



Meeting Agenda

Design Review Board

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Jackson Ewing
360.570.3776

Thursday, May 21, 2026

5:30 PM

Hybrid - Virtual Via Zoom

Meeting Link:

https://us02web.zoom.us/webinar/register/WN_I4rh56AFRWCjA7IG6r_qkQ

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. ANNOUNCEMENTS

5. PROJECT REVIEW

5.A [26-0371](#) Case: Capital Pet Urgent Care, 26-1210

Attachments: [Attachment 1 - Staff Report](#)
[Attachment 2 - 18.110 Basic Commercial Design Criteria- Applicant Responses](#)
[Attachment 3 - 18.110 Basic Commercial Design Review Checklist-Planner Responses](#)
[Attachment 4 - Design Review Packet](#)

6. OTHER

6.A [26-0373](#) Design Review Board Chair and Co-Chair Recruitment Discussion

7. ADJOURNMENT

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Design Review Board

Case: Capital Pet Urgent Care, 26-1210

Agenda Date: 5/21/2026
Agenda Item Number: 5.A
File Number:26-0371

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Case: Capital Pet Urgent Care, 26-1210

Report

Applicant:

Helix Design Group, 6021 12th Street E STE 201, Tacoma WA 98424

Staff Contact:

Paula Smith, Associate Planner, 360.753.8596

Site Address:

4950 Harrison Avenue NW

Project Description:

New construction of a single-story, approximately 6,146 sf veterinary urgent care clinic. Full-service veterinary urgent care, including reception and waiting areas, exam rooms, treatment and surgical suites, recovery areas, and staff support spaces. Improvements include vehicle and bicycle parking, solid waste facilities, landscaping and pedestrian amenities.

See attachment 1 for full staff report

**CITY OF OLYMPIA
Olympia Design Review Board**

**COMBINED DESIGN REVIEW
STAFF REPORT
May 21, 2026**

Case Number/Name:	26-1210 Capital Pet Urgent Care
Applicant:	Helix Design Group
Site Address:	4950 Harrison Avenue NW
Project Description:	New construction of a single-story, approximately 6,146 sf veterinary urgent care clinic. Full-service veterinary urgent care, including reception and waiting areas, exam rooms, treatment and surgical suites, recovery areas, and staff support spaces. Improvements include vehicle and bicycle parking, solid waste facilities, landscaping and pedestrian amenities.
Zoning District:	Professional Office/Residential Multifamily (PO/RM)
Design Review Criteria:	OMC 18.110 Basic Commercial
Comprehensive Plan:	Professional Office/Residential Multifamily (PO/RM)
Notification:	Notice of the Design Review Board Meeting was posted on the site with the Notice of Application and mailed to the adjacent property owners within 300 feet of the project area on March 13, 2026.
Board Applicability	Per OMC 18.100.090.A.2.f, projects over 5,000 sq ft in size located along a Design Review Corridor are subject to Board level review.
Board Responsibility:	The Board will make a recommendation to the Community Planning and Economic Development (CPED) Director regarding the adequacy of the projects design. This application is for combined design review and requires review of the applicable design criteria within the Olympia Municipal Code. In situations where explicit compliance is not feasible, the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.
Land Use Review:	The proposal is being reviewed by the Site Plan Review Committee, and no land use decision has been made.
Written Public Comments:	The Design Review Board does not take verbal public comment during the meeting. No written public comments were submitted that relate to the project design criteria of the code prior to the date of the Design Review Board packet distribution. Should comments be submitted post packet production, staff will provide them to the Board prior to the meeting.

BACKGROUND INFORMATION

Location/Existing Conditions

The project site is located on the west side of Olympia, on the edge of the urban growth area of Olympia and Thurston County. Particularly this site was known as the Phil's Furniture Store, which has since been demolished.

Surrounding Land Uses:

The surrounding land uses are as follows:

- North: Primary residential homes located in the Urban Growth Area and a fairly large parcel that is undeveloped.
- West: Residential home, with likely a home-based business (Happy Paws)
- South: Woodbury Crossing- Residential Housing Development
- East: Westwood Baptist Church



City of Olympia Zoom Map

DESIGN REVIEW

Please note that this is a *Conceptual and Detail (Combined) Design Review*. Conceptual review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts. Detail review involves all the detailed design elements of a project including materials, colors, final architectural elevations, and landscape design and lighting.

Staff Analysis/Recommendation: Staff reviewed the applicant's design review responses to the Basic Commercial Design criteria (Attachment 2), and the design review plans (Attachment 4) for compliance with the applicable design codes. Staff provide responses to the design criteria in Attachment 3. The applicant has addressed most of the design criteria of the chapter except for the code sections listed below.

18.110.090 Street Walls- This code section aims to achieve a certain percentage of glazing at the ground/street level along the building face and allows substitution options with a list of preferences in order of priority if the percentages cannot be achieved. The glazing on the project doesn't meet the percentage requirement and the project would then need to provide elements within the suggested as listed below. The code also includes that all wall segments without any of these treatments should not exceed 30 feet in length.

- Include the use of ornamental and structural architectural features that provide texture to the building face;
- Use of landscaping such as climbing plants, vines, trees or other vegetation could be used to screen walls, or
- Providing a pedestrian area.

The applicant provided elements from each of the items listed but there is one wall that exceeds 30 feet in length. The Board may want to consider if treatment to the wall is needed.

18.110.200 Screening Blank Walls- This code section requires that a variety of landscaping materials be used along lengthy expanses of blank walls. The south façade of the building has a portion of the wall that exceeds 30 feet in length (as noted in the above section) and has no adjacent landscaping to screen that portion of the blank wall.

Staff provides the suggested condition below to ensure compliance with both code sections.

Staff Recommendation: Staff recommends that the Design Review Board seek to recommend approval to the Director of the Combined Design proposal as follows:

- Context Plan:** Approve as proposed
- Site Plan and Landscape Plans:** Approve with the following condition:
Provide the final landscaping plan at time of civil engineering and show that additional landscape screening materials adjacent to the south wall that is over 30 feet in length has been provided, for compliance with 18.110.090 and 18.110.200.
- Building Design, including Detail Elements, Lighting, Material and Colors:** Approve as proposed.

Submitted By: Paula Smith, Associate Planner

Contact Info: Phone 360.753.8596 email: psmith@ci.olympia.wa.us

- **Attachment 1** - Staff Report
- **Attachment 2** - 18.110 Basic Commercial Design Criteria- Applicant Responses
- **Attachment 3** - 18.110 Basic Commercial Design Review Checklist-Planner Responses
- **Attachment 4** - Design Review Packet

Project Name Capital Pet Urgent Care

Master File # _____

Concept Design Review

Detail Design Review

Date: 02/13/26

We are doing a combined design review.

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110
APPLICANTS' RESPONSES

18.110.020 Frontage

A. REQUIREMENT:			Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

18.110.030 – Connections

A. REQUIREMENT:			Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Provide clear pedestrian circulation routes on site.
- Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- ~~On large sites where no public streets exist, create a grid street system within the project.~~
- Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- ~~Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.~~
- Provide signs for pedestrians and vehicles within the site, if necessary.
- ~~Provide walkways through parking bays and adjacent to landscape islands.~~

18.110.040 – Fences and walls

A. REQUIREMENT:			Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide variation in fencing through use of stepped fence heights or small setbacks.
- ~~Add visual interest by providing variation in fence materials, texture, or colors.~~
- Provide landscape screening to break up long expanses of fencing.
- ~~Repeat use of building facade material on fence columns and/or stringers.~~
- Provide lighting, canopies, trellises or other features to add visual interest.

18.110.050 – Pedestrian amenities

A. REQUIREMENT:			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following: 1. Patterned materials on walkways; 2. Shelters; 3. Trash receptacles; 4. Drinking fountains; 5. Pedestrian lighting, light bollards, or alley lighting; 6. Fountains, sculptures, mobiles, kiosks, or banners; 7. Street trees, flower boxes, or container landscaping in alleys; 8. Street vendor stations where appropriate; or, 9. Bike racks.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

18.110.060 – View preservation

A. REQUIREMENT:			In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained. Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	

18.110.070 – Building location and design

A. REQUIREMENT:

Complies Conflicts N/A

1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.
2. Entrances to buildings shall be clearly articulated and obvious from the street.
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

18.110.080 – Maintaining human scale

A. REQUIREMENT:

Complies Conflicts N/A

Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

B. GUIDELINES:

- Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- ~~Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.~~

18.110.090 – Street walls

A. REQUIREMENT:

Complies Conflicts N/A

Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:

B. GUIDELINES:

- Ornamental and structural architectural details that provide texture to the building surface; or,
- Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

18.110.100 – Windows

A. REQUIREMENT:			Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide variation in rhythm both horizontally and vertically.
- ~~Use windows that are recessed or protruding such as bay windows.~~
- Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- ~~Provide more glazing area on the ground floor than on the upper floors.~~

18.110.110 – Projections into the right-of-way

A. REQUIREMENT:			In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use any of a variety of projections such as awnings, trellises, planter boxes, bay windows, balconies, canopies and porticos. When awnings are used they should cover the pedestrian clear zone (the 42” of sidewalk immediately adjacent to the building).

Also see Development Guidelines and Public Works Standards 12.24.020, as amended.

18.110.120 – Roofs

A. REQUIREMENT:			Provide relief, detail and variation to roof lines.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- ~~Use landscaped roof terraces and gardens on buildings that are stepped back from the street.~~

18.110.130 – Corners			
A. REQUIREMENT:			Create pedestrian friendly building elements at intersections and alley entrances.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Incorporate features such as inset or angled corners and entrances, display windows, or corner roof features.

18.110.140 – Consistency			
A. REQUIREMENT:			Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use consistent exterior materials, architectural detailing, and color schemes.
- Buildings should present a comparable level of quality of materials, detailing and fenestration.

18.110.150 – Colors and materials			
A. REQUIREMENT:			Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Avoid large expanses of highly tinted or mirrored glass.
- Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

18.110.160 – Lighting			
A. REQUIREMENT:			Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use lighting to emphasize key architectural elements and landscape features.
- Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

18.110.170 – Parking structures			
A. REQUIREMENT:			Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or,
- Display windows; or,
- Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or,
- Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or,
- Vertical trellis or other landscaping or pedestrian plaza area.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City’s Community Planning & Development Department).

B. GUIDELINES:

- Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- Consider mature tree size in relation to planting area dimensions and soil type.
- Avoid a haphazard appearance by using a limited number of plant species.
- Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

18.110.190 – Screening site services

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.

B. GUIDELINES:

- Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ~~Screen or paint wall mounted mechanical equipment to match the building.~~

18.110.200 – Screening blank walls

A. REQUIREMENT:

Complies



Conflicts



N/A



Use a variety of landscape materials along lengthy expanses of blank walls or fences.

B. GUIDELINES:



Screen walls or fences with a combination of trees, shrubs and vines.



~~Use irrigated raised planter boxes for screening purposes.~~



In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

BASIC COMMERCIAL DESIGN CRITERIA

Chapter 18.110

PLANNER RESPONSES

18.110.020 Frontage		
A. REQUIREMENT:		
Complies <input type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.		

Staff Response: The zoning district requires a minimum setback of at least 10 feet, so the building cannot be brought up to the street frontage due to these setback requirements, not applicable.

18.110.030 – Connections		
A. REQUIREMENT:		
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>
Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.		

B. GUIDELINES:

- Provide clear pedestrian circulation routes on site.
- Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- On large sites where no public streets exist, create a grid street system within the project.
- Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.
- Provide signs for pedestrians and vehicles within the site, if necessary.
- Provide walkways through parking bays and adjacent to landscape islands.

18.110.040 – Fences and walls		
A. REQUIREMENT:		
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>
Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.		

B. GUIDELINES:

- Provide variation in fencing through use of stepped fence heights or small setbacks.
- Add visual interest by providing variation in fence materials, texture, or colors.
- Provide landscape screening to break up long expanses of fencing.
- Repeat use of building facade material on fence columns and/or stringers.
- Provide lighting, canopies, trellises or other features to add visual interest.

18.110.050 – Pedestrian amenities			
A. REQUIREMENT: Complies Conflicts N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following: <ol style="list-style-type: none"> 1. Patterned materials on walkways; 2. Shelters; 3. Trash receptacles; 4. Drinking fountains; 5. Pedestrian lighting, light bollards, or alley lighting; 6. Fountains, sculptures, mobiles, kiosks, or banners; 7. Street trees, flower boxes, or container landscaping in alleys; 8. Street vendor stations where appropriate; or, 9. Bike racks.

Staff Response: The proposal provides pedestrian amenities with seating, landscaping, patterned walkways and bike racks. However, the Board should be aware that the short-term bicycle racks as proposed are not adequately covered to protect them from weather. To provide enough weather protection coverage it is likely the applicant will need to extend the roof overhang or provide an awning above and beyond the bike racks by 1 ½ feet. It is not anticipated that this would be a significant change to the front façade that affects design review elements. The Board could discuss whether there are concerns over such change.

18.10.060 – View preservation			
A. REQUIREMENT: Complies Conflicts N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>			In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained. Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

18.110.070 – Building location and design

A. REQUIREMENT:			<ol style="list-style-type: none"> Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060. Entrances to buildings shall be clearly articulated and obvious from the street. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response: Per OMC 18.110.010, the building cannot be brought up to the street per the setback requirement. Parking is located on both sides of the building. The entrance is clearly articulated and obvious from the street.

18.110.080 – Maintaining human scale

A. REQUIREMENT:			<p>Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.</p>
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

18.110.090 – Street walls

A. REQUIREMENT:			<p>Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:</p>
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

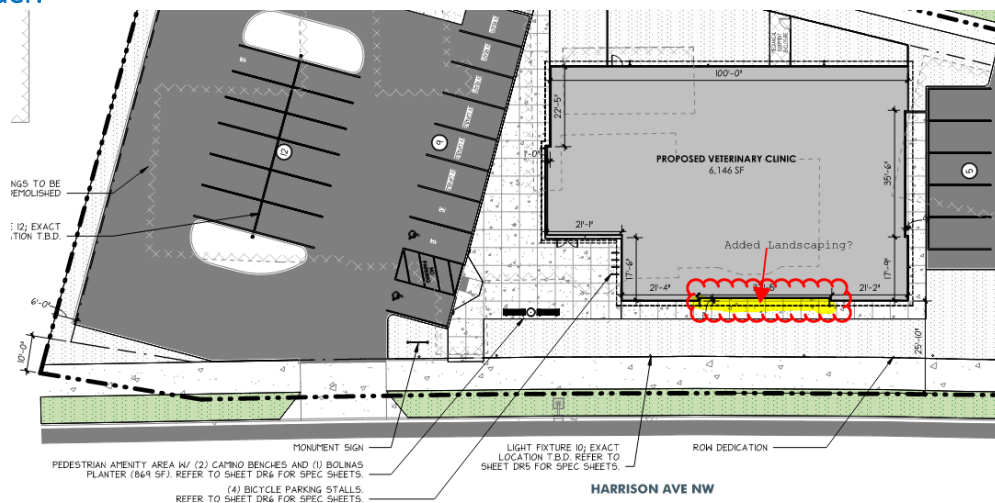
- Ornamental and structural architectural details that provide texture to the building surface; or,

- Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

Staff Response: It appears that the applicant is proposing to substitute glazing for other building elements to meet requirement as the glass is not comprised of 60% of the building face. Staff identified the following:

- Exterior architectural details through use of different exterior materials are being used on the building but the mid wall section exceeds 30 feet in length. It is interpreted that wall segments should have different architectural details, such as material changes every 30 feet in length.
- No landscaping or climbing plants are proposed adjacent to the building and screening of the wall that is over 30 feet is not achieved.
- A pedestrian area is being provided upon at the southwest entry point adjacent to Harrison Avenue with landscaping and seating benches.

The applicant provides elements from each section of the listed preferences but one of the walls is over 30 feet in length. The Board may want to discuss what could be done to the wall over 30 feet in length. Perimeter landscaping is provided along the front adjacent to the public sidewalk but the Board may want to discuss if this provides adequate screening of that section of the wall. Staff suggests that adding some landscaping adjacent to that wall section (highlighted area below) may be better suited. A condition in the staff report is provided for the Board to consider.



18.110.100 – Windows		
A. REQUIREMENT:		
Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.		

B. GUIDELINES:

- Provide variation in rhythm both horizontally and vertically.
- Use windows that are recessed or protruding such as bay windows.
- Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- Provide more glazing area on the ground floor than on the upper floors.
-

18.110.110 – Projections into the right-of-way**A. REQUIREMENT:**

Complies Conflicts N/A

In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.

B. GUIDELINES:

- Use any of a variety of projections such as awnings, trellises, planter boxes, bay windows, balconies, canopies and porticos. When awnings are used they should cover the pedestrian clear zone (the 42" of sidewalk immediately adjacent to the building).

Staff Response: The applicant indicated that they had projections into the right of way but staff could not identify any. Because the building is required to be setback by 10 feet, projections such as awnings cannot be achieved. The amount of perimeter landscaping adjacent to the public sidewalk provides added interest to the pedestrian moving along the street, projections into the row does not seem warranted in this case.

18.110.120 – Roofs**A. REQUIREMENT:**

Complies Conflicts N/A

Provide relief, detail and variation to roof lines.

B. GUIDELINES:

- Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- Use landscaped roof terraces and gardens on buildings that are stepped back from the street.

18.110.130 – Corners**A. REQUIREMENT:**

Complies Conflicts N/A

Create pedestrian friendly building elements at intersections and alley entrances.

B. GUIDELINES:

- Incorporate features such as inset or angled corners and entrances, display windows, or corner roof features.

18.110.140 – Consistency**A. REQUIREMENT:**

Complies Conflicts N/A

Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.

B. GUIDELINES:

- Use consistent exterior materials, architectural detailing, and color schemes.
- Buildings should present a comparable level of quality of materials, detailing and fenestration.

18.110.150 – Colors and materials**A. REQUIREMENT:**

Complies Conflicts N/A

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

B. GUIDELINES:

- Avoid large expanses of highly tinted or mirrored glass.
- Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

18.110.160 – Lighting

A. REQUIREMENT:			Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use lighting to emphasize key architectural elements and landscape features.
- Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

18.110.170 – Parking structures

A. REQUIREMENT:			Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

18.110.180 – Plant selection

A. REQUIREMENT:			Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City’s Community Planning & Development Department).
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- Consider mature tree size in relation to planting area dimensions and soil type.
- Avoid a haphazard appearance by using a limited number of plant species.
- Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

Staff Response: The landscaping plan shows compliance with this section, but the site needs additional trees planted to meet land use requirements for parking lot landscaping and perimeter landscaping. Staff will review final landscaping plan at time of civil engineering permit review.

18.110.190 – Screening site services

A. REQUIREMENT:			Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- Screen or paint wall mounted mechanical equipment to match the building.

18.110.200 – Screening blank walls

A. REQUIREMENT:

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

Complies

Conflicts

N/A

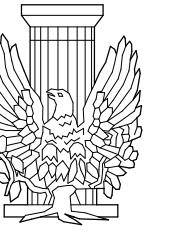
B. GUIDELINES:

- Screen walls or fences with a combination of trees, shrubs and vines.
- Use irrigated raised planter boxes for screening purposes.
- In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

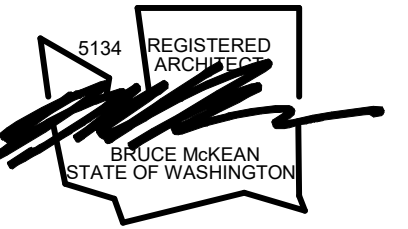
Staff Response: The south façade of the building has a portion of the wall that is over 30 feet in length and has no adjacent landscaping or other elements that provides any screening to this portion of the wall. The recommended suggestion by staff to add landscaping along the south wall under 18.110.090 Street Walls would also provide compliance with this requirement. A condition within the staff report has been added for the Board.

CAPITAL PET URGENT CARE LAND USE SUBMITTAL

4950 HARRISON AVE NW
OLYMPIA, WA 98502
LAND USE SUBMITTAL



AMERICAN INSTITUTE OF ARCHITECTS

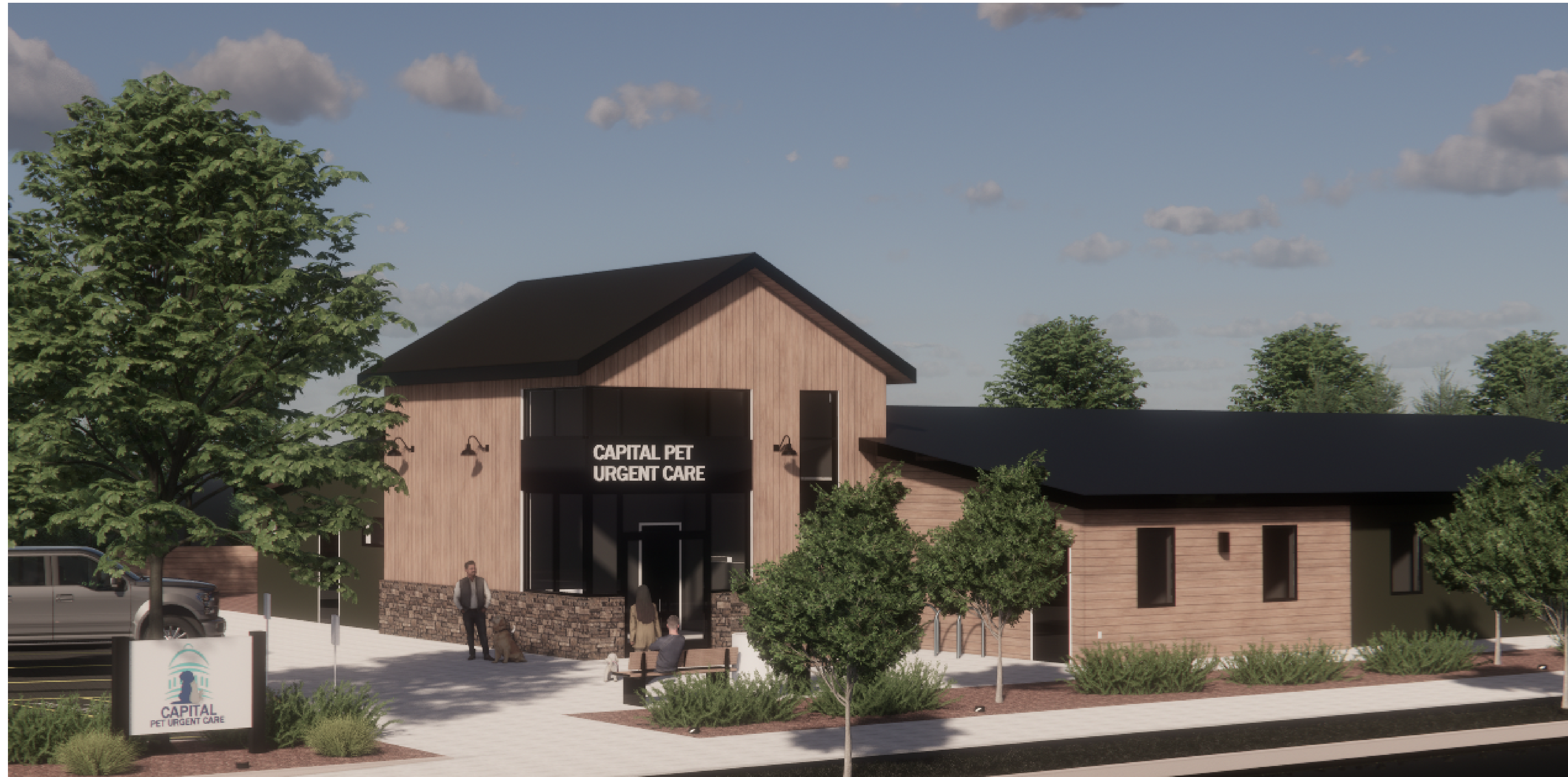


SURVEY

TRULAND SURVEY LLC
P.O. BOX 268
GIG HARBOR WA, 98335
CONTACT: ROBERT W. PUSEY JR., PLS
PHONE: (360) 536-1204

LANDSCAPE ARCHITECT + CIVIL ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH,
KENT, WA 98032
CONTACT: LYN DO
PHONE: (425) 656-7457
EMAIL: LDO@BARGHAUSEN.COM



PERSPECTIVE VIEW LOOKING NORTHEAST

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE-STORY, APPROXIMATELY 6,146 SF VETERINARY URGENT CARE IN OLYMPIA, WASHINGTON. THE FACILITY WILL PROVIDE FULL-SERVICE VETERINARY URGENT CARE, INCLUDING RECEPTION AND WAITING AREAS, EXAM ROOMS, TREATMENT AND SURGICAL SUITES, RECOVERY AREAS, AND STAFF SUPPORT SPACES. THE SITES ARE COMPRISED OF (2) LOTS, ONE OF WHICH IS VACANT AND THE OTHER THAT CONTAINS AN EXISTING RETAIL BUILDING, WHICH WILL BE DEMOLISHED. A SEPARATE BLA PERMIT WILL FOLLOW TO CONSOLIDATE BOTH LOTS.

THE BUILDING IS DESIGNED IN A PACIFIC NORTHWEST MODERN-RUSTIC STYLE THAT INCORPORATES NATURAL MATERIALS LIKE STACKED STONE, AND A WOOD-LIKE MATERIAL, WOODTONE. THIS ARCHITECTURAL STYLE, ALONG WITH MATERIALS, HELPS CREATE A WARM AND WELCOMING ENVIRONMENT. THROUGHOUT THE SITE IS A VARIETY OF NATIVE LANDSCAPING DESIGNED TO COMPLEMENT THE SURROUNDING ENVIRONMENT, ENHANCE THE USER EXPERIENCE, AND MEET LOCAL DEVELOPMENT REQUIREMENTS.

THE PROPOSED SITE INCLUDES 30 PARKING STALLS, 3 OF WHICH ARE EV CHARGING STALLS, 3 EV READY STALLS, AND 3 EV CAPABLE STALLS. THE SITE WILL ALSO INCLUDE 4 BICYCLE PARKING STALLS, (2) FOR LONG TERM, AND (2) FOR SHORT-TERM GUESTS, THAT WILL SUPPORT ALTERNATIVE TRANSPORTATION OPTIONS, PROMOTE SUSTAINABILITY, AND PROVIDE ACCESSIBILITY FOR STAFF AND CLIENTS.

SHEET INDEX

ARCHITECTURAL

- DR1 COVER SHEET
- DR2 SITE PLAN
- DR3 EXTERIOR ELEVATIONS
- DR4 FLOOR PLAN
- DR5 CUT SHEETS
- DR6 CUT SHEETS CONT'D
- DR7 SOLID WASTE PLAN

SURVEY

- SV01 ALTA/NSPS SURVEY
- SV02 ALTA/NSPS SURVEY

CIVIL

- C1 PRELIMINARY COVER SHEET
- C2 EXISTING CONDITIONS & PRELIMINARY DEMO PLAN
- C3 PRELIMINARY TESC PLAN
- C4 PRELIMINARY GRADING & STORM PLAN
- C5 PRELIMINARY WATER & SEWER PLAN

LANDSCAPE

- L1 PRELIMINARY LANDSCAPE PLAN
- L2 PLANT SCHEDULE
- L3 LANDSCAPE NOTES & DETAILS
- L4 PRELIMINARY IRRIGATION PLAN

SOLID WASTE

- 1 SOLID WASTE EXHIBIT FRONT LOADER ENTERS SITE
- 2 SOLID WASTE EXHIBIT FRONT LOADER EXITS SITE

SITE DESIGN INFORMATION:

EXISTING:

PARCEL NUMBER(S):	PARCEL A1: 12817320200	PARCEL B1: 12817320100
PARCEL SIZE IN ACRES / SQ FT:	0.16 ACRES 6,970 SQ FT	1.05 ACRES 45,738 SQ FT

EXISTING USE:

VACANT LAND RETAIL

ZONING DESIGNATION:

PO/ RM (PROFESSIONAL OFFICE/RESIDENTIAL)

LEGAL DESCRIPTION:

PARCEL A1: SECTION 17 TOWNSHIP 18 RANGE 2W PART NW-SW
PARCEL B1: 17-18-2W NW-SW LY N OF H/W LESS W 404F LESS .16A

PROPOSED:

PROPOSED USE:

VETERINARY CLINIC - NON 24 HR

TYPE OF OCCUPANCY:

B

PROPOSED PARCEL SIZE AFTER BOUNDARY LINE ADJUSTMENT:

PARCEL A2:	PARCEL B2:
0.85 ACRES 37,089 SQ FT	0.49 ACRES 21,436 SQ FT

BUILDING SF:

6,146 SF

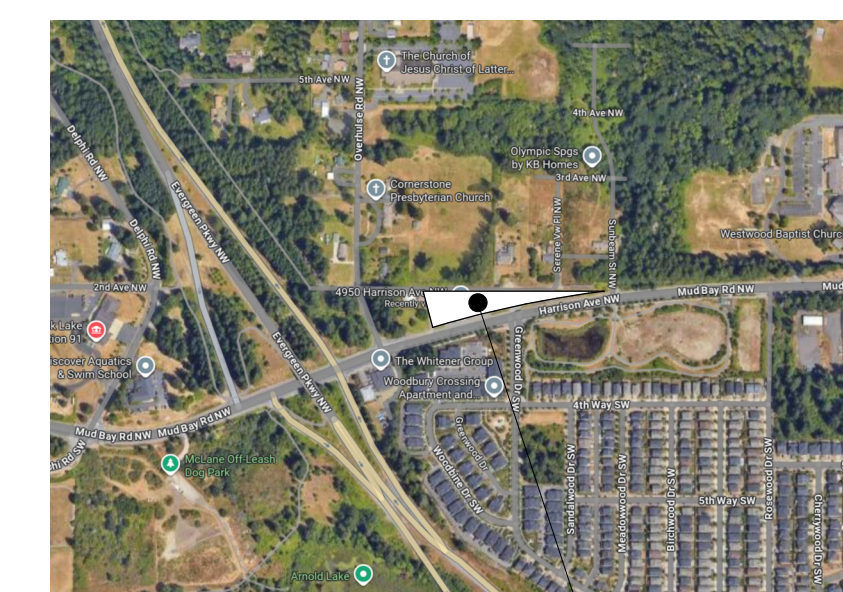
OFF STREET PARKING:

STALL REQUIREMENT (VETERINARY CLINIC): 1 SPACE PER 300 SF
TOTAL REQUIRED: 21 STALLS
TOTAL PROVIDED: 30 STALLS

BICYCLE PARKING:

TYPE I (LONG-TERM EMPLOYEE/TENANT): 2 SPACES
TYPE II (SHORT TERM CUSTOMER/GUEST): 2 SPACES

VICINITY MAP:



OWNER

CAPITAL PET URGENT CARE
405 BLACK HILLS LN SW SUITE G,
OLYMPIA, WA 98502

CONTACTS:
DR. JILLIAN BLAKE
DR. KAREN DAHL
DR. LINDEN FRANZ
PHONE: (360) 915-5900
EMAIL: CAPITALPETUC@GMAIL.COM

ARCHITECT

HELIX DESIGN GROUP
A DIVISION OF SHIVE-HATTERY
4021 12th STREET EAST SUITE 201
TACOMA, WASHINGTON 98424

CONTACTS:
NATHALIE DOYLE
PHONE: (253) 922-9037
EMAIL:
NATHALIED@HELIXDESIGNGROUP.NET

GENERAL CONTRACTOR

RUSH COMMERCIAL CONSTRUCTION
6622 WOLLOCHET DR,
GIG HARBOR, WA 98332

CONTACT: BRETT GRIFFIN
PHONE: (253) 432-7028
EMAIL:
BGRIFFIN@THERUSHCOMPANIES.COM

COVER SHEET

CAPITAL PET CLINIC URGENT CARE

OLYMPIA, WASHINGTON

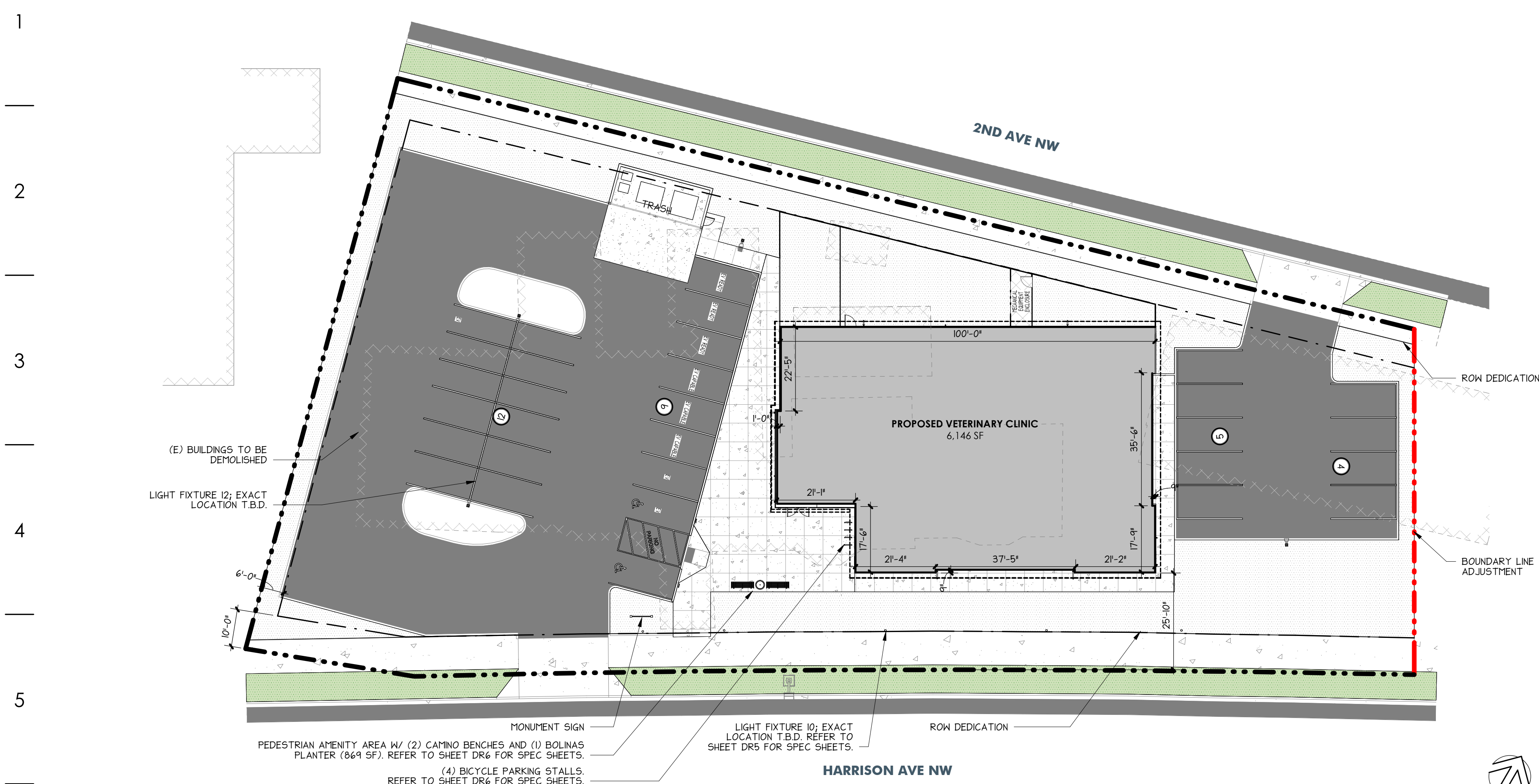
REVISION DATE

DATE JOB NO.
04.01.26 2240019530

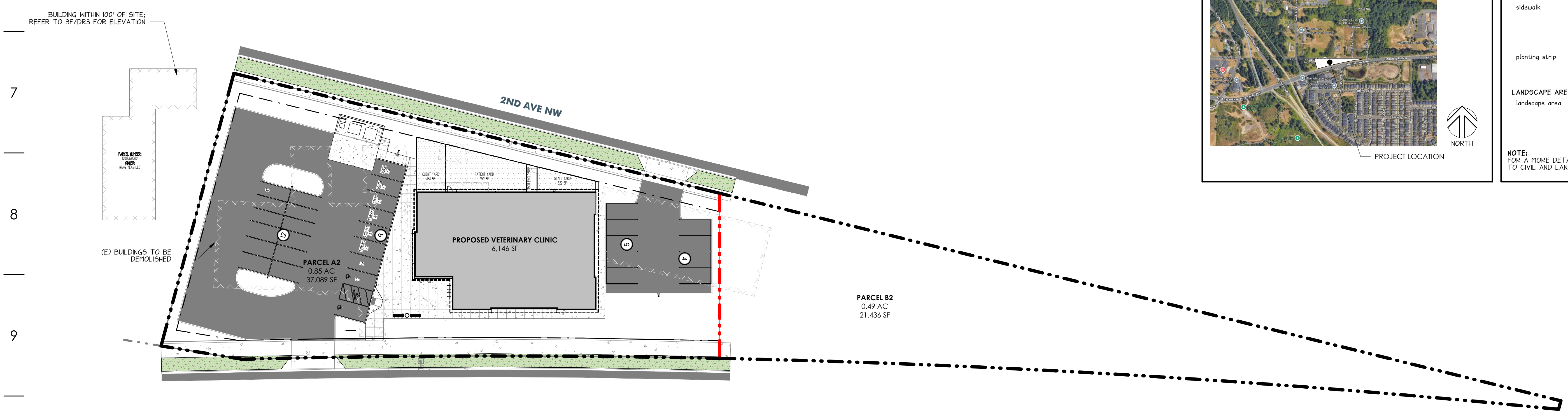
LAND USE SUBMITTAL

DR1

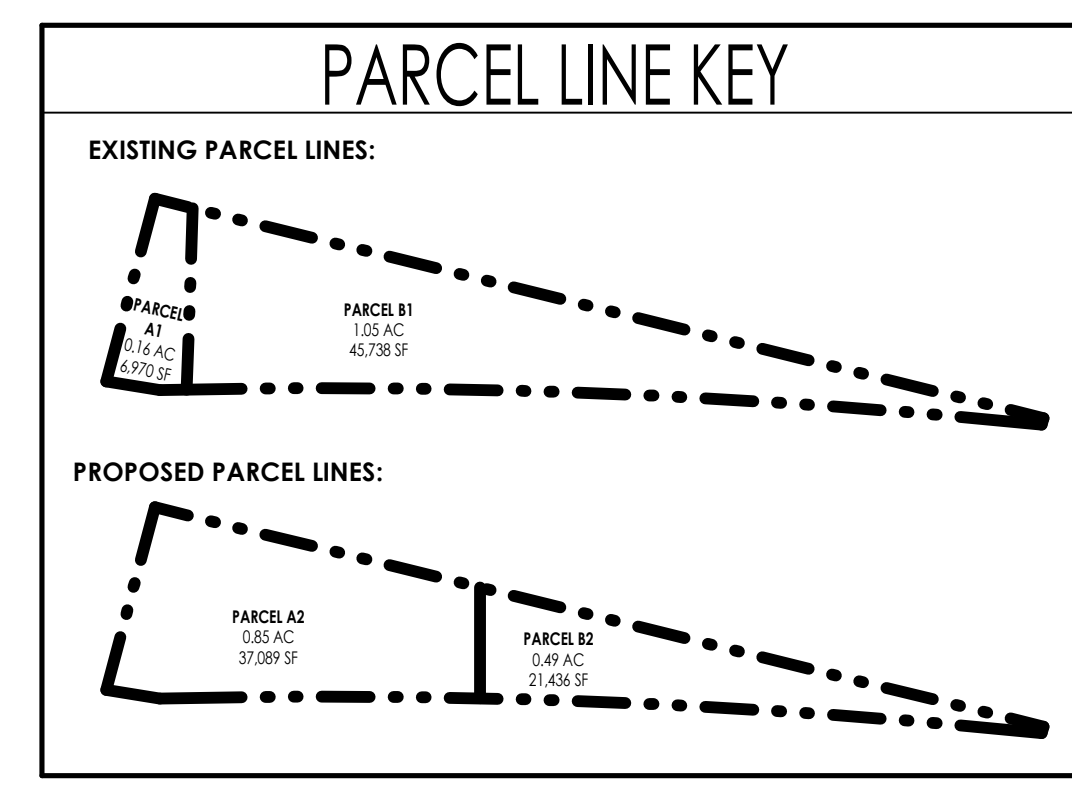
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6A ENLARGED SITE PLAN
1" = 20'-0"

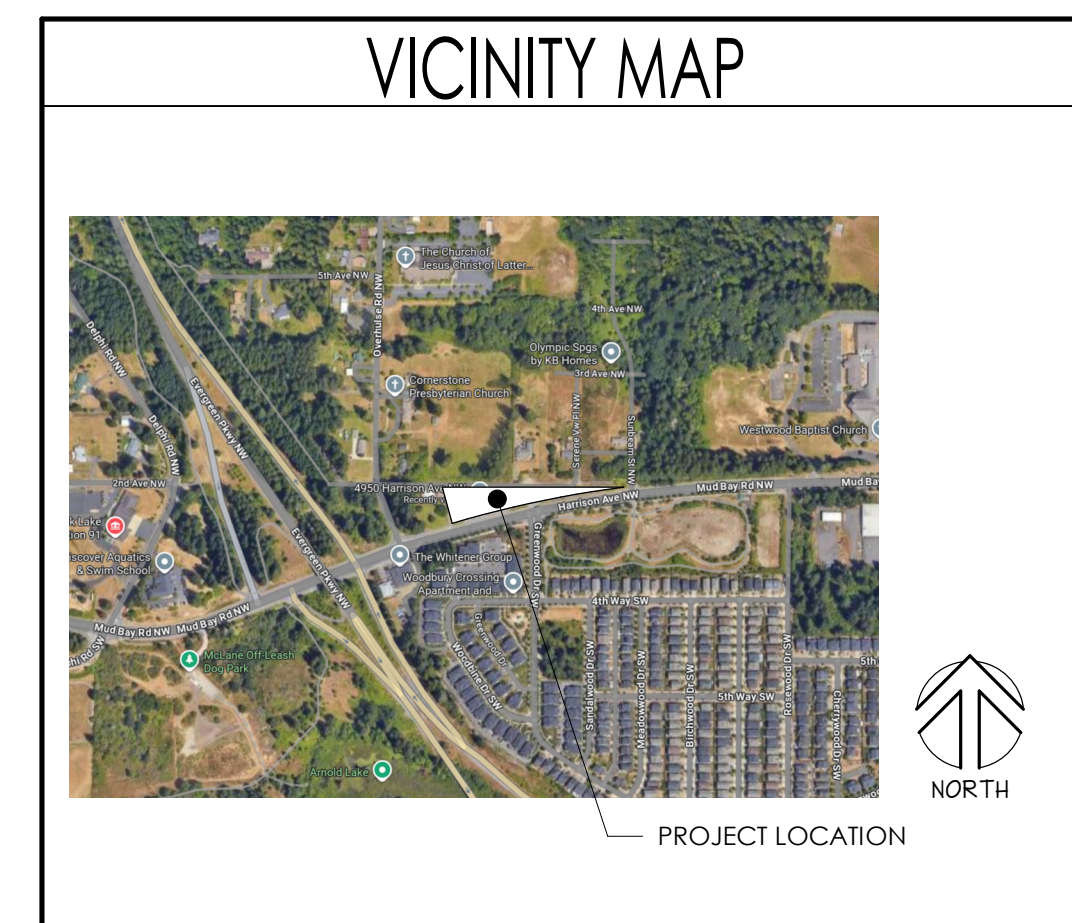


10A OVERALL SITE PLAN
1" = 30'-0"



PROJECT INFORMATION

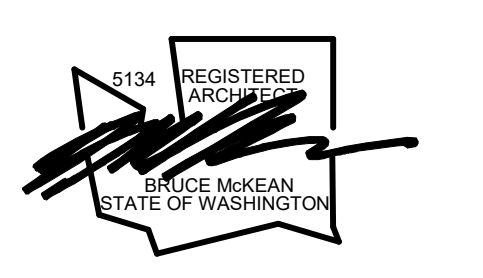
EXISTING:	PARCEL A1: 1.05 AC 45,738 SF	PARCEL B1: 1.05 AC 45,738 SF
PARCEL NUMBER(S):	12817320200	12817320100
PARCEL SIZE IN ACRES / SQ FT:	0.16 ACRES 6,970 SQ FT	1.05 ACRES 45,738 SQ FT
EXISTING USE:	VACANT LAND	RETAIL
ZONING DESIGNATION: OFFICE/RESIDENTIAL	PO/ RM (PROFESSIONAL)	
LEGAL DESCRIPTION:	PARCEL A1: SECTION 17 TOWNSHIP 18 RANGE 2W PART NW-SW 17-18-2W NW-SW 1/4 N OF H/W LESS W 404F LESS .16A	
PROPOSED:	PARCEL A2: 0.85 ACRES 37,089 SQ FT	PARCEL B2: 0.49 ACRES 21,436 SQ FT
PROPOSED USE:	VETERINARY CLINIC - NON 24 HR	
TYPE OF OCCUPANCY:	B	
PROPOSED PARCEL SIZE AFTER BOUNDARY LINE ADJUSTMENT:		
BUILDING SF:	6,146 SF	
OFF STREET PARKING:	STALL REQUIREMENT (VETERINARY CLINIC): 1 SPACE PER 300 SF	
TOTAL REQUIRED:	21 STALLS	
TOTAL PROVIDED:	30 STALLS	
BICYCLE PARKING:	TYPE I (LONG-TERM EMPLOYEE/TENANT): 2 SPACES	
	TYPE II (SHORT TERM CUSTOMER/GUEST): 2 SPACES	



SITE PLAN LEGEND

DESCRIPTION	SYMBOL AND TEXT
PROPERTY LINE	--- ---
ADJACENT PROPERTY LINE	- - - - -
PROPERTY SETBACK LINE	--- 10'-0" ---
BUILDING	BUILDING
FENCE	- - - - - 6' FENCE
PARKING STALL AND LANDSCAPE PLANTER	2
ACCESSIBLE PARKING STALLS	2
CONCRETE PAVEMENT	CONCRETE PAVING
ASPHALT PAVING	ASPHALT PAVING
ROW IMPROVEMENTS	SIDEWALK
planting strip	PLANTING STRIP
LANDSCAPE AREA	LANDSCAPE AREA

NOTE: FOR A MORE DETAILED SITE PLAN, PLEASE REFER TO CIVIL AND LANDSCAPE SHEETS.



SITE PLAN

CAPITAL PET CLINIC URGENT CARE

OLYMPIA, WASHINGTON

REVISION	DATE

DATE: 04.01.26 JOB NO: 2240019530
LAND USE SUBMITTAL

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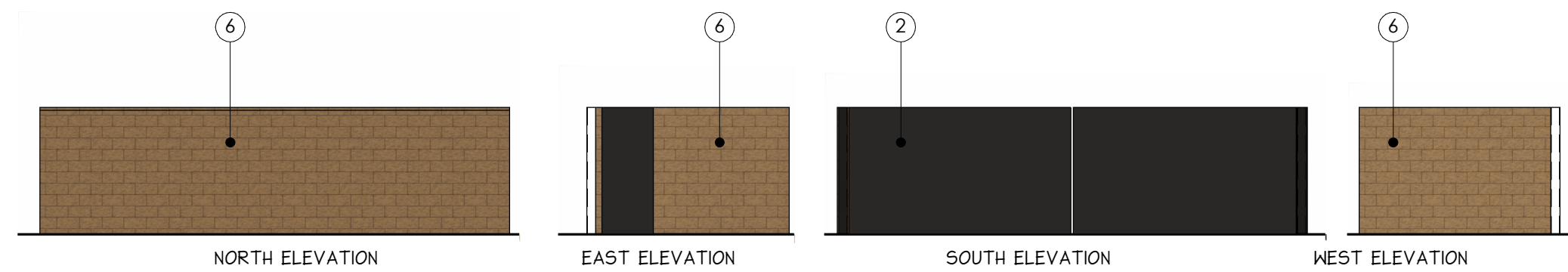
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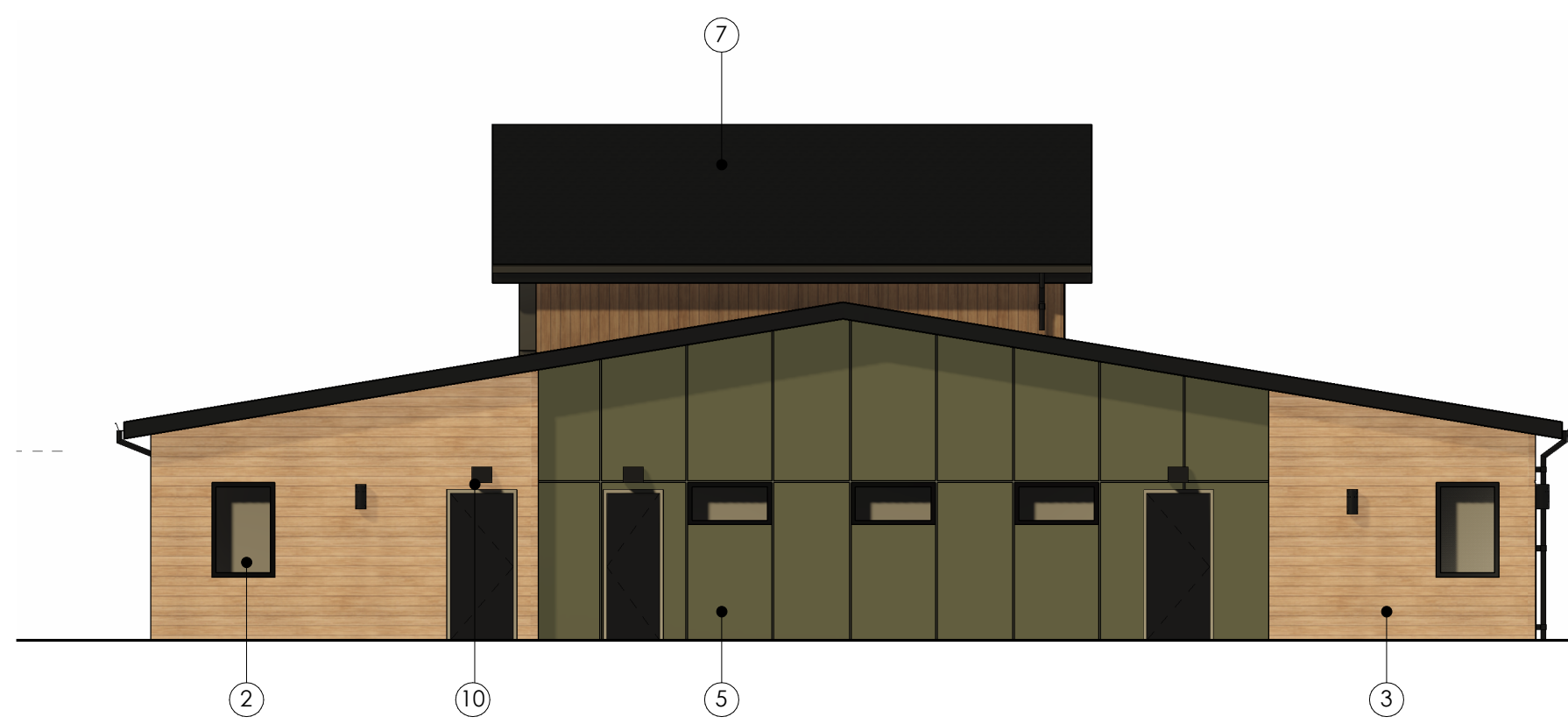


3A TRASH ENCLOSURE ELEVATIONS
1/8" = 1'-0"

3

4

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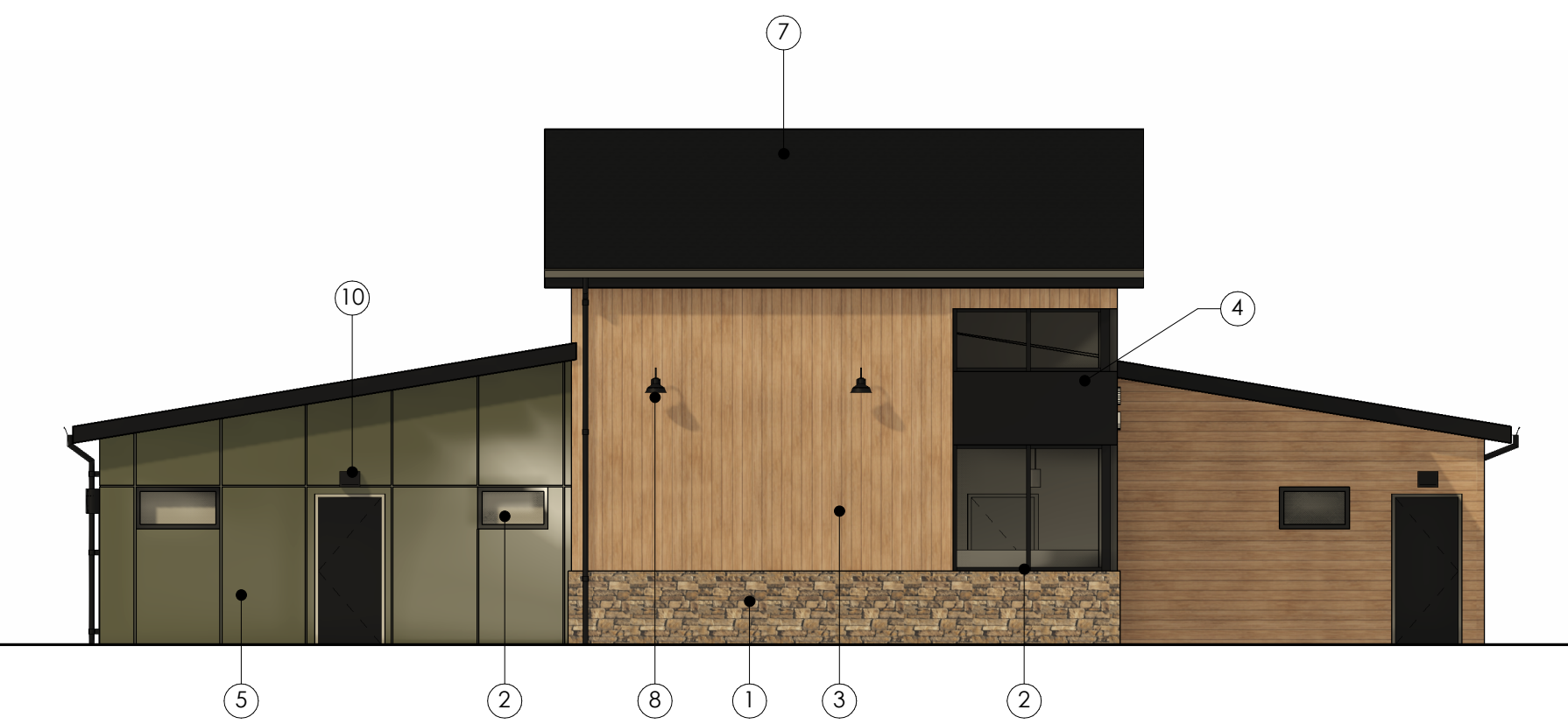


4A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

6

7

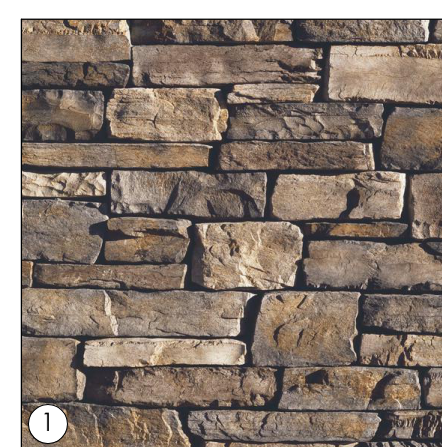
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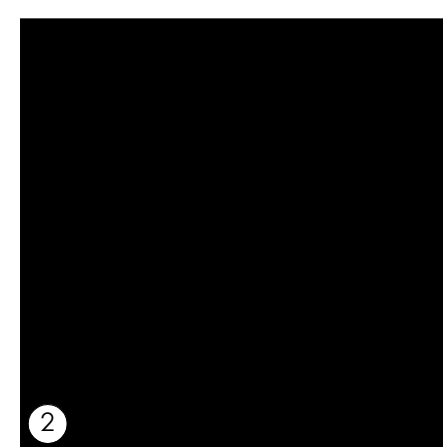
7A EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

9

10



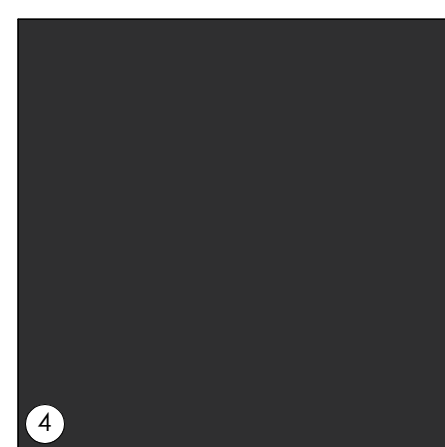
1 STACKED STONE VENEER
COLOR: MONTECITO CLIFFSTONE
MANF.: ELDORADO STONE



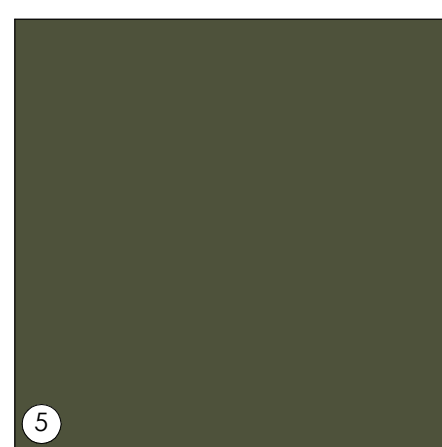
2 ALUMINUM METAL FLASHING /
STOREFRONT / DOORS / AWNING /
CANOPY / VINYL WINDOWS
COLOR: BLACK



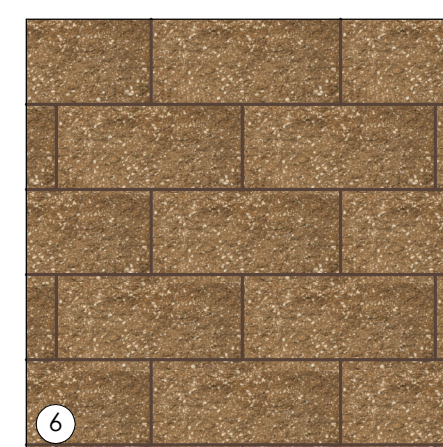
3 FIBER CEMENT SIDING (HORIZONTAL
+ VERTICAL APPLICATIONS)
COLOR: SUMMER WHEAT
MANF.: WOODTONE



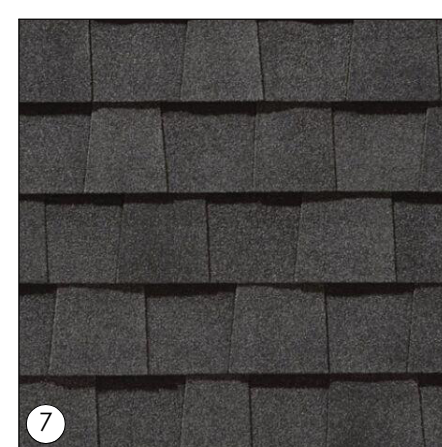
4 HARDIE ARCHITECTURAL PANEL
PAINTED SHERWIN WILLIAMS SW 6258
(TRICORN BLACK)
MANF.: JAMES HARDIE



5 HARDIE ARCHITECTURAL PANEL
PAINTED SHERWIN WILLIAMS SW 6181
(SECRET GARDEN)
MANF.: JAMES HARDIE



6 CMU 8-8-16 SPLIT FACE BLOCK
COLOR: KHAKI
MANF.: MUTUAL MATERIALS



7 ASPHALT SHINGLE ROOFING
COLOR: BLACK



8 BARN LIGHT 14" OUTDOOR WALL
SCONCE
COLOR: TEXTURED BLACK
MANF.: VISUAL COMFORT STUDIO
OR SIM.



9 4" OUTDOOR WALL SCONCE
COLOR: BLACK
MANF.: BETA CALCO OR SIM.

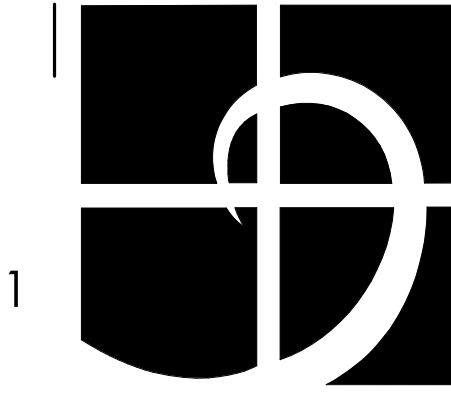


10 7" OUTDOOR WALL SCONCE
COLOR: TEXTURED BLACK
MANF.: TROY LIGHTING OR SIM.



11 DIRECTIONAL UPLIGHT
COLOR: MATTE BLACK
MANF.: ALCON LIGHTING OR SIM.

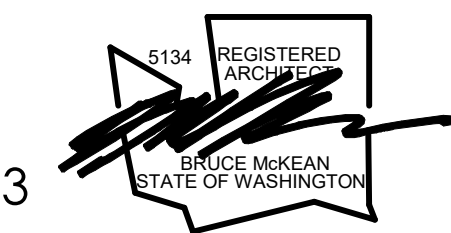
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design group
A DIVISION OF SHIVE-HATTERY



AMERICAN INSTITUTE OF ARCHITECTS



BRUCE MCKEAN
STATE OF WASHINGTON

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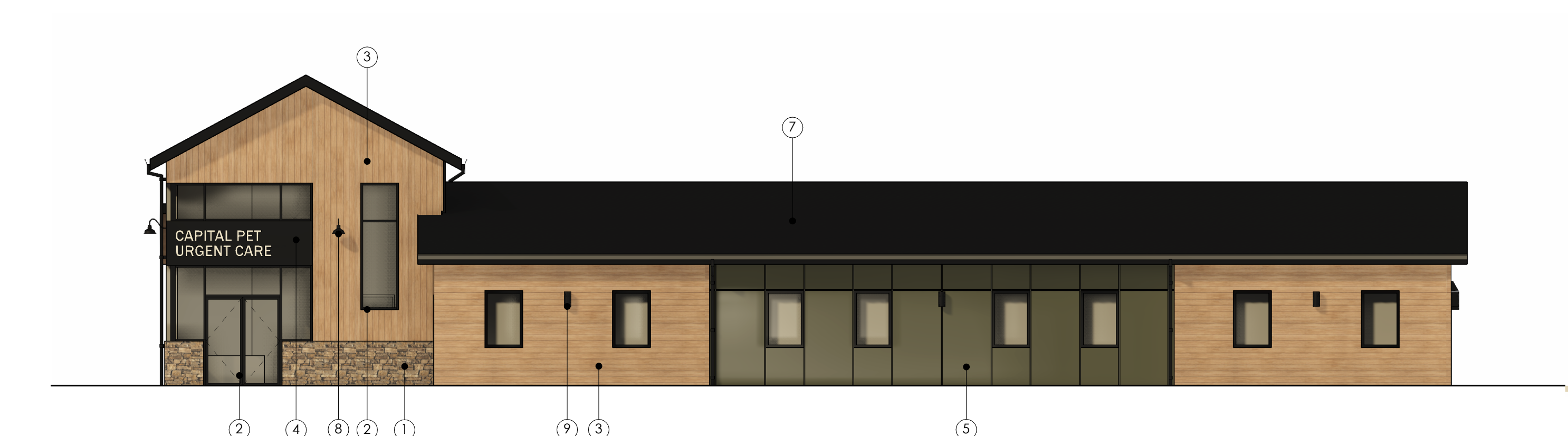
7

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3E MONUMENT SIGN ELEVATION
1/4" = 1'-0"



4E EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



10 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

3F CONTEXT ELEVATION
1/32" = 1'-0"



EXTERIOR ELEVATIONS

CAPITAL PET CLINIC URGENT CARE

OLYMPIA, WASHINGTON

REVISION DATE

DATE 04.01.26 JOB NO. 2240019530
LAND USE SUBMITTAL

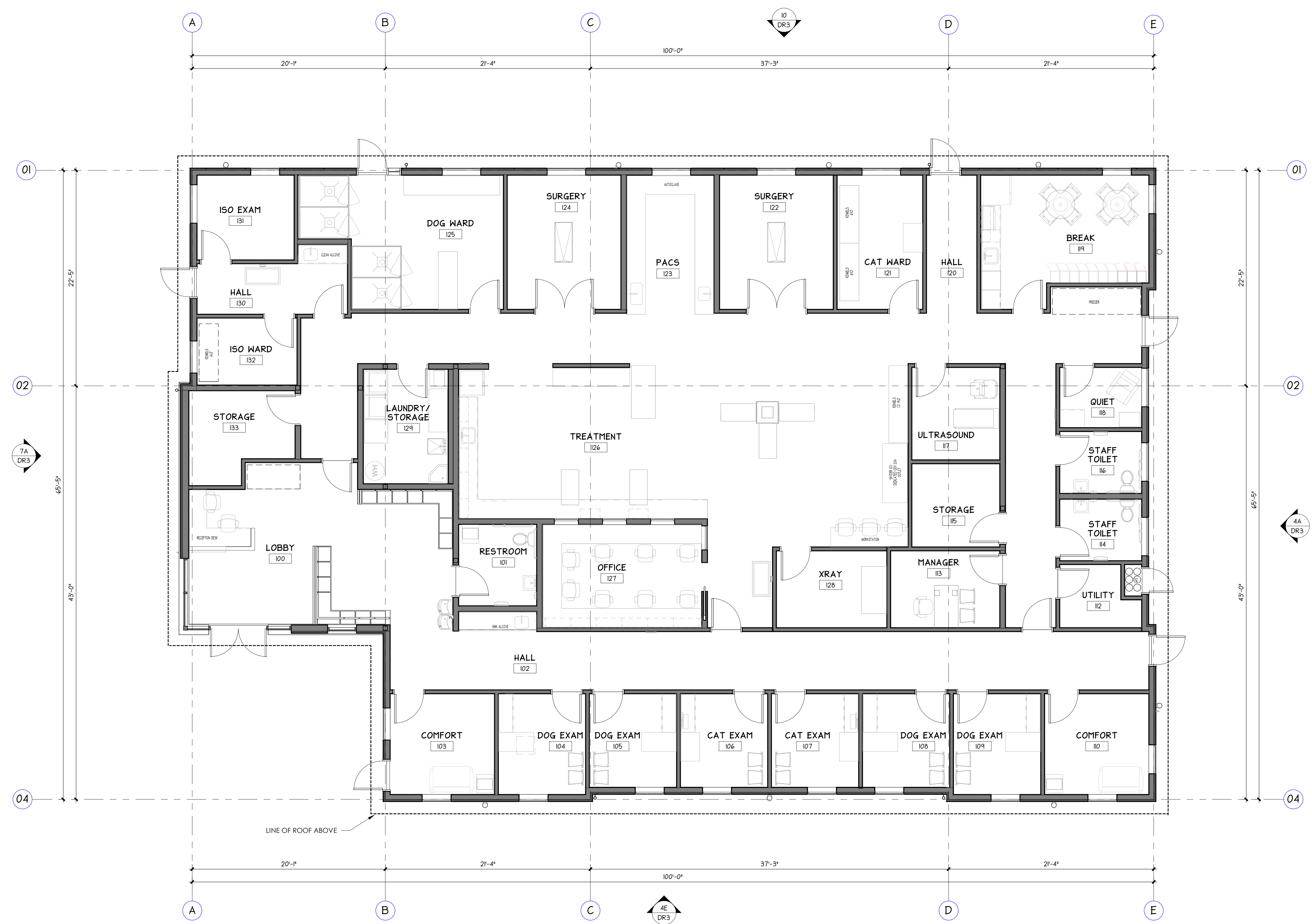
DR3

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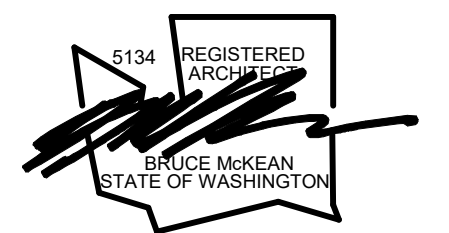
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10A SCHEMATIC FLOOR PLAN
3/16" = 1'-0"

A | B | C | D | E | F | G | H | J | K



7 FLOOR PLAN

8 CAPITAL PET CLINIC URGENT CARE

OLYMPIA, WASHINGTON

REVISION	DATE
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DATE	JOB NO.
04.01.26	2240019530

LAND USE SUBMITTAL

10 DR4

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BICYCLE RACK

1 Hoop Rack Submittal Sheet

CAPACITY 2 Bikes

MATERIALS 1 1/2" schedule 40 pipe (15" O.D.)

FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard finish.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Chemically cleaned and treated for corrosion reduction
2. Spray primer automatically applied
3. Final finish TBC polyester powder coat
- Galvanneal**
Galvanneal Steel 334 grade stainless steel material in a satin finish, high arch finish, in powder coat over galvanized material.
 - Satin Finish (SF) - Brushed appearance
 - Electroplated - High Polished Shine
 - Powder Coat over Unpolished Stainless

INSTALL OPTIONS

- Surface**
Fastener has two 1/4" x 1/4" x 25" feet with two anchors per foot. Specify fastener to this option. Tangent-resistant fastener available upon request.
- In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
- Wall**
Wall Mounted Downward Rack: see bulletin to hang parallel the wall with left hand side of rack to be attached to the ground. Racks are heavy duty 2" x 1/4" x 3/16" thick galvanized mounting plate. Specify left mount for this option.

OPTIONAL LEVER BAR

- Add Lever Bar**
Lever bar requires each rack meets ICC requirements for cast-connector.

FOOTING DIAGRAMS

FLUSH MOUNT

DOWNWARD MOUNT

WALL MOUNT

EXTERIOR BENCHES

Tournesol

Camino Modular Benches

Camino is a modular bench collection designed to create vibrant outdoor gathering spaces. Connecting benches enables architectural scalability. Optional integrated lighting illuminates outdoor evening activities. Made in Port Orchard, WA, Camino is constructed from powder coated steel and domestically sourced thermally modified hardwood.

We offer a variety of tools to design with Camino. The Camino Design Guide includes a set of configurations that are available to download and use in projects. Learn more at tournesol.com/camino.

Tournesol.com | 800.542.2282

EXTERIOR PLANTER

Tournesol

Bolinas Collection

Bold, sculptural, monumental concrete planter forms inspired by the rugged coastline of Northern California with a nod to Brutalism.

Made in Glass Fiber Reinforced Concrete (GFRC), Bolinas planters are durable in all climates and lighter than standard concrete.

Substantial in size and scale, these freestanding round planters are a stylish solution, suitable for rooftop, courtyards, high-end residential, hospitality, etc.

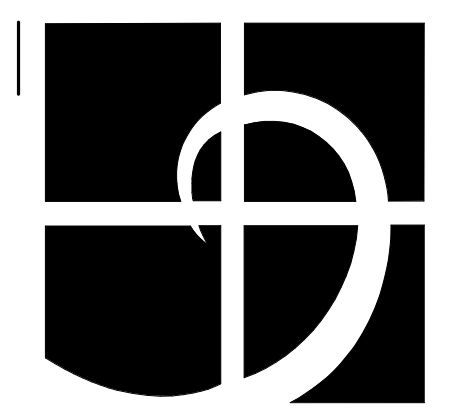
Tournesol.com | 800.542.2282

Tournesol

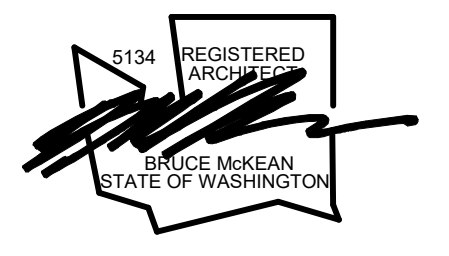
Bolinas Collection

- Glass Fiber Reinforced Concrete (GFRC)
- Suitable for indoor or outdoor use
- Freestanding or anchored
- 19 sizes

Tournesol.com | 800.542.2282



Helix design group
A DIVISION OF SHIVE-HATTERY



PLOTTED: 4/1/2024 15:24:46 PM PROJECT: 2240019530 - CAPITAL PET CLINIC
FILE PATH: AutodesK_Dress/2240019530 Capital Pet Urgent Care /Helix_Template_2240019530-A-R24_Capital Pet Urgent Care.rvt

7 CUT SHEETS CONT'D

8 CAPITAL PET CLINIC URGENT CARE

OLYMPIA, WASHINGTON
REVISION DATE

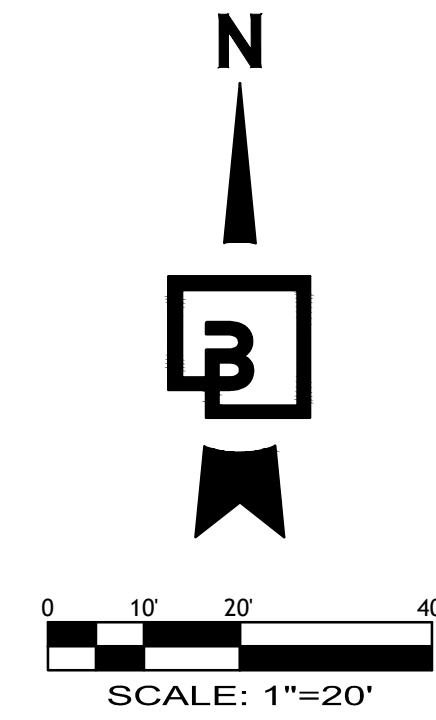
9 DATE 04.01.24 JOB NO. 2240019530
LAND USE SUBMITTAL

10 DR6

DRAWING NO.
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GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, LLC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). THE CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, LLC. AT COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, LLC.
- THE CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, LLC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, LLC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, LLC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

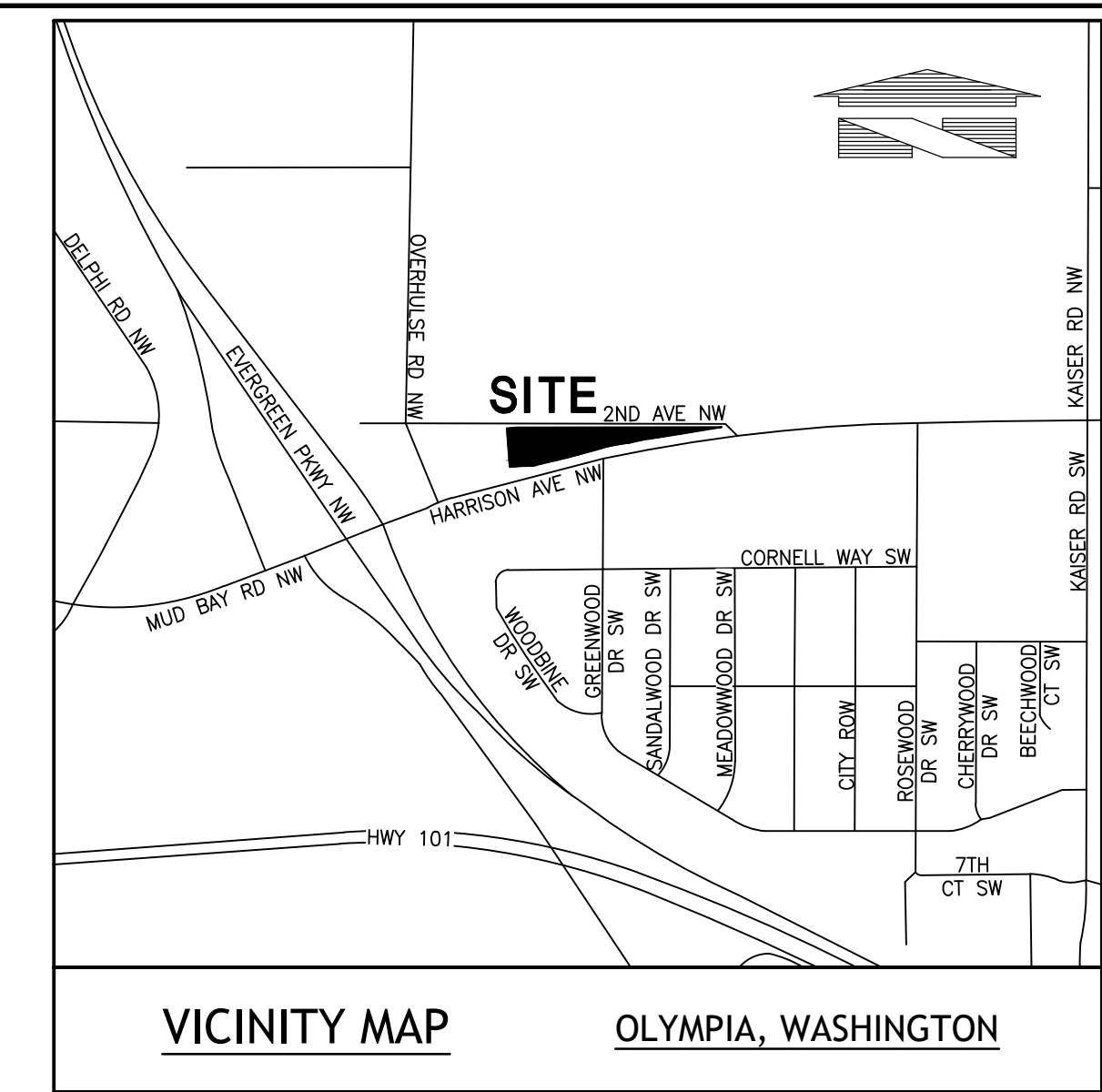
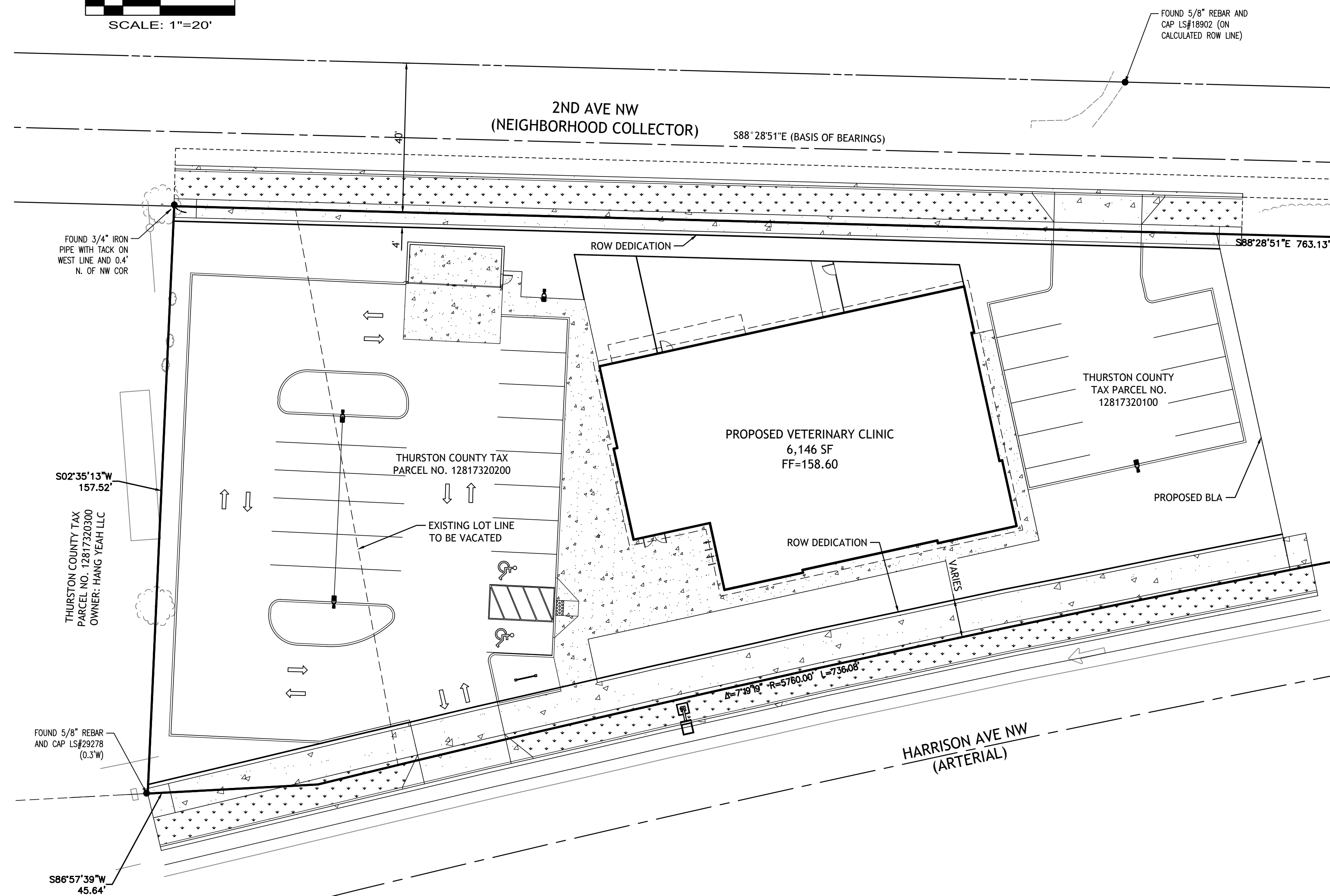


PRELIMINARY COVER SHEET

FOR

CAPITAL PET CLINIC

PTN OF THE NW1/4, OF THE SW1/4 OF SEC 17, TWP 18 N, RGE 2 W, WM
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



LEGAL DESCRIPTION

BASED ON EXHIBIT A OF AN ALTA COMMITMENT FOR TITLE INSURANCE FROM THURSTON COUNTY TITLE INSURANCE COMPANY, ORDER NO. TH44774. THE DATE AND TIME OF THE COMMITMENT IS NOVEMBER 13, 2024 AT 8:00 A.M.

PARCEL A:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING NORTHERLY OF STATE HIGHWAY NO. 9, AS IT EXISTED IN 1947 AND EASTERLY OF A TRACT CONVEYED TO THURSTON COUNTY FIRE PROTECTION DISTRICT NO. 9, BY DEED DATED AUGUST 30, 1971 AND RECORDED UNDER AUDITOR'S FILE NO. 850096; EXCEPT COUNTY ROAD KNOWN AS RANDALL ROAD ALONG THE NORTH BOUNDARY. ALSO EXCEPT THAT PORTION GRANTED TO THE CITY OF OLYMPIA BY DEED RECORDED MAY 20, 2024 UNDER AUDITOR'S FILE NO. 5015267.

PARCEL B:
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD KNOWN AS RANDALL ROAD WITH THE EAST LINE OF THE WEST 404 FEET OF SAID SUBDIVISION; RUNNING THENCE SOUTH ALONG SAID EAST LINE OF WEST 404 FEET TRACT TO THE NORTHERLY LINE OF COUNTY ROAD KNOWN AS OLYMPIA HIGHWAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF HIGHWAY 69.5 FEET; THENCE NORTHWESTERLY TO A POINT ON SAID SOUTH LINE OF RANDALL ROAD 32.5 FEET EAST OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE OF RANDALL ROAD 32.5 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED FEBRUARY 17, 1972 UNDER AUDITOR'S FILE NO. 859906.

IN THURSTON COUNTY, WASHINGTON.

HORIZONTAL DATUM

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(91), WASHINGTON STATE PLANE SOUTH ZONE COORDINATE SYSTEM, U.S. SURVEY FEET. THE HORIZONTAL DATUM IS BASED ON PUBLISHED INFORMATION FROM THE THURSTON COUNTY GEODATA CENTER, POINT DESIGNATIONS 1213 AND 937.

1213
NORTHING: 634,580.498'
EASTING: 1,024,534.086'

937
NORTHING: 637,157.467'
EASTING: 1,027,251.986'

VERTICAL DATUM

VERTICAL DATUM IS NAVD88 BASED ON PUBLISHED INFORMATION FROM THE THURSTON COUNTY GEODATA CENTER, POINT DESIGNATION 1213.

1213
ELEVATION: 172.926'

STATISTICS

EQUIPMENT: HEMISPHERE S321 GPS AND LEICA TS15 ROBOTIC TOTAL STATION.
METHODOLOGY: FIELD TRAVERSE AND GPS
MEETS OR EXCEEDS SURVEY STANDARD AS PER:
WAC 332-130-050
WAC 332-130-090
WAC 332-130-100
ALL SURVEY WORK OCCURRED IN DECEMBER OF 2024.

REFERENCES

- BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITOR'S FILE NO. 4066495
- PLAT OF WOODBURY CROSSING, RECORDED UNDER AUDITOR'S FILE NO. 4112869
- PLAT OF WOODBURY CROSSING PHASE 2, RECORDED UNDER AUDITOR'S FILE NO. 4391825
- SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 4250643
- SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 4624403

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S88°28'51"E ALONG THE NORTH LINE OF THE SW QUARTER OF SECTION 17, TOWNSHIP 18N, RANGE 2W, W.M.

PRELIMINARY CIVIL PLANS

- C1 OF 5 PRELIMINARY COVER SHEET
- C2 OF 5 EXISTING CONDITIONS & PRELIMINARY DEMO PLAN
- C3 OF 5 PRELIMINARY TESC PLAN
- C4 OF 5 PRELIMINARY GRADING & STORM PLAN
- C5 OF 5 PRELIMINARY WATER & SEWER PLAN

PROPOSED LEGEND

WATER LINE	—W—
SANITARY SEWER LINE	—SS—
STORM DRAINAGE LINE	—SD—
CATCH BASIN (CB)	■
STORM MANHOLE (SDMH)	●
SANITARY SEWER MANHOLE (SSMH)	●
CLEANOUT (AS NOTED)	○
WATER VALVE (WV)	⊕
FIRE HYDRANT (FH)	⊕
FIRE DEPARTMENT CONNECTION (FDC)	⊕
BLOW-OFF/AIR VAC	⊕
WATER METER	⊕
SIGN	⊕
CONTOUR (MAJOR)100.....
CONTOUR (MINOR)100.....
PROJECT BOUNDARY LINE	—
RIGHT-OF-WAY	—
CENTERLINE	—
PROPOSED LOT LINE	—
EASEMENT LINE	—
SAWCUT	—
CONCRETE	■
SAND/GRAVEL (AS NOTED)	■
PAVEMENT	■

DISTURBED AREAS

ASPHALT	0.31 AC
CONCRETE	0.19 AC
BUILDING	0.14 AC
GRAVEL	0.09 AC
LANDSCAPE	0.38 AC
TOTAL DISTURBED AREA	1.11 AC (48,250 SF)

EARTHWORK QUANTITIES

CUT	85 CY
FILL	1,020 CY
NET FILL	935 CY

EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.

MONUMENT DEMOLITION NOTE:
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

HORIZONTAL CONTROL NOTE:
CONTRACTOR SHALL HAVE ALL PROPERTY LINES AND CIVIL IMPROVEMENTS DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

OWNER
BTD REALTY GROUP
405 BLACK HILLS LN SW #G
OLYMPIA, WA 98502

ARCHITECT
HELIK DESIGN GROUP
6021 12TH ST E SUITE 201
TACOMA, WA 98424
(253) 922-9037
CONTACT: NATHALIE DOYLE

SURVEYOR
TRULAND SURVEY, LLC
4506 34TH AVE CT
GIG HARBOR, WA 98335
(425) 516-3919
CONTACT: ROBERT W. PUSEY JR.

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, LLC
18215 72ND AVE SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: CARA VSINTAINER, PE

UTILITY CONFLICT NOTE:
CAUTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revision
Appr.
By
Date

Title:
PRELIMINARY COVER SHEET
FOR
CAPITAL PET CLINIC

For:
BFD REALTY GROUP
405 BLACK HILLS LN SW #G
OLYMPIA, WA 98502



Scale:
Horizontal 1" = 20'
Vertical

Designed	LD
Drawn	LD
Checked	CMV
Approved	DNB
Date	3/25/26

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
23887

Sheet
C1 of **5**



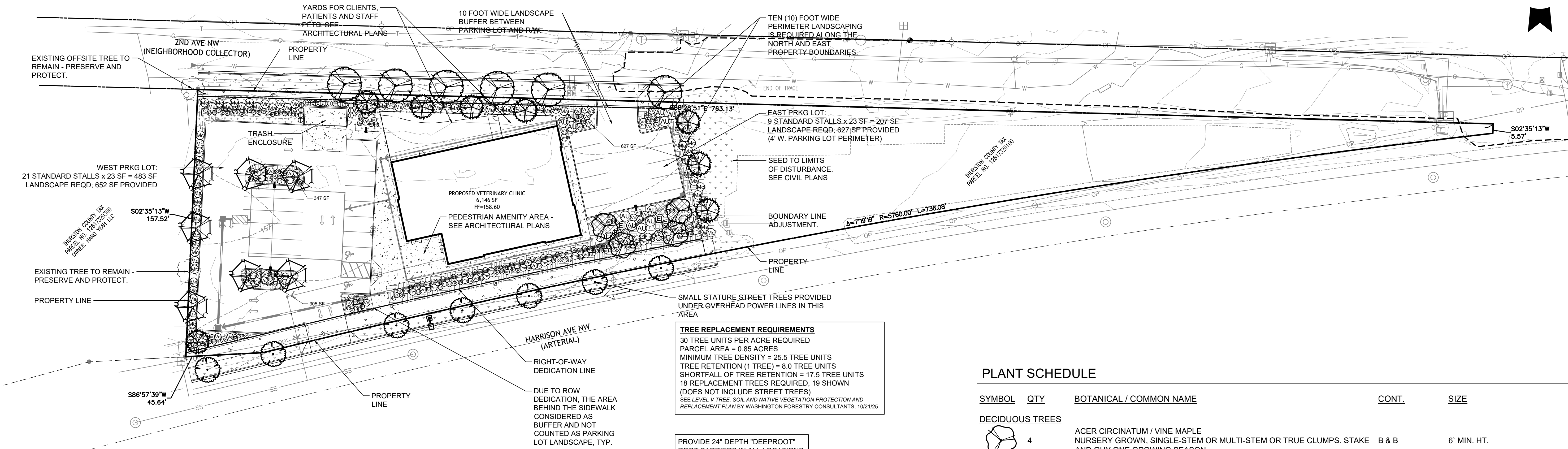
Know what's below.
Call before you dig.
Dial 811
Or 1-800-424-5555

PRELIMINARY LANDSCAPE PLAN

FOR

CAPITAL PET CLINIC

PTN OF THE NW1/4, OF THE SW1/4 OF SEC. 17 TWP. 18 N., RGE 2 WEST, W. M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



TREE REPLACEMENT REQUIREMENTS
30 TREE UNITS PER ACRE REQUIRED
PARCEL AREA = 0.85 ACRES
MINIMUM TREE DENSITY = 25.5 TREE UNITS
TREE RETENTION (1 TREE) = 8.0 TREE UNITS
SHORTFALL OF TREE RETENTION = 17.5 TREE UNITS
18 REPLACEMENT TREES REQUIRED, 19 SHOWN
(DOES NOT INCLUDE STREET TREES)
SEE LEVEL V TREE, SOIL AND NATIVE VEGETATION PROTECTION AND REPLACEMENT PLAN BY WASHINGTON FORESTRY CONSULTANTS, 10/21/25

PROVIDE 24" DEPTH "DEEPROOT"
ROOT BARRIERS IN ALL LOCATIONS
WHERE THE DISTANCE BETWEEN A
PROPOSED TREE TRUNK AND A
HARDSCAPE AREA IS 6 FEET OR
LESS.

LANDSCAPE LEGEND

- EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION
- STONE MULCH 64 SF
3 TO 4" DEPTH OF 3/4" TO 2"
WASHED DRAIN ROCK OR OTHER
DECORATIVE ROCK MULCH WITH A
MIXTURE OF GRAY COLORS.
SUBMIT PHOTO AND SOURCE FOR
APPROVAL. INSTALL DEWITT 50Z
WEED BARRIER FABRIC IN ALL
PLANT BEDS UNDER GRAVEL.
OVERLAP ENDS AND SIDES
MINIMUM 8". METAL STAPLES 48"
ON-CENTER MAXIMUM.

PLANT SCHEDULE NOTES

1. ALL TREES SHALL BE FULL, WELL BRANCHED AND SYMMETRICAL WITH STRONG, STRAIGHT, UN-CUT CENTRAL LEADER.
2. STREET TREES SHALL BE MATCHED SPECIMENS, AND SHALL BE INSTALLED PER CITY OF OLYMPIA STANDARDS.
3. PRESERVE AND PROTECT ALL EXISTING TREES TO REMAIN PER CITY OF OLYMPIA TREE PROTECTION STANDARDS.
4. STAKE AND GUY ALL TREES FOR ONE GROWING SEASON.
5. REMOVE ALL WEEDS FROM PLANT ROOT BALLS AND CONTAINERS PRIOR TO PLANTING.
6. ALL GROUNDCOVERS SHALL BE WELL ROOTED WITH FULL TOP GROWTH, AND BE PLANTED WITH TRIANGULAR SPACING. VINE TYPE GROUNDCOVERS SHALL HAVE MINIMUM 3 RUNNERS.
7. ALL SHRUBS TO BE WELL ROOTED, SYMMETRICAL, FULL AND BUSHY.
8. ALL FERNS AND GRASSES SHALL BE WELL ROOTED, SYMMETRICAL, WITH FULL TOP GROWTH. ALL FERNS SHALL HAVE A MINIMUM OF 3 FRONDS.
9. PLANTS IN MORE THAN ONE ROW SHALL BE PLANTED WITH TRIANGULAR SPACING AS SHOWN.
10. ALL PLANTS SHALL BE NURSERY GROWN, NOT COLLECTED.
11. ALL SOILS SHALL BE AMENDED PER CITY OF OLYMPIA REQUIREMENTS.
12. APPLY 2-3" ORGANIC MULCH TO THE SURFACES OF ALL SHRUB / GROUNDCOVER AREAS.
13. ALL PLANTS SHALL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM. PLANTING WITHIN THE STREET R.O.W. AND THE LAWN EAST OF THE SITE SHALL EACH BE ZONED SEPARATELY.
14. MAINTAIN ALL NEW PLANTS AND LAWN IN A HEALTHY CONDITION THROUGH THE ONE YEAR GUARANTEE PERIOD.

PLANT SCHEDULE

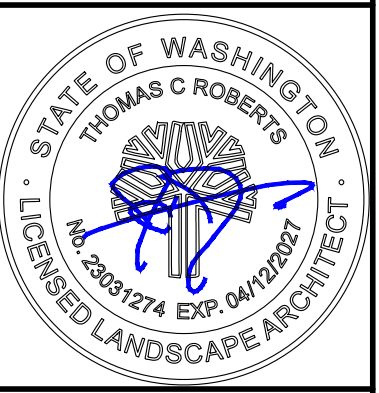
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	SPACING
DECIDUOUS TREES						
	4	ACER CIRCINATUM / VINE MAPLE NURSERY GROWN, SINGLE-STEM OR MULTI-STEM OR TRUE CLUMPS. STAKE AND GUY ONE GROWING SEASON	B & B	6' MIN. HT.		
	6	ACER GINNALA 'FLAME' / FLAME MAPLE NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	2" CAL		
	7	GLEDTISIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER' / HONEY LOCUST 'SKYCOLE'/SKYLINE' ALSO ACCEPTABLE. NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	2" CAL		
EVERGREEN TREES						
	7	MAGNOLIA GRANDIFLORA 'KAY PARRIS' / DWARF SOUTHERN MAGNOLIA NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	2" CAL		
	8	THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR NURSERY GROWN, SINGLE UN-CUT LEADER'. STAKE AND GUY ONE GROWING SEASON	B & B	6' MIN. HT.		
DECIDUOUS SHRUBS						
	56	SYMPHORICARPOS ALBUS / WHITE SNOWBERRY	1 GAL.		DROUGHT TOLERANT	
EVERGREEN SHRUBS						
	11	ARBUTUS UNEDO 'COMPACTA' / MADROÑO	1 GAL.		DROUGHT TOLERANT	
	12	EUONYMUS JAPONICUS 'AURO-MARGINATUS' / GOLDEN EUONYMUS	1 GAL.		DROUGHT TOLERANT	
	33	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.		DROUGHT TOLERANT	
	41	MYRICA CALIFORNICA / PACIFIC WAXMYRTLE	1 GAL.		DROUGHT TOLERANT	
	29	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	1 GAL.		DROUGHT TOLERANT	
	16	THUJA OCCIDENTALIS 'SMARAGD' / ARBORVITAE	4'-5' HT.		MEDIUM	
	53	VIBURNUM DAVIDII / DAVID VIBURNUM	1 GAL.		DROUGHT TOLERANT	
FERNS / GRASSES						
	39	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.		DROUGHT TOLERANT	24" o.c.
	70	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.		MEDIUM	
GROUND COVERS						
	560	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK	1 GAL.		DROUGHT TOLERANT	24" o.c.
	1,149	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	1 GAL.		DROUGHT TOLERANT	24" o.c.
	5,990 SF	LAWN, TURFGRASS CONFORM TO SDMMWW BMP C120. USE "LANDSCAPING SEED MIX" OAE. INSTALL AND MAINTAIN THROUGH GUARANTEE PERIOD PER BMP C120.			SOD OR SEED	
	77	LIRIOPE MUSCARI 'ROYAL PURPLE' / LILYTURF	1 GAL.		MEDIUM	24" o.c.

No.	Date	By	Clad.	Appr.	Revision
1	3/31/26	JMW	TCR	TCR	PRELIMINARY LANDSCAPE PLAN
2	2/6/26	JMW	TCR	TCR	PRELIMINARY LANDSCAPE PLAN
3	10/29/25	JMW	TCR	TCR	PRELIMINARY LANDSCAPE PLAN

Title:

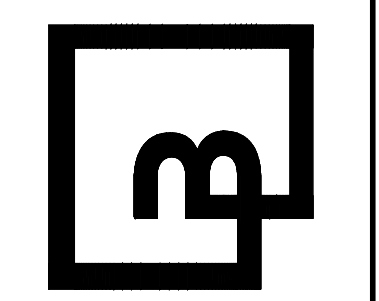
PRELIMINARY LANDSCAPE PLAN
FOR
CAPITAL PET CLINIC

For:
BFD REALTY GROUP
405 BLACK HILLS LN SW #G
OLYMPIA, WA 98502



Scale:	Horizontal	Vertical
	1"=30'	N/A
Designed	LP/TR	
Drawn	LP/TR	
Checked	TCR	
Approved	TCR	
Date	3/31/26	

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
23887
Sheet
L1 of **3**



Know what's below.
Call before you dig.
Dial 811
Or 1-800-424-5555

LANDSCAPE NOTES AND DETAILS

FOR

CAPITAL PET CLINIC

PTN OF THE NW1/4, OF THE SW1/4 OF SEC. 17 TWP. 18 N., RGE 2 WEST, W. M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:

DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:

SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND GUYING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, MOST RECENT EDITION. PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.

- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- QUALITY: PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION; PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- SUBSTITUTION: NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT, THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS SHALL REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:

ALL NEW LANDSCAPE AREAS SHALL INCORPORATE SOIL AMENDMENTS AS FOLLOWS: THE UPPERMOST TWELVE (12) INCHES OF SOIL SHALL BE TILLED AND TWO (2) INCHES OF COMPOSTED MATERIAL SHALL BE FULLY INCORPORATED INTO THE TILLED SOIL; OR TO SPECIFICATIONS AS OTHERWISE PROVIDED IN THE STORMWATER MANAGEMENT MANUAL OF WESTERN WASHINGTON, DEPARTMENT OF ECOLOGY, DATED AUGUST 2012, OR AS SUBSEQUENTLY AMENDED. COMPACTION OF LANDSCAPING AREAS FROM VEHICLES AND HEAVY EQUIPMENT SHALL BE AVOIDED AFTER TILLING.

MULCH (TOPDRESSING):
MEDIUM HEM-FIR BARK MULCH

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:

1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS:

VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:

FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 2 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:

ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:

EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:

MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH DEPTH

UTILITY CLEARANCES:

FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:

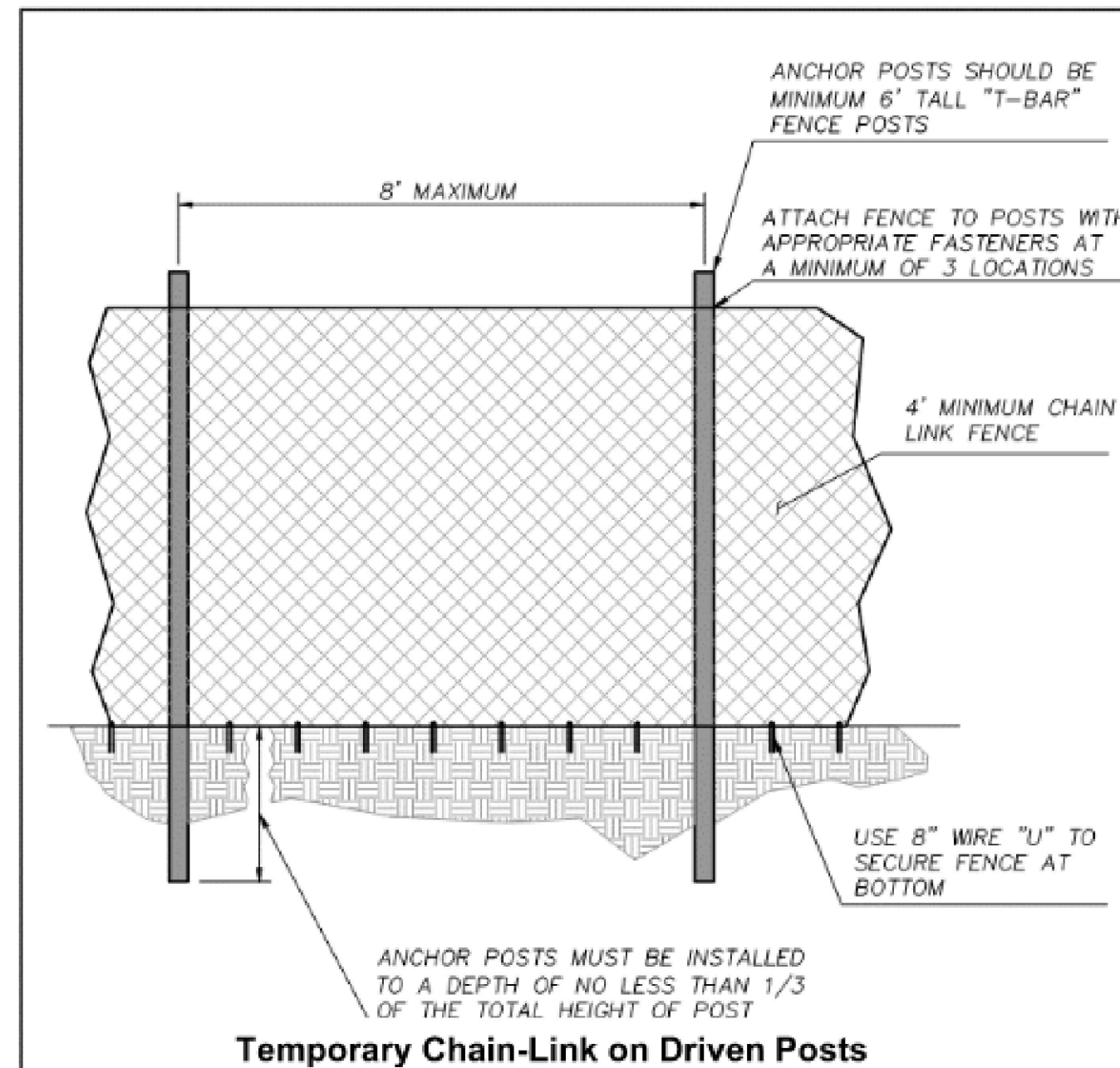
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:

PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:

THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

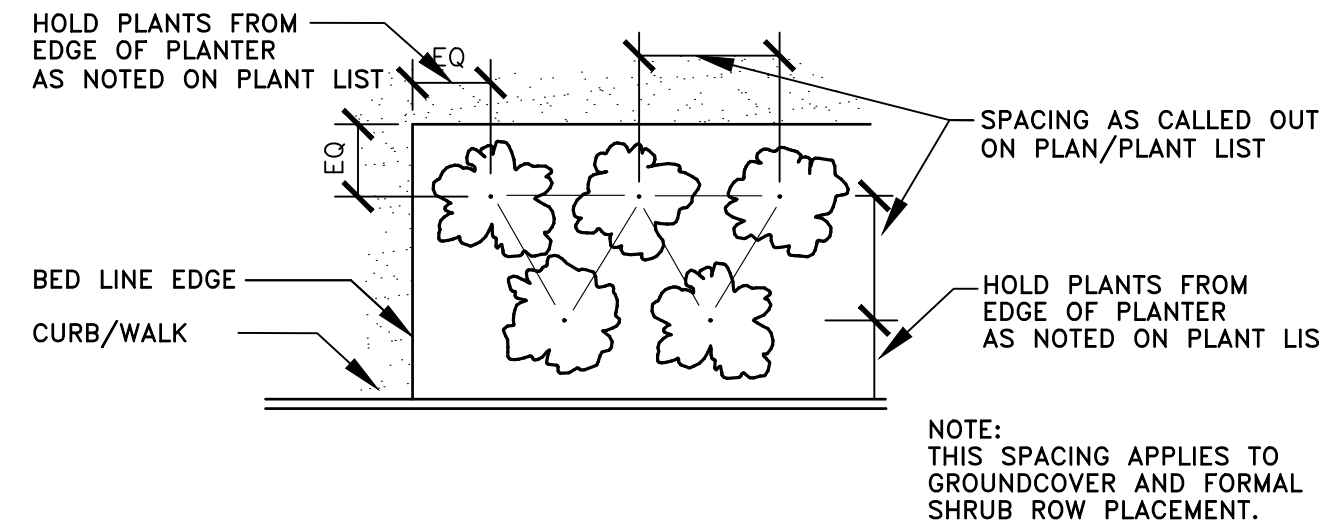


- NOTES:
- THE TREE, SOIL AND VEGETATION PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS AND WITH APPROVAL BE PROJECT FORESTER.
 - AT NO TIME SHALL EQUIPMENT ENTER INTO THE CRITICAL ROOT ZONE (CRZ).
 - ALL BRUSH CLEANUP WITHIN THE CRZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.
 - NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RINSE WATER SHOULD IMPACT THE CRZ.
 - NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
 - IF IMPACTS MUST OCCUR WITHIN THE CRZ, CONTACT PROJECT FORESTER PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	12/08/2017	TREE PROTECTION FENCE	5-20
CITY ENGINEER			

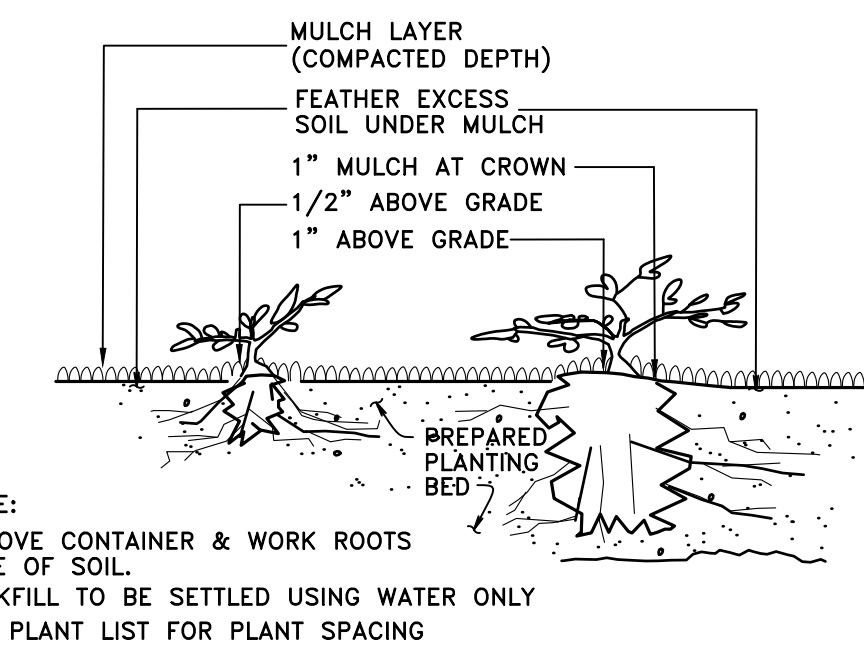
TREE PROTECTION MEASURES

TREES TO BE SAVED MUST BE PROTECTED DURING CONSTRUCTION BY TEMPORARY CHAIN-LINK FENCING ON DRIVEN POSTS, LOCATED AT THE EDGE OF THE ROOT PROTECTION ZONE (RPZ). THE INDIVIDUAL RPZ'S ARE A RADIUS 5 FEET OUTSIDE THE DRUPLINE OF THE TREE, AT THE EDGE OF EXISTING IMPROVEMENTS, OR OTHERWISE DELINEATED BY WFCI THERE SHOULD BE NO EQUIPMENT ACTIVITY (INCLUDING ROTOTILLING) WITHIN THE CRITICAL ROOT ZONE. NO IRRIGATION LINES, TRENCHES, OR OTHER UTILITIES SHOULD BE INSTALLED WITHIN THE RPZ. CUTS OR FILLS SHOULD IMPACT NO MORE THAN 20% OF A TREE'S ROOT SYSTEM. IF TOPSOIL IS ADDED TO THE ROOT ZONE OF A PROTECTED TREE, THE DEPTH SHOULD NOT EXCEED 2 INCHES OF A SANDY LOAM OR LOAMY FINE SAND TOPSOIL AND SHOULD NOT COVER MORE THAN 20% OF THE ROOT SYSTEM. IF ROOTS ARE ENCOUNTERED OUTSIDE THE RPZ DURING CONSTRUCTION, THEY SHOULD BE CUT CLEANLY WITH A SAW AND COVERED IMMEDIATELY WITH MOIST SOIL. NOXIOUS VEGETATION WITHIN THE CRITICAL ROOT ZONE SHOULD BE REMOVED BY HAND. IF A PROPOSED SAVE TREE MUST BE IMPACTED BY GRADING OR FILLS, THEN THE TREE SHOULD BE RE-EVALUATED BY WFCI TO DETERMINE IF THE TREE CAN BE SAVED WITH MITIGATING MEASURES, OR IF THE TREE SHOULD BE REMOVED.



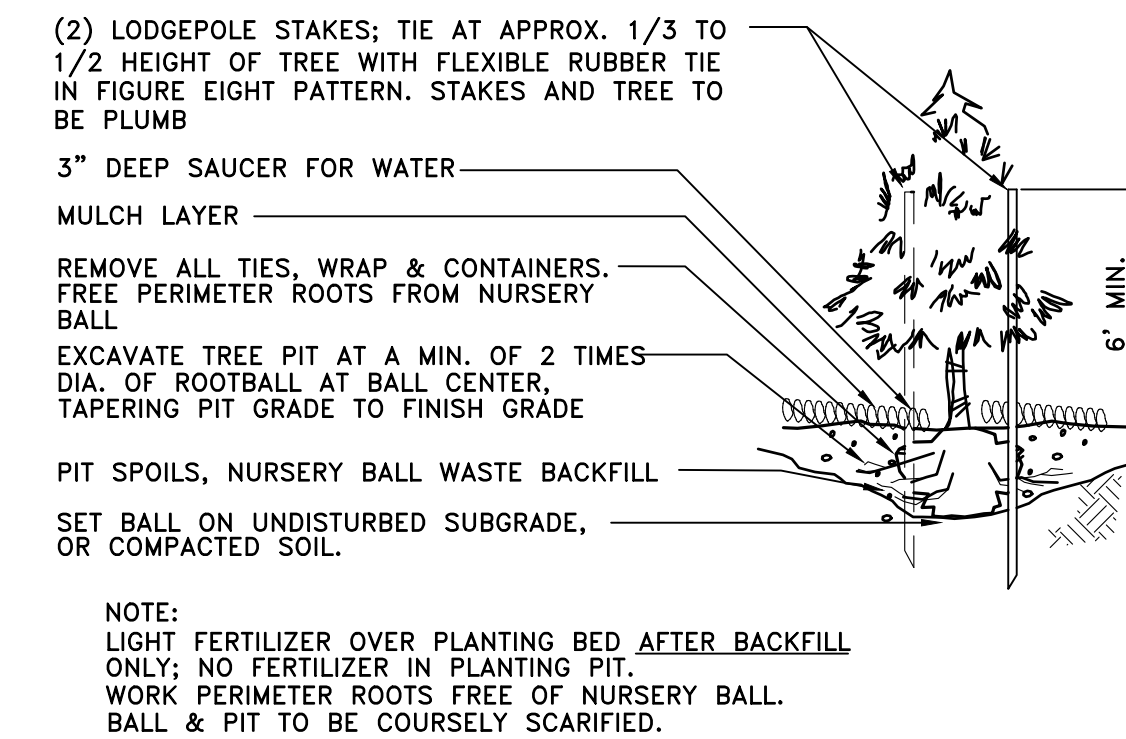
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



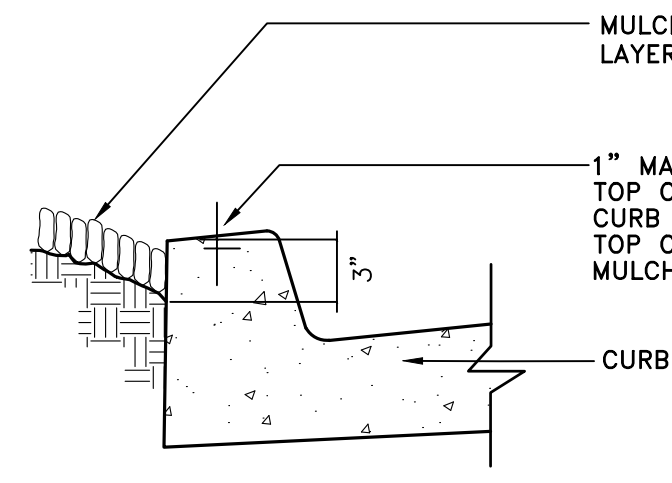
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



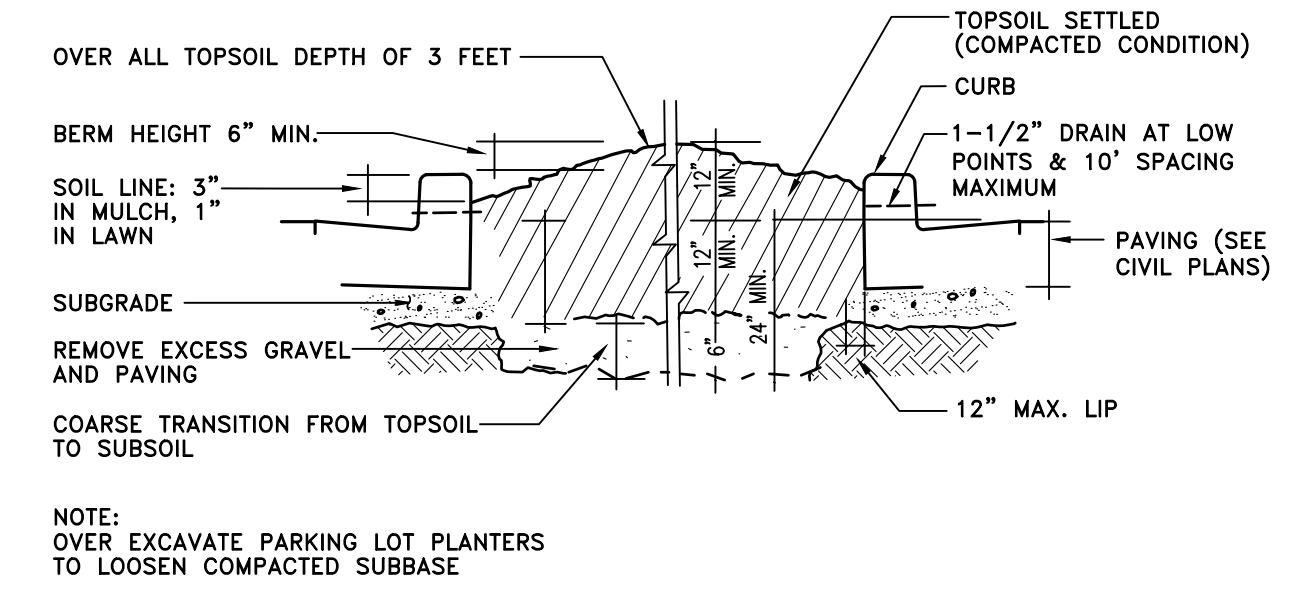
EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



MULCH AT CURB DETAIL

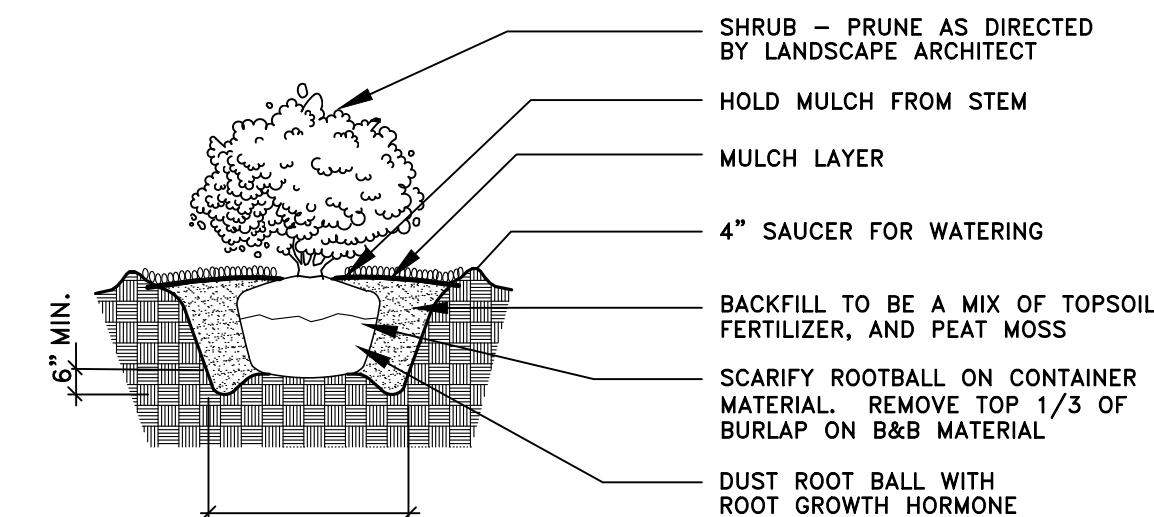
NOT TO SCALE



GRADING - PARKING LOT PLANTERS DETAIL

NOT TO SCALE

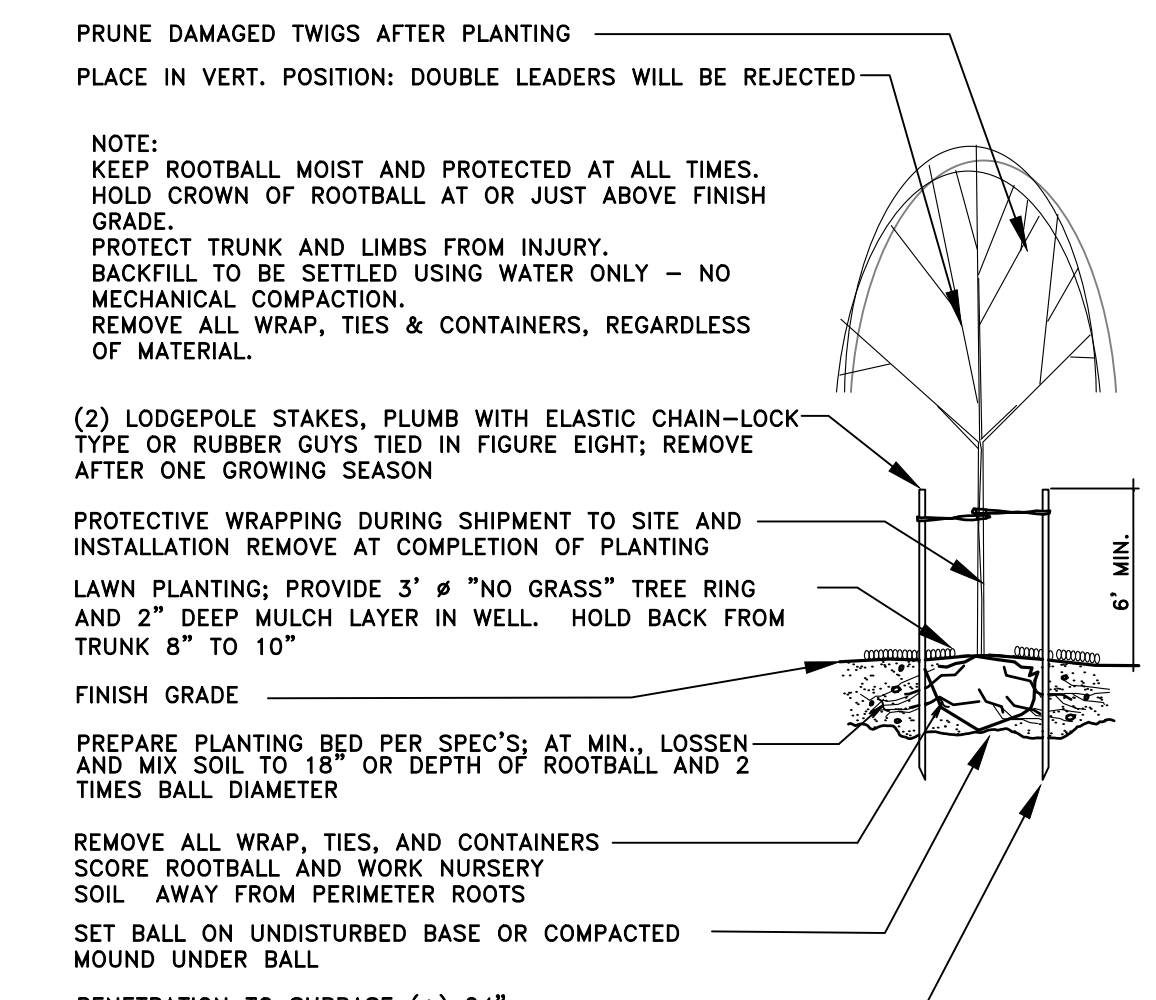
DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE THAT PLANTER ISLANDS ARE NOT FULL OF NON-SOIL MATERIALS (CONCRETE WASTE, LUMBER, ROAD BASE, GRAVEL), FULL EXCAVATION AND REPLACE WITH 18"-21" OF TOPSOIL CAN BE ELIMINATED AND IN ITS PLACE, 6" OF COMPOST CAN BE PLACED ON SUB-GRADE AND CULTIVATED INTO TOP 12" OF EXISTING SOIL. TOP OF FINISH GRADE AND DEPTH OF MULCH STILL APPLIES



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE



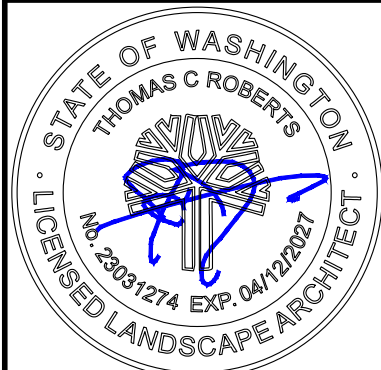
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE

No.	Date	By	Appr.	Revision
1	3/31/26	JMW	TOR	PER TREE PLAN
2	2/6/26	TCS	JMW	TOR
3	10/29/25	TCS	JMW	TOR

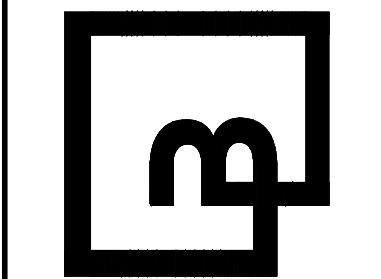
Title: **LANDSCAPE NOTES AND DETAILS**
FOR **CAPITAL PET CLINIC**

For: **BFD REALTY GROUP**
405 BLACK HILLS LN SW #G
OLYMPIA, WA 98502



Scale:	Horizontal	N/A	Vertical	N/A
Designed	LP/TR			
Drawn	LP/TR			
Checked	TOR			
Approved	TOR			
Date				3/31/26

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



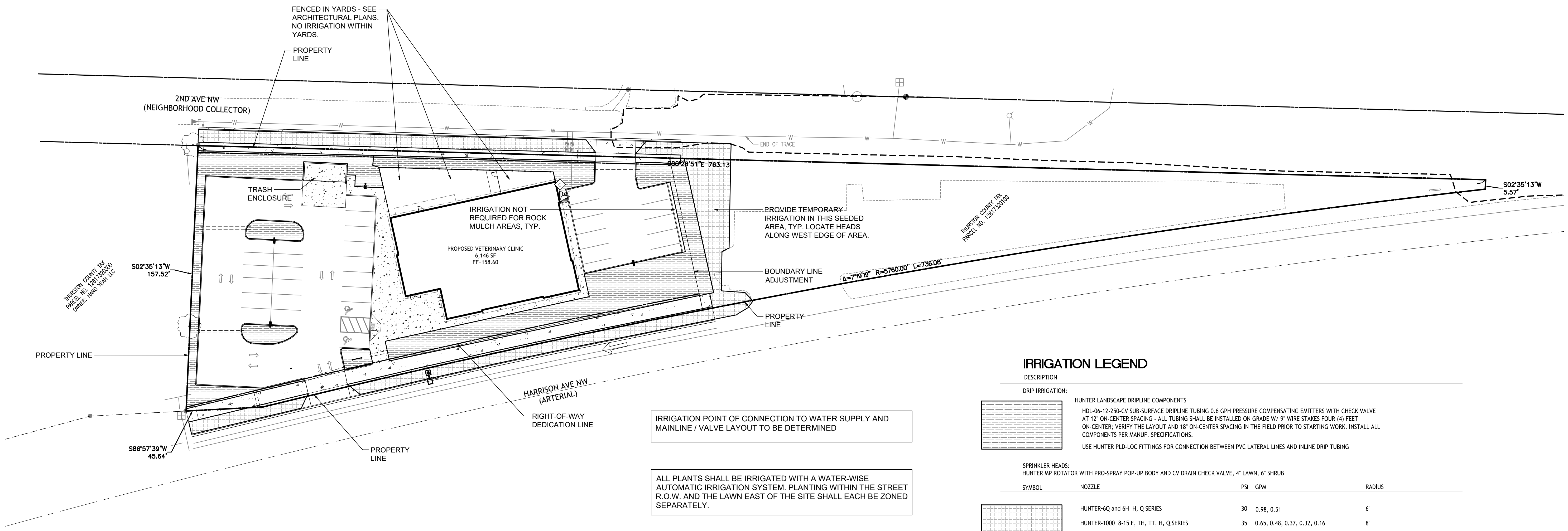
Job Number: **23887**
Sheet: **L2** of **3**



Know what's below.
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PRELIMINARY IRRIGATION PLAN

FOR
CAPITAL PET CLINIC
PTN OF THE NW1/4, OF THE SW1/4 OF SEC. 17 TWP. 18 N., RGE 2 WEST, W. M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



IRRIGATION LEGEND

DESCRIPTION

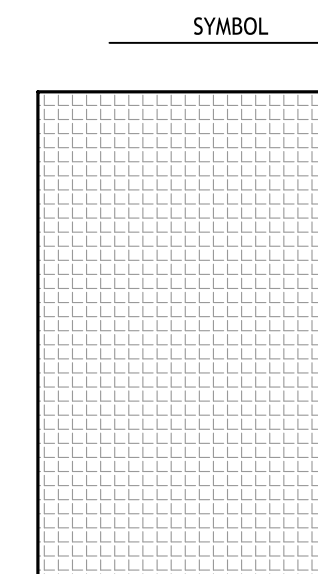
DRIP IRRIGATION:



HUNTER LANDSCAPE DRIPLENE COMPONENTS
HDL-06-12-250-CY SUB-SURFACE DRIPLENE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVE AT 12' ON-CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON-CENTER; VERIFY THE LAYOUT AND 18' ON-CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ALL COMPONENTS PER MANUF. SPECIFICATIONS.
USE HUNTER PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING

SPRINKLER HEADS:

HUNTER MP ROTATOR WITH PRO-SPRAY POP-UP BODY AND CV DRAIN CHECK VALVE, 4' LAWN, 6' SHRUB



SYMBOL	NOZZLE	PSI	GPM	RADIUS
	HUNTER-6Q and 6H, H, Q SERIES	30	0.98, 0.51	6'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	8'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	10'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	12'
	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	30	1.29, 0.95, 0.74, 0.63, 0.33	15'
	HUNTER ES515, 5530 SERIES	35	1.41, 0.65	5x30 5x15
	HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	35	2.88, 2.19, 1.68, 1.44, 0.69 0.43	22'

● SPRAY IRRIGATION: HUNTER ICV 101/151G REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX
MAXIMUM 2 VALVES PER BOX

⊗ DRIP IRRIGATION: ICZ-101/151-XL REMOTE CONTROL DRIP ZONE KIT WITH FILTER AND PRESSURE REGULATOR
MAXIMUM 2 VALVES PER BOX

☼ HUNTER SOLAR SYNC WIRE RAIN SENSOR COMBO

◇ HUNTER PRO-C CONTROLLER 3 TO 15 STATIONS, (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MANUFACTURER'S SPECIFICATIONS

P.O.C.

⊠ WILKINS 950 XLT-1" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE
CARSON INDUSTRIES #1730 (TWO AT P.O.C.); GRADE LEVEL VAULT WITH BOLT LOCK LID

⊢ PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

⊙ HUNTER HQ-33DLRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

--- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM

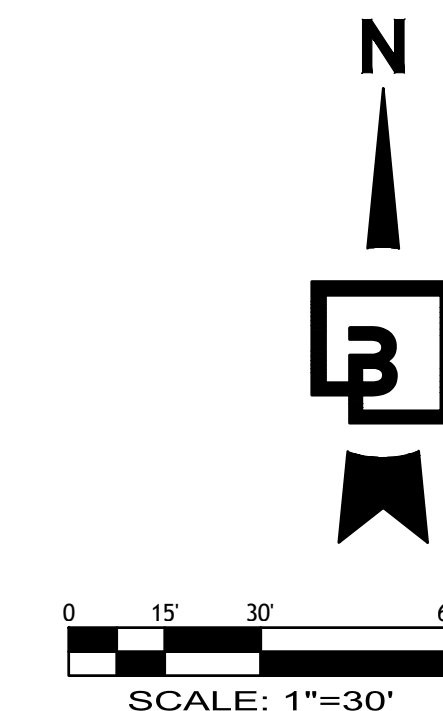
— LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

==== SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE WHERE IRRIGATION MAINLINE TRAVELS THROUGH PIPE. 4" SIZE WHERE ONLY LATERALS TRAVEL THROUGH PIPE

IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

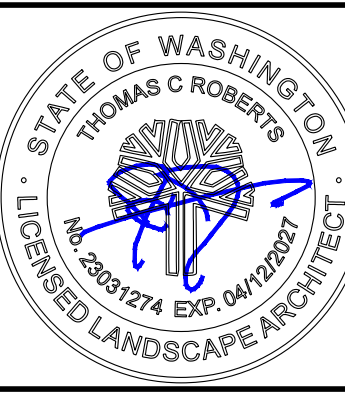
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)



No.	Date	By	Clk.	Appr.	Revision
1	3/31/26	JMW	TCR	TCR	PRELIM IRRIGATION PLAN
2	2/6/26	JMW	TCR	TCR	PRELIM IRRIGATION PLAN
3	10/29/25	JMW	TCR	TCR	PRELIM IRRIGATION PLAN

Title: **PRELIMINARY IRRIGATION PLAN**
FOR
CAPITAL PET CLINIC

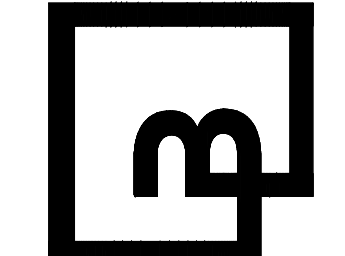
For: **BFD REALTY GROUP**
405 BLACK HILLS LN SW #G
OLYMPIA, WA 98502



Scale:
Horizontal 1"=30'
Vertical N/A

Designed	Drawn	Checked	Approved	Date
LP/TR	LP/TR	TCR	TCR	3/31/26

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: **23887**
Sheet: **L3** of **3**



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601 4th Avenue E.
Olympia, WA 98501
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Design Review Board

Design Review Board Chair and Co-Chair Recruitment Discussion

Agenda Date: 5/21/2026
Agenda Item Number: 6.A
File Number:26-0373

Type: discussion **Version:** 1 **Status:** In Committee

Title

Design Review Board Chair and Co-Chair Recruitment Discussion