

TUMWATER

Community Development 555 Israel Road SW Tumwater, WA 98501-6515

Phone: 360-754-4180

NOTICE OF APPLICATION Tillev Road Business Suites Phase II

TUM-23-1466 February 7, 2024

Proposal: The applicant proposes to construct two buildings totaling approximately 35,000 s.f. for office and warehouse use.

Applicant: Tilley Court Caves, LLC: Aaron Borden, 111 Tumwater Blvd. STE B-201, Tumwater, WA 98501.

Location: 8940 Tilley Road SW, Tumwater, WA 98501. Parcel #79970000200.

Application submitted: January 26, 2024. Application Complete Application: deemed complete: January 30, 2024.

Project Permit/Approvals: The following permits or approvals may be required: Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Site Development/Grading, Building Permits and Sign Permits.

Environmental Documents Relating to the Project: In accordance with WAC 197-11 and Tumwater Municipal Code (TMC) 16.04 (SEPA rules), a Mitigated Determination of Non-Significance, issued March 29, 2011 identified appropriate mitigation measures for this development, and are incorporated by reference.

Preliminary No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is not required for this project.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on February 21. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email abaruch@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Alex Baruch, Senior Planner, at 360-754-4180.

2. BUILDING CODE FOR THIS PROJECT: INTERNATIONAL **BUILDING CODE 2018**

GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO PROCEEDING WITH WORK.

GENERAL CONTRACTOR TO EMPLOY SURVEYOR OF RECORD TO LAY OUT ALL MAJOR BUILDING DIMENSIONS. 4. VERIFY ALL GRADES, DIMENSIONS, AND EXISTING

CONDITIONS ON THE JOB. REPORT ANY DISCREPANCIES IN

THE DRAWINGS TO THE ARCHITECT AND OWNER. 5. CONTRACTOR SHALL CONSULT PLANS OF ALL SUBCONTRACTORS FOR PIPING, DUCTS, CONDUIT, EQUIPMENT, AND SHALL VERIFY SIZE AND LOCATION OF ALL

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

7. THE GENERAL CONTRACTOR SHALL ADEQUATELY PROTECT THE JOBSITE. THE WORK, ADJACENT PROPERTY. AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.

8. GENERAL CONTRACTOR TO COORDINATE WITH ALL UTILITIES WITH PIERCE COUNTY APPLICABLE DEPARTMENTS.

9. MAINTAIN JOBSITE DAILY. ENFORCE JOBSITE REQUIREMENTS STRICTLY WITH SUBCONTRACTORS AND OTHER PERSONNEL. DISPOSE OF MATERIALS LAWFULLY.

11 .FOLLOW ALL CURRENT REGULATIONS PERTAINING TO SALVAGING, RECYCLING, AND DISPOSAL AS APPLICABLE.

12. PROVIDE PROTECTION, OPERATE TEMPORARY FACILITIES, AND CONDUCT CONSTRUCTION IN WAYS AND BY METHODS THAT COMPLY WITH ENVIRONMENTAL REGULATIONS AND THAT MINIMIZE POSSIBLE AIR, WATERWAY, AND SUBSOIL CONTAMINATION OR POLLUTION OR OTHER UNDESIRABLE EFFECTS.

13. PROVIDE SIGNS AS NEEDED FOR PROJECT SAFETY

14. PROVIDE WASTE COLLECTION AS REQUIRED. 15. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, MAINTAIN ACCESS FOR FIRE-FIGHTING EQUIPMENT AND ACCESS TO FIRE

REQUIRED BY LOCATIONS AND CLASSES OF FIRE

PERSONNEL. OFF SITE AS REQUIRED.

HYDRANTS, AND PORTABLE FIRE EXTINGUISHERS AS

EXPOSURES. 16. PROVIDE TEMPORARY PARKING FOR CONSTRUCTION

17. THIS PROJECT DOES NOT INCLUDE SIGN PERMITS.

18. SUBCONTRACTORS TO OBTAIN PERMITS RELATING TO THEIR SCOPE OF WORK IN A TIMELY MANNER.

REFER TO ALL CONSULTANT DRAWINGS FOR SCOPE OF

LANDSCAPE, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION. PIERCE COUNTY PUBLIC WORKS STREET IMPROVEMENTS ARE A PART OF THIS WORK.

WORK, INCLUDING BUT NOT LIMITED TO STRUCTURAL, CIVIL,

TESTS AND INSPECTIONS

ARRANGE FOR AUTHORITIES HAVING JURISDICTION TO INSPECT AS REQUIRED TO COMPLETE THE WORK. PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY THE PERMIT DOCUMENTS, CONSULTING ENGINEER AND THE CITY OF TUMWATER, WA.

MATERIAL and PRODUCT SUMMARY

DIVISION 2 SITE WORK

1. FOLLOW EXCAVATION, GRADING, AND TEMPORARY EROSION CONTROL REQUIREMENTS OUTLINED IN THE CIVIL

2. CONFIRM AND LOCATE ALL UTILITY SERVICES REQUIRED FOR THE BUILDING. COORDINATE WITH ALL APPLICABLE UTILITIES EFFECTED BY THE WORK.

STORM DETENTION VAULT PER STRUCTURAL

DRAWINGS. 4. PROVIDE PERMANENT STORM SYSTEM PER

APPROVED CIVIL DRAWINGS.

5. ASPHALT PAVING PER CIVIL DRAWINGS. 6. PROVIDE LANDSCAPING AND IRRIGATION PER

7. PROVIDE ALL OFF-SITE IMPROVEMENTS PER APPROVED DRAWINGS.

LANDSCAPE ARCHITECT DRAWINGS.

APPLICABLE CODES

International Mechanical Code 2018 Edition

Building codes in Tumwater Municipal Code (TMC Chapter 15) International Building Code 2018 Edition International Residential Code 2018 Edition International Fire Code 2018 Edition

International Property Maintenance Code 2018 Edition Uniform Plumbing Code 2018 Edition

SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVE AISLE FOR "NO PARKING-FIRE LANE," AT TIME OF COMPLETION. FOR FIRE EXTINGUISHER LOCATIONS SEE SITE PLAN FIRE EXTINGUISHERS TO BE:

ALL DOORS INTO ELECTRICAL ROOMS TO HAVE SIGNAGE AS REQUIRED BY LOCAL FIRE CODE.

ENERGY ENVELOPE SUMMERY

WSEC COMPLIANCE. **TESTS AND INSPECTIONS**

5LB ABC TYPE 2A 10BC RATED UNITS.

ARRANGE FOR AUTHORITIES HAVING JURISDICTION TO INSPECT AS REQUIRED TO COMPLETE THE WORK, PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY THE PERMIT

MATERIAL & PRODUCT SUMMARY

DOCUMENTS, CONSULTING ENGINEER AND THE CITY OF

DIVISION 2 SITE WORK

FOLLOW EXCAVATION, GRADING, AND TEMPORARY EROSION CONTROL REQUIREMENTS OUTLINED IN THE CIVIL

CONFIRM AND LOCATE ALL UTILITY SERVICES REQUIRED FOR THE BUILDING. COORDINATE WITH ALL APPLICABLE UTILITIES EFFECTED BY THE WORK. STORM DETENTION VAULT PER STRUCTURAL DRAWINGS.

PROVIDE PERMANENT STORM SYSTEM PER APPROVED CIVIL DRAWINGS. ASPHALT PAVING PER CIVIL DRAWINGS. PROVIDE LANDSCAPING AND IRRIGATION PER

LANDSCAPE ARCHITECT DRAWINGS. PROVIDE ALL OFF-SITE IMPROVEMENTS PER APPROVED DRAWINGS.

AS PER 2018 INTERNATIONAL MECHANICAL CODE SECTION 402 (BG) 402.1 NATURAL VENTILATION OF AN **OCCUPIED SPACE SHALL** BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDE WITH READY ACCESS SO THAT THE **OPENINGS ARE READILY CONTROLLABLE** BY THE BUILDING OCCUPANTS.

NATURAL VENTILATION 2018 IMC

(BG) 402.2 VENTILATION AREA REQUIRED THE MINIMUM OPENABLE AREA ARE TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

ADDITIONAL PERMITS REQUIRED:

PER IBC 106.3.4.2, THE ARCHITECT HAS ELECTED TO DEFER THE SUBMITTAL OF CERTAIN ELEMENTS OF THE BUILDING DESIGN AS IDENTIFIED IN THE DEFERRED SUBMITTAL LIST.

1. AUTOMATIC SPRINKLER* 2. FIRE ALARM SYSTEM*

* PRIOR TO SUBMITTING THE DETAILS AT A LATER TIME, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL REVIEW THE DETAILS AND THEN FORWARD THEM TO THE BUILDING DEPARTMENT WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS AND DETAILS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE

BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT.

PROJECT DESCRIPTION

CONSTRUCTION OF 2 SINGLE STORY CONDITIONED BUILDINGS THAT OFFER: 45% GENERAL OFFICE & 55% STORAGE WAREHOUSE. BOTH BUILDINGS TO BE FULLY SPRINKLERED.

DRAWING LIST

A0.0 COVER A1.0 SITE PLAN A2.0 BLDG'N "A" PLAN ,SECTION, ELEVATIONS A2.1 BLDG'N "A" SECTIONS, ELEVATIONS A3.0 BLDG'N "B" PLAN ,SECTION, ELEVATIONS A4.0 BLDG'N "A & "B"" ROOF PLANS A5.0 TOILET ROOMS & SCHEDULES A6.0 REFLECTED CEILING PLANS A7.0 CANOPIES EC-1 WSEC EC-1 WSEC EC-2 WSEC EC-2 WSEC

Section 14 Township 17 Range 2W

Quarter NE SW Plat TILLEY CORPORATE CENTER LT Sect/Town/Range:

ENERGY ENVELOPE SUMMERY

SEE SHEETS EC-1, EC-2 &EC-3 FOR WSEC

EMERGENCY BACK UP POWER

EMERGENCY BACK UP POWER

COMPLIANCE.

EMERGENCY BACK UP POWER

BATTERY SUPPLIED.

&2018 IBC.

ALL HARDWARE, SPACE

FOR EGRESS LIGHTING WILL BE

ADA ACCESSIBILITY

REQUIREMENTS, AND SIGNAGE TO

EMERGENCY BACK UP POWER FOR

EGRESS LIGHTING WILL BE BATTERY

COMPLY WITH 2009 ANSI A117.1

Section 14 Township 17 Range 2W Quarter NE SW Plat TILLEY CORPORATE CENTER T 3 Document 4671840 Sect/Town/Range: 2,363 SQFT. F.F. = 200.0 2,363 SQFT F.F. = 200.0 2,363 SQFT. F.F. = 200.0 LOADING ONLY TENANT PARKING ONLY (20) **BIKE RACK** ^ ^ ANOPY SUITE 2004 2,640 SQFT. SUITE 2006 2,552 SQFT. F.F. = 201.5 F.F. = 201.5 R28'-0" The inside turning radius along fire apparatus INTERNATIONAL SYMBOL OF ACCESS SHALL BE WHITE ON access roadways shall be not less than 28 feet (IFC Section D103.3) METAL SIGN. PAINTED BLUE BACKGROUND (SEE WA. STATE AMENDS, 1106.16.4 FOR CHARACTOR PREPORATION AND HEIGHT) - PREFABRICATED FLEXIBLE

PLANNING

8940 Tilley RD. SE Tumwater, WA 98512 LI, Light Industrial

11ft Front, 10ft Side & Rear

2.083 Acres (90,754 SF) Parcel Area 34,639 / 90,,754 = 38% City of Tumwater Puget Sound Energy

Pacific Disposal FEMA Firm Designation: Zone X (Panel #53067C02484F)

Outside the 0.2% Annual Chance Floodplain

Purpose Only) Impervious Surface + 81.8% Impervious Surface Coverage

> (85% Allowed per Zoning) 34,639 SF 4,120 SF 43,344 SF

+ 4,800 CY Cut/Fill (For Application

BUILDING DESCRIPTION

ZONE LIGHT INDUSTRIAL				
CONST. TYPE TYPE IIIB SECTION 601 & SEC	YPE TYPE IIIB SECTION 601 & SECTION 602.3 *			BIKE PARKING AS PER
OCCUPANCY S1/B			TABLE 18.50.070	TABLE 18.50.120 (A)
BUILDING DESCIPTION	SQFT	SPRINKLER SYSTEM		
WEST BUILDING S1/B				
TOTAL SQFT.	18,744 SQFT	REQUIRED	34 PROVIDED OK	2 PROVIDED
WEST BUILDING S1 18,744 x 55% = 10,309 SQFT.				
WEST BUILDING B 18,744 x 45% = 8,435 SQFT.				
EAST BUILDING S1/B				
TOTAL SQFT.	15,895SQFT	REQUIRED	31 PROVIDED OK	2 PROVIDED
EAST BUILDING S1 15,895 x 55% = 8,742 SQFT.				
EAST BUILDING B 15,895 x 45% = 7,153 SQFT.				
TOTAL SOFT WEST & FAST	34 639 SOFT			

Table 601 Fire - Resistance. Rating requirements for building elements (Hours). Non-Bearing walls and partitions interior 0 hours.

*SECTION 602.3 TYPE III B CONSTRUCTION

Wall Type 1 has been modified to meet this code. CHAPTER 5 GENERAL AREA, HEIGHT & STORIES TYPE IIIB ALLOWABLE HEIGHT / ALLOWABLE STORIES BUILDING DESCRIPTION ALLOWABLE AREA SECTION 506 SECTION 504 TABLES 506.2, 508.3.3 & 508.4 TABLES 504.3 & 504.4 BUILDING TYPE IIIB 75" MAX ALLOWED. OK WEST BUILDING = 18,744 SQFT S1 = 70,000 SQFT. ALLOWED. OK OCCUPANCY S1 FULLY SPRINLERED 3 STORIES. OK WEST BUILDING S1 = 10.390 SQFT. B = 76,000 SQFT. ALLOWED. OK OCCUPANCY B FULLY SPRINLERED 4 STORIES. OK WEST BUILDING B = 8,435 SQFT. EAST BUILDING = 15.895 SQFT. BUILDING TYPE IIIB 75" MAX ALLOWED. OK EAST BUILDING S1 = 8.742 SQFT. S1 = 70,000 SQFT. ALLOWED. OK OCCUPANCY S1 FULLY SPRINLERED 3 STORIES, OK

PARKING REQUIREMNT AS PER TABLE FIGURE 18.50.120 (A) 24 STALLS REQUIRED OFFICE (B) = 8,435 / 1000 = 8.4 x 2.8 = 24 STALLS REQUIRED

BUILDING DESIGN - CHARACTER

3.E.1.1 ARCHECTURAL CHARACTER THIS IS FROM THE PHASE I PERMIT SET. 23 The Client has directed the design to follow a sense of scale: Pedestrian, Landscape & Architectural. Through the use of both vertical and horizontal articulation the design responses to the desired character. In addition to this the use of different colors and textures furthers the

3.E..2. HUMAN SCALE

The design incorporates the use of Landscape elements, Canopies at all entries & the use of clerestory windows.

The design utilizes modulation by emphasizing the depth of individual suites. This is also emphasized by the use of color and texture. The buildings incorporates the use of metal siding that has a matte finish of snowdrift white, sandstone, taupe & charcoal gray. The building

3.E.5.1. BLANK WALLS The design makes use of vertical vine trellises to break up large walls. The client will install local art work as needed to select walls. 3.E.6.1 PRINCIPAL BUILDING ENTRANCES

3.F.1.1., 3.F.1.2 & 3.F.1.3. LIGHTING

These items will be supplied by the selected Electrical Contractor. It will include a photometric site plan.



PROJECT ADDRESSES

WEST BUILDING TBD EAST BUILDING TBD

SITE

SIGN SUPPORT. IF NEEDED.

ACCESSIBLE PARKING SIGN



PETER SCHROEDER ARCHITECTS 3838 48th Avenue NE |Seattle Washington, 98105 (206) - 954 - 0442|psaaia@comcast.net

Contact: Aaron Borden Peter Schroeder Architects

PROJECT TEAM

Tumwater, WA 98501

Cell: 306-789-3707

3838 48th AVE NE

Seattle, WA 98105

Tel: 206-223-0393

Olympic Engineering

Post Office Box 12690

Olympia, WA 98508

Contact: Chris Merrit

Pacific Building Systems

Woodburn Oregon, 97071

SELF STORAGE DESIGN:

Moore Design Associates

STRUCTURAL ENGINEER

Cell; 306705-2474

2100 N Pacific HWY

503-981-9581

Contact: Peter Schroeder

ARCHITECT:

Aaron Borden 1015 85th AVE. SE

oore esign Ssociates

15504 SE 18th Stree Bellevue, WA 98007 (425) 941 - 1040 gmooredesign@comcast.net **SELF STORAGE DESIGN**

15504 SE 18th St. Bellevue, WA 98007 Tel: 425.941.1040 gmooredesign@comcast.net Contact: Greg Moore Contracter: **AJB Construction Services** 605 Durell Road SE Tumwater, WA 98501

Contact: Aaron Borden Cell: 306-789-3707 AJBC0CS892KZ

* SECTION 601 TYPE III B CONSTRUCTION

Type III construction is that type of construction in which exterior walls are of Non-Combustible materials and the Interior building elements are of any material permitted by code.

B = 76,000 SQFT. ALLOWED. OK OCCUPANCY B FULLY SPRINLERED 4 STORIES. OK

11102 (b) 0,1007 1000 011 X 210 21 017 (220 K2	- 1 0 17 (220 1 (2 0 0 1 (2 D			
'AREHOUSE (S1) BETWEEN 10,001 - 20,000 GROSS WAREHOUSE = 10,390 SQFT. 10 REQUIRED.	10 STALLS REQUIRED			
OTAL OFFICE & WAREHOUSE 34 STALLS PROVIDED 24+10 = 34 OK	34			
CYCLE PARKING AS PER FIGURE 18.50.120 (A) SHORT TERM 40 STALLS x 5% = 2 SPACES (REQUIRED) 2 PROVIDED				
AST BUILDING				
FFICE (B) = 7,153 SF / 1000 = 7.2 x 2.8 = 20 STALLS REQUIRED	20 STALLS REQUIRED			
'AREHOUSE (S1) BETWEEN 10,001 - 20,000 GROSS WAREHOUSE = 8,742 SQFT. 10 REQUIRED.	10 STALLS REQUIRED			
OTAL OFFICE & WAREHOUSE 31 STALLS PROVIDED OK 20 + 10 = +30 STALLS 31 STALLS PR	/IDED OK			
ICYCLE PARKING AS PER FIGURE 18.50.120 (A) SHORT TERM 42 STALLS x 5% = 2 SPACES (REQUIRED) 2 PROVIDED OK				

3.E.3. ARCHITECTURAL SCALE

incorporates clerestory windows, color trim.

Items a. - h. will be addresed.



NTS

VICINITY MAP

TRUE NORTH

Sheet

COVER

SITE

PLAN

10-13-2023

01-02-24

LICENSE STAMP:

PETER W. SCHROEDER

STATE OF WASHINGTON

REGISTERED

DATE: 07-10-2023

SCALE= 1:20