC CHAPTER 4  
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 - GROUPS I-1, R-1, R-2, R-3 AND R-4

420.2 - SEPARATION WALLS

WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 708)  
REFER TO CODE PLANS AND SECTIONS, A-000, FOR REQUIRED LOCATIONS AND ASSEMBLY TYPES FOR REQUIRED FIRE RATINGS AND UL ASSEMBLIES.

420.3 - HORIZONTAL SEPARATION

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 711)  
REFER TO CODE PLANS AND SECTIONS, A-000, FOR REQUIRED LOCATIONS AND ASSEMBLY TYPES FOR REQUIRED FIRE RATINGS AND UL ASSEMBLIES.

[F] 420.5 - AUTOMATIC SPRINKLER

GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.

APPLIED CASE(S) - THROUGHOUT PROJECT (SUBJECT TO EXCEPTIONS AND LIMITATIONS DESCRIBED IN SECTION 903)  
REFER TO CODE SUMMARY OF APPLICABLE SECTIONS FROM CHAPTER 903 FOR SYSTEM TYPE AND REQUIRED LOCATIONS.

2018 IBC CHAPTER 5 & TMC CHAPTER 18  
GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - HEIGHT IN FEET

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	AUTOMATIC SPRINKLER PER 903.3.1.2	TYPE OF CONSTRUCTION	
		TYPE V	
		A	B
R	S13R	60 FT	*60 FT

*\*BUILDING HEIGHT MAX. SUBJECT TO AND SUPERSEDED BY LOCAL LAND USE CODE*

TUMWATER MUNICIPAL CODE CHAPTER 18

TABLE 18.27.050 - DEVELOPMENT STANDARDS

	DISTRICT	PROVIDED
	DESCHUTES BREWERY DISTRICT ZONE	
MAXIMUM BUILDING HEIGHT	55'-0"	44'-5"
MAXIMUM LOT COVERAGE	...**	...**
MINIMUM STREET-FACING SETBACK	5' FACING CAPITOL BLVD SE NO MIN FOR OTHER STREETS	12'-6" FACING CAPITOL BLVD SE N/A FOR OTHER STREETS
MAXIMUM STREET-FACING SETBACK	NO MAX FACING CAPITOL BLVD SE 15' MAX FOR OTHER STREETS	N/A FACING CAPITOL BLVD SE 8'-4" MAX FOR TUMWATER VALLEY DR
MINIMUM SIDE & REAR SETBACKS	NO MINIMUM	NO MINIMUM
MINIMUM STREET-FACING BUILDING FRONTAGE	50% AT ALL STREETS	90% FACING CAPITOL BLVD SE 32% AT TUMWATER VALLEY DR***
MINIMUM RESIDENTIAL NET DENSITY**	20 DU/ACRE	35.7 DU/ACRE

*\*\* MAXIMUM OBTAINABLE LOT COVERAGE SUBJECT TO ON-SITE PARKING REQUIREMENTS, MINIMUM LANDSCAPING REQUIREMENTS, MINIMUM SETBACK REQUIREMENTS, AND ON-SITE STORMWATER MANAGEMENT REQUIREMENTS.  
\*\*\*APPROVED WITH VARIANCE SUBMITTED UNDER SITE PLAN REVIEW PROCESS*

TABLE 504.4 - ALLOWABLE STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	AUTOMATIC SPRINKLER PER 903.3.1.2	TYPE OF CONSTRUCTION	
		TYPE V	
		A	B
R-2	S13R	4	3

APPLIED CASE(S) - BLDGS A, B, C, & D

GREATEST BUILDING HEIGHT PROVIDED = 44' - 5" < 55' - 0" OK  
GREATEST NUMBER OF BUILDING STORIES PROVIDED = 3 ≤ 3 OK

2018 IBC CHAPTER 5 & TMC CHAPTER 18  
GENERAL BUILDING HEIGHTS AND AREAS

SECTION 506 - ALLOWABLE AREA DETERMINATION

SECTION 506.2.3 - SINGLE-OCCUPANCY, MULTISTORY BUILDINGS AND 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS (EQUATION 5-2)  $A_a = [A_s + (NS * l_f)] * S_f$  ALLOWABLE (SF) PROPOSED (SF)

BLDG A:	(R-2) $A_a = [7,000 SF + (7,000 SF * 0.58)] * 3$ (B) $A_a = [27,000 SF + (9,000 SF * 0.58)]$	= 33,180 = 32,220	21,974
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BLDG B:	(R-2) $A_a = [7,000 SF + (7,000 SF * 0.42)] * 3$	= 29,820	22,058
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BLDG C:	(R-2) $A_a = [7,000 SF + (7,000 SF * 0.42)] * 3$	= 29,820	22,058
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BLDG D:	(R-2) $A_a = [7,000 SF + (7,000 SF * 0.58)] * 3$	= 33,180	22,058
---------	--	----------	--------

BLDG A  
LEVEL 1  $R-2 = 5,402 SF / 21,974 SF = 0.25$   
 $B = 747 SF / 21,974 SF = 0.03$   
LEVEL 2  $R-2 = 6,650 SF / 21,974 SF = 0.30$   
LEVEL 3  $R-2 = 6,650 SF / 21,974 SF = 0.30$   
SUM OF RATIOS = 0.88 < 3.0

TYP BLDG  
LEVEL 1  $R-2 = 6,284 SF / 22,058 SF = 0.28$   
LEVEL 2  $R-2 = 6,650 SF / 22,058 SF = 0.30$   
LEVEL 3  $R-2 = 6,650 SF / 22,058 SF = 0.30$   
SUM OF RATIOS = 0.88 < 3.0

$A_a$  = ALLOWABLE AREA (SF)  
 $A_s$  = TABULAR ALLOWABLE BUILDING AREA PER TABLE 506.2 (SF)  
 $NS$  = TABULAR ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BUILDINGS PER TABLE 506.2 (SF)  
 $l_f$  = AREA FACTOR INCREASE DUE TO FRONTAGE (%) IN ACCORDANCE WITH EQUATIONS 5-4, 5-5  
 $S_f$  = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE

SECTION 506.3.3 - AMOUNT OF INCREASE

(EQUATION 5-5)  $l_f = [(F / P) * 0.25] * (W / 30)$  WIDTH FACTOR PERIMETER FRONTAGE

BLDG A:	$l_f = [(344 / 412) * 0.25] * (30 / 30) = 0.58$	138 + 68 + 138 + 68 = 412	138 + 68 + 138 = 344
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BLDG B:	$l_f = [(276 / 412) * 0.25] * (30 / 30) = 0.42$	138 + 68 + 138 + 68 = 412	138 * 2 = 276
---------	---	---------------------------	---------------

BLDG C:	$l_f = [(276 / 412) * 0.25] * (30 / 30) = 0.42$	138 + 68 + 138 + 68 = 412	138 * 2 = 276
---------	---	---------------------------	---------------

BLDG D:	$l_f = [(344 / 412) * 0.25] * (30 / 30) = 0.58$	138 + 68 + 138 + 68 = 412	138 + 68 + 138 = 344
---------	---	---------------------------	----------------------

$l_f$  = AREA FACTOR INCREASE DUE TO FRONTAGE (%)  
 $F$  = BUILDING PERIMETER (FT) FRONTING PUBLIC WAY > 20 FT  
 $P$  = PERIMETER OF BUILDING (FT)  
 $W$  = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE (FT)

SECTION 508 - MIXED USE AND OCCUPANCY

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY CLASSIFICATION		AUTOMATIC SPRINKLER PER 903.3.1.2	
		YES	NO
B	R-2	1HR REQ.	2HR REQ.

APPLIED CASE(S) - BLDGS A, B, C, D & E ALLOWABLE (HR) PROPOSED (HR)

BLDG A:	SEPARATION BETWEEN B / R-2 OCCUPANCIES = 1HR	1HR
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BLDG A-D:	SEPARATION BETWEEN R-2 DWELLING UNITS = 1HR	1HR
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2018 IBC CHAPTER 6  
TYPES OF CONSTRUCTION

SECTION 601 - GENERAL

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE V-B
PRIMARY STRUCTURAL FRAME; BEARING WALLS - EXTERIOR / INTERIOR; NONBEARING WALLS OR PARTITIONS - EXTERIOR / INTERIOR; FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS; ROOF CONSTRUCTION AND ASSOCIATED SECONDARYMEMBERS	*0 HR

*\*SEE NOTE 1. UNDER APPLIED CASE(S) FOR APPLICABILITY OF AND ADJUSTMENTS TO REQUIRED FIRE-RESISTANCE RATINGS*

APPLIED CASE(S) - BLDGS A, B, C, & D

BUILDING ELEMENTS IN V-B (NON-RATED) CONSTRUCTION TO BE ADJUSTED BY SECTIONS 707 - FIRE BARRIERS, 708 - FIRE PARTITIONS, 713 - SHAFT ENCLOSURES, 903 - AUTOMATIC SPRINKLER SYSTEMS, 1023 - INTERIOR EXIT STAIRWAYS AND RAMPS, AND 1027.6 - EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION

NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT

SECTION 602 - CONSTRUCTION CLASSIFICATION

TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FT)	TYPES OF CONSTRUCTION	OCCUPANCY GROUPS- R-2
X < 5	ALL	1 HR
5 < X < 10	V-B	1 HR
10 < X < 30	V-B	0 HR
X > 30	ALL	0 HR

APPLIED CASE(S) - BLDGS A, B, C, & D

WHERE FIRE SEPARATION DISTANCE BETWEEN UNIT EXTERIOR WALLS IS LESS THAN 10' - 0", FIRE-RESISTANCE RATING PROPOSED AS 1 HOUR

NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT

2018 IBC CHAPTER 7  
FIRE AND SMOKE PROTECTION FEATURES

SECTION 705 - EXTERIOR WALLS

705.3 - BUILDINGS ON THE SAME LOT

EXCEPTION 1  
TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE EITHER REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING IF THE AGGREGATE AREA OF SUCH BUILDINGS IS WITHIN THE LIMITS SPECIFIED IN CHAPTER 5 FOR A SINGLE BUILDING.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS IS LESS THAN 10' - 0", REFER TO SHEET A-000 FOR LOCATIONS OF IMAGINARY LOT LINES AND DISTANCES BETWEEN BUILDINGS.

705.5 - FIRE-RESISTANCE RATINGS

EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLES 601 AND 602 AND THIS SECTION. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS IS > 10' - 0" TYPICAL AT ALL BLDGS 1 HR ≥ 1 HR  
FIRE-RESISTANCE RATING PROVIDED FOR FIRE BARRIERS WHERE FIRE SEPARATION DISTANCE BETWEEN BUILDINGS OR TO NEAREST IMAGINARY LOT LINE IS < 10' - 0", AS AT WALLS ABUTTING EXTERIOR EXIT STAIRWAYS TYPICAL AT ALL BLDGS = 1 HR ≥ 1 HR

2018 IBC CHAPTER 7  
FIRE AND SMOKE PROTECTION FEATURES

705.8 - OPENINGS

OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTIONS 705.8.1 THROUGH 705.8.6.

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
5 < X < 10	UNPROTECTED, NONSPRINKLERED (UP, NS)	10%
10 < X < 15	UNPROTECTED, NONSPRINKLERED (UP, NS)	15%
15 < X < 20	UNPROTECTED, NONSPRINKLERED (UP, NS)	25%
20 < X < 25	UNPROTECTED, NONSPRINKLERED (UP, NS)	45%
25 < X < 30	UNPROTECTED, NONSPRINKLERED (UP, NS)	70%
X > 30	UNPROTECTED, NONSPRINKLERED (UP, NS)	NO LIMIT

*UP, NS = UNPROTECTED OPENINGS IN BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1*

APPLIED CASE(S) - BLDGS A, B, C, & D

THE WORST CASE FIRE SEPARATION DISTANCE (FSD<sub>wc</sub>) PROVIDED, AS MEASURED FROM FROM FACE OF BUILDING(S) TO INTERIOR LOT LINE, CENTERLINE OF STREET (PUBLIC RIGHT OF WAY), OR IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME LOT PROVIDED BELOW:

FSD<sub>wc</sub> = 20' - 0" BETWEEN EACH BLDG; 0.5(FSD<sub>wc</sub>) = IMAGINARY LOT LINE = 10' - 0"

REFER TO CALCULATIONS AND TABLE PROVIDED IN A-000 SERIES FOR EXTERIOR ELEVATIONS AND OPENING CALCULATIONS.

ALL OTHER CASES APPLICABLE ARE ALLOWED AREA OF NO LIMIT PER TABLE 705.8  
REFER TO CODE ELEVATIONS SHEET A-000 FOR ADDITIONAL INFORMATION.

SECTION 708 - FIRE PARTITIONS

708.3 - FIRE-RESISTANCE RATINGS

FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE-RESISTANCE RATING PROVIDED AT FIRE PARTITIONS WHERE DWELLING UNITS ARE SEPARATED AT WALLS SHARED BY TWO ADJOINING APARTMENT UNITS TYPICAL AT BLDGS A-D, AND PROVIDED THAT AN AUTOMATIC SPRINKLER SYSTEM COMPLIANT WITH SECTION 903 = 1 HR

SECTION 713 - SHAFT ENCLOSURES

713.2 - CONSTRUCTION

SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.

713.4 - FIRE-RESISTANCE RATINGS

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

APPLIED CASE(S) - BLDGS A, B, C, & D

FIRE BARRIERS PROVIDED AT AUTOMATIC SPRINKLER PLUMBING RISER CHASES, AS LOCATED AT EACH UNIT STACK. FIRE-RESISTANCE RATING OF FIRE BARRIERS ENCLOSING CHASES SPECIFIED BELOW.

GREATEST NUMBER OF BUILDING LEVELS CONNECTED BY SHAFT = 3 ≤ 4  
FIRE-RESISTANCE RATING PROVIDED AT SHAFT FIRE BARRIERS = 1 HR

SECTION 711 - HORIZONTAL ASSEMBLIES

711.2.4 - FIRE-RESISTANCE RATING

THE FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.2.4.1 THROUGH 711.2.4.6 BUT SHALL BE NOT LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION.

APPLIED CASE(S) - BLDGS A, B, C, & D

CONSTRUCTION TYPE = V-B  
AUTOMATIC SPRINKLER SYSTEM = NFPA 13R  
FIRE-RESISTANCE RATING PROVIDED AT HORIZONTAL FLOOR ASSEMBLIES SEPARATING DWELLING UNITS = 1 HR > 0.5 HR

2018 IBC CHAPTER 9  
FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

[F] 903.3.1.2 - NFPA 13R SPRINKLER SYSTEMS

AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R.

APPLIED CASE(S) - BLDGS A, B, C, & D

GREATEST BUILDING HEIGHT PROVIDED = 44' - 4" < 60' - 0" OK  
GREATEST NUMBER OF BUILDING STORIES PROVIDED = 3 ≤ 3 OK

NFPA 13R AUTOMATIC SPRINKLER SYSTEM COMPLIANT

903.3.1.2.1 - BALCONIES AND DECKS

SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS AND SLEEPING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION, PROVIDED THERE IS A ROOF OR DECK ABOVE.

APPLIED CASE(S) - BLDGS A, B, C, & D

GROUND-LEVEL PATIOS PROPOSED AT UNITS LOCATED AT LEVEL L-1  
BALCONIES PROPOSED AT UNITS LOCATED AT LEVELS L-2 AND L-3

BALCONIES AND GROUND-LEVEL PATIOS SHALL HAVE UNDER-MOUNTED SPRINKLERS INSTALLED AS TYPICAL UNLESS NOTED OTHERWISE. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH THE CODE REQUIREMENTS DESCRIBED IN SECTION 903

903.3.2 - QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS

WHERE AUTOMATIC SPRINKLER SYSTEMS ARE REQUIRED BY THIS CODE, QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 903.3.1 AND THEIR LISTINGS:

3. DWELLING UNITS AND SLEEPING UNITS IN GROUP R OCCUPANCIES.

APPLIED CASE(S) - BLDGS A, B, C, & D

(R-2) DWELLING UNITS PROPOSED

AUTOMATIC SPRINKLER SYSTEM SHALL BE FIT WITH QUICK-RESPONSE COMPONENTS ACCORDING TO 903.3.1 REQUIREMENTS IN APARTMENT UNITS

SECTION 906 - FIRE EXTINGUISHERS

906.1 - PORTABLE FIRE EXTINGUISHERS

PORTABLE EXTINGUISHERS SHALL BE INSTALLED AS REQUIRED BY OCCUPANCY. APPLICABLE OCCUPANCIES: B, R-2

APPLIED CASE(S) - BLDGS A, B, C, & D

PER EXCEPTION 2, R-2: ONE EXTINGUISHER RATED 1-A:10-B:C PER SHALL BE REQUIRED IN EACH DWELLING UNIT, ONE PROVIDED PER UNIT

B OCCUPANCIES TO BE OUTFITTED WITH FIRE EXTINGUISHERS PER 906

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

907.2.9 - GROUP R-2

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

APPLIED CASE(S) - BLDGS A, B, C, & D

MANUAL FIRE AND SMOKE ALARMS TO BE INSTALLED AT EACH R-2 APARTMENT UNIT

*\*FIRE PROTECTION DEFERRED TO SUBMITTED UNDER SEPARATE PERMIT. FIRE PROTECTION CONTRACTOR SHALL COMPLY WITH ALL CODE REQUIREMENTS STIPULATED HEREIN AS WELL AS ADDITIONAL REQUIREMENTS AS STIPULATED BY 2018 IFC AND OTHER APPLICABLE CODES.*



2018 IBC CHAPTER 10  
MEANS OF EGRESS

SECTION 1004 - OCCUPANT LOAD

1004.1 - DESIGN OCCUPANT LOAD

MEANS OF EGRESS REQUIREMENTS SHALL BE BASED ON THE OCCUPANTS FOR WHOM MEANS OF EGRESS FACILITIES ARE PROVIDED.

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
BUSINESS AREAS	150 GROSS
RESIDENTIAL	200 GROSS
STORAGE	300 GROSS

SECTION 1005 - MEANS OF EGRESS SIZING

1005.3.1 - STAIRWAYS

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

EXCEPTIONS:

- FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

1006.2.1 - EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE

EXCEPTION 1  
IN GROUP R-2 OCCUPANCY, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FT.

SECTION 1008 - MEANS OF EGRESS ILLUMINATION

1008.2 - ILLUMINATION LEVEL UNDER NORMAL POWER

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

1008.3 - EMERGENCY POWER FOR ILLUMINATION

IN EVENT OF A FULL POWER FAILURE IN ROOMS REQUIRING > 2 MEANS OF EGRESS, EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE AISLES, CORRIDORS AND EXIT ACCESS STAIRWAYS AND RAMPS AND THE FOLLOWING AREAS FOR A MINIMUM OF 90 MINUTES MEETING ILLUMINATION MINIMUMS OF 0.1 FOOT CANDLE (FC) AND NOT LESS THAN 1FC AVERAGE ALONG THE PATH OF EGRESS AT FLOOR LEVEL:

- INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS
- EXIT PASSAGEWAYS
- VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1
- EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS LEADING DIRECTLY TO EXIT DISCHARGE

SECTION 1011 - STAIRWAYS

1011.2 - WIDTH AND CAPACITY

THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

EXCEPTIONS:

- STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE

1017.2 - LIMITATIONS

EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN THE TABLE 1017.2.

TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM [FT]
RESIDENTIAL	250 FT*
BUSINESS	300 FT*

\*BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.2

1017.3.1 - EXIT ACCESS STAIRWAYS AND RAMPS

TRAVEL DISTANCE ON EXIT ACCESS STAIRWAYS SHALL BE INCLUDED IN THE EXIT ACCESS TRAVEL DISTANCE MEASUREMENT. THE MEASUREMENT ALONG STAIRWAYS SHALL BE MADE ON A PLANE PARALLEL AND TANGENT TO THE STAIR TREAD NOSINGS IN THE CENTER OF THE STAIR AND LANDINGS.

2018 IBC CHAPTER 11  
ACCESSIBILITY

SECTION 1104 - ACCESSIBLE ROUTE

1104.1 - SITE ARRIVAL POINTS, 1104.2 - WITHIN A SITE

AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE SITE SHALL BE PROVIDED FROM ACCESSIBLE PARKING AND SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE SERVED. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ELEMENTS AND PARKING SPACES ON THE SAME SITE.

1106 - PARKING AND PASSENGER LOADING FACILITIES

WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1106.1.

WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH DWELLING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH TYPE A UNIT.

1107.6 - DWELLING UNITS AND SLEEPING UNITS

IN GROUP R-2, OCCUPANCIES CONTAINING MORE THAN (10) DWELLING UNITS, 5% SHALL BE A "TYPE A" UNIT. TYPE A UNITS SHALL BE DISTRIBUTED AMONG THE VARIOUS CLASSES OF UNITS. ON SITES WITH MORE THAN (4) DWELLING UNITS, UNITS SHALL BE DESIGNATED AS A TYPE B UNIT.

WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A AND TYPE B UNITS, RESPECTIVELY.

UNIT LOCATION KEY PLAN

		BLDG D				BLDG C				BLDG B				BLDG A			
LEVEL 3																	
LEVEL 2																	
LEVEL 1																	
UNIT TYPE	0x1A	0x1A (TYPE A)	0x1B	1x1A	1x1A (TYPE A)	1x1B	1x1C	1x1D	2x1	2x1 (TYPE A)	2x2A	2x2B	2x2C	2x2D	TOTAL		
AMOUNT	14	2	8	6	2	8	8	7	6	2	8	8	8	8	95		
SHEET REFERENCE	A-410	A-411	A-412	A-414	A-415	A-416	A-418	A-420	A-422	A-423	A-424	A-426	A-428	A-430			

2018 IBC CHAPTER 12  
INTERIOR ENVIRONMENT

SECTION 1202 - VENTILATION

1202.2 - ATTIC SPACES

BLOCK AND BRIDGING SHALL BE ARRANGED TO NOT INTERFERE WITH MOVEMENT OF AIR, AND A 1" AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

EXCEPTION 1: NET CROSS VENTILATION AT ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL BE 1/300 PROVIDED.

- A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING [SEE ASSEMBLIES A-011].
- AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTING AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC. UPPER VENTILATORS SHALL BE SPACED NOT MORE THAN 3'-0" BELOW THE RIDGE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

APPLIED CASE(S) - BLDGS A, B, C & D

REFER TO A-110 SERIES ROOF PLANS FOR ATTIC VENTILATION PROVIDED. DESIGN LOADS DETERMINED USING CODE PRESCRIPTIVE 1:300 RATIO BETWEEN AREA OF SPACE VENTILATED AND NET FREE VENTILATING AREA. TOTALS PROVIDED IN SF.

	ROOF AREA	REQUIRED AREA	PROVIDED AREA	VENTILATION AT RIDGE [40% ≤ X ≤ 50%]
BLDG A:	9,485 SF	32 SF	33 SF	49%
BLDG B:	9,485 SF	32 SF	33 SF	49%
BLDG C:	9,485 SF	32 SF	33 SF	49%
BLDG D:	9,485 SF	32 SF	33 SF	49%

2018 IBC CHAPTER 29  
PLUMBING SYSTEMS

SECTION 2902 - MINIMUM PLUMBING FACILITIES

PUBLIC (NON-RESIDENTIAL) PLUMBING FACILITIES ARE FAMILY / SINGLE USER TOILET FACILITIES.

TABLE 2902.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES [LEASING OFFICE | BUILDING A]

APPLIED CASE

ALL CUMULATIVE SQUARE FOOTAGE AT OFFICES: 748 SF / 150 OLF = 5 OCCUPANTS  
PER 2902.2 EXCEPTION 5, SEPARATE FACILITIES ARE NOT REQUIRED.  
WATER CLOSET REQUIRED = 1, LAVATORY REQUIRED = 1  
PER 2902.5.1, OCCUPANT LOADS UNDER 30 DO NOT REQUIRE DRINKING FOUNTAINS

1 PROVIDED WATER CLOSET / 1 PROVIDED LAVATORY  
NO DRINKING FOUNTAINS PROVIDED

WASHINGTON STATE  
ENERGY CODE

SECTION 4 - [CE] COMMERCIAL ENERGY EFFICIENCY

C402.4 - FENESTRATION

TABLE C402.4 - BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

CLIMATE ZONE		5 AND MARINE 4	
U-factor for Class AW windows rated in accordance with AAMA/CSA1011/S.2/A440, vertical curtain walls and site-built fenestration products <sup>a</sup>			
Fixed <sup>b</sup> U-factor		U-0.38	
Operable <sup>c</sup> U-factor		U-0.40	
Entrance doors <sup>d</sup>			
U-factor		U-0.60	
U-factor for all other vertical fenestration			
U-factor		U-0.30	
SHGC for all vertical fenestration			
ORIENTATION <sup>e, f</sup>		SEW	N
PF < 0.2		0.38	0.51
0.2 ≤ PF < 0.5		0.46	0.56
PF ≥ 0.5		0.61	0.61
Skylights			
U-factor		U-0.50	
SHGC		0.35	

C402.1.3 - INSULATION COMPONENT R-VALUE

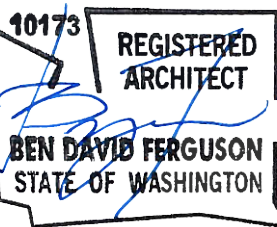
OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD

CLIMATE ZONE	5 AND MARINE 4	
	All Other	Group R
Roofs		
Insulation entirely above deck	R-38ci	R-38ci
Metal buildings <sup>b</sup>	R-25 + R-11 LS	R-25 + R-11 LS
Attic and other	R-49	R-49
Walls, Above Grade		
Mass <sup>h</sup>	R-9.5" ci	R-13.3ci
Mass transfer deck slab edge	R-5	R-5
Metal building	R-19ci or R-13 + R-13ci	R-19ci or R-13 + R-13ci
Steel framed	R-13 + R-10ci	R-19 + R-8.5ci
Wood framed and other	R-21 int or R-15 + R-5ci std	R-13 + R-7.5ci std or R-20 + R-3.8ci std or R-25 std
Walls, Below Grade		
Below-grade wall <sup>g, h</sup>	Same as above grade	Same as above grade
Floors		
Mass <sup>i</sup>	R-30ci	R-30ci
Joist/framing	R-30 <sup>g</sup>	R-30 <sup>g</sup>
Slab-on-Grade Floors		
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs <sup>d</sup>	R-10 perimeter & under entire slab	R-10 perimeter & under entire slab
Opaque Doors <sup>g</sup>		
Nonswinging	R-4.75	R-4.75

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

FERGUSON  
ARCHITECTURE  
1916 Jefferson Avenue  
Tacoma, WA 98402  
p 253.248.6060  
www.fergusonarch.com



MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
CODE SUMMARY

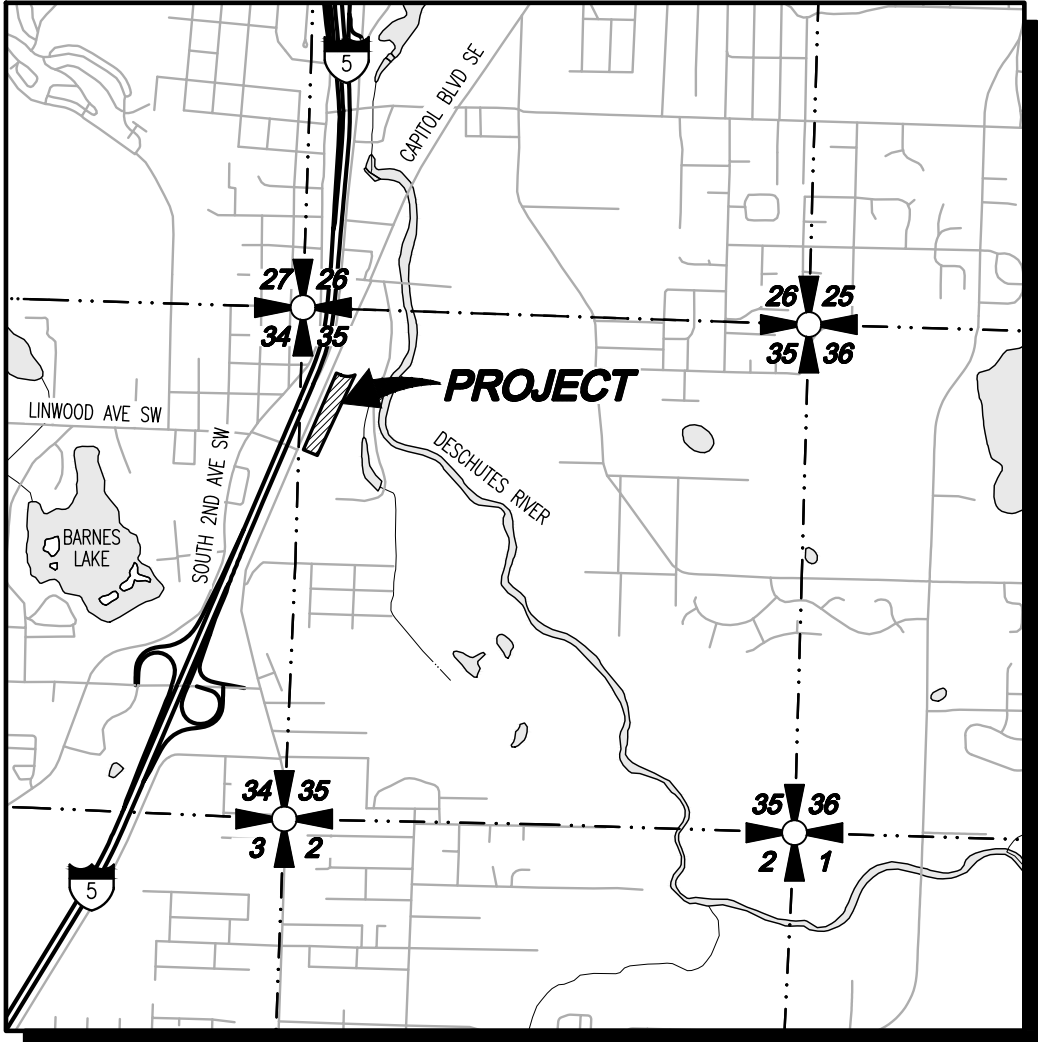
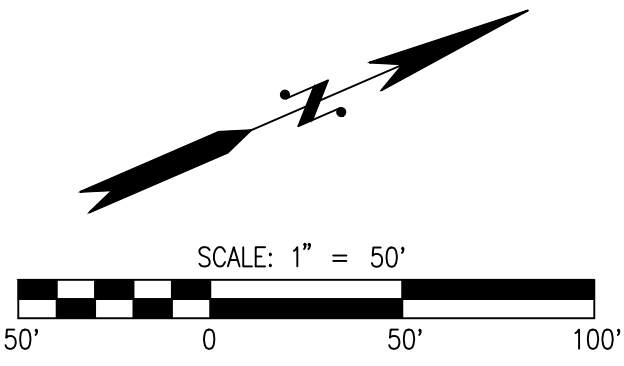
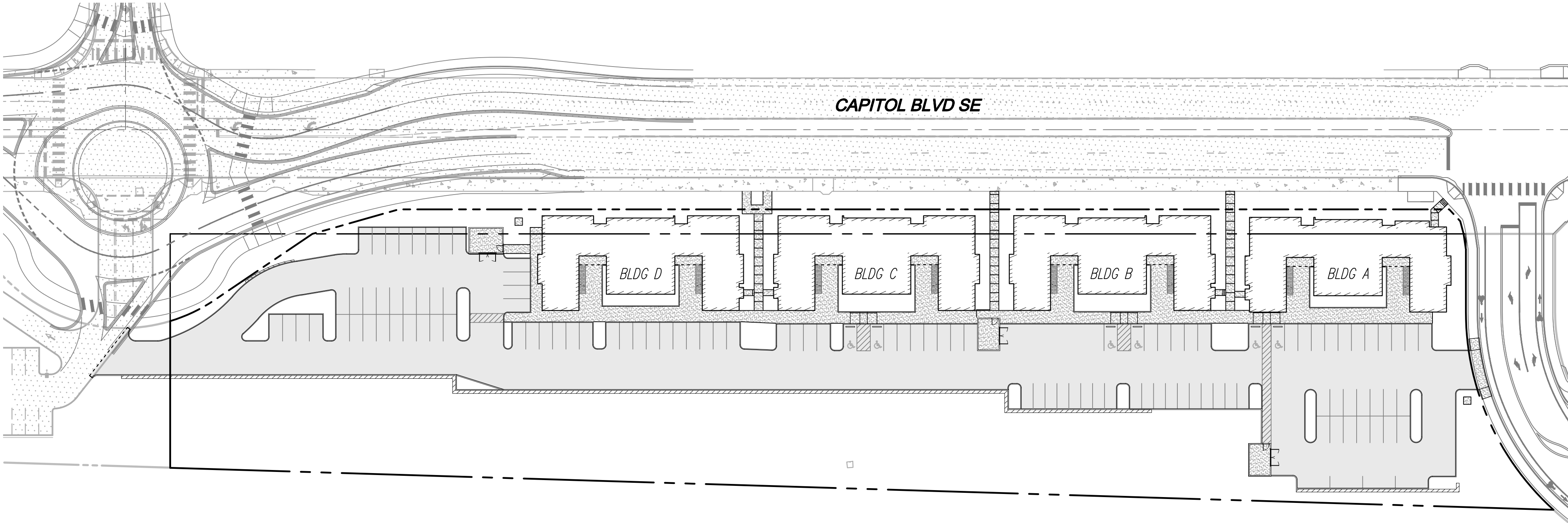
SHEET NO.

G-003



A PORTION OF SEC 35, TWN 18N, RGE 2W, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

# CAPITOL BLVD - LOT 4 MULTIFAMILY CONSTRUCTION PLANS



VICINITY MAP  
SCALE: 1"=2000'

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION		
	STORM MANHOLE	CB	CATCH BASIN
	STORM CATCH BASIN	CL	CENTERLINE
	SEWER MANHOLE	CMP	CORRUGATED METAL PIPE
	FIRE HYDRANT	CP	CONCRETE PIPE
	WATER VALVE	EL	ELEVATION
	IRRIGATION BOX	EXIST.	EXISTING
	POWER POLE	FL	FLOWLINE
	GUY ANCHOR	IE	INVERT ELEVATION
	STREET LIGHT	LOPE	LINE CORRUGATED POLYETHYLENE
	DECIDUOUS TREE	PL	PROPERTY LINE
		PP	POWER POLE
		PVC	POLYVINYL CHLORIDE PIPE
		R/W	RIGHT-OF-WAY
		STA	STATION
		SD	STORM DRAIN
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWPE	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
PROPOSED WATER SYMBOLS		PROPOSED STORM SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WATER CAP	CL	SD CAP
	CONCRETE BLOCKING		TYPE 1 CATCH BASIN, GRATED LID
	BUTTERFLY VALVE		TYPE 1 CATCH BASIN, SOLID LID
	11" BEND		TYPE 2 CATCH BASIN, GRATED LID
	45° BEND		TYPE 2 CATCH BASIN, SOLID LID
	90° BEND		BEEHIVE MANHOLE COVER
	22" BEND		SQUARE YARD DRAIN
	VALVE		ROUND YARD DRAIN
	HYDRANT ASSEMBLY		STORM CLEAN OUT
	BLOW-OFF VALVE		STORM PIPE
	REDUCER		
	AIR-VAC ASSEMBLY		
	WATER METER		
	WATER PIPE		
PROPOSED SEWER SYMBOLS			
SYMBOL	DESCRIPTION		
	SEWER CAP		
	SEWER CLEANOUT		
	SEWER MANHOLE		
	SEWER PIPE		

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3	ER-02	TESC PLAN
4	ER-03	TESC NOTES AND DETAILS
5	SP-01	SITE PLAN
6	SP-02	SITE PLAN
7	SP-03	SITE PLAN NOTES AND DETAILS
8	SP-04	SITE PLAN NOTES AND DETAILS
9	GR-01	GRADING PLAN
10	GR-02	GRADING PLAN
11	GR-03	WALL PROFILES
12	SD-01	STORM DRAINAGE PLAN
13	SD-02	STORM DRAINAGE PLAN
14	SD-03	STORM PROFILES
15	SD-04	STORM PROFILES
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17	SD-06	STORM DRAINAGE NOTES AND DETAILS
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19	SS-02	SEWER NOTES AND DETAILS
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21	WA-02	WATER NOTES AND DETAILS
22	WA-03	WATER NOTES AND DETAILS

PROJECT INFORMATION

TAX PARCELS:	33870000400
SITE ADDRESS:	4200 CAPITOL BOULEVARD SE TUMWATER, WA 98501
SITE AREA:	151,121 SF 3.47 AC
CURRENT ZONING:	BREWERY DISTRICT (BD)
PROPOSED LAND USE:	MULTIFAMILY APARTMENTS
PROPOSED BUILDING #1 AREA:	±6,564 SF
PROPOSED BUILDING #2 AREA:	±6,564 SF
PROPOSED BUILDING #3 AREA:	±6,564 SF
PROPOSED BUILDING #4 AREA:	±6,430 SF
FLOOR AREA RATIO:	SEE ARCHITECTURAL PLANS
BUILDING HEIGHT:	SEE ARCHITECTURAL PLANS
PROPOSED IBC CONSTRUCTION TYPE:	TYPE II-B NON COMBUSTIBLE
OPEN SPACE:	17,601 SF (0.40 ACRES)
(OUTSIDE WETLAND BUFFER)	
OPEN SPACE:	3,507 SF (0.08 ACRES)
(WITHIN WETLAND BUFFER)	
TOTAL OPEN SPACE:	49,127 SF (1.13 ACRES)
DENSITY REQUIRED:	20 DWELLING UNITS PER AC
DENSITY PROVIDED:	96 TOTAL UNITS / 2.42 AC = 39.7 UNITS PER AC
PARKING SPACES PROVIDED:	119
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
POWER:	PSE
GAS:	PSE
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	TUMWATER SCHOOL DISTRICT
FIRE DISTRICT:	TUMWATER
PERCENT OF SITE IMPERVIOUS:	PAVED AREAS: 44% (67,075 SF) BUILDING AREAS: 17% (26,256 SF) TOTAL: 61%

EARTHWORK QUANTITIES

CUT:	9,000 CY
FILL:	9,600 CY
NET:	600 CY FILL
DISTURBED AREA:	139,500 SF (3.20 ACRES)

CONTACT LIST

<b>OWNER:</b> CRAFT DISTRICT, LLC 2840 BLACK LAKE BLVD SE #C TUMWATER, WA 98512 CONTACT: JOHN PETERS PHONE: (360) 760-8570	<b>CIVIL ENGINEER:</b> LDC, INC. 1411 STATE AVE NE, STE 200 OLYMPIA, WA 98506 CONTACT: TYRELL E. BRADLEY, PE PHONE: (425) 806-1869 FAX: (425) 482-2893 EMAIL: tbradley@ldccorp.com
<b>ARCHITECT:</b> FERGUSON ARCHITECTURE 1916 JEFFERSON AVE TACOMA, WA 98402 CONTACT: BEN FERGUSON, AIA PHONE: (253) 248-6060	<b>SURVEYOR:</b> MTN 2 COAST, LLC 2320 MOTTMAN RD SW, SUITE 106 TUMWATER, WA 98512 CONTACT: SETH E. PRIGGE, PLS PHONE: (360) 688-1949
<b>GEOTECH:</b> INSIGHT GEOLOGIC, INC. 1015 4TH AVE E OLYMPIA, WASHINGTON 98506 CONTACT: WILLIAM E. HALBERT, LHG, LEG PHONE: (360) 754-2128 FAX: (360) 754-9299 EMAIL: billh@insightgeologic.com	

SURVEY INFORMATION

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/1991  
BASED ON TIES TO THURSTON COUNTY CONTROL POINT GP34005-4T

VERTICAL DATUM

NOVD 29 BASED ON TIES TO THURSTON COUNTY CONTROL POINT GP34005-4T  
ELEVATION=98.15

CRAFT DISTRICT, LLC

## CAPITOL BLVD - LOT 4 MULTIFAMILY

COVER SHEET



JOB NUMBER:	C22174
DRAWING NAME:	C22174C-CS-PL
DESIGNER:	TEB
DRAFTING BY:	REW
DATE:	05/13/22
SCALE:	AS NOTED
JURISDICTION:	TUMWATER

CS-01

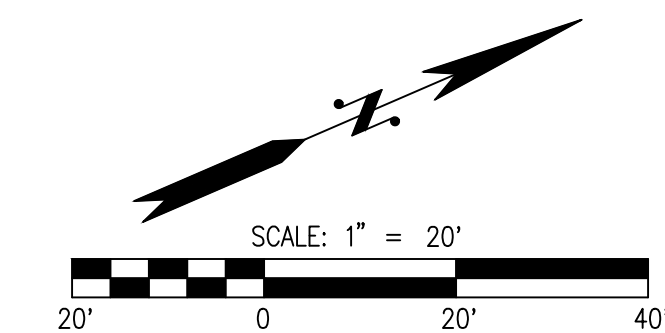
SHEET 1 OF 22

FOR THE CITY OF TUMWATER








BY: \_\_\_\_\_ Date: \_\_\_\_\_  
CITY ENGINEER

EXPIRES ONE YEAR FROM ACCEPTANCE DATE





**LEGEND**

- |   |  |
|---|--|
|  | ASPHALT PAVING PER DTL<br>ON SHEET SP-04                     |
|  | CONCRETE SIDEWALK PER DTL<br>ON SHEET SP-03                  |
|  | WETLAND REDUCTION AREA<br>AREA=6,911 SF                      |
| 1   | STANDARD 9'x18' STALLS                                       |
| C   | COMPACT 8'x16' STALLS  |
| EV  | ELECTRIC VEHICLE 9'x18' STALLS                               |
|  | ADA 9'x18' STALLS  |
|  | PROPOSED BUILDING  |
|  | CONCRETE CURB  |
|  | PROPOSED WALLS,<br>SEE CONSTRUCTION NOTES<br>FOR MORE DETAIL |

***CURB NOTE***

ALL CURB TO BE 6", UNLESS OTHERWISE NOTED

## CONSTRUCTION NOTES

1. MONUMENT SIGN LOCATION
2. 4" WIDE WHITE PAINT STRIPE
3. 4" WIDE WHITE PAINT STRIPE, 45° @ 2' O.C.
4. PROPOSED BOUNDARY LINE ADJUSTMENT
5. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS
6. PARALLEL CURB RAMP PER WSDOT STD PLAN F-40.12-03, SEE DETAIL ON SHEET SP-03
7. WHEELSTOP, SEE DETAIL ON SHEET SP-04
8. CAST-IN-PLACE CONCRETE STEPS
9. ECOLOGY BLOCK WALL, SEE "GR" SHEETS FOR ADDITIONAL INFORMATION
10. CONCRETE BLOCK RETAINING WALL
11. ALL BIKE RACKS UNDER STAIRS, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
12. TYPE I CONCRETE DRIVEWAY PER WSDOT STD PLAN F-80.10-04, SEE DETAIL ON SHEET SP-03
13. EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
14. EXTRUDED CURB PER WSDOT STD PLAN F-10.42-00, SEE DETAIL ON SHEET SP-03
15. COVERED PARKING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
16. ACTIVE SPACE TRAILHEAD
17. PROPOSED 4" HIGH POLYETHYLENE VINYL CHLORIDE FENCE, INSTALLED CENTERED ON 8" CEMENT CONCRETE CURB, SEE SECTION A-A SHOWN ON SHEET SP-01.

**SECTION A-A**

NOT TO SCALE

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN22COS, LLC, LDC, INC (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



FOR THE CITY OF TUMWATER

BY: \_\_\_\_\_ Date: \_\_\_\_\_

EXPIRES ONE YEAR FROM ACCEPTANCE DATE

[illegible]

<b>LDC</b>	<b>Surveying Engineering Planning</b>
Woodville	Kent
Olympia	
1411 State Avenue NE, #200	
Olympia, WA 98506	
425.806.1869	F 425.462.2893
<a href="http://www.LDCorp.com">www.LDCorp.com</a>	

**CRAFT DISTRICT, LLC**  
**CAPITOL BLVD - LOW  
MULTIFAMILY**  
*SITE PLAN*

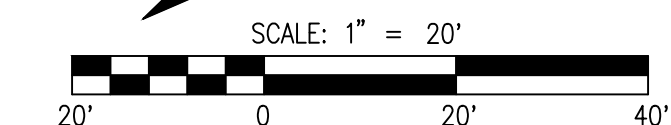


JOB NUMBER:	C22174
DRAWING NAME:	C22174C-SP-PI
DESIGNER:	TE
DRAFTING BY:	RE
DATE:	05/13/20
SCALE:	1" = 20'
JURISDICTION:	TUMWATER



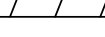


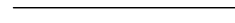

SP-01

SHEET 5 OF 22





### LEGEND

- |   |  |
|---|--|
|  | ASPHALT PAVING PER DTL<br>ON SHEET SP-04                     |
|  | CONCRETE SIDEWALK PER DTL<br>ON SHEET SP-03                  |
|  | WETLAND REDUCTION AREA<br>AREA=6,911 SF                      |
| 1   | STANDARD 9'x18' STALLS                                       |
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|  | ADA 9'x18' STALLS  |
|  | PROPOSED BUILDING  |
|  | CONCRETE CURB  |
|  | PROPOSED WALLS,<br>SEE CONSTRUCTION NOTES<br>FOR MORE DETAIL |

**CURB NOTE**

ALL CURB TO BE 6", UNLESS OTHERWISE NOTED

## CONSTRUCTION NOTES

1. MONUMENT SIGN LOCATION
2. 4" WIDE WHITE PAINT STRIPE
3. 4" WIDE WHITE PAINT STRIPE, 45° @ 2' O.C.
4. PROPOSED BOUNDARY LINE ADJUSTMENT
5. TRANS ENCLOSURE, SEE ARCHITECTURAL PLANS FOR  
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6. PARALLEL CURB RAMP PER WSDOT STD PLAN  
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7. WHEELSTOP, SEE DETAIL ON SHEET SP-04
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9. ECOLOGY BLOCK WALL, SEE "GR" SHEETS FOR  
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10. CONCRETE BLOCK RETAINING WALL
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SEE ARCHITECTURAL PLANS FOR ADDITIONAL  
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INSTALLED CENTERED ON 8" CEMENT CONCRETE CURB,  
SEE SECTION A-A SHOWN ON SHEET SP-01.

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THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN2COSMO, LLC. LDC, INC (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



FOR THE CITY OF TUMWATER

BY: \_\_\_\_\_ Date: \_\_\_\_\_  
CITY ENGINEER

EXPIRES ONE YEAR FROM ACCEPTANCE DATE

[illegible]

**LDC** | Surveying  
Engineering  
Planning

<b>Woodinville</b>	<b>Olympia</b>	<b>Kent</b>
425.806.1869	1411 State Avenue NE #200 Olympia, WA 98506	F 425.462.2893
	<b><a href="http://www.LDCcorp.com">www.LDCcorp.com</a></b>	

**CRAFT DISTRICT, LLC**  
**CAPITOL BLVD - LOT 4**  
**MULTIFAMILY**  
*SITE PLAN*



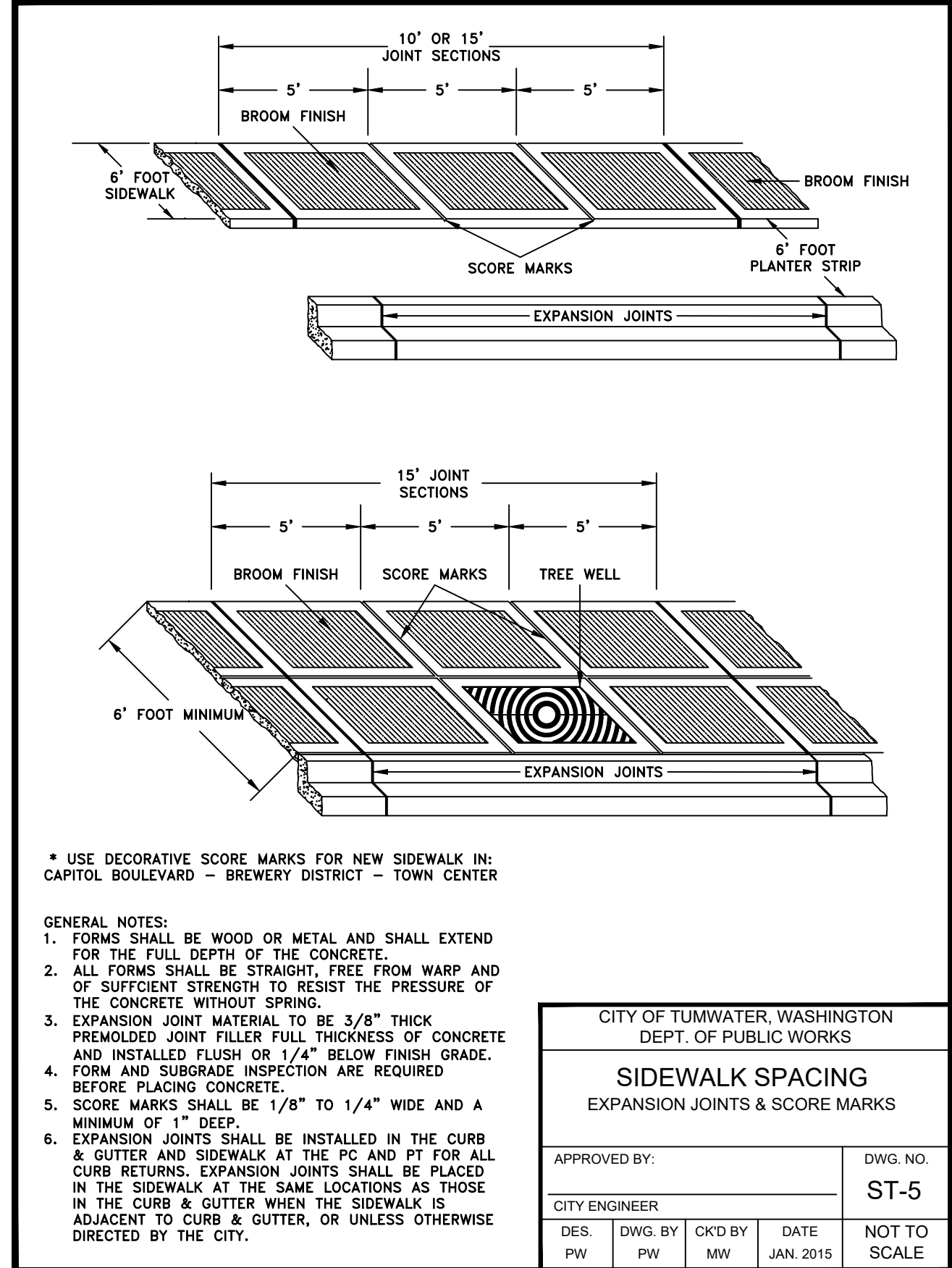
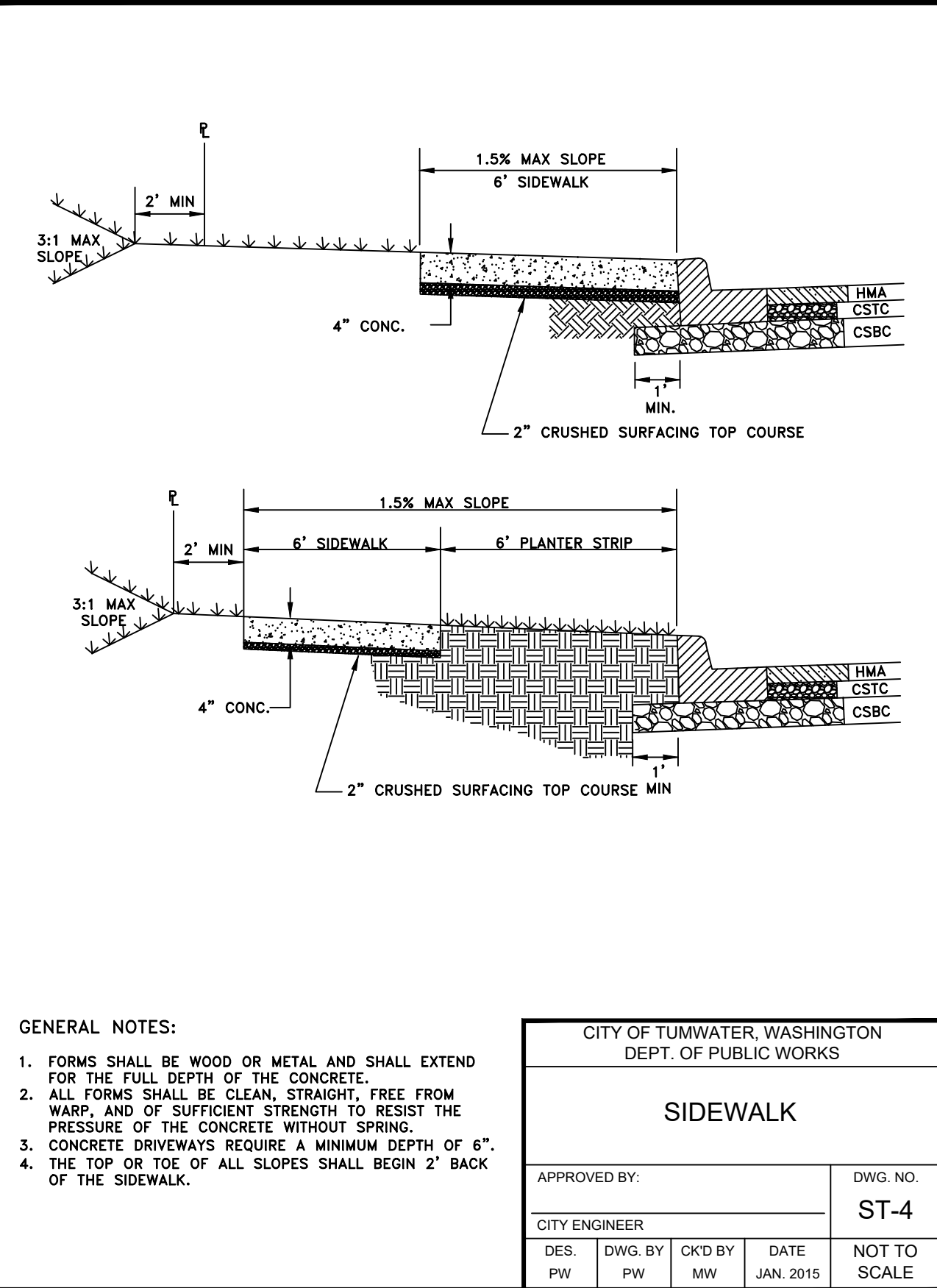
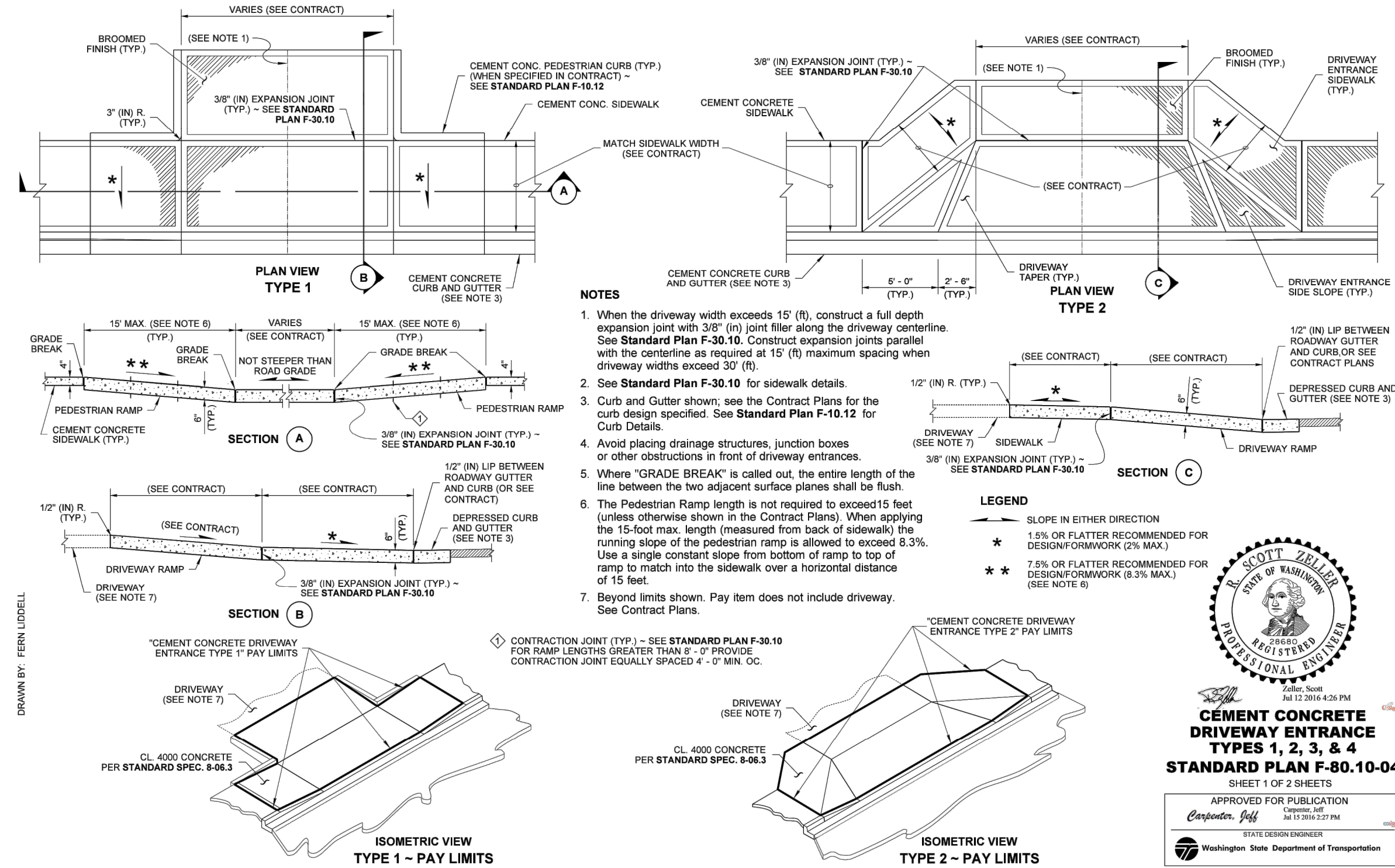
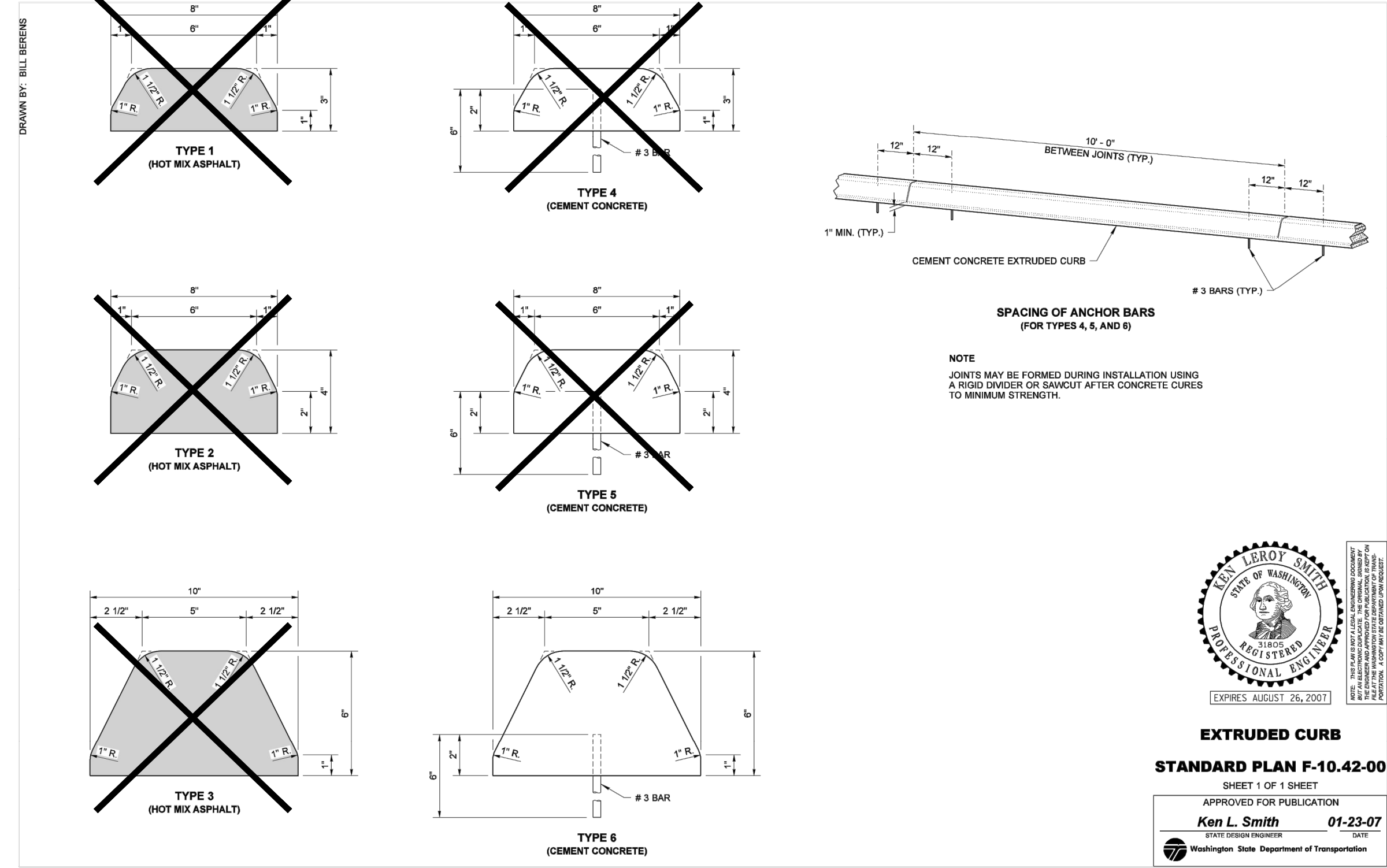
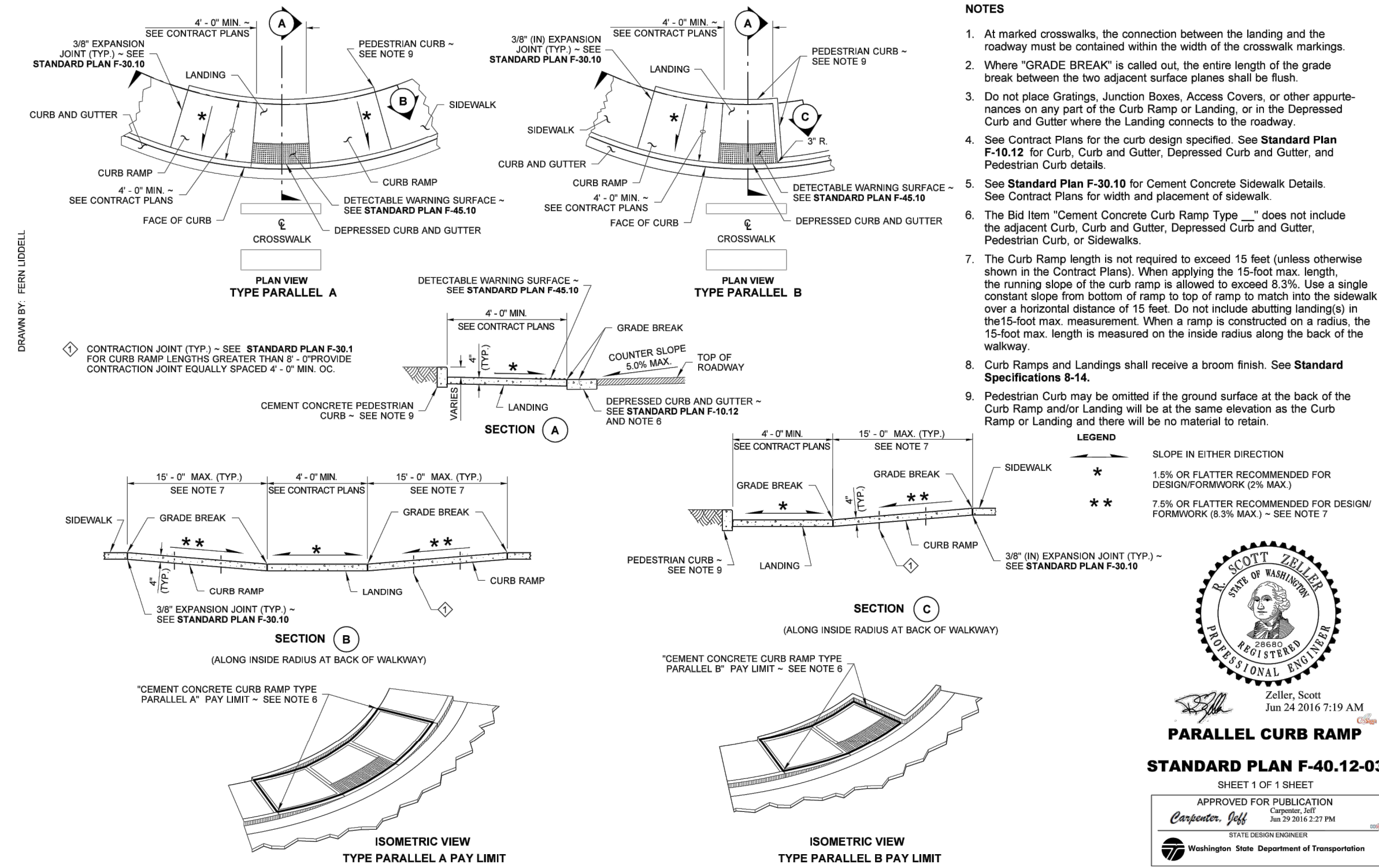
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DRAWING NAME:	C22174C-SP-PI
DESIGNER:	TE
DRAFTING BY:	RE
DATE:	05/13/20
SCALE:	1" = 20'
JURISDICTION:	TUMWATER

**SP-02**

SHEET 6 OF 22



A PORTION OF SEC 35, TWN 18N, RGE 2W, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN2COAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



FOR THE CITY OF TUMWATER  
BY: \_\_\_\_\_ Date: \_\_\_\_\_  
CITY ENGINEER  
EXPIRES ONE YEAR FROM ACCEPTANCE DATE

NO.	DATE	REVISIONS	DESCRIPTION

**LDC** Surveying Engineering Planning

Ken L. Smith  
Professional Engineer  
No. 12000  
Exp. 06/24/2017  
Washington State Department of Transportation

Woodinville  
Olympia  
1411 State Avenue NE #200  
Olympia, WA 98506  
www.LDCcorp.com  
T 425.866.1869 F 425.462.2893

CRAFT DISTRICT, LLC  
CAPITOL BLVD - LOT 4  
MULTIFAMILY  
SITE PLAN NOTES AND DETAILS

**TRILL E. BRADY**  
Professional Engineer  
No. 12000  
Exp. 06/24/2017  
Washington State Department of Transportation

JOB NUMBER: C22174  
DRAWING NAME: C22174C-SP-07.dwg  
DESIGNER: TEB  
DRAFTING BY: REW  
DATE: 05/13/22  
SCALE: AS NOTED  
JURISDICTION: TUMWATER

**SP-03**  
SHEET 7 OF 22





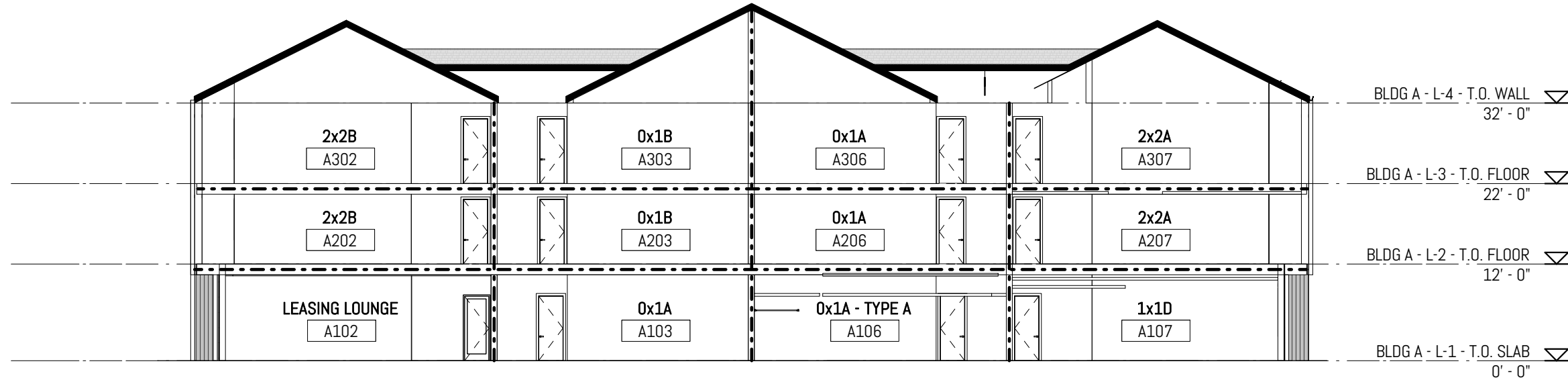
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C

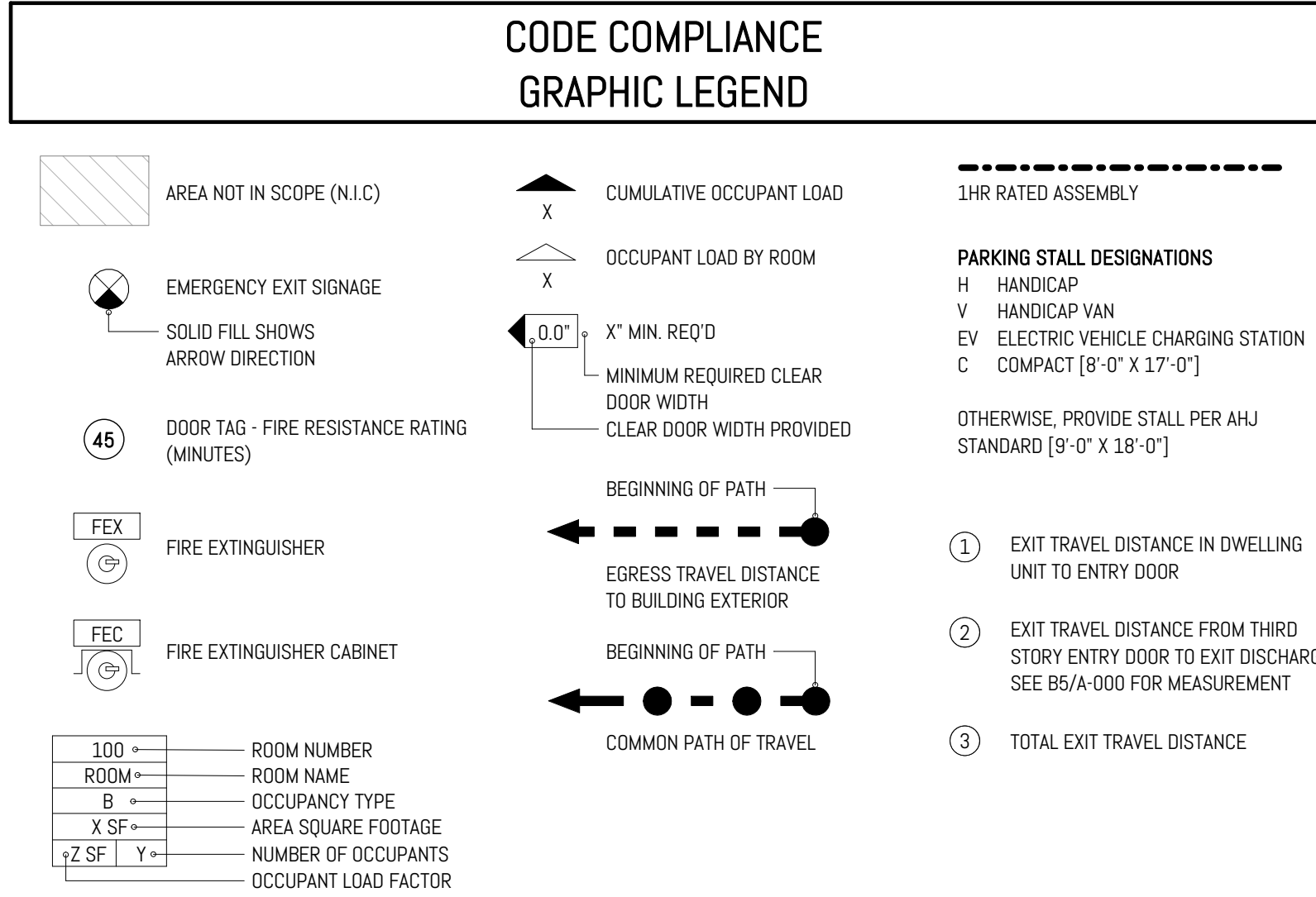
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A

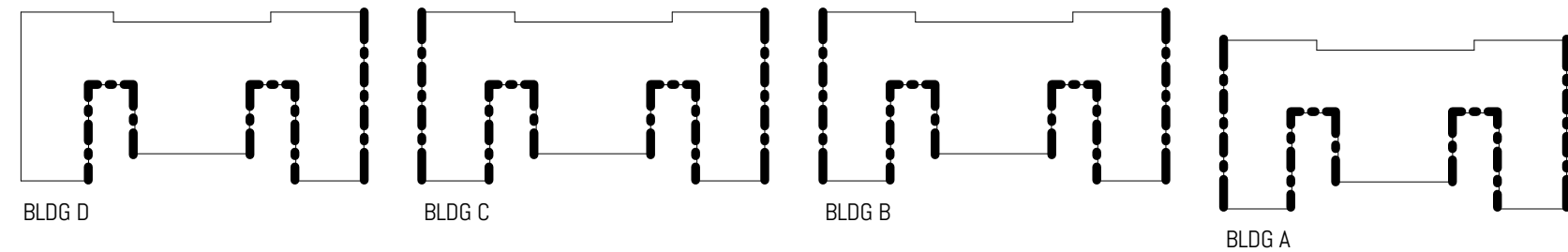
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**D1** CODE SECTION - FIRE RATED ASSEMBLIES, TYPICAL - BUILDINGS A, B, C, D  
SCALE: 1/16" = 1'-0" @ FULL SCALE



- ### CODE COMPLIANCE GENERAL NOTES
- DO NOT SCALE THE DRAWINGS.
  - THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE FOR ALL CONSTRUCTION ACTIVITIES. ADEQUATE FIRE APPARATUS ACCESS SHALL BE PROVIDED TO THE BUILDING AND SITE AT ALL TIMES DURING CONSTRUCTION.
  - DOORS LOCATED IN CORRIDOR PARTITIONS SHALL BE INSTALLED TO RESIST THE PASSAGE OF SMOKE, UNLESS NOTED OTHERWISE.
  - EMERGENCY LIGHTING SHALL BE PROVIDED ALONG EGRESS PATHS AT MINIMUM 1 FC (FOOTCANDLE) CONTINUOUSLY PER IBC 1025.5.
  - PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF THAT PARTITION.
  - PER ICC 177.1 SECTION 809.5, PROVIDE HARD-WIRED DOORBELL AT ALL UNIT ENTRIES.



**B1** FIRE RATED WALLS TYP LOCATION  
NOT TO SCALE

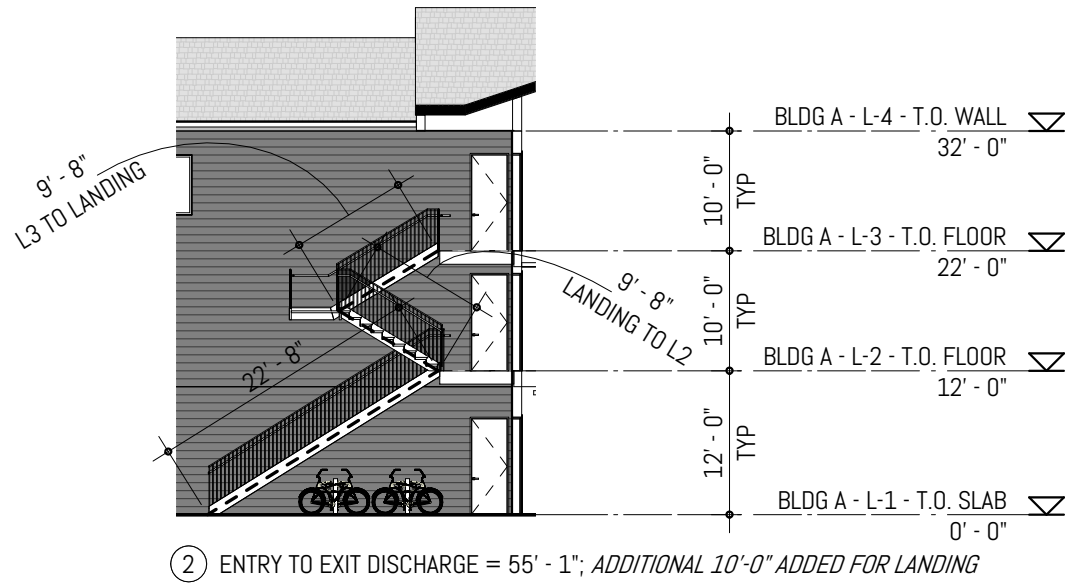


**B3** OPENING PERCENTAGE DIAGRAM - NORTH ELEVATION, BLDGS B, C, D  
SCALE: 1/16" = 1'-0" @ FULL SCALE

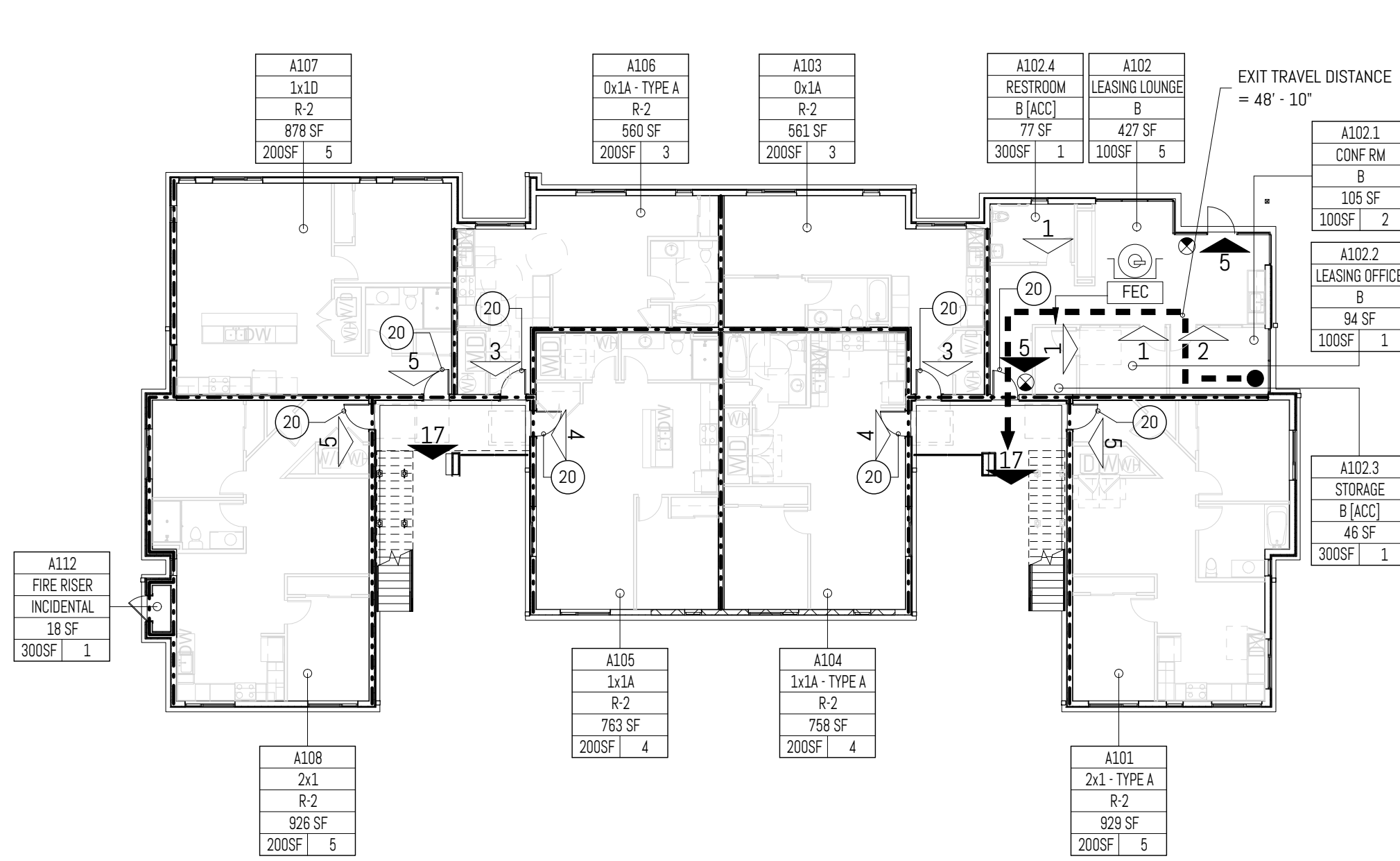


**B4** OPENING PERCENTAGE DIAGRAM - SOUTH ELEVATION, BLDGS A, B, C  
SCALE: 1/16" = 1'-0" @ FULL SCALE

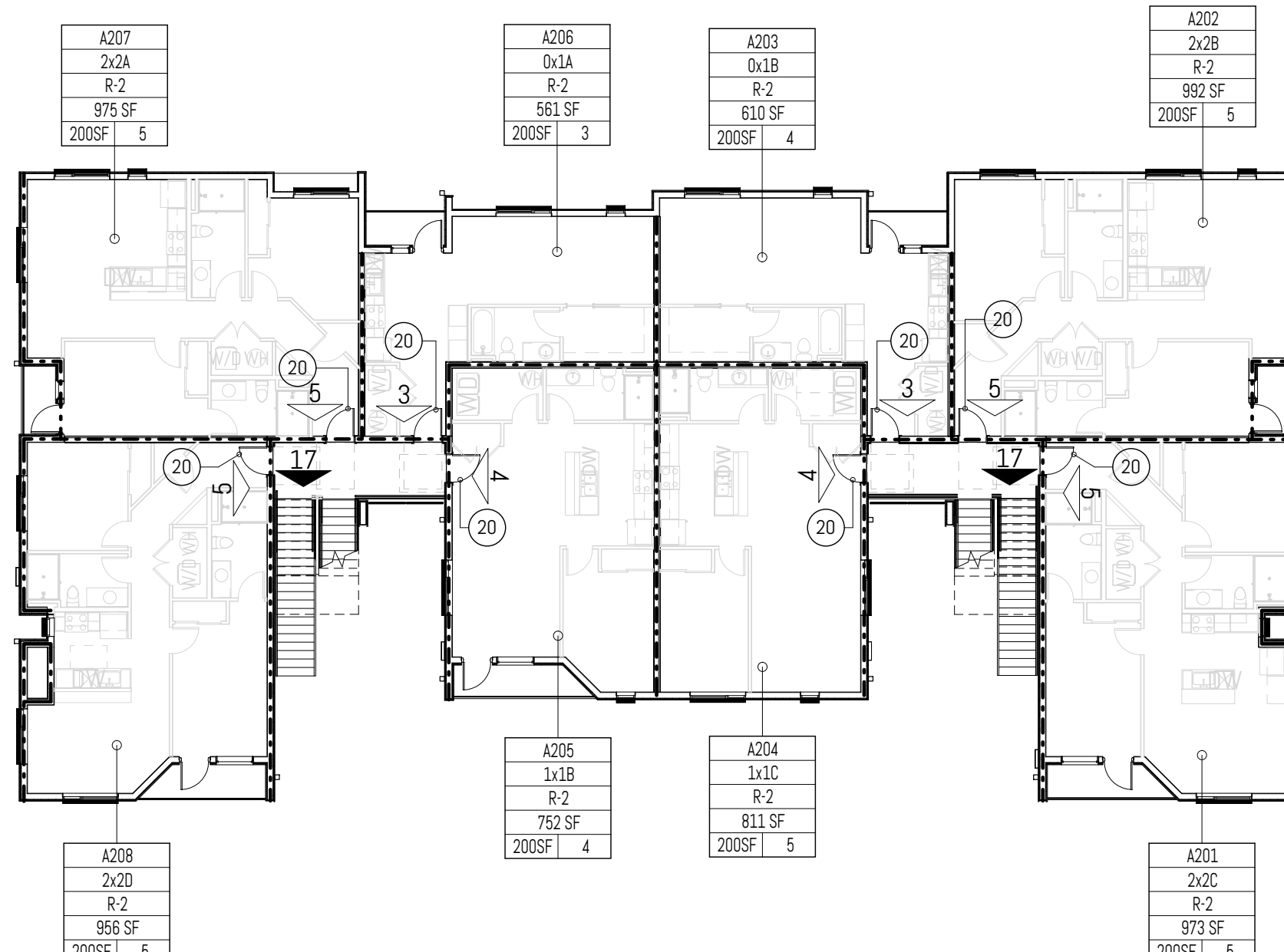
CODE COMPLIANCE - EXIT ACCESS TRAVEL DISTANCE				
BUILDING / LOCATION	EGRESS DISTANCE CALCULATION FROM EXIT TYPICAL ACCESS STAIRWAYS TO EXIT			
	MAXIMUM DISTANCE UNIT TO ENTRY ①	ENTRY TO EXIT DISCHARGE ②	TOTAL EXIT DISTANCE ③	COMPLIES
BLDG TYP	55' - 3"	55' - 1"	110' - 4" < 125'	OK



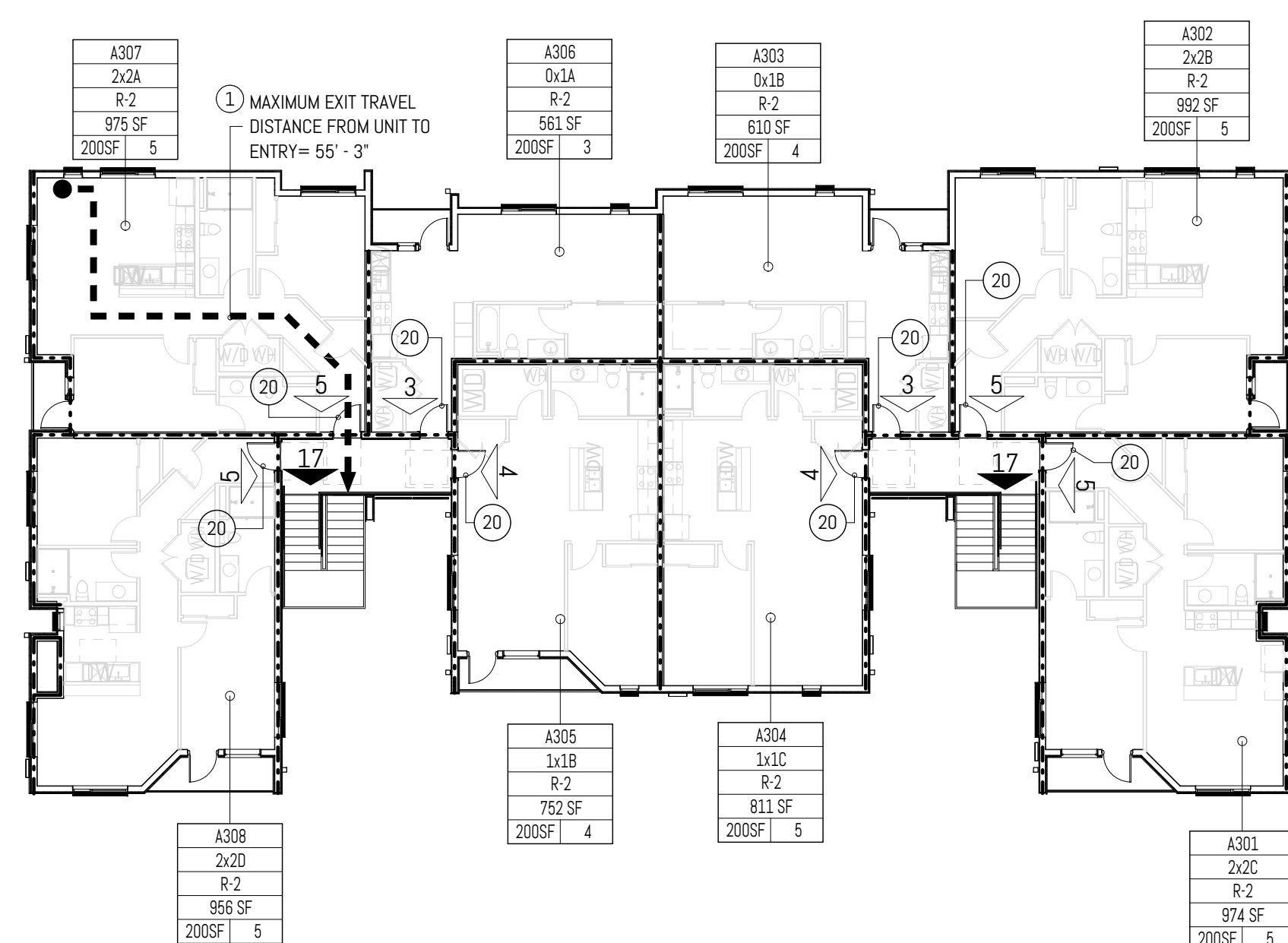
**B5** CODE STAIR SECTION - TYP EGRESS  
SCALE: 1/16" = 1'-0" @ FULL SCALE



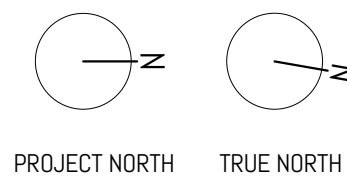
**A1** LEVEL 1 - CODE PLAN, TYPICAL - BUILDINGS A, B, C, D  
SCALE: 1/16" = 1'-0" @ FULL SCALE



**A3** LEVEL 2 - CODE PLAN, TYPICAL - BUILDINGS A, B, C, D  
SCALE: 1/16" = 1'-0" @ FULL SCALE



**A5** LEVEL 3 - CODE PLAN, TYPICAL - BUILDINGS A, B, C, D  
SCALE: 1/16" = 1'-0" @ FULL SCALE



CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

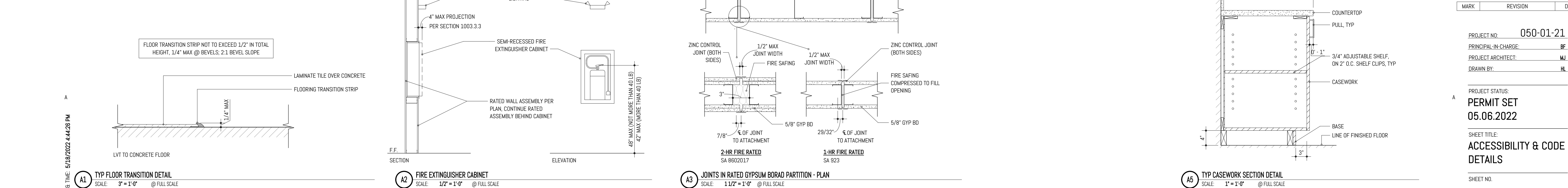
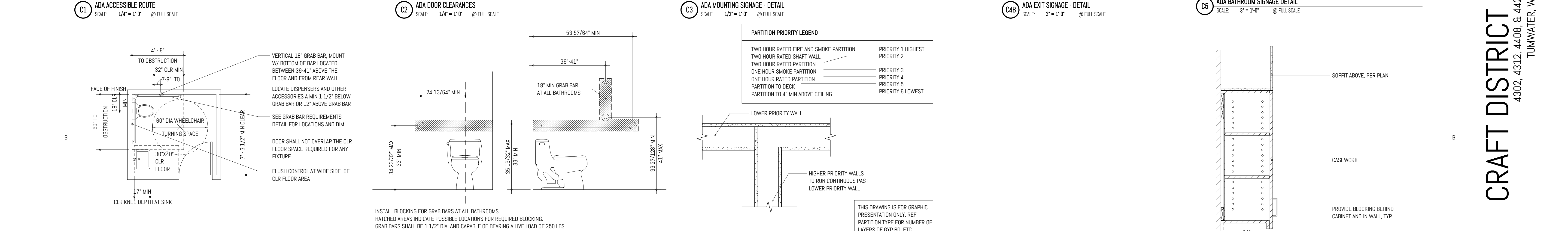
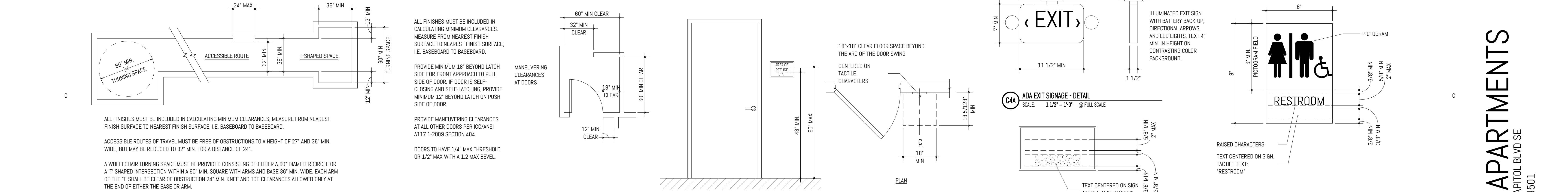
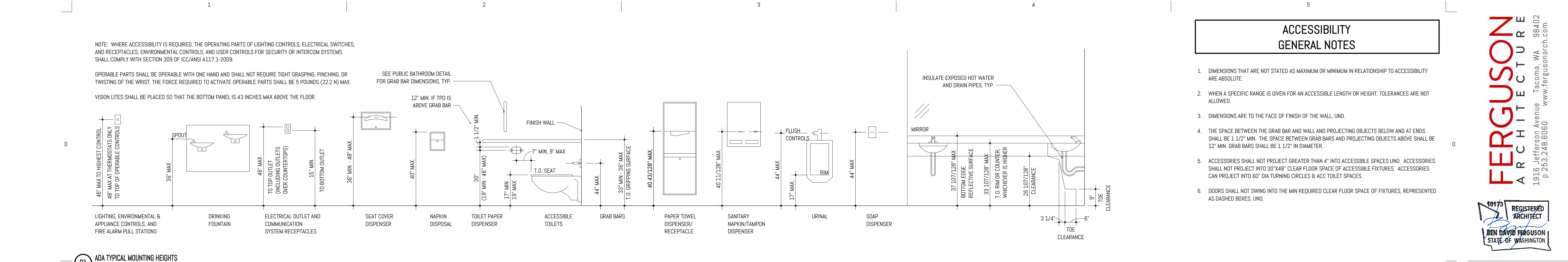
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PERMIT SET  
05.06.2022

SHEET TITLE:  
CODE PLANS &  
ELEVATIONS

SHEET NO.

A-000





MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
ACCESSIBILITY & CODE  
DETAILS

SHEET NO.



ASSEMBLY TYPES  
EXTERIOR FINISH WALLS

ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS
<div>CEMENTITIOUS LAP SIDING</div> <div>TYPE: <div>EF-1</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>2</div><div>3</div></div> <div>INTERIOR</div> <div><div>E-Xy</div></div>	<div>1.</div> 7/16" FIBER CEMENTITIOUS LAPPED PANELS <div>2.</div> 3/8" FURRING STRIPS, B.O.D. CORAVENT STURDI-STRIPS. RUN FURRING STRIPS VERTICAL, DO NOT OVERLAP ON NAIL FIN WINDOW FLANGES. FASTENER TYPE AND PATTERN PER PANEL MANUFACTURER <div>3.</div> (EXTERIOR WALL CORE ASSEMBLY PER A-100 SERIES - OVERALL FLOOR PLANS)
<div>CEMENTITIOUS PANEL SIDING</div> <div>TYPE: <div>EF-2</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>3</div><div>2</div><div>4</div></div> <div>INTERIOR</div> <div><div>E-Xy</div></div>	<div>1.</div> 5/8" X 4' X 10' PANELS, FIBER CEMENTITIOUS BOARD, CPL-1, [REF. FINISH LEGEND A-401 FOR EXTERIOR CLADDING PRODUCT FINISHES] <div>2.</div> 3/4" FURRING STRIPS, B.O.D. CORAVENT STURDI-STRIPS. RUN FURRING STRIPS VERTICAL, DO NOT OVERLAP ON NAIL FIN WINDOW FLANGES. <div>3.</div> EXTRUDED ALUMINUM TRIM, B.O.D. TAMLYN LOW-PROFILE SERIES, PER A-200 SERIES EXTERIOR ELEVATIONS <div>4.</div> (EXTERIOR WALL CORE ASSEMBLY PER A-100 SERIES - OVERALL FLOOR PLANS)
<div>HORIZONTAL COMPOSITE WOOD SIDING</div> <div>TYPE: <div>EF-3</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>2</div><div>3</div></div> <div>INTERIOR</div> <div><div>E-Xy</div></div>	<div>1.</div> 6" HORIZONTAL COMPOSITE WOOD SIDING <div>2.</div> 3/8" FURRING STRIPS, B.O.D. CORAVENT STURDI-STRIPS. RUN FURRING STRIPS VERTICAL, DO NOT OVERLAP ON NAIL FIN WINDOW FLANGES. FASTENER TYPE AND PATTERN PER PANEL MANUFACTURER <div>3.</div> (EXTERIOR WALL CORE ASSEMBLY PER A-100 SERIES - OVERALL FLOOR PLANS)
<div>STANDING SEAM METAL SIDING</div> <div>TYPE: <div>EF-4</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>2</div><div>3</div></div> <div>INTERIOR</div> <div><div>E-Xy</div></div>	<div>1.</div> INTERLOCKING STANDING SEAM METAL WALL PANELS. PAINT AS SPECIFIED ON ELEVATIONS. SEE A-200 SERIES. <div>2.</div> 3/8" FURRING STRIPS, B.O.D. CORAVENT STURDI-STRIPS. RUN FURRING STRIPS VERTICAL, DO NOT OVERLAP ON NAIL FIN WINDOW FLANGES. FASTENER TYPE AND PATTERN PER PANEL MANUFACTURER <div>3.</div> (EXTERIOR WALL CORE ASSEMBLY PER A-100 SERIES - OVERALL FLOOR PLANS)

BUILDING ASSEMBLIES  
UL LISTING DESCRIPTIONS - WALL TYPES

PRESCRIPTIVE 721.15-1.13 1-HOUR - EXTERIOR WALL ASSEMBLY

- 1. GYPSUM BOARD** — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 2-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC, WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULX, ULX-WRC, WRX
- 2. WOOD STUDS** — NOM 2 X 6 IN. SPACED 16 IN. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.
- 3. GYPSUM BOARD** — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 2-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 7 IN. OC, WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULX, ULX-WRC, WRX
- 5. JOINTS** — WHEN TAPERED EDGE GYPSUM BOARD IS USED, JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. AS AN ALTERNATE, GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE. WHEN SQUARE-EDGE GYPSUM BOARD IS USED, TREATMENT OF JOINTS IS OPTIONAL.
- 4. BATTS AND BLANKETS** — 5.5 IN. THICK (R-19 MIN) MINERAL FIBER BATT INSULATION IN STUD SPACE.

UL U311 - 1-HOUR - INTERIOR PARTY WALL ASSEMBLY

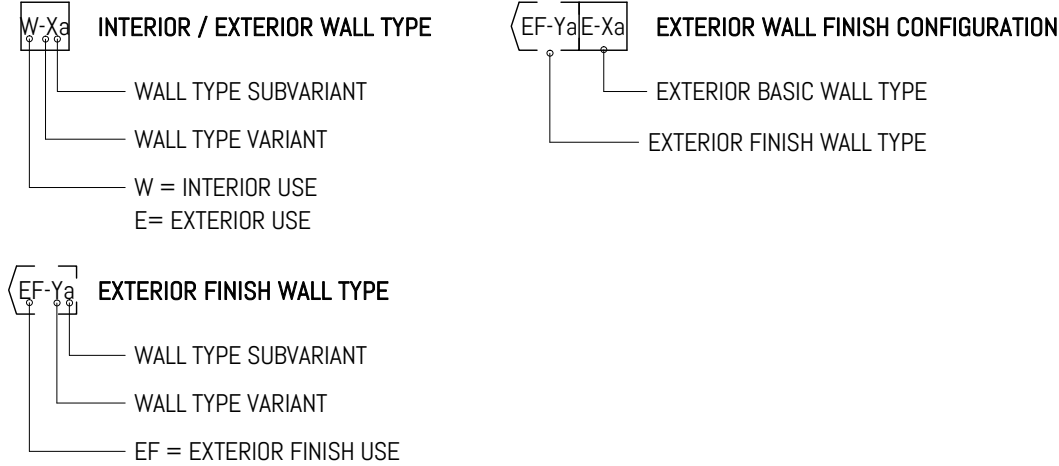
- 1. GYPSUM BOARD** — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. FASTENED TO STUDS AND PLATES WITH 1-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC, WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. VERTICAL JOINTS STAGGERED 48" ON OPPOSITE SIDES. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULX, ULX-WRC, WRX
- 2. WOOD STUDS** — NOM 2 X 4 IN. SPACED 16 IN. OR 24 IN. OC.
- 3. RESILIENT CHANNELS** — 24 IN. O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF WOOD STUDS WITH 1-1/4 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC.
- 4. GYPSUM BOARD** — 5/8 IN. THICK, WITH SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY WITH VERTICAL JOINTS CENTERED OVER STUDS, APPLIED PARALLEL TO CHANNELS. FASTENED TO STUDS AND PLATES WITH 1 IN. LONG TYPE S DRYWALL SCREWS SPACED 12 IN. OC, WITH LAST SCREW 1 IN. FROM EDGE OF BOARD. END JOINTS BACKBLOCKED WITH RESILIENT CHANNELS. 54 IN. WIDTHS APPLIED HORIZONTALLY. CGC INC — TYPES AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, ULX, ULX-WRC, WRX
- 5. JOINTS** — WHEN TAPERED EDGE GYPSUM BOARD IS USED, JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. AS AN ALTERNATE, GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH JOINTS REINFORCED WITH PAPER TAPE. WHEN SQUARE-EDGE GYPSUM BOARD IS USED, TREATMENT OF JOINTS IS OPTIONAL.
- 4. BATTS AND BLANKETS** — MIN 3 IN. THICK MINERAL FIBER BATT INSULATION, 2.0 OR 2.3 PCF IN STUD SPACE.

BUILDING ASSEMBLIES  
ACOUSTIC NOTES

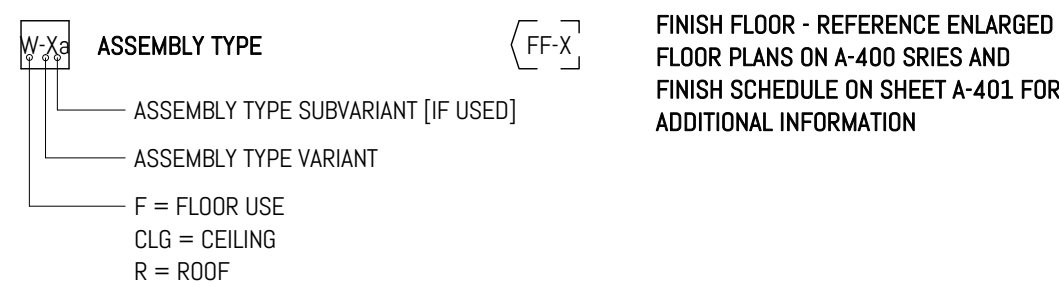
ACOUSTIC NOTES BY NUMBER

1. INTERIOR PARTITIONS ENCLOSING BATHROOMS AND BEDROOMS IN UNITS TO RECEIVE FIBERGLASS ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE.
2. JOINTS ON WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD TO BE STAGGERED.
3. AT INTERIOR BASIC WALLS, CAULK ALONG BOTH SIDES OF THE PERIMETER OF WALL WITH NON-HARDENING SILICONE MASTIC.
4. AVOID BACK-TO-BACK OUTLETS. CAULK OPENINGS IN ELECTRICAL BOXES.
5. WHERE A DOUBLE ROW OF STUDS IS SPECIFIED, MAKE NO CONNECTIONS BETWEEN FRAMING ROWS UNLESS NOTED OTHERWISE IN FIRE RESISTANCE RATING SPECIFICATIONS OR STRUCTURAL DRAWINGS.
6. USE ACOUSTICAL SEALANT AT HEAD AND BASE CONDITIONS OF SOUND RETARDANT PARTITIONS.
7. PROVIDE FIBERGLASS ACOUSTICAL BATT AT INTERIOR PARTITION WALLS ADJACENT TO BEDROOMS AND BATHROOMS, TYPICAL.

WALL TYPE MARKS & CONFIGURATIONS



FLOOR, CEILING, ROOF TYPE MARKS & CONFIGURATIONS



BUILDING ASSEMBLIES  
GENERAL NOTES

GENERAL NOTES BY NUMBER

1. REFER TO CODE PLANS FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.
2. EXTERIOR CLADDING FINISH ALIGNMENT AND ORIENTATION PER A-200 SERIES - BUILDING ELEVATIONS; EXTERIOR WALL FINISH TYPES PER EXTERIOR FINISH LEGEND, A-200 SERIES
3. FRAMING MEMBERS AND INTERIOR GYPSUM WALL BOARD SHEATHING AT RATED PARTITIONS TO EXTEND TO ROOF SHEATHING - REFER TO A-300 SERIES - WALL SECTIONS FOR MORE INFORMATION. LAYERS OF GWB THAT EXTEND TO THE UNDERSIDE OF ROOF SHEATHING ABOVE TO BE SEALED AIRTIGHT WITH APPROVED FIRE SEALANT.
4. DEFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR FRAMING MEMBER TYPES, SIZES, SPACING, FASTENING, AND ANCHORAGE. FRAMING MEMBERS IN ARCHITECTURAL INTERIOR AND EXTERIOR BASIC WALL ASSEMBLIES SHOWN FOR REFERENCE ONLY.
5. FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS; INSTALLATION TO MEET STANDARDS SET FORTH BY 2018 IBC & IFC.
6. WHEN INSTALLED VERTICALLY, GWB TO BE TYPE 'X'; WHEN INSTALLED HORIZONTALLY, GWB TO BE TYPE 'C', UNLESS NOTED OTHERWISE.
7. DRYWALL TO BE INSTALLED LEVEL 4 FINISH, UNLESS NOTED OTHERWISE.
8. USE MOISTURE-RESISTANT GWB AT RESTROOMS AND WITHIN 48" OF PLUMBING FIXTURES OUTSIDE OF RESTROOMS.
9. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR FINISHES.

ASSEMBLY TYPES - EXTERIOR CORE WALLS

ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
<div>RATED EXTERIOR SHEAR WALL</div> <div>TYPE: <div>E-1</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div></div> <div>INTERIOR</div> <div><div>EF-Xy</div></div>	<div>1.</div> (EXTERIOR WALL FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) <div>2.</div> HOUSEWRAP (PRIMARY W.R.B.), INSTALLATION PER MANUFACTURER; B.O.D. 'DUPONT - TYVEK 3080B' OR EQUAL <div>3.</div> 5/8" CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] <div>4.</div> 5/8" EXTERIOR GYPSUM SHEATHING; INSTALLATION PER MANUFACTURER; B.O.D. 'GEORGIA-PACIFIC - DENSGLASS FIREGUARD SHEATHING'; TO BE INSTALLED OUTBOUND OF ENGINEERED WOOD SHEATHING <div>5.</div> MINERAL WOOL INSULATION, THERMAL PERFORMANCE @ R-25, MIN.; 'ROCKWOOL - SAFESOUND R-30' REQ'D DUE TO COMPRESSIVE VALUE <div>6.</div> (1) PRESSURE TREATED 2X8 SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>7.</div> 2X8 WOOD STUDS [REF. STRUCTURAL FOR SHEAR WALL FRAMING REQUIREMENTS] <div>8.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER R402: <div>PROVIDED R-VALUE IN GIVEN ASSEMBLY:</div> <div>R-25</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>ESTIMATED STC RATING IN GIVEN ASSEMBLY:</div> <div>34 - 46</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>1 HOUR</div>
<div>EXTERIOR SHEAR WALL</div> <div>TYPE: <div>E-2</div></div>	<div>EXTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div></div> <div>INTERIOR</div> <div><div>EF-Xy</div></div>	<div>1.</div> (EXTERIOR WALL FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) <div>2.</div> HOUSEWRAP (PRIMARY W.R.B.), INSTALLATION PER MANUFACTURER; B.O.D. 'DUPONT - TYVEK 3080B' OR EQUAL <div>3.</div> 5/8" CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] <div>4.</div> FIBERGLASS INSULATION, THERMAL PERFORMANCE @ R-25, MIN.; B.O.D. 'OWENS CORNING PINK FIBERGLAS INSULATION' <div>5.</div> (1) PRESSURE TREATED 2X8 SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>6.</div> 2X8 WOOD STUDS [REF. STRUCTURAL FOR SHEAR WALL FRAMING REQUIREMENTS] <div>7.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER R402: <div>PROVIDED R-VALUE IN GIVEN ASSEMBLY:</div> <div>R-25</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>ESTIMATED STC RATING IN GIVEN ASSEMBLY:</div> <div>34 - 46</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>N/A</div>

ASSEMBLY TYPES - INTERIOR WALLS

ASSEMBLY TAG	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
<div>INTERIOR WALL 2x4 W/FINISHED INTERIOR, BOTH SIDES</div> <div>TYPE: <div>W-1</div></div>	<div>INTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div></div> <div>INTERIOR</div>	<div>1.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] <div>2.</div> [WHERE REQUIRED PER STRUCTURAL] CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] <div>3.</div> 3-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] <div>4.</div> (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>5.</div> 2X4 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] <div>6.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER 4, § R402: <div>N/A</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>N/A</div> <div>ESTIMATED STC RATING IN GIVEN ASSEMBLY:</div> <div>34 - 39</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>N/A</div>
<div>INTERIOR WALL 2x6 W/FINISHED INTERIOR, BOTH SIDES</div> <div>TYPE: <div>W-2</div></div>	<div>INTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div></div> <div>INTERIOR</div>	<div>1.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] <div>2.</div> [WHERE REQUIRED PER STRUCTURAL] CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] <div>3.</div> 5-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] <div>4.</div> (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>5.</div> 2X6 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] <div>6.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER 4, § R402: <div>N/A</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>N/A</div> <div>ESTIMATED STC RATING IN GIVEN ASSEMBLY:</div> <div>34 - 39</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>N/A</div>
<div>FURRED INTERIOR WALL</div> <div>TYPE: <div>W-3a</div></div> <div>TYPE: <div>W-3b</div></div>	<div>INTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>5</div><div>4</div></div> <div>ABUTTING WALL / VOID</div>	<div>1.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] <div>2.</div> 5-1/2" FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL [WHERE OCCURS, REFER TO ACOUSTIC NOTES BY NUMBER, THIS SHEET] <div>3.</div> (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>4.</div> 2X6 WOOD STUDS [REF. STRUCTURAL FOR FRAMING REQUIREMENTS] <div>5.</div> ROUTE SERVICE THROUGH CENTER OF FRAMING PER STRUCTURAL, WHERE OCCURS	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER 4, § R402: <div>N/A</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>N/A</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>N/A</div>
<div>UNIT PARTY WALL</div> <div>TYPE: <div>W-4</div></div>	<div>UNIT INTERIOR</div> <div><div>1</div><div>2</div><div>3</div><div>5</div><div>4</div><div>6</div><div>7</div></div> <div>UNIT INTERIOR</div>	<div>1.</div> 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE] <div>2.</div> CD-X OR OSB SHEATHING [REF. STRUCTURAL FOR SHEAR WALL SHEATHING REQUIREMENTS] <div>3.</div> FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL <div>4.</div> (1) PRESSURE TREATED 2X SILL PLATE AND SILL GASKET @ FOUNDATION AND LEVEL 1, U.N.O. <div>5.</div> 2X6 WOOD STUDS, FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS <div>6.</div> 2 X 1/2" HAT CHANNEL ON 1-1/4" ISOLATION CLIPS: B0D PAC-INTL R3IC-1 <div>7.</div> (2) LAYER 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP. [REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE]	REQUIRED MINIMUM R-VALUE PER 2018 WSEC CHAPTER 4, § R402: <div>N/A</div>	REQUIRED MINIMUM STC RATING PER 2018 IBC CHAPTER 12, § 1206: <div>50</div> <div>STC RATING IN GIVEN ASSEMBLY:</div> <div>59</div> <div>PER TEST NO. TL06-504</div>	REQUIRED MINIMUM FIRE - RESISTANCE RATING PER 2018 IBC CHAPTER 6: <div>1 HOUR</div> <div>UL U311</div>



BUILDING ASSEMBLIES  
UL LISTING DESCRIPTIONS - FLOOR, ROOF & CEILING TYPES

UL L570 - 1-HOUR - INTERIOR FLOOR ASSEMBLY

- 1. FLOORING SYSTEM** — THE FLOORING SYSTEM SHALL CONSIST OF THE FOLLOWING (SYSTEM NO. 15):  
SUBFLOORING — 1-1/2 IN. THICK T & G LAMINATED COMPOSITE PLYWOOD SUB-FLOOR PANELS TO BE PERPENDICULAR TO THE TRUSSES WITH END JOINTS STAGGERED 4 FT. END JOINTS CENTERED OVER TOP CHORD OF TRUSSES. SUBFLOOR PANELS SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND #8 BY 3 IN. WOOD SCREWS SPACED 12 IN. OC IN THE FIELD AND 6 IN. OC AT THE END JOINTS.  
SOUND ABSORPTION PANEL — RSP INDUSTRIES INC. OR EQUAL
- 2. SUBFLOORING** — 3/4 IN. WOOD STRUCTURAL PANEL
- 3. STRUCTURAL WOOD MEMBERS** — MIN 9-1/2 IN. DEEP "I" SHAPED WOOD JOISTS SPACED AT A MAX OF 24 IN. OC. (WHERE BATTS AND BLANKETS USED), JOISTS SHALL CONFORM TO ICC-ES ESR-1153 REPORT.
- 3. INSULATION** — GLASS FIBER BATT INSULATION, SECURED TO THE SUBFLOORING WITH STAPLES, OR TO THE WOOD JOISTS WITH 0.090 IN. DIAM GALV STEEL WIRES, OR DRAPED OVER THE RESILIENT CHANNEL/GYPSUM PANEL CEILING MEMBRANE. ANY THICKNESS OF GLASS FIBER INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.
- 4. RESILIENT CHANNEL** — 1/2 IN. 25 GA RESILIENT CHANNEL SPACED 24 IN. OC. SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S SCREWS.
- 5. GYPSUM BOARD** — TWO LAYERS OF 5/8 IN. THICK BY 4 FT WIDE GYPSUM PANELS, INSTALLED PERPENDICULAR TO RESILIENT CHANNELS (ITEM 4). THE BASE LAYER OF PANELS SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1 IN. LONG TYPE S SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS AND 16 IN. OC IN THE FIELD OF THE PANEL. THE FACE LAYER SCREW-ATTACHED TO THE RESILIENT CHANNELS WITH 1-5/8 IN. TYPE S SCREWS SPACED 8 IN. OC AND 1-1/2 IN. TYPE G SCREWS SPACED 8 IN. OC AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN RESILIENT CHANNELS.
- 6. FINISHING SYSTEM** — FIBER TAPE EMBEDDED IN COMPOUND OVER JOINTS AND EXPOSED NAIL HEADS, COVERED WITH COMPOUND WITH EDGES OF COMPOUND FEATHERED OUT. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

UL L501 - 1-HOUR - EXTERIOR FLOOR ASSEMBLY

- 1. FLOORING SYSTEMS** — THE FLOORING SYSTEM SHALL CONSIST OF THE FOLLOWING (SYSTEM NO. 2):  
SUBFLOORING — MIN 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN GRADE "C-D" OR "SHEATHING". FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANELS TO BE PERPENDICULAR TO THE JOISTS WITH JOINTS STAGGERED.
- VAPOR BARRIER** — (OPTIONAL) — NOM 0.030 IN. THICK COMMERCIAL ASPHALT SATURATED FELT.
- FLOOR MAT MATERIALS** — (OPTIONAL) — FLOOR MAT MATERIAL LOOSE LAID OVER THE SUBFLOOR. REFER TO MANUFACTURER'S INSTRUCTIONS REGARDING THE MINIMUM THICKNESS OF FLOOR TOPPING OVER EACH FLOOR MAT MATERIAL.
- FINISH FLOORING** — FLOOR TOPPING MIXTURE — MIN 3/4 HAVING A MIN COMPRESSIVE STRENGTH OF 1800 PSI. REFER TO MANUFACTURER'S INSTRUCTIONS ACCOMPANYING THE MATERIAL FOR SPECIFIC MIX DESIGN.
- 5. GYPSUM BOARD** — (FINISH RATING — 30 MINUTES UNLESS OTHERWISE NOTED) — NOM 5/8 IN. THICK, 48 IN. WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO JOISTS. GYPSUM BOARD SECURED WITH 1-7/8 IN. LONG, 60 CEMENT COATED NAILS SPACED 6 IN. OC.
- 6. FINISHING SYSTEM** — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. NOM 2 IN. WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.

UL P522 - 1-HOUR - CEILING & ROOF ASSEMBLY

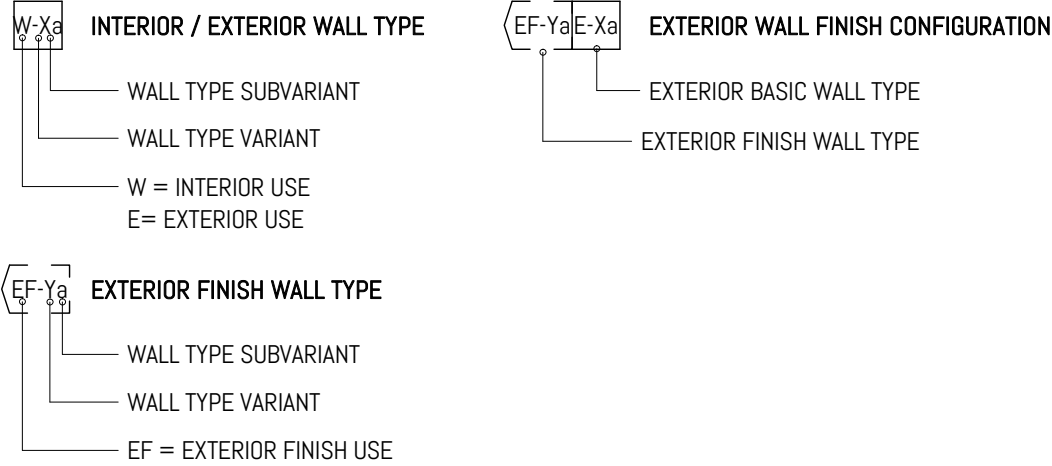
- 1. ROOFING SYSTEM** — ANY UL CLASS A, B OR C ROOFING SYSTEM (TGFU) OR PREPARED ROOF COVERING (TFWZ) ACCEPTABLE FOR USE OVER NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". NOM 15/32 IN. THICK WOOD STRUCTURAL PANELS SECURED TO TRUSSES WITH NO. 60 RINGED SHANK NAILS SPACED 12 IN. OC ALONG EACH TRUSS. STAPLES HAVING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 60 NAILS. CONSTRUCTION ADHESIVE MAY BE USED WITH EITHER THE NAILS OR STAPLES.
- 2. TRUSSES** — PITCHED OR PARALLEL CHORD WOOD TRUSSES, SPACED A MAX OF 24 IN. OC, FABRICATED FROM NOM 2 BY 4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY. TRUSS MEMBERS SECURED TOGETHER WITH MIN. 0.0356 IN. THICK GALV STEEL PLATES. PLATES HAVE 5/16 IN. LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE BY THE SAME PUNCH), FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROXIMATELY 7/8 IN. CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH. WHERE THE TRUSS INTERSECTS WITH THE INTERIOR FACE OF THE EXTERIOR WALLS, THE MIN TRUSS DEPTH SHALL BE 5-1/4 IN. WITH A MIN ROOF SLOPE OF 3/12 AND A MIN. AREA IN THE PLANE OF THE TRUSS OF 21 SQ/FT.
- 3B. FOAMED PLASTIC** — SPRAY FOAM INSULATION APPLIED DIRECTLY TO THE UNDERSIDE OF THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1). SPRAY FOAM INSULATION INSTALLED TO A MAXIMUM THICKNESS OF 10 IN. AT A NOMINAL 0.5 LB/FT3 DENSITY, WHILE MAINTAINING A MINIMUM 8-1/2 IN. CLEARANCE BETWEEN THE SPRAY FOAM INSULATION AND THE GYPSUM BOARD (ITEM 7). WHEN SPRAY FOAM INSULATION IS USED, RESILIENT CHANNELS (ITEM 6) SHALL BE INSTALLED MAXIMUM 12 IN. OC, WITH CHANNELS ADJACENT TO BUTT JOINTS OF GYPSUM BOARD (ITEM 7) INSTALLED AT 6 IN. OC TO ALLOW FOR MAXIMUM 3 IN. SPACING OFF ENDS OF THE GYPSUM BOARD JOINTS. GYPSUM BOARD (ITEM 7) TO BE INSTALLED USING 1-1/4 IN. LONG TYPE S SCREWS, SPACED MAXIMUM 8 IN. OC, AND BUTTED END JOINTS SHALL BE STAGGERED MIN. 2 FT WITHIN THE ASSEMBLY, AND OCCUR MIDWAY BETWEEN THE CONTINUOUS FURRING CHANNELS.
- 4. AIR DUCT** — ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.
- 5. CEILING DAMPER** — MAX NOM AREA, 324 SQ IN. MAX SQUARE SIZE, 18 IN. BY 18 IN. RECTANGULAR SIZES NOT TO EXCEED 324 SQ IN. WITH A MAX WIDTH OF 18 IN. MAX DAMPER HEIGHT IS 14 IN. INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED WITH THE DAMPER. MAX DAMPER OPENINGS NOT TO EXCEED 162 SQ IN. PER 100 SQ FT OF CEILING AREA.
- 6. FURRING CHANNELS** — RESILIENT CHANNELS FORMED OF 25 MSG THICK GALV STEEL, INSTALLED PERPENDICULAR TO THE TRUSSES (ITEM 2), SPACED A MAX OF 16 IN. OC WHEN NO INSULATION (ITEM 3 OR 3A) IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 12 IN. OC WHEN INSULATION (ITEM 3 OR 3A) IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM BOARD CEILING MEMBRANE, OR WHEN INSULATION (ITEM 3B, 3D OR 3E) IS APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1). TWO COURSES OF RESILIENT CHANNEL POSITIONED 6 IN. OC AT WALLBOARD BUTT JOINTS (3 IN. FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT JOINTS. CHANNEL SPLICES OVERLAPPED 4 IN. BENEATH WOOD TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1-1/4 IN. LONG TYPE S SCREWS.
- 7. GYPSUM BOARD** — ONE LAYER OF NOM 5/8 IN. THICK BY 48 IN. WIDE BOARDS, INSTALLED WITH LONG DIMENSION PARALLEL TO TRUSSES, ATTACHED TO THE RESILIENT CHANNELS USING 1 IN. LONG TYPE S BULK HEAD SCREWS. (ITEM 3B, 3D OR 3E) IS INSTALLED IN THE CONCEALED SPACE, SPRAY APPLIED TO THE UNDERSIDE OF THE ROOFING SYSTEM (ITEM 1). SCREWS ARE SPACED A MAX OF 8 IN. OC ALONG RESILIENT CHANNELS, FASTENERS ARE INCREASED IN LENGTH TO 1-1/4 IN. AND GYPSUM BOARD BUTT JOINTS SHALL BE STAGGERED MIN. 2 FT WITHIN THE ASSEMBLY, AND OCCUR BETWEEN THE MAIN FURRING CHANNELS.

BUILDING ASSEMBLIES  
ACOUSTIC NOTES

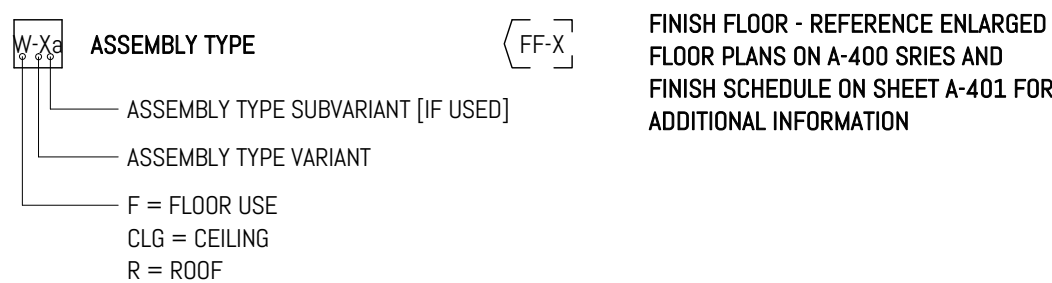
ACOUSTIC NOTES BY NUMBER

1. INTERIOR PARTITIONS ENCLOSING BATHROOMS AND BEDROOMS IN UNITS TO RECEIVE FIBERGLASS ACOUSTICAL BATT INSULATION UNLESS NOTED OTHERWISE.
2. JOINTS ON WALLS WITH MULTIPLE LAYERS OF GYPSUM WALL BOARD TO BE STAGGERED.
3. AT INTERIOR BASIC WALLS, CAULK ALONG BOTH SIDES OF THE PERIMETER OF WALL WITH NON-HARDENING SILICONE MASTIC.
4. AVOID BACK-TO-BACK OUTLETS. CAULK OPENINGS IN ELECTRICAL BOXES.
5. WHERE A DOUBLE ROW OF STUDS IS SPECIFIED, MAKE NO CONNECTIONS BETWEEN FRAMING ROWS UNLESS NOTED OTHERWISE IN FIRE RESISTANCE RATING SPECIFICATIONS OR STRUCTURAL DRAWINGS.
6. USE ACOUSTICAL SEALANT AT HEAD AND BASE CONDITIONS OF SOUND RETARDANT PARTITIONS.
7. PROVIDE FIBERGLASS ACOUSTICAL BATT AT INTERIOR PARTITION WALLS ADJACENT TO BEDROOMS AND BATHROOMS, TYPICAL.

WALL TYPE MARKS & CONFIGURATIONS



FLOOR, CEILING, ROOF TYPE MARKS & CONFIGURATIONS



BUILDING ASSEMBLIES  
GENERAL NOTES

GENERAL NOTES BY NUMBER

1. REFER TO CODE PLANS FOR LOCATION AND EXTENT OF RATED ASSEMBLIES.
2. EXTERIOR CLADDING FINISH ALIGNMENT AND ORIENTATION PER A-200 SERIES - BUILDING ELEVATIONS; EXTERIOR WALL FINISH TYPES PER EXTERIOR FINISH LEGEND, A-200 SERIES
3. FRAMING MEMBERS AND INTERIOR GYPSUM WALL BOARD SHEATHING AT RATED PARTITIONS TO EXTEND TO ROOF SHEATHING - REFER TO A-300 SERIES - WALL SECTIONS FOR MORE INFORMATION. LAYERS OF GWB THAT EXTEND TO THE UNDERSIDE OF ROOF SHEATHING ABOVE TO BE SEALED AIRTIGHT WITH APPROVED FIRE SEALANT.
4. DEFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR FRAMING MEMBER TYPES, SIZES, SPACING, FASTENING, AND ANCHORAGE. FRAMING MEMBERS IN ARCHITECTURAL INTERIOR AND EXTERIOR BASIC WALL ASSEMBLIES SHOWN FOR REFERENCE ONLY.
5. FIRE SEPARATION ELEMENTS INCLUDING, BUT NOT LIMITED TO, BLOCKING, FIRESAFING, SEALING, AND GWB FIRESTOPS TO OCCUR PER A-300 SERIES - BUILDING AND WALL SECTIONS; INSTALLATION TO MEET STANDARDS SET FORTH BY 2018 IBC & IFC.
6. WHEN INSTALLED VERTICALLY, GWB TO BE TYPE 'X'; WHEN INSTALLED HORIZONTALLY, GWB TO BE TYPE 'C', UNLESS NOTED OTHERWISE.
7. DRYWALL TO BE INSTALLED LEVEL 4 FINISH, UNLESS NOTED OTHERWISE.
8. USE MOISTURE-RESISTANT GWB AT RESTROOMS AND WITHIN 48" OF PLUMBING FIXTURES OUTSIDE OF RESTROOMS.
9. REFER TO ENLARGED PLANS AND INTERIOR ELEVATIONS FOR FINISHES.

ASSEMBLY TYPES - BASIC FLOORS

ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
INTERIOR UNIT SEPARATION FLOOR / CEILING	1 2 3 4 5 6 7 8	(WHERE OCCURS, FLOOR FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) 1" LIGHTWEIGHT GYPSUM UNDERLAYMENT; B.O.D. 'UNITED STATES GYPSUM - LEVELROCK' BRAND 2500 SERIES' 1/4" MIN. ACOUSTIC MAT; B.O.D. 'UNITED STATES GYPSUM - LEVELROCK' SOUND MAT OR EQUAL 3/4" TONGUE-AND-GROOVE PLYWOOD SUBFLOOR [REF. STRUCTURAL FOR FASTENING PATTERN] 1.1-7/8" ENGINEERED I-JOISTS [REF. STRUCTURAL FOR SPACING, CHORD WIDTH, AND FASTENING REQ.] FIBERGLASS BATT INSULATION W/ SOUND BARRIER, THERMAL PERFORMANCE @ R-19. MIN.; B.O.D. 'OWENS CORNING - PROPINK' FIBERGLASS BATT SINGLE-PART SOUND ISOLATING CLIPS TO ATTACH FLOOR FRAMING MEMBERS TO HAT CHANNELS. SPACING PER STRUCTURAL; B.O.D. 'GREEN GLUE' - NOISEPROOFING CLIP SYSTEM OR EQUAL; FASTENING PER MANUFACTURER 7/8" 22 GA. HAT CHANNELS TO RUN PERPENDICULAR TO FLOOR FRAMING MEMBERS; HAT CHANNELS TO ATTACH TO SOUND ISOLATING CLIPS, SPACING OF CHANNELS TO MATCH CLIP SPACING; B.O.D. 'GREEN GLUE' - NOISEPROOFING CLIP SYSTEM (2) 5/8" TYPE 'C' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE	N/A	50	1 HOUR
EXTERIOR STAIR LANDING	1 2 3 4 5 6 7	1" LIGHTWEIGHT CONCRETE TOPPING; [REF. STRUCTURAL FOR MAX. ALLOWABLE WEIGHT AND CONCRETE TYPE] 6 MIL POLYETHYLENE VAPOR RETARDER LINING BENEATH CONCRETE TOPPING 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] (1) 5/8" EXTERIOR GYPSUM SHEATHING; B.O.D. 'GEORGIA-PACIFIC' - DENSGLASS FIREGUARD SHEATHING' 2x12 JOIST [REF. STRUCTURAL FOR SPACING AND FASTENING REQUIREMENTS FOR FLOOR FRAMING MEMBERS] 1" X 2" P.T. WOOD FURRING TO RUN PERPENDICULAR TO FLOOR FRAMING MEMBERS [REF. STRUCTURAL FOR SPACING, FASTENING] CEMENTITIOUS SOFFIT PANEL [REF. FINISH SCHEDULE]	N/A	N/A	N/A
EXTERIOR UNIT BALCONY	1 2 3 4 5 6 7	(WHERE OCCURS, FLOOR FINISH TYPE PER A-100 AND A-310 SERIES) 60 MIL VINYL DECK MEMBRANE; B.O.D. 'DURADECK' ULTRA VINYL MEMBRANE, COLOR: GRAY 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] 2x12 CANTED WOOD JOIST SLOPED TOWARDS EXTERIOR AT 1/4" PER 12" [REF. STRUCTURAL] [WHEN ABOVE CONDITIONED SPACE] PROVIDE R-30 BATT INSULATION IN CAVITY. PROVIDE NON-RATED SOFFIT BELOW RATED ASSEMBLY AND PROVIDE R-19 BATT INSULATION AT SOFFIT. 1x WOOD BLOCKING (ALTERNATE DIRECTION FROM JOIST, REF. STRUCTURAL FOR FRAMING REQUIREMENTS) (2) LAYERS 5/8" TYPE 'C' GYPSUM SHEATHING [REF. FINISH SCHEDULE] CEMENTITIOUS SOFFIT PANEL, CPL-2, [REF. FINISH SCHEDULE]	N/A	N/A	1 HOUR WHERE CONDITION SPACE IS BELOW BALCONY
SLAB-ON-GRADE FLOOR	1 2 3 4 5	(WHERE OCCURS, FLOOR FINISH TYPE PER A-100 SERIES - OVERALL FLOOR PLANS) 4" REINFORCED CONCRETE FLOOR SLAB [REF. STRUCTURAL FOR STEEL REINFORCEMENT SPACING, COVERAGE, # DIA. AND TYPE, AND OTHER REQUIREMENTS] 6-MIL CONTINUOUS POLYETHYLENE VAPOR RETARDER; B.O.D. 'SIMPLESOLUTIONS' - MOISTURELOC 6-MIL FILM VAPOR BARRIER UNDERLAYMENT OR EQUAL 2" RIGID INSULATION WITHIN 24" OF PERIMETER. THERMAL PERFORMANCE @ R-5/IN MIN.; B.O.D. 'OWENS CORNING - EXTRUDED POLYSTYRENE (XPS)' OR EQUAL 4-6" BASE COURSE CRUSH ROCK SUBGRADE, NO FINES COMPACTED SOIL [REF. CIVIL AND STRUCTURAL FOR APPLICABLE COMPACTION REQUIREMENTS]	R-10	N/A	N/A

ASSEMBLY TYPES - ROOF FINISHES - EXTERIOR

ASSEMBLY TYPE	ASSEMBLY COMPONENTS BY NUMBER	ASSEMBLY COMPONENT DESCRIPTIONS	THERMAL RATING	ACOUSTIC RATING	FIRE-RESISTANCE RATING
COMPOSITION SHINGLE ROOF	1 2 3 4 5 6 7	(REF. A-300 SERIES - BUILDING / WALL SECTIONS AND STRUCTURAL SET FOR TRUSS INFORMATION) 1. ASHALT COMPOSITION ROOFING SHINGLES; [REF. FINISH LEGEND A-400 FOR EXTERIOR CLADDING PRODUCT FINISHES] 2. ASPHALT-SATURATED FELT UNDERLAYMENT; INSTALLATION PER MANUFACTURER 3. 1MM MIN. SELF-ADHERED WEATHERPROOFING UNDERLAYMENT; B.O.D. 'GCP APPLIED TECHNOLOGIES' - GRACE ICE & WATER SHIELD; INSTALLATION PER MANUFACTURER 4. 1/2" APA RATED SHEATHING [REF. STRUCTURAL FOR FASTENING REQUIREMENTS] 5. [TRUSS, BY OTHERS, SHOWN FOR REFERENCE] 6. 1" MIN. AIR GAP 7. 19" FIBERGLASS HIGH-DENSITY BATT INSULATION, THERMAL PERFORMANCE @ R-49 MIN.; B.O.D. 'OWENS CORNING - ECOTOUCH PINK FIBERGLAS INSULATION WITH PUREFIBER'. DENSE-PACKED AGAINST FIBER OR CARDBOARD BAFFLES BETWEEN TRUSSES. 8. CLASS I OR II VAPOR RETARDER, B.O.D. 'STEGO WRAP' CLASS A VAPOR BARRIER (10 MIL) 9. 5/8" TYPE 'X' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE	R-49	N/A	N/A
ASSEMBLY TYPES - BASIC CEILING - INTERIOR	1 2 3	5/8" TYPE 'C' GWB, LEVEL 4 FINISH, TYP.; REF. UNIT PLANS AND FINISH LEGEND FOR FINISH TYPE FIBERGLASS ACOUSTICAL BATT INSULATION; B.O.D. 'OWENS CORNING - QUIETZONE ECOTOUCH PINK ACOUSTIC SOUNDPROOFING UNFACED BATT' OR EQUAL 2X BLOCKING AS REQUIRED	N/A	N/A	N/A

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501



MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
ASSEMBLIES - FLOOR,  
ROOF, & CEILING TYPES

SHEET NO.

A-011



SITE PLAN  
KEYNOTE LEGEND

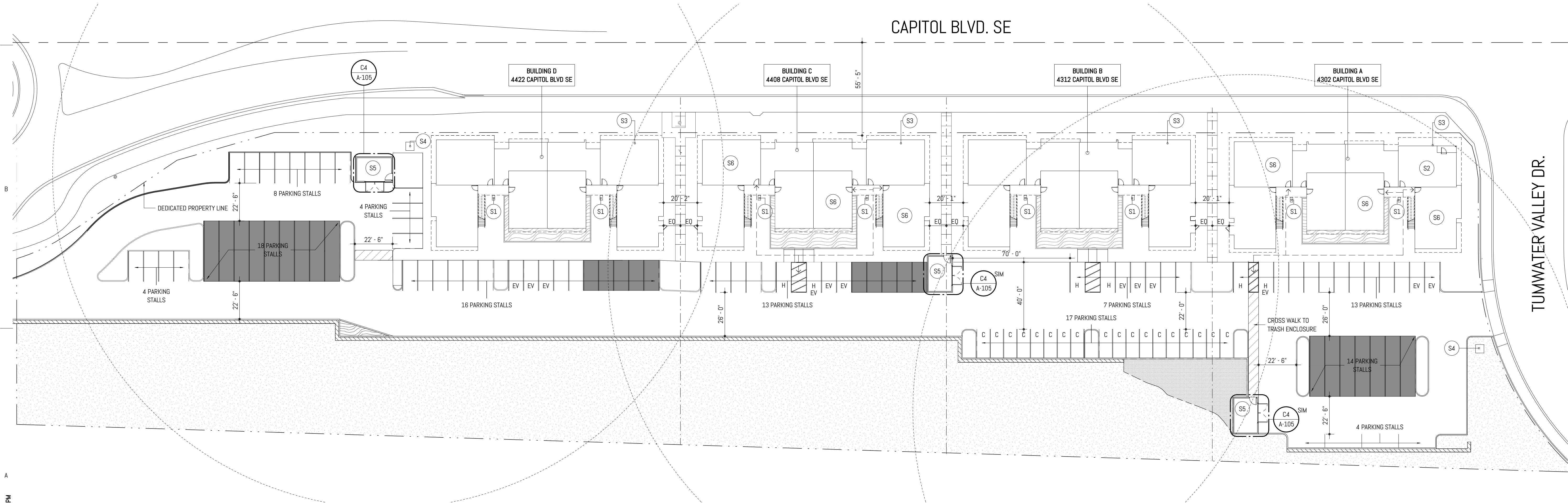
- S1 CLUSTER MAILBOXES AT UNIT ENTRIES
- S2 LEASING OFFICE AT BLDG A ONLY - AT BLDG C, REPLACE WITH UNIT 1x1D.
- S3 ADDRESS NUMBERING LOCATION
- S4 MONUMENT SIGNAGE - UNDER SEPARATE PERMIT
- S5 TRASH ENCLOSURE
- S6 TYPE A UNIT - SEE SHEET G-003 - CODE SUMMARY FOR ACCESSIBILITY REQUIREMENTS

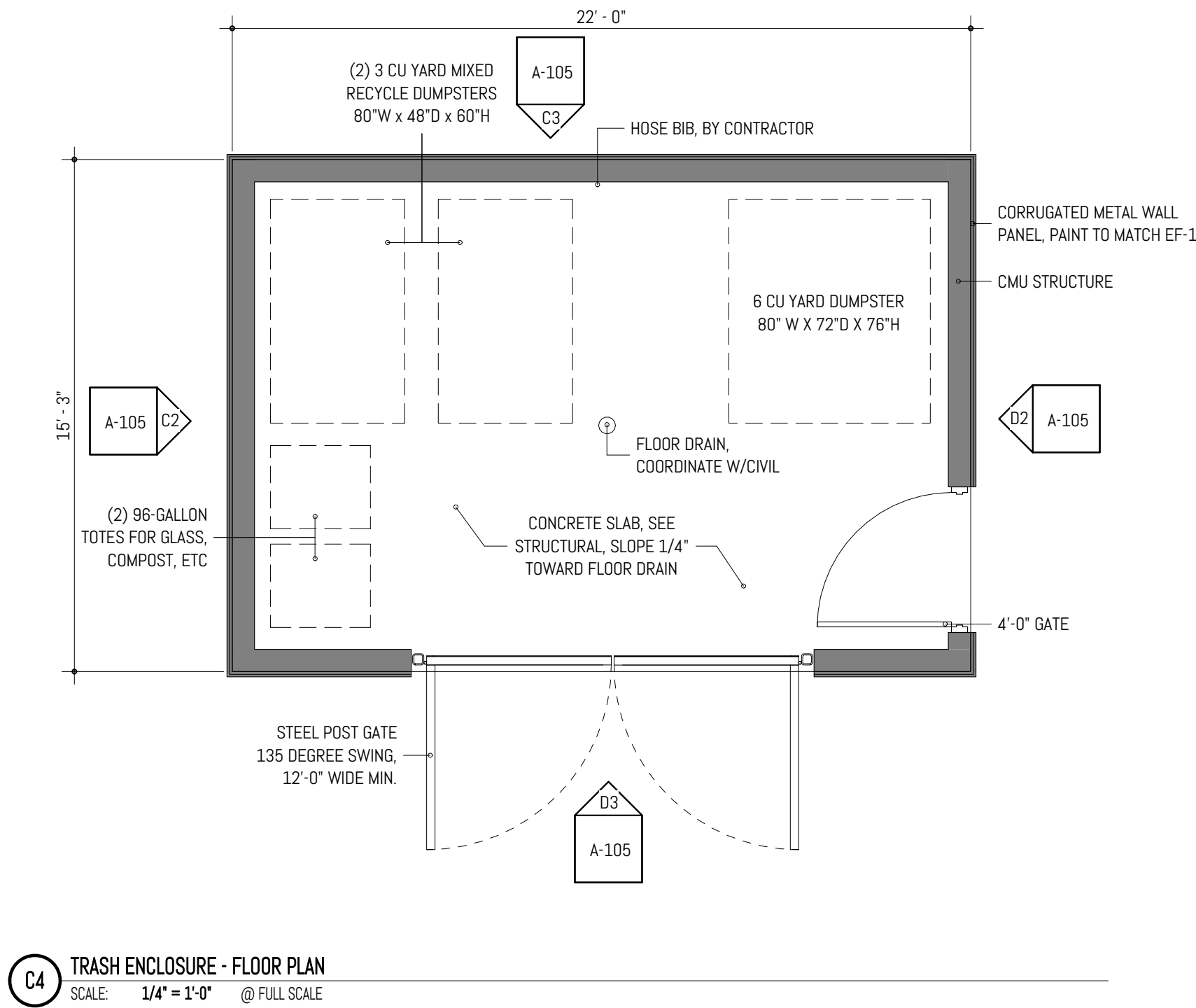
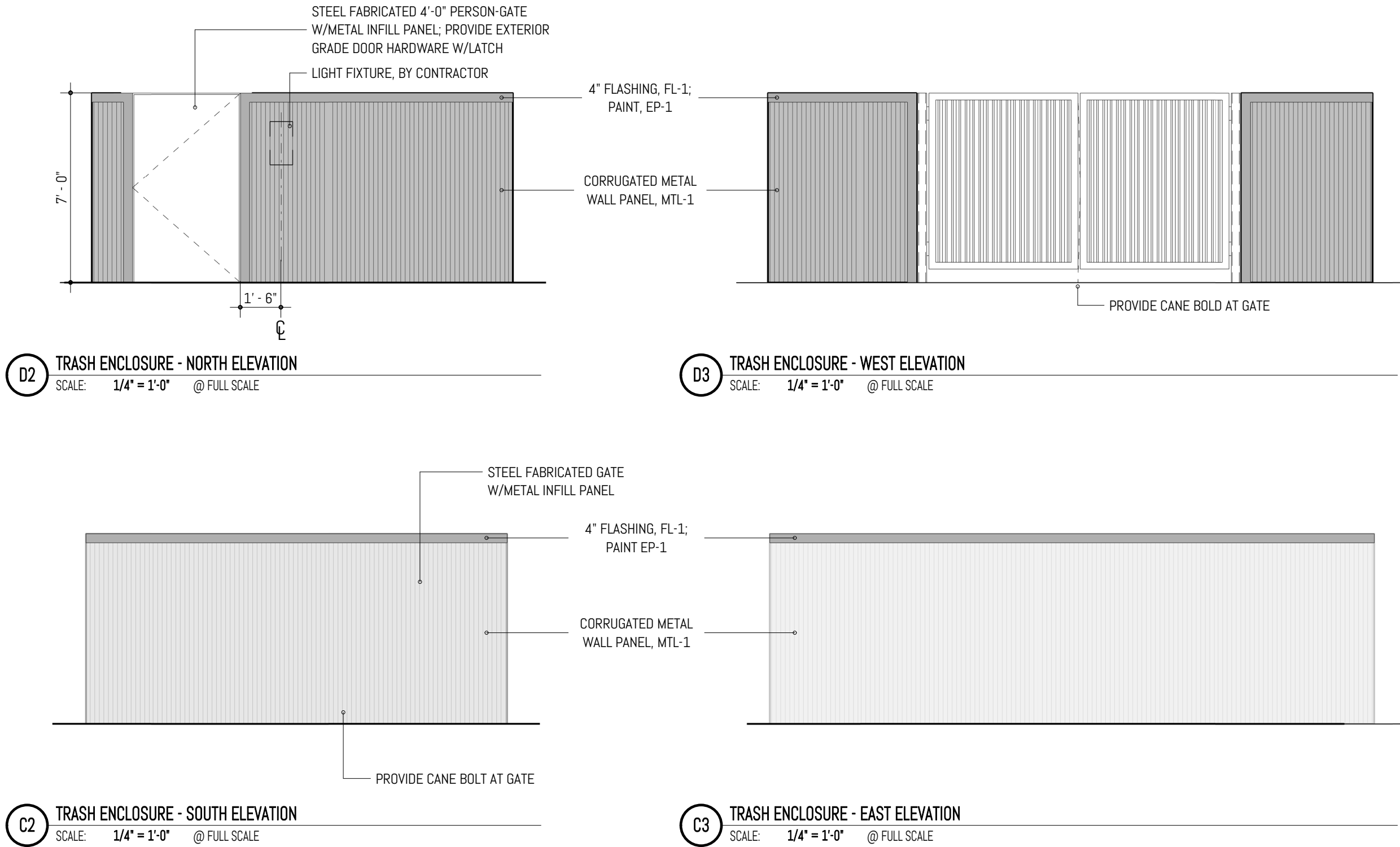
SITE PLAN  
PLAN LEGEND

- PROPERTY LINE
- CENTER OF R.O.W
- PROPERTY SETBACKS
- IMAGINARY LOT LINE
- ACCESSIBLE PATH TO/FROM TYPE A UNITS
- EV-READY PARKING STALL, PER ELECTRICAL
- H ACCESSIBLE PARKING STALL, PER CIVIL
- C COMPACT PARKING STALL, PER CIVIL
- LANDSCAPED AREA
- UNDISTURBED STEEP SLOPE
- ACTIVE SPACE TRAILHEAD
- RETAINING WALL, PER CIVIL
- COVERED PARKING STALLS
- TRASH ENCLOSURE TRAVEL DISTANCE RADIUS - 200' MAXIMUM

ARCHITECTURAL SITE  
GENERAL NOTES

- GENERAL NOTES BY NUMBER
- REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    - SITE GEOMETRY AND DIMENSIONAL CONTROL, INCLUDING FINISH ELEVATIONS
    - SITE UTILITIES
    - SITE GRADING AND DRAINAGE
    - ASPHALT/CONCRETE PAVING DETAILS
    - PAVING MARKERS
    - CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
    - PARKING BUMPERS
    - TRAFFIC SIGNAGE
    - PAVING STRIPING AND CURB MARKINGS
    - TYPICAL HANDICAP SIGNAGE/SPACES
  - RE: ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
    - SITE LIGHT STANDARD LOCATIONS AND SIZES
    - ELECTRICAL SLEEVING LOCATIONS AND SIZES
    - TELEPHONE AND CABLE TV PULL BOX LOCATIONS
    - ELECTRICAL MANHOLE LOCATIONS AND DETAILS
    - PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS
    - EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION
  - THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO ACCESSIBLE ENTRIES TO OTHER NEIGHBORING BUILDINGS WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE OWNER.
  - DO NOT SCALE THE DRAWINGS.
  - THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE FOR ALL CONSTRUCTION ACTIVITIES. ADEQUATE FIRE APPARATUS ACCESS SHALL BE PROVIDED TO THE BUILDING AND SITE AT ALL TIMES DURING CONSTRUCTION.
  - EMERGENCY LIGHTING SHALL BE PROVIDED ALONG EGRESS PATHS AT MINIMUM 1 FC (FOOTCANDLE) CONTINUOUSLY PER IBC 1025.5.
  - REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
  - APPROVED 12" MINIMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED TO. BUILDING SHALL BE ADDRESSED AS FOLLOWS:
    - BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501
    - BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501
    - BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501
    - BUILDING D: 4422 CAPITOL BLVD SE, TUMWATER WA 98501

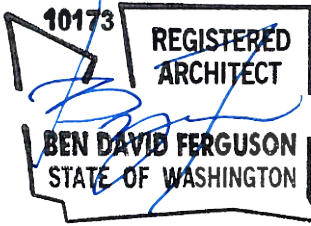




# CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

**FERGUSON**  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com



MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

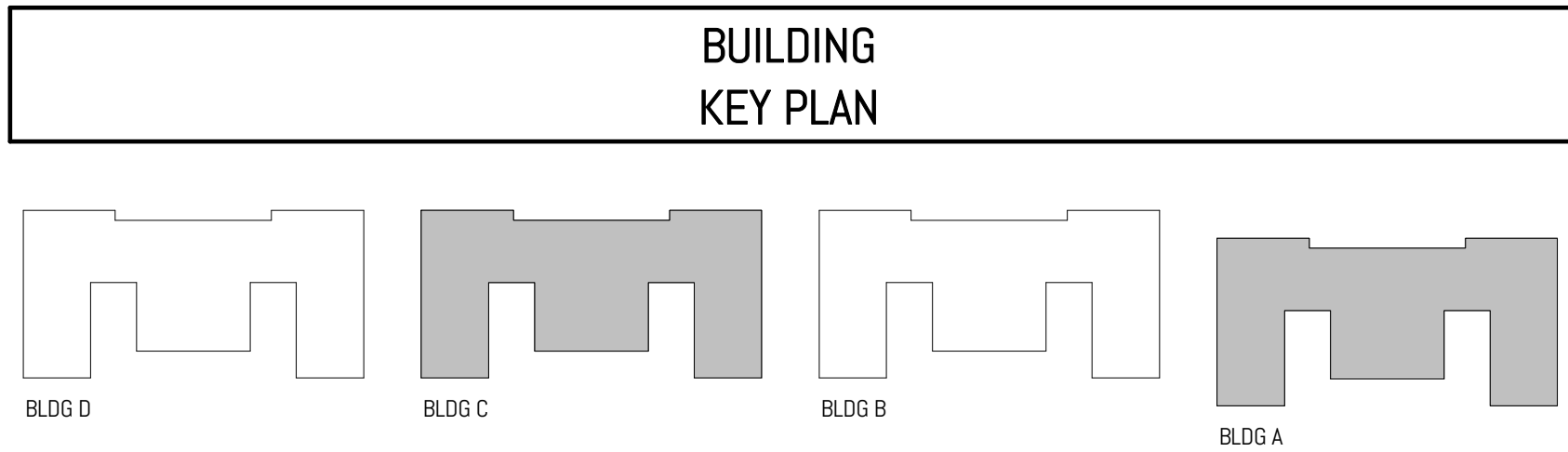
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
ENLARGED SITE VIEWS

SHEET NO.

A-105

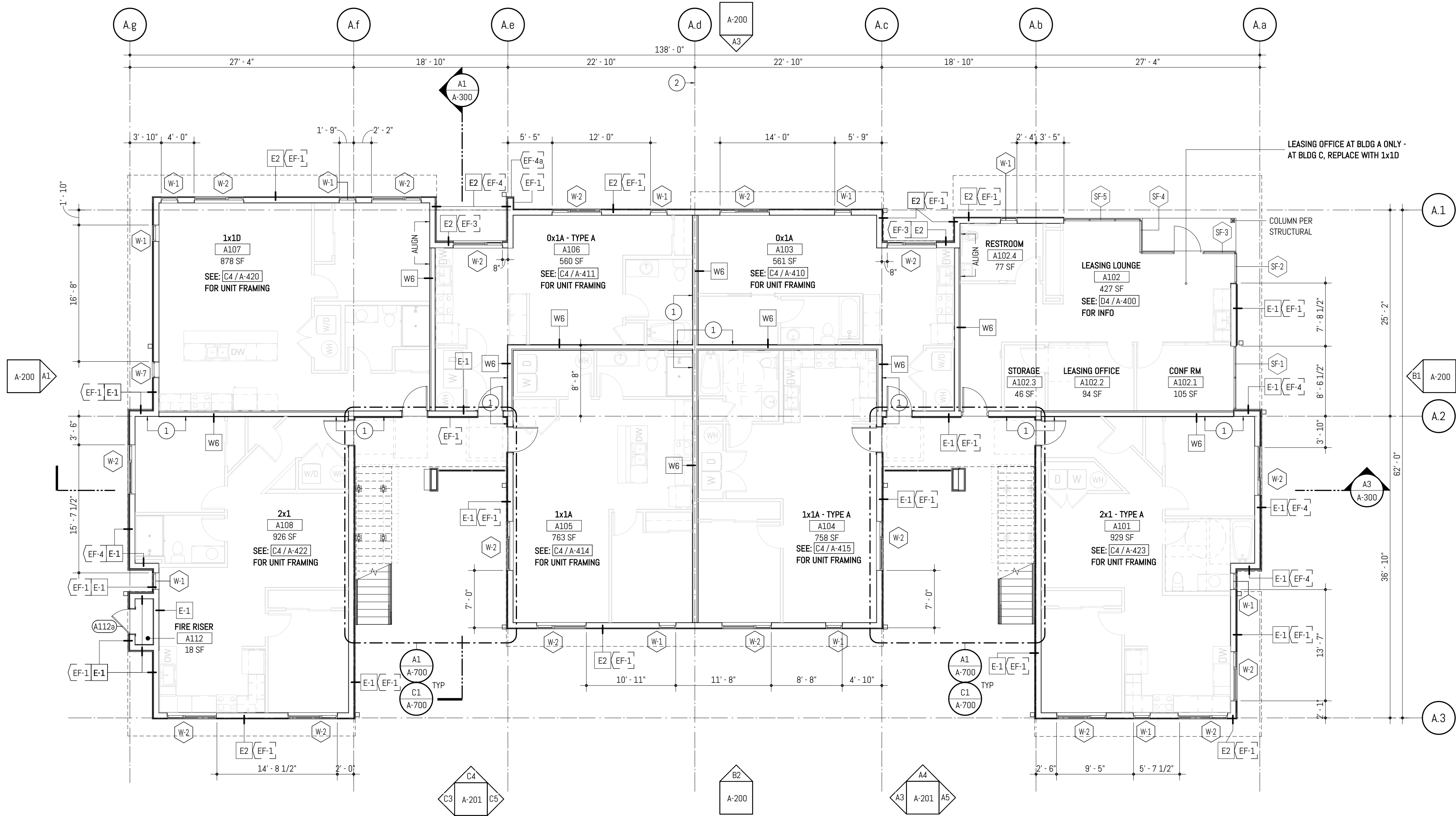




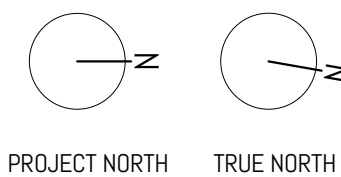
- 1 ALIGN FACE OF FRAMING
- 2 GRID X.d FRAMING TO CENTERLINE OF STUD



1. GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
2. GRIDLINES ARE LOCATED AT FACE OF CONCRETE STEM WALLS AND FACE OF STUD FRAMING, EXCEPT AT GRID X.d WHERE GRIDLINE IS AT THE STUD CENTERLINE.
3. STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.
4. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
5. WALL TYPES SHALL BE CONSTRUCTED AS BELOW. STRUCTURAL REQUIREMENTS PER STRUCTURAL SERIES TAKE PRECEDENT. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION. CONTRACTOR TO REFER TO SHEET A-000 - CODE PLANS & ELEVATIONS TO CONFIRM FIRE RATING OF WALLS. REFER TO SHEET SERIES A-400 - UNIT FLOOR PLANS, FOR WALL TYPES WITHIN UNITS.
6. FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.
7. FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.
8. DOORS ADJACENT TO FRAMED WALLS SHALL BE 4" FROM NEAREST FACE OF STUD UNO.
9. REFER TO A-400, TYPICAL UNIT PLAN SERIES, FOR INTERIOR MINIMUM CLEAR DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT DISCREPNCIES TO OWNER OR ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT.
10. STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.



**A2 FLOOR PLAN - BUILDING A & C - LEVEL 1**  
SCALE: 1/8" = 1'-0" @ FULL SCALE



**CRAFT DISTRICT II APARTMENTS**

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

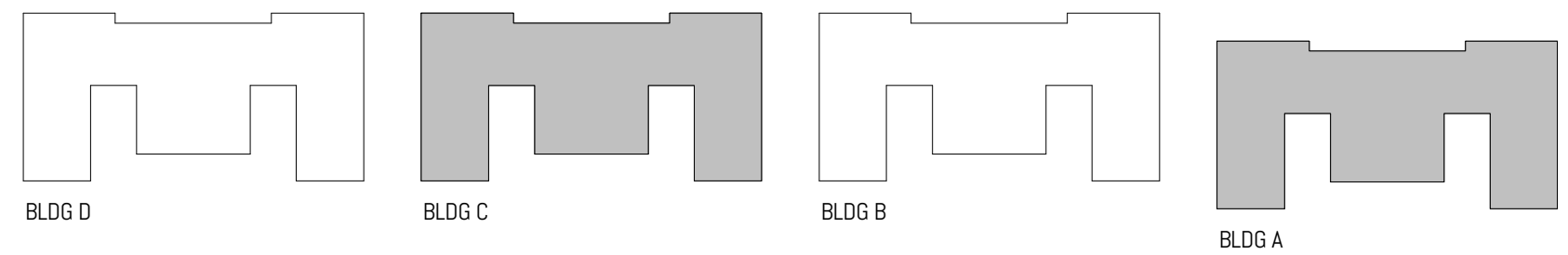
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
FLOOR PLAN BLDG A & C -  
LEVEL 1

SHEET NO.

**A-110**

BUILDING  
KEY PLAN



FLOOR PLAN  
GRAPHIC LEGEND

===== WALL CONSTRUCTION ----- ROOF OVERHANG (ABOVE)

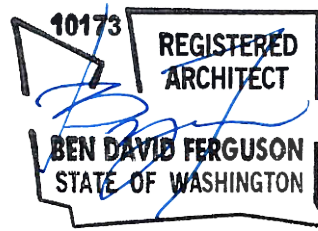
FLOOR PLAN  
KEYNOTES BY NUMBER

- 1 ALIGN FACE OF FRAMING  
2 GRID X.d FRAMING TO CENTERLINE OF STUD

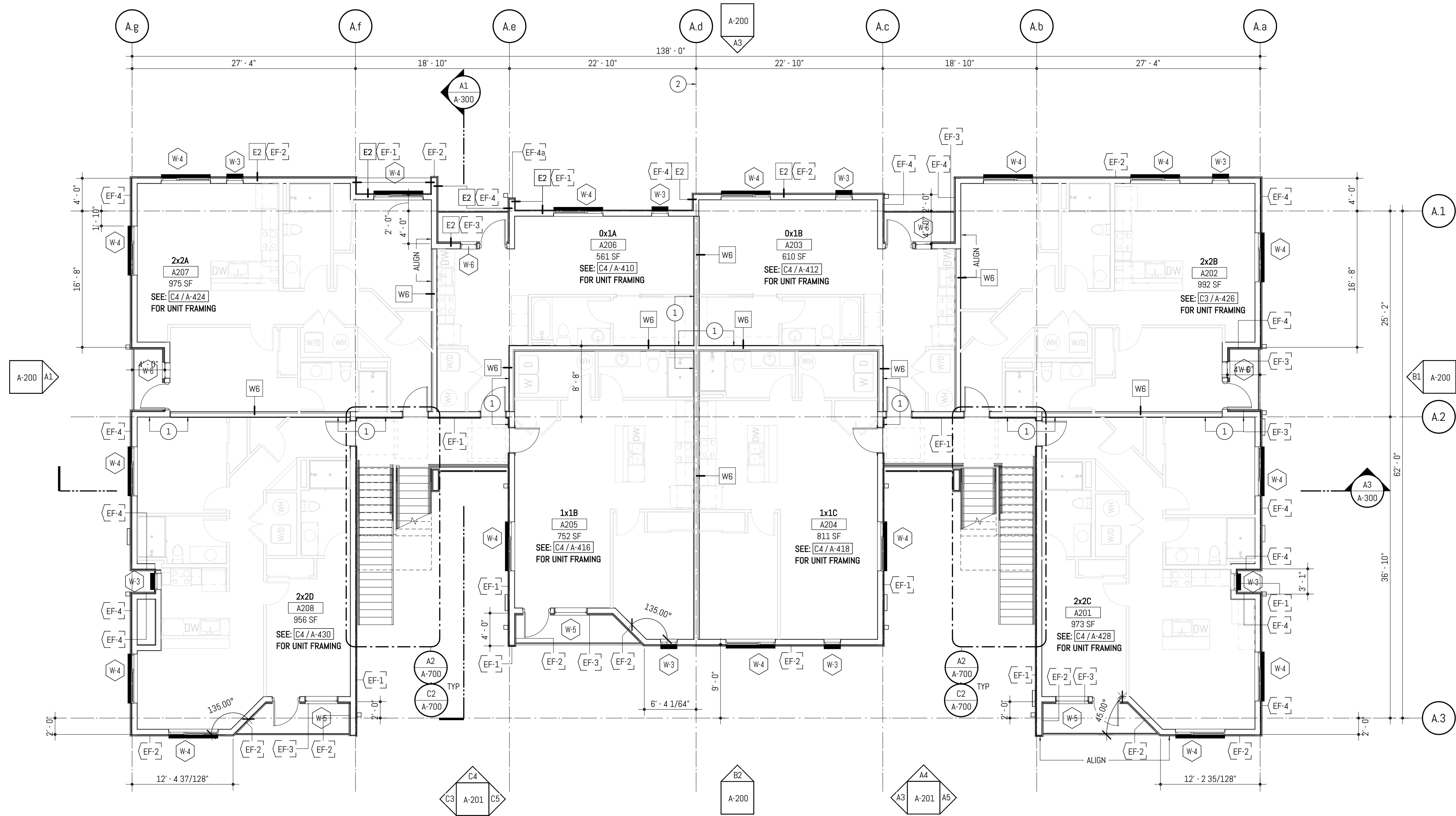
FLOOR PLAN  
GENERAL NOTES

- GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
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- FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.
- FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.
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- STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.

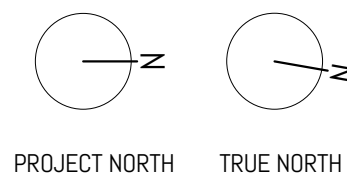
**FERGUSON**  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com



CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501



A2 FLOOR PLAN - BUILDING A & C - LEVEL 2  
SCALE: 1/8" = 1'-0" @ FULL SCALE



MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

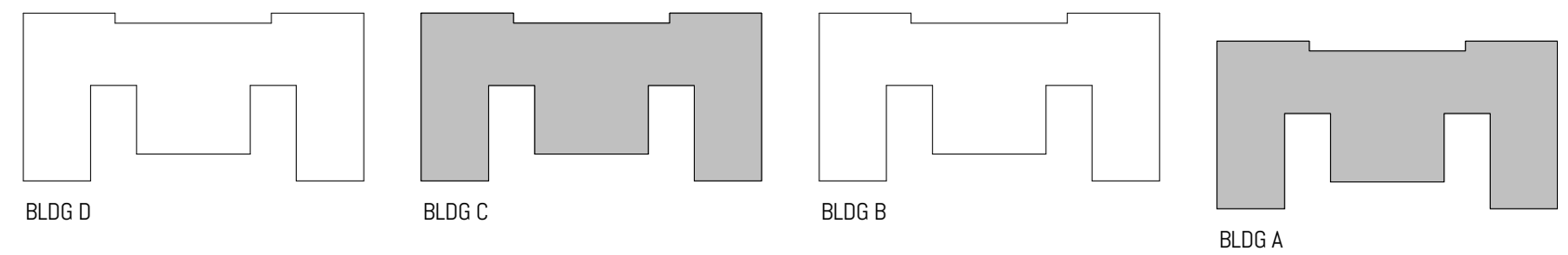
SHEET TITLE:  
FLOOR PLAN BLDG A & C -  
LEVEL 2

SHEET NO.

A-111



BUILDING  
KEY PLAN



FLOOR PLAN  
GRAPHIC LEGEND

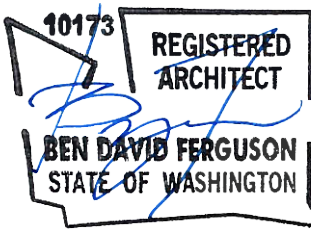
===== WALL CONSTRUCTION      - - - - - ROOF OVERHANG (ABOVE)

FLOOR PLAN  
KEYNOTES BY NUMBER

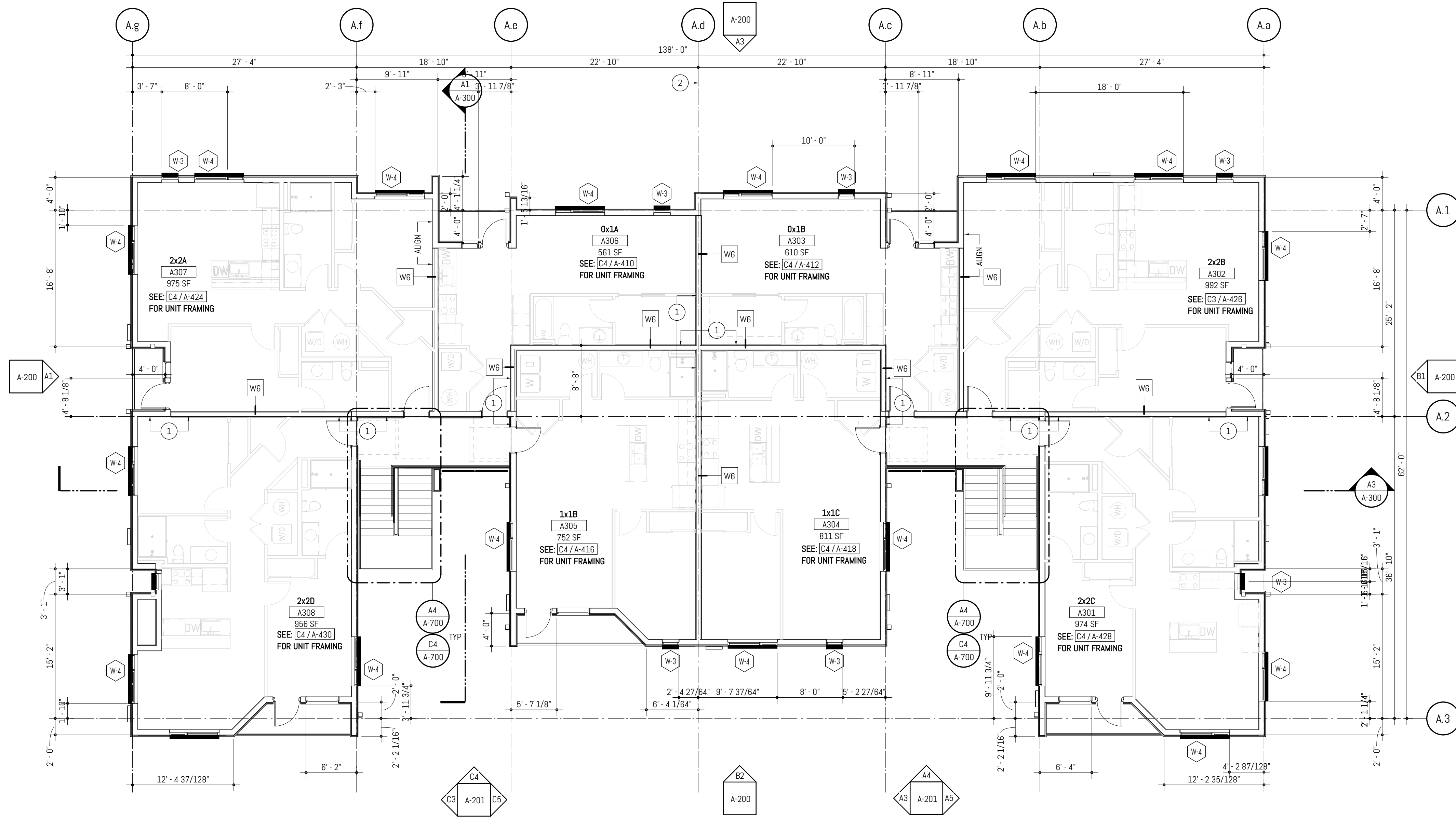
- 1 ALIGN FACE OF FRAMING
- 2 GRID X.d FRAMING TO CENTERLINE OF STUD

FLOOR PLAN  
GENERAL NOTES

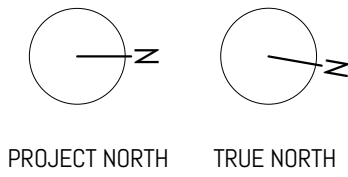
- GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
- GRIDLINES ARE LOCATED AT FACE OF CONCRETE STEM WALLS AND FACE OF STUD FRAMING, EXCEPT AT GRID X.d WHERE GRIDLINE IS AT THE STUD CENTERLINE.
- STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.
- PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
- WALL TYPES SHALL BE CONSTRUCTED AS BELOW. STRUCTURAL REQUIREMENTS PER STRUCTURAL SERIES TAKE PRECEDENT. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION. CONTRACTOR TO REFER TO SHEET A-000 - CODE PLANS & ELEVATIONS TO CONFIRM FIRE RATING OF WALLS. REFER TO SHEET SERIES A-400 - UNIT FLOOR PLANS, FOR WALL TYPES WITHIN UNITS.
- FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.
- FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.
- DOORS ADJACENT TO FRAMED WALLS SHALL BE 4" FROM NEAREST FACE OF STUD UNO.
- REFER TO A-400, TYPICAL UNIT PLAN SERIES, FOR INTERIOR MINIMUM CLEAR DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT DISCREPNCIES TO OWNER OR ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT.
- STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.



CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501



A2 FLOOR PLAN - BUILDING A & C - LEVEL 3  
SCALE 1/8" = 1'-0" @ FULL SCALE



MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

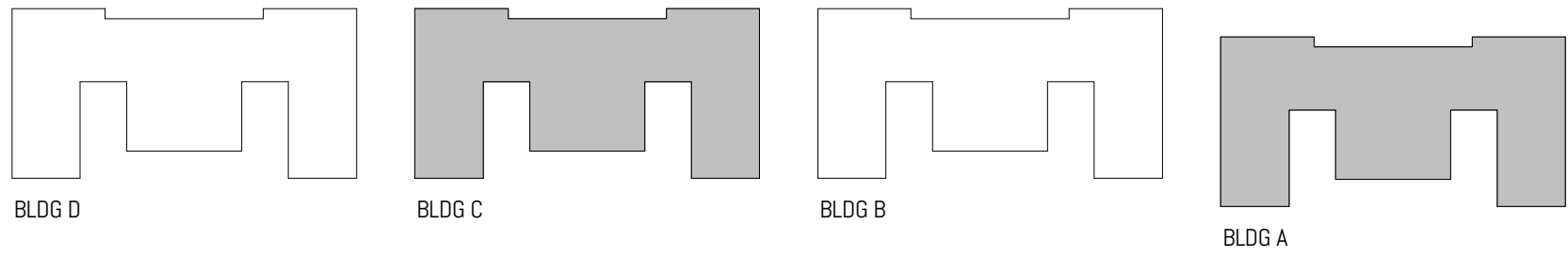
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
FLOOR PLAN BLDG A & C -  
LEVEL 3

SHEET NO.

A-112

BUILDING  
KEY PLAN

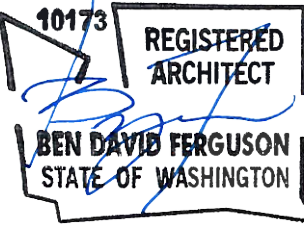


ROOF PLAN  
GRAPHIC LEGEND

- ..... SOFFIT VENTS
-  ROOF-1.  
SEE A-401 - FINISH LEGEND  
FOR ADDITIONAL INFORMATION

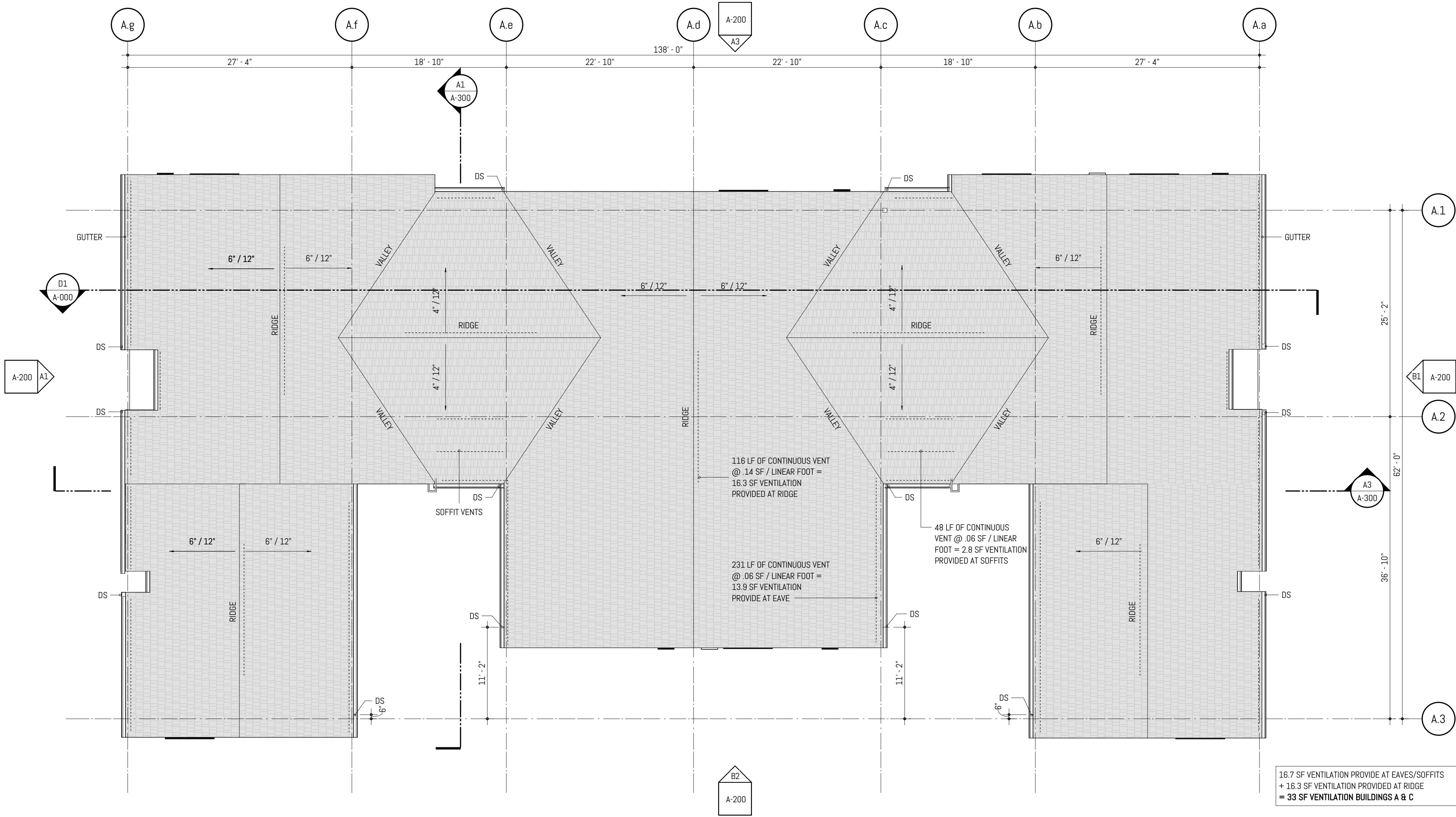
ROOF PLAN  
GENERAL NOTES

1. GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY, GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
2. GRIDLINES ARE LOCATED AT FACE OF CONCRETE WALLS, CENTER OF COLUMNS, FACE OF STUD FRAMING, U.M.O.  
FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS AND OTHER ITEMS ON THE ROOF SURFACE, REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ROOF DRAIN SIZING, REFER TO PLUMBING DRAWINGS.
3. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT.
4. ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501



**A2** FLOOR PLAN - BUILDING A & C - ROOF  
SCALE: 1/8" = 1'-0" @ FULL SCALE

MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

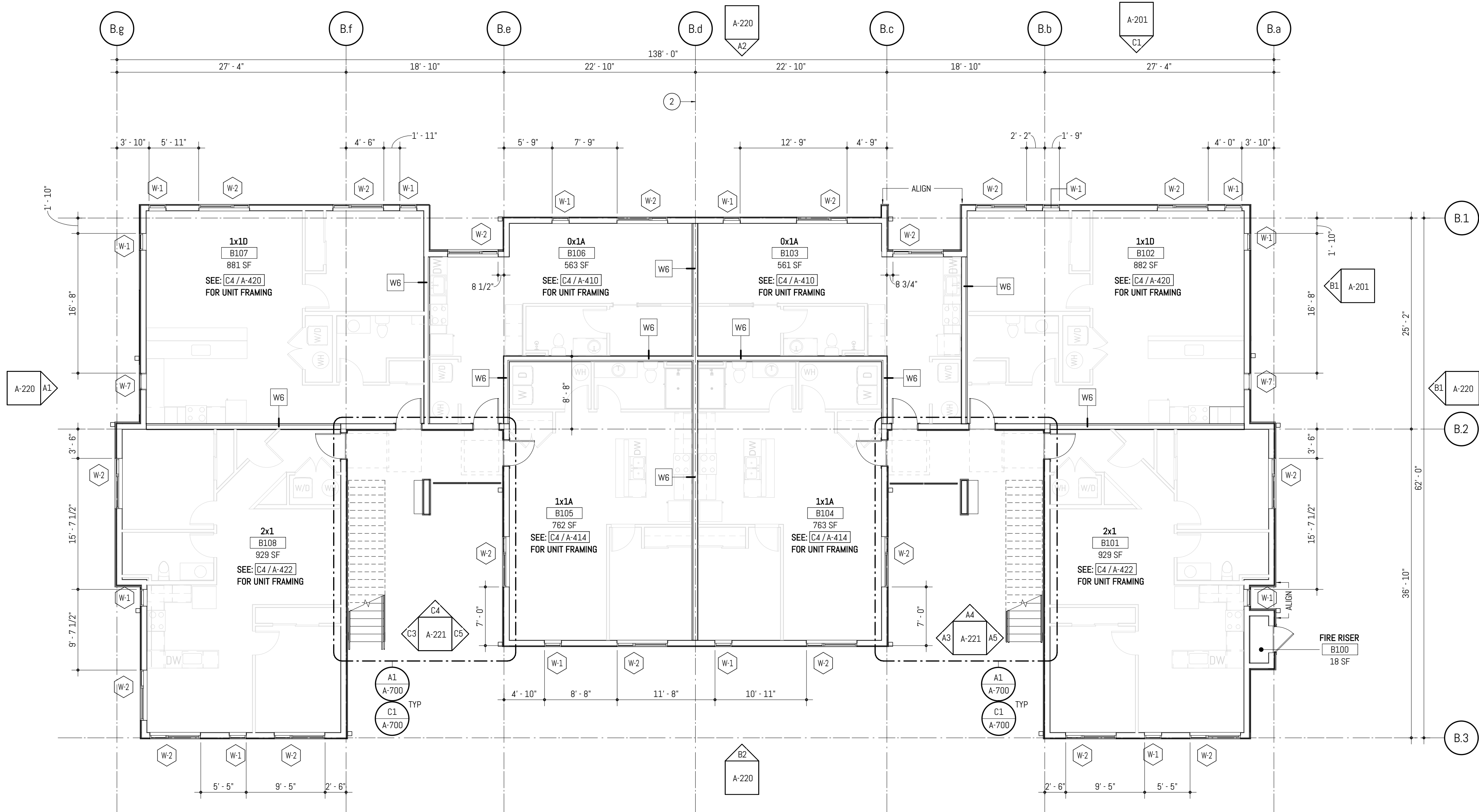
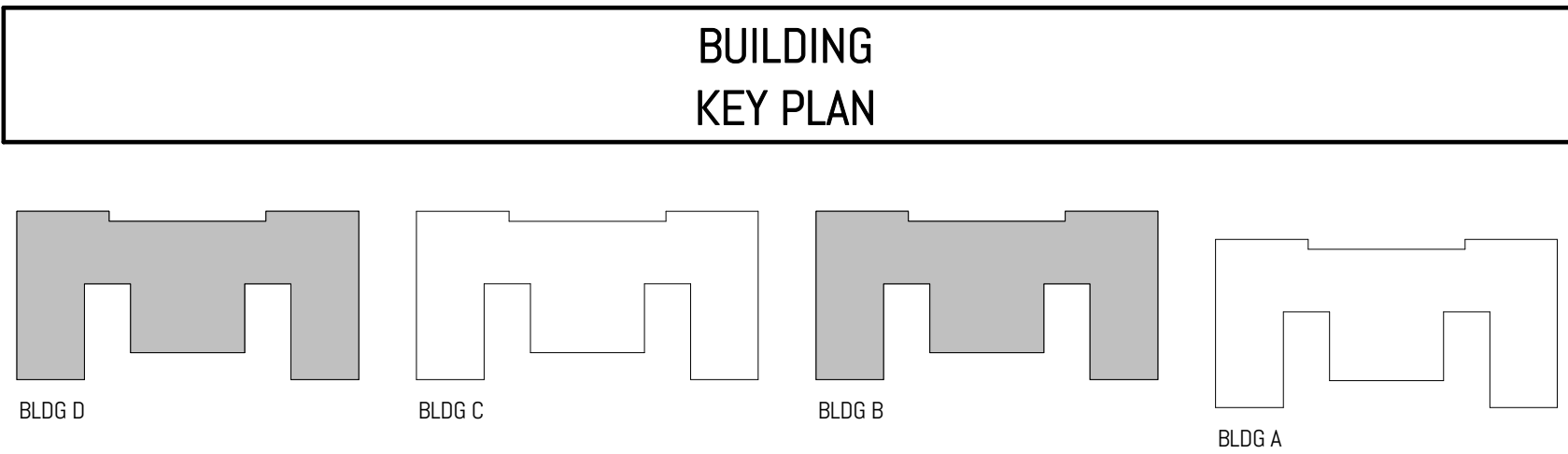
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
FLOOR PLAN BLDG A & C -  
ROOF

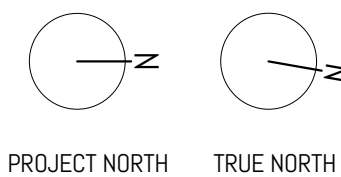
SHEET NO.

A-113





**A2 FLOOR PLAN - BUILDING B & D - LEVEL 1**  
SCALE: 1/8" = 1'-0" @ FULL SCALE



**CRAFT DISTRICT II APARTMENTS**  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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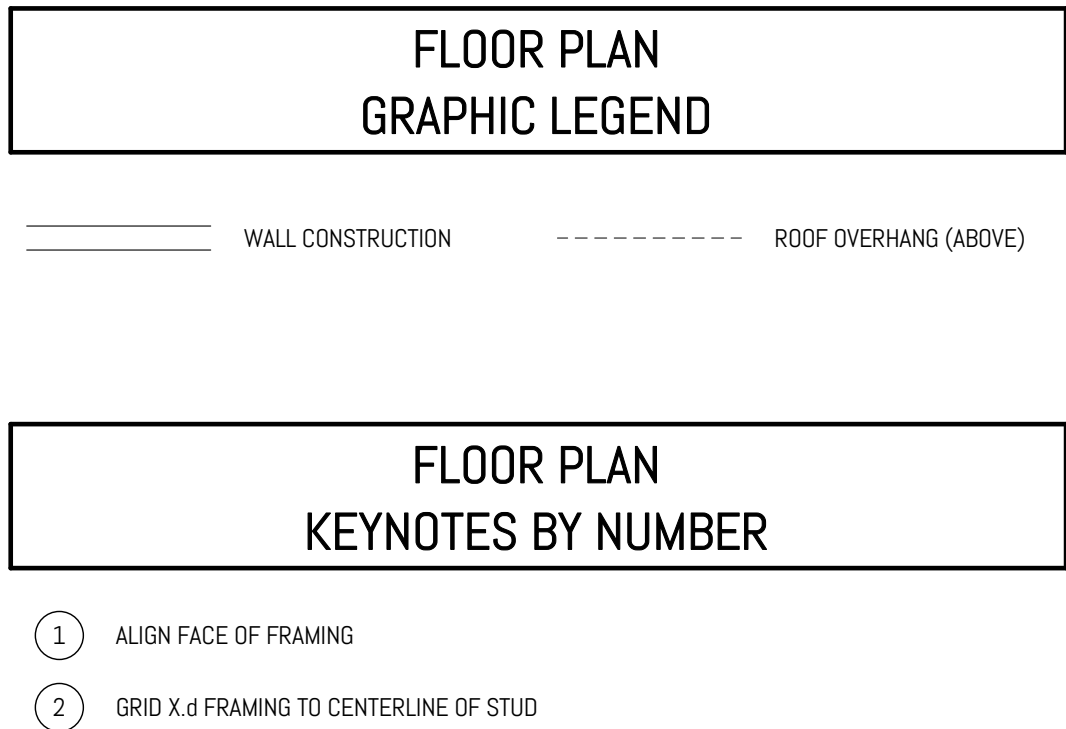
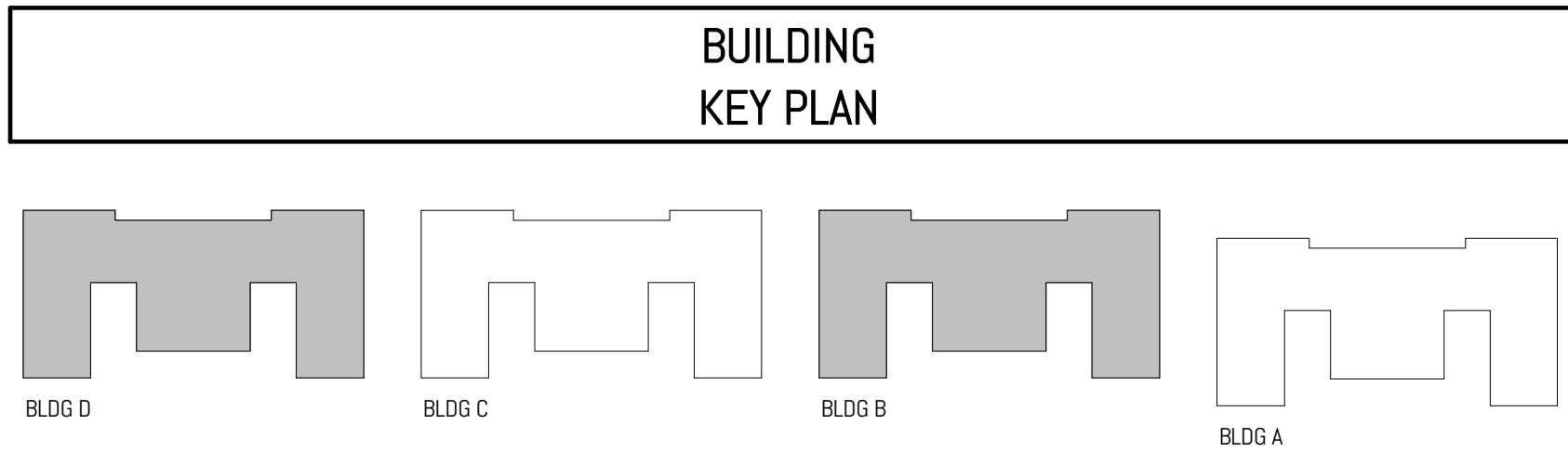
PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: MJ

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
FLOOR PLAN BLDG B & D -  
LEVEL 1

SHEET NO.

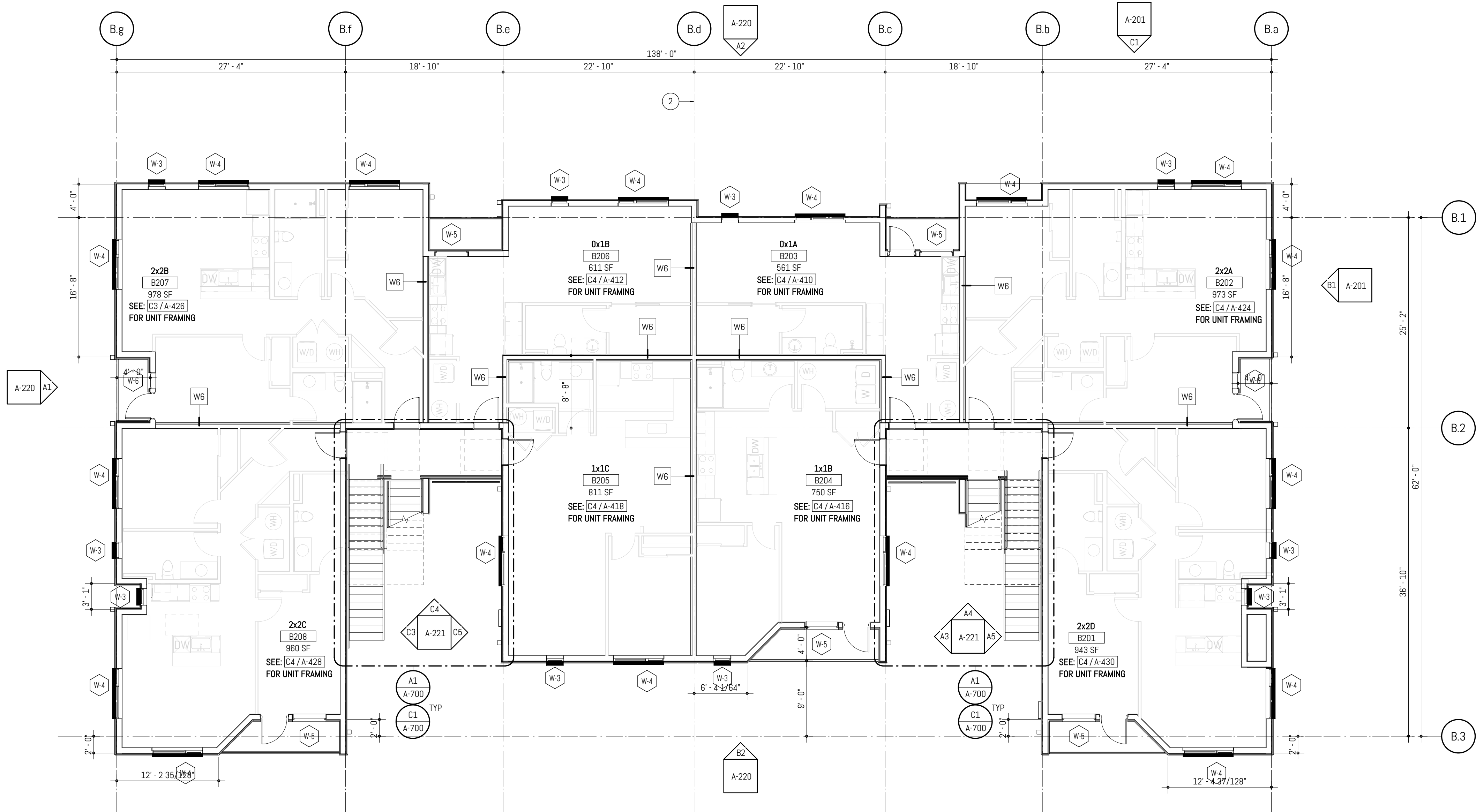
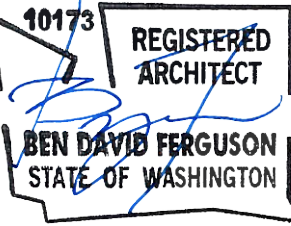
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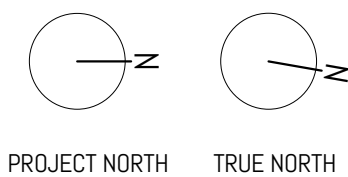
- FLOOR PLAN GENERAL NOTES**
- GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
  - GRIDLINES ARE LOCATED AT FACE OF CONCRETE STEM WALLS AND FACE OF STUD FRAMING, EXCEPT AT GRID X.d WHERE GRIDLINE IS AT THE STUD CENTERLINE.
  - STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.
  - PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
  - WALL TYPES SHALL BE CONSTRUCTED AS BELOW. STRUCTURAL REQUIREMENTS PER STRUCTURAL SERIES TAKE PRECEDENT. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION. CONTRACTOR TO REFER TO SHEET A-000 - CODE PLANS & ELEVATIONS TO CONFIRM FIRE RATING OF WALLS. REFER TO SHEET SERIES A-400 - UNIT FLOOR PLANS, FOR WALL TYPES WITHIN UNITS.
  - FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.
  - FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.
  - DOORS ADJACENT TO FRAMED WALLS SHALL BE 4" FROM NEAREST FACE OF STUD UNO.
  - REFER TO A-400, TYPICAL UNIT PLAN SERIES, FOR INTERIOR MINIMUM CLEAR DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT DISCREPNCIES TO OWNER OR ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT.
  - STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.

**FERGUSON**  
ARCHITECTURE

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**A2 FLOOR PLAN - BUILDING B & D - LEVEL 2**  
SCALE: 1/8" = 1'-0" @ FULL SCALE



**CRAFT DISTRICT II APARTMENTS**  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO. **050-01-21**  
PRINCIPAL-IN-CHARGE: **BF**  
PROJECT ARCHITECT: **ML**  
DRAWN BY: **ML**

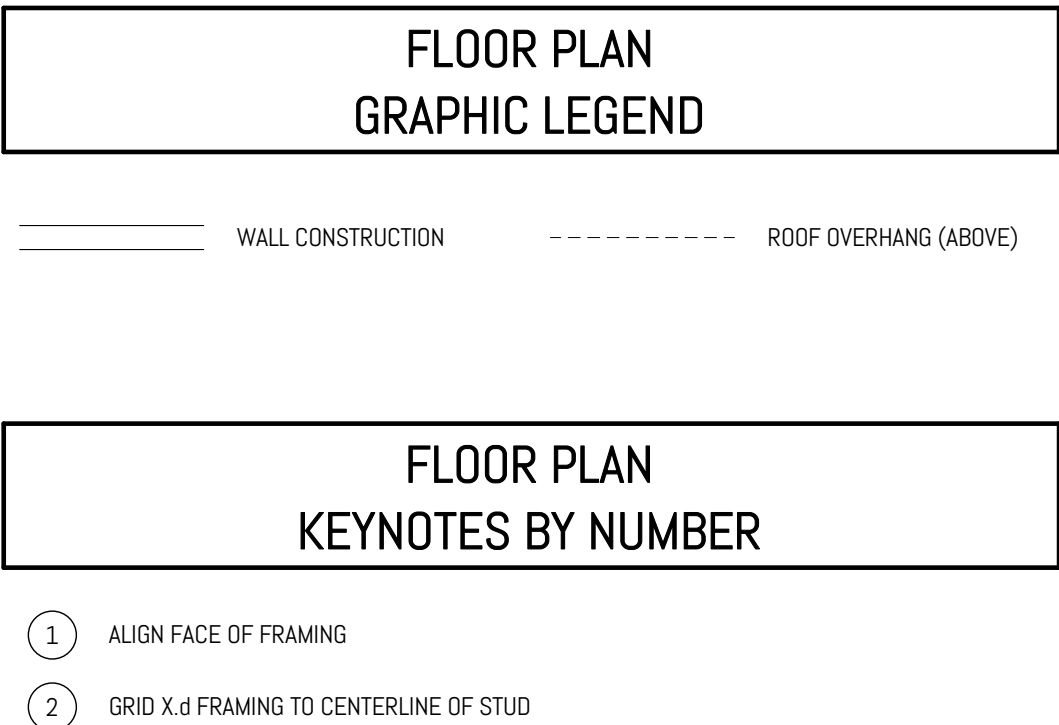
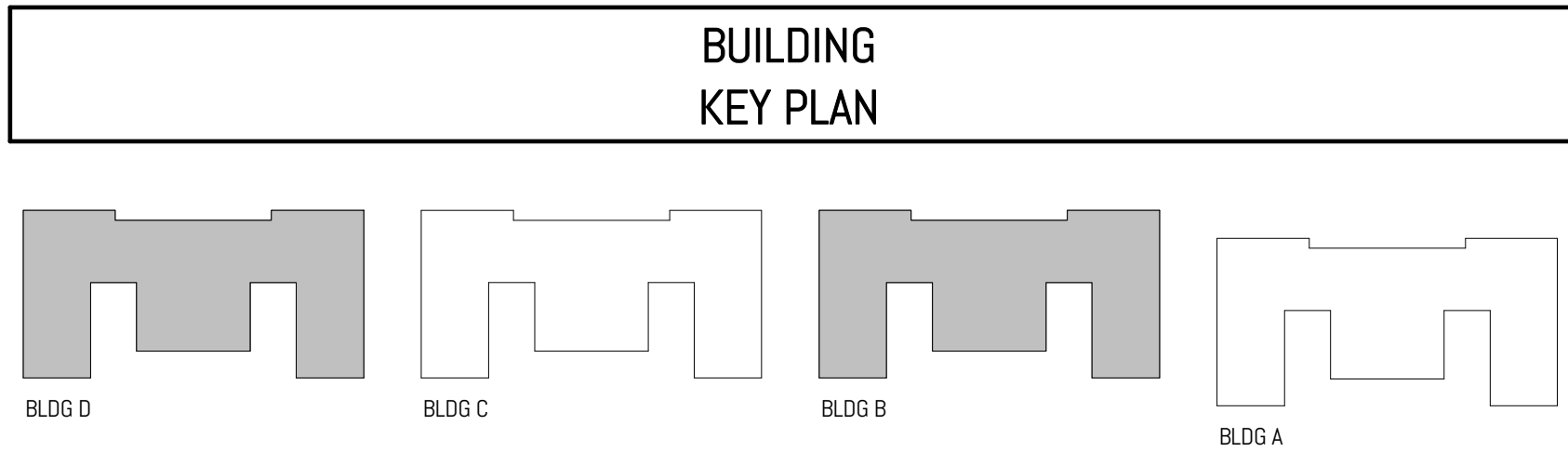
PROJECT STATUS:  
**PERMIT SET**  
**05.06.2022**

SHEET TITLE:  
**FLOOR PLAN BLDG B & D - LEVEL 2**

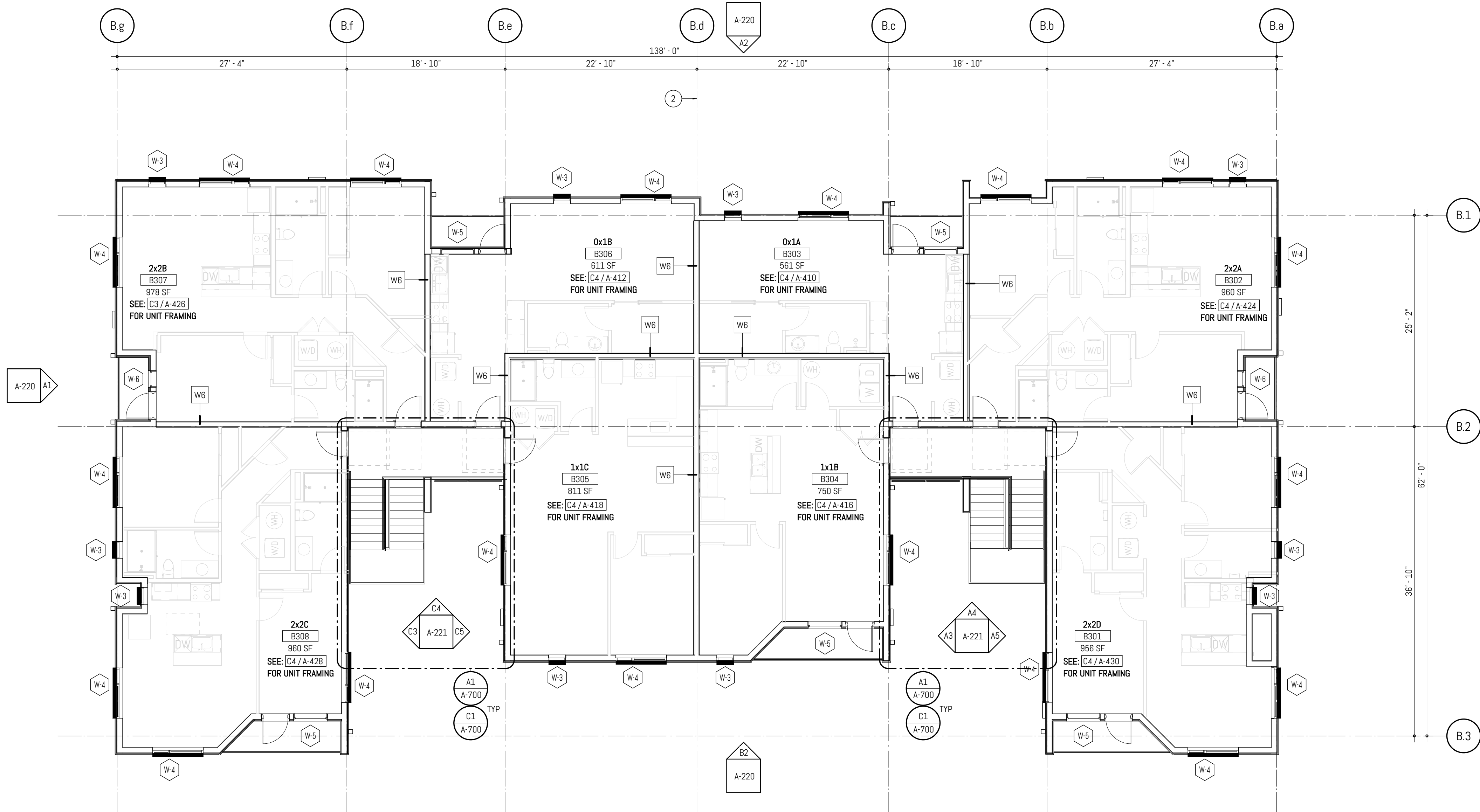
SHEET NO.

**A-121**





- FLOOR PLAN GENERAL NOTES**
- GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION, REFER TO LEGEND ON THIS SHEET.
  - GRIDLINES ARE LOCATED AT FACE OF CONCRETE STEM WALLS AND FACE OF STUD FRAMING, EXCEPT AT GRID X.d WHERE GRIDLINE IS AT THE STUD CENTERLINE.
  - STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.
  - PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
  - WALL TYPES SHALL BE CONSTRUCTED AS BELOW. STRUCTURAL REQUIREMENTS PER STRUCTURAL SERIES TAKE PRECEDENT. OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION. CONTRACTOR TO REFER TO SHEET A-000 - CODE PLANS & ELEVATIONS TO CONFIRM FIRE RATING OF WALLS. REFER TO SHEET SERIES A-400 - UNIT FLOOR PLANS, FOR WALL TYPES WITHIN UNITS.
  - FRAMED WALL DIMENSIONS INDICATED FROM FACE OF STUD, UNO.
  - FRAMING SHALL BE FURRED OUT, OR ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE INSTALLED AS REQUIRED TO ALIGN WITH ADJACENT FACE OF FINISH.
  - DOORS ADJACENT TO FRAMED WALLS SHALL BE 4" FROM NEAREST FACE OF STUD UNO.
  - REFER TO A-400, TYPICAL UNIT PLAN SERIES, FOR INTERIOR MINIMUM CLEAR DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT DISCREPNCIES TO OWNER OR ARCHITECT IF FRAMING AND INTERIOR CLEAR DIMENSIONS ARE FOUND TO CONFLICT.
  - STOREFRONT SYSTEMS ARE DIMENSIONED TO JAMBS, REFER TO A-600 FOR ADDITIONAL INFORMATION.



D

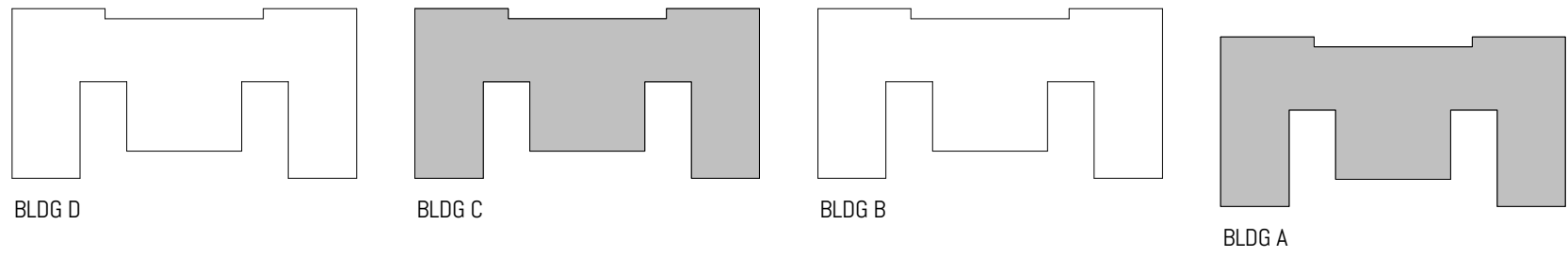
C

B

A

PLOT DATE & TIME: 5/19/2022 4:45:09 PM

BUILDING  
KEY PLAN



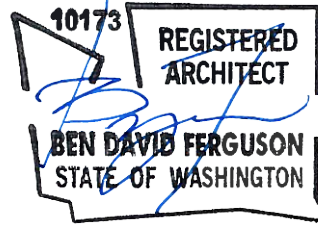
ROOF PLAN  
GRAPHIC LEGEND



ROOF PLAN  
GENERAL NOTES

1. GRIDLINES RUNNING EAST-WEST ARE INDICATED NUMERICALLY. GRIDLINES RUNNING NORTH-SOUTH ARE INDICATED ALPHABETICALLY. EACH GRIDLINE HAS A PREFIX THAT CORRESPONDS TO THE BUILDING LOCATION. REFER TO LEGEND ON THIS SHEET.
2. GRIDLINES ARE LOCATED AT FACE OF CONCRETE WALLS, CENTER OF COLUMNS, FACE OF STUD FRAMING, U.N.O.  
FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS AND OTHER ITEMS ON THE ROOF SURFACE, REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ROOF DRAIN SIZING, REFER TO PLUMBING DRAWINGS.
3. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT.
4. ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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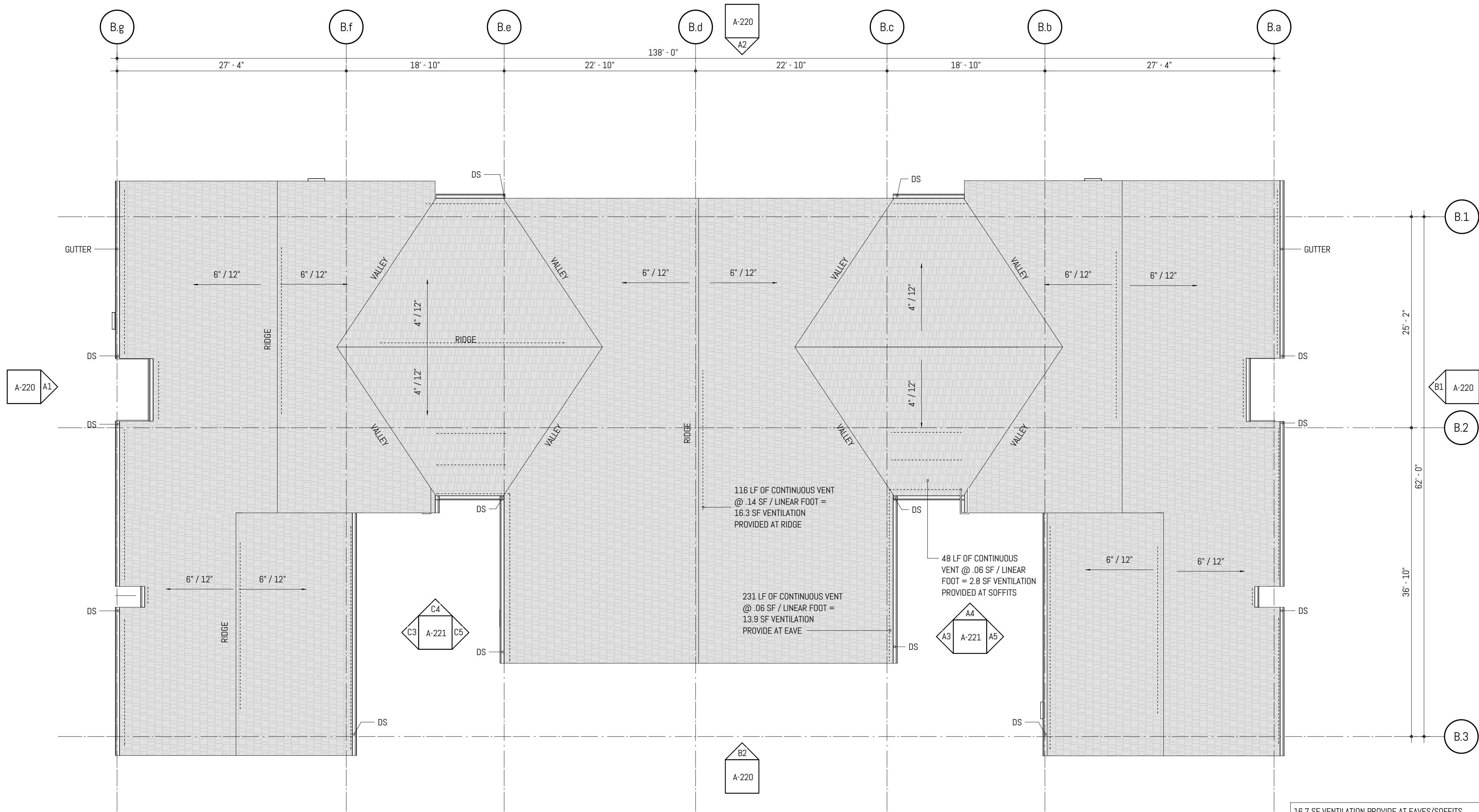
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PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: MJ

PROJECT STATUS:  
PERMIT SET  
05.06.2022

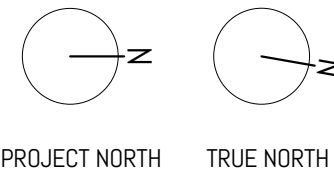
SHEET TITLE:  
FLOOR PLAN BLDG B & D -  
ROOF

SHEET NO.

A-123



A2 FLOOR PLAN - BUILDING B & D - ROOF  
SCALE: 1/8" = 1'-0" @ FULL SCALE





D

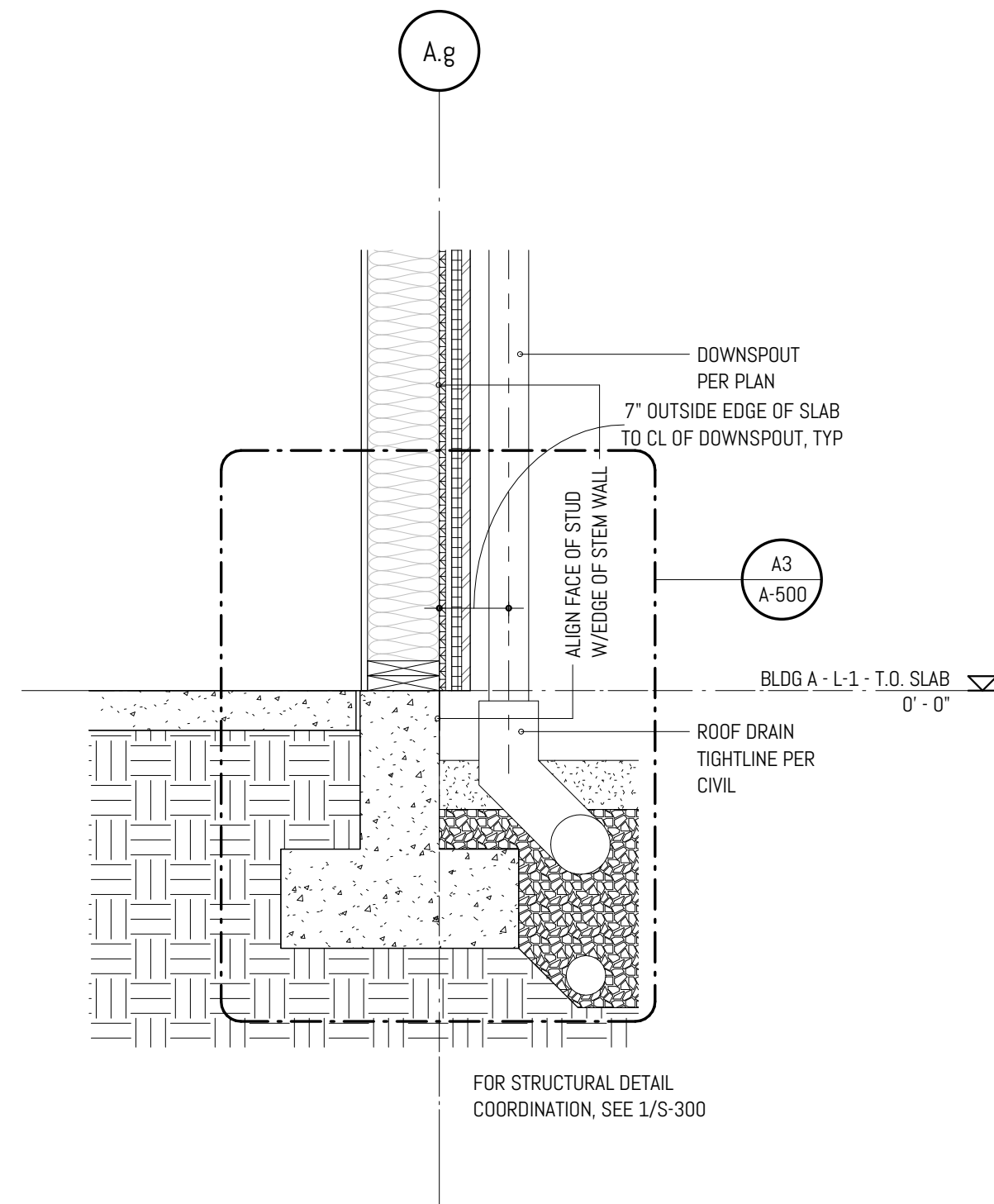
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B

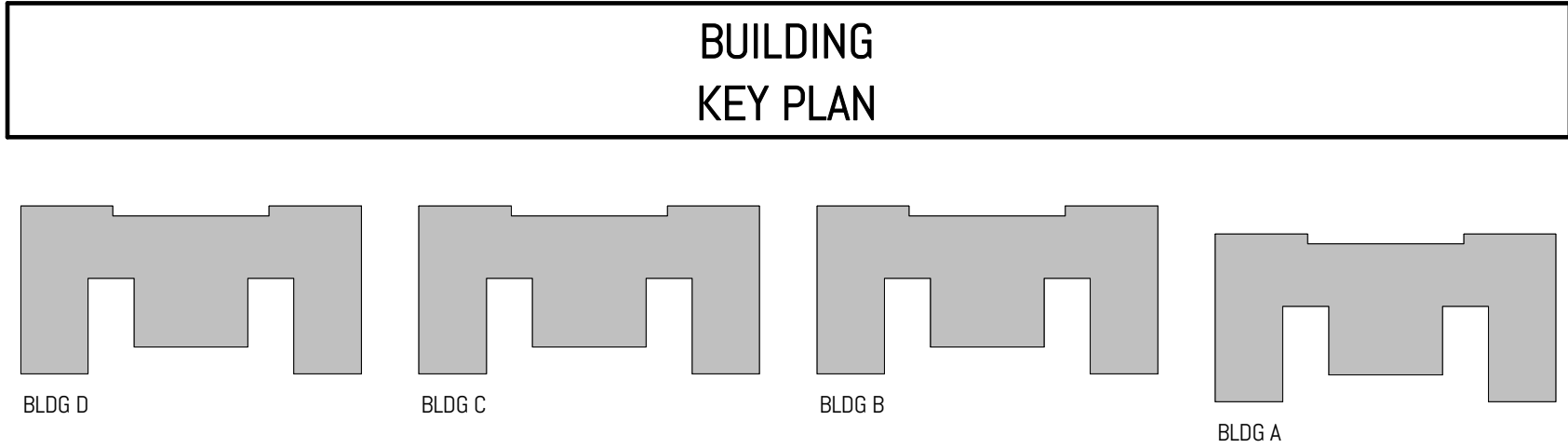
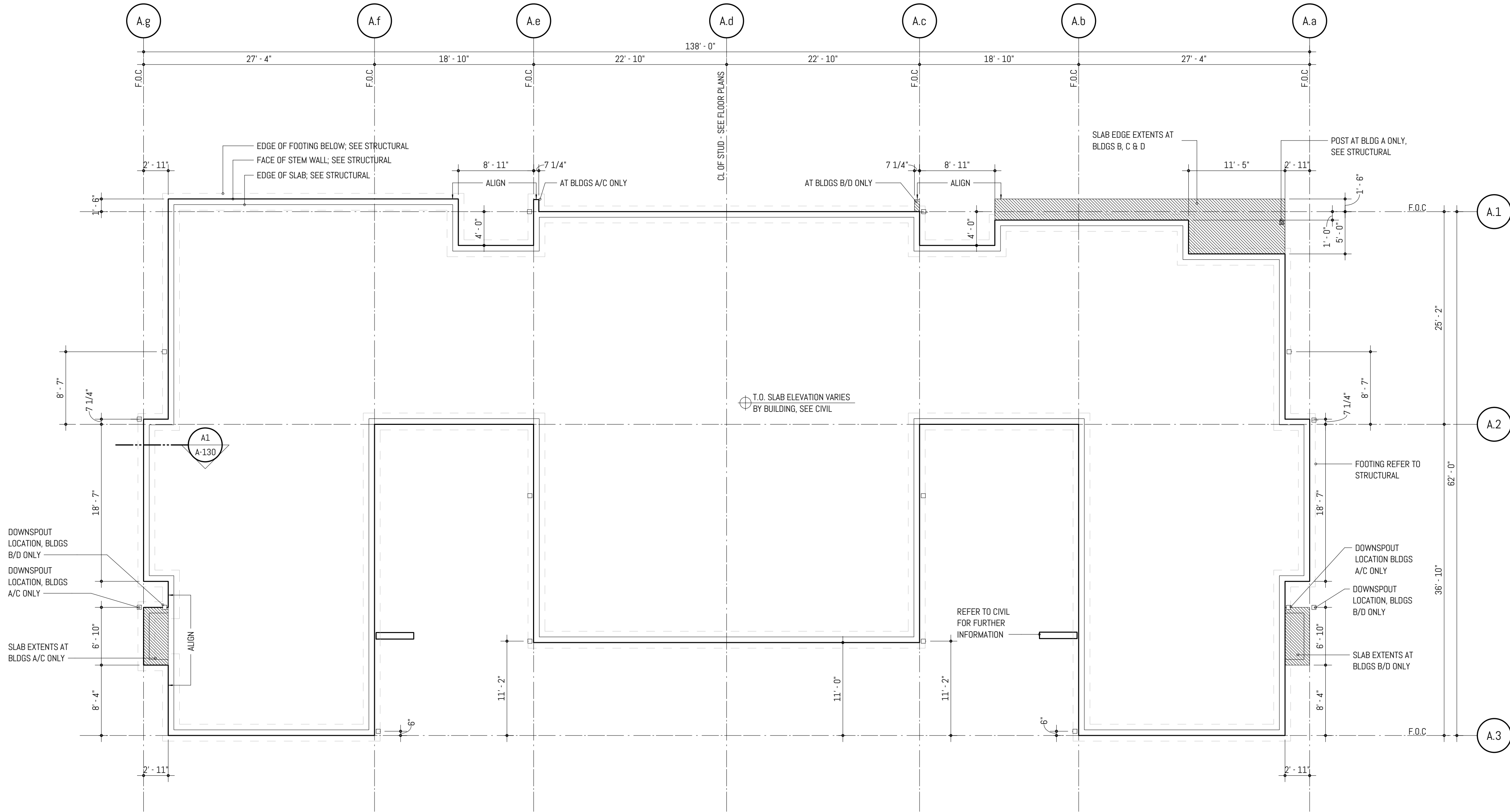
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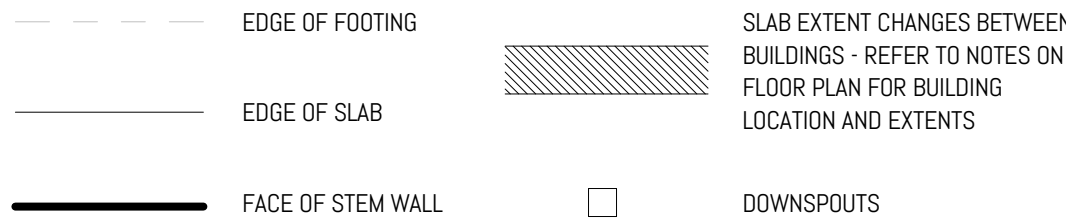
**A1** SLAB EDGE & DOWNSPOUT DETAIL  
SCALE: 3/4" = 1'-0" @ FULL SCALE



**A2** SLAB EDGE PLAN - TYP BLDG A, B, C, D  
SCALE: 1/8" = 1'-0" @ FULL SCALE



FLOOR PLAN & SLAB EDGE  
GRAPHIC LEGEND



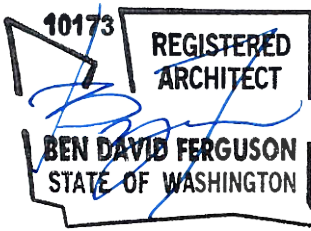
FLOOR PLAN & SLAB EDGE  
GENERAL NOTES

1. THE CONTRACTOR SHALL COMPARE THIS SLAB EDGE PLAN WITH STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
2. DIMENSIONS INDICATED FROM SLAB EDGE U.N.O.
3. STRUCTURAL COLUMNS TO CENTER ON GRIDLINES U.N.O.; REFER TO STRUCTURAL DRAWINGS FOR COLUMN TYPES.
4. OPENINGS AT DESIGN-BUILD EGRESS STAIRS TO BE VERIFIED BY THE MANUFACTURER.
5. EMBED PLATES NOT SHOWN IN SLAB EDGE A-130 SERIES. STRUCTURAL SHEET SET TO SPECIFY EMBED SIZING UNLESS NOTED OTHERWISE IN ARCHITECTURAL SHEET SET.

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

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MARK	REVISION	DATE
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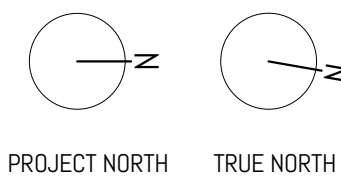
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PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

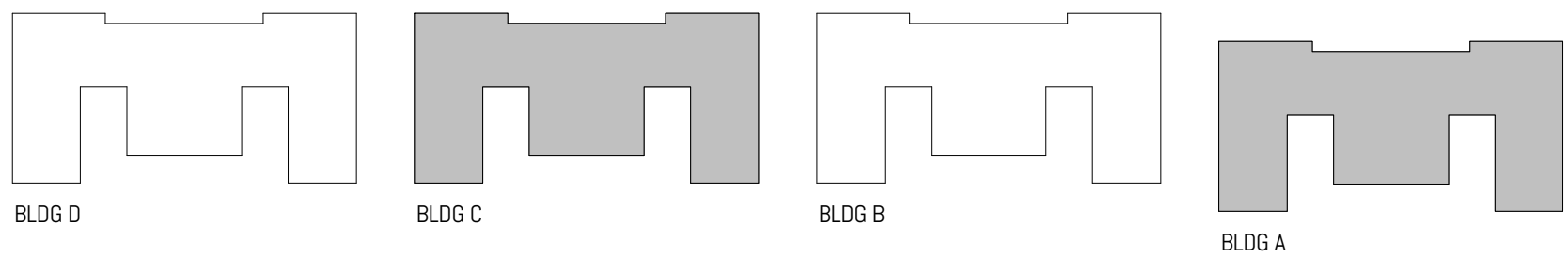
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SLAB EDGE PLAN - TYP  
BLDG A, B, C, D

SHEET NO.

A-130

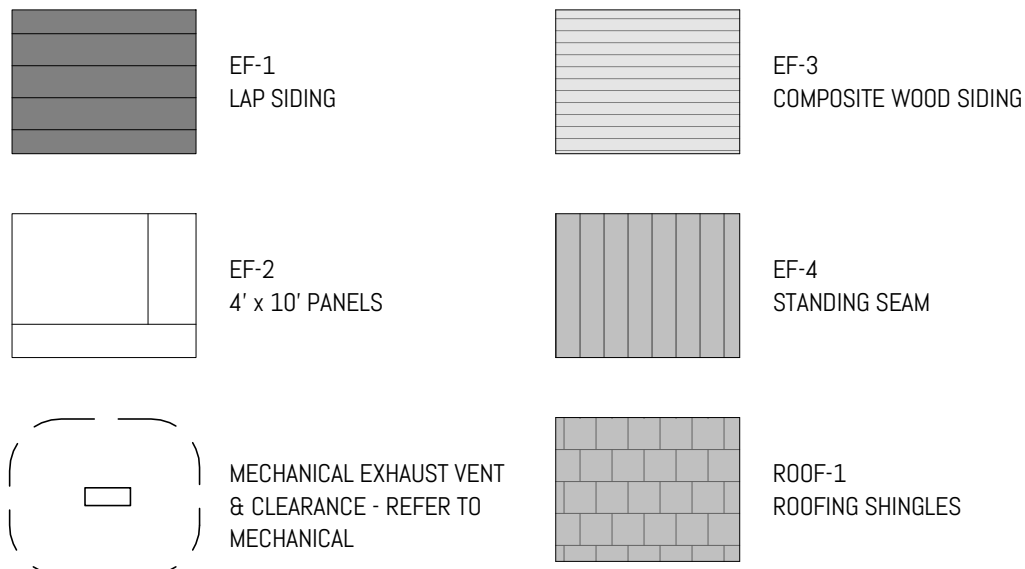


BUILDING  
KEY PLAN



EXTERIOR ELEVATION & BUILDING SECTION  
GRAPHIC LEGEND

REFER TO SHEET A-400 FOR FINISH LEGEND



EXTERIOR ELEVATION & BUILDING SECTION  
KEYNOTES BY NUMBER

- ① VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.

EXTERIOR ELEVATION & BUILDING SECTION  
GENERAL NOTES

1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES. INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
2. EXISTING WALL-HOSTED UTILITY / SERVICE CONNECTIONS TO BE LOCATED AND IDENTIFIED BEFORE COMMENCEMENT OF CONSTRUCTION. UTILITY / SERVICE CONNECTIONS NOT SHOWN IN ARCHITECTURAL DRAWINGS TO BE DOCUMENTED AND REPORTED TO ARCHITECT IN ADVANCE OF WALL FRAMING AND / OR SIDING INSTALLATION.
3. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.
4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.D.
5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-401 FOR ADDITIONAL INFORMATION.
6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200.
7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED FLOOR PLANS FOR INTERIOR DOOR TAGS.
8. APPROVED 12" MINIMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED TO. BUILDING SHALL BE ADDRESSED AS FOLLOWS:  
BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING A: 4422 CAPITOL BLVD SE, TUMWATER WA 98501



B1 BLDG A - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



B2 BLDG A - EAST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A1 BLDG A - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A3 BLDG A - WEST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE

CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

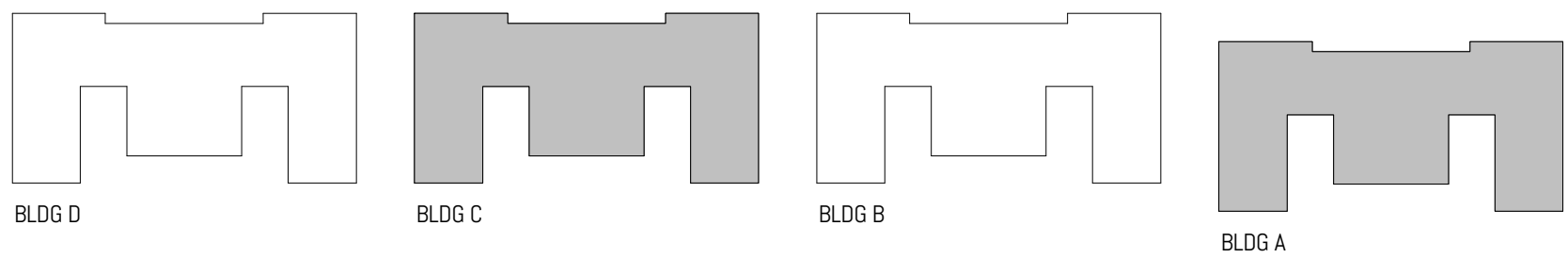
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EXTERIOR ELEVATIONS -  
BLDG A & C

SHEET NO.

A-200

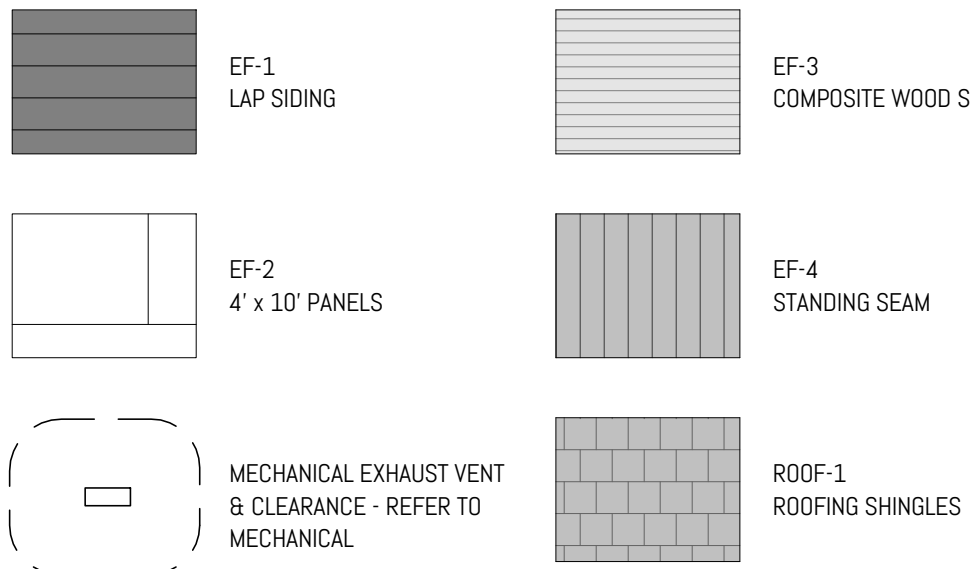


BUILDING  
KEY PLAN



EXTERIOR ELEVATION & BUILDING SECTION  
GRAPHIC LEGEND

REFER TO SHEET A-400 FOR FINISH LEGEND

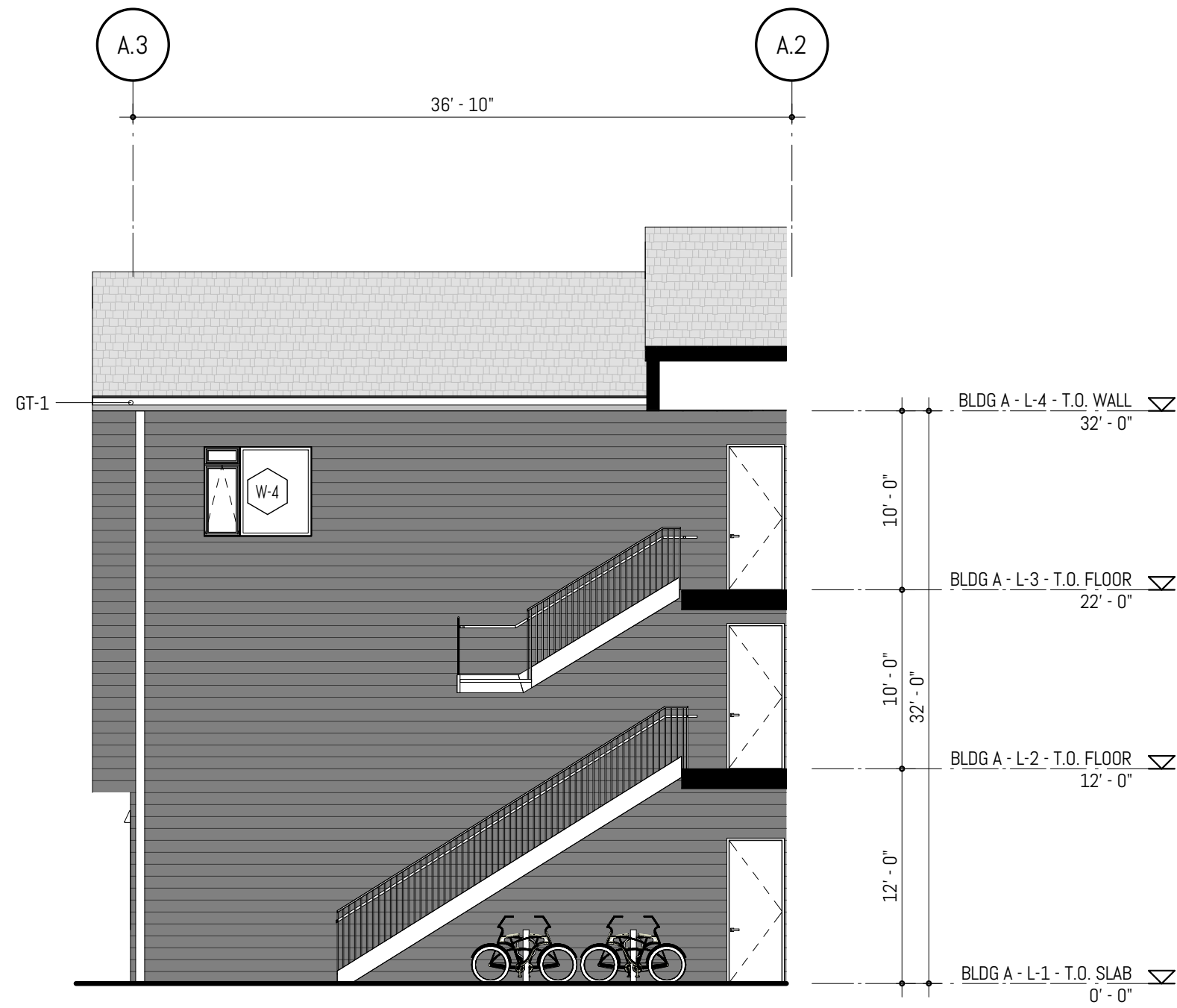
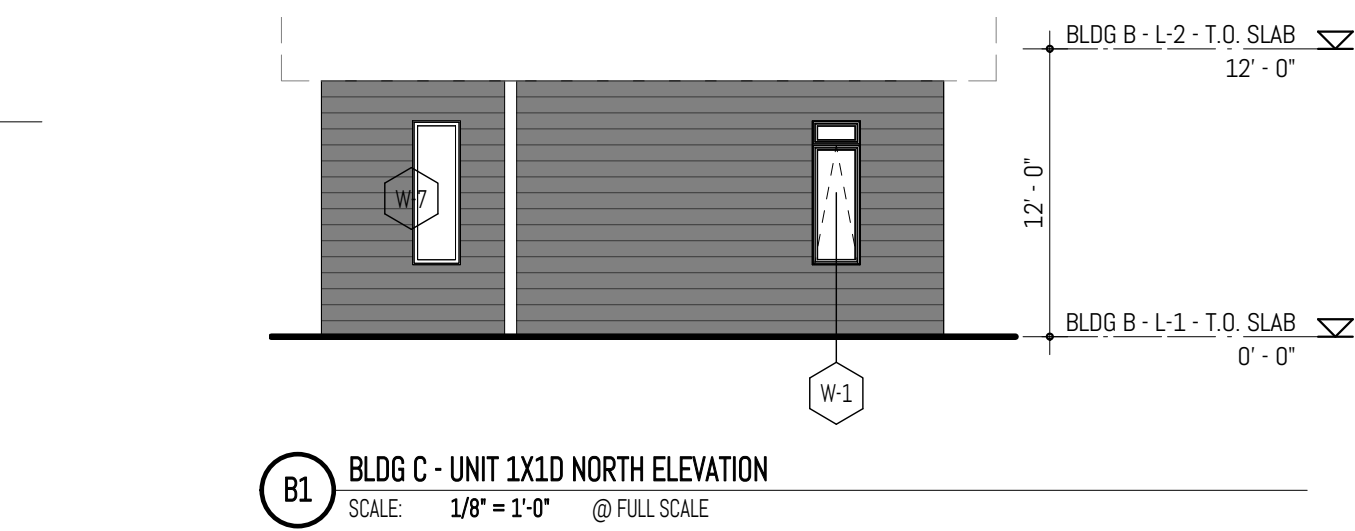
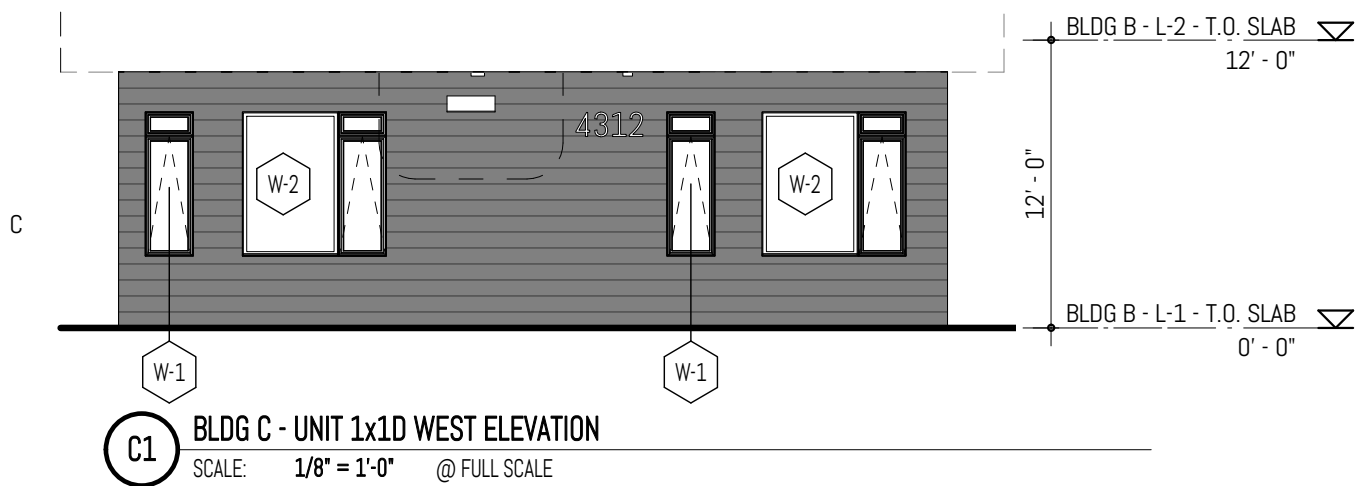


EXTERIOR ELEVATION & BUILDING SECTION  
KEYNOTES BY NUMBER

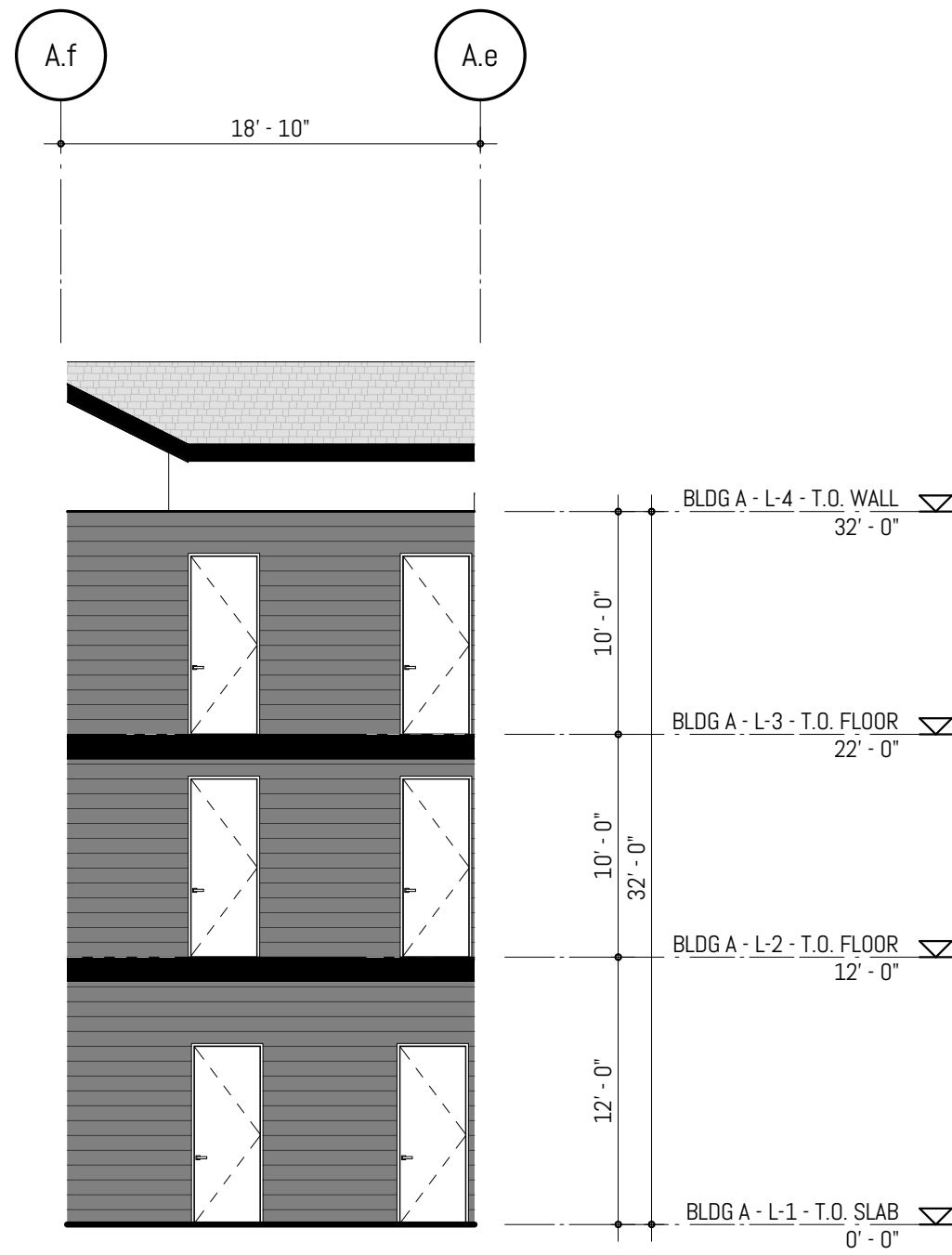
- ① VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.

EXTERIOR ELEVATION & BUILDING SECTION  
GENERAL NOTES

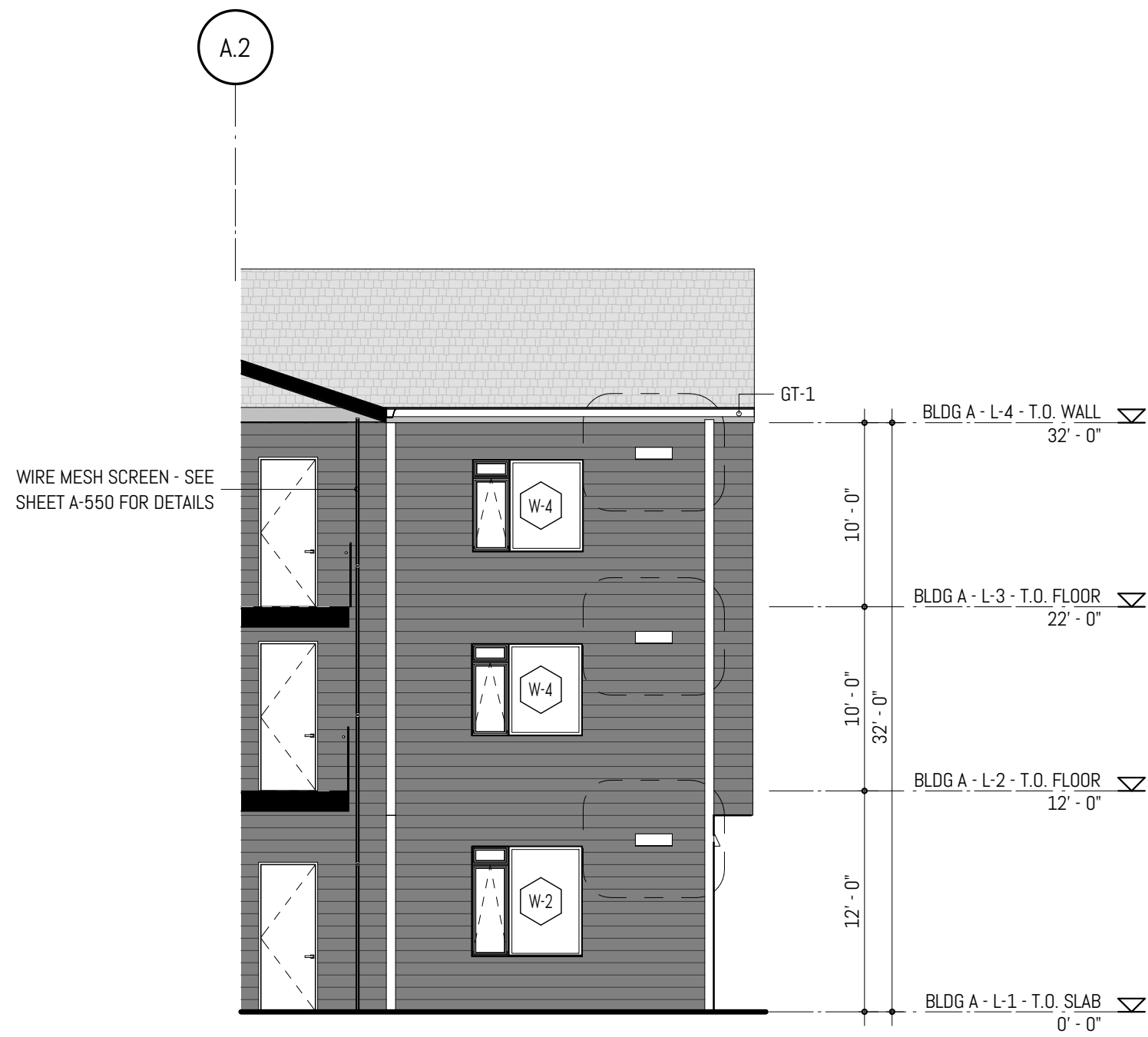
1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
2. EXISTING WALL-HOSTED UTILITY / SERVICE CONNECTIONS TO BE LOCATED AND IDENTIFIED BEFORE COMMENCEMENT OF CONSTRUCTION. UTILITY / SERVICE CONNECTIONS NOT SHOWN IN ARCHITECTURAL DRAWINGS TO BE DOCUMENTED AND REPORTED TO ARCHITECT IN ADVANCE OF WALL FRAMING AND / OR SIDING INSTALLATION.
3. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.
4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.D.
5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-401 FOR ADDITIONAL INFORMATION.
6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200.
7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED FLOOR PLANS FOR INTERIOR DOOR TAGS.
8. APPROVED 12" MINIMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED T. BUILDING SHALL BE ADDRESSED AS FOLLOWS:  
BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING A: 4422 CAPITOL BLVD SE, TUMWATER WA 98501



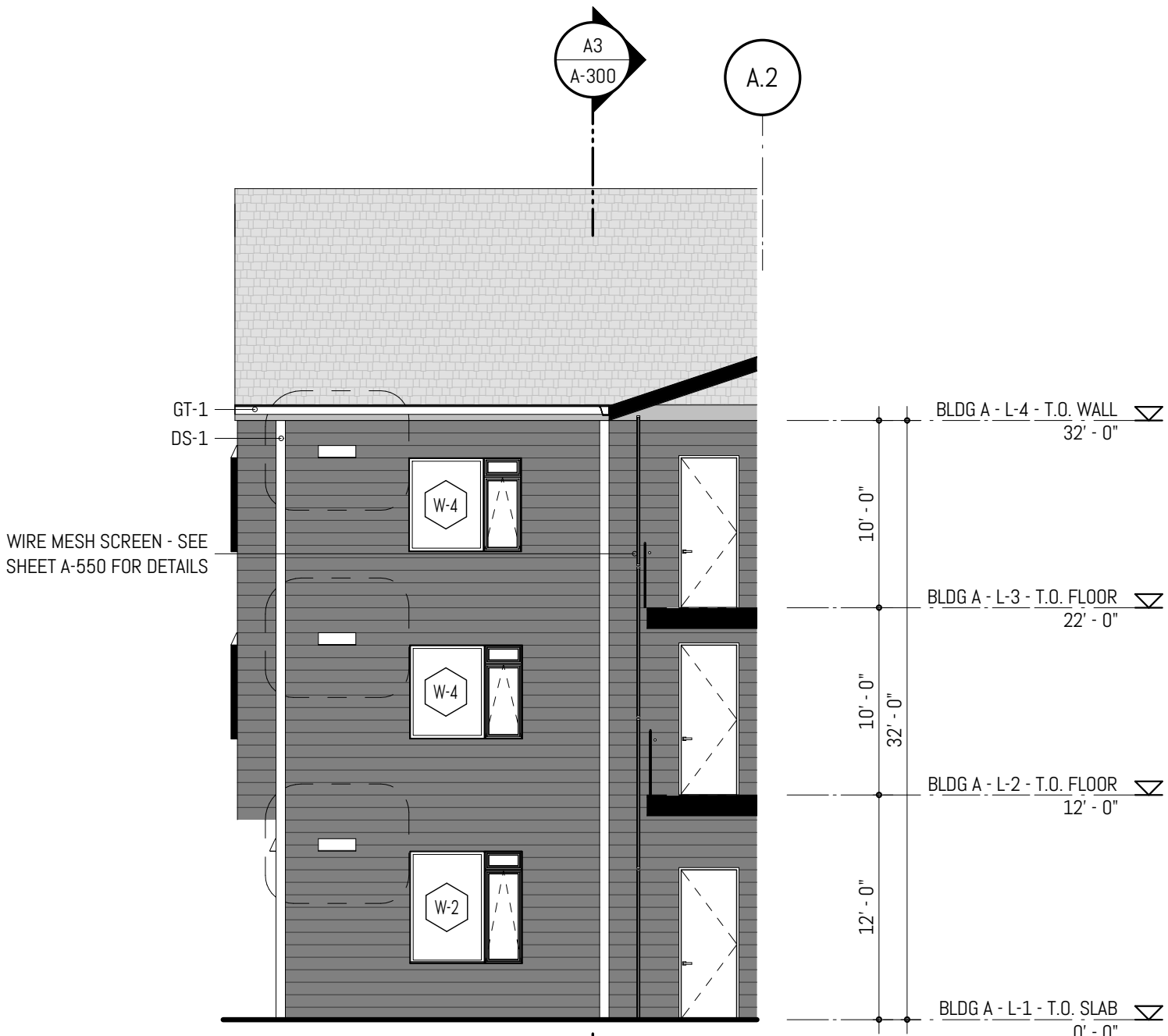
C3 BLDG A - SOUTH COURT - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



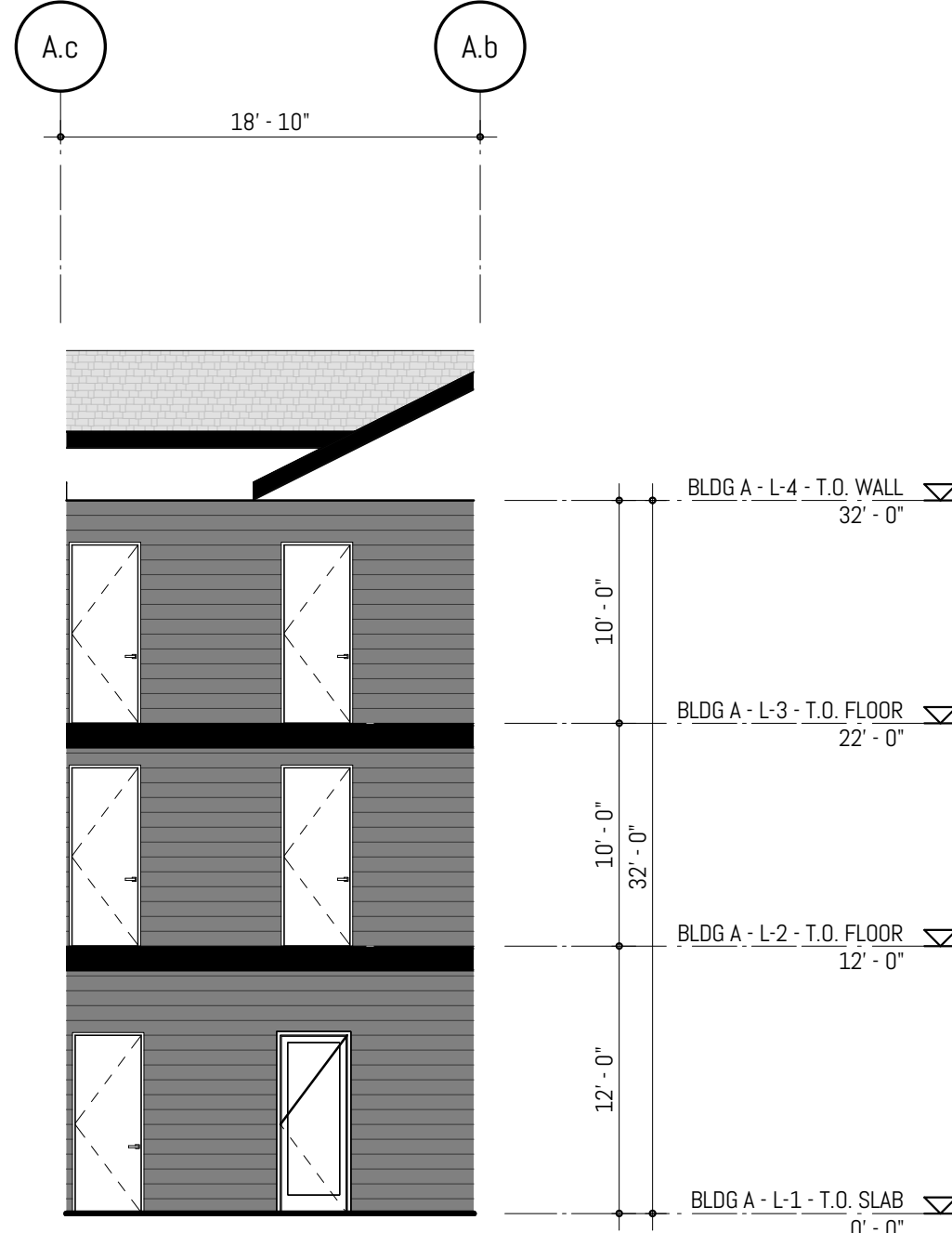
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SCALE: 1/8" = 1'-0" @ FULL SCALE



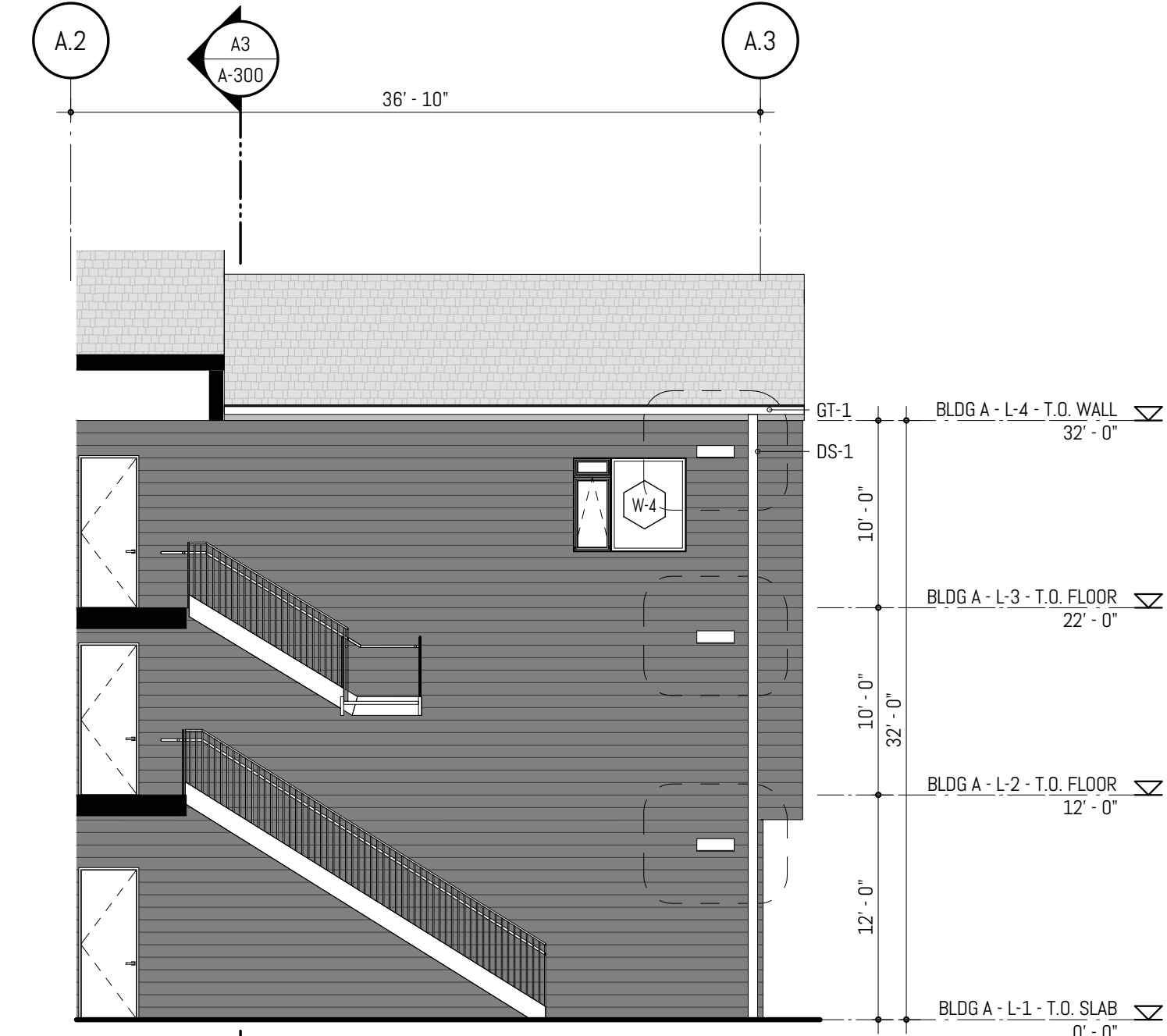
C5 BLDG A - SOUTH COURT - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A3 BLDG A - NORTH COURT - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A4 BLDG A - NORTH COURT - WEST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A5 BLDG A - NORTH COURT - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: FD

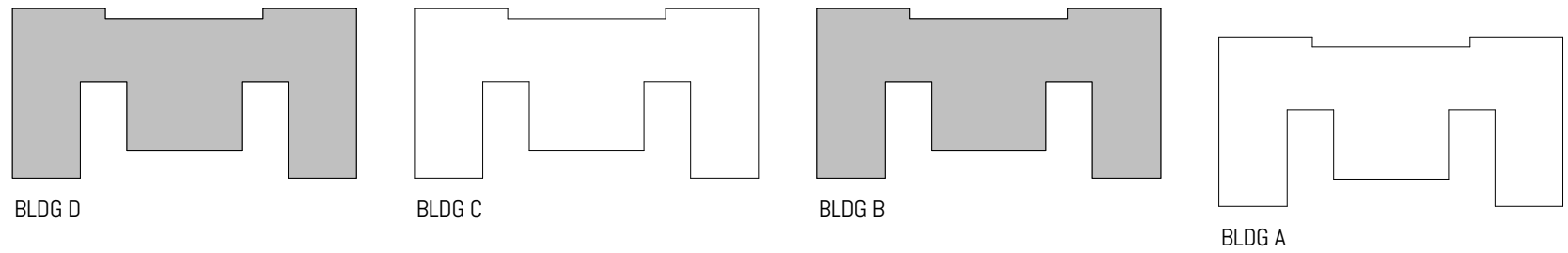
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PERMIT SET  
05.06.2022

SHEET TITLE:  
EXTERIOR ELEVATIONS -  
BLDG A & C UNIT ENTRY

SHEET NO.

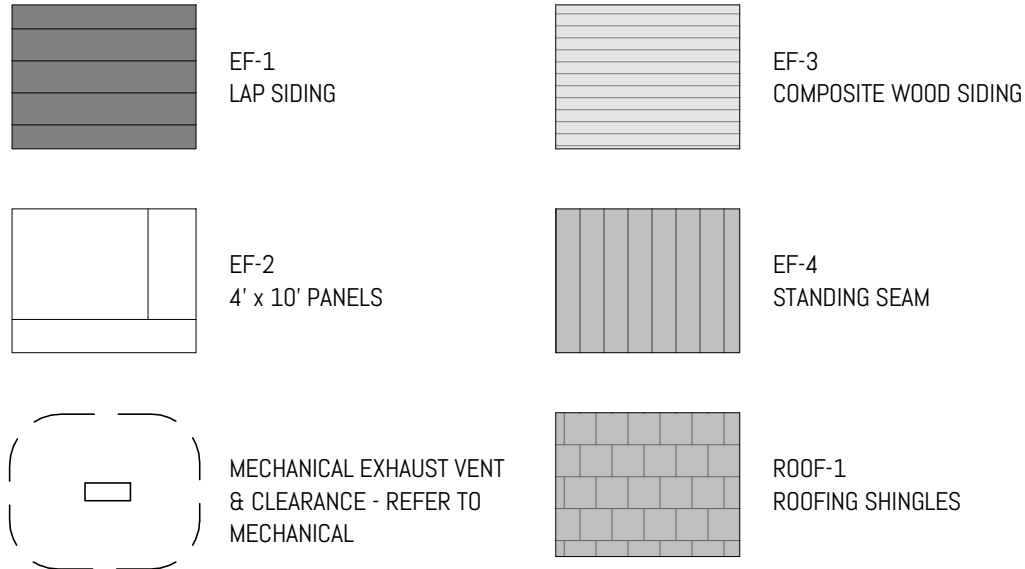
A-201

BUILDING  
KEY PLAN



EXTERIOR ELEVATION & BUILDING SECTION  
GRAPHIC LEGEND

REFER TO SHEET A-400 FOR FINISH LEGEND



EXTERIOR ELEVATION & BUILDING SECTION  
KEYNOTES BY NUMBER

- ① VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.

EXTERIOR ELEVATION & BUILDING SECTION  
GENERAL NOTES

1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
2. EXISTING WALL-HOSTED UTILITY / SERVICE CONNECTIONS TO BE LOCATED AND IDENTIFIED BEFORE COMMENCEMENT OF CONSTRUCTION. UTILITY / SERVICE CONNECTIONS NOT SHOWN IN ARCHITECTURAL DRAWINGS TO BE DOCUMENTED AND REPORTED TO ARCHITECT IN ADVANCE OF WALL FRAMING AND / OR SIDING INSTALLATION.
3. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.
4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.D.
5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-401 FOR ADDITIONAL INFORMATION.
6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200.
7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED FLOOR PLANS FOR INTERIOR DOOR TAGS.
8. APPROVED 12" MINIMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED TO. BUILDING SHALL BE ADDRESSED AS FOLLOWS:  
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BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING A: 4422 CAPITOL BLVD SE, TUMWATER WA 98501



B1 BLDG B - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



B2 BLDG B - EAST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A1 BLDG B - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A2 BLDG B - WEST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: FD

PROJECT STATUS:  
PERMIT SET  
05.06.2022

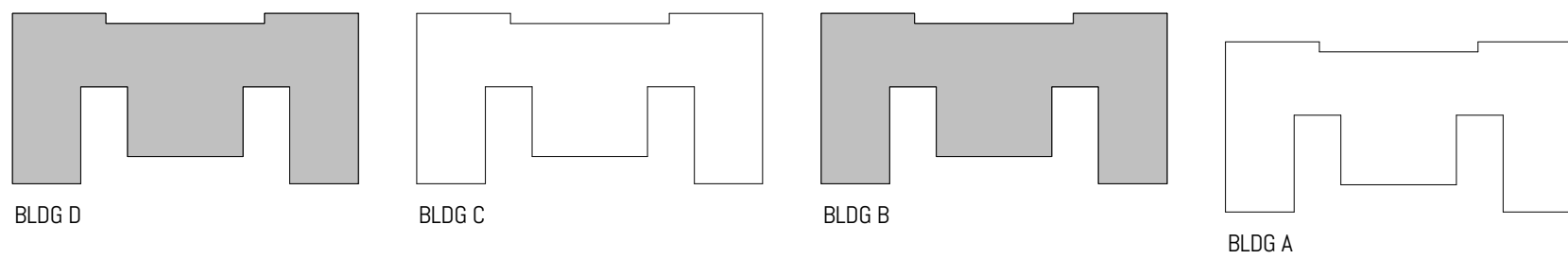
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EXTERIOR ELEVATIONS -  
BLDG B & D

SHEET NO.

A-220

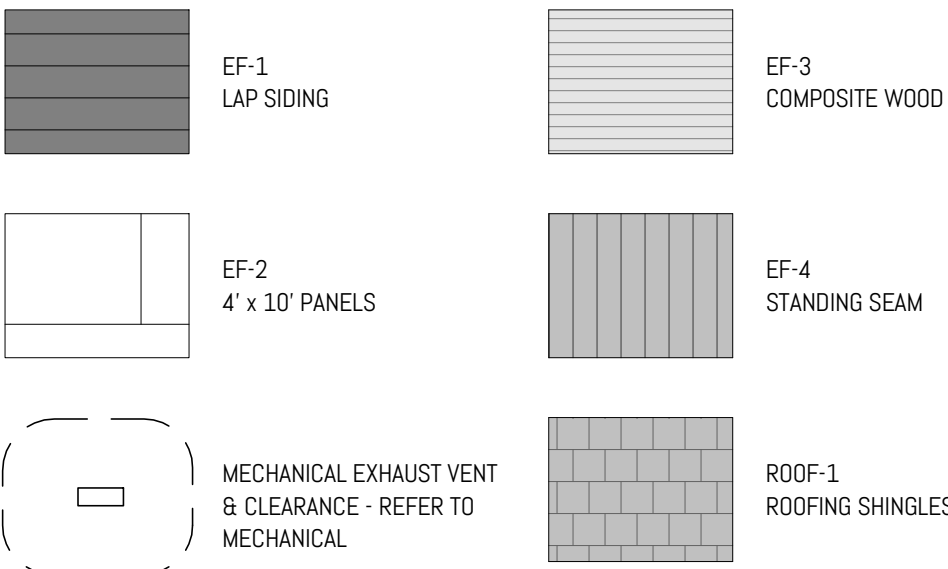


BUILDING  
KEY PLAN



EXTERIOR ELEVATION & BUILDING SECTION  
GRAPHIC LEGEND

REFER TO SHEET A-400 FOR FINISH LEGEND

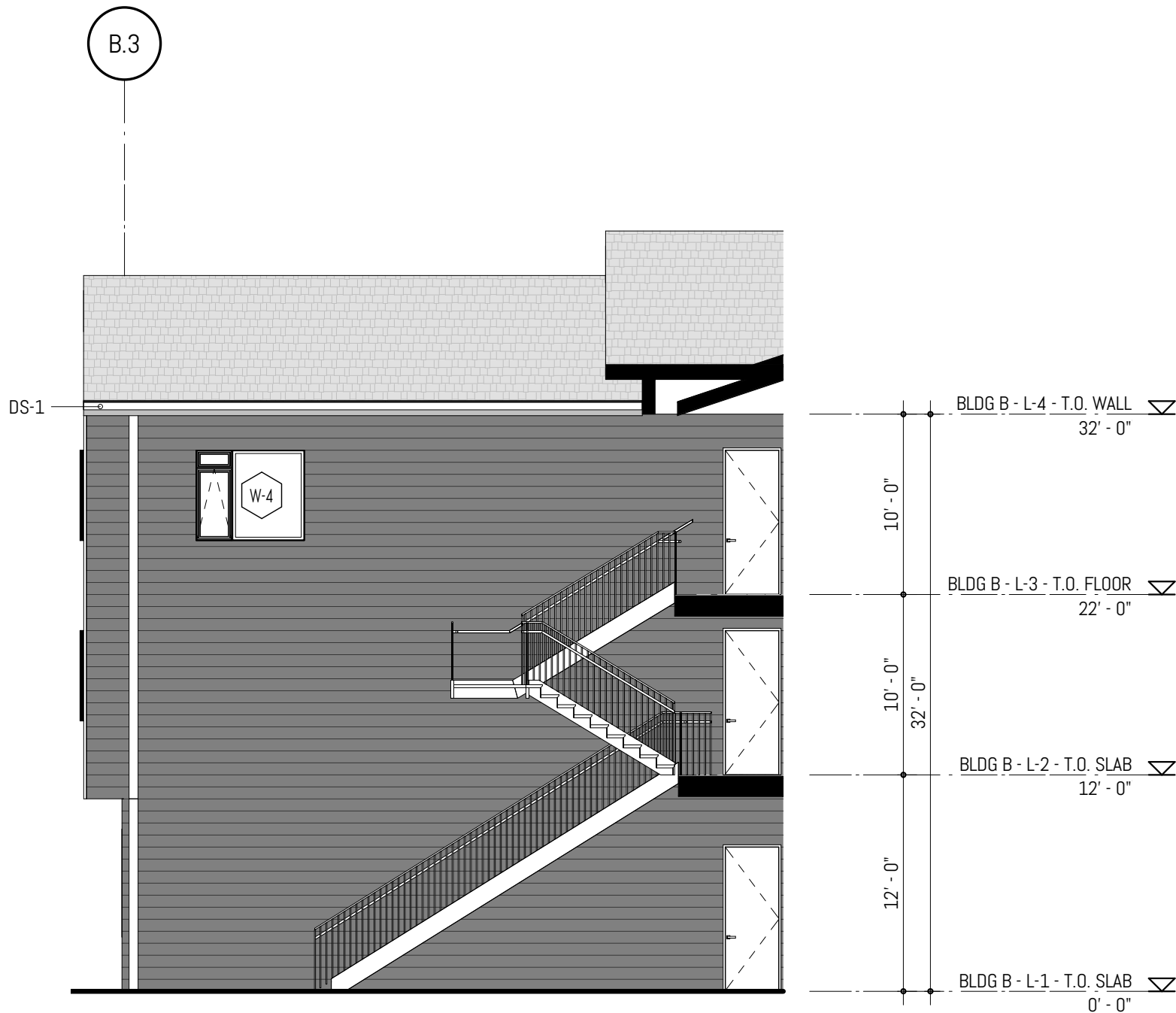


EXTERIOR ELEVATION & BUILDING SECTION  
KEYNOTES BY NUMBER

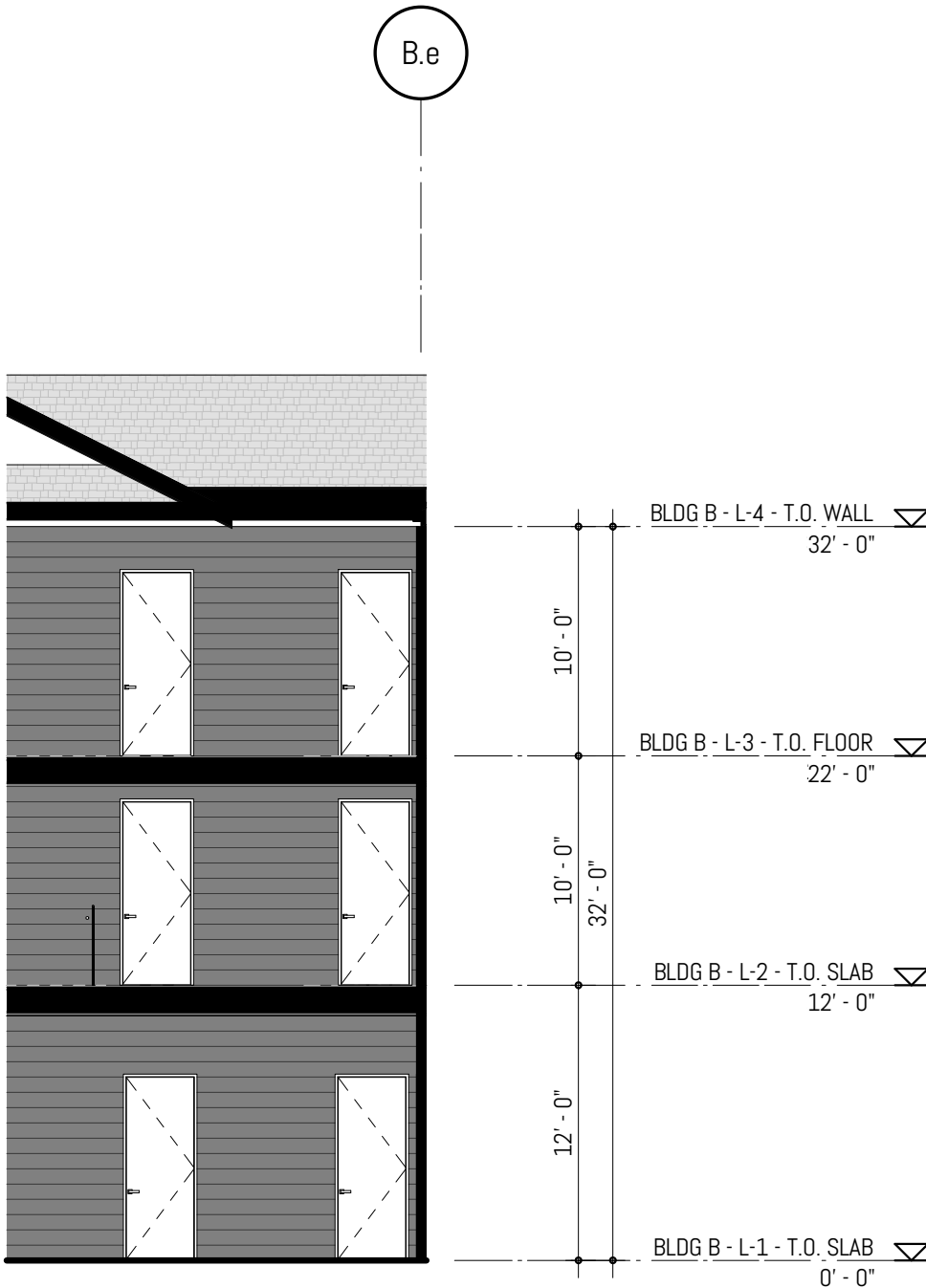
- ① VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.

EXTERIOR ELEVATION & BUILDING SECTION  
GENERAL NOTES

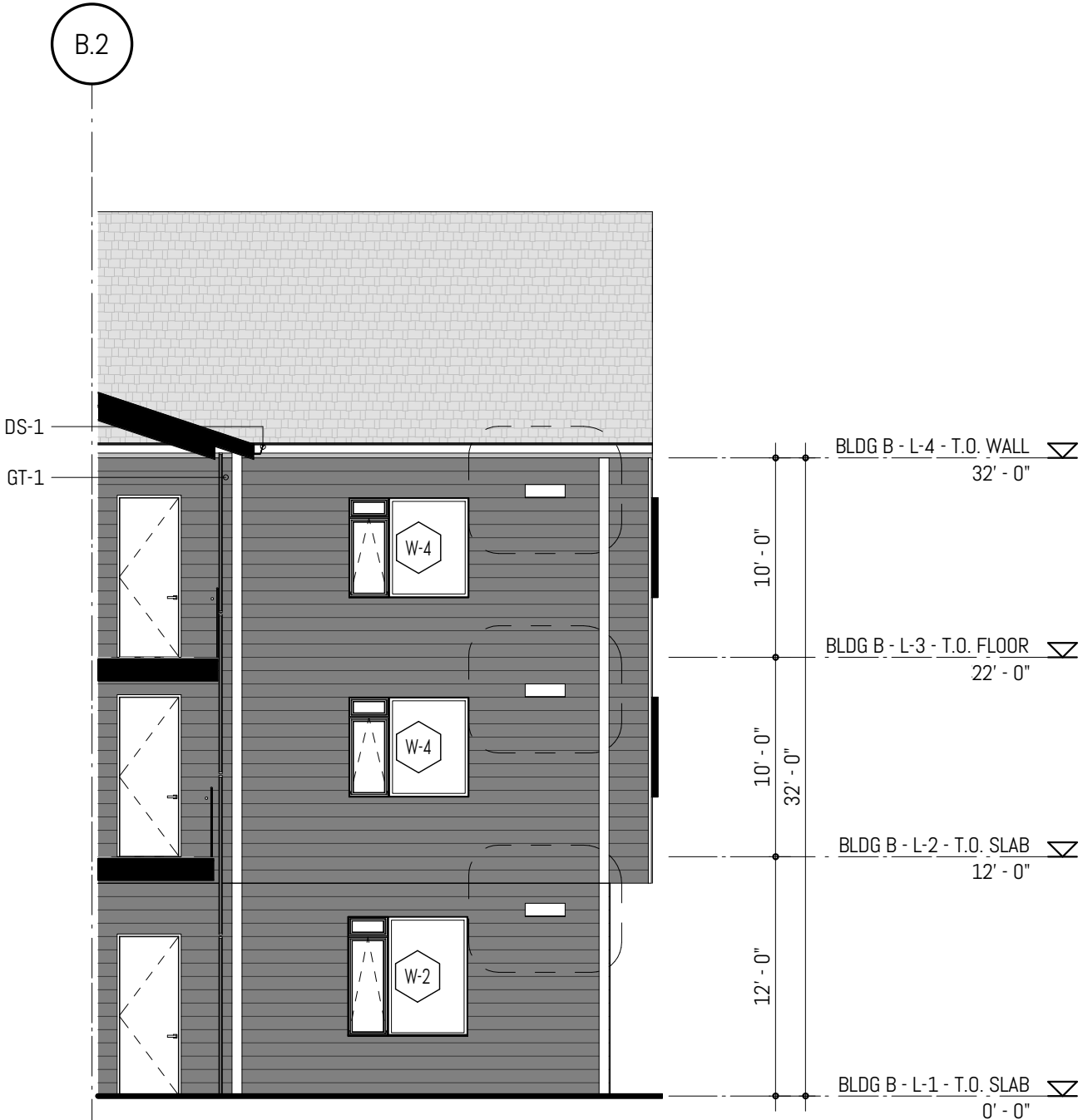
1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
2. EXISTING WALL-HOSTED UTILITY / SERVICE CONNECTIONS TO BE LOCATED AND IDENTIFIED BEFORE COMMENCEMENT OF CONSTRUCTION. UTILITY / SERVICE CONNECTIONS NOT SHOWN IN ARCHITECTURAL DRAWINGS TO BE DOCUMENTED AND REPORTED TO ARCHITECT IN ADVANCE OF WALL FRAMING AND / OR SIDING INSTALLATION.
3. SIDING INSTALLER TO MOCK-UP JOINTS, TRANSITIONS, FASTENER TYPE AND PATTERN, AND APPLIED FINISHES (INCLUDING PAINT AND STAIN) FOR OWNER AND ARCHITECT APPROVAL BEFORE INSTALLATION.
4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.D.
5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-401 FOR ADDITIONAL INFORMATION.
6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200.
7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED FLOOR PLANS FOR INTERIOR DOOR TAGS.
8. APPROVED 12" MINIMUM ADDRESS NUMBERING TO BE PROVIDED ON EACH BUILDING. THE ADDRESS NUMBERING SHALL BE HIGH CONTRAST TO THE CLADDING MATERIAL THEY ARE ATTACHED TO. BUILDING SHALL BE ADDRESSED AS FOLLOWS:  
BUILDING A: 4302 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING B: 4312 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING C: 4408 CAPITOL BLVD SE, TUMWATER WA 98501  
BUILDING A: 4422 CAPITOL BLVD SE, TUMWATER WA 98501



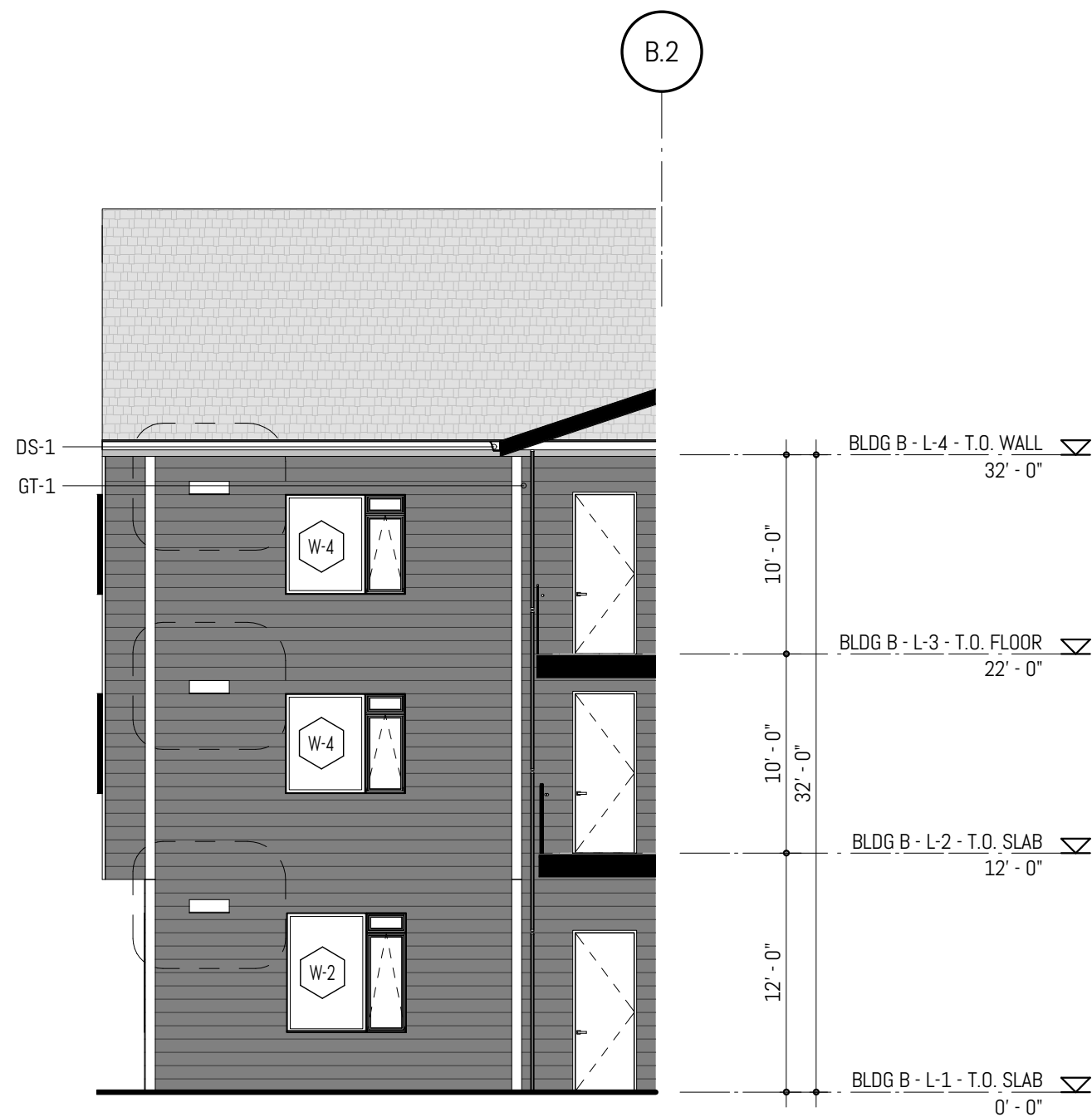
C3 BLDG B - SOUTH COURT - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



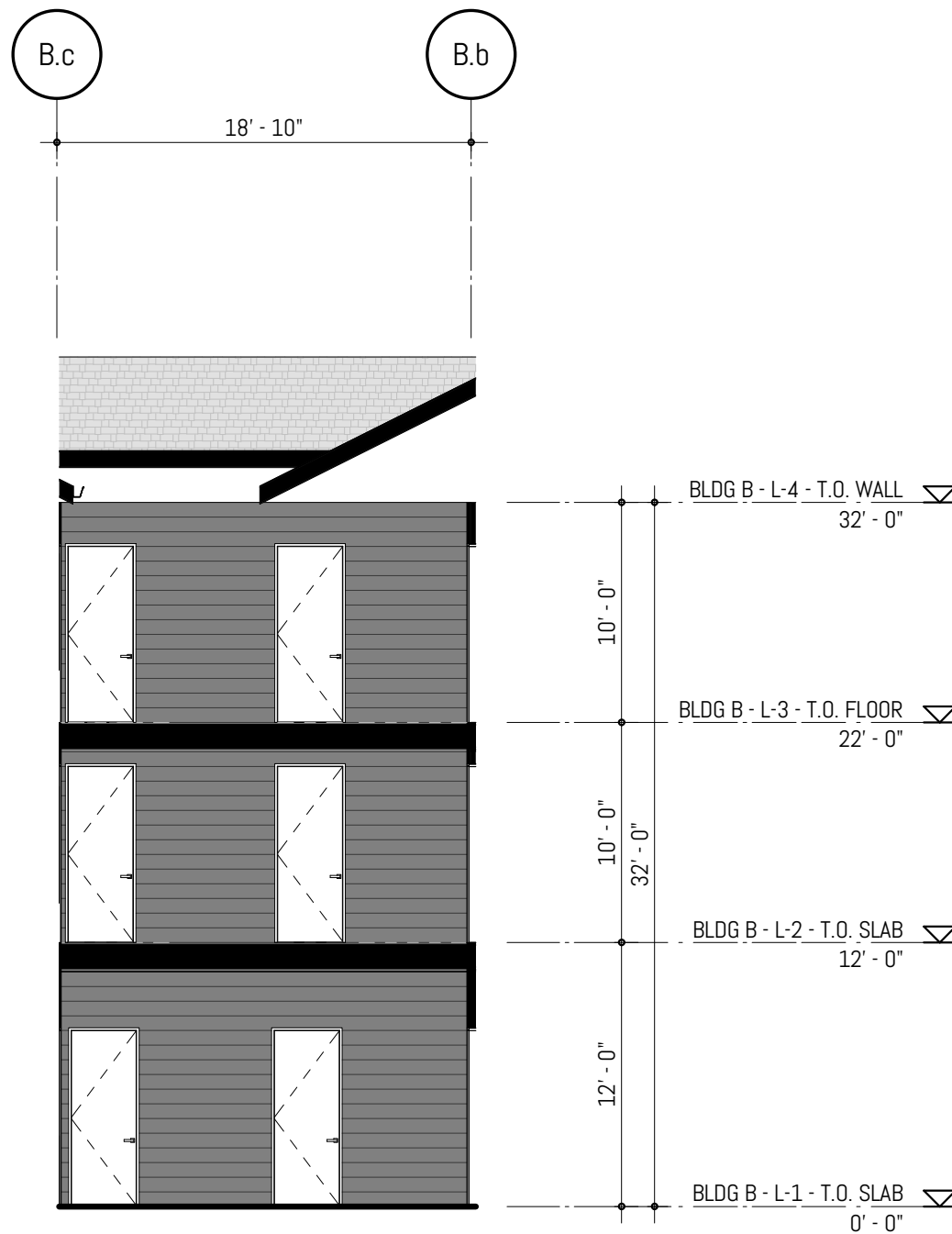
C4 BLDG B - SOUTH COURT - WEST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



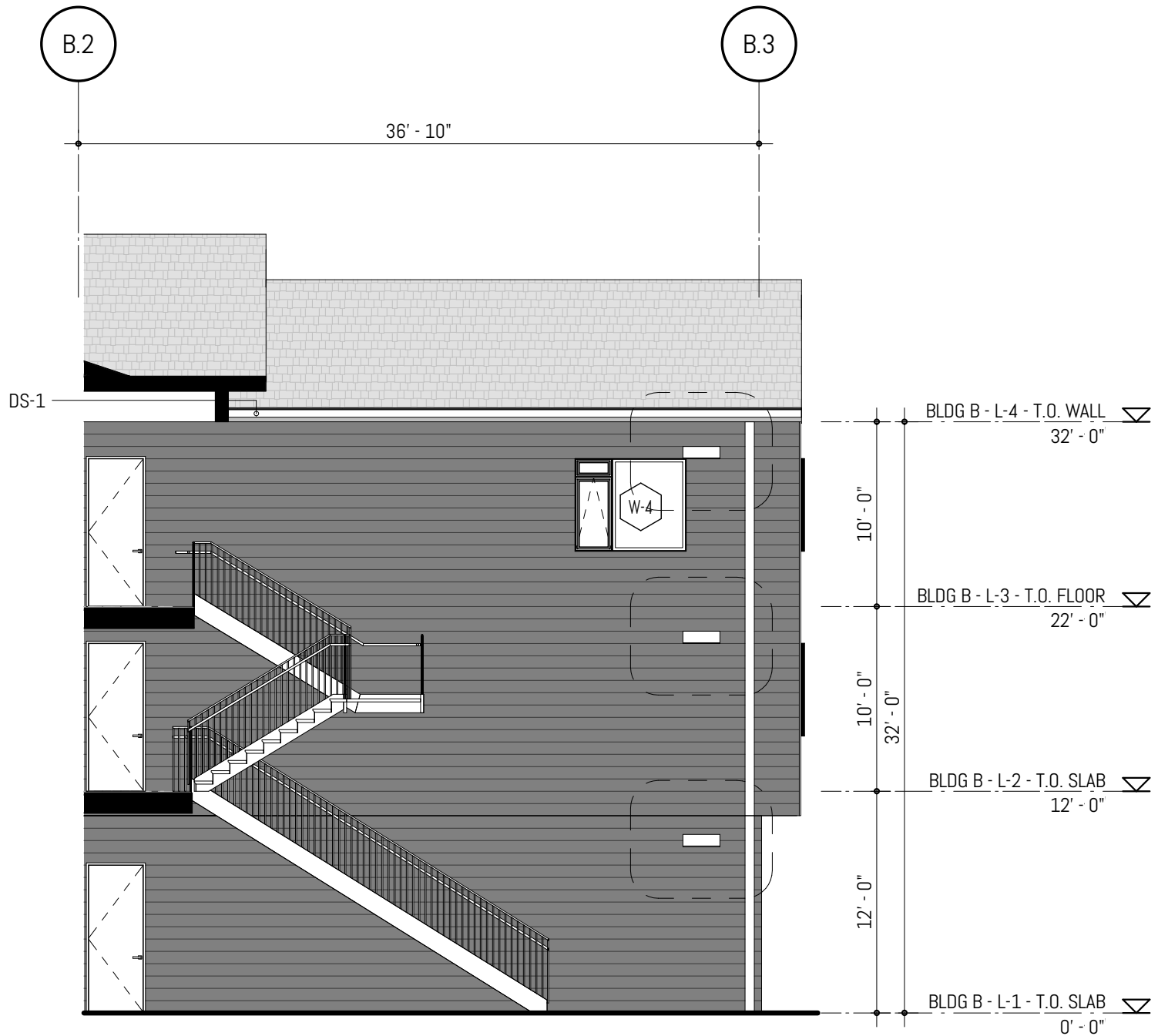
C5 BLDG B - SOUTH COURT - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A3 BLDG B - NORTH COURT - SOUTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A4 BLDG B - NORTH COURT - WEST ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A5 BLDG B - NORTH COURT - NORTH ELEVATION  
SCALE: 1/8" = 1'-0" @ FULL SCALE

CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: FD

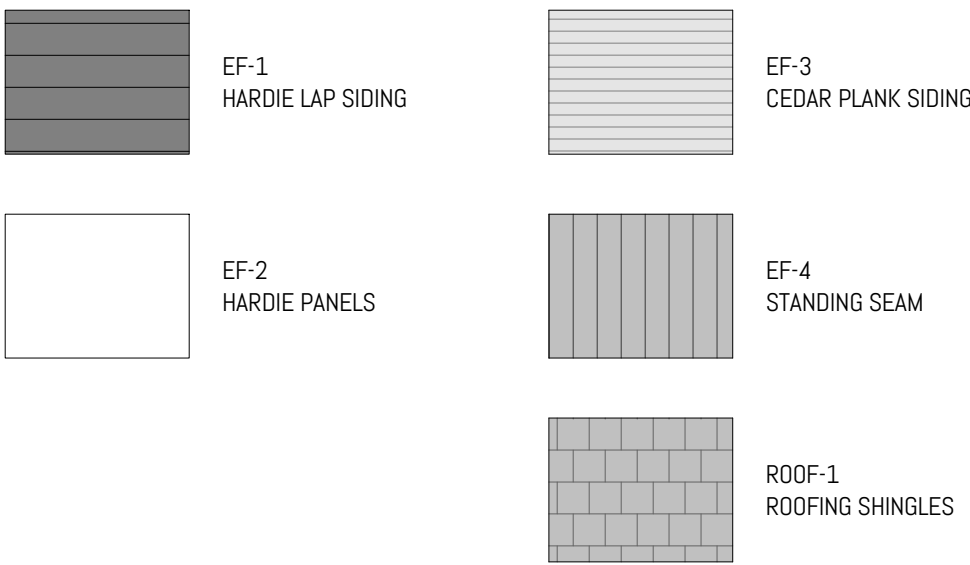
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
EXTERIOR ELEVATIONS -  
BLDG B & D UNIT ENTRY

SHEET NO.

A-221

EXTERIOR ELEVATION & BUILDING SECTION  
GRAPHIC LEGEND



EXTERIOR ELEVATION & BUILDING SECTION  
KEYNOTES BY NUMBER

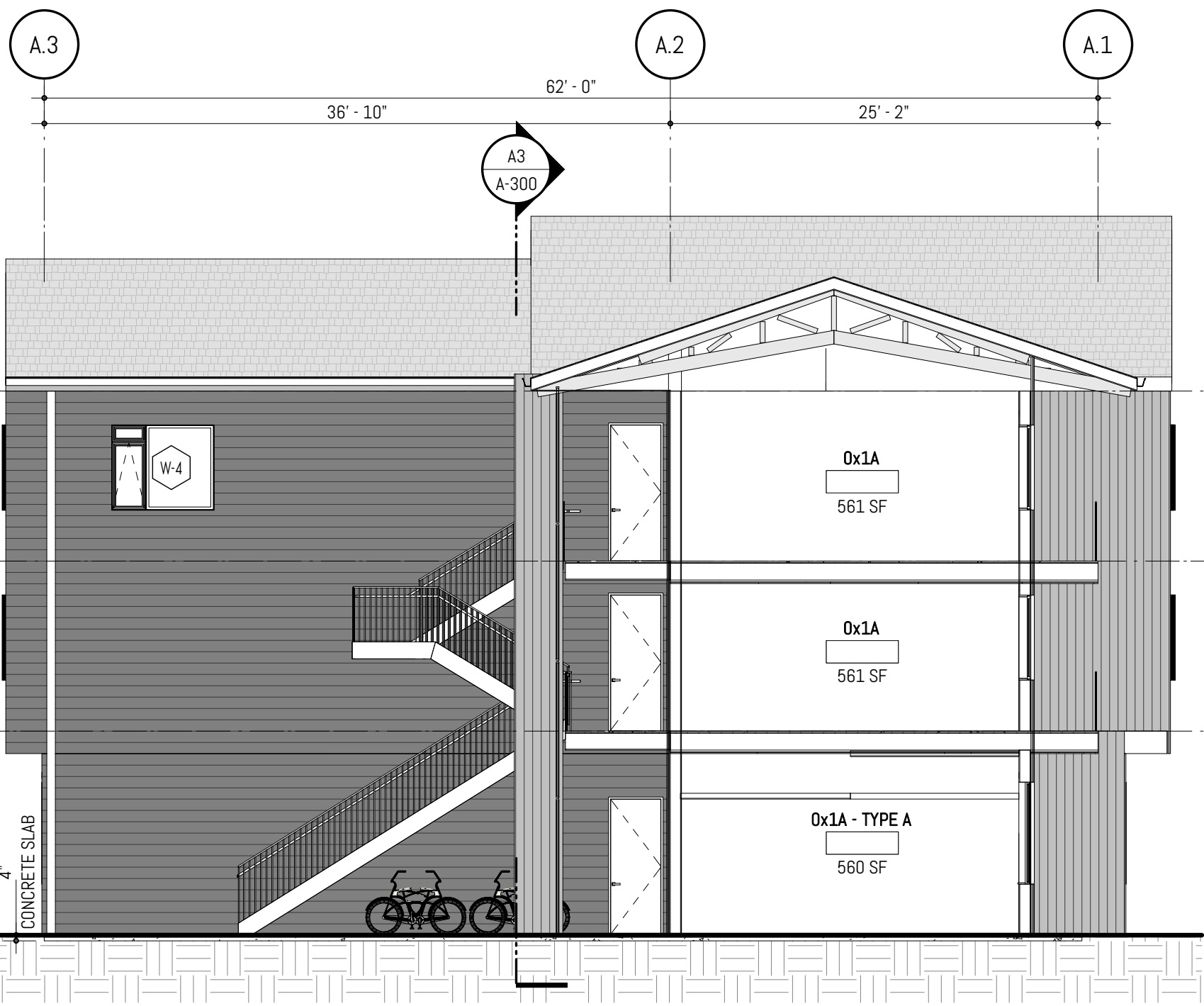
- ① VEGETATED SCREEN - SEE FINISH LEGEND FOR PRODUCT INFORMATION.

EXTERIOR ELEVATION & BUILDING SECTION  
GENERAL NOTES

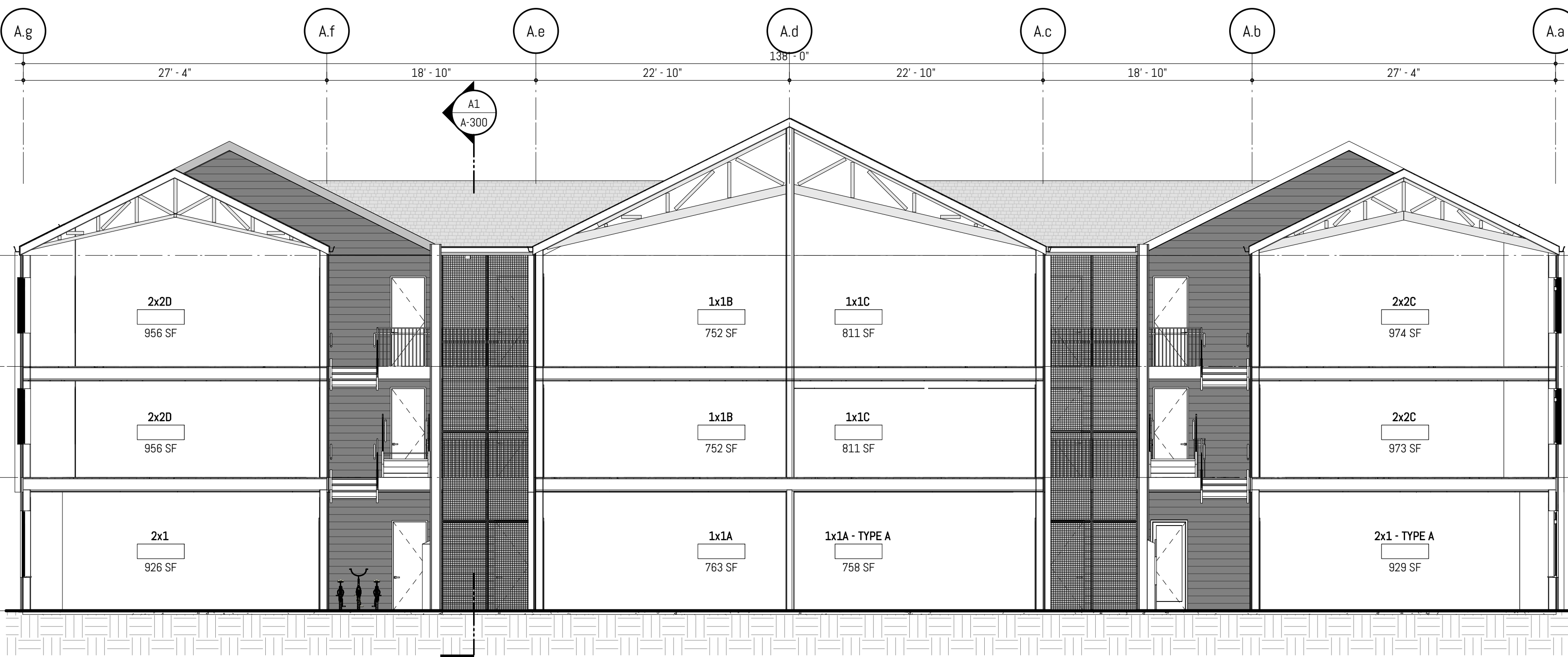
1. EXTERIOR WALL FINISH PANELS DIMENSIONED ACCORDING TO MANUFACTURER-PROVIDED NOMINAL SIZES; INSTALLER TO ADJUST PANEL LAYOUT AS NEEDED TO ACCOMMODATE HORIZONTAL AND VERTICAL JOINTS.
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4. SEE SHEET A-200 FOR TYPICAL EXTERIOR ELEVATION NOTE, U.N.O.
5. MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-401 FOR ADDITIONAL INFORMATION.
6. FOR TYPICAL BUILDING ELEVATION DIMENSIONS, CALLOUTS, & ANNOTATIONS, SEE SHEET A-200.
7. SEE A-100 SERIES - OVERALL FLOOR PLANS FOR EXTERIOR DOOR TAGS & A-400 SERIES - ENLARGED FLOOR PLANS FOR INTERIOR DOOR TAGS.

CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501



A1 BLDG A - E-W SECTION  
SCALE: 1/8" = 1'-0" @ FULL SCALE



A3 BLDG A - N-S SECTION  
SCALE: 1/8" = 1'-0" @ FULL SCALE

MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
BUILDING SECTIONS - TYP

SHEET NO.

A-300



D

C

B

A

PLOT DATE & TIME: 5/19/2022 4:45:33 PM

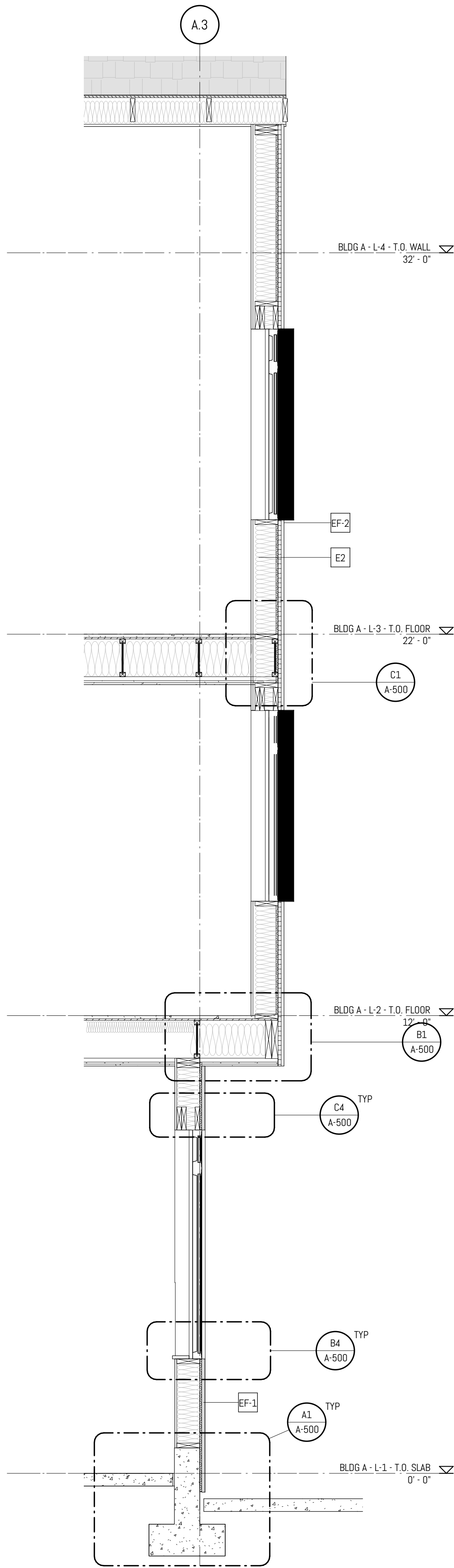
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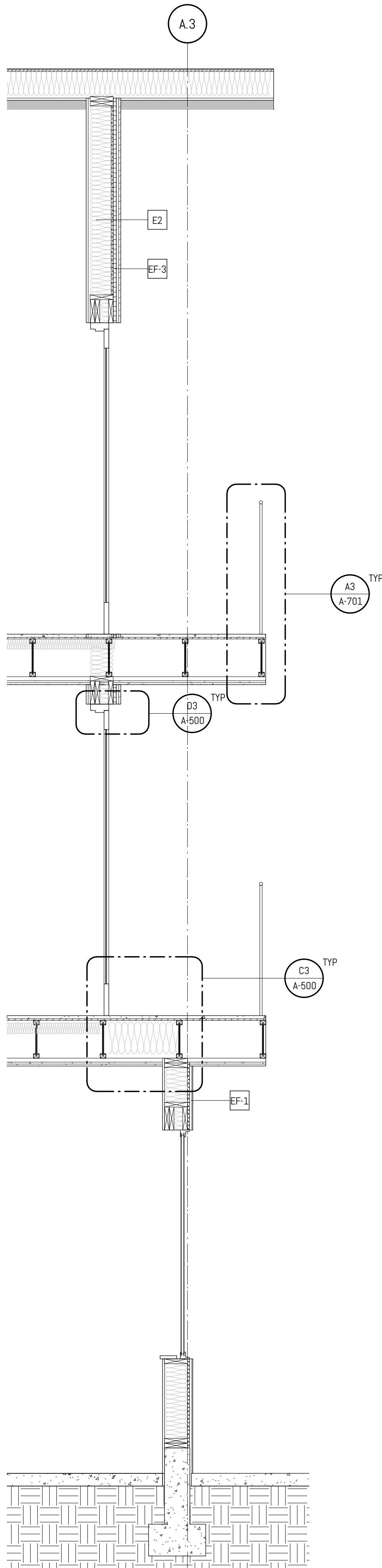
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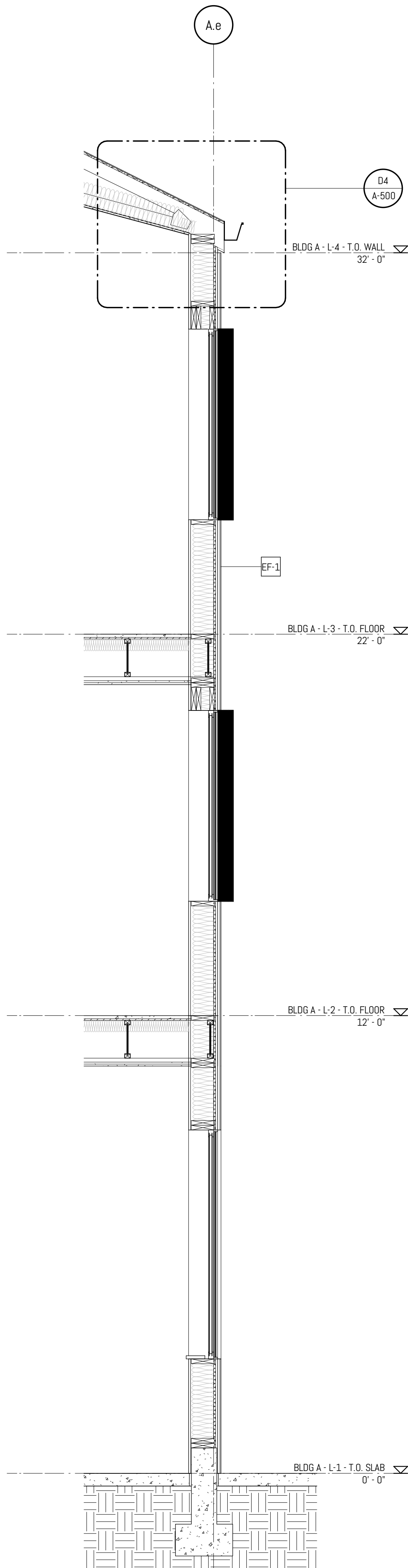
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**A1** WALL SECTION A - EAST WALL  
SCALE: 1/2" = 1'-0" @ FULL SCALE

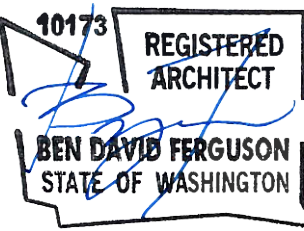


**A4** WALL SECTION B - EAST WALL  
SCALE: 1/2" = 1'-0" @ FULL SCALE



**A5** WALL SECTION A - SOUTH HALLWAY FACE  
SCALE: 1/2" = 1'-0" @ FULL SCALE

**FERGUSON**  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com



# CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
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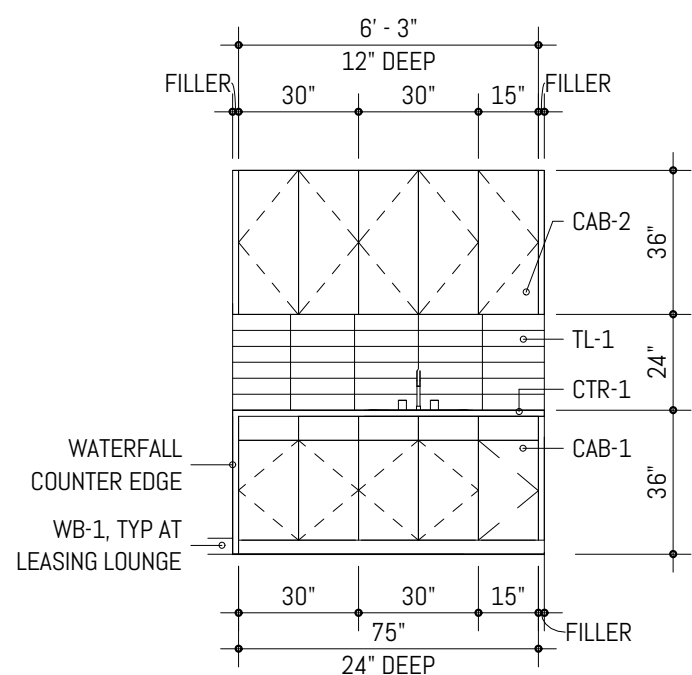
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PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

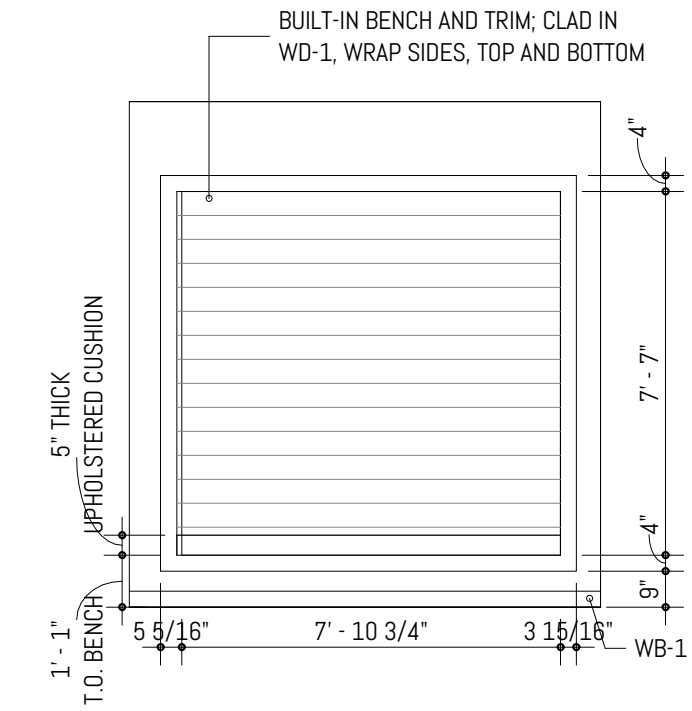
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WALL SECTIONS - TYP

SHEET NO.

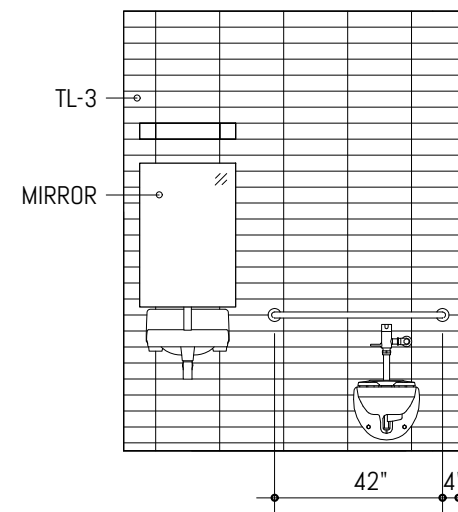
**A-310**



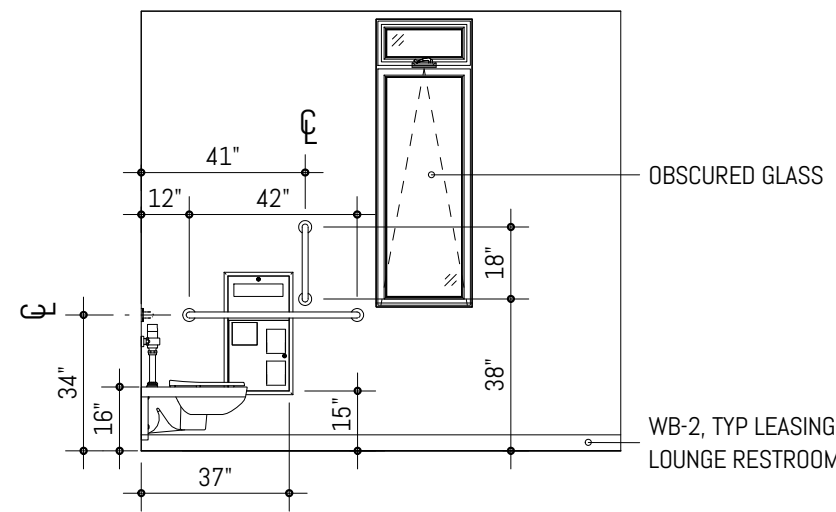
D2 ELEVATION - LEASING LOUNGE CASEWORK  
SCALE: 1/4" = 1'-0" @ FULL SCALE



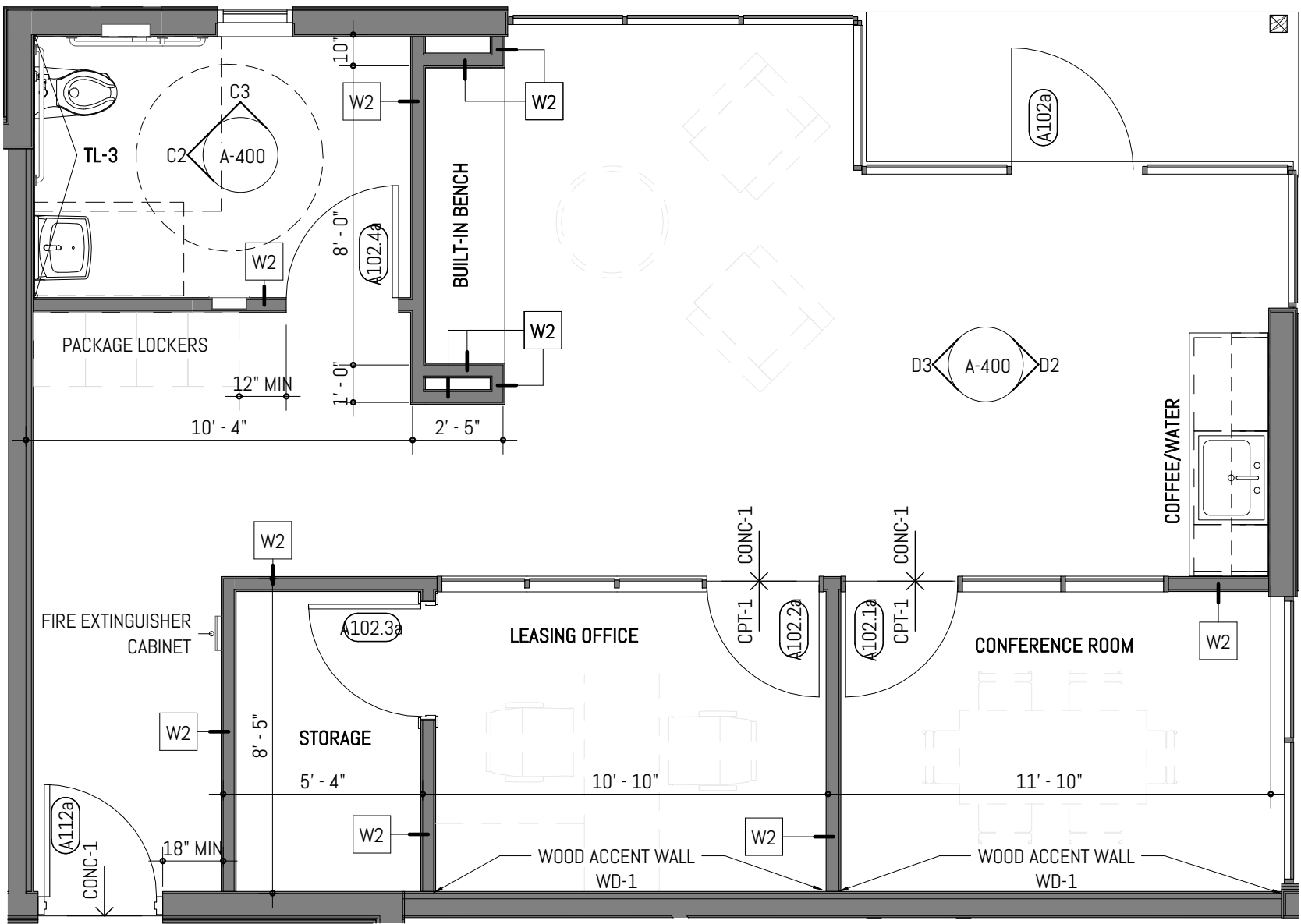
D3 ELEVATION - LEASING LOUNGE BUILT-IN BENCH  
SCALE: 1/4" = 1'-0" @ FULL SCALE



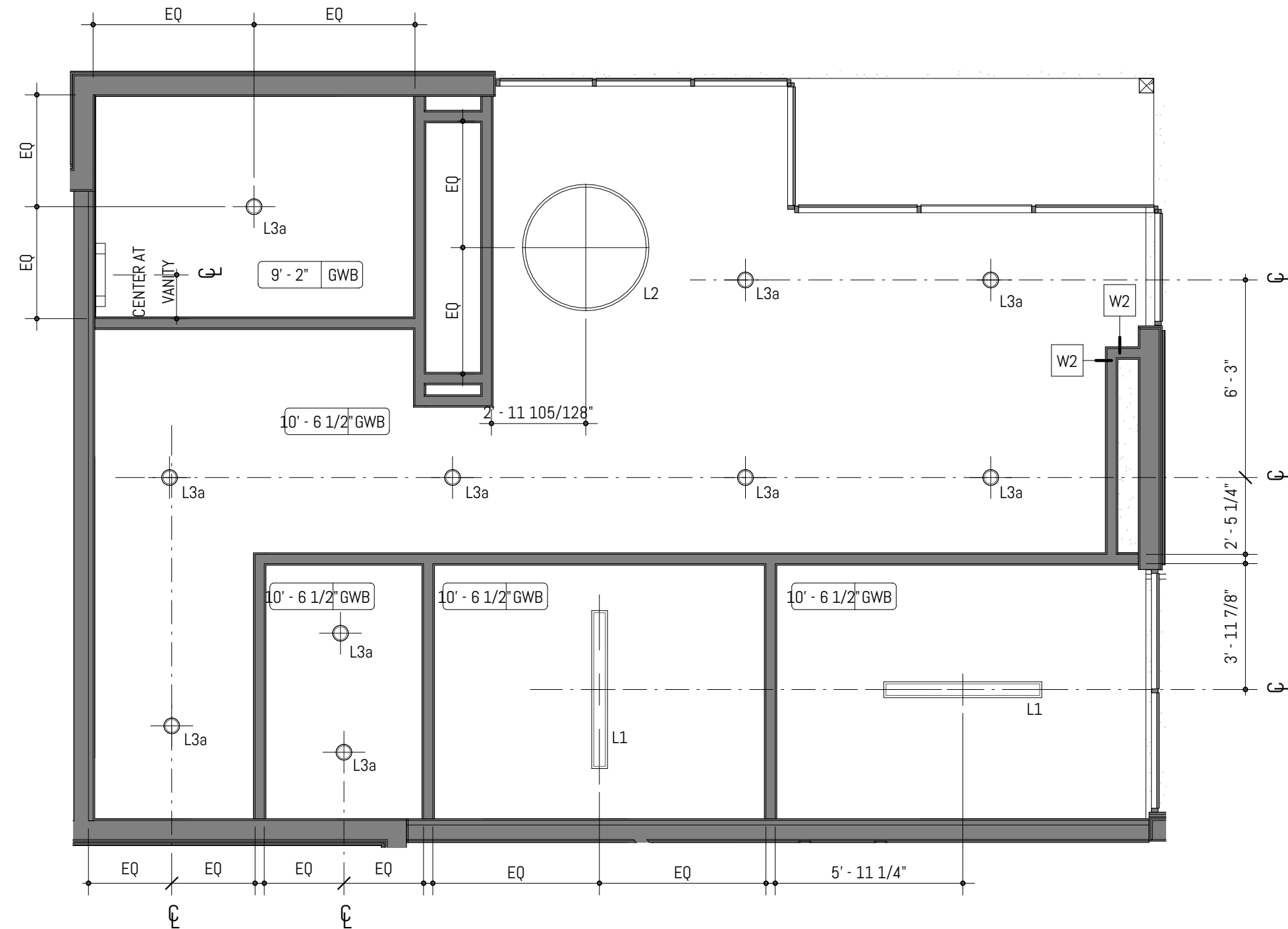
C2 ELEVATION - LEASING LOUNGE RESTROOM 1  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 ELEVATION - LEASING LOUNGE RESTROOM 2  
SCALE: 1/4" = 1'-0" @ FULL SCALE



D4 ENLARGED PLAN - LEASING LOUNGE  
SCALE: 1/4" = 1'-0" @ FULL SCALE



B4 ENLARGED RCP - LEASING LOUNGE  
SCALE: 1/4" = 1'-0" @ FULL SCALE

## ENLARGED PLAN GENERAL NOTES

1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS. FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMIGLOSS SHEEN.
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8".
17. LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8".
18. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS.
19. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
20. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
21. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
22. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

## ENLARGED PLAN LIGHTING LEGEND

- B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE

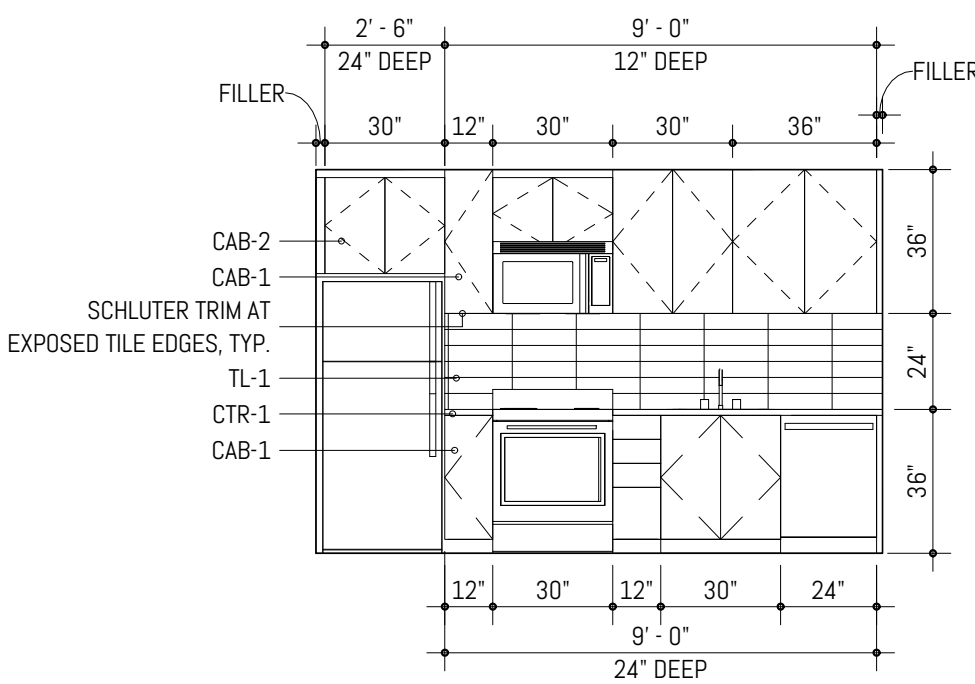
## ENLARGED PLAN GRAPHIC LEGEND

- WALL CONSTRUCTION
- FURNITURE
- COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
- PROPOSED EXHAUST DUCTING

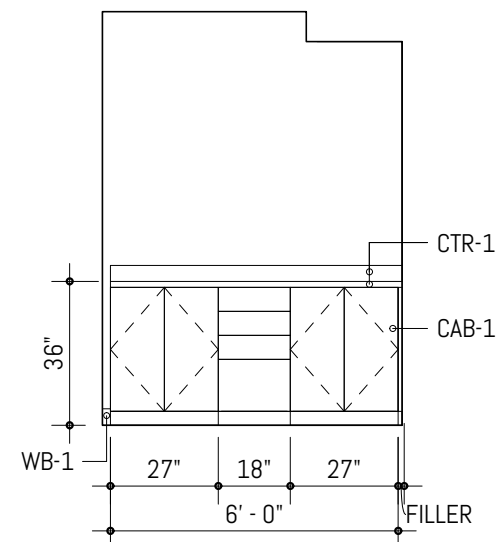
## FINISH LEGEND

DESIGNATION	TYPE	MANUFACTURER	PRODUCT NAME/NUMBER	COLOR NAME/NUMBER	FINISH	SIZE	REMARKS
CAB-1	CASEWORK	LANZ OR EQ.			P-LAM 1		CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32"
CAB-2	CASEWORK	LANZ OR EQ.			P-LAM 2		CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32"
CAB-3	CASEWORK	LANZ OR EQ.			P-LAM 3		CABINET PULLS - RICHELIEU CONTEMPORARY METAL PULL - 5632 BRUSHED NICKEL 5 1/32"
CONC-1	CONCRETE						
CPT-1	CARPET	EF CONTRACT	LANDLINE	LND57 SWITCHBOARD		12'	
CTR-1 (OPT 1)	COUNTERTOP	MSI STONE	Q™	FOSSIL GRAY	POLISHED	2 CM	
CTR-1 (OPT 2)	COUNTERTOP	PENTAL QUARTZ	SORANO POLISHED	BQ8730P	POLISHED	3/4"	
DS-1	DOWNSPOUT			EP-1	PRE-FINISHED MTL	4"	
EF-1	CEMENTITIOUS LAP SIDING	JAMESHARDIE	HARDIEPLANK LAP—SMOOTH				
EF-2	CEMENTITIOUS PANEL SIDING	JAMESHARDIE	REVEAL			4'x8'	
EF-3	COMPOSITE WOOD SIDING						
EF-4	STANDING SEAM	AEP SPAN	SELECT SEAM NARROW BATTEN				24-GAUGE STEEL
GT-1	GUTTER			EP-1	PRE-FINISHED MTL	4"	
LVT-1	VINYL FLOORING	EF CONTRACT	FACET	EFCCF-001 STRAW		7'x48"	
P-1	PAINT	SHERWIN WILLIAMS	SW 7005	PURE WHITE	EGGSHELL		INTERIOR (THROUGHOUT)
P-LAM 1	LAMINATE	WILSONART	TRACELESS	CHARCOAL VELVET 15504-31	TRACELESS FINISH		
P-LAM 2	LAMINATE	FORMICA		BEIGE ELM 5794-NG	NATURAL GRAIN FINISH		
P-LAM 3	LAMINATE	FORMICA		SARUM GREY 2770-58	MATTE		
RF-1	RESILIENT FLOORING	FORBO	MARMOLEUM FRESCO	VOLCANIC ASH / 3872			
RL-1	ALUMINUM GUARDRAIL SYSTEM				POWDER COAT	2"	
ROOF-1	COMPOSITION ROOF SHINGLE	GAF	TIMBERLINE NS	ARCTIC WHITE			
TL-1 (OPT 1)	TILE	THOMPSON TILE & STONE	CALACATTA	VINTAGE WHITE	HONED	3'x12"	SCHLUTER TRIM AT EXPOSED TILE EDGES, TYP.
TL-1 (OPT 2)	TILE	MSI STONE	GRAY GLOSSY SUBWAY TILE	GRAY	GLOSSY	4'x16"	
TL-3	TILE	MSI STONE	WHITE SUBWAY TILE	WHITE	GLOSSY	4'x16"	
WB-1	WALL BASE		PAINTED MDF	PER ELEVATIONS	SEMIGLOSS	1'x4"	
WB-2	WALL BASE	ROPPE	CONTOURS - SIMPLICITY #00	123 CHARCOAL		4"	
WD-1	WOOD PLANKS	TBD	CEDAR PLANKS		STAIN TBD	6"	CLASS A FIRE RATING
WN-1	VINYL WINDOW			BLACK (EXT) / WHITE (INT)	VINYL	SEE SCHED	
WT-1	WINDOW TREATMENT	HUNTER DOUGLAS OR EQ.	ROLLER SHADES	WHITE		3% OPENNESS	EXTERIOR WINDOWS THROUGHOUT - NFPA 101 (CLASS A RATING); NFPA 701; IBC 803. 1.1 (CLASS A RATING)

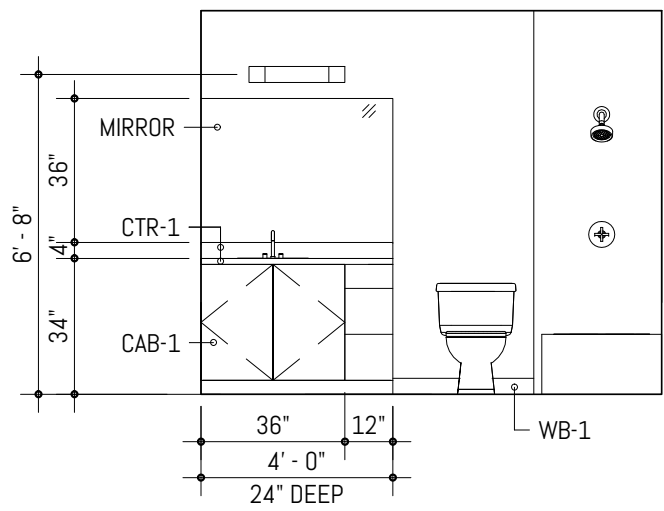




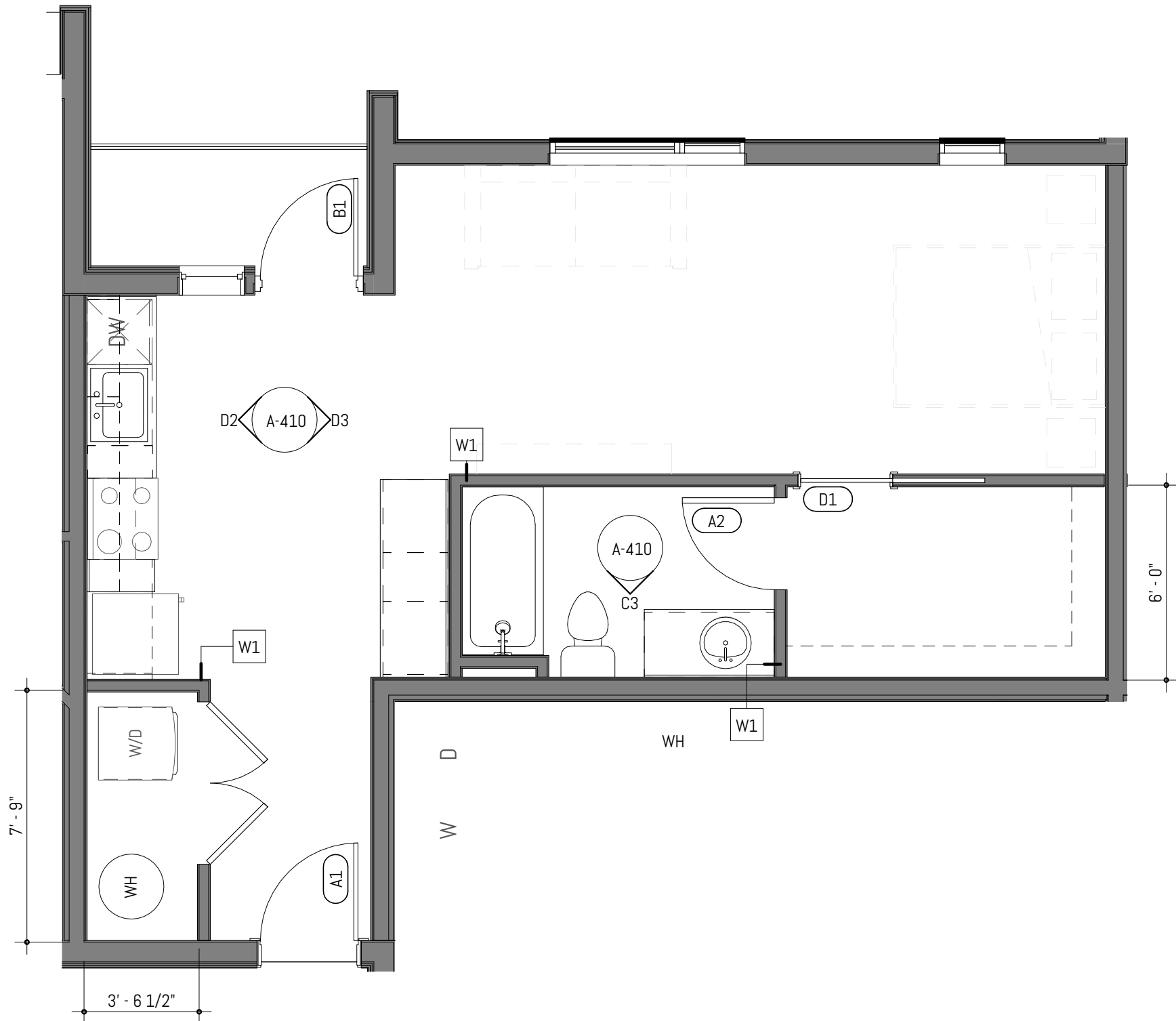
D2 OX1A - KITCHEN ELEVATION 1  
SCALE: 1/4" = 1'-0" @ FULL SCALE



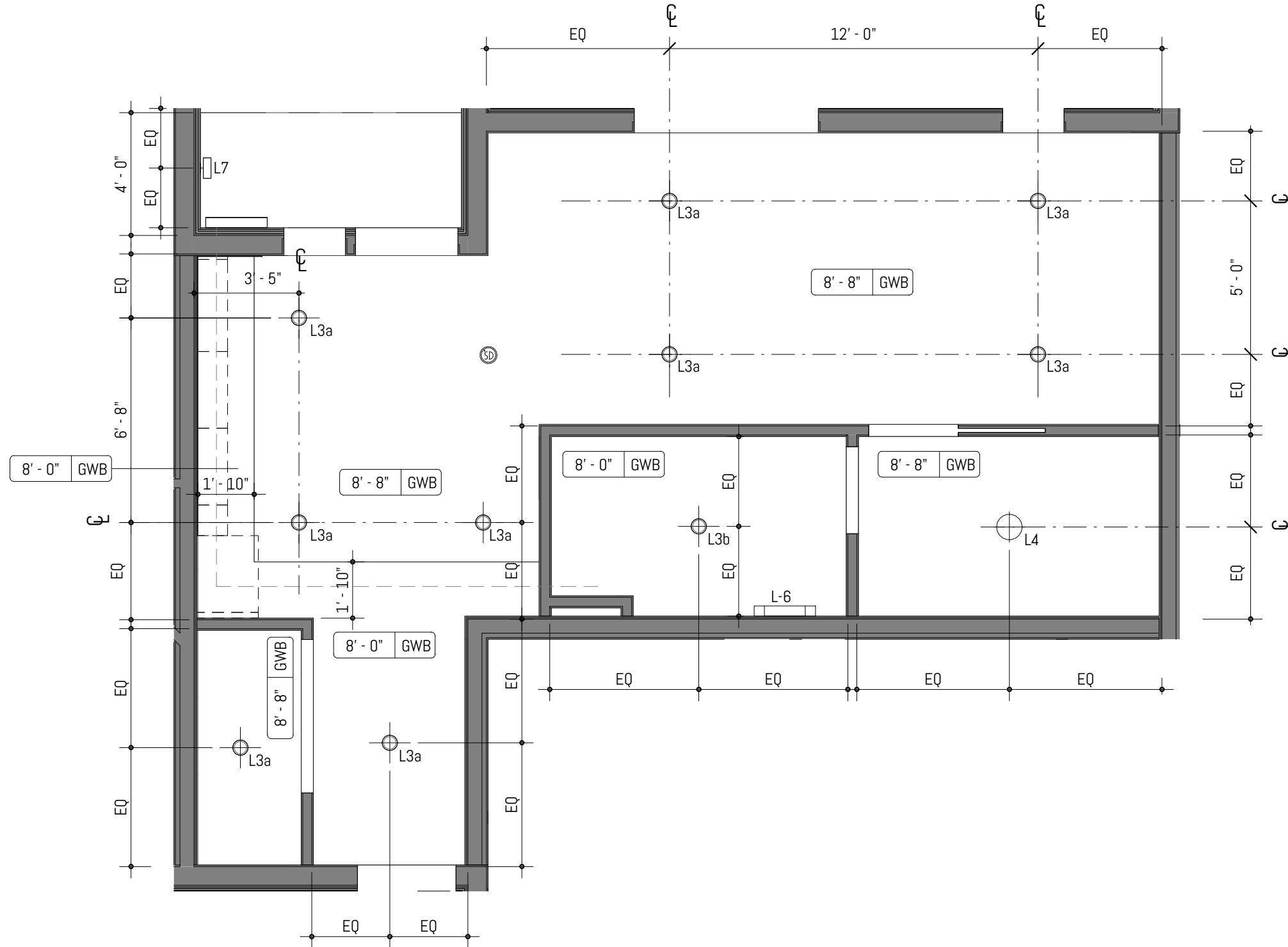
D3 OX1A - KITCHEN ELEVATION 2  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 OX1A - BATHROOM ELEVATION  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C4 ENLARGED PLAN - OX1A  
SCALE: 1/4" = 1'-0" @ FULL SCALE



B4 ENLARGED RCP - OX1A  
SCALE: 1/4" = 1'-0" @ FULL SCALE

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2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
12. PLAIN CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMIGLOSS SHEEN.
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## ENLARGED PLAN LIGHTING LEGEND

- B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT;  
KLUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE

## ENLARGED PLAN GRAPHIC LEGEND

- WALL CONSTRUCTION
- FURNITURE
- COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
- PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: MJ

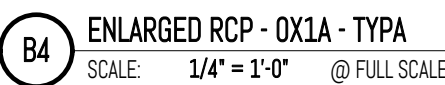
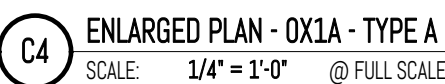
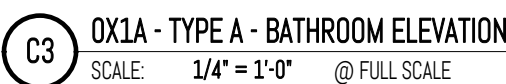
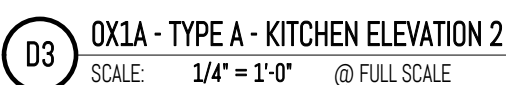
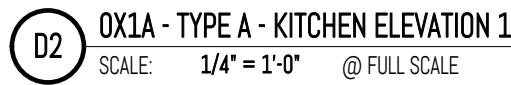
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
UNIT PLANS & ELEVATIONS  
- OX1A

SHEET NO.

**A-410**





1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS. FLOORING TO BE LVT. WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
12. LAV CABINETS AT ALL UNITS KITCHENS AND BATHROOMS
13. UNITS TO RECEIVE 1/4" PAINTED MFD WALL BASE U.N.O. TYP TO MATCH WALLS, SEMI-GLOSS SHEEN
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, PANT ALL UNITS
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-0"
17. LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
18. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
19. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE PHASED GYD CEILING B- FROM RATED ASSEMBLY.
20. UNIT WALLS AND CEILING TO BE PAINTED P U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS
21. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
22. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 "ACCESSIBILITY & CODE DETAILS"

L1

B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH

L2

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

L3a

SEMI-RECESSED CAN LIGHT

L3b

WET-RATED RECESSED CAN LIGHT

L4

SURFACE MOUNTED CEILING LIGHT

L5

B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

L6

BATHROOM VANITY SCONCE

L7

EXTERIOR WALL SCONCE

	WALL CONSTRUCTION	—————	FURNITURE
50	COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT	— — — — —	PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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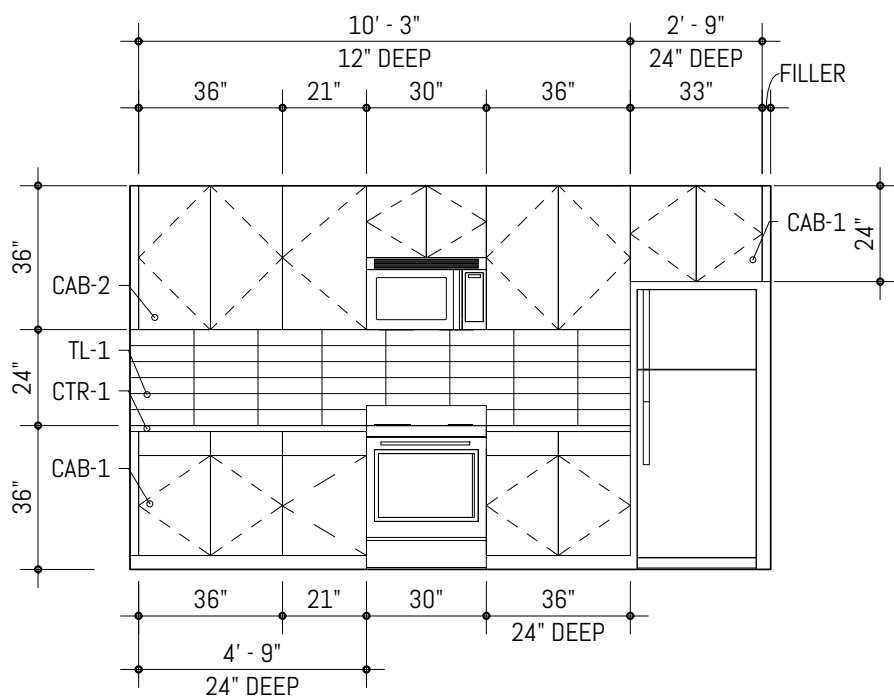
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PERMIT SET  
05.06.2022

SHEET NO.

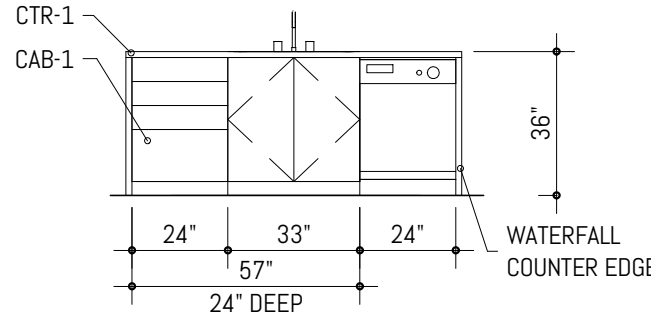
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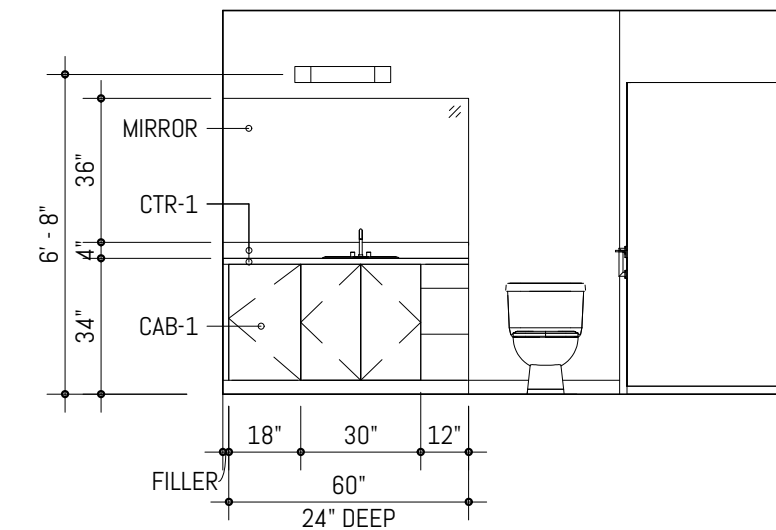




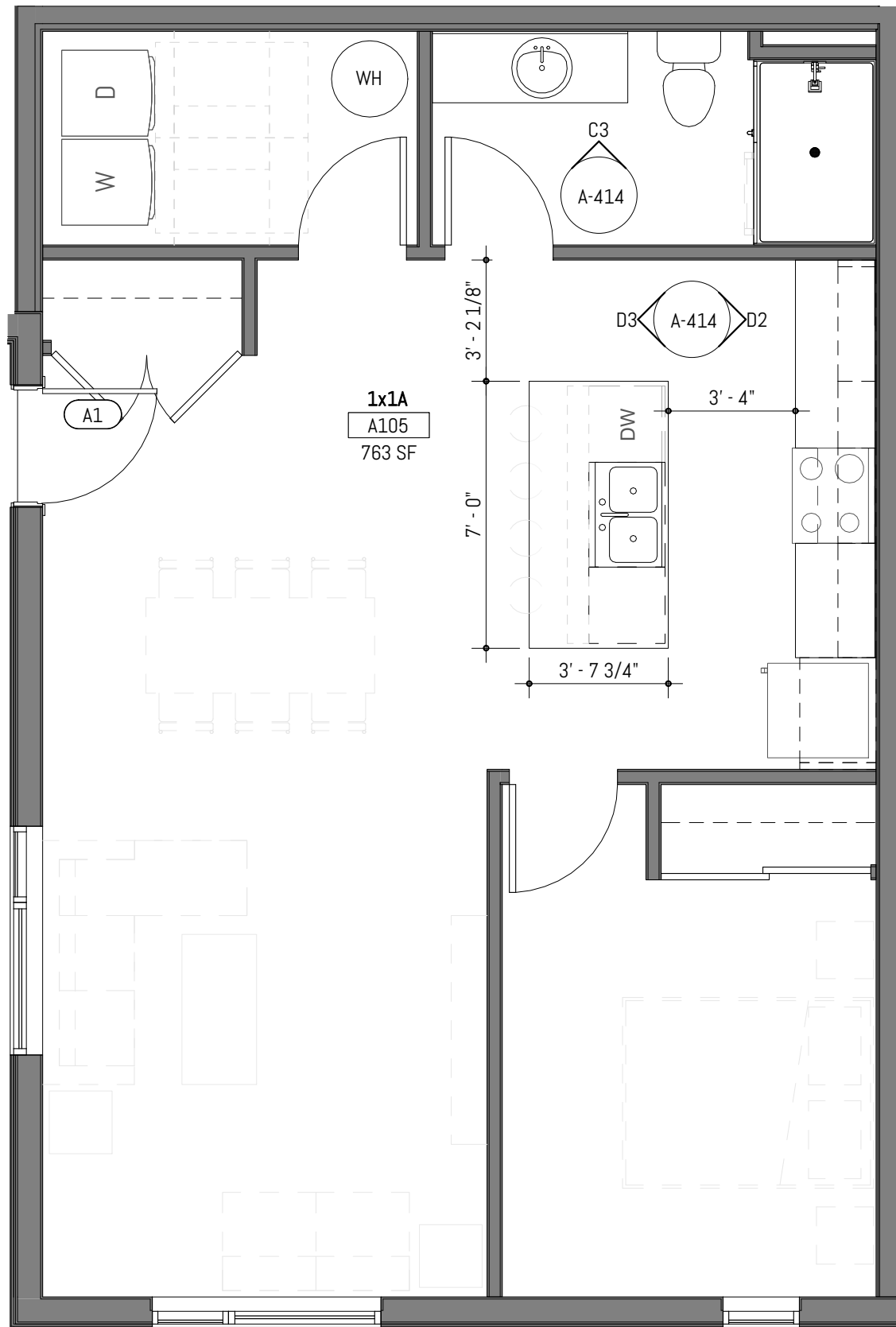
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SCALE: 1/4" = 1'-0" @ FULL SCALE



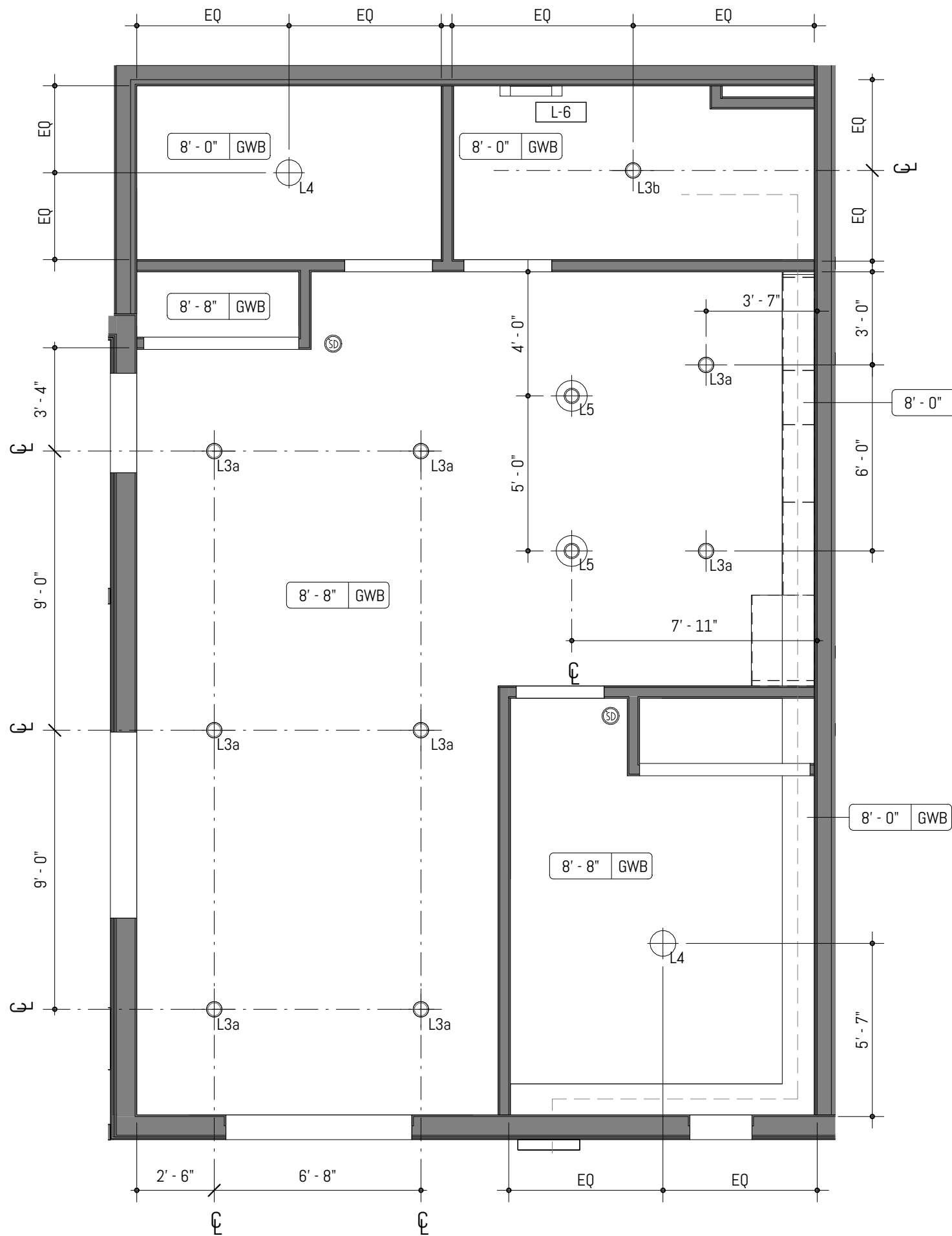
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SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 1x1A - BATHROOM ELEVATION  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C4 ENLARGED PLAN - 1x1A  
SCALE: 1/4" = 1'-0" @ FULL SCALE



A4 ENLARGED ROP - 1x1A  
SCALE: 1/4" = 1'-0" @ FULL SCALE

## ENLARGED PLAN GENERAL NOTES

1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS. FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
12. PLAIN CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMIGLOSS SHEEN.
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
- LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
- LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

## ENLARGED PLAN LIGHTING LEGEND

- L1 B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- L2 B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- L3a SEMI-RECESSED CAN LIGHT
- L3b WET-RATED RECESSED CAN LIGHT
- L4 SURFACE MOUNTED CEILING LIGHT
- L5 B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- L6 BATHROOM VANITY SCONCE
- L7 EXTERIOR WALL SCONCE

## ENLARGED PLAN GRAPHIC LEGEND

- WALL CONSTRUCTION
- FURNITURE
- COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
- PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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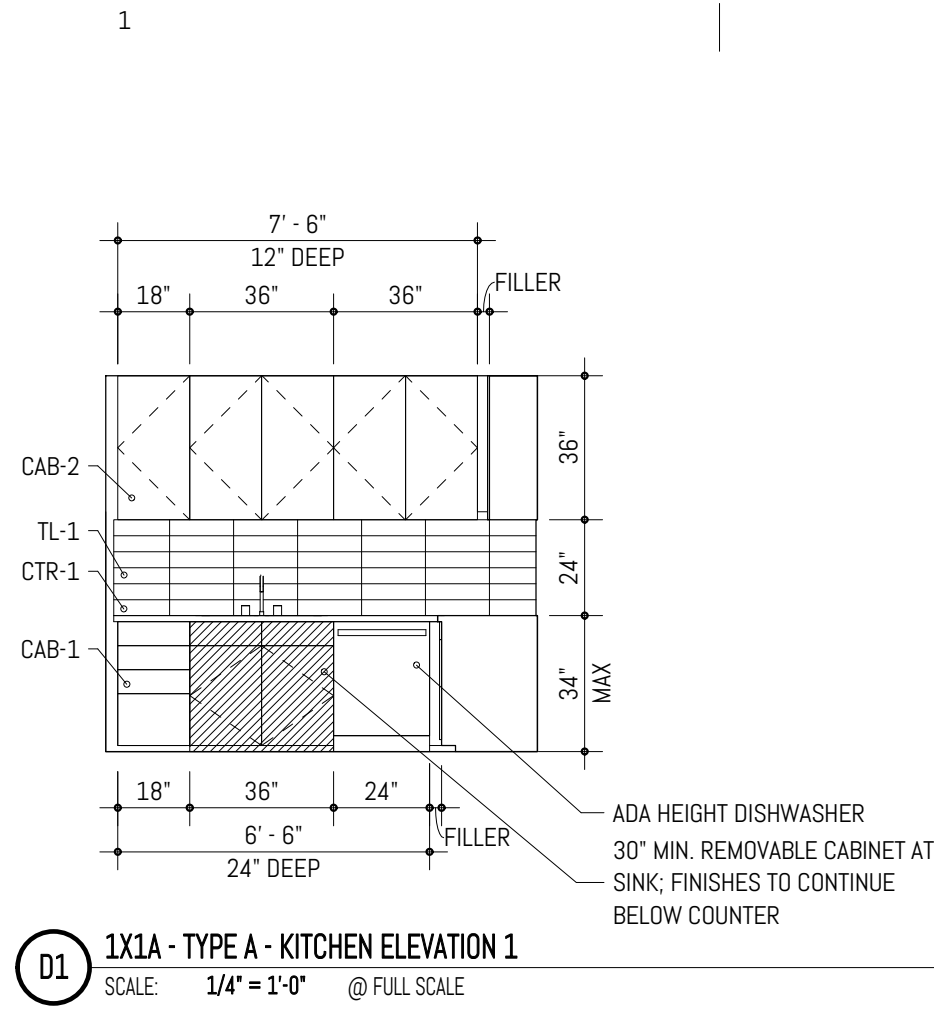
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PROJECT ARCHITECT: MJ  
DRAWN BY: MJ

PROJECT STATUS:  
PERMIT SET  
05.06.2022

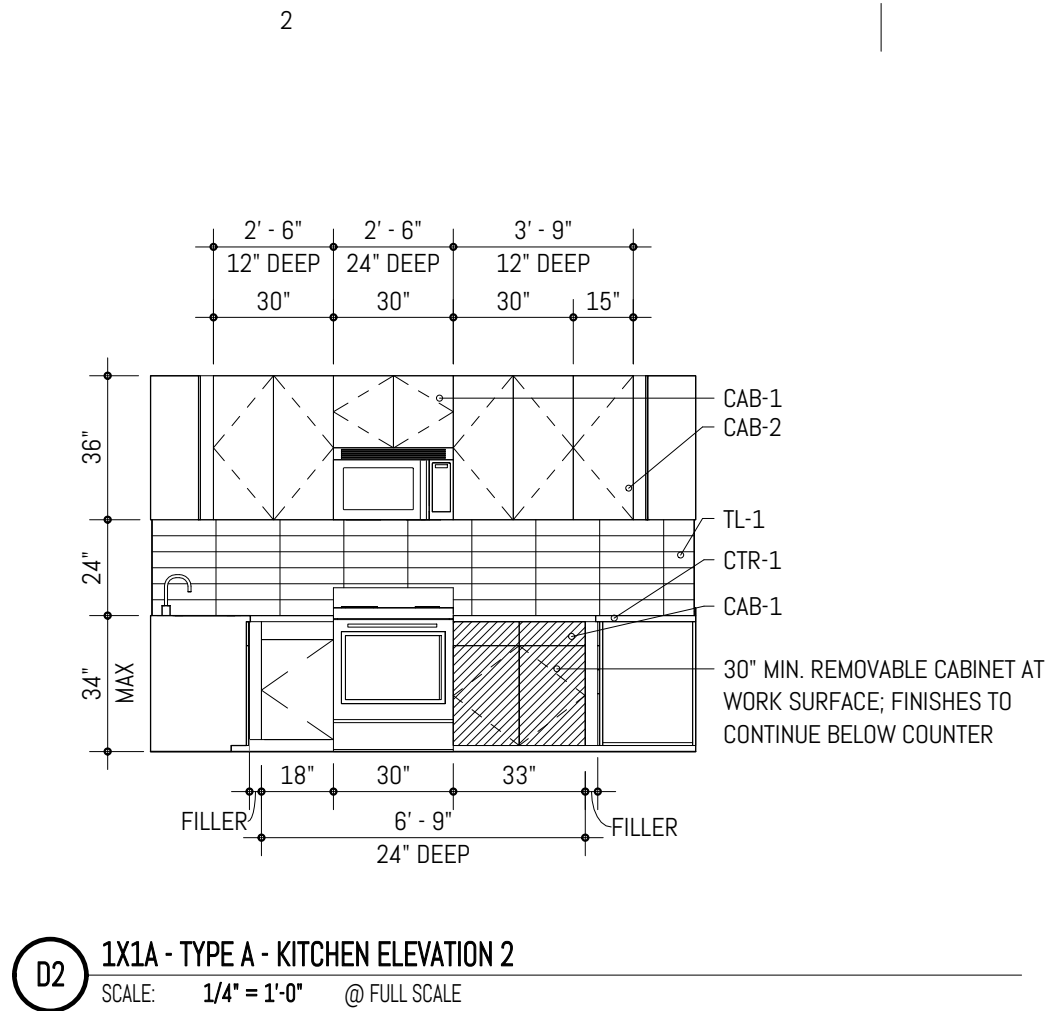
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UNIT PLANS & ELEVATIONS  
- 1x1A

SHEET NO.

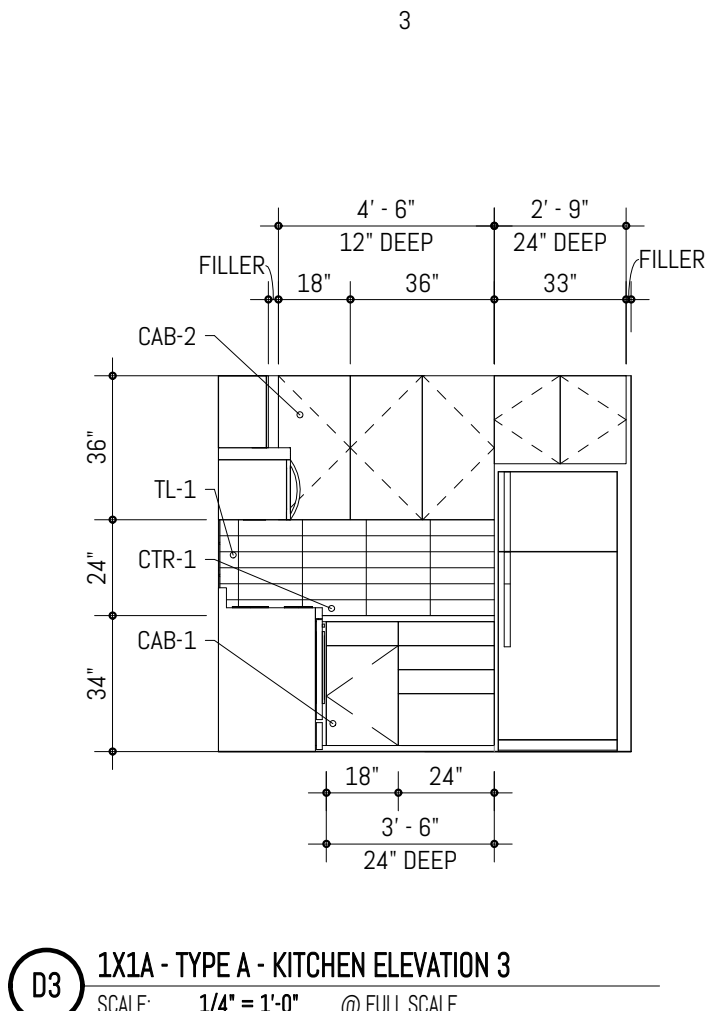
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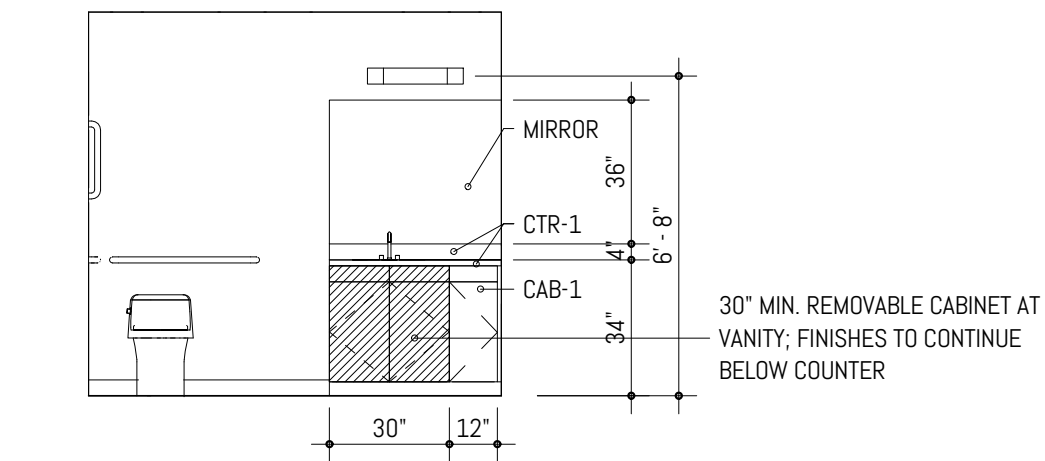
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SCALE: 1/4" = 1'-0" @ FULL SCALE



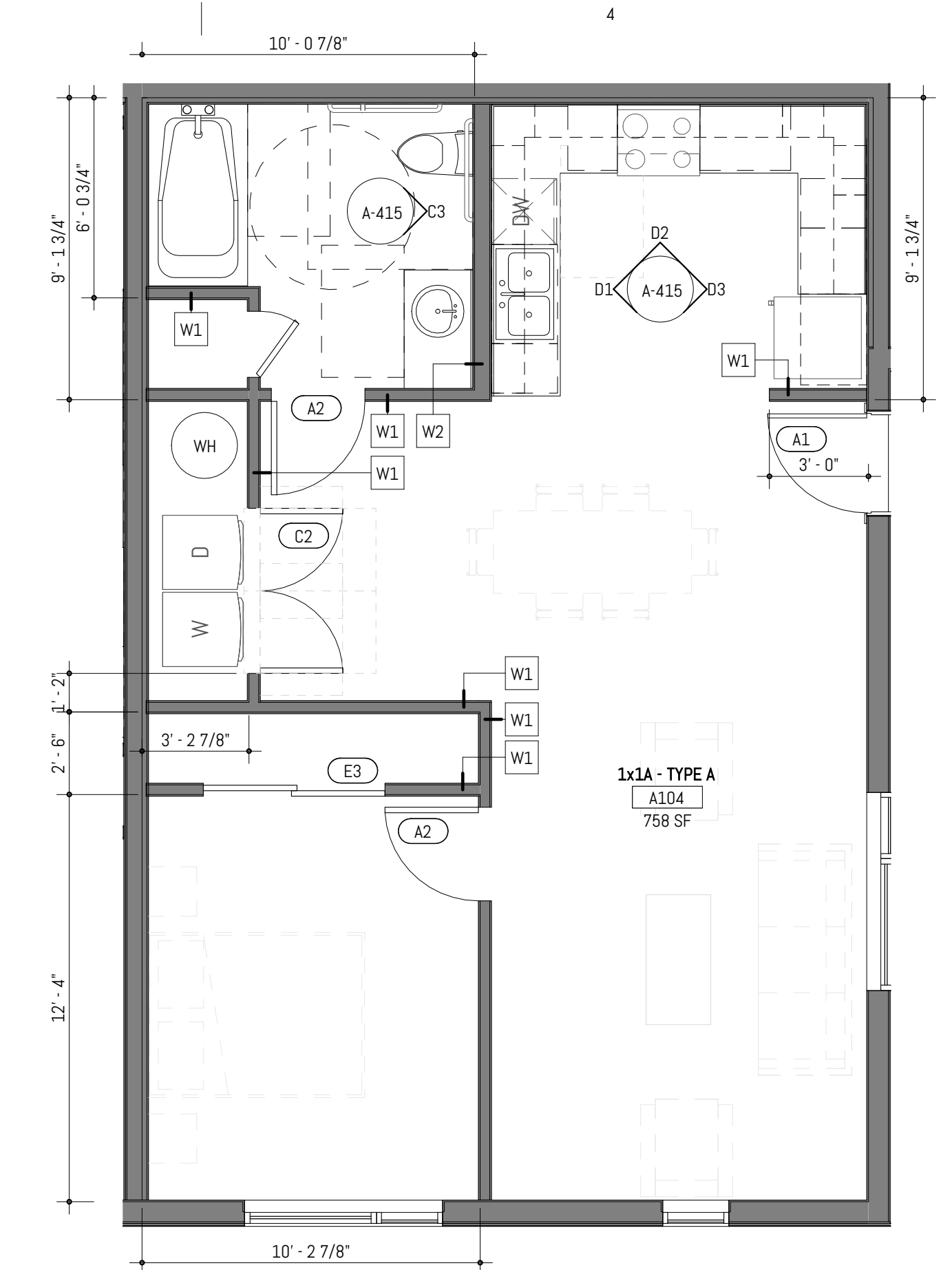
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SCALE: 1/4" = 1'-0" @ FULL SCALE



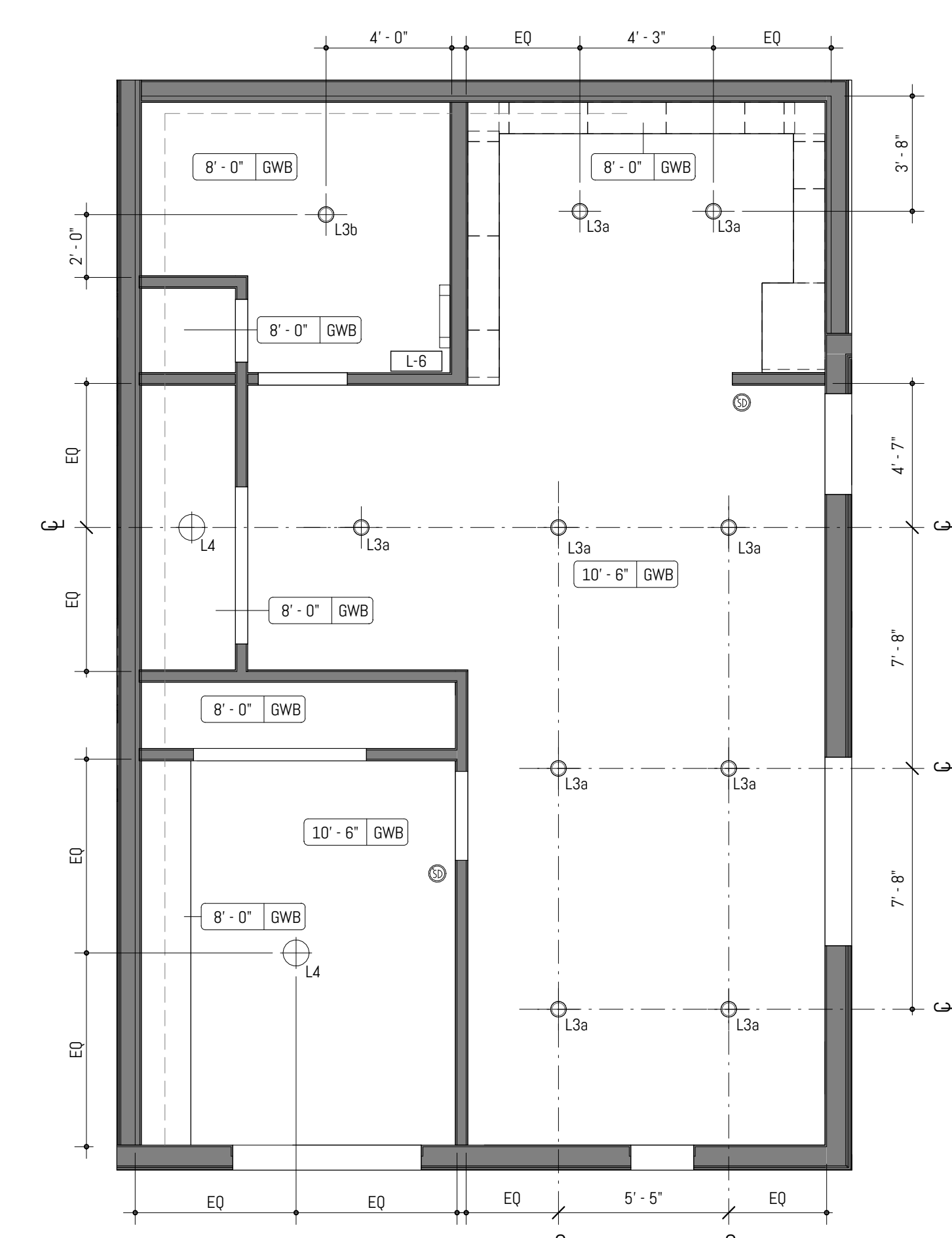
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SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 1x1A - TYPE A - BATHROOM ELEVATION  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C4 ENLARGED PLAN - 1x1A - TYPE A  
SCALE: 1/4" = 1'-0" @ FULL SCALE



A4 ENLARGED RCP - 1x1A - TYP A  
SCALE: 1/4" = 1'-0" @ FULL SCALE

- ### ENLARGED PLAN GENERAL NOTES
1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
  2. APPLIANCES CFCI U.N.O.
  3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
  4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
  5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
  6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
  7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
  8. FURNITURE SHOWN FOR REFERENCE ONLY.
  9. TYP AT UNITS. FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
  10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
  11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
  12. PLAIN CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
  13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMI-GLOSS SHEEN.
  14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
  15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
  16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
  17. LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
  18. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
  19. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
  20. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
  21. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
  22. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

- ### ENLARGED PLAN LIGHTING LEGEND
- L1 B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 6FT, BLACK FINISH
  - L2 B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
  - L3a SEMI-RECESSED CAN LIGHT
  - L3b WET-RATED RECESSED CAN LIGHT
  - L4 SURFACE MOUNTED CEILING LIGHT
  - L5 B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
  - L6 BATHROOM VANITY SCONCE
  - L7 EXTERIOR WALL SCONCE

- ### ENLARGED PLAN GRAPHIC LEGEND
- WALL CONSTRUCTION
  - FURNITURE
  - COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
  - PROPOSED EXHAUST DUCTING

20173

REGISTERED  
ARCHITECT

BEN DAVID FERGUSON  
STATE OF WASHINGTON

FERGUSON

ARCHITECTURE

1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com

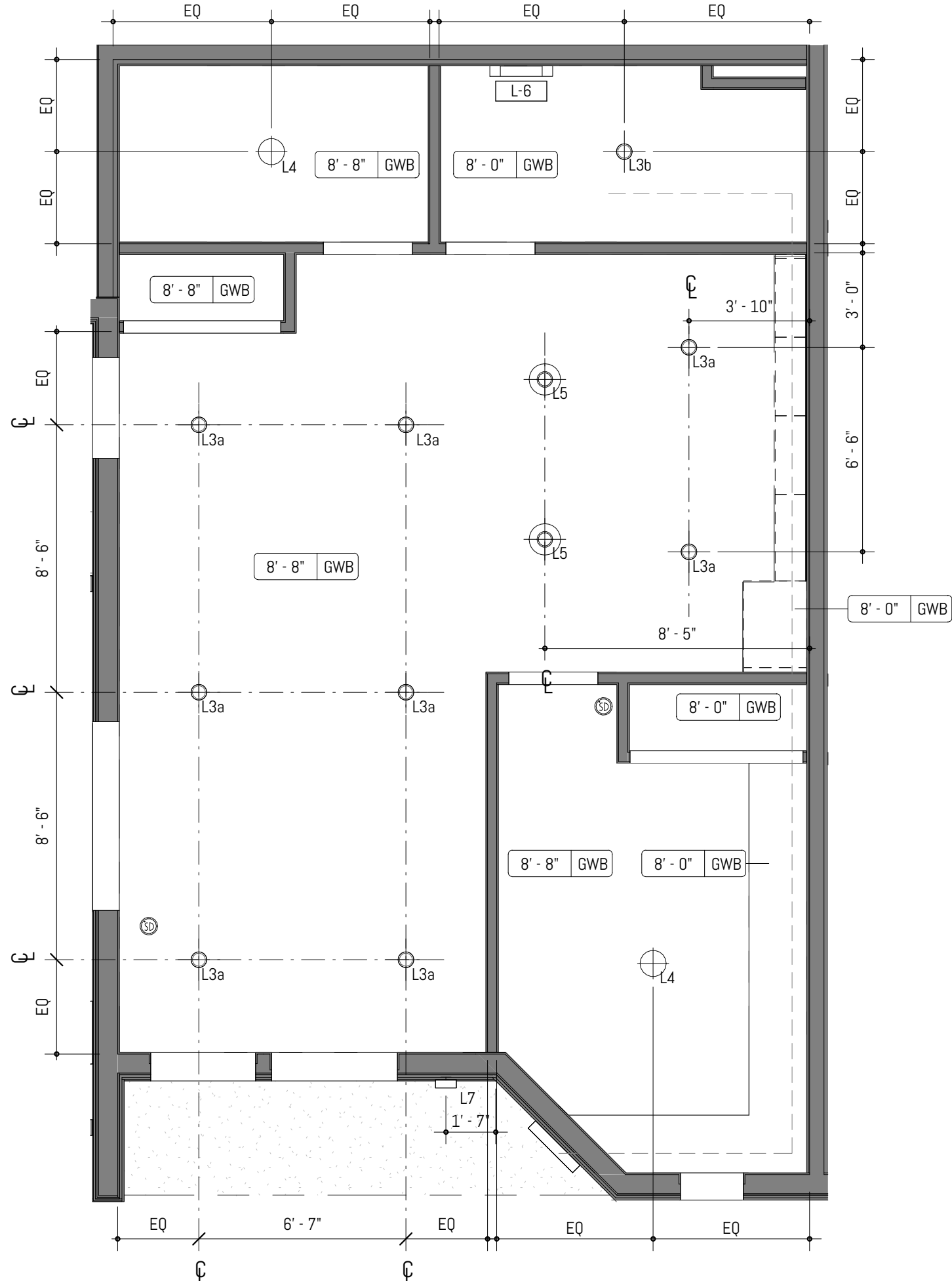
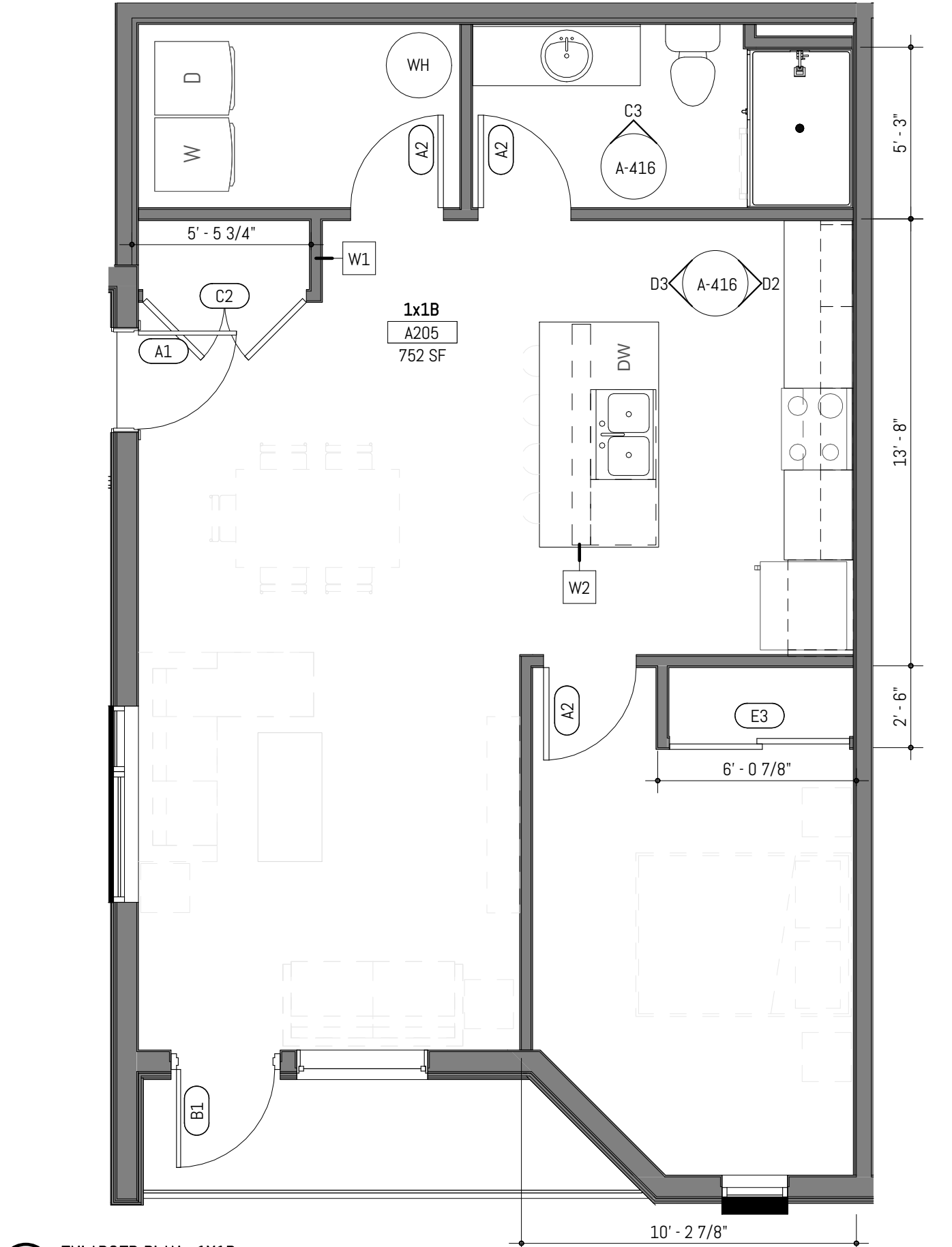
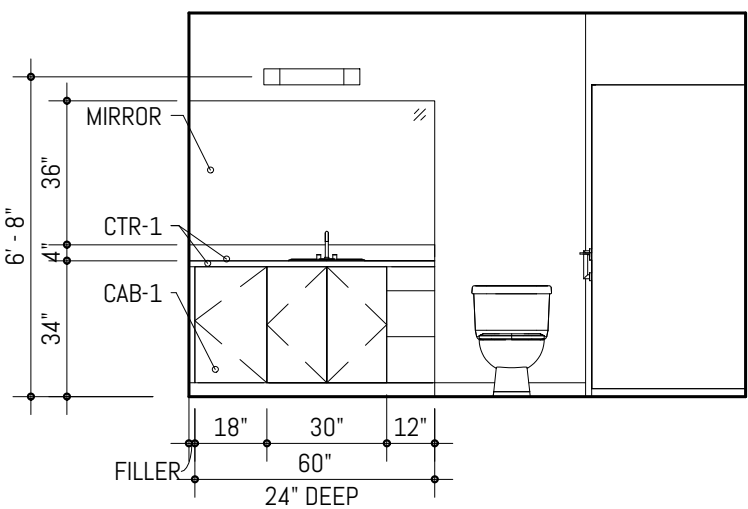
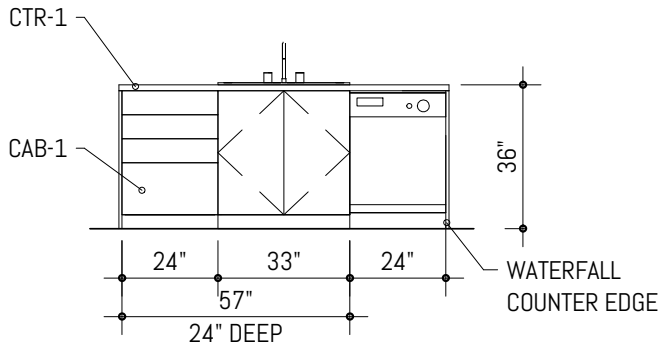
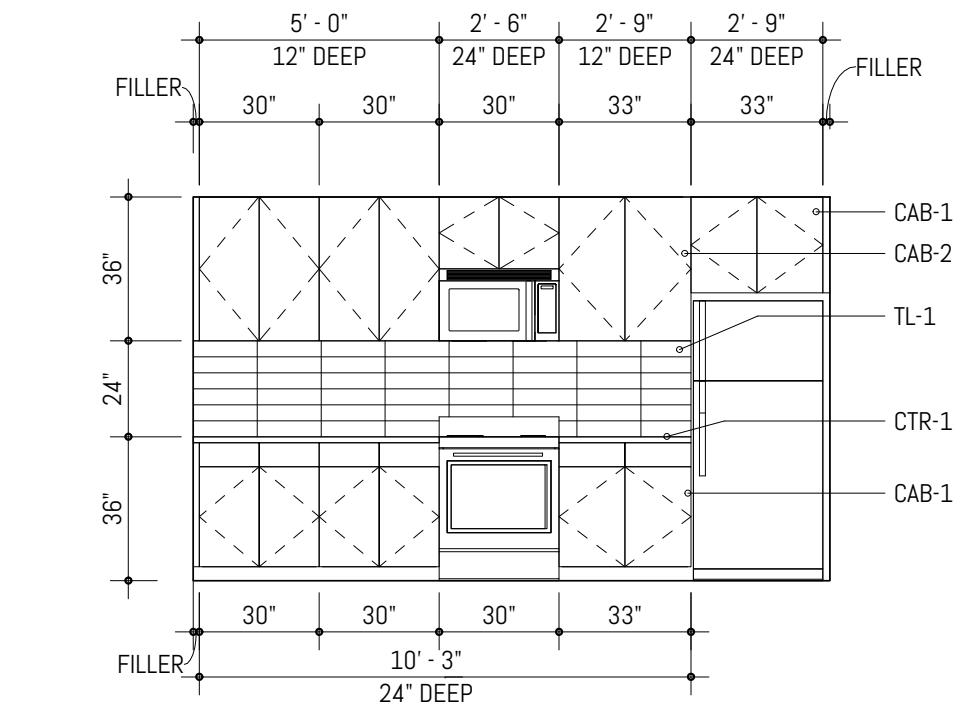
# CRAFT DISTRICT II APARTMENTS

4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
PROJECT NO. 050-01-21		
PRINCIPAL-IN-CHARGE: BF		
PROJECT ARCHITECT: MJ		
DRAWN BY: AM		
PROJECT STATUS:		
PERMIT SET		
05.06.2022		
SHEET TITLE:		
UNIT PLANS & ELEVATIONS		
- 1x1A - TYPE A		
SHEET NO.		

A-415





### ENLARGED PLAN GENERAL NOTES

1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS. FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
12. PLAIN CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMI-GLOSS SHEEN.
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
17. LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
18. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
19. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
20. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
21. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
22. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

### ENLARGED PLAN LIGHTING LEGEND

- B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE

### ENLARGED PLAN GRAPHIC LEGEND

- WALL CONSTRUCTION
- FURNITURE
- COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
- PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: MJ

PROJECT STATUS:  
PERMIT SET  
05.06.2022

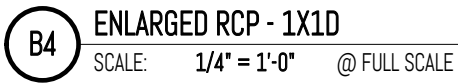
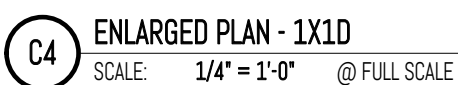
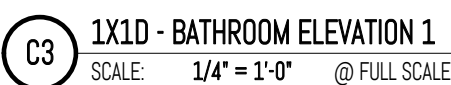
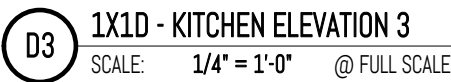
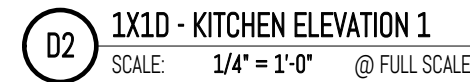
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UNIT PLANS & ELEVATIONS  
- 1x1B

SHEET NO.

A-416






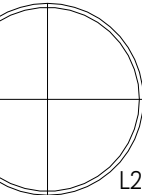


- # ENLARGED PLAN
- ## GENERAL NOTES
1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER.
  2. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
  3. APPLIANCES CFCI U.N.O.
  4. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
  5. CONTINUE.
  6. FURNITURE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETS.
  7. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
  8. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
  9. UNIT ENTRY DOORS TO BE 8'-0" TALL.
  10. FURNITURE SHOWN FOR REFERENCE ONLY.
  11. TYP AT UNITS, FLOORING TO BE LV'T, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
  12. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
  13. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
  14. PLAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS
  15. UNITS TO RECEIVE 1x4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMI-GLOSS SHEEN
  16. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP. TO UNITS
  17. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
  18. LEVEL 1: TYP CEILING HEIGHT TO BE "8'-0"
  19. LEVEL 2: TYP CEILING HEIGHT TO BE "8'-0"
  20. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
  21. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING "8" FROM RATED ASSEMBLY
  22. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O., EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS
  23. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
  24. FOR TYP ADA FIXTURES AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY AND CODE DETAILS.


- ## ENLARGED PLAN LIGHTING LEGEND




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
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L3a



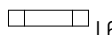
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
L4



L5



L6



L7

B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

SEMI-RECESSED CAN LIGHT

WET-RATED RECESSED CAN LIGHT





SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

- ## ENLARGED PLAN GRAPHIC LEGEND

	WALL CONSTRUCTION		FURNITURE
	COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT		PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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PROJECT NO: 050-01-21

PRINCIPAL-IN-CHARGE: BF

PROJECT ARCHITECT: M.

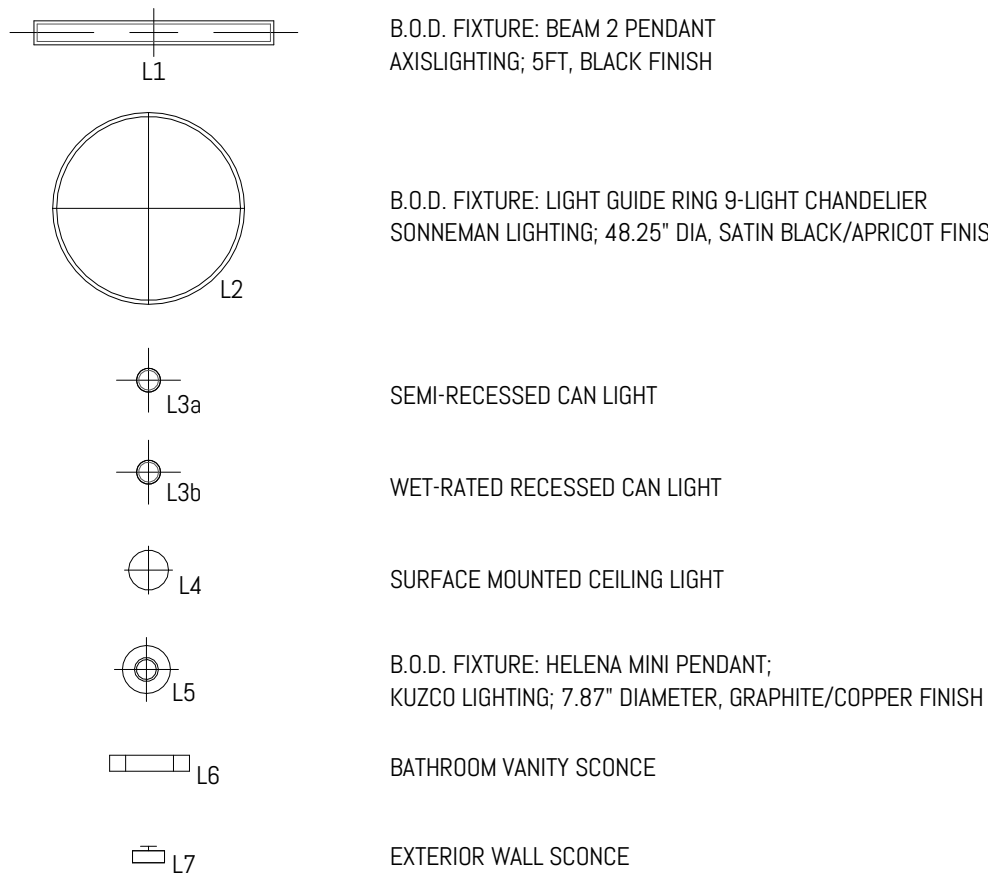
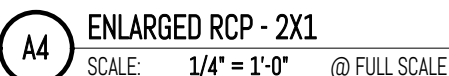
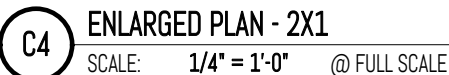
DRAWN BY: M.

PROJECT STATUS:  
PERMIT SET  
05.06.2022

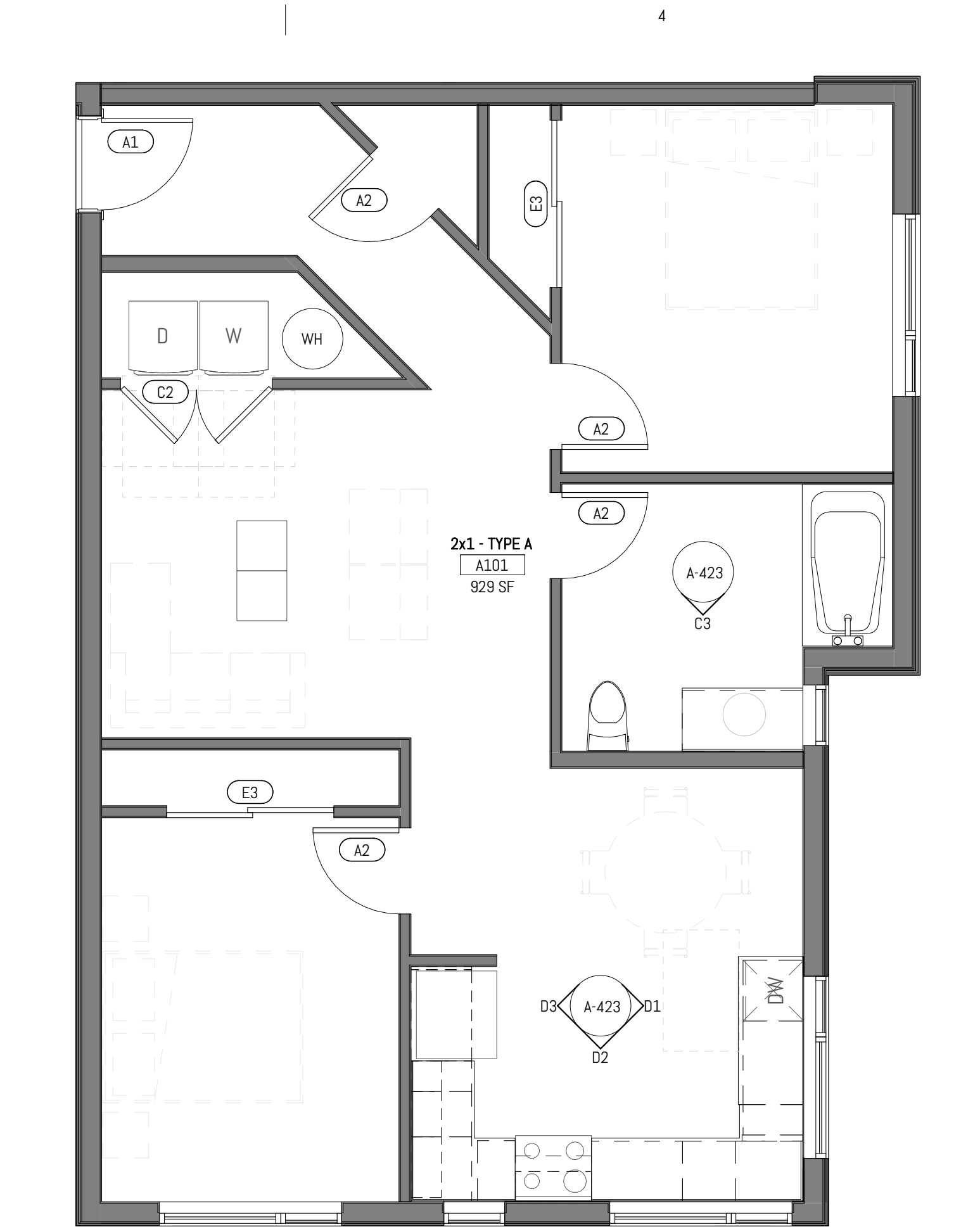
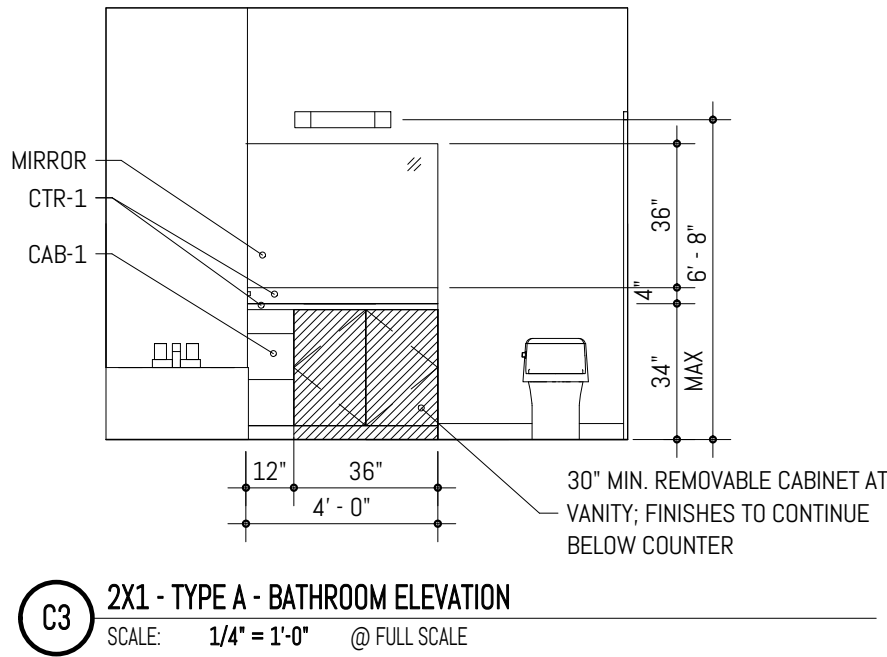
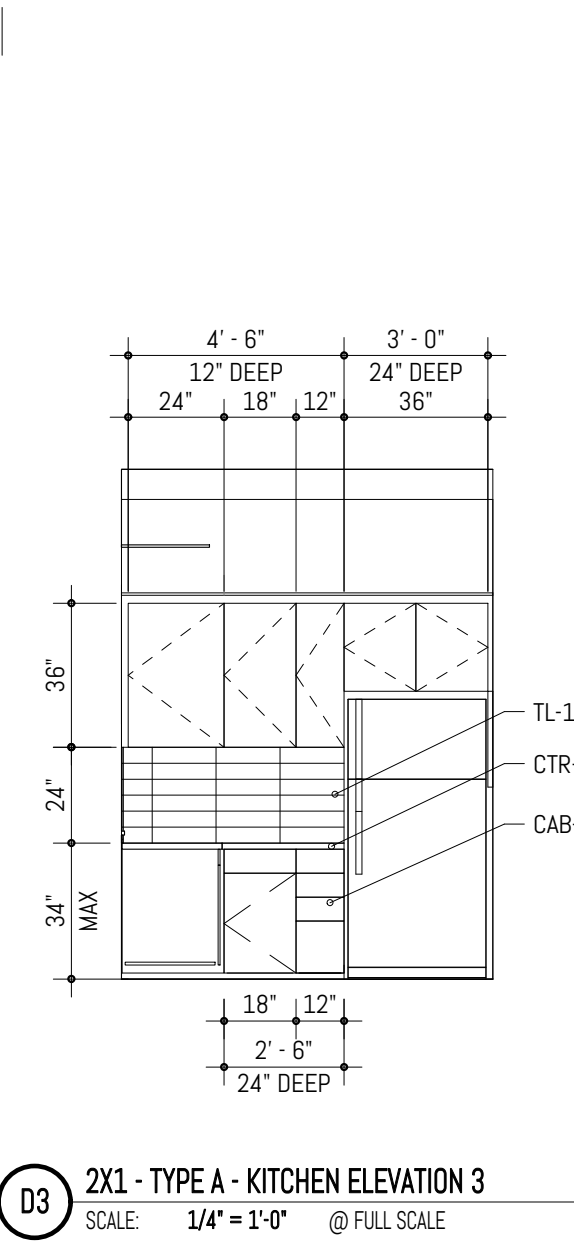
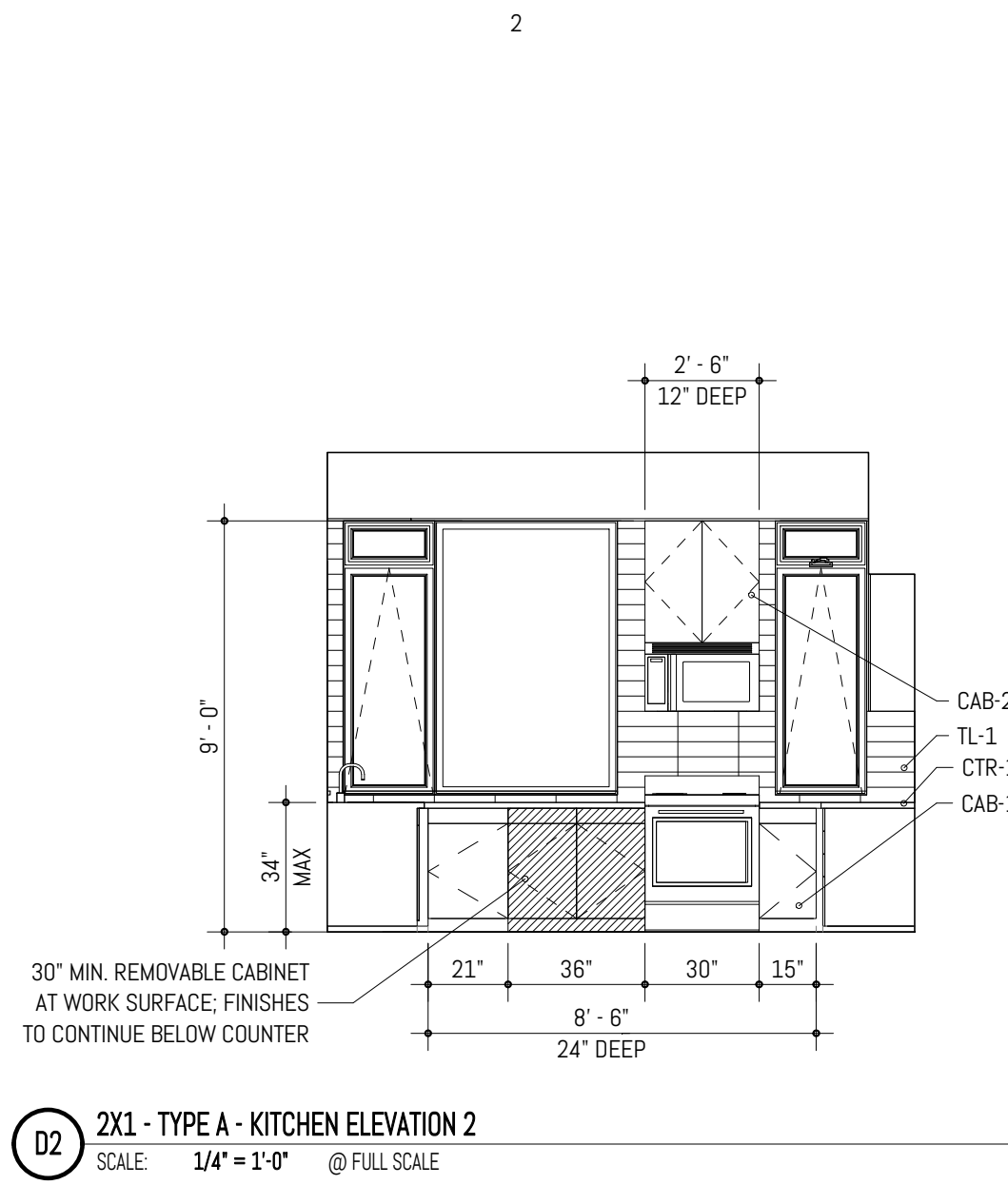
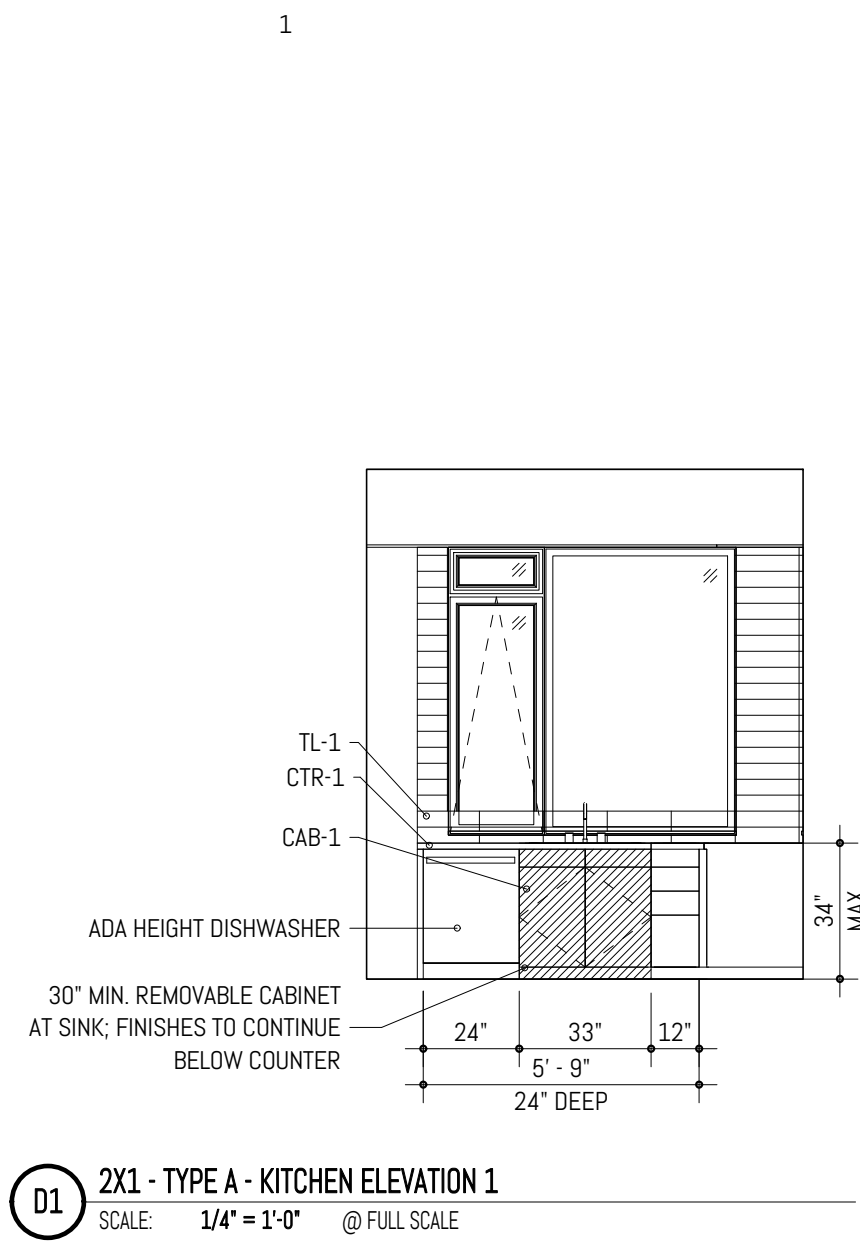
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UNIT PLANS & ELEVATIONS  
- 1x1D

SHEET NO.

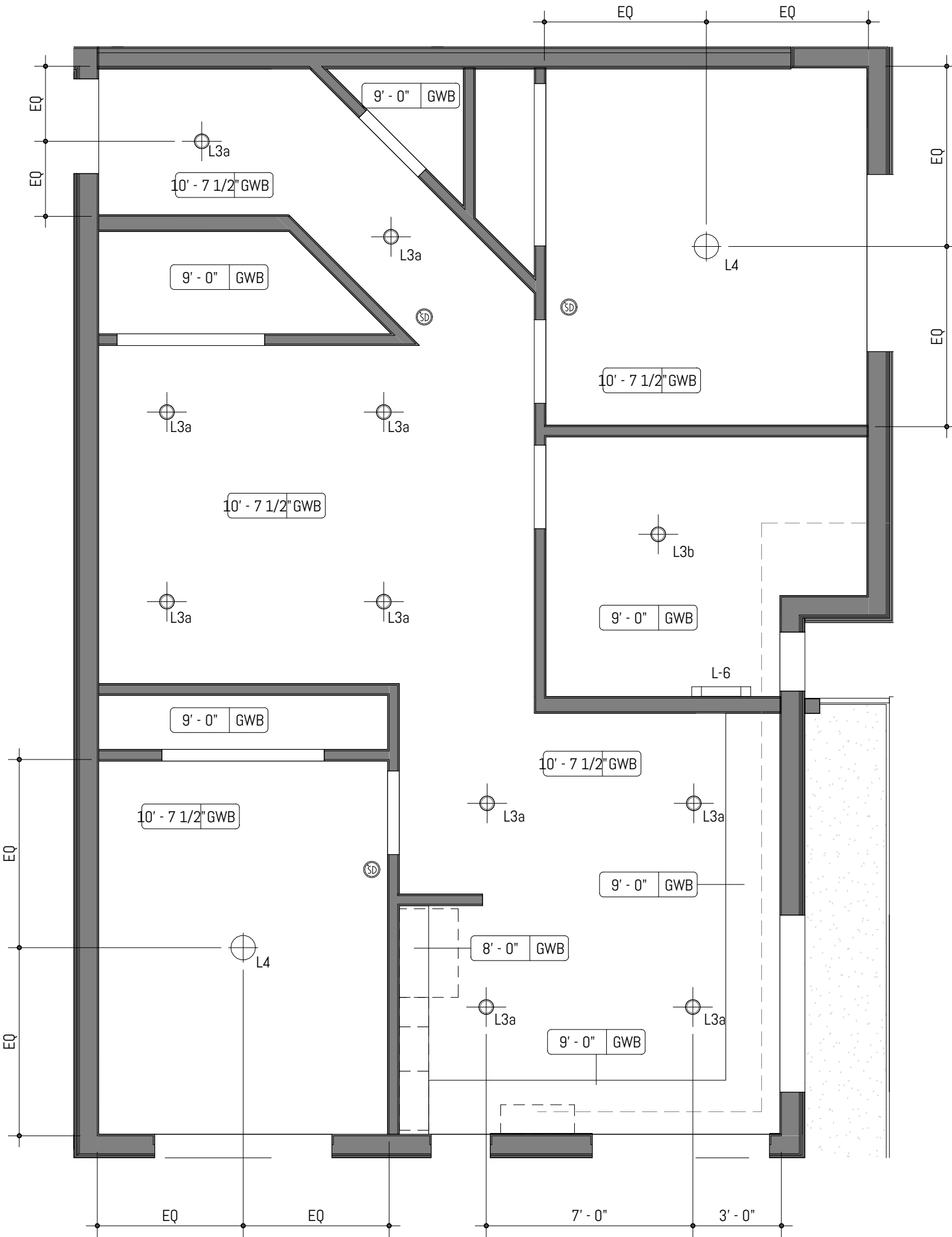
# A-420

SHEET NO.





**C4 ENLARGED PLAN - 2X1 - TYPE A**  
SCALE: 1/4" = 1'-0" @ FULL SCALE



**A4 ENLARGED RCP - 2X1 - TYPE A**  
SCALE: 1/4" = 1'-0" @ FULL SCALE

- ### ENLARGED PLAN GENERAL NOTES
1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
  2. APPLIANCES CFCI U.N.O.
  3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
  4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
  5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
  6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
  7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
  8. FURNITURE SHOWN FOR REFERENCE ONLY.
  9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
  10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
  11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
  12. PLAIN CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
  13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O. PAINT TO MATCH WALLS, SEMIGLOSS SHEEN.
  14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
  15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
  16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
  - LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
  - LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
  17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
  18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
  19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
  20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

- ### ENLARGED PLAN LIGHTING LEGEND
- L1 B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 6FT, BLACK FINISH
  - L2 B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
  - L3a SEMI-RECESSED CAN LIGHT
  - L3b WET-RATED RECESSED CAN LIGHT
  - L4 SURFACE MOUNTED CEILING LIGHT
  - L5 B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
  - L6 BATHROOM VANITY SCONCE
  - L7 EXTERIOR WALL SCONCE

- ### ENLARGED PLAN GRAPHIC LEGEND
- WALL CONSTRUCTION
  - FURNITURE
  - COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
  - PROPOSED EXHAUST DUCTING

MARK	REVISION	DATE
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PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: AM

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
UNIT PLANS & ELEVATIONS  
- 2x1 - TYPE A

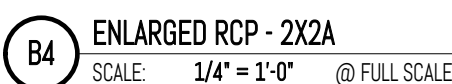
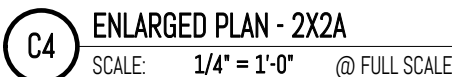
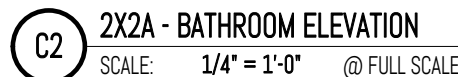
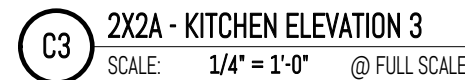
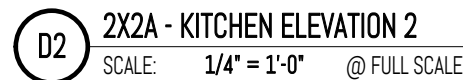
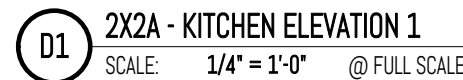
SHEET NO.

A-423

CRAFT DISTRICT II APARTMENTS  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

FERGUSON  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com

20173 REGISTERED ARCHITECT  
BEN DAVID FERGUSON  
STATE OF WASHINGTON



1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINERY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE 1 UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS. FLOORING TO BE LVT. WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE
12. KITCHEN CABS AT ALL UNIT KITCHENS AND BATHROOMS
13. UNITS TO RECEIVE "1/4" PAINTED MOLD WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMI-GLOSS SHEEN
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8"
17. LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8"
18. LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS
19. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED TYP CEILING 8" FROM RATED ASSEMBLY.
20. UNIT WALLS AND CEILING TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILING
21. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
22. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SAE A-005 - ACCESSIBILITY 8 CODE DETAILS.

L1

L2

L3a

L3b

L4

L5

L6

L7

B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH

B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH

SEMI-RECESSED CAN LIGHT

WET-RATED RECESSED CAN LIGHT

SURFACE MOUNTED CEILING LIGHT

B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH

BATHROOM VANITY SCONCE

EXTERIOR WALL SCONCE

	WALL CONSTRUCTION	—————	FURNITURE
30	COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT	— — — — —	PROPOSED EXHAUST DUCTING

PROJECT NO:	050-01-21
PRINCIPAL-IN-CHARGE:	BF
PROJECT ARCHITECT:	M.
DRAWN BY:	M.

PROJECT STATUS:

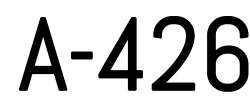
PERMIT SET  
05.06.2022

SHEET TITLE:  
UNIT PLANS & ELEVATIONS  
- 2x2A

SHEET NO.

A-424





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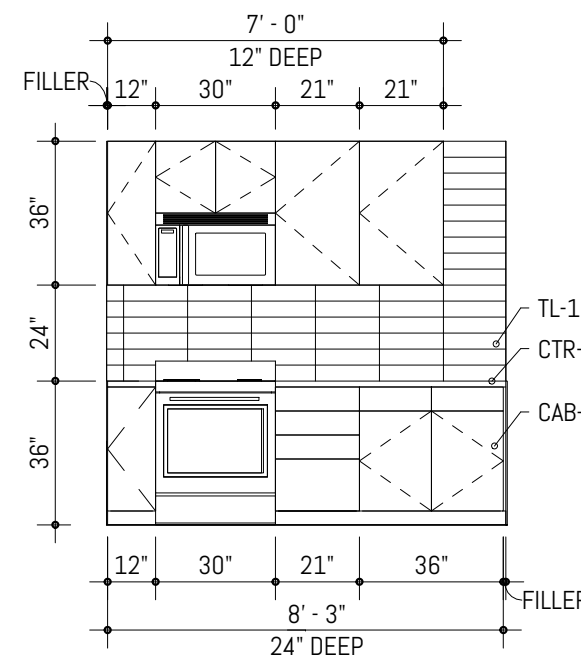
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B

A

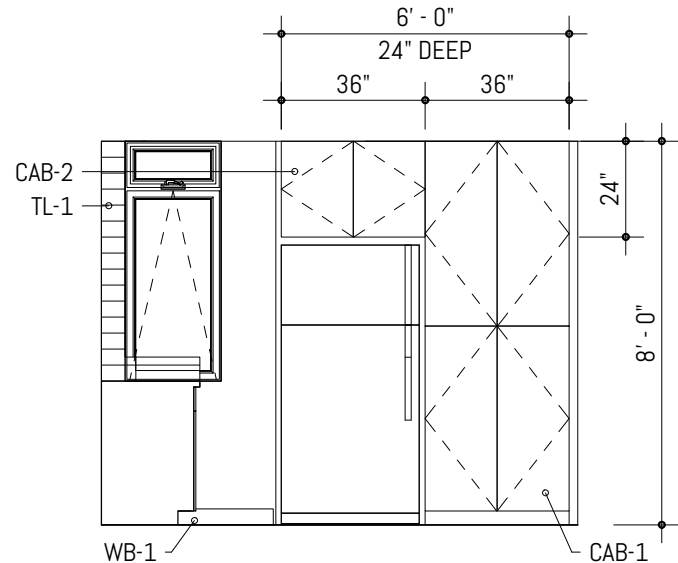
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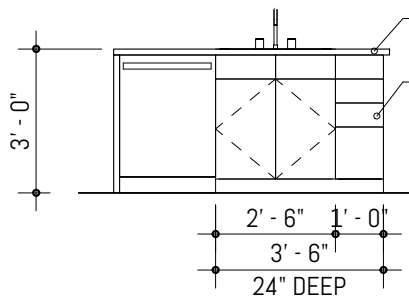
D1 2X2C - KITCHEN ELEVATION 1  
SCALE: 1/4" = 1'-0" @ FULL SCALE

2

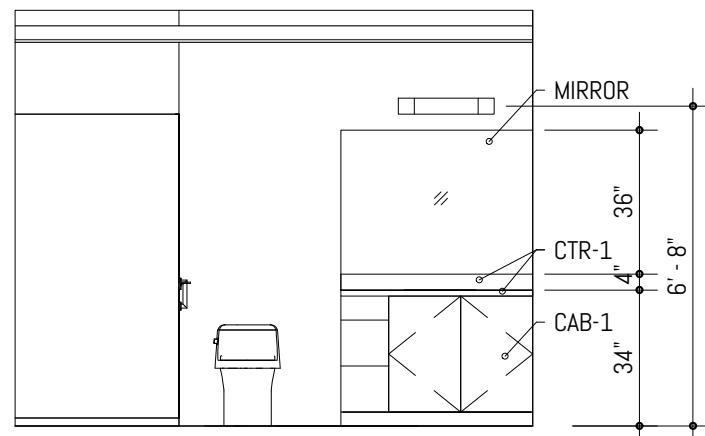


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SCALE: 1/4" = 1'-0" @ FULL SCALE

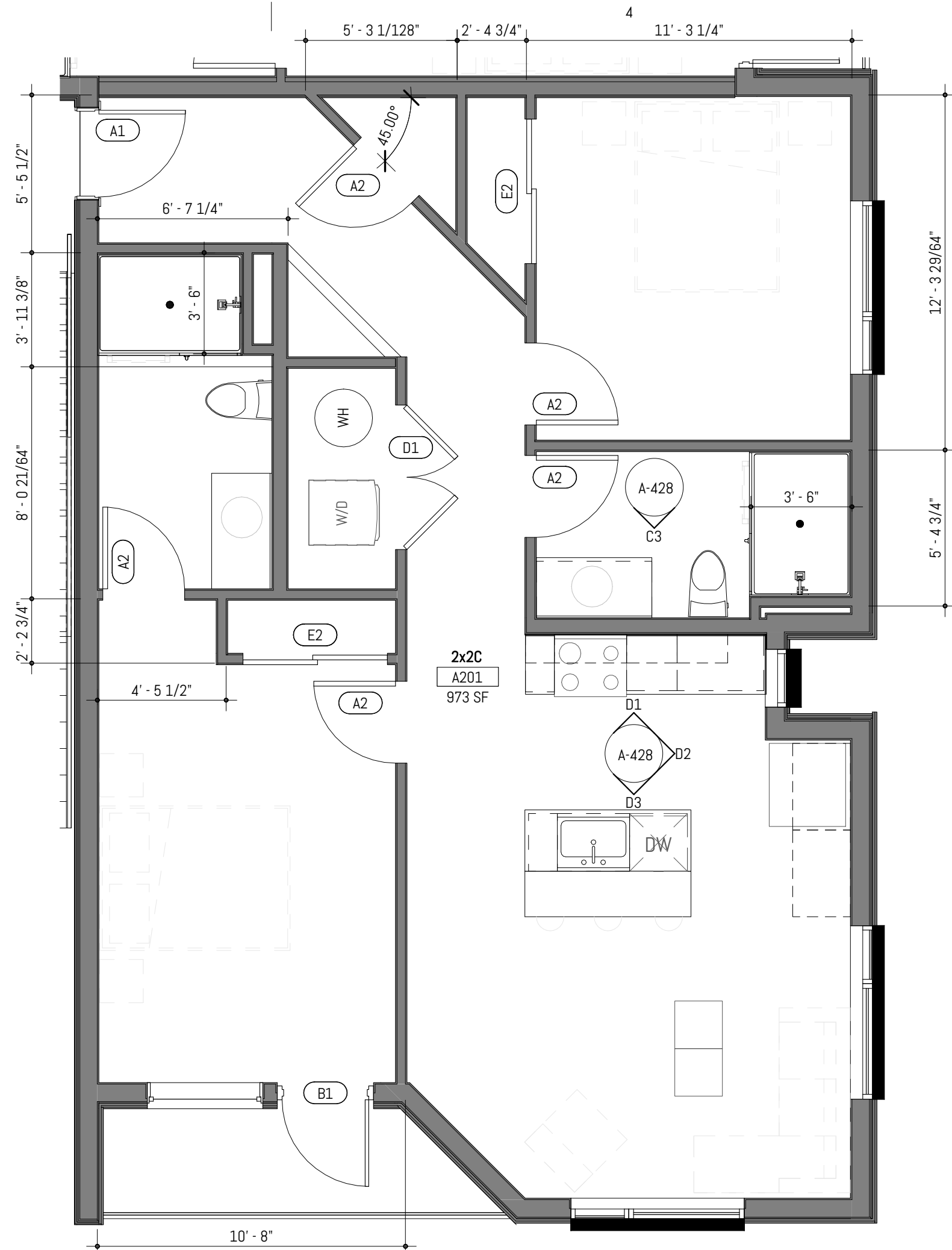
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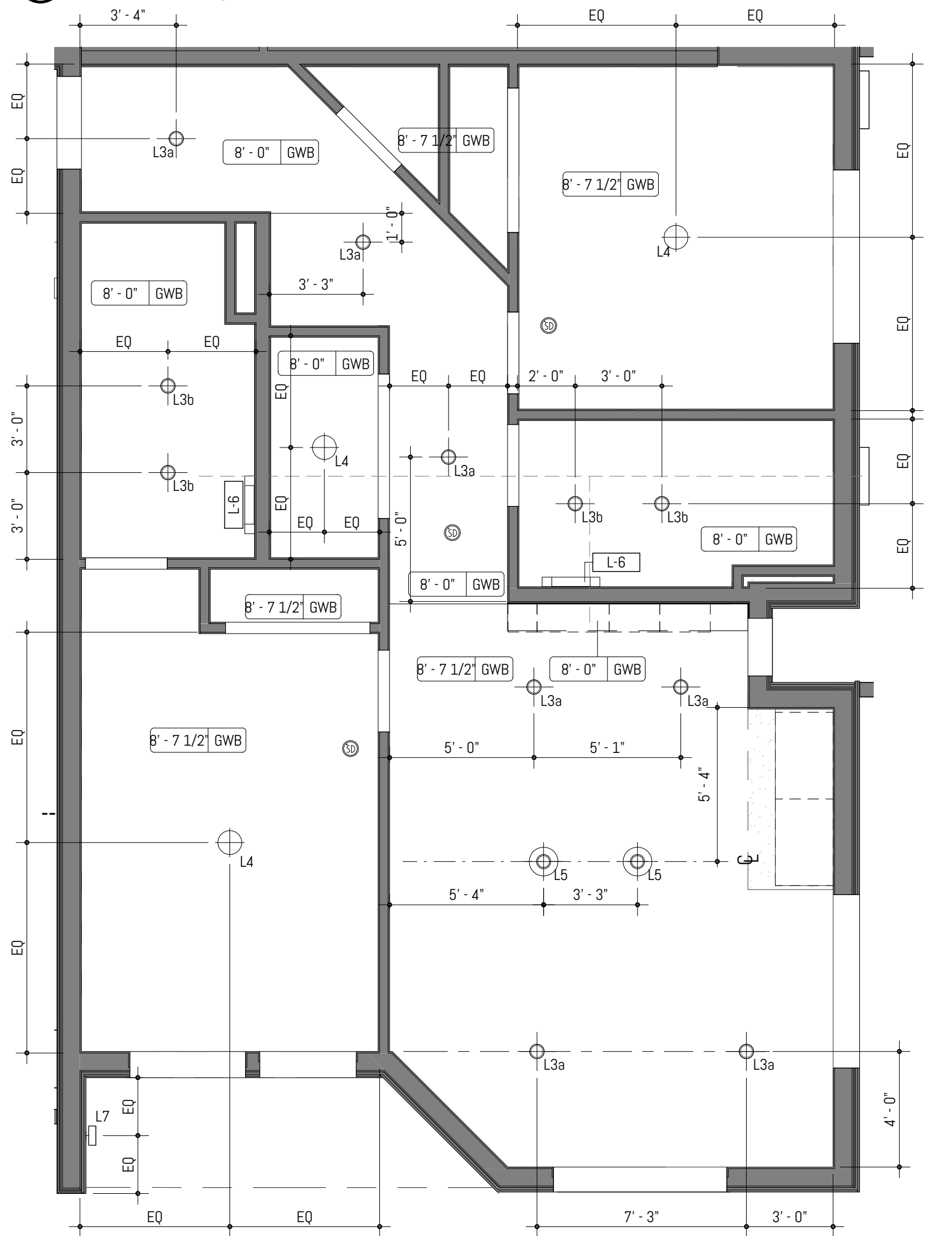
D3 2X2C - KITCHEN ELEVATION 3  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C3 2X2C - BATHROOM ELEVATION  
SCALE: 1/4" = 1'-0" @ FULL SCALE



C4 ENLARGED PLAN - 2x2C  
SCALE: 1/4" = 1'-0" @ FULL SCALE



A4 ENLARGED RCP - 2X2C  
SCALE: 1/4" = 1'-0" @ FULL SCALE

5

## ENLARGED PLAN GENERAL NOTES

1. PROVIDE MINIMUM 1'-0" CLEAR FLOOR SPACE AT THE PUSH SIDE OF EVERY DOOR WITH A CLOSER. PROVIDE MINIMUM 1'-6" CLEAR AT THE PULL SIDE OF EVERY DOOR, UNLESS SPECIFICALLY DIMENSIONED, NOTED OR SHOWN OTHERWISE.
2. APPLIANCES CFCI U.N.O.
3. CASEWORK LOCATIONS DIMENSIONED FROM FACE OF FINISHED WALL TO FACE OF CASEWORK FINISH U.N.O.
4. CONTINUE FLOOR FINISH UNDER APPLIANCES AND CABINETS REQUIRING ACCESSIBLE PULL-IN CLEARANCE AND AT REMOVABLE CABINETRY.
5. WALL OUTLETS, FIXTURE COVERINGS, AND PANELS TO MATCH ADJ. WALL FINISH TYP.
6. MOUNT CLOSET RODS AT 48" MAX AFF TO THE TOP IN TYPE A UNITS.
7. UNIT ENTRY DOORS TO BE 8'-0" TALL.
8. FURNITURE SHOWN FOR REFERENCE ONLY.
9. TYP AT UNITS, FLOORING TO BE LVT, WITH RESILIENT FLOORING AT BATHROOMS, U.N.O.
10. TILE BACKSPLASH TYP ALL KITCHENS, REFER TO FINISH SCHEDULE.
11. COUNTERTOP CTR-1 TO BE USED AT ALL KITCHENS AND BATHROOMS, REFER TO FINISH SCHEDULE.
12. P-LAM CABINETS AT ALL UNIT KITCHENS AND BATHROOMS.
13. UNITS TO RECEIVE 1X4" PAINTED MDF WALL BASE U.N.O., PAINT TO MATCH WALLS, SEMIGLOSS SHEEN.
14. SPRING-LOADED BLINDS AT ALL EXTERIOR WINDOWS, TYP ALL UNITS.
15. WATERFALL EDGES AT KITCHEN PENINSULA & KITCHEN ISLAND ENDS U.N.O.
16. LEVEL 1: TYP CEILING HEIGHT TO BE 9'-8".  
LEVEL 2: TYP CEILING HEIGHT TO BE 8'-8".  
LEVEL 3: TYP CEILING HEIGHTS VARY DUE TO SCISSOR TRUSS.
17. AT PROPOSED LOCATIONS FOR EXHAUST DUCTING, PROVIDE FRAMED GYP CEILING 8" FROM RATED ASSEMBLY.
18. UNIT WALLS AND CEILINGS TO BE PAINTED P-1 U.N.O.; EGGSHELL SHEEN AT WALLS, FLAT AT CEILINGS.
19. SIX (6) ASSORTED GROUND FLOOR UNITS TO BE TYPE A, WHICH SHALL INCLUDE ACCESSIBLE RESTROOMS AND KITCHENS.
20. FOR TYP ADA FIXTURE AND ACCESSORY MOUNTING HEIGHTS, REFER TO SHEET A-005 - ACCESSIBILITY & CODE DETAILS.

## ENLARGED PLAN LIGHTING LEGEND

- B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- SEMI-RECESSED CAN LIGHT
- WET-RATED RECESSED CAN LIGHT
- SURFACE MOUNTED CEILING LIGHT
- B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZCO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- BATHROOM VANITY SCONCE
- EXTERIOR WALL SCONCE

## ENLARGED PLAN GRAPHIC LEGEND

- WALL CONSTRUCTION
- FURNITURE
- COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT
- PROPOSED EXHAUST DUCTING

**FERGUSON**  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com

20173  
REGISTERED  
ARCHITECT  
BEN DAVID FERGUSON  
STATE OF WASHINGTON

**CRAFT DISTRICT II APARTMENTS**  
4302, 4312, 4408, & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
------	----------	------

PROJECT NO: 050-01-21  
PRINCIPAL-IN-CHARGE: Approver  
PROJECT ARCHITECT: Designer  
DRAWN BY: Author

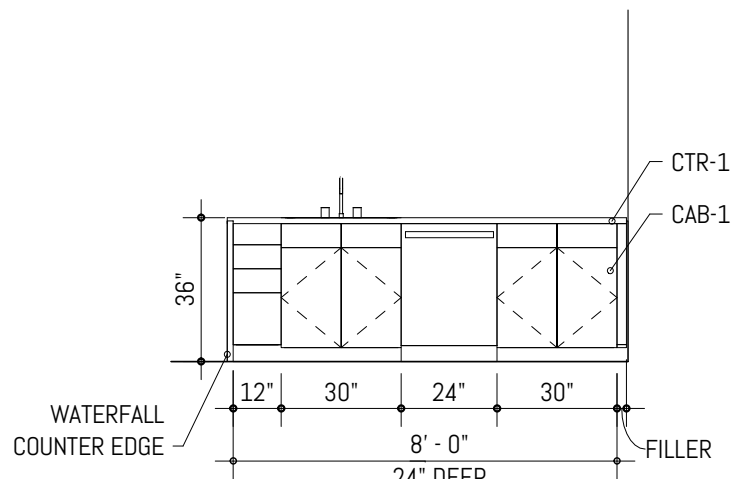
PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
UNIT PLANS & ELEVATIONS  
- 2x2C

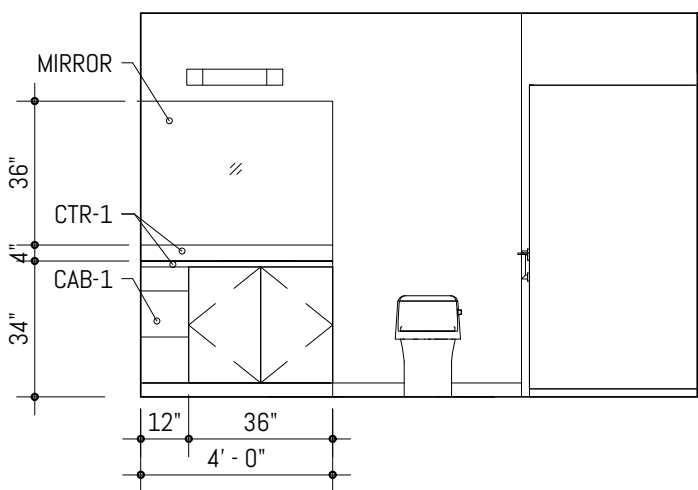
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**A-428**

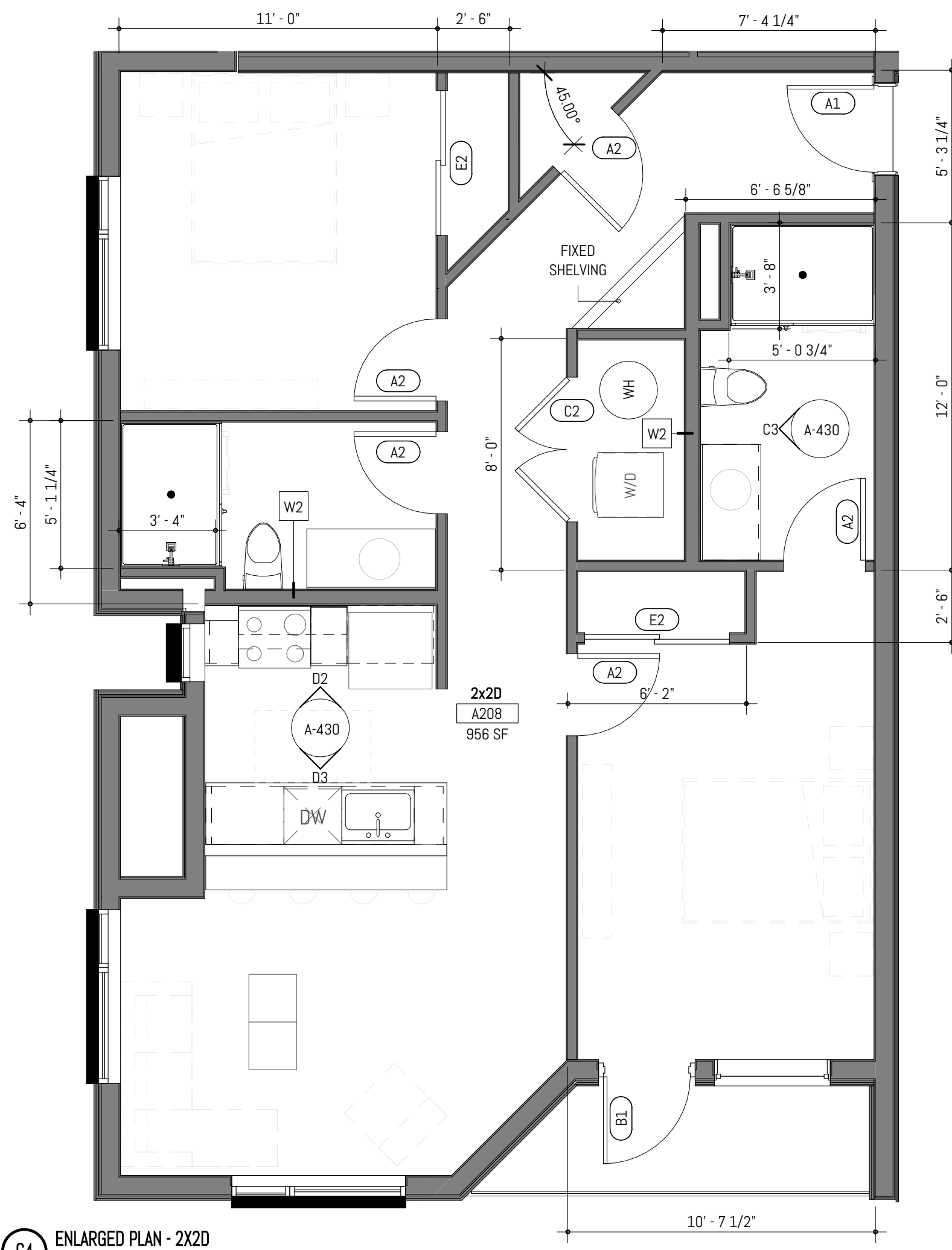




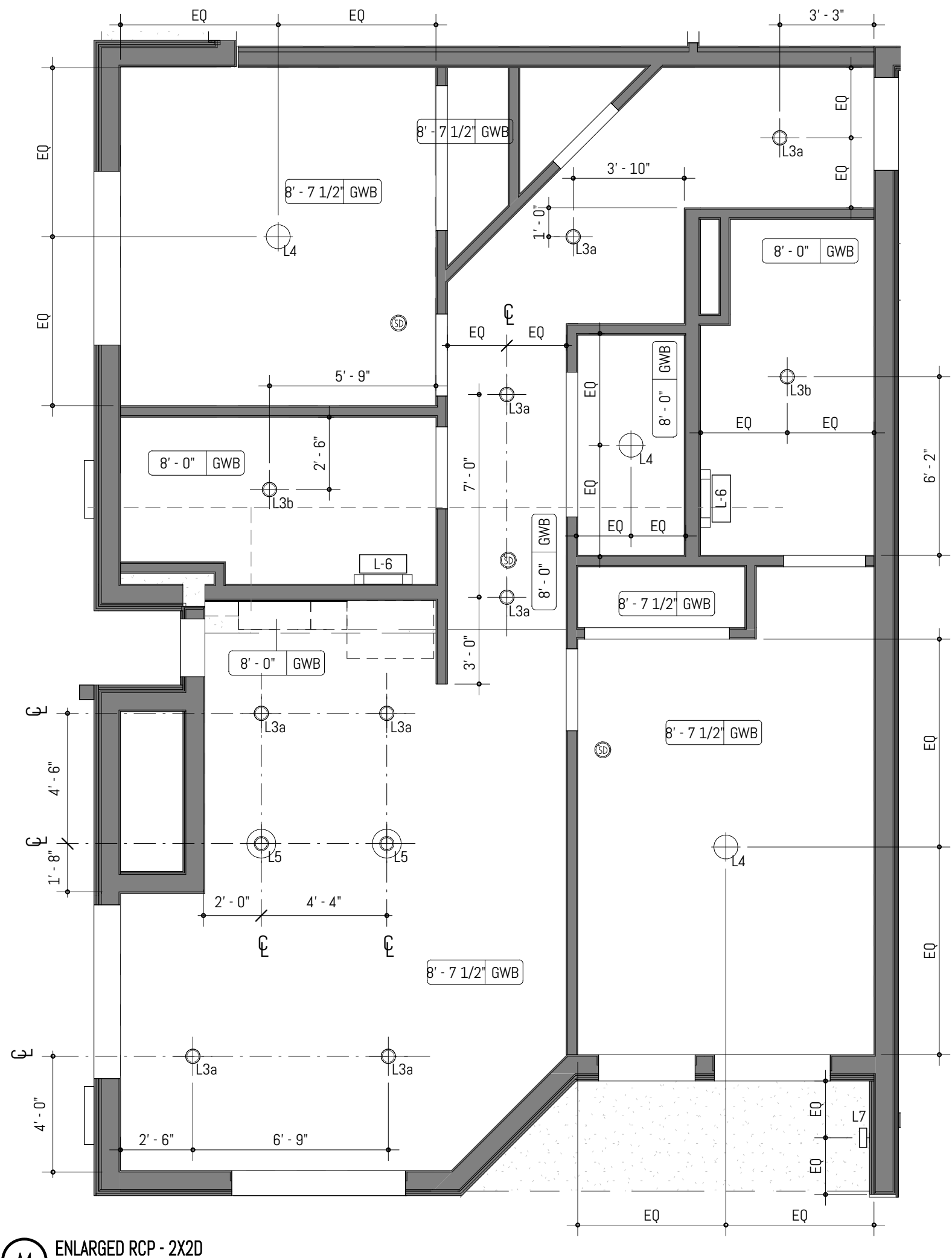
D3 2X2D - KITCHEN ELEVATION 2  
SCALE: 1/4" = 1'-0" @ FULL SCALE



**C3** 2X2D - BATHROOM ELEVATION  
SCALE: 1/4" = 1'-0" @ FULL SCALE



**C4** ENLARGED PLAN - 2X2D  
SCALE: 1/4" = 1'-0" @ FULL SCALE





**A4** ENLARGED RCP - 2X2D  
SCALE: 1/4" = 1'-0" @ FULL SCALE

## ENLARGED PLAN LIGHTING LEGEND

- 
- L1
- B.O.D. FIXTURE: BEAM 2 PENDANT  
AXISLIGHTING; 5FT, BLACK FINISH
- L2
- B.O.D. FIXTURE: LIGHT GUIDE RING 9-LIGHT CHANDELIER  
SONNEMAN LIGHTING; 48.25" DIA, SATIN BLACK/APRICOT FINISH
- L3a
- SEMI-RECESSED CAN LIGHT
- L3b
- WET-RATED RECESSED CAN LIGHT
- L4
- SURFACE MOUNTED CEILING LIGHT
- L5
- B.O.D. FIXTURE: HELENA MINI PENDANT;  
KUZZO LIGHTING; 7.87" DIAMETER, GRAPHITE/COPPER FINISH
- L6
- BATHROOM VANITY SCONCE
- L7
- EXTERIOR WALL SCONCE

ENLARGED PLAN  
GRAPHIC LEGEND

- |   |  |   |                          |
|---|--|---|--------------------------|
|  | WALL CONSTRUCTION                            |  | FURNITURE                |
|  | COMBINATION SMOKE/CARBON MONOXIDE ALARM UNIT |  | PROPOSED EXHAUST DUCTING |

MARK	REVISION	DATE
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PROJECT NO:	050-01-21
PRINCIPAL-IN-CHARGE:	BF
PROJECT ARCHITECT:	M.
DRAWN BY:	M.

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
**UNIT PLANS & ELEVATIONS**  
**- 2x2D**

SHEET NO.

# A-430



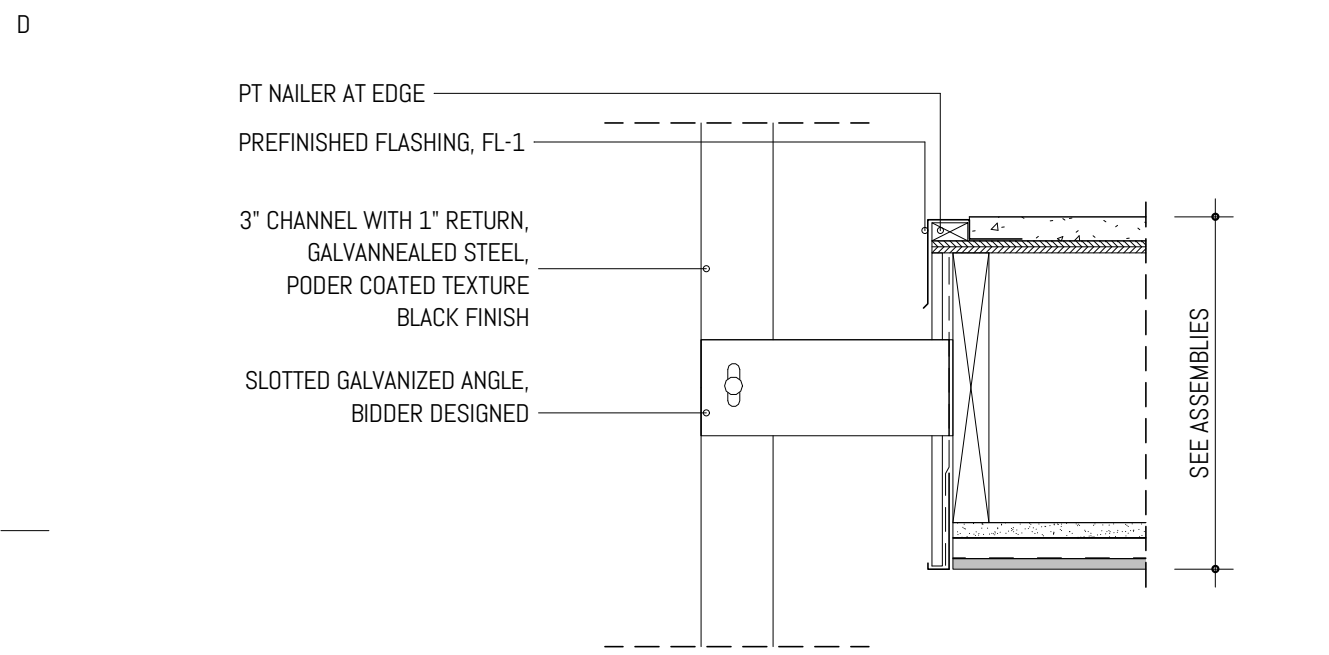




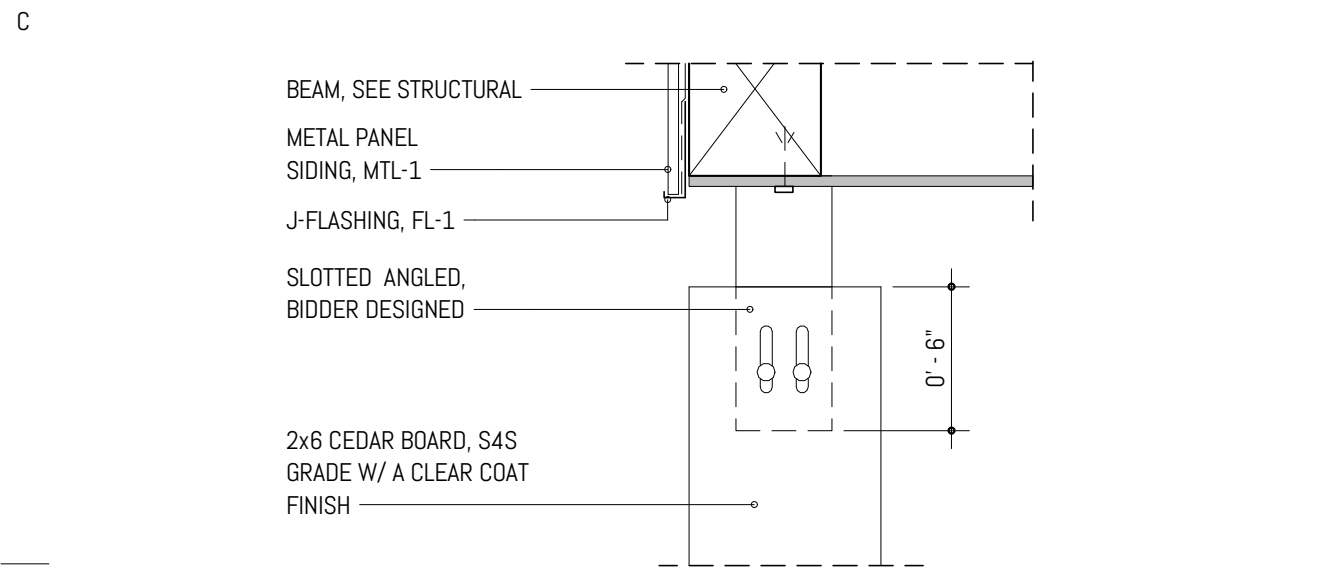
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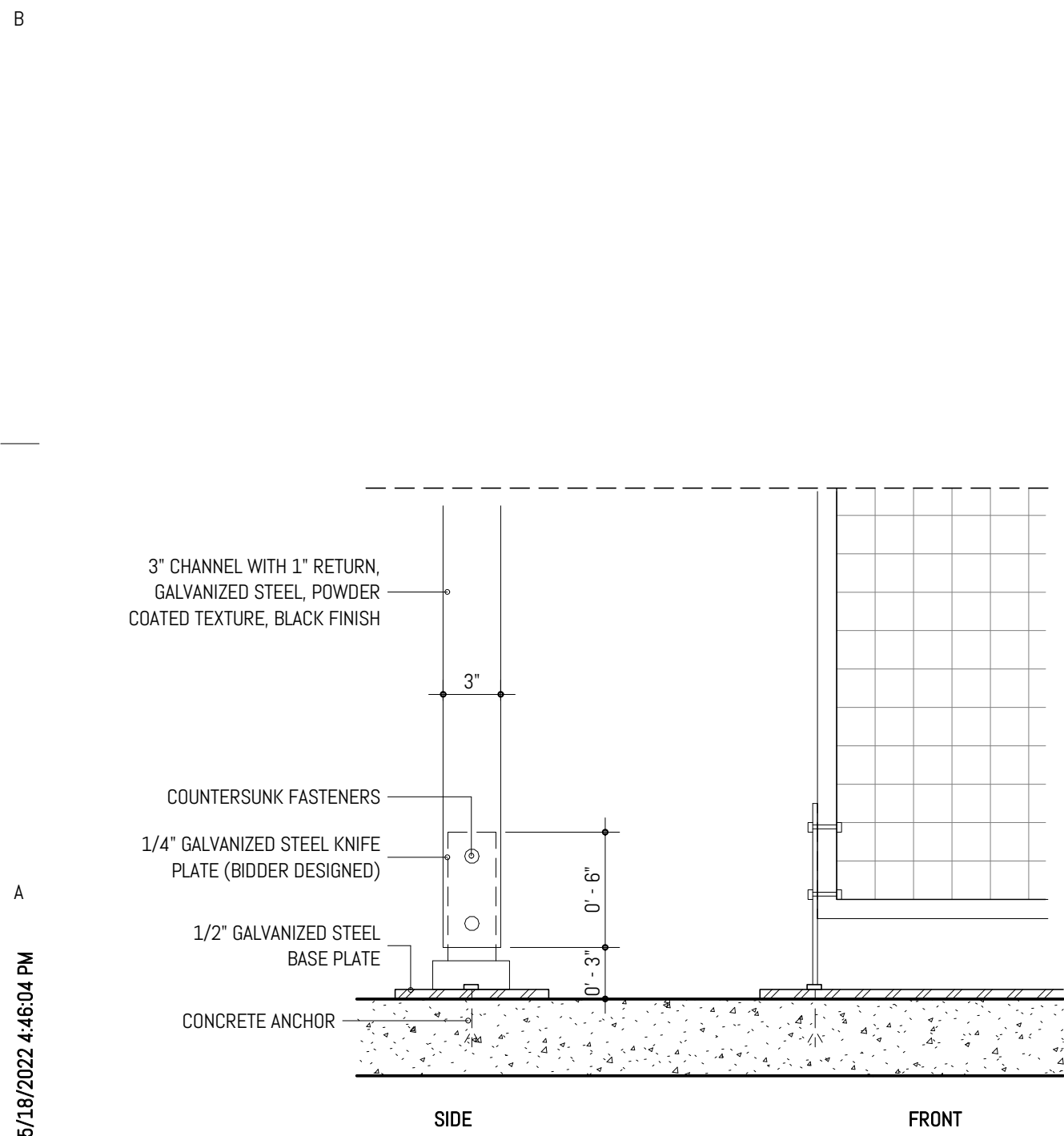
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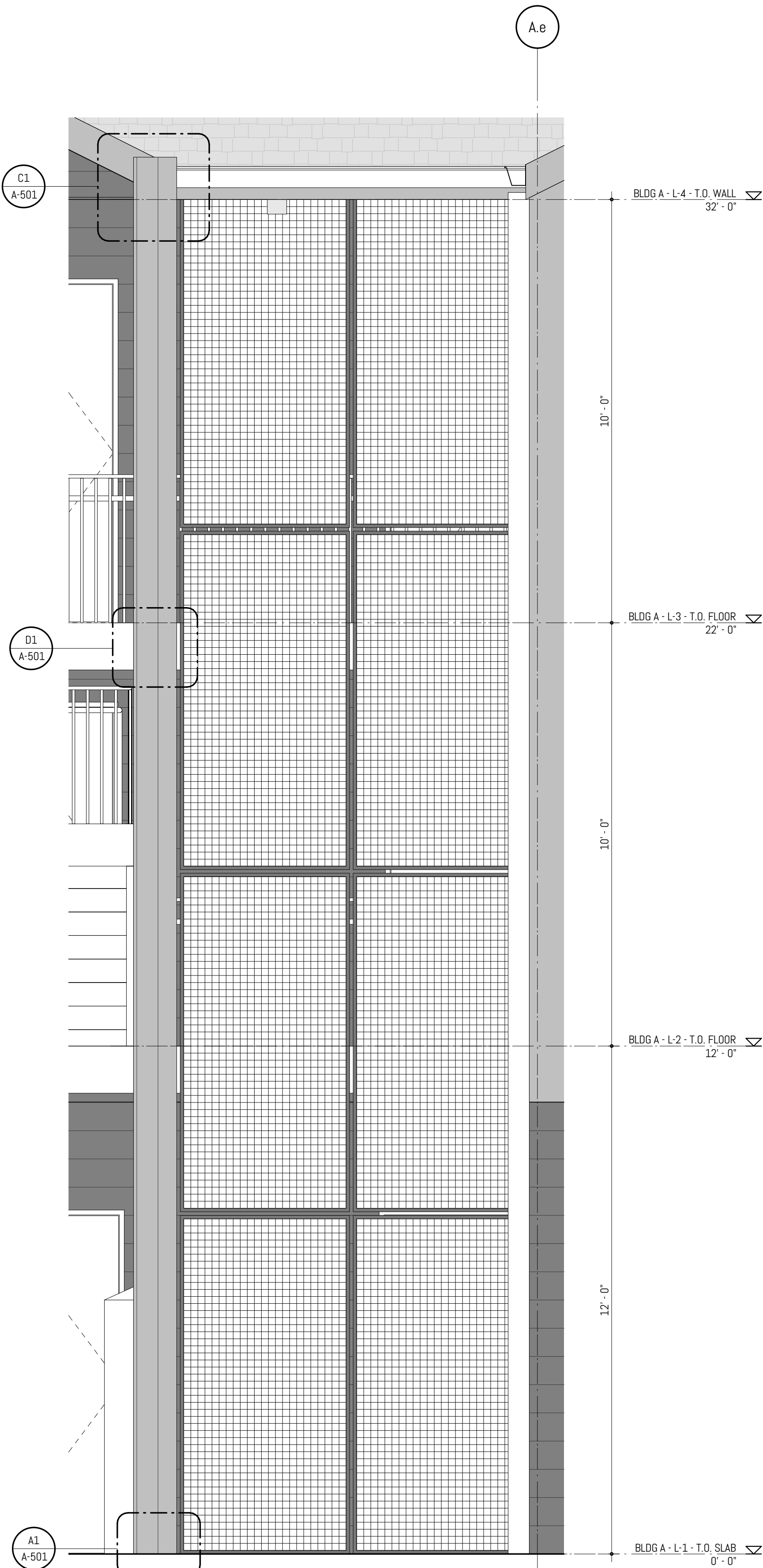
D1 EXT - WOOD SCREENING AT STAIR LANDING  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



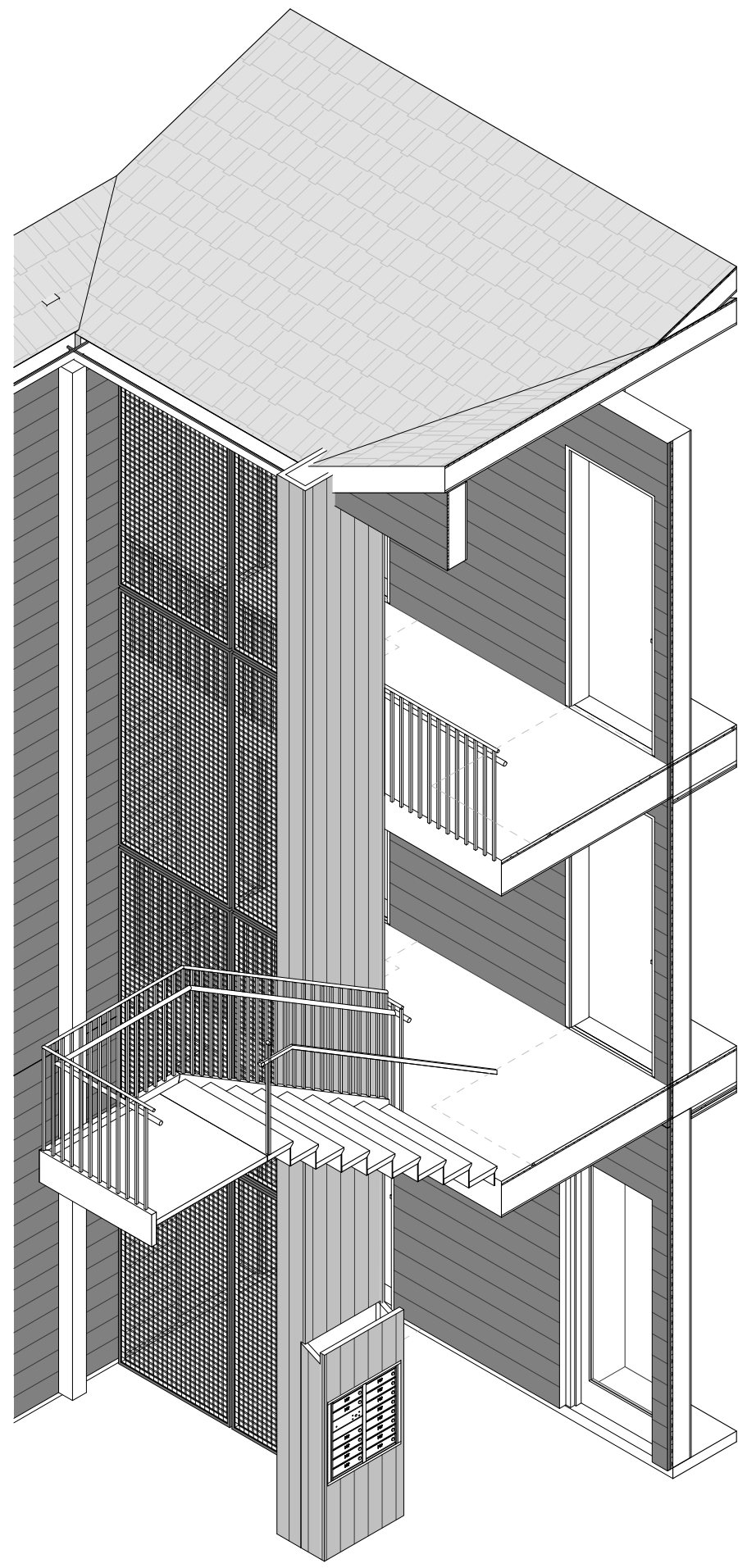
C1 EXT - WOOD SCREENING AT ROOF  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



A1 EXT - WOOD SCREENING AT CONCRETE SIDEWALK  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



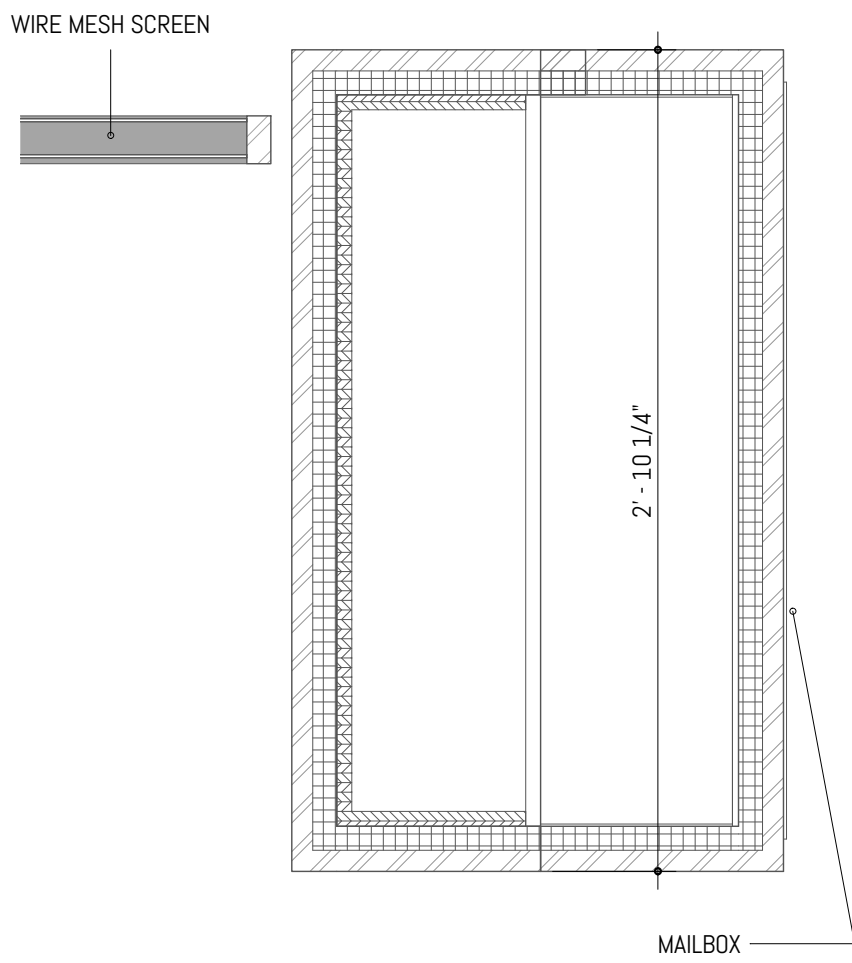
A2 ELEVATION - WIRE MESH SCREEN, TYP UNIT ENTRIES BLDG A, B, C, D  
SCALE: 1/2" = 1'-0" @ FULL SCALE



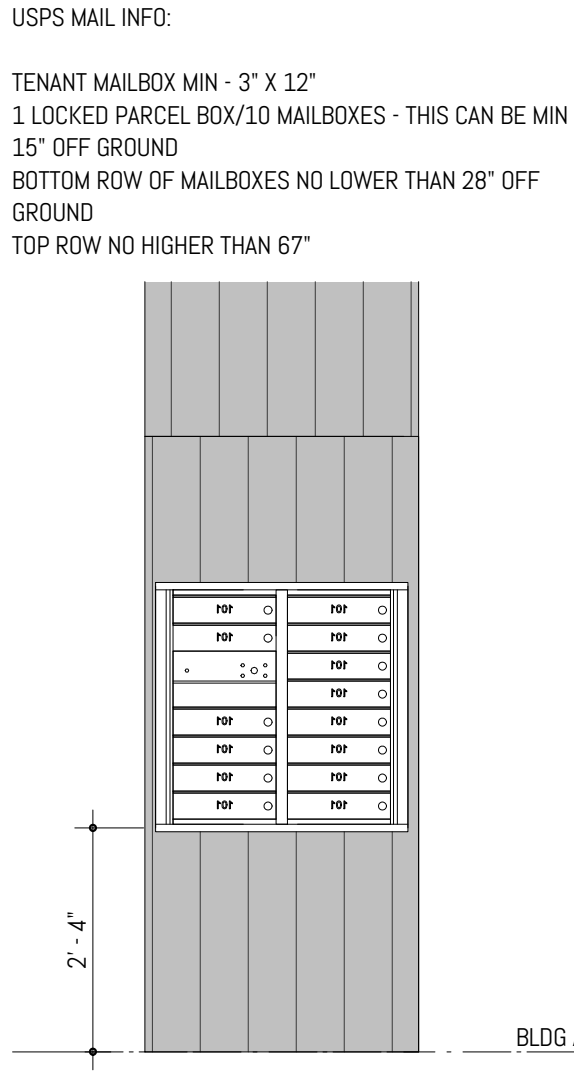
C4 TYP UNIT ENTRY - MAILBOX & WIRE MESH SCREEN  
SCALE: @ FULL SCALE



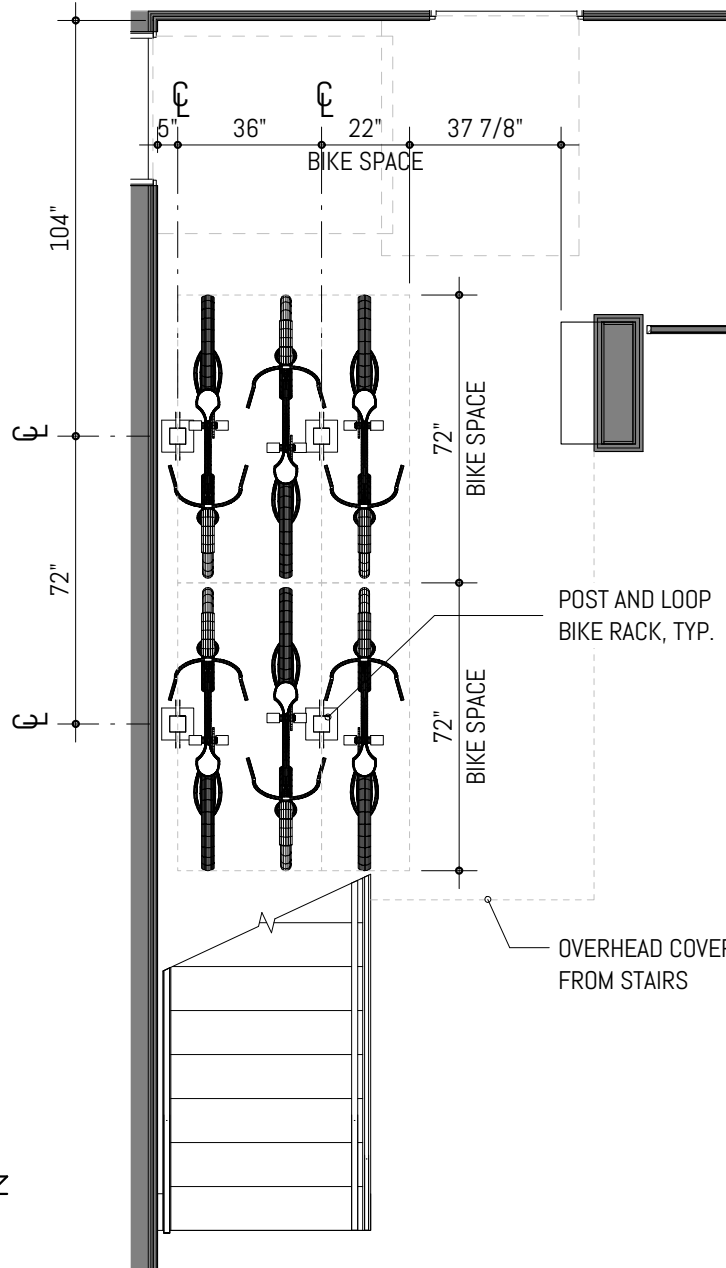
C5 TYP UNIT ENTRY - BIKE PARKING  
SCALE: @ FULL SCALE



A3 TENANT MAILBOX - FLOOR PLAN  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE

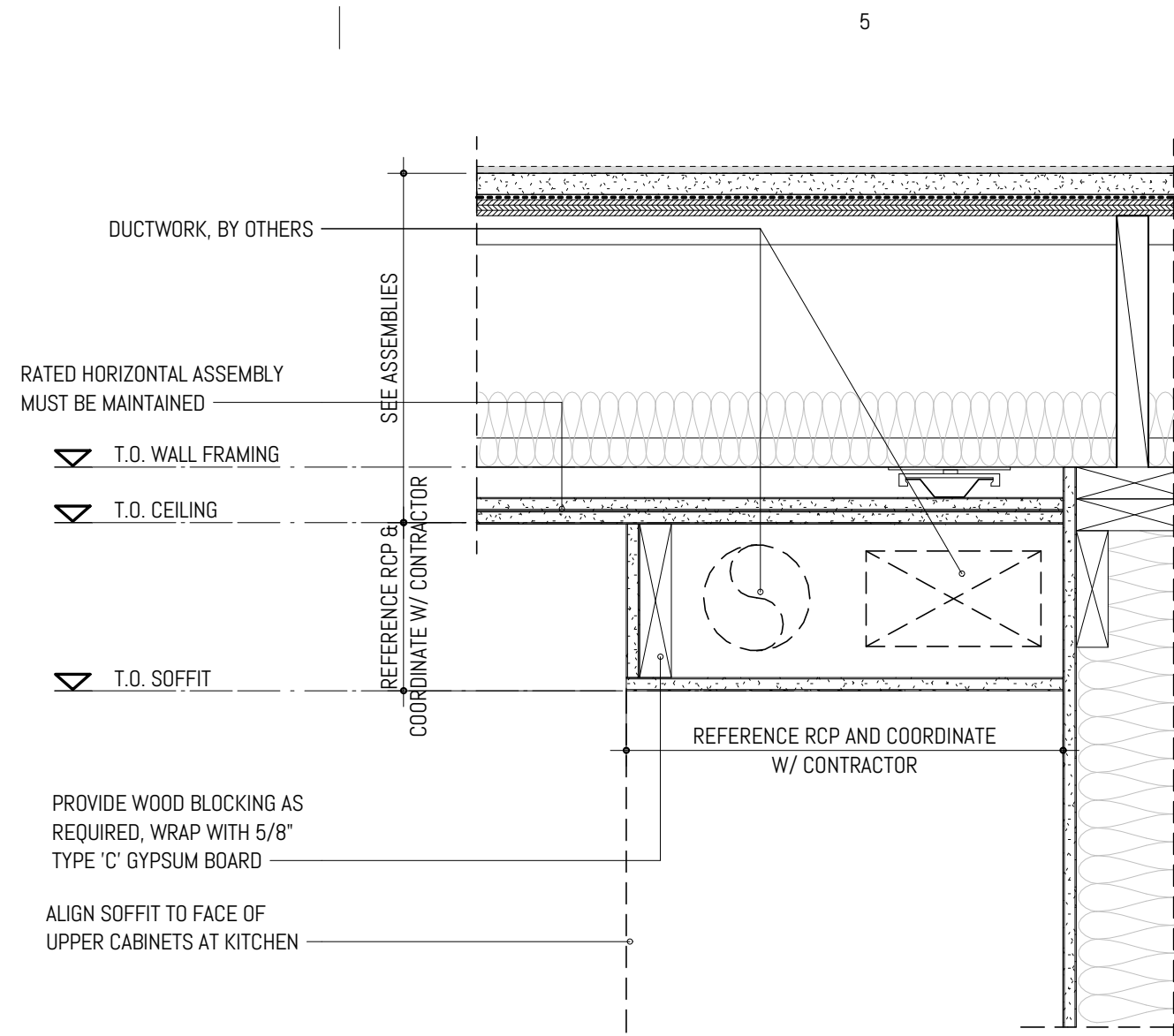
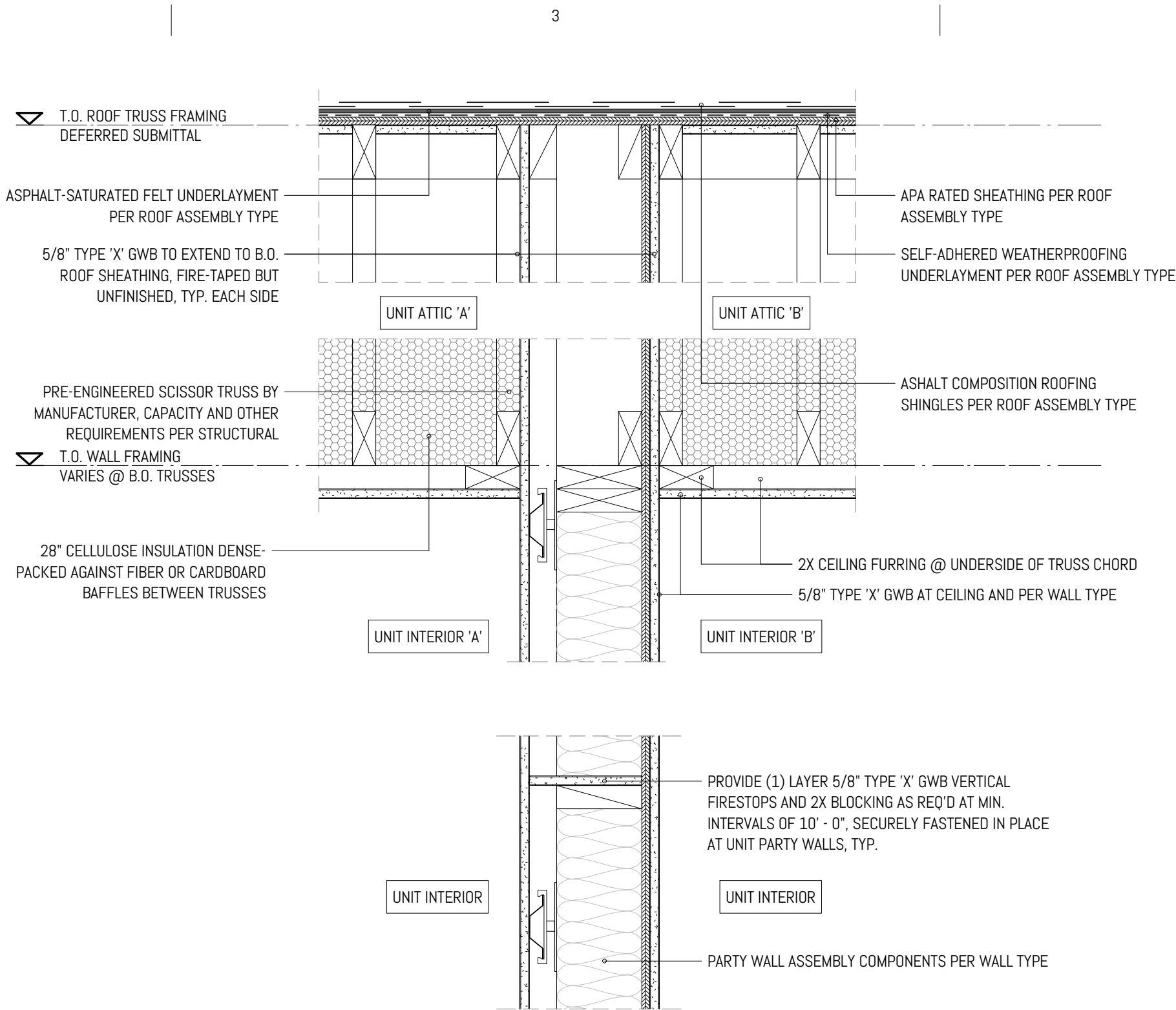
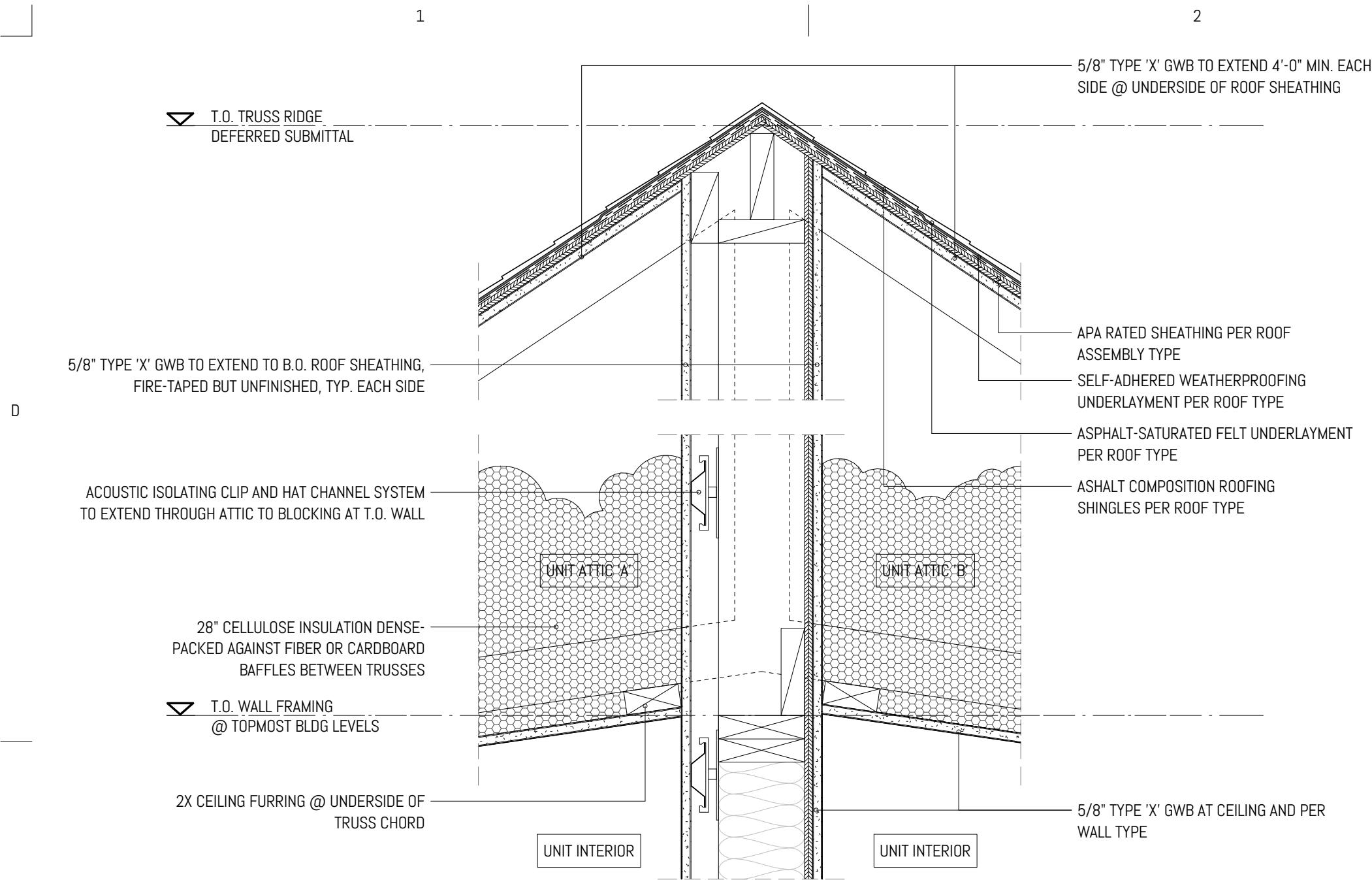


A4 TENANT MAILBOX ELEVATION, TYP  
SCALE: 1/2" = 1'-0" @ FULL SCALE

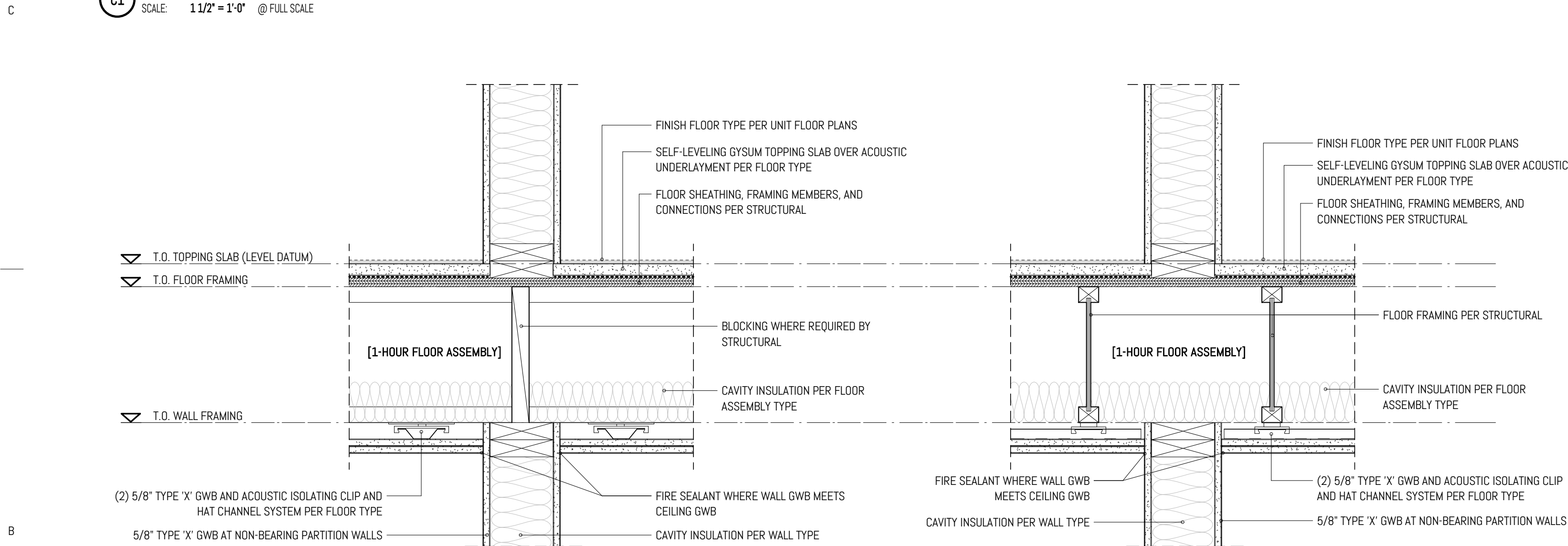


A5 ENLARGED TYP. BIKE PARKING PLAN  
SCALE: 1/4" = 1'-0" @ FULL SCALE





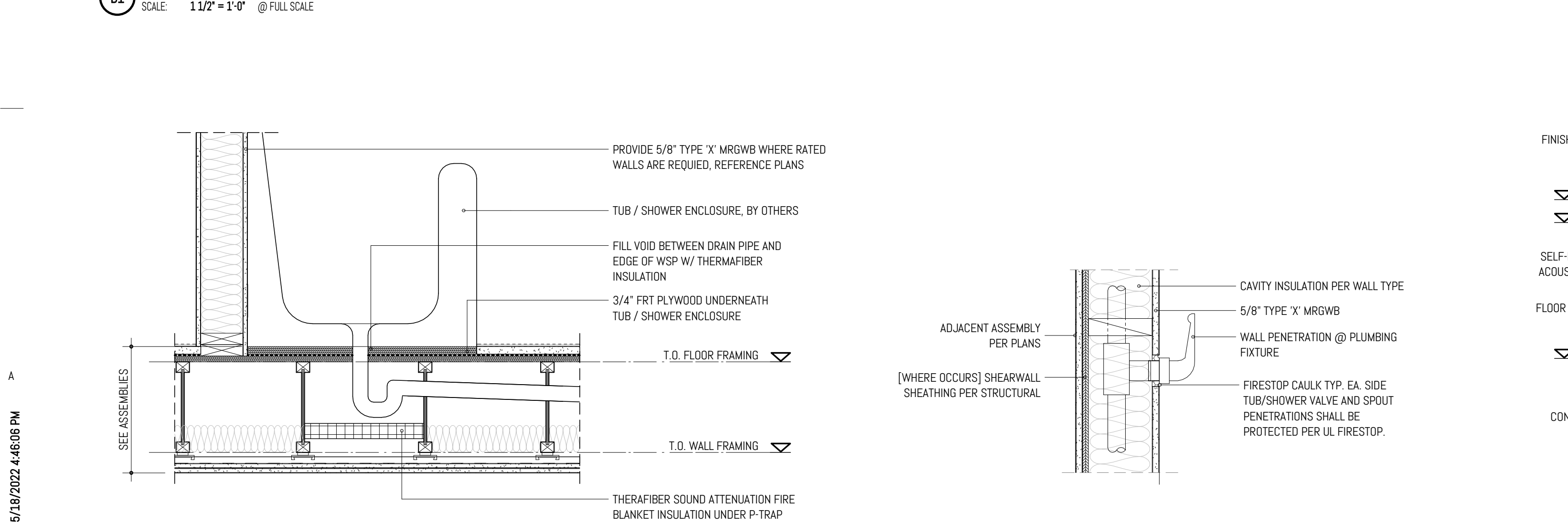
C1 INT - RATED PARTY WALL AT ROOF TERMINATION  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT PERPENDICULAR FLOOR FRAMING

INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT PARALLEL FLOOR FRAMING

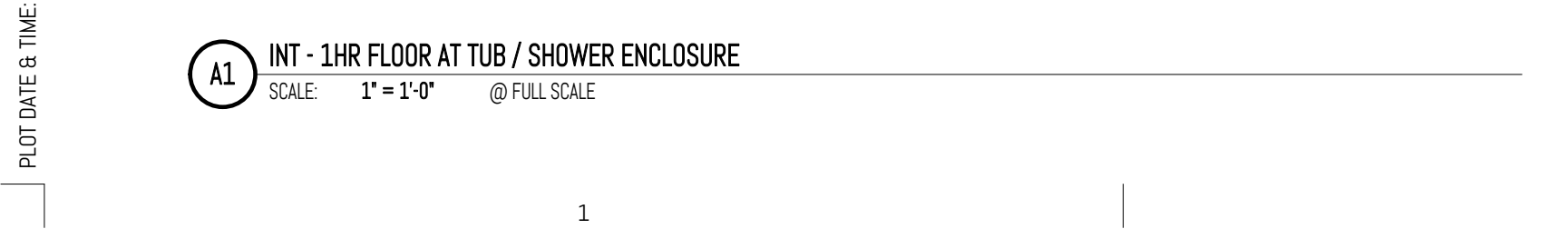
B1 INT - NON-BEARING WALL AT 1HR FLOOR  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



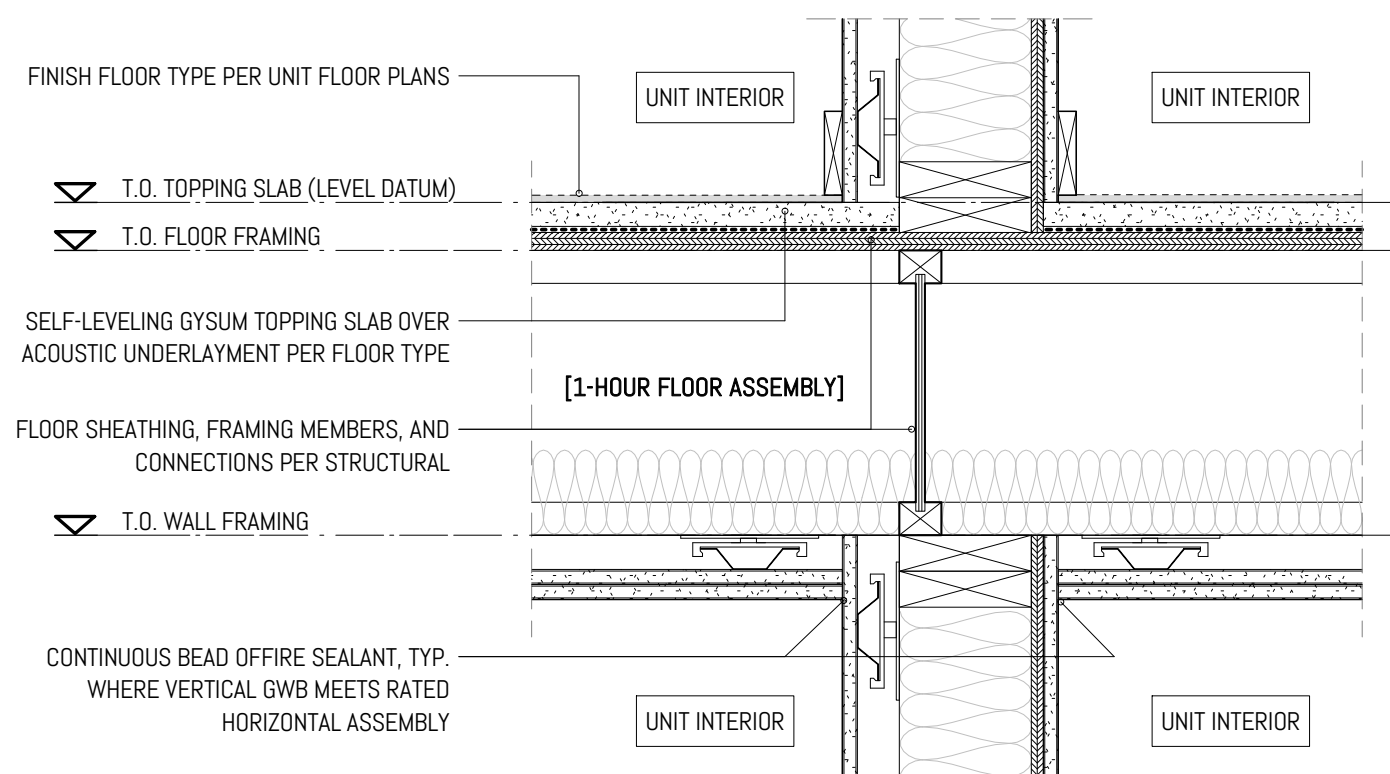
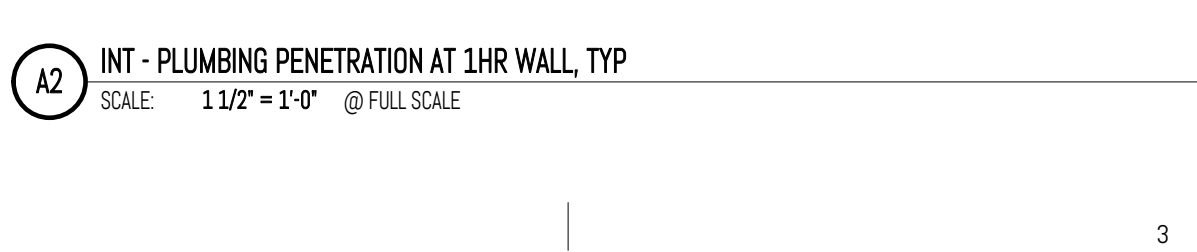
INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT 1-HR FLOOR

INTERIOR DETAIL - TYP. INTERIOR NON-BEARING WALL AT 1-HR FLOOR

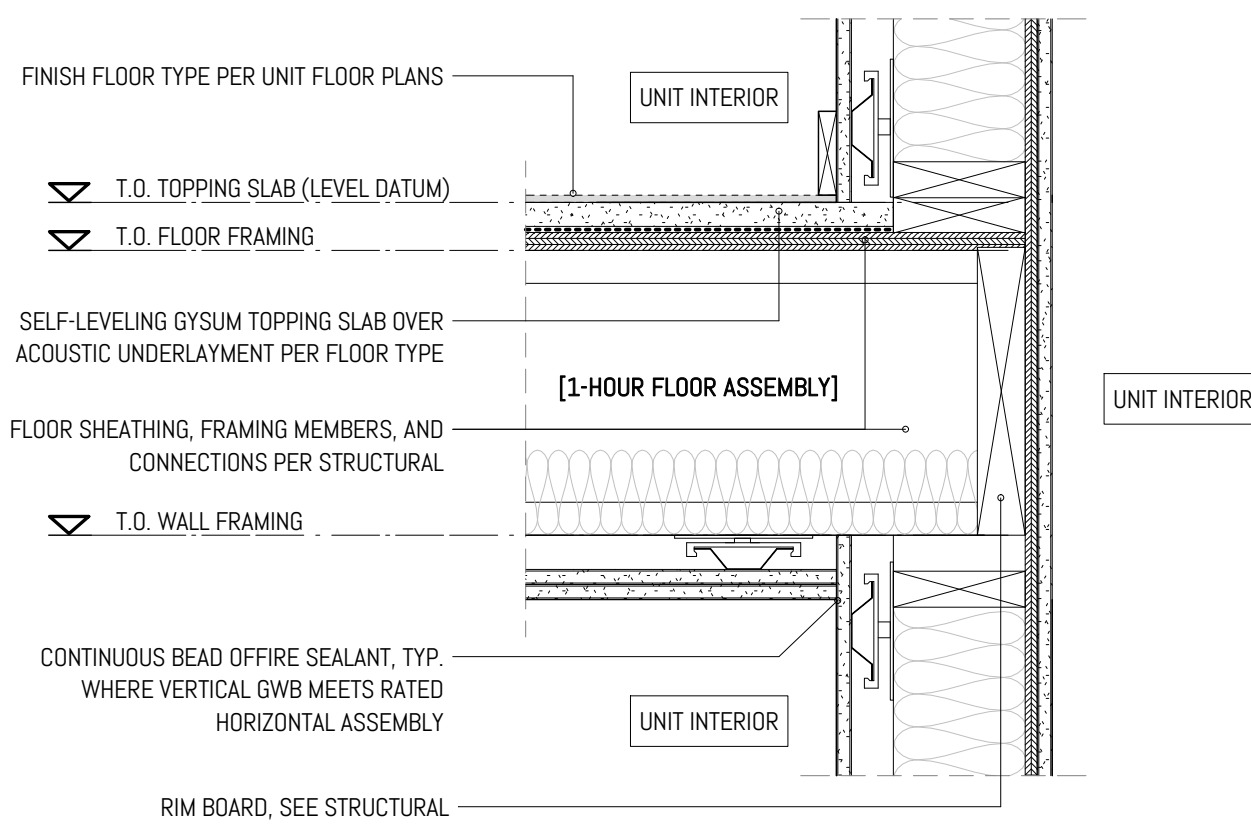
A1 INT - 1HR FLOOR AT TUB / SHOWER ENCLOSURE  
SCALE: 1" = 1'-0" @ FULL SCALE



A2 INT - PLUMBING PENETRATION AT 1HR WALL, TYP  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE

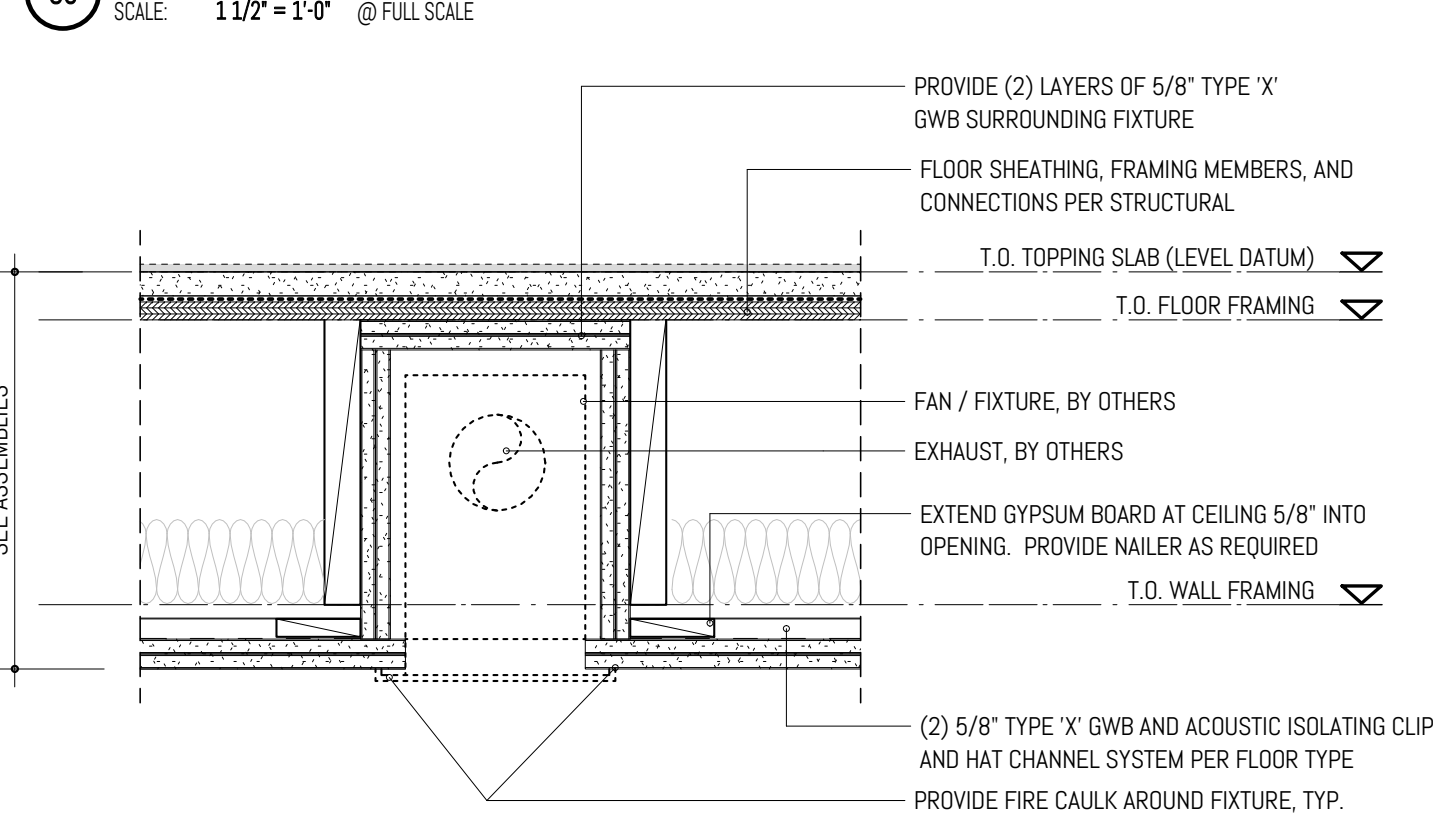


A3 INT - PARTY WALL AT 1HR FLOOR  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE

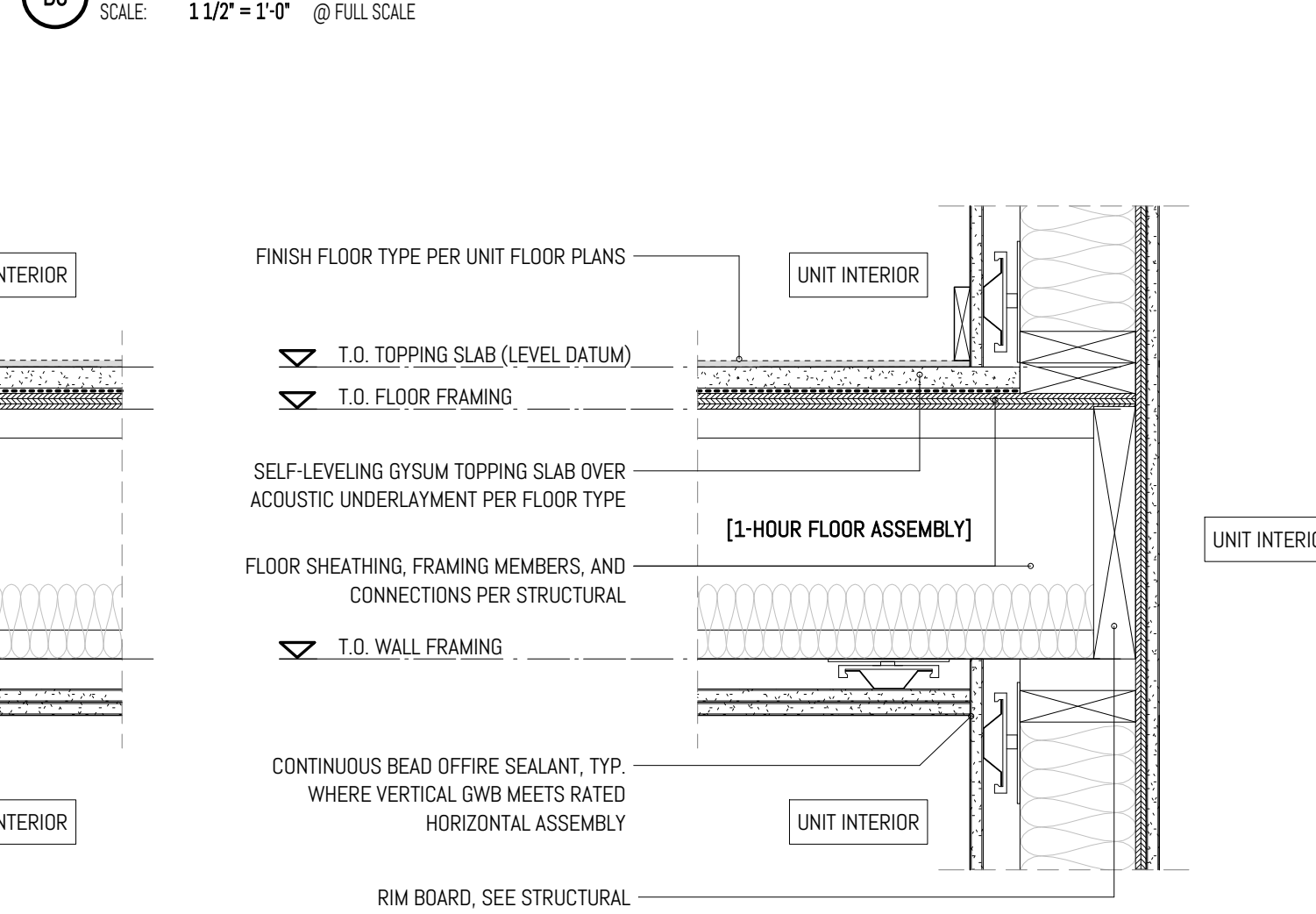


A5 INT - 1HR FLOOR AT 1HR WALL  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE

C5 INT - 1HR FLOOR / CEILING ASSEMBLY AT SURFACE FIXTURE  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



B5 INT - 1HR FLOOR / CEILING ASSEMBLY AT FIXTURE  
SCALE: 1 1/2" = 1'-0" @ FULL SCALE



# CRAFT DISTRICT II APARTMENTS

4302. 4312. 4408. & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

MARK	REVISION	DATE
------	----------	------

PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: Approver  
PROJECT ARCHITECT: Designer  
DRAWN BY: Author

PROJECT STATUS:  
PERMIT SET  
05.06.2022

SHEET TITLE:  
INTERIOR RATED  
ASSEMBLY DETAILS

SHEET NO.

A-550

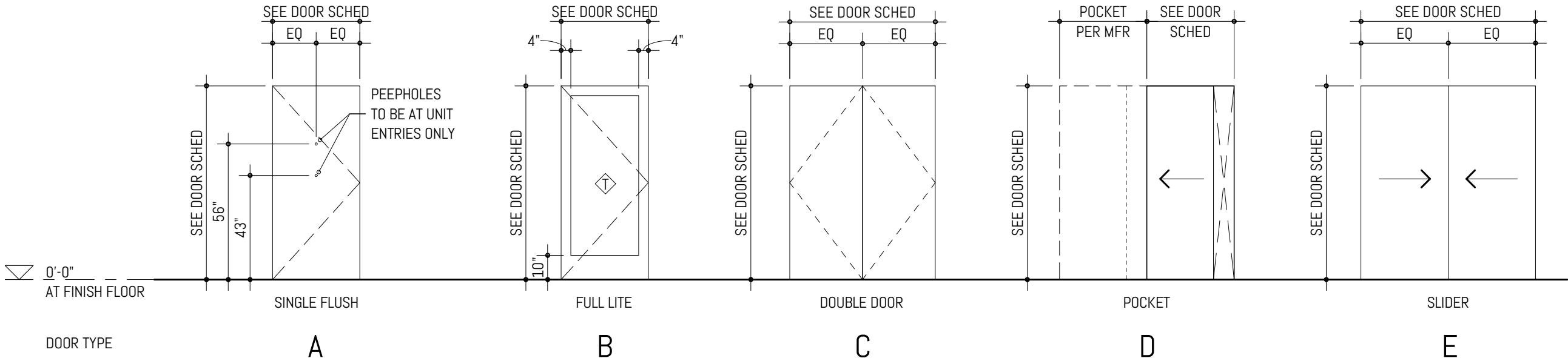


COMMON DOOR SCHEDULE

MARK	DOOR						FRAME			HARDWARE	COMMENTS
	TYPE	MATERIAL	FINISH	THICKNESS	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH		
A102.1a	C	HM	P-1	0'-1 1/2"	3'-0"	7'-0"	B	HM	P-1	04	
A102.2a	C	HM	P-1	0'-1 1/2"	3'-0"	7'-0"	B	HM	P-1	04	
A102.3a	A	HM	P-1	0'-1 1/2"	3'-2 1/2"	6'-8"	B	HM	P-1	05	
A102.4a	A	HM	P-1	0'-2"	3'-0"	6'-8"	B	HM	P-1	05	
A102a	C	ESF-1	FF	0'-1 1/2"	3'-6"	8'-11 1/4"	ESF-1	ESF-1	FF	03	
A112a	A	HM	EP-1	0'-1 3/8"	3'-2 1/2"	8'-0"	B	HM	EP-1	01	

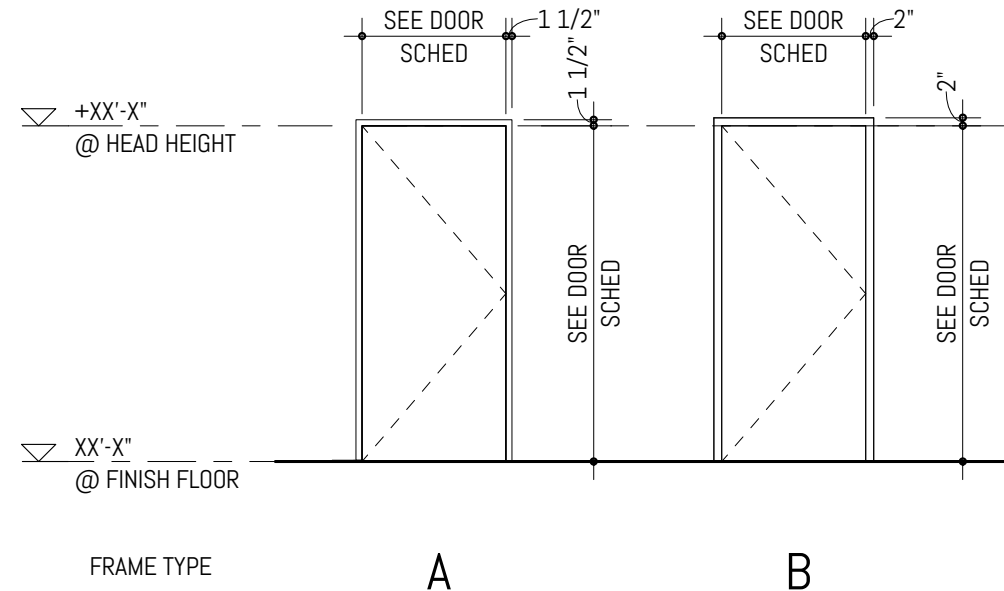
DOOR ASSEMBLY & INSTALLATION - GENERAL NOTES

- ALL EXTERIOR DOORWAYS TO BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO PREVENT AIR LEAKAGE AND MOISTURE FILTRATION.
- ALL GLAZING IN INTERIOR DOORS TO HAVE LAMINATED INSULATED SAFETY GLAZING.
- ALL DOOR GLAZING AND/OR RELITE GLAZING WITHIN 12" OF A DOOR OPENING AND 18" OF FLOOR TO BE SAFETY RATED.



UNIT DOOR SCHEDULE

DESCRIPTION	MARK	DOOR						FRAME			HARDWARE	COMMENTS
		TYPE	MATERIAL	FINISH	THICKNESS	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH		
ENTRY	A1	A	HM	EP-1	0'-1 1/2"	3'-2 1/2"	8'-1 1/2"	B	HM	EP-1	01	20 MIN RATED
BEDROOM & BATHROOM	A2	A	WD	P-1	0'-2"	2'-10"	6'-8"	A	WD	P-1	07	
BALCONY	B1	B	VN	EP-1	0'-1 1/2"	3'-0"	8'-0"	B	VN	EP-1	09	
CLOSET	C1	A	WD	P-1	0'-2"	2'-0"	6'-8"	A	WD	P-1	10	
CLOSET	C2	C	WD	P-1	0'-2"	5'-0"	6'-8"	A	WD	P-1	10	
CLOSET	D1	D	WD	P-1	0'-1 3/8"	2'-10"	6'-8"	A	WD	P-1	10	
CLOSET	E1	E	WD	P-1	0'-2"	4'-0"	6'-8"	A	WD	P-1	10	
CLOSET	E2	E	WD	P-1	0'-2"	5'-0"	6'-8"	A	WD	P-1	10	
CLOSET	E3	E	WD	P-1	0'-2"	5'-6"	6'-8"	A	WD	P-1	10	



OPENING TYPES  
GENERAL NOTES

- MATERIAL FINISHES HAVE BEEN ABBREVIATED PER THE FINISH LEGEND - SEE SHEET A-400 FOR ADDITIONAL INFORMATION.
- FOR WINDOW DIMENSIONS, REFER TO SCHEDULES. DIMENSIONS NOTED INSTRUCT DESIGN INTENT. MEASUREMENTS TO BE V.I.F.
- FIT BACKERROD AND SEALANT TO MEET TOLERANCE AT WINDOW FRAMES, MINIMUM 3/8" - MAXIMUM 1" AT EACH INSTANCE.
- ALL UNIT DOORS TO BE PAINTED. SOLID CORE DOORS. UNIT DOOR FRAMES TO BE TYPE 'A' PROFILE AND MDF, PAINTED PER OPENING SCHEDULE.
- BALCONY DOORS WILL BE VINYL DOORS WITH A FACTORY FINISH.
- DOOR HARDWARE TO STAIN STAINLESS STEEL, US320, UNO.
- REFER TO CODE SUMMARY SHEET SERIES, G-000, FOR ENERGY PERFORMANCE REQUIREMENTS.

DOOR MATERIAL & FINISH LEGEND

MATERIAL KEY

HM	HOLLOW METAL
WD	WOOD
AL	ALUMINUM
STL	STEEL
◇	TEMPERED GLASS
INSL	INSULATED
ESF	STOREFRONT (EXTERIOR)

FINISH KEY

EP	PAINT (EXTERIOR)
P	PAINT (INTERIOR)
ST	STAIN
ANO	ANODIZED
FF	FACTORY FINISH

OPENING TYPES

A	EXTERIOR WINDOW / GLAZING	LV-1	EXTERIOR LOUVER
1	INTERIOR WINDOW / GLAZING	LV-A	INTERIOR LOUVER

DOOR HARDWARE GROUPS

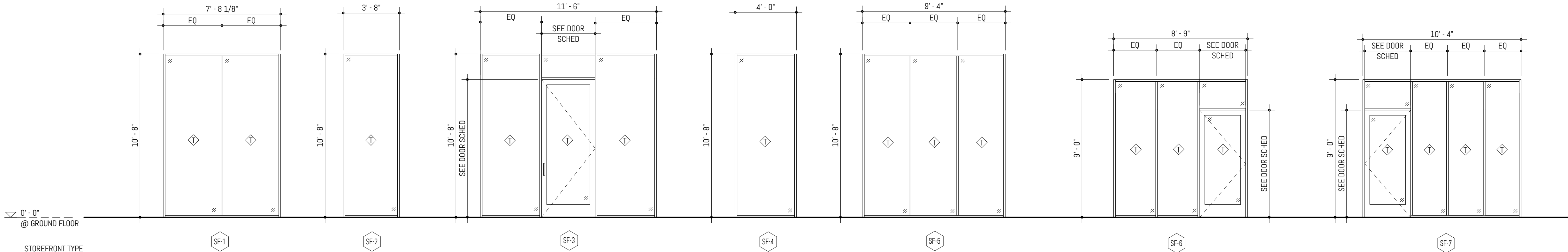
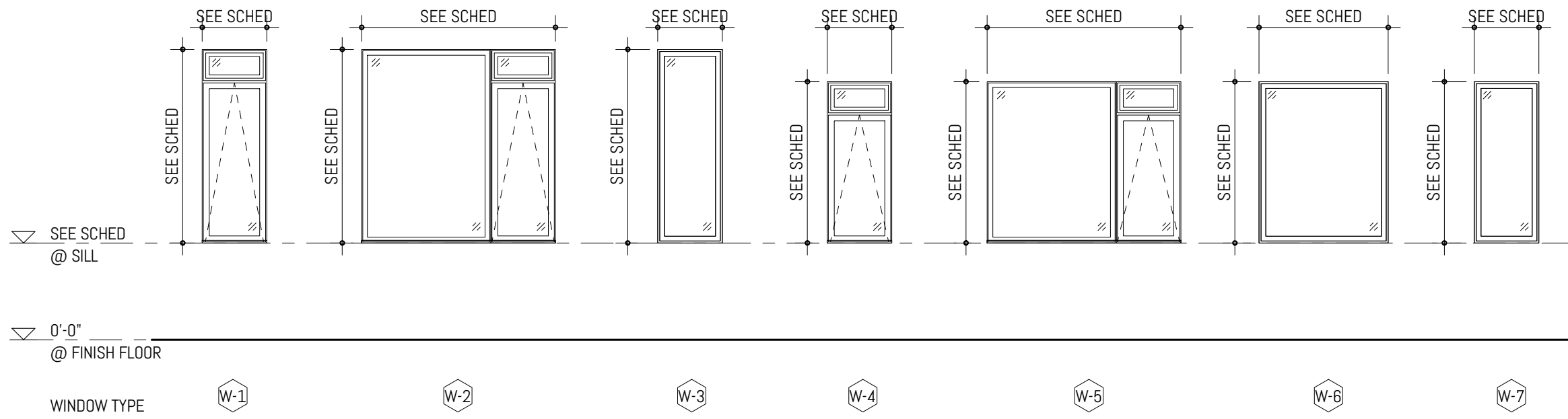
MARK	GENERAL LOCATION	COMPONENTS	QTY.	COMMENTS
GROUP 01	UNIT ENTRY	4 1/2" BUTTS ENTRY LOCKSET WALL STOP SILENCER CLOSER	4 1 1 1 1	
GROUP 02	LOBBY ENTRY	4 1/2" BUTTS ENTRY LOCKSET ASTRAGAL	8 1 1	REMOVABLE
GROUP 03	LOBBY ENTRY	4 1/2" BUTTS ENTRY LOCKSET ASTRAGAL CLOSER	8 1 1 1	REMOVABLE
GROUP 04	OFFICE / CONFERENCE	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP	4 1 1	
GROUP 05	JANITOR / STORAGE	4 1/2" BUTTS STORAGE ROOM LOCKSET WALL STOP KICKPLATE	3 1 1 1	
GROUP 06	RESTROOMS / PASS-THRU	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP SILENCER KICK PLATE	3 1 1 1 1	
GROUP 07	BEDROOMS / BATHROOMS	4 1/2" BUTTS PRIVACY LOCKSET WALL STOP	3 1 1	
GROUP 08	STORAGE	4 1/2" BUTTS PASSAGE SET	3 1	
GROUP 09	BALCONY	4 1/2" BUTTS PRIVACY LOCKSET	4 1	
GROUP 10	CLOSET / BATHROOMS	BY CONTRACTOR	1	

WINDOW SCHEDULE

TYPE	MATERIAL	WIDTH	HEIGHT	SILL HEIGHT	COMMENTS
W-1	WN-1	2'-0"	6'-0"	3'-0"	
W-2	WN-1	6'-0"	6'-0"	3'-0"	
W-3	WN-1	2'-0"	5'-0"	3'-0"	
W-4	WN-1	6'-0"	5'-0"	3'-0"	
W-5	WN-1	4'-0"	5'-0"	3'-0"	
W-6	WN-1	2'-0"	5'-0"	3'-0"	
W-7	WN-1	2'-0"	6'-0"	3'-0"	

WINDOW ASSEMBLY & INSTALLATION - GENERAL NOTES

- GENERAL CONTRACTOR TO FIELD VERIFY (E) ROUGH OPENINGS AND CONFIRM WITH ARCHITECT BEFORE PURCHASE AND INSTALL OF (N) WINDOWS.
- ALL EXTERIOR WINDOW OPENINGS TO BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO PREVENT AIR LEAKAGE AND MOISTURE FILTRATION.



STOREFRONT TYPES  
SCALE: 1/4" = 1'-0" @ FULL SCALE

CRAFT DISTRICT II APARTMENTS

4302. 4312. 4408. & 4422 CAPITOL BLVD SE  
TUMWATER, WA 98501

FERGUSON  
ARCHITECTURE  
1916 Jefferson Avenue Tacoma, WA 98402  
p 253.248.6060 www.fergusonarch.com

2017  
REGISTERED  
ARCHITECT  
BEN DAVID FERGUSON  
STATE OF WASHINGTON

MARK	REVISION	DATE
------	----------	------

PROJECT NO. 050-01-21  
PRINCIPAL-IN-CHARGE: BF  
PROJECT ARCHITECT: MJ  
DRAWN BY: HL

PROJECT STATUS:  
PERMIT SET  
05.06.2022

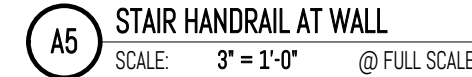
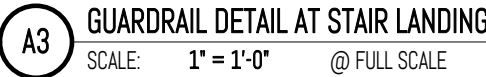
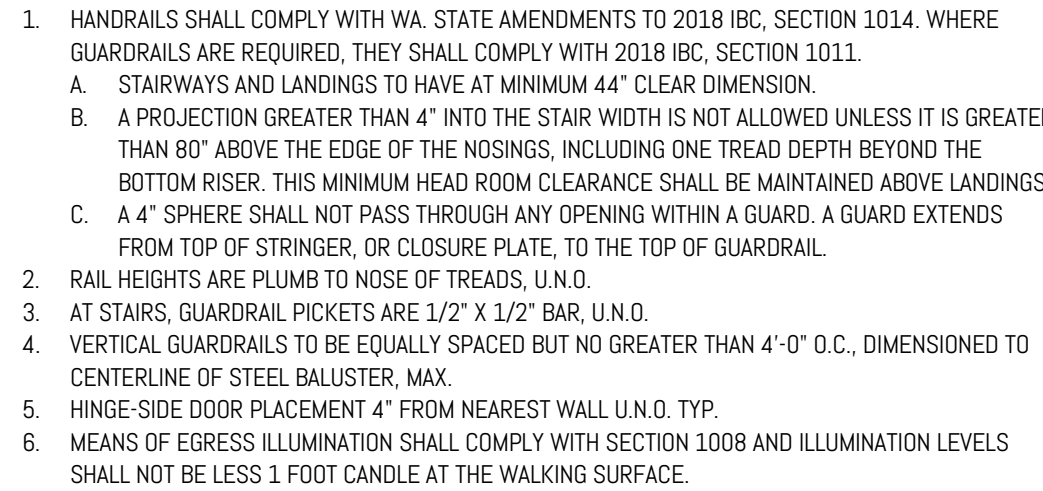
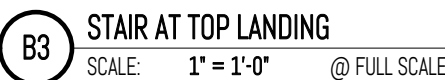
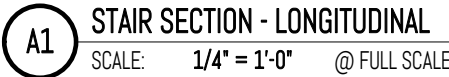
SHEET TITLE:  
OPENING TYPES AND  
SCHEDULE

SHEET NO.

A-600







4200 Capitol Blvd S  
Tumwater WA, 98501  
360.790.8570  
www.tumwatercraftdistrict.com



September 20, 2022

Tami Merriman  
City of Tumwater Public Works  
555 Israel Rd SW  
Tumwater, WA 98501

Ms. Merriman,

This letter and enclosed attachments are intended to present grounds for the Multifamily Tax Exemption. Please advise if any additional information is needed for application review and issuance of a conditional certificate.

Craft District II, LLC is applying for the Multifamily Tax Exemption at 4300 Capitol Blvd SE, Tumwater WA, 98501. This property is within a residential target area, is proposed to include approximately 95 market rate permanent residential apartments, and will not displace any existing residential tenants. The project is proposed to begin construction in 2022 in compliance with City Guidelines and Standards.

Craft District II, LLC acknowledges the potential tax liability when the project ceases to be eligible for tax exemption in eight years.

The signature below shall be considered affirmation of all information within this letter and attached.

Thank you,

John Peters  
Managing Member  
Craft District II, LLC

Attached:  
City of Tumwater Application  
Preliminary Floor and Site Plans





**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)  
**TAX EXEMPTION ON MULTI-FAMILY UNITS  
 WITHIN A DESIGNATED RESIDENTIAL  
 TARGET AREA**  
**APPLICATION FOR A CONDITIONAL  
 CERTIFICATE**  
  
**SUPPLEMENTAL QUESTIONS**

TUM  
-22-1393

DATE STAMP

RCVD BY

### PROJECT INFORMATION

**PROPERTY ADDRESS:** 4300 Capitol Blvd SE, Tumwater, WA 98501

**PARCEL #:** 3387000400 **PROJECT NAME:** Deschutes Valley Apartments

**DESCRIPTION OF THE PROJECT, INCLUDING USES OF ALL PROPOSED BUILDING AND ON-SITE AMENITIES:** Green space & walking trail access.

### COMPLETE THE FOLLOWING TABLE:

PROPOSED DWELLING UNITS	STUDIO	1-BR	2-BR	3-BR+	TOTAL UNITS
NUMBER OF INCOME-RESTRICTED UNITS	N/A	_____	_____	_____	N/A
NUMBER OF MARKET-RATE UNITS	24	31	40	_____	95
AVERAGE MONTHLY RENT (INCOME-RESTRICTED)	N/A	_____	_____	_____	N/A
AVERAGE MONTHLY RENT (MARKET-RATE)	\$1,600.00	\$1,900.00	\$2,320.00	N/A	95
AVERAGE UNIT SIZE (SF)	577	619	961	_____	_____
DEVELOPMENT COST PER UNIT	\$90,000.00	\$116,000.00	\$156,00.00	_____	_____
NUMBER OF UNITS VACANT FOR 12 MONTHS OR MORE*	0	_____	_____	_____	_____
NUMBER OF UNITS THAT ARE CURRENTLY OCCUPIED*	0	_____	_____	_____	_____

\* COMPLETE IF APPLICANT WILL REHABILITATE EXISTING UNITS

**TOTAL SITE AREA:** 3.47acre's **PROPOSED DENSITY:** 27 units per acre

**STATEMENT OF POTENTIAL TAX LIABILITY**

AS OWNER OF THE LAND DESCRIBED IN THIS APPLICATION, I HEREBY INDICATE BY MY SIGNATURE THAT I AM AWARE OF THE ADDITIONAL TAX LIABILITY IF AND WHEN THE PROPERTY CEASES TO BE ELIGIBLE FOR EXEMPTION. I AM AWARE THAT THE TAX EXEMPTION MUST BE CANCELLED IF THE PROPERTY IS CONVERTED FROM MULTIFAMILY TO ANOTHER USE. I AM AWARE THAT IF I DECIDE TO CONVERT THE MULTIFAMILY HOUSING TO ANOTHER USE OR INTEND TO DISCONTINUE COMPLIANCE WITH THE AFFORDABLE HOUSING REQUIREMENTS, I MUST NOTIFY THE CITY COMMUNITY DEVELOPMENT DEPARTMENT AND THE COUNTY ASSESSOR WITHIN 60 DAYS OF THE CHANGE IN USE OR INTENDED DISCONTINUANCE.

OWNER SIGNATURE: \_\_\_\_\_


DATE: 9/30/22**AFFIRMATION**

AS TAXPAYER(S) OF THE LAND DESCRIBED IN THIS APPLICATION, I HEREBY INDICATE BY MY SIGNATURE THAT I AM AWARE THAT THE EXEMPTION DOES NOT BEGIN UNTIL AFTER THE PROJECT IS COMPLETE AND I HAVE APPLIED FOR A FINAL CERTIFICATE OF EXEMPTION. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THIS APPLICATION AND ANY ACCOMPANYING DOCUMENTS HAVE BEEN EXAMINED BY ME AND THAT THEY ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

OWNER SIGNATURE: \_\_\_\_\_


DATE: 9/30/22**SUMMARY OF PROCESS STEPS**

1. **Pre-application meeting:** A meeting with staff to discuss the process and criteria is recommended prior to application.
2. **Application:** Complete the attached application and submit the applicable materials listed on the form along with the required filing fee. The application must be submitted prior to applying for a building permit.
3. **Review process:**
  - a. The Community Development Department reviews the application and within 90 days determines whether it is consistent with the program criteria.
  - b. If the proposal is found to be consistent, the Community Development Department Director may certify the project as eligible for the tax exemption. The applicant shall then enter into a contract with the City regarding the terms and conditions of the project.
  - c. Upon approval of the contract by Community Development Department Director, the Director issues a Conditional Certificate of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted.
  - d. If the Community Development Department Director denies the eligibility for tax exemption, the applicant may file an appeal within 30 days of receipt of notice. The City Council decides the appeal.
4. **Application for final certificate:** Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the Community Development Department the following:
  - a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property.
  - b. A description of the completed work with evidence of final City inspection of all work completed and a statement of qualification for the exemption.
  - c. A statement that the work was completed within the required three-year period or any authorized extension.

- d. If applicable, a statement that the project meets the affordability requirements.
  - e. Other requirements, if applicable
  - f. Within 30 days of receipt of all materials required for the Final Certificate, the Community Development Department Director determines whether the project has been completed in accordance with the contract.
5. **Issuance of final certificate.**
- a. If approved, the Community Development Department Director files a Final Certificate of Exemption with the county assessor.
  - b. If denied, within fourteen calendar days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the City's hearing examiner, as provided in TMC Chapter 2.58.
6. **Annual compliance review.** Within thirty calendar days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter for the tax exemption period, the property owner shall file a notarized declaration with the director indicating the following:
- a. A statement of occupancy and vacancy of the multifamily units during the previous year;
  - b. A certification that the property continues to be in compliance with the contract with the City and this chapter and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the approved certificate;
  - c. A description of any subsequent improvements or changes to the property; and
  - d. Any additional information requested by the City in regards to the units receiving a tax exemption.
  - e. City staff may also conduct on-site verification of the declaration.
  - f. Failure to submit the annual declaration shall result in a review of the exemption per TMC 3.30.120.