

TRESTLE UNION APARTMENTS

710 11TH AVENUE SE / OLYMPIA, WA. 98501

VICINITY MAP



OWNER

JAMES BAUER
18824 133RD AVE. SE
YELM, WA 98597

PROJECT DESCRIPTION

THIS PROJECT CONSIST OF ONE, TWO STORY APARTMENT BUILDINGS ON SITE
CONTAINING (9) UNITS.

LEGAL DESCRIPTION

PARCEL: 78205-000400

ARCHITECT

DAVID FALTER
2737 WESTWOOD DR. NW
OLYMPIA, WA. 98502
360-556-4336

STRUCTURAL ENGINEER

PRECISE ENGINEERING INC.
1011 MELLER STREET
CENTRALIA, WASHINGTON 98531
TELEPHONE: (360) 736-1137
CONTACT: HAROLD HAHNENKRAFFT

DEVELOPER

JAMES BAUER
18824 133RD AVE. SE
YELM, WA 98597

CIVIL ENGINEER

VECTOR ENGINEERING
2724 BLACK LAKE BLVD. SW
TUMWATER, WA. 98512
360-352-2477

SITE DATA

PARCEL NUMBER:
78205-000400
SITE ADDRESS:
710 11TH AVE. SE
OLYMPIA, WA. 98501
TOTAL SITE AREA:
0.39 AC.
SEE CIVIL DRAWINGS
REQUIRED PARKING:
SEE CIVIL DRAWINGS

CODE DATA

PROJECT NAME:
TRESTLE UNION APARTMENTS
710 11TH AVE. SE
OLYMPIA, WA. 98501
CODES UTILIZED:
2015 INTERNATIONAL BUILDING CODE (IBC)
CURRENT ZONING:
(UR) URBAN RESIDENTIAL
OCCUPANCY:
R2 IBC
CONSTRUCTION TYPE:
V-B
SPRINKLELED:
NO
FIRST FLOOR:
4,192 SQ. FT.
SECOND FLOOR:
4,699 SQ. FT.
TOTAL:
8,891 SQ. FT.
NUMBER OF STORIES:
2
MAX. ALLOWABLE HEIGHT:
35'
TOTAL PROPOSED BUILDING HEIGHT:
30' +/-
OCCUPANCY LOAD PER TABLE 1004.1.1 = 200 GROSS
ACCESSIBLE DWELLING UNITS REQUIRED:
(1) PER 25 UNITS - 9 UNITS = 0 ACCESSIBLE PROVIDED

INDEX OF DRAWINGS

SHEET NUMBER	DRAWING DESCRIPTION
C.	COVER SHEET - GENERAL INFORMATION
SITE	ARCHITECTURAL SITE PLAN - ARCHITECTURAL NARRATIVE CONTEXT PLAN PHOTOS
CON.	SITE AND SERVICE EROSION AND DEMO. GRADING AND DRAINAGE UTILITIES
CIVIL	LANDSCAPE PLAN PLAN IMAGES PLANING DETAILS
C-1	CONCEPT UNITS
C-2	CONCEPT PLANS
C-3	CONCEPT ELEVATIONS / PAINT SCHEMES
C-4	
L1.0	
L1.1	
L1.2	
A-1	
A-2	
A-3	

PRELIMINARY ADVANCE PLAN NOT FOR CONSTRUCTION

		Date
Date	Drawn By	Checked By
6/4/2020	TB	DF / JB

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Architect
David E. Falter
2737 Westwood Dr. NW Olympia, Wa. 98502 360-556-4336

Project Number	Sheet Contents
2010	Cover Sheet
Sheet Number	Project Title
C	Trestle Union Apartments
I	James E. Bauer
	11th St. Olympia, Wa.

SITE DATA / AREA TABULATIONS
TOTAL PROJECT SIZE: 16,000 SQ. FT.
FOOTPRINT: 4,192 SQ. FT.
ASPHALT: 6,300 SQ. FT.
CONCRETE: 1,600 SQ. FT.
LANDSCAPING: 1,190 SQ. FT.
CAR PARKING: 8 SPACES
BIKE PARKING: PERMANENT = 7 SPACES
TEMPORARY = 2 SPACES

SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION

Architectural Narrative

History of 720 11th Ave S

In September of 1892, Winlock W. Miller granted property, including the subject parcel, to The Tacoma Olympia and Grays Harbor Railroad Company for a railroad right-of-way. Railroad tracks crossed the property and connected to a trestle crossing Union Avenue as seen in the included photo from 1946. Sometime before 1991, the railroad right-of-way was abandoned and the tracks and trestle were removed. As the purpose for which it was deeded had been abandoned, the property legally reverted back to the Estate of Winlock W. Miller. James and Shani Bauer purchased the property from heirs to the Miller Estate in 2017.

This property is now going in for Board Level Design Review with the accompanying drawings that are listed on this Cover Sheet.

The property is on the main corridor into the City of Olympia from Interstate Five on Plum Street with a secondary access to the State Capital Campus on Union Street. Mr. and Mrs. Bauer are excited about the opportunity to build nine units of high quality apartments on this site which has lain fallow for many years.

The project consists of five 2-story apartments and four one bedroom apartments in one structure. Two of the one bedroom units are on the second floor and accessed with exterior stairwells. There are five single car garages included in the main structure. The number of units was kept in scale to the surrounding neighborhood in an attempt to keep this new structure from dominating the point where the trestle landing used to be.

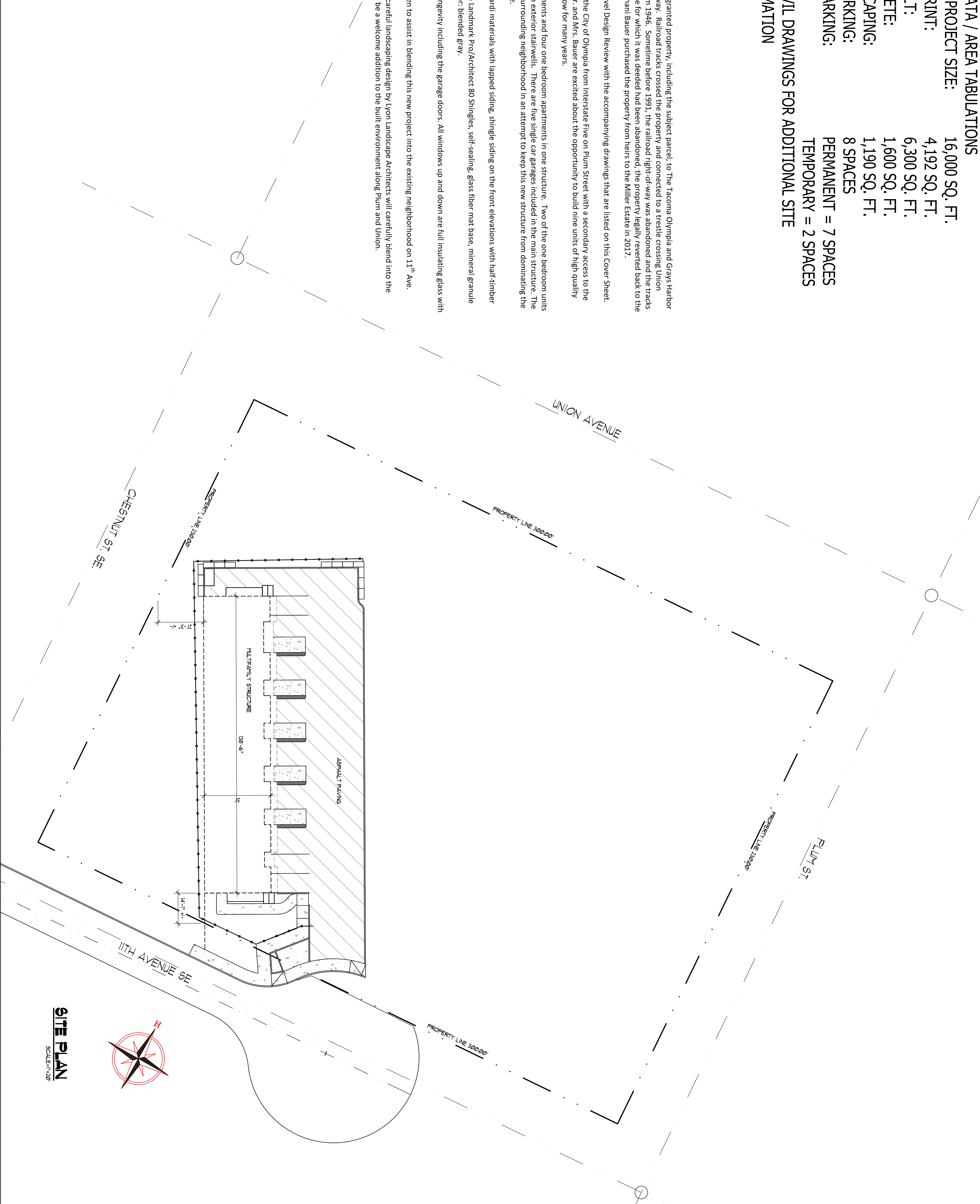
The exteriors are predominately James Hardi materials with lapped siding, shingle siding on the front elevations with half-timber treatment at the upper gables.

The roof material will be quality similar to Landmark Pro/Architect 80 Shingles, self-sealing, glass fiber mat base, mineral granule surfaced, fungus and algae resistant. Color: blended gray.

All exterior doors are painted metal for longevity including the garage doors. All windows up and down are full insulating glass with white premium vinyl frames.

The submitted colors were carefully chosen to assist in blending this new project into the existing neighborhood on 11th Ave.

This Trestle Union project along with the careful landscaping design by Lyon Landscape Architects will carefully blend into the residential fabric above and behind it and be a welcome addition to the built environment along Plum and Union.



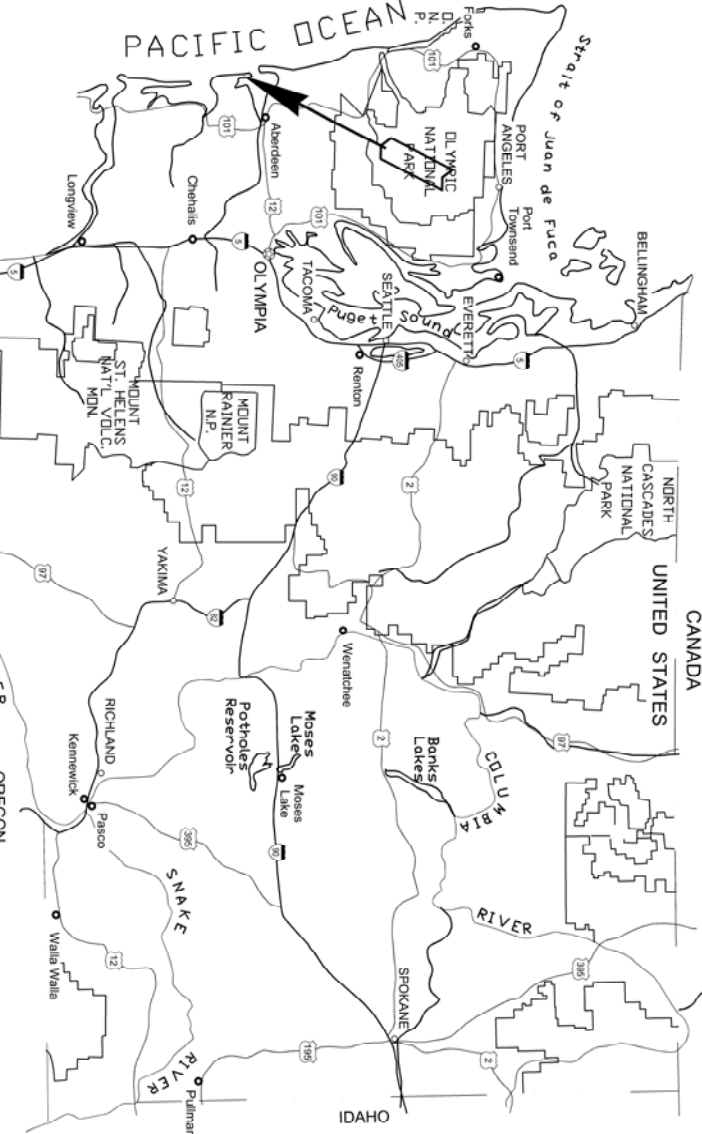
Project Number 2020	Sheet Contents Site Plan - Site Data - Architectural Narrative
Sheet Number SITE OF 1	Project Title Trestle Union Apartments James E. Bauer 11th St. Olympia, Wa.

Architect
David E. Falter
2737 Westwood Dr. NW Olympia, Wa. 98502 360-556-4336

		Date
Date 6/4/2020	Drawn By TB	Checked By DF / JB

TRESTLE UNION APARTMENTS
710 11TH AVENUE SE
OLYMPIA, WA 98501
PARCEL: 78205400400

KEY MAP OF WASHINGTON



PROJECT DETAILS

OWNER
JAMES BAUER
18824 133RD AVE SE
YELM, WA 98597

CIVIL ENGINEER
COLLIN MCMASTER, PE
VECTION ENGINEERING, INC
2128 BLACK LAKE BLVD SW
TUMWATER, WA 98512
PHONE: (360) 352-2477

SITE ADDRESS
PARCEL: 78205400400
710 11TH AVE SE
OLYMPIA, WA 98501

JURISDICTION
CITY OF OLYMPIA, WA

PROJECT NO.
NO. 17-1139

PROJECT LOCATION

SWANS ADDITION TO OLYMPIA-ABANDONED RR ROW ACROSS BLK 54 & 1/2 VAC ST ON W ADJ

SITE INFORMATION

TOTAL PARCELS: 0.38AC
ZONING: (UR) URBAN RESIDENTIAL

SOILS INFORMATION

CONSISTENT WITH SWPOPA SILT LOAM - INSIGHT GEOLOGIC REPORT (6/19/2017)

CONSTRUCTION NOTES

- PERMANENT SEEDING
- GARBAGE / REFUSE AREA - CHAIN-LINK ENCLOSURE W/ LIMITED VISIBILITY STRIPS
- HEAVY PAVING SECTION
- CONCRETE SIDEWALK SECTION
- ECO-BLOCK WALL PER PLAN

SURVEY NOTES

HORIZONTAL DATUM
S 85°53'4" W 299.84' BETWEEN MONUMENTS FOUND AT THE INTERSECTION OF CHERRY STREET AND 71th AVENUE SE AND CHESTNUT STREET AND 71th AVENUE SE AS SHOWN ON FACE OF MAP

VERTICAL DATUM
ASSUMED 100.00' AT CONTROL POINT #1 (MAG NAIL)

UTILITY NOTE
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE THE RESULT OF A COMBINATION OF ABOVE GROUND STRUCTURES AND UTILITIES PAINTED ON THE GROUND FROM A ONE CALL LOCATE:

CHEHALIS VALLEY SURVEYING LLC MAKES NO CERTIFICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

THAT PORTION OF BURLINGTON NORTHERN RAILROAD'S 80 FOOT RIGHT OF WAY LYING WITHIN BLOCK 54 OF SWANS ADDITION, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 37; TOGETHER WITH THAT PORTION OF THE EAST HALF OF VACATED CHESTNUT STREET LYING SOUTH OF UNION AVENUE AND WITHIN SAID RAILROAD RIGHT OF WAY; EXCEPT THAT PORTION CONVERTED TO THE CITY OF OLYMPIA BY INSTRUMENT RECORDED FEBRUARY 15, 1989 UNDER FILE NO. 88021950148 IN THURSTON COUNTY, WASHINGTON.

CONSTRUCTION SEQUENCE

THIS CONSTRUCTION SEQUENCE IS INTENDED AS A CONTRACT REQUIREMENT. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE SUBJECT TO APPROVAL BY THE ENGINEER.

- CONSTRUCT STABILIZED CONSTRUCTION ACCESS PER TREC NOTES & DETAILS.
- INSTALL INITIAL PROJECT CONTROL STAKING.
- INSTALL HIGH VISIBILITY FENCE MARKING CLEARING LIMITS. INSTALL SIL T FENCE. IMPLEMENT OTHER BMP'S AS DESCRIBED ON THE PLANS AS NEEDED.
- DEMOLISH EXISTING FENCING. RELOCATE UTILITY POLES (IF REQUIRED). REMOVE EXISTING TREES AND ALL NON-WATIVE LAND COVERINGS. AND BACKFILL.
- CLEAR AND GRUB TO CLEARING LIMITS OF ENTIRE SITE.
- ROUGHLY GRADE SITE AS SHOWN ON GRADING PLAN.
- FINE GRADE BUILDING FOOTPRINT AND POUL FOUNDATION & SLAB.
- HOOK BUILDING UP TO ALL UTILITIES.
- FINE GRADE REMAINING SITE AS NEEDED.
- INSTALL CURBING, SIDEWALKS, AND ASPHALT PAVEMENT AS SHOWN ON SURFACING PLAN.
- INSTALL PERMANENT SIGNAGE.
- INSTALL LANDSCAPING SOILS AND PLANTS AND TRAFFIC MARKING AS REQUIRED.

TRESTLE UNION APARTMENTS

710 11TH AVE SE

OLYMPIA, WA 98501

C-1

JIM BAUER

18824 133RD AVE SE
YELM, WA 98597

COVER &
SURFACE

SHT 1 OF 6

CALL BEFORE YOU DIG
1-800-424-5555

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF OLYMPIA
DIRECTOR OF PUBLIC WORKS

APPROVAL EXPIRES: _____

LEGEND

1) SURVEY OF BURNING MONUMENTS FOUND AT THE INTERSECTION OF CHERRY STREET AND 71th AVENUE SE AND CHESTNUT STREET AND 71th AVENUE SE AS SHOWN ON FACE OF MAP

REFERENCE SURVEYS:

1) VOLUME 1 OF PLATS, PAGE 37
2) RECORD OF SURVEY AS RECORDED UNDER THURSTON COUNTY ADJUTOR'S FILE NO. 4607340

LEGEND

FOUND 2 1/2" BRASS DISC WITH "X"

FOUND AS NOTED

○ CALCULATED POSITION

⊕ CALCULATED POSITION

○ CALCULATED DIMENSION

✕ MAG NAIL CONTROL POINT

■ MAG/TICK CONTROL POINT

SITE & SURFACE
C-1
SCALE: 1" = 40'

0 20' 40'

LEGEND

PAVED AREA (PROPOSED)

CONCRETE (PROPOSED)

EXIST PROP

EDGE PAVING

FENCE

CONTOUR

PROPERTY LINE

WATER

SANITARY SEWER

STORM DRAIN

OVERHEAD PWR

FILE: C-1.dwg	5		
PROJECT: BAUER (TRESTLE UNION)	4		
	3		
CHECKED BY: CJM	2		
DETAILED BY: CJM	1		
DESIGNED BY: CJM			
DATE	NO.	REVISION	BY

LAND USE

Vector
ENGINEERING INC.

2724 Black Lake Boulevard SW, Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com



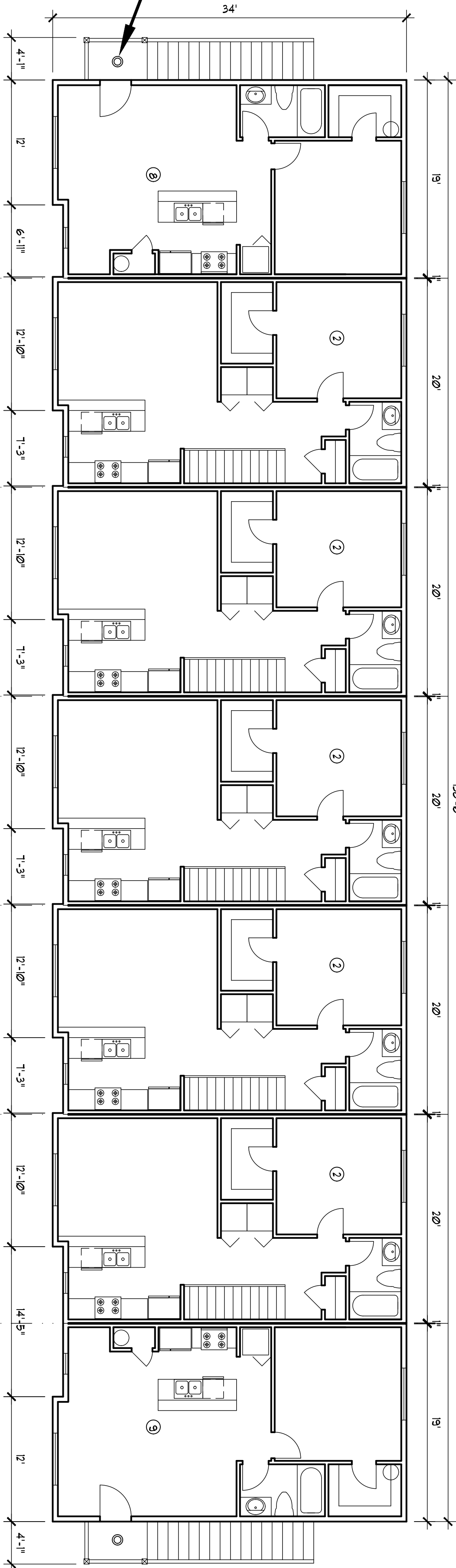
RECESSED MOUNT LIGHT FIXTURE

TYPICAL OF (9) FIXTURES



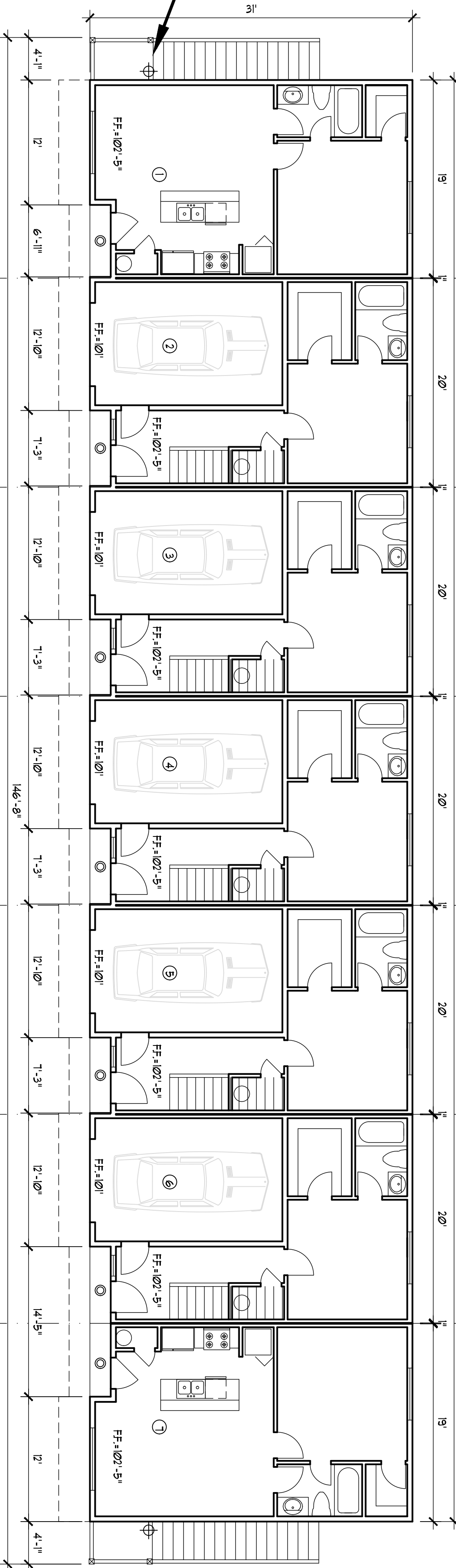
SURFACE MOUNT LIGHT FIXTURE

TYPICAL OF (2) FIXTURES



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

PRELIMINARY ADVANCE PLAN

NOT FOR CONSTRUCTION

Project Number 2010	Sheet Contents Concept Plans
Sheet Number A-2 OF	Project Title Trestle Union Apartments James E. Bauer 11th St. Olympia, Wa.

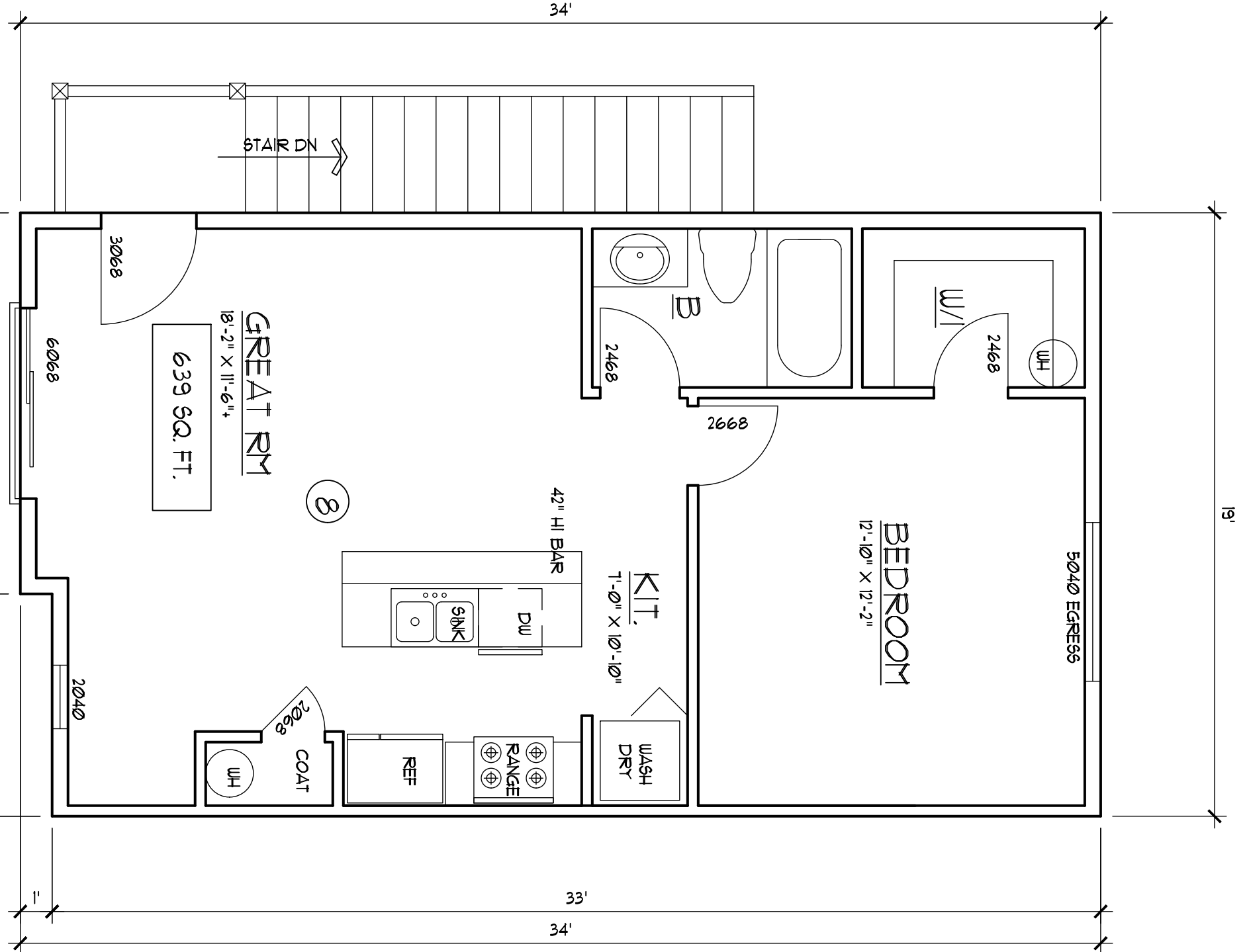
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PLANNING - DESIGN - DOCUMENTATION
ADVANCED DRAFTING SERVICES
1011 Mellen Street CENTRALIA, WA. 98531
360 - 736 - 4751

Date 6/4/2020	Drawn By TB	Checked By DF / JB
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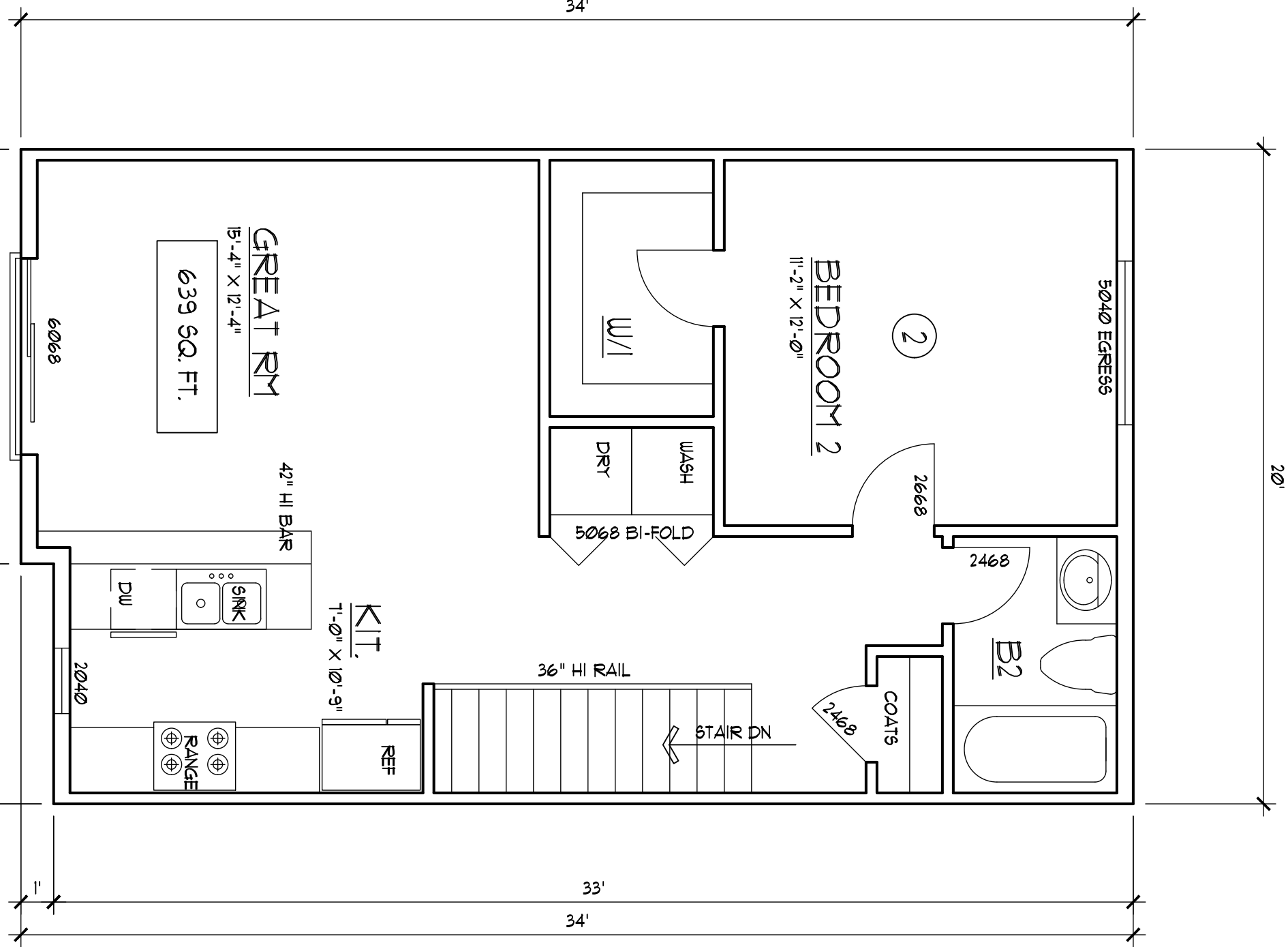
PRELIMINARY ADVANCE PLAN

NOT FOR CONSTRUCTION



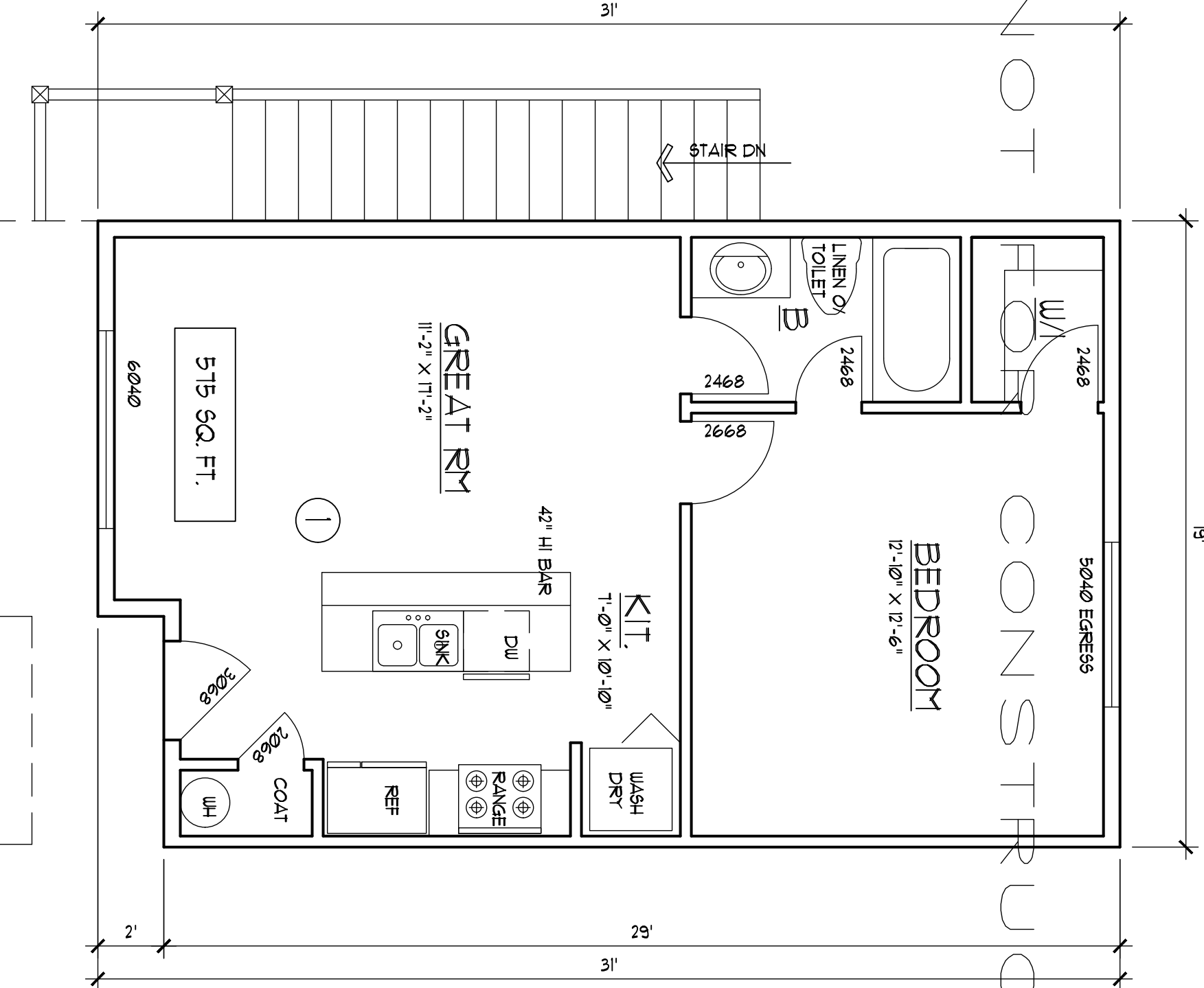
SECOND FLOOR ONE BR FLAT

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



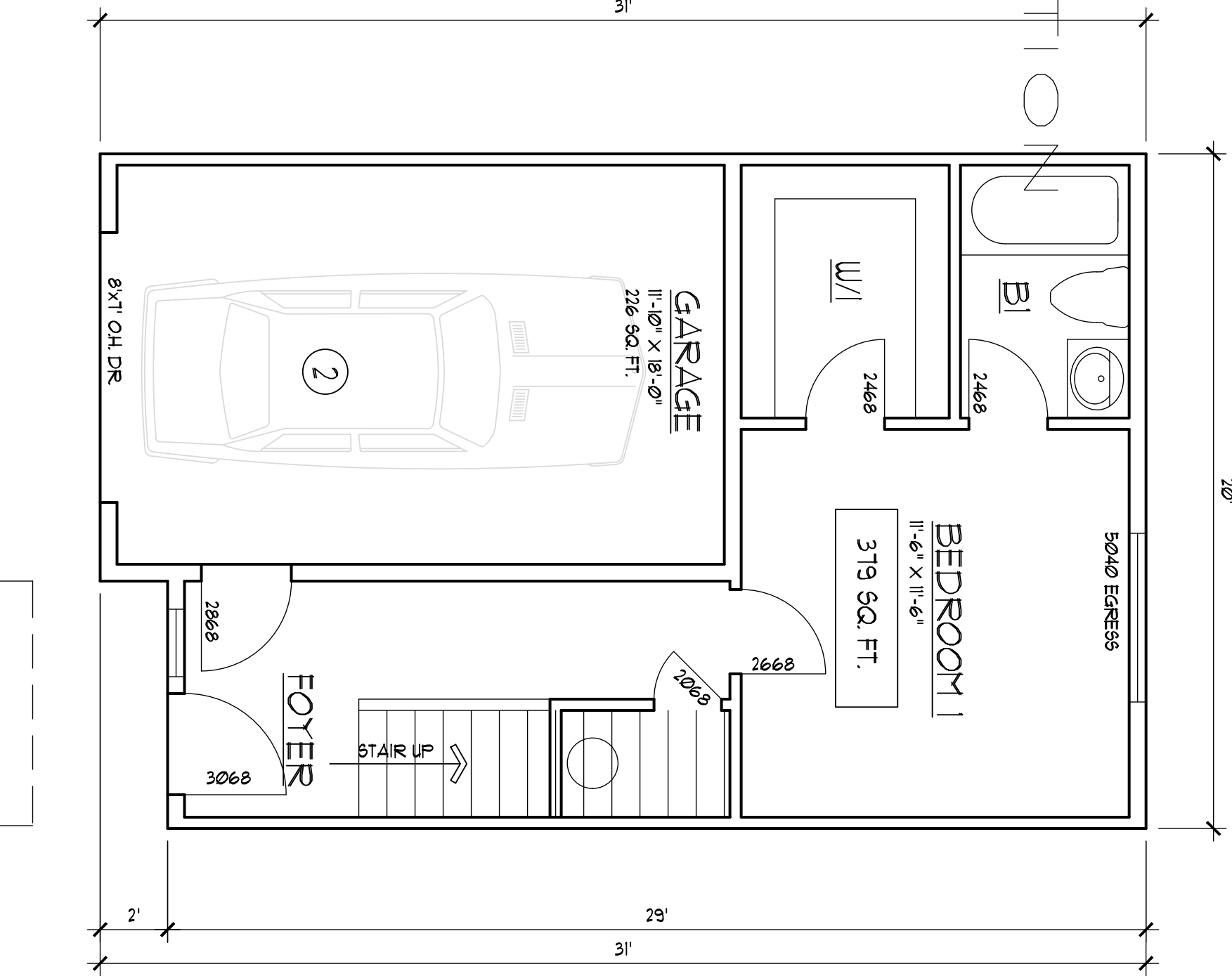
SECOND FLOOR PLAN TWO BEDRM. UNIT

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



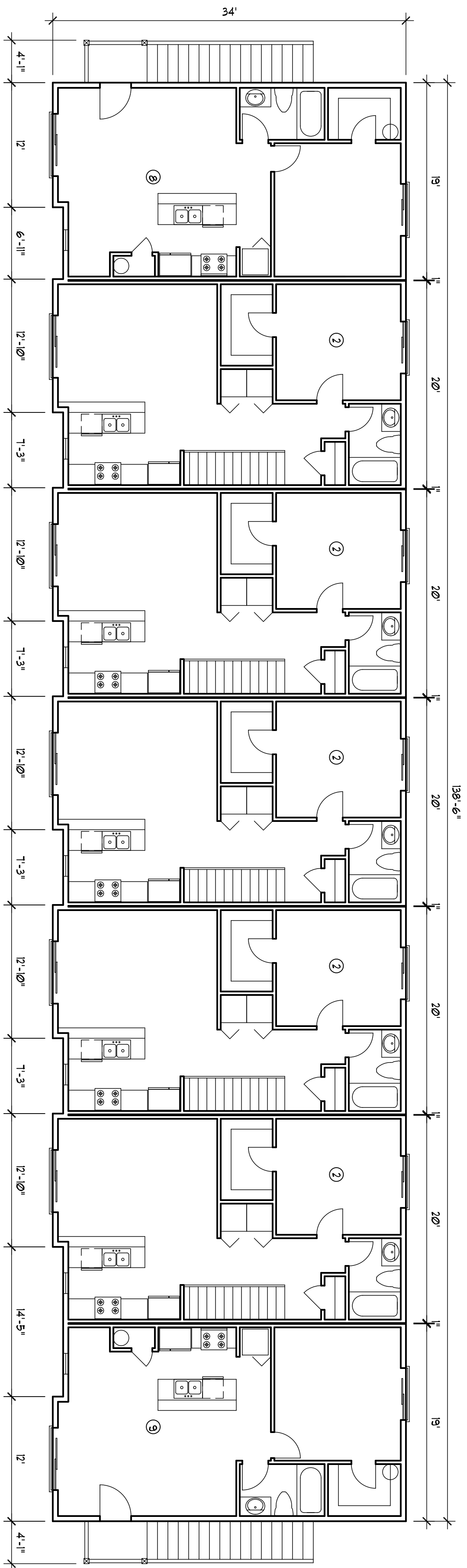
FIRST FLOOR PLAN ONE BR. FLAT

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



FIRST FLOOR PLAN TWO BEDRM. UNIT

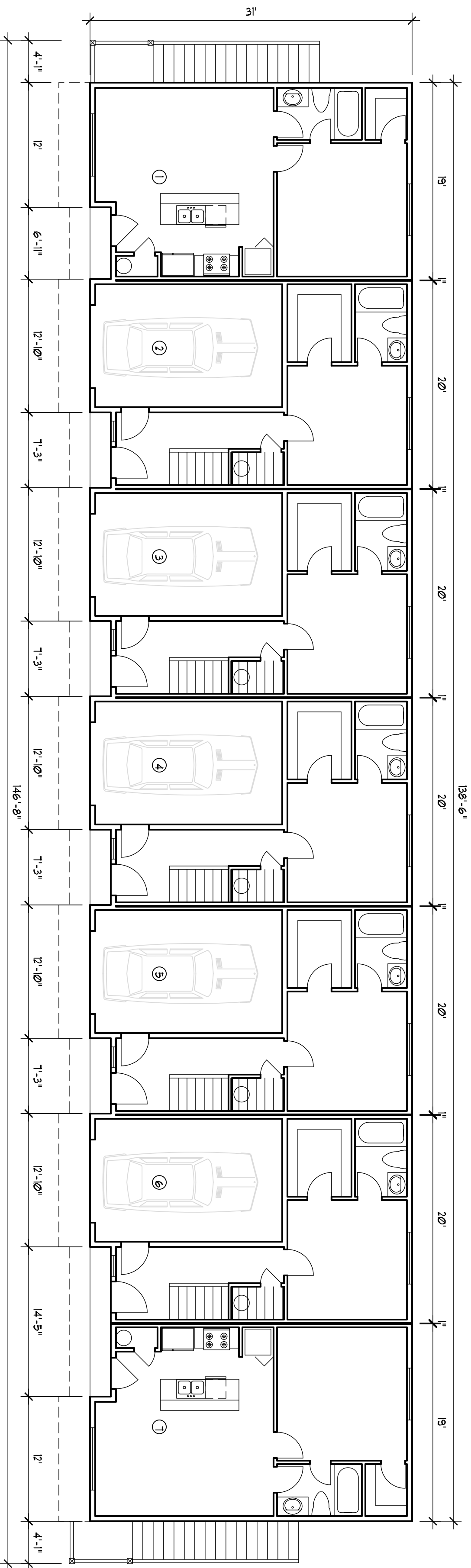
SCALE: 1/4" = 1'-0"



PRELIMINARY ADVANCE PLAN NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

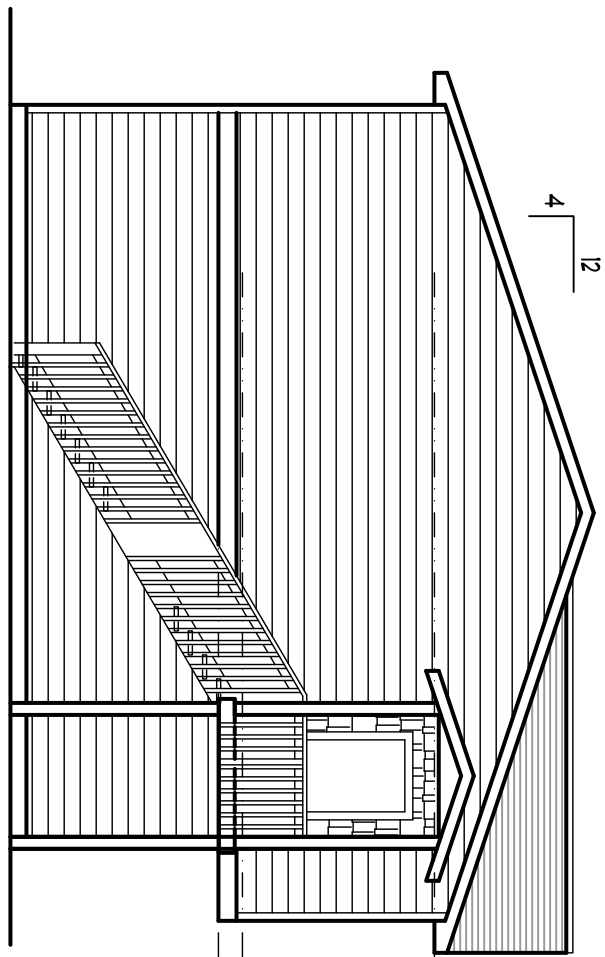
SCALE: 1/8" = 1'-0"



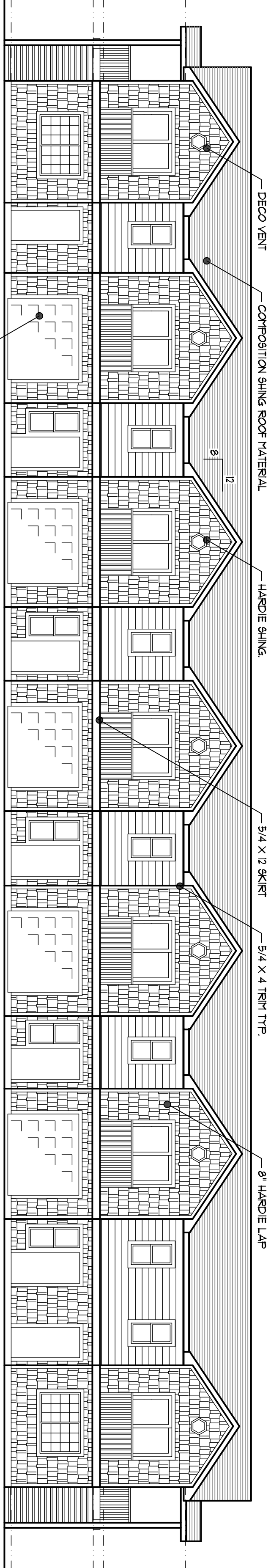
PRELIMINARY ADVANCE PLAN NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

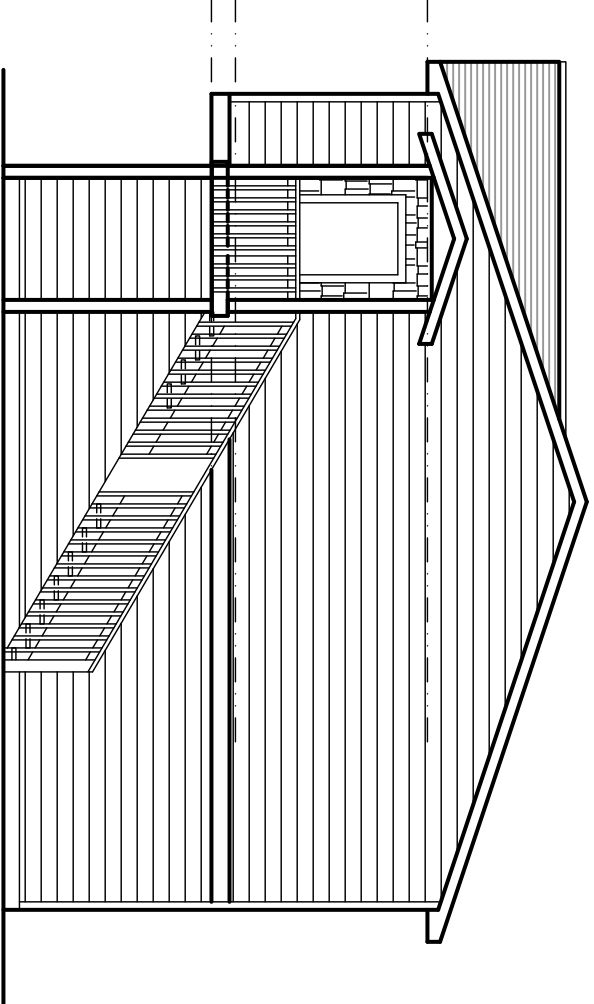
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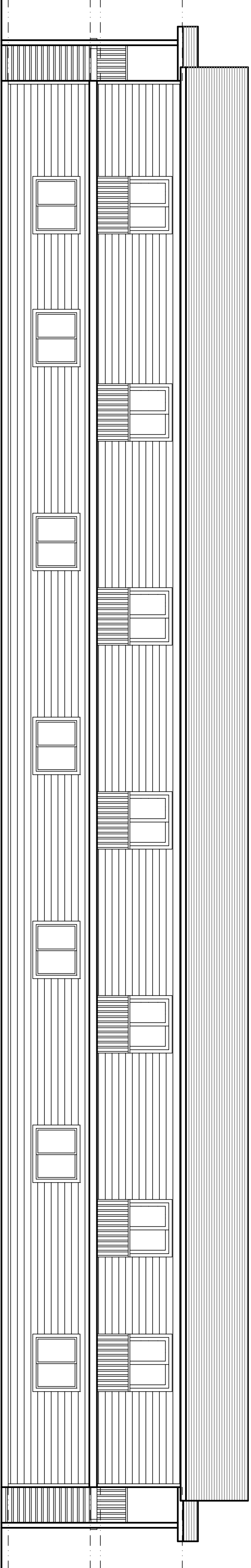
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Project Number 2020	Sheet Contents Preliminary
Sheet Number A2 OF	Project Title A 9 Unit Apartment Complex for: James E. Bauer 11th St. Olympia, Wa.

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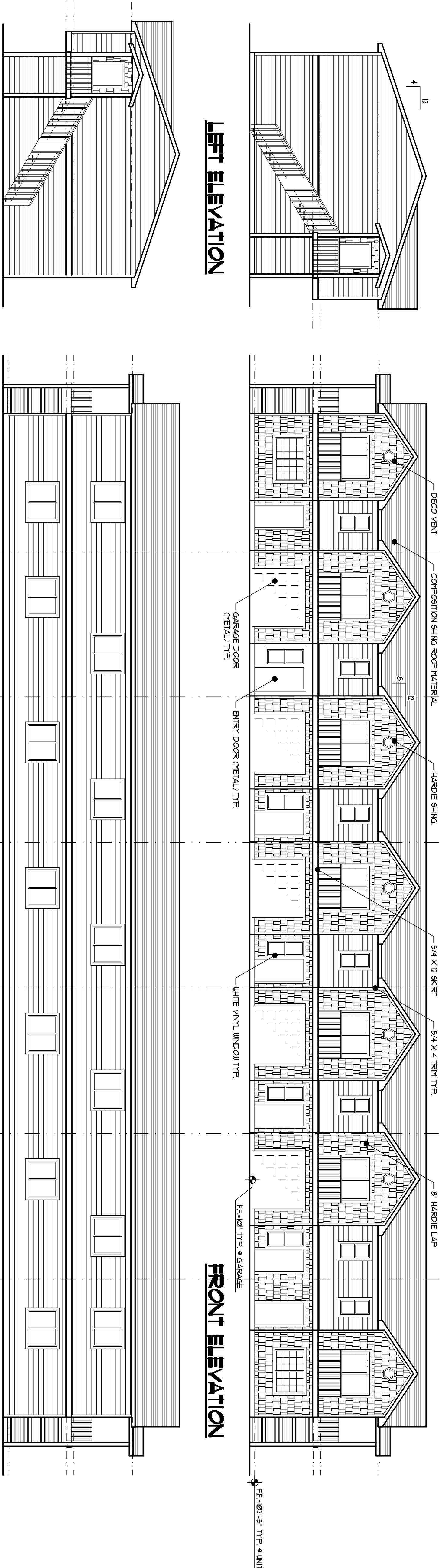
PLANNING - DESIGN - DOCUMENTATION

ADVANCED DRAFTING SERVICES

1011 MELLEN STREET CENTRALIA, WA. 98531

360 - 736 - 4751

Date 1/8/2020	Drawn By BB	Checked By JB
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RIGHT ELEVATION

LEFT ELEVATION (SOUTH)

LEFT ELEVATION (NORTH)

✓ FEATURED IN SCENE
SW 2839
Roycroft Copper Red

✓ FEATURED IN SCENE
SW 2841
Weathered Shingle

✓ FEATURED IN SCENE
SW 2813
Downing Straw

✓ FEATURED IN SCENE
SW 7624
Slate Tile
Locator Number: 233-C6

✓ FEATURED IN SCENE
SW 6186
Dried Thyme
Locator Number: 215-C5

✓ FEATURED IN SCENE
SW 9175
Deep Forest Brown
Locator Number: 252-C4

ICE PLAN NOT FOR CONSTRUCTION

FRONT ELEVATION

FRONT ELEVATION

WEST (Back)

✓ FEATURED IN SCENE
SW 2839
Roycroft Copper Red

✓ FEATURED IN SCENE
SW 2841
Weathered Shingle

✓ FEATURED IN SCENE
SW 2813
Downing Straw

✓ FEATURED IN SCENE
SW 7624
Slate Tile
Locator Number: 233-C6

✓ FEATURED IN SCENE
SW 6186
Dried Thyme
Locator Number: 215-C5

✓ FEATURED IN SCENE
SW 9175
Deep Forest Brown
Locator Number: 252-C4

		Date
Date	Drawn By	Checked By
6/4/2020	TB	DF / JB

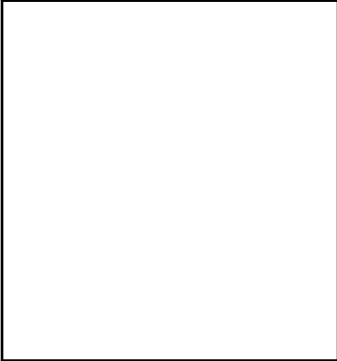
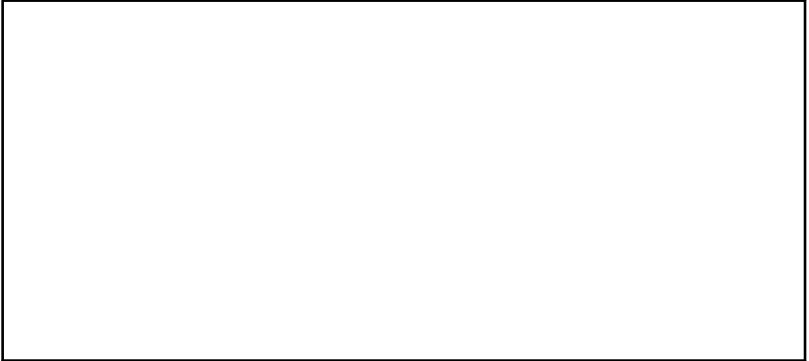
Project Number	Sheet Contents
2020	Concept Elevations - Color Scheme
Sheet Number	Project Title
A-3	Trestle Union Apartments
OF	James E. Bauer
	11th St. Olympia, Wa.

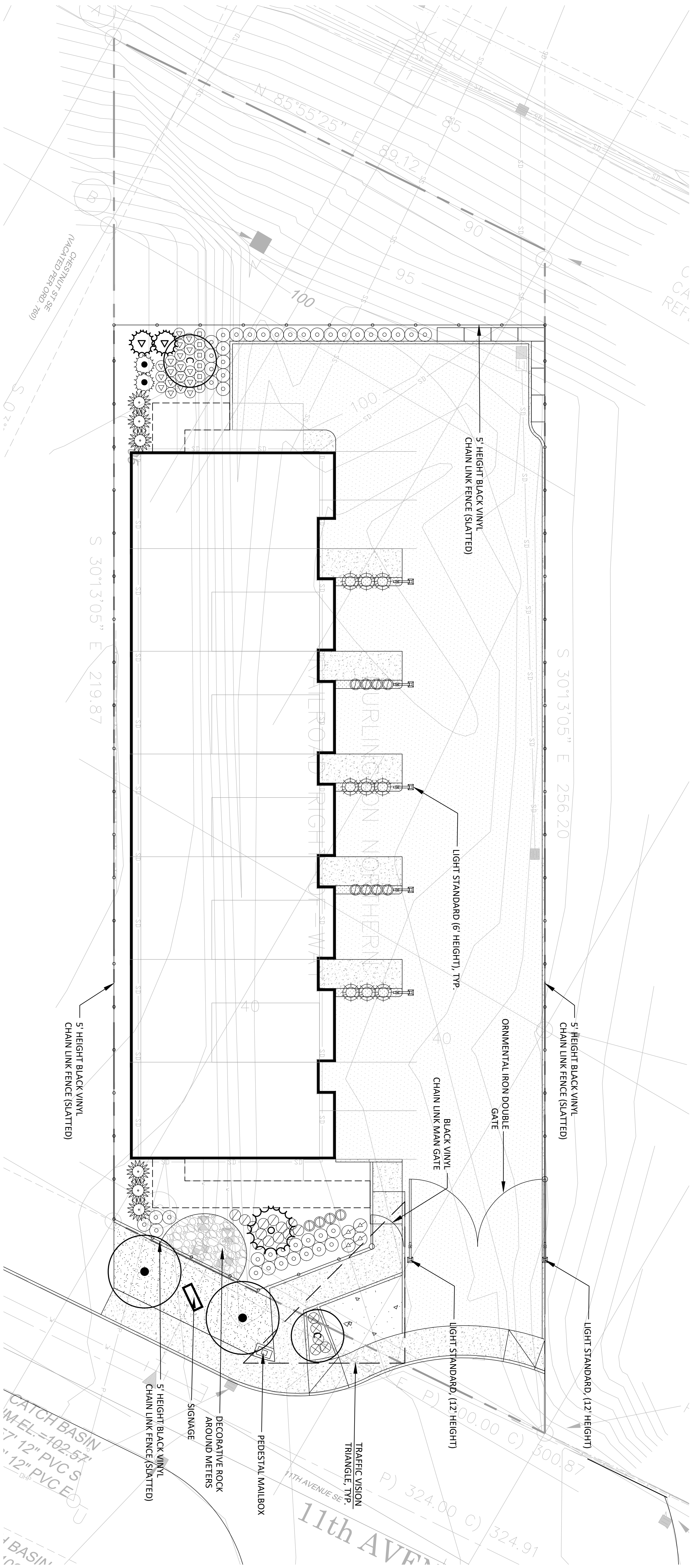
PLANNING - DESIGN - DOCUMENTATION

ADVANCED DRAFTING SERVICES

1011 MELLEN STREET CENTRALIA, WA. 98531

360 - 736 - 4751





QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
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TREES

2	CHAMAECYPARIS OBTUSA 'GRACILIS'	TALL SLENDER HINOKI (CYRESS)	2" CALIPER, SPACING PER PLAN
2	STRAX JAPONICUS	JAPANESE SNOWBELL	2" CALIPER, SPACING PER PLAN
2	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	2" CALIPER, SPACING PER PLAN
1	CEDRUS ATLANTICA 'GLAUCO PENDULA'	WEeping BLUE ATLAS CEDAR	MIN. 10' HEIGHT

SHRUBS

2	AZALEA 'PURPLE GEM'	PURPLE GEM AZALEA	2 GALLON, 3' O.C. SPACING
9	CALAMAGROS'TIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GALLON, 3' O.C. SPACING
6	HYDRANGEA 'M. ALL SUMMER BEAUTY'	ALL SUMMER BEAUTY HYDRANGEA	3 GALLON, 4' O.C. SPACING

GROUND COVER

5	ASTILBE 'AMETHYST'	AMETHYST ASTILBE	1 GALLON, 24" O.C. SPACING
13	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH'S BLUE FESCUE	1 GALLON, 24" O.C. SPACING
6	HEUCHERA 'BLACK BEAUTY'	BLACK BEAUTY CORAL BELLS	1 GALLON, 24" O.C. SPACING
18	HOSTA 'WIDE BRIM'	WIDE BRIM HOSTA	1 GALLON, 24" O.C. SPACING
4	LAVANDULA ANGUSTIFOLIA	ENGLISH HIDCOTE LAVENDER	1 GALLON, 3' O.C. SPACING
12	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GALLON, 24" O.C. SPACING
42	SARODOCOA RUSCIFOLIA	FRAGRANT SWEET BOX	1 GALLON, 30" O.C. SPACING

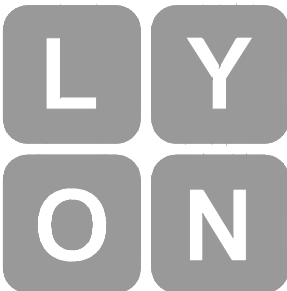
	PERFECT GREEN	20% KENTUCKY BLUEGRASS, 20% HARD FESCUE, 60% PERENNIAL RYE GRASS	COUNTRY GREEN TURF FARMS
	DECORATIVE ROCK	BLACK POPCORN FROM GREAT WESTERN LANDSCAPE SUPPLY (360-754-3722). PROVIDE AT 6" MIN. DEPTH WITH NON-WOVEN FABRIC BELOW	
	LIGHT STANDARD	6' HEIGHT	
	LIGHT STANDARD	12' HEIGHT	

LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE AND PLACE 9" DEPTH IMPORTED TOPSOIL TYPE A AT ALL LANDSCAPE PLANTING AREAS.
- IMPORTED TOPSOIL TYPE A SHALL BE "TURF MIX" FROM GREAT WESTERN LANDSCAPE SUPPLY (360-754-3722)
- CONTRACTOR SHALL PROVIDE 4" DEPTH OF "DARK BARK MULCH" FROM GREAT WESTERN LANDSCAPE SUPPLY (360-754-3722)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR FROM TIME OF COMPLETION OF WORK.

BUILDING PERMIT

REVISIONS	APPD.



Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

Trestle Union
Apartments Project
710 11TH AVENUE SE
OLYMPIA, WA

PROJECT



PLANT IMAGES



TALL SLENDER HINOKI CYPRESS



JAPANESE SNOWBELL



PINK FLOWERING DOGWOOD



WEEPING BLUE ATLAS CEDAR



PURPLE GEM AZALEA



FOERSTER'S FEATHER REED GRASS



ALL SUMMER BEAUTY HYDRANGEA



AMETHYST ASTILBE



ELIJAH'S BLUE FESCUE



BLACK BEAUTY CORAL BELLS



WIDE BRIM HOSTA



ENGLISH HIRCOTE LAVENDER



LITTLE BUNNY FOUNTAIN GRASS



FRAGRANT SWEET BOX

LIGHT STANDARD (6' OR 12' HEIGHT)



ENTRY SIGN CONCEPT



BUILDING PERMIT

PEDESTAL MAILBOX



ORNAMENTAL IRON DOUBLE GATE



REVISIONS	APPD.