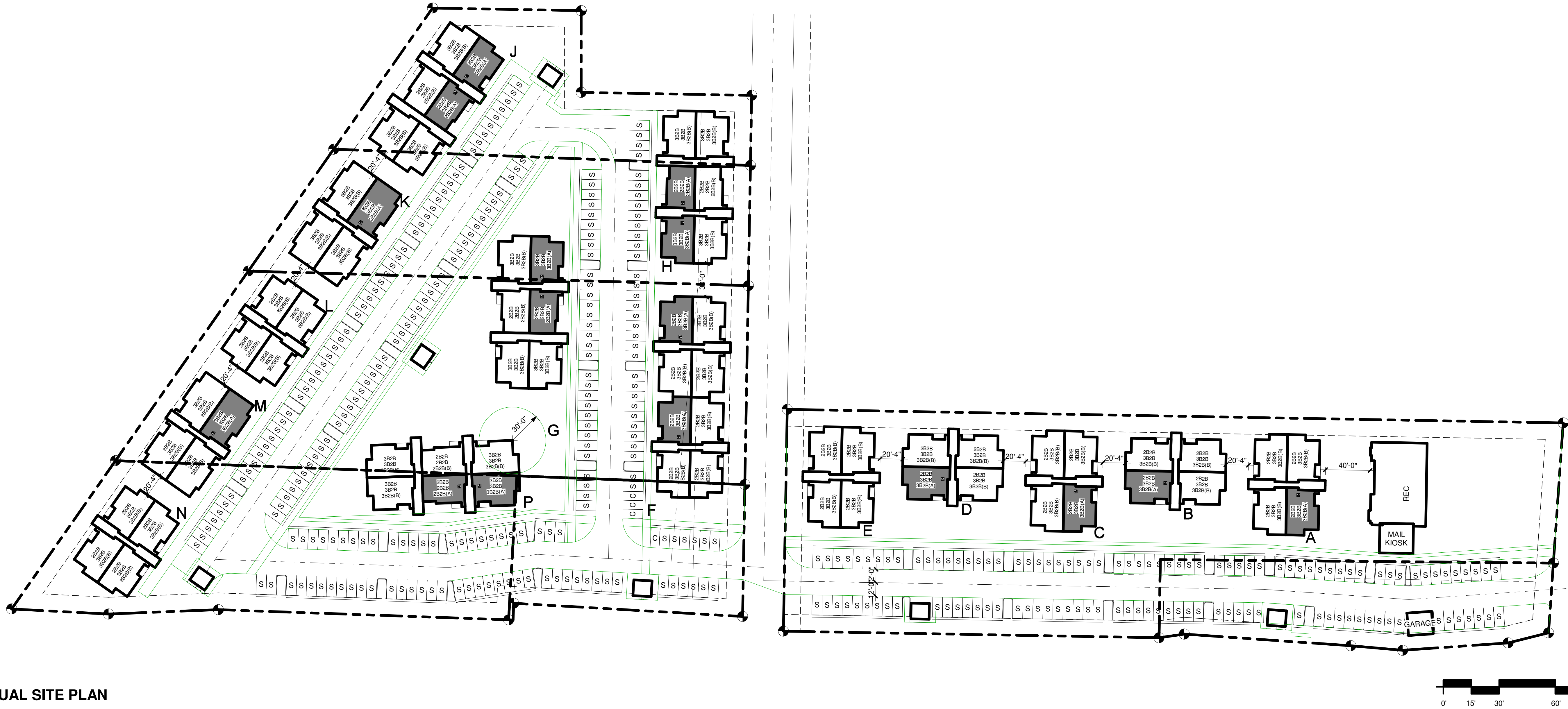
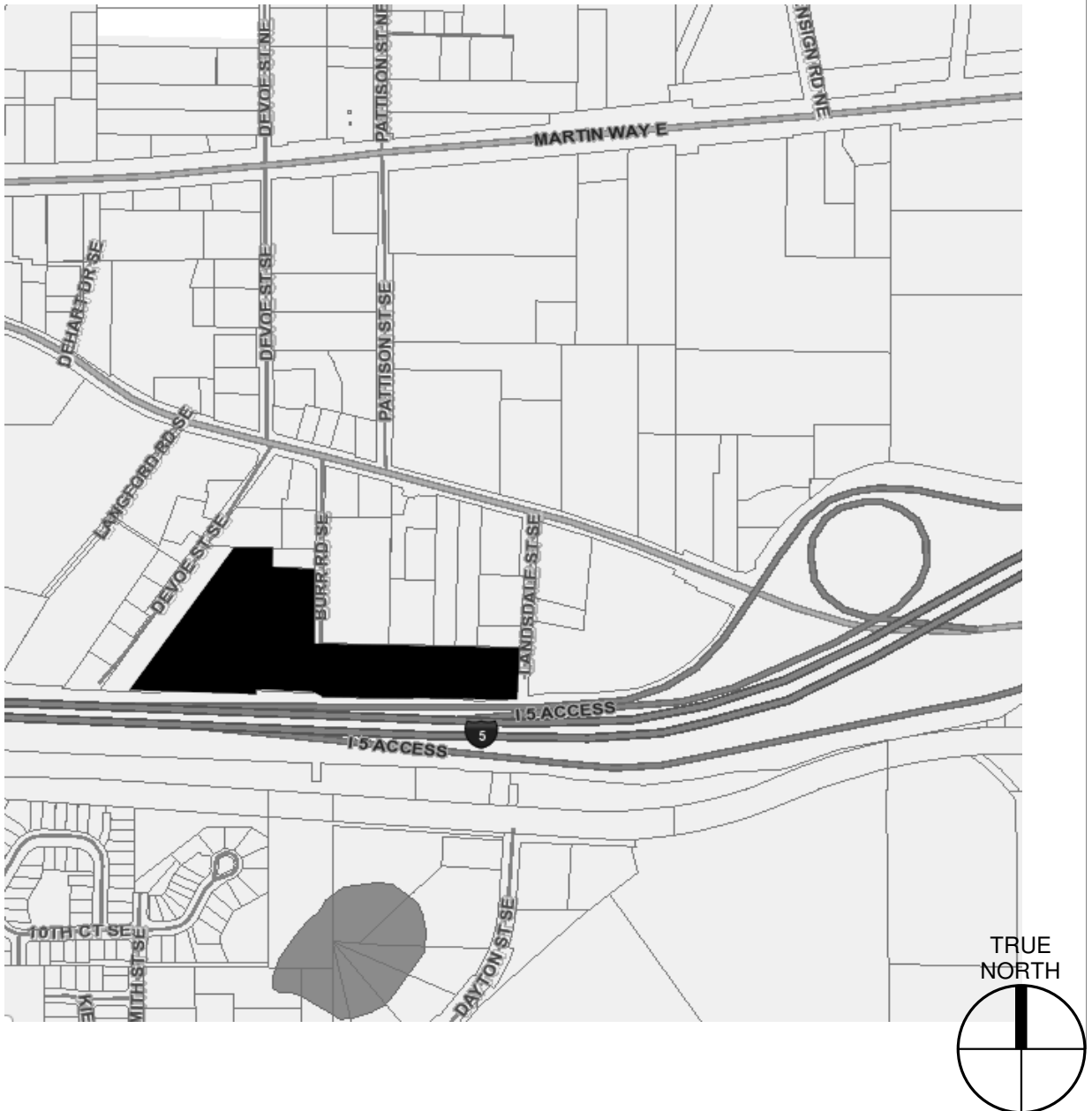




CONCEPTUAL SITE PLAN

VICINITY MAP



PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
COMPACT (8'-0" x 18'-0")	C	4
STANDARD (9'-0" x 18'-0")	S	344
TOTAL STALLS		348

BUILDING MATRIX - OPTION 1

BUILDING	UNIT COUNT
BUILDING A	18
BUILDING B	12
BUILDING C	12
BUILDING D	12
BUILDING E	12
BUILDING F	24
BUILDING H	18
BUILDING J	18
BUILDING K	12
BUILDING L	12
BUILDING M	12
BUILDING N	12
BUILDING P	18
TOTAL UNITS	204

UNIT MATRIX

UNIT #	UNIT BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
3.02	2	36	1.5	54
3.03	2	16	1.5	24
3.03A	2	4	1.5	6
3.03B	2	4	1.5	6
3.05	3	68	1.5	102
3.05A	3	10	1.5	15
3.05B	3	42	1.5	63
3.08	3	16	1.5	24
3.08A	3	2	1.5	3
3.08B	3	6	1.5	9
		204		306

CODE ANALYSIS

CODE:	2015 IBC 2015 I.M.C. 2015 I.F.C. 2015 U.P.C. 2015 WSEC 2009 ICC A117.1-2009
OCCUPANCY CLASSIFICATION:	R-2 (RESIDENTIAL APARTMENTS) A-3 / B (REC / OFFICES) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB - RESIDENTIAL APARTMENTS VB - RECREATIONAL
BUILDING TYPE:	3 STORY (APARTMENTS) 1 STORY (REC. / OFFICES)
FIRE SPRINKLERS: (APARTMENTS)	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT:	3 STORIES

SITE AREA

PROPERTY	AREA	AREA (SF)
38840001000	2.58 acres	112,268 SF
38840002201	0.55 acres	24,099 SF
38840002202	1.22 acres	52,992 SF
38840002000	2.05 acres	89,231 SF
38840001900	1.04 acres	45,143 SF
38840001800	0.75 acres	32,606 SF
38840001100	0.58 acres	25,468 SF
	8.77 acres	381,806 SF

PROJECT INFORMATION

PROJECT NAME	OLYMPIA APARTMENTS
PROJECT SCOPE	APARTMENTS, 102 UNITS
PROJECT LOCATION	911 BURR RD SE, OLYMPIA WA 98501
PARCEL	38840001900, 38840001800, 38840002202, 38840002000, 38840002201, 38840001100, 38840001000,
SITE ZONING	GC (GENERAL COMMERCIAL)
ZONING JURISDICTION	CITY OF OLYMPIA
SITE USE	MULTI-FAMILY
SET BACK - FRONTAGE/STREET SIDE:	0 FT. OMC 18.06.080
SET BACK - SIDE (EAST ARTERIAL):	0 FT. OMC 18.06.080
SET BACK - SIDE (INTERIOR):	0 FT. OMC 18.06.080
SET BACK - REAR:	10 FT. OMC 18.06.080
MIN LOT SIZE	NO MIN. OMC 18.06.080
MAX. BUILDING COVERAGE	75% OMC 18.06.080
MAX. IMPERVIOUS SURFACE	85% OMC 18.06.080
MAX. HARD SURFACE	100% OMC 18.06.080
BUILDING HEIGHT LIMIT	60' 35' IF WITHIN 100' OF RES. DISTRICT OMC 18.06.080
UNIT DENSITY	-

OLYMPIA APARTMENTS

911 BURR RD SE, OLYMPIA, WASHINGTON 98501

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CONCEPTUAL SITE PLAN

VBT STONEWOOD LP

PR-100

R D + A

ROSS DECKMAN & ASSOCIATES INC.

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