



520 PEAR STREET  
OLYMPIA, WASHINGTON  
COMMUNITY YOUTH SERVICES  
9 MAY 2014

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CONDITIONAL USE PERMIT  
**COMMUNITY YOUTH SERVICES**  
520 PEAR ST. SE  
OLYMPIA, WASHINGTON  
**NOTE: NO FACILITY OR STAFFING REVISIONS THIS PERMIT**

NOTE:  
EVERYTHING  
INDICATED IS  
EXISTING;  
NO EXTERIOR  
WORK THIS  
CONDITIONAL  
USE PERMIT

**SITE PLAN**  
SCALE 1" = 20'  
0 10' 20' 40'

**SITE DATA**

SITE ADDRESS:	520 PEAR STREET, SE OLYMPIA, WASHINGTON 98501
TAX PARCEL NO.:	78203000900
LEGAL DESCRIPTION:	Section 14 Township 18 Range 2W Quarter NE SE Plat SWANS ADDITION TO OLYMPIA BLK 30 LT 9 & 10 Document 001/037
ZONING:	RMU (RESIDENTIAL MIXED USE)
SITE AREA:	13,800 SQ FT (UNCHANGED)
BUILDING AREA:	UPPER FLOOR 3,378 SQ FT (UNCHANGED) LOWER FLOOR 3,329 SQ FT (UNCHANGED) TOTAL 6,707 SQ FT (UNCHANGED)
TOTAL IMPERVIOUS AREA:	9,900 SQ FT (UNCHANGED)
PARKING STALLS:	16 (UNCHANGED)
PAVED PARKING:	4,280 SQ FT (UNCHANGED)
LANDSCAPE AREA:	3,900 SQ FT (UNCHANGED)
TYPE OF CONSTRUCTION:	TYPE VB (EXIST.)
BUILDING HEIGHT:	24' (EXIST.)
NUMBER OF STORIES:	2 (EXIST.)
OCCUPANCY:	GROUP B (BUSINESS)
UTILITIES:	SEWER - CITY OF OLYMPIA WATER - CITY OF OLYMPIA



**VICINITY MAPS**



COMPI. NO. A1503 SHEET NO. <b>A 1.0</b>	SITE PLAN, VICINITY PLAN, AND SITE DATA  <b>520 PEAR STREET</b> CONDITIONAL USE PERMIT FOR COMMUNITY YOUTH SERVICES Olympia, WA	NO. _____ REVISION _____ DATE _____
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REGISTERED ARCHITECT <b>JEFFREY J. SNYDER</b> STATE OF WASHINGTON 9 MAY 2014		
<b>Jeffrey J. Snyder, AIA</b> 218 1/2 4th Avenue W, Suite E Olympia, Washington 98501 (360) 786 1775		