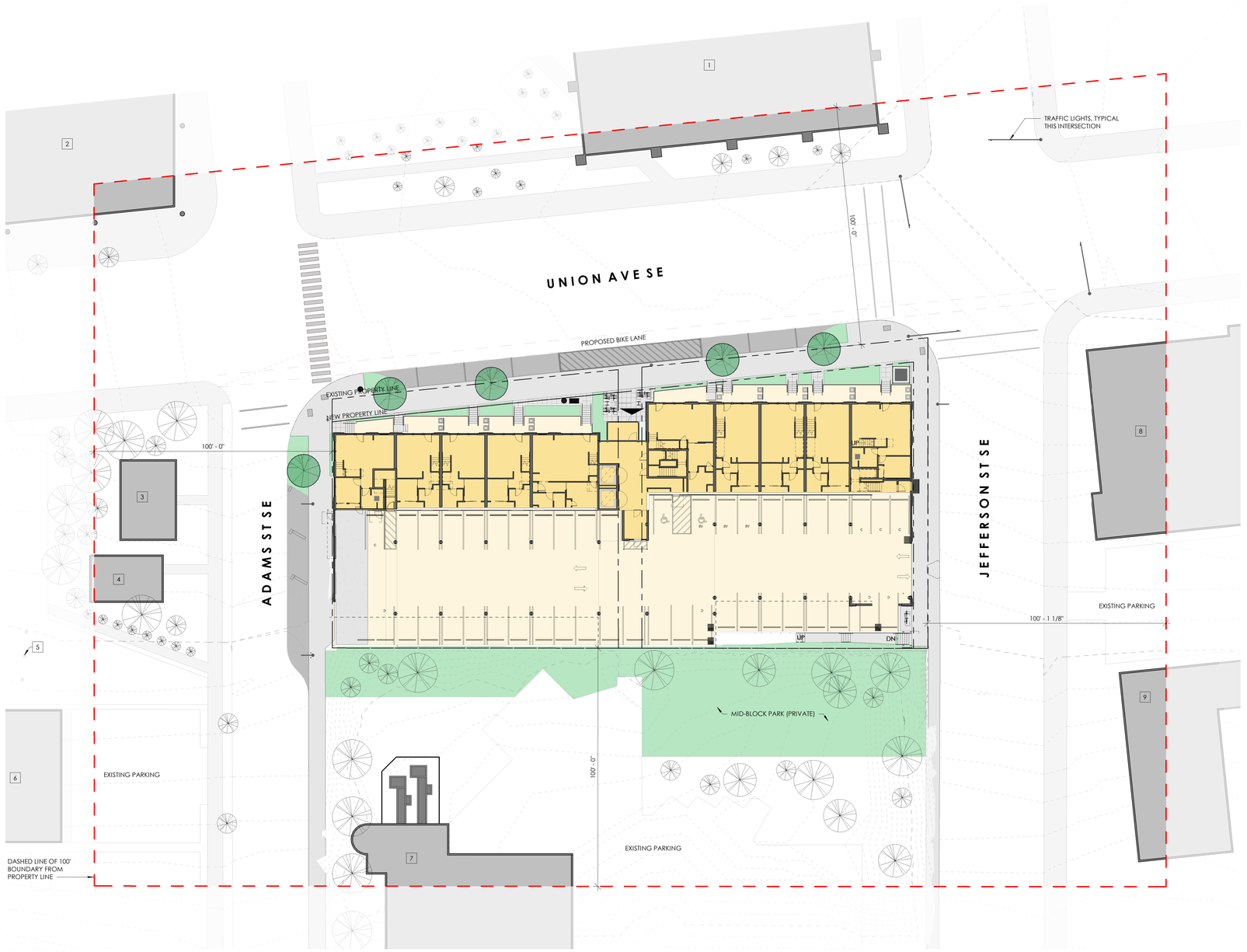
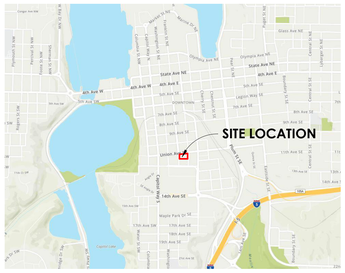


1 **SITE PLAN**
1" = 20'-0"

0' 10' 20' 40'

SITE VICINITY MAP



SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING OR CANOPY OVERHEAD
- PRIMARY BUILDING ENTRANCE
- NEW STREET TREE
- EXISTING TREE
- FOOTPRINT OF BUILDING INCLUDED IN PROJECT
- FOOTPRINT OF PARKING INCLUDED IN PROJECT
- FOOTPRINT OF ADJACENT STRUCTURES
- LANDSCAPING AREAS (PERVIOUS)
- NEW ASPHALT (IMPERVIOUS)
- CONCRETE (IMPERVIOUS)

ADJACENT BUILDINGS

1. MIXED USE OFFICE BUILDING
2. WSECU
3. PRIVATE RESIDENCE
4. PRIVATE RESIDENCE
5. COLUMBIA BANK DRIVE THROUGH
6. WASHINGTON STATE COUNCIL OF FIREFIGHTERS
7. MIXED USE OFFICE BUILDING
8. OFFICE BUILDING WITH PARKING STRUCTURE
9. SINGLE STORY GARDEN STYLE APARTMENTS

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DESIGN DEVELOPMENT
AUGUST 3, 2021

CONTEXT SITE PLAN

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ADJACENT BUILDINGS

1. MIXED USE OFFICE BUILDING
2. WSECU
3. PRIVATE RESIDENCE
4. PRIVATE RESIDENCE
5. COLUMBIA BANK DRIVE THROUGH
6. WASHINGTON STATE COUNCIL OF FIREFIGHTERS
7. MIXED USE OFFICE BUILDING
8. OFFICE BUILDING WITH PARKING STRUCTURE
9. SINGLE STORY GARDEN STYLE APARTMENTS



4 WEST ELEVATION
1" = 20'-0"

0' 10' 20' 40'



3 SOUTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'



2 EAST ELEVATION
1" = 20'-0"

0' 10' 20' 40'



1 NORTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'

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CONTEXT ELEVATIONS

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CONTEXT IMAGES



LOOKING WEST ON UNION



LOOKING EAST ON UNION ALONG WSECU BUILDING



LOOKING SOUTH ON UNION TOWARDS DEPARTMENT OF NATURAL RESOURCES BUILDING



LOOKING NORTH ON ADAMS ALONG IBM BUILDING



LOOKING SOUTH ALONG JEFFERSON ST



AERIAL OVERVIEW OF SITE

NEIGHBORHOOD CHARACTER



OFFICE BUILDINGS



MULTIFAMILY GARDEN STYLE APARTMENTS



MID-BLOCK PARK



WSECU



WPUDA



YWCA



WSECU



RESIDENTIAL (HISTORIC SCHOOL)



DNR BUILDING (CAPITOL CAMPUS)



WASHINGTON STATE COUNCIL OF FIRE FIGHTERS

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CONTEXT PHOTOS

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LOOKING SOUTHEAST ON UNION AVE



LOOKING NORTHWEST ON JEFFERSON AVE

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PERSPECTIVES

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SITE INFORMATION

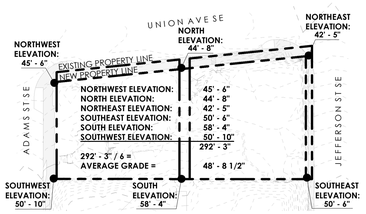
ADDRESS: 401 UNION AVENUE SE, OLYMPIA, WA 98501
TAX PARCEL NUMBERS: #83909500100, #83909500200, #83909501100, #83909501101, #83909501102
SECTION, TOWNSHIP, RANGE: 23, 2W, 18
ZONING: DB

EXISTING SITE:

TOTAL SITE AREA:	28,158 SF
TOTAL IMPERVIOUS COVERAGE:	17,200 SF
TOTAL LANDSCAPE AREA:	10,958 SF

PROPOSED SITE:

TOTAL SITE AREA (AFTER ROW DEDICATION & VACATION):	26,218 SF
BUILDING FOOTPRINT @ GRADE (IMPERVIOUS):	9,995 SF
STRUCTURED PARKING AREA (IMPERVIOUS):	10,837 SF
UNCOVERED PARKING AREA (IMPERVIOUS):	2,043 SF
HARD SURFACE (PATIOS, DRIVEWAYS, ENTRY COURT):	2,409 SF
LANDSCAPE AREA:	934 SF
TOTAL PERVIOUS:	**934 SF**
TOTAL IMPERVIOUS:	**25,284 SF**



2 AVERAGE GRADE CALCULATION

1" = 60'-0"

PARKING SUMMARY

VEHICLE PARKING REQUIREMENTS PER OMC 18.38.100

OFF STREET PARKING SPACES REQUIRED PER OMC TABLE 38.01

(36) STUDIOS x 1=	36 SPACES
(34) 1 AND 2 BEDROOMS x 1.5 =	51 SPACES
(70) TOTAL UNITS	87 SPACES

10% PARKING DEDUCTION AREA PER OMC 18.38.160 (A)

87 SPACES - (87 SPACES x 10%) =	78 SPACES

PROPOSED ADMINISTRATIVE MITIGATION REQUEST FOR PARKING SPACE DECREASE OF 40% PER OMC 18.38.080

78 SPACES - (78 SPACES x 40%) =	**47 SPACES**

VEHICLE PARKING PROPOSED

OFF STREET PARKING =	**50 SPACES**
30% OF ALL SPACES CAN BE COMPACT	
REQUIRED (MAXIMUM) 45 x 0.30 =	15 SPACES
PROVIDED =	13 SPACES
ACCESSIBLE PARKING REQUIRED (OMC 18.38.120)	
REQUIRED (2 SPACES MIN. REQUIRED PER 25 - 50 SPACES) =	2 SPACES
PROVIDED =	2 SPACES
5% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES =	
REQUIRED 50 X 0.05 =	3 SPACES
PROVIDED =	3 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (OMC 18.38. TABLE 38.01)

(36) STUDIOS @ 0 STORAGE SPACE PER UNIT =	0 SPACES
(9) ONE BEDROOMS @ 1 STORAGE SPACE PER UNIT =	9 SPACES
(25) TWO BEDROOMS @ 1 STORAGE SPACE PER UNIT =	25 SPACES
TOTAL FOR ALL THE SPACES PROVIDED =	**34 SPACES**

SHORT TERM BICYCLE STORAGE REQUIREMENTS; 2 MIN. (OMC 18.38. TABLE 38.01):

(36) STUDIOS @ 1/10 UNIT =	3.6 SPACES
(9) ONE BEDROOMS @ 1/10 UNIT =	.9 SPACES
(25) TWO BEDROOMS @ 1/10 UNIT =	2.5 SPACES
TOTAL FOR ALL THE SPACE PROVIDED =	**7 SPACES**

OPEN SPACE SUMMARY

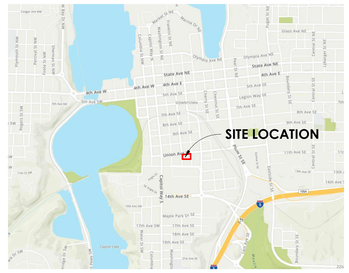
PER CITY OF OLYMPIA DOWNTOWN DESIGN GUIDELINES, OMC 18.120.270:

- ALL NEW MULTIFAMILY BUILDINGS WITH FIVE OR MORE RESIDENTIAL UNITS SHALL PROVIDE ON-SITE OPEN SPACE OF AT LEAST 100SF PER DWELLING UNIT OR 10% OF RESIDENTIAL UNIT FLOOR AREA, EXCLUDING HALLWAYS AND COMMON AREAS THAT PROVIDES FUNCTIONAL LEISURE OR RECREATIONAL ACTIVITIES.

NET UNIT AREA (FOR OPEN SPACE)

LEVEL	TOTAL UNIT AREA
LOFTS	6,458 SF
LOFTS MEZZANINE	2,656 SF
FLOOR 2	12,647 SF
FLOOR 3	12,676 SF
FLOOR 4	12,644 SF
TOTAL RESIDENTIAL UNIT FLOOR AREA =	**47,080 SF**
RESIDENTIAL UNIT FLOOR AREA WITH PRIVATE PATIOS & DECKS -	13,733 SF
RESIDENTIAL UNIT FLOOR AREA USED TO CALCULATE COMMON OPEN SPACE	**33,347 SF**
REQUIRED OPEN SPACE PER OMC 18.120.270 (33,347 SF) TOTAL RESIDENTIAL UNIT FLOOR AREA x 10%=	**3,335 SF**
PROVIDED COMMON OPEN SPACE	
SECOND FLOOR COMMUNAL TERRACE	2,721 SF
APARTMENT CORRIDOR LOUNGES	944 SF
TOTAL COMMON OPEN SPACE PROVIDED	**3,665 SF**

SITE VICINITY MAP



GENERAL NOTES

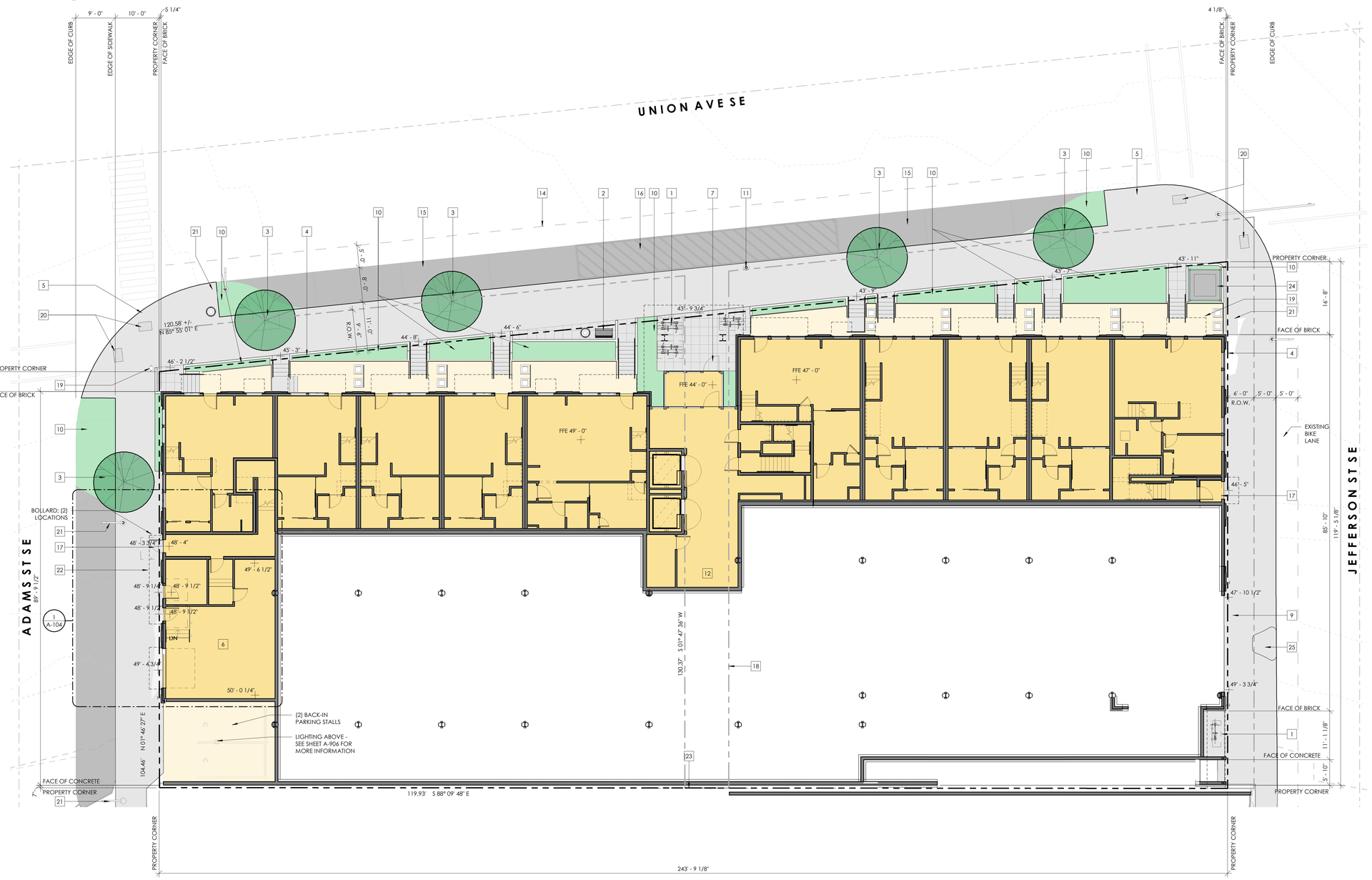
1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL SITE INFORMATION AND CALL OUTS.
3. REFER TO LANDSCAPE DRAWING FOR ADDITIONAL SITE INFORMATION AND CALL OUTS.
4. SEE SITE PLAN (SHEET A-101) ENLARGED SITE PLANS AND DETAILS (SHEET A-104) FOR ADDITIONAL INFORMATION AND CALL OUTS.
5. SEE FIRST, SECOND, AND THIRD FLOOR PLANS (SHEETS A-201, A-202, & A-203) FOR ADDITIONAL INFORMATION AND CALL OUTS.
6. SEE SHEET A-104 FOR ADDITIONAL WASTE RESOURCES SUMMARY INFORMATION.

SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURES
- NEW ASPHALT HARDSCAPE (IMPERVIOUS)
- NEW CONCRETE HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING LANDSCAPE (PERVIOUS)
- EXISTING HARDSCAPE (IMPERVIOUS)
- PROPERTY LINE
- DASHED LINE OF CANOPY ABOVE, TYPICAL
- 1 / A101 — DETAIL MARKER, NUMBER BELOW INDICATES PAGE WHERE DETAIL CAN BE FOUND, NUMBER ABOVE INDICATES THE DETAIL LOCATION ON PAGE.
- FFE — FINISHED FLOOR ELEVATION
- C — COMPACT STALL
- EV — ELECTRIC VEHICLE CHARGING STATION
- SYMBOL INDICATES TYPE 'A' ADA ACCESSIBLE UNIT OR ACCESSIBLE PARKING STALL
- ARROW INDICATES PRIMARY BUILDING ENTRANCE
- SIM 1 / A101 — BUILDING SECTION IDENTIFICATION
- SIM 1 / A101 — WALL SECTION IDENTIFICATION
- SIM 1 / A101 — DETAIL IDENTIFICATION
- 0 — BUILDING GRID IDENTIFICATION
- NORTH ARROW
- 1'-0" — SPOT ELEVATION MARK

SITE COMPONENTS KEY

1. SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR. SEE SHEET A-904 DETAIL #9 & 10 FOR ADDITIONAL INFORMATION.
2. PEDESTRIAN BENCH SEATING. PROVIDE BELSON OUTDOOR C.L.S JACKSON MODEL# 96-54 BENCH COLOR: BLACK.
3. NEW STREET TREES. PROVIDE WITH MINIMUM 4'x6' PEDESTRIAN FRIENDLY IRON GRATE. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
4. NEW PROPERTY LINE CREATED FROM R.O.W. DEDICATION
5. NEW BULB OUT. SEE CIVIL AND FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
6. LOCATION OF WASTE COLLECTION AREA. SEE SHEET A-104 FOR ADDITIONAL INFORMATION.
7. LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
8. LOCATION OF ELECTRICAL ROOM; SEE SECOND FLOOR PLAN FOR ADDITIONAL INFORMATION.
9. STRUCTURED PARKING ENTRY; SEE FIRST AND SECOND FLOOR PLANS FOR ADDITIONAL INFORMATION.
10. NEW LANDSCAPING; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
11. EXISTING POWER POLE. SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
12. MECHANICAL ROOM / SPRINKLER RISER ROOM
13. NEW EMERGENCY GENERATOR AND SCREENING
14. NEW BIKE LANE
15. CURBSIDE PARKING. (5) STALLS
16. LOADING ZONE
17. PEDESTRIAN EGRESS DOOR
18. EXISTING 10'-0" ALLEY (TO BE VACATED)
19. EXISTING FIRE HYDRANT, RELOCATE PER CIVIL DRAWINGS
20. ADA DETECTABLE WARNING SURFACE, SEE CIVIL DRAWINGS
21. NEW STREET LIGHT, SEE CIVIL DRAWINGS
22. DASHED LINE DENOTES CANOPY ABOVE, TYPICAL
23. NEW PROPERTY LINE
24. TRANSFORMER, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
25. DIRECTIONAL CHANNELIZATION ISLAND



1 SITE PLAN - LEVEL 1

1" = 10'-0"

0' 5' 10' 20'

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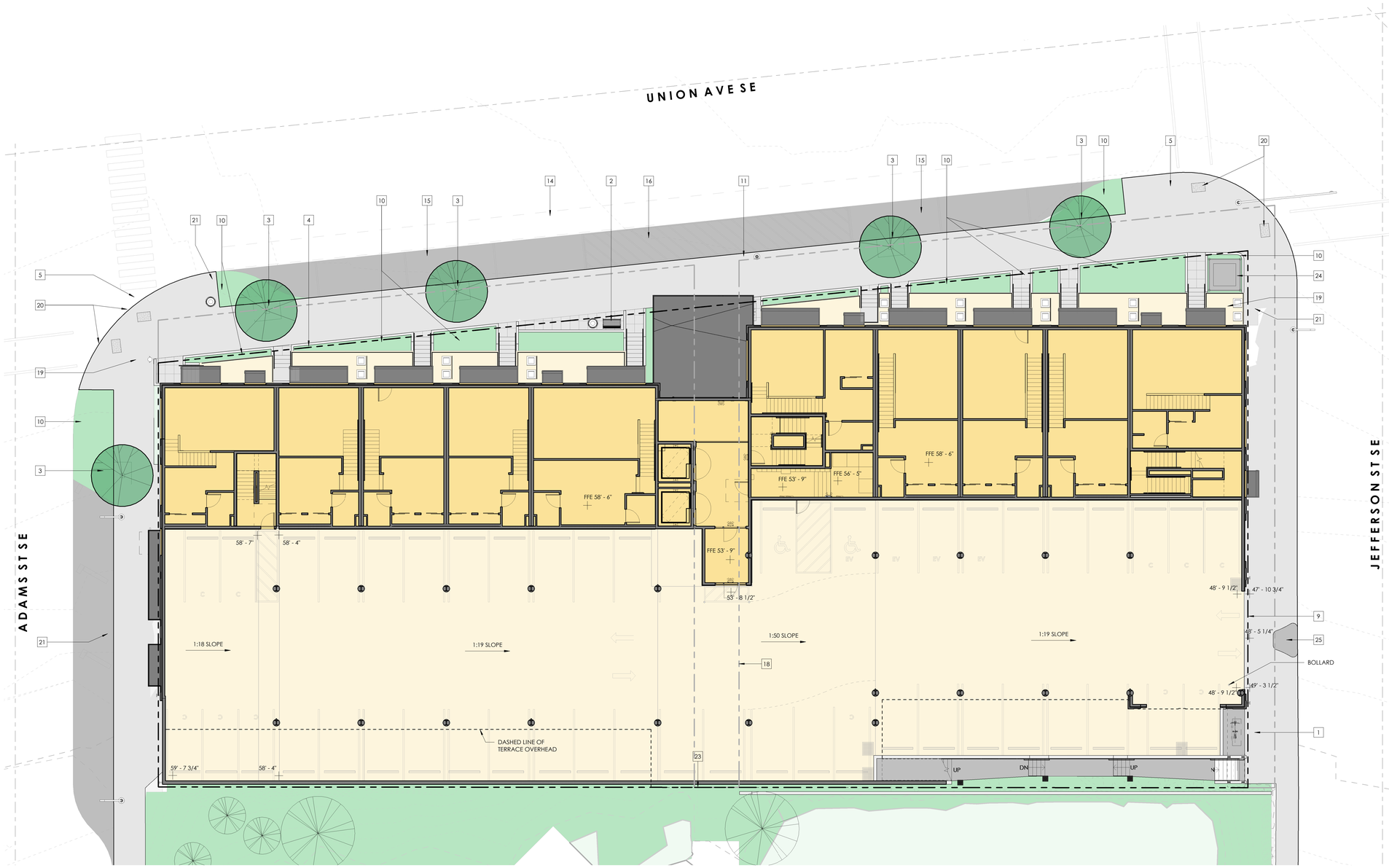
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SITE PLAN - LEVEL 1

A-101

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GENERAL NOTES

1. THESE DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT.
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6. SEE SHEET A-104 FOR ADDITIONAL WASTE RESOURCES SUMMARY

SITE LEGEND

- FOOTPRINT OF PROJECT STRUCTURES
- NEW ASPHALT HARDSCAPE (IMPERVIOUS)
- NEW CONCRETE HARDSCAPE (IMPERVIOUS)
- NEW LANDSCAPE (PERVIOUS) - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING LANDSCAPE (PERVIOUS)
- EXISTING HARDSCAPE (IMPERVIOUS)
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- SIM 1 / A101 — WALL SECTION IDENTIFICATION
- SIM 1 / A101 — DETAIL IDENTIFICATION
- 0 — BUILDING GRID IDENTIFICATION
- NORTH ARROW
- 1'-0" — SPOT ELEVATION MARK

SITE COMPONENTS KEY

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4. NEW PROPERTY LINE CREATED FROM R.O.W. DEDICATION
5. NEW BULB OUT. SEE CIVIL AND FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
6. LOCATION OF WASTE COLLECTION AREA. SEE SHEET A-104 FOR ADDITIONAL INFORMATION.
7. LOCATION OF RESIDENTIAL BUILDING ENTRY. SEE FIRST FLOOR PLAN FOR ADDITIONAL INFORMATION.
8. LOCATION OF ELECTRICAL ROOM; SEE SECOND FLOOR PLAN FOR ADDITIONAL INFORMATION.
9. STRUCTURED PARKING ENTRY; SEE FIRST AND SECOND FLOOR PLANS FOR ADDITIONAL INFORMATION.
10. NEW LANDSCAPING; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
11. EXISTING POWER POLE, SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
12. MECHANICAL ROOM / SPRINKLER RISER ROOM
13. NEW EMERGENCY GENERATOR AND SCREENING
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15. CURBSIDE PARKING, (5) STALLS
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20. ADA DETECTABLE WARNING SURFACE. SEE CIVIL DRAWINGS
21. NEW STREET LIGHT, SEE CIVIL DRAWINGS
22. DASHED LINE DENOTES CANOPY ABOVE, TYPICAL
23. NEW PROPERTY LINE
24. TRANSFORMER. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
25. DIRECTIONAL CHANNELIZATION ISLAND

1 **SITE PLAN - LEVEL 2**
1" = 10'-0"

0' 5' 10' 20'

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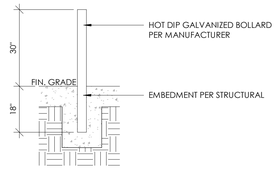
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SITE PLAN - MEZZANINE

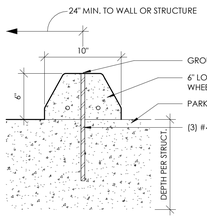
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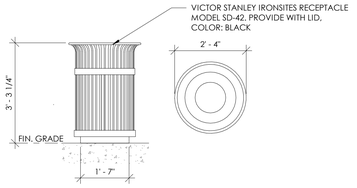
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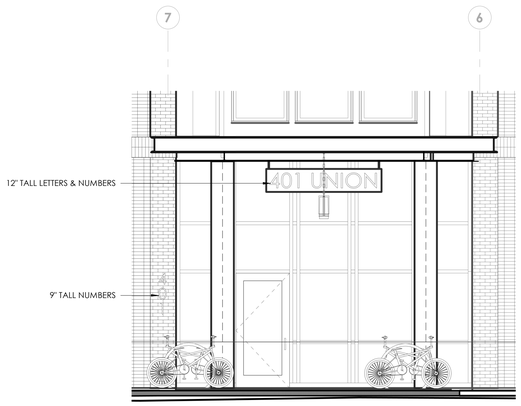
9 BOLLARD DETAIL
1/2" = 1'-0"



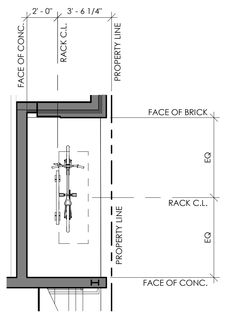
8 WHEELSTOP
1 1/2" = 1'-0"



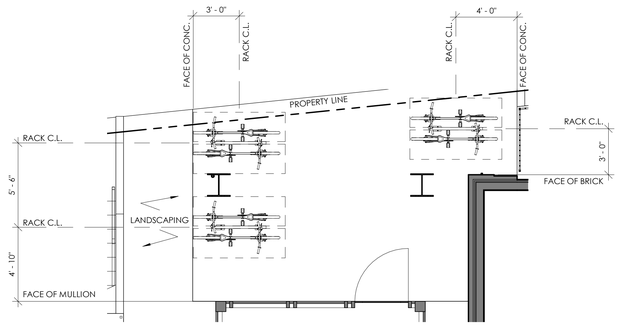
4 WASTE RECEPTACLE DETAIL
1/2" = 1'-0"



12 ENTRY & SIGNAGE
1/4" = 1'-0"



11 BIKE PARKING - LOCATION 2
1/4" = 1'-0"

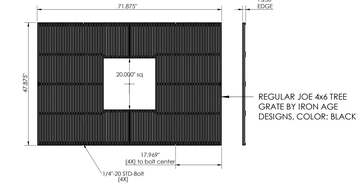


10 BIKE PARKING - LOCATION 1
1/4" = 1'-0"



1. WASHINGTON ELECTRICAL VEHICLE CHARGING STATION SIGN.
2. 12" WIDE x 12" HIGH.
3. REFLECTIVE HEAVY DUTY ALUMINUM, .63 MIL, WITH ROUNDED CORNERS, PAINTED WITH 3M INKS, ENGINEER GRADE MINIMUM, POLE MOUNTED. COLOR: GREEN BACKGROUND W/ WHITE SYMBOL AND TEXT.

7 EV CHARGING SIGNAGE
1 1/2" = 1'-0"

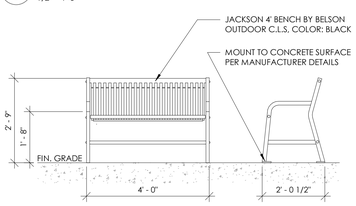


3 TREE GRATE DETAIL
1/2" = 1'-0"

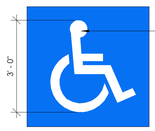


1. STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES RIGHT TURN ONLY SIGN, MODEL No. R3-5R FROM THE TRAFFIC SAFETY SUPPLY COMPANY.
2. 30" WIDE x 36" HIGH.
3. HIGH-INTENSITY PRISMATIC SHEETING WITH 0.080 GAUGE ALUMINUM, WALL MOUNTED AND WHITE BACKGROUND WITH BLACK TEXT.

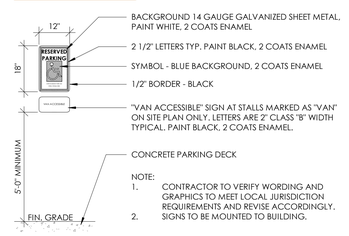
6 RIGHT TURN SIGN
1 1/2" = 1'-0"



2 BENCH DETAIL
1/2" = 1'-0"

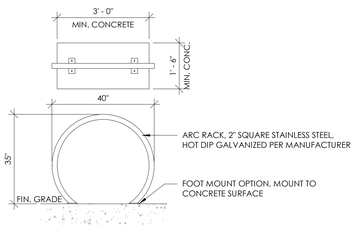


INTERNATIONAL SYMBOL OF ACCESSIBILITY PER WAC 1101.2.6 WHITE SYMBOL ON A BLUE BACKGROUND



NOTE:
1. CONTRACTOR TO VERIFY WORDING AND GRAPHICS TO MEET LOCAL JURISDICTION REQUIREMENTS AND REVISE ACCORDINGLY. SIGNS TO BE MOUNTED TO BUILDING.
2.

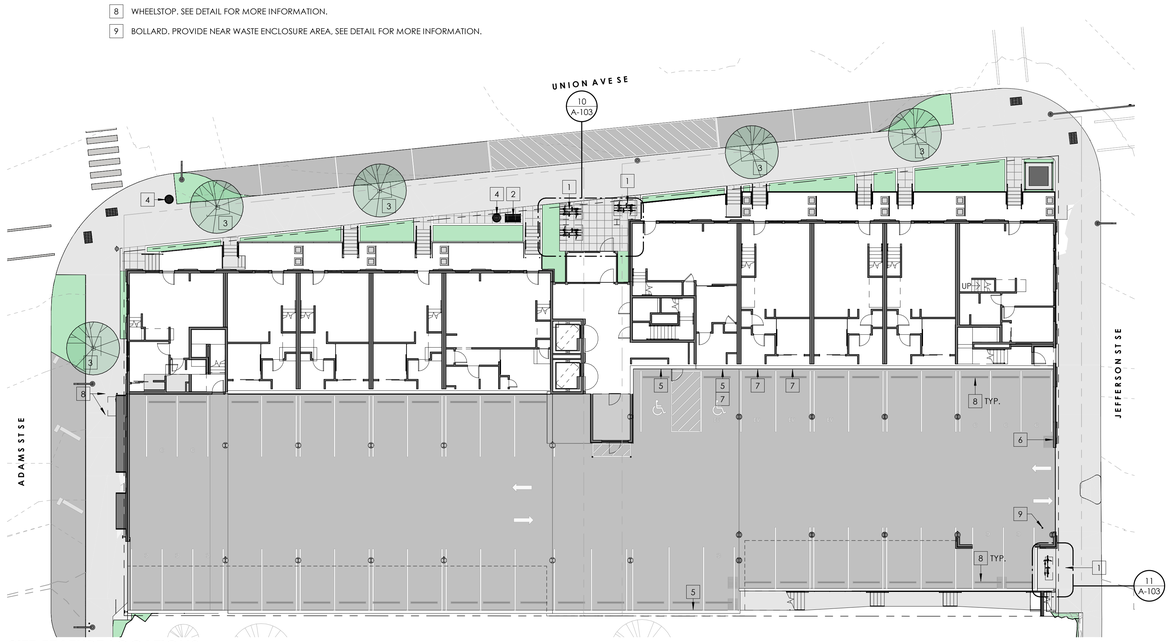
5 ACCESSIBLE SIGNS
1/2" = 1'-0"



1 ARC RACK DETAIL
1/2" = 1'-0"

SITE FEATURE LEGEND

1. SHORT TERM BICYCLE PARKING. PROVIDE DERO, ARC RACK OR SIMILAR. SEE SHEET A-904 DETAIL #11 & 10 FOR ADDITIONAL INFORMATION. SEE DETAILS 10, 11, 12 FOR LOCATIONS.
2. PEDESTRIAN BENCH SEATING. PROVIDE BELSON OUTDOOR C.L.S JACKSON MODEL# 96-S4 BENCH COLOR: BLACK.
3. NEW STREET TREES. PROVIDE WITH MINIMUM 4'x6' PEDESTRIAN FRIENDLY IRON GRATE. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
4. WASTE RECEPTACLE. PROVIDE VICTOR STANLEY IRONSITES S-42 OR SIMILAR.
5. ACCESSIBLE SIGNAGE. MOUNT TO WALL AT ALL LOCATIONS, SEE DETAIL FOR MORE INFORMATION.
6. RIGHT TURN ONLY TRAFFIC SIGN. MOUNT TO WALL, SEE DETAIL FOR MORE INFORMATION.
7. EV CHARGING SIGNAGE. MOUNT TO WALL AT ALL LOCATIONS, SEE DETAIL FOR MORE INFORMATION.
8. WHEELSTOP. SEE DETAIL FOR MORE INFORMATION.
9. BOLLARD. PROVIDE NEAR WASTE ENCLOSURE AREA, SEE DETAIL FOR MORE INFORMATION.



SITE FEATURE LOCATIONS

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SITE FEATURES

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WASTE RESOURCES SUMMARY

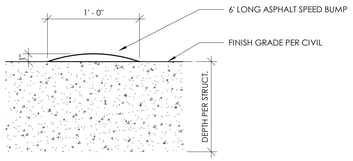
GOAL:
- COLLECT AND STORE RESIDENT UNIT WASTE IN FACILITY
- PROVIDE CITY COLLECTION ACCESS ON ADAMS STREET
- COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH, ALLOCATE AT LEAST 50% OF REQUIRED CONTAINERS TO GARBAGE AND 50% TO RECYCLING.

401 UNION WASTE COLLECTION PER WEEK:
- (70) MULTI FAMILY APT @ 1.1 CY PER HOUSEHOLD/4.33 = **17.78 CY**

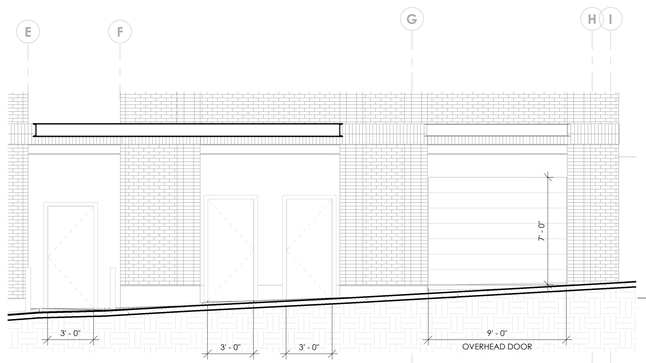
REQUIRED WASTE ALLOCATED TO GARBAGE: **8.89 CY**
REQUIRED WASTE ALLOCATED TO RECYCLE: **8.89 CY**

PROVIDED CONTAINERS ALLOCATED TO GARBAGE: (3) 3 CY: **9 CY**
PROVIDED CONTAINERS ALLOCATED TO CARDBOARD: (2) 4 CY: **8 CY**
PROVIDED CONTAINERS ALLOCATED TO GENERAL RECYCLING: (10) 95 GAL: **4.70 CY**
(1 CY = 201.97 GAL): 897.76 GAL/ 95 GAL = 9.5 REQUIRED

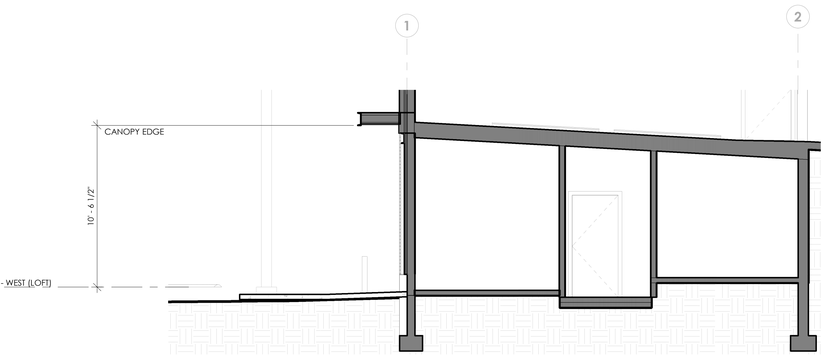
NOTE: SEE SHEET A-104 FOR WASTE RESOURCE SPECIFICS



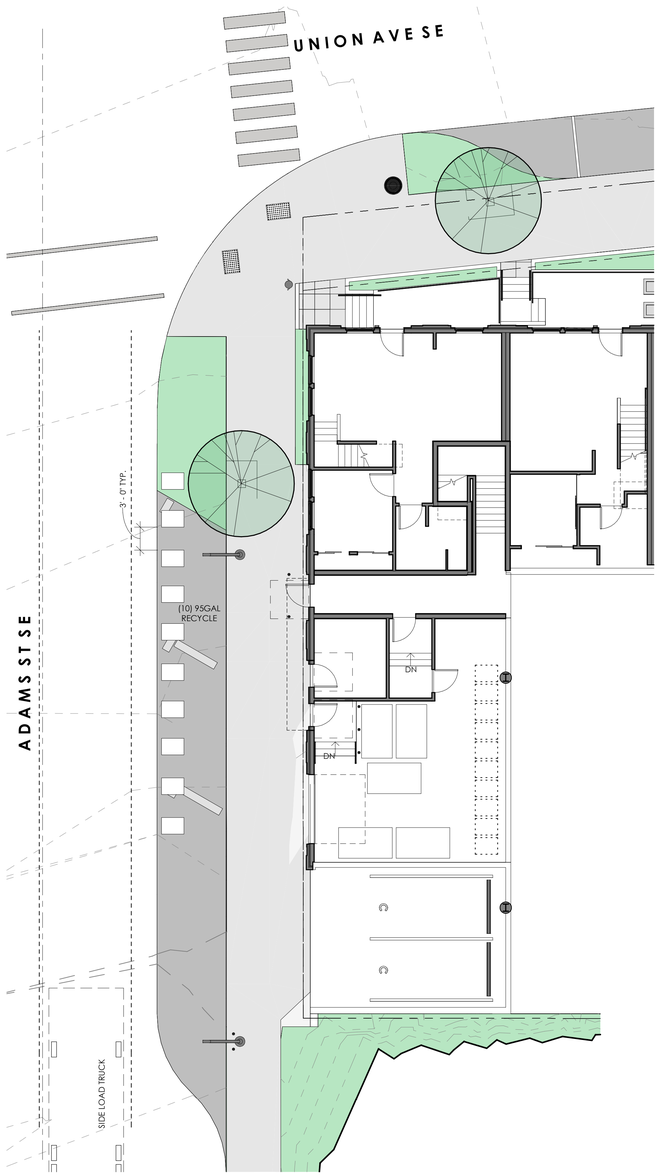
6 ASPHALT SPEED BUMP
1 1/2" = 1'-0"



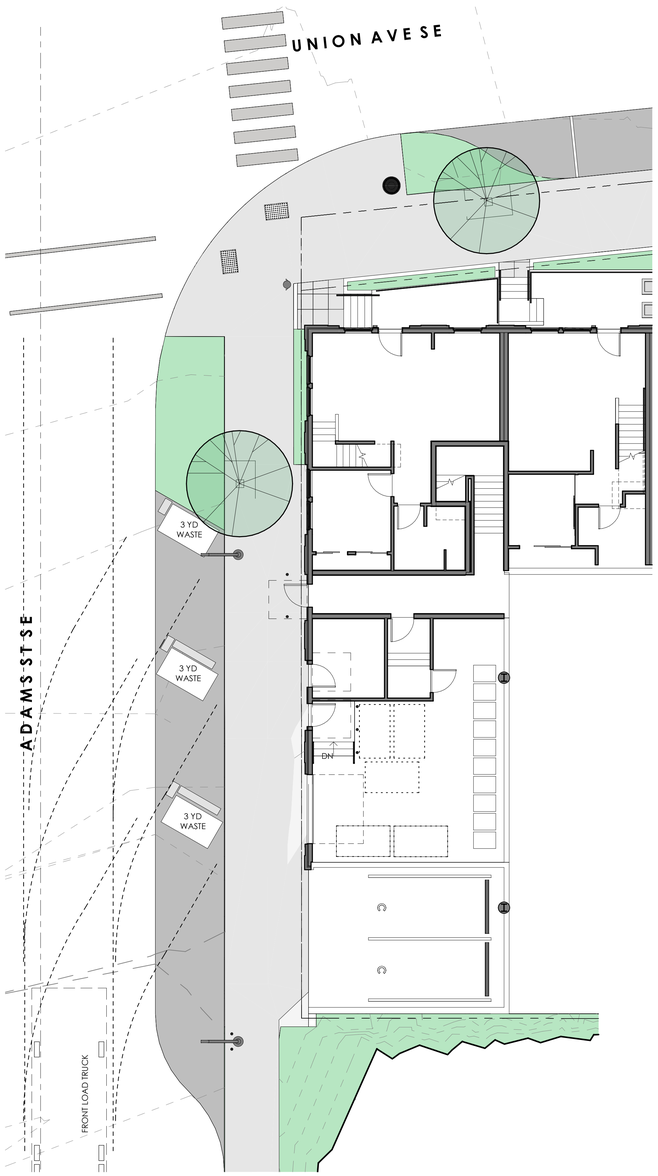
2 ELEVATION @ WASTE COLLECTION
1/4" = 1'-0"
0' 2' 4' 8'



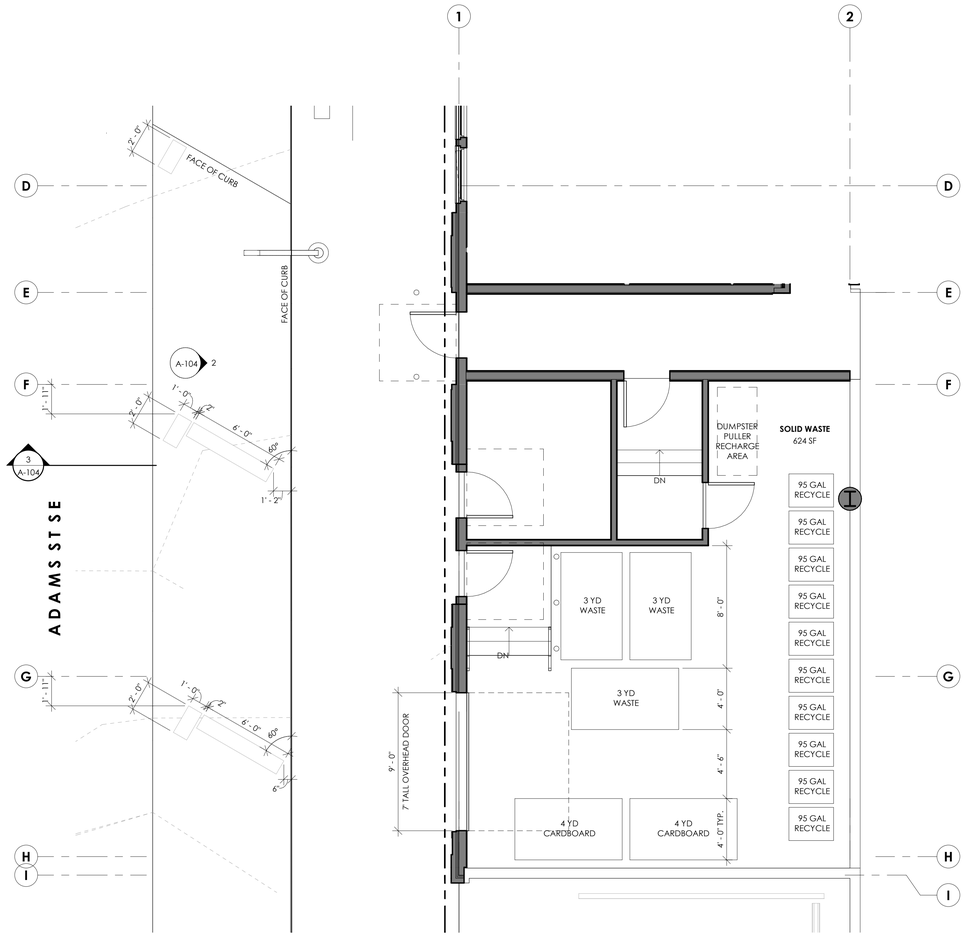
3 SECTION @ WASTE ENCLOSURE
1/4" = 1'-0"
0' 2' 4' 8'



5 MIXED RECYCLING COLLECTION
1/8" = 1'-0"



4 WASTE COLLECTION
NOTE: CARDBOARD COLLECTION SIMILAR
1/8" = 1'-0"



1 WASTE ENCLOSURE
1/4" = 1'-0"
0' 2' 4' 8'

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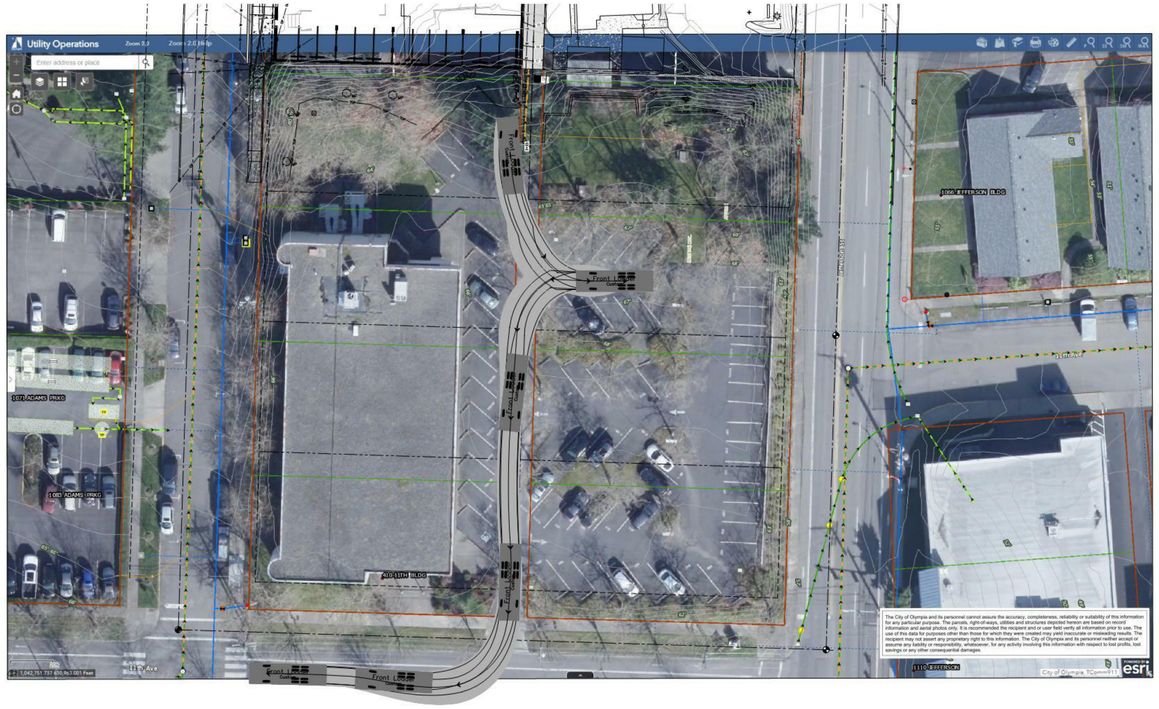
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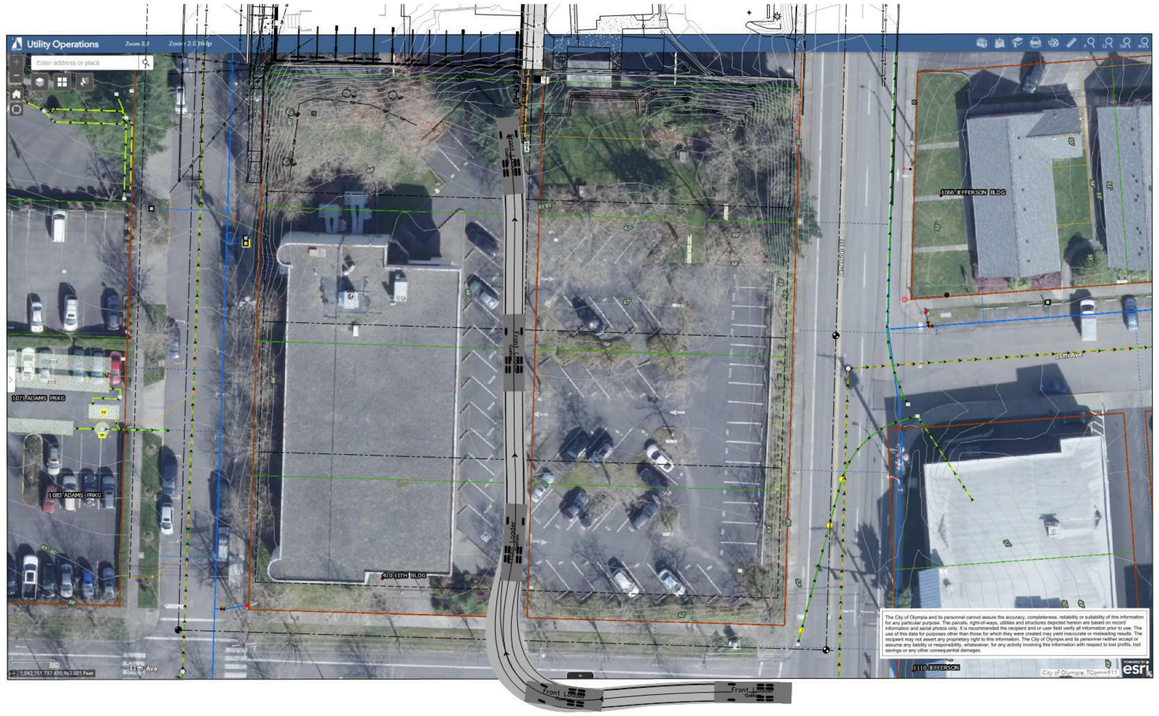
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WASTE ENCLOSURE

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401 UNION AVENUE SE WASTE COLLECTION PATH PROPOSAL FOR REQUIRED ALLEY VACATION

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WASTE COLLECTION OFF-SITE

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3. F.O.B. = FACE OF BRICK
   F.O.P. = FACE OF PANELING
   F.O.C. = FACE OF COLUMN OR CONCRETE

NOTE: SEE SHEET A-101 FOR GENERAL PROJECT NOTES, LEGEND, AND ABBREVIATION INFORMATION

UNITS LOFTS

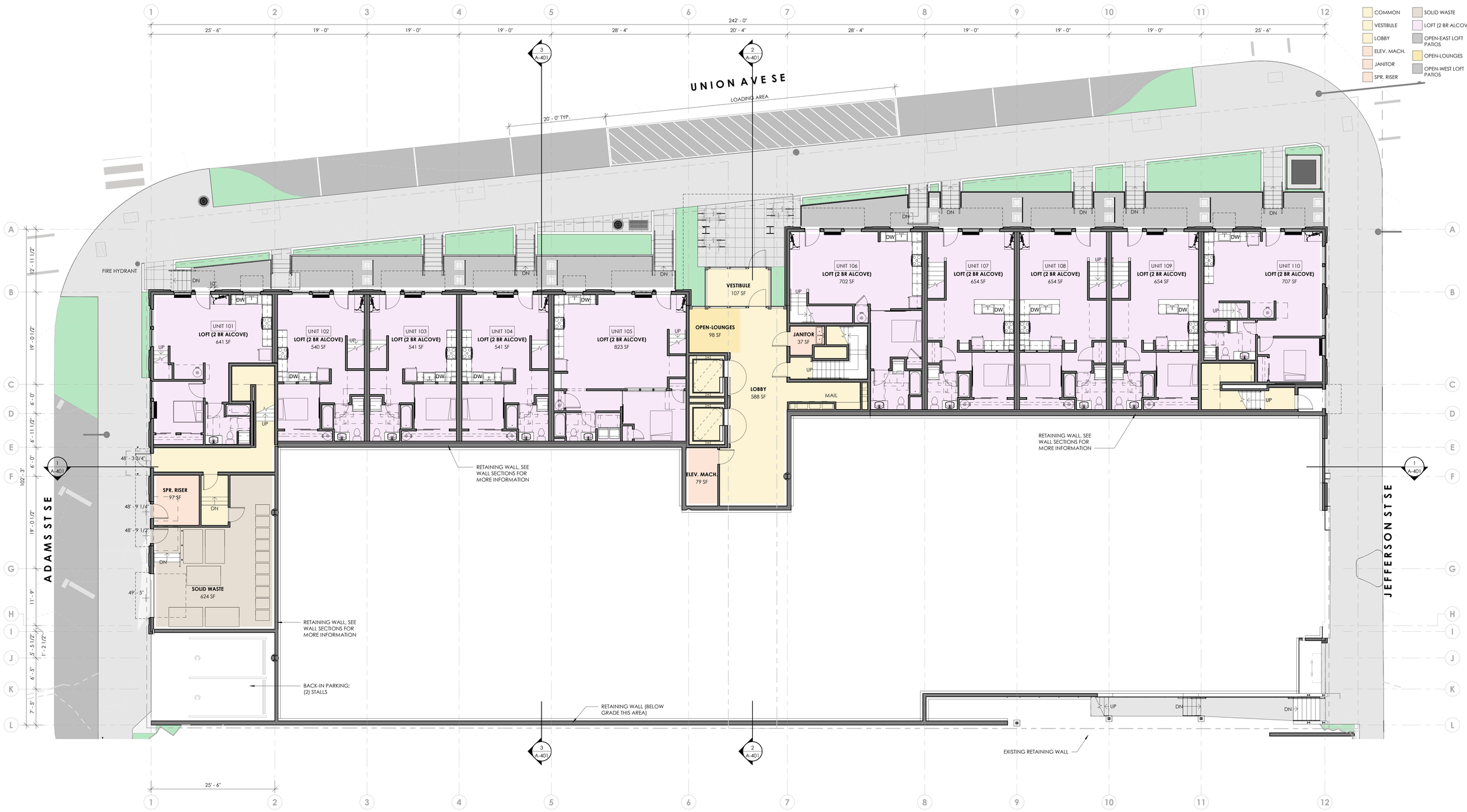
LOFT (2 BR ALCOVE)	
101	641 SF
102	540 SF
103	541 SF
104	541 SF
105	823 SF
106	702 SF
107	654 SF
108	654 SF
109	654 SF
110	707 SF
TOTAL UNIT AREA =	**6,458 SF**

COMMON FLOOR 1

VESTIBULE	107 SF
SPR. RISER	97 SF
SOLID WASTE	624 SF
OPEN-WEST LOFT PATIOS	662 SF
OPEN-LOUNGES	98 SF
OPEN-EAST LOFT PATIOS	718 SF
LOBBY	588 SF
JANITOR	37 SF
ELEV. MACH.	79 SF
COMMON	669 SF
COMMON AREA =	**3,680 SF**

LEGEND

- COMMON
- VESTIBULE
- LOBBY
- ELEV. MACH.
- JANITOR
- SPR. RISER
- SOLID WASTE
- LOFT (2 BR ALCOVE)
- OPEN-EAST LOFT PATIOS
- OPEN-LOUNGES
- OPEN-WEST LOFT PATIOS



1 FLOOR 1 (LOFTS)
1/8" = 1'-0"

0' 4' 8' 16'

8,758 SF

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PLAN - FLOOR 1

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3. F.O.B. = FACE OF BRICK
   F.O.P. = FACE OF PANELING
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NOTE: SEE SHEET A-101 FOR GENERAL PROJECT NOTES, LEGEND, AND ABBREVIATION INFORMATION

UNITS MEZZANINE

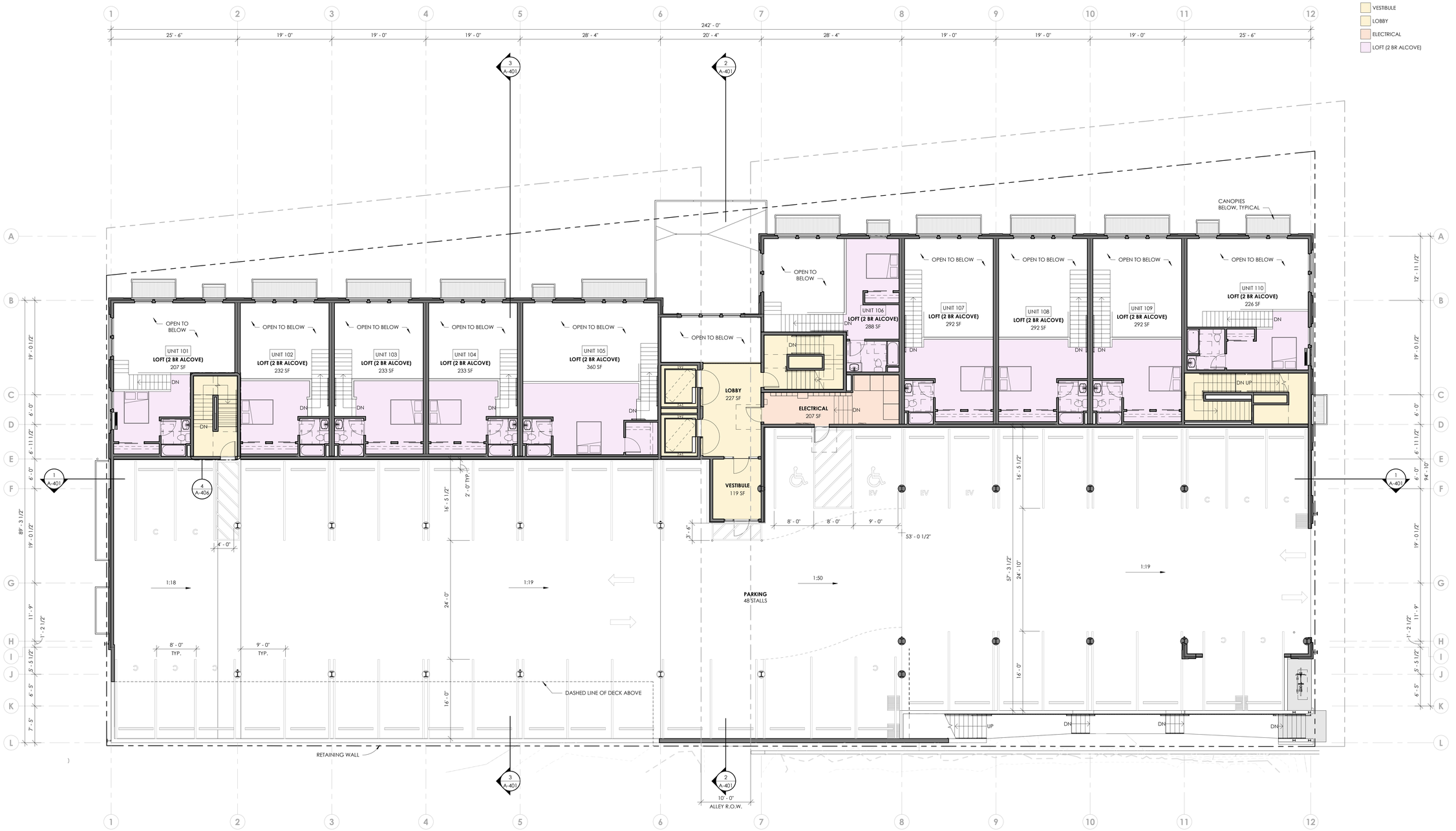
LOFT (2 BR ALCOVE)	
101	207 SF
102	232 SF
103	233 SF
104	233 SF
105	360 SF
106	288 SF
107	292 SF
108	292 SF
109	292 SF
110	226 SF
TOTAL UNIT AREA =	**2,656 SF**

COMMON MEZZ.

VESTIBULE	119 SF
LOBBY	227 SF
ELECTRICAL	207 SF
COMMON	658 SF
COMMON AREA =	**1,211 SF**

LEGEND

- COMMON
- VESTIBULE
- LOBBY
- ELECTRICAL
- LOFT (2 BR ALCOVE)



1 FLOOR 1 MEZZANINE (LOFTS)
1/8" = 1'-0"

TOTAL MEZZANINE = 3,867 SF
0' 4' 8' 16'

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PLAN - MEZZANINE

A-202

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NOTE: SEE SHEET A-101 FOR GENERAL PROJECT NOTES, LEGEND, AND ABBREVIATION INFORMATION

UNITS FLOOR 2

STUDIO ALCOVE	
202A	552 SF
203	558 SF
204	558 SF
207	558 SF
208	558 SF
209	558 SF
	3,343 SF
STUDIO	
212	480 SF
213	480 SF
214	480 SF
217	480 SF
218	480 SF
219	479 SF
	2,881 SF

UNITS FLOOR 2

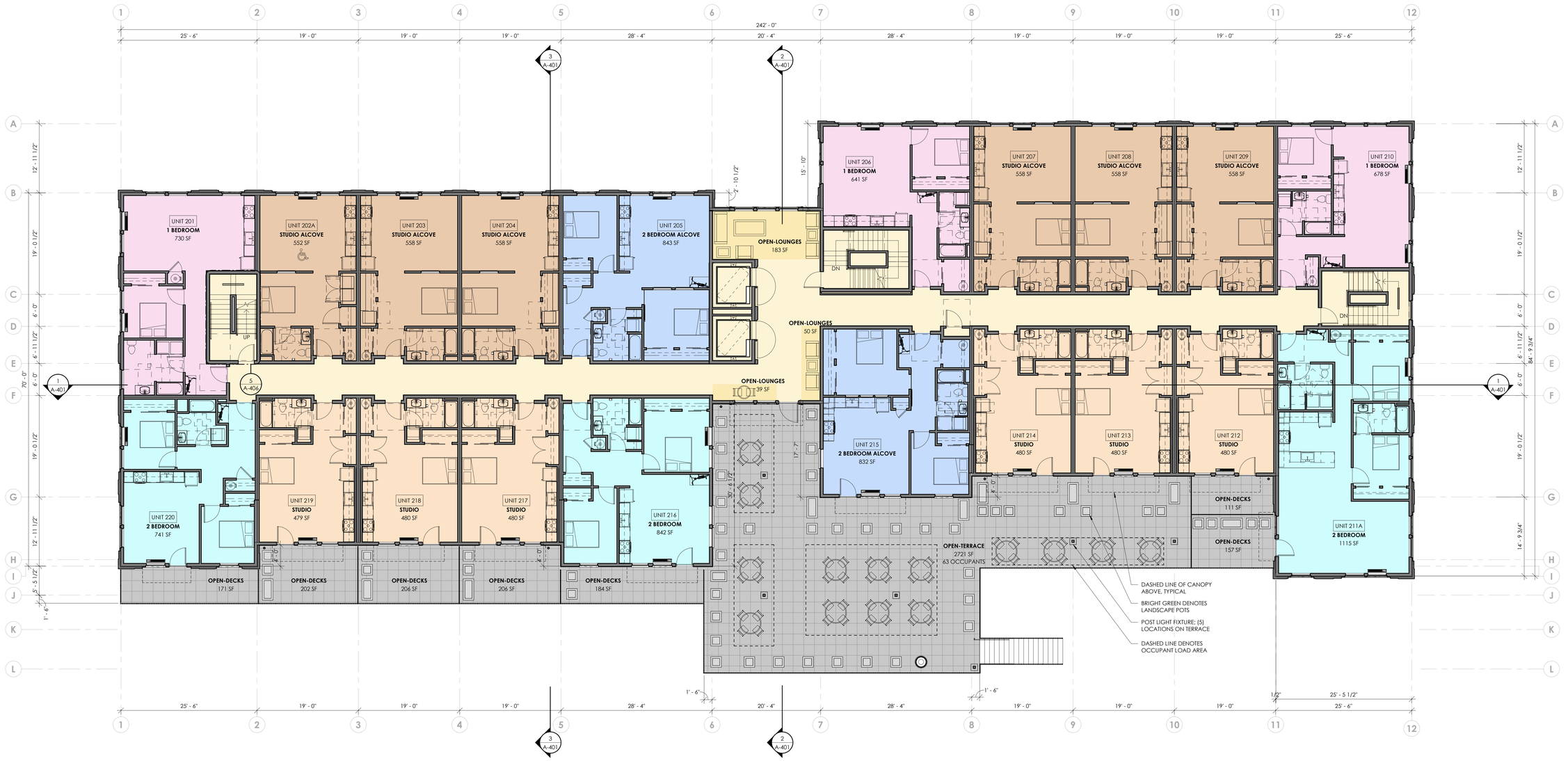
2 BEDROOM ALCOVE	
205	843 SF
215	832 SF
	1,675 SF
2 BEDROOM	
211A	1,115 SF
216	842 SF
220	741 SF
	2,699 SF
1 BEDROOM	
201	730 SF
206	641 SF
210	678 SF
	2,049 SF
TOTAL UNIT AREA=	**12,647 SF**

LEGEND

- COMMON
- STUDIO
- STUDIO ALCOVE
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM ALCOVE
- OPEN-TERRACE
- OPEN-DECKS
- OPEN-LOUNGES

COMMON FLOOR 2

OPEN-TERRACE	2,721 SF
OPEN-LOUNGES	272 SF
OPEN-DECKS	1,236 SF
COMMON	2,077 SF
COMMON AREA =	**6,306 SF**



1 FLOOR 2
1/8" = 1'-0"

TOTAL FLOOR 2 = 15752 SF

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PLAN - FLOOR 2

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   F.O.P. = FACE OF PANELING
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NOTE: SEE SHEET A-101 FOR GENERAL PROJECT NOTES, LEGEND, AND ABBREVIATION INFORMATION

ACCESSIBLE UNITS

PER 2015 IBC TABLE 1107.6.1.1:

EXCEPTION FOR R-2 OCCUPANCY, SECTION 1107.6.2.2.1 (WASHINGTON STATE AMENDMENTS):
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING OR SLEEPING UNITS, AT LEAST 5% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT.

70 UNITS x 5% = 4 UNITS

ACCESSIBLE TYPE "A" UNITS PROVIDED:
- UNIT 202A
- UNIT 302A
- UNIT 311A
- UNIT 406A

UNITS FLOOR 3

STUDIO ALCOVE	
302A	552 SF
303	558 SF
304	558 SF
307	558 SF
308	558 SF
309	558 SF
	3,343 SF
STUDIO	
312	485 SF
313	485 SF
314	485 SF
317	485 SF
318	485 SF
319	485 SF
	2,911 SF

UNITS FLOOR 3

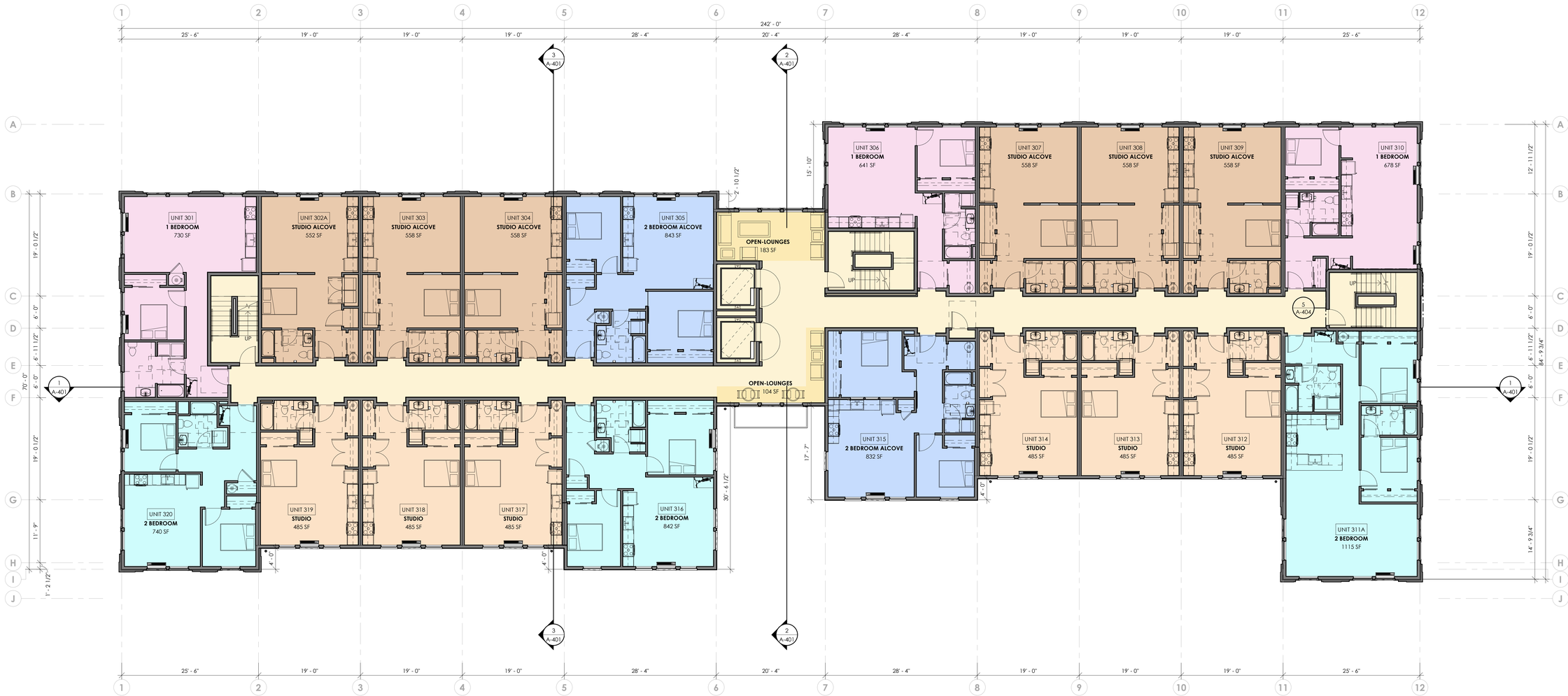
2 BEDROOM ALCOVE	
305	843 SF
315	832 SF
	1,675 SF
2 BEDROOM	
311A	1,115 SF
316	842 SF
320	740 SF
	2,698 SF
1 BEDROOM	
301	730 SF
306	641 SF
310	678 SF
	2,049 SF
TOTAL UNIT AREA	**12,676 SF**

COMMON FLOOR 3

OPEN-LOUNGES	287 SF
COMMON	2,062 SF
COMMON AREA =	**2,349 SF**

LEGEND

- COMMON
- STUDIO
- STUDIO ALCOVE
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM ALCOVE
- OPEN-LOUNGES



1 FLOOR 3
1/8" = 1'-0"

TOTAL FLOOR 3 = 15752 SF

0' 4' 8' 16'

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PLAN - FLOOR 3

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3. F.O.B. = FACE OF BRICK
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   F.O.C. = FACE OF COLUMN OR CONCRETE

NOTE: SEE SHEET A-101 FOR GENERAL PROJECT NOTES, LEGEND, AND ABBREVIATION INFORMATION

ACCESSIBLE UNITS

PER 2015 IBC TABLE 1107.6.1.1:

EXCEPTION FOR R-2 OCCUPANCY, SECTION 1107.6.2.2.1 (WASHINGTON STATE AMENDMENTS):
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 10 DWELLING OR SLEEPING UNITS, AT LEAST 5% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT.

70 UNITS x 5% = 4 UNITS

ACCESSIBLE TYPE "A" UNITS PROVIDED:
- UNIT 202A
- UNIT 302A
- UNIT 311A
- UNIT 406A

UNITS FLOOR 4

STUDIO ALCOVE	
402	551 SF
403	557 SF
404	557 SF
407	557 SF
408	557 SF
409	557 SF
	3,337 SF
STUDIO	
412	485 SF
413	485 SF
414	485 SF
417	485 SF
418	485 SF
419	485 SF
	2,911 SF

UNITS FLOOR 4

2 BEDROOM ALCOVE	
405	841 SF
415	832 SF
	1,673 SF
2 BEDROOM	
411A	1,106 SF
416	842 SF
420	735 SF
	2,683 SF
1 BEDROOM	
401	727 SF
406A	640 SF
410	672 SF
	2,039 SF
TOTAL UNIT AREA	**12,643 SF**

COMMON FLOOR 4

OPEN-LOUNGES	287 SF
COMMON	2,061 SF
COMMON AREA =	**2,348 SF**

LEGEND

- COMMON
- STUDIO
- STUDIO ALCOVE
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM ALCOVE
- OPEN-LOUNGES



1 **FLOOR 4**
1/8" = 1'-0"

TOTAL FLOOR 4 = 15746 SF
0' 4' 8' 16'

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PLAN - FLOOR 4

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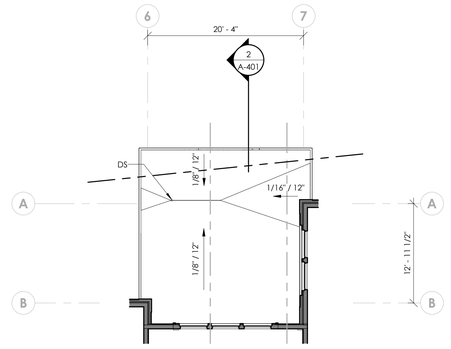
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GENERAL NOTES

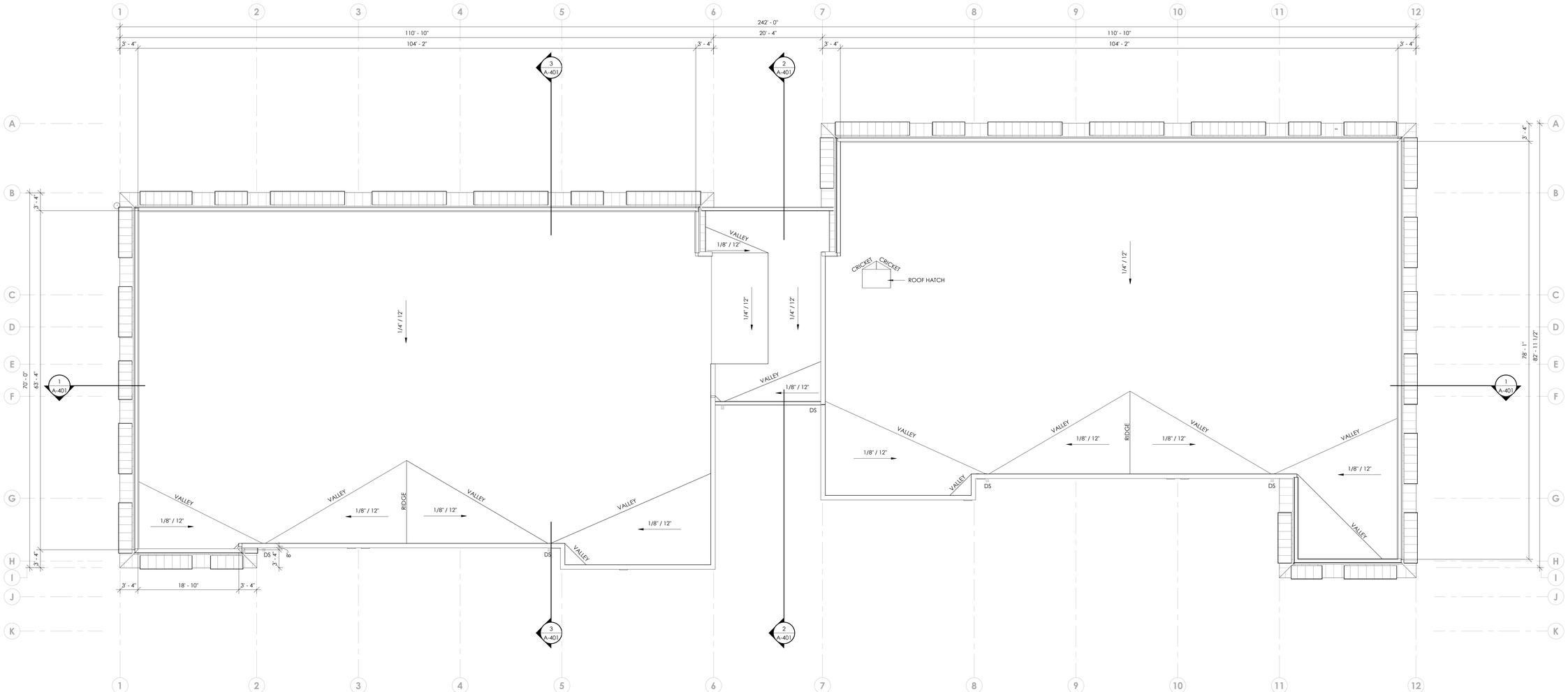
1. DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
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2 ENTRY CANOPY
1/8" = 1'-0"



1 ROOF
1/8" = 1'-0"

0' 4' 8' 16'

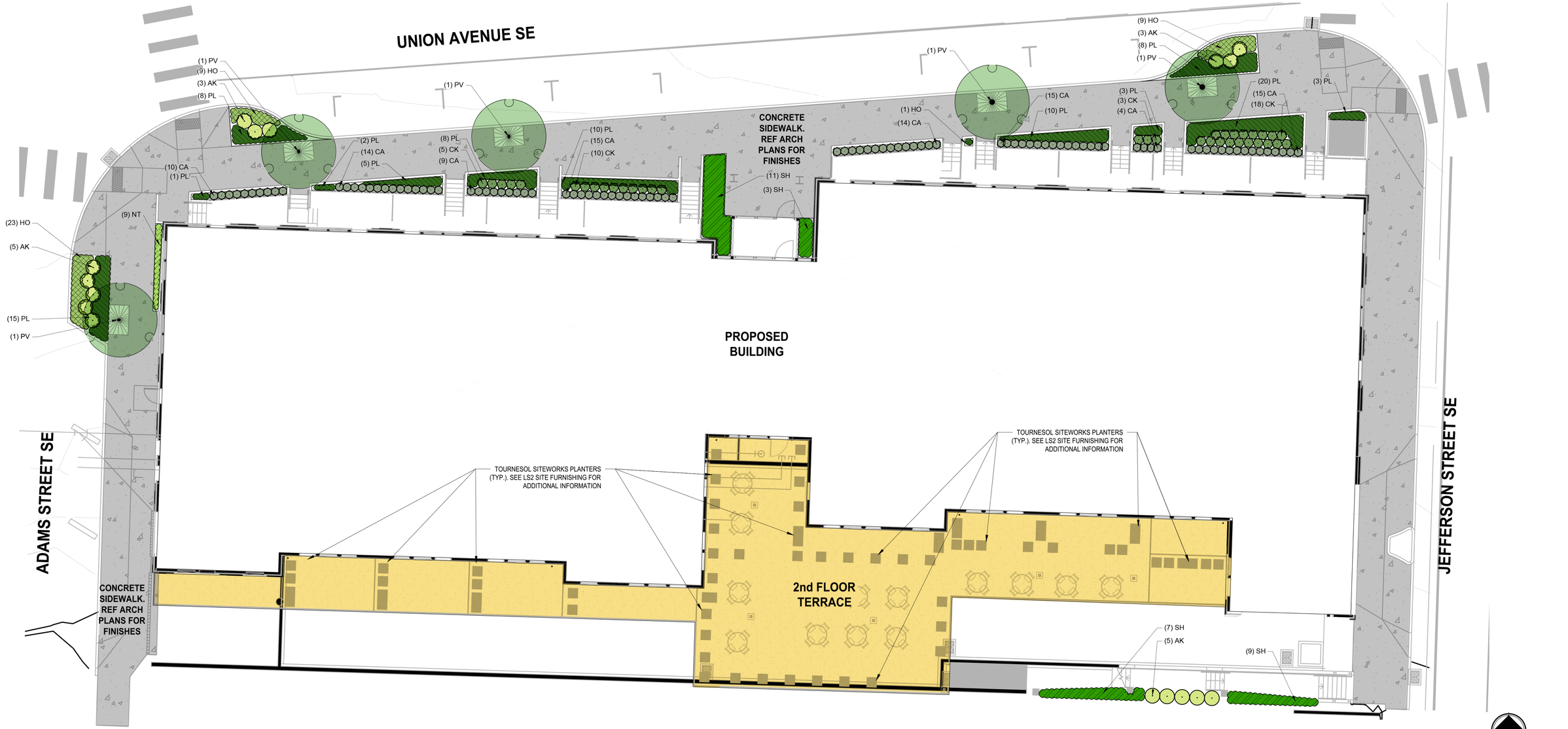
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PLAN - ROOF

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GENERAL LANDSCAPE NOTES & SPECS:

1. CONTRACTOR IS REQUIRED TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR THEIR RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO THE EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS ACCEPTABLE TO F THE CONSTRUCTION OBSERVER AND AT NO COST ADDED TO THE OWNER.
4. INSTALL 12" MIN. DEPTH IMPORT TOPSOIL TYPE A IN ALL PLANTER STRIPS.
5. PLANT MATERIALS SHALL MEET STANDARDS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD (ANSI Z60.1) AND WASHINGTON STATE STANDARDS FOR NURSERY STOCK ORDER NO. 1627. ALL PLANT MATERIALS SHALL HAVE SUFFICIENT ROOT DEVELOPMENT TO ASSURE SURVIVAL AND HEALTHY GROWTH. CONTAINER GROWN PLANT MATERIALS ARE REQUIRED TO HAVE SUFFICIENT ROOT GROWTH TO HOLD THE SOIL INTACT WHEN REMOVED FROM THE CONTAINER, BUT SHALL NOT BE ROOT BOUND.
6. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH PLAN CALL-OUTS AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIC SPACING.
7. PRIOR TO BARK MULCH PLACEMENT, ALL SHRUB BED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. FOLLOW ALL MANUFACTURER'S APPLICATION INSTRUCTIONS. PRE-EMERGENT HERBICIDE SHALL BE ELANCO XL2G OR APPROVED EQUAL.
8. BARK MULCH SHALL BE INSTALLED TO DEPTH OF 4" IN ALL NEW PLANTING AREAS. PRIOR TO MULCH PLACEMENT GRADE SHALL BE BROUGHT TO A UNIFORM LINE WITH NO SURFACE IRREGULARITIES. WATERING BERMS AROUND PLANTS SHALL BE HAND COMPACTED AND OF A SMOOTH AND EVEN GRADE PRIOR TO MULCH PLACEMENT. MULCH SHALL BE WATER-COMPACTED UPON PLACEMENT.
9. NO SUBSTITUTIONS SHALL BE CONSIDERED FOR PLANTS OR OTHER MATERIALS DURING THE BIDDING PROCESS.
10. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND PLANS UPDATED SHOWING ACCURATE PLANTING MATERIALS WILL BE PROVIDED TO THE CITY PRIOR TO BUILDING OCCUPANCY.
11. ALL LANDSCAPING AREAS SHALL BE PLANTED TO ACHIEVE 80% PLANT DENSITY WITHIN 3 YEARS OF PLANTING. ADDITIONAL PLANTINGS MAY BE NECESSARY UPON INSPECTION BY THE CITY.
12. PRIOR TO PLANT INSTALLATION, AN INSPECTION OF THE SOIL AMENDMENT AND PLANTS TO BE INSTALLED WILL BE SCHEDULED BY THE APPLICANT AND PERFORMED BY THE CITY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE HAS BEEN GRANTED. OWNER SHALL THEN ASSUME ALL RESPONSIBILITIES FOR MAINTAINING ALL PLANTS IN A HEALTHY GROWING CONDITION FOR THE LIFE OF THIS PROJECT.

TREE UNIT CALCULATIONS

Buildable Site Area	24,972 sf (0.57 ac)
Required Tree Units/Acres	17 Units/AC
Existing Tree Units to Remain	0
New Tree Units Provided (Includes Street Trees)	5
Tree units below required tree units	12
A fee of $380 per tree unit ($380 x4) below the minimum tree density of X will be paid to the City of Olympia Tree Fund at the time of engineering permit fees.	$4,560

EXISTING SOIL TYPE NOTES

According to the 2021 Level II Soil & Vegetation Plan provided by Sound Urban Forestry, the following conditions and soil types were encountered on the site:

SOIL CONDITIONS: The soil type at the site is Skipopa silt loam. This moderately deep, somewhat poorly drained soil offers an effective rooting depth of 15-30". Permeability is moderat in the subsoil and very slow in the substratum.

Based on our experience, we are recommending that all plant beds have 12" of import topsoil mix installed as per specifications. In tree wells for street trees, the existing fill shall be removed to the full depth of the planting pit.

N

PLAN

SCALE IN FEET

0 10' 20'

811 Know what's below. Call before you dig.

PERMIT SUBMITTAL

NOT FOR CONSTRUCTION

	REVISIONS	DATE	BY

DESIGNED D. BAILEY
DRAWN D. BAILEY
CHECKED
APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME P07257008-LS Land Use Set
JOB No. 277-7257-008
DATE JULY 2021

STATE OF WASHINGTON · DYLAN S. BAILEY · LANDSCAPE ARCHITECT · NO. 1603 EXP. 06/04/2023

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P 253.604.6600
WWW.PARAMETRIX.COM

PROJECT NAME

401 UNION RESIDENTIAL DEVELOPMENT
URBAN OLYMPIA #10, LLC
OLYMPIA, WASHINGTON

LANDSCAPE PLAN

DRAWING NO. 18 OF 19

LS-01

PATH: U:\PSO\Projects\Clients\7257-Urban Olympia III LLC\277-7257-008 401 Union Redesign\99Svcs\CADD\DWG PLOTTED BY: baileydyl DATE: Friday, July 2, 2021 8:38:40 AM
LAYOUT: LS1



PERSIAN PARROTIA



KELSEY REDTWIG DOWOOD



KARL FOESTER FEATHER REED GRASS



TEXAS NEEDLE GRASS



MOUNT VERNON ENGLISH LAUREL



STELLA D'ORO DAYLILY



KALEIDOSCOPE ABELIA



DOWNTOWN COLLECTION PLANTERS BY TOURNESOL

PLANT SCHEDULE

	TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	(H' X W')
(NN)		PV	5	PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA STRAIGHT TRUNK, FULL CROWN	3" CAL / B&B	12' X 8'
	SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**(H' X W')**
(NN)		AK	16	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	#2 CONT	
(NN)		CA	96	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	#2 CONT	
(N)		CK	36	CORNUS STOLONIFERA 'KELSEYI' / KELSEY DOGWOOD	#2 CONT	
	GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
(NN)		HO	45	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	#1	18" o.c.
(NN)		NT	9	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	#2	18" o.c.
(N)		PL	95	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	#2	24" o.c.
(NN)		SH	30	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX	#2	36" o.c.

SITE FURNISHINGS

2nd FLOOR ROOF DECK

TREE GRATE PER CITY OF OLYMPIA STANDARDS

TOURNESOL SITEWORKS "DOWNTOWN" PLANTER POTS WITH IRRIGATION INSERT. SIZES VARY. REF PLANS FOR MODEL NUMBER/SIZE. SPACE EQUALLY ALONG EACH ROW. COLOR & FINISH PER OWNER. PLANTER POTS TO BE PLANTED WITH PERENNIALS & LARGE EVERGREEN SCREEN SHRUBS AT WINDOWS.

(NN) = NON-NATIVE
(N) = NATIVE

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PERMIT SUBMITTAL
NOT FOR CONSTRUCTION

	REVISIONS	DATE	BY

DESIGNED D. BAILEY
DRAWN D. BAILEY
CHECKED
APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME P07257008-LS Land Use Set
JOB No. 277-7257-008
DATE JULY 2021

STATE OF WASHINGTON · DYLAN S. BAILEY · NO. 1503 EXP. 06/04/2023 · LANDSCAPE ARCHITECT

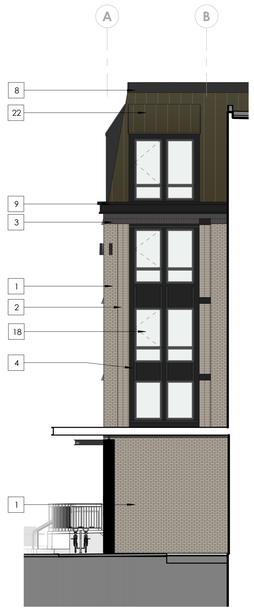
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PROJECT NAME
401 UNION RESIDENTIAL DEVELOPMENT
URBAN OLYMPIA #10, LLC
OLYMPIA, WASHINGTON

LANDSCAPE PLANTS, PLANT SCHEDULE, & SITE FURNISHINGS

DRAWING NO. 19 OF 19
LS-02

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LAYOUT: LS2

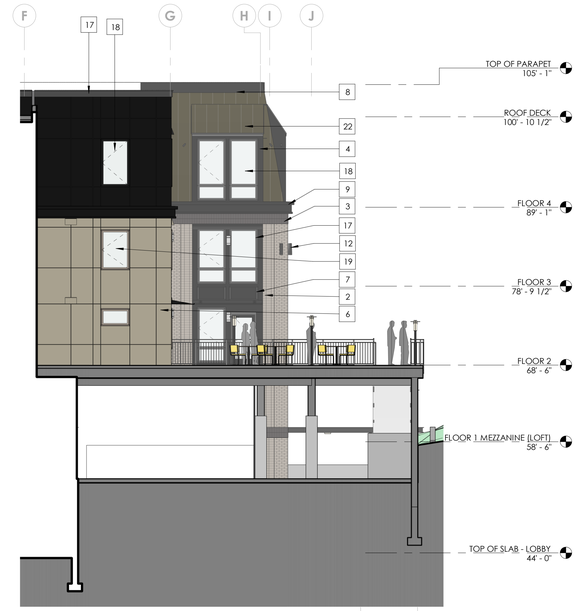


4 WEST ELEVATION - ENTRY
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

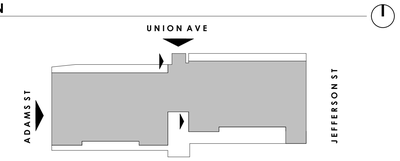
0' 4' 8' 16'



2 WEST ELEVATION - SOUTH ENTRY
1/8" = 1'-0"

0' 4' 8' 16'

KEY PLAN



ELEVATION MATERIAL KEY & LEGEND

1	BRICK - STANDARD RUNNING BOND	MUTUAL MATERIALS	COLOR: PEWTER
2	BRICK - RECESSED STACKED BOND	MUTUAL MATERIALS	COLOR: PEWTER
3	BRICK - SOLDIER COURSE (1 OR 2 COURSES)	MUTUAL MATERIALS	COLOR: COAL CREEK
4	FIBER CEMENT PANEL	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
5	FIBER CEMENT PANEL	SHERWIN WILLIAMS PAINT	COLOR: WOOL SKEIN (6148)
6	FIBER CEMENT PANEL	SHERWIN WILLIAMS PAINT	COLOR: QUIVER TAN (6151)
7	TRIM	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
8	METAL - FLASHING	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
9	METAL - CORNICE (PER DETAILS)	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
10	STEEL CANOPY (PER DETAILS)	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
11	CONCRETE	SMOOTH FINISH TYPICAL	
12	LIGHT FIXTURE	SONNEMAN LIGHTING	COLOR: BLACK
14	VENT SHROUD	SHERWIN WILLIAMS PAINT	COLOR: QUIVER TAN (6151)
15	VENT SHROUD	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
16	PTAC GRILLE	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
17	STOREFRONT FRAMING	KAWNEER	COLOR: BLACK
18	WINDOWS	ANDERSEN (100 SERIES)	COLOR: BLACK
19	WINDOWS	ANDERSEN (100 SERIES)	COLOR: SANDTONE
20	OVERHEAD DOOR	OVERHEAD DOOR	COLOR: BLACK
21	STEEL DOOR	SHERWIN WILLIAMS PAINT	COLOR: IRON ORE (7069)
22	METAL - STANDING SEAM	TAYLOR METAL PRODUCTS	COLOR: AGED BRONZE
23	METAL - STANDING SEAM	ZAHNER	COLOR: BLUE STAR
24	CONVEX SAFETY MIRROR	MEETWARM	
25	STEEL RAILING	PER MANUFACTURER	COLOR: BLACK (POWDERCOAT)



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

0' 4' 8' 16'

THOMAS
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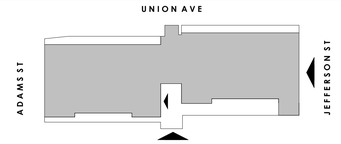
Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

ELEVATION - NORTH & WEST

A-301

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KEY PLAN



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ELEVATION MATERIAL KEY & LEGEND

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24	CONVEX SAFETY MIRROR	MEETWARM	
25	STEEL RAILING	PER MANUFACTURER	COLOR: BLACK (POWDERCOAT)



3 EAST ELEVATION - SOUTH ENTRY
1/8" = 1'-0"

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

0' 4' 8' 16'



1 SOUTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

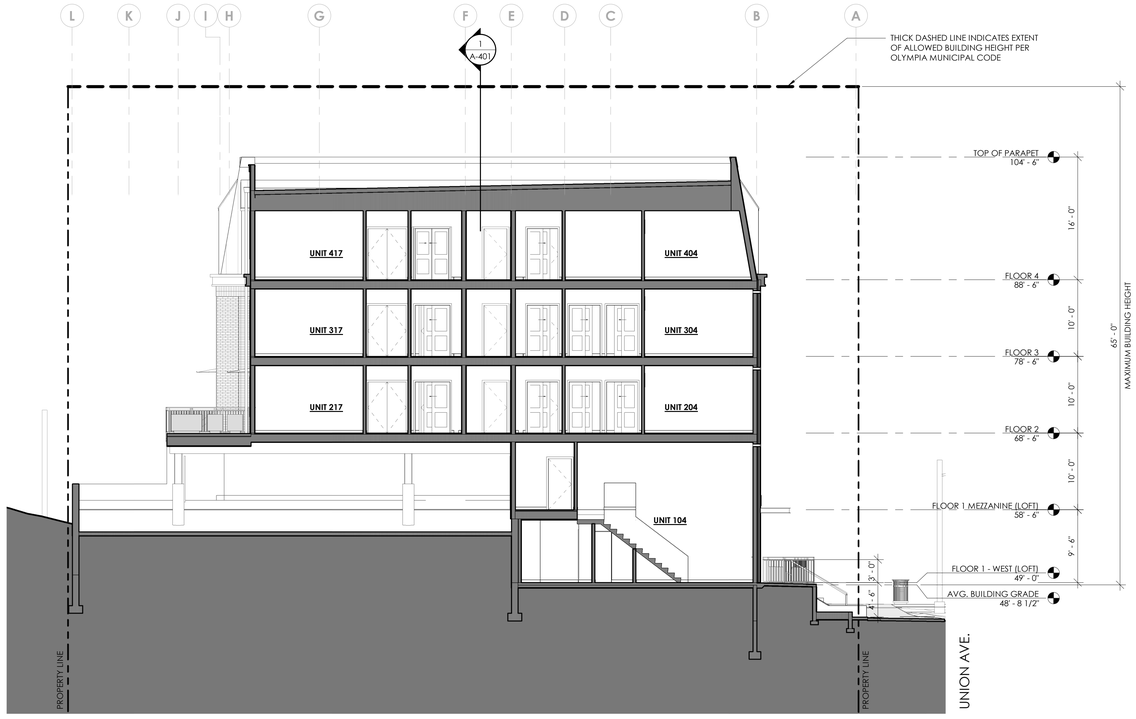
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Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

ELEVATION - SOUTH & EAST

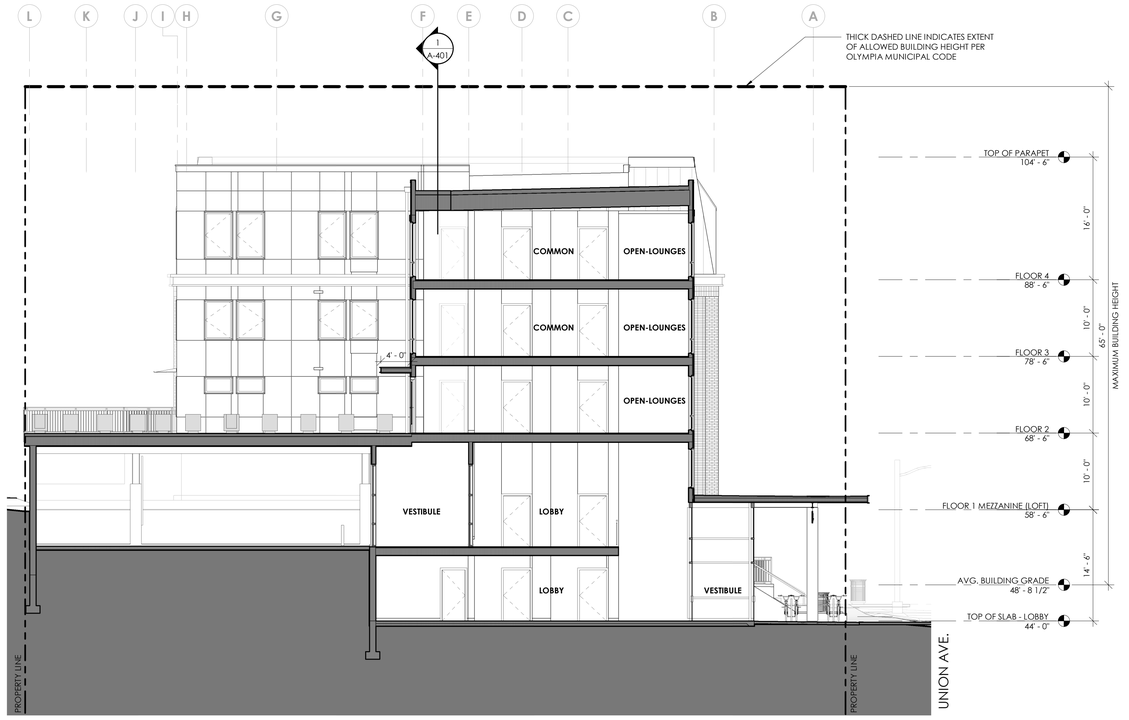
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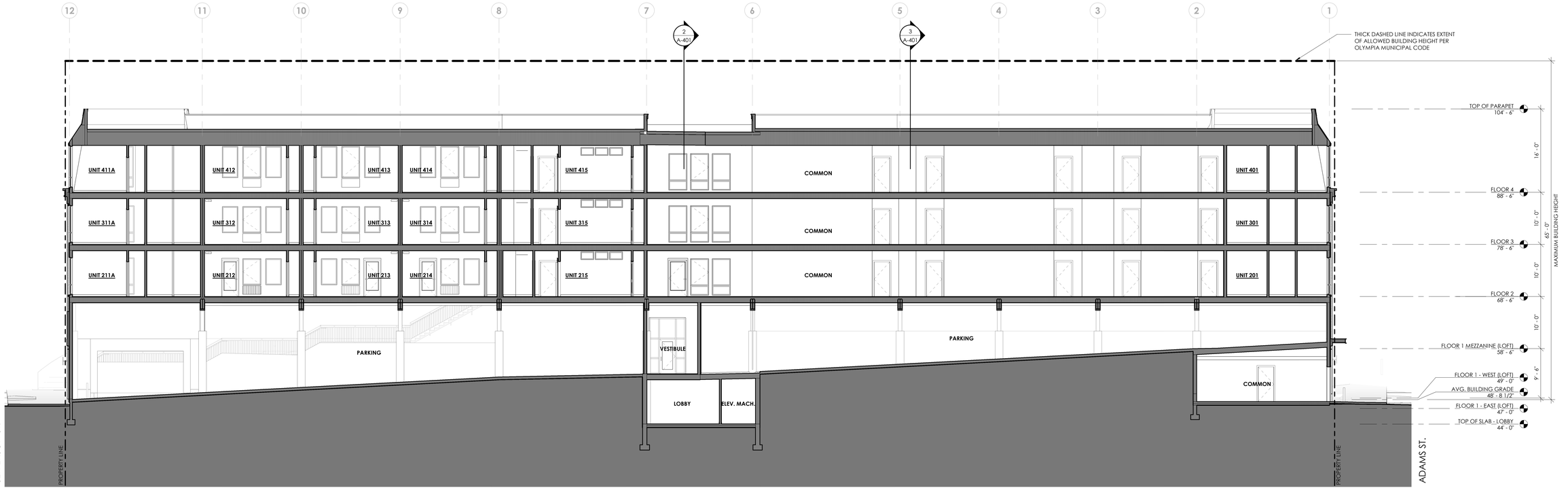
3 **NORTH TO SOUTH - SECTION C**
1/8" = 1'-0"

0' 4' 8' 16'



2 **NORTH TO SOUTH - SECTION B**
1/8" = 1'-0"

0' 4' 8' 16'



1 **EAST TO WEST - SECTION B**
1/8" = 1'-0"

0' 4' 8' 16'

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SECTION

A-401

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2 RESIDENTIAL UNITS - PEDESTRIAN AMENITIES
3/32" = 1'-0"

0' 4' 8' 16'



1 SITE - PEDESTRIAN AMENITIES
3/32" = 1'-0"

0' 4' 8' 16'



LONG TERM BIKE STORAGE
FEEDBACK SPORTS VELO HINGE PIVOTING BIKE STORAGE HOOK
COLOR: BLACK



SHORT TERM BIKE STORAGE
DERO ARC RACK
COLOR: LIGHT GRAY WITH GALVANIZED FINISH



WASTE RECEPTACLE
VICTOR STANLEY S-42
COLOR: BLACK



BENCH
BELSON OUTDOOR C.L.S JACKSON 4' BENCH
COLOR: BLACK

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PEDESTRIAN AMENITIES

A-901

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BENCH
MODEL 96-S4 BELSON OUTDOOR C.L.S JACKSON 4' BENCH
COLOR: BLACK

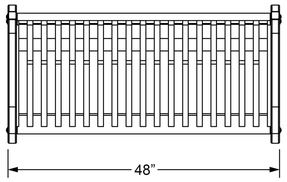
BELSON OUTDOORS

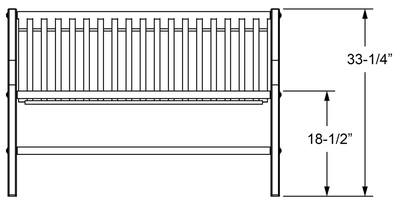
Manufactured with precision, commercial grade steel and a non-corrosive powder-coat finish, the sleek yet economical backless Jackson Series bench is able to endure tough elements throughout the seasons.

Style meets convenience and durability in the 4', 6' and 8' Jackson Series backless bench. The angular, supportive bolt through steel frame and vertically slatted backless seat design simply complements traditional park landscapes and high volume spaces.

BLACK









WASTE RECEPTACLE
VICTOR STANLEY S-42
COLOR: BLACK

VICTOR STANLEY®

We are proud to be the originators of the S-42 litter receptacle. It is a world-class favorite and its design and popularity inspired us to create the complete family of ironsites® products.

Standard tapered formed lid. Bottom recessed pedestal.

STANDARD

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Other standard features include a formed lid attached to the frame with two vinyl-coated steel aircraft cables, a high-density plastic liner, and rubber-tipped leveling feet on the base.

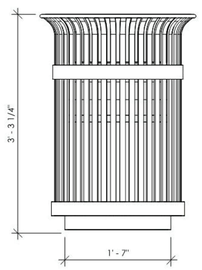
Interior plastic liners for our litter receptacles offer substantial value and are produced on molds that we designed and own. These plastic cans are reinforced, ribbed, and molded for durability, ease of use, and greater capacity.

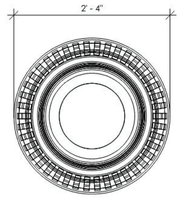
OPTIONS

Victor Stanley Relay™ Sensor and Service available with dome, rain bonnet or spherical dome lids. Dome lid (ashtrays available). Convex lid (self-close door available). Rain bonnet lid (ashtrays available). Spherical dome lid (self-close door available). Recycle lids. Galvanized steel liner (powder coat available). Half-Moon liners. Custom decals and plaques.

BLACK







LONG TERM BIKE STORAGE
FEEDBACK SPORTS PART #16724 VELO HINGE PIVOTING BIKE STORAGE HOOK
COLOR: BLACK

FEEDBACK SPORTS

Because you love your bicycles, when you're not riding them you want to protect them, but you also need to be space conscious. Introducing the Velo Hinge, an innovative and elegant bike storage idea that hangs your bike by the front wheel and allows it to safely swing sideways, to its smallest footprint. Fitting almost any bike (does your bike require a Long Hook?) and swinging left or right to match your needs, the Velo Hinge maximizes your space while showing love to your bicycles and your living space. And when not in use, it tucks away so you'll hardly know its there.

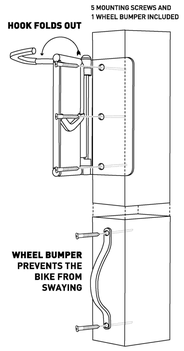
DESIGN

- Available Velo Hinge Long Hook accessory for deep profile road wheels and wide mountain bike rims/tires
- Hook opening of 2.8" (7.4cm) can accommodate most road, cyclocross and mountain bikes
- Maximizes available bicycle storage space for apartments, garages, basements and sheds
- Patented hinge design allows the bike to pivot left or right
- System fits most any road bike, cyclocross bike, mountain bike, or kids bikes
- Ideal for storing bikes in a small space
- Front wheel hook mounts to any standard wall stud
- Rear wheel bumper stabilizes the bike to prevent swaying
- Wheel retaining hook folds away when not in use
- Durable powder coated steel maintains a long-term clean finish
- Secure load capacity of 50lbs (22.7kg) when properly stud mounted
- 3-Year Warranty

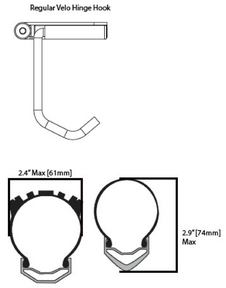
WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

BLACK





HOLDS 1 BIKE
VINYL COATED HOOK
POWDER COATED STEEL
LOAD CAPACITY: 50 LBS (23 KG)
NO ASSEMBLY REQUIRED
3-YEAR WARRANTY



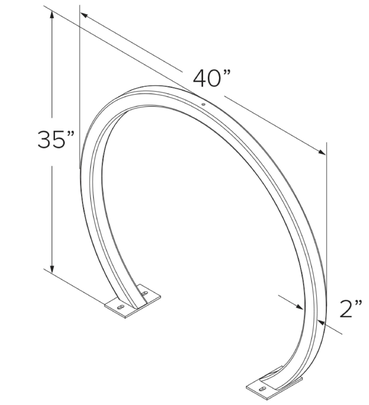
SHORT TERM BIKE STORAGE
DERO ARC RACK
COLOR: POWDER COATED BLACK

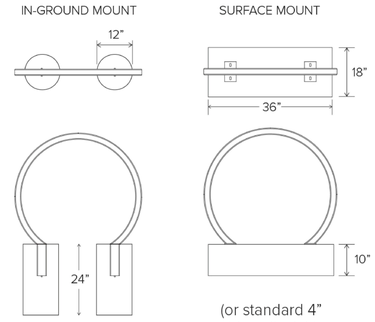
DERO

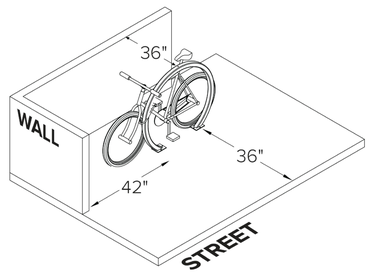
Elegant and practical: the Dero Arc Rack parks bicycles with additional flair when more than a plain rack is needed. Square tubing provides function and style with clean geometric lines and resistance to pipe-cutters – a tool of choice among bike thieves.

Parks two bikes.

BLACK







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URBAN OLYMPIA 10
401 UNION AVE APARTMENTS
UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

PEDESTRIAN AMENITIY DETAILS

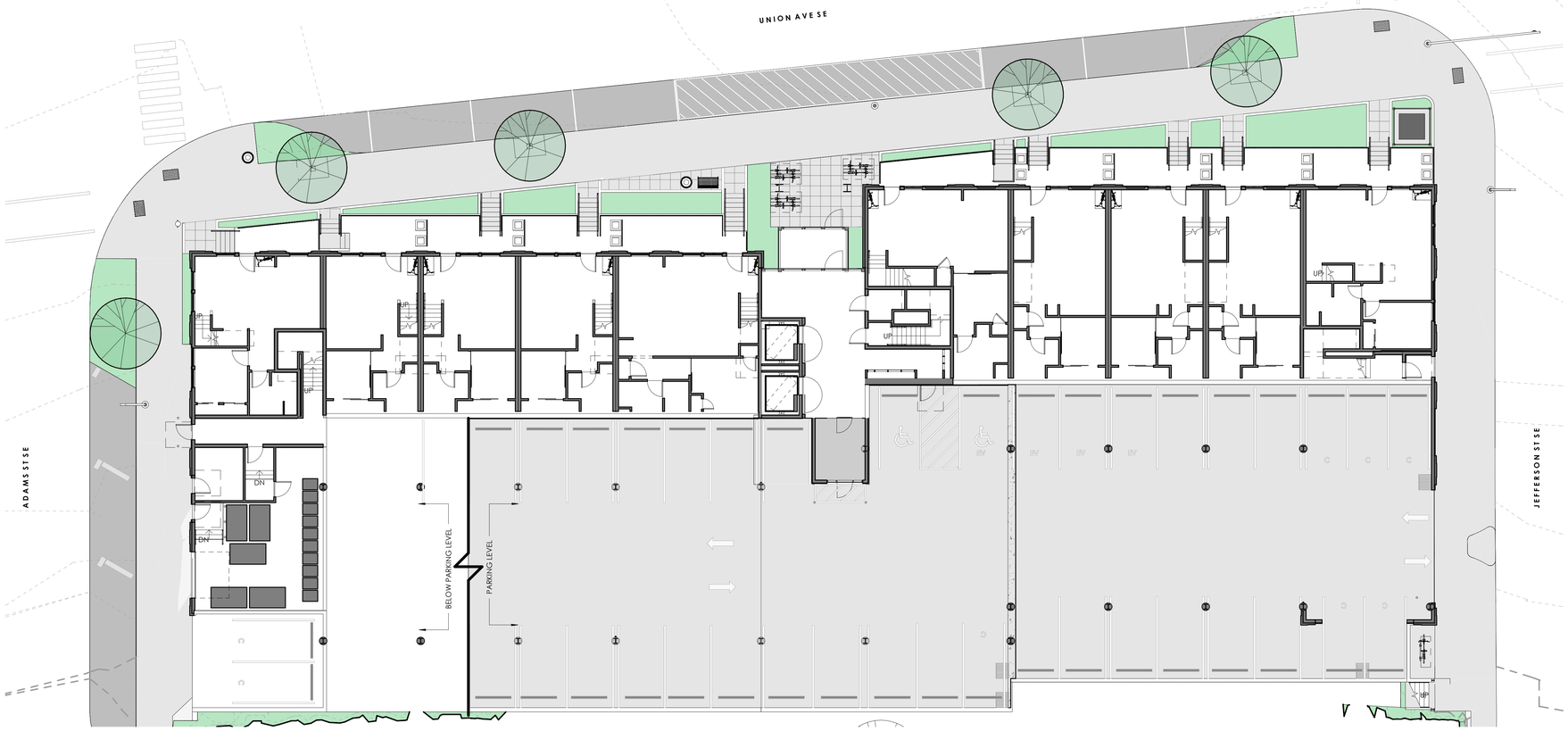
A-902

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2 RESIDENTIAL UNITS - HARDSCAPE AMENITIES

3/32" = 1'-0"



1 SITE - HARDSCAPE AMENITIES

3/32" = 1'-0"



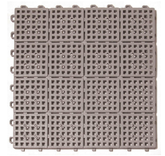
CONCRETE SIDEWALK
NATURAL COLOR
BROOM FINISH



CONCRETE SIDEWALK
EXPOSED AGGREGATE FINISH
2' SQ. GRID PATTERN



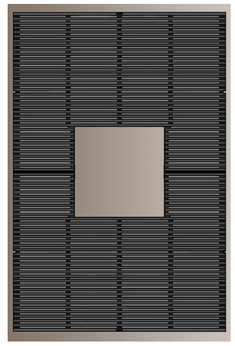
ASPHALT
NATURAL MID-GRAY
TEXTURED



GREATMATS PATIO OUTDOOR TILES
GRAY



ADA TILE
STEP-SAFE MODEL:
CAST-IN-PLACE ADA TILE
YELLOW



TREE GRATE
IRON AGE DESIGNS
4'x6' IRON GRATE

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Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

HARDSCAPE AMENITIES

A-903

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1 **LIGHTING - WEST ELEVATION**
1/8" = 1'-0"
0' 4' 8' 16'



MAIN ENTRY PENDANT LIGHTING
KICHLER LIGHTING TREMILLO PENDANT LIGHT 49205BK
COLOR: BLACK



ROOF DECK POST LIGHTING
KICHLER LIGHTING CATERHAM 1 POST LIGHT 49646OZ
COLOR: OLDE BRONZE



DOWNLIGHT WALL SCONCE
KONIAL 17 METAL WALL SCONCE
COLOR: METAL BRONZE



ACCENT LIGHTING
RAB LIGHTING LFLED5A
COLOR: BRONZE



2 **NORTH ELEVATION**
1/8" = 1'-0"
0' 4' 8' 16'

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401 UNION AVE APARTMENTS
UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

LIGHTING DETAILS

A-904

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1 **LIGHTING - EAST ELEVATION**
1/8" = 1'-0"

0' 4' 8' 16'



TERRACE STREET ACCESS LIGHTING
KICHLER LIGHTING TREMILLO FLUSH MOUNT LIGHT 49206BK
COLOR: BLACK



ACCENT LIGHTING
MODERN FORMS CYOTO WS-W22510-BZ WALL SCONCE
COLOR: BRONZE



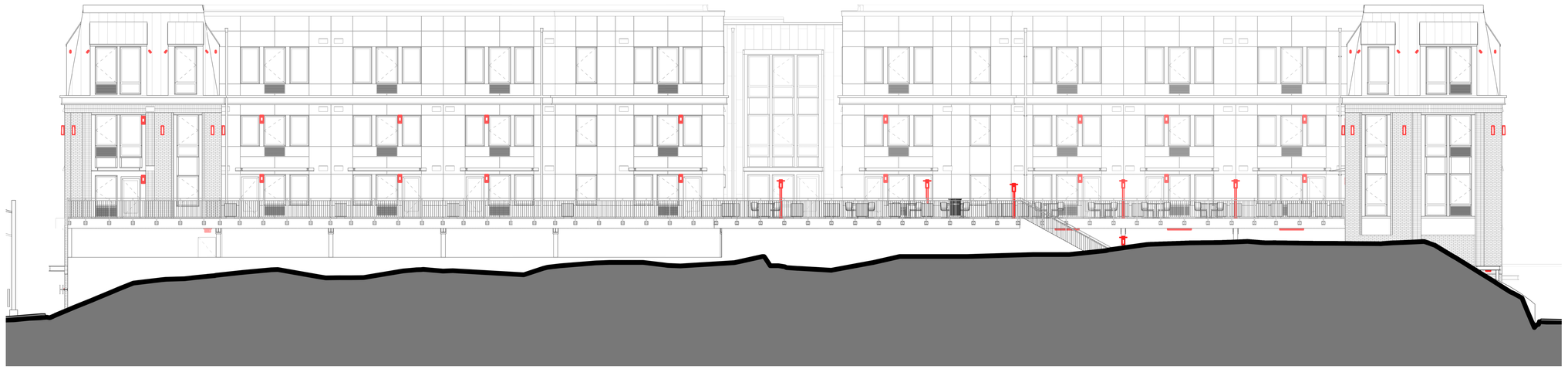
ROOF DECK POST LIGHTING
KICHLER LIGHTING CATERHAM 1 POST LIGHT 49646OZ
COLOR: OLDE BRONZE



DOWNLIGHT WALL SCONCE
KONIAL 17 METAL WALL SCONCE
COLOR: METAL BRONZE



ACCENT LIGHTING
RAB LIGHTING LFLED5A
COLOR: BRONZE



2 **LIGHTING - SOUTH ELEVATION**
1/8" = 1'-0"

0' 4' 8' 16'

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UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

LIGHTING DETAILS

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2 FLOOR 2 - TERRACE PLAN
1/8" = 1'-0"
0' 4' 8' 16'



1 PARKING LIGHTING - LOWER LEVEL
1/8" = 1'-0"
0' 4' 8' 16'



ROOF DECK POST LIGHTING
KICHLER LIGHTING CATERHAM 1 POST LIGHT 49646OZ
COLOR: OLDE BRONZE



MAIN ENTRY PENDANT LIGHTING
KICHLER LIGHTING TREMILLO PENDANT LIGHT 49205BK
COLOR: BLACK



TERRACE STREET ACCESS LIGHTING
KICHLER LIGHTING TREMILLO FLUSH MOUNT LIGHT 49206BK
COLOR: BLACK



ACCENT LIGHTING
RAB LIGHTING LFLED5A
COLOR: BRONZE



STRUCTURED PARKING LED LIGHTS
XTRALIGHT LIGHTING SOLUTIONS VAPOR TIGHT ENCLOSURE
4' LONG MODEL

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PARKING LIGHTING

A-906

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ACCENT LIGHTING
MODERN FORMS KYOTO WS-W22510-BZ WALL SCONCE
COLOR: BRONZE

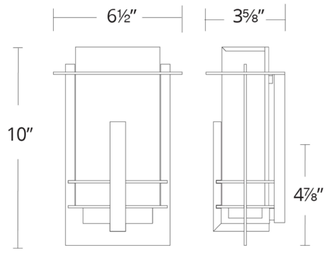
MODERN FORMS

A distinctive design crafted in durable aluminum, Kyoto expresses austerity and grace. Clean lines and right angles communicate contrasts in the hardware, from the narrow cutout along the side to the thin sectional restraints across the front. Beautiful, enduring light sourced from high-performance LEDs articulate the path outside your home, reception area or restaurant night after night. Finished in weather-resistant bronze.

DESIGN

- Aluminum hardware, mitered glass
- No transformer or driver required
- Color temperature: 3000K
- Dimmer: ELV
- CRI: 90
- Rated Life: 80000 hours





MAIN ENTRY PENDANT LIGHTING
KICHLER LIGHTING TREMILLO PENDANT LIGHT 49205BK
COLOR: BLACK

KICHLER.

This 1 light hanging pendant from the Tremillo™ collection offers a smooth, clean profile. Double lines of Black finish form sleek perpendiculars that contrast well with the pleasant ambience of Satin Etched Cased Opal Glass. This design will mark any walkway or porch with sleek sophistication and well-balanced grandeur.

DIMENSIONS

- Base Backplate 5.00 SQ
- Chain/Stem Length 72"
- Weight 6.00 LBS
- Height 17.00"
- Length 7.00"
- Overall Height91.00"
- Width 6.50"

HOUSING

- Diffuser Description Satin Etched Cased Opal
- Primary Material CAST ALUMINUM

LIGHT SOURCE

- Lamp Included Not Included
- Lamp Type A19
- Light Source Incandescent
- Max or Nominal Watt 100W
- # of Bulbs/LED Modules 1
- Socket Type Medium

MOUNTING/INSTALLATION

- Interior/Exterior Exterior
- Location Rating Damp
- Mounting Style Screw Collar Loop
- Mounting Weight 2.00 LBS

BLACK



TERRACE STREET ACCESS LIGHTING
KICHLER LIGHTING TREMILLO FLUSH MOUNT LIGHT 49206BK
COLOR: BLACK

KICHLER.

This 2 light flush mounted ceiling fixture from the Tremillo™ collection offers a smooth, clean profile. Double lines of Black finish form sleek perpendiculars that contrast well with the pleasant ambience of Satin Etched Cased Opal Glass. This design will mark any walkway or porch with sleek sophistication and well-balanced grandeur.

DIMENSIONS

- Base Backplate 11.25 X 11.25
- Weight 8.00 LBS
- Height 6.50"
- Width 11.50"

HOUSING

- Diffuser Description Satin Etched Cased Opal
- Primary Material CAST ALUMINUM

LIGHT SOURCE

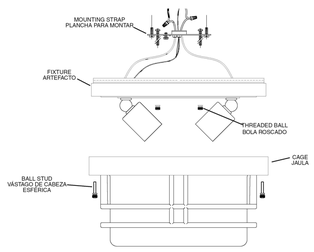
- Lamp Included Not Included
- Lamp Type A19
- Light Source Incandescent
- Max or Nominal Watt 60W
- # of Bulbs/LED Modules 2
- Socket Type Medium

MOUNTING/INSTALLATION

- Interior/Exterior Exterior
- Location Rating Damp
- Mounting Style Flush Mount
- Mounting Weight 5.00 LBS

BLACK





DOWNLIGHT WALL SCONCE
KONIAL 17 METAL WALL SCONCE
COLOR: METAL CHARCOAL

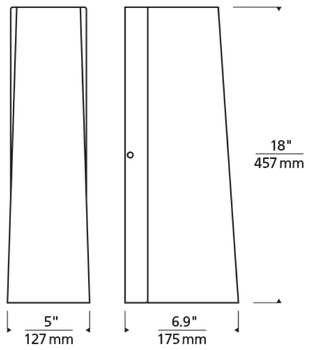
TECH LIGHTING

Contemporary architectural geometry manifests in the triangular, conical shape of the Konial outdoor wall sconce. With generous openings at the top and bottom, this sconce creates soft up and down LED lighting. The shade is opaque metal that creates directional, up and down accent lighting.

DESIGN

- Width/Diameter (in): 5"
- Height: 18"
- Depth/Extension: 6.9"
- Delivered Lumens: 2315
- Watts: 29.5W
- Voltage: universal 120V-277V, with integral transient 2.5kV surge protection
- Dimming: 0-10, ELV
- Light Distribution: Symmetric
- Mounting Options: Wall
- Performance Options: Photocontrol / In-Line Fuse / Surge Protector
- CCT: 3000K or 4000K
- CRI: 80+
- Color Binning: 3 Step
- BUG Rating: B1-U5-G0
- Dark Sky: Non-Compliant
- Wet Listed: IP65
- General Listing: ETL
- California Title 24: Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
- Start Temp: -30 degrees Celcius
- Field Serviceable LED: Yes
- Construction: Aluminum
- Hardware: Stainless Steel
- Finish: Powder Coat
- LED Lifetime: L70: 70,000 hours
- Warranty: 5 Years





Konial 17

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AUGUST 3, 2021

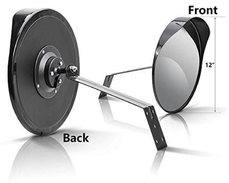
LIGHTING DETAILS

A-907

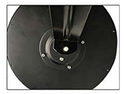
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CONVEX SAFETY MIRROR
MEETWARM MW1909
COLOR: BLACK





MOUNT INSTRUCTION


1.Put the bracket on convex security mirror


2.Screw on the nut to fix convex security mirror & bracket


3.Then, choose the place that you wanna to install


4.Finally, screw whole product on the wall



DESCRIPTION	SPECIFICATIONS
Country	USA
Binding	Misc.
Brand	MEETWARM
Color	Black
EAN	0791258286192
Label	MEETWARM
Manufacturer	MEETWARM
MPN	MW1909
NumberOfItems	1
PartNumber	MW1909
Publisher	MEETWARM
Size	12''
Studio	MEETWARM
ReleaseDate	0000-00-00

WALL PACK ROOF TOP LIGHTING
RAB LIGHTING WP2CH100QT
COLOR: BRONZE

RAB

- Precision die cast aluminum housing with durable polyester powder coating
- Tempered Glass Refractor and Tempered Glass Lens
- Drilling template for easy box mounting
- Silicone gasket remains in place during relamping
- Top, side and back conduit openings
- Cutoff Glare Shield for Friendly Lighting
- Long life lamp included

LISTINGS

- UL Listed - Suitable for wet locations. HID fixtures can be wired with 90ºC supply wiring if supply wires are routed 3" away from the ballast.
- EISA 2007 Compliant - This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008. Pulse Start offers Longer Lamp Life, Faster Startup and Faster Restrike.

CONSTRUCTION

- Die-cast aluminum housing. 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.
- Specular anodized aluminum reflector, removable for installation. Symmetrical light pattern maximizes distance between fixtures.
- Tempered glass cutoff lens.
- Finish formulated for high durability and long-lasting color.

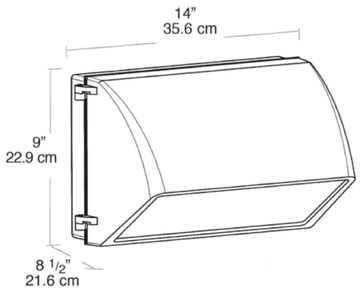
OPTICAL

- Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

ELECTRICAL

- THD - 9.6% at 277V
- Quad Tap fixture works with 120, 208, 240, and 277 volts
- Button Photocell 277V included. Photocell is compatible with 208V-277V.





ROOF DECK POST LIGHTING
KICHLER LIGHTING CATERHAM 1 POST LIGHT 49646OZ
COLOR: OLDE BRONZE

CATERHAM COLLECTION

Caterham 1 Light Post Light Olde Bronze®

49646OZ (Olde Bronze)



Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Weight	7.00 LBS
Height	16.75"
Width	10.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Post Mount
Mounting Weight	3.90 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incadescent
Max or Nominal Watt	100W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	105

Product/Ordering Information

SKU	49646OZ
Finish	Bronze
Style	Contemporary
UPC	783927356084

Specifications

Diffuser Description	Satin Etched Cased Opal
Material	ALUMINUM

Additional Finishes

Olde Bronze

ACCENT LIGHTING
RAB LIGHTING LFLED5A
COLOR: BRONZE

LFLED5A

RAB LIGHTING



Compact 5 Watt LED floodlight perfectly suited for small-scale landscape lighting applications. 85% more energy efficient than its 35 Watt MR16 equivalent. Specialized microprismatic lens delivers even and consistent light. Utilizes line voltage (120V-240V).

Color: Bronze Weight: 1.5 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info		LED Info	
Type:	Constant Current	Watts:	5W
120V:	0.1A	Color Temp:	5000K (Cool)
208V:	0.06A	Color Accuracy:	68 CRI
240V:	0.05A	L70 Lifespan:	100000
277V:	N/A	Lumens:	299
Input Watts:	5W	Efficacy:	59 LPW
Efficiency:	98%		

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:
5 Watt high output, long-life LED.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Accuracy:
68 CRI

Color Temperature (Nominal CCT):
5000K

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2015.

Optical

Spot Lens:
Optional spot lens enables a tool-less conversion to a NEMA Type 3H x 3V. Great for accent lighting or grazing buildings for an artistic touch.

Fixture Efficacy:
59 Lumens per Watt

NEMA Type:
4H x 4V

Construction

Lens:
Microprismatic diffusion lens for smooth and even light distribution.

Cold Weather Starting:
Minimum starting temperature is -40°F/-40°C.

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:
Optimized using computational fluid dynamics software to ensure long LED and driver lifespan.

Housing:
Precision die-cast aluminum housing, hood and mounting arm.

Gaskets:
High Temperature Silicone.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
Mercury and UV free, and RoHS compliant.

Electrical

Driver:
Constant Current, Class 2, 100-240V, 50-60Hz, 100-240VAC 0.18A.

Other

Equivalency:
The LFLED5 is equivalent in delivered lumens to a 35W MR16.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

California Title 24:
LFLED5 complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:
The design of the LFLED is protected by Taiwan Patent 01510966 and pending patents in US, Canada, China, and Mexico.

Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

STRUCTURED PARKING LED LIGHTS
XTRALIGHT LIGHTING SOLUTIONS VAPOR TIGHT ENCLOSURE
4' LONG MODEL

XtraLight LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VAPOR TIGHT ENCLOSURE LED

VTE LED



APPLICATIONS
- Wash Down
- Food Processing
- Manufacturing Facilities
- Industrial Facilities
- Refrigeration
- Parking Garages

APPROVALS
- Complies with UL1598 and CSA C22.2#250.0.0:2008
- Suitable for Wet Locations.
- IP 67 Rated [1]
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: www.xtralight.com/dlc or www.designlights.org/qpl

PRODUCT PERFORMANCE

MODEL	CCT	LENS	WATTS	LUMENS	EFFICACY
VTE4-3500L	4000K	SFA	25.6	3371	131.7
VTE4-4000L			34.7	4319	124.5
VTE4-5000L			44.4	5268	118.6
VTE4-6000L			54.4	6002	110.3

10 YEAR WARRANTY

INSTASHIP XPRESS

FEATURES
- Utilizes high efficiency patented LED technology.
- Suitable for ambient operation down to -40°C (-40°F).
- Manufactured from NSF listed components and enclosure.

CONSTRUCTION
- Weather resistant and corrosion free construction with no exposed parts to corrode.
- High impact polyester, fire retardant fiberglass housing.
- Impact resistant diffuser secured to housing with plastic cam latches.
- Clear cam latches standard (optional stainless steel available).
- Poured-in-place gasket and cam latches seal the enclosures from most hostile environments.
- Economical mounting system can provide dramatic savings on the installation labor.
- Knockouts and end plugs provided for easy wiring access.

ELECTRICAL
- Voltage: 120-277VAC input. Optional 480V.
- Best-In-Class LEDs: 3000K, 3500K, 4000K and 5000K CCT (min 80 CRI).
- Driver: 24VDC Class 2, constant current, electronic power supply factory calibrated to LED modules. Voltage: 120-277V 50/60Hz or 347-480V 50/60Hz. 0-10V dimming is standard for both.
- Wiring: Internal factory wiring and pre-installed LED modules are factory tested to ensure luminaire performance and quality.
- Optional supplemental 20kA surge protection available.
- Lumen Maintenance (L70): >100,000 hours @ 25°C

MOUNTING
- Surface mount, single loop adjustable cable, and chain hang ready.

WARRANTY
- Backed by XtraLight's industry leading 10-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VTE4-5000L-50K-DIM-RCA

LENGTH & MODEL COMBINATIONS:	
VTE2	- 2000L
VTE2	- 3500L
VTE2	- 4000L
VTE4	- 3500L
VTE4	- 4000L
VTE4	- 5000L
VTE4	- 6000L
VTE4	- 8500L
VTE8	- 5000L
VTE8	- 6000L
VTE8	- 8500L
VTE8	- 10000L

VTE [ ] - [MODEL] - [CCT] - [DRIVER] - [LENS] - [OPTIONS]

LENGTH
2 [2] 2 ft.
4 4 ft.
8 8 ft.

MODEL
2000L
3500L
4000L
5000L
6000L
8500L
10000L

CCT
30K 3000K
35K 3500K
40K 4000K
50K 5000K

DRIVER
DIM Dimmable, Multi-Volt 120-277V, 0-10V
48D Dimmable, 347-480V

LENS
RFA Ribbed Frosted Acrylic Lens
RCA Ribbed Clear Acrylic Lens
SFA Smooth Frosted Acrylic Lens

OPTIONS
EM [2] Emergency Battery Back-Up
WCS Wet Location On/Off Occupancy Sensor
MCR [3] Microwave Sensor
FSP2 Programmable PIR Sensor, 8'H/44'D
FSP3 Programmable PIR Sensor, 20'H/40'D
FSP7 Programmable PIR Sensor, 40'H/100'D
SSL Stainless Steel Latches
PND Pendant Mount
45B 45° Bracket Mount
SRG 20kA Supplemental Surge Protection
SST Tamper Proof Screws With Stainless Steel Latches

VTE4-4000L-50K-DIM-SFA is available with INSTASHIP XPRESS. Visit our website to see the complete product list and program details: www.XLM.com/instaship-xpress

PROUDLY ENGINEERED & MANUFACTURED HOUSTON, TX

DLC PREMIUM IP67 RATED BAA COMPLIANT USA INSTASHIP XPRESS

1. IP Rating refers to housing only.
2. Maximum ambient temperature for VTE2-4000L with EM is 25°C.
3. MCR only available in 8 ft. length

VTE[SNST4]2[8]-[2000]XXXXL
202001

www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com

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URBAN OLYMPIA 10
401 UNION AVE APARTMENTS
UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

BUILDING LIGHTING AND ACCESSORIES

A-908

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EXTERIOR DOOR
SIMPSON 4976 ARTIST
COLOR: PAINTED SW 7069 IRON ORE

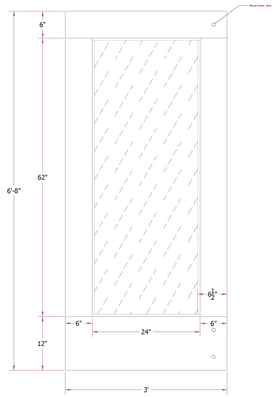
Simpson Door Company

Can be used for a swing door, with barn track hardware, with pivot hardware. In a patio swing door or slider system and many other applications for the home's exterior.

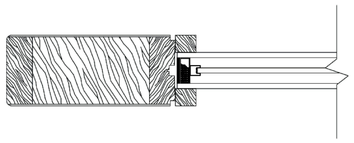
DESIGN

- Series: Artist Collection
- Type: Exterior French & Sash
- Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery
- Panels: 1-3/4" Panels with Square Groove
- Profile: Square Groove
- Glass: 3/4" Insulated Glazing





Glazing Profile



ANDERSEN - DOORS
402 ARTS AND CRAFTS SERIES
COLOR: BLACK

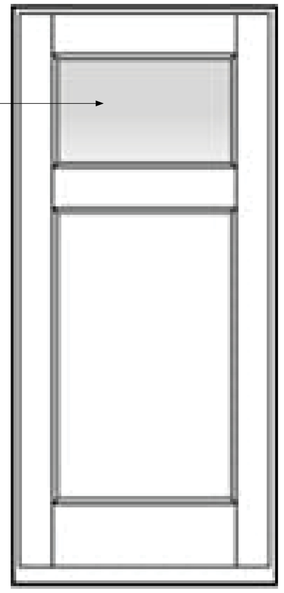
Andersen WINDOWS • DOORS AW

Andersen® residential entranceways are handcrafted from the finest wood available and introduce your home with uncommon elegance. They showcase artistry, intricacy and exceptional beauty to complement the character of your home and those who live inside.

DETAILS

- Available for both inswing or outswing operation
- Low-profile sill option available
- Wood can be left natural, stained or protected by aluminum exteriors

COLOR: BLACK



STOREFRONT DOOR
AA 250/425 THERMAL ENTRANCES #17 & #28
COLOR: BLACK

KAWNEER
AN ARCONIC COMPANY

To achieve new heights of thermal performance, Kawneer pulled out all the stops in engineering the AA®250 and AA®425 doors. In addition to thermal breaks, Kawneer has added its proven corner construction, which has four Sigma deep penetration and fillet welds, plus mechanical fastening at each corner.

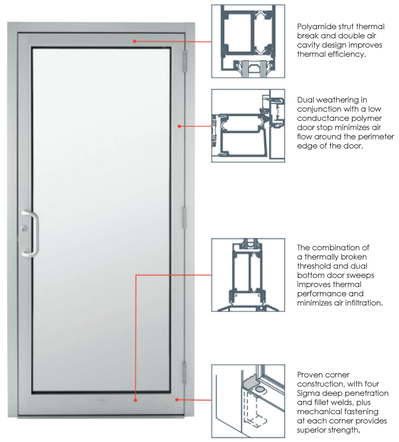
The immediate door frame jambs and transom bar/door header tout a dual perimeter weather seal featuring Kawneer's Sealair bulb weathering. Also featured is a triple-finned, soft pile weather stripping that minimizes airflow around the perimeter edge of the door. At the bottom of the door, the combination of a thermally broken threshold and dual bottom door sweeps minimizes air infiltration. All of this adds up to a superior thermal roadblock that provides improved comfort and savings in heating and cooling costs.

AA 250/425 Thermal Entrances accommodate 1" insulating glass and insulating laminated glass to improve thermal and sound reduction performance. Laminated glass enhances STC and OITC (sound resistance) performance as well as improves occupant safety. Kawneer's thermal entrance doors have een tested and proven in accordance with North American performance standards for air, structural, ound transmission, condensation and thermal transmittance.

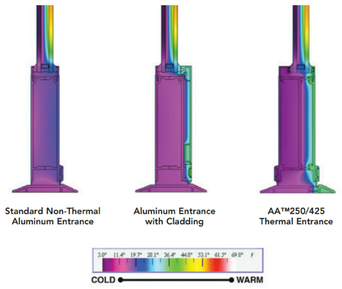
DESIGN

- AA 250 narrow stile has 2-1/2" vertical stiles, 2-1/2" top rail, and 3-7/8" bottom rail
- AA 425 wide stile has 4-1/4" vertical stiles, 4-1/4" top rail, and 6-1/2" bottom rail
- Door is 2-1/4" deep
- Door has 1/8" typical wall thickness
- Dual welded corner construction
- Single acting
- Offset pivots, butt hinges or continuous geared hinge
- Surface mounted or concealed closers
- MS locks or exit device hardware
- Architects Classic push/pulls
- 1" insulated glass infill
- Meeting stile astragal has dual pile weathering with polymeric fin
- Sealair bulb polymeric weatherstripping and pile weathering with polymeric fin in door frame
- Permanodic anodized finishes in seven choices
- Painted finishes in standard and custom choices

FINISH #29
COLOR: BLACK



Thermal simulations showing temperature variatins from exterior/cold side to interior/warm side.



STOREFRONT DOOR
AA 250/425 THERMAL ENTRANCES #17 & #28
9' W x 7' T
COLOR: BLACK

Clopay

Clopay Industrial Series overhead doors provide a combination of performance and reliability for a range of industrial applications. For increased energy efficiency, polystyrene insulated insulation with a vinyl or steel backer, is available.

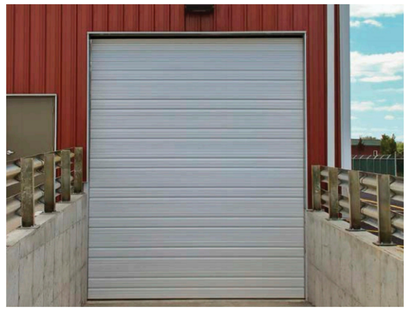
These commercial doors offer an assortment of flush, ribbed or raised panel designs in a variety of colors, textures, windows and steel gauges. Ideal applications include warehouses, loading docks and industrial and agricultural facilities.

DESIGN

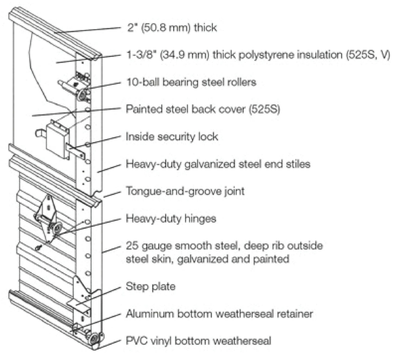
Available non-insulated (525) or insulated (525V/525S) with environmentally safe polystyrene insulation conformed to panel. Ideal for commercial and industrial building applications. R-Value 6.6 (models 525V, 525S).

- Polystyrene insulation available on 525V and 525S.
- 3-stage paint process delivers a virtually maintenance-free finish.
- Tog-L-Loc® advanced design, eliminates the need for antiquated welds and rivet construction, improving rust and leak prevention.
- Injection-molded tite frames with integral weatherseal are durable and seal against the elements. Many glass options available for visibility, privacy or energy efficiency.

COLOR: BLACK







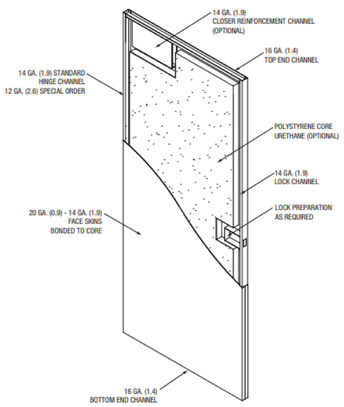
SECONDARY RESIDENTIAL ENTRIES & SOLID WASTE DOORS
CURRIES INSULATED CORE METAL DOOR
700 SERIES - COMPOSITE
COLOR: BLACK

CURRIES

- Available with Embossed Panels
- Insulated Polystyrene Core (optional Polyurethane Core)
- 1-3/8 or 1-3/4 Inches Thick
- Polystyrene R-Factor - 5.1
- Polyurethane R-Factor - 10.04
- 16 Gauge Top & Bottom Channels
- 20, 18, 16 or 14 Gauge Face Skins
- Fire Rated up to 3 Hours
- Rugged Perimeter Channel Construction
- Sizes from 2068 to 50100
- Versatile and Dependable.

FINISH #29
COLOR: BLACK





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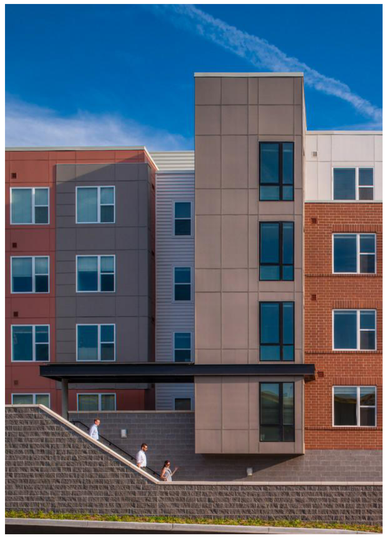
DOOR DETAILS

A-909

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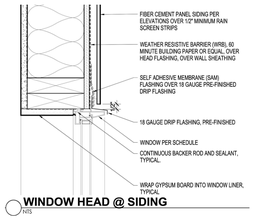
FIBER CEMENT SIDING
JAMESHARDIE HARDIE PANEL SIDING
COLORS: SEE BELOW

JamesHardie™

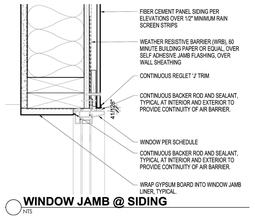


FIBER CEMENT PANELING
JAMES HARDIE SW6148
COLOR: WOOL SKEIN

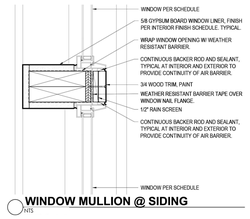
FIBER CEMENT PANELING
JAMES HARDIE SW 7069
COLOR: IRON ORE



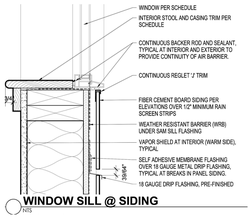
WINDOW HEAD @ SIDING
NTS



WINDOW JAMB @ SIDING
NTS



WINDOW MULLION @ SIDING
NTS

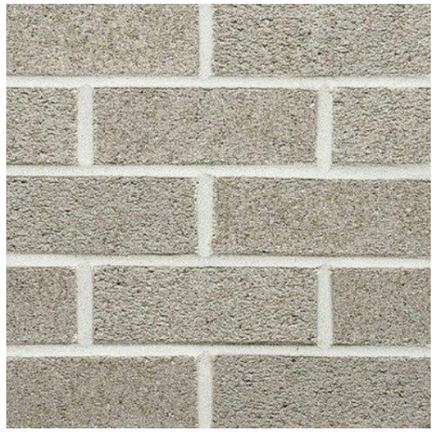


WINDOW SILL @ SIDING
NTS

BRICK
MUTUAL MATERIALS
COLORS: SEE BELOW

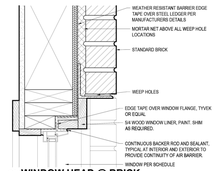
MUTUALMATERIALS®

BODY COLOR: PEWTER

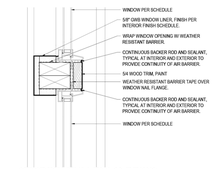


ACCENT COLOR: COAL CREEK

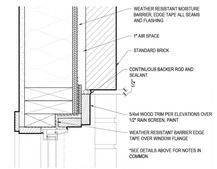




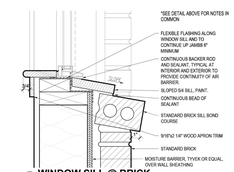
WINDOW HEAD @ BRICK
NTS



WINDOW MULLION @ BRICK
NTS



WINDOW JAMB @ BRICK
NTS



WINDOW SILL @ BRICK
NTS

STANDING SEAM METAL ROOF
TAYLOR METAL PRODUCTS MS-100
COLOR: AGED BRONZE

TAYLOR METAL PRODUCTS

MS-100
The MS-100™ is a mechanically seamed roof that is perfect for high wind areas and snow country. The butyl injected seam prevents water from entering the system, giving you a worry free roof for a lifetime.

FEATURES & BENEFITS

- **12" to 21" coverage options**
- **26, 24 and 22 gauge Tru-Gauge™**
- **Floating clip system: allows for expansion/contraction of panels in longer lengths**
- **1" vertical rib**
- **Factory injected Butyl sealant available**
- **Concealed fasteners: fasteners cannot leak**
- **UL 580 Class 90 Wind Uplift rated**
- **UL 790 Class A Fire rated & UL 2218 Impact (hail) 4 rated**
- **Weather tightness warranty available: Contact TMP representative for details**
- **1:12 minimum pitch recommended (for lower pitches, please inquire)**
- **Standard panel lengths 2' to 60': for longer panels, please inquire**
- **Onsite roll forming available**
- **Panel options: Striations, Accent Ribs, Flat Pan**
- **Retro-fit systems available**

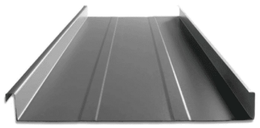
MATERIAL SPECIFICATIONS

- **26 gauge Kynar 500® Painted Steel .019" (thickness prior to painting) Galvanized G-90 or Zincalume® AZ-50 Per ASTM A-792**
- **24 gauge Kynar 500® Painted Steel .0236" (thickness prior to painting) Galvanized G-90 or Zincalume® AZ-50 Per ASTM A-792**
- **24 gauge Zincalume® Plus AZ-55 Per ASTM A-792 (no finish warranty – 25 year perforation warranty)**
- **22 gauge Kynar 500® Painted Steel .029" (thickness prior to painting) Galvanized G-90 or Zincalume® AZ-50 Per ASTM A-792: Select colors, see spec sheet for details**
- **.032" Kynar 500® Painted Aluminum: Select colors, see spec sheet for details**
- **16 and 20 ounce Copper**

FINISHES

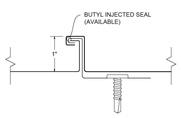
- **21 Standard Colors, 5 Metallic Colors and 4 Specialized Colors**
- **Vintage® has a color range that can vary from batch-to-batch and have directional variations**
- **For more information: click here**
- **Rusteel Plus™ has no metallic coating, is unpainted and has no warranty**
- **For more information: click here**
- **Kynar 500® Paint System – the ultimate in exterior durability and color retention**
- **"Cool" color pigments are specially designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria**
- **Superior quality, two-coat, 70% resin finish, applied at a 1 mil. thickness**
- **40-year residential paint warranty**
- **20 and 30 year commercial paint warranty: Contact TMP for warranty specifications**

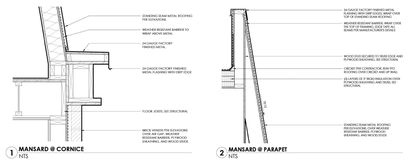
AGED BRONZE





LAP DETAIL





1 **MANSARD @ CORNICE**
NTS

2 **MANSARD @ PARAPET**
NTS

STAR BLUE PANELS
ZAHNER
COLOR: PATINATED COPPER

ZAHNER®

Star Blue copper a lead-free material with custom patina on copper-alloy sheet metal. The sophisticated material is part of Zahner's line of raw patinated materials which are designed to age like tanned leather and vintage wine. The result is a look that can function both for contemporary as well as historic aesthetics.

DESIGNED TO AGE AND ENDURE

An iridescent surface, the Star Blue copper appearance benefits from a microfilm which develops on the exterior layer of the material. The oxidized layer is like a living protecting barrier which grows and evolves as it further oxidizes. For exteriors, this apperance will change over time. If sealed and maintained, it is possible for a custom copper patina such as Star Blue to maintain its iridescent luster. As an interior surface, the Star Blue copper's unique finish can last indefinitely, especially if the material is sealed.

MEETING EPA STANDARDS FOR PATINATED COPPER

Star Blue copper is produced in Zahner's award-winning, EPA compliant facility. Patina effluent is properly captured and disposed of in compliance with local, state, and federal regulations. This ensures the health and safety for the families who work at Zahner, as well as the community at large in which it is made.

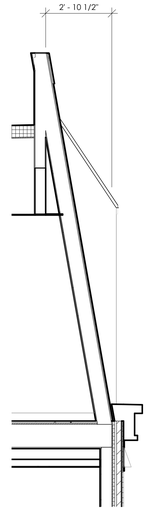
PATINA VS. PAINT

Surface patina should not be confused with paint. Patina is a mineralized oxide on metal that is self-limiting (rust, for instance, is not selflimiting because it will continue to eat through a surface). It is a reaction to the elements that in turn provides a protective barrier from the elements. While paints will have a short lifespan, deteriorating over time, a patina on metal can last for generations.

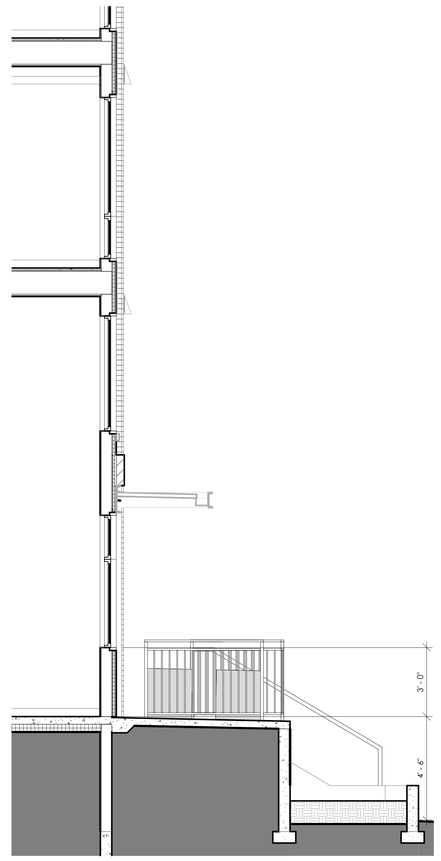








2 **MANSARD SECTION @ NORTH**
3/8" = 1'-0"



1 **WALL SECTION @ NORTH**
3/8" = 1'-0"

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401 UNION AVE APARTMENTS
UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

BUILDING MATERIALS

A-910

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STOREFRONT WINDOW SYSTEM
KAWNEER ENCORE
COLOR: BLACK

Taking center stage in Kawneer's lineup, the EnCORE™ Framing System is a two-piece face-and-gutter system that offers thermal economy, a structural silicone glazed (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. The EnCORE™ Framing System readily adapts to remodel projects and new construction, whether traditional or modern architecture.

DESIGN

ECONOMY
EnCORE™ is a QuickSeal™ dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly ithin the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with the EnCORE™ Framing System.

PERFORMANCE
A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The over then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, the EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

The EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

AESTHETICS
For additional freedom of expression, the EnCORE™ Framing System offers front or center glazing options. An SSG option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

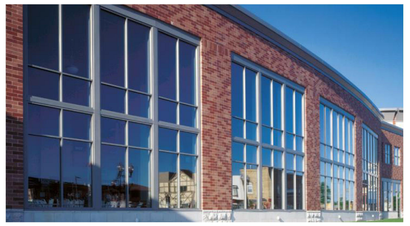
The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.

FOR THE FINISHING TOUCH
Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

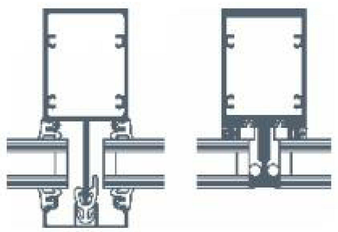
Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the green element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

FINISH #29
COLOR: BLACK



Another key feature of the EnCORE™ Framing System's separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.



ANDERSEN - CASEMENT WINDOWS
100 SERIES
COLOR: BLACK, SANDTONE

100 Series casement windows are not only low-maintenance and energy-efficient, they're also available in dark colors both inside and out. Made with revolutionary Fibrex® composite material, this budget-friendly window is the smart alternative to vinyl.

- Made with revolutionary Fibrex® composite material, which is twice as strong as vinyl
- Available in deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free
- Low-E glass options to help control heating and cooling costs
- Standard sizes up to 3' wide and 6' high. Custom sizes available.

DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years of smooth, reliable operation
- Fibrex material construction provides long-lasting performance
- Durable, low-maintenance finish won't fade, flake, blister, or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind, and water
- Variety of Low-E glass options are available to help control heating and cooling
- Many 100 Series casement windows have options that make them Enerfy Star v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Clean, attractive corner seams
- Five exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

COLOR: BLACK

COLOR: SANDTONE





ANDERSEN - PICTURE WINDOWS
100 SERIES
COLOR: BLACK, SANDTONE

- Made with our sustainable composite Fibrex material which is twice as strong as vinyl
- Clean corners for a refined look
- Standard sizes up to 8' wide or 8' high. Custom sizes available.

DURABLE

- Virtually maintenance-free
- Fibrex material construction provides long-lasting performance
- Durable, low-maintenance finish won't fade, flake, blister, or peel
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

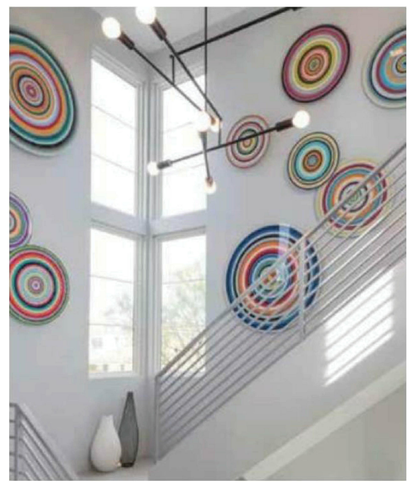
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind, and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them Enerfy Star v. 6.0 certified throughout the U.S.

BEAUTIFUL

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COLOR: BLACK

COLOR: SANDTONE





THOMAS
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URBAN OLYMPIA 10
401 UNION AVE APARTMENTS
UNION AND JEFFERSON | OLYMPIA, WA

Project No: 2019
DESIGN DEVELOPMENT
AUGUST 3, 2021

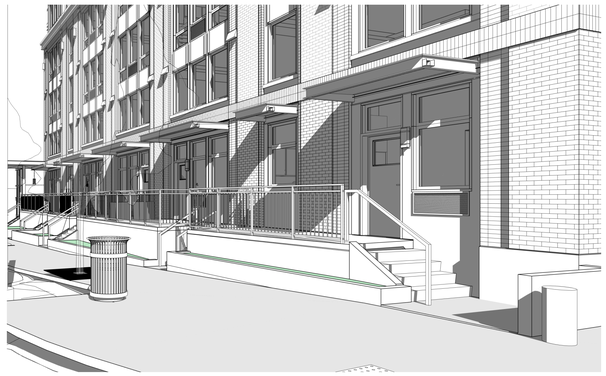
WINDOW DETAILS

A-911

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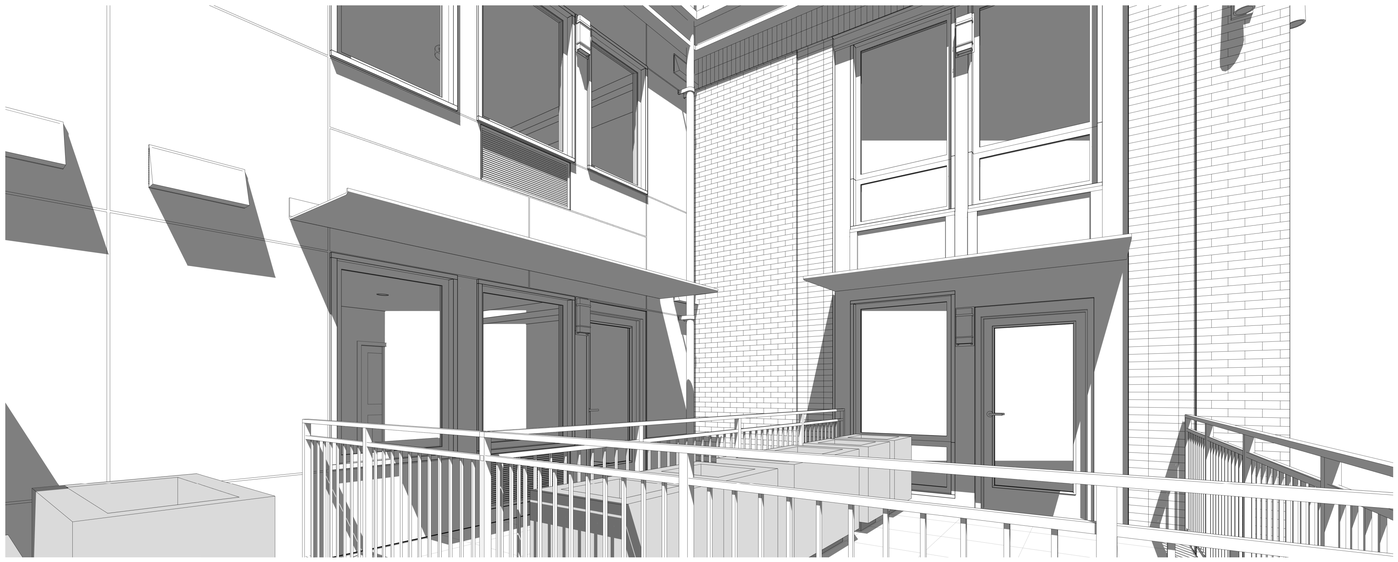
1 EXTERIOR - PARKING CANOPIES



2 EXTERIOR - UNIT CANOPIES & 42 INCH RAILINGS



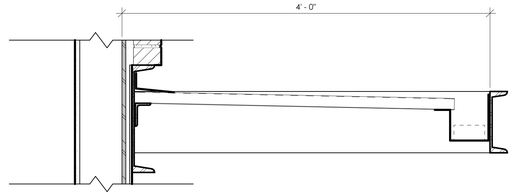
3 EXTERIOR - ENTRY CANOPY



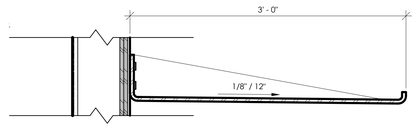
4 EXTERIOR - TERRACE CANOPIES

UNIT CANOPIES & RAILINGS
POWDER COATED STEEL
COLOR: BLACK

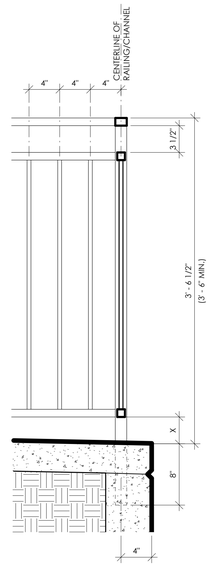
POWDER COATED STEEL
COLOR: BLACK



5 LOFT CANOPY
1 1/2" = 1'-0"



6 TERRACE CANOPY
1 1/2" = 1'-0"



7 PATIO HANDRAIL
1 1/2" = 1'-0"

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STREETSCAPE MATERIALS

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