

BUILDING INFORMATION

BEHAVIORAL HEALTH RESOURCES RESIDENTIAL BUILDING WITH 19 UNITS COMPRISED OF (8) 1 BEDROOMS AND (11) STUDIOS WITH AN ELEVATOR. ACCESSORY SPACES TO INCLUDE AN OFFICE, LAUNDRY AND STORAGE SPACE.

MODEL CODES: 2021 IBC, IMC, IFC, UPC
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 2
BUILDING HEIGHT: MAX 35'
OCCUPANCY TYPE: R-2

PROJECT AREAS BUILDING AREA: 9926 SQ. FEET
CONDITIONED AREA: 7500 SQ. FEET
SITE: 0.37 ACRES

SITE ADDRESS: 2104 STATE AVE NE
OLYMPIA WA 98506
PARCEL #: 68902101100
JURISDICTION: CITY OF OLYMPIA
ZONE: HDC-2

CODE ANALYSIS

SETBACKS:
FRONT: 10'
SIDE: 5'
BACK: 15' BECAUSE HDC-2 IS ADJACENT TO R6-12

MAXIMUM BUILDING HEIGHT: 35'

MAXIMUM BUILDING COVERAGE: 70%

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 85%

MAXIMUM HARD SURFACE: 100%

MAXIMUM STORIES: 2, 3 ALLOWED WITH ADDITIONAL RESTRICTIONS AND SETBACKS

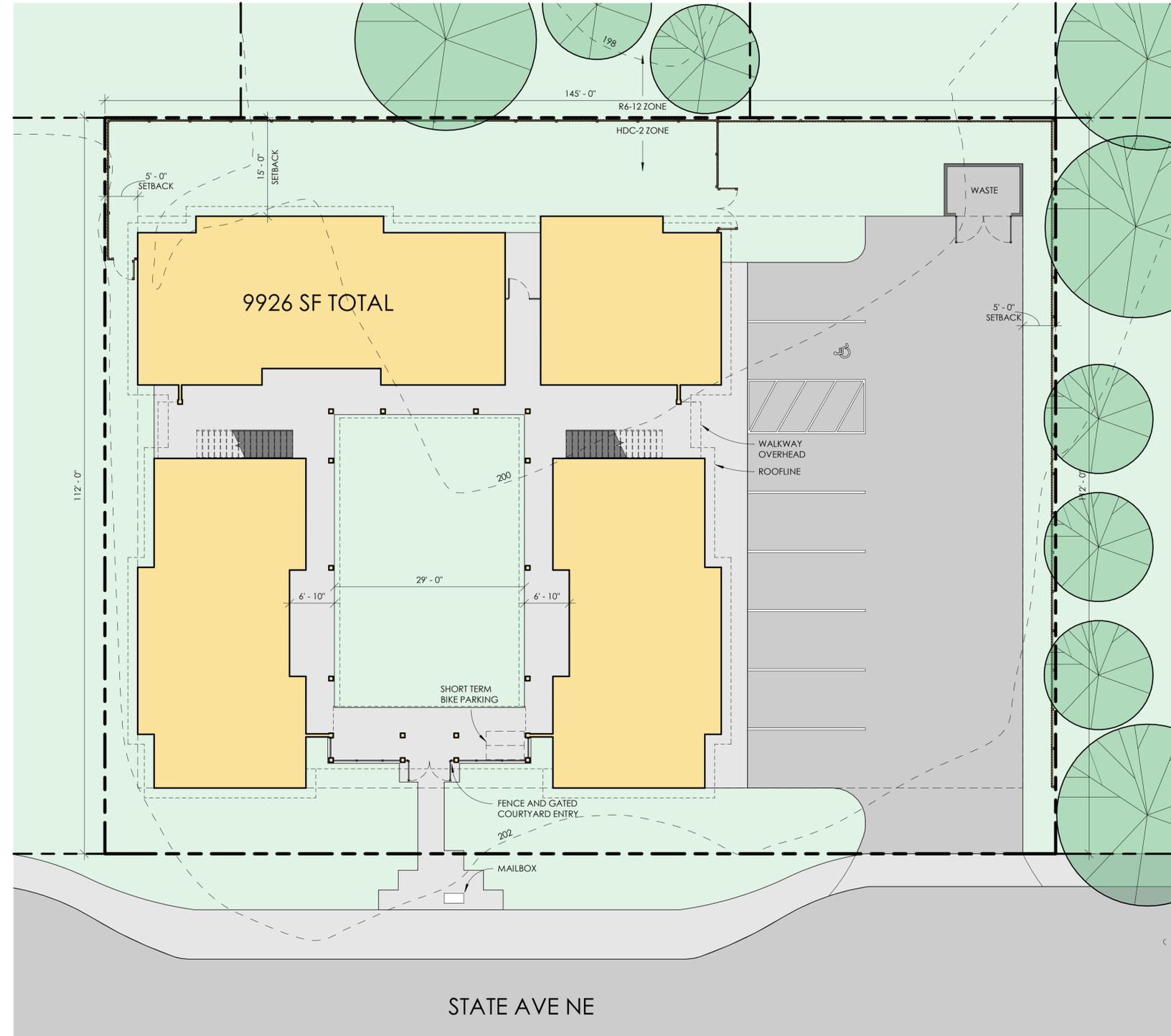
PARKING: **NO MINIMUM**. DEVELOPMENT IS WITHIN HALF MILE OF FREQUENT TRANSIT ROUTE SERVICED 4+ TIMES PER 12 HOURS
8 PARKING SPACES PROVIDED

LONG TERM BIKE PARKING: **1 SPACE PER UNIT** FOR PROJECTS WITH 3 OR MORE UNITS
19 LONG TERM BIKE PARKING SPACES PROVIDED

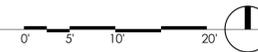
SHORT TERM BIKE PARKING: **1 PER 10 UNITS** FOR DEVELOPMENT WITH 3 OR MORE UNITS. MINIMUM 2 PER BUILDING
2 SHORT TERM BIKE PARKING SPACES PROVIDED

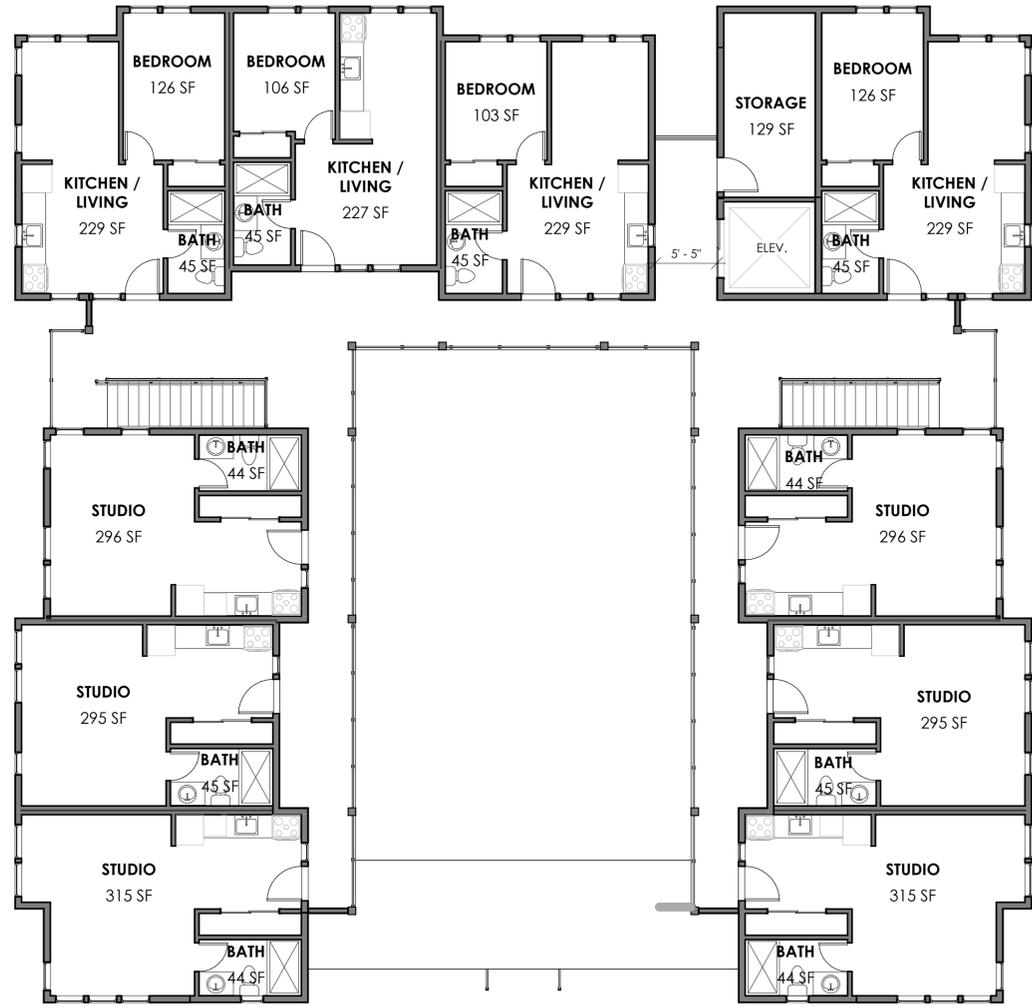
SITE PLAN KEY

BUILDING	
GRASS	
CONCRETE	
ASPHALT	



1 SITE
1" = 10'-0"





2 FLOOR 2
1/8" = 1'-0"



1 FLOOR 1
1/8" = 1'-0"



UNIT SUMMARY

- 8 - ONE BEDROOMS (1 UNIT IS ADA)
- 11 - STUDIOS (1 UNIT IS ADA)
- ONE BEDROOMS = 387 SF LIVING SPACE (AVG)
434 SF TOTAL (AVG)
- STUDIOS = 344 SF LIVING SPACE (AVG)
390 SF TOTAL (AVG)
- TWO ADA UNITS ON GROUND FLOOR

CONCEPT

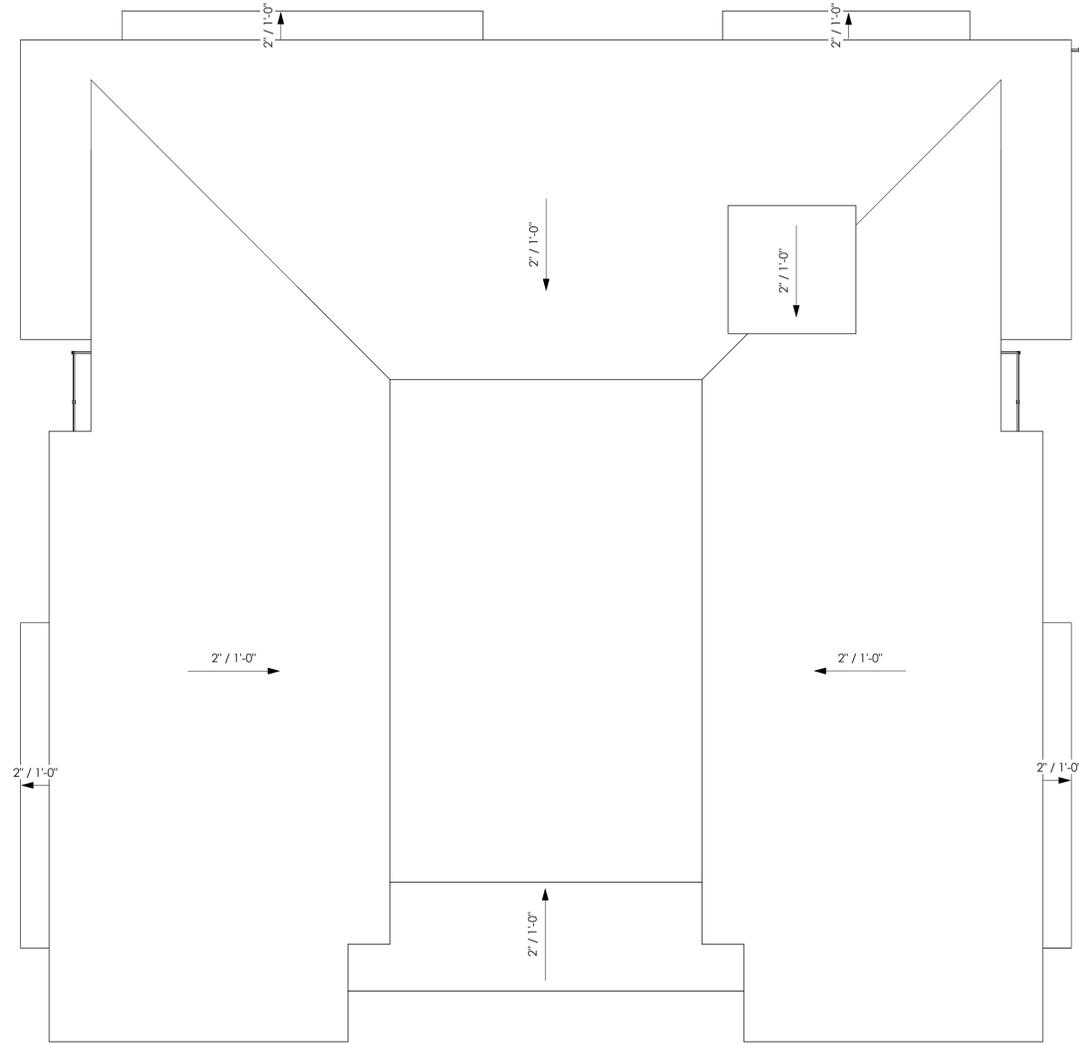
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No.	Description	Date

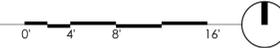
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PROJECT NO. 23-140

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1 ROOF
1/8" = 1'-0"



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PROJECT NO. 23-140
ROOF PLAN

CONCEPT

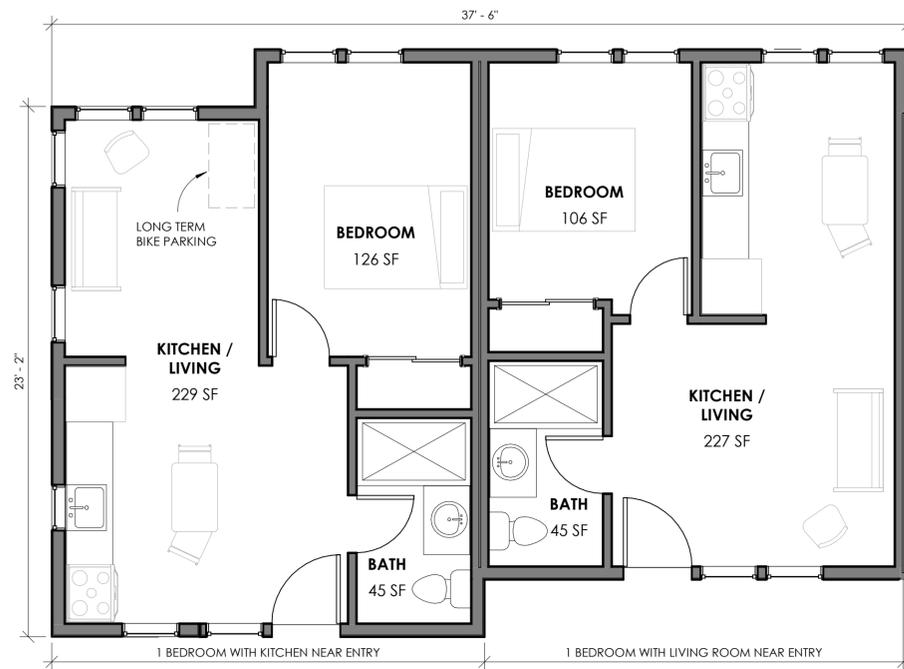
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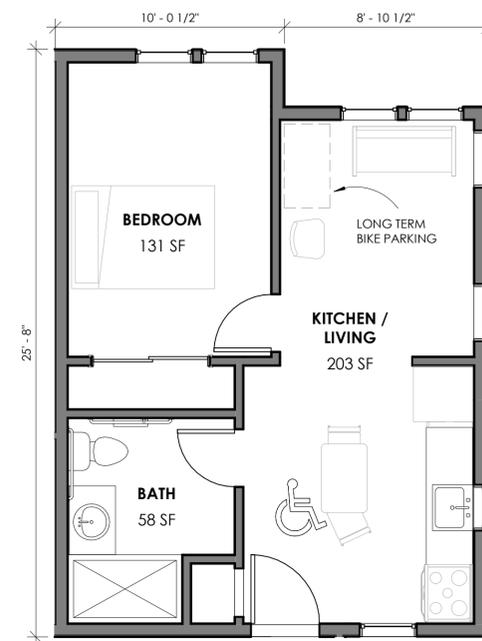
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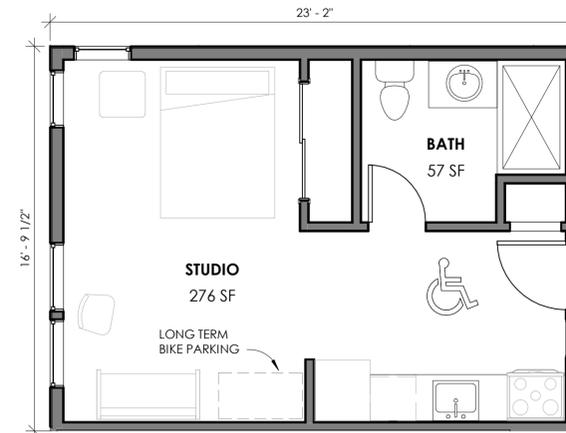
4 1 BEDROOM
1/4" = 1'-0"



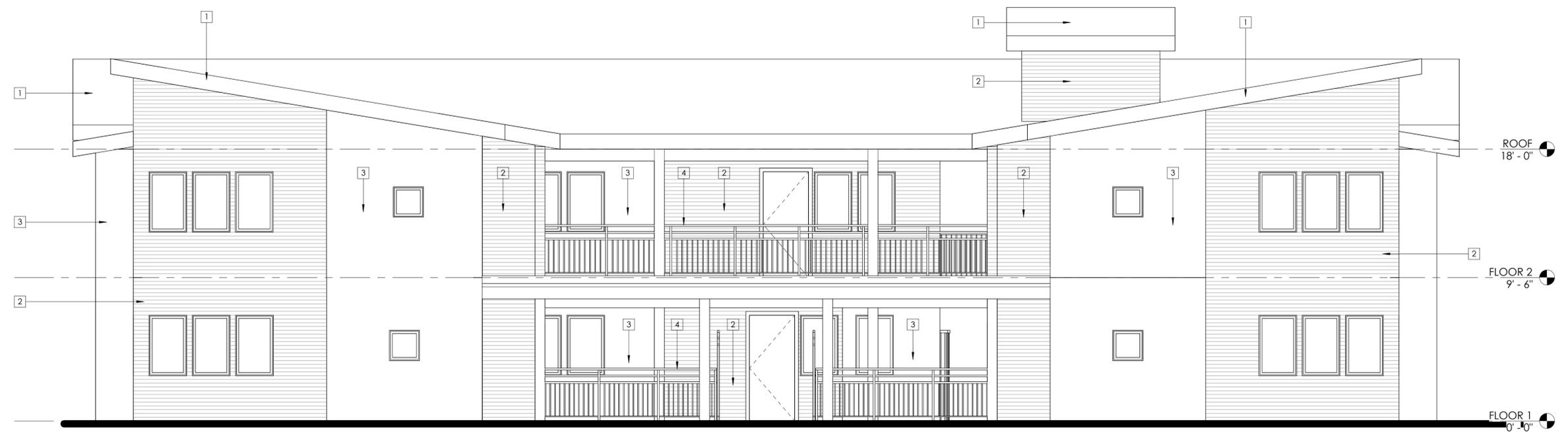
3 1 BEDROOM ADA
1/4" = 1'-0"



2 STUDIO
1/4" = 1'-0"



1 STUDIO ADA
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE	
Material: Mark	Material: Description
1	ASPHALT ROOFING SHINGLE
2	FIBER CEMENT LAP SIDING
3	FIBER CEMENT PANELS
4	METAL RAILING

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PROJECT NO. 23-140
ELEVATIONS

CONCEPT

04/01/24 Date

No.	Description	Date

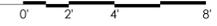
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2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



MATERIAL SCHEDULE	
Material: Mark	Material: Description
1	ASPHALT ROOFING SHINGLE
2	FIBER CEMENT LAP SIDING
3	FIBER CEMENT PANELS
4	METAL RAILING

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PROJECT NO. 23-140
ELEVATIONS

CONCEPT

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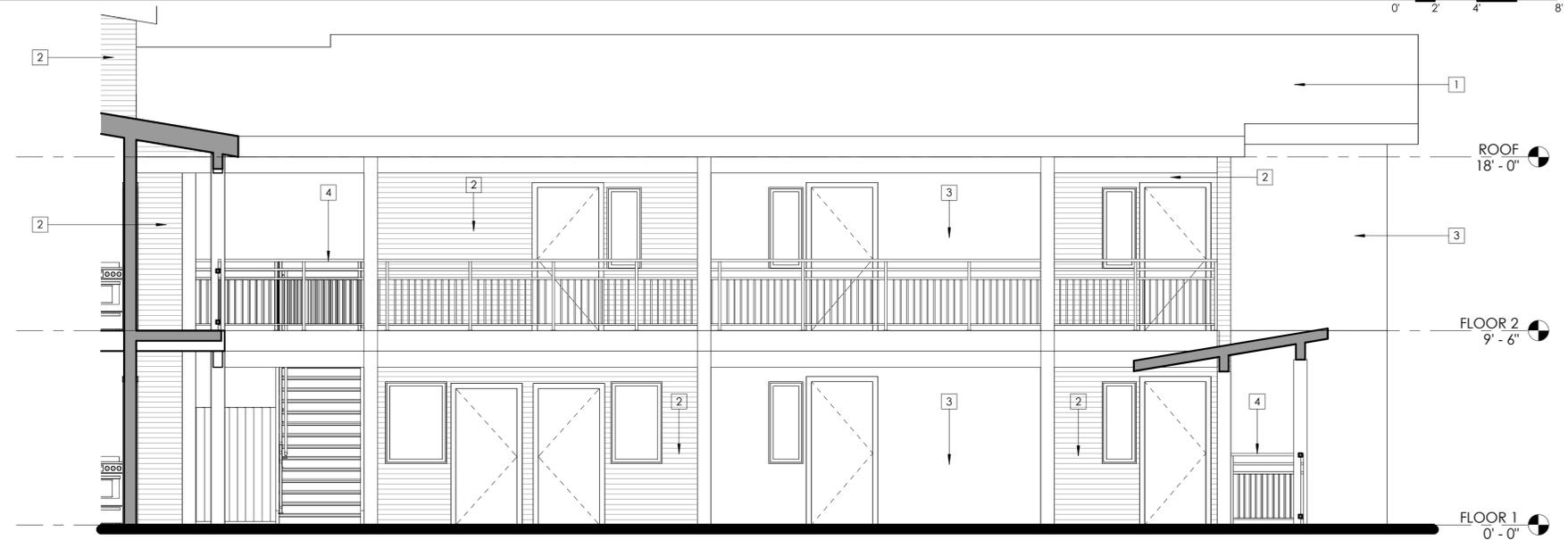
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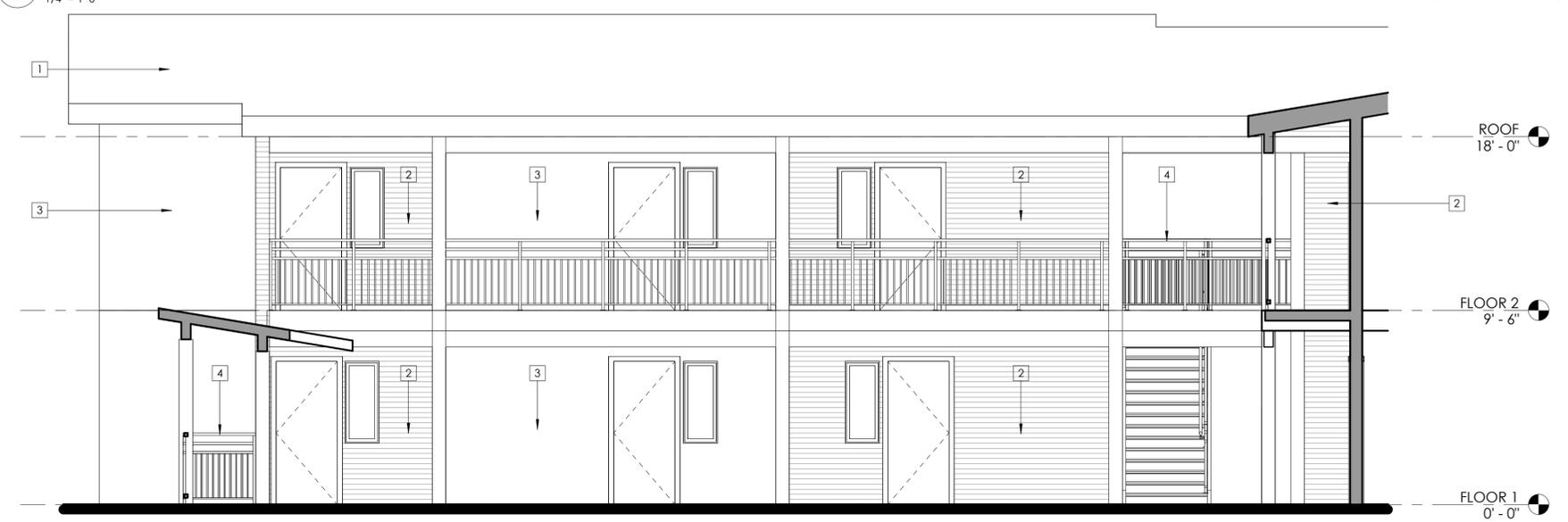
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3 SOUTH COURTYARD ELEVATION
1/4" = 1'-0"



2 WEST COURTYARD ELEVATION
1/4" = 1'-0"



1 EAST COURTYARD ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE	
Material: Mark	Material: Description
1	ASPHALT ROOFING SHINGLE
2	FIBER CEMENT LAP SIDING
3	FIBER CEMENT PANELS
4	METAL RAILING

CONCEPT

04/01/24
Date

No. Description Date

A303

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PROJECT NO. 23-140
SECTIONS

CONCEPT

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BIRDS EYE VIEW



VIEW FROM PARKING



VIEW FROM STREET