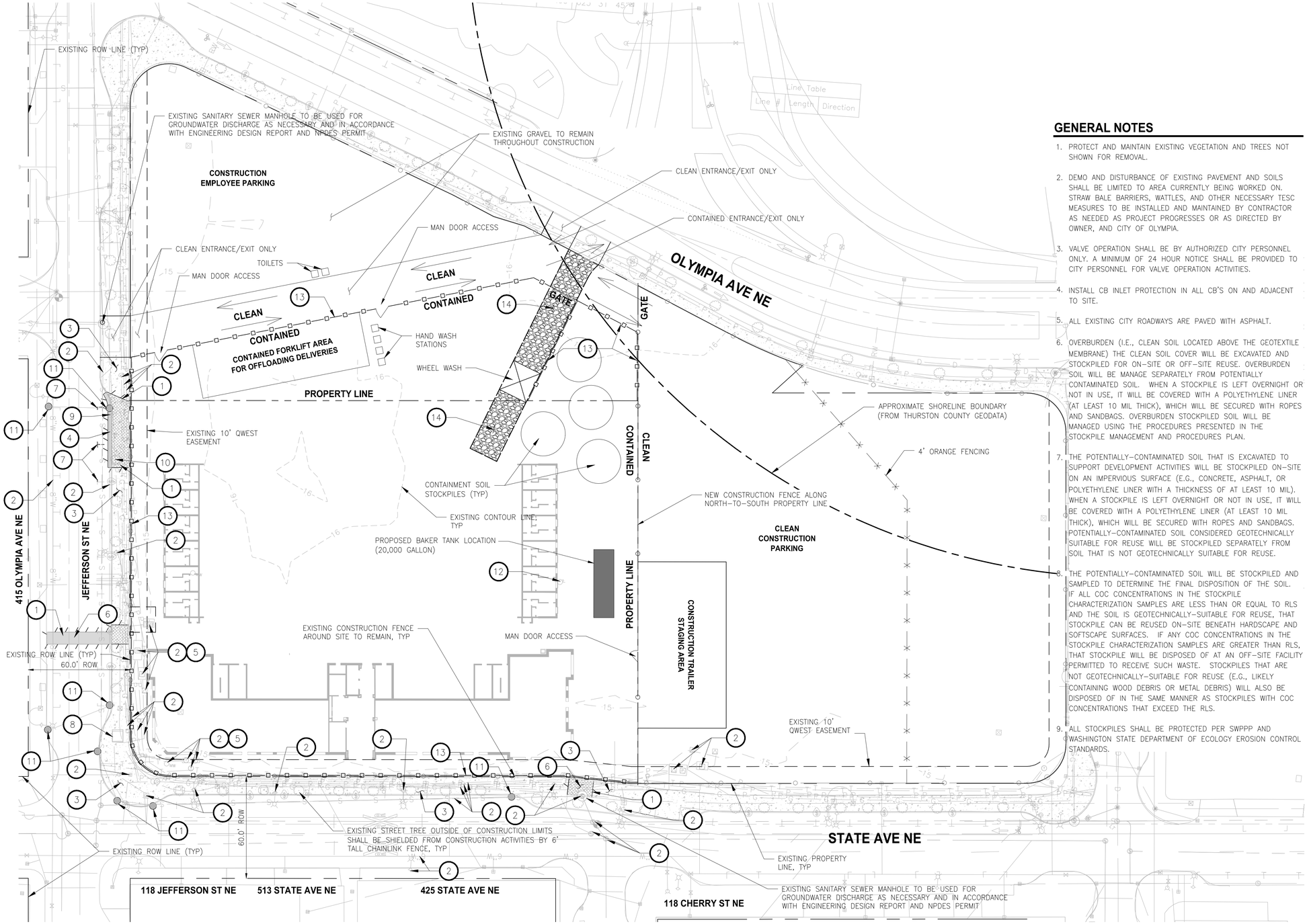
Appendix C



LEGEND

- EXISTING PROPERTY LINE
- CONSTRUCTION LIMITS
- POTENTIALLY-CONTAMINATED SOILS/ EXTEND OF CLEAN FILL
- SAWCUT LINE
- HIGH-VISIBILITY SILT FENCE PER STD PLAN I-30.17-00, SHEET DT-03
- INSTALL CONSTRUCTION ENTRANCE PER WSDOT STD PLAN I-80.10-02, SHEET DT-02
- INSTALL TEMPORARY SEDIMENT TRAP PER WSDOT STD PLAN I-80.10-02, SHEET DT-02
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE CURB AND SIDEWALK
- INSTALL CATCH BASIN INLET PROTECTION PER WSDOT STD DETAIL I-40.20-00, SHEET DT-03

GENERAL NOTES

1. PROTECT AND MAINTAIN EXISTING VEGETATION AND TREES NOT SHOWN FOR REMOVAL.
2. DEMO AND DISTURBANCE OF EXISTING PAVEMENT AND SOILS SHALL BE LIMITED TO AREA CURRENTLY BEING WORKED ON. STRAW BALE BARRIERS, WATTLES, AND OTHER NECESSARY TESC MEASURES TO BE INSTALLED AND MAINTAINED BY CONTRACTOR AS NEEDED AS PROJECT PROGRESSES OR AS DIRECTED BY OWNER, AND CITY OF OLYMPIA.
3. VALVE OPERATION SHALL BE BY AUTHORIZED CITY PERSONNEL ONLY. A MINIMUM OF 24 HOUR NOTICE SHALL BE PROVIDED TO CITY PERSONNEL FOR VALVE OPERATION ACTIVITIES.
4. INSTALL CB INLET PROTECTION IN ALL CB'S ON AND ADJACENT TO SITE.
5. ALL EXISTING CITY ROADWAYS ARE PAVED WITH ASPHALT.
6. OVERBURDEN (I.E., CLEAN SOIL LOCATED ABOVE THE GEOTEXTILE MEMBRANE) THE CLEAN SOIL COVER WILL BE EXCAVATED AND STOCKPILED FOR ON-SITE OR OFF-SITE REUSE. OVERBURDEN SOIL WILL BE MANAGE SEPARATELY FROM POTENTIALLY CONTAMINATED SOIL. WHEN A STOCKPILE IS LEFT OVERNIGHT OR NOT IN USE, IT WILL BE COVERED WITH A POLYETHYLENE LINER (AT LEAST 10 MIL THICK), WHICH WILL BE SECURED WITH ROPES AND SANDBAGS. OVERBURDEN STOCKPILED SOIL WILL BE MANAGED USING THE PROCEDURES PRESENTED IN THE STOCKPILE MANAGEMENT AND PROCEDURES PLAN.
7. THE POTENTIALLY-CONTAMINATED SOIL THAT IS EXCAVATED TO SUPPORT DEVELOPMENT ACTIVITIES WILL BE STOCKPILED ON-SITE ON AN IMPERVIOUS SURFACE (E.G., CONCRETE, ASPHALT, OR POLYETHYLENE LINER WITH A THICKNESS OF AT LEAST 10 MIL). WHEN A STOCKPILE IS LEFT OVERNIGHT OR NOT IN USE, IT WILL BE COVERED WITH A POLYETHYLENE LINER (AT LEAST 10 MIL THICK), WHICH WILL BE SECURED WITH ROPES AND SANDBAGS. POTENTIALLY-CONTAMINATED SOIL CONSIDERED GEOTECHNICALLY SUITABLE FOR REUSE WILL BE STOCKPILED SEPARATELY FROM SOIL THAT IS NOT GEOTECHNICALLY SUITABLE FOR REUSE.
8. THE POTENTIALLY-CONTAMINATED SOIL WILL BE STOCKPILED AND SAMPLED TO DETERMINE THE FINAL DISPOSITION OF THE SOIL. IF ALL COC CONCENTRATIONS IN THE STOCKPILE CHARACTERIZATION SAMPLES ARE LESS THAN OR EQUAL TO RLS AND THE SOIL IS GEOTECHNICALLY-SUITABLE FOR REUSE, THAT STOCKPILE CAN BE REUSED ON-SITE BENEATH HARDSCAPE AND SOFTSCAPE SURFACES. IF ANY COC CONCENTRATIONS IN THE STOCKPILE CHARACTERIZATION SAMPLES ARE GREATER THAN RLS, THAT STOCKPILE WILL BE DISPOSED OF AT AN OFF-SITE FACILITY PERMITTED TO RECEIVE SUCH WASTE. STOCKPILES THAT ARE NOT GEOTECHNICALLY-SUITABLE FOR REUSE (E.G., LIKELY CONTAINING WOOD DEBRIS OR METAL DEBRIS) WILL ALSO BE DISPOSED OF IN THE SAME MANNER AS STOCKPILES WITH COC CONCENTRATIONS THAT EXCEED THE RLS.
9. ALL STOCKPILES SHALL BE PROTECTED PER SWPPP AND WASHINGTON STATE DEPARTMENT OF ECOLOGY EROSION CONTROL STANDARDS.

CONSTRUCTION NOTES

1. SAWCUT AND REMOVE EXISTING PAVEMENT/CONCRETE.
2. MAINTAIN AND PROTECT EXISTING UTILITY.
3. PRESERVE AND PROTECT EXISTING SIDEWALK.
4. SAWCUT AND REMOVE EXISTING ASPHALT A MINIMUM OF 12" TO ACCOMMODATE INSTALLATION OF PROPOSED CURB OR SIDEWALK.
5. ADJUST EXISTING UTILITY TO FINISHED GRADE.
6. SEE TRENCH RESTORATION DETAIL ON SHEET DT-01.
7. REMOVE THERMOPLASTIC PARKING STALL.
8. PRESERVE AND PROTECT EXISTING RAILROAD STRUCTURE.
9. EXISTING PARKING METER TO BE REMOVED AND RETURNED TO CITY OF OLYMPIA.
10. REMOVE EXISTING STREET TREE, RETURN TREE GRATE TO CITY OF OLYMPIA. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF TREES TO REMAIN WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND EACH STREET TREE (TO REMAIN) PRIOR TO THE PRECONSTRUCTION MEETING.
11. INSTALL CATCH BASIN INLET PROTECTION PER WSDOT STD DETAIL I-40.20-00, SHEET DT-03.
12. EXISTING POWER POLE TO BE REMOVED BY OTHERS.
13. INSTALL HIGH-VISIBILITY SILT FENCE (OR BERM TO ACT AS APPROVED EQUAL) PER WSDOT STD PLAN I-30.17-00, SHEET DT-03.
14. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER WSDOT STD PLAN I-80.10-02, SHEET DT-02. 100' MIN LENGTH X 15' MIN WIDTH.
15. INSTALL TEMPORARY SEDIMENT TRAP PER WSDOT STD PLAN I-80.10-02, SHEET DT-02. EXACT SHAPE AND LOCATION SHALL BE FIELD FIT AFTER CLEARING HAS BEGUN TO ENSURE IT IS PLACED TO COLLECT AS MUCH RUN-OFF AS POSSIBLE.

N

SCALE IN FEET
0 30 60

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON PORT OF OLYMPIA, EAST BAY PARCEL CLEANUP PLANS, PROJECT NO. ENV1303, CONTRACT NO. 2017-1019

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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

GRADING PERMIT SET

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-TESC
JOB No. 217-7369-002
DATE JANUARY 21st 2019

MATTHEW S. CRAIG — STATE OF WASHINGTON — 42273 — REGISTERED PROFESSIONAL ENGINEER

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1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM

PROJECT NAME
WESTMAN MILL
3RD GEN INVESTMENT GROUP, LLC
OLYMPIA, WASHINGTON

TESC PLAN

DRAWING NO. 01 OF 01
TESC

PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\99Svcs\CADD\DWG\
LAYOUT: DEMO AND TESC
PLOTTED BY: craigmat DATE: Tuesday, January 22, 2019 11:33:18 AM

THOMAS
architecture
studio

109 CAPITOL WAY N.
OLYMPIA, WA 98501
360-915-8775
tarcstudio.com

PEDESTRIAN LIGHT POLE, TYP.
J-BOX, TYP.

LOCATION OF EXISTING
J-BOX IN CITY ROW

1 SITE
1" = 30'-0"
0 30'

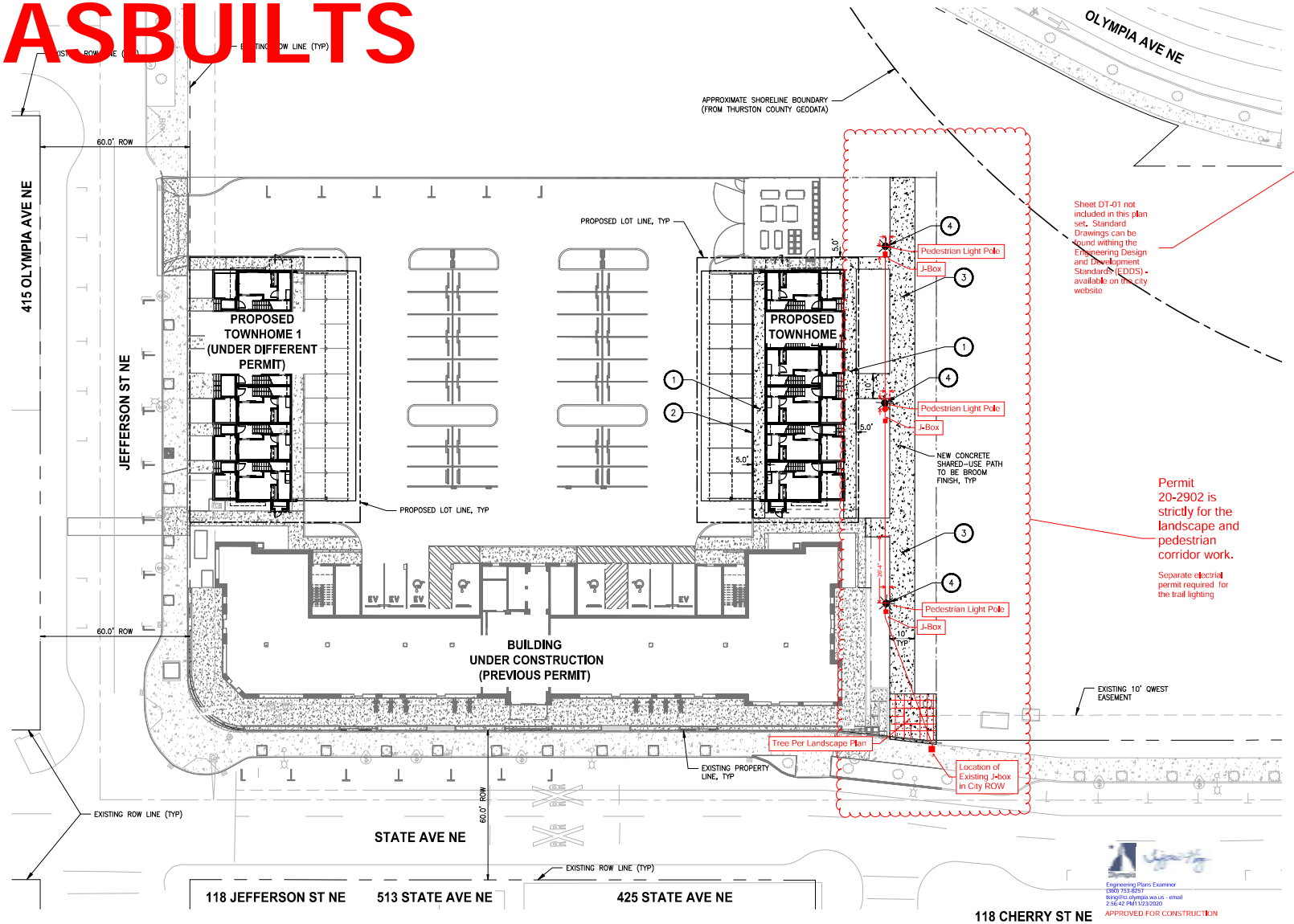
EAST BAY APARTMENTS
3RD GEN INVESTMENT LLC

SITE - CONTEXT

A-002

03/14/17

ASBUILTS



Sheet DT-01 not included in this plan set. Standard Drawings can be found withing the Engineering Design and Development Standards (EDDS) - available on the city website

Permit 20-2902 is strictly for the landscape and pedestrian corridor work.

Separate electrial permit required for the trail lighting

LEGEND

EXISTING PROPERTY LINE

CONCRETE SIDEWALK

CONSTRUCTION NOTES

1. INSTALL CEMENT CONCRETE SIDEWALK PER CITY OF OLYMPIA DETAIL 4-9 ON SHEET DT-01.
2. INSTALL CEMENT CONCRETE TRAFFIC CURB PER CITY OF OLYMPIA DETAIL 4-14 ON SHEET DT-01.
3. INSTALL NEIGHBORHOOD CONNECTOR SHARED-USE PATH PER CITY OF OLYMPIA DETAIL 4-2L ON SHEET DT-01. SEE CITY OF OLYMPIA EDDS FOR FURTHER INFORMATION.
4. INSTALL KING LUMINAIRE K582 PILAR STRUT LED 60 WATT ON 12' LIGHT POLE PER CITY OF OLYMPIA STANDARDS

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.

SCALE IN FEET
0 20 40

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"

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20-2902

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APPROVED

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FILE NAME PS07369002-HS
JOB No. 217-7369-002
DATE SEPTEMBER 2020

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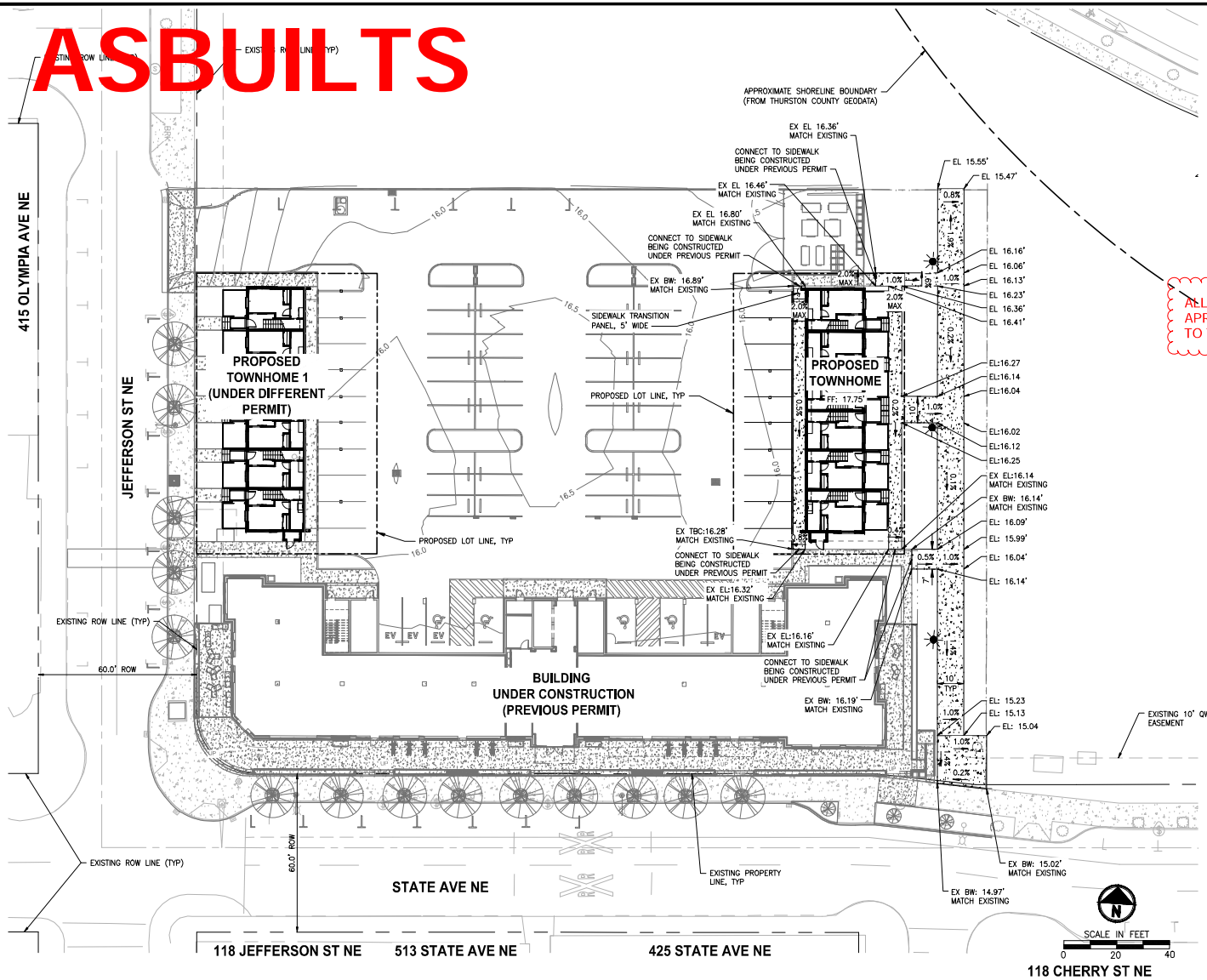
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
TOWNHOME 2
OLYMPIA, WASHINGTON

HARDSCAPE PLAN

DRAWING NO. 04 OF 07

HS-01

ASBUILTS



DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81–18"

ALL EROSION CONTROL MEASURES APROVED ON PERMIT 18-0411 APPLY TO THIS PERMIT AS WELL

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PERMIT SET

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APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-GR
JOB No. 217-7369-002
DATE SEPTEMBER 2020

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PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
TOWNHOME 2
OLYMPIA, WASHINGTON

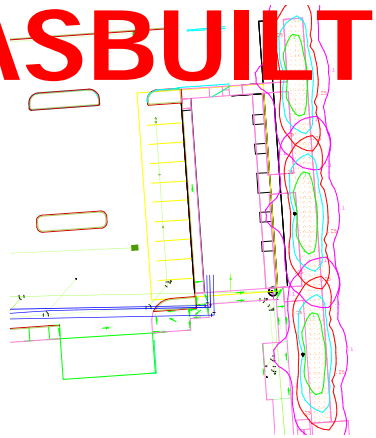
GRADING PLAN

DRAWING NO.
05 OF 07

GR-01

ASBUILTS

KING LUMINAIRE K582 PILLAR STRUT LED
60 WATT
IES CLASS TYPE 2
MOUNTED ON A 12' POLE
DIMMED TO 30%



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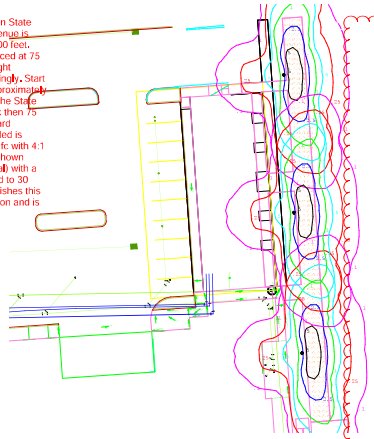
Distance between State and Olympia Avenue is approximately 300 feet. With lighting spaced at 75 feet, relocated light locations accordingly. Start pole location approximately +/- 40 feet from the State Avenue sidewalk then 75 feet...etc. Standard illumination needed is approximate 1.0 fc with 4:1 uniformity. The shown luminaires (3 total) with a calculation dimed to 30 percent accomplishes this level of illumination and is acceptable.



Project 1
Calc Pts

Boardwalk
Illuminance (Fc)
Average=1.16 Maximum=2.4 Minimum=0.3
Avg/Min=3.87 Max/Min=8.00

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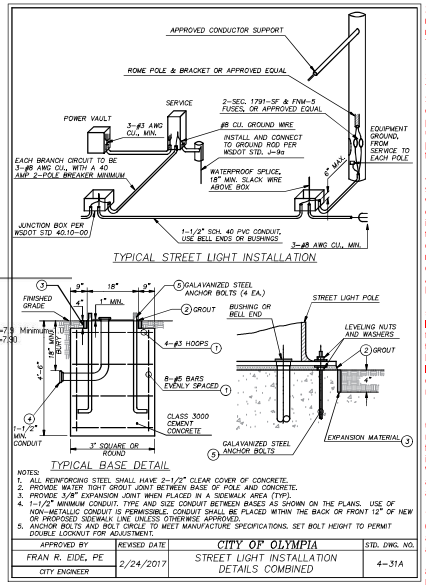
60 WATT
IES CLASS TYPE 2
MOUNTED ON A 12' POLE



TYPICAL STREET LIGHT INSTALLATION

Project 1
Calc Pts

Boardwalk
Illuminance (Fc)
Average=3.85 Maximum=7.9 Minimum=1.3
Avg/Min=3.85 Max/Min=7.90

TYPICAL BASE DETAIL

NOTES:
1. ALL REINFORCING STEEL SHALL HAVE 2-1/2" CLEAR COVER OF CONCRETE.
2. PROVIDE WATER TIGHT GROUT JOINT BETWEEN BASE OF POLE AND CONCRETE.
3. PROVIDE 3/8" EXPANSION JOINT WHEN PLACED IN A SIDEWALK AREA (TYP.).
4. 1-1/2" MINIMUM CONDUIT. TYPE AND SIZE CONDUIT BETWEEN BASES AS SHOWN ON THE PLANS. USE OF NON-METALLIC CONDUIT IS PERMISSIBLE. CONDUIT SHALL BE PLACED WITHIN THE BACK OR FRONT 12" OF NEW OR PROPOSED SIDEWALK LINE UNLESS OTHERWISE APPROVED.
5. ANCHOR BOLTS AND BOLT CIRCLE TO MEET MANUFACTURE SPECIFICATIONS. SET BOLT HEIGHT TO PERMIT DOUBLE LOCKNUT FOR ADJUSTMENT.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	2/24/2017	STREET LIGHT INSTALLATION DETAILS COMBINED	4-31A
CITY ENGINEER			

030 Technical Requirements for Streetlight Construction

1. All workmanship, materials, and testing will be in accordance with the EDDS, WSDOT Standard Specifications, MUTCD, National Electrical Code (NEC), and the City of Olympia Streetlight Installation Guidelines unless otherwise specified below. In cases of conflict, the most stringent guidelines will apply.

2. A right-of-way obstruction permit, electrical permit, and inspections are required for all streetlight installations within the City of Olympia. The contractor is responsible for obtaining said permits prior to any type of actual construction. These permits are available from the Community Planning and Development Department, 601 4th Avenue East, Olympia, WA.

3. A clearly marked service disconnect will be provided for every lighting circuit. The location and installation of the disconnect will conform to the NEC and Standard Drawing 4-19. The photocell window will face north unless otherwise directed by the City. The service disconnect will not be mounted on the luminaire pole. The service disconnect will be of a type equal to a Milbank CP3B-11C15AALSP2, 120/240 VAC, 103W, Caltrans Type 3B with contactors, photo electric cell, and test switch. All service disconnects will be used to their fullest capabilities (i.e., maximum number of luminaries per circuit).

4. All lighting wire will be copper with a minimum size of #8. All wire will be suitable for wet locations. All wire will be installed in Schedule 40 PVC conduit with a minimum diameter of 1 1/2 inches. A bushing or bell end will be used at the end of a conduit that terminates at a junction box or luminaire pole. Conductor identification will be an integral part of the insulation of the conductors throughout the system (i.e., color-coded wire). Equipment grounding conductor will be #8 copper. All splices or taps will be made by approved methods utilizing epoxy kits rated at 600 volts (i.e., 3-M 82-A2). All splices will be made with pressure-type connectors (wire nuts will not be allowed). Direct burial wire will not be allowed. All other installation will conform to NEC, WSDOT Standard Specifications, and MUTCD standards.

5. Each luminaire pole will have an in-line fused watertight electrical disconnect located at the base of the pole. Access to these fused disconnects will be through the hand-hole on the pole. The hand-hole will be facing away from oncoming traffic. Additional conductor length will be left inside the pole and pull or junction box equal to a loop having a diameter of 1 foot. Load side of in-line fuse to luminaire head will be cable and pole bracket wire, 2-conductor, 19-strand copper, #10, and will be supported at the end of the luminaire by an approved means. Fuse size disconnect installation and grounding in pole will conform to NEC external link standards.

6. Approved pull boxes or junction boxes will be installed when conduit runs are more than 200 feet. In addition, a pull box or junction box will be located within 10 feet of each luminaire pole and at every street crossing. Boxes will be clearly and indelibly marked as lighting boxes by the legend "L,T," or "LIGHTING." See WSDOT Standard Plans external link. All empty conduit runs will terminate inside a J-Box and have 14-gauge coated copper tracer wire inside the conduit with accessible ends (2-foot tails).

7. All lighting poles will be tapered round shafts with a linear taper of between 0.125 and 0.14 inches per foot. In existing developed areas, the City may approve/require use of other poles to establish consistency within the developed area.

8. Mounting heights, arm length, power source, luminaire, and bolt patterns will be as follows:

Mounting Height:

_____ft.

Arm Length:

_____ft.

Power Source:

240 VAC, single phase, 3-wire

Luminaire Type:

_____watt, Light Emitting Diode (LED)

Flat lens, medium cutoff I.E.S. Type 3 distribution

Bolt Pattern:

4 bolt _____diameter bolt circle

9. Cement concrete bases will follow Standard Drawing 4-33 or 4-33A. Conduit will extend between 3 and 6 inches above the concrete base.

10. Refer to Standard Drawings 4-30, 4-31, and 4-31A for typical streetlight installation layout.

11. Any modification to approved plans will be reviewed and approved by the City prior to installation.

4F.040 Staking
All surveying and staking for Streetlights shall meet the requirements of Section 3.056. In addition, the minimum staking of luminaries will be as follows:

A. Location and elevation to the center of every pole base.

B. Location and elevation of each service disconnect.

C. Location and elevation of each J-box.

4F.050 TestingEmail Link
All luminaires will be subject to an electrical inspection. Lamp, photocell, and fixture will be warranted per Section 2.030F.a minimum 2-years unless the Manufacturer's Warranty exceeds this period, then the period of the Manufacturer's Warranty applies.

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tking@ci.olympia.wa.us - email
2:56:59 PM 11/23/2020

APPROVED FOR CONSTRUCTION

K582 PILLAR STRUT - LED

As part of the SKYLINE Series, the straight clean lines of the K582 Pillar Strut is what make it stand out. When teamed with the pyramid spinning, it provides a contemporary, low maintenance alternative to a traditional four sided lantern.

King Luminaire

PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K582 Pillar Strut cast components shall consist of heavy grade A319 cast aluminum. The main body, or capital acts as an endsure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base of the tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel setscrews.

There shall be 2, 3 or 4 cast aluminum decorative pillar struts that are mechanically attached by stainless steel screws to the capital (bottom) and cast aluminum heat sink LED mounting plate (top). The outer body of the fixture is comprised of a one-piece decorative spinning that completes the overall architectural appearance of the luminaire.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C high. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated galvanized steel mounting bracket. Dimming capable using 1-10vdc (-10% to 100%). 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

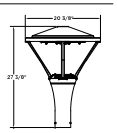
WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Molex I-Lok connectors. Molex I-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include smoke white, brown metal, marine blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy, all internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K582 Pillar Strut LED luminaire comes with a 7 year limited warranty.



CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant
"DA Certified"

DRIVER INFO:
High Power Factor
<20% Total Harmonic Distortion
120 • 277V & 347 • 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme (L=4.2 0kV/10kA
Dimming Capable • 1Ovdc

EPA:
0.53 sq. ft.

FIXTURE WEIGHT:
37 lbs

FIXTURE OPTIONS

K582 PILLAR STRUT - LED

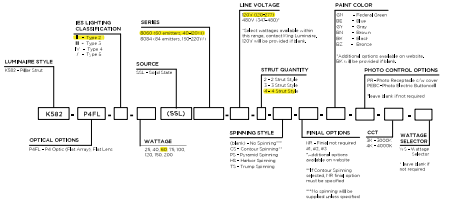
SPINNING OPTIONS: HARBOR, TRUMP, PYRAMID, CONTOUR, NO SPINNING

FINIAL OPTIONS: 1 FINIAL, 2 FINIAL, 3 FINIAL

STRUT OPTIONS: 2 STRUT, 3 STRUT, 4 STRUT

PHOTO RECEPTACLE: PR

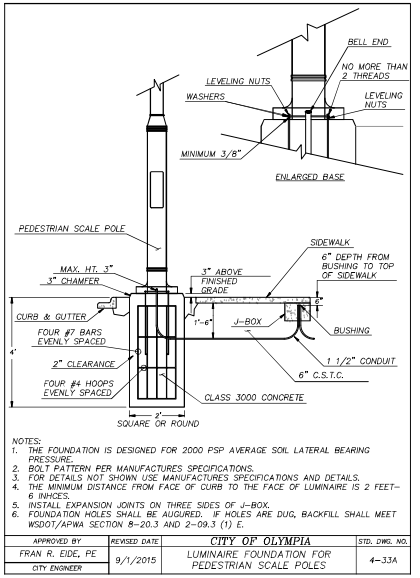
HOW TO ORDER



StressCrete GROUP

www.jscpny.com

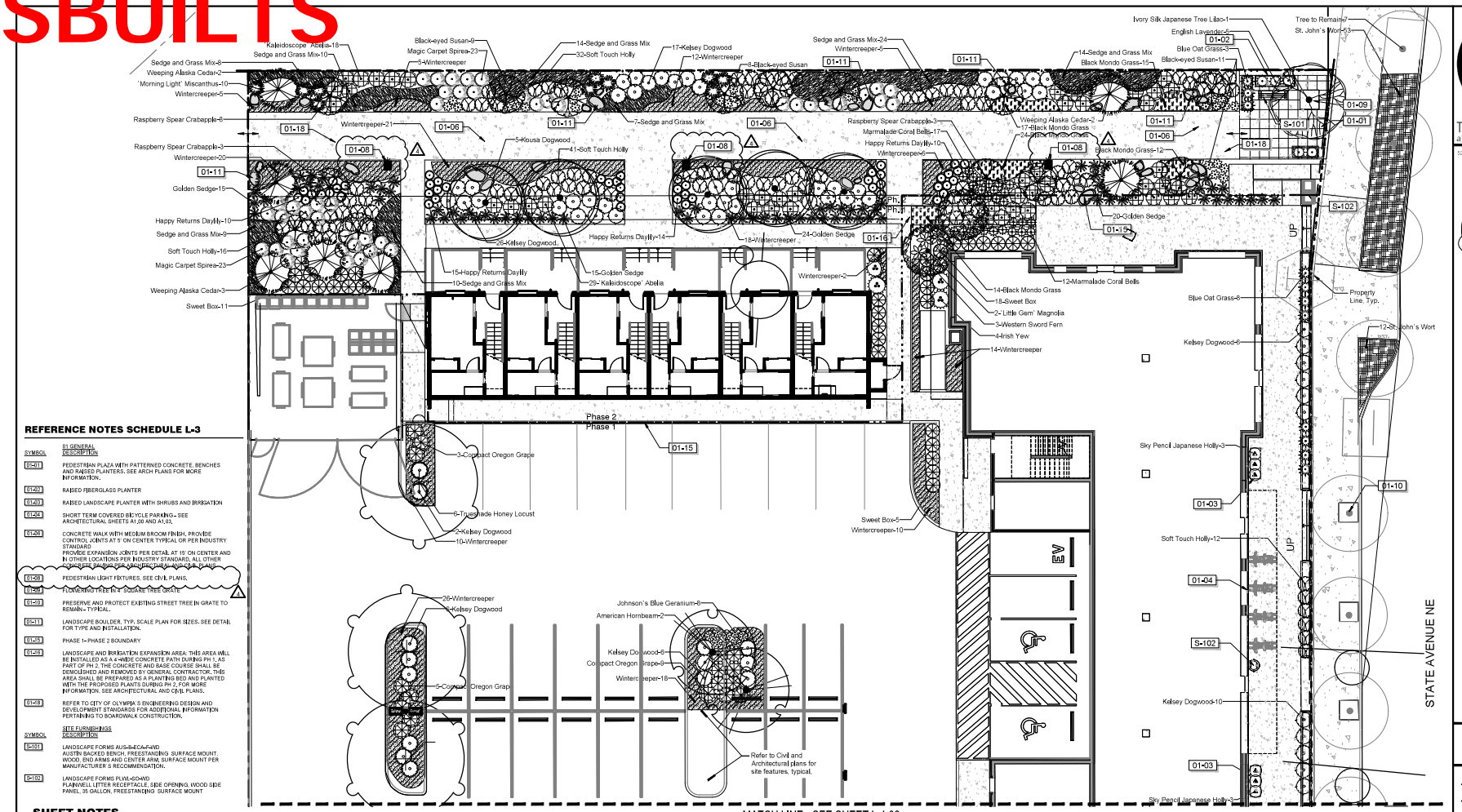
King Luminaire



NOTES:
1. THE FOUNDATION IS DESIGNED FOR 2000 PSF AVERAGE SOIL LATERAL BEARING PRESSURE.
2. BOLT PATTERN PER MANUFACTURES SPECIFICATIONS.
3. FOR DETAILS NOT SHOWN, USE MANUFACTURES SPECIFICATIONS AND DETAILS.
4. THE MINIMUM DISTANCE FROM FACE OF CURB TO THE FACE OF LUMINAIRE IS 2 FEET–6 INHCES.
5. INSTALL EXPANSION JOINTS ON THREE SIDES OF J-BOX.
6. FOUNDATION HOLES SHALL BE AUGURED. IF HOLES ARE DUG, BACKFILL SHALL MEET WSDOT/APWA SECTION 8-20.3 AND 2-09.3 (1) E.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	9/1/2015	LUMINAIRE FOUNDATION FOR PEDESTRIAN SCALE POLES	4-33A
CITY ENGINEER			

ASBUILTS



REFERENCE NOTES SCHEDULE L-3

SYMBOL	01 GENERAL DESCRIPTION
01-01	PEDESTRIAN PLAZA WITH PATTERNED CONCRETE, BENCHES AND RAISED PLANTERS. SEE ARCH PLANS FOR MORE INFORMATION.
01-02	RAISED FIBERGLASS PLANTER
01-03	RAISED LANDSCAPE PLANTER WITH SHRUBS AND IRRIGATION
01-04	SHORT TERM COVERED BICYCLE PARKING - SEE ARCHITECTURAL SHEETS A1.00 AND A1.03.
01-06	CONCRETE WALK WITH MEDIUM BROOM FINISH. PROVIDE CONTROL JOINTS AT 5' ON CENTER TYPICAL OR PER INDUSTRY STANDARD PROVIDE EXPANSION JOINTS PER DETAIL AT 15' ON CENTER AND IN OTHER LOCATIONS PER INDUSTRY STANDARD. ALL OTHER CONCRETE PAVING PER ARCHITECTURAL AND CIVIL PLANS.
01-08	PEDESTRIAN LIGHT FIXTURES. SEE CIVIL PLANS.
01-09	FLOWERING TREE IN 4' SQUARE TREE GRATE
01-10	PRESERVE AND PROTECT EXISTING STREET TREE IN GRATE TO REMAIN - TYPICAL.
01-11	LANDSCAPE BOULDER, TYP. SCALE PLAN FOR SIZES. SEE DETAIL FOR TYPE AND INSTALLATION.
01-15	PHASE 1 - PHASE 2 BOUNDARY
01-16	LANDSCAPE AND IRRIGATION EXPANSION AREA: THIS AREA WILL BE INSTALLED AS A 4-WIDE CONCRETE PATH DURING PH 1, AS PART OF PH 2, THE CONCRETE AND BASE COURSE SHALL BE DEMOLISHED AND REMOVED BY GENERAL CONTRACTOR. THIS AREA SHALL BE PREPARED AS A PLANTING BED AND PLANTED WITH THE PROPOSED PLANTS DURING PH 2, FOR MORE INFORMATION, SEE ARCHITECTURAL AND CIVIL PLANS.
01-18	REFER TO CITY OF OLYMPIA'S ENGINEERING DESIGN AND DEVELOPMENT STANDARDS FOR ADDITIONAL INFORMATION PERTAINING TO BOARDWALK CONSTRUCTION.

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-101	LANDSCAPE FORMS AUS-S-ECA-F-IND AUSTIN BACKED BENCH, FREESTANDING SURFACE MOUNT, WOOD, END ARMS AND CENTER ARM, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION.
S-102	LANDSCAPE FORMS PLM-GD-IND PLAINWELL LITTER RECEPTACLE, SIDE OPENING, WOOD SIDE PANEL, 35 GALLON, FREESTANDING SURFACE MOUNT

SHEET NOTES

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND THE CITY OF OLYMPIA.
3. APPLICANT SHALL CONTACT NICOLE FLOYD, SR. PLANNER, CPD, TO RECEIVE AN INSPECTION OF SOIL AMENDMENTS AND PLANT MATERIALS PRIOR TO PLANTING AND MULCHING.
4. ANY CHANGES TO THE PLANTING PLAN SHALL BE REFLECTED IN A REVISED LANDSCAPING PLAN THAT WILL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY.
5. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER AND FINAL INSPECTION APPROVAL BY THE CITY OF OLYMPIA.
6. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
7. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. ALL PLANTING BEDS ARE REQUIRED BY THE CITY OF OLYMPIA TO BE PLANTED TO A DENSITY THAT WILL ACHIEVE 80% COVERAGE WITHIN 2 YEARS. SHRUB AND GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING. *ADDITIONAL PLANT MATERIALS MAY BE REQUIRED FOLLOWING CITY INSPECTION TO SATISFY LANDSCAPE COVERAGE REQUIREMENTS.*
8. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

TREE PROTECTION MEASURES

Street trees near the construction shall be protected from construction activities. The security fencing located at the back of existing sidewalk around the buildable area of the site shall protect the street trees from construction.

MATCH LINE - SEE SHEET L-1.02

0 10 20 30 feet
SCALE: 1" =10'

Engineering Plans Examiner
(360) 753-8257
2:57:33 PM 11/23/2020
APPROVED FOR CONSTRUCTION

THOMAS architecture studios
525 COLUMBIA ST. | OLYMPIA, WA 98501
360.915.8775 | tasolympia.com

STATE OF WASHINGTON
JEFFREY B. GLANDER
No. 2165 EXP. 02/06/2021
LANDSCAPE ARCHITECT

EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

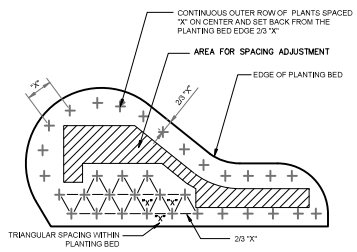
Project No: 1514
PERMIT SET
5/11/2018

1 REVISION, 06/20/19
2 REVISION, 09/30/20
3 REVISION, 10/29/20

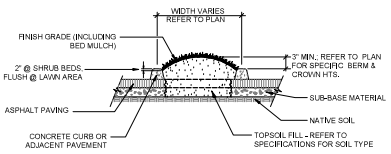
LANDSCAPE PLAN

L-1.03

ASBUILTS

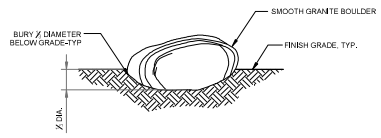


1 PLANT SPACING DETAIL
NTS P-CO-EAS-05



NOTE: GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND SUB-BASE MATERIAL DOWN TO NATIVE SOIL, 12" MIN. DEPTH.

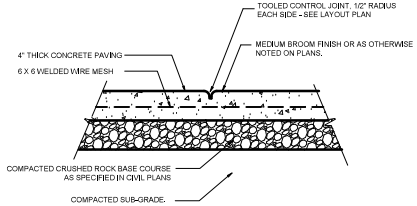
2 PARKING ISLAND PLANTER DETAIL OLYMPIA
NTS P-CO-EAS-17



NOTES:

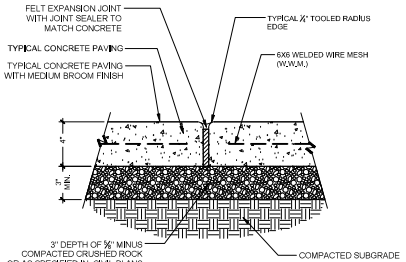
1. ALL PLACEMENT BOULDERS SHALL BE 'BANDERA' GRANITE OR APPROVED EQUAL. BOULDERS SHALL BE EQUAL TO THOSE AVAILABLE FROM MARENAKOS. PH. (425) 392-3313, FALL CITY, WA.
2. SCALE PLAN FOR BOULDER SIZES.

3 TYPICAL BOULDER INSTALLATION
NTS P-CO-EAS-19



NOTE: CONTROL JOINTS AS SHOWN ON PLANS. IF NOT INDICATED ON PLANS LOCATE AT 5'-0" O.C. - VERIFY WITH LANDSCAPE ARCHITECT

4 CONTROL JOINT IN CONCRETE PAVING
1" = 1" P-CO-EAS-30



NOTE: INSTALL CONSTRUCTION JOINTS AT ANY PAVING EDGE THAT MEETS EXISTING PAVING, AND OTHER LOCATIONS AS SHOWN ON PLANS, WHETHER OR NOT JOINTS ARE SHOWN. INSTALL AT MIN. 15' INTERVALS.

5 CAULKED CONSTRUCTION JOINT
NTS P-CO-EAS-31

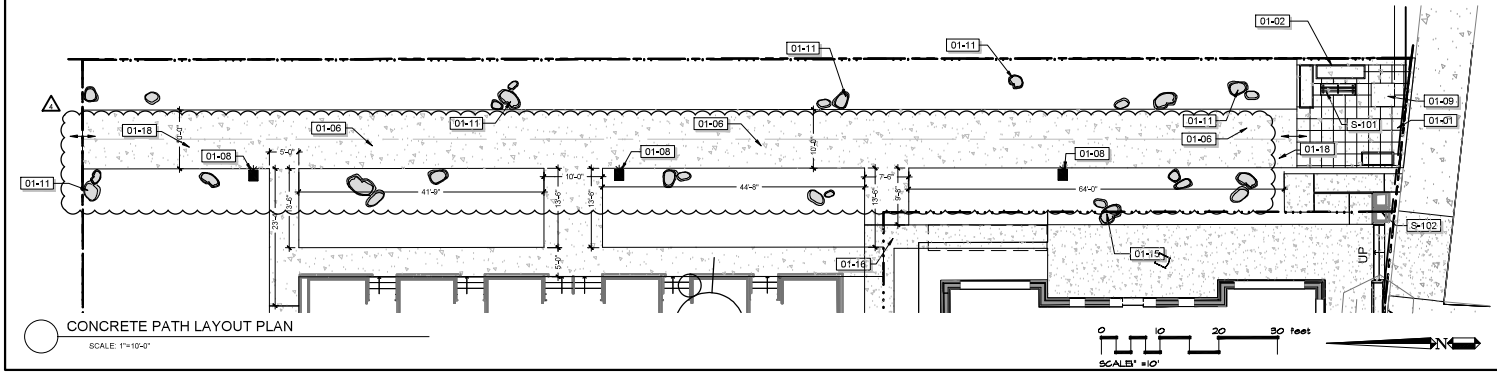
LANDSCAPE SPECIFICATIONS

1. Refer to details for additional information.
2. Chemically kill (see Thurston County's Integrated Pest Management Program) and remove from site all existing weeds and vegetation not shown to remain on plans.
3. Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
4. Fine grade all landscape beds prior to planting operations. All non-compostable materials shall be removed by hand after application.
5. No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner and approval by the City of Olympia. Any substitutions shall conform to OMC 18.32.225A.2(b).
6. All plants shall conform to the latest edition of the American Standard for Nursery Stock.
7. All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
8. Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
9. Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
   A. "Top Grade Compost" brand compost as available from Silver Springs Organics, Rainier, WA (360) 446-7645;
   B. "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748;
   C. PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.

   ALL NON-COMPOSTABLE MATERIALS WILL BE REMOVED FROM SITE.
10. Soil Preparation - (all landscape areas) For planting beds spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) and amend to a settled depth of 8" (inches) or a topsoil mix containing 35-40% compost by volume. For lawn areas spread 5.4 c.y. of specified soil amendment per 1000 s.f. (approx. 1.75" depth) and amend to a settled depth of 8" (inches) or a topsoil mix containing 25-25% compost by volume. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 1 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Rototill all of the above to a 8"-9" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
11. Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

    60% Turf-Type Perennial Rye Grass Varieties; 60% Turf-Type Perennial Rye Grass Varieties
    20% Bluegrass; 40% Turf-Type Fescue
    20% Hard Fescue
12. Seed and sod shall be equal to that as grown by Country Green Turf Farms, Olympia, WA or JR Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs/1000 s.f. and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
13. All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
14. Backfill mix for all plants shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9.
15. Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as nitrogen annually and no more than 1 lb per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50 percent water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers, Isobutylidene Diurea (IBDU), Methylene Urea and Ureaform, and organic fertilizers registered with Washington Department of Agriculture."
16. Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates (no more than a maximum 4lbs. of Nitrate Nitrogen shall be used anually):

    Trees Over 10' Height: 2 Cups; Trees Under 10' Height: 1/2 Cup; 1 Cup; All Shrubs Except 1 Gallons:
    1 Gallon Plants: 1/4 Cup; Ground Covers: 1/4 Cup
17. Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
18. All shrub and ground cover beds shall receive a 4" depth "medium" fine grind" hem/fir bark mulch as top dressing.
19. Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norosac Brands. All fertilizer must comply to meet Well Head Protection Areas minimum mitigation standards (OMC 18.32.225(A)(2)(a)).
20. All work shall be performed to the satisfaction of the Landscape Architect/Owner and final inspection approval by the City of Olympia.
21. All plants shall be guaranteed for ONE (1) year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner, Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
22. Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
23. Final inspection shall occur at the conclusion of a 60-day maintenance period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
    A. Mow lawns once per week.
    B. Remove all weeds over 1" in height, refer to the Thurston County's IPMP for additional requirements.
    C. Replace dead or unhealthy plants.
    D. Ensure proper function of irrigation system, see OMC 18.32.225.A.2(c) for additional requirements.
    E. Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
    F. Fertilize all lawns at conclusion of maintenance period. See OMC 18.32.225.A.2(a) for additional requirements.
24. All applications of fertilizers and chemicals shall be re-evaluated prior to actual landscape installation and maintenance.



CONCRETE PATH LAYOUT PLAN
SCALE: 1"=10'-0"

Engineering Plans Examiner
(360) 753-8257
lking@ci.olympia.wa.us - email
2:57:42 PM 11/23/2020
APPROVED FOR CONSTRUCTION

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360.915.8775 | tas@olympia.com

STATE OF WASHINGTON
JEFFREY B. GLANDER
LANDSCAPE ARCHITECT
No. 2146 EXP. 02/06/2021

EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

1 REVISION, 06/20/19
2 REVISION, 09/30/20
3 REVISION, 10/29/20

LANDSCAPE DETAILS AND LAYOUT PLAN

L-1.04

LANDSCAPE COST ESTIMATE

Included in the below Plant Schedule is cost information, This encompasses the cost of the Tree, Shrub and Groundcover planting, including purchase, installation and maintenance for 3 years.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CAL	SIZE	QTY	UNIT COST	TOTAL	REMARKS
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING ALASKA CEDAR	B&B/CONT.	7'-8' HT.	7	$480	$3,360	DT
	CORNUS KOUSA KOUSA DOGWOOD	B&B/CONT.	2" CAL., 10' HT. MIN.	5	$480	$2,400	DT
	EXISTING STREE TREE TREE TO REMAIN	EXISTING		18			
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' 'LITTLE GEM' MAGNOLIA	B&B/CONT.	2" CAL., 10' HT. MIN.	3	$480	$1,440	
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	B&B/CONT.	2" CAL., 10' HT. MIN.	14	$480	$6,720	DT
	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA	B&B/CONT.	2" CAL, 10-12' HT.	10	$480	$4,800	SINGLE STEM, 5' MIN. HT. BRANCHING
	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	B&B/CONT.	2" CAL., 10' HT. MIN.	7	$480	$3,360	DT - SINGLE STEM, 5'-6' MIN. HT. BRANCHING
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	UNIT COST	TOTAL	REMARKS
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' 'KALEIDOSCOPE' ABELIA	5 GAL	3-1/2' O.C.	49	$70	$3,430	
	CAREX AUREA GOLDEN SEDGE	1 GAL	3-1/2' O.C.	83	$24	$1,992	DT
	CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	3 GAL	3-1/2' O.C.	112	$60	$6,720	DT
	GAULTHERIA SHALLON SALAL	3 GAL	3` O.C.	21	$60	$1,260	DT NAT
	GERANIUM X 'JOHNSON`S BLUE' JOHNSON`S BLUE GERANIUM	1 GAL	2` O.C.	18	$10	$180	DT
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL	3-1/2' O.C.	32	$24	$768	DT
	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL	2` O.C.	53	$10	$530	DT
	HEUCHERA X 'MARMALADE' MARMALADE CORAL BELLS	1 GAL	2` O.C.	26	$10	$260	
	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	B&B/CONT, MIN.3` HT.	3-1/2` O.C.	12	$90	$1,080	
	ILEX CRENATA 'SOFT TOUCH' SOFT TOUCH HOLLY	3 GAL	3` O.C.	123	$60	$7,380	
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL	3-1/2` O.C.	5	$70	$350	DT
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	3 GAL	3-1/2` O.C.	26	$60	$1,560	DT NAT
	MISCANTHUS SINENSIS 'MORNING LIGHT' 'MORNING LIGHT' MISCANTHUS	1 GAL	3-1/2` O.C.	10	$24	$240	
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL	3-1/2` O.C.	2	$60	$120	DT NAT
	RUDBECKIA FULGIDA 'INDIAN SUMMER' BLACK-EYED SUSAN	1 GAL	2` O.C.	26	$24	$624	
	SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX	5 GAL	3` O.C.	41	$70	$2,870	DT
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	1 GAL	3` O.C.	63	$24	$1,512	DT
	TAXUS BACCATA 'STRICTA' IRISH YEW	B&B/CONT 4` MIN.	4` O.C.	4			
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	UNIT COST	TOTAL	REMARKS
	CAREX/PENNISETUM MIX SEDGE AND GRASS MIX	1 GAL	3-1/2` O.C.	93	$22	$2,046	CAREX UTRICULATA (BEAKED SEDGE) PENNISETUM ALOPECUROIDES 'HAMELN' ('HAMELN' DWARF FOUNTAIN GRASS) DT / NAT*
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	UNIT COST	TOTAL	REMARKS
	EUONYMUS FORTUNEI WINTERCREEPER	1 GAL	3-1/2` O.C.	297	$24	$7,128	DT
	HYPERICUM PERFORATUM ST. JOHN`S WORT	1 GAL	3-1/2` O.C.	65	$5	$325	DT
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL	1 1/2` O.C.	80	$24	$2,160	
					TOTAL:	$64,615	

THIS SCHEDULE INCLUDES THE PLANTS FOR BOTH PHASE 1 AND PHASE 2. VERIFY PLANT QUANTITIES WITH PLAN.

DT = DROUGHT TOLERANT PLANT
NAT = NATIVE PLANT
* THIS MIX IS DROUGHT TOLERANT AND INCLUDES NATIVE AND NON-NATIVE PLANTS.

SURETY BOND - OMC 16.60.100E.E

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

EXISTING SOIL TYPE NOTES

According to the 2007 report submitted by Landau Associates, the following soil types are found on the site:

The site is underlain by undocumented fill (sand, gravel, silt and wood deposits) and liquefiable recessional deposits. Due to previous site contamination, the Port of Olympia will remediate, cap and replace the top 12" of site soil.

Contractor shall take care to not disturb the cap unless required for planting trees. Excavation for trees and tree grates shall be coordinated with Owner's representative and Port of Olympia representative as needed.

TREE UNIT CALCULATIONS

Buildable Site Area	1.53 Acres
Required Tree Units/Acre	30 Units/Acre
Required Tree Units	46 Units
Existing Tree Units to Remain (not including street trees)	0
New Tree Units Provided (Does not include street trees)	46
Total Site Tree Units	46

TREE PROTECTION MEASURES

Street trees near the construction shall be protected from construction activities. The security fencing located at the back of existing sidewalk around the buildable area of the site shall protect the street trees from construction.

INSTALLATION AND MAINTENANCE SCHEDULE

GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF TREES TO REMAIN WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND EACH STREET TREE (TO REMAIN) PRIOR TO THE PRE-CONSTRUCTION MEETING.

INSTALLATION & MAINTENANCE SCHEDULE - APPROXIMATE

OCT 2018 - DEC 2018	SOIL PREPARATION, IRRIGATION INSTALLATION, PLANTING, STAKING, WATERING. (INCLUDING STORM POND)
SUBSTANTIAL COMPLETION EXPECTED DECEMBER 2018.	
JAN 2019 - FEB 2019	60-DAY MAINTENANCE PERIOD. WEEKLY MAINTENANCE VISITS AND INSPECTION OF PLANT MATERIAL
MAR 2019	FINAL PUNCH LIST AND ACCEPTANCE OF PROJECT EXPECTED
MAR - SEPT 2019	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2019	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2019 - MARCH 2020	MONTHLY FERTILIZE AND PRUNING AS NEEDED, PROVIDE TREES WITH ROOT COLLAR PRUNING, FIRST STRUCTURAL PRUNING AND CROWN RAISING
MARCH-SEPT 2010	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2020	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2020-MARCH 2021	MONTHLY FERTILIZE AND PRUNING AS NEEDED, PROVIDE TREES WITH SECOND STRUCTURAL PRUNING AND CROWN RAISING
MARCH-SEPT 2021	WEEKLY MAINTENANCE VISITS
SEPT - NOV 2021	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED
OCT 2021- JAN 2022	MONTHLY FERTILIZE AND PRUNING AS NEEDED

SHEET NOTES

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND APPROVAL BY THE CITY OF OLYMPIA.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER AND FINAL INSPECTION APPROVAL BY THE CITY OF OLYMPIA.
4. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
5. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALLOUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. ALL PLANTING BEDS ARE REQUIRED BY THE CITY OF OLYMPIA TO BE PLANTED TO A DENSITY THAT WILL ACHIEVE 80% COVERAGE WITHIN 2 YEARS. SHRUB AND GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
6. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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STATE OF WASHINGTON
JEFFREY B. GLANDER
LANDSCAPE ARCHITECT

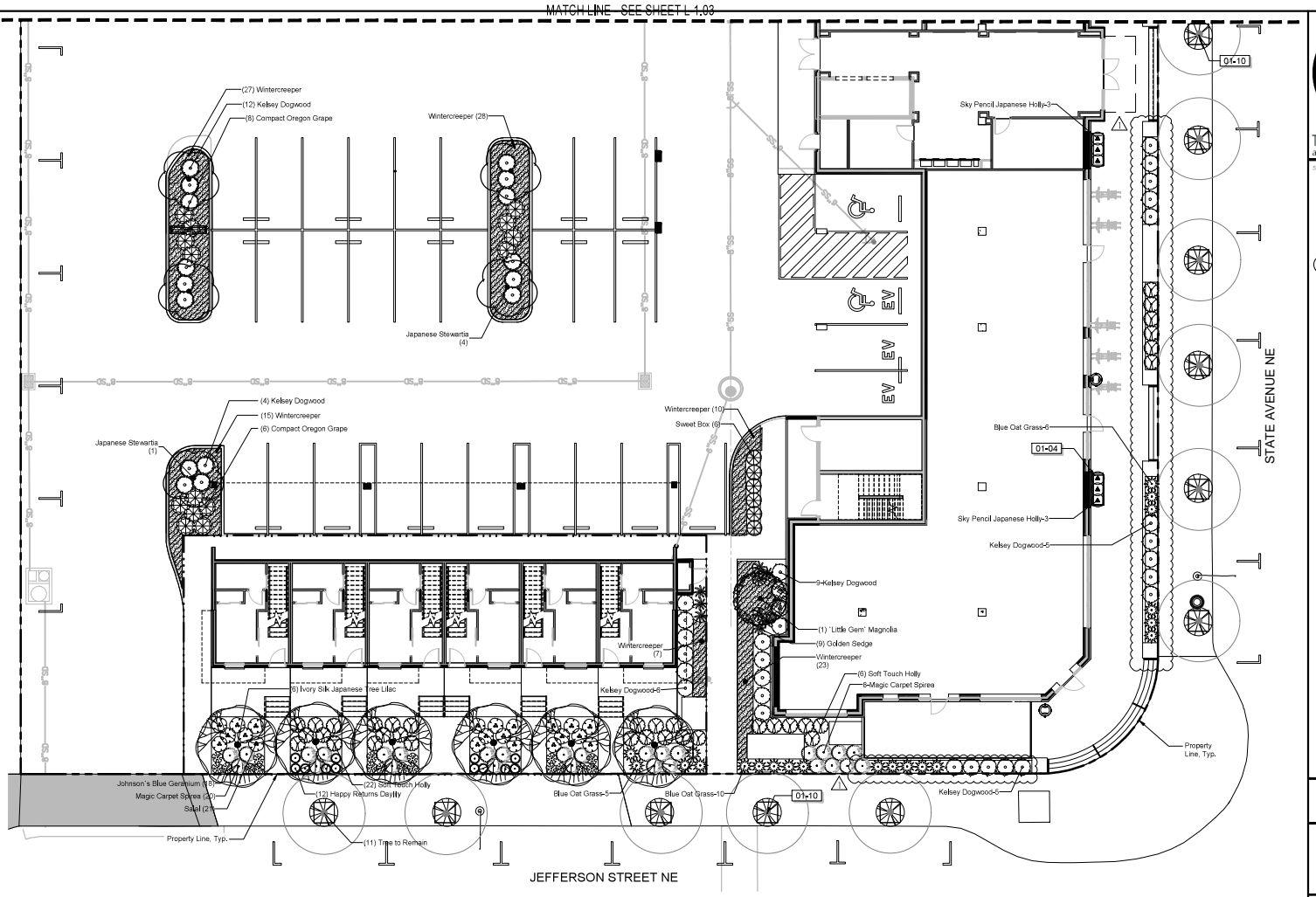
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

REVISION. 01/31/19

LANDSCAPE NOTES

L-1.01



REFERENCE NOTES SCHEDULE L-2

SYMBOL	01 GENERAL DESCRIPTION
01-04	RAISED LANDSCAPE PLANTER WITH SHRUBS AND IRRIGATION
01-10	PRESERVE AND PROTECT EXISTING STREET TREE IN GRATE TO REMAIN - TYPICAL.
SYMBOL	SITE FURNISHINGS DESCRIPTION
S-102	LANDSCAPE FORMS PLWL-SO-WD PLAINWELL LITTER RECEPTACLE, SIDE OPENING, WOOD SIDE PANEL, 35 GALLON, FREESTANDING SURFACE MOUNT

SHEET NOTES

1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND APPROVAL BY THE CITY OF OLYMPIA.
3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER AND FINAL INSPECTION APPROVAL BY THE CITY OF OLYMPIA.
4. CONTRACTOR SHALL PROVIDE IRRIGATION TO ALL NEW BEDS. IRRIGATION SHALL BE AUTOMATICALLY OPERATED WITH ELECTRIC CONTROL VALVES. HEADS SHALL BE PLACED TO PROVIDE 100% COVERAGE OF ALL AREAS.
5. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. ALL PLANTING BEDS ARE REQUIRED BY THE CITY OF OLYMPIA TO BE PLANTED TO A DENSITY THAT WILL ACHIEVE 80% COVERAGE WITHIN 2 YEARS. SHRUB AND GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
6. ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

TREE PROTECTION MEASURES

Street trees near the construction shall be protected from construction activities. The security fencing located at the back of existing sidewalk around the buildable area of the site shall protect the street trees from construction.

N

0 10 20 30 feet

SCALE: 1" =10'

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STATE OF WASHINGTON JEFFREY B. GLANDER REG. 2265 EXP. 02/06/2020 LANDSCAPE ARCHITECT

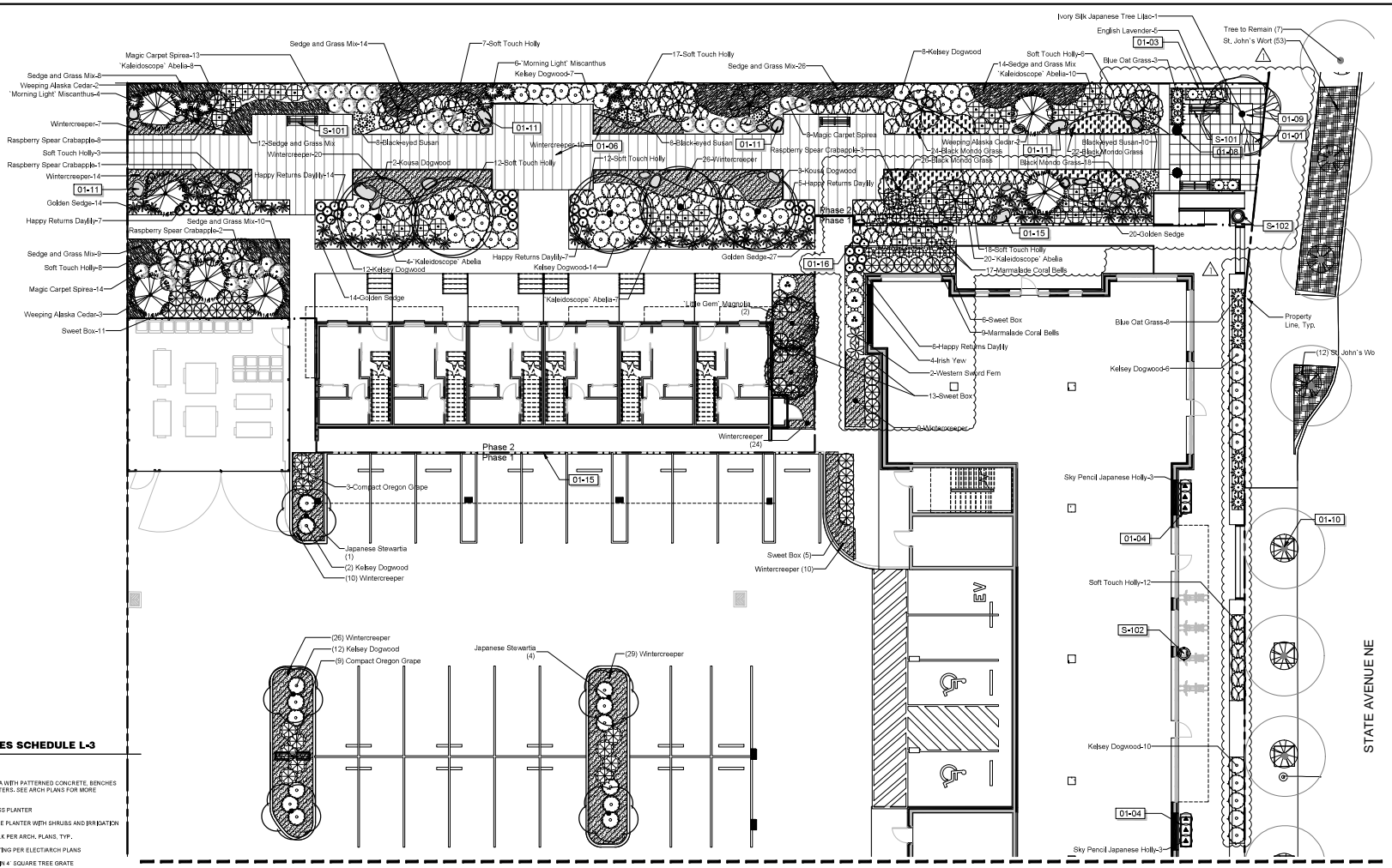
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

⚠ REVISION: 01/31/19

LANDSCAPE PLAN

L-1.02



REFERENCE NOTES SCHEDULE L-3

SYMBOL	01 GENERAL DESCRIPTION
01-01	PEDESTRIAN PLAZA WITH PATTERNED CONCRETE, BENCHES AND RAISED PLANTERS. SEE ARCH PLANS FOR MORE INFORMATION.
01-03	RAISED FIBERGLASS PLANTER
01-04	RAISED LANDSCAPE PLANTER WITH SHRUBS AND IRRIGATION
01-08	CEDAR BOARDWALK PER ARCH. PLANS, TYP.
01-09	PEDESTRIAN LIGHTING PER ELECT/ARCH PLANS
01-10	FLOWERING TREE IN 4' SQUARE TREE GRATE
01-10	PRESERVE AND PROTECT EXISTING STREET TREE IN GRATE TO REMAIN - TYPICAL.
01-11	LANDSCAPE BOULDER, TYP. SCALE PLAN FOR SIZES. SEE DETAIL FOR TYPE AND INSTALLATION.
01-15	PHASE 1- PHASE 2 BOUNDARY
01-16	THIS AREA WILL BE INSTALLED AS A 4-MIDE CONCRETE PATH DURING PH 1 AS PART OF PH 2. THE CONCRETE AND BASE COURSE SHALL BE DEMOLISHED AND REMOVED BY GENERAL CONTRACTOR, THIS AREA SHALL BE PREPARED AS A PLANTING BED AND PLANTED WITH THE PROPOSED PLANTS DURING PH 2. FOR MORE INFORMATION, SEE ARCHITECTURAL AND CIVIL PLANS.

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-101	LANDSCAPE FORMS AUS-BEC-A-F-WD AUSTIN BACKED BENCH, FREESTANDING SURFACE MOUNT, WOOD, END ARMS AND CENTER ARM
S-102	LANDSCAPE FORMS PLWL-SQ-WD PLAINWELL LITTER RECEPTACLE, SIDE OPENING, WOOD SIDE PANEL, 35 GALLON, FREESTANDING SURFACE MOUNT

SHEET NOTES

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TREE PROTECTION MEASURES

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STATE OF WASHINGTON
JEFFREY B. GLANDA
LANDSCAPE ARCHITECT
EXP. 02/06/2020

EAST BAY LOT A
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510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
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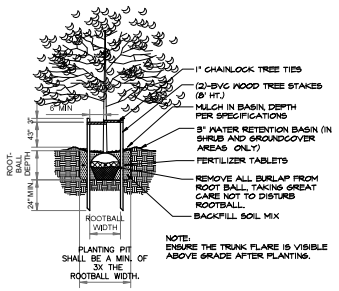
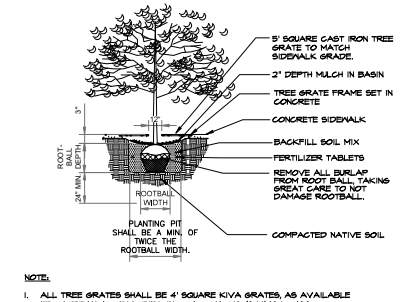
LANDSCAPE PLAN

L-1.03

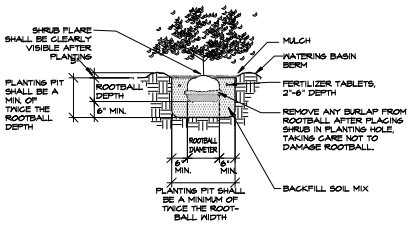


1 TREE PLANTING & STAKING DETAIL
NTS P-CO-EAS-14

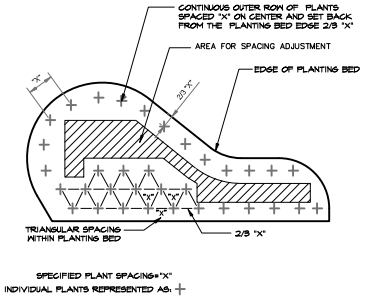


NOTE:
1. ALL TREE GRATES SHALL BE 4' SQUARE KIVA GRATES, AS AVAILABLE FROM URBAN ACCESSORIES, INC. TACOMA, WA (877)487-0488.

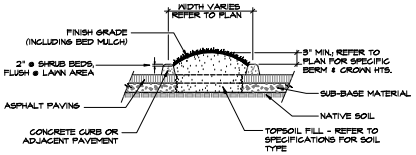
2 TREE GRATE & PLANTING DETAIL
NTS P-CO-EAS-18



3 SHRUB PLANTING DETAIL (B&B OR CONT.)
NTS P-CO-EAS-10

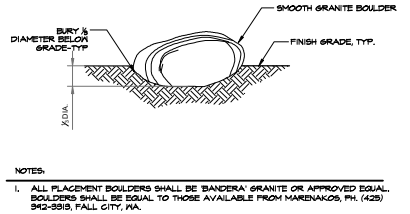


4 PLANT SPACING DETAIL
NTS P-CO-EAS-05



NOTE: GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND SUB-BASE MATERIAL DOWN TO NATIVE SOIL, 12" MIN. DEPTH.

5 PARKING ISLAND PLANTER DETAIL OLYMPIA
NTS P-CO-EAS-17



NOTES:
1. ALL PLACEMENT BOULDERS SHALL BE 'BANDERA' GRANITE OR APPROVED EQUAL. BOULDERS SHALL BE EQUAL TO THOSE AVAILABLE FROM MARENAKOS, PH. (425) 942-9919, FALL CITY, WA.
2. SCALE PLAN FOR BOULDER SIZES.

6 TYPICAL BOULDER INSTALLATION
NTS P-CO-EAS-19

LANDSCAPE SPECIFICATIONS

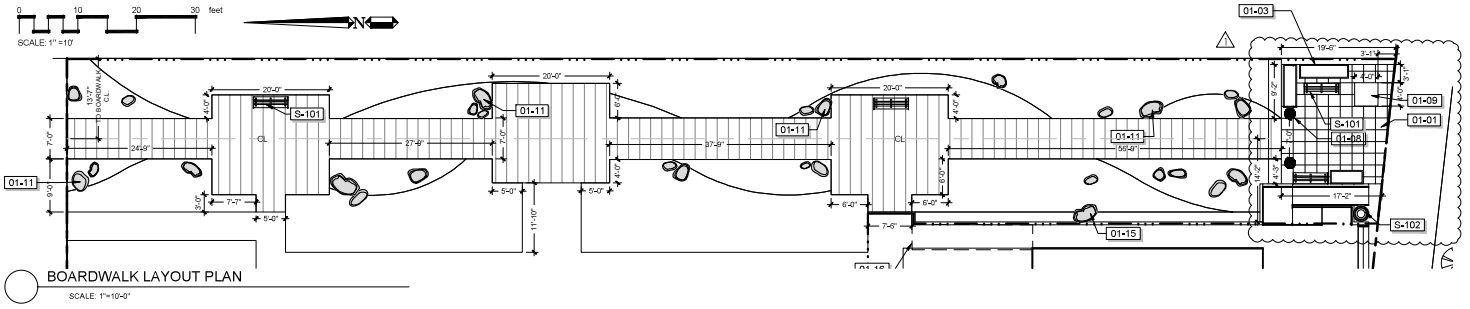
1. Refer to details for additional information.
2. Chemically kill (chemicals must meet Well Head Protection Areas minimum mitigation standards-see Thurston County's Integrated Pest Management Program) and remove from site all existing weeds and vegetation not shown to remain on plans.
3. Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
4. Fine grade all landscape beds prior to planting operations. All non-compostable materials shall be removed by hand after application.
5. No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner and approval by the City of Olympia. Any substitutions shall conform to OMC 18.32.225A.2(b).
6. All plants shall conform to the latest edition of the American Standard for Nursery Stock.
7. All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
8. Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24' deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-0530 or approved equal.
9. Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
   A. "Top Grade Compost" brand compost as available from Silver Springs Organics, Rainier, WA (360) 446-7645.
   B. "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
   C. PREPLAN compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.

   ALL NON-COMPOSTABLE MATERIALS WILL BE REMOVED FROM SITE.
10. Soil Preparation - (all landscape areas) must meet Well Head Protection Areas minimum mitigation standards [OMC 18.32.225(A)(2)(a)]. For planting beds spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) and amend to a settled depth of 8" (inches) or a topsoil mix containing 35-40% compost by volume. For lawn areas spread 5.4 c.y. of specified soil amendment per 1000 s.f. (approx. 1.75" depth) and amend to a settled depth of 6" (inches) or a topsoil mix containing 20-25% compost by volume. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 1 lbs./1000 s.f. of 16-9-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth grade smooth, compacting as required and removing all rocks, clods and debris.
11. Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

    60% Turf-Type Perennial Rye Grass Varieties
    20% Bluegrass
    20% Hard Fescue

    60% Turf-Type Perennial Rye Grass Varieties
    40% Turf-Type Fescue
12. Seed and sod shall be equal to that as grown by Country Green Turf Farms; Olympia, WA or JB Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs/1000 s.f; and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
13. All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
14. Backfill mix for all plants shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9.
15. Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as nitrogen annually and no more than 1 lb per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50 percent water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers, Isobutylidene Diurea (IBDU), Methylene Urea and Ureaform, and organic fertilizers registered with Washington Department of Agriculture."
16. Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates (no more than a maximum 4lbs. of Nitrate Nitrogen shall be used anually):

Trees Over 10' Height	2 Cups	Trees Under 10' Height: 1/2 Cup	1 Cup All Shrubs Except 1 Gallons:
1 Gallon Plants:	1/4 Cup	Ground Covers: 1/4 Cup	
17. Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
18. All shrub and ground cover beds shall receive a 4" depth "medium/ fine grind" hemfir bark mulch as top dressing.
19. Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands. All fertilizer must comply to meet Well Head Protection Areas minimum mitigation standards [OMC 18.32.225(A)(2)(a)]
20. All work shall be performed to the satisfaction of the Landscape Architect/Owner and final inspection approval by the City of Olympia.
21. All plants shall be guaranteed for ONE (1) year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
22. Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
23. Final inspection shall occur at the conclusion of a 60-day maintenance period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
    A. Mow lawns once per week.
    B. Remove all weeds over 1" in height, refer to the Thurston County's IPMP for additional requirements.
    C. Replace dead or unhealthy plants.
    D. Ensure proper function of irrigation system, see OMC 18,32,225.A.2(c) for additional requirements.
    E. Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
    F. Fertilize all lawns at conclusion of maintenance period, See OMC 18.32.225.A.2(a) for additional requirements.
24. All applications of fertilizers and chemicals shall be re-evaluated prior to actual landscape installation and maintenance.



BOARDWALK LAYOUT PLAN
SCALE: 1"=10'-0"

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STATE OF WASHINGTON
JEFFREY B. GLANDER
No. 295 EXP. 02/18/2020
LANDSCAPE ARCHITECT

EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

⚠ REVISION, 01/31/19

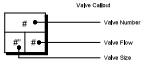
LANDSCAPE DETAILS AND LAYOUT PLAN

L-1.04

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊠	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 0.3GPM TO 200PM.	
◉	PIPE TRANSITION POINT	6/L2.04
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-053-12 TECHLINE HCVXR PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE AND ANTI-SIPHON FEATURE, 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	7/L2.04
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
◪	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.	4/L2.04
⧗	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	1/L2.04
Ⓓ	MANUAL DRAIN VALVE CHAMPION #200 3/4" ANGLE VALVE FOR MANUAL DRAIN ASSEMBLY WITH KEY EXTENSION	3/L2.04
BF	FEBCO 850 1-1/4" DOUBLE CHECK BACKFLOW PREVENTION, 1/2" TO 2"	2/L2.04
C	HUNTER IC-0600-M MODULAR CONTROLLER, 6 STATIONS, OUTDOOR MODEL, METAL CABINET, NO MODULE REQUIRED, COMMERCIAL USE.	10/L2.04
RS	HUNTER WR-CLIK RAIN SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS RECOMMENDED BY MANUFACTURER ON SOUTH FACING BUILDING EAVE.	
M	WATER METER 3/4" POINT OF CONNECTION AT NEW 3/4" METER. IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT MIN. 55 PSI. IF STATIC PRESSURE IS BELOW THIS, CONTACT LANDSCAPE ARCHITECT. SEE CIVIL PLANS FOR MORE INFO.	
———	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	
========	PIPE SLEEVE: PVC CLASS 200 SDR 21	

Valve Callout



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VALVE SCHEDULE							
NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.95	32.08	37.59	0.38 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.08	41.75	48.78	0.38 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.27	37.67	44.97	0.38 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	8.79	37.14	44.73	0.38 in/h

IRRIGATION SPECIFICATIONS

1. THIS PLAN IS DIAGRAMMATIC; ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN SHRUB BEDS WHERE POSSIBLE AND SHALL FOLLOW THE PLAN AS CLOSE AS IS PRACTICAL.
2. LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
3. PIPE SIZES ARE CONSTANT BETWEEN PIPE SIZE CALL-OUTS. ALL LATERAL PIPES SHALL BE INSTALLED AT 12" DEPTH AND 24" DEPTH UNDER PAVED AREAS. MAINLINE PIPE SHALL BE INSTALLED AT 18" BELOW GRADE AND 24" BELOW PAVED AREAS.
4. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
5. ALL PIPING AND WIRING UNDER PAVED AREAS SHALL BE HOUSED IN CLASS 200 PVC SLEEVES INSTALLED AT A 24" DEPTH. SIZE SLEEVES AS NEEDED TO ACCOMMODATE PIPE AND WIRES, UNLESS OTHERWISE SPECIFIED ON DRAWING.
6. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE NOZZLE CHANGES AS NEEDED AT NO ADDITIONAL COST. ADJUST HEAD POSITIONS AND ADD OR DELETE HEADS AS NEEDED DEPENDING ON ACTUAL FIELD CONDITIONS.
7. ALL MANUAL, GATE AND ELECTRICAL VALVES AND OTHER UNDERGROUND EQUIPMENT SHALL BE HOUSED IN NELSON, AMETEK OR EQUAL RECTANGULAR VALVE BOXES.
8. NO IN-LINE WIRE SPLICES ALLOWED. SUPPLY VALVE BOXES AT ALL ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL KING BROS. 1/2" AUTOMATIC DRAIN VALVES AT LATERAL LINE LOW POINT(S). INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.
10. ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE WRAPPED AT LEAST THREE TIMES AROUND PIPE THREADS.
11. ALL GATE AND ELECTRIC VALVES SHALL BE INSTALLED WITH UNIONS ON THE DOWNSTREAM END OF THE VALVE (REFER TO DETAILS).
12. ALL PIPE SHALL HAVE A FIRM UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH LINE, FREE OF ROCKS OR DEBRIS. ALL TRENCHES CONTAINING PIPE AND/OR WIRES SHALL BE BACKFILLED WITH CLEAN TOPSOIL, FREE OF ALL LUMBER, RUBBISH AND ROCKS OVER 1" IN SIZE, OR CLEAN SAND IF CLEAN TOPSOIL IS NOT AVAILABLE.
13. CONTRACTOR SHALL PROVIDE OWNER WITH ONE SET OF AS-BUILT RECORD DRAWINGS SHOWING EXACT ACTUAL LOCATIONS OF ALL SPRINKLER EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM AND CONTROLLER OPERATIONS, AND WINTERIZATION PROCEDURES.
14. CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS TO ACHIEVE PROPER OPERATION OF SAID EQUIPMENT. ALL EQUIPMENT INSTALLATIONS, ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES, THESE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS WHETHER INDICATED ON THE DRAWINGS OR NOT.
15. CONTRACTOR SHALL INCLUDE IN HIS BID ONE FALL WINTERIZATION AND ONE SPRING ACTIVATION OF IRRIGATION SYSTEM. THESE ACTIVITIES SHALL BE INCLUDED AS PART OF OWNER ORIENTATION PROCEDURES. ANY DAMAGE TO THE IRRIGATION SYSTEM OR THE LANDSCAPE AS A RESULT OF FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.
17. BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.

TREE PROTECTION MEASURES

Street trees near the construction shall be protected from construction activities. The security fencing located at the back of existing sidewalk around the buildable area of the site shall protect the street trees from construction.

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STATE OF WASHINGTON
JEFFREY B. GLAINER
LANDSCAPE ARCHITECT
NOT RE EXP. 03/09/2021

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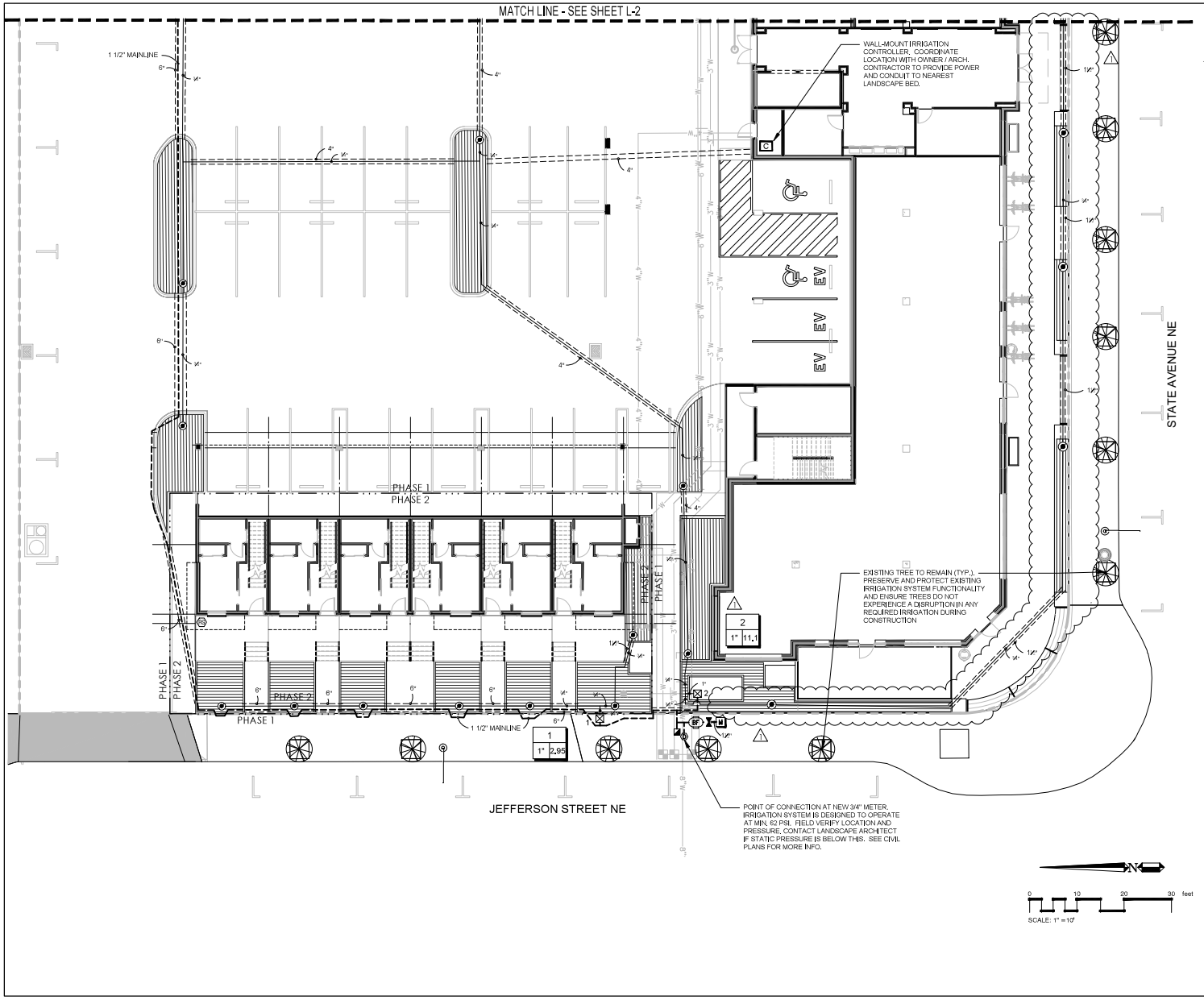
5/11/2018

⚠ REVISION. 01/31/19

IRRIGATION NOTES

L-2.01



IRRIGATION SHEET NOTES

1. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PLAN IS DIAGRAMMATIC. ALL PIPING, LATERALS, AND WIRE TO BE LOCATED IN BED OR LAWN AREAS WHERE APPROPRIATE.
3. PIPE SIZES ARE TO REMAIN CONSTANT BETWEEN PIPE SIZE CALL-OUTS. PIPES ARE LABELED TO SMALLEST PIPE SIZE ONLY (¾").
4. ALL DRIP TUBING SHALL BE INSTALLED BELOW THE FINISH SOIL GRADE UNLESS NOTED OTHERWISE. INSTALL TUBING AT A CONSISTENT DEPTH OF 2" BELOW TOP OF TOPSOIL.
5. ALL PIPES AND SLEEVES UNDER PAVED AREAS SHALL BE 24" DEEP. ALL MAINLINE SHALL BE 18" DEEP IN ALL UNPAVED AREAS, 24" IN PAVED ARES. ALL LATERALS SHALL BE 12" DEEP IN ALL UNPAVED AREAS AND 24" DEEP IN PAVED AREAS.
6. LOCATE ALL MAINLINES AND OTHER IRRIGATION EQUIPMENT WITHIN THE PROJECT LIMITS. INSTALL #14-AWG DIRECT BURIAL LOW VOLTAGE WIRE ALONG MAINLINE. TAPE AND BUNDLE WIRE EVER 20' FT. PROVIDE RED COLOR WIRE FOR SIGNAL AND WHITE COLOR WIRE FOR COMMON. PROVIDE A MINIMUM OF ONE SPARE WIRE FOR EVERY 10 VALVES FOR A MAXIMUM OF FIVE SPARE WIRES.
7. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.

TREE PROTECTION MEASURES

Street trees near the construction shall be protected from construction activities. The security fencing located at the back of existing sidewalk around the buildable area of the site shall protect the street trees from construction.

THOMAS architecture studios
525 COLUMBIA ST. | OLYMPIA, WA 98501
360.915.8775 | tas@tmpca.com

STATE OF WASHINGTON
JEFFREY B. OLANDER
REGISTERED LANDSCAPE ARCHITECT
REGISTERED EXP. 03/09/2021

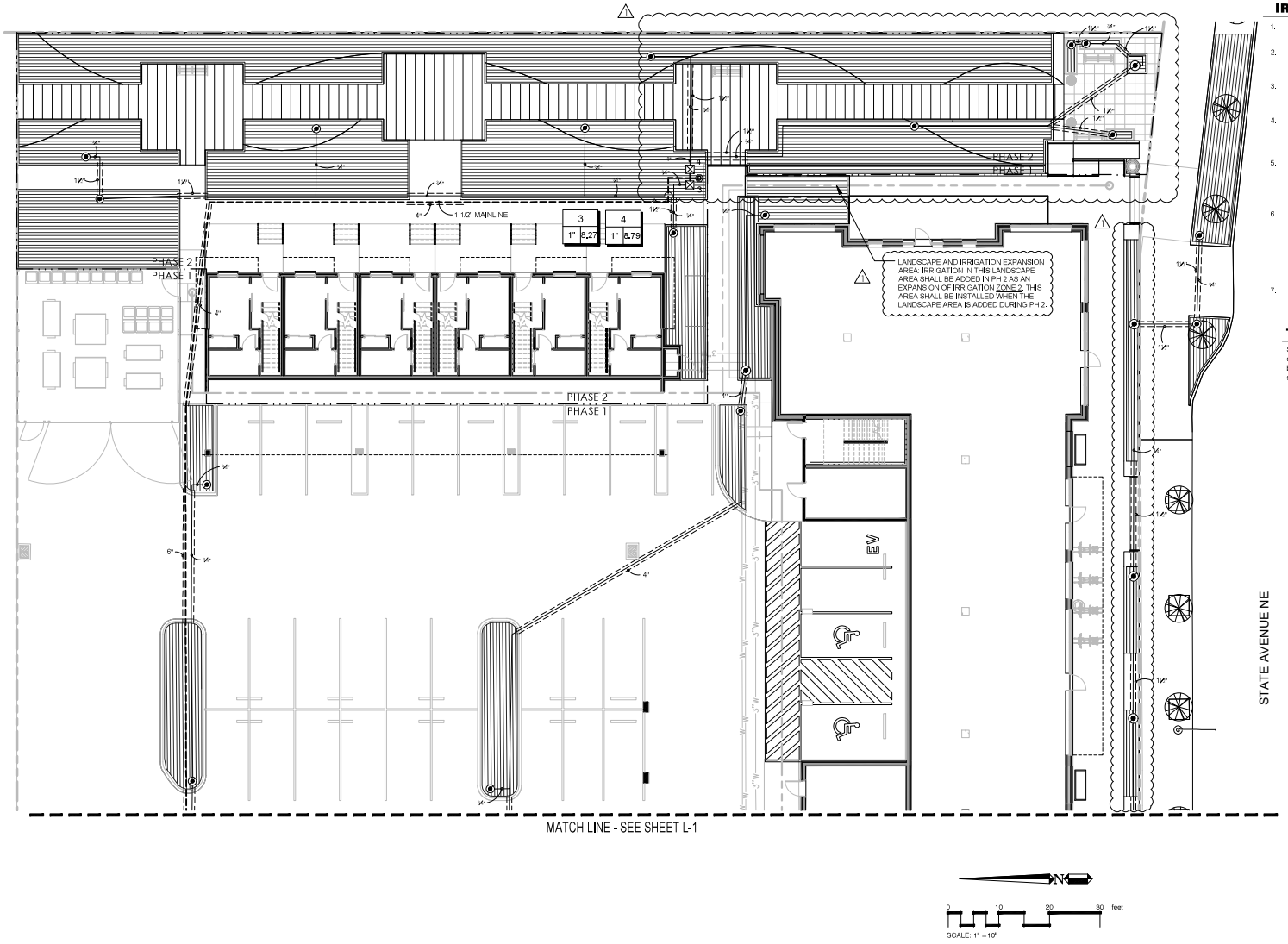
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

⚠ REVISION. 01/31/19

IRRIGATION PLAN

L-2.02



IRRIGATION SHEET NOTES

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STATE OF WASHINGTON
JEFFREY B. OLANDER
LANDSCAPE ARCHITECT
NOT RE EXP. 03/09/2021

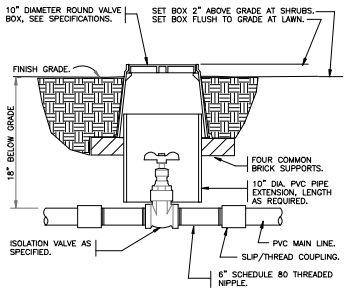
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

⚠ REVISION. 01/31/19

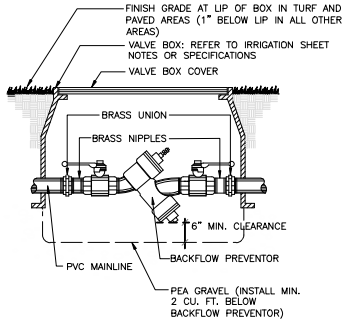
IRRIGATION PLAN

L-2.03



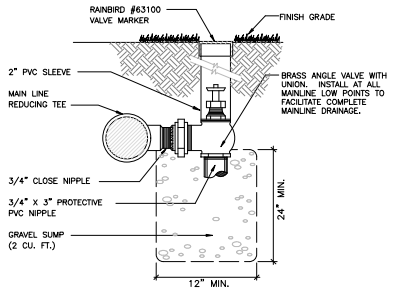
1 BRASS ISOLATION VALVE

1 1/2" = 1'-0" P-CO-EAS-32



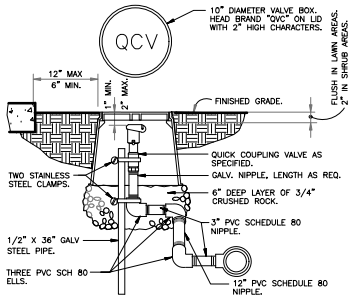
2 DOUBLE CHECK VALVE (DCVA)

NTS P-CO-EAS-28



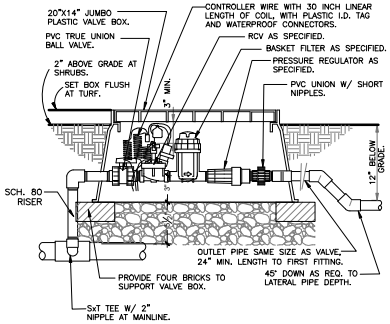
3 MANUAL DRAIN VALVE DETAIL

NTS P-CO-EAS-20



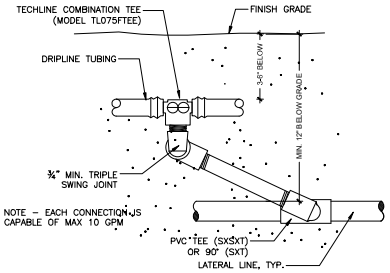
4 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" P-CO-EAS-33



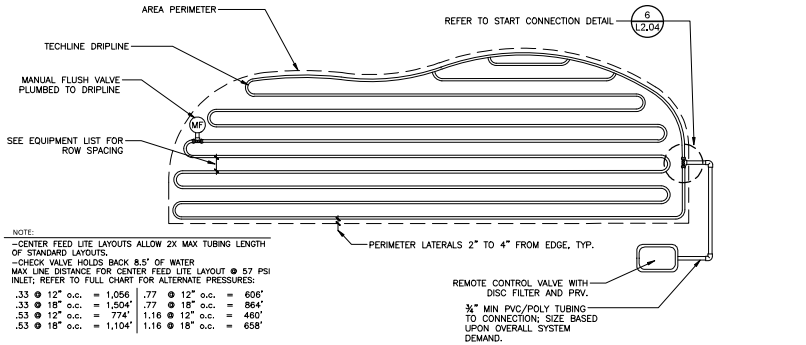
5 DRIP VALVE W/BASKET FILTER

1 1/2" = 1'-0" P-CO-EAS-25



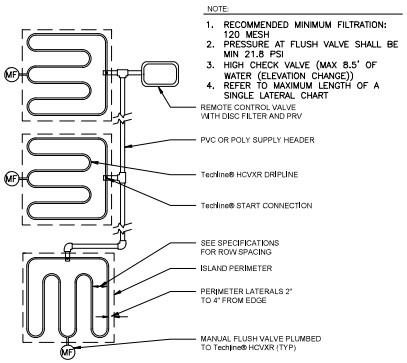
6 TECHLINE START CONNECTION (SWING JOINT RISER)

N.T.S. P-CO-EAS-22



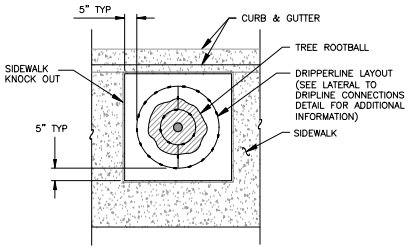
7 TECHLINE HCVXR LITE IRREGULAR AREAS

N.T.S. P-CO-EAS-24



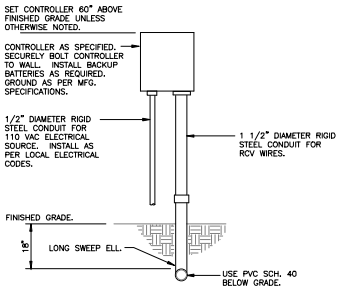
8 HCVXR LITE ISLAND LAYOUT

NTS



9 TREE IN TREE GRATE IRRIGATION LAYOUT

1" = 1" P-CO-EAS-26



10 WALL MOUNT CONTROLLER

1" = 1'-0" P-CO-EAS-27

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525 COLUMBIA ST. | OLYMPIA, WA 98501
360.915.8775 | tas@tmpca.com

JEFFREY B. OLANDER — STATE OF WASHINGTON — LANDSCAPE ARCHITECT — NO. 21 EXP. 03/09/2021

EAST BAY LOT A
WESTMAN MILL
510 STATE AVE, OLYMPIA, WA 98501

Project No: 1514
PERMIT SET
5/11/2018

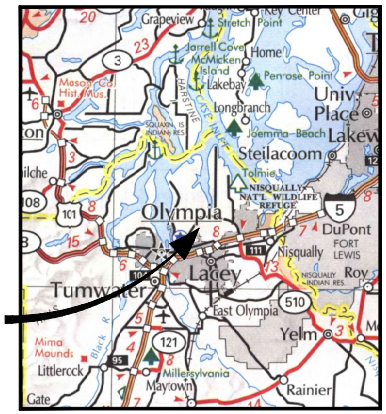
⚠ REVISION. 01/31/19

IRRIGATION DETAILS

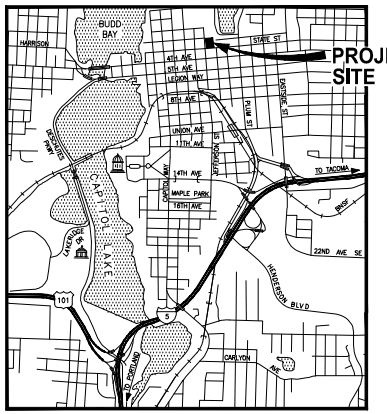
L-2.04

EAST BAY LOT A

SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
Olympia, Washington



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

PROPERTY OWNER
3RD GEN INVESTMENT GROUP, LLC
PO BOX 7534
OLYMPIA, WA 98507-7534

APPLICANT
WALKER JOHN
3RD GEN INVESTMENT GROUP, LLC
PO BOX 7534
OLYMPIA, WA 98507-7534

CIVIL ENGINEER
PARAMETRIX – PUYALLUP OFFICE
1019 39TH AVENUE SE, SUITE 100
PUYALLUP, WA 98374
253.604.6600
CONTACT: SAM NIELSON, PE

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

INDEX TO DRAWINGS

SHT NO.	DWG NO.	SHEET TITLE
01	CV-01	COVER SHEET
02	LG-01	GENERAL NOTES, LEGEND & ABBREVIATIONS
03	LG-02	GENERAL NOTES
04	HC-01	HORIZONTAL CONTROL PLAN
05	DM-01	DEMOLITION AND TESC PLAN
06	HS-01	HARDSCAPE PLAN
07	GR-01	GRADING PLAN
08	SD-01	STORM DRAIN PLAN
09	SS-01	SEWER PLAN AND PROFILE
10	WA-01	WATER PLAN
11	DT-01	DETAILS
12	DT-02	DETAILS
13	DT-03	DETAILS
14	DT-04	DETAILS
15	DT-05	DETAILS
16	SW-01	SOLID WASTE COLLECTION PLAN
17	SV-2	EASTBAY TOPOGRAPHIC SURVEY
18	A1.01	SITE PLAN – PROJECT
19	A2.29	ENLARGED PLANS – TRASH ENCLOSURE

SITE INFORMATION:

TAX PARCEL NUMBERS	66130000403
ZONING	URBAN WATERFRONT

SERVICE PROVIDERS:

SEWER/WATER:	CITY OF OLYMPIA
WATER:	PUGET SOUND ENERGY
CABLE TV:	COMCAST
FIRE RESPONSE:	CITY OF OLYMPIA F.D.

UTILITIES LOCATE NOTE
THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE FIELD AND FROM RECORDS. PARAMETRIX ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL FOR UNDERGROUND LOCATE AT 811 PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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

PERMIT SET

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-CV
JOB No. 217-7369-002
DATE JANUARY 8th 2019

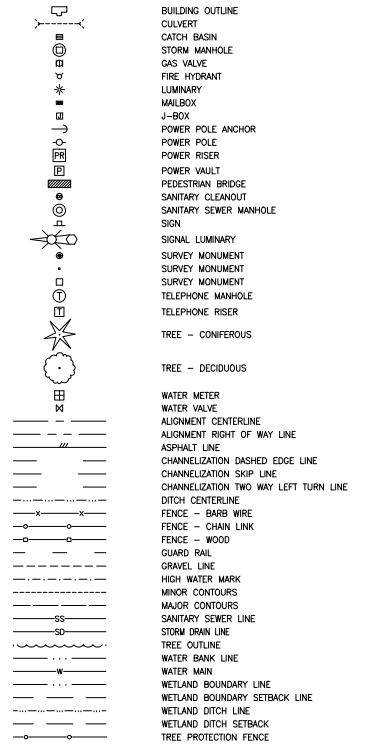
Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM

PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

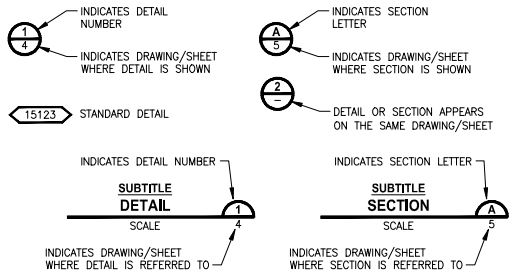
COVER SHEET

DRAWING NO.
01 OF 19
CV-01

LEGEND - EXISTING



DETAIL AND SECTION DESIGNATION



ABBREVIATIONS

ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALLOW	ALLOWANCE, ALLOWABLE
AMT	AMOUNT
ANG	ANGLE
AP	ANGLE POINT
APPD	APPROVED
APPROX	APPROXIMATE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARV	AIR RELEASE VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
ATB	ASPHALT TREATED BASE
AVE	AVENUE
AVG	AVERAGE
BC	BEGINNING OF CURVE, BOLT CIRCLE
BCR	BEGINNING OF CURVE CENTER
BF	BLIND FLANGE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BEAM, BENCH MARK
BO	BLOW OFF
BOT	BOTTOM
BRG	BEARING
BVC	BEGIN VERTICAL CURVE
CALC	CALCULATION
CAP	CAPACITY
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CCSP	CONCRETE LINED AND COATED STEEL PIPE
CEM	CEMENT
CHV	CHECK VALVE
CI	CAST IRON
CIP	CAST IN PLACE, CAST IRON PIPE
CLR	CLEAR, CLEARANCE
CND	CONDUIT
CO	COUNTY, CLEANOUT
CONC	CONCRETE
CONN	CONNECT, CONNECTION
CONST	CONSTRUCT, CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CSBC	CRUSHED SURFACING BASE COURSE
CSTC	CRUSHED SURFACING TOP COURSE
CTR	CENTER
CUFT	CUBIC FOOT, CUBIC FEET
CULV	CULVERT
CV	CONTROL VALVE
CY	CUBIC YARD
D	DEPTH, DENSITY, DRAIN, DRAINAGE
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST	DISTANCE, DISTRICT
DSGN	DESIGN
DWG	DRAWING
E	EAST, EASTING
EA	EACH
EC	END OF CURVE
EL	ELEVATION
ELL	ELBOW
EOP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EVC	END VERTICAL CURVE
EXIST	EXISTING
EXL	EXCAVATE
FCR	FINE CRUSHED ROCK
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN	FINISH, FINISHED
FL	FLOW LINE
FLG	T FLANGE, FLANGED
FM	FORCE MAIN
G	GAS
GND	GROUND
GR	GRADE
GV	GATE VALVE
H	HIGH
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INCL	INCLUDE, INCLUDING
INSTL	INSTALL, INSTALLATION
INT	INTERIOR, INTERSECTION
INV	INVERT
JB	JUNCTION BOX
JCT	JUNCTION
LAT	LATERAL, LATITUDE
LB	POUND
LBL	LABEL
LF	LINEAR FEET, LINEAR FOOT
LG	LENGTH, LONG
LIN	LINEAR
LN	LANE
LT	LEFT
LTG	LIGHTING
MAN	MANUAL
MATL	MATERIAL
MH	MANHOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MON	MONUMENT
MPH	MILES PER HOUR
MTL	METAL
MW	MONITORING WELL
N	NORTH, NORTHING
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
P	PUMP, POWER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCV	PRESSURE CONTROL VALVE
PERF	PERFORATE, PERFORATED
PH	PHASE
PI	POINT OF INTERSECTION, PRESSURE INDICATOR
PIVC	POINT OF INTERSECTION FOR VERTICAL CURVE
PP	POWER POLE
PRV	PRESSURE REGULATING VALVE, PRESSURE RELIEF VALVE, PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY, POINT
PV	PLUG VALVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	PAVEMENT, PAVING, PRIVATE
PWR	POWER
QTY	QUANTITY
QUAL	QUALITY
R	RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD, ROOF DRAIN
RED	REDUCER
REF	REFERENCE
REQD	REQUIRED
RET	RETAINING, RETURN
REV	REVERSE, REVISE
ROT	ROTATE
ROW	RIGHT OF WAY
RT	RIGHT
RV	RELIEF VALVE
RW	RIGHT OF WAY
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SPOT EVALUATION
SECT	SECTION
SEG	SEGMENT
SERV	SERVICE
SIG	SIGNAL
SL	SLOPE, RAW SLUDGE
SPA	SPACE, SPACES
SPEC	SPECIFICATION
SPG	SPACING
SQ	SQUARE
SQFT	SQUARE FOOT, SQUARE FEET
SQIN	SQUARE INCH, SQUARE INCHES
SQYD	SQUARE YARD, SQUARE YARDS
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SUR	SURFACE
SURV	SURVEY
SYS	SYSTEM
TAN	TANGENT
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
THK	THICK, THICKNESS
THRU	THROUGH
TOB	TOP OF BANK
TOC	TOP OF CONCRETE, TOP OF CURB
TOT	TOTAL
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
UPR	UPPER
V	VALVE, VENT, VOLT
VAR	VARIES, VARIABLE
VERT	VERTICAL
VOL	VOLUME
W	WATER, WATT, WEST, WIDTH
WD	WIDE, WOOD
WM	WATER METER
WS	WATER SURFACE
WSDOT	WASHINGTON STATE DEPARTMENT OF RANSPORTATION
WT	WEIGHT
XFMR	TRANSFORMER
XSECT	CROSS-SECTION
YD	YARD
YR	YEAR

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF OLYMPIA AND THE PROJECT OWNER.
2. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS TO REMAIN ACCESSIBLE AT ALL TIMES.
3. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES. ALL DISTURBED EARTH CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE HYDROSEEDED.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE-CONSTRUCTION" STATE OR BETTER.
5. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.

ALL SOIL DISTURBING ACTIVITIES TO BE IN ACCORDANCE WITH THE ENGINEERING DESIGN REPORT PREPARED BY PIONEER (DATED JANUARY 2018).

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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

PERMIT SET

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN R.PETTIT
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-CV
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM

PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

GENERAL NOTES, LEGEND & ABBREVIATIONS

DRAWING NO. 02 OF 19

LG-01

REQUIRED GENERAL NOTES FOR ALL PROJECTS:

1. ALL WORK AND MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING:
   A. THE CITY OF OLYMPIA'S (insert applicable year) ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS),
   B. THE MOST CURRENT "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION,
   C. THE CITY OF OLYMPIA'S 2016 DRAINAGE AND EROSION CONTROL MANUAL, AND
   D. THE CITY OF OLYMPIA SUPPLEMENTAL SPECIFICATIONS, THE CONTRACT SPECIFICATIONS AND SPECAIL PROVISIONS, AS APPLICABLE.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION. ALL PRIVATE DEVELOPMENT (PERMITTED) PROJECTS MUST SCHEDULE THE PRE-CONSTRUCTION CONFERENCE USING THE CITY'S SMARTGOV PERMITTING SYSTEM.
3. UNLESS NOTED OTHERWISE, UTILITIES SHOWN ON THE PLAN AND PROFILE ARE EXISTING, AND ARE LOCATED TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PRINTING. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION AND TAKE EXTRAORDINARY CARE WHEN EXCAVATING NEAR OR AROUND UTILITY CROSSINGS INCLUDING "HAND" EXCAVATION AND POT HOLING. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE PRIVATE UTILITY TO RAISE, RELOCATE, OR LOWER THE CONFLICTING APPURTENANCES.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING 811, THE UNDERGROUND LOCATE LINE, A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE REQUESTER TO MAINTAIN THE MARKINGS AFTER THE INITIAL LOCATE IN ACCORDANCE WITH RCW 19.122.
5. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA" (DRAINAGE MANUAL).
6. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT ARE NOT TO BE REMOVED AS DIRECTED BY THE ENGINEER.
7. ALL DRAINAGE STRUCTURES, SANITARY MANHOLES, WATER METERS, WATER VALVES OR OTHER APPURTENANCES SHALL BE ADJUSTED TO FINAL GRADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
8. CONTRACTOR SHALL MAINTAIN FUNCTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE AGREED.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SIDEWALK AND ROAD SURFACES OUTSIDE OF THE PROJECT LIMITS. ALL DAMAGE OR UNDERMINING SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY REPAIR TO CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
10. ALL EXISTING SIGNS THAT INTERFERE WITH CONSTRUCTION SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER.
11. ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES UNLESS PRIOR APPROVAL AND COORDINATION HAS OCCURRED.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS ON SITE AT ALL TIMES.
14. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE ENGINEER.
15. CITY OF OLYMPIA VERTICAL DATUM IS NAVD 88 AND SHALL BE USED FOR ALL VERTICAL CONTROL.

STANDARD NOTES FOR EROSION AND SEDIMENT CONTROL PLANS:

THE FOLLOWING STANDARD NOTES ARE REQUIRED FOR USE IN EROSION AND SEDIMENT CONTROL PLANS. PLANS SHOULD ALSO IDENTIFY WITH PHONE NUMBERS THE PERSON OR FIRM RESPONSIBLE FOR THE PREPARATION OF AND MAINTENANCE OF THE EROSION CONTROL PLAN.

1. NO CONSTRUCTION RELATED ACTIVITY SHALL CONTRIBUTE TO THE DEGRADATION OF THE ENVIRONMENT, ALLOW MATERIAL TO ENTER SURFACE OR GROUND WATER, OR ALLOW PARTICULATE EMISSIONS TO THE ATMOSPHERE, WHICH EXCEED STATE OR FEDERAL STANDARDS. ANY ACTION THAT POTENTIALLY ALLOW A DISCHARGE TO STATE WATERS MUST HAVE PRIOR APPROVAL.
2. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR ALL CONSTRUCTION PROJECTS. THE NAMED PERSON OR FIRM SHALL BE ON-SITE OR ON-CALL AT ALL TIMES. FOR THIS SITE, THE PERSON/FIRM IS _____ AND THEIR OFFICE AND CELL TELEPHONE NUMBERS ARE _____.
3. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STREET OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. STORMWATER FACILITY INFILTRATIVE SURFACES SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION THROUGHOUT CONSTRUCTION. NOTE THAT POST-CONSTRUCTION VERIFICATION TESTING IS REQUIRED FOR ALL STORMWATER INFILTRATION FACILITIES. STORMWATER INFILTRATION FACILITIES THAT FAIL TO PERFORM AS DESIGNED MUST BE RECONSTRUCTED OR EXPANDED TO SUBSTANTIALLY MEET THE DESIGNED PERFORMANCE.
6. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
10. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT.
12. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
13. ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
14. FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
15. FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTON OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
16. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT-TRAPPING MEASURES.
17. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CALSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
18. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
19. WATER FROM WCST DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SEDIMENT TRAP OR POND. CLEAN, NOT-TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREME POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.

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STREET CONSTRUCTION:

1. ALL CURB, CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY ENGINEERNG OR SURVEYING FIRMS CAPABLE OF PERFORMING SUCH WORK.
2. ASPHALT CONCRETE PAVEMENT FOR WEARING COURSE WILL NOT BE PLACED ON ANY TRAVELED WAY BETWEEN OCTOBER 1ST AND APRIL 1ST WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.
3. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL JOINT (CONTRACTION, CONSTRUCTION, ISOLATION, ETC.) LAYOUT PLANS SHALL BE APPROVED ONE WEEK BEFORE PLACING CONCRETE.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY-FOUR HOURS' NOTICE IS REQUIRED FOR FORM INSPECTION.
7. TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN THE CURRENT WSDOT STANDARD SPECIFICATIONS AND CHAPTER 4 OF THE EDDS.

STORMWATER CONSTRUCTION:

1. ALL STORM CONVEYANCES AND RETENTION/DETENTION AREAS WILL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
2. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS WILL BE INSTALLED PURSUANT TO PLANS AND MANUFACTURER'S RECOMMENDATIONS.
3. WHERE CONNECTIONS REQUIRE "FIELD VERFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
4. ALL STORM LINES AND CATCH BASINS SHALL BE HIGH-VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATIONS. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
5. TESTING OF THE STORM PIPING WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GRANITE XP SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISING THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER AS REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
6. ALL CATCH BASINS SHALL HAVE A CURB MARKER, AND I-DUMPING DISC INSTALLED AS SPECIFIED IN THE EDDS.
7. ALL SOLID ROUND CATCH BASIN COVERS SHALL BE CITY OF OLYMPIA DECORATIVE STANDARD (PER STANDARD DRAWING 5-12).
8. ALL SURFACE STORM WATER FACILITIES SHALL HAVE INFORMATIONAL SIGNS INSTALLED ADJACENT TO STREETS, SIDEWALKS AND PATHS.

WATER MAIN CONSTRUCTION:

1. ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE AMERICAN WATER WORKS ASSOCIATION STANDARDS.
2. ALL WATER MAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH AND THE CITY OF OLYMPIA IN ITS CROSS CONNECTION PROGRAM.
4. THE CITY REQUIRES 10 WORKING DAYS WRITTEN NOTICE TO SCHEDULE SHUTDOWNS. THE WRITTEN NOTICE WILL BE COORDINATED WITH THE CITY INSPECTOR. THE CITY OF OLYMPIA DRINKING WATER OPERATIONS OR CITY INSPECTOR WILL PERFORM THE SHUTDOWN.
5. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
6. AT ANY WATER MAIN TAP TO EXISTING CITY MAINS WHERE THE CONTRACTOR ENCOUNTERS A COUPLING OR EXISTING ASSEMBLIES, THE CONTRACTOR WILL PROVIDE A MINIMUM OF 18 INCHES OF CLEARANCE FROM COUPLING OR ASSEMBLIES TO EDGE OF TAPPING SLEEVE.
7. ANY WATER MAIN TAP OR CONNECTION WILL BE BLOCKED ACCORDING TO THE CITY OF OLYMPIA STANDARD DRAWINGS.
8. ANY EXCAVATION THAT EXPOSES AN ASBESTOS CEMENT (AC) WATER MAIN OR THE CITY'S 36-INCH WATER TRANSMISSION MAIN SHALL BE BEDDED WITH CONTROLLED DENSITY FILL (CDF) PURSUANT TO THE WSDOT SPECIFICATIONS FOR CDF. AS AN OPTION THE CONTRACTOR MAY CHOOSE TO REPLACE THE AC PIPE AT ANY CROSSING WITH DUCTILE IRON PIPE BEVOHED INTO BOTH TRENCH WALLS. THE CONTRACTOR WILL COORDINATE WITH THE CITY INSPECTOR TO HAVE A CITY OF OLYMPIA DRINKING WATER OPERATIONS STAFF MEMBER ON SITE BEFORE CONSTRUCTION BEGINS.
9. BEFORE CUTTING OR REMOVING ANY EXISTING AC PIPE, THE CONTRACTOR WILL SUPPLY THE CITY OF OLYMPIA INSPECTOR A COPY OF THE WORKMAN'S CERTIFICATIONS TO WORK WITH AC PIPE. THE CONTRACTOR WILL CONFORM TO ALL REGULATIONS AND GUIDANCE RELATED TO ASBESTOS WORK PROVIDED BY THE OLYMPIC REGION CLEAN AIR AGENCY.

SANITARY SEWER CONSTRUCTION:

1. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
2. THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
3. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. WHEN TEMPORARY STREET PATCHES ARE ALLOWED BY THE CITY, COLD MIX ASPHALT SHALL BE PLACED AND COMPACTED TO A MAXIMUM DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.
5. AFTER BACKFILLING, BUT PRIOR TO PAVING, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL DOES NOT CONSTITUTE FINAL ACCEPTANCE OF THE SEWER LINE. THE CONTRACTOR SHALL RETAIN THE RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGH THE DURATION OF THE WARRAUTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION SHALL BE RE-EXCAVATED FOR INSPECTION.
6. ALL LINES WILL BE HIGH-VELOCITY CLEANED AND SUBJECTED TO A LOW-PRESSURE AIR TEST PURSUANT TO CURRENT WSDOT STANDARD SPECIFICATIONS AFTER BACKFILLING, BUT PRIOR TO PAVING. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
7. TESTING OF THE SANITARY SEWER MAIN WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GRANITE XP SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TEVLEVISING THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTION, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES CUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE CITY INSPECTOR.
8. A TEST OF ALL MANHOLES IN ACCORDANCE WITH OLYMPIA STANDARD IS ALSO REQUIRED. TESTING WILL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

IN ADDITION, THE FOLLOWING SPECIFIC NOTES PERTAINING TO STEP SYSTEMS AND LIFT STATIONS AND FORCE MAINS WILL BE INCLUDED WHEN THESE UTILITIES ARE PART OF THE PROJECT.

STEP SEWERS:

1. ALL BURIED POWER FOR STEP SYSTEMS WILL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 INCHES ABOVE THE BURIED POWER. THE MARKER WILL BE PLASTIC NON-BIODEGRADABLE METAL-CORE BACKING MARKED "POWER". TAPE WILL BE FURNISHED BY CONTRACTOR.
2. ALL STEP MAINS WILL BE HYDROSTATICALLY TESTED AT 200 PSI AND ACCORDING TO THE METHODS FOR HYDROSTATIC TESTING OF WATER LINES IN THE CURRENT VERSION OF THE WSDOT SPECIFICATIONS.

LIFT STATION AND FORCE MAIN SEWERS:

1. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS IN THE WET WELL, TANKS, VAULTS AND SITE ASSOCIATED WITH THE PROJECT PRIOR TO START UP.
2. PRIOR TO BACKFILL, ALL MAINS, DRY WELL, WET WELL AND VAULTS SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS.
3. ALL WORK SHALL BE DONE PER NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF OLYMPIA STANDARDS. THE CITY OF OLYMPIA STANDARDS MAY EXCEED THE NEC. THE DEVELOPER SHALL OBTAIN ALL PERMITS AND ARRANGE INSPECTIONS.
4. THE DEVELOPER SHALL COORDINATE POWER SERVICE WITH SERVING UTILITIES AND MAKE ARRANGEMENTS FOR POWER SERVICE CONNECTION.
5. PRIOR TO TESTING AND START-UP OF THE LIFT STATION, FIVE (5) COPIES OF THE OPERATION AND MAINTENANCE MANUAL, TOGETHER WITH THE NUMBER OF APPROVED COPIES REQUIRED BY THE DEVELOPER, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE DEVELOPER, AT ITS OWN EXPENSE, WITH THE DESIGN ENGINEER, SHALL ARRANGE FOR AN AUTHORIZED FACTORY-TRAINED REPRESENTATIVE OF THE COMPANY OR COMPANIES SUPPLYING THE VARIOUS ITEMS OF EQUIPMENT TO CHECK THE INSTALLATION, AND TO ADJUST AND TEST THE EQUIPMENT FURNISHED BEFORE THE ACCEPTANCE OF THE WORK BY THE CITY. THE FACTORY REPRESENTATIVE SHALL BE RESPONSIBLE TO CHECK AND RESOLVE ANY UNACCEPTABLE VIBRATION OF THE PUMP ASSEMBLIES. FURTHERMORE, THE DEVELOPER SHALL ASSIST AND INSTRUCT THE CITY'S OPERATING STAFF IN ADJUSTING AND OPERATING THE EQUIPMENT DURING INITIAL START-UP PERICD. SAID REPRESENTATIVE SHALL BE EXPERIENCED AND KNOWLEDGEABLE OF THE EQUIPMENT BEING TESTED.
7. THE DEVELOPER AT ITS OWN EXPEVISE SHALL CONDUCT AN INSTRUCTION PROGRAM FOR UP TO FIVE (5) PERSONNEL DESIGNATED BY THE CITY. DEVELOPER SHALL FURNISH THE SERVICES OF QUALIFIED INSTRUCTORS FROM THE VARIOUS EQUIPMENT MANUFACTURERS. PROGRAM SHALL INCLUDE INSTRUCTION COVERING BASIC SYSTEM OPERATION THEORY, ROUTINE MAINTENANCE AND REPAIR, AND "HANDS ON" OPERATION OF EQUIPMENT. TRAINING SHALL NOT PROCEED UNTIL ALL OPERATION MAINTENANCE MANUALS ARE COMPLETE AND ACCEPTED BY THE CITY.
8. ALL EQUIPMENT SHALL BE TESTED AND DEVELOPER SHALL DEMONSTRATE TO CITY PERSONNEL THAT PROPER OPERATION AND CAPACITY HAVE BEEN FULLY OBTAINED. THE CITY WILL NOT ACCEPT ANY FACILITY UNTIL SUCCESSFUL FULL OPERATION OF ALL COMPONENTS HAS BEEN DEMONSTRATED BY THE DEVELOPER.
9. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONSTRUCT AND START-UP A COMPLETE AND TROUBLE-FREE SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTING ALL DESIGN ERRORS AND/OR CONSTRUCTION DEFECTS THAT ARE DISCOVERED IN THE START-UP OR DURING THE WARRANTY PERIOD OF THE AGREEMENT WITH THE CITY.
10. LIFT STATION AND GENERATOR, SITE, DRIVEWAY, ACCESS, CONCRETE AREAS, LIGHTING AND WATER SERVICE SHALL ALL BE COMPLETED PRIOR TO START UP REQUEST AND INSPECTION.
11. TELEMETRY SHALL CONSIST OF A RUGID PLC AND OTHER ACCESSORIES LISTED IN SECTION 7D.030. PRIOR TO ORDERING THE ABOVE EQUIPMENT, THE DEVELOPER WILL CONTACT THE PUMP STATIONS SUPERVISOR, CITY OF OLYMPIA PUBLIC WORKS, FOR COMPLETE ORDERING SPECIFICATIONS FOR THE ABOVE TELENETRY. NOMINAL LEAD TIME IS 12 WEEKS.
12. SPARE PARTS SHALL BE PROVIDED FOR THE STATION AT TIME OF START UP ACCEPTANCE.
    - ONE SET MECHANICAL SEALS, FILTERS AND VOLUTE GASKETS.
    - ONE SET OF PUMP WEAR RINGS.
    - FOUR SETS OF OPERATION AND MAINTENANCE MANUALS.
    - A LIST OF THE NEARSET DEALERS FOR SPARE PARTS AND REPAIR WILL BE PROVIDED.

    ADDITIONALLY, ANY SPECIAL TOOLS SPECIFIC TO THE PUMP MANUFACTURER SHALL BE PROVIDED TO THE CITY OF OLYMPIA AT START UP.
19. A 6-INCH THICK CONCRETE COLLAR SHALL BE INSTALLED AROUND ALL VALVES. STANDARD DRAWING 6-12, STANDARD VALVE BOX, DETAIL SHALL BE USED.
20. ALL FORCE MAINS SHALL BE HYDROSTATIC TESTED AT 200 PSI AND ACCORDING TO THE METHODS FOR HYDROSTATIC TESTING OF WATER LINES IN THE CURRENT VERSION OF THE WSDOT SPECIFICATIONS.

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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PERMIT SET

Know what's below. Call before you dig.

	REVISIONS	DATE	BY
1	REMOVE SECTION REGARDING DISCHARGE TO STATE WATERS. REMOVE CITY DETAIL BLOCK	06/29/18	SMC

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

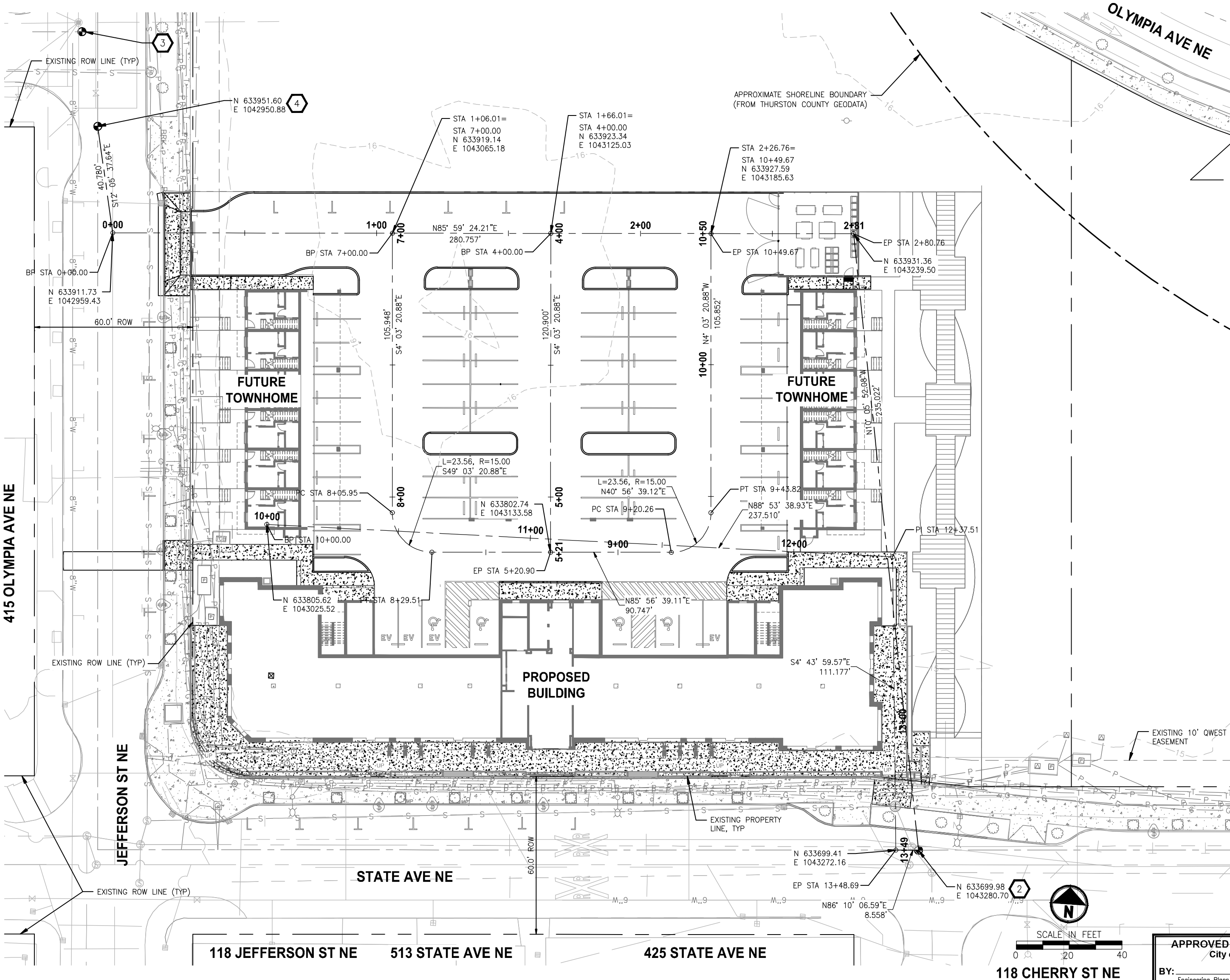
ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-CV
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
P 253.604.6600
WWW.PARAMETRIX.COM

PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

GENERAL NOTES

DRAWING NO. 03 OF 19
LG-02


OLYMPIA AVE NE
415 OLYMPIA AVE NE
JEFFERSON ST NE
STATE AVE NE
118 JEFFERSON ST NE
513 STATE AVE NE
425 STATE AVE NE
118 CHERRY ST NE
EXISTING ROW LINE (TYP)
APPROXIMATE SHORELINE BOUNDARY
(FROM THURSTON COUNTY GEODATA)
N 633951.60
E 1042950.88
40.780'
S12° 05' 37.64"E
BP STA 0+00.00
N 633911.73
E 1042959.43
60.0' ROW
STA 1+06.01=
STA 7+00.00
N 633919.14
E 1043065.18
STA 1+66.01=
STA 4+00.00
N 633923.34
E 1043125.03
STA 2+26.76=
STA 10+49.67
N 633927.59
E 1043185.63
N85° 59' 24.21"E
280.757'
BP STA 7+00.00
BP STA 4+00.00
EP STA 10+49.67
EP STA 2+80.76
N 633931.36
E 1043239.50
105.948'
S4° 03' 20.88"E
120.900'
S4° 03' 20.88"E
N4° 03' 20.88"W
105.852'
N10° 05' 52.08"W
235.022'
FUTURE TOWNHOME
FUTURE TOWNHOME
L=23.56, R=15.00
S49° 03' 20.88"E
L=23.56, R=15.00
N40° 56' 39.12"E
PC STA 8+05.95
N 633802.74
E 1043133.58
PC STA 9+20.26
PT STA 9+43.82
N88° 53' 38.93"E
237.510'
BP STA 10+00.00
PT STA 12+37.51
EP STA 5+20.90
N 633805.62
E 1043025.52
PT STA 8+29.51
N85° 56' 39.11"E
90.747'
EV
PROPOSED BUILDING
S4° 43' 59.57"E
111.177'
EXISTING 10' QWEST EASEMENT
EXISTING PROPERTY LINE, TYP
60.0' ROW
N 633699.41
E 1043272.16
EP STA 13+48.69
N 633699.98
E 1043280.70
N86° 10' 06.59"E
8.558'
SCALE IN FEET
0 20 40

MONUMENT NOTES

1. FOUND MONUMENT IN CASE WITH LEAD AND TACK SET IN CONCRETE AT THE INTERSECTION OF STATE AVE. AND CHESTNUT ST.
2. FOUND 3" BRASS CAP WITH PUNCH AT THE INTERSECTION OF STATE AVE. AND CHERRY ST. 7' SOUTH OF NORTH CURB FACE.
3. FOUND 3" BRASS CAP STAMPED "SKILLINGS CONNOLLY CONSULTING ENGINEERS AND LAND SURVEYORS LS 27192 2010" AT INTERSECTION OF OLYMPIA AVE. AND JEFFERSON ST.
4. FOUND 3" BRASS CAP STAMPED "SKILLINGS CONNOLLY CONSULTING ENGINEERS AND LAND SURVEYORS LS 27192 2010" AT INTERSECTION OF OLYMPIA AVE. AND JEFFERSON ST.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON PORT OF OLYMPIA, EAST BAY PARCEL CLEANUP PLANS, PROJECT NO. ENV1303, CONTRACT NO. 2017–1019

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: ____________, DATE: ________
Engineering Plans Examiner
APPROVAL EXPIRES ON: ________

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REVISIONS	DATE	BY

DESIGNED S. CRAIG
DRAWN K. BECKER
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002–HC
JOB No. 217–7369–002
DATE JANUARY 8th 2019

S. MATTHEW CRAIG, STATE OF WASHINGTON, 42273, REGISTERED PROFESSIONAL ENGINEER

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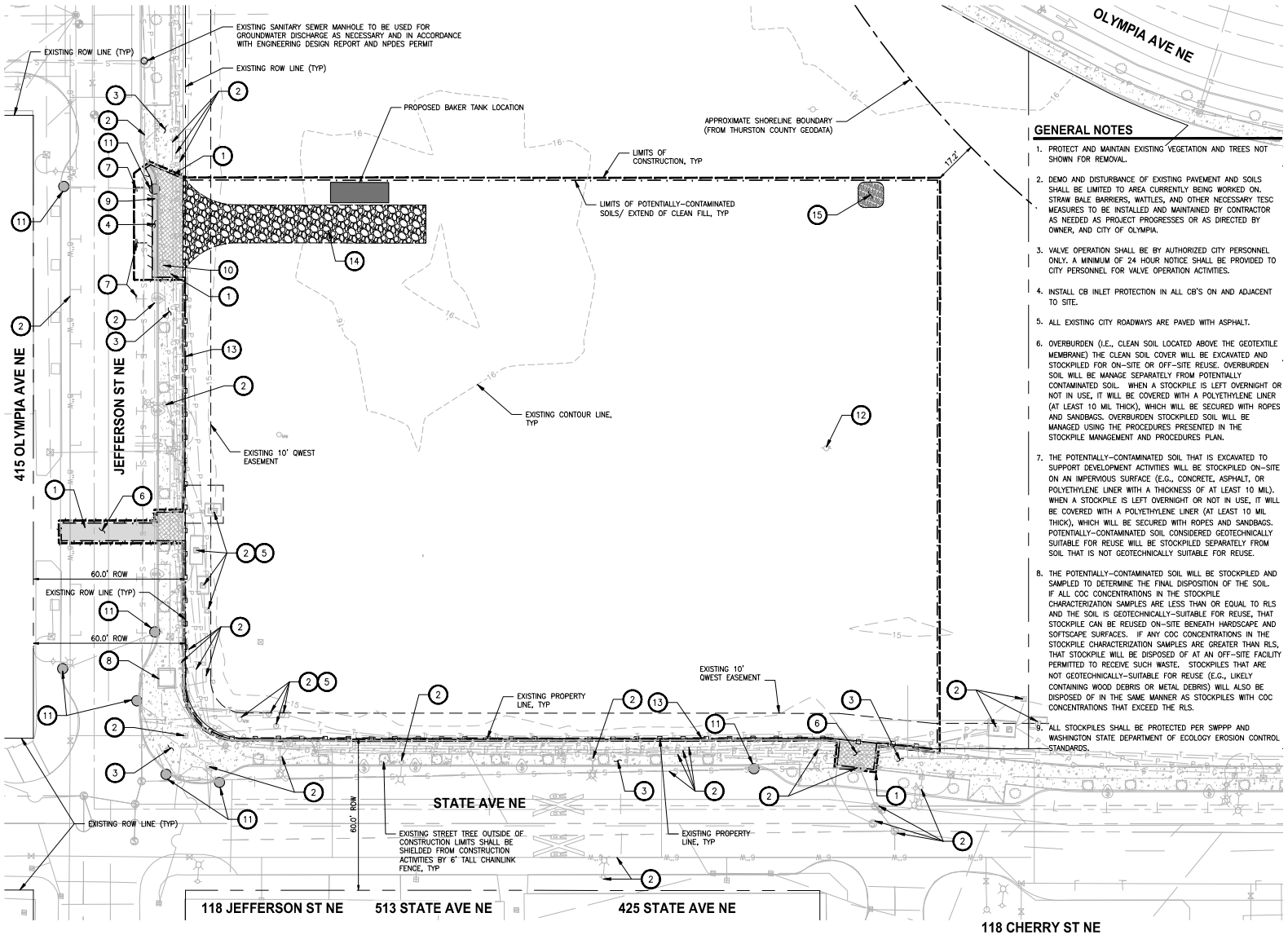
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

HORIZONTAL CONTROL PLAN

DRAWING NO. 04 OF 19
HC-01

PATH: U:\PSO\Projects\Clients\7369–3rd Gen Invest Grp\217–7369–002 East Bay – Lot A\99Svcs\CADD\DWG\ PLOTTED BY: craigmat DATE: Tuesday, January 8, 2019 1:55:31 PM
LAYOUT: HC-01



LEGEND

- EXISTING PROPERTY LINE
- CONSTRUCTION LIMITS
- POTENTIALLY-CONTAMINATED SOILS/ EXTEND OF CLEAN FILL
- SAWCUT LINE
- HIGH-VISIBILITY SILT FENCE PER STD PLAN 1-30.17-00, SHEET DT-03
- INSTALL CONSTRUCTION ENTRANCE PER WSDOT STD PLAN 1-80.10-02, SHEET DT-02
- INSTALL TEMPORARY SEDIMENT TRAP PER WSDOT STD PLAN 1-80.10-02, SHEET DT-02
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE CURB AND SIDEWALK
- INSTALL CATCH BASIN INLET PROTECTION PER WSDOT STD DETAIL 1-40.20-00, SHEET DT-03

GENERAL NOTES

1. PROTECT AND MAINTAIN EXISTING VEGETATION AND TREES NOT SHOWN FOR REMOVAL.
2. DEMO AND DISTURBANCE OF EXISTING PAVEMENT AND SOILS SHALL BE LIMITED TO AREA CURRENTLY BEING WORKED ON. STRAW BALE BARRIERS, WATTLES, AND OTHER NECESSARY TESC MEASURES TO BE INSTALLED AND MAINTAINED BY CONTRACTOR AS NEEDED AS PROJECT PROGRESSES OR AS DIRECTED BY OWNER, AND CITY OF OLYMPIA.
3. VALVE OPERATION SHALL BE BY AUTHORIZED CITY PERSONNEL ONLY. A MINIMUM OF 24 HOUR NOTICE SHALL BE PROVIDED TO CITY PERSONNEL FOR VALVE OPERATION ACTIVITIES.
4. INSTALL CB INLET PROTECTION IN ALL CB'S ON AND ADJACENT TO SITE.
5. ALL EXISTING CITY ROADWAYS ARE PAVED WITH ASPHALT.
6. OVERBURDEN (I.E., CLEAN SOIL LOCATED ABOVE THE GEOTEXTILE MEMBRANE) THE CLEAN SOIL COVER WILL BE EXCAVATED AND STOCKPILED FOR ON-SITE OR OFF-SITE REUSE. OVERBURDEN SOIL WILL BE MANAGE SEPARATELY FROM POTENTIALLY CONTAMINATED SOIL. WHEN A STOCKPILE IS LEFT OVERNIGHT OR NOT IN USE, IT WILL BE COVERED WITH A POLYETHYLENE LINER (AT LEAST 10 MIL THICK), WHICH WILL BE SECURED WITH ROPES AND SANDBAGS. OVERBURDEN STOCKPILED SOIL WILL BE MANAGED USING THE PROCEDURES PRESENTED IN THE STOCKPILE MANAGEMENT AND PROCEDURES PLAN.
7. THE POTENTIALLY-CONTAMINATED SOIL THAT IS EXCAVATED TO SUPPORT DEVELOPMENT ACTIVITIES WILL BE STOCKPILED ON-SITE ON AN IMPERVIOUS SURFACE (E.G., CONCRETE, ASPHALT, OR POLYETHYLENE LINER WITH A THICKNESS OF AT LEAST 10 MIL). WHEN A STOCKPILE IS LEFT OVERNIGHT OR NOT IN USE, IT WILL BE COVERED WITH A POLYETHYLENE LINER (AT LEAST 10 MIL THICK), WHICH WILL BE SECURED WITH ROPES AND SANDBAGS. POTENTIALLY-CONTAMINATED SOIL CONSIDERED GEOTECHNICALLY SUITABLE FOR REUSE WILL BE STOCKPILED SEPARATELY FROM SOIL THAT IS NOT GEOTECHNICALLY SUITABLE FOR REUSE.
8. THE POTENTIALLY-CONTAMINATED SOIL WILL BE STOCKPILED AND SAMPLED TO DETERMINE THE FINAL DISPOSITION OF THE SOIL. IF ALL COC CONCENTRATIONS IN THE STOCKPILE CHARACTERIZATION SAMPLES ARE LESS THAN OR EQUAL TO RLS AND THE SOIL IS GEOTECHNICALLY-SUITABLE FOR REUSE, THAT STOCKPILE CAN BE REUSED ON-SITE BENEATH HARDSCAPE AND SOFTSCAPE SURFACES. IF ANY COC CONCENTRATIONS IN THE STOCKPILE CHARACTERIZATION SAMPLES ARE GREATER THAN RLS, THAT STOCKPILE WILL BE DISPOSED OF AT AN OFF-SITE FACILITY PERMITTED TO RECEIVE SUCH WASTE. STOCKPILES THAT ARE NOT GEOTECHNICALLY-SUITABLE FOR REUSE (E.G., LIKELY CONTAINING WOOD DEBRIS OR METAL DEBRIS) WILL ALSO BE DISPOSED OF IN THE SAME MANNER AS STOCKPILES WITH COC CONCENTRATIONS THAT EXCEED THE RLS.
9. ALL STOCKPILES SHALL BE PROTECTED PER SWPPP AND WASHINGTON STATE DEPARTMENT OF ECOLOGY EROSION CONTROL STANDARDS.

CONSTRUCTION NOTES

1. SAWCUT AND REMOVE EXISTING PAVEMENT/CONCRETE.
2. MAINTAIN AND PROTECT EXISTING UTILITY.
3. PRESERVE AND PROTECT EXISTING SIDEWALK.
4. SAWCUT AND REMOVE EXISTING ASPHALT A MINIMUM OF 12" TO ACCOMMODATE INSTALLATION OF PROPOSED CURB OR SIDEWALK.
5. ADJUST EXISTING UTILITY TO FINISHED GRADE.
6. SEE TRENCH RESTORATION DETAIL ON SHEET DT-01.
7. REMOVE THERMOPLASTIC PARKING STALL.
8. PRESERVE AND PROTECT EXISTING RAILROAD STRUCTURE.
9. EXISTING PARKING METER TO BE REMOVED AND RETURNED TO CITY OF OLYMPIA.
10. REMOVE EXISTING STREET TREE, RETURN TREE GRATE TO CITY OF OLYMPIA. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF TREES TO REMAIN WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION. TREE PROTECTION FENCING SHALL BE INSTALLED AROUND EACH STREET TREE (TO REMAIN) PRIOR TO THE PRECONSTRUCTION MEETING.
11. INSTALL CATCH BASIN INLET PROTECTION PER WSDOT STD DETAIL 1-40.20-00, SHEET DT-03.
12. EXISTING POWER POLE TO BE REMOVED BY OTHERS.
13. INSTALL HIGH-VISIBILITY SILT FENCE (OR BERM TO ACT AS APPROVED EQUAL) PER WSDOT STD PLAN 1-30.17-00, SHEET DT-03.
14. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER WSDOT STD PLAN 1-80.10-02, SHEET DT-02. 100' MIN LENGTH X 15' MIN WIDTH.
15. INSTALL TEMPORARY SEDIMENT TRAP PER WSDOT STD PLAN 1-80.10-02, SHEET DT-02. EXACT SHAPE AND LOCATION SHALL BE FIELD FIT AFTER CLEARING HAS BEGUN TO ENSURE IT IS PLACED TO COLLECT AS MUCH RUN-OFF AS POSSIBLE.

SCALE IN FEET
0 20 40

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON PORT OF OLYMPIA, EAST BAY PARCEL CLEANUP PLANS, PROJECT NO. ENV1303, CONTRACT NO. 2017-1019

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____ (Engineering Plans Examiner), DATE: _____
APPROVAL EXPIRES ON: _____

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REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-DM
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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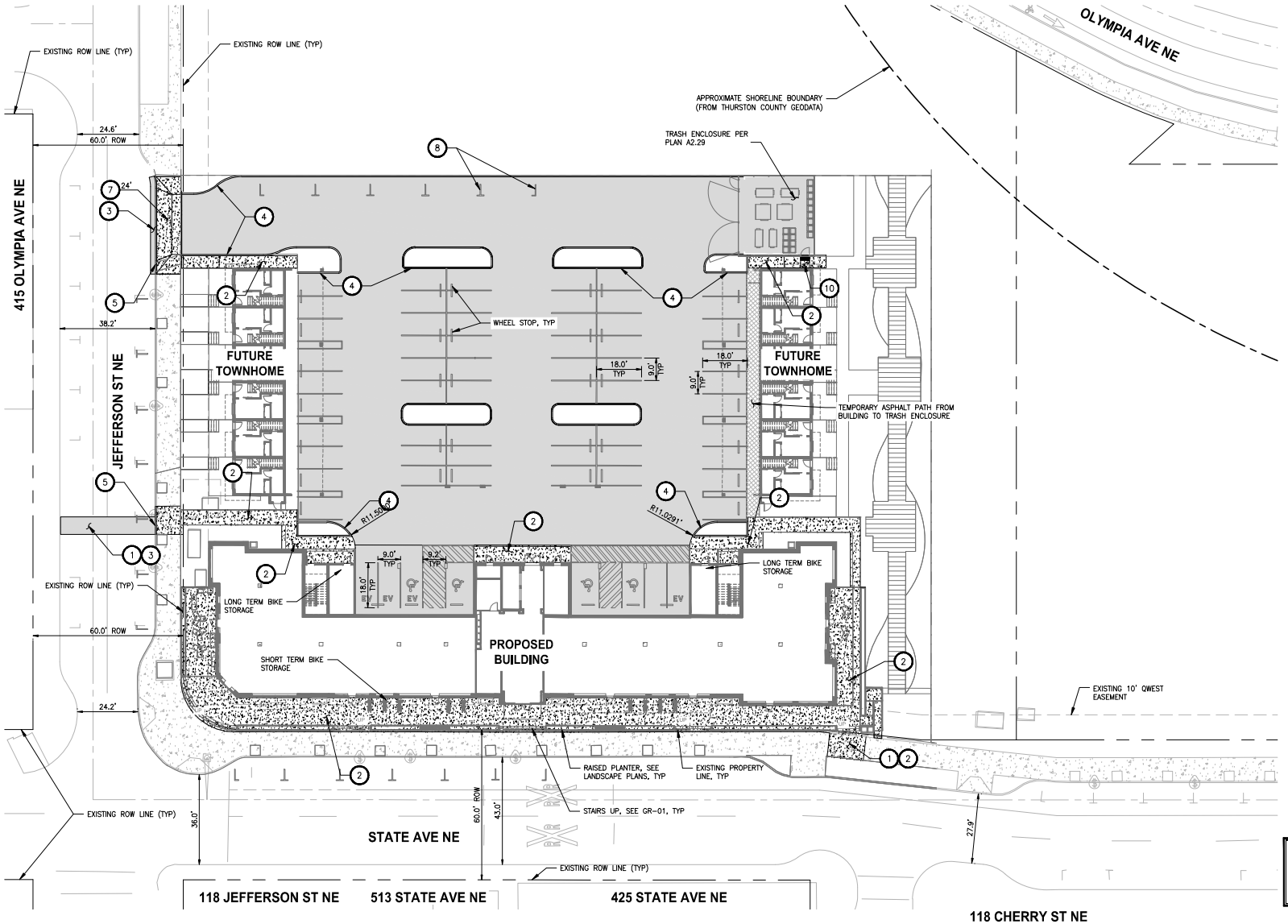
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

DEMOLITION AND TESC PLAN

DRAWING NO. 05 OF 19
DM-01

LAYOUT: DEMO AND TESC PATH: I:\LYSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\99Civil\CADD\DMEX PLOTTED BY: crstgrnst DATE: Tuesday, January 8, 2019 1:58:26 PM



LEGEND

- EXISTING PROPERTY LINE
- HMA PAVEMENT
- CONCRETE SIDEWALK

CONSTRUCTION NOTES

1. RESTORE PAVEMENT PER CITY OF OLYMPIA TRENCH-PAVEMENT RESTORATION DETAIL 4-8 ON SHEET DT-01.
2. INSTALL CEMENT CONCRETE SIDEWALK PER CITY OF OLYMPIA DETAIL 4-9 ON SHEET DT-01.
3. PATCH PAVEMENT PER CITY OF OLYMPIA DETAIL 4-14D ON SHEET DT-02.
4. INSTALL CEMENT CONCRETE TRAFFIC CURB PER CITY OF OLYMPIA DETAIL 4-14 ON SHEET DT-01.
5. INSTALL CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER CITY OF OLYMPIA DETAIL 4-14A ON SHEET DT-02.
6. INSTALL CONCRETE DRIVEWAY APPROACH PER CITY OF OLYMPIA DETAIL 4-7A ON SHEET DT-01.
7. INSTALL CONCRETE DRIVEWAY APPROACH PER CITY OF OLYMPIA DETAIL 4-7D ON SHEET DT-01.
8. INSTALL PARKING CHANNELIZATION PER CITY OF OLYMPIA DETAIL 4-41B ON SHEET DT-02.
9. INSTALL SINGLE DIRECTION CURB RAMP PER CITY OF OLYMPIA DETAIL 4-12G1 ON SHEET DT-02.
10. INSTALL PARALLEL CURB RAMP TYPE A PER CITY OF OLYMPIA DETAIL 4-12D ON SHEET DT-01.

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
3. SEE LANDSCAPING PLANS FOR ALL PLANTINGS AND LANDSCAPE MATERIAL PLACEMENTS.
4. SEE ARCHITECTURAL PLANS FOR ILLUMINATION PLANS.
5. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE LAYOUT AND DETAILS.

N

SCALE IN FEET
0 20 40

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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REVISIONS	DATE	BY

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DRAWN S. CRAIG
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APPROVED

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FILE NAME PS07369002-HS
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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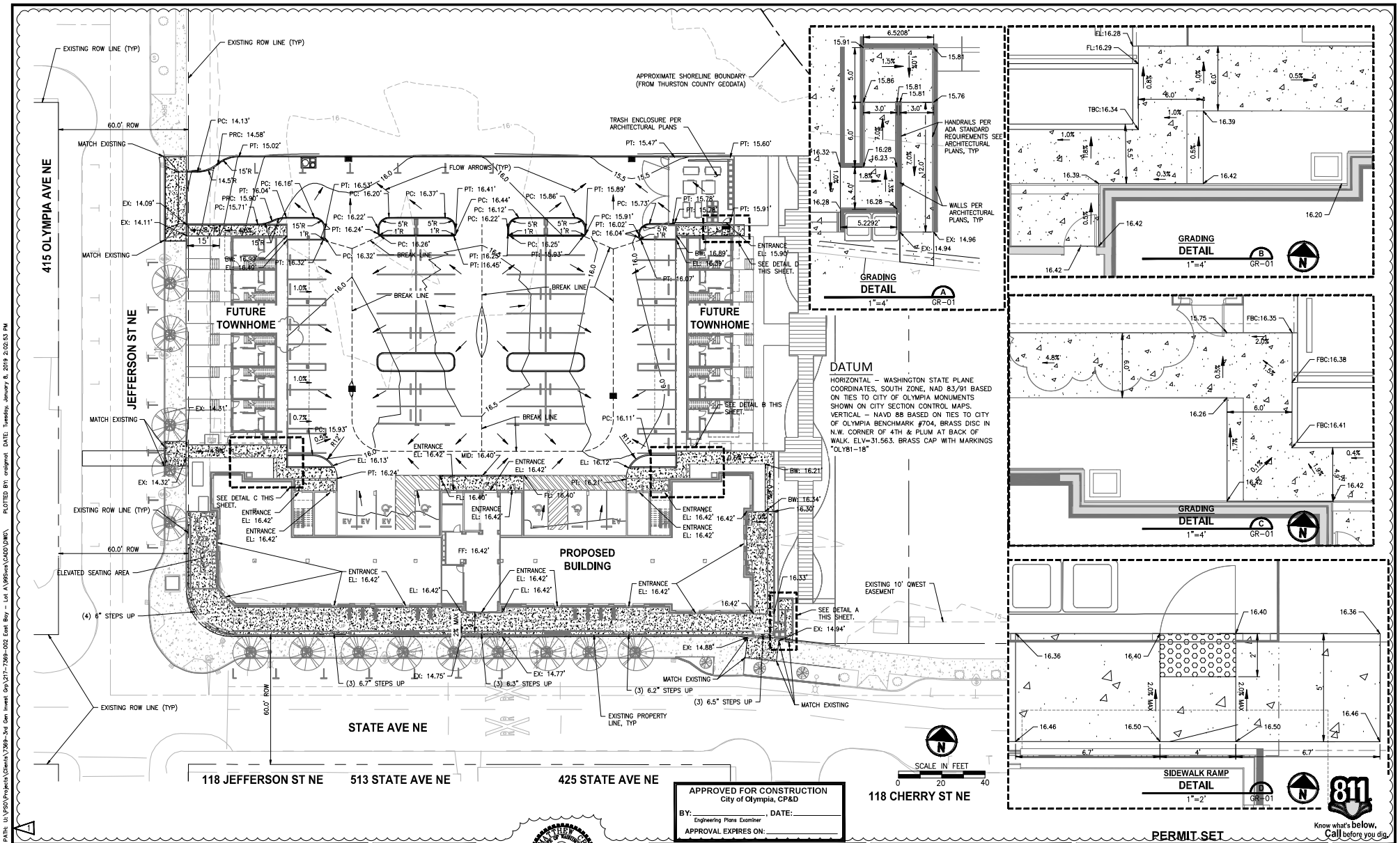
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

HARDSCAPE PLAN

DRAWING NO.
06 OF 19

HS-01



DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS. VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"

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City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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	REVISIONS	DATE	BY
1	RAISE SITE/ADJUST ELEVATIONS	12/04/18	SMC

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DRAWN S. CRAIG
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APPROVED

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FILE NAME PS07369002-GR
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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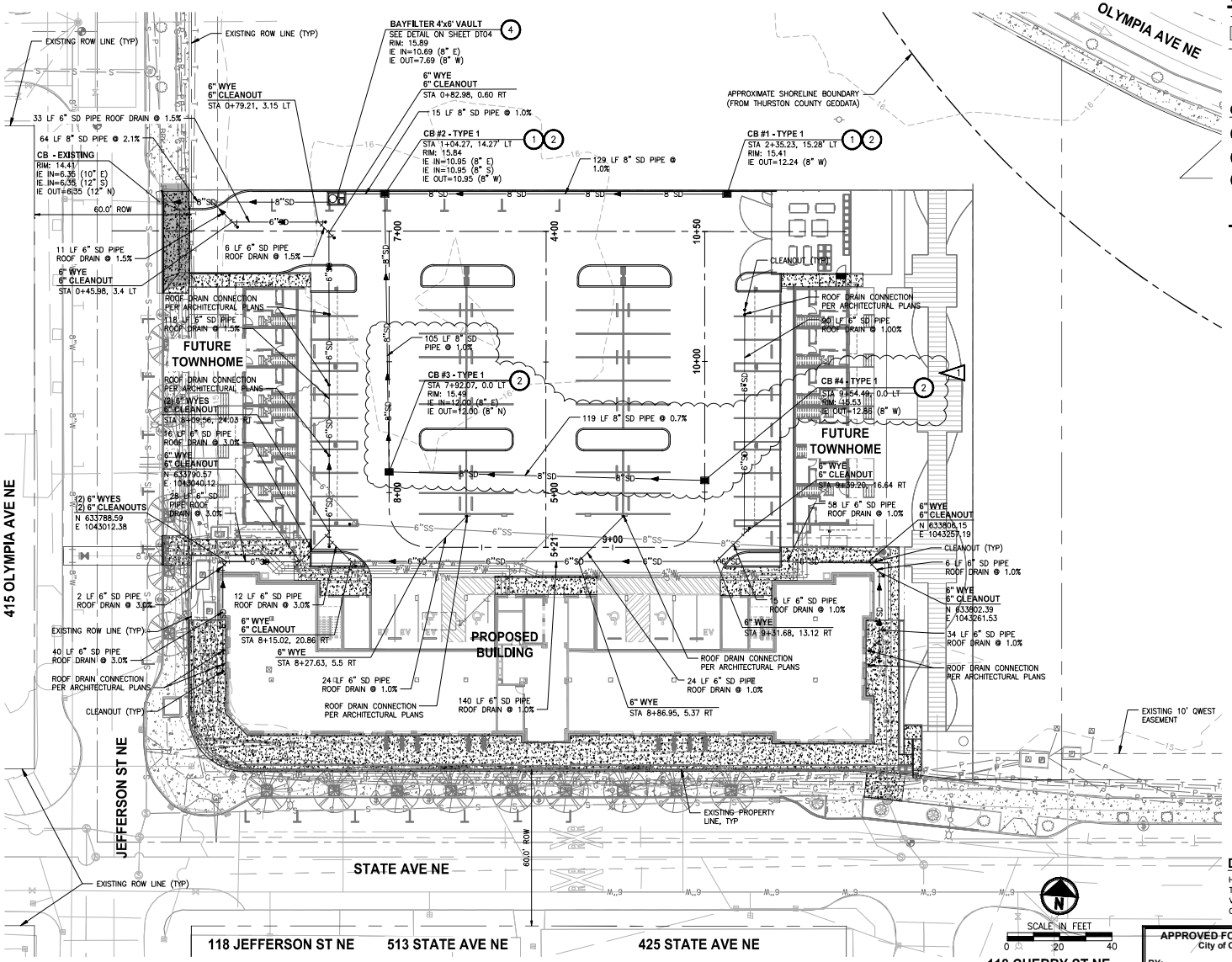
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

GRADING PLAN

DRAWING NO.
07 OF 19
GR-01

PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\95civil\CAD\DWG\
LAYOUT: GRADING
PLOTTED BY: craigmct DATE: Tuesday, January 8, 2019 2:02:53 PM



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ASPHALT
- SD — STORM PIPE
- TYPE 1 CATCH BASIN
- FLOW ARROW

CONSTRUCTION NOTES

1. INSTALL CATCH BASIN ADJACENT TO TRAFFIC CURB PER CITY OF OLYMPIA DETAIL 5-6 ON SHEET DT-03.
2. TYPE 1 CATCH BASIN, SEE WSDOT STD. PLAN 8-5.20-01 ON SHEET DT-04.
3. INSTALL 4'x6' BAYSAVER BAYFILTER, SEE DETAIL ON SHEET DT-04.

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. CATCH BASINS ARE CALLED OUT TO CENTER OF STRUCTURE.
3. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
5. SEE SHEET DT-01 FOR TRENCH RESTORATION DETAIL.
6. SYMBOLS ARE NOT TRUE SIZE
7. MAINTAIN 3' MIN COVER OVER WATER MAIN FROM FINISHED GRADE UNLESS OTHERWISE NOTED.
8. A MINIMUM 6-INCH SAND CUSHION IS REQUIRED FOR ANY UTILITY LINE WITHIN 6-INCHES OF ANOTHER UTILITY LINE AT CROSSING.
9. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
10. POTHOLE AND VERIFY EXACT LOCATIONS OF UTILITIES PRIOR TO INSTALLATION OF UTILITIES.
11. CONTRACTOR TO USE VERTICAL AND HORIZONTAL BENDS AS NEEDED.
12. THRUST BLOCKING SHALL BE INSTALLED AT ALL TEES AND BENDS PER CITY OF OLYMPIA STANDARD DETAIL.
13. VERTICAL BENDS SHALL BE RESTRAINED AND BLOCKED PER CITY OF OLYMPIA STANDARD DETAIL.
14. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.
15. INSTALL STANDARD GRATE AND FRAME PER CITY OF OLYMPIA DETAIL 5-5 ON SHEET DT-03.
16. DURING EXCAVATION FOR INSTALL OF UTILITIES, PROTECT PILES AND GRADE BEAMS WITH HIGH VISIBILITY TAPE AND BARRIERS.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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	REVISIONS	DATE	BY
1	ADJUSTED FINISHED GRADE ELEVATIONS	12/04/18	SMC

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DRAWN S. CRAIG
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APPROVED

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FILE NAME PS07369002-SD
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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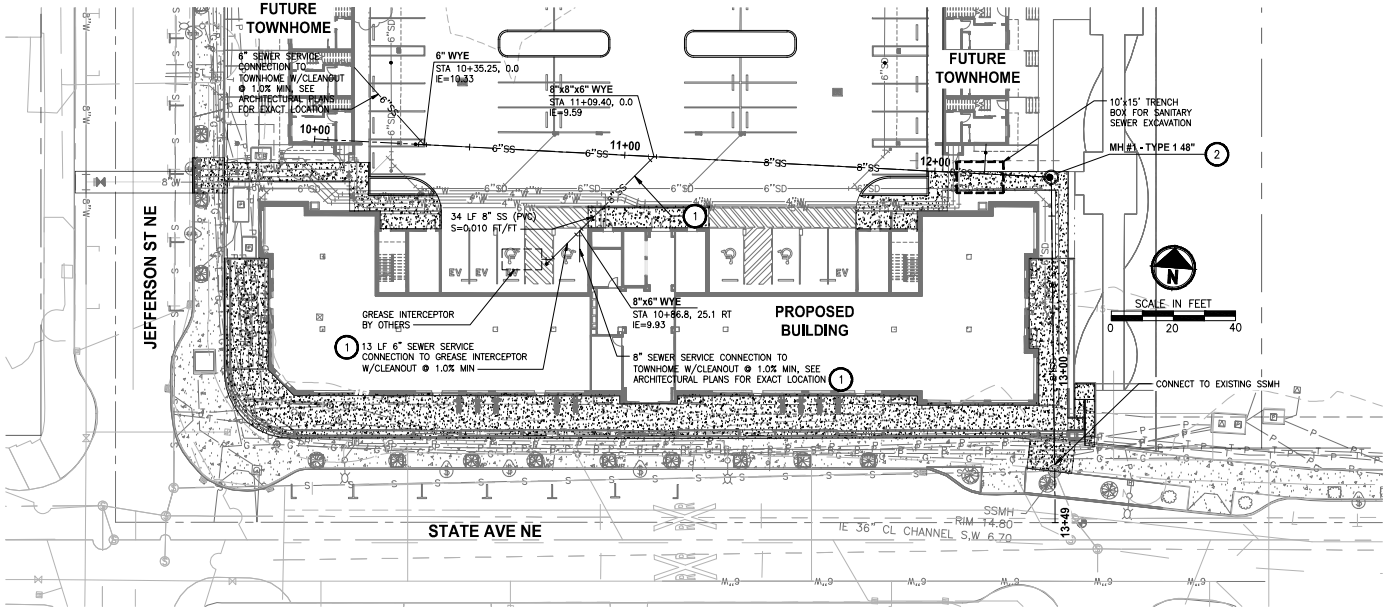
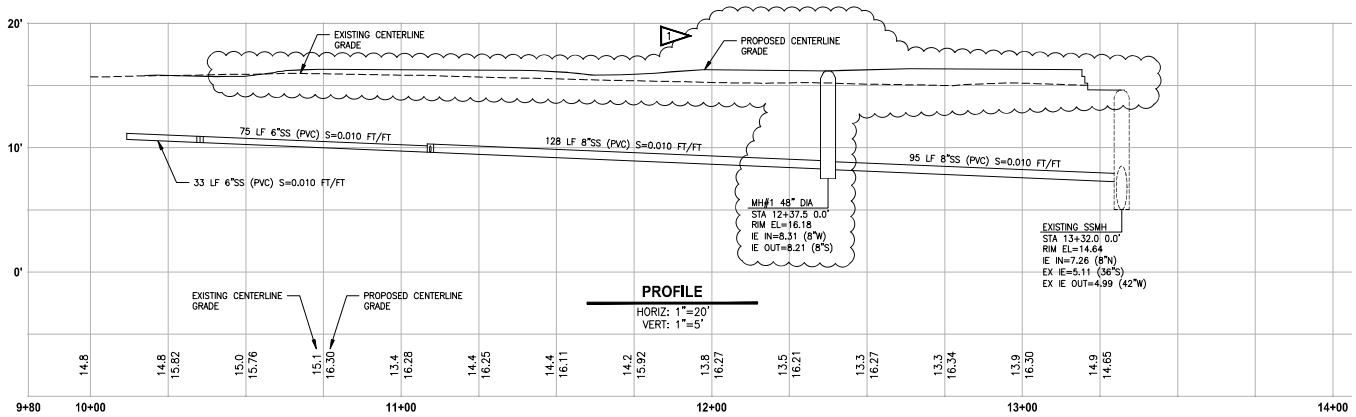
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

STORM DRAIN PLAN

DRAWING NO.
08 OF 19

SD-01





LEGEND

- PROPERTY BOUNDARY
- PROPOSED ASPHALT
- 8"SS — SEWER MAIN
- TYPE 1 SEWER MANHOLE

CONSTRUCTION NOTES

1. INSTALL SEWER SERVICE PER CITY OF OLYMPIA STD. DETAIL 7-19 ON SHEET DT-02.
2. INSTALL TYPE 1 MANHOLE PER CITY OF OLYMPIA DETAIL 7-1 ON SHEET DT04.

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. MANHOLES ARE CALLED OUT TO CENTER OF STRUCTURE.
3. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
5. SEE SHEET DT-01 FOR TRENCH RESTORATION DETAIL.
6. SYMBOLS ARE NOT TRUE SIZE
7. A MINIMUM 6-INCH SAND CUSHION IS REQUIRED FOR ANY UTILITY LINE WITHIN 6-INCHES OF ANOTHER UTILITY LINE AT CROSSING.
8. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
9. THE CONTRACTOR SHALL BE AWARE THAT WATER MAIN DEFLECTION MAY BE REQUIRED TO AVOID PROPOSED AND EXISTING UTILITIES. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NOT CREATE ADDITIONAL HIGH OR LOW POINTS IN THE MAIN. THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPTH, LOCATION, AND SHALL CALCULATE WATER DEFLECTIONS ACCORDINGLY.
10. POTHOLE AND VERIFY EXACT LOCATIONS OF UTILITIES PRIOR TO INSTALLATION OF UTILITIES.
11. CONTRACTOR TO USE VERTICAL AND HORIZONTAL BENDS AS NEEDED.
12. THRUST BLOCKING SHALL BE INSTALLED AT ALL TEES AND BENDS PER CITY OF OLYMPIA STANDARD DETAIL.
13. VERTICAL BENDS SHALL BE RESTRAINED AND BLOCKED PER CITY OF OLYMPIA STANDARD DETAIL.
14. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.
15. AT CONNECTION TO EXISTING SYSTEM, ALL NEW SEWER CONNECTIONS WILL BE PHYSICALLY PLUGGED UNTIL ALL TESTS HAVE BEEN COMPLETED AND THE CITY APPROVES THE REMOVAL OF THE PLUG. CONNECTION OF A PIPELINE TO A SYSTEM WHERE A MANHOLE IS NOT AVAILABLE WILL BE ACCOMPLISHED BY POURING A CONCRETE BASE AND SETTING MANHOLE SECTIONS. THE EXISTING PIPE WILL NOT BE CUT INTO UNTIL APPROVAL IS RECEIVED FROM THE CITY.
16. DURING EXCAVATION FOR INSTALL OF UTILITIES, PROTECT PILES AND GRADE BEAMS WITH HIGH VISIBILITY TAPE AND BARRIERS.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLYB1-18"

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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	REVISIONS	DATE	BY
1	ADJUST FINISHED GRADE ELEVATIONS	12/04/18	SMC

DESIGNED S. NIELSON
DRAWN R.PETTIT
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-SS
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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P 253.604.6600
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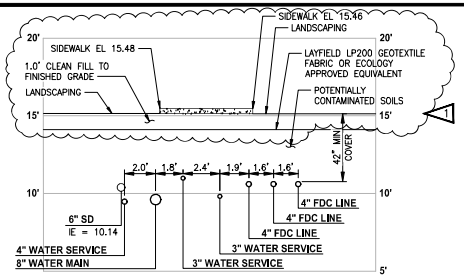
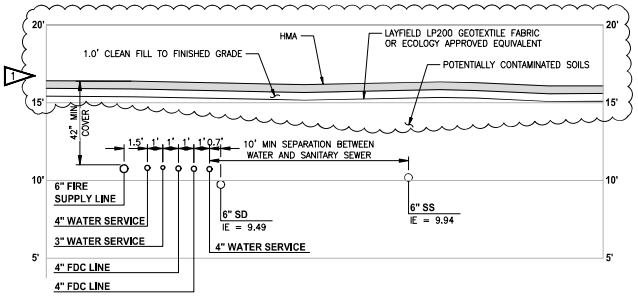
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

SEWER PLAN & PROFILE

DRAWING NO. 09 OF 19
SS-01

PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\WPSheet\CADD\DWG\
LAYOUT: SS-01
PLOTTED BY: cnigmet DATE: Tuesday, January 8, 2019 2:06:06 PM





UTILITY TRENCH SECTION A
1:4

UTILITY TRENCH SECTION B
1:4

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
3. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
4. SEE SHEET DT-01 FOR TRENCH RESTORATION DETAIL.
5. SYMBOLS ARE NOT TRUE SIZE
6. MAINTAIN 3' MIN COVER OVER WATER MAIN FROM FINISHED GRADE UNLESS OTHERWISE NOTED.
7. A MINIMUM 6-INCH SAND CUSHION IS REQUIRED FOR ANY UTILITY LINE WITHIN 6-INCHES OF ANOTHER UTILITY LINE AT CROSSING.
8. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
9. THE CONTRACTOR SHALL BE AWARE THAT WATER MAIN DEFLECTION MAY BE REQUIRED TO AVOID PROPOSED AND EXISTING UTILITIES. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NOT CREATE ADDITIONAL HIGH OR LOW POINTS IN THE MAIN. THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPTH, LOCATION, AND SHALL CALCULATE WATER DEFLECTIONS ACCORDINGLY.
10. POTHOLE AND VERIFY EXACT LOCATIONS OF UTILITIES PRIOR TO INSTALLATION OF UTILITIES.
11. ALL WATER METER BOXES AND LIDS LOCATED WITHIN DRIVABLE SURFACES SHALL BE TRAFFIC WITH STEEL LIDS PER CITY OF OLYMPIA.
12. CONTRACTOR TO USE VERTICAL AND HORIZONTAL BENDS AS NEEDED.
13. THRUST BLOCKING SHALL BE INSTALLED AT ALL TEES AND BENDS PER CITY OF OLYMPIA STANDARD DETAILS 6-14 AND 6-15, SEE SHEET DT-05.
14. VERTICAL BENDS SHALL BE RESTRAINED AND BLOCKED PER CITY OF OLYMPIA STANDARD DETAIL.
15. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.
16. DURING EXCAVATION FOR INSTALL OF UTILITIES, PROTECT PILES AND GRADE BEAMS WITH HIGH VISIBILITY TAPE AND BARRIERS.

LEGEND

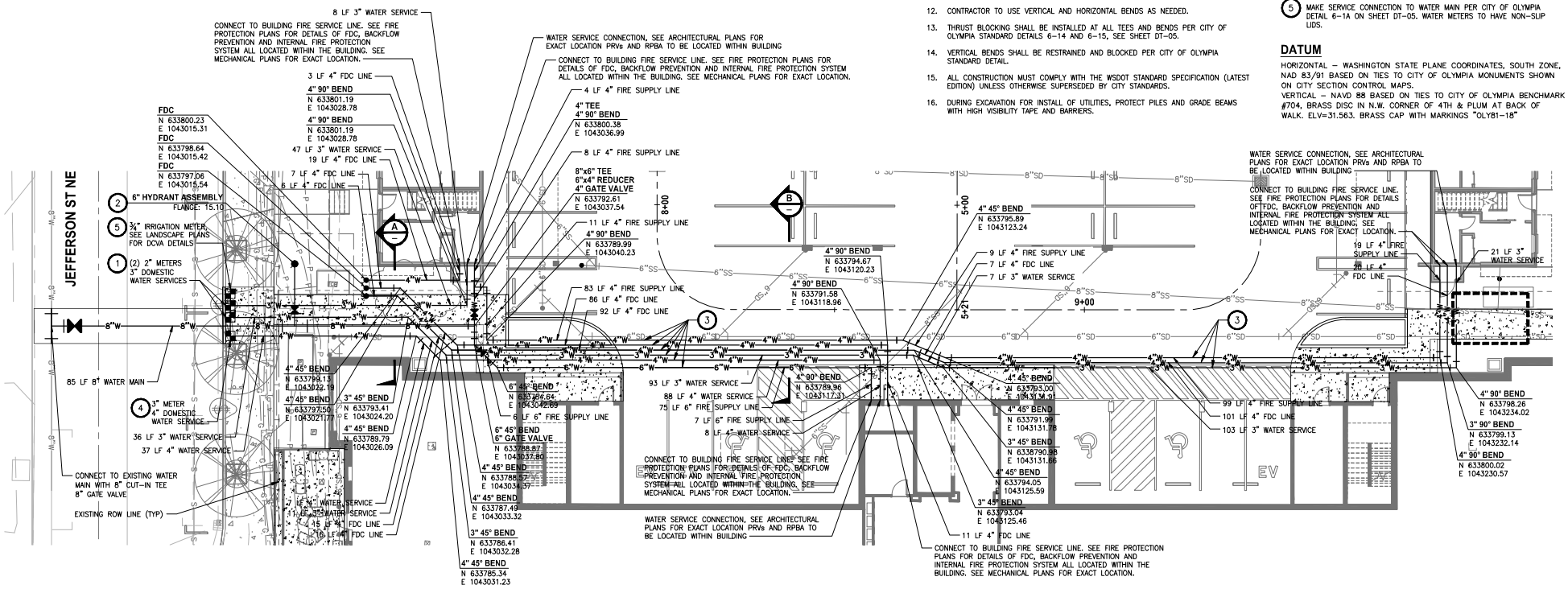
- PROPERTY BOUNDARY
- PROPOSED ASPHALT
- SD — STORM PIPE
- TYPE 1 CATCH BASIN
- FLOW ARROW
- 4"W — WATER MAIN
- 2"W — WATER SERVICE
- 8"SS — SEWER MAIN
- TYPE 1 SEWER MANHOLE

CONSTRUCTION NOTES

1. MAKE SERVICE CONNECTION TO WATER MAIN PER CITY OF OLYMPIA DETAIL 6-3 ON SHEET DT-03. WATER METERS TO HAVE NON-SLIP LIDS.
2. INSTALL 6" FIRE HYDRANT ASSEMBLY PER CITY OF OLYMPIA STD. DETAIL 6-8 ON SHEET DT-03.
3. MAINTAIN 42" MIN COVER OVER WATER MAIN FROM FINISHED GRADE.
4. MAKE SERVICE CONNECTION TO WATER MAIN PER CITY OF OLYMPIA DETAIL 6-20A AND 6-20B ON SHEET DT-04. WATER METERS TO HAVE NON-SLIP LIDS.
5. MAKE SERVICE CONNECTION TO WATER MAIN PER CITY OF OLYMPIA DETAIL 6-1A ON SHEET DT-05. WATER METERS TO HAVE NON-SLIP LIDS.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"



SCALE IN FEET
0 10 20

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

PERMIT SET

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

	REVISIONS	DATE	BY
1	ADJUST FINISHED GRADE ELEVATIONS	12/04/18	SMC

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-WA
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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P 253.604.6600
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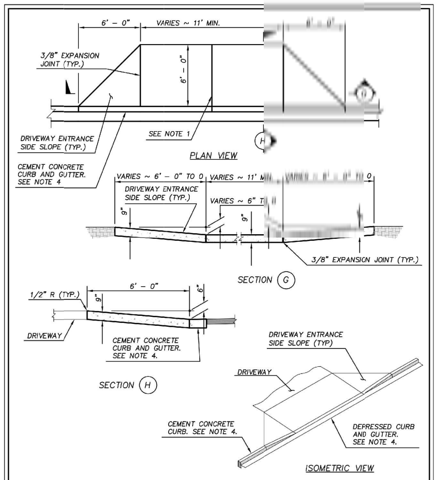
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

WATER PLAN

DRAWING NO. 10 OF 19
WA-01

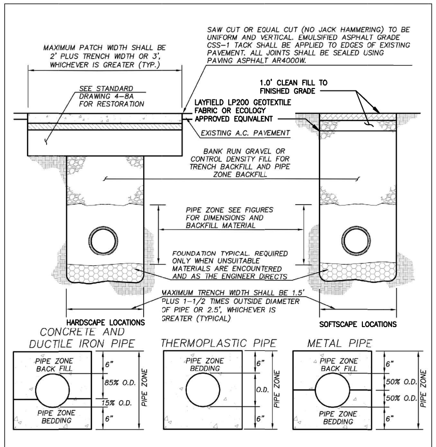
PLOTTED BY: original DATE: Tuesday, January 8, 2019 2:10:45 PM
PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest GrA\217-7369-002 East Bay - Lot A\PWork\CADD\PWK\
LAYOUT: WA-01



6' – 0"
VARIES ~ 11' MIN.
3/8" EXPANSION JOINT (TYP.)
DRIVEWAY ENTRANCE SIDE SLOPE (TYP.)
SEE NOTE 1
PLAN VIEW
CEMENT CONCRETE CURB AND GUTTER. SEE NOTE 4
VARIES ~ 6' – 0" TO 0
VARIES ~ 11' MIN.
DRIVEWAY ENTRANCE SIDE SLOPE (TYP.)
3/8" EXPANSION JOINT (TYP.)
SECTION G
1/2" R (TYP.)
DRIVEWAY
CEMENT CONCRETE CURB AND GUTTER. SEE NOTE 4.
SECTION H
DRIVEWAY ENTRANCE SIDE SLOPE (TYP)
DRIVEWAY
CEMENT CONCRETE CURB. SEE NOTE 4.
DEPRESSED CURB AND GUTTER. SEE NOTE 4.
ISOMETRIC VIEW

NOTES:
1. WHEN THE DRIVEWAY WIDTH EXCEEDS 15 FEET, CONSTRUCT A FULL DEPTH EXPANSION JOINT WITH 3/8" JOINT FILLER ALONG THE DRIVEWAY CENTERLINE. CONSTRUCT EXPANSION JOINTS PARALLEL WITH THE CENTERLINE AS REQUIRED AT 15' MAXIMUM SPACING WHEN DRIVEWAY WIDTHS EXCEED 30'.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE PLACING CONCRETE.
3. BROOM FINISH LONGITUDINALLY WITH LIGHT BROOM FINISH INCLUDING CURB FACE.
4. USE STANDARD DRAWING 4-14 UNLESS MATCHING EXISTING GUTTER. DO NOT INSTALL GUTTER ON ARTERIALS, MAJOR COLLECTORS OR WHERE BICYCLE LANES ARE PRESENT OR PLANNED.
5. DRIVEWAY APPROACHES SHALL BE REINFORCED WITH WELDED-WIRE FABRIC (WWF).

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE CITY ENGINEER	6/1/2015	CEMENT CONCRETE DRIVEWAY ENTRANCE TYPE 4	4-7D

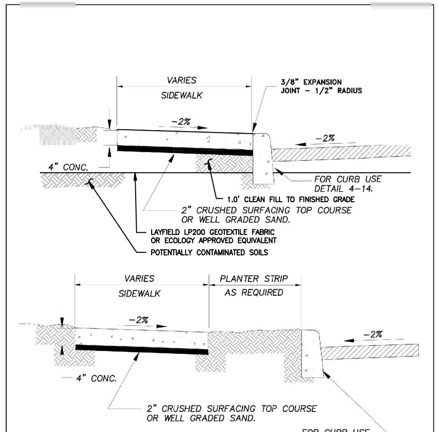


SAW CUT OR EQUAL CUT (NO JACK HAMMERING) TO BE UNIFORM AND VERTICAL. EMULSIFIED ASPHALT GRADE CSS-1 TACK SHALL BE APPLIED TO EDGES OF EXISTING PAVEMENT. ALL JOINTS SHALL BE SEALED USING PAVING ASPHALT AR4000W.
MAXIMUM PATCH WIDTH SHALL BE 2' PLUS TRENCH WIDTH OR 3', WHICHEVER IS GREATER (TYP.)
1.0' CLEAN FILL TO FINISHED GRADE
SEE STANDARD DRAWING 4-8A FOR RESTORATION
LAYFIELD LP200 GEOTEXTILE FABRIC OR ECOLOGY APPROVED EQUIVALENT
EXISTING A.C. PAVEMENT
BANK RUN GRAVEL OR CONTROL DENSITY FILL FOR TRENCH BACKFILL AND PIPE ZONE BACKFILL
PIPE ZONE SEE FIGURES FOR DIMENSIONS AND BACKFILL MATERIAL
FOUNDATION TYPICAL. REQUIRED ONLY WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED AND AS THE ENGINEER DIRECTS
MAXIMUM TRENCH WIDTH SHALL BE 1.5' PLUS 1-1/2 TIMES OUTSIDE DIAMETER OF PIPE OR 2.5', WHICHEVER IS GREATER (TYPICAL)
HARDSCAPE LOCATIONS
SOFTSCAPE LOCATIONS
CONCRETE AND DUCTILE IRON PIPE
THERMOPLASTIC PIPE
METAL PIPE
PIPE ZONE BACK FILL
PIPE ZONE BEDDING
PIPE ZONE
85% O.D.
15% O.D.
50% O.D.
6"
O.D.

NOTES:
1. ALL MATERIALS EXCEPT A.C.P. AND BEDDING MATERIAL SHALL BE COMPACTED IN 6-INCH MAXIMUM LIFTS TO 95% DENSITY.
2. PIPE ZONE BEDDING SHALL CONFORM TO SECTION 9-03.12(3) OF WSDOT/APWA STANDARD SPECIFICATIONS EXCEPT 100% SHALL PASS 1".
3. COMPACTION: BEDDING AND BACKFILL WITHIN THE PIPE ZONE SHALL BE COMPACTED TO 95% MAX. AS DETERMINED BY ASTM D1557. BACKFILL ABOVE THE PIPE ZONE SHALL BE COMPACTED TO 85% IN UNPAVED AREAS, AND 95% IN PAVED OR SHOULDER AREAS AS DETERMINED BY ASTM D1557.
4. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF OLYMPIA PUBLIC WORKS STANDARDS.
5. FOR LONGITUDINAL TRENCH CUTS WITHIN TRAVEL LANE, CITY REQUIRES MINIMUM OF ONE LANE OVERLAY IN ADDITION TO TRENCH PATCH DETAIL FOR CONCRETE AND ASPHALT ROADWAYS. ADDITIONAL OVERLAY MAY BE REQUIRED DEPENDING ON LOCATION AND TRENCHING WIDTH. SEE SECTION 4B.180 TRENCH BACKFILL AND 4B.175 PAVEMENT RESTORATION FOR DETAIL REQUIREMENTS.

		TRENCH-PAVEMENT RESTORATION DETAIL	STD. DWG. NO.
			4-8

FOR ALL ON-SITE AND OFF-SITE UTILITY INSTALLATION.

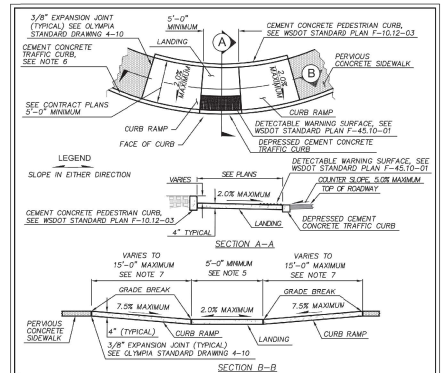


VARIES
SIDEWALK
3/8" EXPANSION JOINT – 1/2" RADIUS
-2%
4" CONC.
FOR CURB USE DETAIL 4-14.
1.0' CLEAN FILL TO FINISHED GRADE
2" CRUSHED SURFACING TOP COURSE OR WELL GRADED SAND.
LAYFIELD LP200 GEOTEXTILE FABRIC OR ECOLOGY APPROVED EQUIVALENT
POTENTIALLY CONTAMINATED SOILS
VARIES
SIDEWALK
PLANTER STRIP AS REQUIRED
-2%
4" CONC.
2" CRUSHED SURFACING TOP COURSE OR WELL GRADED SAND.
FOR CURB USE DETAIL 4-14.

GENERAL NOTES:
1. FOR JOINTS AND SCORING, SEE OLYMPIA STANDARD 4-10
2. CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6".
3. WHEN CHECKED WITH A 10 FOOT STRAIGHTEDGE, GRADE SHALL NOT DEVIATE MORE THAN 1/8 INCH, AND ALIGNMENT SHALL NOT VARY MORE THAN 1/4 INCH.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	2/22/08	SIDEWALK	4-9

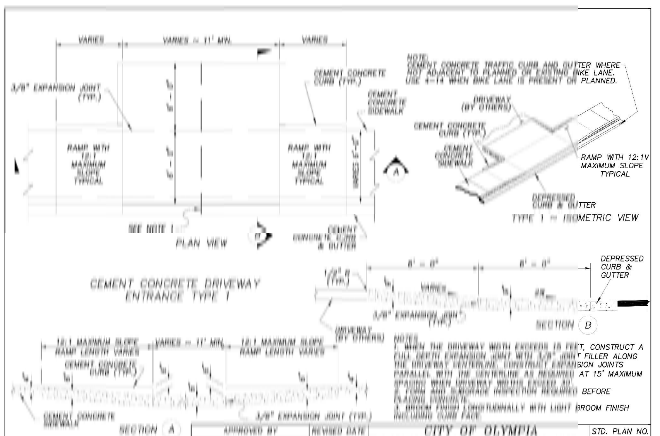
4-9.DWG



3/8" EXPANSION JOINT (TYPICAL) SEE OLYMPIA STANDARD DRAWING 4-10
5'-0" MINIMUM
CEMENT CONCRETE PEDESTRIAN CURB, SEE WSDOT STANDARD PLAN F-10.12-03
LANDING
CEMENT CONCRETE TRAFFIC CURB, SEE NOTE 6
PERVIOUS CONCRETE SIDEWALK
SEE CONTRACT PLANS 5'-0" MINIMUM
CURB RAMP
DETECTABLE WARNING SURFACE, SEE WSDOT STANDARD PLAN F-45.10-01
FACE OF CURB
DEPRESSED CEMENT CONCRETE TRAFFIC CURB
LEGEND
SLOPE IN EITHER DIRECTION
VARIES
SEE PLANS
2.0% MAXIMUM
COUNTER SLOPE 5.0% MAXIMUM
TOP OF ROADWAY
4" TYPICAL
SECTION A-A
VARIES TO 15'-0" MAXIMUM SEE NOTE 7
5'-0" MINIMUM SEE NOTE 5
GRADE BREAK
7.5% MAXIMUM
2.0% MAXIMUM
PERVIOUS CONCRETE SIDEWALK
4" (TYPICAL)
3/8" EXPANSION JOINT (TYPICAL) SEE OLYMPIA STANDARD DRAWING 4-10
LANDING
SECTION B-B

NOTES:
1. ACCESS RAMPS SHOULD BE CONSTRUCTED TO MINIMIZE PEDESTRIAN CROSSING DISTANCES, AND POSITION PEDESTRIANS WHERE THEY CAN BEST BE SEEN BY ONCOMING TRAFFIC. CURB RAMP ORIENTATION WILL ALIGN PEDESTRIANS PARALLEL WITHIN THE LATERAL EXTENSION LINES OF THE SIDEWALK. INTERSECTION RADIUS LESS THAN 35' WILL USE TWO PERPENDICULAR CURB ACCESS RAMPS PER CORNER. WHERE INTERSECTION CORNERS ARE OFF-SET, CURB ACCESS RAMPS WILL ORIENTATE DIAGONALLY TO THE OPPOSING CURB ACCESS RAMP. LANDING BETWEEN ACCESS RAMPS WILL NOT BE LESS THAN 5' WITH A SLOPE NO GREATER THAN 2.0% CENTER AND DIRECTION OF RAMP SHALL BE LOCATED WITHIN CROSSWALK LINES AS CLOSE AND PARALLEL TO CROSSWALK CENTERLINE AS POSSIBLE. SEE OLYMPIA STANDARD DRAWING 4-32.
2. GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP WILL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP. ANY TRIANGLE LANDING BETWEEN THE GRADE BREAK AND THE CURB WILL BE 2.0% MAXIMUM SLOPE. THE ENTIRE LENGTH OF THE GRADE BREAK BETWEEN THE TWO ADJACENT SURFACE PLANES SHALL BE FLUSH.
3. PLACED JUNCTION BOXES, ACCESS COVERS, OR OTHER APPURTENANCES IN CURB RAMP SHALL BE ADA COMPLIANT. DO NOT PLACE GRATING IN FRONT OF OR IN ANY PART OF THE CURB RAMP OR LANDING.
4. CURB RAMP LANDING, AND FLARES SHALL RECEIVE BROOM FINISH. SEE WSDOT STANDARD SPECIFICATIONS 8-14.
5. CURB RAMP WIDTH AND LANDINGS MAY BE REDUCED TO 4'-0" WITH APPROVAL FROM CITY ENGINEER.
6. USE OLYMPIA STANDARD DRAWING 4-14 WHEN BICYCLE LANE IS PRESENT OR PLANNED. OLYMPIA STANDARD DRAWING 4-14A WHEN BICYCLE LANE IS NOT PRESENT OR PLANNED.
7. THE CURB RAMP MAXIMUM RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAXIMUM LENGTH THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS FEASIBLE. CURB RAMP SLOPE INCLUDING TOLERANCE NOT TO EXCEED 8.3%

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE CITY ENGINEER	12/11/2015	PARALLEL CURB RAMP TYPE A	4-12D



VARIES
VARIES ~ 11' MIN.
3/8" EXPANSION JOINT (TYP.)
CEMENT CONCRETE CURB (TYP.)
CEMENT CONCRETE SIDEWALK
DRIVEWAY (BY OTHERS)
RAMP WITH 12:1 MAXIMUM SLOPE TYPICAL
PLAN VIEW
RAMP WITH 12:1V MAXIMUM SLOPE TYPICAL
DEPRESSED CURB & GUTTER
TYPE 1 – ISOMETRIC VIEW
CEMENT CONCRETE DRIVEWAY ENTRANCE TYPE 1
DEPRESSED CURB & GUTTER
SECTION B
12:1 MAXIMUM SLOPE RAMP LENGTH VARIES
SECTION A

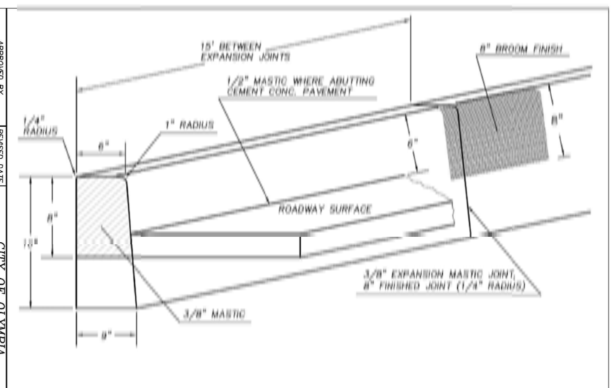
NOTE:
CEMENT CONCRETE TRAFFIC CURB AND GUTTER WHERE NOT ADJACENT TO PLANNED OR EXISTING BIKE LANE. USE 4-14 WHEN BIKE LANE IS PRESENT OR PLANNED.

NOTES:
1. WHEN THE DRIVEWAY WIDTH EXCEEDS 15 FEET, CONSTRUCT A FULL DEPTH EXPANSION JOINT WITH 3/8" JOINT FILLER ALONG THE DRIVEWAY CENTERLINE. CONSTRUCT EXPANSION JOINTS PARALLEL WITH THE CENTERLINE AS REQUIRED AT 15' MAXIMUM SPACING WHEN DRIVEWAY WIDTHS EXCEED 30'.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE PLACING CONCRETE.
3. BROOM FINISH LONGITUDINALLY WITH LIGHT BROOM FINISH INCLUDING CURB FACE.

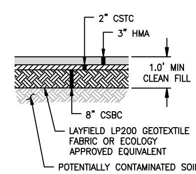
APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	2/26/2013	CEMENT CONCRETE DRIVEWAY ENTRANCE TYPE 1	4-7A

4-7A.DWG

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE CITY ENGINEER	9/1/2015	CEMENT CONCRETE TRAFFIC CURB	4-14



NOTES:
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
3. JOINTS SHALL BE TROWELED AND FINISHED FORMED, PERPENDICULAR TO STREET AND EXPOSED.
4. CONCRETE SHALL BE CLASS 3000.
5. BROOM FINISH TO BE PARALLEL TO STREET.
6. USE ON STREET CLASSIFICATIONS WHERE BIKE LANE IS REQUIRED OR PLANNED.



TYPICAL HMA PAVEMENT SECTION

NO SCALE

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: ____________ , DATE: ________
Engineering Plans Examiner
APPROVAL EXPIRES ON: ____________

PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\99Svcs\CADD\DWG\ PLOTTED BY: craigmat LAYOUT: DT01

REVISIONS	DATE	BY	
			DESIGNED S. NIELSON
			DRAWN S. CRAIG
			CHECKED
			APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-DT
JOB No. 217-7369-002
DATE JANUARY 8th 2019

MATTHEW CRAIG, STATE OF WASHINGTON, 42273, REGISTERED PROFESSIONAL ENGINEER

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
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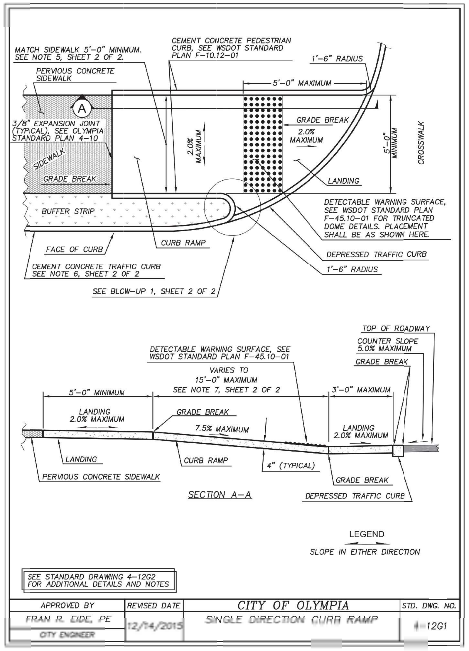
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

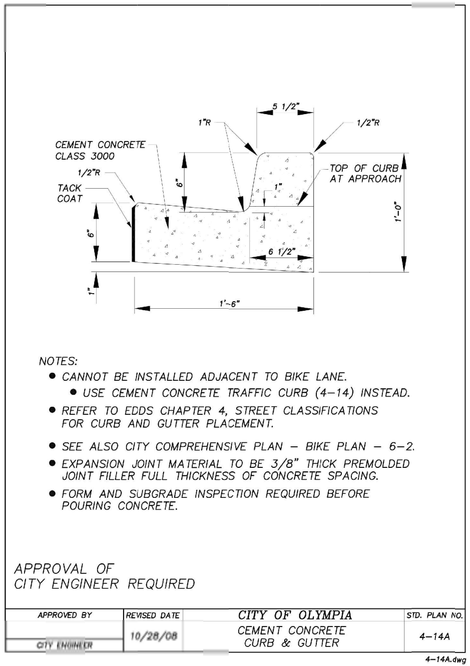
PERMIT SET

DETAILS

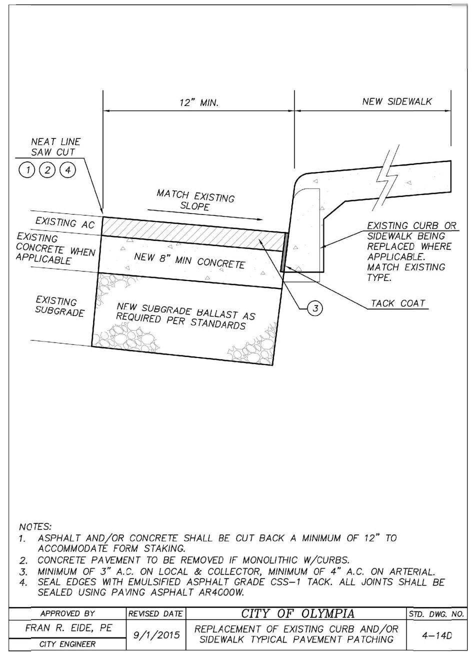
DRAWING NO.
11 OF 19
DT-01



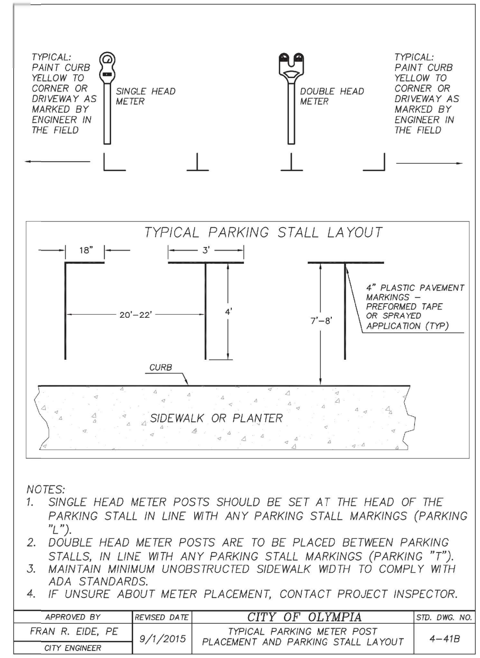
MATCH SIDEWALK 5'-0" MINIMUM. SEE NOTE 5, SHEET 2 OF 2.
CEMENT CONCRETE PEDESTRIAN CURB, SEE WSDOT STANDARD PLAN F-10.12-01
1'-6" RADIUS
PERVIOUS CONCRETE SIDEWALK
5'-0" MAXIMUM
3/8" EXPANSION JOINT (TYPICAL), SEE OLYMPIA STANDARD PLAN 4-10
GRADE BREAK
2.0% MAXIMUM
5'-0" MINIMUM
CROSSWALK
SIDEWALK
GRADE BREAK
LANDING
BUFFER STRIP
DETECTABLE WARNING SURFACE, SEE WSDOT STANDARD PLAN F-45.10-01 FOR TRUNCATED DOME DETAILS. PLACEMENT SHALL BE AS SHOWN HERE.
FACE OF CURB
CURB RAMP
DEPRESSED TRAFFIC CURB
CEMENT CONCRETE TRAFFIC CURB SEE NOTE 6, SHEET 2 OF 2
1'-6" RADIUS
SEE BLOW-UP 1, SHEET 2 OF 2
DETECTABLE WARNING SURFACE, SEE WSDOT STANDARD PLAN F-45.10-01
TOP OF ROADWAY
COUNTER SLOPE 5.0% MAXIMUM
GRADE BREAK
VARIES TO 15'-0" MAXIMUM SEE NOTE 7, SHEET 2 OF 2
5'-0" MINIMUM
3'-0" MAXIMUM
LANDING 2.0% MAXIMUM
GRADE BREAK
7.5% MAXIMUM
LANDING 2.0% MAXIMUM
LANDING
CURB RAMP
4" (TYPICAL)
PERVIOUS CONCRETE SIDEWALK
GRADE BREAK
SECTION A-A
DEPRESSED TRAFFIC CURB
LEGEND
SLOPE IN EITHER DIRECTION
SEE STANDARD DRAWING 4-12G2 FOR ADDITIONAL DETAILS AND NOTES
APPROVED BY
FRAN R. EIDE, PE
CITY ENGINEER
REVISED DATE
12/14/2015
CITY OF OLYMPIA
SINGLE DIRECTION CURB RAMP
STD. DWG. NO.
4-12G1



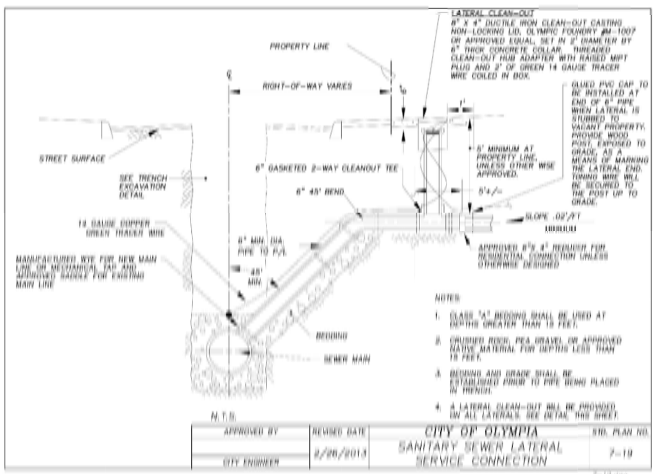
5 1/2"
1"R
1/2"R
CEMENT CONCRETE CLASS 3000
1/2"R
TACK COAT
TOP OF CURB AT APPROACH
6"
1"
6 1/2"
1'-0"
1'-6"
NOTES:
• CANNOT BE INSTALLED ADJACENT TO BIKE LANE.
• USE CEMENT CONCRETE TRAFFIC CURB (4-14) INSTEAD.
• REFER TO EDDS CHAPTER 4, STREET CLASSIFICATIONS FOR CURB AND GUTTER PLACEMENT.
• SEE ALSO CITY COMPREHENSIVE PLAN - BIKE PLAN - 6-2.
• EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE SPACING.
• FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
APPROVAL OF CITY ENGINEER REQUIRED
APPROVED BY
CITY ENGINEER
REVISED DATE
10/28/08
CITY OF OLYMPIA
CEMENT CONCRETE CURB & GUTTER
STD. PLAN NO.
4-14A
4-14A.dwg



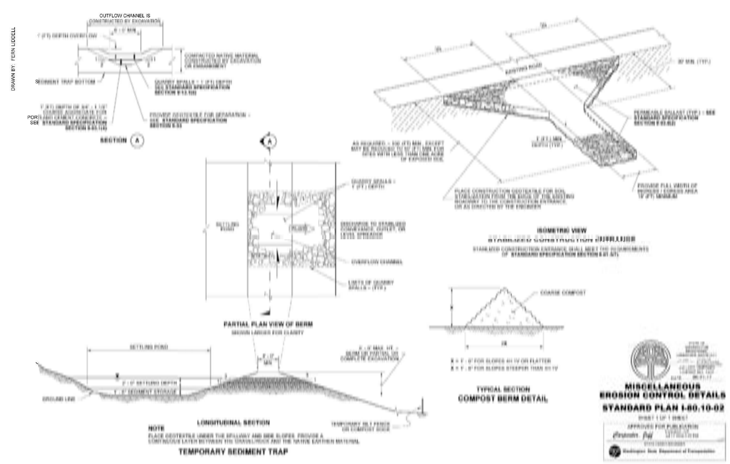
12" MIN.
NEW SIDEWALK
NEAT LINE SAW CUT
1 2 4
MATCH EXISTING SLOPE
EXISTING AC
EXISTING CONCRETE WHEN APPLICABLE
NEW 8" MIN CONCRETE
EXISTING CURB OR SIDEWALK BEING REPLACED WHERE APPLICABLE. MATCH EXISTING TYPE.
EXISTING SUBGRADE
NEW SUBGRADE BALLAST AS REQUIRED PER STANDARDS
3
TACK COAT
NOTES:
1. ASPHALT AND/OR CONCRETE SHALL BE CUT BACK A MINIMUM OF 12" TO ACCOMMODATE FORM STAKING.
2. CONCRETE PAVEMENT TO BE REMOVED IF MONOLITHIC W/CURBS.
3. MINIMUM OF 3" A.C. ON LOCAL & COLLECTOR, MINIMUM OF 4" A.C. ON ARTERIAL.
4. SEAL EDGES WITH EMULSIFIED ASPHALT GRADE CSS-1 TACK. ALL JOINTS SHALL BE SEALED USING PAVING ASPHALT AR4000W.
APPROVED BY
FRAN R. EIDE, PE
CITY ENGINEER
REVISED DATE
9/1/2015
CITY OF OLYMPIA
REPLACEMENT OF EXISTING CURB AND/OR SIDEWALK TYPICAL PAVEMENT PATCHING
STD. DWG. NO.
4-14D



TYPICAL: PAINT CURB YELLOW TO CORNER OR DRIVEWAY AS MARKED BY ENGINEER IN THE FIELD
SINGLE HEAD METER
DOUBLE HEAD METER
TYPICAL: PAINT CURB YELLOW TO CORNER OR DRIVEWAY AS MARKED BY ENGINEER IN THE FIELD
TYPICAL PARKING STALL LAYOUT
18"
3'
4" PLASTIC PAVEMENT MARKINGS - PREFORMED TAPE OR SPRAYED APPLICATION (TYP)
20'-22'
4'
7'-8'
CURB
SIDEWALK OR PLANTER
NOTES:
1. SINGLE HEAD METER POSTS SHOULD BE SET AT THE HEAD OF THE PARKING STALL IN LINE WITH ANY PARKING STALL MARKINGS (PARKING "L").
2. DOUBLE HEAD METER POSTS ARE TO BE PLACED BETWEEN PARKING STALLS, IN LINE WITH ANY PARKING STALL MARKINGS (PARKING "T").
3. MAINTAIN MINIMUM UNOBSTRUCTED SIDEWALK WIDTH TO COMPLY WITH ADA STANDARDS.
4. IF UNSURE ABOUT METER PLACEMENT, CONTACT PROJECT INSPECTOR.
APPROVED BY
FRAN R. EIDE, PE
CITY ENGINEER
REVISED DATE
9/1/2015
CITY OF OLYMPIA
TYPICAL PARKING METER POST PLACEMENT AND PARKING STALL LAYOUT
STD. DWG. NO.
4-41B



LATERAL CLEAN-OUT
PROPERTY LINE
RIGHT-OF-WAY VARIES
STREET SURFACE
SEE TRENCH EXCAVATION DETAIL
6" GASKETED 2-WAY CLEANOUT TEE
6" 45° BEND
14 GAUGE COPPER GREEN TRACER WIRE
MANUFACTURED WYE FOR NEW MAIN LINE OR MECHANICAL TAP AND APPROVED SADDLE FOR EXISTING MAIN LINE
6" MIN DIA PIPE TO P/L
45° MIN
BEDDING
SEWER MAIN
5' MINIMUM AT PROPERTY LINE, UNLESS OTHER WISE APPROVED.
SLOPE .02'/FT
APPROVED 8"x 4" REDUCER FOR RESIDENTIAL CONNECTION UNLESS OTHERWISE DESIGNED
NOTES:
N.T.S.
APPROVED BY
CITY ENGINEER
REVISED DATE
2/26/2013
CITY OF OLYMPIA
SANITARY SEWER LATERAL SERVICE CONNECTION
STD. PLAN NO.
7-19



APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: ____________, DATE: ____________
Engineering Plans Examiner
APPROVAL EXPIRES ON: ____________

PERMIT SET

REVISIONS	DATE	BY	DESIGNED S. NIELSON
			DRAWN R.PETTIT
			CHECKED
			APPROVED

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FILE NAME PS07369002-DT
JOB No. 217-7369-002
DATE JANUARY 8th 2019

S. MATTHEW CRAIG, STATE OF WASHINGTON, 42273, REGISTERED PROFESSIONAL ENGINEER

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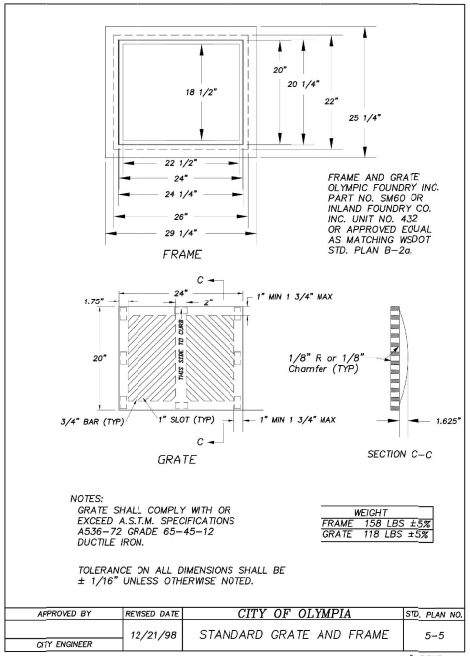
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

DETAILS

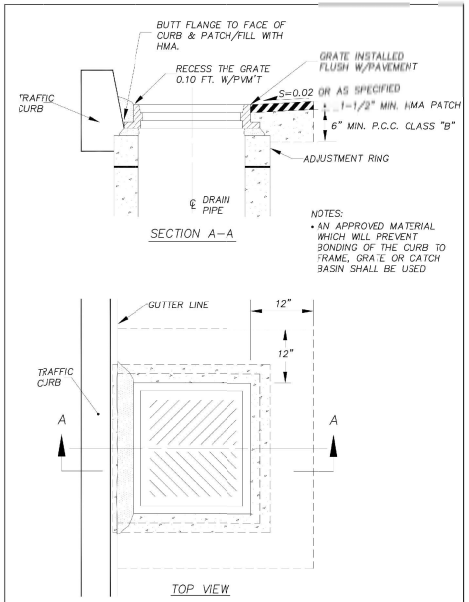
DRAWING NO.
12 OF 19
DT-02

LAYOUT: DT02



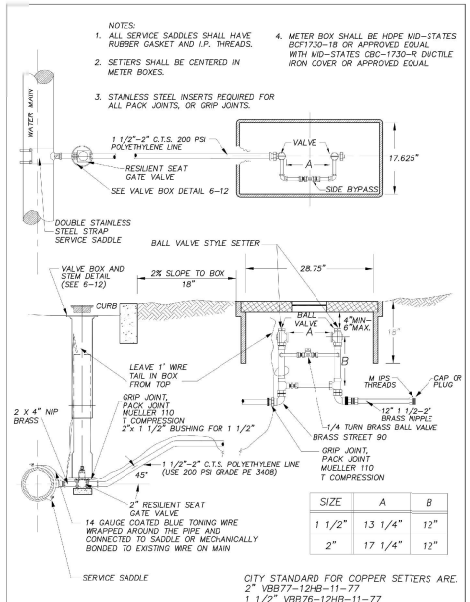
APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	12/21/98	STANDARD GRATE AND FRAME	5-5

5-5.DWG

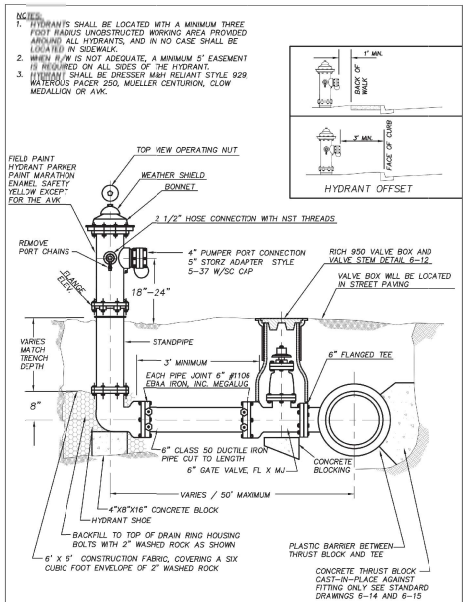


APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	2/26/2013	CATCH BASIN INSTALLATION TRAFFIC CURB	5-6

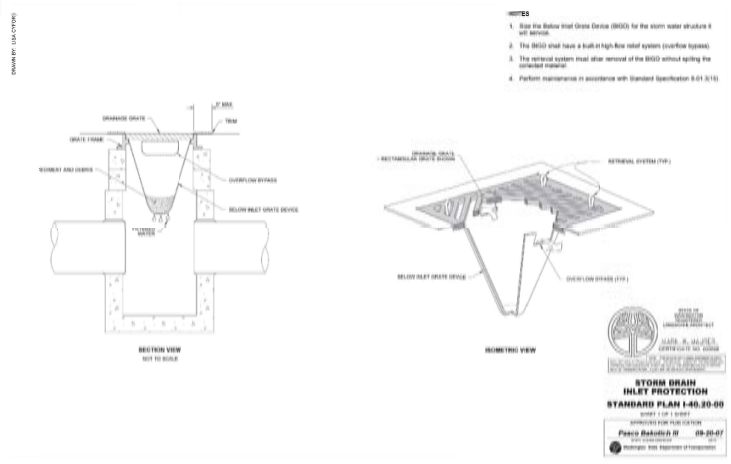
5-6.DWG

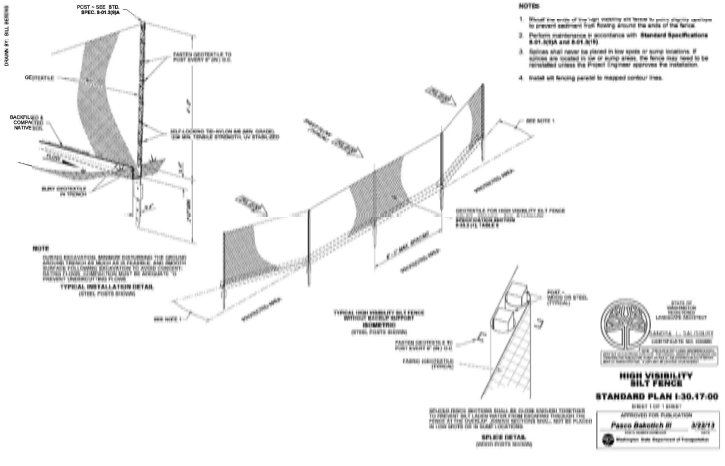


APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
CITY ENGINEER	2/10/2010	1-1/2" AND 2" STANDARD SETTER WITH BYPASS	6-3



APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE CITY ENGINEER	9/1/2015	HYDRANT ASSEMBLY	6-8





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City of Olympia, CP&D
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Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

PERMIT SET

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN R.PETTIT
CHECKED
APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-DT
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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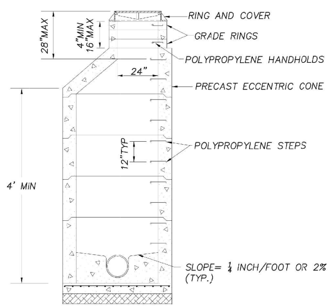
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

DETAILS

DRAWING NO. 13 OF 19
DT-03

PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\PSfiles\CADD\DWG\
PLOTTED: 8/8/2019 11:44 AM
LAYOUT: DT03

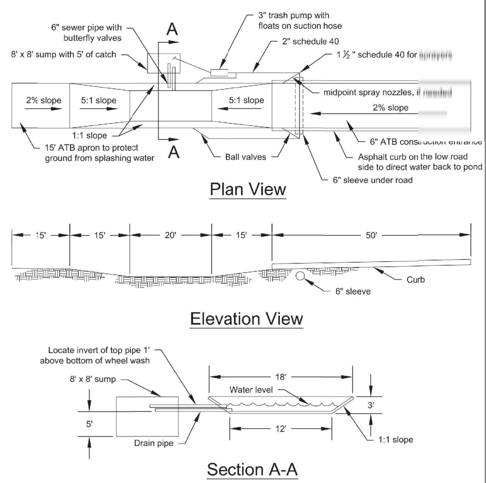


NOTES:

1. THIS DETAIL OUTLINES THE CITY OF OLYMPIA MODIFICATIONS TO THE WSDOT TYPE 1-48 INCH, 54 INCH AND 60 INCH MANHOLE.
2. PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C478. JOINTS SHALL BE RUBBER GASKETED, CONFORMING TO ASTM C443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE.
3. THE FIRST STEP OR HANDHOLD SHALL BE A MAXIMUM OF 12 INCHES FROM THE TOP OF THE COVER.
4. CONNECTION TO MANHOLE SHALL BE MADE BY KOR-N-SEAL FITTING ONLY. KOR-N-SEAL SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. KNOCKOUTS WILL NOT BE ALLOWED.
5. SEE OLYMPIA STD. PLAN 7-3 FOR MANHOLE COLLAR INSTALLATION.
6. A EAST JORDAN WATERTITE CASTING SHALL BE INSTALLED IN ANY MANHOLE SUBJECT TO FLOODING.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. PLAN NO.
	2/26/2013	TYPE 1 MANHOLE	7-1
CITY ENGINEER			

7-1.dwg



Notes:
1. Build 8' x 8' sump to accomodate cleaning by trackhoe.

NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

Figure II-4.1.2
Wheel Wash

Revised June 2015

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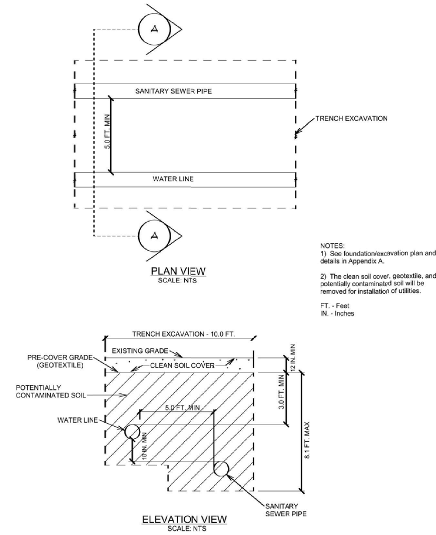


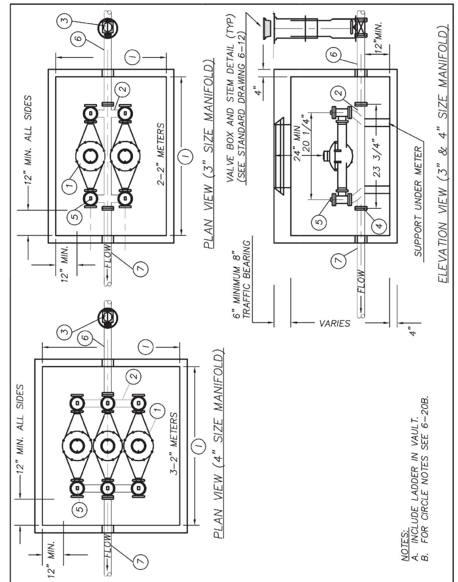
NOTES:
1) See foundation/excavation plan and details in Appendix A.
2) The clean soil cover, geotextile, and potentially contaminated soil will be removed for installation of utilities.

FT. - Feet
IN. - Inches

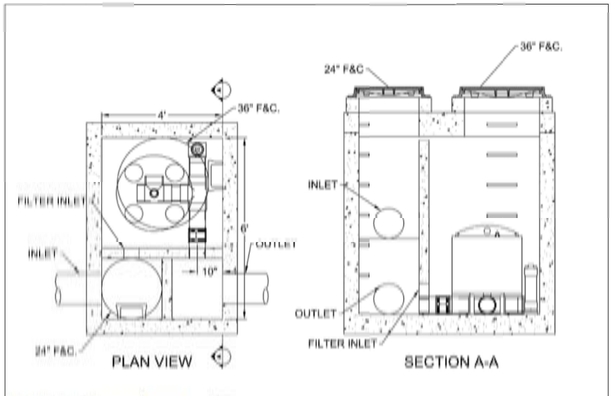
PIONEER TECHNOLOGIES CORPORATION

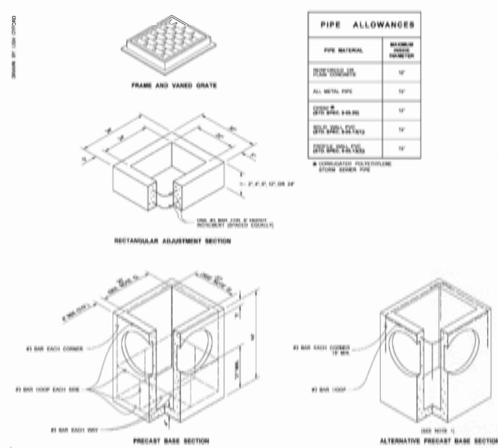
Utilities Excavation Illustration
Engineering Design Report (Lot 11)
East Bay Redevelopment Site

Figure 7



APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	8/8/2017	WATER METER MANIFOLD FOR 3" & 4" SIZE	6-20A
CITY ENGINEER			



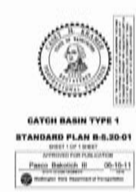


PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20". Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-04.3.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5'.
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1:24 or steeper.
6. The opening shall be measured at the top of the Precast Base Section.
7. All pickup holes shall be grouted full after the basin has been placed.



CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-01

3-INCH METER INSTALLATION

1. 2-2" BADGER OR APPROVED EQUAL METERS WITH ITRON 100W ENCODER #ERW-1300-202, 5' CABLE CONNECTOR #CF6-0151-001, REMOTE ANTENNA #CFG-0900-003.
2. 3" METER MANIFOLD.
3. 3" FL X FL RW GATE VALVES.
4. 3" FLEX X FLANGE COUPLING ALL-THREAD TO VAULT.
5. ANGLE STOP.
6. 3" X 36" LENGTH I.P. FLANGED.
7. 3" PLAIN END I.P.
8. 6" SLEEVE.

4-INCH METER INSTALLATION

1. 3-2" BADGER OR APPROVED EQUAL METERS WITH ITRON 100W ENCODER #ERW-1300-202, 5' CABLE CONNECTOR #CF6-0151-001, REMOTE ANTENNA #CFG-0900-003.
2. 4" METER MANIFOLD.
3. 4" FL X FL RW GATE VALVES.
4. 4" FLEX X FLANGE COUPLING ALL-THREAD TO VAULT.
5. ANGLE STOP.
6. 4" X 36" LENGTH I.P. FLANGED.
7. 4" PLAIN END I.P.
8. 8" SLEEVE.

NOTES:

A. DRAINAGE MUST BE PROVIDED FOR METER PIT.
B. PIPE LENGTHS MAY BE CHANGED DUE TO VARYING LENGTHS IN METERS USED.
C. METER PIT MAY BE EXTENDED WHEN P.R.V. IS REQUIRED.
D. ON ALL METERS 3" AND ABOVE, A FLEX-COUPLING SHALL BE INSTALLED IN THE OUTLET LINE WITHIN THE METER BOX. REFER TO NOTE 4.
E. REMOTE SHALL BE LOCATED IN A READILY ACCESSIBLE AREA OUTSIDE THE VAULT AS APPROVED BY THE CITY OF OLYMPIA.
F. REMOTE SHALL BE INSTALLED BY THE CITY OF OLYMPIA AT THE CONTRACTORS EXPENSE.
G. VAULTS SHALL BE EQUIPPED WITH LADDERS.
H. GROUT ANNULAR SPACE BETWEEN VAULT WALL AND PIPE.
I. VAULT DIMENSIONS TO BE BASED ON MANIFOLD CONFIGURATION AND MINIMUM CLEARANCES.

SUBMIT THE FOLLOWING PLANS OR SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

- [illegible] VAULT: SHOP DRAWINGS FOR PRE-CAST BASE AND VAULT, DESIGNED BY PROFESSIONAL ENGINEER OF THE STATE OF WASHINGTON. A 12 INCH DEEP UNDERDRAIN SYSTEM SHALL BE INSTALLED UNDER THE VAULT. THE CONTRACTOR SHALL INSTALL 12 INCH DEEP ¾" TO 1/2" DRAIN ROCK WRAPPED BY CONSTRUCTION GEOTEXTILE UNDER THE VAULT. THE MINIMUM FOOTPRINT OF UNDERDRAIN AREA SHALL BE 1 FOOT AWAY FROM THE [illegible] WALL OF THE [illegible] VAULT. THE CONTRACTOR SHALL FOLLOW VAULT MANUFACTURES GUIDELINES OF INSTRUCTION TO INSTALL THE PRE-CAST VAULT. THE ANNULAR SPACE AND KNOCK-OUTS FOR PIPE GETTING INTO THE VAULT SHALL BE SEALED BEFORE BACKFILL. SEALING SHALL BE MADE WITH MATERIAL APPROVED BY THE ENGINEER AND SHALL EXTEND A MINIMUM OF 6 INCHES INTO THE VAULT WALL IN SUCH A MANNER AS TO FORM A SMOOTH, UNIFORM AND WATERTIGHT JOINT.
- ACCESS HATCHES: PRODUCT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. VAULT DOORS SHALL BE H-20 TRAFFIC LOADING, NON-SKID, WATERTIGHT, SPRING ASSISTED, OPEN 180°, ALUMINUM HATCH WITH DRAIN CHANNEL. DOUBLE DOORS WILL BE REQUIRED ON LARGER VAULTS AS DETERMINED BY THE ENGINEER.
- POLYPROPYLENE COATED VAULT LADDER: MANUFACTURES CATALOG CUT AND DATA SHEET. STEP HOLE SEALING SHALL BE MADE WITH MATERIAL APPROVED BY THE ENGINEER.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	8/8/2017	MATERIAL LIST FOR MAINFOLD WATER METERS 3" AND 4"	6-20B
CITY ENGINEER			

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D

BY: ______________________, DATE: ______________
Engineering Plans Examiner

APPROVAL EXPIRES ON: ______________________

PERMIT SET

REVISIONS	DATE	BY	DESIGNED S. NIELSON
			DRAWN R.PETTIT
			CHECKED
			APPROVED

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY
FILE NAME PS07369002-DT
JOB No. 217-7369-002
DATE JANUARY 8th, 2019

MATTHEW S. CRAIG, STATE OF WASHINGTON, 42273, REGISTERED PROFESSIONAL ENGINEER

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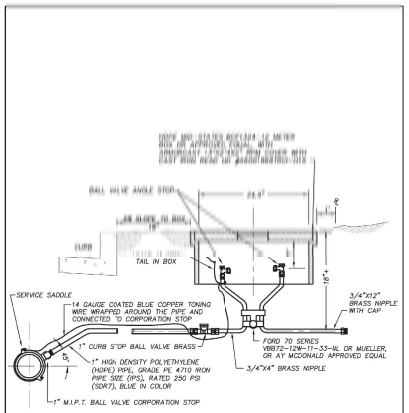
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

DETAILS

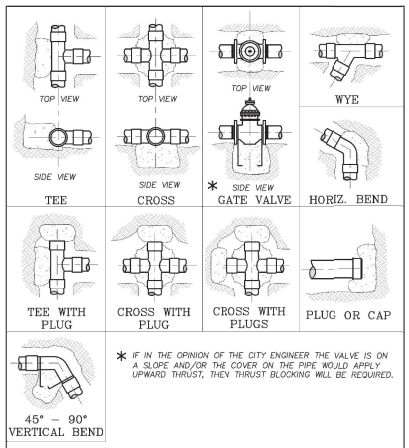
DRAWING NO.
14 OF 19
DT-04

LAYOUT: DT04 PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\99Svcs\CADD\DWG\ PLOTTED BY:



NOTES:
1. THE CITY OF OLYMPIA DOES NOT ALLOW THE USE OF RE-SETTERS TO MEET CLEARANCE SPECIFICATIONS.
2. CORPORATION STOPS SHALL BE ALL U.S. BRASS AND SHALL BE FORD, MUELLER, OR AY MCDONALD, WITH THREADS CONFORMING TO IAWWA C800. STAINLESS STEEL INSERTS REQUIRED FOR ALL PACK JOINTS OR GRIP JOINTS.
3. SETTER SHALL BE CENTERED IN THE BOX.
4. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS, AND STAINLESS STEEL DOUBLE STRAPS. TORQUE TO MANUFACTURES SPECIFICATIONS.
5. SEE STANDARD DRAWINGS 5-28 AND 6-29A FOR COVER DETAIL.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	7/24/2017	SINGLE SERVICE IRRIGATION CONNECTION 1" DIAMETER TO 3/4" SETTER	6-1A
CITY ENGINEER			



* IF IN THE OPINION OF THE CITY ENGINEER THE VALVE IS ON A SLOPE AND/OR THE COVER ON THE PIPE WOULD APPLY UPWARD THRUST, THEN THRUST BLOCKING WILL BE REQUIRED.

NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS & FITTINGS.
3. ANCHOR REBAR SHALL BE #5 ON 12" DIA. AND LESS WITH 30" IMBEDMENT, #5 ON 16"-24" DIAMETER WITH 36" IMBEDMENT.
4. PLUGS TO BE MINIMUM OF 5' FROM TEE, WYE, CROSS ON VALVE.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	9/1/2015	STANDARD BLOCKING DETAIL	6-14
CITY ENGINEER			

THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2" BEND	11-1/4" BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

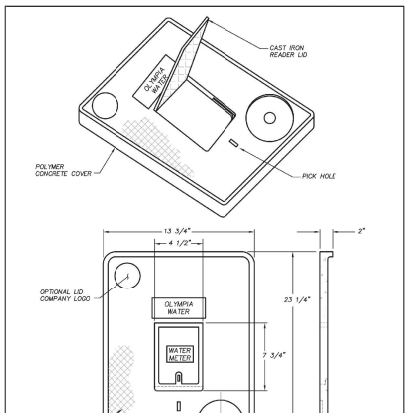
NOTES:
1. BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF) EXAMPLE: 12" - 90° BEND IN SAND AND GRAVEL
   32,000 LBS ÷ 2000 LB/SF = 15.7 SF OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

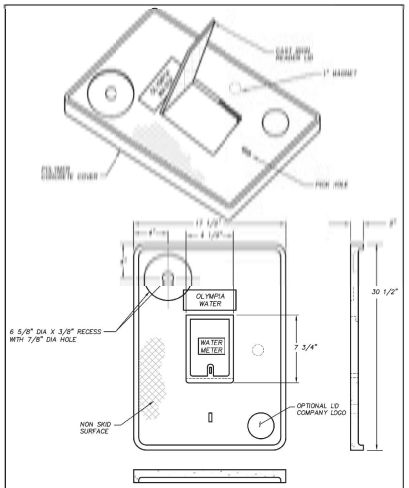
SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	9/1/2015	THRUST LOADS	6-15
CITY ENGINEER			



NOTES:
1. LID SHALL HAVE A LOAD RATING OF 20,000 POUNDS WHEN IN TRAFFIC AREA.
2. APPROXIMATE LID WEIGHT 29 POUNDS.
3. LID FOR USE WITH ITRON - 100W.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	7/25/2017	13" X 24" X 2" RPM COVER WITH CAST IRON READ LID	6-29
CITY ENGINEER			



NOTES:
1. LID SHALL HAVE A LOAD RATING OF 20,000 POUNDS WHEN IN TRAFFIC AREA.
2. APPROXIMATE LID WEIGHT 85 POUNDS.
3. LID FOR USE WITH ITRON - 100W.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	6/1/2015	17" X 30" X 2" RPM COVER WITH CAST IRON READ LID	6-29A
CITY ENGINEER			

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN R.PETTIT
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JOB No. 217-7369-002
DATE JANUARY 8th, 2019

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PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

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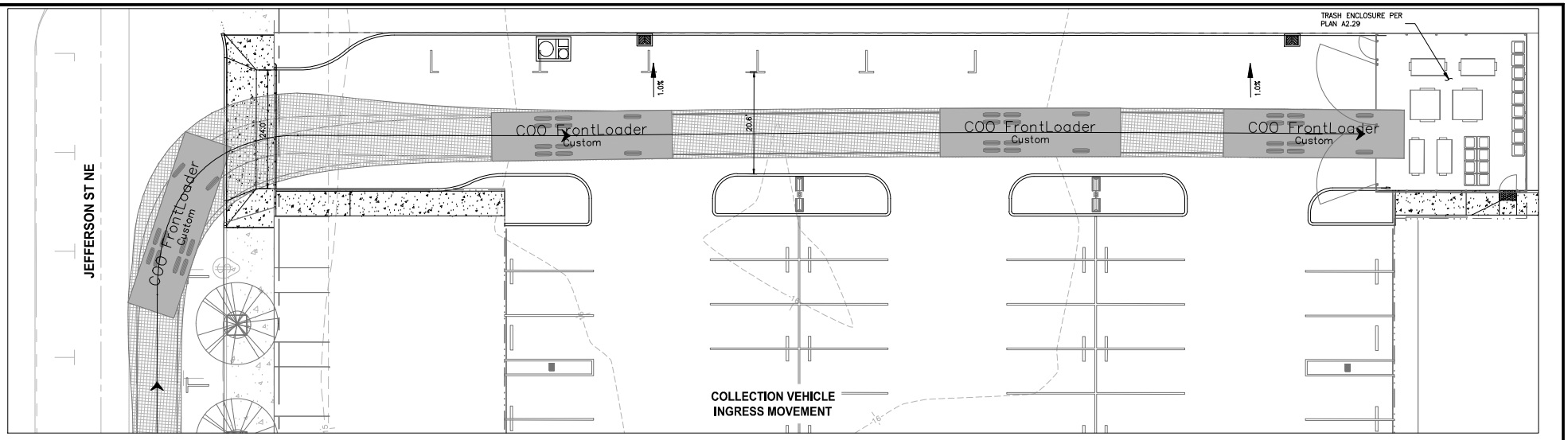
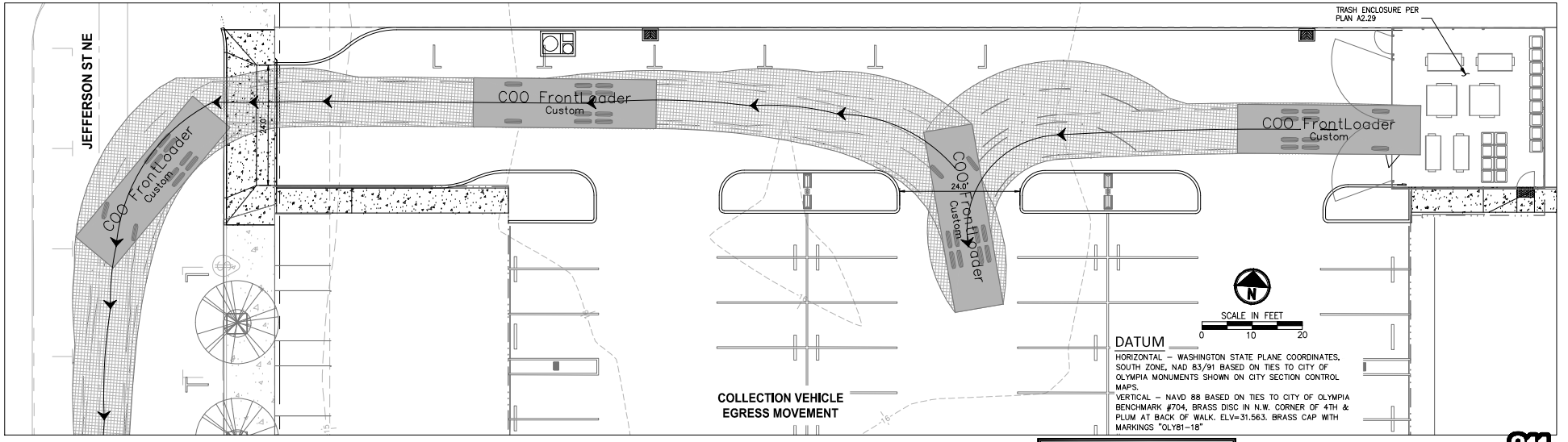
DETAILS

DRAWING NO. 15 OF 19
DT-05





DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81-18"

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

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

PERMIT SET

REVISIONS	DATE	BY

DESIGNED S. NIELSON
DRAWN S. CRAIG
CHECKED
APPROVED

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FILE NAME PS07369002-SW
JOB No. 217-7369-002
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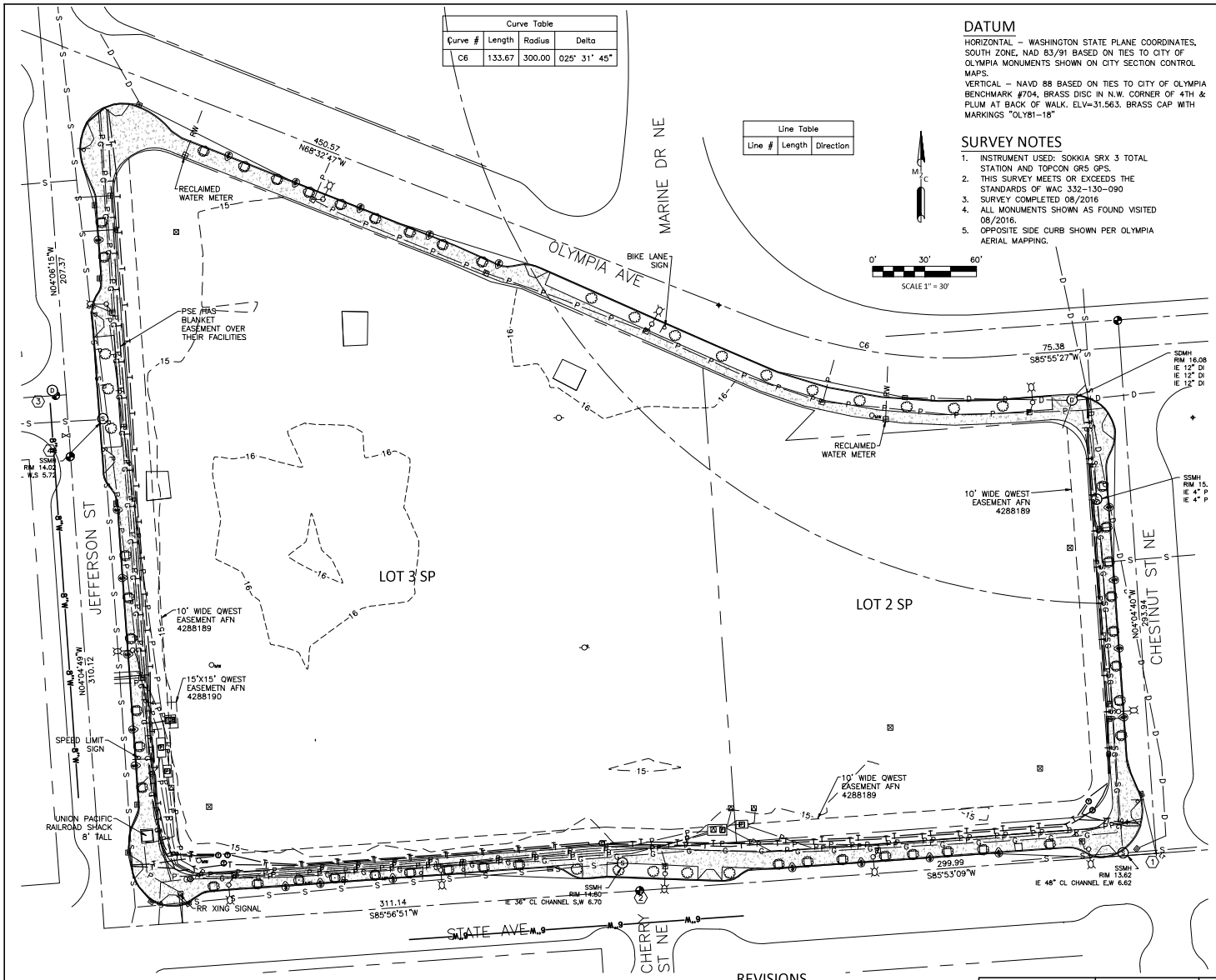
PROJECT NAME
EAST BAY LOT A
WESTMAN MILL
OLYMPIA, WASHINGTON

SOLID WASTE COLLECTION PLAN

DRAWING NO. 16 OF 19
SW-01

LAYOUT: SW-01 PATH: U:\PSO\Projects\Clients\7369-3rd Gen Invest Grp\217-7369-002 East Bay - Lot A\PSSwork\CADD\DWG\ PLOTTED BY: craigmel DATE: Tuesday, January 8, 2019 2:15:18 PM



Curve Table			
Curve #	Length	Radius	Delta
C6	133.67	300.00	025° 31' 45"

Line Table		
Line #	Length	Direction

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO CITY OF OLYMPIA MONUMENTS SHOWN ON CITY SECTION CONTROL MAPS.
VERTICAL – NAVD 88 BASED ON TIES TO CITY OF OLYMPIA BENCHMARK #704, BRASS DISC IN N.W. CORNER OF 4TH & PLUM AT BACK OF WALK. ELV=31.563. BRASS CAP WITH MARKINGS "OLY81–18"

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332–130–090
3. SURVEY COMPLETED 08/2016
4. ALL MONUMENTS SHOWN AS FOUND VISITED 08/2016.
5. OPPOSITE SIDE CURB SHOWN PER OLYMPIA AERIAL MAPPING.

0' 30' 60'
SCALE 1" = 30'

① MONUMENT NOTES

1. FOUND MONUMENT IN CASE WITH LEAD AND TACK SET IN CONCRETE AT THE INTERSECTION OF STATE AVE. AND CHESTNUT ST.
2. FOUND 3" BRASS CAP WITH PUNCH AT THE INTERSECTION OF STATE AVE. AND CHERRY ST. 7' SOUTH OF NORTH CURB FACE.
3. FOUND 3" BRASS CAP STAMPED "SKILLINGS CONNOLLY CONSULTING ENGINEERS AND LAND SURVEYORS LS 27192 2010" AT INTERSECTION OF OLYMPIA AVE. AND JEFFERSON ST.
4. FOUND 3" BRASS CAP STAMPED "SKILLINGS CONNOLLY CONSULTING ENGINEERS AND LAND SURVEYORS LS 27192 2010" AT INTERSECTION OF OLYMPIA AVE. AND JEFFERSON ST.

LINE TYPES

WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
GROUND TOE
GROUND TOP
GROUND BREAK
STORM LINE
SANITARY SEWER LINE
BURIED TELEPHONE
OVERHEAD TELEPHONE
BURIED POWER
OVERHEAD POWER
WATER LINE
IRRIGATION LINE
RECLAIMED WATER
NATURAL GAS LINE
BURIED CABLE TV LINE
BURIED FIBER OPTIC LINE
SANITARY FORCED MAIN
DITCH LINE
MAJOR CONTOUR
MINOR CONTOUR
PROPERTY LINE
CENTERLINE ROW/ROADWAY
RIGHT-OF-WAY

LEGEND (UTILITIES)

- CABLE MARKER POST
- CABLE RISER/ PEDESTAL
- CABLE VAULT/MANHOLE
- CULVERT
- LUMINAIRE WITH ARM
- LUMINAIRE
- LANDSCAPE/YARD LIGHT
- NATURAL GAS MARKER POST
- NATURAL GAS METER
- PROPANE TANK
- NATURAL GAS VALVE
- POWER CONDUIT
- GUY ANCHOR
- GUY POLE
- POWER JUNCTION BOX
- POWER MARKER POST
- POWER METER
- POWER POLE
- PP WITH DROP LINE
- PP WITH DROP AND LIGHT
- PP WITH DROP, LIGHT AND TRANSFORMER
- PP WITH DROP AND TRANSFORMER
- PP WITH LIGHT AND TRANSFORMER
- PP WITH LIGHT
- PP WITH TRANSFORMER
- POWER TRANSFORMER
- POWER VAULT/ MANHOLE
- SIGNAL POLE ARM
- SS CLEANOUT
- SS MANHOLE
- SS MARKER POST
- SEPTIC TANK
- STORM CATCH BASIN
- STORM MANHOLE
- STORM CLEANOUT
- STORM ROOF DRAIN
- STORM YARD DRAIN
- STORM MARKER POST
- TELEPHONE CABINET
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MARKER POST
- TELEPHONE POLE
- TELEPHONE VAULT/MANHOLE
- WATER AIR RELEASE VALVE
- WATER BLOW OFF
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER MARKER POST
- WATER METER
- WATER POST INDICATOR VALVE
- SPRINKLER HEAD
- WATER VALVE
- WATER FIRE HYDRANT
- WATER VAULT/MANHOLE
- WELL

LEGEND (SURFACE FEATURES)

- DECIDUOUS TREE
- CONIFER TREE
- MAPLE TREE
- DOUGLAS-FIR TREE
- STUMP
- SHRUB
- BIKE RACK
- MAIL BOX
- WHEEL STOP
- STREET SIGN (AS DESCRIBED)
- ALUMINUM CAP
- AERIAL PANEL
- BRASS CAP
- CONCRETE MONUMENT
- HUB AND TACK
- IRON PIPE
- LEAD AND TACK
- MAG NAIL
- MONUMENT IN CASE
- PK NAIL
- REBAR AND CAP
- SCRIBE
- STONE

HATCHING

GRAVEL
ASPHALT
CONCRETE

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

REVISIONS

12/01/2016 – ADDED EASEMENT INFORMATION PROVIDED BY TSA. TITLE REPORT NOT PROVIDED. BEP

DATE	10/10/2016
SCALE	1" = 30'
M2C PROJECT NO.:	16-470
DRAWN	JHK
CHECKED	BEP
APPROVED	BEP

1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

PROJECT NAME:
EASTBAY TOPOGRAPHIC SURVEY

CLIENT NAME:
3RD GEN INVESTMENT GROUP, LLC

SHEET NAME:
SV-1

SHEET NO. 17 OF 19

1 SITE PLAN
1/16" = 1'-0"

GENERAL SITE NOTES

1. PARKING DESIGN MEETS REQUIREMENTS FOR DOWNTOWN STRUCTURED PARKING DIMENSIONS PER OMC 18.38.220.

SITE INFORMATION

EXISTING SITE:

SITE AREA=	67,017 SF
EXISTING PARCEL AREA=	67,017 SF
EXISTING LANDSCAPE(PERVIOUS)=	67,017 SF
EXISTING IMPERVIOUS COVERAGE	0%

NEW:

BUILDING FOOTPRINT =	15,928 SF
TRASH ENCLOSURE FOOTPRINT =	878 SF
PAVED PARKING AREA(IMPERVIOUS) =	30,624 SF
HARDSCAPE =	11,185 SF
TOTAL IMPERVIOUS	58,615 SF
NEW LANDSCAPE AREA (PERVIOUS) =	8,402 SF
TOTAL PERVIOUS =	8,402 SF

UNIT COUNT SUMMARY

MAIN BUILDING (SOUTH)	74 UNITS
TOWNHOME (EAST)	6 UNITS
TOWNHOME (WEST)	6 UNITS
TOTAL UNITS	86 UNITS

RETAIL AND COMMERCIAL COUNT SUMMARY

SPACE A	1,956 SF
SPACE B	1,133 SF
SPACE C	937 SF
SPACE D	1,205 SF
SPACE E	1,150 SF
SPACE F	2,116 SF
TOTAL SF FOR RETAIL AND COMMERCIAL	8,497 SF

PARKING SUMMARY

OFF-STREET PARKING (EXISTING) =	0 SPACES
OFF-STREET PARKING (NEW) =	73 SPACES
OFF-STREET PARKING TOTAL =	73 SPACES
38 COVERED SPACES	
35 UNCOVERED SPACES	

30% OF A.L SPACES CAN BE COMPACT =
20 COMPAC" SPACES PROVIDED (NOTED W/ 'C') 30% x 73 = 22 SPACES

OMC 18.38.060 PARKING & LOADING REGULATIONS
RETAIL PARKING REQUIREMENT TABLE 38.01
RETAIL: 3.5 SPACES PER 1,000 SF
8,500 SF 3.5 = 8.5 X 3.5 = 29.75= (30) STALLS REQUIRED FOR RETAIL.

J. ON STREET CREDIT (1) STAL. PER 20 LF OF CUR3
205 LF OF CURB ON STATE + 140LF OF CURB ON JEFFERSON = (17) ON STREET STALLS FOR RETAIL PARKING
(5) PARALLEL PARKING STALLS ALONG ACCESS DRIVE DEDICATED TO RETAIL.
(8) PERPENDICULAR STALLS DEDICATED TO RETAIL PARKING
TOTAL RETAIL PARKING REQUIRED: 30
TOTAL RETAIL PARKING PROVIDED: 30

LONG TERM BICYCLE STORAGE REQUIREMENTS

MAIN BUILDING (8,497 SF RETAIL / COMMERCIAL @ 1/6,000 SF)	2 SPACES
MAIN BUILDING (54 RESIDENTIAL UNITS @ 1/UNITS)	54 SPACES
MAIN BUILDING (20 RESIDENTIAL STUDIO @ 0/UNITS)	0 SPACES
RESIDENTIAL TOWNHOME (EAST)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	0 SPACES
LONG TERM BICYCLE TOTAL REQUEIRED =	56 SPACES
LONG TERM BICYCLE PROVIDED (NEW AT MAIN BUILDING) =	56 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS

MAIN BUILDING (8,497 SF RETAIL / COMMERCIAL @ 1/1,000 SF)	9 SPACES
MAIN BUILDING (74 RESIDENTIAL UNITS @ 1/10 UNITS)	8 SPACES
RESIDENTIAL TOWNHOME (EAST)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	0 SPACES
SHORT TERM BICYCLE PARKING REQUIRED =	17 SPACES
SHORT TERM BICYCLE PARKING EXISTING =	0 SPACES
SHORT TERM BICYCLE PARKING PROVIDED =	18 SPACES

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D
BY: _____, DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES ON: _____

N

THOMAS architecture studios
109 CAPITOL WAY N. | OLYMPIA, WA 98501
360.915.8775 | tarcstudio.com

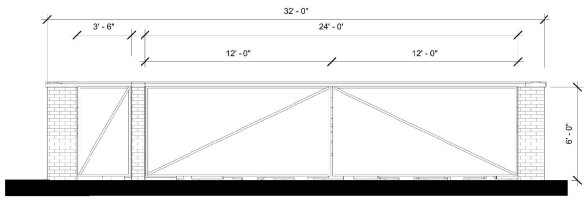
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE OLYMPIA, WA. 98501

1514
SCHEMATIC DESIGN
10/13/2017 11:12:00 AM

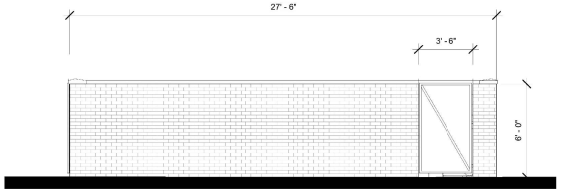
SITE PLAN - PROJECT

A1.01

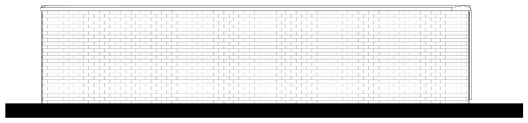
DRAWING NO.
18 OF 19



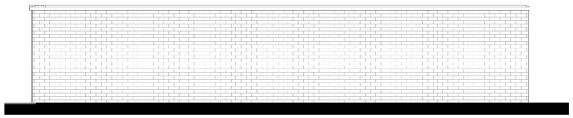
5 TRASH ENCLOSURE - WEST
1/4" = 1'-0"



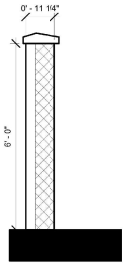
4 TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"



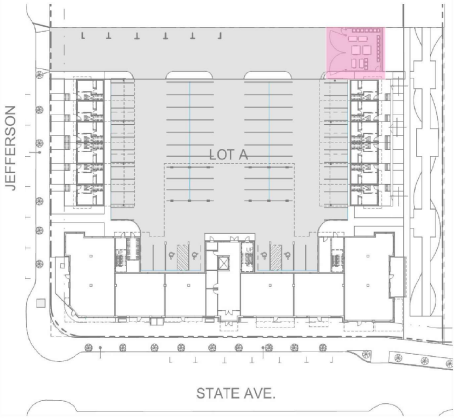
3 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"



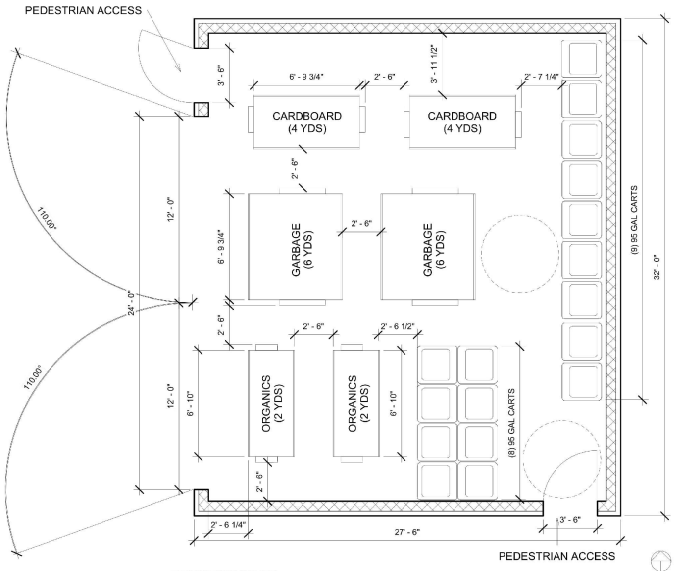
2 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



6 Wall-Section-TRASH ENCLOSURE
1/2" = 1'-0"



TRASH ENCLOSURE LOCATION ON SITE



1 TRASH ENCLOSURE
1/4" = 1'-0"

GENERAL SITE NOTES

1. REFERENCING CITY OF OLYMPIA ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), CHAPTER 8, TASLE 4

REFUSE QUANTITY

Building/customer type	YdÞ per unit per week	Units	tota per week	unit refuse	recycle total	recycle	cardboard	organics
Multi family Apartments	0.254	69	17.526	8.763	8.763	5.25	1	2.5
coffee shop	2	1	2	1	1	0.25	0.25	0.5
restaurant	10	1	10	5	5	0.75	0.75	3.5
retail	1	4	4	2	2	0.5	1.5	
Total Generated			33.526	16.763		6.75	3.5	6.5
					2 yard dumpster			2
					3 yard dumpster			
					4 yard dumpster			
					6 yard dumpsters		2	
					20 Gal. Cart			
.179 yd³					35 Gal. Cart			
.473 yd³					65 Gal. Cart			
					95 Gal Cart			6
					pick ups/week	2	2	2

3-5 units for 95 gallons cart
1 yard³ = 203 gallons

APPROVED FOR CONSTRUCTION
City of Olympia, CP&D

BY: _____, DATE: _____
Engineering Plans Examiner

APPROVAL EXPIRES ON: _____

THOMAS architecture studios
109 CAPITOL WAY N. | OLYMPIA, WA 98501
360.915.8775 | arcstudio.com

EAST BAY LOT A
EAST BAY FLATS AND TOWNHOMES
510 STATE AVE. OLYMPIA, WA. 98501

1514
SCHEMATIC DESIGN
6/26/2017 11:47:12 AM

ENLARGED PLANS - TRASH ENCLOSURE

A2.29

DRAWING NO.
19 OF 19

3RD GEN. INVESTMENT GROUP LLC

Westman Mill

510 STATE AVE OLYMPIA, WA. 98501

PROPERTY OWNER:
3RD GEN INVESTMENT GROUP LLC.

CONTACT: WALKER JOHN
PHONE: 360-705-2303
EMAIL: WALKER@OLIVIABEACH.COM

ARCHITECT:
THOMAS ARCHITECTURE STUDIO, INC.
525 COLUMBIA ST SE.
OLYMPIA, WA 98501

CONTACT: AMOS CALLENDER
PHONE: 360-915-8775
EMAIL: AMOS@TARCSTUDIO.COM

CIVIL ENGINEER:
PARAMETRIX
1019 39TH AVENUE SE SUITE 100
PUYALLUP, WA. 98374

CONTACT: MATT CRAIG
PHONE: 253-604-6600
EMAIL: MCRAIG@PARAMETRIX.COM

STRUCTURAL ENGINEER
PCS STRUCTURAL
1250 PACIFIC AVENUE SUITE 701
TACOMA, WA. 98402
PHONE: 253-383-2797

CONTACT: STEVEN WILLIAMS
PHONE: 503-232-3746
EMAIL: SWILLIAMS@PCSSTRUCTURAL.COM

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
ROBISON ENGINEERING INC.
19401 40TH AVENUE W SUITE 302
LYNNWOOD, WA 98036

CONTACT: JON ROBISON
PHONE: 206.364.3343
EMAIL:JROBISON@ROBISONENGINEERING.COM

LANDSCAPE ARCHITECT:
JEFFREY GLANDER & ASSOCIATES
8730 TALLON LANE NE SUITE 200
LACEY, WA. 98516

CONTACT: JEFF GLANDER
PHONE: 360-352-1465
EMAIL: JEFF@GLANDERASSOCIATES.COM

GENERAL

A0.00	COVER SHEET
A0.01	CODE SUMMARY
A0.02	CODE SUMMARY
A0.03	CODE SUMMARY
A0.05	EGRESS PLAN

CIVIL **UNDER SEPARATE PERMIT**

GR-01	GRADING PLAN
UT-01	UTILITY PLAN
UT-02	SEWER PLAN AND PROFILE
A-504	FLEX WALL DETAILS

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A1.02	SITE SIGNAGE
A1.03	SITE FEATURES
A1.04	FIRE SEPERATION DISTANCE
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A2.02	FLOOR PLAN - LEVEL 2
A2.03	FLOOR PLAN - LEVEL 3
A2.04	FLOOR PLAN - LEVEL 4 - 5
A2.05	ROOF PLAN
A2.06	ENLARGED PLANS - FLOOR 1A
A2.07	ENLARGED PLANS - FLOOR 1B
A2.08	ENLARGED PLANS - FLOOR 1C
A2.09	ENLARGED PLANS - FLOOR 1D
A2.10	ENLARGED PLANS - FLOOR 2A
A2.11	ENLARGED PLANS - FLOOR 2B
A2.12	ENLARGED PLANS - FLOOR 2C
A2.13	ENLARGED PLANS - FLOOR 2D
A2.14	ENLARGED PLANS - FLOOR 3A
A2.15	ENLARGED PLANS - FLOOR 3B
A2.16	ENLARGED PLANS - FLOOR 3C
A2.17	ENLARGED PLANS - FLOOR 4 - 5A
A2.18	ENLARGED PLANS - FLOOR 4 - 5B
A2.19	ENLARGED PLANS - FLOOR 4 - 5C
A2.20	KEY RCP - LEVEL 1-2
A2.21	KEY RCP - LEVEL 3-5
A2.22	ENLARGED RCP - FLOOR 1A
A2.23	ENLARGED RCP - FLOOR 1B
A2.24	ENLARGED RCP - FLOOR 1C
A2.25	ENLARGED RCP - FLOOR 1D
A2.26	ENLARGED RCP - FLOOR 2A
A2.27	ENLARGED RCP - FLOOR 2B
A2.28	ENLARGED RCP - FLOOR 2C
A2.29	ENLARGED RCP - FLOOR 3A
A2.30	ENLARGED RCP - FLOOR 3B
A2.31	ENLARGED RCP - FLOOR 3C
A2.32	ENLARGED RCP - FLOOR 4 - 5A
A2.33	ENLARGED RCP - FLOOR 4 - 5B
A2.34	ENLARGED RCP - FLOOR 4 - 5C
A2.35	ENLARGED PLANS-BATHROOMS
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A3.03	ELEVATIONS

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A4.01	SECTIONS
A4.02	SECTIONS
A4.03	SECTIONS
A4.04	SECTIONS - EAST STAIR
A4.05	SECTIONS - WEST STAIR
A5.01	WALL SECTIONS
A5.02	WALL SECTIONS
A5.03	WALL SECTIONS
A5.04	WALL SECTION
A6.01	ASSEMBLY DETAILS
A6.02	DOOR DETAILS
A6.03	WINDOW DETAILS
A6.04	WINDOW STOREFRONT DETAILS
A6.05	BUILDING ENVELOPE
A6.06	BUILDING ENVELOPE
A6.07	BUILDING ENVELOPE
A6.08	EXTERIOR BUILDING DETAILS
A6.09	EXTERIOR WALL DETAILS
~~A6.11~~	~~AIR BARRIER~~ **SHEET REMOVED**
A6.12	AIR BARRIER
A7.01	KITCHEN ELEVATIONS
A7.02	KITCHEN ELEVATIONS
A7.03	BATHROOM ELEVATIONS
A7.05	LOBBY ELEVATIONS
A7.06	CORRIDOR ELEVATION
A7.07	CORRIDOR ELEVATION
A7.08	ELEVATOR LOBBY
A8.01	DOOR SCHEDULE
A8.02	STOREFRONT SCHEDULE
A8.03	BASIS OF DESIGN

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S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	GENERAL NOTES
S1.04	GENERAL NOTES
S2.00	MAIN BUILDING PILE PLAN
S2.01	MAIN BUILDING FOUNDATION PLAN
S2.02A	MAIN BUILDING SECOND FLOOR SLAB REINFORCEMENT
S2.02B	MAIN BUILDING SECOND FLOOR SLAB P.T PLAN
S2.02C	MAIN BUILDING SECOND FLOOR FRAMING PLAN
S2.03	MAIN BUILDING THIRD FLOOR FRAMING PLAN
S2.04	MAIN BUILDING FOURTH FLOOR FRAMINF PLAN
S2.05	MAIN BUILDING FIFTH FLOOR FRAMING PLAN
S2.06	MAIN BUILDING ROOF FRAMINF PLAN
S3.00	GRADE BEAM DETAILS
S3.01	CONCRETE SLAB ON GRADE DETAILS
S3.02	TWO WAY PT DETAILS
S3.03	TWO WAY PT DETAILS
S3.04	CONCRETE COLUMN SCHEDULE
S3.05	CONCRETE WALL ELEVATIONS AND DETAILS
S4.00	WALL FRAMING DETAILS
S4.01	WALL FRAMING DETAILS
S4.02	HOLDDOWN DETAILS
S4.03	WALL ON SLAB FRAMING DETAILS
S4.04	WALL FRAMING DETAILS
S4.05	MASONRY VENEER DETAILS
S5.00	COLUMN AND GLULAM BEAM DETAILS
S6.00	FLOOR FRAMING DETAILS
S6.01	FLOOR FRAMING DETAILS
S7.00	ROOF FRAMING DETAILS
S7.01	ROOF FRAMING DETAILS
S6.02	FLOOR FRAMING DETAILS

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M000	LEGEND, GENERAL NOTES & DRAWING INDEX
M001	PROJECT NOTES, TABLES & CALCULATIONS
M002	MECHANICAL SCHEDULES
M201	MIXED USED PLANS - LEVEL 1
M202	MIXED USED PLANS - LEVEL 2
M203	MIXED USED PLANS - LEVEL 3
M204	MIXED USED PLANS - LEVEL 4
M205	MIXED USED PLANS - LEVEL 5
M300	MIXED USED PLANS - ENLARGED
M301	MIXED USED PLANS - ENLARGED
M400	MECHANICAL DETAILS &DI AGRAMS
M401	MECHANICAL DETAILS & DIAGRAMS
M206	MIXED USE PLANS - ROOF
M600	ENERGY COMPLIANCE FORMS
M601	ENERGY COMPLIANCE FORMS
M610	LOAD CALCULATIONS
M611	LOAD CALCULATIONS

ELECTRICAL **UNDER SEPARATE PERMIT**

E000	COVER SHEET, LEGEND AND NOTES
E001	RISER DIAGRAM
E002	ENERGY CODE COMPLIANCE
E004	LUMINAIRE SCHEDULES
E005	PANEL SCHEDULES
E006	PANEL SCHEDULES
E100	MIXED USE PLANS - LEVEL 1
E201	MIXED USED PLANS - LEVEL 1
E202	MIXED USED PLANS - LEVEL 2
E203	MIXED USED PLANS - LEVEL 3
E204	MIXED USED PLANS - LEVEL 4
E205	MIXED USED PLANS - LEVEL 5
E301	MIXED USED PLANS - LEVEL 1
E302	MIXED USED PLANS - LEVEL 2
E306	MIXED USED PLANS ROOF
E400	UNIT PLANS

PLUMBING

P000	LEGEND, GENERAL NOTES & DRAWING INDEX
P001	PROJECT NORES
P002	CALCULATIONS
P003	SCHEDULES
P004	TABLES
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P200W	UNDERSLAB PLUMBING PLAN - WASTE & VENT
P201S	FIRST FLOOR PLAN - SUPPLY
P201W	FIRST FLOOR PLAN - WASTE & VENT
P202S	SECOND FLOOR PLAN - SUPPLY
P202W	SECOND FLOOR PLAN - WASTE & VENT
P203S	THIRD FLOOR PLAN - SUPPLY
P203W	THIRD FLOOR PLAN - WASTE & VENT
P204S	FOURTH FLOOR PLAN - SUPPLY
P204W	FOURTH FLOOR PLAN - WASTE & VENT
P205S	FIFTH FLOOR PLAN - SUPPLY
P205W	FIFTH FLOOR PLAN - WASTE & VENT
P206W	ATTIC & ROOF PLAN - WASTE & VENT
P400	WASTE & VENT FLOW DIAGRAM
P401	WASTE & VENT RISER DIAGRAMS
P500	SUPPLY DISTRIBUTION DIAGRAMS
P501	SUPPLY RISER DIAGRAMS
P600	DETAILS
P601	DETAILS

(DEFERRED SUBMITTALS)

1. COMMISSIONING PLAN
2. FIRE SPRINKLER SYSTEM
3. FIRE ALARM SYSTEM

"THE UNDERSIGNED HAS PROVIDED BUILDING ENCLOSURE DOCUMENTS THAT IN MY PROFESSIONAL JUDGEMENT ARE APPROPRIATE TO SATISFY THE REQUIREMENTS OF SECTIONS 1 THROUGH 10 OF EHB 1848."

THE PROJECT OWNER/DEVELOPER WILL ENGAGE THE SERVICES OF A THIRD PARTY INSPECTOR TO INSPECT THE EXTERIOR ENVELOPE DURING THE COURSE OF CONSTRUCTION FOR COMPLIANCE WITH THE BUILDING ENCLOSURE DESIGN AND FILE INSPECTION REPORT TO JURISDICTION. IF REQUIRED, PRIOR TO FINAL OCCUPANCY, SUBMIT A FOLLOW-UP REPORT TO JURISDICTION NOTING CORRECTIVE MEASURES TAKEN.

AN AIR BARRIER BUILDING TEST SHALL BE PERFORMED AND REPORT SUBMITTED TO JURISDICTION ONCE TEST IS COMPLETED; IF TEST RESULTS EXCEED 0.4 CFM/FT² AT 0.3 IN. WG THEN VISUALLY INSPECT AIR BARRIER AND SEAL NOTED SOURCES OF LEAKAGE: PRIOR TO FINAL OCCUPANCY, SUBMIT A FOLLOW-UP REPORT TO JURISDICTION NOTING CORRECTIVE MEASURES TAKEN.

SPECIFIC DETAILS CAN BE FOUND ON SHEETS: A6.02 -A6.10

BUILDING INFORMATION

MODEL CODE: 2015 IBC
CONSTRUCTION TYPE: MIXED-USE I-A / V-A 1R
NUMBER OF STORIES: 5
BUILDING HEIGHT: 62' 2"
OCCUPANCY TYPE: R-2, M, B 1R
AUTOMATIC SPRINKLER SYSTEM NFPA 13

FLOOR 1:	11,710 SF//	(M,B)	
FLOOR 2:	17,133 SF//	5 STUDIO, 11 1BR, 2 2BR, A,	18 UNITS
FLOOR 3:	15,417 SF//	5 STUDIO, 12 1BR, 2 2BR,	19 UNITS
FLOOR 4:	15,417 SF//	5 STUDIO, 12 1BR, 2 2BR,	19 UNITS
FLOOR 5:	15,417 SF//	5 STUDIO, 12 1BR, 2 2BR,	19 UNITS
TOTAL	75,094 SF//	20 STUDIO, 47 1BR, 8 2 BR,	75 UNITS

1

SCOPE OF WORK

1

SCOPE OF WORK INCLUDES CONSTRUCTION OF A 75,095 SQUARE FEET MIXED USE BUILDING IN DOWNTOWN OLYMPIA. 5 STORIES TOTAL; 4 STORIES OF RESIDENTIAL APARTMENT UNITS OVER A SINGLE FLOOR OF SHELL RETAIL SPACE. UNIT MIX INCLUDES STUDIOS, 1 BEDROOM, AND 2 BEDROOMS, AS WELL AS SHARED COMMON SPACE AND OUTDOOR PATIO. GROUND LEVEL RETAIL TO BE BUILT OUT AS SHELL ONLY. PAVED PARKING BEHIND THE BUILDING WITH FUTURE PHASES TO INCLUDE 2 RESIDENTIAL STYLE TOWNHOME BUILDINGS TO THE EAST AND WEST AND A BOARDWALK ALONG THE EAST SIDE OF THE PROPERTY.

INADVERTENT DISCOVERY PLAN

DURING THE COURSE OF ANY PROJECT-RELATED GROUND DISTURBING ACTIVITIES (ILCUDING CONCRETE REMOVAL, EXCAVATION, OR INSTALLING OF PILINGS), HUMAN REMAINS, ARCHAEOLOGICAL AND OTHER UNDERGROUND HISTORICAL MATERIALS AND FEATURES WILL BE PROTECTED AS FOLLOWS:

1. **STOP WORK IMMEDIATELY** IF ANY CULTURAL/HISTORICAL MATERIALS OR HUMAN REMAINS ARE OBSERVED OR UNCOVERED DURING GROUND DISTURBANCE:

- BONES OR SMALL PIECES OF BONE,
- CLUSTERS OF SHELL OR BURNED ROCKS,
- AREAS OF CHARCOAL OR VERY DARK STAINED SOIL,
- STONE TOOLS, ARROWHEADS, BEADS, OR CERAMIC ARTIFACTS,
- HISTORICAL ARTIFACTS LIKE OLD BOTTLES, EUIPMENT, TOOLS AND PERSONAL ITEMS,
- BUILDING FOUNDATIONS AND CLUSTERS OF OLD BUILDING MATERIALS, AND
- OLD RAILROAD TRACKS, ROAD SECTIONS, OR OTHER INDUSTRIAL MATERIALS.

NOTE: DO NOT RESUME GROUND DISTURBING WORK UNTIL A RESPONSE FROM THE APPROPRIATE AUTHORITIES IS COMPLETE.

2. IMMEDIATELY **CONTACT CITY OF OLYMPIA HISTORIC PRESERVATION OFFICER (OHPO)**, WHO CAN HELP COORDINATED A RESPONSE SO ANY DISCOVERIRES CAN BE APPROPRIATELY ADDRESSED BEFORE YOU CONTINUE WORK.

MICHELLE SADLIER
OHPO
CITY OF OLYMPIA
CELL: 360-507-6636
WORK: 360-753-8031
EMAIL: MSADLIER@CI.OLYMPIA.WA.US

IF THE CITY'S HISTORIC OFFICER IS NOT AVAILABLE, CONTACT THE OTHER CONSULTIES LISTED BELOW IN ORDER SO AN IMMEDIATE RESPONSE CAN BE ARRANGED.

3. IF THE OPHO IS NOT AVAILABLE TO ASSIST WITH THIS RESPONSE IMMEDIATELY NOTIFY THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PESERVATION (DAHP).

GRETCHEN KAEHLER
LOCAL GOVERNMENT ARCHAEOLOGIST
DAHP
CELL: 360-628-2755
WORK: 360-586-3088
EMAIL: GRETCHEN.KAEHLER@GAHP.WA.GOV

4. **DAHP WILL HELP COORDINATE THE INVOLVEMENT OF OTHERS** WHO MAY HAVE ALEGAL ROLE IN RESPONSE TO THE UNANTICIPATED DISCOVERY OF ARCHAEOLOGICAL MATERIALS OR HUMAN REMAINS DURING THE COURSE OF A DEVELOPMENT PROJECT. THESE MAY INCLUDE:

- INTERESTED TRIBES, INCLUDING BUT NOT LIMITED TO THE TRIBAL HISTORIC PRESERVATION OFFICERS FOR:
  1. THE NISQUALLY TRIBE (JACKIE WALL: 360-456-5221, X2180), AND
  2. THE SQUAXIN ISLAND TRIBE (RHONDA FOSTER: 360-432-3850)

- THE STATE PHYSICAL ANTHROPOLOGIST (FOR HUMAN REMAINS)
- LAW ENFORCEMENT (FOR HUMAN REMAINS)
- COUNTY CORONER (FOR HUMAN REMAINS)

5. **PLEASE TREAT ANY HUMAN REMAINS WITH DIGNITY AND RESPECT**. COVER THE REMAINS WITH A TARP OR OTHER MATERIALS (NOT SOIL OR ROCKS) FOR TEMPORARY PROTECTION IN PLACE AND TO SHIELD THEM FROM BEING PHOTOGRAPHED. DO NOT CALL 911OR SPEAK WITH THE MEDIA.

ONCE CONTACTED, THE ABOVE PARTIES WILL DETERMINE IF THERE ARE IMPORTANT ARCHAEOLOGICAL MATERIALS OR HUMAN REMAINS PRESENT WOULD THE APPROPROATE RESPONSE SO THAT YOU PROJECT CAN RESUME AS QUICKLY AS POSSIBLE.

EXTERIOR ENVELOPE DESIGN

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SPECIFIC DETAILS CAN BE FOUND ON SHEETS A6.04 - A6.11

ARCHITECTURAL, STRUCTURAL, TRUSSES, I-JOISTS, HOLD DOWNS, MECHANICAL, PLUMBING, PLANNING APPROVED ARCHITECTURAL PACKET ATTACHMENT 3

COMPLETE PLAN SET 292 PAGES

THOMAS architecture studios
525 COLUMBIA ST. | OLYMPIA, WA 98501
360.915.8775 | tasolympia.com

4295 REGISTERED ARCHITECT RONALD S. THOMAS STATE OF WASHINGTON

1R

Olympia
Reviewed for Code Compliance
Construction Permitting Only
Building Plans Examiner
Community Planning & Development Department
601 4th Ave East
Olympia, WA 98501
(360) 753-8248
rbalders@ci.olympia.wa.us

TOWNZEN & ASSOCIATES PLAN APPROVAL
The plans submitted for review are approved in accordance with local state applicable standards. This approval does not relieve the applicant of the responsibility of compliance with the applicable codes.
Approved as submitted. 09/17/2019

EAST BAY LOT A
WESTMAN MILL
510 STATE AVE OLYMPIA, WA. 98501

Project No: 1514
BUILDING PERMIT SET
09/09/2019

1R	RESPONSE TO COMMENTS, 01-31-2019
2R	RESPONSE TO COMMENTS, 03-20-2019
3	REVISION 3. 06-13-2019
4	REVISION 4. 07-08-2019
5	REVISION 5. 08-02-2019
6	REVISION 6. 09-03-2019

COVER SHEET

A0.00

October 6, 2016

FIRE AND LIFE SAFETY CODE SUMMARY

PROJECT: **Westman Mill - Main Building**
Olympia, WA 98501
CLIENT: **3rd Gen Investments, LLC**

TAX PARCEL ID #: **66130000403**

MASTER FILE #:

ZONING: **UW - Urban Waterfront**

GENERAL CODE INFORMATION — PROJECT PARAMETERS

Applicable Codes:		International Building Code (IBC) 2015 w/ Washington State Amendments
		International Mechanical Code 2015 w/ Washington State Amendments
		International Fire Code 2015 w/ Washington State Amendments
	1R	Uniform Plumbing Code 2015 w/ Washington State Amendments
		National Electrical Code 2014
		WA State Energy Code 2015 (WSEC)
Accessibility Codes:		International Building Code (IBC) 2015 w/ Washington State Amendments
		ICC/ANSI A117.1-2009
		Fair Housing Accessibility Guidelines (FHAG)
Jurisdiction:		City of Olympia
Construction Type:		Type V-A over type I-A
Occupancy:		Mixed Occupancy: A-2, A-3, B, M, R-2

INTERNATIONAL BUILDING CODE INFORMATION

Chapter 1 - Administrative Requirements

Egress Plan:	Required showing occupants per floor & room (107.2.3)	See sheet A0.05
Deferred Submittals:	Allowed if approved in advance by building official (107.3.4.2)	Yes: Fire Sprinkler, Fire Alarm
Required Inspections:	Site Inspections (110.2)	Yes
	Footing and Foundation Inspections (110.3.1)	Yes
	Concrete Slab and under-floor inspections (110.3.2)	Yes
	Lowest Floor Inspection (if within a flood hazard area)	N/A
	Frame Inspection (110.3.4)	Yes
	Gypsum Board (only required for fire rated and shear) (110.3.5)	Yes
	Fire and Smoke Resistant Penetrations (110.3.6)	Yes
	Energy Efficiency Inspections (110.3.7)	Yes
	Special Inspections (110.3.9) (See IBC Section 1704)	Yes, As Required
	Final Inspection (110.3.10)	Yes

Chapter 3 - Use and Occupancy Classification

Occupancy Classifications	Apartments	R-2 (Apartment per 310)	46,138 SF / 200 SF Gross = 231 occupants
	Lounge	A-2 Accessory (Small Assembly per 303.3)	852 SF< 10% of 15,706 SF; 852 SF/ 15 SF = 57 occ.
	Event Room	A-3 Accessory (Small Assembly per 303.4)	851 SF< 10% of 15,706 SF; 851 SF/ 15 SF = 57 occ.
	Retail/ Commercial	M (per 309)	8,661 SF / 60 SF Gross = 145 occuants
	Offices/ Services	B (per 303.1.1)	180 SF/ 100 SF Gross = 2 occupants
	Parking Garage	S-2 (per 311.3)	2,299.25 SF / 200 Gross = 12 occupants

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

Motor Vehicle Related Occupancies (406.4) Public Garage	Minimum Height 7'-0" (per 406.4.1)	14'-0" Height provided
Mixed Occupancy Separation (406.4.6)	Parking garages shall be separated from other occupancies in accordance with section 508.1	1 hour separation required @ exterior wall between parking and retail and related circulation spaces; 1-hour (min.) separation required at horizontal separation between parking and residential
Separation Walls (420.2)	Walls separating dwelling units in the same building shall be constructed as fire partitions in accordance with Section 708	1 hour separation required at dwelling unit partition walls
Horizontal Separation (420.3)	Floor assemblies separating dwelling units shall be constructed as horizontal assemblies in accordance with Section 711	1 hour separation required at dwelling unit ceilings/floors
Automatic Sprinkler System (420.5)	Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.	Sprinkler drawings provided by others.
Smoke Detection & Fire Alarm (420.6)	Fire alarm systems and smoke alarms shall be provided in Group R-2 and occupancies in accordance with Sections 907.2.6, 907.2.8, 907.2.9 and 907.2.10, respectively. Single or multiple- station smoke alarms shall be provided in GroupR-2 in accordance with Section 907.2.11.	Smoke and fire alarm drawings and design by others.
Electric Vehicle Charging Infrastructure (427)	Where parking is provided, 5% of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with 427.3,427.4, and 427.5	Number of spaces provided: 64 64 X 5% = 3.20 = 4 Stall required 2 stalls provided plus 2 accessible stalls.

WAC 51-11C-402.4.7 VESTIBULES: ALL BUILDING ENTRANCES SHALL BE PROTECTED WITH AN ENCLOSED VESTIBULE.

EXCEPTION #10. ENTRANCES TO SEMI HEATED SPACE. THE ENTRANCE LOBBY ON LEVEL ONE IS A SEMI-HEATED SPACE.

Chapter 5 - General Building Heights and Areas

Address Identification	Minimum 4" height, 0.5" stroke, legible from the street (501.2)	To be located above front entry Canopy, with minimum height of 4"
Area of Building (Def.)	Area within surrounding walls excluding vent shafts & courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included with the horizontal projection of the roof or floor above. (202)	
Definitions	Grade Plane & Building Height: See Section 502	GRADE PLANE: reference plane of average finished ground level adjoining the building. BUILDING HEIGHT: Vertical Distance from grade plane to average height of highest roof surface
General Building Height and Area Limitations (Section 503)		
General (503.1)	Building height and number of stories shall be applied independantly. Each portion of a building separated by one or more fire walls (per 706) shall be considered to be a separate building.	
Allowable Heights (Section 504)		
Mixed Occupancy (504.2)	In a building containing mixed occupancies in accordance with Section 508, no individual occupancy shall exceed the height and number of story limits specified in this section for the applicable occupancies.	
Allowable Height (Table 504.3, sprinkled):	(B) IA= Unlimited feet above grade plane allowable (R) VA= 70 feet above grade plane allowable (M) IA= Unlimited feet above grade plane allowable	70' allowed > 62'-2" actual = OK, see Sheet A4.01
Allowable Stories (Table 504.4, sprinkled):	(B) IA = Unlimited stories above grade plane allowable (R-2) VA = 4 stories above grade plane allowable (S or S13R) (M) IA = Unlimited stories above grade plane	Per Section 508.2.2 the main building occupancy dictates height. Main occupancy is R-2, therefore, 4 stories allowed ≥ 4 stories actual = OK, over 1 story of M/B. see Sheet A4.01
Allowable Area (Table 506.2)	(B) IA = Unlimited area above grade plane allowable (R-2) VA = 36,000 SF allowed per floor (M) IA = Unlimited area above grade plane 1	Per Section 506.2 the building occupancy, construction type, and installation of an automatic sprinkler system dictates area allowance; Main occupancies are R-2, therefore,36,000 SF per story allowed > 17,133 SF (max.) actual = OK (see cover sheet for building info), over 1 story of M/B. see Sheet A4.01
Stair & Enclosure Pressurization (504.4.1)	For type R-2 of VA construction equipped with a sprinkler system per 903.1.1, the maximum number of stories permitted insection 504.2 may be increased by one (1) provided the interior exit stairways are pressurized per 909.	Number of stories per table 504.4 for R2 Occupancy: 4. Plus 1 for stair pressurization = 5 stories permissable.

Allowable Area (Section 506)

Mixed Occupancy, Multistory buildings. (506.2.4)	Each story of a mixed-occupancy building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. Equation: A(a) = [A(t) +(NS x I(f))]	4 floors of V-A construction = 17,133(Largest floor) SF <39,622 SF = OK 1 Floor of I-A = Unlimited
Enter Assumptions:	A(a) = Allowable Area = Solve for	39,622 sf allowable area
	A(t) = Allowable area factor in accordance with Table 506.2. = 36,000	R-2 (SM) = 36,000 B (SM) = Unlimited N/A M (SM) = Unlimited N/A
	NS = Allowable area factor in accordance with Table 506.2 for a nonsprinklered building. = 12,000	R-2 (NS) = 12,000 B (NS) = Unlimited N/A M (NS) = Unlimited N/A
	I(f) = Area factor increase due to frontage (percent) as calculated in accordance with 506.3 = 0.30182	Per 506.3.1 and 506.3.2, to qualify, building shall have not less than 25% of perimeter on a public way with a minimum depth of 20'. 56% of this building perimeter is on a public way greater than 20' = .30182.
Calculation:	A(a) = [A(t) +(NS x I(f))] = 39,622	A(a) = [36,000 + (12,000 x .30182)]

Mixed Use and Occupancy (Section 508)

Occupancy Classification (508.2.1)	Accessory occupancies shall be individually classified in accordance with Section 302.1.	Lounge (A-2) and Event Space (A-3) areas designed per Section 302.1; Parking per Section 510.4
Allowable Building Height (508.2.2)	The allowable height and number of stories of the building containing accessory occupancies shall be in accordance with Section 504 for the main occupancy of the building.	Main Occupancy of the building is R-2 = 4 stories Over 1 story of A2/M/B.
Allowable Building Area (508.2.3)	Allowable area shall be based off of Section 506 for the main occupancy of the building. Aggregate accessory occupancies shall not exceed more than 10% of the floor area of the story they are located on.	Floor 2 area = 16,004 SF Common Space area = East 808 sf Common Space area = West 792 sf Total Accessory Area: 1,600 sf 1,600 / 16,004 = 0.099975 sf = 9.99%>10% = ACCESSORY USE = OK
Required separation of occupancies (Table 508.4)	Between A and R = 1 hour/sprinkled (Exception 508.2.4) Between A and B = 1 hour/sprinkled Between B and R = 1 hour/sprinkled Between M and R = 1 hour/sprinkled Between R and S2 = 1 hour/sprinkled	Separation between occupancies shown on floor plans. No separation
Occupancy Classification (509.2)	Incidental uses shall not be individually classified in accordance with section 302.1. Incidental uses shall be included in the building occupancies with which they are located	None Noted
Area Limitations (509.3)	Shall not occupy more than 10% of the building area of the story they are located on	None Noted
Separation & Protection (509.4)	Shall be separated from remainder of building or equipped with fire sprinkler or both per table 509.	None Noted

Special Provisions (Section 510)

Horizontal Building Separation Allowance (510.2)	A buiding shall be considered as a separte and distinct building for the purpose of determining area limitations, continutily of fire walls, number of stories, and type of construction	
Parking Beneath Group R (510.4)	Where a max. 1 story above grade plane group S-2 parking garage (enclosed or open) of Type I construction with grade entrance is provided under a building of Group R occupancy, the number of stories to be used in determining min. type of construction shall be measured from the floor above such parking area. The floor assembly must comply with type of construction required for a parking garage and must comply with 508.4.	1. Building Separated by 3 hr horizontal fire rated assembly. 2. The building Below is type 1A construction. 3. Shafts and stairways have not less than 2 hr fire resistance rating with opening protectives. 4. The building above can have group A occupancies with total occupant load of 300 each. 5. The building below is sprinklered. 6. The Maximum building height does not exceed limits set by section 504.3.
Open Parking Garages Beneath R (510.7.1)	Fire separation per table 508.4 = 1 hour; 2 hour minumum required per this section	3 hour horzontal assembly provided -Construction Type - IA

Chapter 6 - Types of Construction

Fire Resistive Rating Requirements (Table 601)			
LOWER STRUCTURE			
		Type I-A (S-2)(B)(M)	
Structural Frame:		3-Hour IA	
Bearing Walls:			
Exterior:		3-Hour IA	
Interior:		3-Hour IA	
Non-Bearing Walls:			
Exterior:	See Table 602 Requirements Below		
Interior:		0-Hour	
Floor Construction:		2-Hour IA	
UPPER STRUCTURE			
		Type VA (R-2)	
Structural Frame:		1-Hour VA	
Bearing Walls:			
Exterior:		1-Hour VA	
Interior:		1-Hour VA	
Non-Bearing Walls:			
Exterior:	See Table 602 Requirements Below		
Interior:		0-Hour	
Floor Construction:		0-Hour VA	
Roof Construction:		0-Hour VA	
Fire Resistive Requirements for Ext. Walls based on Fire Separation Dist. (Table 602)			
Less than 5-feet	1-Hour		Building is located more than 30 feet away from other buildings. No exterior wall fire resistance rating required, except at Northeast and Northwest Walls. 1 hour required for 16'-4" separation to future building. 1 hour rated ext. bearing walls provided as required. Residential level (2) Exterior bearing walls at NE and NW Corners - 1 hour based on 16'-4" separation distance.
5-feet to 10-feet	1-Hour		
10-feet to 30-feet	0-Hour		
more than 30-feet	0-Hour		
Combustible Material in Type I Construction (603)			
Allowable materials (603.1)	Combustible materials are allowed in accordance with 603.1.1 through 603.1.3		Ducts, piping and electrical items shall be permitted where installed in accordance with the limitations of their applicable codes.

SEA LEVEL RISE: PER IBC 16.12.5 + ASCE 24
16.80.050.o.2.a: ALL NEW COSTRUCTION SHALL HAVE THE LOWEST FLOOR ELEVATED, DRY FLOODPROOFED OR SHALL BE PROVIDED WITH OTHER ACCEPTABLE METHODS OF FLOODPROOFING TO AN ELEVATION OF 16' PROPOSED FINISH FLOOR ELEVATION = 15' - 0"

SOLUTION MEASURE #1: THE CONCRETE EXTERIOR WALLS ALONG THE PERIMITER OF THE GROUND FLOOR FROM ELEVATION 15 TO ELEVATION 17 WILL RECIEVE DRY FLOODPROOFING, SEE DETAIL 7 ON SHEET A6.10 FOR REFERENCE.

SOLUTION MEASURE #2: BOTH EXIT STAIR EGRESS DOORS TO THE NORTH OF THE BUILDING ARE ELEVATED TO A FINISH ELEVATION OF 16' - 0". SEE DETAIL 2 ON SHEET A6.05 FOR REFERENCE.

SOLUTION MEASURE #3: TENANT SPACE ENTERANCE/ECIT DOORS AND LOBBY SPACE ENTRY/EXIT DOORS ON THE NORTH AND SOUTH ELEVATION WILL BE PROJECTED WITH RAPIDLY DEPLOYABLE WATERPROOFING BARRIERS, SEE DETAILS 1-5 ONSHEET A6.10 FOR REFERENCE. 1

LOBBY IS A ALLOWED TO BE DRY-FLOODPROFFED PER EMAIL FROM BUILDING OFFICIAL DATED 07/06/18. DRY FLOOD PROOFING MEASURES #1 THROUH #3 COMPLY WITH ASCE 24.6.2.

AN APPROVED FLOOD EMERGENCY PLAN SPECIFYING; STORAGE LOCATIONS OF FLOOD GATES, INSTALLATION INSTRUCTIONS, MAINTENANCE PLANS, PERIODIC PRACTICE INSTALL & SUMP TESTING SCHEDULE, AND INSPECTION PROTOCOL. THIS PLAN SHALL BE PERMANENTLY MOUNTED IN (2) CONSPICUOUS LOCATIONS WITHIN THE BUILDING. LOCATION TBD BY OWNER.

Chapter 7 - Fire-Resistive Rated Construction

Exterior Walls (705)				
Projections (705.2)	Eave overhangs and exterior balconies extending beyond the exterior wall shall conform to the requirements of this section and Section 1406.			Unprotected projections allowed per Section 705.2.2. Minimum distance of projection from line used to determine fire seperation distance is > 20 ft from the building's only deck - located on Level 2. Greater than 3' to less than 30' = 24" plus 8" for every foot of FSD beyond 3'. 17' FSD = 24" plus 13x.66' = 10" **minimum** distance to projection. Projection distance provided= 16'-4"
Buildings on the Same Lot (705.3)	For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.			N/A
Exterior Walls:Fire Resistive Ratings (705.5)	Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside.			Fire resistance rating at exterior walls to be located for fire exposure on the inside of construction assembly per this section - Fire separation distance applicable to exterior walls per item 705.8 below.
Maximum Area of Exterior Wall Openings (Table 705.8)	Fire Separation Distance	Opening	Allowable Area	
	5' to less than 10'	Unprotect, S.	25% of exterior wall area	
	15' to less than 20'	Unprotect, S.	75% of exterior wall area	NE and NW Elevations at Levels (2) 219sf/592sf= .37 or 37%. Level (3) 219 sf/ 500 sf = .4 or 40%
	20' to less than 25'	Unprotect, S.	No Limit	
	25' to less than 30'	Unprotect, S.	No Limit	
	30' or greater	Unprotect, S.	Not Required	North Central, South, East, and West Elevations
Fire Walls (706)				
General (706.1)	Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building.			N/A
Party Walls (706.1.1)	Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings. Exception: Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.4.2.2.1.			N/A
Fire Partitions (708)				
Fire Partitions (708.3)	Fire partitions shall have a fire resistance rating of not less than 1 hour.			Exception 1: Corridor walls permitted to have 1/2 hour fire resistance rating by Table 1018.1.
Continuity (708.4) Exception 6	Fireblocking or draftstopping is not required in the attic at the partition line in buildings equipped with an automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, provided that automatic sprinklers are installed in combustable floor/ceiling and roof/ceiling spaces.			An automatic sprinkler system in accordance with Section 903.3.1.1 shall be provided in the attic (roof/ceiling space).
Horizontal Assemblies (711)				
Unusable Space (711.3.3)	In 1-hour fire-resistance-rated roof assemblies, the floor membrane is not required to be installed where unusable attic space occurs above.			No floor required in attic space to attain 1-hour fire-resistance-rated roof assembly.
Access Doors (711.3.2)	Access doors shall be permitted in ceilings of fire-resistance-rated floor/ceiling and roof/ceiling assemblies provided such doors are tested in accordance with ASTM E 119 or UL 263.			Contractor shall install as required.
Vertical Openings (712)				
Unenclosed Stairs (712.1.12)	Vertical floor openings created by unenclosed stairs or ramps in accordance with Sections 1009.2 and 1009.3 shall be permitted.			N/A
Shaft Enclosures (713)				
Construction (713.2)	Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.			Vertical Shaft enclosures to be constructed per 707 & 711.
Materials (713.3)	The shaft enclosure shall be of materials permitted by the building type of construction.			Shaft enclosures are poured concrete as appropriate for Type IA construction, and rated shaft wall per Type V-A construction
Fire-Resistance Rating (713.4)	Shaft enclosures shall have a fire-resistance rating of not less than 1 hour where connecting less than four stories. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated (need not exceed 2 hours).			Shaft enclosures have a 2-hour rating. See structural drawings for details.
Continuity (713.5)	Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both, and shall have continuity in accordance with Section 707.5 for fire barriers or Section 711.4 for horizontal assemblies as applicable.			Shaft enclosure are continuous up to the roof. See structural drawings for details and Sheets A4.01 and A4.02.
Penetrations (714)				1R
Through Penetrations (714.3.1)	Through penetrations of fire-resistance-rated horizontal assemblies shall comply with Section 714.3.1.1 or 714.3.1.2. Penetrations shall be installed as tested in an approved fire-resistance-rated assembly.			Contractor shall install penetrations as required. Through penetrations shall be protected by an approved penetration firestop system installed and tested in accordance with ASTM E814 or UL 1479. Fire caulk all penetrations around ducts per IBC 713 (where shaft terminates at the underside of PT slab.
Ducts and Air Transfer Openings (713.4.1.1)	Penetrations of horizontal assemblies by ducts and air transfer openings shall comply with Section 716.			Shafts and dampers shall be provided as required.
Opening Protectives (716)				
Fire Door Protection Ratings (Table 716.5)	2 hour exit enclosure walls require a 90 minute door rating. 1 hour exterior walls require a 45 minute door rating. 1 hour corridor walls require a 20 minute door rating.			See door types called out on Sheet A7.01 Door Schedule.
Concealed Spaces (718)				
Concealed Wall Spaces (718.2.2)	Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or stagered studs, as follows: 1. Vertically at the ceiling and floor levels and 2. Horizontally at intervals not exceeding 10'.			Contractor shall install as required.
Exterior Wall Coverings (718.2.6)	Fireblocking shall be installed at maximum intervals of 20 feet (6096 mm) in either dimension so that there will be no concealed space exceeding 100 square feet (9.3 m2) between fireblocking. Where wood furring strips are used, they shall be of approved wood of natural decay resistance or preservative-treated wood. If noncontinuous, such elements shall have closed ends, with at least 4 inches (102 mm) of separation between sections.			Fireblocking required unless product meets Exception 3 - Fireblocking shall not be required where the exterior wall covering has been tested in accordance with, and complies with the acceptance criteria of, NFPA 285. The exterior wall covering shall be installed as tested in accordance with NFPA 285. Contractor shall install as required.
Draftstopping in Floors (718.3.2)	Exception 1: Draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.			Draftstopping not required in floors.
Draftstopping in Attics (718.4.2)	Exception 2: In Group R-2 Occupancies, draftstopping is not required in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.			Draftstopping not required in attic.
Thermal and Sound Insulating Materials (720)				
Thermal and Sound - Insulating Materials (720)	720.1 General: Insulating materials, including facings such as vapor retarders and vapor-permeable membranes, similar coverings and all layers of single and multilayer reflective foil insulations, shall comply with the requirements of this section.			Contractor shall verify compliance of all insulation and vapor-permeable membranes.

SUBMIT LOWEST FLOOR ELEVATION CERTIFICAT PROPR TO FURTHER VERTICAL CONSTRUCTION PER IBC 1612.5

1 1

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TOWNZEN & ASSOCIATES
PLAN APPROVAL
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09/17/2019

EAST BAY LOT A
WESTMAN MILL
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Project No: 1514
BUILDING PERMIT SET
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6	REVISION 6. 09-03-2019

CODE SUMMARY

A0.01

Chapter 8 - Interior Finishes

Wall and Ceiling Finishes		
Interior Finish Requirements (803.9)	Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated.	Table 803.9: for Group R-2, sprinklered building: Class 'C' interior finish materials (or greater) are allowed for exit enclosures and exit passageways, corridors, rooms and enclosed spaces.
Interior Floor Finish Requirements (804.4)	804.4.2 - Minimum critical radiant flux: interior floor finish and floor covering materials in exit enclosures, exit passageways and corridors shall not be less than Class II in Group R-2.	Provide no less than Class II floor finish in common hallways and exit stairways.
Insulation (807)	Thermal and acoustical insulation shall comply with Section 720.	

Chapter 9 - Fire Protection Systems

Automatic Sprinkler Systems		
Type Required (903.3.1.1)	NFPA 13 Sprinkler System	NFPA 13 fire sprinkler system designed by others.
Balconies and Decks (903.3.1.2.1)	In Type V construciton, Sprinklers required at patios & decks where there is a deck or roof above.	N/A
Quick Response Heads (903.3.2.2)	At dwelling units and sleeping units in Group R occupancies, quick-response or redisential automatic sprinklers shall be installed.	Quick Response heads to be provided
Obstructed Locations (903.3.3)	Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern.	Contractor shall coordinate and install accordingly.
Supervision and Alarms (903.4)	All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.	Required. Contractor shall coordinate.
Standpipe System - Height (905.3.1)	Per Olympia Municipal Code (Chapter 16): standpipe systems required where the floor level of the highest story is 3 stories or more above the lowest level of fire department vehicle access.	Required. Design by others. See call out on mechanical sheets
Standpipe Location (905.4.1)	In every required stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors.	Required. Design by others. See call out on mechanical sheets
Portable Fire Extinguishers (906.1.1)	Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.	Required
Manual Fire Alarm System (907.2.9.1)	A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where: 3. The building contains more than 16 dwelling units or sleeping units.	Required: 74 dwelling units.
Smoke Alarms in Group R-2 (907.2.11.2)	Smoke Alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.	Provide Interconnection per (907.2.11.3) and Power Source per (907.2.11.4).
Manual Fire Alarm Boxes (907.4.2)	Required on R-2 floors. Located s 5' from exit. Max travel dist. to box is 200' (907.4.2.1). Height shall be a minimum of 42" and maximum of 48" from the floor level to the activating handle or lever of the box (907.4.2.2). Alarm box shall be red in color (907.4.2.3)	Required: Per Section (907.2.9.1)
Occupant Notification System (907.5)	Shall annunciate at the panel and shall initiate occupant notification upon activation (as noted in items 1 - 4)	Required
Visible Alarms (907.5.2.3.4)	In Group R-2 occupancies required by Section 907 to have a fire alarm system, all dwelling units and sleeping units shall be provided with the capability to support visible alarm notification appliances in accordance with Chapter 10 of ICC A117.1. Such capability shall be permitted to include the potential for future interconnection of the building fire alarm system with the unit smoke alarms, replacement of audible appliances with combination audible/visible appliances, or future extension of the existing wiring from the unit smoke alarm locations to required locations for visible appliances.	Required
Fire Department Connections (912)	Location per (912.2.1), Access per (912.3), Signage per (912.4), and Backflow protection per (912.5).	Required.
912.6 Backflow protection	The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code.	Backflow protection provided see mechanical
913.2 Fire Pumps - Protection against interruption of service	The fire pump, driver and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.	N/A
Carbon Monoxide Detection 915.1.1	915.1.1 where required. Carbon monoxide detection shall be provided in Group R occupances occupancies in the locations specifid in Section 915.2 where any of the conditions in Section 915.1.2 - 915.6 exist.	Required. Level 2 common area (gas fireplace)

Chapter 10 - Means of Egress

Occupant Load (1004)		
Occupant Load (Table 1004.1.2)	Building 'A': Residential - 200 SF gross/occupant;	(46,138 SF) / (200 SF/occupant) = 231 occupants total / 4 floors = 58 occupants per floor (average); B(181 SF/100SF = 1.81 =2 occupants; TOTAL = 234 occupants
Occupant Load (Table 1004.1.2)	Building 'A': Merchantile - Business - 100 SF gross/occupant; Parking - 200 SF gross/occupant; Merchantile - 60 SF gross/occupant	B(181 SF/100SF = 1.81 =2 occupants; Merchantile total = 8,661 SF/60 SF = 145 occupants; Total of 8 points of egress for Merchantile - Each retail area has a separate exit.
Egress Width (1005)		
Stairways (1005.3.1):	Total occupant load served by the means of egress x 0.3 = total width of means of egress in inches. Multiple means of egress shall be sized to not reduce the available capacity to less than 50 % (1005.5 Distribution of egress capacity).	Level 2: 53 occ.'s x 0.3 = 16" required; 44" min. provivded Levels 3-5: 59.5 occ.'s x 0.3 = 17.8" required; 44" minumum provided
Other Egress Components (1005.3.2):	Total occupant load served by the means of egress components (other than stairs) x 0.2 = total width of means of egress(required) in inches.	Level 1: 231/2 stairs (residential occupants total) = 115 X .2 = 23" per stair exit door. 36" provided. 14 (Level Business occupants total) = 14 x .2 = 2.8" required. 36" provided (1) 36" Level 1 exits provided; Merchantile: Each retail space has a separate exit.
Door Encroachment (1005.7.1)	Doors when fully open shall not reduce the required width by more than 7 inches. Doors in any position shall not reduce the required width by more than one-half.	Exception 1: Surface-mounted latch release hardware shall be exempt from inclusion in the 7" max projection. Exception 2: Restrictions on door swing shall not apply to doors within individual dwelling units and sleeping units of Group R-2 occupancies.
Number of Exits and Exit Access Doorways (1006)		
Egress based on occupant load (1006.3.1)	Each story and occupied roof shall have the minimum number of independent exits, or access to exits, as specified in Table 1006.3.1. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.2. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way.	Per table 1006.3.1, With an occupant load under 500, a minimum of 2 exits per story is required. 2 exits per story provided.

Exit and Exit Acess Doorway Configuration (1007)		
Stairways (1007.1.1)	Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal or not less than one half of the diagonal dimension of the building or area to be served measured in a staright line between them. Exception 2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.	See Floor plans, Sheet A2.02 Diagonal Dimension = 258'-7" Half of Diagonal = 129.3' Third of Diagonal = 86.2' Distance between two exits: 160'-6" = OK
Means of Egress Illumination (1008)		
Illumination Required (1008.2) Exception 3	The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.	Exception to Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
Illumination Level (1008.2.1)	1 footcandle at all times the building is occupied (1008.2.1)	Exception to Dwelling units and sleeping units in Groups R-1, R-2 and R-3.
Emergency Power for Illumination(1008.3 & 1008.3.1)	The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate the following: Aisles, Corridors, and Exit acess stairways and ramps.	Emergency egress lighting will be equipped with battery backup power supply.
Duration (1008.3.4)	The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equiptment or an on-site generator. The installation of the emergency power system shall be in accordance with section 2702.	Emergency egress lighting will be equipped with battery backup power supply.
Accessible Means of Egress (1009)		
Continuity and Components (1009.2)	Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following components: (2) Interior exit stairways complying with Sections 1009.3 and 1023. (5) Elevators complying with Section 1009.4.	Stairs comply w/ 1009.3 and Elevators complying w/ 1009.4
Stairways (1009.3)	In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6. Exit access stairways that connect levels in the same story are not permitted as part of an accessible means of egress.	Clear width of 48" between handrails is not required in sprinkled buildings(Exception 2). Areas of refuge are not required at exit stairways in sprinklered buildings in accordance with 903.3.1 (Exception 2) and are not required in Group R-2 occupancies. (Exception 8). 44" Min. provided
Elevators (1009.4)	Elevator is required to be part of accessible means of egress per IBC 1009.2.1	See Sheet 8.03 for Elevator information per manufacturer
Stairways (1011)		
Stairway Width (1011.2)	Stairway width shall be as specified in Section 1005.1, but shall not be less than 44 inches. Exception 1: Stairways serving an occupant load of less 50 shall have a width of not less than 36 inches.	44" provided = OK. See enlarged plans.
Stair Treads and Risers (1011.5.2)	Riser height shall be 7" max and 4" minimum, and tread depth shall be 11" minimum.	See stair sections, sheets A4.03
Dimensional Uniformity (1011.5.4)	Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch (9.5 mm) in any flight of stairs. The greatest winder tread depth at the walkline within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).	Required as applicable
Stair Profile (1011.5.5)	Nosings shall have a curvature or bevel of not less than 1/16 inch (1.6 mm) but not more than 9/16 inch (14.3 mm) from the foremost projection of the tread. Risers shall be solid and vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.52 rad) from the vertical.	Required as applicable
Additional Stair Requirements	Stairway Landings (1011.6), Stairway Construction (1011.7), Vertical Rise (1011.8), Handrails (1011.11)	Required as applicable
Stairway to Roof (1011.12)	Buildings four or more stories above grade plane, shall have one stairway extend to the roof surface. Buildings without an occupied roof shall be permitted to access the roof from the top story by an alternating tread device, a ships ladder or a permanent ladder.	Alternating tread device provided on fourth floor to roof access. See enlarged plans. Per (1011.12.2), Exception 1, buildings without an occupied roof , access to the roof shall be permitted to be a roof hatch not less than 16 square feet in area. Required.
Exit Signs (1013)		
Where Required (1013.1)	Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel.	Required
Handrails (1014)		
Height (1014.2)	Not less than 34" and not more than 38" measured above stair tread nosings.	See sheet A4.04, A4.05
Handrail Extensions (1014.6)	Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight.	Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12" beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
Guards (1015)		
Where Required (1015.2)	Locate on the open side of walking surfaces that are located more than 30" above the floor or grade below within 36" horizontally to the edge of the open side.	Height (1015.3); Not less than 42". Opening Limitations (1015.4): Openings shall not allow passage of a 4" sphere.
Window Openings (1015.8)	The lowest part of the clear opening shall be at a height not less than 36" above the finished floor surface of the room in which it is located.	See Sheet A8.01, General Notes #6
Exit Access (1016)		
Egress Through Intervening Spaces (1016.2)	1. Exit access through an enclosed elevator lobby is permitted. Access to not less than one of the required exits shall be provided without travel through the enclosed elevator lobbies required by Section 3006. Where the path of exit access travel passes through an enclosed elevator lobby, the level of protection required for the enclosed elevator lobby is not required to be extended to the exit unless direct access to an exit is required by other sections of this code.	N/A
Exit Access Travel Distance (1017)		
Travel Distance Limitations (1017.2)	With sprinklered system, Group-R occupancy maximum exit access travel distance is 250' (Table 1017.2)	Exit access travel distance 189' less than 250' = OK. See plan on sheet A0.05
Measurement (1017.3)	Exit access travel distance shall be measured from the most remote point within a story along the natural and unobstructed path of horizontal and vertical travel to the entrance to the exit.	See plan on sheet A0.05
Exit access stairways (1017.3.1)	Travel distance on exit access stairways shall be included in the exit access travel distance measurement.	See sheet A0.05
Exit Access Stairways and Ramps (1019)		
Exit Access Stairways (1019.3)	In other than Group I-2 and I-3 occupancies, floor openings containing exit access stairways or ramps that do not comply with one of the conditions listed in this section shall be enclosed with a shaft enclosure constructed in accordance with Section 713.	1019.3 -Exit access stairways and ramps shall be entcosed with a shaft enclosure per 713.

Exits (1022)		
General (1022.1)	An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge.	Compliant, See Sheet A0.05, Plan legend.
Exit Passageways (1024)		
Exit Passageways (1024.1)	Exit passageways serving as an exit component in a means of egress system shall comply with the requirements of this section. An exit passageway shall not be used for any purpose other than as a means of egress and a circulation path.	Compliant
Width (1024.2)	The required capacity of exit passageways shall be determined as specified in Section 1005.1 but the minimum width shall be not less than 44 inches (1118 mm), except that exit passageways serving an occupant load of less than 50 shall be not less than 36 inches (914 mm) in width. The minimum width or required capacity of exit passageways shall be unobstructed.	Width of passageway > 44". Service occupancy load max < 50 = OK
Construction (1024.3)	Exit passageway enclosures shall have walls, floors and ceilings of not less than a 1-hour fire-resistance rating, and not less than that required for any connecting interior exit stairway or ramp.	R-2 Type VA - with an automatic sprinkler system per 903.3.1.1. - Stair and elevators to be 2-hour fire rated construction per 713.4.
Exterior Exits Stairways (Section 1027)		
Open Side (1027.3)	Exterior exit stairways and ramps serving as an element of a required means of egress shall be open on not less than one side, except for required structural columns, beams, handrails and guards. An open side shall have not less than 35 square feet (3.3 m 2) of aggregate open area adjacent to each floor level and the level of each intermediate landing. The required open area shall be located not less than 42 inches (1067 mm) above the adjacent floor or landing level.	N/A - All exit stairways are enlcosed interior stairways.
Exterior Exit Stair Protection (1027.6)	Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7.	N/A - All exit stairways are enlcosed interior stairways.
Exit Discharge (Section 1028)		
General (1028.1)	Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade.	Building egress stairs exit at grade. See sheet A2.01.
Exit Discharge Capacity (1028.2)	The minimum width or required capacity of the exit discharge shall be not less than the minimum width or required capacity of the exits being served.	Required.
Exit Discharge Components (1028.3)	Exit discharge components shall be sufficiently open to the exterior so as to minimize the accumulation of smoke and toxic gas.	Required.
Emergency Escape and Rescue (1030)		
General (1030.1)	In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2).	2 Means of egress provided.
Minimum Size (1030.2)	Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 SF.	N/A
Minimum Dimensions (1030.2.1)	Minimum net clear opening height = 24". Minimum net clear opening width = 20".	N/A
Maximum Height from Floor (1030.3)	Bottom of the clear opening not greater than 44" measured from the floor.	N/A

Accessiblity Chapter 11

General (1101)		
Design (1101.2)	Buildings and facilities shall be designed and consrtucted to be accessible in accordance with this code and ICC A117.1.	Required.
Clear Width of Accessible Route (1101.2.2)	(ICC A117.1 Section 403.5) For exterior routes of travel, the minimum clear width shall be 44 inches.	Required.
Door-Opening Force (1101.2.3)	The force for opening or pulling open interior hinged doors shall be 5 pounds maximum and 10 pounds maximum for exterior doors.	Required.
Flush Controls (1101.2.8)	Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309, except the maximum height above the floor shall be 44 inches (1118 mm). Flush controls shall be located on the open side of the water closet.	Required.
International Symbol of Accessibility (1101.2.9)	Required accessible elements shall be identified by the International Symbol of Accessibility	(ICC A117.1 Section 703.6.3.1) All interior and exterior signs depicting the International Symbol of Accessibility shall be white on a blue background. Required.
Scoping Requirements (1103)		
Where Required (1103.1)	Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.	Required.
Limited Access Spaces (1103.2.8)	Nonoccupiable spaces are not required to be accessible.	Nonoccupiable spaces not required to be accessible.
Equipment Spaces (1103.2.9)	Spaces frequented only by personnel for maintenance, repair or monitoring of equipment are not required to be accessible.	Equipment spaces not required to be accessible.

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CODE SUMMARY

A0.02

Accessible Route (1104)		
Site Arrival Points (1104.1)	At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.	Accessible building access is provided by the main tenant entrance from State Avenue and pedestrian walkways at Jefferson Street and the east end of the property that lead to north entrance (Porte Cochere). See sheet A1.01
Within a Site (1104.2)	At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.	Accessible routes provided to the flanking future Townhomes via compliant pedestrian paths at the northeast and northwest sides of the main building. Note: Townhomes are not required to be ADA compliant
Connected Spaces (1104.3)	When a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and to the public way.	An accessible route is provided to each portion of the building required to be accessible via the public way (sidewalk) along State Avenue and Jefferson Street NE.
Multilevel Buildings (1104.4)	At least one accessible route shall connect each accessible story and mezzanine in multilevel buildings and facilities. Exception 2: Not required as determined by Section 1107 and 1108.	Accessible routes through the site serve the main building entrance at the first level as stated above; stories above are served by compliant (centrally located) elevator and egress stair (east and west ends of the building.
Location (1104.5)	Accessible routes shall coincide with or be located in the same area as a general circulation path.	Required.
Accessible Entrances (1105)		
Tenant Spaces (1105.1.6)	At least one accessible entrance shall be provided to each tenant in a facility.	Accessible entrance provided to each tenant. See plans.
Dwelling Units and Sleeping Units (1105.1.6)	At least one accessible entrance shall be provided to each dwelling unit and sleeping unit in a facility.	Accessible entrance provided to each residential unit. See plans.
Parking Facilities (1106)		
Required (1106.1)	Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1.	Number of spaces provided: 69 69 X 5% = 3.45 = 4 Stall required 4 accessible stalls provided
Van Spaces (1106.5)	For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.	Accessible spaces provided are also van accessible.
Location (1106.6)	Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an acessible building entrance.	Compliant.
Dwelling Units (1107)		
General (1107.1)	In addition to the other requirements of this chapter, occupancies having dwelling units shall be provided with accessible features in accordance with this section.	Required.
Design (1107.2)	Dwelling units that are required to be accessible units, Type A and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1.	See enlarged floor plans A2.1 for accessible units Type A and Type B consistent with Chapter 10 of ICC A117.1.
Group R-2 (1107.6.2) Apartment Houses	Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with 1107.6.2.1 through 1107.6.2.3.	Units Provided: Studio=20, 1 bedroom=46, 2 bedroom=8. A total of four (4) Type 'A' unit shall be provided per 1107.6.2.2.1: (1) Studios, (2) 1-bedroom, (1) 2-bedroom, See sheet A2.02 - A2.03, units 217,309, 414, and 514. All other units shall be Type 'B'
Type A Units (1107.6.2.2.1) WAC Amended	In Group R-2 occupanices containing more than 10 dwelling units, at least 5% shall be a Type A unit. All units on site shall be considered to determine the total number of Type A units.	74 units on site x .05 = 3.75. 4 Type A units required. See Sheet A2.02 - A2.03.
Type B Units (1107.6.2.2.2)	Where there are four or more dwelling units intended to be occupied in a single structure, every dwelling unit shall be a Type B unit.	All dwelling units that are not Type A units have been designed to meet Type B unit requirements.
General Exceptions, Type B Units (1107.7)	Where no elevator service is provided in a structure, only the dwelling units and sleeping units that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.2.1.	N/A - elevators and enclosed egress stairs serve all residential floors of the building. Type A & B units determined per the sections above (1107.6.2, 1107.6.2.2.1, and 1107.6.2.2.2).
Other Features & Facilities (1109)		
General (1109.1)	Accessible building features and facilities shall be provided in accordance with Sections 1109.2 through 1109.15. Exception: Accessible units, Type A units and Type B units shall comply with Chapter 10 of ICC A117.1	Required.
Storage (1109.9)	Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, at least 5 percent, but not less than one of each type shall be accessible.	Equity. Accessible facilities and spaces shall be provided with the same storage elements as provided in the similar nonaccessible facilities and spaces (per 1109.9.1)
Controls, operating mechanisms and hardware. (1109.13)	Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.	(ICC A117.1 Seciton 404.3.5) Manually operated control switches shall be 32" min. and 40" max. above the floor and located beyond the arc of the door.
Recreational Facilities (1110)		
General (1110.1)	Recreational facilities shall be provided with accessible features in accordance with Sections 1110.2 - 1110.4.	Project has (2) Common area gathering spaces (A-2 and A-3 respectively); Required.
Facilities serving Groups R-2, R-3, and R-4 Occupancies (1110.2, 1110.2.1)	In Group R-2 occupancies where recreational facilities serve Accessible units every facility of this type serving accessible units shall be accessible.	Required.
Facilities serving Type A and Type B units in a single building (1110.2.)	In Group R-2 occupancies where recreational facilities serve a single building containing Type A or Type B units, 25%, but not less than one, of each type of recreation facility shall be accessible.	Required. The only such facility in the building.
Recreational Facilities (1110.4)	Recreational facilities shall be accessible and shall be on a an accessible route to the extent specified in this section.	Compliant
Signage (1111)		
Signs (1111.1)	Required accessible elements shall be identified by the International Symbol of Accessibility	Required. At Accessible parking spaces required by Section 1106.1 and 1106.2.
Directional Signage (1111.2)	Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.	Not Required.

1

Interior Environment Chapter 12

Ventilation (1203)		
Attic Spaces (1203.2) Exception 1	Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. An airspace of not less than 1 inch (25 mm) shall be provided between the insulation and the roof sheathing. The net free ventilating area shall be not less than 1/150 of the area of the space ventilated. Ventilators shall be installed in accordance with manufacturer's installation instructions.	
Openings into Attic (1203.2.1)	Exterior openings into the attic shall be protected by corrosion resistant wire cloth screening.	Required.
Unvented attic and unvented closed rafter assemblies (1203.3)	Unvented attics and unvented enclosed roof framing assmeblies created by ceilings applied directly to the underside of the roof framing members. Rafters and the structural roof sheathing at the top of the roof framing members shall be permitted where the following conditions are met: (1) The unvented attic space is completely within the building thermal envelope; (2) No interior Class 1 vaport retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly; (5) 5.1.4 Alternatively, sufficient rigid board or sheet insulation shall be installed directly avove the structural roof sheathing to maintain the monthly average temperature of the underside of the stuctural roof sheathing avove 45°F. For calculation purposes, and interior air temperature of 68°F is assumed and the exterior air temperature is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the coldest months; 5.2 Where preformed insulation board is used as the air-impermeable insulation layer, it shall be at the perimeter of the each individual sheet interior surface to form a continuous layer.	N/A Roof areas are vented via parapet vents and vent spaces at the adjacent roof sheathing that permit the air circulation.
Temperature Control (Section 1204)		
Equipment and systems (1204.1)	Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintaining an indoor temperature of not less than 68 degrees F at a point 3 feet above the floor on the design heating day.	Required.
Lighting (Section 1205)		
General (1205)	Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings per Section 1205.2 or shall be provided with artificial light per Section 1205.3. Exterior glazed openings shall open directly onto a public way, yard, or court per Section 1206.	Required.
Natural Light (1205.2)	Minimum net glazed are shall be not less than 8 % of the floor area of the room served.	Required.
Adjoining spaces (1205.2.1)	Any room is permitted to be consider as a portion of an adjoining room where one-half of the area of the common wall is open, unobstructed,, and provided an opening of not less than one-tenth of the floor area of the interior room or 25 SF, whichever is greater.	
Artificial light(1205.3)	Artificial light shall be provided that is adequate to provide an average illumination of 10 foot-candles or the area of the room at a height of 30" above the floor level.	Required.
Stairway Illumination (1205.4)	Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 foot-candle. Stairways in other occupancies shall be governed by Chapter 10.	Required.
Controls (1205.4.1)	Control for the activation of the required stairway lighting shall be per NFPA 70.	Required.
Emergency egress lighting (1205.5)	The means of egress shall be illuminated per Section 1008.1	Required.
Sound Transmission (1207)		
Air-Borne Sound (1207.2)	Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50. Penetrations or openings in construction assemblies shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.	See wall and floor/ceiling assemblies on Sheet A6.01 and door call out notes on Sheet A6.02.
Structure-Borne Sound (1207.3)	Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.	See wall and floor/ceiling assemblies on Sheet A6.01 and door call out notes on Sheet A6.02.

Energy Efficiency Chapter 13

General (1301) - IECC with WA State Amendments (Chapter 51-11C WAC)		
Chapter 51-11C WAC Compliance	Compenent Performance compliance option selected for Building Envelope Summary.	See separate attachments to building permit application for 2015 WA State Energy Code Compliance forms for Nonresidential and Multifamily: Envelope Summary (ENV-SUM), (ENV_UA), (ENV_SHGC), Mechanical Summary (MECH-SUM), Interior Lighting Summary (LTG-INT), Exterior Lighting Summary (LTG-EXT), and Lighting, Motor, and Transformer Permit Plans Checklist (LTG-CHK).

Chapter 14 - Exterior Walls

Combustible Materials on the Exterior Side of the Wall (Section 1406)		
Combustible exterior wall coverings & ignition resistance (1406.2 - 1406.2.1.1)	Combustible exterior wall coverings shall comply with this section; where permitted by Section 1406.2.1, combustible exterior wall coverings shall be tested per NFPA 268.	**Exceptions:** (1) Wood or wood-based products, (2) Other combustible materials covered with an exterior weather covering, other than vinyl sidings, included in and complying with the thickness requirements of Table 1405.2, (3) Aluminum having a minimum thickness of 0.019 inch
Fire separation greater than 5 feet (1406.2.1.1.2)	For fie separation distances greater than 5 feet, any exterior wall covering shall be permitted that has been exposed to a reduced level of incident radiant heat flux in accordance the NFPA 268 test method without exhibiting sustained flaming. Then minimum fire separation distance required for the exterior wall covering shall be determined from Table 1406.2.1.1.2 based on the maximum tolerable level of incident radiant heat flux that does not cause sustained flaming of the exterior wall covering.	Required.
Location (1406.2.2) & Fire blocking (1406.2.3)	Combustible exterior wall coverings located along the top of the exterior walls shall be completely backed up by the exterior wall and shall not extend over of above the top of the exterior wall; Where the combustible exterior wall covering is furred out front he exterior wall and forms a solid surface, the distance between the back of the exterior wall covering and the exterior wall shall not exceed 1 5/8" inches. the concealed space thereby created shall be fire blocked per Section 718. **Exception:** the distance between the back of the exterior wall covering and the exterior wall covering and the exterior wall shall be permitted to exceed 1 5/8" where the concealed space is not required to be fire blocked by Section 718.	Required as applicable.
Balconies and similar projections (1406.3)	Exceptions: 3. Balconies and similar projections on buildings of Type III, IV and V construction shall be permitted to be of Type V construction, and shall not be required to have a fire-resistance rating where sprinkler protection is extended to these areas. 4. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.	N/A

Structures 15 - Roof Assemblies and Rooftop

Roof Fire Classification (Section 1505)		
TABLE 1505.	B roofing classification for Type VA Construction	Required
Rooftop Structures (Section 1510)		
Weather protection (1510.2.4)	Provisions such as louvers, louver blades or flashing shall be made to protect the mechanical and electrical equipment, tanks or vertical shaft openings in the roof assembly.	Required.
Mechanical equipment screens (1510.6)	shall be constructed of the materials specified for the exterior walls per the type of construction of the building. Where the fire separation distance is greater than 5 feet, mechanical equipment screens shall not be required to comply with the fire-resistance rating requirements.	Fire separation distance is greater than 5'-0"; no fire-resistance rating required.
Height limitations (1510.6.1)	Shall not exceed 18 feet in height above the roof deck, as measured to the highest point on the mechanical equipment screen.	Required
Type V construction (1510.6.3)	Height of mechanical equipment screens located on the roof decks of building of type V construction, as measured from grade plane to the highest point on the mechanical equipment screen, shall be permitted to exceed the maximum building height allowed for the building by other provisions of this code where complying with any one of the following, provided the fire separation distance is greater than 5 feet:	(1) Where the fire separation distance is not less than 20 feet, the height above grade plane of the mechanical equipment screen shall not exceed 4 feet more than the maximum building height allowed; (2) The mechanical equipment screen shall be constructed of non-combustible materials; (3) The mechanical equipment screen shall be constructed of fire-retardant-treated wood complying with Section 2303.2 for exterior installation; (4) Where fire separation distance is not less than 20 feet, the mechanical equipment screen shall be constructed of materials having a flame spread index of 25 or less when tested in the minimum and maximum thickness intended for use with each face tested independently in accordance with ASTM E84 or UL 723.

1R

Chapter 17 - Special Inspections and Tests

Required Special Inspections and Tests (1705)		
Table 1705.15	[BF] 1705.15 Mastic and intumescent fire-resistant coatings. Special inspections and tests for mastic and intumescent fire-resistant coatings applied to structural elements and decks shall be performed in accordance with AWCI 12-B. Special inspections and tests shall be based on the fire-resistance design as designated in the approved construction documents.	Specific inspections required per IBC Chapter 17. See Structural, Mechanical, and Electrical for additional information.

Chapter 24 - Hazadous Locations

Required Special Inspections and Tests (1705)		
Hazardous Locations (2406.4)	Locations specified in sections 2406.4.1 through 2406.4.7 shall be consider specific hazardous locations requiring safety glazing materials.	Required as applicable.
Glazing in Doors (2406.4.1)	Glazing in individual fixed or operable adjacent to a door where the nearest vertical edge of the the glazing is less than 60 inches above the walking surface shall be considered a hazardous location.	Level 1 Retail entries and Main (residential) building entry.
Glazing adjacent to doors (2406.4.2)	Glazing in individual fixed or operable adjacent to a door where the nearest vertical edge of the the glazing is within 24 inches arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface shall be considered a hazardous location.	**Exception (4):** Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position in one and two family dwellings or within dwelling units in Group R-2
Glazing in windows (2406.4.3)	Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous condition:(1) The exposed area of an individual pane is greater than 9 square feet; (3) The top edge of the glazing is greater than 36 inches above the floor; (4) One or more walking surface(s) are within 36 inches, measured horizontally and in a straight line, of the plane of the glazing	Level 1 Retail entries and Main (residential) building entry.

Chapter 29 - Plumbing Systems

Minimum Plumbing Facilities (Section 2902)		
Minimum number of fixtures (2902.1)	Plumbing fixtgures shall be provided in the minimum number as shown in Table 2902.1 based on the actual use of the building or space. Uses not shown in Table 2902.1 shall be considered individually by the code official. The number of occupants shall be determined by this code.	Table 2902: Occupancy type R-2 Apartment house shall have (1) water closet, lavatory, tub/shower, kitchen sink per unit and (1) automatic washer connection per 20 units; **Compliant:** each unit contains (1) water closet, lavatory, tub/shower, kitchen sink and an automatic washer connection.
WAC 51-50-2900 _ Plumbing Systems Chapter 29		
Minimum Number of Plumbing Fixtures (2902.1) - R-2	Each unit shall have (1) toilet,Lavatory, bath and shower, as well as a kitchen sink and (1) automatic clothes washer connection per 20 dwelling units	(1) toilet, (1) lavatory, (1) bath/shower, and (1) kitchen sink minimum provided in each unit; (1) automatic clothers washer connection provided in each unit.
Minimum Number of Plumbing Fixtures (2902.1) - A-2	Each space shall have (1) toilet for every 40 occupants, and (1) lavatory for every 75 occupants; areas meeting or exceeding these occupant loads shall also have (1) service sink and 1 water fountain per 500 occupants.	(1) single user toilet room provided; (1) kitchenette sink provided on floor 2.
Minimum Number of Plumbing Fixtures (2902.1) - A-3	Each space shall have (1) toilet for every 65 occupants, and (1) lavatory for every 200 occupants; areas meeting or exceeding these occupant loads shall also have (1) service sink and 1 water fountain per 500 occupants.	(1) single user toilet room provided; (1) kitchenette sink provided on floor 2.
Drinking fountain number (2902.5)	Drinking fountains shall not be required to be located in individual tenant spaces provided that public drinking fountains are located within a 500 foot travel distance of the most remote location in the tenant space and not more than one story above or below the tenant space. Drinking fountains shall be located on an accessible route.	Access to water provided by individual tenant units.

Chapter 30 - Elevator and Conveying Systems

General (Section 3001)		
Accessibility (3001.3)	Passenger elevators required to be accessible or to serve as part of an accessible means of egress shall comply with Sections 1009 and 1109.7.	Accessible elevator per IBC 1009.2.1. 1R
Hoistway Enclosures (Section 3002)		
Hoistway enclosure protection (3002.1)	Elevator, dumb-waiter and other hoistway enclosures shall be be shaft enclosures complying with Section 713.	Required.
Opening protectives (3002.1.1)	Openings in hoistway enclosures shall be protected as required by Chapter 7. **Exception:** Elevator car doors and the association hoistway enclosure doors at the floor level designated for recall per with Section 3003.2 shall be permitted to remain open during Phase 1 Emergency Recall Operation.	Required per manufacturer, and per IBC 716.5.3.1. 1R
Emergency Signs (3002.1.2)	An approved pictoral signe of a standardized design shal be posted adjacent to each elevator call station of all floors instruction occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.	**Exception (1):** Emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1009.4
Prohibited doors (3002.6)	Doors other than hoistway doors and the elevator car door, shall be prohibited at the point of access to an elevator care unless such doors are ready openable from the care side without a key, tool, special knowledge or effort.	Required.
Common enclosure with stairway (3002.7)	Elevators shall not be in a common shaft ennclosure with a stairway.	Required.
Elevator Lobbies and Hoistway opening Protection		
Hoistway opening protection required. (3006.2)	Elevator hoistway door openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three stories, is required to be enclosed within a shaft enclosure in accordance with Section 712.1.1.	Required.
Hoistway opening Protection. (3006.3)	Where Section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following: 4. The elevator hoistway shall be pressurized in accor dance with Section 909.21.	Option (4):Elevator shaft shall be pressurized in accordance to section 909.21.

1R

Chapter 31 - Special Construction

Awnings and Canopies (Section 3105)		
General (3105.1)	Awnings and canopies shall comply with the requirements of Sections 3105.2 through 3105.4 and other applicable sections of this code.	
Awnings and canopy materials (3105.4)	Awnings and canopies shall be provided with an approved covering that meets the fire propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701 or has a flame spread index not greater than 25 when tested per ASTM E84 or UL 723.	Required.

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4295 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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Rick Walbert
Building Plans Examiner
Community Planning & Development Department
601 4th Ave East
Olympia, WA 98501
(360) 753-8248
rbalders@ci.olympia.wa.us

TOWNZEN & ASSOCIATES
PLAN APPROVAL
The plans submitted for review are approved in accordance with local state applicable standards. This approval does not relieve the applicant of the responsibility of compliance with the applicable codes.
Approved as submitted.
09/17/2019

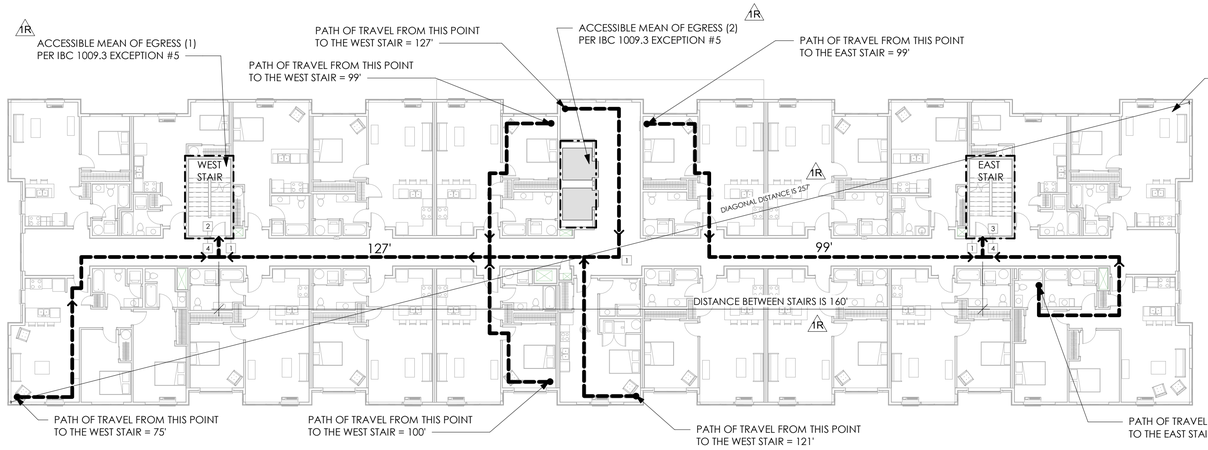
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE OLYMPIA, WA. 98501

Project No: 1514
BUILDING PERMIT SET
09/09/2019

1R	RESPONSE TO COMMENTS, 01-31-2019
2R	RESPONSE TO COMMENTS, 03-20-2019
3	REVISION 3. 06-13-2019
4	REVISION 4. 07-08-2019
5	REVISION 5. 08-02-2019
6	REVISION 6. 09-03-2019

CODE SUMMARY

A0.03



3 FLOOR 3-5 - EGRESS PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

1R EXIT ACCESS DOORWAYS ARE LOCATED AT A DISTANCE NOT LESS THAN ONE-THIRD THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE BUILDING. PER IBC 1007.1.1 EXCEPTION #2
257'/ 3 = 86'
DISTANCE BETWEEN EXIT ACCESS DOORWAYS = 160' > 86' = OK..

WEST STAIR - COMMON PATH OF TRAVEL TO EXIT FROM BUILDING:
FLOOR 3 = 104'
FLOOR 4 = 143'
FLOOR 5 = 182'

EAST STAIR - COMMON PATH OF TRAVEL TO EXIT FROM BUILDING:
FLOOR 3 = 104'
FLOOR 4 = 143'
FLOOR 5 = 182'

MAXIMUM TRAVEL DISTANCE
182'+127'=309'
FROM FURTHEST POINT TO EXIT BUILDING

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4 Approved as submitted.
09/17/2019

PLAN LEGEND

TWO HOUR WALL ASSEMBLY

PATH OF EGRESS

EXIT — INDICATES PRIMARY EXIT FROM BUILDING

ACCESSORY OCCUPANCY CALCULATIONS

ACCESSORY OCCPUANCY PER IBC 508.2.3
FLOOR 2 TOTAL AREA: 16,661 SF
ACCESSORY SPACE #1: 814 SF
ACCESSORY SPACE #2: 798 SF

TOTAL ACCESSORY SPACE: 1,612 SF

FLOOR AREA/ ACCESSORY SPACE = <10%

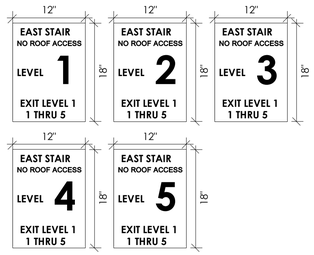
1,612/16,661= 9.6% < 10%

OCCUPANCY LOAD CALCULATIONS PER IBC T1004.1.2
ACCESSORY SPACE 1: 814 SF/15 NET SF PER PERSON = 55 OCCUPANTS
ACCESSORY SPACE 2: 798 SF/15 NET SF PER PERSON = 54 OCCUPANTS

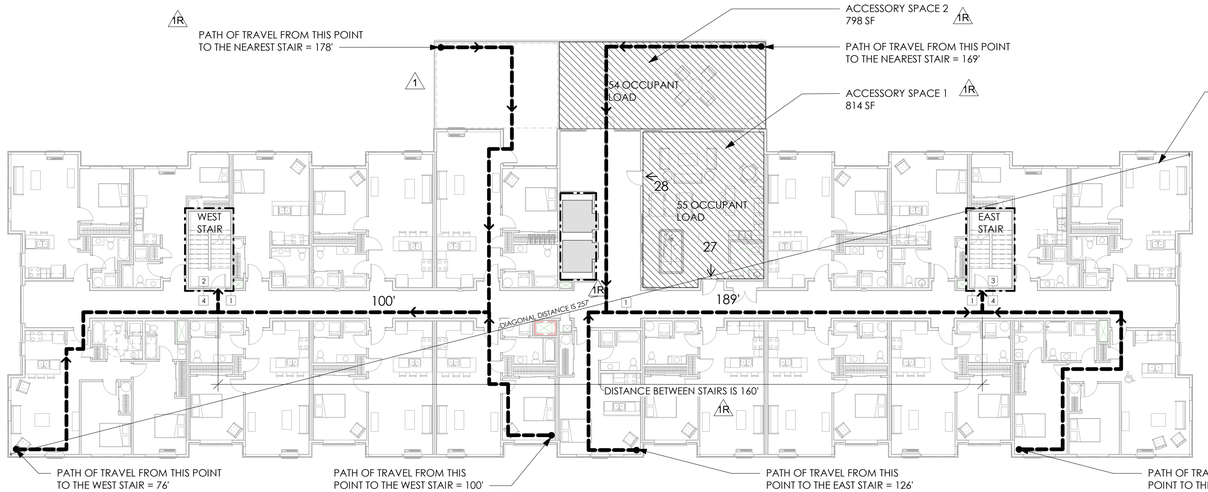
1 LED EXIT SIGN/ EMERGENCY LIGHT WITH BATTERY BACKUP E-XCL SERIES I 5000K I GREEN LETTERS, CENTER ABOVE EXIT DOOR, TYPICAL. PROVIDE DOUBLE SIDED AT EACH STAIR.

2 WEST STAIRWELL LEVEL IDENTIFICATION SIGN WITH BRAILLE CHARACTERS COMPLYING WITH IBC 1023.9. MOUNT AT 5 FEET ABOVE FINISHED FLOOR ON LATCH SIDE OF DOOR AT INTERIOR OF STAIRWELL SIGN TO BE 18"H X 12"W MIN. BY ADA SIGN DEPOT STYLE NO. ADA-1041, OR APPROVED EQUAL. SECURE TO WALL WITH SELF-ADHESIVE TAPE. COLOR: WHITE BACKGROUND WITH BLACK CHARACTERS.

3 EAST STAIRWELL LEVEL IDENTIFICATION SIGN WITH BRAILLE CHARACTERS COMPLYING WITH IBC 1023.9. MOUNT AT 5 FEET ABOVE FINISHED FLOOR ON LATCH SIDE OF DOOR AT INTERIOR OF STAIRWELL SIGN TO BE 18"H X 12"W MIN. BY ADA SIGN DEPOT STYLE NO. ADA-1041, OR APPROVED EQUAL. SECURE TO WALL WITH SELF-ADHESIVE TAPE. COLOR: WHITE BACKGROUND WITH BLACK CHARACTERS.



4 STAIR ACCESS SIGN WITH BRAILLE CHARACTERS COMPLYING WITH IBC 1023.9. BY ADA SIGN DEPOT STYLE NO. L10227-WBK. OR APPROVED EQUAL. ADA SIGN MEASURES 6"W X 9"H. COLOR: BLACK BACKGROUND WITH WHITE CHARACTERS.



2 FLOOR 2 - EGRESS PLAN

1/16" = 1'-0"

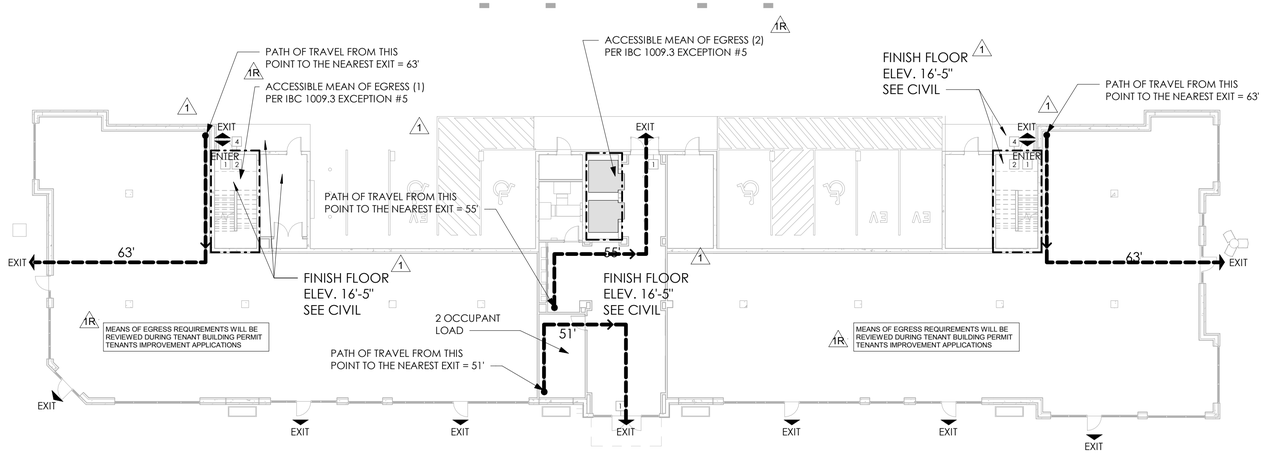
0' 4' 8' 16' 32'

1R EXIT ACCESS DOORWAYS ARE LOCATED AT A DISTANCE NOT LESS THAN ONE-THIRD THE LENGTH OF THE OVERALL DIAGONAL DIMENSION OF THE BUILDING. PER IBC 1007.1.1 EXCEPTION #2
257'/ 3 = 86'
DISTANCE BETWEEN EXIT ACCESS DOORWAYS = 160' > 86' = OK..

WEST STAIR - COMMON PATH OF TRAVEL TO EXIT FROM BUILDING:
FLOOR 2 = 65'

EAST STAIR - COMMON PATH OF TRAVEL TO EXIT FROM BUILDING:
FLOOR 2 = 65'

MAXIMUM TRAVEL DISTANCE
189'+65'=254'
FROM FURTHEST POINT TO EXIT BUILDING



1 FLOOR 1 - EGRESS PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

MAXIMUM TRAVEL DISTANCE
63' TO EXIT BUILDING

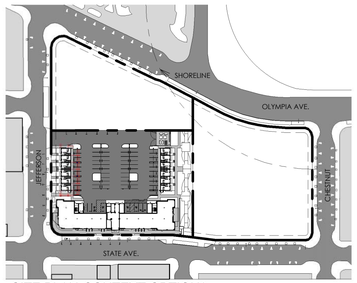
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE OLYMPIA, WA. 98501

Project No: 1514
BUILDING PERMIT SET
09/09/2019

1R	RESPONSE TO COMMENTS.	01-31-2019
2R	RESPONSE TO COMMENTS.	03-20-2019
3	REVISION 3.	06-13-2019
4	REVISION 4.	07-08-2019
5	REVISION 5.	08-02-2019
6	REVISION 6.	09-03-2019

EGRESS PLAN

A0.05



2 SITE PLAN-CONTEXT OPTION3
1" = 160'-0"

PARCEL # 66130000403

GENERAL SITE NOTES

1. PARKING DESIGN MEETS REQUIREMENTS FOR DOWNTOWN STRUCTURED PARKING DIMENSIONS PER OMC 18.38.220.

SITE INFORMATION

EXISTING SITE:

SITE AREA=	66,581 SF
EXISTING PARCEL AREA=	66,581 SF
EXISTING LANDSCAPE(PERVIOUS)=	66,581 SF
EXISTING IMPERVIOUS COVERAGE	0%

NEW:

BUILDING FOOTPRINT =	18,068 SF
TRASH ENCLOSURE FOOTPRINT =	982 SF
PAVED PARKING AREA(IMPERVIOUS) =	28,788 SF
HARDSCAPE =	10,938 SF
TOTAL IMPERVIOUS	58,776 SF
NEW LANDSCAPE AREA (PERVIOUS) =	7,805 SF
TOTAL PERVIOUS =	7,805 SF

UNIT COUNT SUMMARY

MAIN BUILDING (SOUTH)	74 UNITS
TOWNHOME EAST - (FUTURE)	6 UNITS
TOWNHOME WEST - (FUTURE)	6 UNITS
TOTAL UNITS	86 UNITS

RETAIL AND COMMERCIAL SUMMARY

TOTAL SF FOR RETAIL AND COMMERCIAL 8,497 SF

PARKING SUMMARY

OFF-STREET PARKING (EXISTING) =	0 SPACES
OFF-STREET PARKING (NEW) =	69 SPACES
OFF-STREET PARKING TOTAL =	69 SPACES

26 COVERED SPACES
43 UNCOVERED SPACES

RESIDENTIAL OFF STREET PARKING (56)	=	(3) ACCESSIBLE STALLS PER IBC 1106.1 (1) DESIGNATED AS VAN ACCESSIBLE
COMMERCIAL OFF STREET PARKING (13)	=	(1) ACCESSIBLE STALLS PER IBC 1106.1 (1) DESIGNATED AS VAN ACCESSIBLE
TOTAL ADA ACCESSIBLE PARKING	=	(4) ACCESSIBLE STALLS

1R

30% OF ALL SPACES CAN BE COMPACT = 30% x 69 = 21 SPACES
12 COMPACT SPACES PROVIDED (NOTED W/ 'C')

OMC 18.38.060 PARKING & LOADING REGULATIONS
RETAIL PARKING REQUIREMENT TABLE 38.01
RETAIL: 3.5 SPACES PER 1,000 SF
8,497 SF /1000 SF = 8.5 X 3.5 = 29.75 = (30) STALLS REQUIRED FOR RETAIL.

J. ON STREET CREDIT (1) STALL PER 20 LF OF CURB
205 LF OF CURB ON STATE + 140LF OF CURB ON JEFFERSON = (17) ON STREET STALLS FOR RETAIL PARKING
(5) PARALLEL PARKING STALLS ALONG ACCESS DRIVE DEDICATED TO RETAIL.
(8) PERPENDICULAR STALLS DEDICATED TO RETAIL PARKING
TOTAL RETAIL PARKING REQUIRED: 30
TOTAL RETAIL PARKING PROVIDED: 30

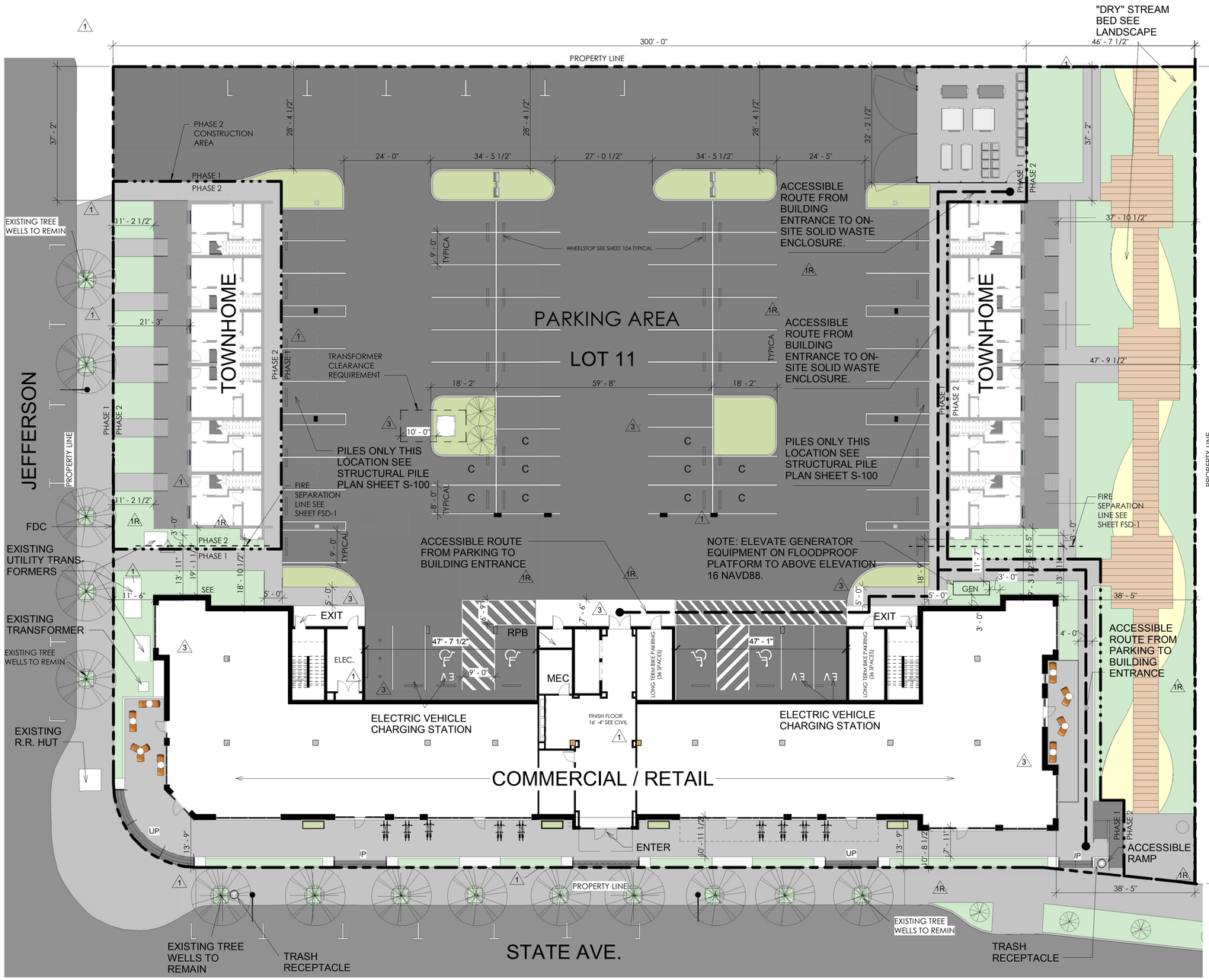
LONG TERM BICYCLE STORAGE REQUIREMENTS	2 SPACES
MAIN BUILDING (9,564 SF RETAIL / COMMERCIAL @ 1/6,000 SF)	54 SPACES
MAIN BUILDING (54 RESIDENTIAL UNITS @ 1/UNITS)	0 SPACES
MAIN BUILDING (20 RESIDENTIAL STUDIO @ 0/UNITS)	0 SPACES
RESIDENTIAL TOWNHOME (EAST)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	56 SPACES
LONG TERM BICYCLE TOTAL REQUEIRED =	56 SPACES

LONG TERM BICYCLE PROVIDED (NEW AT MAIN BUILDING) =

SHORT TERM BICYCLE STORAGE REQUIREMENTS	9 SPACES
MAIN BUILDING (8,497 SF RETAIL / COMMERCIAL @ 1/1,000 SF)	8 SPACES
MAIN BUILDING (74 RESIDENTIAL UNITS @ 1/10 UNITS)	0 SPACES
RESIDENTIAL TOWNHOME (EAST)	0 SPACES
RESIDENTIAL TOWNHOME (WEST)	17 SPACES
SHORT TERM BICYCLE PARKING REQUIRED =	0 SPACES
SHORT TERM BICYCLE PARKING EXISTING =	18 SPACES

SHORT TERM BICYCLE PARKING PROVIDED =

BUILDING
HARDSCAP
BOARDWAL
LANDSCAPE
PAVEMENT



1 SITE PLAN-
1/16" = 1'-0"

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4295 REGISTERED ARCHITECT
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STATE OF WASHINGTON

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Rick Ralbert
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TOWNZEN & ASSOCIATES
PLAN APPROVAL
The plans submitted for review are approved in accordance with local state applicable standards. This approval does not relieve the applicant of the responsibility of compliance with the applicable codes.
Approved as submitted.
09/17/2019

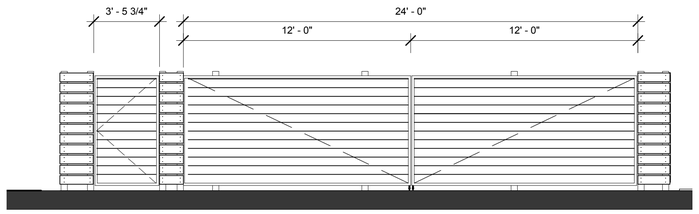
EAST BAY LOT A
WESTMAN MILL
510 STATE AVE OLYMPIA, WA. 98501

Project No: 1514
BUILDING PERMIT SET
09/09/2019

1	REVISION 1. 01-31-2019
1R	RESPONSE TO COMMENTS. 01-31-2019
2R	RESPONSE TO COMMENTS. 03-20-2019
3	REVISION 3. 06-13-2019
4	REVISION 4. 07-08-2019
5	REVISION 5. 08-02-2019
6	REVISION 6. 09-03-2019

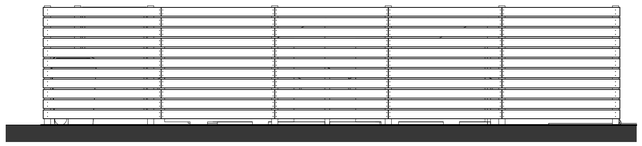
SITE PLAN

A1.00

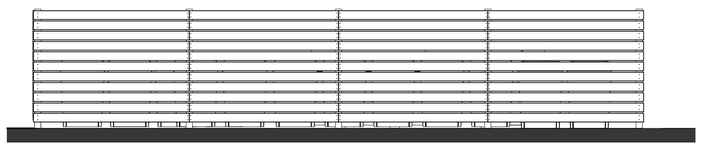


8 TRASH ENCLOSURE - WEST
1/4" = 1'-0"

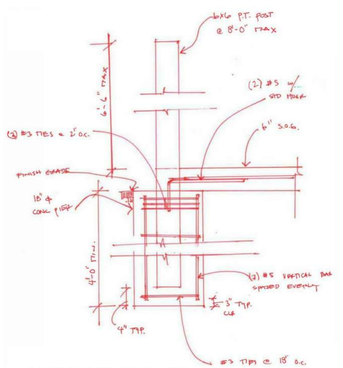
7 TRASH ENCLOSURE - SOUTH
1/4" = 1'-0"



6 TRASH ENCLOSURE - NORTH
1/4" = 1'-0"

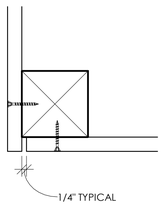


5 TRASH ENCLOSURE - EAST
1/4" = 1'-0"



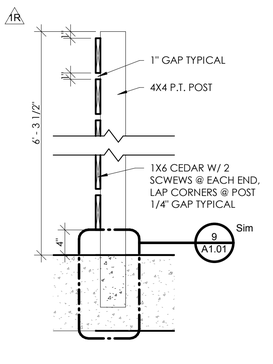
9 POST EMBEDMENT (NTS)
6" = 1'-0"

1R

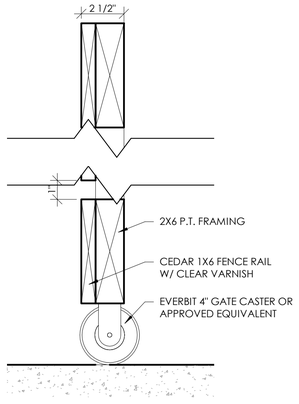


4 CORNER POST DETAIL
3" = 1'-0"

1R



3 Wall-Section-TRASH ENCLOSURE
1" = 1'-0"



2 GATE WHEEL
3" = 1'-0"

GENERAL SITE NOTES

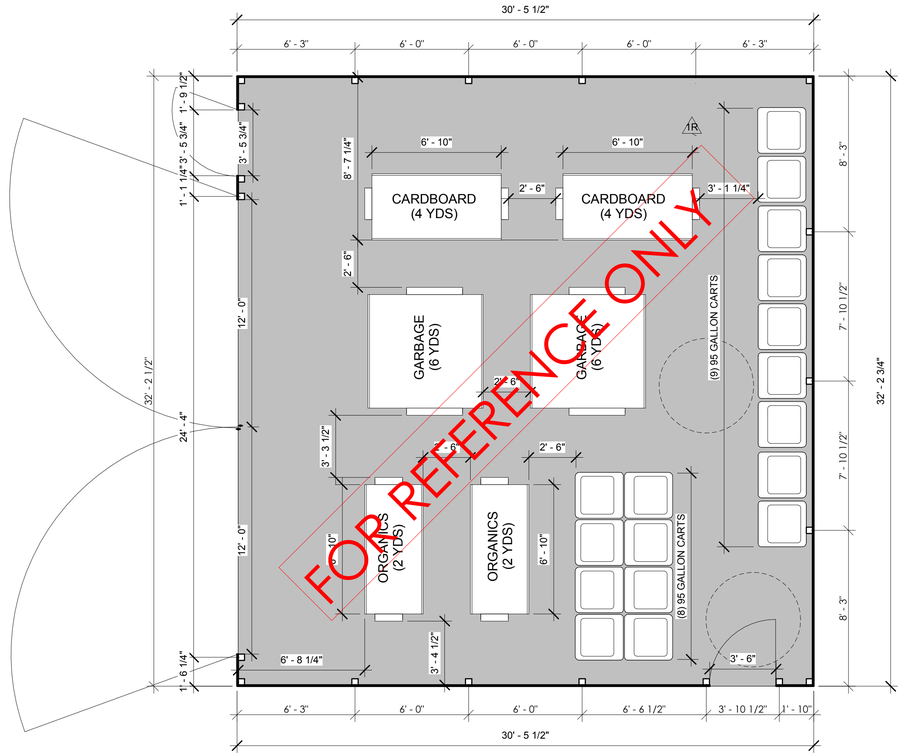
1. REFERENCING CITY OF OLYMPIA ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), CHAPTER 8, TABLE 4

REFUSE QUANTITY

Building/customer type	Yd³ per unit per week	Units	total per week	amt. refuse	recycle total 50%	recycle	card board	organics
Multi family Apt	0.254	86	21.844	10.922	10.922	5.46	3.28	2.18
coffee shop	2	1	2	1	1	0.25	0.25	0.5
restaurant	10	1	10	5	5	0.75	0.75	3.5
retail	1	4	4	2	2	0.5	1.5	0
Total Generated			37.844	18.922		6.961	5.777	6.1844

	2 yard dumpster				2
	3 yard dumpster				
	4 yard dumpster			2	
	6 yard dumpsters	2			
	20 Gal. Cart				
.173 yd³	35 Gal. Cart				
	65 Gal. Cart				
.470 yd³	95 Gal Cart				7
pickups/week		2		2	2

3-5 units for 95 gallons cart: 96 units / 4 units = 24 (95 gallons carts.) = provided 18 (95 gallons carts)
1 yard³ = 202 gallons



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TRASH ENCLOSURE

A1.01