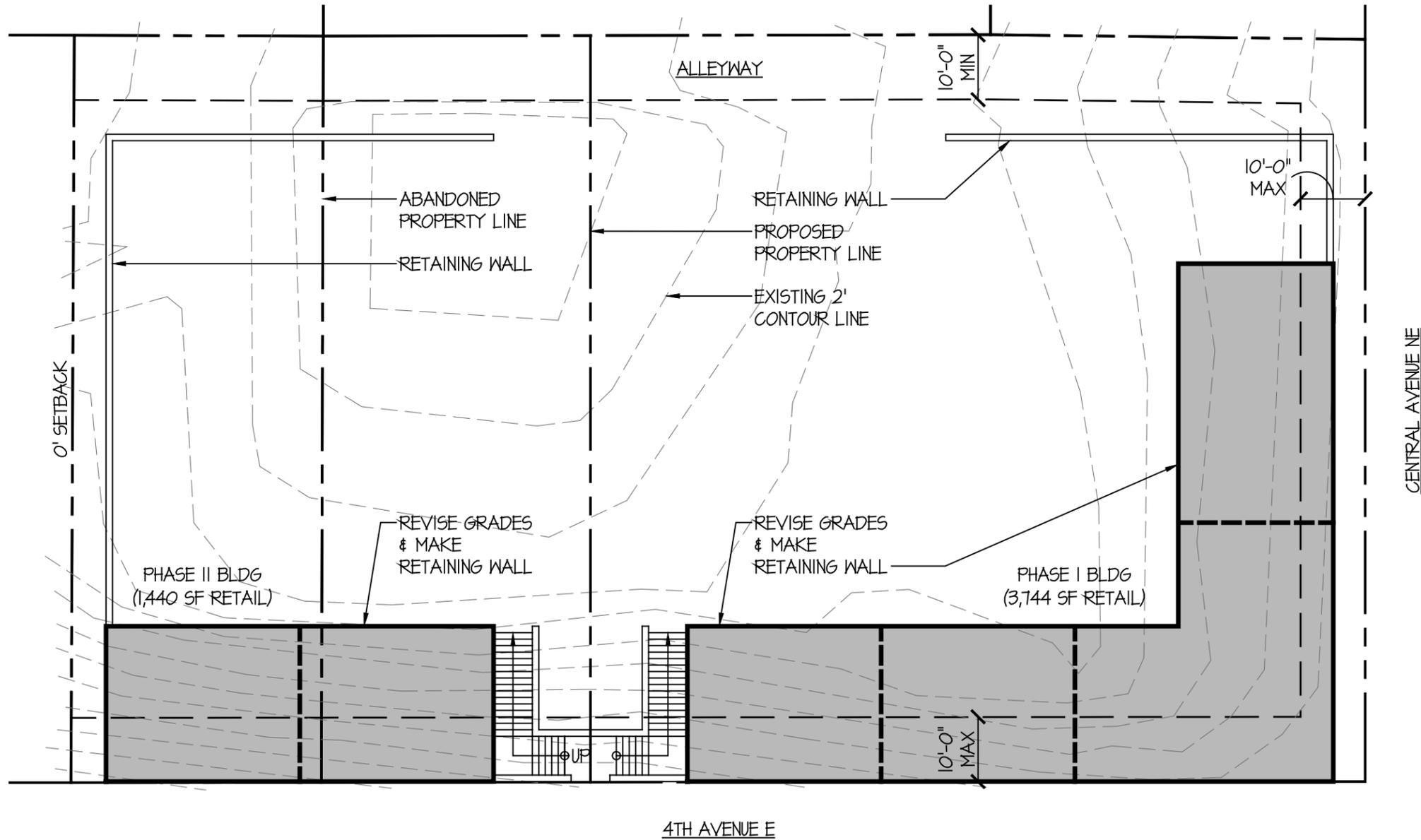
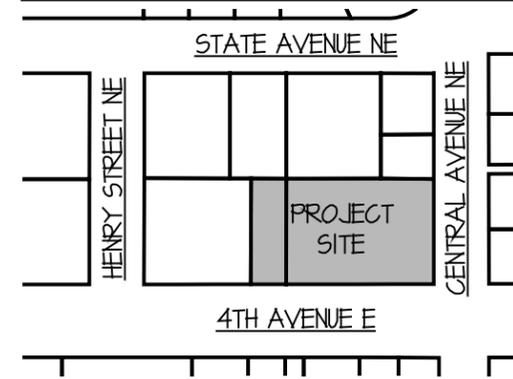


# SITE DATA - PART I

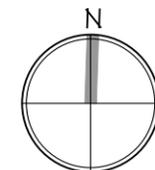
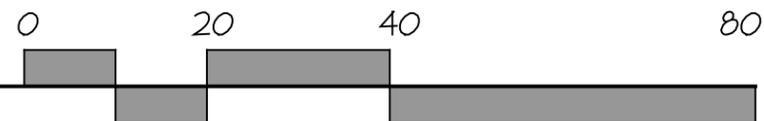
PARCEL NUMBER: 49500200500 + 49500200400  
 LOT SIZE: 0.43 + 0.13 ACRES (23,062.39 SF)  
 ZONE: HDC-1 (HIGH-DENSITY CORRIDOR I)  
 PERMITTED USES: RESTAURANT, FITNESS CENTER, LIMITED RETAIL, APARTMENTS  
 CONSTRUCTION: III-B  
 OCCUPANCY: B, M, & R-2

BLDG HEIGHT: 60' (8' STEP-BACK ABOVE 3-STORIES)  
 BLDG COVERAGE: 70% MAX (13,200.00 SF = 57.24%)  
 IMPERVIOUS AREA: 85% MAX (19,431.03 SF = 84.25%)  
 SETBACKS: FRONT = 10' MAX  
 REAR = 10' MIN  
 SIDES = 0' (10' FLANKING STREETS MIN)

# VICINITY MAP



**A** CONCEPT SITE PLAN - LOWER GRADE  
SCALE: 1" = 20'



# SITE DATA - PART II

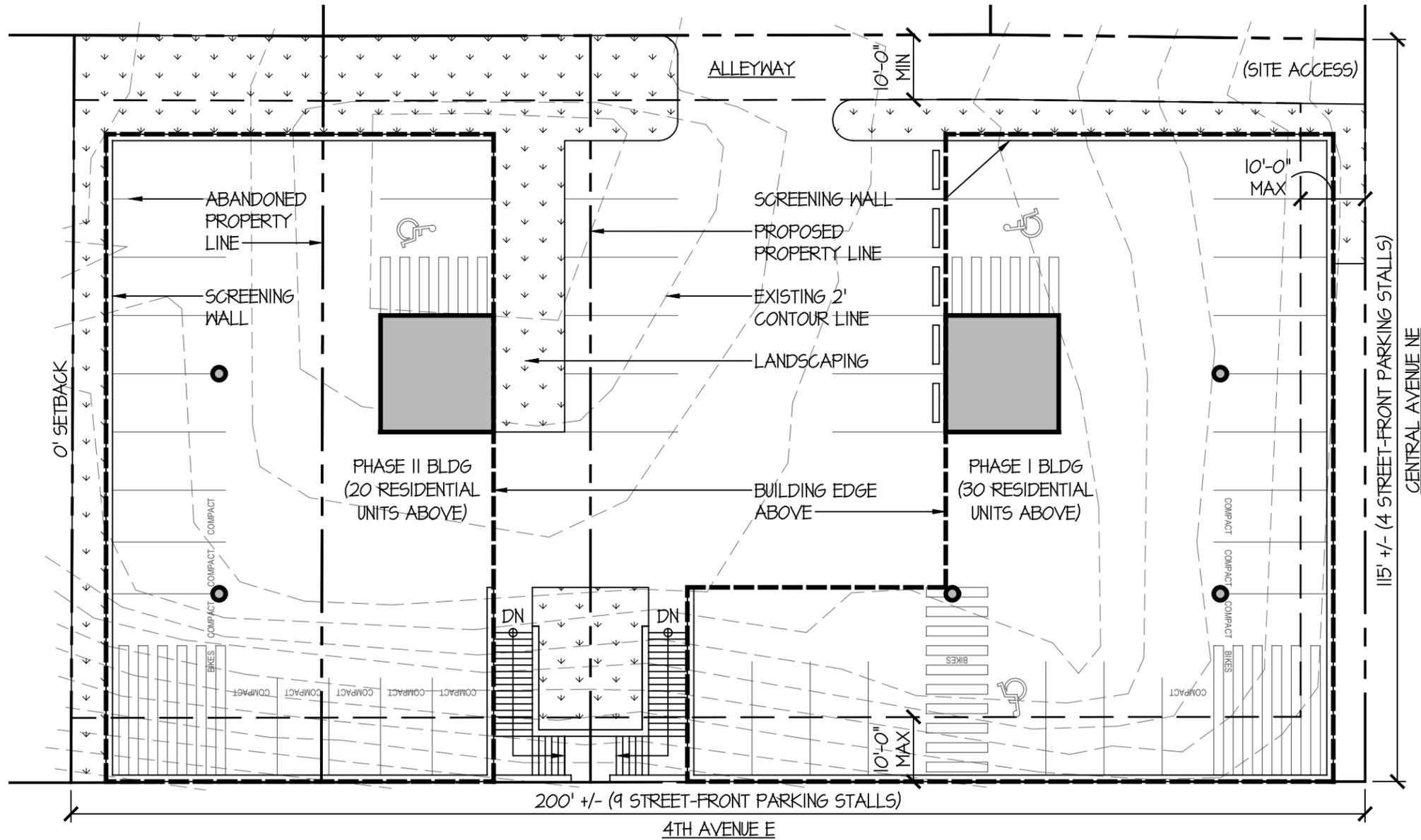
LANDSCAPING: STREET-FRONT = 10' MIN  
 OTHER = 5' MIN  
 PARKING AISLE = 9 STALLS MAX

PARKING SIZES: STANDARD = 9' X 17.5' W 24' AISLE  
 (90° 2-WAY) COMPACT (30% MAX) = 8' X 15' W 21' AISLE

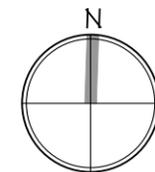
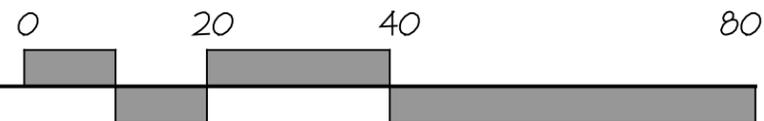
LOADING: 15,000-20,000 SF = 10'X40'X14' (STREET)

BIKE PARKING: 1/10,000 SF (2 MIN) LONG & SHORT-TERM  
 1/UNIT LONG & 1/10 UNITS SHORT-TERM

PARKING COUNTS: RETAIL = 3.5/1,000 X 5,184 SF = 18  
 MULTIFAMILY = 1/UNIT X 50 = 50  
 ADA = 1/25 ≤ 100  
 REQUIRED = 68 W 15% REDUCTION = 58  
 PROVIDED = 30 STANDARD + 13  
 STREET-FRONT + 12 COMPACT  
 (21%) + 3 ADA = 58



**A** CONCEPT SITE PLAN - UPPER GRADE  
 SCALE: 1" = 20'



**4TH & CENTRAL MIXED-USE**  
**Phases I & II**

1418 4th Avenue E  
 Olympia, WA 98501

PROJECT NO:  
 17025.00  
 DATE:  
 05.08.2018  
 SHEET:  
 CONCEPT  
 SITE PLAN



**(B)** CONCEPT EAST ELEVATION - CENTRAL AVENUE NE



**(A)** CONCEPT SOUTH ELEVATION - 4TH AVENUE E

**PROJECT NO:**

17025.00

**DATE:**

05.08.2018

**SHEET:**

CONCEPT  
 ELEVATIONS