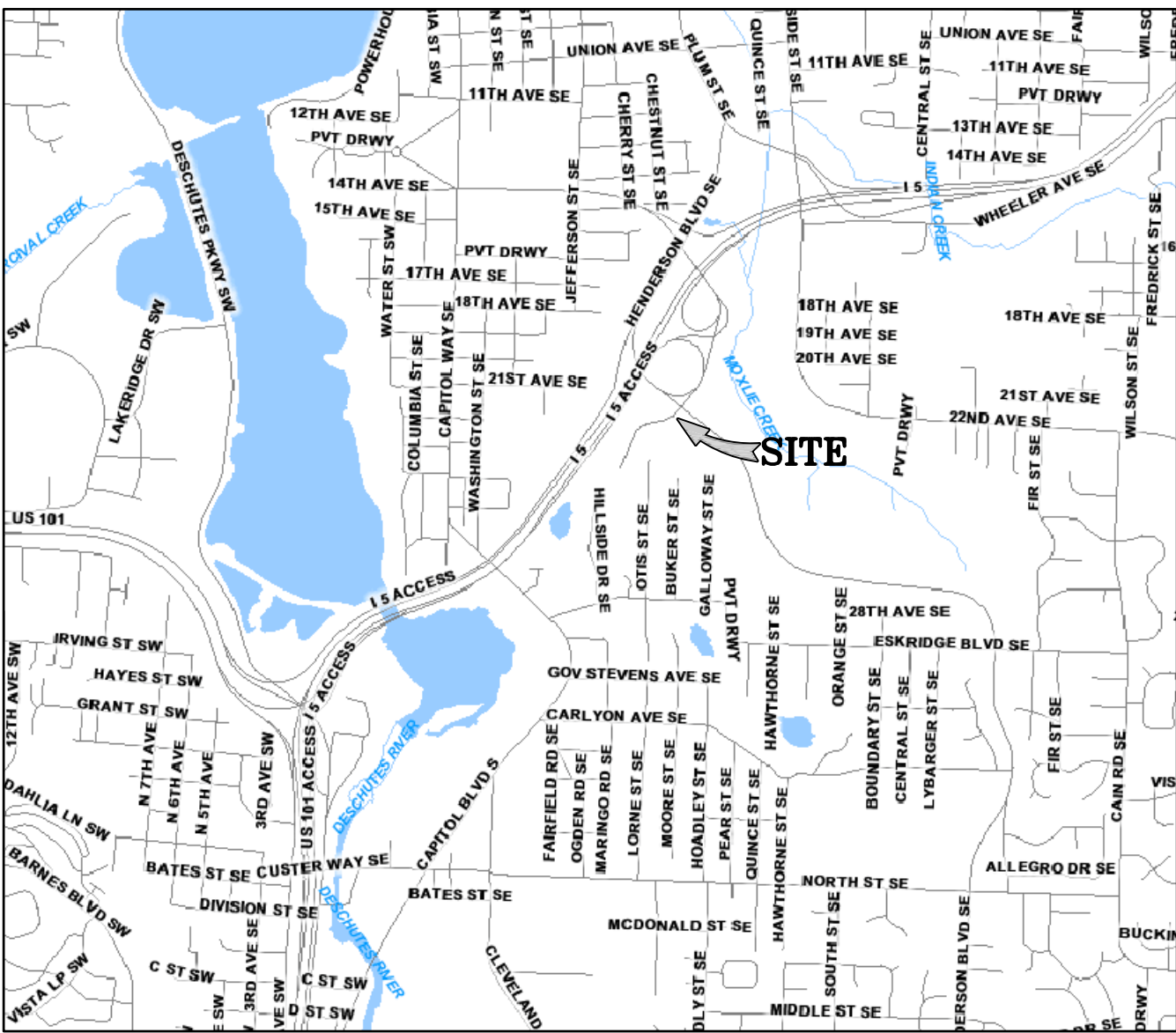


GENERAL DATA

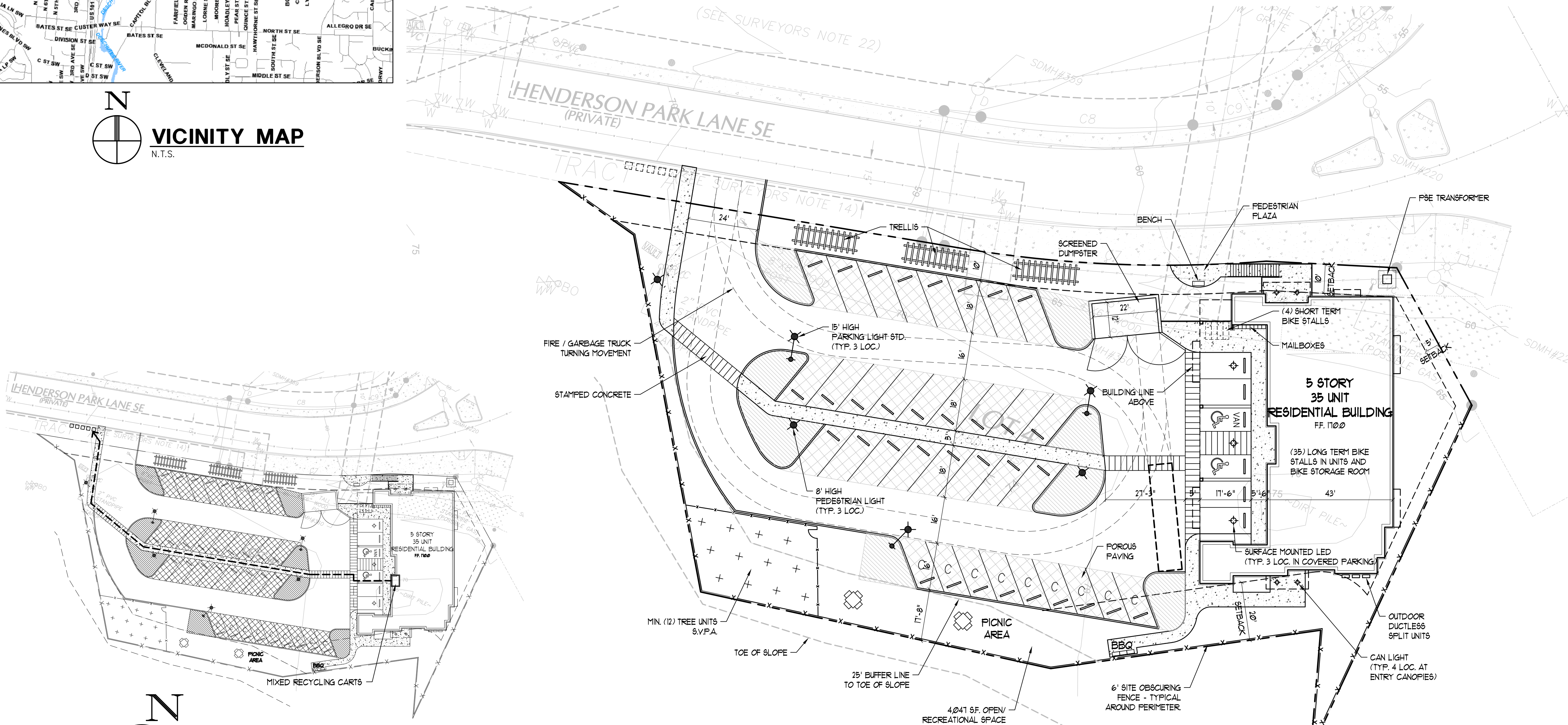
ADDRESS: 2014 HENDERSON PARK LANE SE
PARCEL NUMBER: 53210000400
LEGAL: SEC 23, TOWNSHIP 18N, RANGE 2W
OWNER/APPLICANT: 2102 HENDERSON LLC
3926 AURORA AVE N
SUITE 400
SEATTLE, WA 98103
ZONE: CS-H
WATER: CITY OF OLYMPIA
SEWER: CITY OF OLYMPIA
SITE AREA: 35,022 S.F.
BUILDING FOOTPRINT: 6,109 S.F.
BUILDING COVERAGE: 6,109 / 35,022 = 17.4% < 70% OK
TOTAL BUILDING AREA: 31,478 S.F.
(INCLUDING CANOPIES)
FIRST FLOOR: 6,109 S.F.
R-2: 4,338 S.F.
S-2: 1,771 S.F.
SECOND FLOOR: 6,180 S.F.
THIRD FLOOR: 6,333 S.F.
FOURTH FLOOR: 6,333 S.F.
FIFTH FLOOR: 6,333 S.F.
CANOPIES: 189 S.F.
BUILDING HEIGHT: 58'-6"
FIRE SPRINKLER: YES NFPA-13
FIRE ALARM: YES
OCCUPANCY: R-2 / S-2
TYPE OF CONSTRUCTION: VA
CODE: 2021 IBC
TOTAL LANDSCAPING: 11,678 S.F.
PARKING LOT LANDSCAPING: 1,966 S.F. > 982 S.F. OK
(DOES NOT INCLUDE PERIMETER LANDSCAPING)
25 STANDARD STALLS x 31 S.F. = 775 S.F. CODE REQUIRED
9 COMPACT STALLS x 23 S.F. = 207 S.F. CODE REQUIRED
6 STRUCTURED PARKING STALLS = NA
= 982 S.F. CODE REQUIRED

POROUS PAVING: 6,028 S.F.
IMPERVIOUS PAVING: 9,215 S.F.
SIDEWALKS: 1,547 S.F.
TOTAL IMPERVIOUS AREA: 17,316 S.F.
IMPERVIOUS COVERAGE: 17,316 / 35,022 = 49% < 85% OK
OPEN SPACE: 618 S.F. LOUNGE / GAME ROOM
4,047 S.F. RECREATIONAL AREA
PARKING: TOTAL 40 STALLS
31 STANDARD STALLS
9 COMPACT STALLS
EV INFRASTRUCTURE ONLY (40 x .20 = 8 STATIONS) (20%)
SHORT TERM BIKE STALLS: 40 / 10 = 4 BIKE STALLS
LONG TERM BIKE STALLS: (SEE CALC BELOW) = 35 BIKE STALLS
UNIT MIX: (14) STUDIOS (14) LONG TERM BIKE STORAGE (1/UNIT)
(11) 1 BEDROOM (11) LONG TERM BIKE STORAGE (1/UNIT)
(10) 2 BEDROOM (10) LONG TERM BIKE STORAGE (1/UNIT)
(35) TOTAL LONG TERM BIKE STORAGE

PARKING CALCULATIONS:
(14) STUDIOS 14 x 1 = 13 PARKING STALLS
(21) OTHERS 21 x 1 = 22 PARKING STALLS
= 35 PARKING STALLS REQUIRED
40 PARKING STALLS PROVIDED
REQUIRED TREE CALCULATION:
35,022 S.F. / 43,560 = 0.80 ACRES x 30 = 24 TREES
SVPA = MIN. 12 TREES

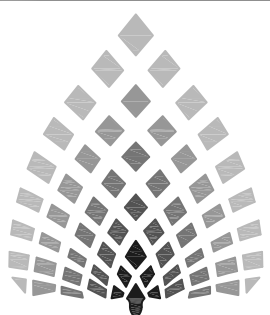


VICINITY MAP
N.T.S.



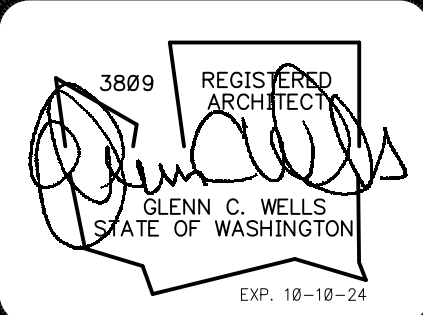
RECYCLING CART PATH
SCALE: 1"= 40'

SITE PLAN
SCALE: 1"= 20'



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WELLS
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date: 08-14-24
drawn: R.C.T.
checked: G.C.W.

city issue: 08-14-24
revisions: -

title:
SITE PLAN
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
SP1.0

W:\Commercial\Clients\Glenn Wells\231039 - Henderson Park Lot 4 (2102 H)\231039-2 - Context Plans\231039- Context 1.0.dwg, 8/14/2024 12:24:17 PM, TODD JACKSON Drafting Services (360) 956-0885



1 PHOTO



2 PHOTO



3 PHOTO



4 PHOTO



5 PHOTO



6 PHOTO



7 PHOTO



8 PHOTO



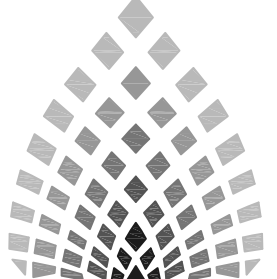
CONTEXT PLAN
N.T.S.



9 PHOTO

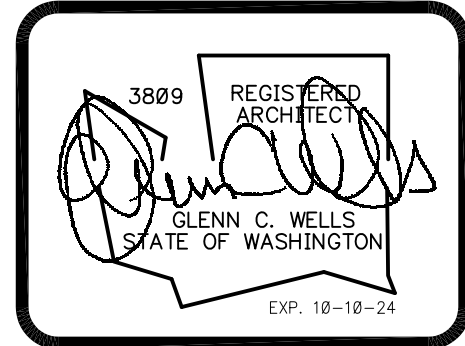


10 PHOTO



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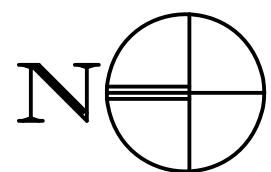
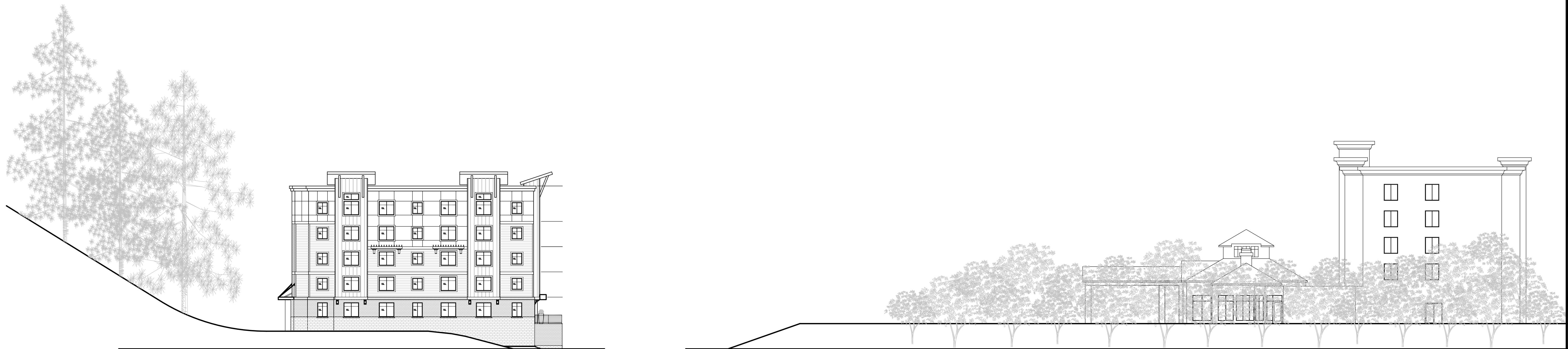


date:	08-14-24
drawn:	R.C.T.
checked:	G.C.W.

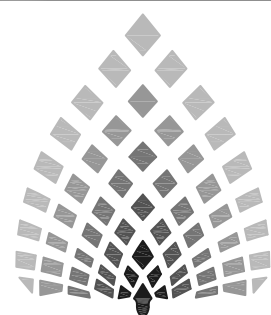
city issue:	08-14-24
revisions:	-

title:	sheet no.
CONTEXT PHOTOS 2102 H APARTMENTS HENDERSON PARK LANE OLYMPIA, WASHINGTON	CONTEXT 1.0

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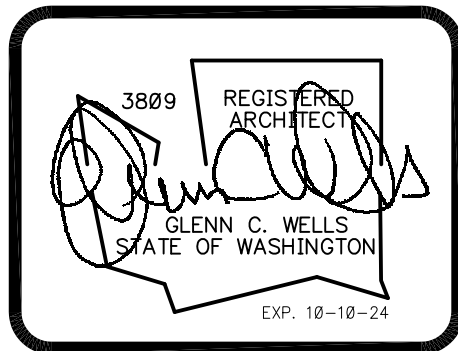


CONTEXT ELEVATION
SCALE: 1"=20'



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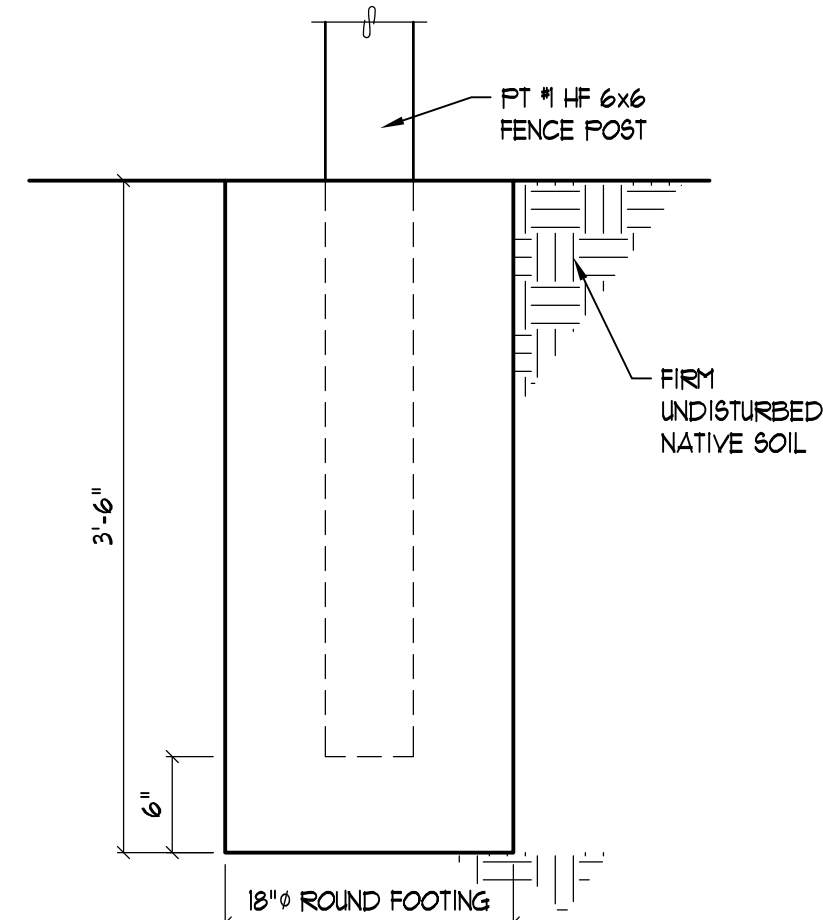
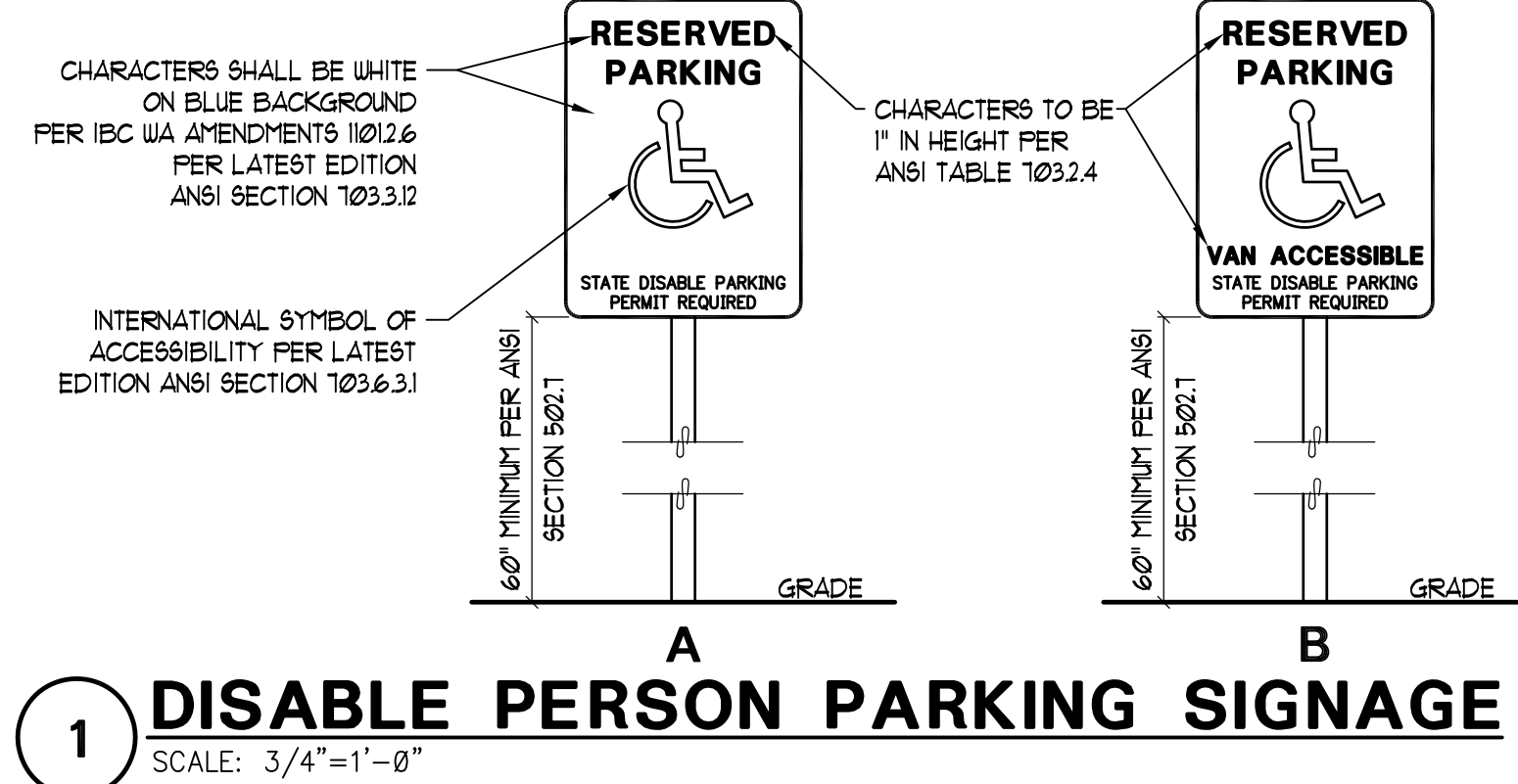
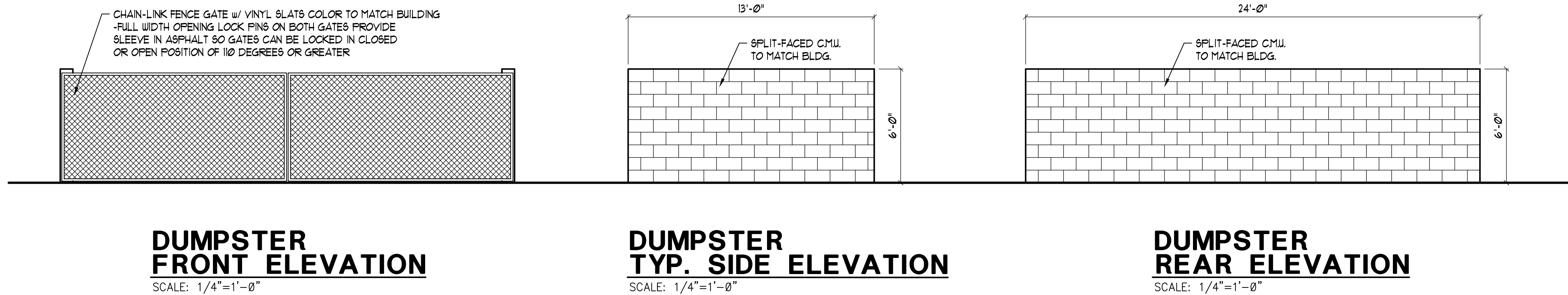
date: 08-14-24
drawn: R.C.T.
checked: G.C.W.

city issue: 08-14-24
revisions: -

title:
CONTEXT ELEVATIONS
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
CONTEXT
2.0

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Reidville Landscape LED

Luminaires
Bell-shaped head supported by decorative arm and sturdy staff; Full cut-off pattern provides 5' pool of light on ground with no glare; 4 ft. fixture cable and tool-free connection included

Dimensions: 7"w x 22.1"h

Applications/Uses
Perfect for highlighting walkways, flowers and plants; Typical spacing 8'-10'

Construction
Professional grade die-cast aluminum, available in Antique Bronze and Platinum Silver finishes

Listings
UL listed

EXPRESSLINE

Series Number	Equivalency	System Watts	Mounting	GCT	Voltage
RD-AB	INC HAL	20w -	1.5	Stake/Surface	3000K 12V

14 — www.hubbellooutdoor.com • www.spauldinglighting.com • www.sternerlighting.com

PEDESTRIAN LIGHT



Rally Square Picnic Table
Item #DD6013
Price: \$775 / each
29"H x 75"Sq. | 181 lbs |
Choose Rally tables for great value without sacrificing performance.

These quality steel tables feature the proprietary protection exclusively available from the Fusion Advantage for superior performance in any climate.

- 20-year limited structural warranty with 7-year finish warranty; see full details on multi-year warranties for components here.
- Perforated steel table tops and seats are protected by the patented Fusion Advantage finish that won't rust, fade, peel, chip, crack, mold or mildew
- Fade-resistant, powder coated steel frames feature a state-of-the-art primer proven to prevent rusting
- Thermal properties of plastisol make surfaces feel cooler in summer and warmer in winter
- Table top accommodates up to 1 1/2" diameter umbrella pole
- Matching commemorative table, benches, receptacles, recyclers and planter are available

Assembly required.

Options

TABLE TOP COLOR

BLACK	TEXTURED FERN	BROWN	PINE	YELLOW *
TEXTURED WHITE	SAGE	TEXTURED CHARCOAL	BURGUNDY	TEAL *
GRAY	TEXTURED SANDSTONE	NAVY	RED	PURPLE *
SILVER	TEXTURED BRONZE	BLUE	ORANGE *	

SEAT COLOR

BLACK	TEXTURED FERN	BROWN	PINE	YELLOW *
TEXTURED WHITE	SAGE	TEXTURED CHARCOAL	BURGUNDY	TEAL *
GRAY	TEXTURED SANDSTONE	NAVY	RED	PURPLE *
SILVER	TEXTURED BRONZE	BLUE	ORANGE *	

FRAME COLOR

BLACK	TEXTURED FERN	BROWN	PINE	YELLOW *
TEXTURED WHITE	SAGE	TEXTURED CHARCOAL	BURGUNDY	TEAL *

PICNIC TABLE



Covered Grill with Shelf and Inground Mount
Item #EC-4082
Price: \$670 / each
17"H x 41"W x 20"D Firebox | 187 lbs |
Covered grills provide superior temperature control.

Top features a safety stop to prevent accidental closure.

- 1-year warranty
- Thick steel construction with non-toxic powder coated finish
- 500 square inch cooking surface
- Grill rotates 360° and features side utility shelf and tippable grate
- Adjustable side vents for draft control
- Large coil spring handles for easy opening
- Steel inground mount post

Available in black.

Shipping
At UpBeat, Inc., our professional customer service representatives are trained to find the most suitable and cost-effective method of shipping your order, as well as assist you with any other shipping needs. All of our merchandise is sold FOB Factory using a carrier of our choice. Unless otherwise stated, UpBeat will invoice you for shipping merchandise to your place of business anywhere in the contiguous (48) United States. Additional charges may apply for shipments to Alaska, Hawaii, Puerto Rico, and other destinations outside of the 48 states. The shipping cost is pre-paid by UpBeat, Inc. and included on your invoice. UpBeat continuously negotiates with our freight carriers to ensure you receive competitive rates, which are typically better than those rates available to most customers.

When shipping your order, our first choice is to ship UPS. Items that are not heavy (typically under 150 lbs.) can ship via UPS. For heavier items, items with an unusual shape or size, or customer orders with large total weights, we will ship via a common carrier truck. To expedite delivery of your items, please include a physical street address, as we are not able to ship to a Post Office Box. For common carrier truck shipments, please be aware that the driver will bring the freight only to the back of the truck (known as tailgate delivery). You are responsible for offloading the merchandise delivered to you.

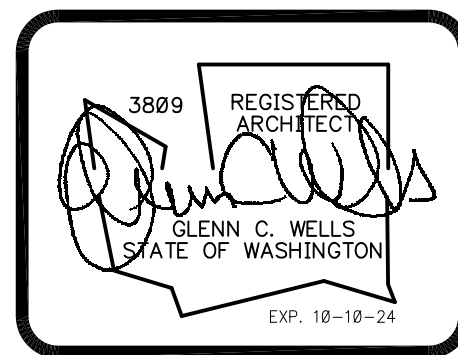
Special Shipping Services

At an additional charge, you may request special or expedited delivery services, such as airfreight, over-night, or second-day delivery. The common carrier truck companies also offer a variety of services like inside delivery, lift-gate delivery, or

BBO GRILL

GLENN WELLS ARCHITECT

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date: 08-14-24
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revisions: -

title:	sheet no.
SITE DETAILS 2102 H APARTMENTS HENDERSON PARK LANE OLYMPIA, WASHINGTON	SP1.1

Airo Roadway Luminaire



Airo Roadway Luminaire

- Applications
- Area/site, roadway, retail and security lighting.
- Features
- Capable of replacing up to 400w HID luminaires
 - 8, 16, or 24 LED configurations with high performance lenses optimize photometric performance
 - Competitively priced and stocked for immediate availability
 - Compact and lightweight design with low EPA
 - Tool-less entry for easy installation and maintenance
 - 3000K, 4000K or 5000K CCT high current, high-output LEDs
 - Universal mounting block or mast arm option
 - Lens distributions are field rotatable (in 90° increments) or exchangeable for quick job site fine tuning
 - Control capabilities offer additional energy savings options
 - 3G rated for high vibration applications including bridges and overpasses

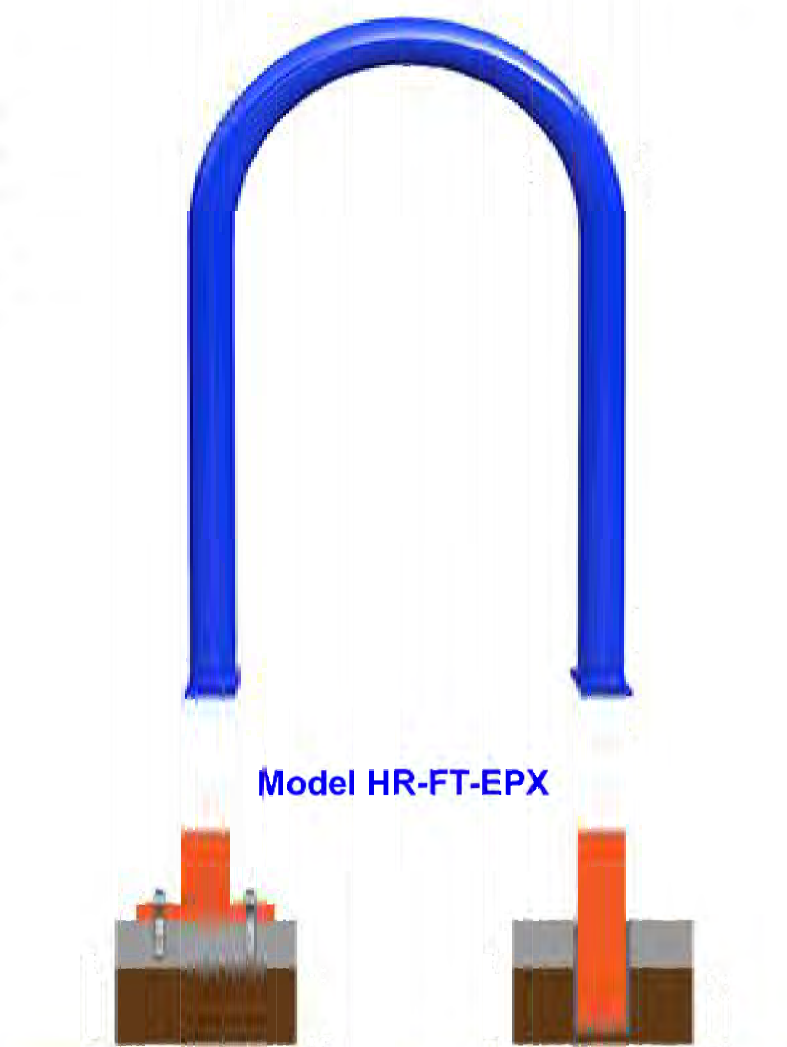
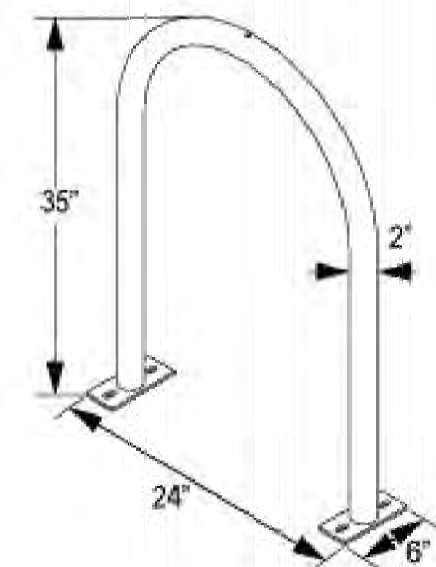
3 PARKING LOT LIGHT POLE

N.T.S.

Hoop Rack

Proven Security

The Hoop Rack is a proven design that provides easy bike parking with a high level of bike security. Utilizing the trusted inverted u design with 1.9" O.D. schedule 40 steel pipe, the Hoop Rack is durable, resilient and economical. The minimalist Hoop Rack is finished in a galvanized or powder-coating to seamlessly fit in with a variety of streetscapes and facility themes.



Surface Mount In-ground Mount

Galvanized Finish

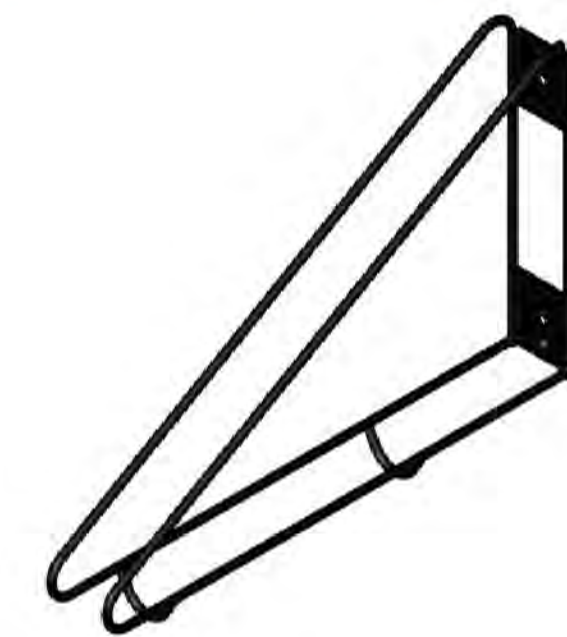
The hot dip galvanizing process results in an effective corrosion resistant surface with multi-varied spangle appearance.



2 SHORT-TERM BIKE RACK

N.T.S.

Home Secure Bike Parking Bike Racks Bike Wall Rack



Bike Wall Rack

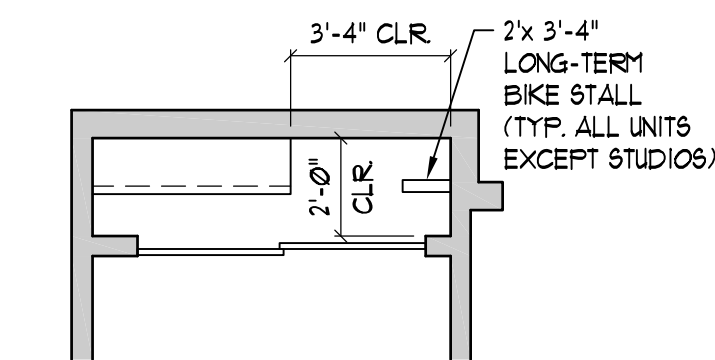
Standard Options \$79.00

The Original WallRack

CycleSafe's Original WallRack™ was the first vertically-hanging bike wall rack to effectively store a bike in a simple, space saving, and economical vertical bike storage rack. Since its introduction over 15 years ago, our wall-mounted bike rack is often imitated by inferior designs which lack the details of our patented bike WallRack™, including our support of the rim by cradling the front wheel between two tire supports that securely hold the bike. Other vertical bike racks put stress on the bike by hanging the rim on hooks, or by holding the bike between two straight tire supports.

https://cyclesafe.com/bike-parking/bike-racks/bike-wall-rack/

1/4



TYPICAL LONG TERM BIKE STALL

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



STAMPED CONCRETE



6 EXAMPLE SIGN

N.T.S.



5 TRELLIS DETAIL

N.T.S.

Additional Info

Included:	Trim, Housing, Integrated LED
Brightness:	600 lumens
Power:	13 W
Color Temperature:	3000K (warm white)
Trim Color:	Blanc
Trim Size:	6-1/4"
Cut-Out Diameter:	5-1/2"
Warranty:	3 Year

Lithonia Lighting 5" LED Recessed Exterior Light 13W White LK5 BMW



Model number:
lk5 b mw led

The LED Lithonia Lighting is the perfect recessed lighting solution, combining efficient and balanced lighting with very low electricity consumption and a long lifespan. The optical system uses a reflector in order to provide targeted spotlighting for your home. The LED Lithonia Lighting recessed light comes with a three-year guarantee covering any manufacturing or material defects and including the LED lamp and driver. The LED Lithonia recessed lighting also offers a dimmer option to 15% of its full light intensity, allowing you to use your creativity to create your own unique atmosphere.

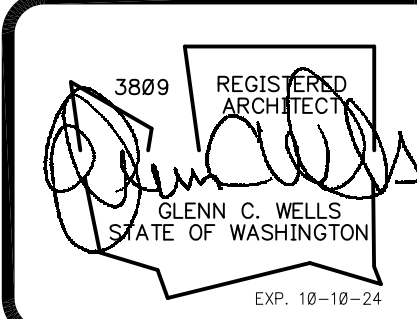
4 CAN LIGHT

N.T.S.



GLENN WELLS ARCHITECT

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date: 08-14-24
drawn: R.C.T.
checked: G.C.W.

city issue: 08-14-24
revisions: -

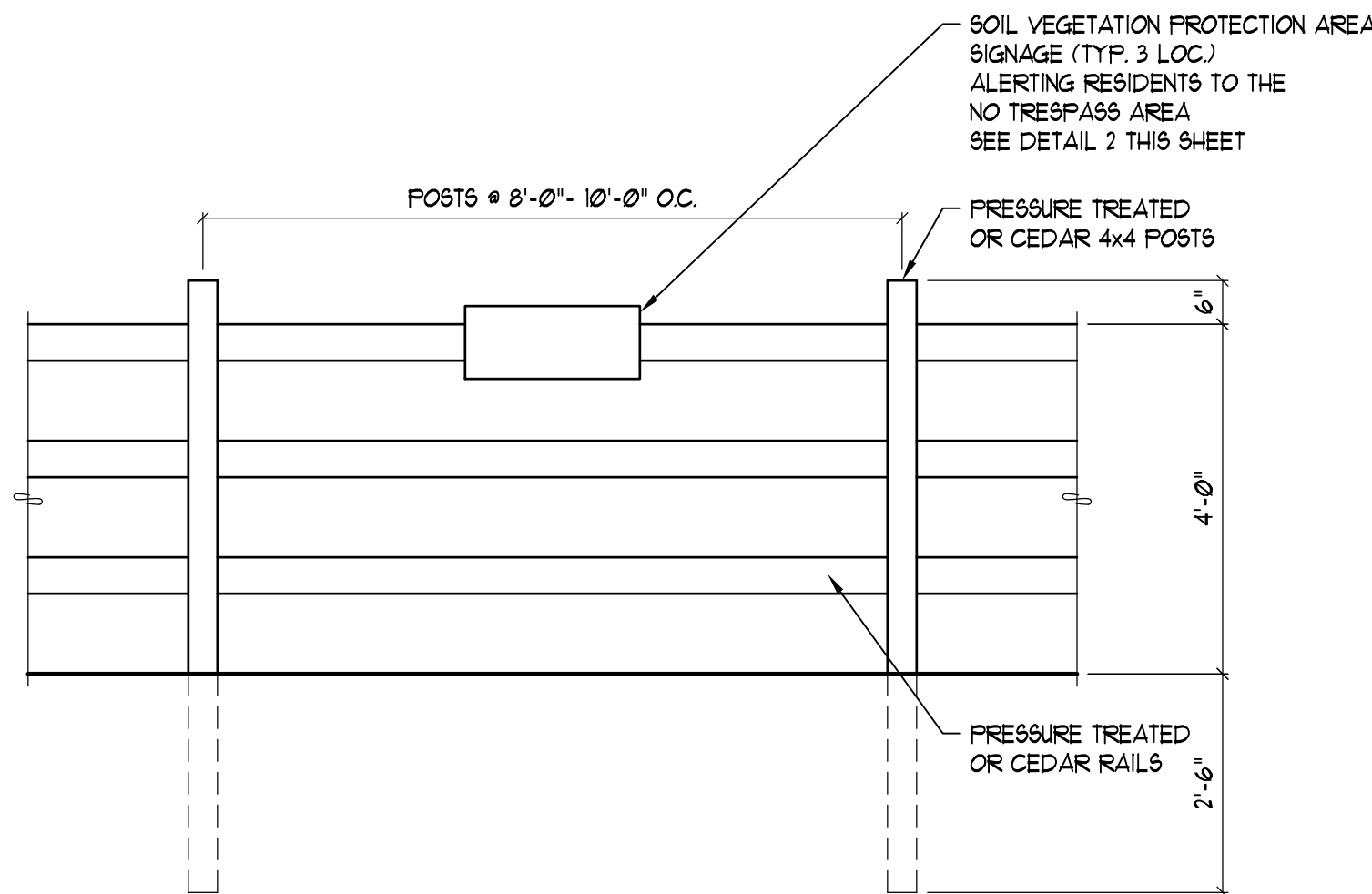
title:
SITE DETAILS
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
SP1.2

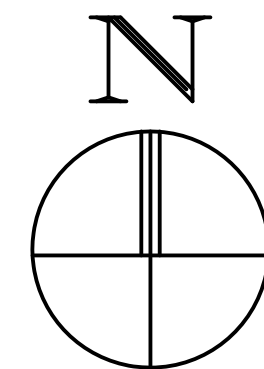
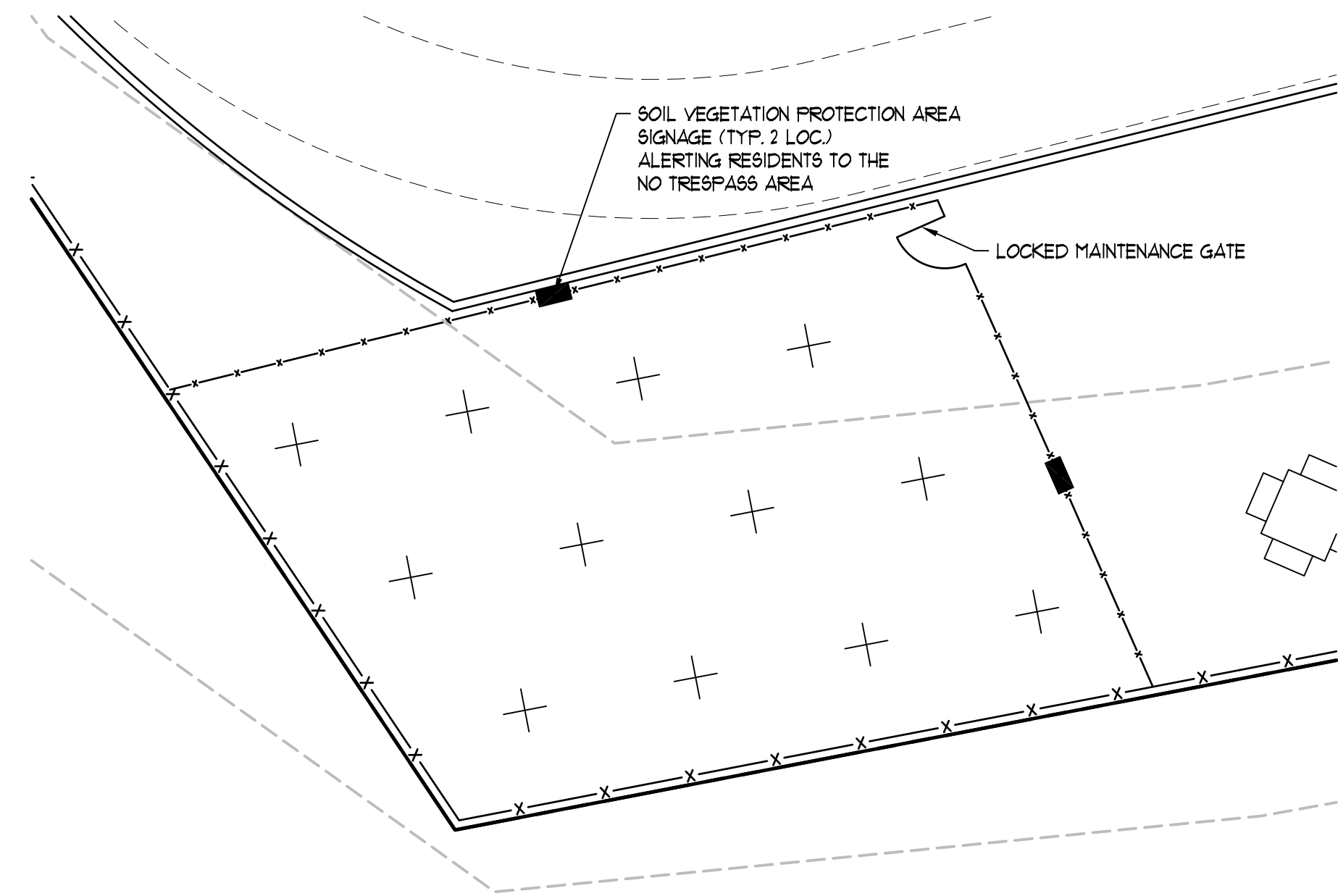
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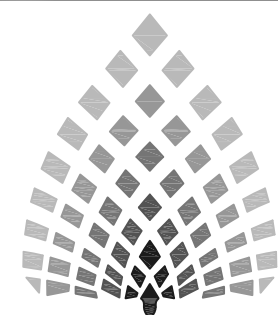
2 NO TRESPASS SIGN DETAIL
SCALE: 1 1/2"=1'-0"



1 SPLIT RAIL FENCE DETAIL
SCALE: 1/2"=1'-0"

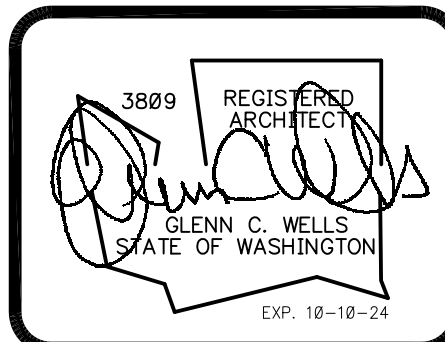


PARTIAL ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"



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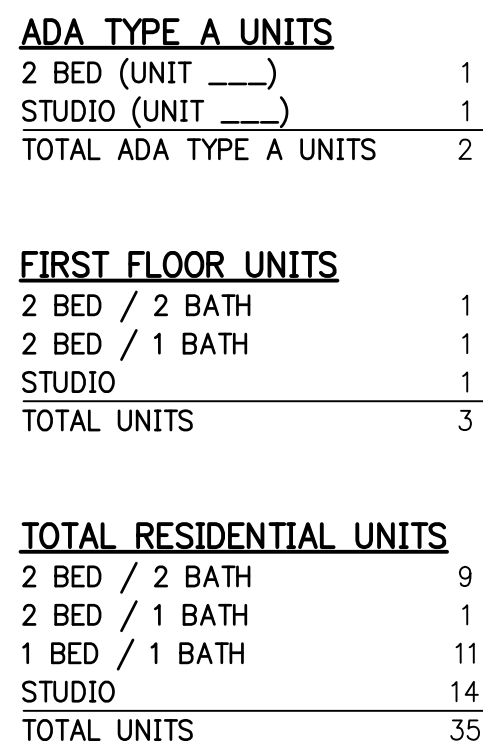


date: 08-14-24
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checked: G.C.W.

city issue: 08-14-24
revisions: -

title:
PARTIAL ENLARGED SITE PLAN
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
SP1.3

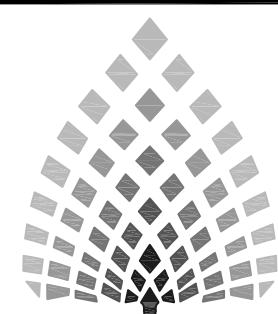


date:	08-14-24
drawn:	R.C.T.
checked:	G.C.W.

title: FIRST FLOOR PLAN
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

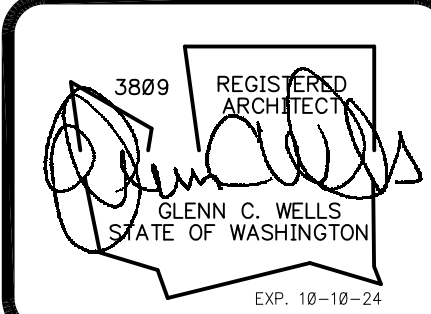
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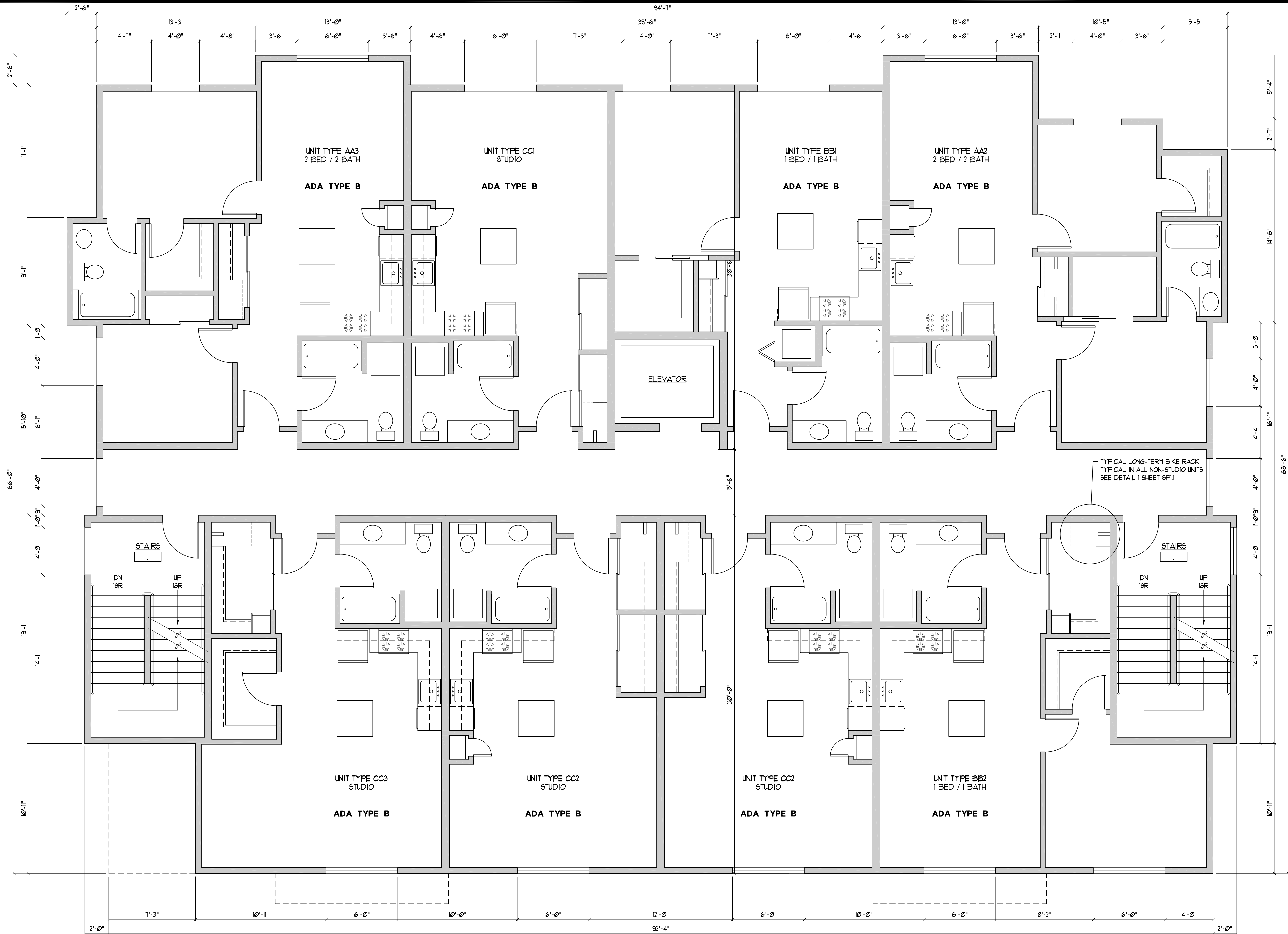


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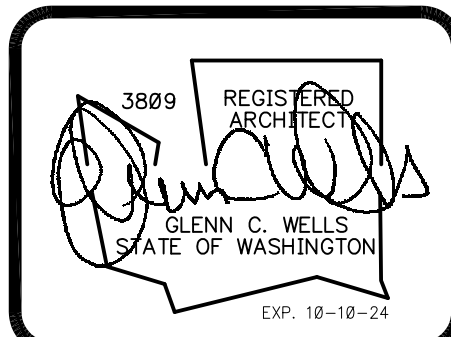
6,181 S.F. GROSS TOTAL OCCUPANT LOAD _____ PERSONS
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

SECOND FLOOR UNITS	
2 BED / 2 BATH	2
1 BED / 1 BATH	2
STUDIO	4
TOTAL UNITS	8



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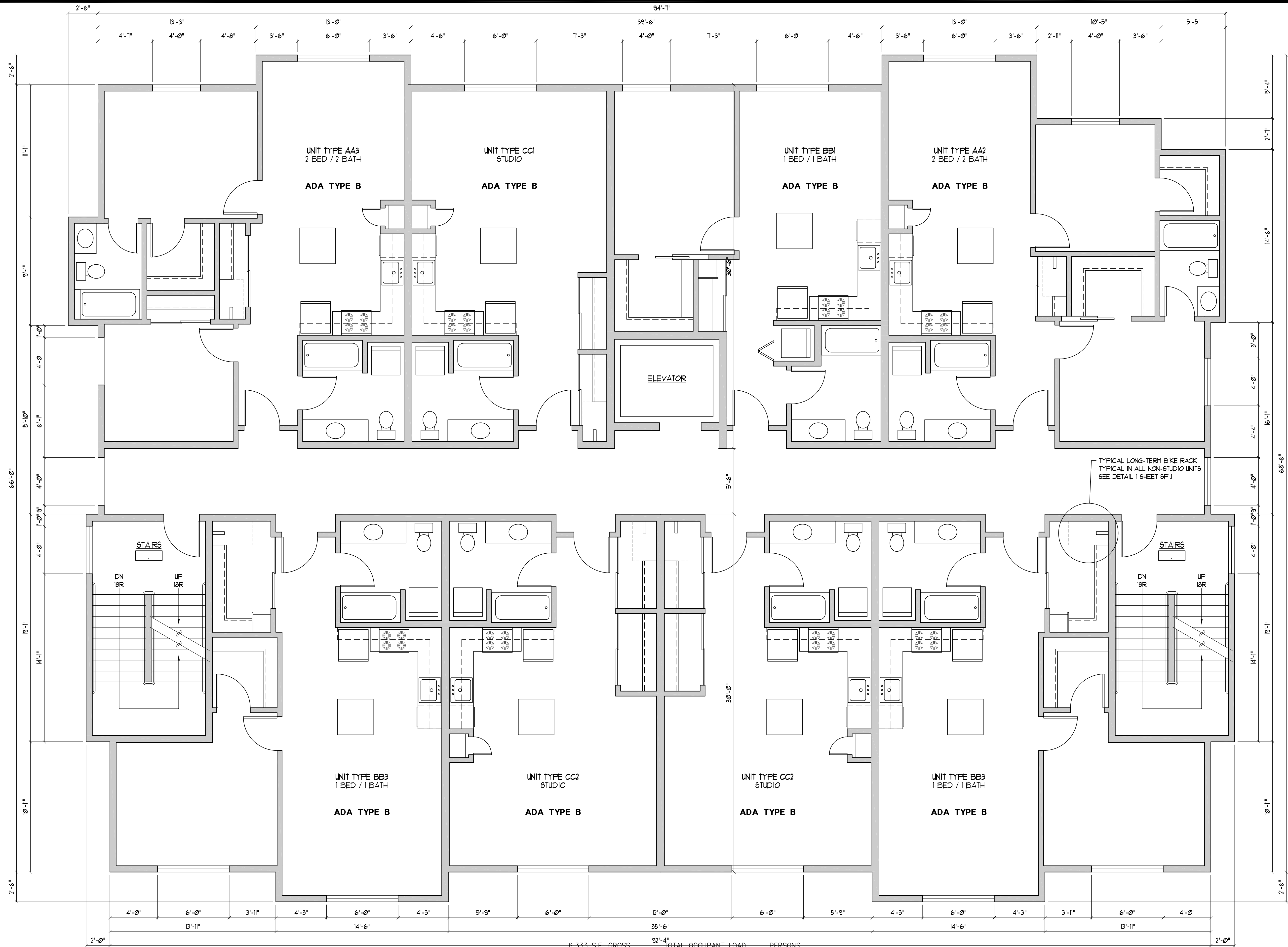
date: 08-14-24
drawn: R.C.T.
checked: G.C.W.

city issue: 08-14-24
revisions: -

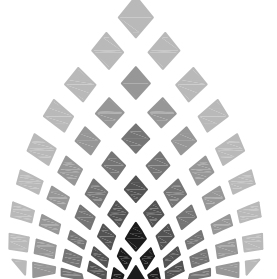
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SECOND FLOOR PLAN
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
A2.0

W:\Commercial\Clients\Glenn Wells\21039 - Henderson Park Lot 4 (2102 HY)21039- A03.dwg, 9/4/2024 2:55:57 PM, TODD JACKSON Drafting Services (360) 956-0885

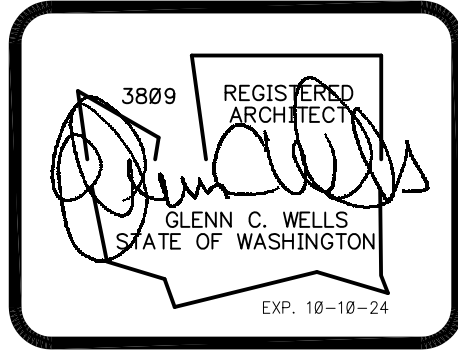


THIRD FLOOR UNITS	
2 BED / 2 BATH	2
1 BED / 1 BATH	3
STUDIO	3
TOTAL UNITS	8



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glennwellsarchitect@gmail.com



date: 08-14-24

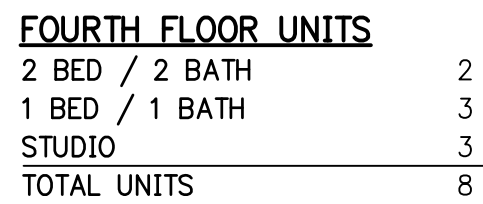
drawn: R.C.T.

checked: G.C.W.

city issue: 08-14-24

revisions: -

title:	sheet no.
THIRD FLOOR PLAN 2102 H APARTMENTS HENDERSON PARK LANE OLYMPIA, WASHINGTON	A3.0



3809 REGISTERED ARCHITECT
GLENN C. WELLS
STATE OF WASHINGTON
EXP. 10-10-24

city issue: 08-14-24

revisions: -

sheet no.

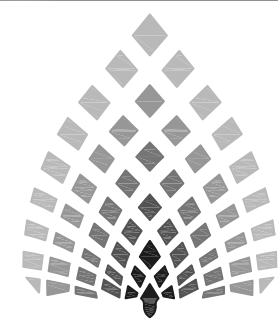
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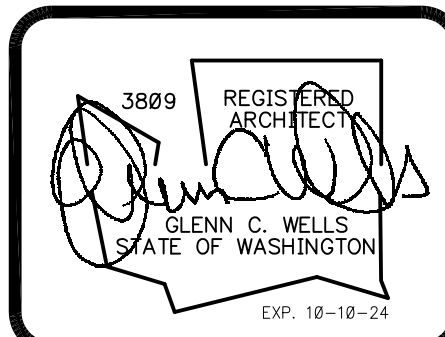
6,333 S.F. GROSS
92'-4" TOTAL OCCUPANT LOAD — PERSONS
FIFTH FLOOR PLAN
SCALE: 1/4"=1'-0"

FIFTH FLOOR UNITS	
2 BED / 2 BATH	2
1 BED / 1 BATH	3
STUDIO	3
TOTAL UNITS	8



**GLENN
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date: 08-14-24
drawn: R.C.T.
checked: G.C.W.

city issue: 08-14-24
revisions: —

title:

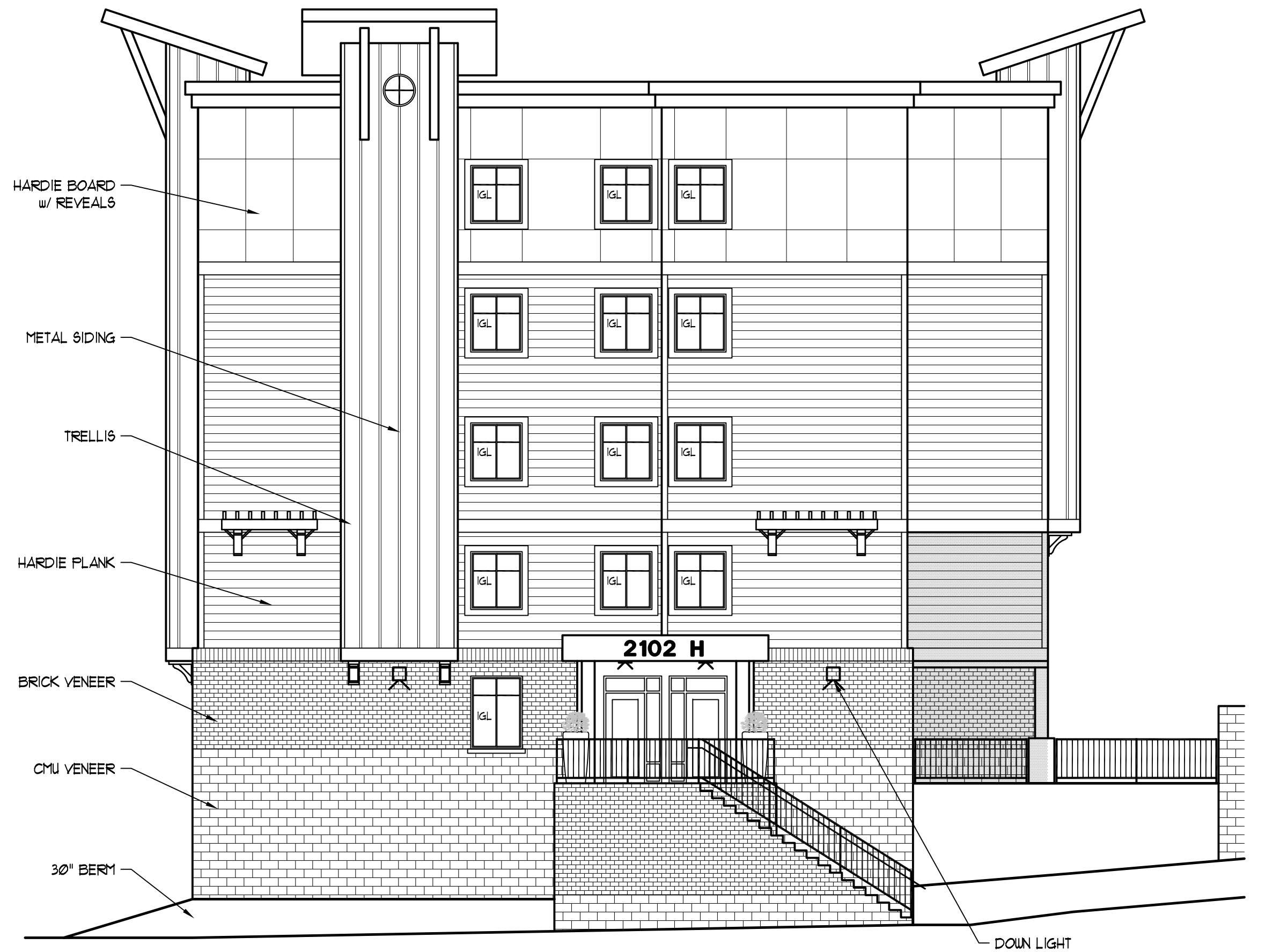
FIFTH FLOOR PLAN
2102 H APARTMENTS
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.

A5.0



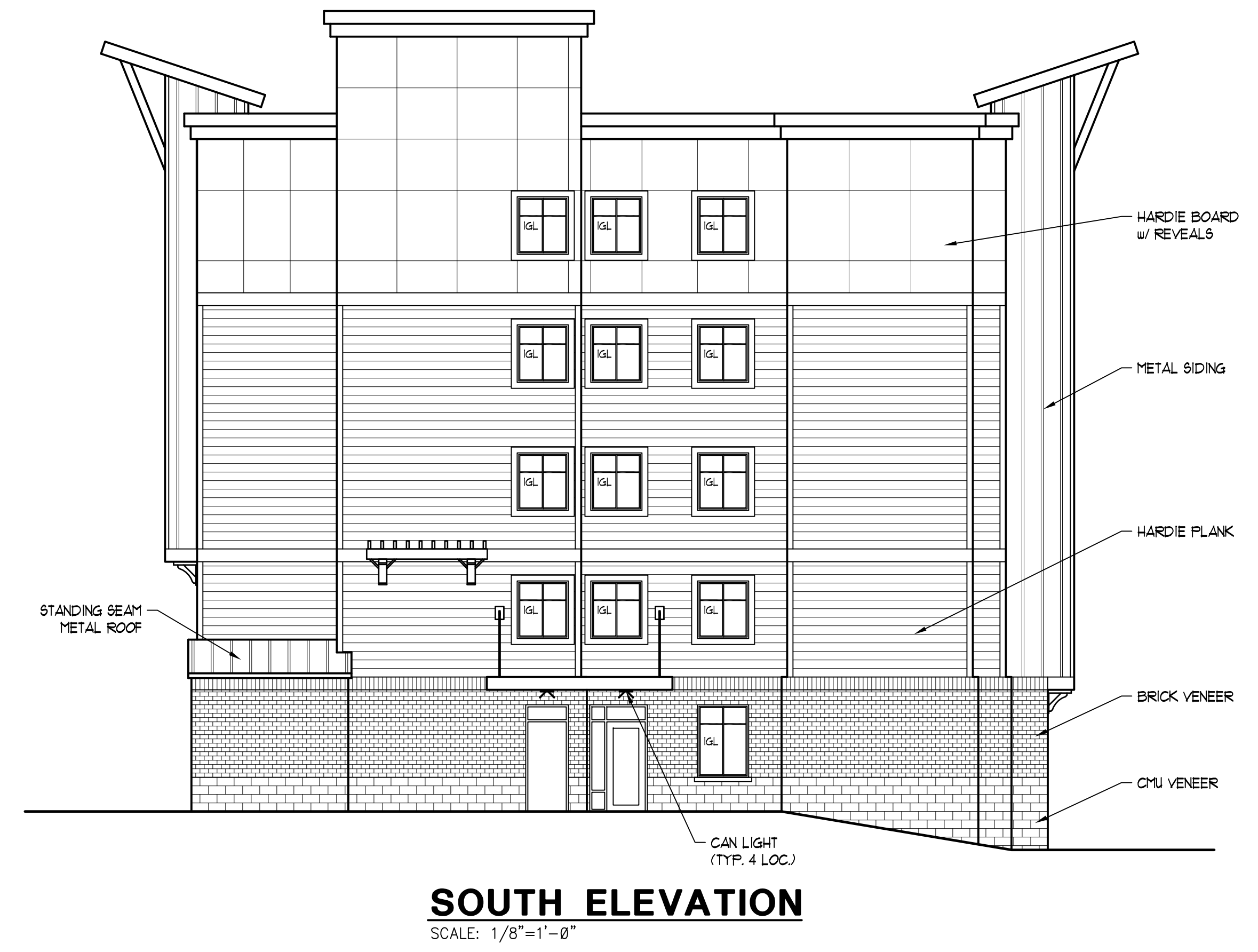
EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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

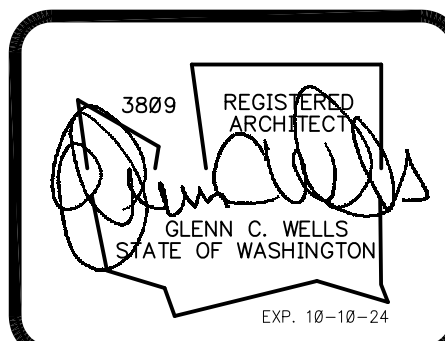


SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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**BUILDING ELEVATIONS
2102 H APARTMENTS**
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.
A7.0

Peninsula Environmental
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Port Angeles, WA 98362
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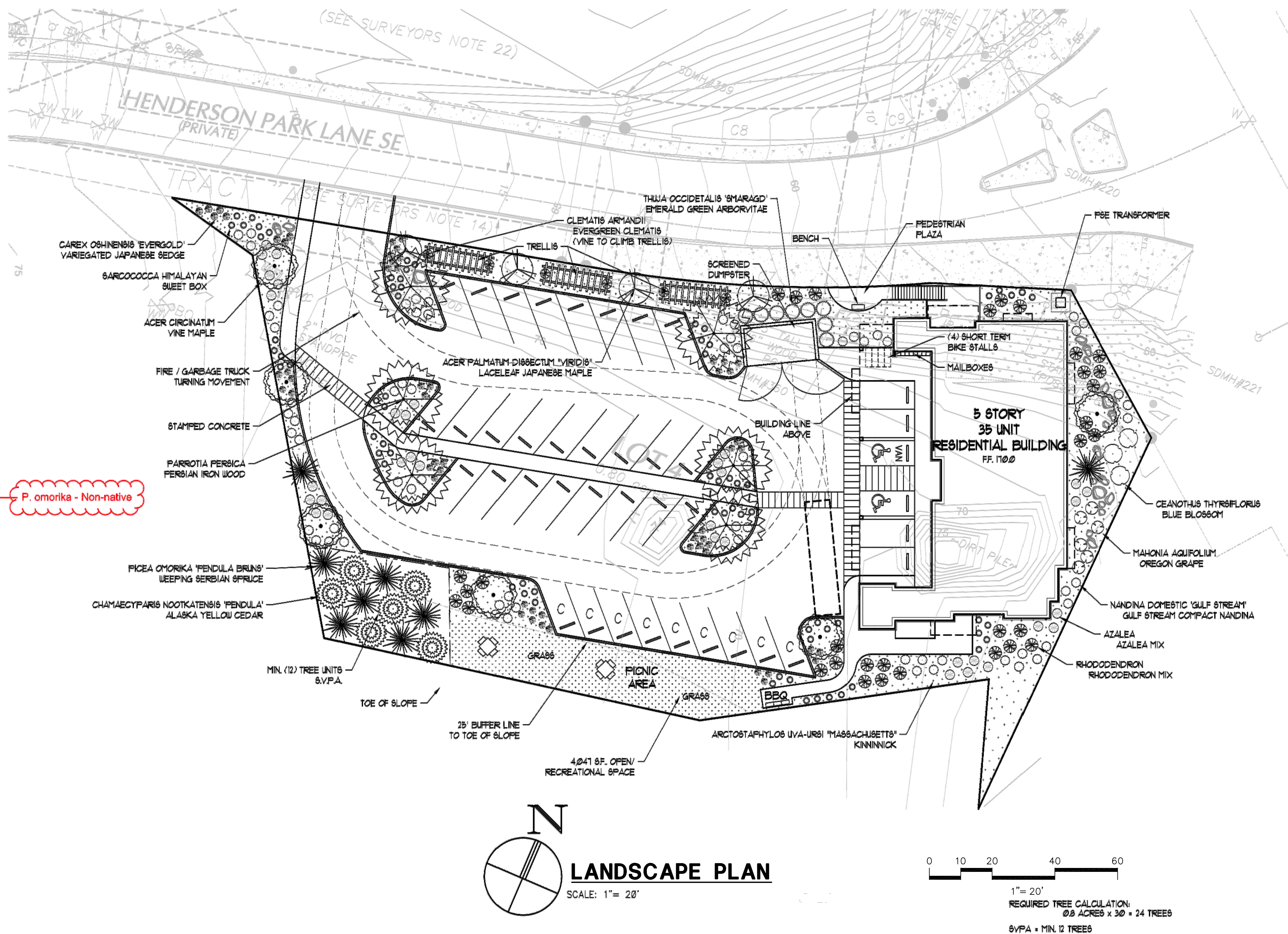
Reviewed and certified compliant with OMC 18.36.
Date: 05/15/2024

John Bornsworth, Senior Horticulturist & Arborist
Board Certified Master Arborist PN7955BM
Registered Consulting Arborist #724



PLANT LIST									
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	INSTALLED SIZE	MATURE HEIGHT	MATURE DIA.		TYPE OF PLANT	
TREES									
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	ALASKA YELLOW CEDAR	6	6'-0" TALL	30'	25'	DT NN	EG	
	PICEA OMORICA 'PENDULA BRUNS'	WEeping SERbian SPRUCE	8	6'-0" TALL	30'	18'	DT N	EG	
	PARROTIA PERSICA	PERSIAN IRWOOd	6	2" CALIPER	30'	25'	DT NN	D	
	ACER CIRCINATUM	VINE MAPLE	6	2" CALIPER	15'	20'	DT N	D	
	ACER PALMATUM DISSECTUM 'VIRIDIS'	LACEFALE JAPANESE MAPLE	4	2" CALIPER	18'	18'	DT NN	D	
SHRUBS									
	SARCOCOCCA HIMALAYAN	SWEET BOX	71	1 GALLON	2'	2'	DT NN	EG	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	6	1 GALLON 5'	18'	18'	DT N	EG	
	CEANOTHUS THYRSIFLORUS	BLUE BLOSSOM	3	1 GALLON	6'	6'	DT N	EG	
	CAREX OSHINENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE	49	1 GALLON	1'	2'	DT NN	D	
	NANDINA DOMESTIC 'GULF STREAM'	GULF STREAM COMPACT NANDINA	57	2 GALLON	3'	3'	DT NN	EG	
	AZALEA	AZALEA MIX	34	1 GALLON	3'	3'	DT NN	EG	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	9	6'-0" TALL	12'	5'	DT N	EG	
	RHODODENDRON	RHODODENDRON MIX	32	5 GALLON	3'	4'	DT NN	EG	
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	6	1 GALLON	18'	18'	DT NN	EG	
GROUND COVER									
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNICKINICK (SPACE 18" O.C.)		1 GALLON	-	-	DT N	EG	

DT NN	DROUGHT TOLERANT NON NATIVE
DT N	DROUGHT TOLERANT NATIVE
D	DECIDUOUS
EG	EVERGREEN



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LANDSCAPE PLAN
HENDERSON PARK LOT 4
HENDERSON PARK LANE
OLYMPIA, WASHINGTON

sheet no.

L1.0