



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF APPLICATION
Velkommen Apartments
TUM-22-0213
April 15, 2024

Proposal: The applicant proposes to construct 16 apartment units, with associated open space and parking.

Applicant: . 7125 Little Rock Tumwater, LLC, Greg Piantanida, 12600 SE 38th Street, Suite 103, Bellevue, WA 98006.

Location: 7125 Littlerock Road SW, Tumwater, WA 98512. Parcel #12704430500.

Complete Application: Application submitted: February 14, 2024. Application deemed complete: April 15, 2024.

Project Permit/Approvals: The following permits or approvals may be required: Site Plan Review Approval, 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 197-11 800 and Tumwater Municipal Code (TMC) 16.04 (SEPA rules), the project is exempt from SEPA review.

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: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater 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 May 2, 2024. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

SITE PLAN LEGEND

- COMPACT PARKING STALLS
- ADA PARKING STALLS
- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT. REFER SURVEY FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- NEW BUILDING FOOTPRINT (IMPERVIOUS)
- NEW CONCRETE HARDSCAPING (IMPERVIOUS)
- NEW ASPHALT HARDSCAPING (IMPERVIOUS)
- OPEN AREA
- ACTIVE RECREATION AREA
- LANDSCAPE EASEMENT
- APPARATUS TURNAROUND EASEMENT
- FENCE LINE. HALFTONE LINES SHOW EXISTING FENCE

REQUIRED INFORMATION

PARKING VEHICLE PARKING REQUIREMENTS (TMC 18.50.020A)

10 UNITS @ 1-2 BEDROOMS AT 1.5 UNIT = 15 SPACES
 4 UNITS @ 3+ BEDROOMS AT 2 UNIT = 12 SPACES
 1 GUEST SPACE PER 10 UNITS = 2 SPACES
TOTAL SPACES REQUIRED = 27 SPACES

GARAGE SPACES INCLUDES (1) ACCESSIBLE
 COVERED SPACES INCLUDES (1) VAN ACCESSIBLE
 UNCOVERED SPACE INCLUDES (2) COMPACT
TOTAL SPACES = 37 SPACES

ACCESSIBLE PARKING REQUIRED (IBC TABLE 1106.1)
 FOR EVERY 24-30 STALLS 2 ARE REQUIRED
PROVIDED = 2 SPACES

ELECTRIC VEHICLE PARKING (IMC 429.3)
 10% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES:
37 X 0.1 = 4 SPACES
PROVIDED = 5 SPACES
FUTURE SPACES PROVIDED = 4 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (TMC 18.50.120 TABLE 50.120A)
 1 SPACE PER 10 UNITS = 4 SPACES
PROVIDED = 8 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (TMC 18.50.120 TABLE 60.120A)
 1 SPACE PER UNITS = 4 SPACES
PROVIDED = 16 SPACES (INSIDE UNITS)

METHOD OF BUILDING AND SITE LAYOUT

- GOALS:** ESTABLISH CONTROL POINTS AND PROPERTY LINES TO LOCATE BUILDINGS, PARKING LOT, CLUBS, AND WALKWAYS.
- BUILDINGS 1A, 1B, 1C, GARAGES, COVERED PARKING STRUCTURES, PARKING STALLS, AND WALKWAYS SHALL BE ORIENTED PARALLEL TO NORTH PROPERTY LINE. PLACEMENT DIMENSIONS SHALL BE OFFSET FROM NORTH PROPERTY LINE AND PROPERTY CORNERS AS SHOWN ON SITE PLAN.
 - BUILDING 2 RELATED SIDEWALKS SHALL BE ORIENTED WITH A 30 DEGREE ROTATION FROM THE SOUTH PROPERTY LINE AS SHOWN ON THE SITE PLAN. BUILDING PLACEMENT SHALL BE AT THE INTERSECTION PATIO COLUMN GRID INTERSECTION SHALL BE PLACED AT CONTROL POINTS 'A' WITH DIMENSIONS OFFSET FROM SOUTH PROPERTY LINE AND FROM PROPERTY CORNER AS SHOWN ON SITE PLAN.

UNIT INFORMATION

BUILDING 1A	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 1B	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 1C	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 2	3,016 SF
2 BEDROOM UNITS (754 SF) x 4	
TOTAL UNITS AREA	14,008 SF
TOTAL NUMBER OF UNITS	16

SITE FEATURES

GARAGES	1,730 SF
3 CAR (W/ 1 ADA)	805 SF
4 CAR	931 SF
COVERED CAR PARKING	2,133 SF
2 CAR (W/ 1 VAN ADA)	480 SF
2 CAR (W/ 1 VAN ADA)	454 SF
7 CAR	1,197 SF
COVERED BIKE PARKING	140 SF
4 BIKE	70 SF x 2
TOTAL AREA	4,012 SF

DESIGN TEAM

PROPERTY OWNER:
 7125 LITTLE ROCK, TUMWATER, WA, LLC
 12600 SE 38TH STREET, SUITE 103
 BELLEVUE, WA 98004
 CONTACT: GREG PIANTANDA
 PHONE: 425-922-1033
 EMAIL: GREG@GPIREALTY.COM

ARCHITECT (REPRESENTATIVE):
 THOMAS ARCHITECTURE STUDIOS
 525 COLUMBIA ST SW
 OLYMPIA, WA 98501
 CONTACT: WADE STINE
 PHONE: 360-915-8775
 EMAIL: WADE@TASOLOGYMPA.COM

CIVIL ENGINEER:
 LLC, INC.
 1411 STATE AVE NE
 OLYMPIA, WA 98501
 CONTACT: ROSS JARVIS
 PHONE: 360-434-2045
 EMAIL: RJARVIS@LDCORP.COM

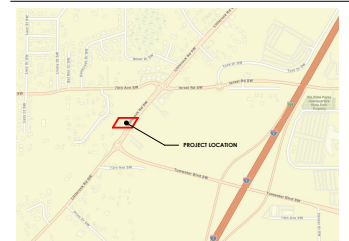
LANDSCAPE ARCHITECT:
 SCJ ALLIANCE
 8730 TALLON LANE, NE, STE 200
 LACEY, WA 98516
 CONTACT: JEFF GLANDER
 PHONE: 360-335-1465
 EMAIL: JEFF@SCJALLIANCE.COM

STRUCTURAL ENGINEER:
 PCS STRUCTURAL SOLUTIONS
 1250 PACIFIC AVE, SUITE 701
 TACOMA, WA 98402
 CONTACT: JEFF KLEIN
 PHONE: 253-383-2797
 EMAIL: JKLEIN@PCS-STRUCTURAL.COM

SITE PLAN KEYED NOTES LEGEND

- FIRE HYDRANT LOCATIONS
- PSE SLAB MOUNTED TRANSFORMER
- EXISTING WELL TO BE REMOVED
- GARAGE ACCESSORY STRUCTURE PROVIDED BY OTHERS
- 13'x22' SCREENED WASTE ENCLOSURE. SEE DETAIL 1/A-102.0 FOR ADDITIONAL INFORMATION
- SHORT TERM BICYCLE PARKING. PROVIDE DECK, ARC RACK OR SIMILAR. SEE SHEET A-105.0 DETAIL #1, 2, 3 FOR ADDITIONAL INFORMATION.
- GARDEN SHED ACCESSORY STRUCTURE PROVIDED BY OTHERS
- ELECTRIC VEHICLE CHARGING STATION
- INFRASTRUCTURE FOR FUTURE ELECTRIC CHARGING STATION
- PV AND FDC. SEE CIVIL FOR ADDITIONAL INFORMATION
- EXISTING POWER POLE
- LOCATION OF RESIDENTIAL BUILDING ENTRY DEFINED WITH EXPOSED AGGREGATE CONCRETE PAVEMENT FINISH
- LOCATION OF BUILDING ADDRESS NUMBER
- PEDESTRIAN SCALE LIGHTS
- PRIVATE GARAGE. SEE A-103.0 FOR ADDITIONAL INFORMATION
- COVERED PARKING. SEE DETAIL A-104.0 FOR ADDITIONAL INFORMATION
- MAILBOX KIOSK. CENTER STRUCTURE BETWEEN BUILDINGS 1B AND 1C. SEE DETAIL 4.5 & 4.6 ON A-105.0 FOR ADDITIONAL INFORMATION
- MONUMENT SIGN: 42" (MAX) HEIGHT, 32 SF (MAX.) AREA, SEPARATE PERMIT
- TREE PROTECTION AREA. SEE FORESTER REPORT AND CIVIL FOR FENCING LOCATION
- PLAY AREA
- EXISTING FENCE. DEMOLISH AS REQUIRED FOR VEHICLE DRIVEWAY AND TURNAROUND
- PSE EASEMENT
- NEW TREE (TYPICAL) SEE FORESTER REPORT AND LANDSCAPE
- EXISTING TREES TO REMAIN (TYPICAL) SEE LANDSCAPE DRAWINGS
- EXISTING TREES TO BE REMOVED (TYPICAL) SEE LANDSCAPE DRAWINGS
- ELECTRIC METERS, TELEPHONE AND CABLE CONNECTION
- PROPOSED DRIVEWAY AND FIRE APPARATUS TURNAROUND EASEMENT.
- SCHOOL BUS WAITING PAD. VERIFY AND COORDINATE WITH TUMWATER SCHOOL DISTRICT
- FIRE RISER ROOM
- IMAGINARY PROPERTY LINE. SEE BUILDING FLOOR PLANS AND ELEVATIONS
- NOT USED
- PROPOSED LANDSCAPE EASEMENT
- POWER AND TELEPHONE EASEMENT. REFER TO SURVEY
- EXISTING STRUCTURES. REFER TO CIVIL EXISTING CONDITIONS PLAN FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- EXISTING FENCE AT PROPERTY LINE (HALFTONE). REFER TO SURVEY
- NEW FENCE AT PROPERTY LINE RUNNING E-W BETWEEN CURB. REFER LANDSCAPE PLAN FOR EXTENTS
- UTILITY EASEMENT INSIDE PROPERTY. REFER TO CIVIL PLANS

VICINITY MAP



PROJECT INFORMATION

APPLICANT & REPRESENTATIVE: SEE DESIGN TEAM CONTACT INFORMATION
TAX PARCEL NUMBER: 1270484500
ADDRESS: 7125 LITTLEROCK ROAD SW, TUMWATER, WA, 98512

SECTION, TOWNSHIP, RANGE: 04, 17, 2W

ZONING: MF4 (MULTI-FAMILY MEDIUM DENSITY)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

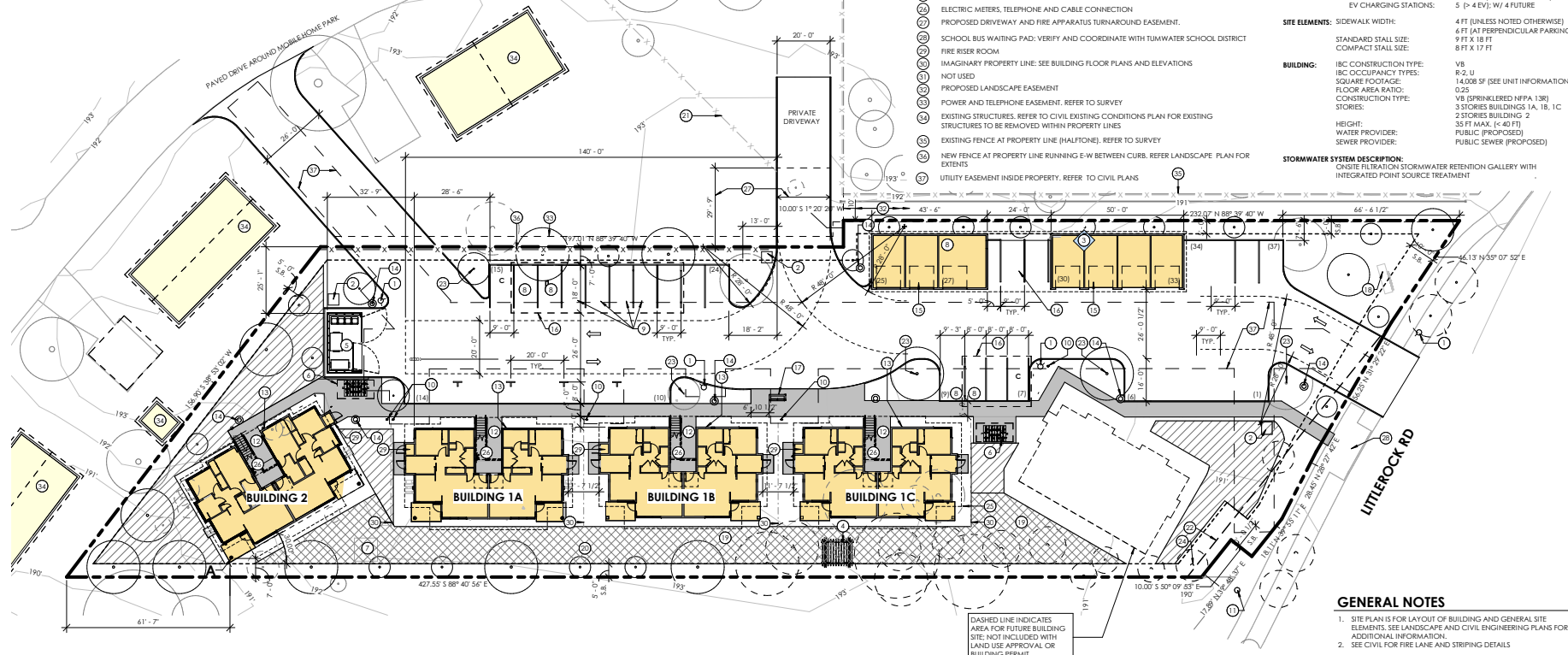
SITE:
 SITE AREA: 55,875 SF (1.28 ACRES)
 DENSITY: 14 UNITS/ACRE = 16 UNITS (< 17 UNITS)
 BUILDING AREA: 10,136 SF = 18.14%
 TOTAL IMPERVIOUS COVERAGE: 34,949 SF = 62.58% (< 70%)
 TOTAL LANDSCAPE AREA: 20,150 SF = 36.42%
 OPEN AREA: 8,889 SF = 15.91% (> 15%)
 ACTIVE RECREATION AREA: 4,731 SF = 8.522% (> 50%)

PARKING: SEE PARKING INFORMATION:
 ACCESSIBLE PARKING: 2 TOTAL (1 VAN/1 GARAGE)
 EV CHARGING STATIONS: 5 (- 4 EV); W/ 4 FUTURE

SITE ELEMENTS: SIDEWALK WIDTH: 4 FT (UNLESS NOTED OTHERWISE)
 6 FT (AT PERPENDICULAR PARKING)
 STANDARD STALL SIZE: 9 FT X 18 FT
 COMPACT STALL SIZE: 8 FT X 17 FT

BUILDING: IBC CONSTRUCTION TYPE: VB
 IBC OCCUPANCY TYPES: R-2, U
 SQUARE FOOTAGE: 14,008 SF (SEE UNIT INFORMATION)
 FLOOR AREA RATIO: 0.25
 CONSTRUCTION TYPE: VB (SPRINKLERED NFPA 138)
 STORIES: 3 STORIES BUILDINGS 1A, 1B, 1C
 2 STORIES BUILDING 2
 35 FT MAX. (< 40 FT)
 PUBLIC (PROPOSED)
 SEWER PROVIDER: PUBLIC SEWER (PROPOSED)

STORMWATER SYSTEM DESCRIPTION:
 ON-SITE FILTRATION STORMWATER RETENTION GALLERY WITH INTEGRATED POINT SOURCE TREATMENT

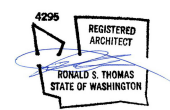


DASHED LINE INDICATES AREA FOR FUTURE BUILDING SITE. NOT INCLUDED WITH LAND USE APPROVAL OR BUILDING PERMIT

GENERAL NOTES

- SITE PLAN IS FOR LAYOUT OF BUILDING AND GENERAL SITE ELEMENTS. SEE LANDSCAPE AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION
- SEE CIVIL FOR FIRE LANE AND STRIPING DETAILS

1 SITE PLAN
 T = 20'-0"



VELKOMMEN APARTMENTS
 7125 LITTLE ROCK RD, SW | TUMWATER, WA

Project No: 2202
PERMIT SET
 FEBRUARY 09, 2024

SITE PLAN

A-101

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