



VIEW LOOKING NORTHEAST | MARTIN WAY



VIEW LOOKING SOUTHEAST | INTERNAL PARKING



VIEW LOOKING NORTHWEST | MARTIN WAY



VIEW LOOKING NORTHEAST | SIDEWALK



The Artisans Group, Inc.  
6504 Capitol Blvd SE  
Tumwater, WA 98501  
360.270.0727  
www.ArtisansGroup.com

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12890 REGISTERED ARCHITECT  
*Roussa Casse*  
ROUSSA REGINE CASSEL  
STATE OF WASHINGTON  
03-12-2022

DICKERSON MIXED USE

Site Address:  
4336 Martin Way E,  
Olympia WA 98516

Project Number:  
Dickerson - Olympia MU

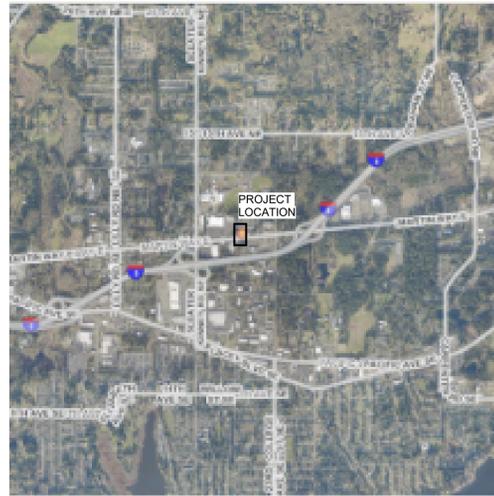
Owner Address:  
2725 South Bay Rd NE  
Olympia WA 98506

Parcel Number:  
11817140800

Concept Renderings

Designed By: Designer  
Drawn By: EN / SSB  
Date: 3/11/2022 10:36:44 AM

A000



### Vicinity Map

Note: Information shown here has been gathered from a combination of public sources, site observations, and 3rd parties. All information shown here is subject to verification. Artisans Group assumes no responsibility for surveying the location, orientation, and/or size of features shown here. Property lines, features, and structures shall be established by owner prior to construction.

### Project Summary

This project includes the demolition of two residential structures, a carport canopy structure, and a storage shed at the existing property. There is an existing easement along the southwest portion of the parcel with the neighbor to the west. See the site plan for additional notations. A mixed use building with commercial space at the main floor including outdoor covered space for commercial tenants use. There are two points of access off Martin Way with a large canopy cover and an adjacent open plaza area for all building tenants and the public to utilize. This building houses 8 residential units on the second and third floors with two common balconies off the central stair. The stair lobby and long-term bicycle parking access is located off the rear parking lot along with additional building services. The open plaza area or recreation space, is provided on site to the southwest of the building and is intended for leisure activities enjoyed primarily by building occupants.

### Site Data

Parcel: 11817140800  
 Address: 4336 Martin Way E  
 Olympia, WA 98516  
 Zoning: HDC-4, High Density Corridor - 4  
 Abbreviated Legal Description: Section 17 Township 18 Range 1W Quarter SE NE BLA-S55540 TR B Document 003/344  
 Lot Size: 18,163 sq ft (0.417 Acre)  
 Maximum Building Coverage: 70%, Coverage at 18%  
 Maximum Impervious Coverage: 85%, Coverage at 85%  
 Maximum Hard Surface: 100%  
 Sewer/Septic: Present, (E) septic to be pumped and decommissioned, new building to be on Sewer (SPV/C) located at Martin Way Water. Existing 3/4" service, 8" DI available at Martin Way (backflow req'd)

### Existing Areas

Existing property has two residential structures with two small outbuildings, all onsite structures to be demolished.

Existing Residential area:  
 House 1 - 647 sf residence  
 18 sf porch  
 House 2 - 962 sf residence  
 370 sf garage  
 24 sf porch  
 Storage 1 - 290 sf  
 Storage 2 - 290 sf  
 Total area 2,601 sf

### Proposed Areas

New Total Building Coverage: = 3,234sf  
 Gross Ground Floor Area = 2,404sf  
 +830sf covered seating  
 Gross Second Floor Area = 3,234sf  
 Gross Third Floor Area = 3,511sf  
 Gross Floor Area of Bldg = 9,426sf  
 New Total Impervious Coverage: = 15,416 sf  
 -Driveway & Parking = 10,231 sf  
 -Building (Roof Area) = 4,200 sf  
 -Walkway = 985 sf  
 -Landscape Area = 2,747 sf

### Parking Calculation

Vehicular Parking:  
 Restaurant = 10 per 1,000 sf  
 +/- 1,800 sf / 1,000 sf = 1.8 x 10 spaces = 18 spaces req'd  
 Multi Family = 1.5 per unit | 8 units x 1.5 spaces = 12 spaces req'd  
 Total parking spaces req'd = 30 x 20% reduction = 24 vehicular spaces  
 Compact Stalls = 30% of total required stalls maximum  
 24 x 30% = 7 stalls compact provided  
 Accessible Parking Stalls = 2 provided

Bicycle Parking:  
 Long-term - 1 per 2000 sf min of 1 | Restaurant = 1 space req'd  
 Long-term - 1 per unit | Multi Family = 8 spaces req'd  
 10 spaces provided  
 Short-term - 1 per 1000 sf min of 1 | Restaurant = 2 spaces req'd  
 Short-term - 1 per 10 units, min 2 | Multi Family = 2 spaces req'd  
 4 spaces provided  
 See Main Floor Plan for additional notes and clearances, typ.

### Project Team

**OWNER**  
 Eric & Suvantha Dickerson  
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**CIVIL ENGINEER**  
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 c: 360.951.7903  
 Savannah Blair, Project Manager  
 savannah@artisansgroup.com

**STRUCTURAL ENGINEER**  
 TBD

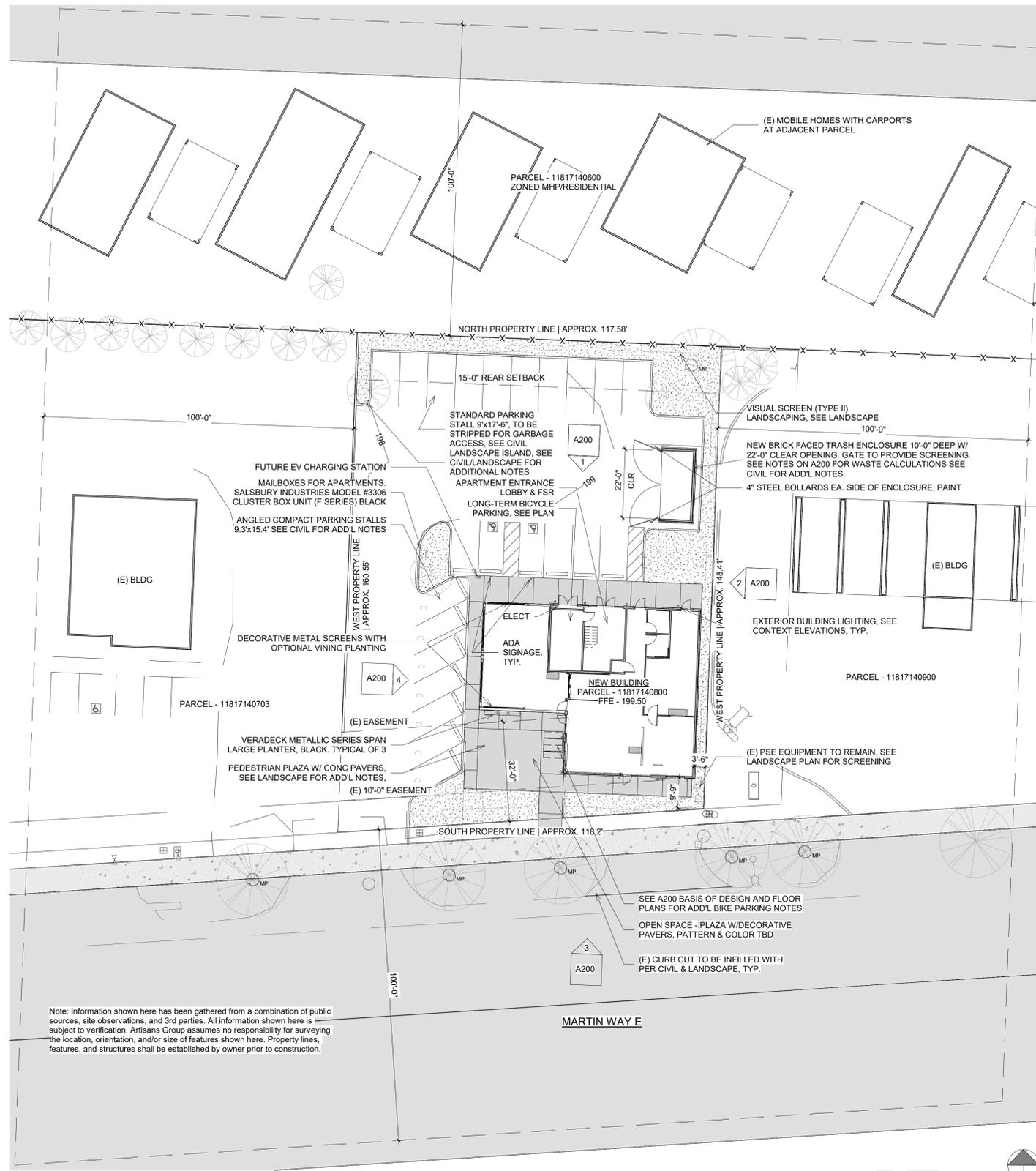
**MECHANICAL ENGINEER**  
 Hultz-BHLJ, Inc.  
 1111 Fawcett Ave., Ste 100  
 Tacoma, WA 98402

**ELECTRICAL ENGINEER**  
 Hultz-BHLJ, Inc.  
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**LANDSCAPE ARCHITECT**  
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 1015 Pacific Avenue, Suite 203  
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 eric@lyonla.com  
 o: 253.678.4173

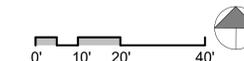
**GEOTECHNICAL ENGINEER**  
 TBD

**KITCHEN DESIGNER**  
 Bargreen Ellingson  
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 Tacoma, WA 98409  
 Josh Pugh  
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 o: 253.475.9201



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1 Site Plan - Context  
 A010 1" = 20'-0"



**artisansgroup**  
 ARCHITECTURE + PLANNING

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*Roussa Cassel*  
 ROUSSA REGINE CASSEL  
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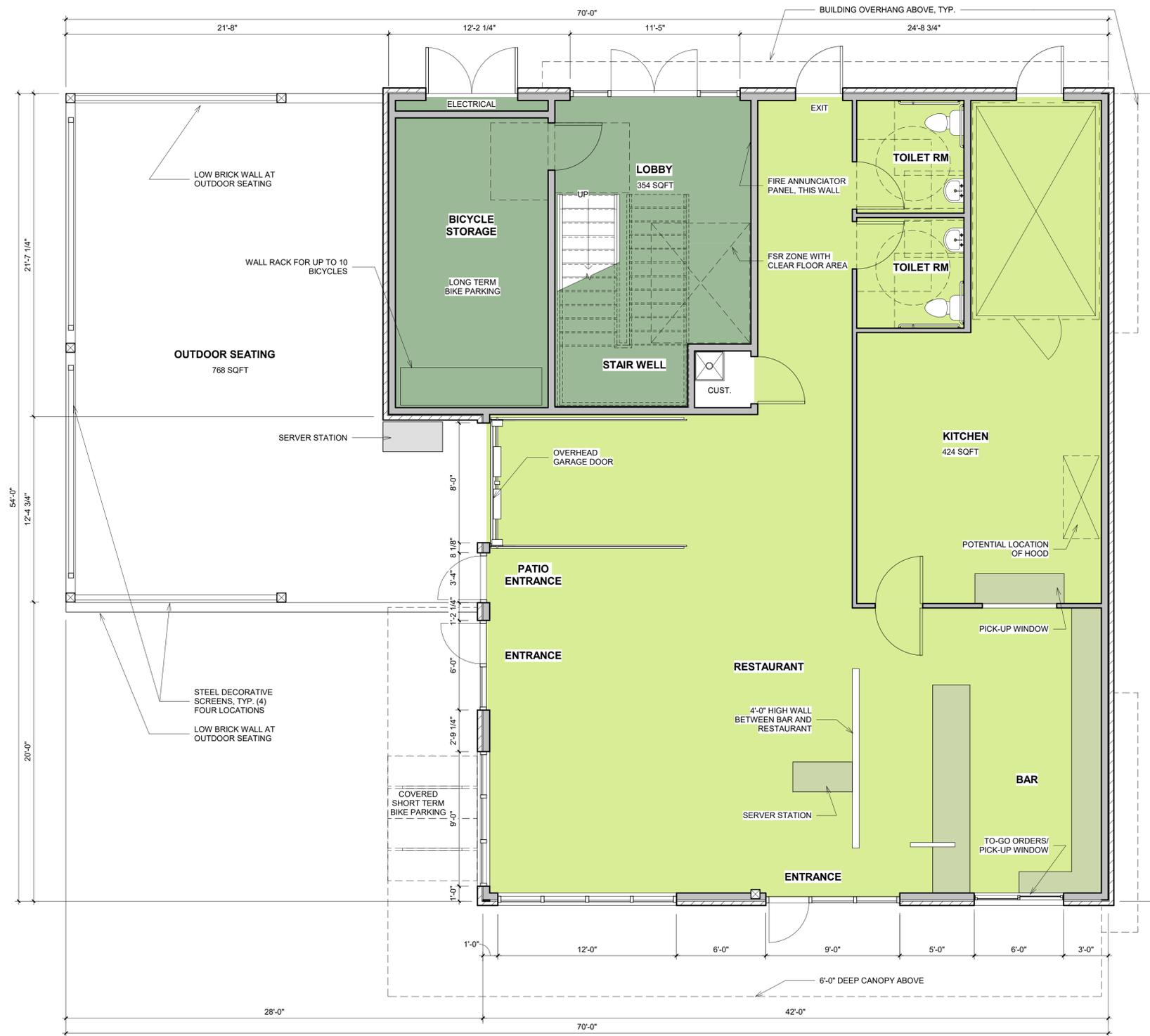
**Context Site Plan**

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Designed By: TRS, RC  
 Drawn By: SSB  
 Date: 3/11/2022  
 10:36:45 AM

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**A010**



**ROOM TYPE LEGEND**

- CIRCULATION
- RESTAURANT

AREA TOTALS	
Area	Department
1326 SF	CIRCULATION
5485 SF	RESIDENTIAL
1763 SF	RESTAURANT

**1st Floor Plan- Preliminary**  
 1/4" = 1'-0"  
 0' 1' 2' 4' 8'



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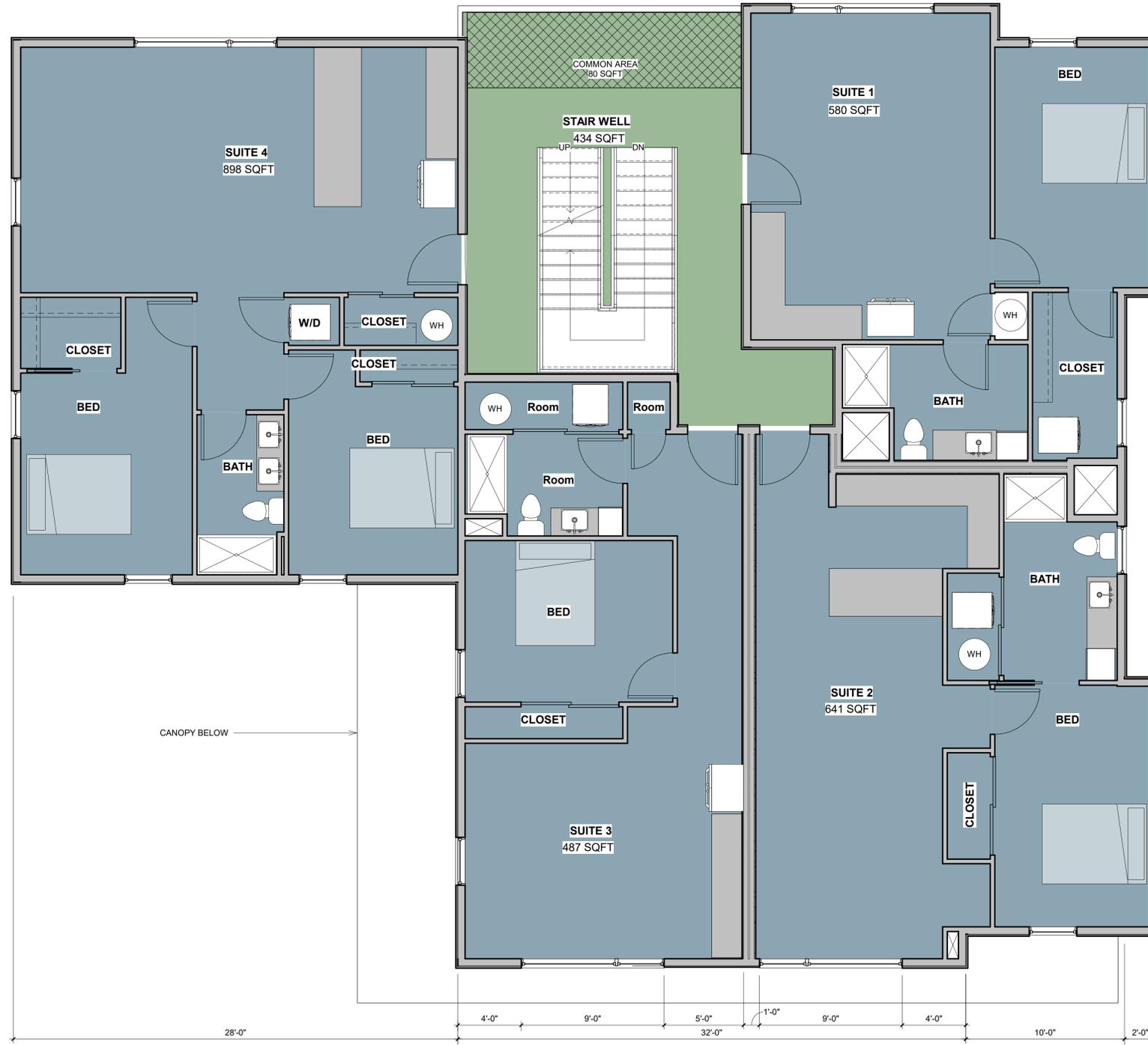
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 Dickerson - Olympia MU  
 Owner Address:  
 2725 South Bay Rd NE  
 Olympia WA 98506  
 Parcel Number:  
 11817140800

**Main Floor - Preliminary**

Designed By: RC, TB  
 Drawn By: SSB  
 Date: 3/11/2022 10:29:06 AM

**A001**

3/11/2022 10:29:06 AM



ROOM TYPE LEGEND

- CIRCULATION
- RESIDENTIAL

1  
A002 2nd Floor Plan- Preliminary  
1/4" = 1'-0"



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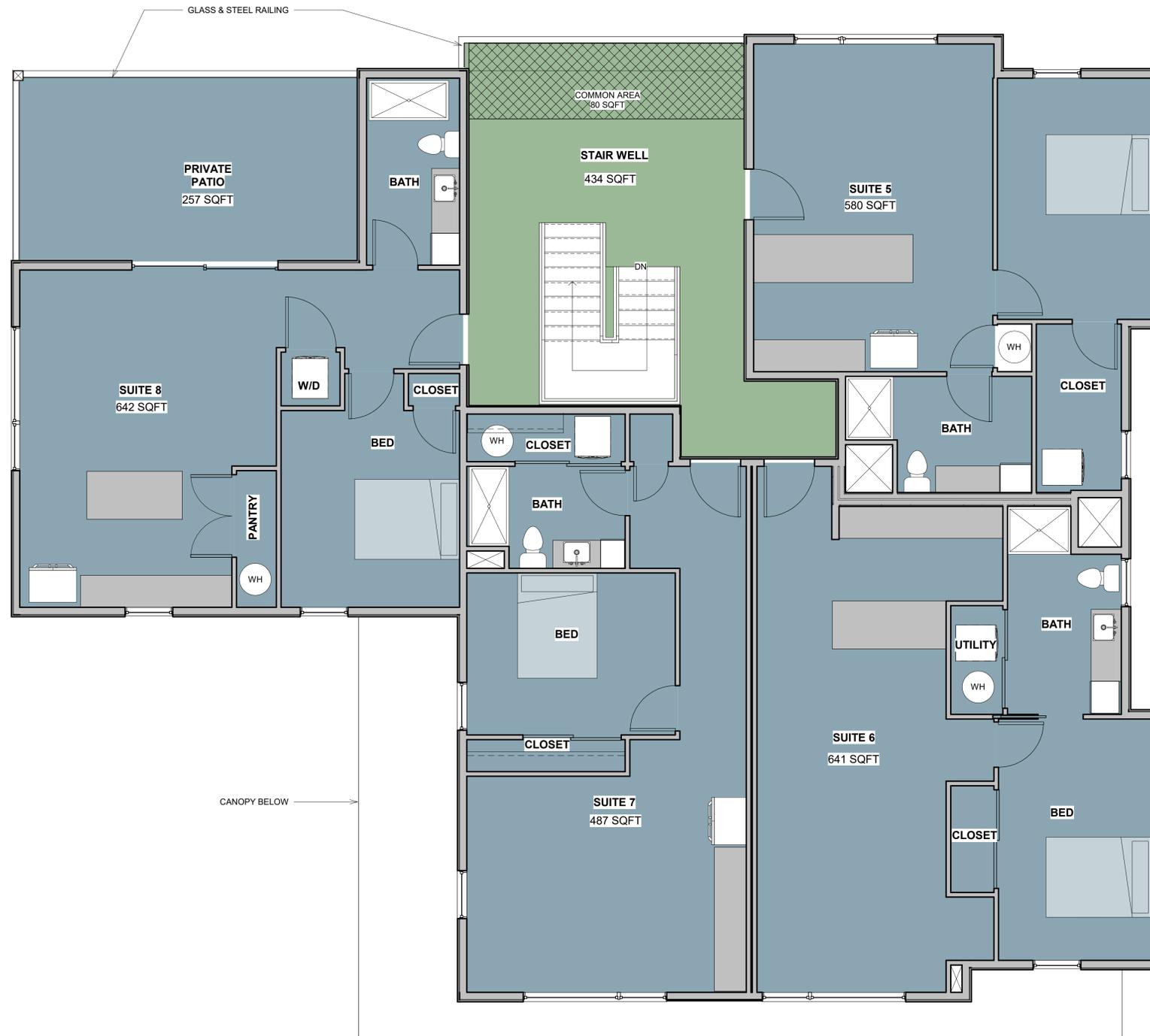
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ROUSSA REGINE CASSEL  
STATE OF WASHINGTON  
03-12-2022

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11817140800  
Site Address:  
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Olympia WA 98516  
Project Number:  
Dickerson - Olympia MU

Second Floor- Preliminary

Designed By: RC, TB  
Drawn By: NP  
Date: 3/11/2022  
10:29:07 AM

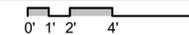
A002



**ROOM TYPE LEGEND**

- CIRCULATION
- RESIDENTIAL

1  
A003 3rd Floor Plan - Preliminary  
1/4" = 1'-0"



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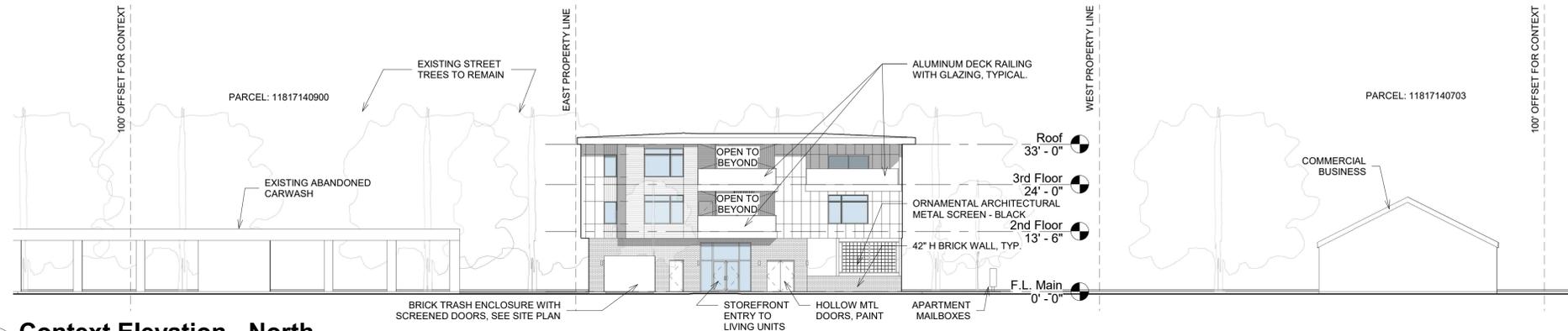
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ROUSSA REGINE CASSEL  
STATE OF WASHINGTON  
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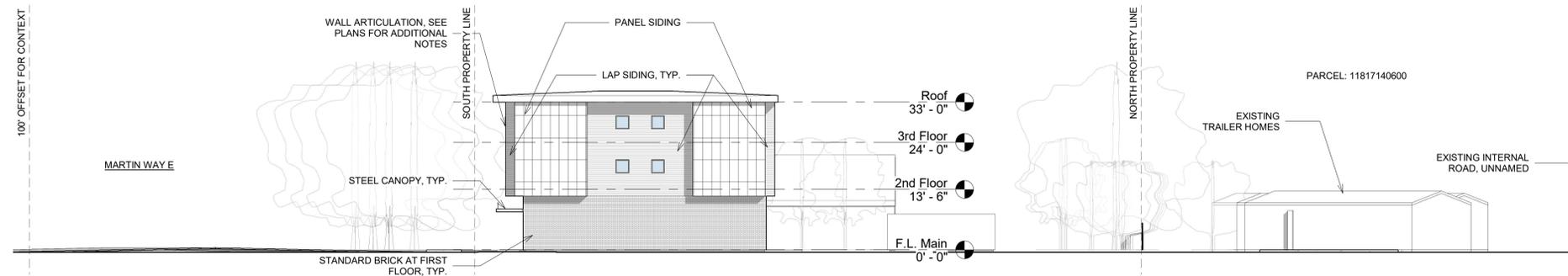
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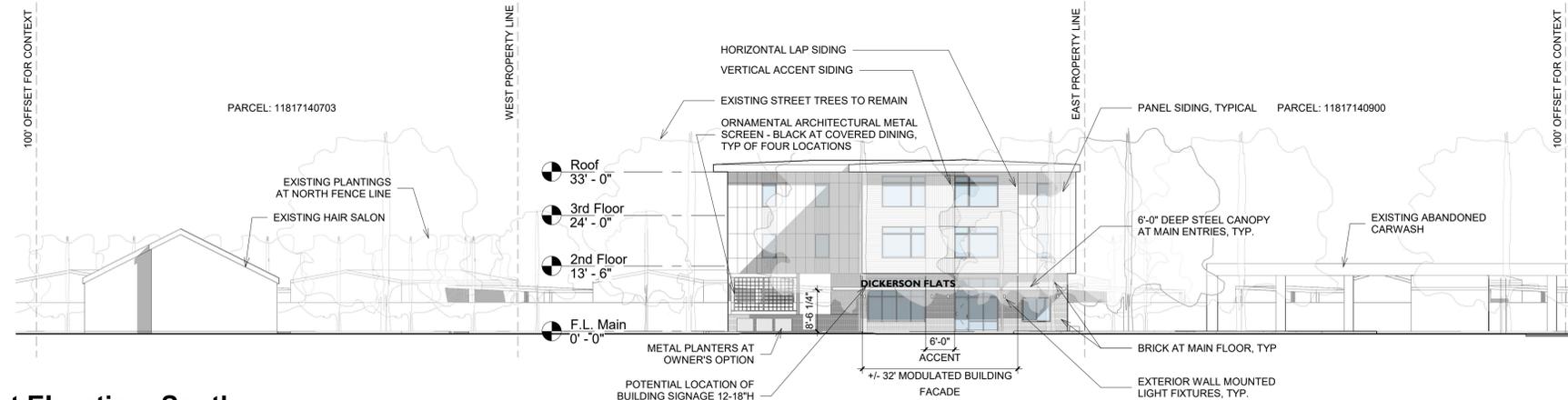
**A003**



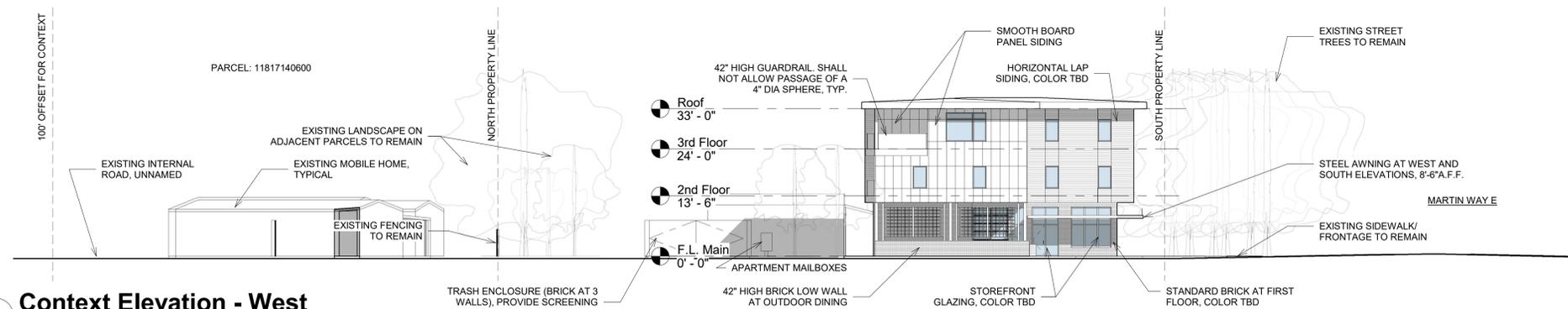
1  
A200  
Context Elevation - North  
1/16" = 1'-0"



2  
A200  
Context Elevation - East  
1/16" = 1'-0"



3  
A200  
Context Elevation -South  
1/16" = 1'-0"



4  
A200  
Context Elevation - West  
1/16" = 1'-0"

**Elevation Notes**

Building materials have been selected as a basis of design, final colors to be determined. Note the following design requirements and how this site addresses them.

- Usable open space (18,170,040) - Open space plaza, at approximately 400 sf is located to the southwest of the building. Providing ample flexible recreation space for residents. Game tables with chairs provides for a relaxing rest area or a game of chess/checkers or cards. Additionally, the plaza may serve as a flex yoga space or as a spot to play corn-hole with friends. The intent is the small game tables and chairs would be brought inside after dark to prevent loitering and theft. On both the second and third floors there are communal balconies for all residents to utilize.
- Building systems (mechanical equipment) to be defined. Screening to be provided at new equipment. Existing utility vault at southeast portion of lot to be screened by landscaping.
- Site Lighting (OMC18.170.080) - The building will utilize surface mounted wall fixtures to provide adequate lighting along pedestrian walkways and at building entrances. Light posts, if required, to be defined at a later date.
- Screening Blank Walls and Fences (OMC18.170.090) - see landscape plans for additional notes.
- Building orientation and entries (OMC18.170.100) - Primary commercial entrance visible from Martin Way. Canopies provided at both entrance doors to better define entries. Private apartment entrance visible from main parking.
- Neighborhood scale and character (OMC18.170.110) - The building provides modulation of wall planes to divide the building facade into smaller building segments to better relate to the varying scales of adjacent buildings. South elevation provides +/-32 foot modulation due to unit layout constraints, additional wood accent at center of building mass will provide visual break. Window patterns and proportions allow for visual interest and related back to a residential scale. The proposed building materials are similar to those utilized in adjacent structures.
- Building Windows (OMC18.170.130) - Use of vertically proportioned windows with multiple panes. Windows will be recessed from exterior siding with rain-screen.
- Materials and colors (OMC18.170.140) The building base is shown as brick with upper floors in a mix of panel siding with vertical "wood-like" accent elements, along with horizontal lap siding. The selection of materials and final color selections will enhance the neighboring properties.
- Commercial Design Criteria:
  - Frontage (PMC18.110.020) - Building fronts 60% of street frontage. Due to an existing easement the building steps back from the front yard setback allowing for Open Space to be created in plaza form.
  - Pedestrian amenities (OMC18.110.050) - This project utilizes patterned materials at the plaza, pedestrian lighting, flower boxes/container landscape, bike racks and preserves the existing street trees.
  - Building location and design (OMC 18.110.070) - See Context Site Plan for building placement in relation to site parking.
  - Street Walls (OMC 18.110.090) - 60% glazing provided between 2 and 8 feet in elevation. Additionally, ornamental architectural screens are provided at the covered seating area with optional vegetation.

**Materials List**

The following is a basis of design list of materials. Final colors, panel divisions, and textures are to be determined pending samples.

- Roofing - GAF TPO Roofing
- Siding -
  - Panel Siding - CERACLAD Triple Coated, Contemporary Smooth
  - Vertical Accent - CERACLAD Urban Cedar
  - Horizontal Lap - James Hardie - Hardie Plank Lap Siding, Smooth (primed) with 4" exposure, Paint
- Brick - Mutual Materials, Face Brick - Harbor Mist
- Decking - Duradek vinyl deck membrane
- Storefront - Kawneer Trifab 451UT (or similar) - Black
- Windows - Marvin Essential Collection - Black
- Garage Door - Clopay Avante, glass and aluminum overhead door, Black with clear glass
- Deck Railing - Duradek Durarail, Standard Glass with square top rail, Black
- Lighting - Exterior wall mounted Up/Down Sconces - RAB Cylinder Direct/Indirect - Black
- Bike Parking - Short-term: Belson Outdoors 'U' Rack U190-SF-P-Black Long-term: ThePark and Facilities, Model No. 398-4002 DoubleUp Single Sided Bike Rack (10 bikes)
- Signage - 12-18"H aluminum letters, black. Signage text TBD.

**Solid Waste Calculations**

The following calculation assumes recycling is housed in carts for the residential component of this project.

- Apartments = 1.1 cubic yards per household per month
- 8 units x 1.1 cubic yd/unit per mo = 8.8 cubic yards/mo
- Commercial = 1 cubic yard per 500 sf of commercial space per week (4.33 wks/mo)
- +/-1,800 sf/500 sf = 3.6 cubic yd x 4.33 wks per mo = 15.6 cym/mo
- Total = 24.4 cym/mo/2 = 12.2 cubic yd Recycle/Compost & 12.2 cubic yards Solid-waste



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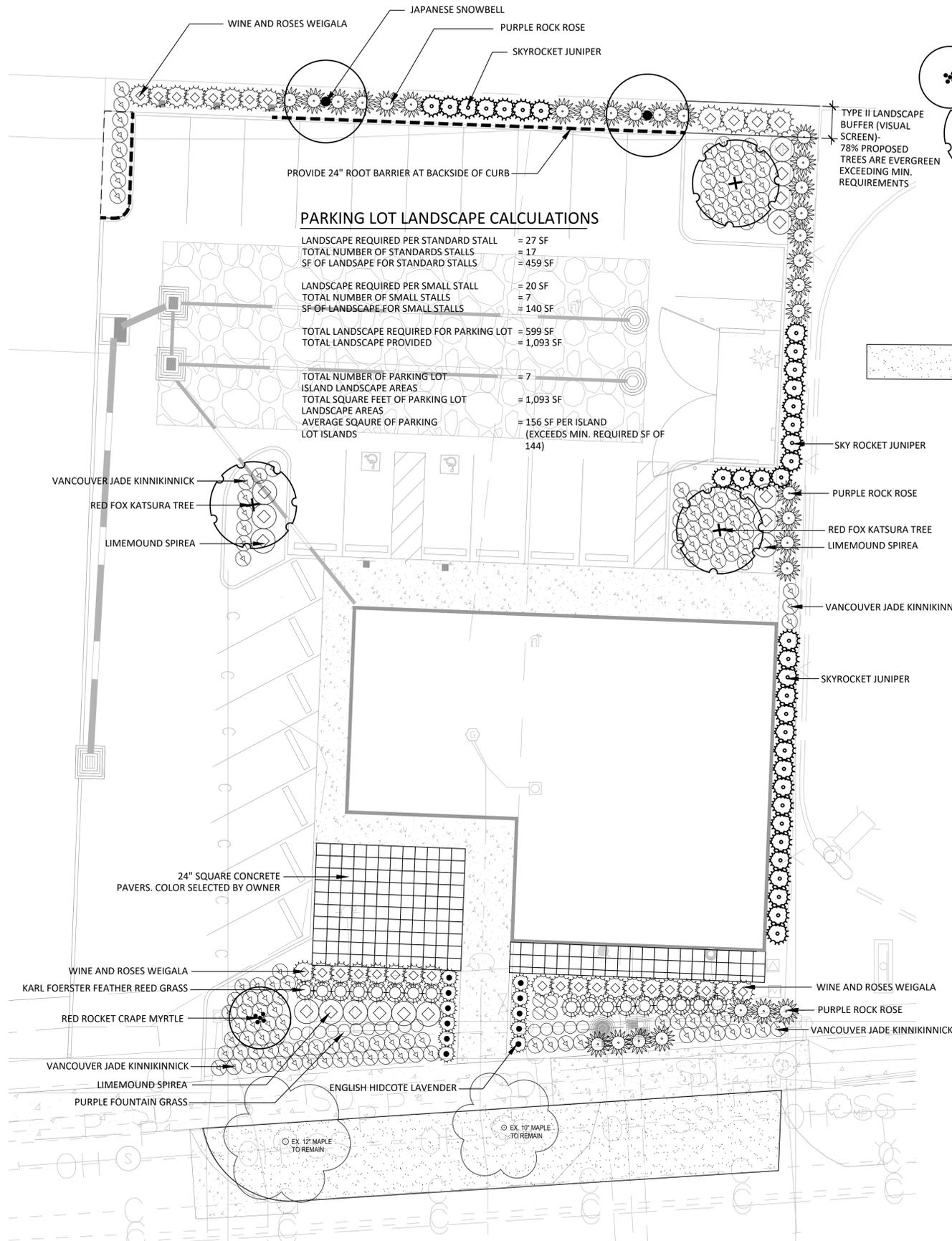
12890 REGISTERED ARCHITECT  
Priscilla Casse  
ROUSSA REGINE CASSE  
STATE OF WASHINGTON  
04-22-2022

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11817140800

**Context Elevations**

Designed By: Designer  
Drawn By: SSB  
Date: 4/22/2022  
11:17:04 AM

A200



**PARKING LOT LANDSCAPE CALCULATIONS**

LANDSCAPE REQUIRED PER STANDARD STALL = 27 SF  
 TOTAL NUMBER OF STANDARDS STALLS = 17  
 SF OF LANDSCAPE FOR STANDARD STALLS = 459 SF

LANDSCAPE REQUIRED PER SMALL STALL = 20 SF  
 TOTAL NUMBER OF SMALL STALLS = 7  
 SF OF LANDSCAPE FOR SMALL STALLS = 140 SF

TOTAL LANDSCAPE REQUIRED FOR PARKING LOT = 599 SF  
 TOTAL LANDSCAPE PROVIDED = 1,093 SF

TOTAL NUMBER OF PARKING LOT ISLAND LANDSCAPE AREAS = 7  
 TOTAL SQUARE FEET OF PARKING LOT LANDSCAPE AREAS = 1,093 SF  
 AVERAGE SQUARE OF PARKING LOT ISLANDS = 156 SF PER ISLAND (EXCEEDS MIN. REQUIRED SF OF 144)

**PLANT LEGEND**

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	
<b>TREES</b>				
1	LAGERSTROEMIA 'RED ROCKET'	RED ROCKET CRAPE MYRTLE	2" CALIPER, SPACING PER PLAN	DROUGHT TOLERANT/ADAPTIVE
2	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CALIPER, SPACING PER PLAN	DROUGHT TOLERANT/ADAPTIVE
36	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER	MIN. 6' HEIGHT, 3' O.C SPACING	DROUGHT TOLERANT/ADAPTIVE
3	CERCIDIPHYLLUM JAPONICUM 'RED FOX'	RED FOX KATSURA TREE	2" CALIPER, SPACING PER PLAN	DROUGHT TOLERANT/ADAPTIVE
<b>SHRUBS</b>				
11	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH HIDCOTE LAVENDER	2 GALLON, 30" O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
9	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GALLON, 3' O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
32	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGALA	3 GALLON, 3' O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
30	CISTUS X PURPUREUS	PURPLE ROCK ROSE	3 GALLON, 4' O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
13	SPIRAEA 'LIMEMOUND'	LIMEMOUND SPIREA	3 GALLON, 4' O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
<b>GROUND COVER</b>				
16	PENNISETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS	1 GALLON, 24" O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
4	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON, 24" O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
140	ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE KINNIKINICK	1 GALLON, 30" O.C. SPACING	DROUGHT TOLERANT/ADAPTIVE
<b>HYDROSEED MIXES</b>				
SPECIAL SUN MIXTURE			BY COUNTRY GREEN TURF FARMS	
PERENNIAL RYEGRASS			80%	8 LBS PER 1000 SQ. FT.
FINE FESCUE			20%	

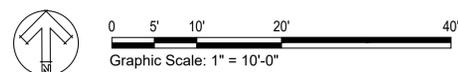
**LANDSCAPE NOTES AND SOIL QUALITY**

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
- CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR AFTER APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

**PLANT IMAGES**



**SEE SHEET L1.1 FOR LANDSCAPE DETAILS**



**PERMIT SET**



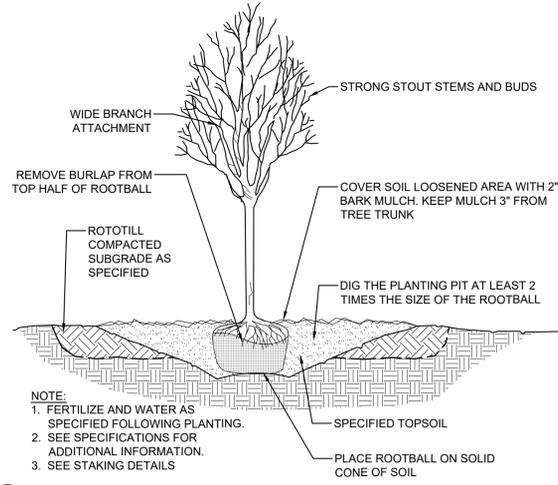
**DICKERSON MIXED USE**  
 4336 Martin Way East  
 Olympia, WA PROJECT

**Lyon Landscape Architects**  
 1015 Pacific Avenue, Suite 203  
 Tacoma, WA 98402  
 253-678-4173  
 Eric@LyonLA.com

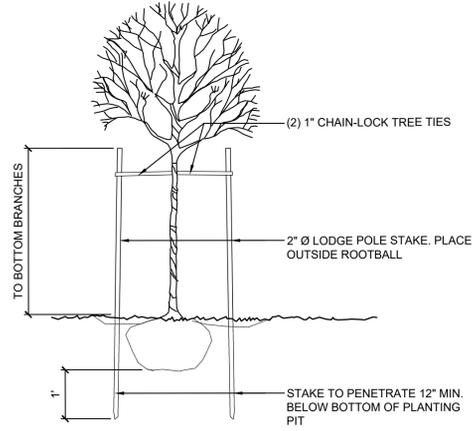


**Landscape Plan**

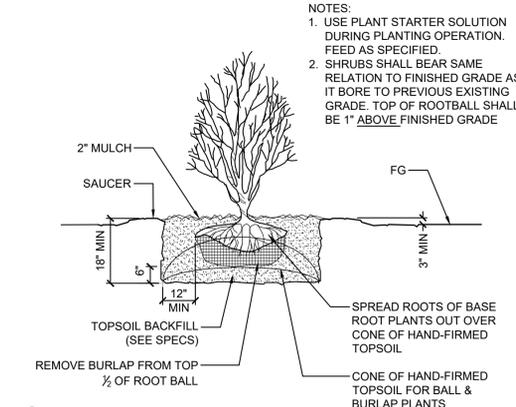
L1.0	OF 2	SHEETS
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DATE: March 14, 2022	DRAWN: EW	
PROJECT: Dickerson's BBO	CHECKED: ML	
PROJECT NO: LLA0305.22	REVISION NUMBER:	
	REVISIONS	APPD.



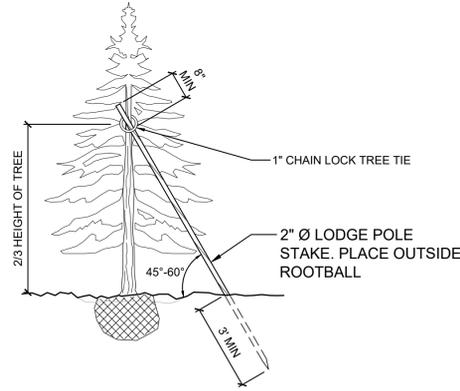
**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: NTS



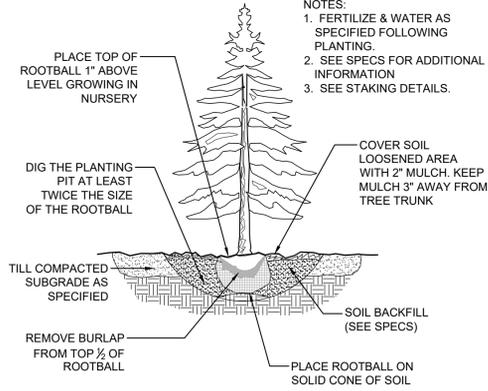
**2 DECIDUOUS TREE STAKING DETAIL**  
SCALE: NTS



**3 SHRUB PLANTING DETAIL**  
SCALE: NTS



**4 CONIFER TREE STAKING**  
SCALE: NTS



**5 CONIFER PLANTING DETAIL**  
SCALE: NTS

NOTES:  
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.  
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1\"/>

NOTES:  
1. FERTILIZE & WATER AS SPECIFIED FOLLOWING PLANTING.  
2. SEE SPECS FOR ADDITIONAL INFORMATION  
3. SEE STAKING DETAILS.



**DICKERSON MIXED USE**  
4336 Martin Way East  
Olympia, WA PROJECT

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Landscape Details

L1.1	OF 2	SHEETS
SCALE:	DESIGN:	EW
DATE: March 14, 2022	DRAWN:	EW
PROJECT: Dickerson's BBQ	CHECKED:	ML
PROJECT NO: LLA0325.22	REVISION NUMBER	

	REVISIONS	APPD.
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