

VICINITY MAP

SITE ADDRESS: 909 EASTSIDE ST. SE OLYMPIA, WA 98501
PARCEL #: 78204500600 / 78204500400
JURISDICTION: CITY OF OLYMPIA
ZONING: PO/RM _ PROFESSIONAL OFFICE / RESIDENTIAL MULTIFAMILY
SITE: 11,056 SF
SITE AFTER BLA: 29,500 SF
MODEL CODES: 2018 IBC, IMC, IFC, UPC
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 3
BUILDING HEIGHT: 35'-0"
OCCUPANCY TYPE: R-2

PROJECT AREAS

SITE: See Land Use Application for additional Site information.

EXISTING PHASE 1
 AREA: 21,515 SF
 CONSTRUCTION TYPE: VB
 UNIT COUNT: 21
 (8) TWO BEDROOM
 (13) ONE BEDROOM

PHASE 2
 AREA: 14,780 SF
 CONSTRUCTION TYPE: VB
 UNIT COUNT: 18
 (15) ONE BEDROOM
 (3) STUDIOS

TOTAL UNIT COUNT: 39
 (8) TWO BEDROOM
 (28) ONE BEDROOM
 (3) STUDIO

TOTAL AREA: 36,295 SF

SITE AREA CALCULATIONS (SP-01)

LANDSCAPING: 1,640 SQ/FT
IMPERVIOUS: 9,413 SQ/FT
BUILDING: 6,039 SQ/FT
PAVEMENT & SIDEWALK: 3,374 SQ/FT
TOTAL PARCEL AREA: 11,053 SQ/FT (+/- .25 ACRES)

CONTACT INFORMATION

PROPERTY OWNER:
 AARON ANGELO DEVELOPMENT
 6701 HIGHLAND DRIVE
 VANCOUVER, WA 98661
 PHONE: 360.772.1465
 CONTACT: AARON ANGELO
 aaron@angelodevelopment.com

ARCHITECT:
 CARVE ARCHITECTS
 510 CAPITOL WAY S.
 OLYMPIA, WA 98501
 PHONE: 360.226.1945
 CONTACT: JOSH GOBEL
 josh@carvearch.com

PARKING (LONG & SHORT TERM)

VEHICLE:
Chapter 18.38 OMC: Multifamily (Apartments) Located in Downtown Parking Exemption Area. No vehicle parking for residential uses is required. NONE REQ.

BICYCLE: LONG TERM (OMC 18.38. TABLE 38.01)

PHASE 1 (EXISTING)
 (13) 1-BDRM UNITS @ 1/UNIT)= 13 SPACES
 (8) 2-BDRM UNITS @ 1/UNIT)= 8 SPACES
 TOTAL FOR ALL THE SPACES= 21 SPACES
 PROVIDED= 21 SPACES

PHASE 2
 (15) 1-BDRM UNITS @ 1/UNIT)= 15 SPACES
 (3) STUDIO UNITS @ 1/UNIT)= 3 SPACES
 TOTAL FOR ALL THE SPACES= 18 SPACES
 PROVIDED= 21 SPACES

SHORT TERM (OMC 18.38. TABLE 38.01)

PHASE 1 (EXISTING)
 (13) 1-BDRM UNITS @ 1/10 UNIT)= 1.3 SPACES
 (8) 2-BDRM UNITS @ 1/10 UNIT)= .8 SPACES
 TOTAL FOR ALL THE SPACES= 2.1 SPACES
 PROVIDED= 3 SPACES

PHASE 2
 (15) 1-BDRM UNITS @ 1/10 UNIT)= 1.5 SPACES
 (3) STUDIO UNITS @ 1/10 UNIT)= .3 SPACES
 TOTAL FOR ALL THE SPACES= 1.8 SPACES
 PROVIDED= 2.1 (EXISTING) + 1.8 = 3.9 SPACES
 1 ADDITIONAL SPACE

SAFE WALKING ANALYSIS

Madison Elementary School- This school is within walking distance from the project site. Per the city's sidewalk layer, sidewalks exist to the school from the project site.

Reeves Middle School- Because the distance to the school is over a mile, children from this development would be bussed. It is unknown where the bus stop is being provided but due to the fact that sidewalks exist for blocks in every direction, it is assumed that safe walking path is provided.

Olympia High School – Because the distance to the school is over a mile, children going to this high school from this development would be bussed. It is unknown where the bus stop is being provided but due to the fact that sidewalks exist for blocks in every direction, it is assumed that safe walking path is provided.

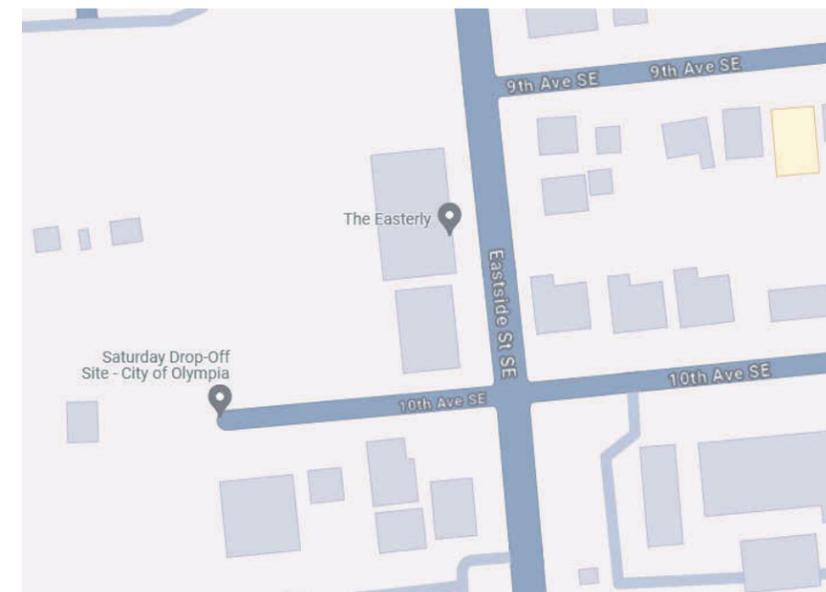
PROJECT DESCRIPTION DRB

PHASE 2 OF THE EASTERLY CONSISTS OF THE INITIAL DEMOLITION OF THE EXISTING COMMERCIAL BUILDING ON SITE. THIS WILL BE FOLLOWED BY THE CONSTRUCTION OF A 3-STORY TYPE VB CONSTRUCTION APARTMENT BUILDING CONSISTING OF 3 STUDIO AND 15 ONE-BEDROOM APARTMENTS. PHASE 2 WILL BE CONNECTED TO PHASE 1 TO TAKE ADVANTAGE OF THE EXISTING ACCESSIBLE MEANS OF EGRESS AND ELEVATOR LOBBY. THE DESIGN AND CONSTRUCTION WILL BE SIMILAR TO THE EXISTING FACILITY WITH ADJUSTMENT OF THE GROUND FLOOR TO ALLOW FOR A FULL 24' DRIVE AISLE TO ACCESS THE EXISTING CAR PARK. FRONTAGE IMPROVEMENTS WERE COMPLETED AS PART OF PHASE 1 WITH THE EXCEPTION OF ONE STREETLIGHT TO BE INSTALLED DURING PHASE 2. UTILITIES ARE TO BE TIED INTO THE PHASE 2 BUILDING.

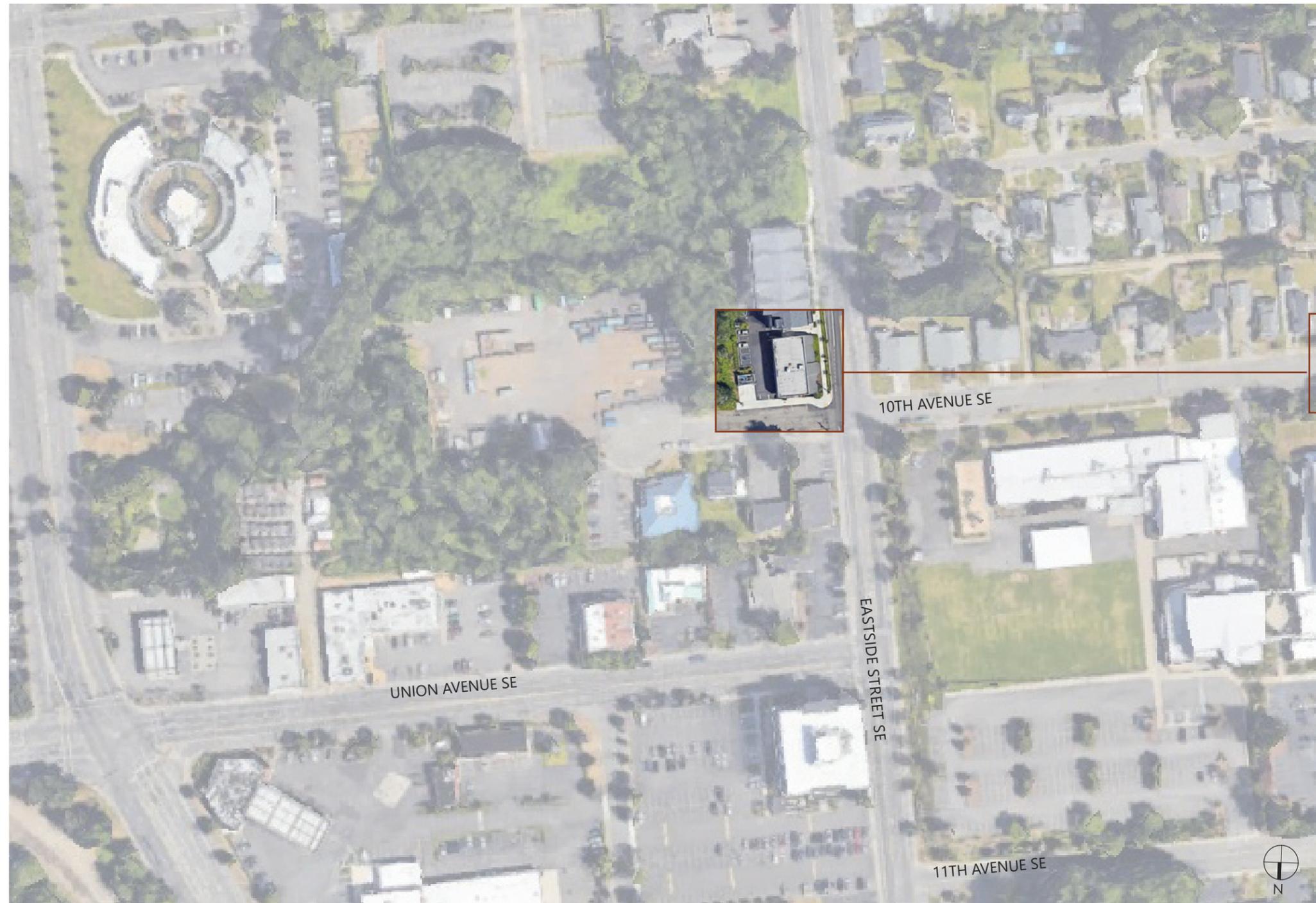
EASTERLY PHASE 2

SHEET LIST DRB	
Sheet Number	Sheet Name
A 0.0	VICINITY MAP
A 0.1	SITE CONTEXT
A 0.2	CONTEXT ELEVATIONS
A 0.3	CONTEXT ELEVATIONS
A 0.4	CONTEXT IMAGES
A 1.0	SITE PLAN
A 2.1	PARKING LEVEL
A 2.2	FIRST FLOOR
A 2.3	SECOND FLOOR
A 2.4	THIRD FLOOR
A 2.5	SOLID WASTE
A 3.1	ELEVATIONS
A 3.2	ELEVATIONS
A 4.1	PERSPECTIVES _ NE ENTRY
A 4.2	PERSPECTIVES _ NE
A 4.3	PERSPECTIVES _ SE
A 4.4	PERSPECTIVES _ SW
A 6.1	LIGHTING DETAILS
A 6.3	BICYCLE STORAGE

VICINITY MAP DRB



VICINITY MAP



EASTERLY PHASE 2

Applicant Information-name and contact information (phone and email)

Aaron Angelo Development
6701 Highland Drive
Vancouver, WA 98661
PHONE: 360.772.1465
CONTACT: AARON ANGELO
aaron@angelodevelopment.com

CARVE ARCHITECTS
510 CAPITOL WAY S.
OLYMPIA, WA 98501
PHONE: 360.226.1945
CONTACT: JOSH GOBEL
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Site Information including all site addresses and the assessor's tax parcel numbers of all parcels involved.

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Owner, applicant, and primary contact information, including email address(s).

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Name of Project

The Easterly Phase 2

Description of the project.

Easterly Phase 2 consists of the initial demolition of the existing commercial building on site. This will be followed by the construction of a 3-story type VB construction apartment building consisting of 3 studio and 15 one-bedroom apartments.

AARON ANGELO DEVELOPMENT LTD

THE EASTERLY PHASE 2

909 EASTSIDE ST. SE OLYMPIA, WA 98501

24-103 | VICINITY MAP

A 0.00



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SITE CONTEXT

EASTERLY PHASE 2



- OLYMPIA COFFEE ROASTERS
- MADISON ELEMENTARY SCHOOL
- MCDONALD'S
- OLYMPIA SUPPLY & ACE HARDWARE
- CAPITOL LAKE
- OLYMPIA TIMBERLAND LIBRARY
- UNITED STATES POST OFFICE
- **EASTERLY PHASE 2**
- WSECU (WA STATE EMPLOYEES CREDIT UNION)
- INTERSTATE 5
- CAPITOL CAMPUS

CONTEXT SITE PLAN

EASTERLY PHASE 2



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

GENERAL SITE NOTES

1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT, SEE SEPARATE CIVIL DRAWINGS FOR FURTHER SITE DEVELOPMENT SPECIFICS.
2. FOR LANDSCAPING, SEE SEPERATE LANDSCAPE ARCHITECTURAL DRAWINGS FOR SPECIFICS.
3. SEE FIRST FLOOR PLAN FOR ADDITIONAL SITE INFORMATION.

SITE KEY

- 1 SHORT TERM BICYCLE PARKING. PROVIDE ARC RACKS BY DERO OR EQUAL.
- 2 LOW CEDAR FENCE, PUBLIC/ PRIVATE BOUNDARY.
- 3 EXISTING STREET TREE - NOT TO BE REMOVED.
- 4 EXISTING FRONTAGE.
- 5 NEW LANDSCAPING PER LANDSCAPE ARCHITECT.
- 6 DASHED LINE OF CANOPY AND ROOF ABOVE.
- 7 LOCATION OF EXISTING WASTE COLLECTION. SEE SOLID WASTE PLAN FOR ADDITIONAL INFORMATION.
- 8 LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
- 9 LONG TERM BIKE STORAGE PROVIDED IN INDIVIDUAL UNITS.
- 10 LOCATION OF PARKING ENTRY. SEE SOLID WASTE AND PARKING PLAN FOR ADDITIONAL INFORMATION.
- 11 LOCATION OF EXISTING FDC (HYDRANTS OFF SITE).
- 12 NEW STREET LIGHT.
- 13 EXISTING UTILITY POLE
- 14 EXTERIOR LIGHTING
- 15 ABV GROUND UTILITY (NONE)

SITE LEGEND

- BUILDING
- GRASS
- EARTH
- CONCRETE
- ASPHALT
- WATER



1 EAST ELEVATION - SCHEMATIC CONTEXT 100'
1/32" = 1'0"



2 WEST ELEVATION - SCHEMATIC CONTEXT 100'
1/32" = 1'0"

CONTEXT ELEVATIONS

EASTERLY PHASE 2



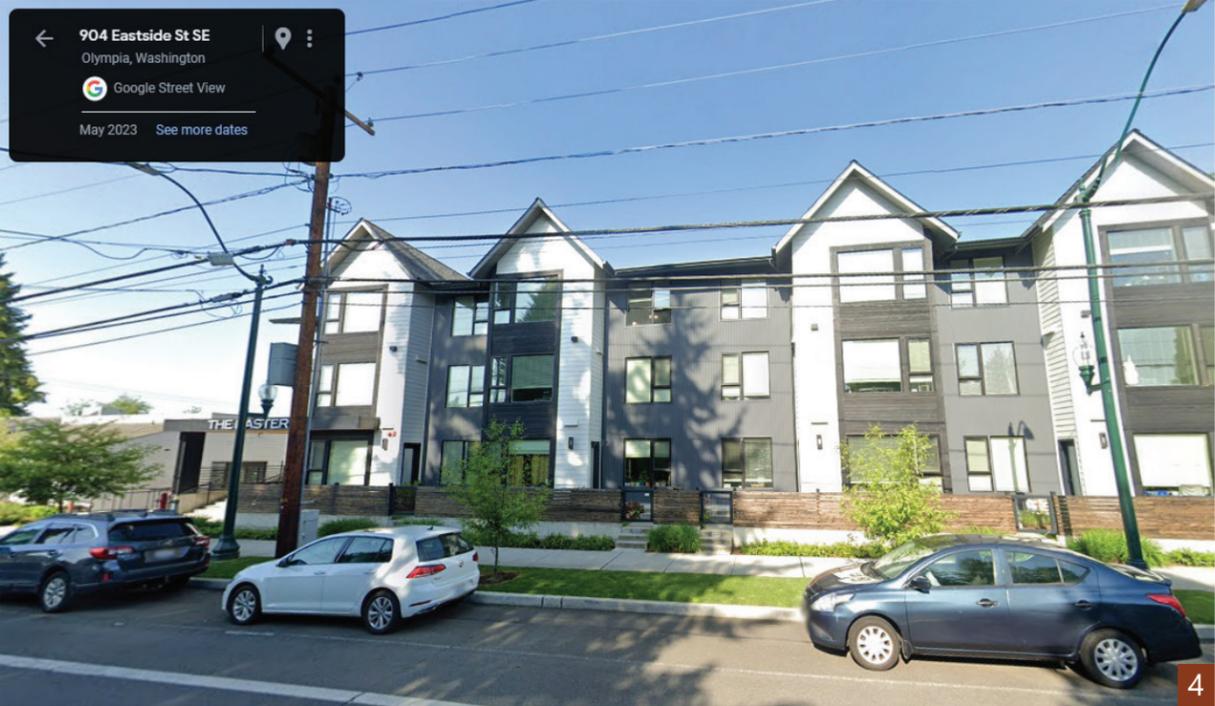
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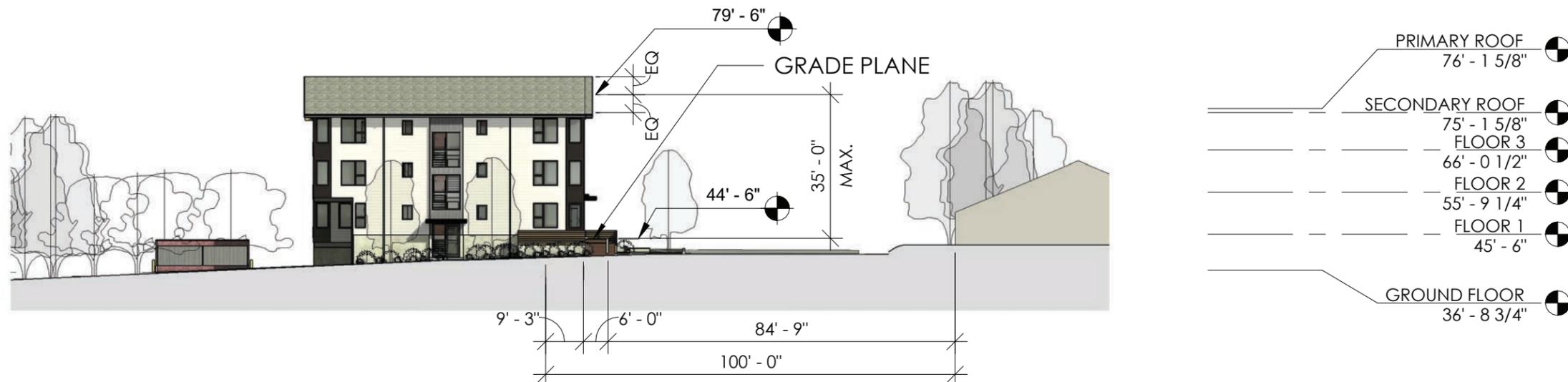
2 NORTH ELEVATION - SCHEMATIC CONTEXT 100'
1/32" = 1'0"

CONTEXT STREET ELEVATIONS

EASTERLY PHASE 2



- 1. 900 Eastside Street SE
- 2. 929 Eastside Street SE
- 3. 1015 Eastside Street SE
- 4. 904 Eastside Street SE
- 5. 909 Eastside Street SE



1 35'-0" HEIGHT LIMIT
1/32" = 1'0"

CITY OF OLYMPIA UDC _ TABLE 6.02 COMMERCIAL DISTRICT'S DEVELOPMENT STANDARDS _ PO/RM _ 35'-0".

IBC CHAPTER 2: GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829mm) from the building.

SITE PLAN

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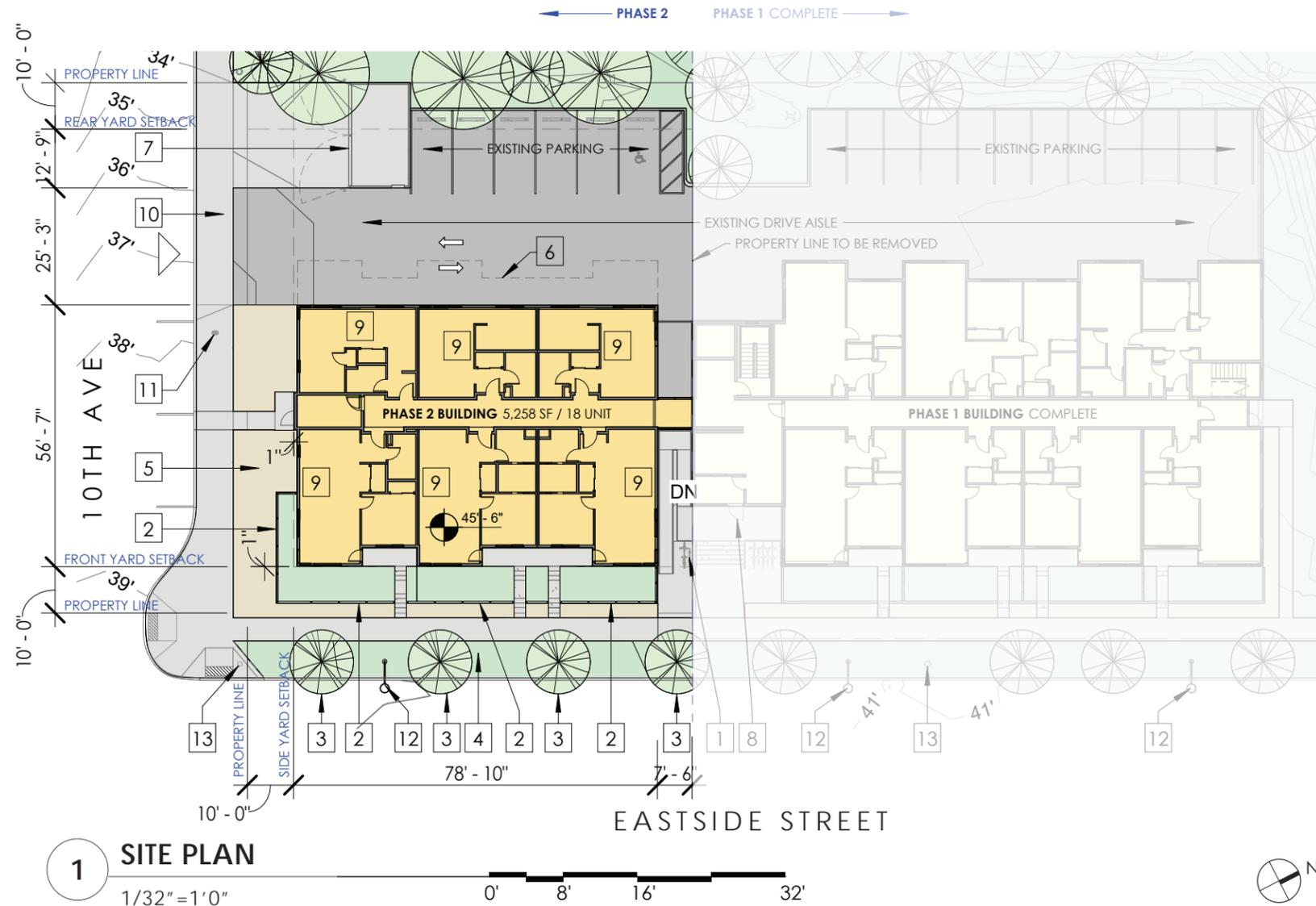
EASTERLY PHASE 2

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- 12 NEW STREET LIGHT.
- 13 EXISTING UTILITY POLE

SITE LEGEND

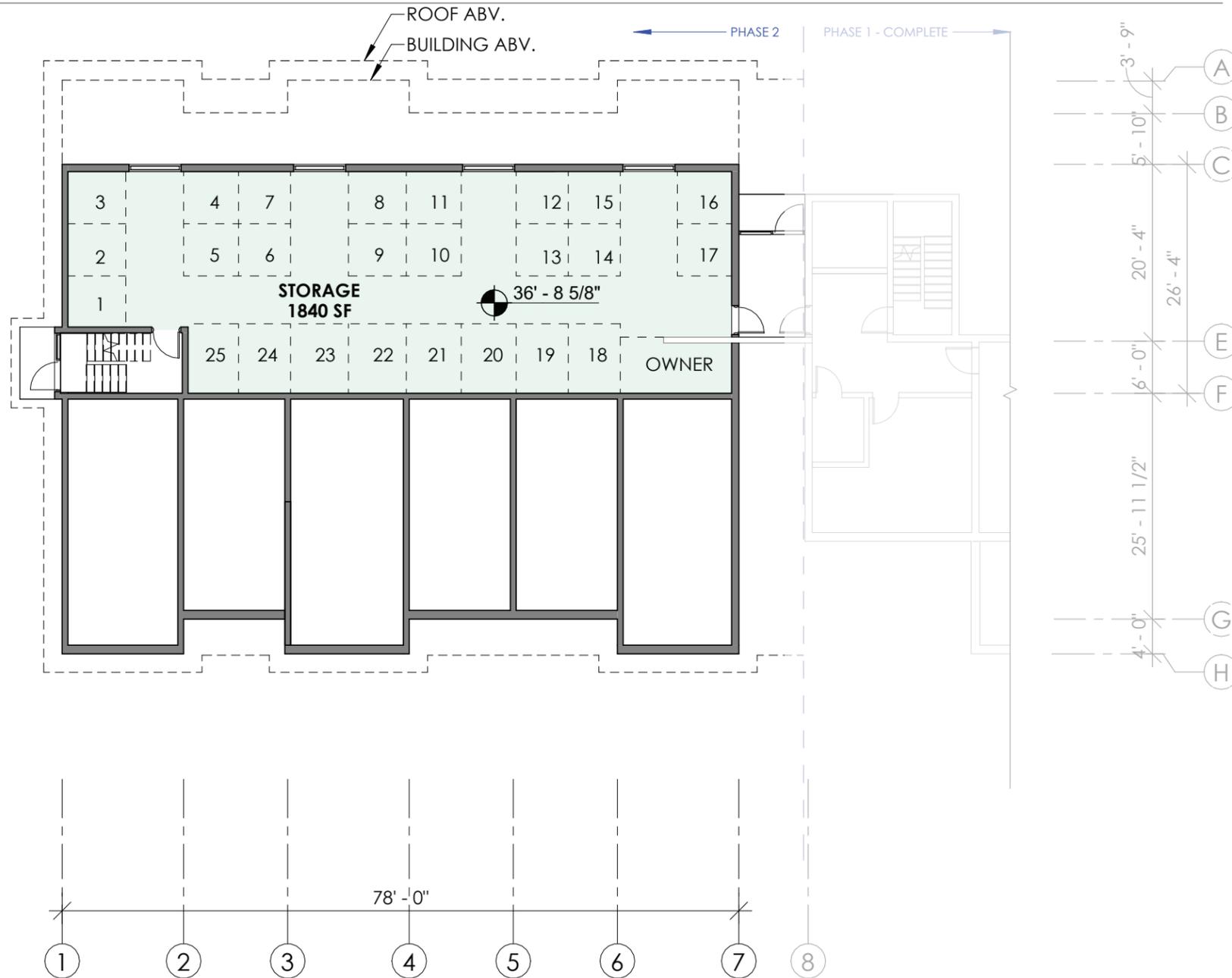
- BUILDING
- GRASS
- EARTH
- CONCRETE
- ASPHALT
- WATER



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

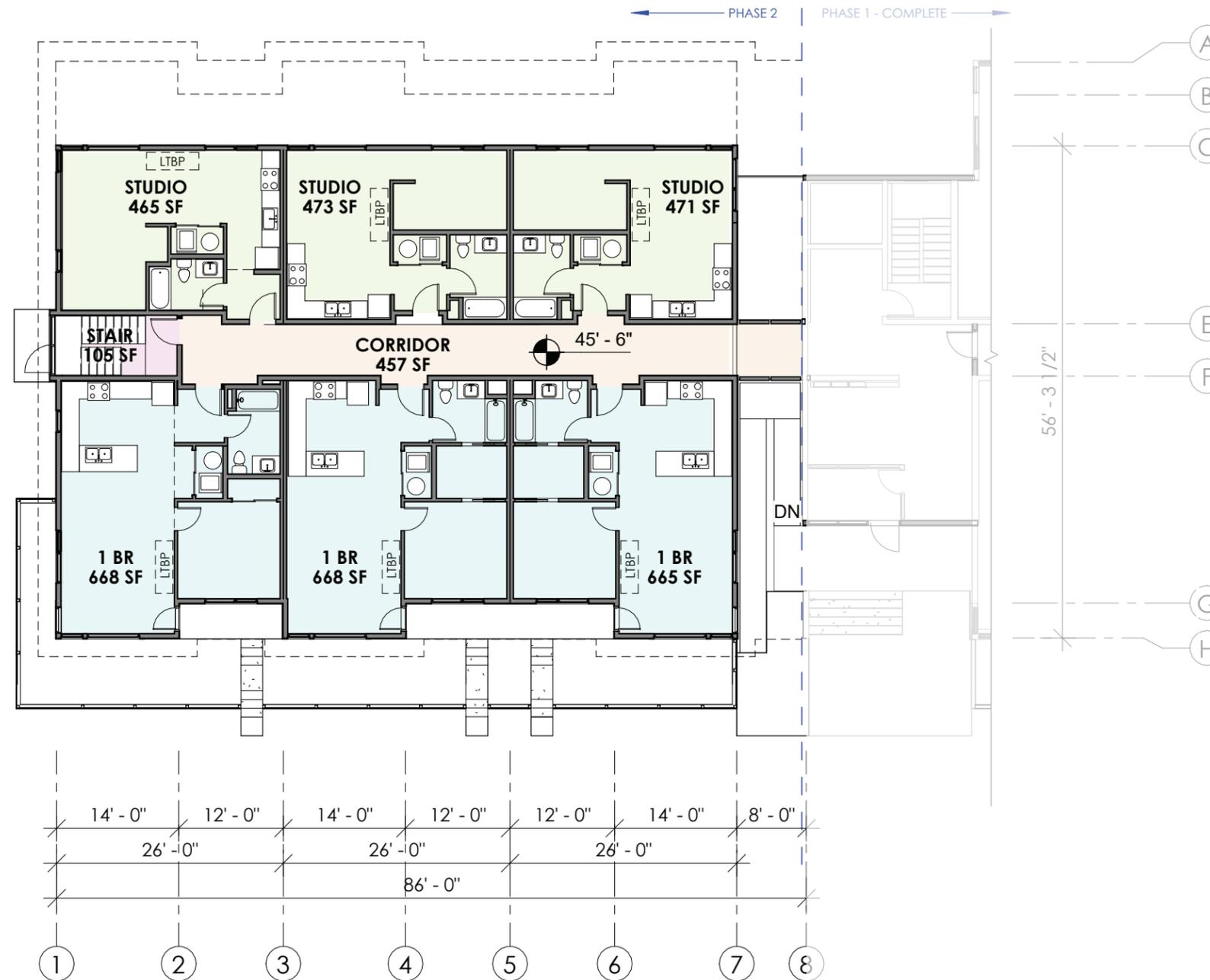
PARKING LEVEL

EASTERLY PHASE 2

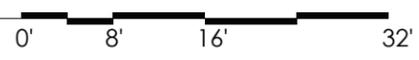


1 GROUND FLOOR - SCHEMATIC
1/16" = 1'0"



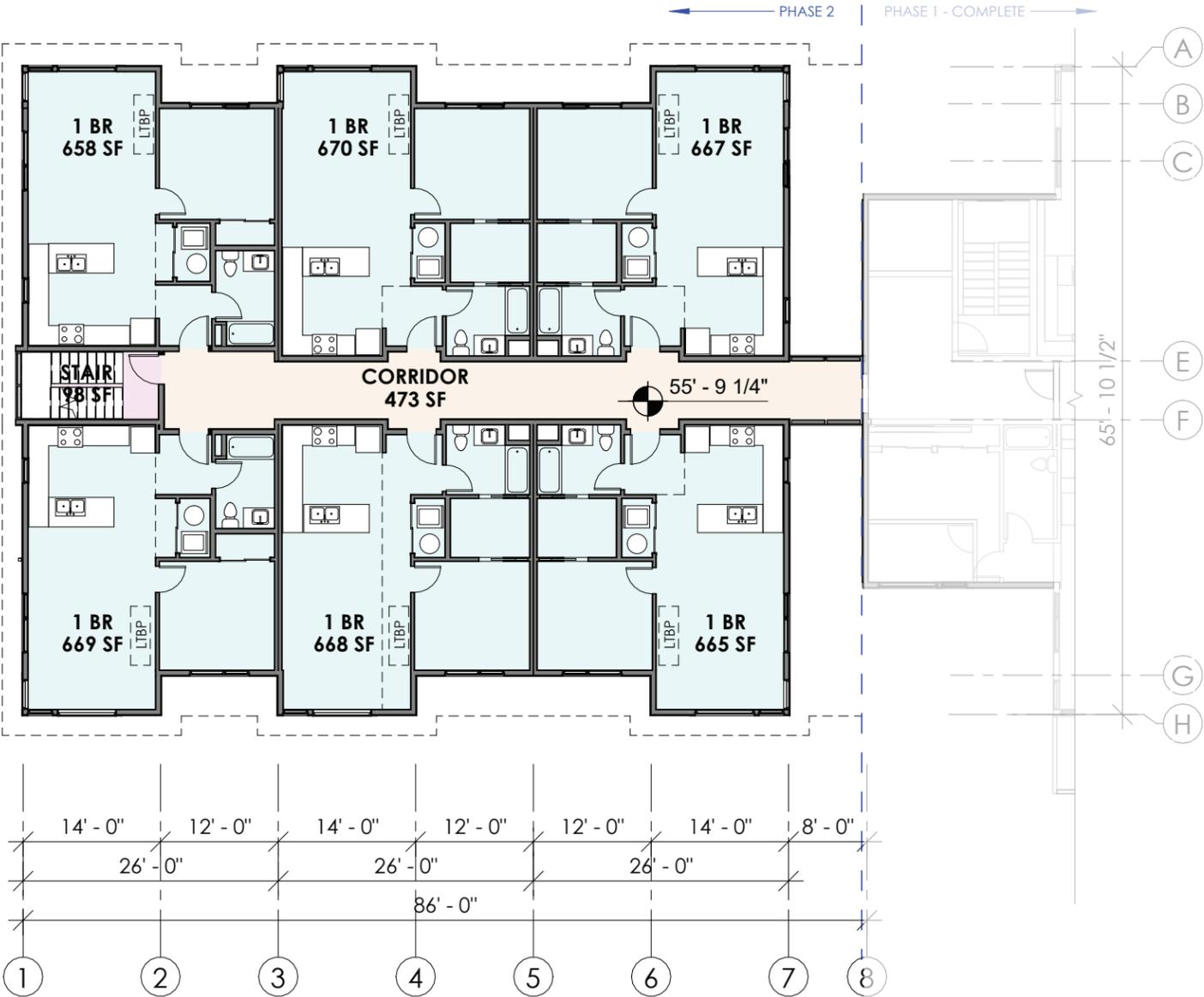


1 FLOOR 1 - SCHEMATIC
1/16" = 1'0"

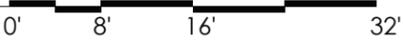


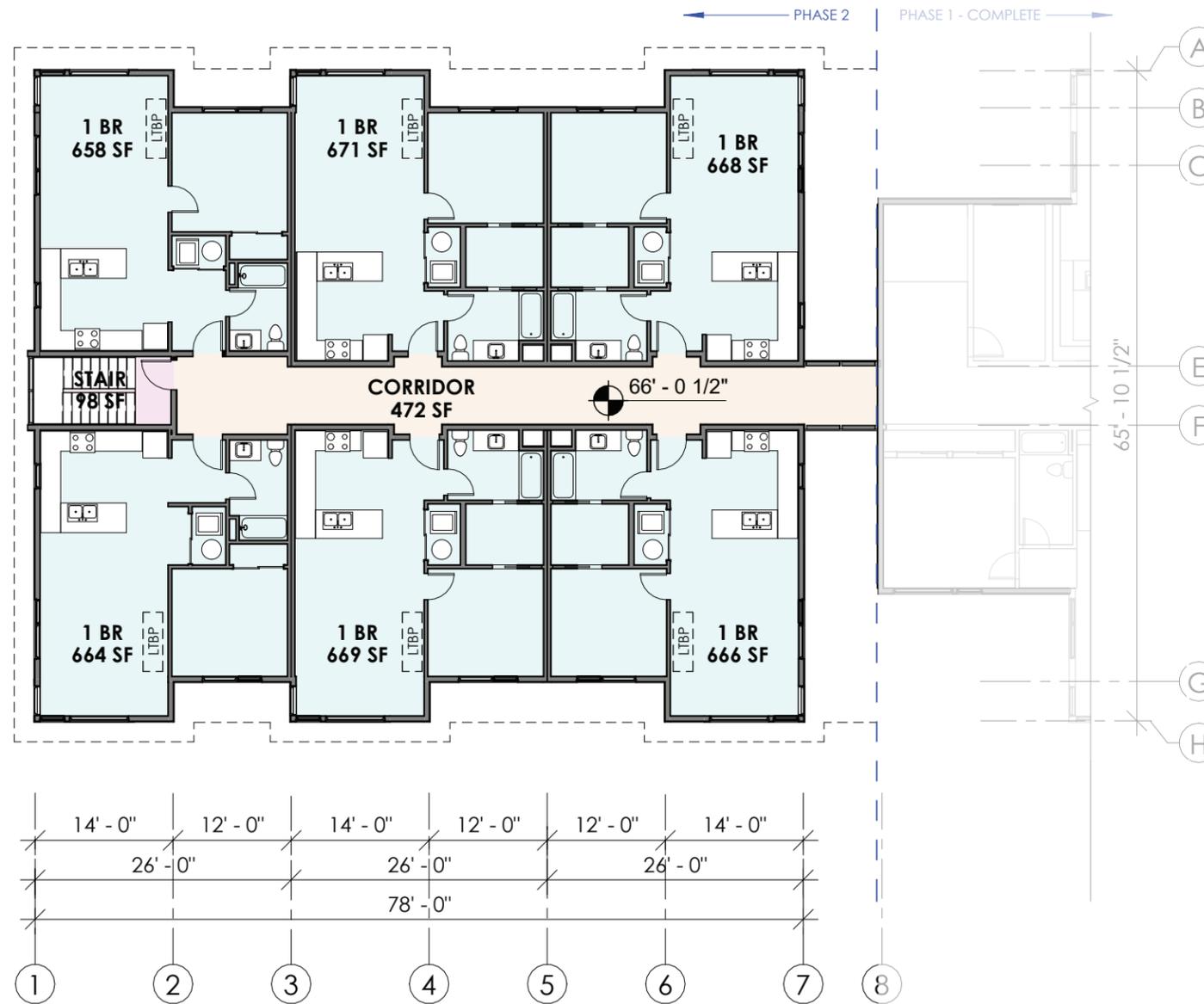
SECOND FLOOR

EASTERLY PHASE 2

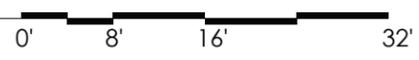


1 FLOOR 2 - SCHEMATIC
1/16" = 1'0"





1 FLOOR 3 - SCHEMATIC
1/16" = 1'0"



SOLID WASTE

EASTERLY PHASE 2

WASTE RESOURCES SUMMARY

GOAL: COLLECT AND STORE WASTE FOR RESIDENTIAL AND NEIGHBORING OFFICE USES. COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH ALLOCATE 50% TO RECYCLING AND 50% TO GARBAGE

(39) RESIDENTIAL UNITS @ 1 CY PER HOUSEHOLD/4.33=9.01 CY
 9.01 CY X 50% = 4.505 CY TO GARBAGE, 4.505 CY TO RECYCLE

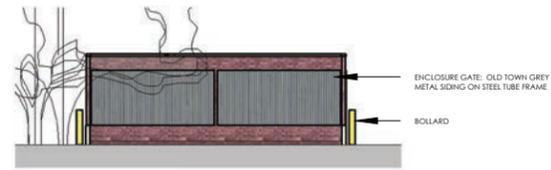
GARBAGE
 PROVIDE (2) 3 YARD CONTAINERS

RECYCLE
 50% CARDBOARD = 4.505 CY
 50% RECYCLE = 4.505 CY

CONTAINERS REQUIRED FOR RECYCLING - SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING, CARDBOARD CONTAINERS ARE 4 YARD, OTHER RECYCLING USED 95 GALLON CARTS

4.505 CY
 PROVIDE (1) 4 YARD CARDBOARD CONTAINER
 4.505 CY (RECYCLE)= 4.505 CY X 202 GALLONS/CY
 =910.01 GALLONS /95 GALLONS
 =9.579 CARTS
 PROVIDE (10) 95 GALLON CARTS

Phase 2 will use the existing solid waste enclosure that was constructed for Phase 1. The level of service to be increased / more frequent garbage collection and additional recycling carts to accommodate Phase 2.



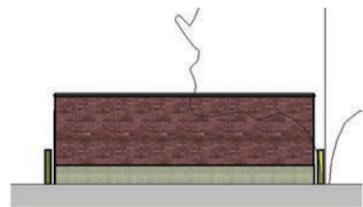
2 TRASH ENCLOSURE - SOUTH ELEVATION

1/16" = 1'0"



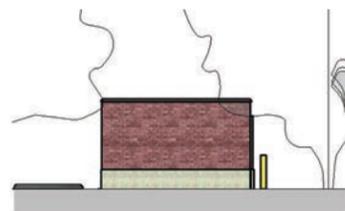
3 TRASH ENCLOSURE - EAST ELEVATION

1/16" = 1'0"



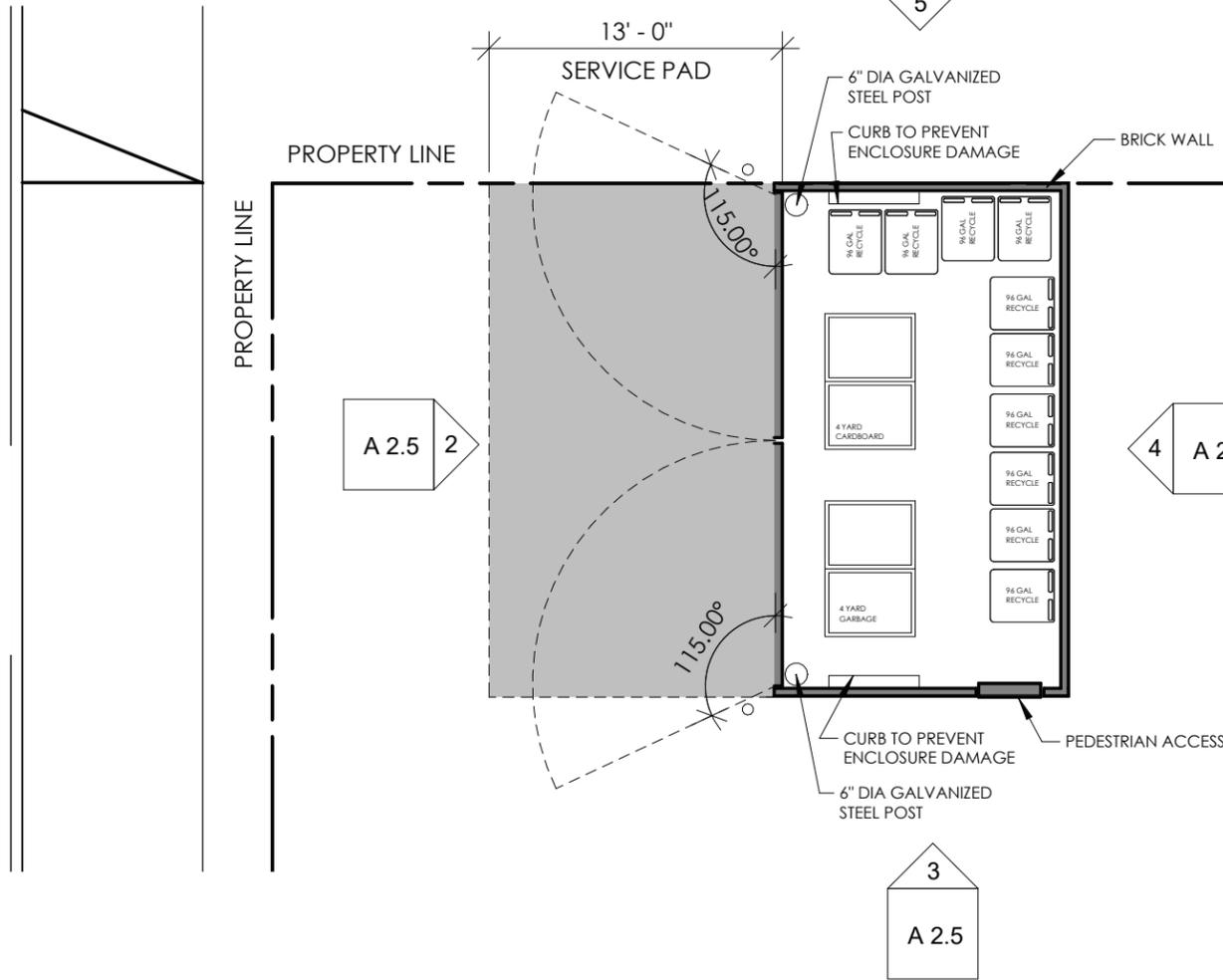
4 TRASH ENCLOSURE - NORTH ELEVATION

1/16" = 1'0"



5 TRASH ENCLOSURE - WEST ELEVATION

1/16" = 1'0"



1 SITE PLAN - SOLID WASTE - EXISTING PHASE 1

1/8" = 1'0"

ELEVATIONS

EASTERLY PHASE 2

ELEVATION LEGEND



- 1 SW7004 SNOWBOUND PAINTED SMOOTH FINISH LAP SIDING
- 2 CORRUGATED METAL SIDING, OLD TOWN GRAY
- 3 BLACK VINYL WINDOWS, LOW E GLAZING
- 4 T&G CEDAR, REDWOOD SEMI TRANSPARENT STAIN
- 5 PAINTED 5/4 X 8 TRIM
- 6 CEDAR, SW3542 CHARWOOD SEMI-TRANSPARENT STAIN
- 7 KAWNEER STOREFRONT - BLACK
- 8 SW2849 WESTCHESTER GRAY ALUMINUM FASCIA TRIM
- 9 2" DIAMETER DOWNSPOUTS
- 10 6" HALF ROUND GUTTERS
- 11 30 YEAR ARCHITECTURAL SHINGLES
- 12 CEDAR FENCE, REDWOOD SEMI-TRANSPARENT STAIN
- 13 SMOOTH FINISHED CAST IN PLACE CONCRETE

1 EAST ELEVATION - SCHEMATIC

1/16" = 1'0"



2 WEST ELEVATION - SCHEMATIC

1/16" = 1'0"



ELEVATIONS

EASTERLY PHASE 2

ELEVATION LEGEND

- 1 SW7004 SNOWBOUND PAINTED SMOOTH FINISH LAP SIDING
- 2 CORRUGATED METAL SIDING, OLD TOWN GRAY
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PRIMARY ROOF
76' - 1 5/8"

FLOOR 3
66' - 0 1/2"

FLOOR 2
55' - 9 1/4"

FLOOR 1
45' - 6"

GROUND FLOOR
36' - 8 3/4"



1 SOUTH ELEVATION - SCHEMATIC

1/16" = 1'0"



2 NORTH ELEVATION - SCHEMATIC

1/16" = 1'0"

AARON ANGELO DEVELOPMENT LTD
THE EASTERLY PHASE 2

909 EASTSIDE ST. SE OLYMPIA, WA 98501
24-103 | ELEVATIONS

A 3.2



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NORTHEAST PERSPECTIVE ENTRY

EASTERLY PHASE 2



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THE EASTERLY PHASE 2
 909 EASTSIDE ST. SE OLYMPIA, WA 98501
 24-103 | PERSPECTIVES

A 4.1 

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NORTHEAST PERSPECTIVE

EASTERLY PHASE 2



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A 4.2 

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SOUTHEAST PERSPECTIVE

EASTERLY PHASE 2



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24-103 | PERSPECTIVES

A 4.3



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SOUTHWEST PERSPECTIVE

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A 4.4



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LIGHTING DETAILS

EASTERLY PHASE 2



EAST ELEVATION - LIGHTING

SOUTH ELEVATION - LIGHTING



WEST ELEVATION - LIGHTING



NORTH ELEVATION SCHEMATIC - LIGHTING



Hinkley Lighting 1648SK Satin Black 16" Height 2 Light ADA Compliant Dark Sky Outdoor Wall Sconce.



Hinkley Lighting 1645SK Satin Black 5.25" Height 1 Light Outdoor Wall Sconce.



LIGHTING

HINKLEY & R.

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
(PH) 440.833.3500 | (F) 440.833.3535
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



ATLANTIS 1645BZ-GU24	
BRONZE	
WIDTH:	9.0"
HEIGHT:	6.0"
WEIGHT:	2.5 LBS
MATERIAL:	EXTRUDED ALUMINUM
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	4.5"
SOCKET:	1-18W GU24
NOTES:	THIS FIXTURE WILL CAST LIGHT UP AND DOWN
EXTENSION:	4.3"
TTO:	3.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
LPC:	640665064506

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

lifeAGLOW®



1

HINKLEY & R.

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ATLANTIS 1648BZ	
BRONZE	
WIDTH:	8.0"
HEIGHT:	18.5"
WEIGHT:	4.0 LBS
MATERIAL:	EXTRUDED ALUMINUM BODY
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	4.5"
SOCKET:	2-20W MR-16 INCLUDED
DARK SKY:	YES
EXTENSION:	3.5"
TTO:	13.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
LPC:	640665164824

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'



2

EASTERLY PHASE 2

1. HINKLEY LIGHTING, INC.

Atlantis 1645BZ-GU24

Bronze

2. HINKLEY LIGHTING, INC.

Atlantis 1648BZ

Bronze

AARON ANGELO DEVELOPMENT LTD

THE EASTERLY PHASE 2

909 EASTSIDE ST. SE OLYMPIA, WA 98501

24-103 | LIGHTING

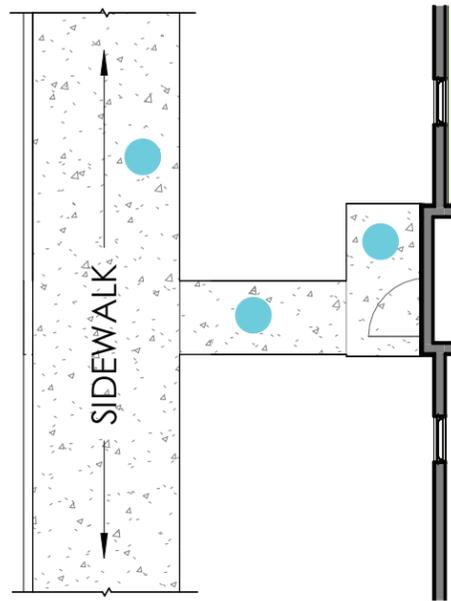
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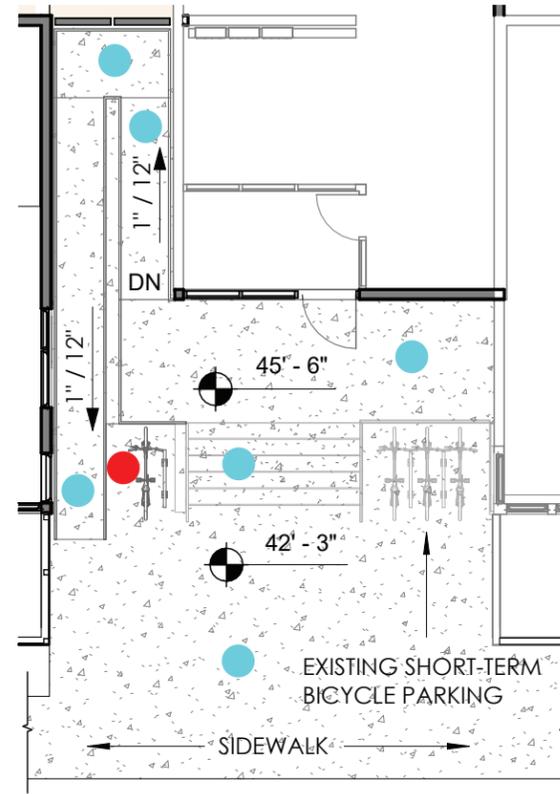
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HARDSCAPE MATERIALS / PEDESTRIAN AMENITIES

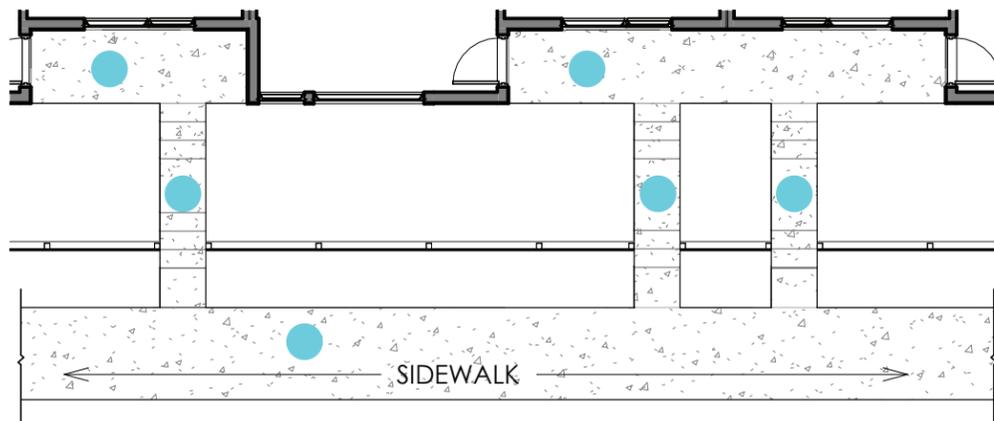
EASTERLY PHASE 2



SITE - ENTRY WALKWAY - SOUTH



ENTRY RAMP
SHORT TERM BICYCLE PARKING DIAGRAM



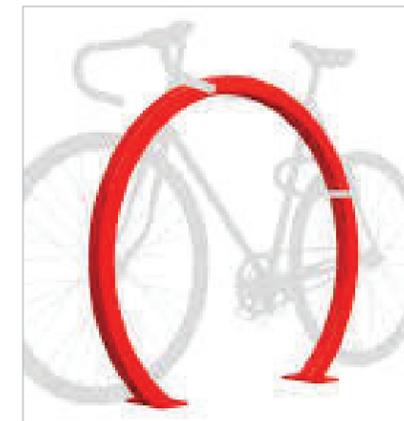
SITE - ENTRY WALKWAY - EAST



● BROOM FINISH CONCRETE
SMOOTH HAND TROWEL FINISH
AT EDGES
COLOR : NATURAL



○ LONG-TERM BICYCLE PARKING
PROVIDED IN INDIVIDUAL
RESIDENTIAL UNITS



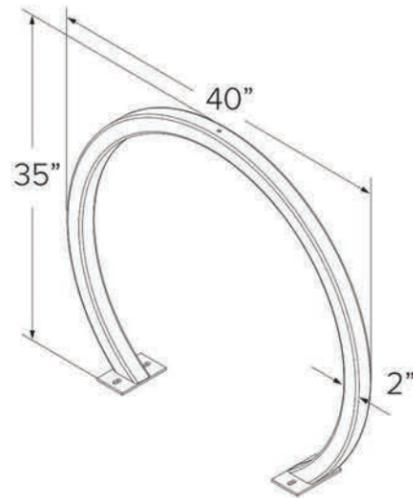
● SHORT-TERM BICYCLE PARKING
DERO ARCH RACK
FINISH COLOR : BLACK

BICYCLE STORAGE

EASTERLY PHASE 2



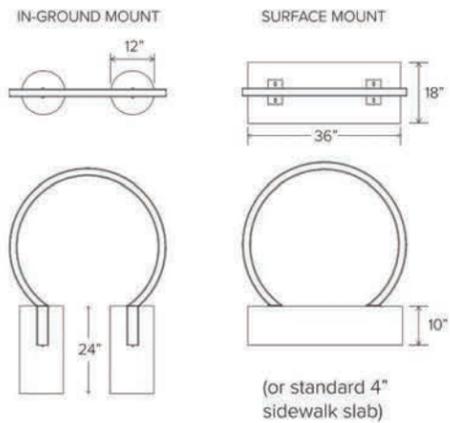
Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 2" x 2" x 11g square tube

- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 - Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.



- MOUNT OPTIONS**
- Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
 - In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

- OPTIONAL LEAN BAR**
- Add Lean Bar**
-

DERO ARC RACK SUBMITTAL SHEET



FEATURES

- Wall-mounted bike hook on a hinged plate for effective, efficient bike storage
- Stiff, strong body and a long wheel hook are made for modern bikes of all types
- Updated to easily fit bigger, wider wheels and tires
- Patented hinge design allows bike to pivot left or right for easy access to neighboring bikes; plus, it permits flat, space-saving bike storage along a wall
- Anti-slip front plate keeps wheel in place, stabilizing the bike, while the grip tape on the tire contact plate adds stability
- Large rear-wheel bumper stabilizes bike to prevent swaying or slipping on wall
- When not in use, the hook folds into the hinge for a clean aesthetic
- Durable, coated steel maintains long-term clean finish and won't mark wheel rims
- Longer, angled wheel hook accommodates deep-profile road wheels and wide mountain bike rims/tires, from 700c x 23 mm up to 29 x 3.0 in.
- Secure load capacity of 50 lbs. (22.7 kg) when properly stud-mounted on an interior wall
- Mounts to any standard, wood-framed wall stud

Technical Specs

Best Use	Cycling
Number of Bikes	1-bike
Dimensions	7 x 3.5 x 0.7 inches
Weight	2 lbs. 1.6 oz.



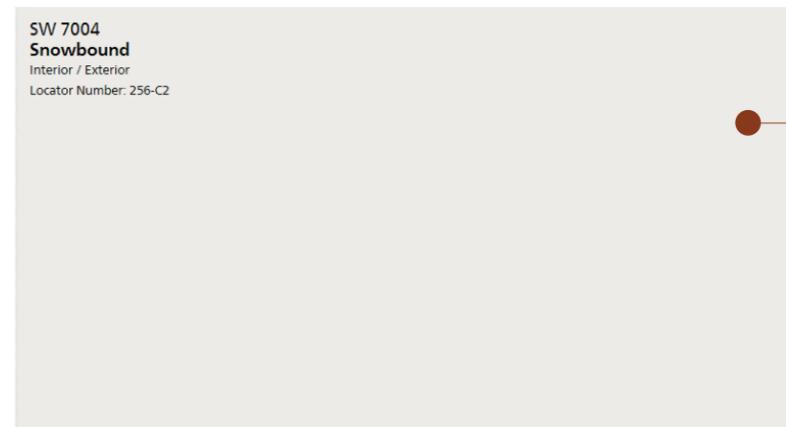
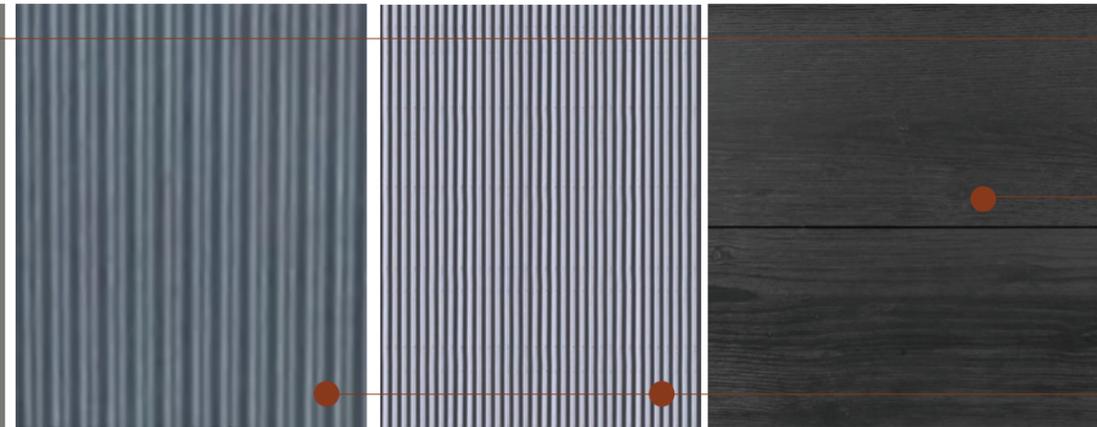
VELO HINGE 2.0 BIKE STORAGE RACK

MATERIALS

EASTERLY PHASE 2

EXTERIOR PAINT COLORS

EXTERIOR MATERIALS



STOREFRONT

EASTERLY PHASE 2



1. ANDERSEN 100 SERIES

Black Casement Window

2. ANDERSEN 100 SERIES

Black Picture Window

3. ANDERSEN 100 SERIES

Black Picture Window



AARON ANGELO DEVELOPMENT LTD

THE EASTERLY PHASE 2

909 EASTSIDE ST. SE OLYMPIA, WA 98501

24-103 | STOREFRONT

A 6.5



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PLANT SCHEDULE				
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES				
	2	MAGNOLIA X 'BUTTERFLIES' BUTTERFLIES MAGNOLIA	3-5 STEMS, 10' HT. MIN.	B&B/CONT.
SHRUBS				
	13	ABELIA CHINENSIS 'ABESRPRAS' RASPBERRY PERFECTION ABELIA	2 GAL	2 1/2' O.C.
	16	BERGENIA CORDIFOLIA 'WINTERGLUT' HEARTLEAF BERGENIA	1 GAL	2' O.C.
	22	HEMEROCALLIS X 'RUBY SPIDER' RUBY SPIDER DAYLILY	1 GAL	2' O.C.
	24	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL	2-1/2' O.C.
	4	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE NINEBARK	5 GAL	4' O.C.
	14	POTENTILLA FRUTICOSA 'TANGERINE' TANGERINE BUSH CINQUEFOIL	2 GAL	3' O.C.
	43	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL	2 GAL	2-1/2' O.C.
	5	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL	5' O.C.
GROUND COVERS				
	26	MAHONIA REPENS CREEPING MAHONIA	1 GAL	2-1/2' O.C.

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
1	LANDSCAPE BOULDER, TYP.	4/LS-02
2	SYNTHETIC TURF LAWN, TYP.	5/LS-02
3	SYNTHETIC TURF EDGE, TYP.	6/LS-02
4	RETAINING WALL WITH CEDAR FENCE, PER ARCHITECTURAL PLANS, TYP.	
5	PRESERVE AND PROTECT EXISTING TREES, AND VEGETATION TO REMAIN, TYP.	
6	INSTALL SOD TO REPAIR LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, TYP.	
7	PLANTINGS THIS AREA ONLY TO BE CLEARED AND REMOVED DUE TO CONSTRUCTION. FIELD VERIFY.	
8	PHASE 2 WORK LIMIT	

TREE UNIT CALCULATIONS	
PARCEL SIZE (PHASES I & II)	.677 AC
CRITICAL AREA SIZE	.055 AC
BUILDABLE AREA	.622 AC
REQUIRED TREE UNITS (.622 X 30)	19
TOTAL TREE UNITS ON SITE	19
TREE UNITS PROPOSED FOR REMOVAL	2
TREE UNITS TO BE RETAINED	17
NEW TREE UNITS PROVIDED	2
TOTAL SITE TREE UNITS	19 UNITS

EXISTING SOIL TYPE NOTES

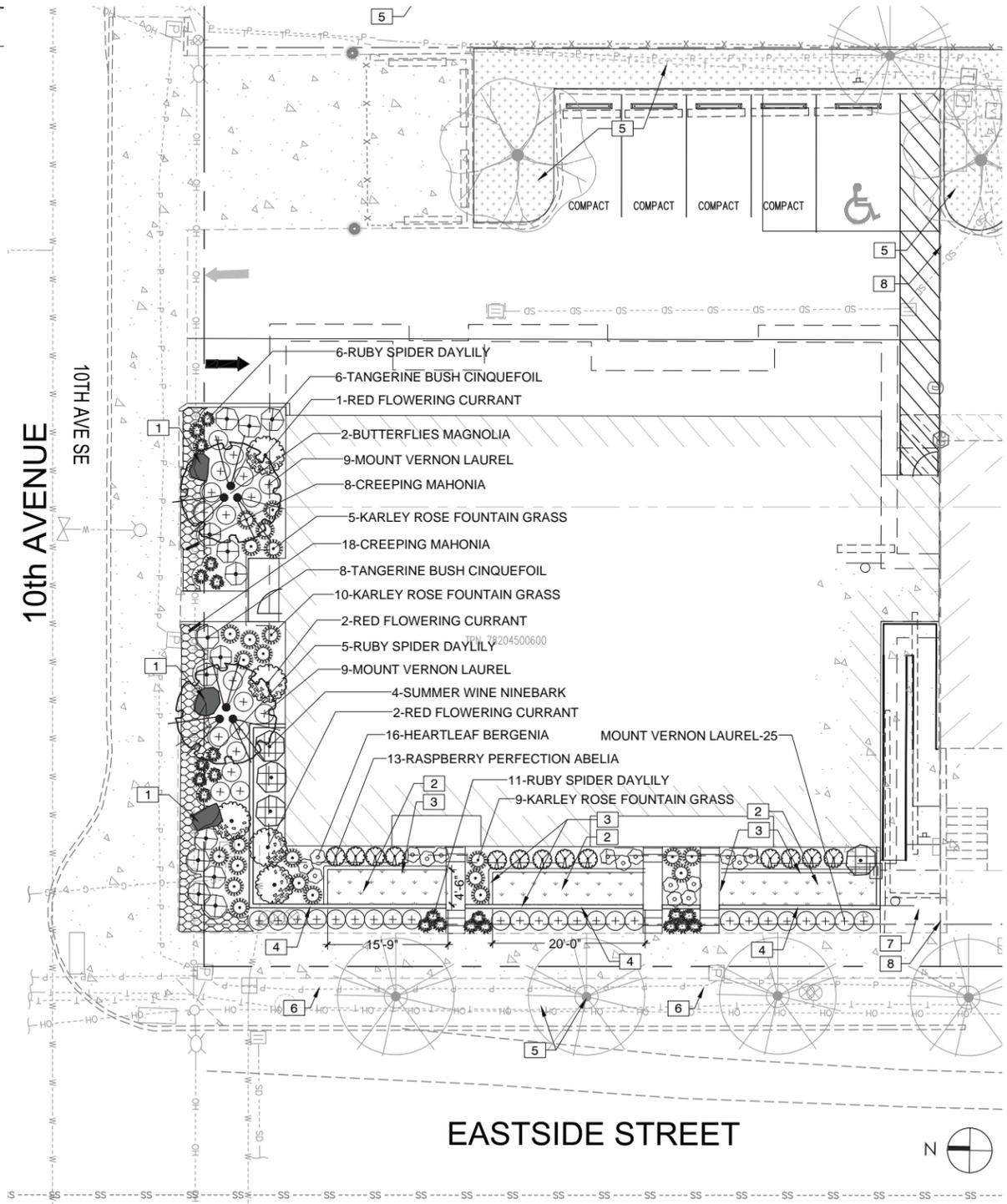
According to the 2024 Level V Soil and Vegetation Protection Report submitted by Sound Urban Forestry, which itself references the 2017 Geotechnical Report submitted by Professional Service Industries, Inc. ("PSI"), the soils on site are "not native, but include a mixture of 2-4' of fill soils consisting of loose, moist, brown, sandy silt with gravel and recessional sand which consists of moist to wet, gray to brown silt to silty sand."

Based on our experience, the recommended soil preparation in shrub and groundcover planting areas shall be to provide a 4" depth of the specified soil amendment. This shall be incorporated into the existing soils to a depth of 8", thus providing over 12" depth of amended soil.

SURETY BOND - OMC 16.60.100E.E

SURETY. For residential developments containing more than four units, commercial and industrial projects, the application will be required to post a surety. The surety shall be in the form approved by the city attorney. The surety document shall have a face amount equal to 125 percent of the estimated amount necessary to guarantee the maintenance and replacement of trees in conformance with the maintenance requirement and tree plan for a period of three years from the date the certificate of occupancy is issued by the City.

- SHEET NOTES**
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND THE CITY OF OLYMPIA. SIXTY PERCENT (60%) OF NEW VEGETATION SHALL BE NATIVE AND/OR WELL-ADAPTED DROUGHT TOLERANT PLANTS.
 - ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
 - PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
 - ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - UTILITY LOCATIONS PER CIVIL PLANS. FIELD VERIFY WHERE POSSIBLE. FOR MORE INFORMATION, SEE CIVIL PLANS.



INSTALLATION AND MAINTENANCE SCHEDULE

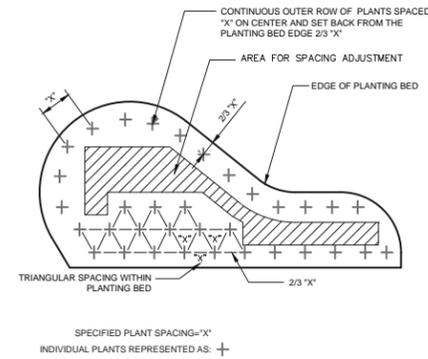
GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF TREES TO REMAIN WITH PROJECT FORESTER PRIOR TO DEMOLITION. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND EACH TREE OR GROUP OF TREES (TO REMAIN) PRIOR TO THE PRE-CONSTRUCTION MEETING. SEE CIVIL PLANS FOR MORE INFORMATION ABOUT TREE PROTECTION LOCATIONS AND REQUIREMENTS.

INSTALLATION & MAINTENANCE SCHEDULE - APPROXIMATE	
MAR - APR 2025	SOIL PREPARATION, IRRIGATION INSTALLATION, PLANTING, STAKING, WATERING. SUBSTANTIAL COMPLETION EXPECTED
MAY 2025	
MAY 2025 - JUN 2025	60-DAY MAINTENANCE PERIOD WEEKLY MAINTENANCE VISITS AND INSPECTION OF PLANT MATERIAL
JUL 2025	FINAL PUNCH LIST AND ACCEPTANCE OF PROJECT EXPECTED
JUL - SEPT 2025	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2025	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2025 - MARCH 2026	PROVIDE TREES WITH ROOT COLLAR PRUNING
MARCH-SEPT 2026	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2026	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2026-MARCH 2026	PROVIDE TREES WITH STRUCTURAL PRUNING AND CROWN RAISING AS NEEDED.
MARCH-SEPT 2026	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2026	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2026-MARCH 2027	PROVIDE TREES WITH STRUCTURAL PRUNING AND CROWN RAISING AS NEEDED.
MARCH-JUL 2027	WEEKLY MAINTENANCE VISITS

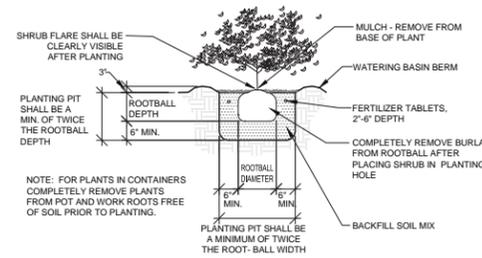
PLANTING COST ESTIMATE FOR BONDING PURPOSES				
The Easterly - Phase II Cost Estimate		Project No: 24-000038 Date: July 2024		
ITEM	QTY.	COST	TOTAL	REMARKS
Landscape Improvements				
Total area of shrub beds (s.f.)	1,630			
	Total	1,630		
Bed Prep. & Fine Grading \$/s.f.	1,630	\$0.10	\$163	All landscape areas
Soil Prep. \$/c.y.	15	\$45.00	\$660	3' depth - all landscape areas
	Subtotal		\$ 823	
Plant Material				
Trees	2	\$ 500.00	\$ 1,000	2" cal. -OR- 7-8' ht. min.
Grasses, Perennials, and Groundcovers (1 gal)	82	\$ 20.00	\$ 1,640	1 Gal. Container
Medium Shrubs (2 gal)	64	\$ 45.00	\$ 2,880	5 Gal. Container
Large Shrubs (5 gal)	9	\$ 75.00	\$ 675	5' Ht., B&B/Cont.
	Subtotal		\$ 6,195	
	Total		\$ 7,018	Landscape improvements and planting only

Costs provided include the purchase, installation and 3 years of maintenance of landscaping per City Code 18.36.090 Landscape plan requirements

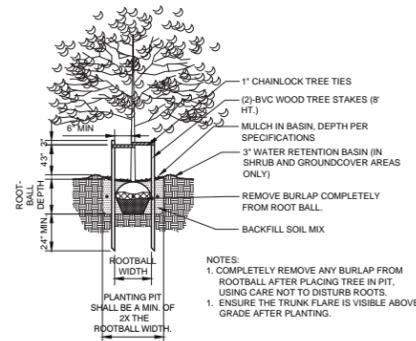
BY	
DATE	
REVISIONS	
 SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE, NE SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	
PRELIMINARY LANDSCAPE PLAN PROJECT NAME: THE EASTERLY APARTMENTS - PHASE 2 928 EASTSIDE ST SE OLYMPIA, WA 98501	
DESIGNER:	C. OWEN
DRAWN BY:	C. OWEN
APPROVED BY:	J. MCFARLAND
DATE:	JULY, 2024
JOB NO:	24-000038
DRAWING FILE NO:	24-000038 X4-S
DRAWING NO:	LS-01
SHEET NO:	11 of 13



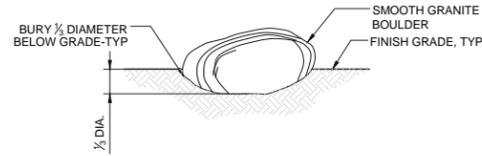
1 PLANT SPACING DETAIL
NTS P-CO-EAS1-01



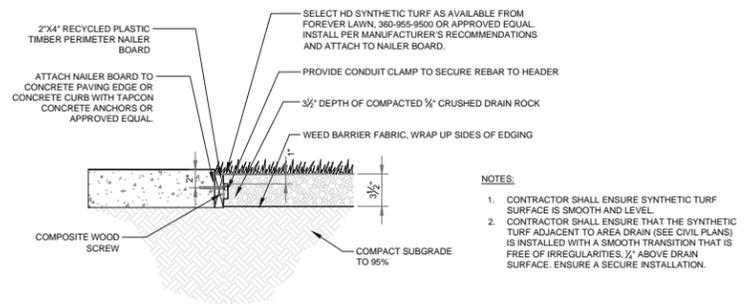
2 SHRUB PLANTING DETAIL (B&B OR CONT.)
NTS P-CO-EAS1-03



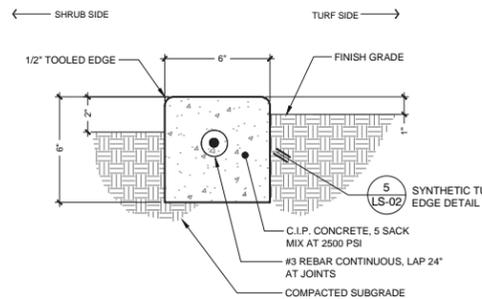
3 TREE PLANTING & STAKING DETAIL
N.T.S. P-CO-EAS1-08



4 TYPICAL BOULDER INSTALLATION
NTS P-CO-THE-02



5 SYNTHETIC TURF AND EDGE CONNECTION
1 1/2" = 1'-0" P-CO-EAS1-26



6 6" CONCRETE CURB AT SYNTHETIC TURF
3" = 1'-0" P-CO-THE-17

LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within existing or prior structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, replaced with specified topsoil, and amended as specified. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations. All non-compostable materials shall be removed by hand after application.
- All plant substitutions shall be approved by the Landscape Architect and of the City of Olympia prior to installation. Updated plans showing accurate plant materials shall be provided to the City of Olympia prior to occupancy. Any substitutions shall conform to OMC 18.32.225A.2(b).
- All plants shall conform to the latest edition of the American Standard for Nursery Stock. A minimum of sixty percent (60%) of plant materials will be well-adapted drought tolerant or native plants.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 478-9530 or approved equal.
- Soil amendment for soil mix and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 - "Top Grade Compost" brand compost as available from Silver Springs Organics, Rainier, WA (360) 446-7645.
 - "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - PREPLRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
- Soil Preparation - (all landscape areas) Spread 12 c.y. of specified soil amendment per 1000 s.f. (approx. 4" depth) of area. Spread 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till to incorporate all of the above to a min. 8" depth of existing soil and grade smooth, compacting as required and removing all rocks, clods and debris.
- Backfill Mix and Soil Mix for all plants shall be a blend of 1/3 Sandy Loam Topsoil, 1/3 clean coarse sand, and 1/3 soil amendment specified in item No. 9.
- Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as nitrogen annually and no more than 1 lb per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50 percent water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers, Isobutylidene Diurea (IBDU), Methylene Urea and Ureaform, and organic fertilizers registered with Washington Department of Agriculture.
- Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates (no more than a maximum 4lbs. of Nitrate Nitrogen shall be used annually):

Trees Over 10' Height	2 Cups	Trees Under 10' Height:	1 Cup
All Shrubs Except 1 Gallons:	1/2 Cup	Gallon Plants:	1/4 Cup
Ground Covers:	1/4 Cup		
- Fertilizer tablets for shrubs and groundcovers shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All shrubs (except 1 gallon): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- Prior to plant installation, an inspection of the soil amendments and plants to be installed will be scheduled by the applicant and performed by the City.
- All shrub and beds shall receive a 4" depth (12 c.y. per 1000 s.f.) of "Medium/Fine Grind" hemfir bark mulch as top dressing. In ground cover areas, depth of bark mulch shall be adjusted to the maximum depth that allows the plantings to fully root in soil without being buried by bark mulch. Bark mulch shall be pulled away from leaves and branches of trees, shrubs, groundcovers. With uncomposted top dress mulch, a sufficient amount of fertilizer shall be added to compensate for nitrogen deficiencies.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands. All fertilizer must comply to meet Well Head Protection Areas minimum mitigation standards [OMC 18.32.225(A)(2)(a)].
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for ONE (1) year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing. All landscape areas shall be planted to achieve 80% plant density within 3 years. Additional plantings may be required upon inspection by the City of Olympia.
- Final inspection shall occur at the conclusion of a 60-day maintenance period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
 - Mow lawns once per week.
 - Remove all weeds over 1" in height, refer to the Thurston County's IPMP for additional requirements.
 - Replace dead or unhealthy plants.
 - Ensure proper function of irrigation system, see OMC 18.32.225.A.2(c) for additional requirements.
 - Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - Fertilize all lawns at conclusion of maintenance period, See OMC 18.32.225.A.2(a) for additional requirements.
- All applications of fertilizers and chemicals shall be re-evaluated prior to actual landscape installation and maintenance.

BY	
DATE	
REVISIONS	
 8730 TALLON LANE, NE SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	
LANDSCAPE NOTES & DETAILS PROJECT NAME: THE EASTERLY APARTMENTS - PHASE 2 929 EASTSIDE ST SE OLYMPIA, WA 98501	
DESIGNER:	C. OWEN
DRAWN BY:	C. OWEN
APPROVED BY:	J. MCFARLAND
DATE:	JULY, 2024
JOB NO.:	24-000038
DRAWING FILE NO.:	24-000038 X4-S
DRAWING NO.:	LS-02
SHEET NO.:	12 OF 13



BUTTERFLIES' MAGNOLIA



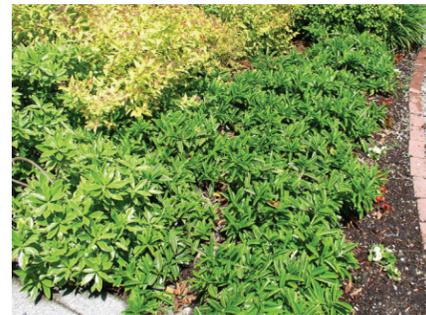
CREeping MAHONIA



RASPBERRY PERFECTION ABELIA



SUMMERWINE NINEBARK



MT. VERNON LAUREL



TANGERINE BUSH CINQUEFOIL



RED-FLOWERING CURRANT



HEARTLEAF BERGENIA



RUBY SPIDER DAYLILY



KARLEY ROSE FOUNTAIN GRASS

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

PLANT PHOTOS
PROJECT NAME: THE EASTERLY APARTMENTS - PHASE 2
929 EASTSIDE ST SE
OLYMPIA, WA 98501



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