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July 27, 2021

City of Olympia Community Planning and Development  
601 4<sup>th</sup> Ave E, Olympia WA 98501

RE: 4<sup>th</sup> Ave Transitional Housing Renovation 21-3707, 1600 4th Ave SE Olympia WA 98501  
Pre-Submission Narrative

To CP & D Staff,

This project is proposing renovating the existing Hometown Property Management office building into transitional housing for homeless individuals. The project is being undertaken by the building's current owner, who no longer needs the office space, and intends to try and make a difference in addressing homelessness in the City of Olympia through this project.

The existing building is a Type V-B wood framed structure, 4,566 SF on the ground story with a 1,000 SF basement. It was originally constructed to house an engineering firm's office. The building is not currently fire sprinklered.

The project is to renovate the interior of the building only, with the exception of replacement of non-operable windows in sleeping rooms and the addition of 3 new windows. No site work is proposed.

The proposed occupancy type is R-2, it would be designed as a dormitory, with individual sleeping rooms and shared rest room/shower/kitchen/laundry and common spaces. It is anticipated more than 50% of the floor area will be renovated, therefore we assume this to be an Alteration Level 2 per the IEBC, and also meet the requirements of Chapter 10, Change in Occupancy.

We anticipate the addition of fire sprinklers, fire alarm and the need for a kitchen hood that includes fire suppression. We propose installing an NFPA 13D type sprinkler system.

An accessible entrance will need to be created.

We look forward to your feedback on this proposal.

Sincerely,  
MSG ARCHITECTS

A handwritten signature in black ink, appearing to read "Garner Miller".

Garner Miller, AIA, LEED ap Partner-Architect