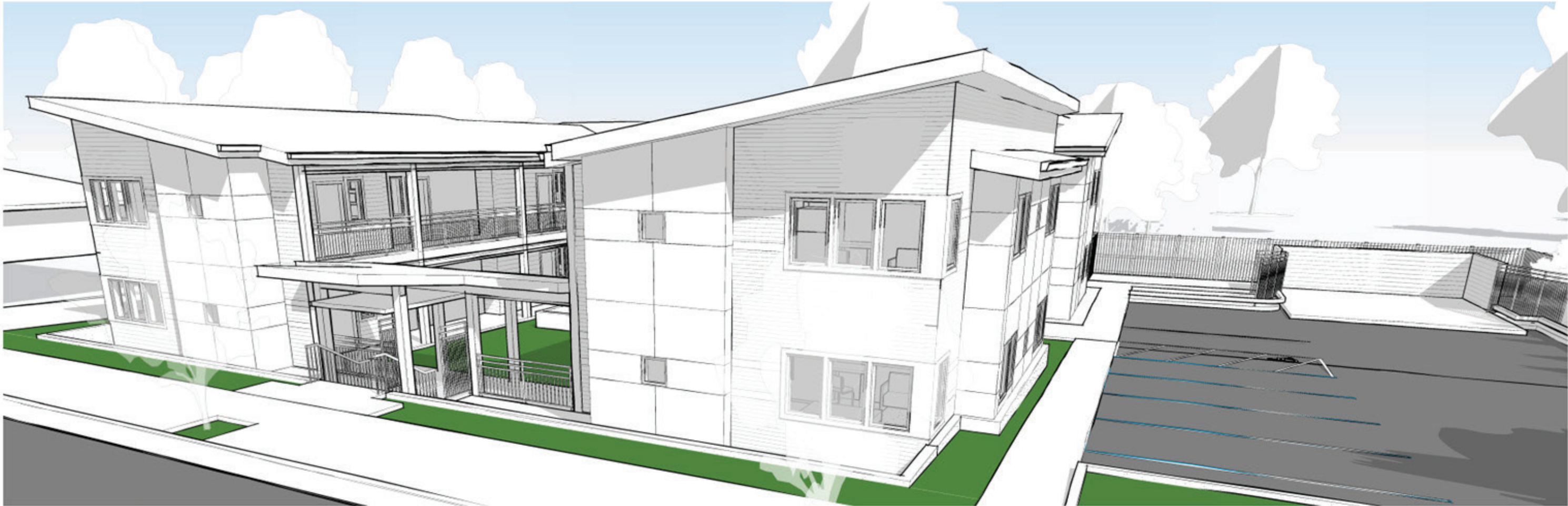


COVER SHEET



DESIGN TEAM

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SITE INFORMATION

PARCEL AREA:	.037 ACRES
LANDSCAPE AREA:	5,550 SQ. FEET
BUILDING AREA:	10,115 SQ. FEET
BUILDING COVERAGE:	4,407 SQ. FEET
IMPERVIOUS & HARD SURFACE TOTAL:	11,098 SQ. FEET
BIKE STORAGE:	
SHORT-TERM	2 SPACES
LONG-TERM	19 SPACES

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24-103 | VICINITY MAP

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VICINITY MAP



SITE ADDRESS
2104 STATE AVENUE NE

BEHAVIORAL HEALTH RESOURCES

B & B APARTMENTS

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24-103 | VICINITY MAP

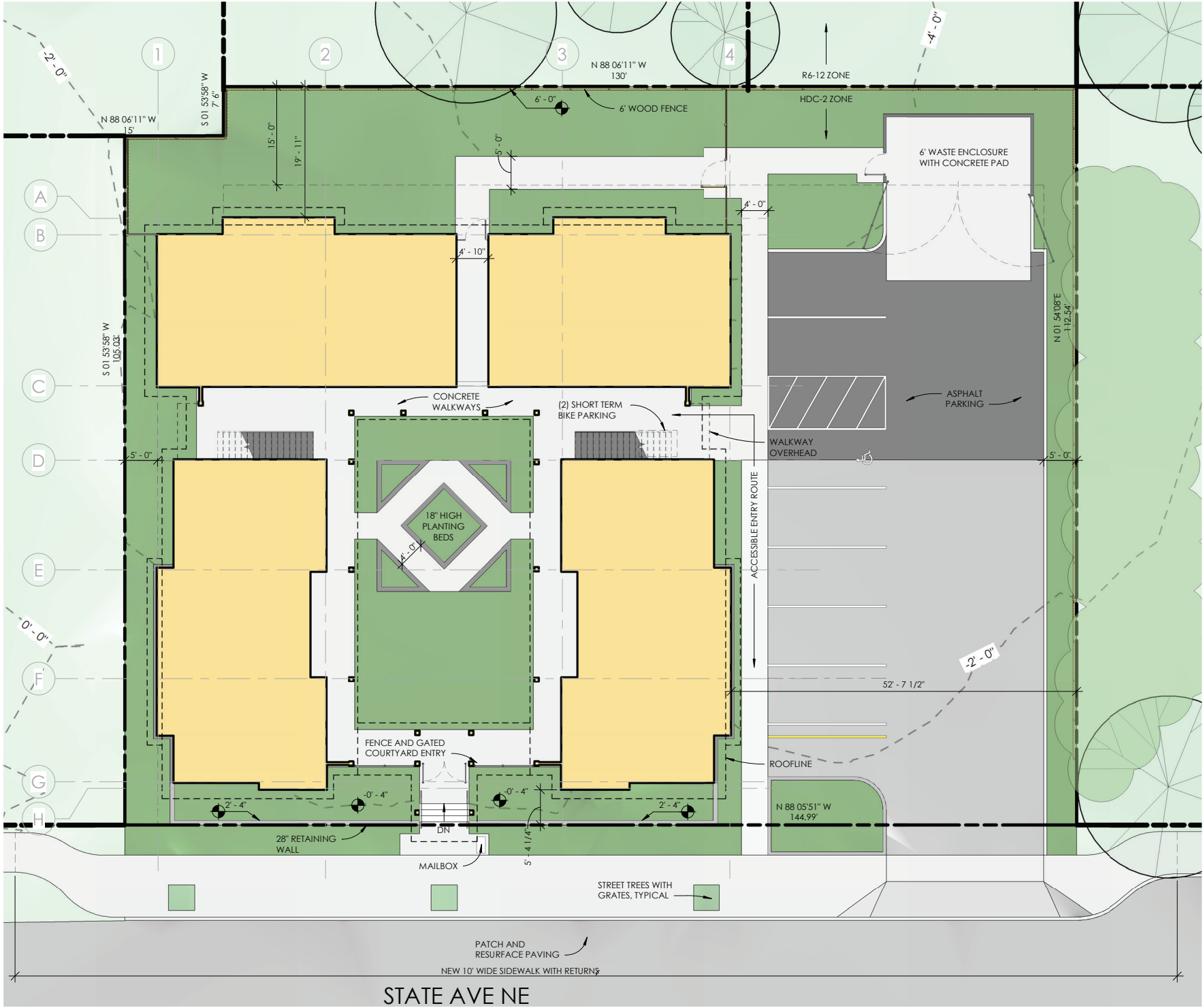
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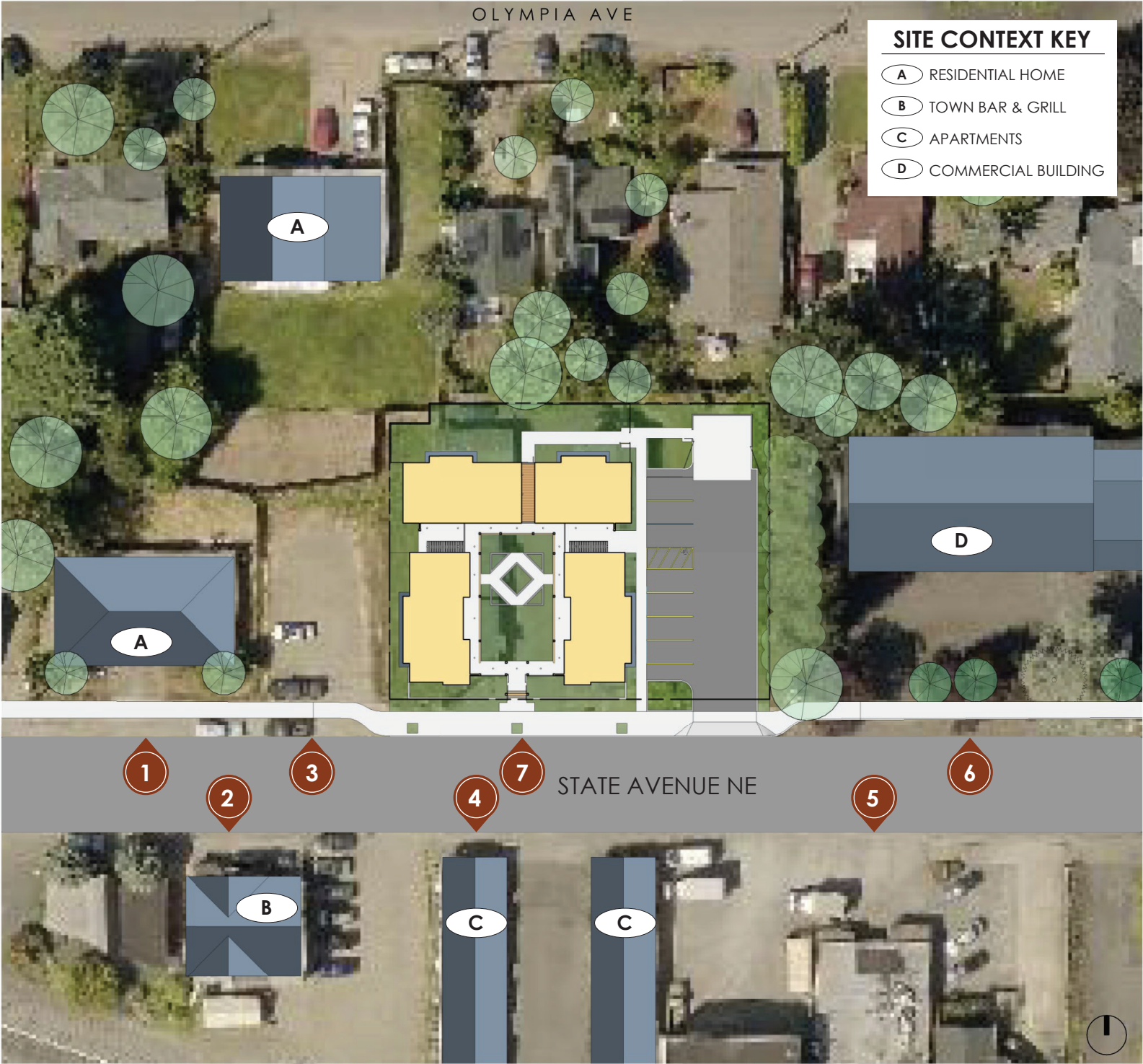
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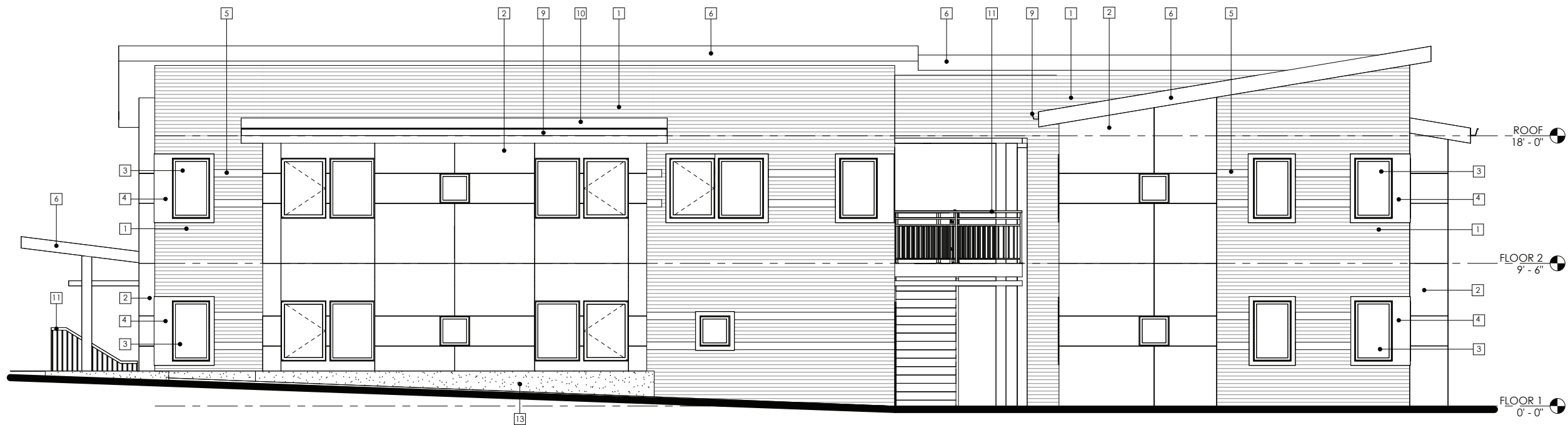
SITE PLAN



SITE CONTEXT

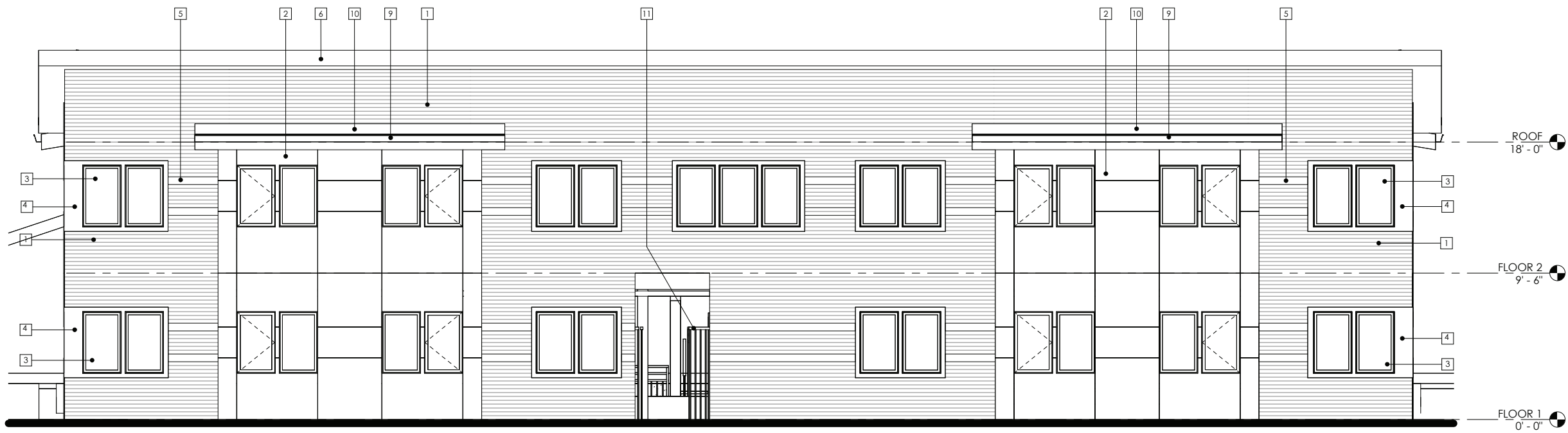


ELEVATIONS



EAST ELEVATION

MATERIAL LEGEND	
1	FIBER CEMENT 4" LAP SIDING, PAINTED
2	FIBER CEMENT PANELS, PAINTED
3	VINYL WINDOWS, LOW E GLAZING
4	WOOD TRIM, SEMI-TRANSPARENT STAIN
5	FIBER CEMENT "X" LAP SIDING ACCENT, PAINTED
6	WOOD FASCIA, PAINTED
7	WOOD FASCIA, PAINTED
8	METAL DOWNSPOUTS, FACTORY FINISHED
9	6" GUTTER, FACTORY FINISHED
10	ARCHITECTURAL ASPHALT SHINGLES
11	PRE-FABRICATED METAL RAILING, FACTORY FINISHED
12	WOOD FENCE, SEMI-TRANSPARENT STAIN
13	CAST IN PLACE CONCRETE, SMOOTH FINISH



NORTH ELEVATION

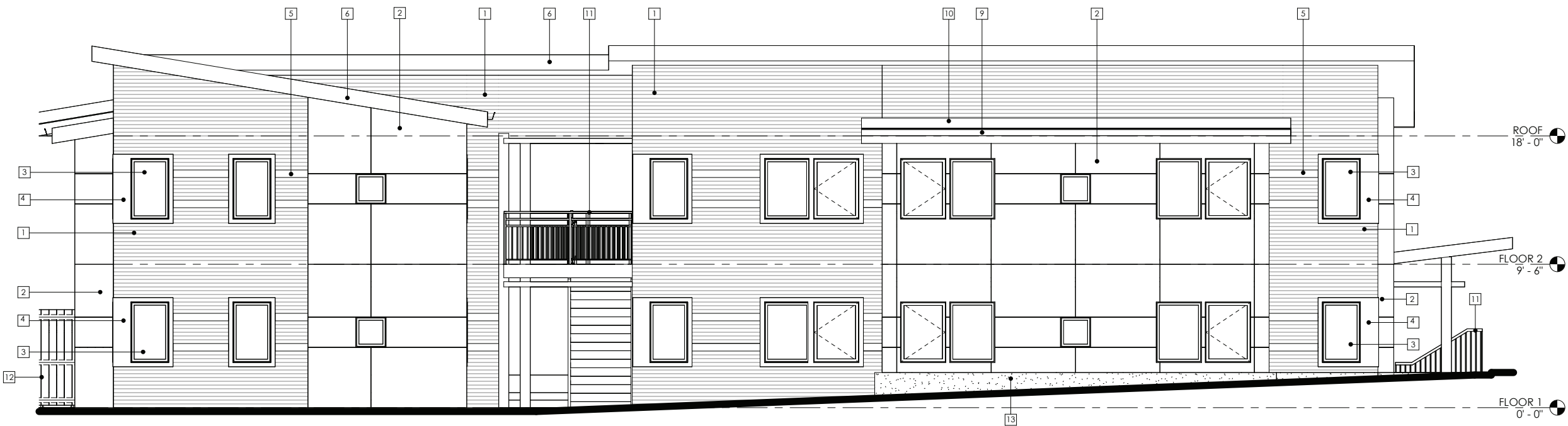
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24-103 | VICINITY MAP

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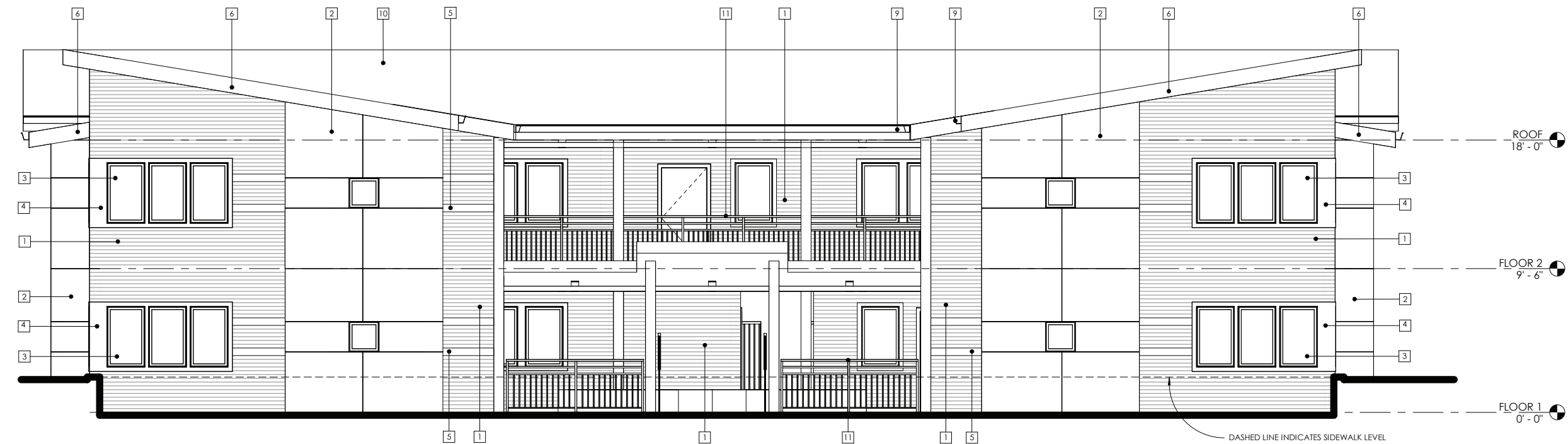
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ELEVATIONS



WEST ELEVATION



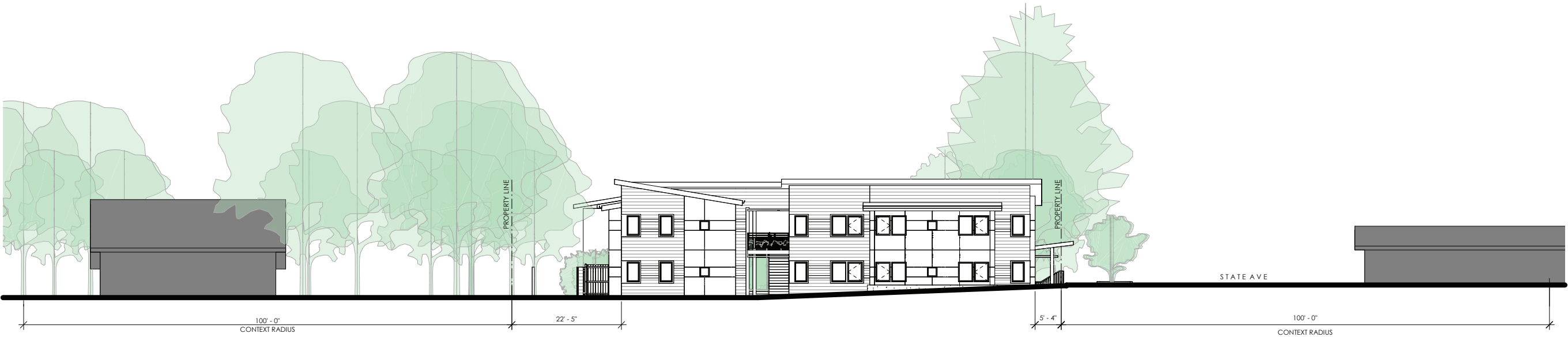
SOUTH ELEVATION

MATERIAL LEGEND	
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4	WOOD TRIM, SEMI-TRANSPARENT STAIN
5	FIBER CEMENT " LAP SIDING ACCENT, PAINTED
6	WOOD FASCIA, PAINTED
7	WOOD FASCIA, PAINTED
8	METAL DOWNSPOUTS, FACTORY FINISHED
9	6" GUTTER, FACTORY FINISHED
10	ARCHITECTURAL ASPHALT SHINGLES
11	PRE-FABRICATED METAL RAILING, FACTORY FINISHED
12	WOOD FENCE, SEMI-TRANSPARENT STAIN
13	CAST IN PLACE CONCRETE, SMOOTH FINISH

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CONTEXT



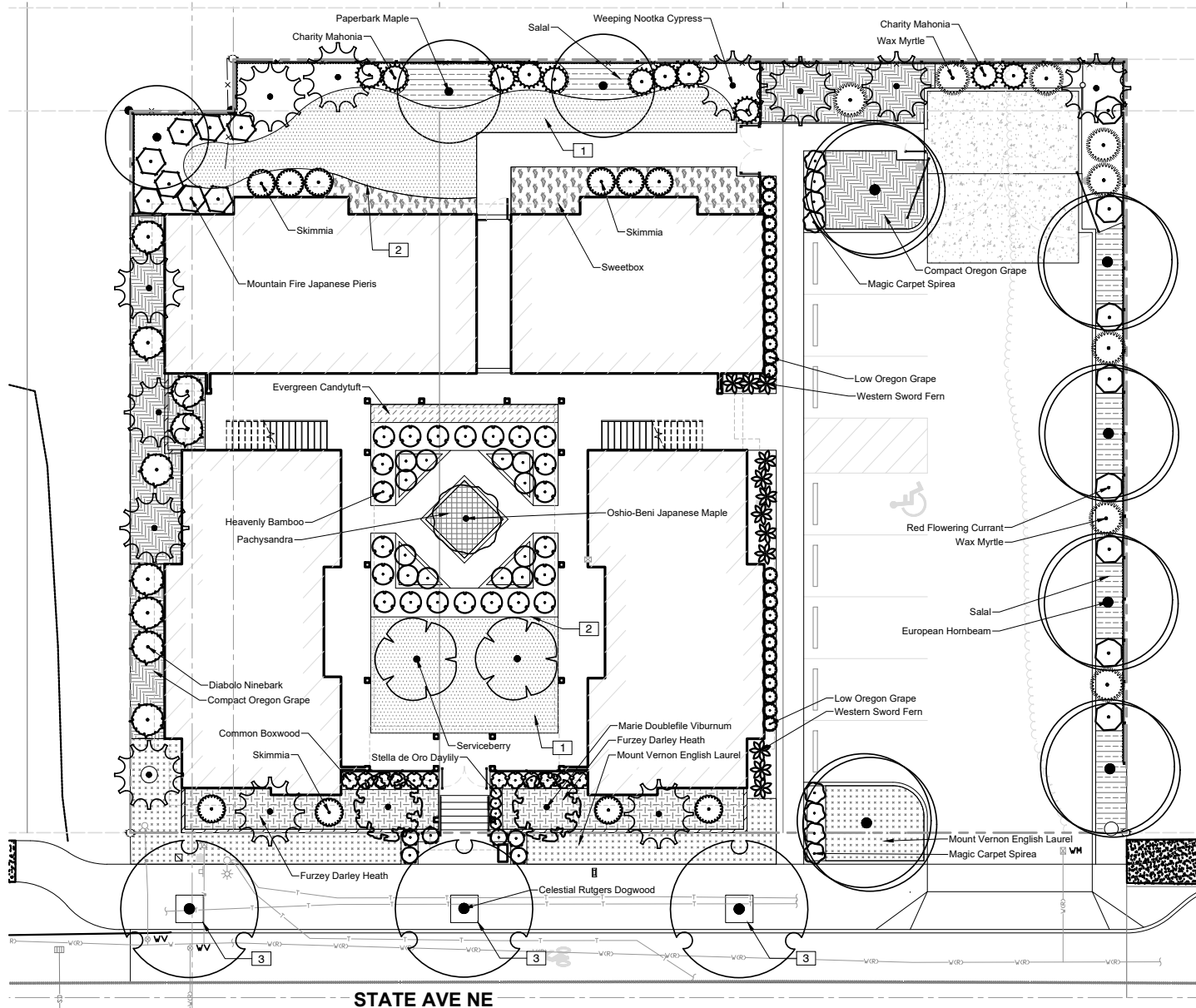
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24-103 | VICINITY MAP

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	DESCRIPTION	SIZE
TREES				
	3	ACER GRISEUM PAPERBARK MAPLE	2" CAL., 8'-10' HT. B&B OR CONT.	
	1	ACER PALMATUM 'OSHIO-BENI' OSHIO-BENI JAPANESE MAPLE	2" CAL., 8'-10' HT. B&B OR CONT.	
	2	AMELANCHIER ALNIFOLIA SERVICEBERRY	2" CAL., 8'-10' HT. B&B OR CONT.	
	6	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL., 8'-10' HT. B&B OR CONT.	
	12	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEeping NOOTKA CYPRESS	7'-8' HT., B&B/CONT.	
	3	CORNUS X RUTGERSSENSIS 'RUTDAN' CELESTIAL RUTGERS DOGWOOD	2" CAL., 8'-10' HT. B&B/CONT.	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS				
	11	BERBERIS X HORTENSIS 'CHARITY' CHARITY MAHONIA	5 GAL	5' O.C.
	12	BUXUS SEMPERVIRENS COMMON BOXWOOD	3 GAL	3' O.C.
	4	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	2' O.C.
	26	MAHONIA NERVOSA LOW OREGON GRAPE	3 GAL	3' O.C.
	6	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT EULALIA GRASS	3 GAL	3' O.C.
	8	MORELLA CERIFERA WAX MYRTLE	5 GAL	5' O.C.
	22	NANDINA DOMESTICA HEAVENLY BAMBOO	3 GAL	3' O.C.
	9	PHYSOCARPUS OPULIFOLIUS 'MONLO' DIABOLO NINEBARK	5 GAL	6' O.C.
	8	PIERIS JAPONICA 'MOUNTAIN FIRE' MOUNTAIN FIRE JAPANESE PIERIS	3 GAL	5' O.C.
	12	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL	3' O.C.
	12	RHODODENDRON SIMSII AZALEA	2 GAL	3' O.C.
	8	RIBES SANGUINEUM 'KING EDWARD VII' RED FLOWERING CURRANT	3 GAL	5' O.C.
	10	SKIMMIA JAPONICA SKIMMIA	2 GAL	4' O.C.
	8	SPIRAEA X BUMALDA 'WALBUMA' MAGIC CARPET SPIREA	2 GAL	3' O.C.
	2	VIBURNUM PLICATUM TOMENTOSUM 'MARESII' MARIE DOUBLEFILE VIBURNUM	5 GAL	6' O.C.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
	177	ERICA X DARLEYENSIS 'FURZEY' FURZEY DARLEY HEATH	1 GAL	1-1/2' O.C.
	155	GAULTHERIA SHALLON SALAL	1 GAL	1-1/2' O.C.
	34	IBERIS SEMPERVIRENS EVERGREEN CANDYTUFT	1 GAL	1-1/2' O.C.
	145	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 GAL	2-1/2' O.C.
	30	PACHYSANDRA AXILLARIS PACHYSANDRA	1 GAL	1-1/2' O.C.
	287	PRUNUS LAUROCEASUS 'MOUNT VERNON' MOUNT VERNON ENGLISH LAUREL	1 GAL	3' O.C.
	27	SARCOCOCCA HUMILIS SWEETBOX	3 GAL	3' O.C.

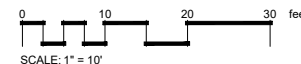


SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER AND THE CITY OF OLYMPIA. SIXTY PERCENT (60%) OF NEW VEGETATION SHALL BE NATIVE AND/OR WELL-ADAPTED DROUGHT TOLERANT PLANTS.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- 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. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL LANDSCAPING AREAS SHALL BE PLANTED TO ACHIEVE 80% PLANT DENSITY WITHIN 3 YEARS OF PLANTING. ADDITIONAL PLANTINGS MAY BE NECESSARY UPON INSPECTION BY THE CITY.
- ALL PLANT SUBSTITUTIONS, EXCEPT TREES, SHALL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND PLANS UPDATED. PLANS SHOWING ACCURATE PLANTING MATERIALS WILL BE PROVIDED TO THE CITY PRIOR TO BUILDING OCCUPANCY.
- AT TIME OF PLANT INSTALLATION, AN INSPECTION OF THE SOIL AMENDMENTS AND THE PLANTS WILL NEED TO BE SCHEDULED BY THE APPLICANT AND PERFORMED BY THE CITY.
- SEE SHEET LS-2 FOR TREE CALCULATIONS AND EXISTING SOILS NOTES.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	STANDARD LAWN	1,106 SF
	2	LAWN EDGE, TYP.	210 LF
	3	TREE IN WELL, TYPICAL	



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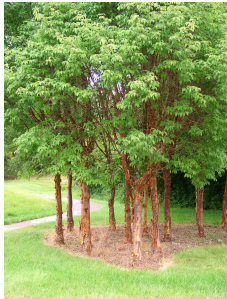
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TREES



PAPERBARK MAPLE



EUROPEAN HORNBEAM



RED-LEAF JAPANESE MAPLE



WEeping NOOTKA CYPRESS



CELESTIAL RUTGERS DOGWOOD



SERVICEBERRY

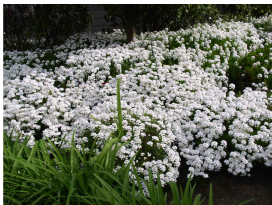
GROUNDCOVERS



FURZEY DARLEY HEATH



SALAL



EVERGREEN CANDYTUFT



SWEETBOX



PACHYSANDRA



MOUNTAIN VERNON ENGLISH LAUREL



COMPACT OREGON GRAPE

SHRUBS AND GROUND COVERS



CHARITY MAHONIA



COMMON BOXWOOD



MORNING LIGHT MISCANTHUS



STELLA DE ORO DAYLILY



OREGON GRAPE



WAX MYRTLE



HEAVENLY BAMBOO



WESTERN SWORD FERN



DIABOLO NINEBARK



MOUNTAIN FIRE JAPANESE PIERIS



AZALEA



RED FLOWERING CURRANT



SKIMMIA



MAGIC CARPET SPIREA



MARIE DOUBLEFILE VIBURNUM

TREE UNIT CALCULATIONS

BUILDABLE AREA	.37 AC
REQUIRED TREE UNITS (.37 X 30)	11
TOTAL TREE UNITS ON SITE	7
EXISTING TREE UNITS TO REMAIN	0
NEW TREE UNITS PROVIDED	27
TOTAL SITE TREE UNITS	27 UNITS

EXISTING SOIL TYPE NOTES

ACCORDING TO THE NATURAL RESOURCE CONSERVATION SERVICE'S WEB SOIL SURVEY, THERE IS ONE MAIN TYPE OF SOIL ON THE SITE: YELM FINE SANDY LOAM. YELM SERIES SOILS CONSIST OF VERY DEEP, MODERATELY WELL DRAINED SOILS FORMED IN GLACIAL OUTWASH. THEY ARE FOUND ON GLACIAL OUTWASH TERRACES WITH SLOPES FROM 0 TO 30 PERCENT. THESE SOILS ARE MODERATELY WELL DRAINED, WITH RUNOFF RATES FROM SLOW TO MEDIUM. YELM SERIES SOIL HAS A HIGH SATURATED HYDRAULIC CONDUCTIVITY, MEANING WATER FLOWS VERY EASILY THROUGH THE SOIL WHEN IT IS SATURATED.



BIRDSEYE VIEW

BEHAVIORAL HEALTH RESOURCES

B & B APARTMENTS

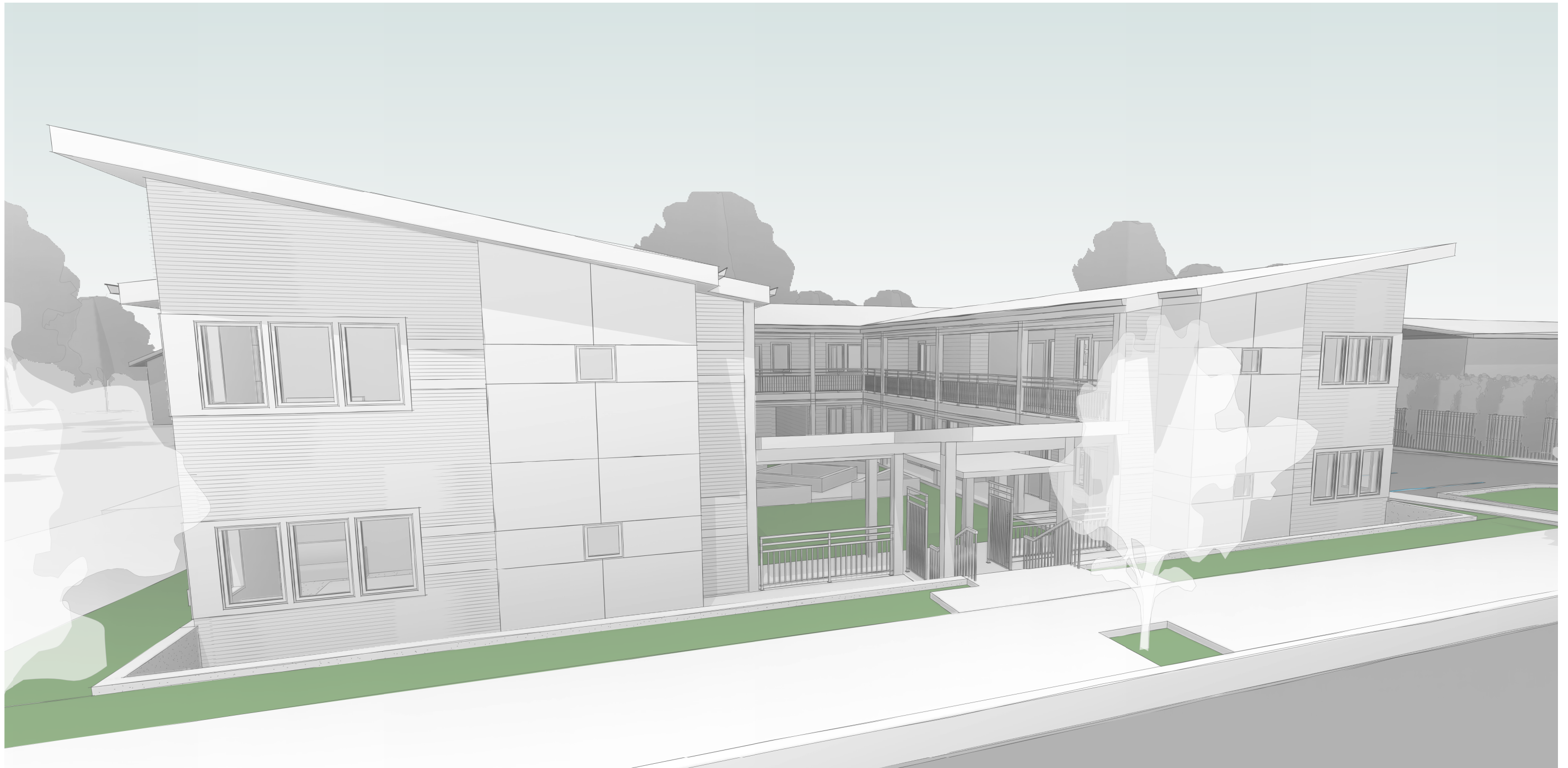
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DR010

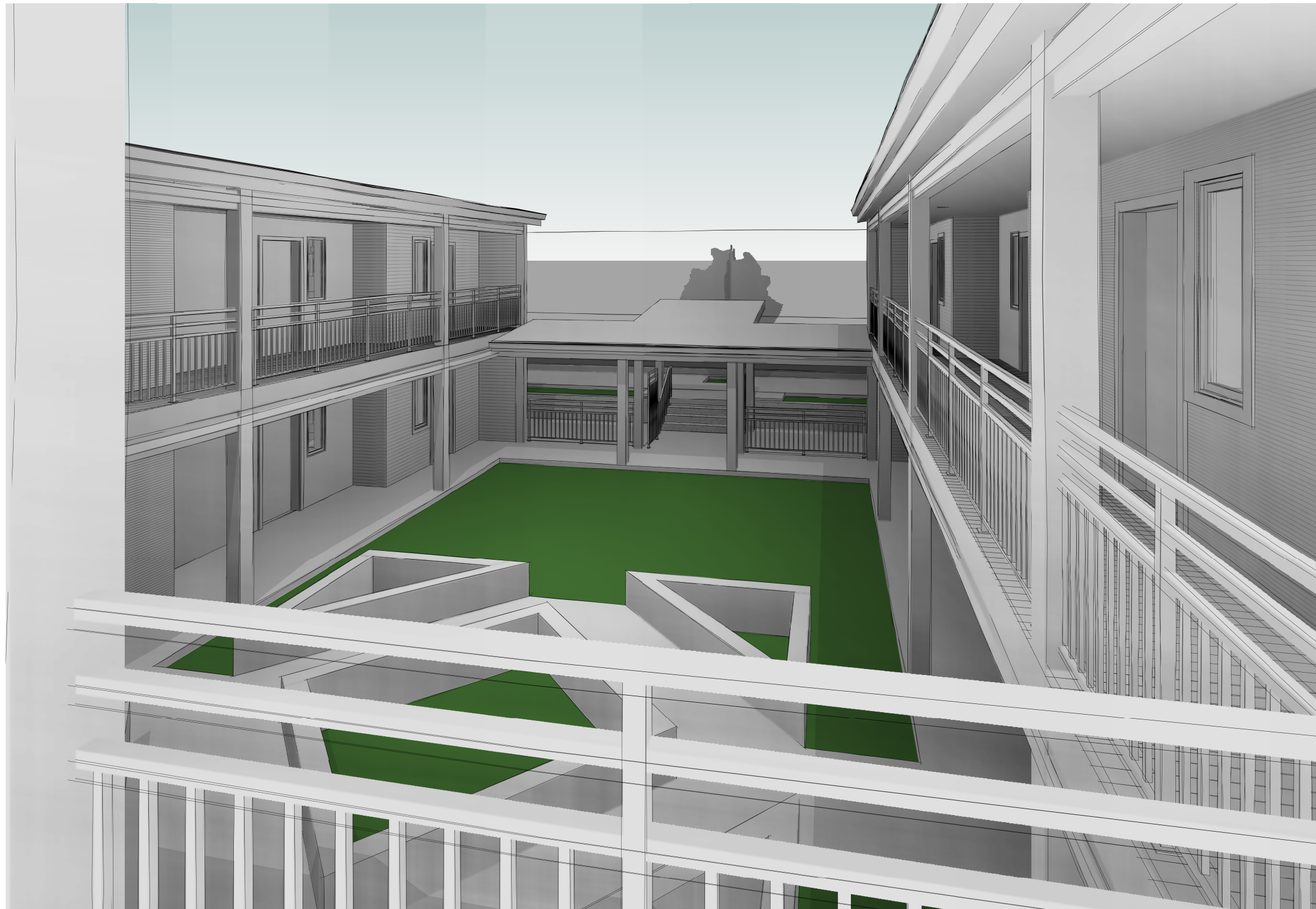


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VIEW FROM STREET

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24-103 | VICINITY MAP



VIEW FROM COURTYARD TO STATE AVENUE

BEHAVIORAL HEALTH RESOURCES

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VIEW FROM PARKING TO ENTRANCE TO COURTYARD

BEHAVIORAL HEALTH RESOURCES

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