IMPROVEMENTS INCLUDING VEHICULAR & PEDESTRIAN RAMPS TO LOWER LEVEL DURING PHASE 1

A — TEMPORARY RAILING ON EITHER SIDE OF RAMPS FOR SAFETY DURING PHASE 1 AS NEEDED

SEE AXON VIEWS FOR TEMPORARY ASPHALT TREATED BASE AT LOWER LEVEL FOR CONNECTION FROM NORTH VEHICULAR RAMP TO SLAB-ON-GRADE PARKING OF BUILDING 2 AND 3 DURING PHASE 1 CONSTRUCTION

IN PHASE 1, CONSTRUCTION JOINTS AT GRID 2 AND 7 WILL MARK
- THE EDGES OF PT DECK AT PLAZA LEVEL
- SHEAR WALL AT LOWER LEVEL.

SLAB ON GRADE WILL BE POURED AT LOWER LEVEL AS NEEDED FOR REQUIRED PARKING OF BUILDING 2 AND 3. SHEAR WALLS BELOW BETWEEN PARKING STALLS WILL SUPPORT WEIGHT OF PT DECK.
PHASE 1 WILL EXTEND OVER RESPECTIVE PARCEL LINES TO ALLOW REQUIRED ACCESSIBLE PEDESTRIAN PATHWAYS AROUND BUILDINGS 2 & 3.

C — COMPLETE WOODARD TRAIL CROSSING DURING PHASE 1 FRONTAGE IMPROVEMENTS

D — TEMPORARY ADA COMPLIANT RAILING TO BE PROVIDED ON EDGE OF PT DECK FOR PEDESTRIAN SAFETY

E — EXTENT OF VEHICULAR ACCESS ON PLAZA RESTRICTED USING BOLLARDS AT PHASE 1

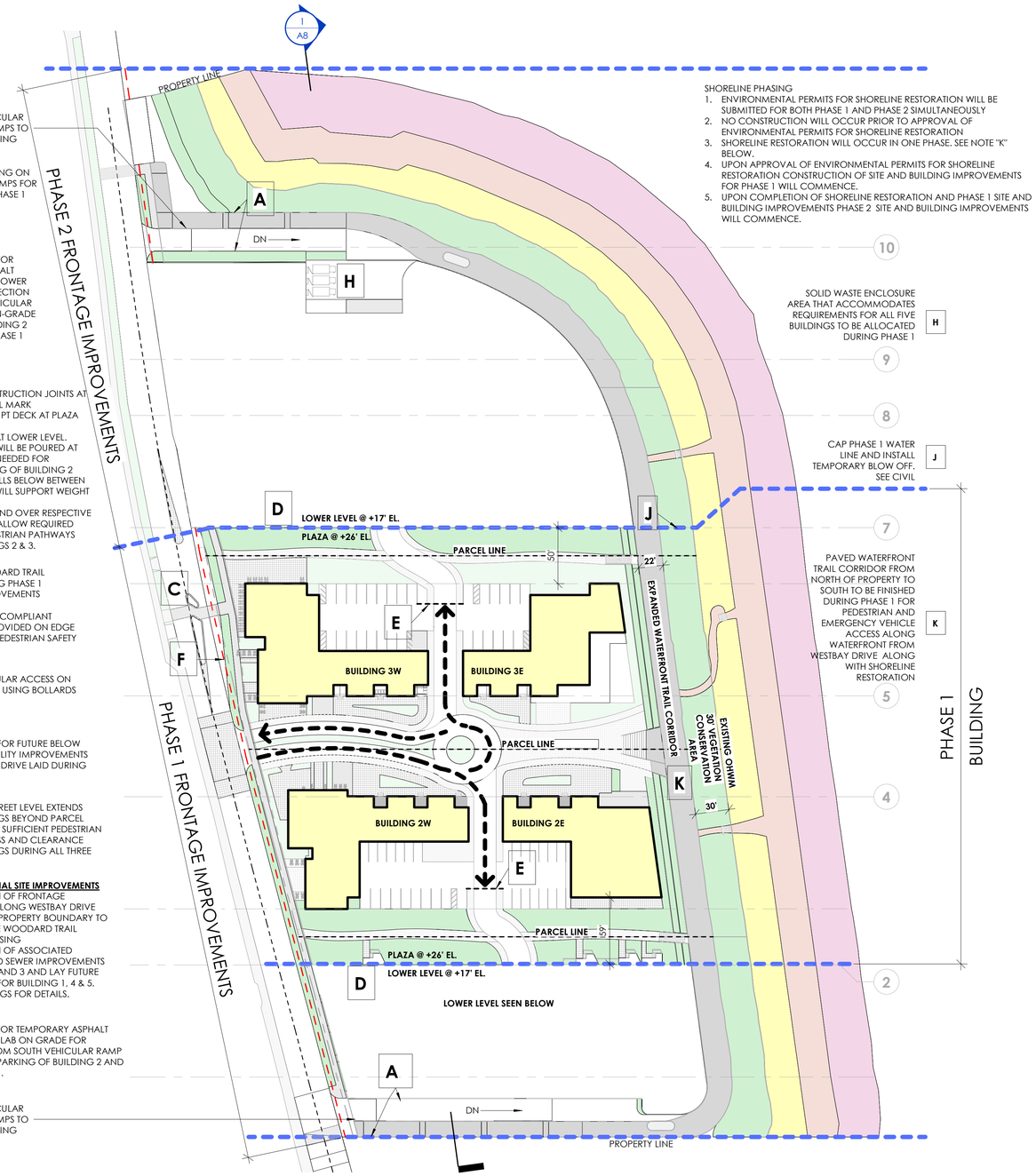
F — INFRASTRUCTURE FOR FUTURE BELOW GRADE PUBLIC UTILITY IMPROVEMENTS ALONG WEST BAY DRIVE LAID DURING PHASE 1. SEE CIVIL

PLAZA DECK AT STREET LEVEL EXTENDS AROUND BUILDINGS BEYOND PARCEL LINES TO PROVIDE SUFFICIENT PEDESTRIAN AMENITIES, ACCESS AND CLEARANCE AROUND BUILDINGS DURING ALL THREE BUILDING PHASES.

PHASE 1 ADDITIONAL SITE IMPROVEMENTS
1. CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG WESTBAY DRIVE FROM SOUTHERN PROPERTY BOUNDARY TO THE NORTH OF THE WOODARD TRAIL PEDESTRIAN CROSSING
2. CONSTRUCTION OF ASSOCIATED STORMWATER AND SEWER IMPROVEMENTS FOR BUILDINGS 2 AND 3 AND LAY FUTURE INFRASTRUCTURE FOR BUILDING 1, 4 & 5. SEE CIVIL DRAWINGS FOR DETAILS.

SEE AXON VIEWS FOR TEMPORARY ASPHALT TREATED BASE AT SLAB ON GRADE FOR CONNECTION FROM SOUTH VEHICULAR RAMP TO LOWER-LEVEL PARKING OF BUILDING 2 AND 3 DURING PHASE 1.

IMPROVEMENTS INCLUDING VEHICULAR & PEDESTRIAN RAMPS TO LOWER LEVEL DURING PHASE 1



SHORELINE PHASING
1. ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION WILL BE SUBMITTED FOR BOTH PHASE 1 AND PHASE 2 SIMULTANEOUSLY
2. NO CONSTRUCTION WILL OCCUR PRIOR TO APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION
3. SHORELINE RESTORATION WILL OCCUR IN ONE PHASE. SEE NOTE "K" BELOW.
4. UPON APPROVAL OF ENVIRONMENTAL PERMITS FOR SHORELINE RESTORATION CONSTRUCTION OF SITE AND BUILDING IMPROVEMENTS FOR PHASE 1 WILL COMMENCE.
5. UPON COMPLETION OF SHORELINE RESTORATION AND PHASE 1 SITE AND BUILDING IMPROVEMENTS PHASE 2 SITE AND BUILDING IMPROVEMENTS WILL COMMENCE.

H — SOLID WASTE ENCLOSURE AREA THAT ACCOMMODATES REQUIREMENTS FOR ALL FIVE BUILDINGS TO BE ALLOCATED DURING PHASE 1

J — CAP PHASE 1 WATER LINE AND INSTALL TEMPORARY BLOW OFF. SEE CIVIL

K — PAVED WATERFRONT TRAIL CORRIDOR FROM NORTH OF PROPERTY TO SOUTH TO BE FINISHED DURING PHASE 1 FOR PEDESTRIAN AND EMERGENCY VEHICLE ACCESS ALONG WATERFRONT FROM WESTBAY DRIVE ALONG WITH SHORELINE RESTORATION

1 SITE PHASE 1 PLAN
1" = 60'-0"

0' 30' 60' 120'

PHASE 2 ADDITIONAL IMPROVEMENTS
1. CONSTRUCTION OF REMAINING PHASE 2 FRONTAGE IMPROVEMENTS
2. CONSTRUCTION OF ASSOCIATED STORMWATER AND SEWER IMPROVEMENTS AS REQUIRED FOR BUILDINGS 1, 4 AND 5.
3. CONNECTIONS TO UTILITIES FOR BUILDING 1, 4 AND 5 TO BE ESTABLISHED FROM INFRASTRUCTURE LAID IN PHASE 1 OF SITE IMPROVEMENTS. SEE CIVIL FOR DETAILS.

2 SITE PHASE 2 PLAN
1" = 60'-0"

0' 30' 60' 120'

WEST BAY YARDS
LUXURY WATERFRONT LIVING
OLYMPIA

SITE PHASING - PLAN

WEST BAY DRIVE | OLYMPIA, WA

SCHEMATIC DESIGN | 01/05/26

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