



# DESIGN REVIEW APPLICATION - CONCEPT

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: \_\_\_\_\_ Date: \_\_\_\_\_  
Received By: \_\_\_\_\_ Project Planner: \_\_\_\_\_ Related Cases: \_\_\_\_\_

Project Name: Olympia Pediatric Dentistry  
Site Address: No Assigned Address, Parcel 37030000020  
Applicant Name: Violet Enterprises LLC, Contact Marti Huld  
Phone Number: 360.464.3642  
E-Mail Address: martihuld@gmail.com  
Project Narrative: See page 2

## Submittal Requirements:

### 1. General Land Use Application

2. Narrative describing the proposal
3. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
4. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet (separate from engineering plan set).**

### 5. Context Plan including plan and elevation views in relation to surrounding properties illustrating:

- ☐ Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
- ☐ Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.

### 6. Preliminary Site Plan illustrating:

- ☒ Property lines with distances.
- ☒ Adjacent public rights-of-way.
- ☒ Existing and proposed grades at 2-foot contour intervals.
- ☒ Existing and proposed site features, including stormwater facilities.
- ☒ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
- ☒ Location of above ground mechanical or utility equipment.
- ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
- ☒ Parking area layout, including loading areas, and short and long-term bicycle parking.
- ☒ Solid waste collection location.

### 6. Preliminary Landscape Plan illustrating:

- ☒ All features included in the preliminary site plan.
- ☒ Location of existing (to remain) and proposed plants.

- ☒ Type of existing and proposed plants (i.e., groundcover, shrub, tree), include native (N) or non-native (NN).
  - ☒ Graphic depiction of the size of proposed tree canopies at maturity on plan.
  - ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
- ☒ Building elevations of all sides of the building(s) labeled north, south, east and west elevation.
  - ☒ Finished floor elevations
  - ☒ Location of exterior steps and stairways.
  - ☒ Location of building doors and windows.
  - ☒ Area(s) on building where signs will be installed.

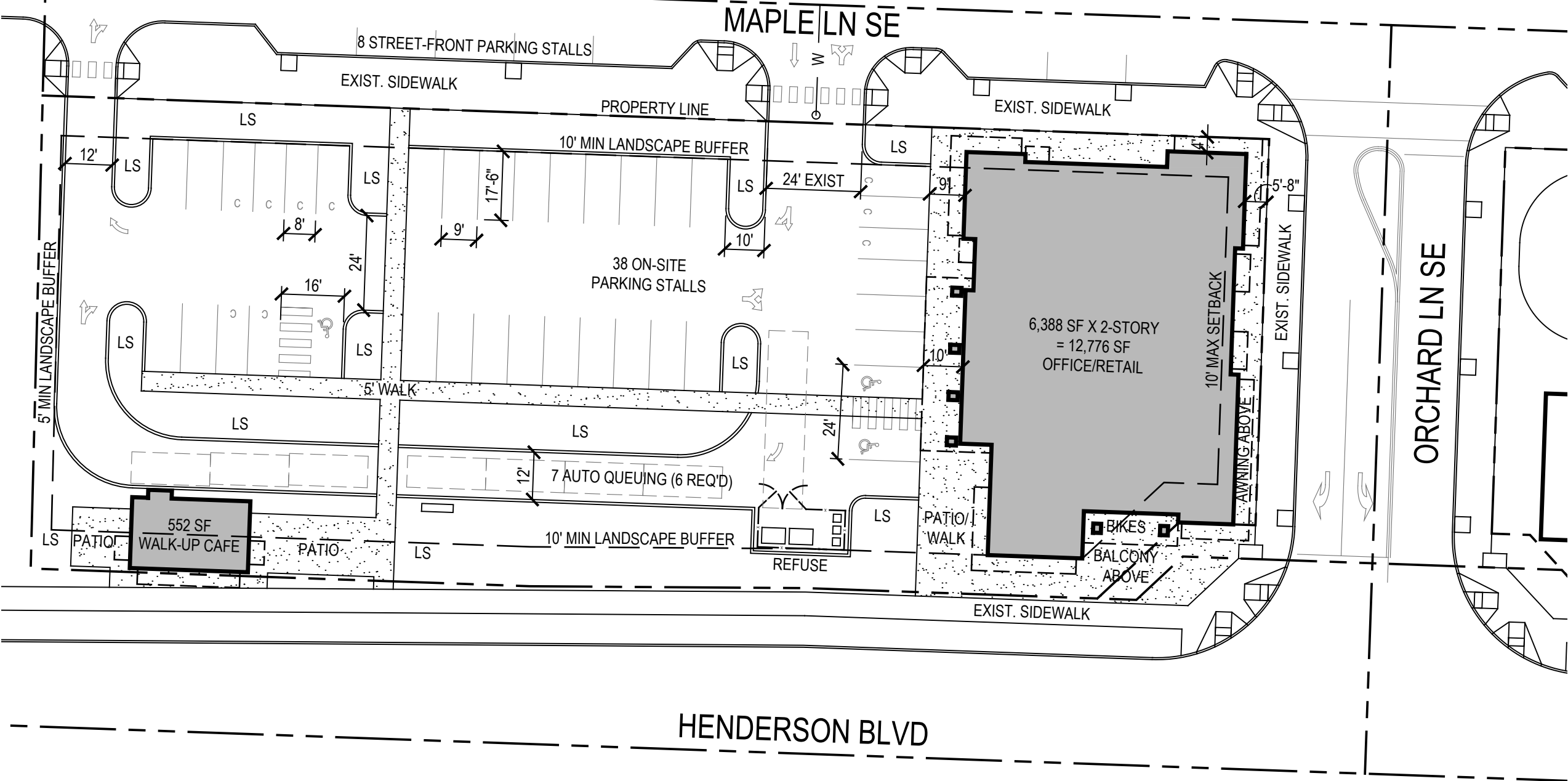
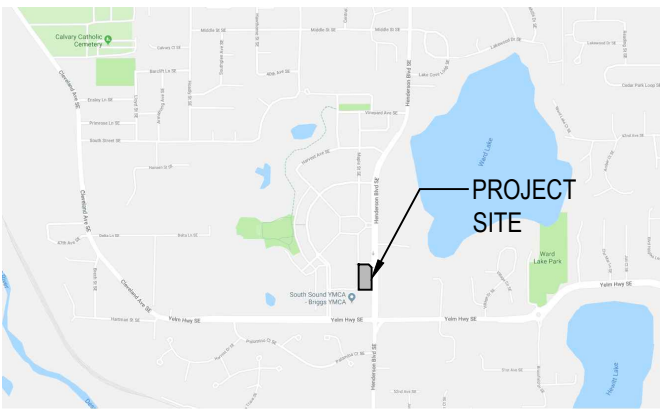
Project Narrative:

A new 2-story dental office and retail building and a satellite walk-up coffee bar with a secondary drive-through component. The site will consist of walkways and patios, on-site parking, a refuse enclosure, and complimentary landscaping. The building will have a modern northwest flair with an abundance of storefront glass, awnings, and a mixture of stone, metal, and wood siding. Being located on the corner of a secondary entrance and the first project in the Briggs Village, the proposed services and building image are sure to be a welcoming asset to the community.

SITE DATA

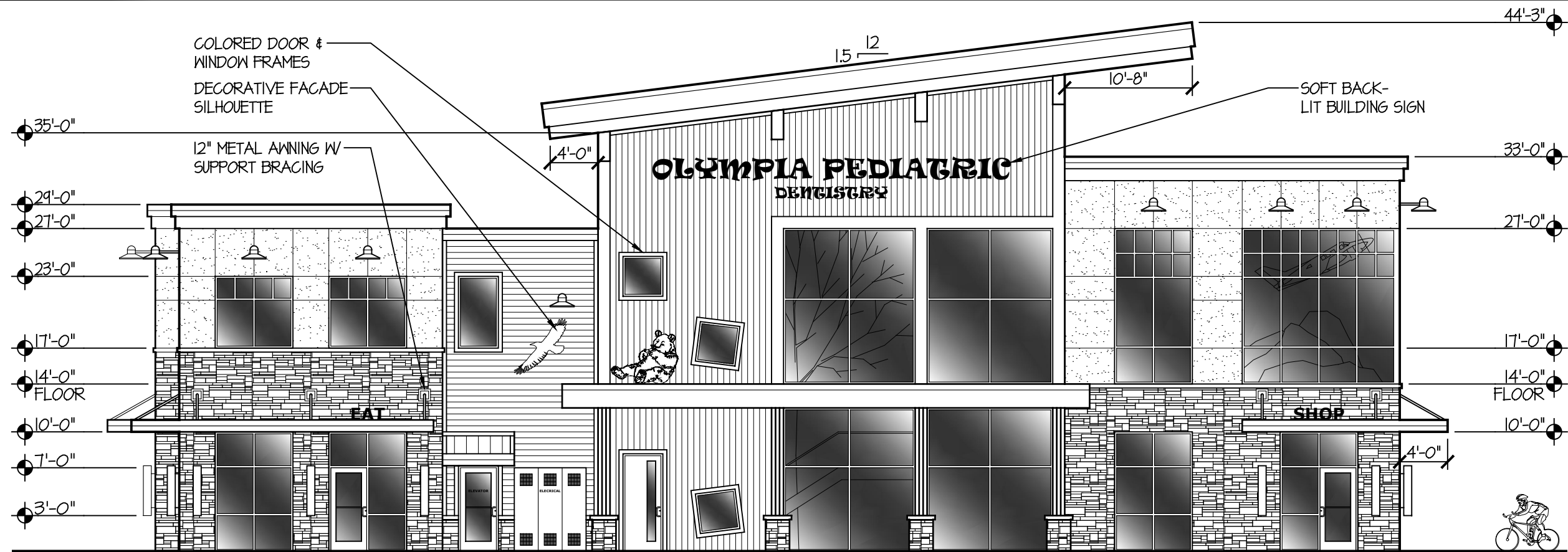
PARCEL NUMBER:	37030000020	LANDSCAPING:	STREET-FRONT = 10' MIN
LOT SIZE:	0.84 ACRES (36,424 SF)		OTHER = 5' MIN
ZONE:	UV (URBAN VILLAGE)		PARKING AISLE = 9 STALLS MAX
PERMITTED USES:	MEDICAL OFFICE / OFFICE / RETAIL	PARKING COUNTS:	RETAIL = 3.5/1000 X 13,328 SF = 47 REQ'D
BLDG HEIGHT:	45' / 3-STORY (44'-3" / 2-STORY)		(+/- 10% = 42 - 52 STALLS)
BLDG COVERAGE:	70% MAX (6,940 SF = 19.1%)		ADA = 1/25 ≤ 100
IMPERVIOUS AREA:	85% MAX (28,552 SF = 78.4%)	PARKING SIZES:	STANDARD = 9' X 17.5' W/ 24' AISLE
PARKING AREA:	16,579 SF (45.5%)	(90° 2-WAY)	COMPACT (30% MAX) = 8' X 15' W/ 21' AISLE
SETBACKS:	FRONT = 10' MAX	PROVIDED PKG:	26 STANDARD + 9 COMPACT (19.6%) + 3
	REAR = 0' MIN		ADA + 8 STREET-FRONT = 46
	SIDES = 0' MIN (10' FLANKING STREETS)	BIKE PARKING:	1/10,000 SF (2 MIN) LONG & SHORT-TERM

VICINITY MAP

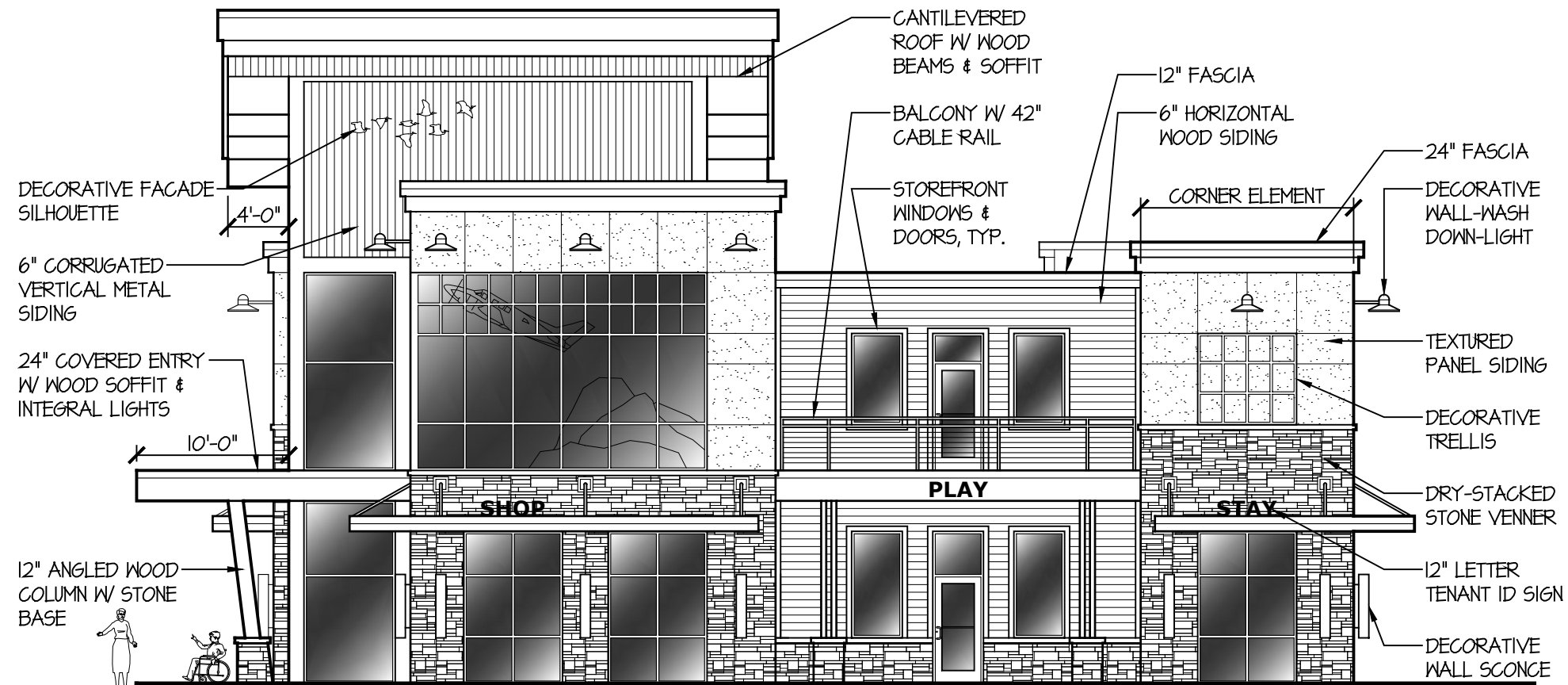


A SCHEMATIC DESIGN SITE PLAN  
SCALE: 1" = 30'

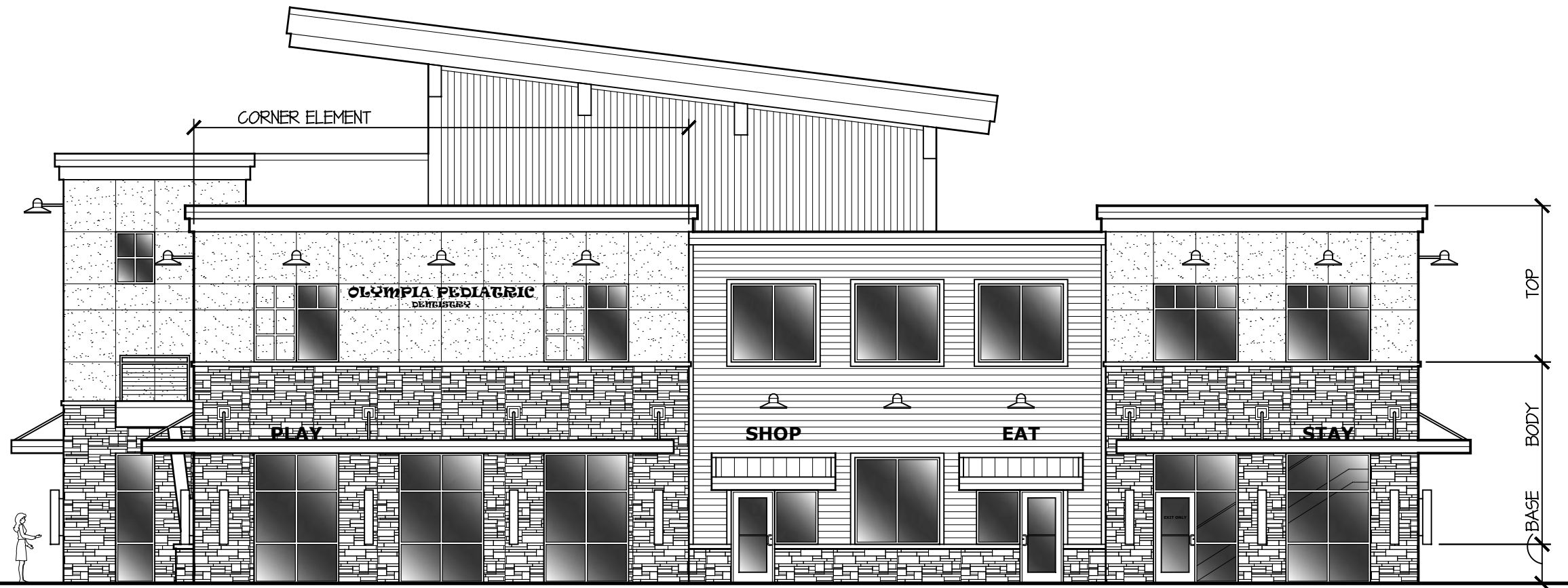




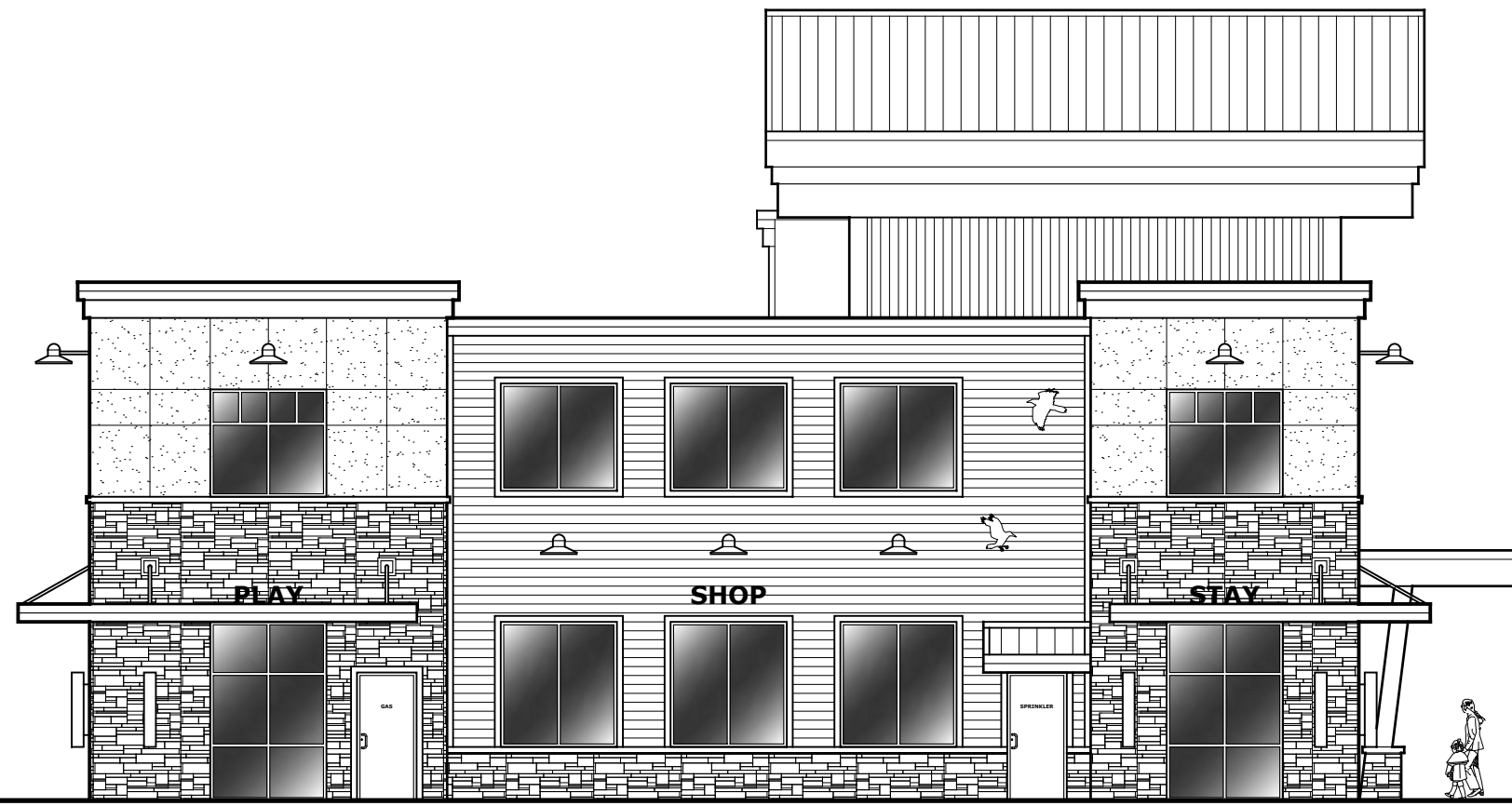
**A SOUTH (PARKING) ELEVATION**  
SCALE: 1" = 10'



**B EAST (HENDERSON) ELEVATION**  
SCALE: 1" = 10'



**A** NORTH (ORCHARD) ELEVATION  
SCALE: 1" = 10'



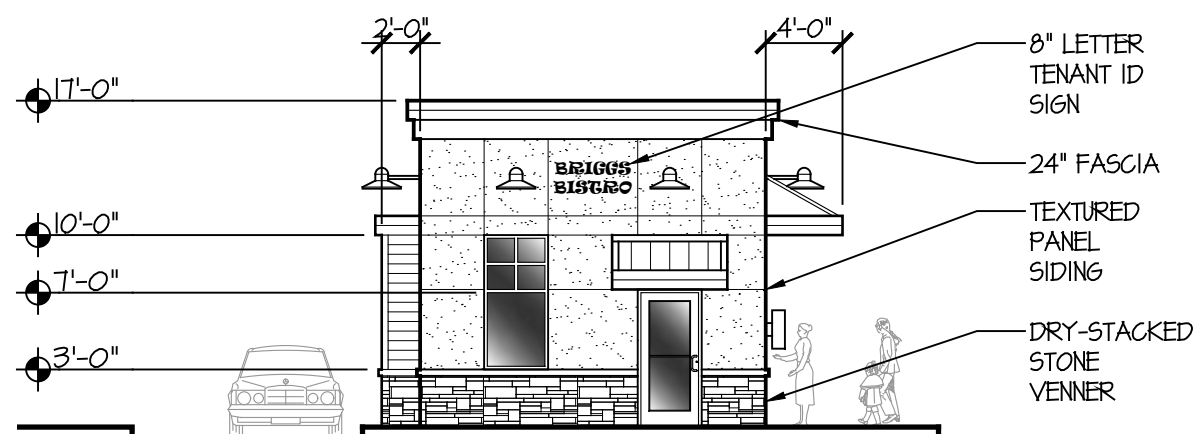
**B** WEST (MAPLE) ELEVATION  
SCALE: 1" = 10'

**OLYMPIA PEDIATRIC DENTISTRY**  
**Briggs Village - Lot 2**

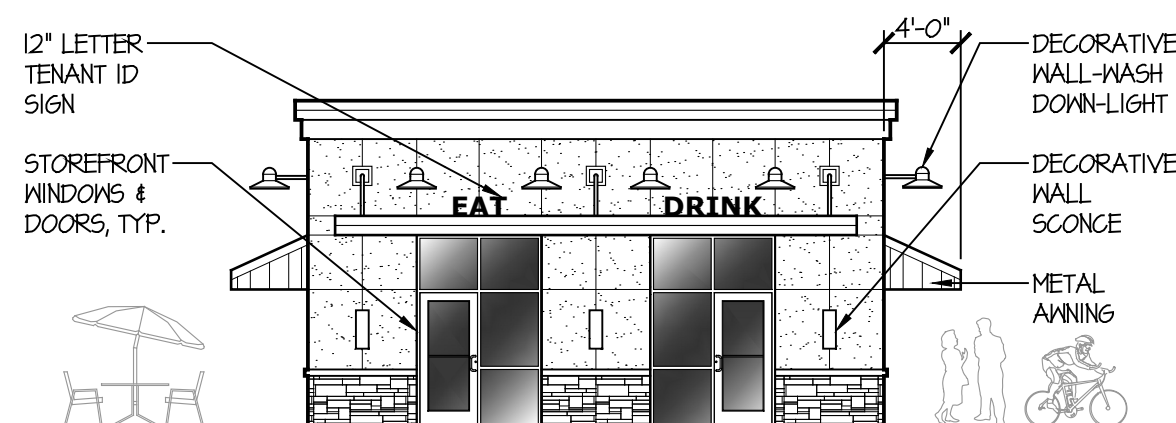
Violet Enterprises, LLC  
2612 Yelm Highway SE, Suite A  
Olympia, WA 98501

**PROJECT NO:**  
18001.00  
**DATE:**  
11.01.2018  
**SHEET:**  
CONCEPT DESIGN  
REVIEW EXTERIOR  
ELEVATIONS

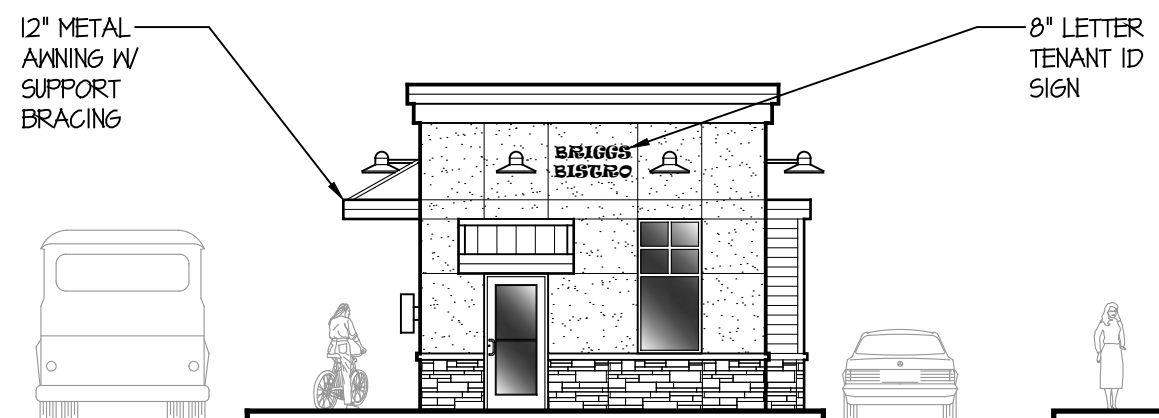




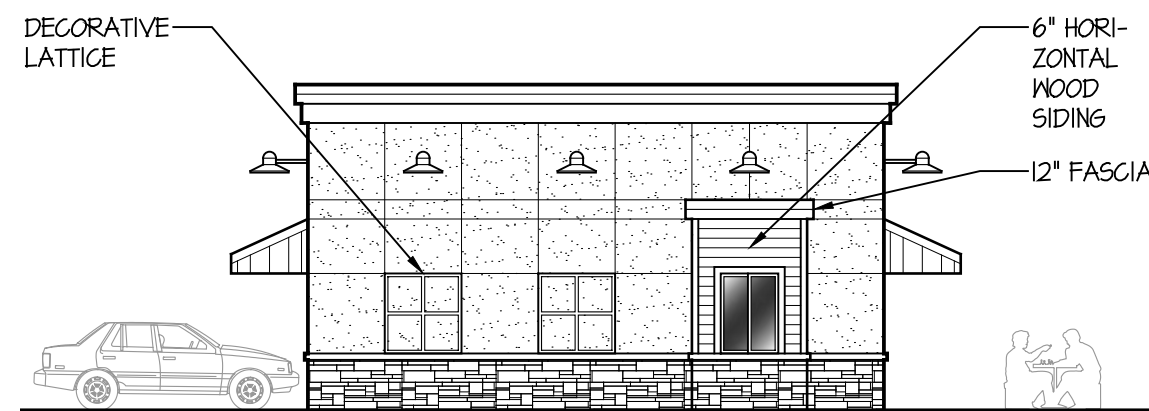
**A CAFE - SOUTH (YMCA) ELEVATION**  
 SCALE: 1" = 10'



**B CAFE - EAST (HENDERSON) ELEVATION**  
 SCALE: 1" = 10'



**C CAFE - NORTH (DENTAL BUILDING) ELEVATION**  
 SCALE: 1" = 10'



**D CAFE - WEST (PARKING) ELEVATION**  
 SCALE: 1" = 10'

**OLYMPIA PEDIATRIC DENTISTRY**  
**Briggs Village - Lot 2**

Violet Enterprises, LLC  
 2612 Yelm Highway SE, Suite A  
 Olympia, WA 98501

**PROJECT NO:**  
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CONCEPT DESIGN  
REVIEW EXTERIOR  
ELEVATIONS



EE-1-F-2

-  **PUGET SOUND  
LANDSCAPING, INC.**
- 3323-B South Bay Road NE • Olympia, WA 98506  
PHONE (360) 943-9201 • FAX (360) 943-0748
- 
- LANDSCAPE PLAN**



## TREE RETENTION CALCULATIONS

Site Area:	0.84 acres
Minimum Tree Density Required:	30 units per acre
	25 total units
Total Tree Units to be Retained:	0 total units
New Trees Planted:	32 units
Total Tree Units:	32 units

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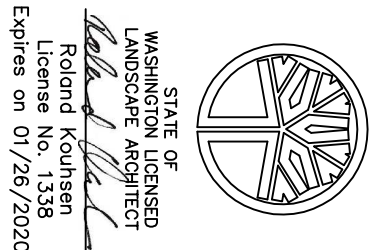
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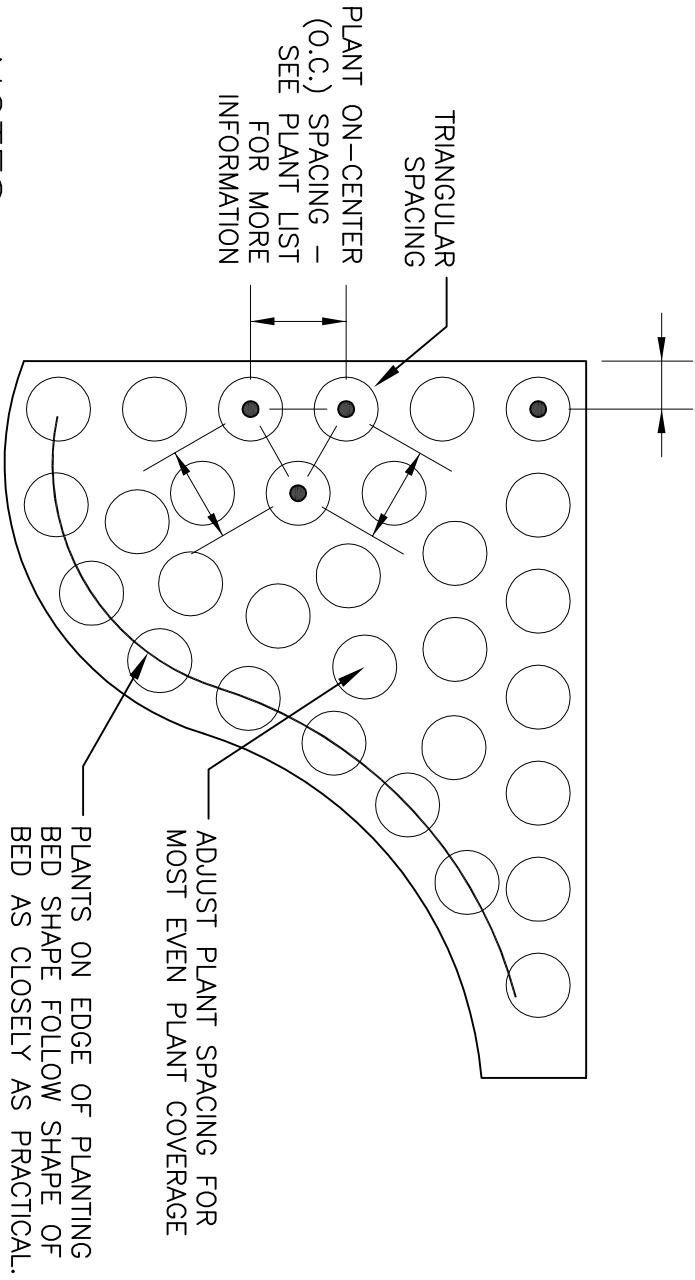
LANDSCAPE DETAILS

Olympia Pediatric Dentistry

Briggs Village,  
Olympia, WA

DESIGNED BY:	BY	DATE
DRAWN BY:	RK	11/06/18
APPROVED BY:	RK	
REVISIONS:		
	1	
	2	
	3	
	4	
	5	

APPROX. ¾ THE PLANT SPACING  
TO THE PLANTING BED EDGE.  
SEE NOTES FOR EXAMPLES.

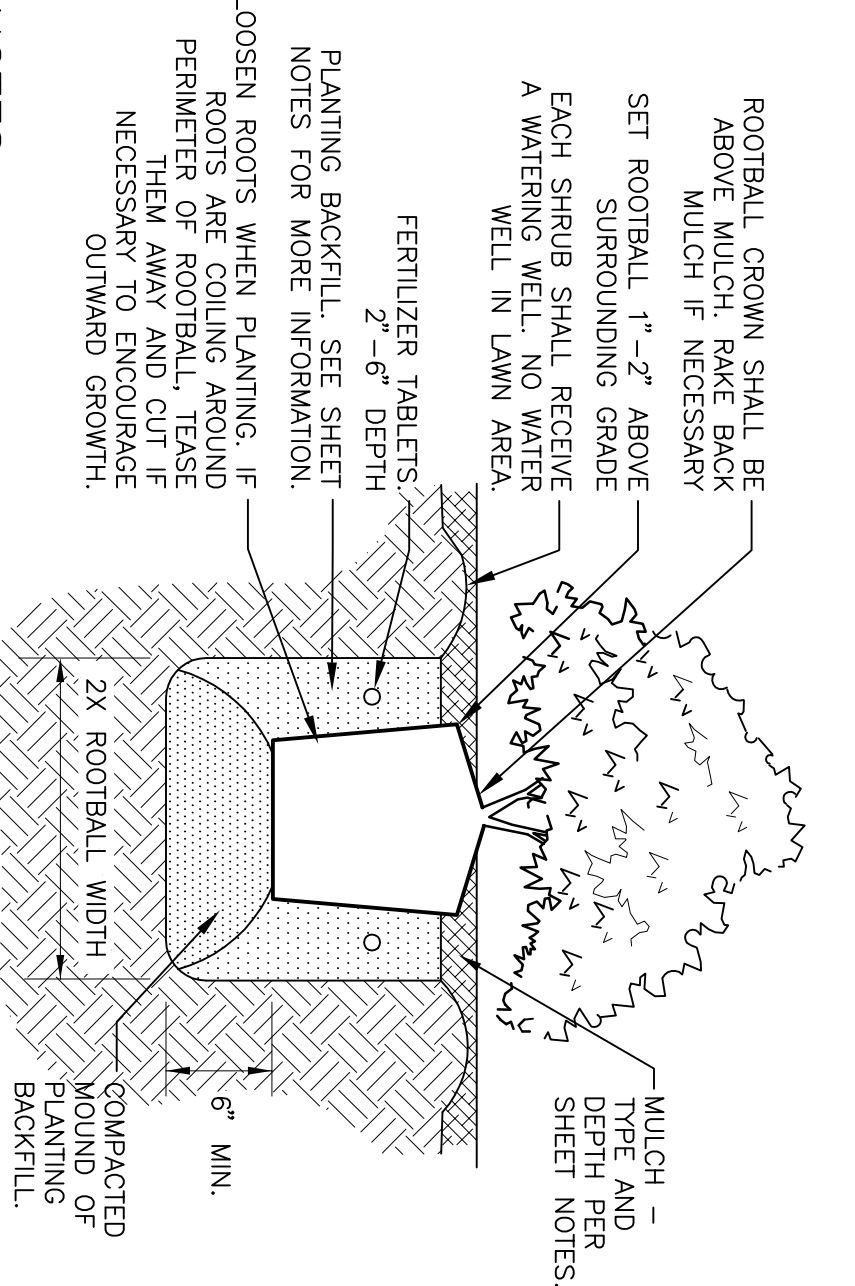


NOTES:

PLANT SPACING	SPACE FROM PLANT CENTER TO PLANTING BED EDGE
12" O.C.	8"
18" O.C.	12"
2' O.C.	1'-4"
3' O.C.	2'-2"
4' O.C.	2'-8"
5' O.C.	3'-4"

#### PLANT SPACING

NOT TO SCALE



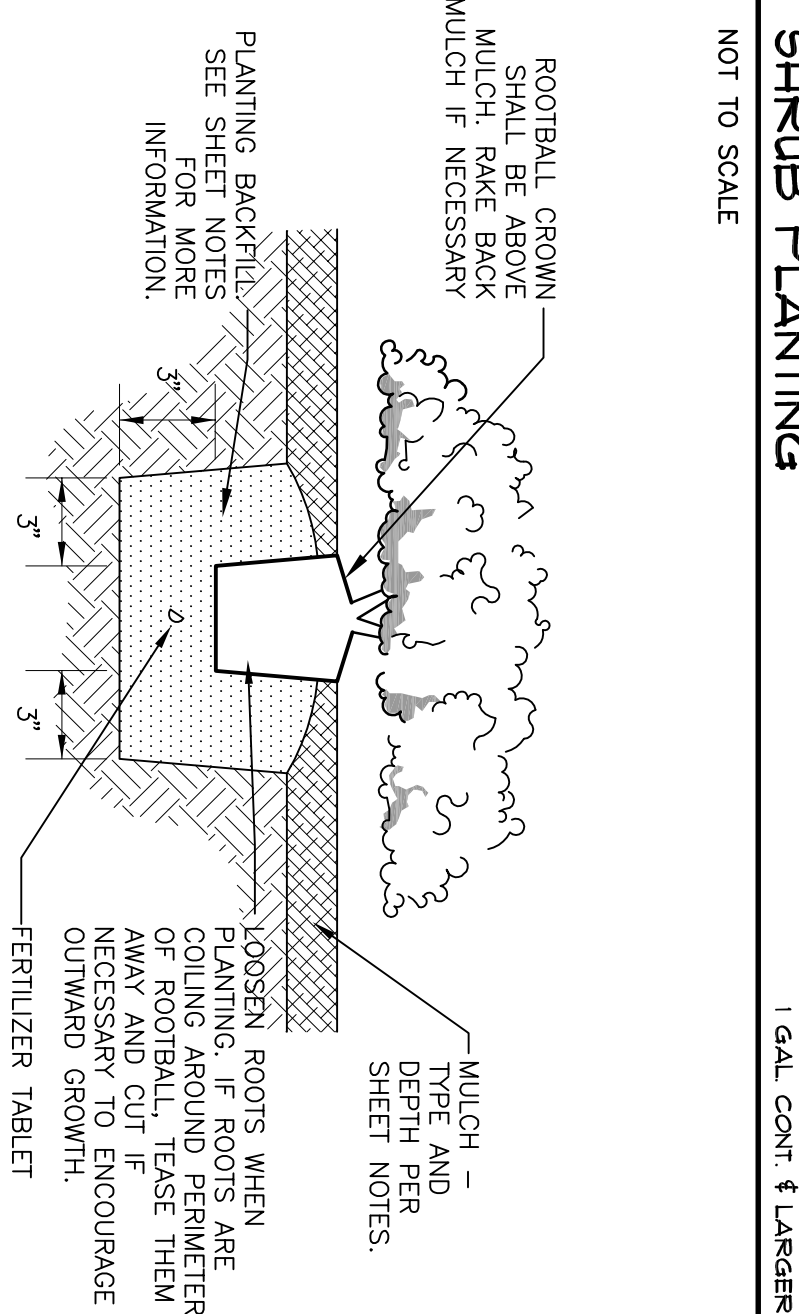
NOTES:

- WATERING WELL HEIGHTS:  
1 GAL. CONT. = 1" HT.  
2 & 3 GAL. CONT. = 2" HT.  
5 GAL. CONT. & LARGER = 4" HT.

REMOVE BURLAP FROM ROOTBALL AS MUCH AS POSSIBLE  
WITHOUT DAMAGING INTEGRITY OF ROOTBALL.

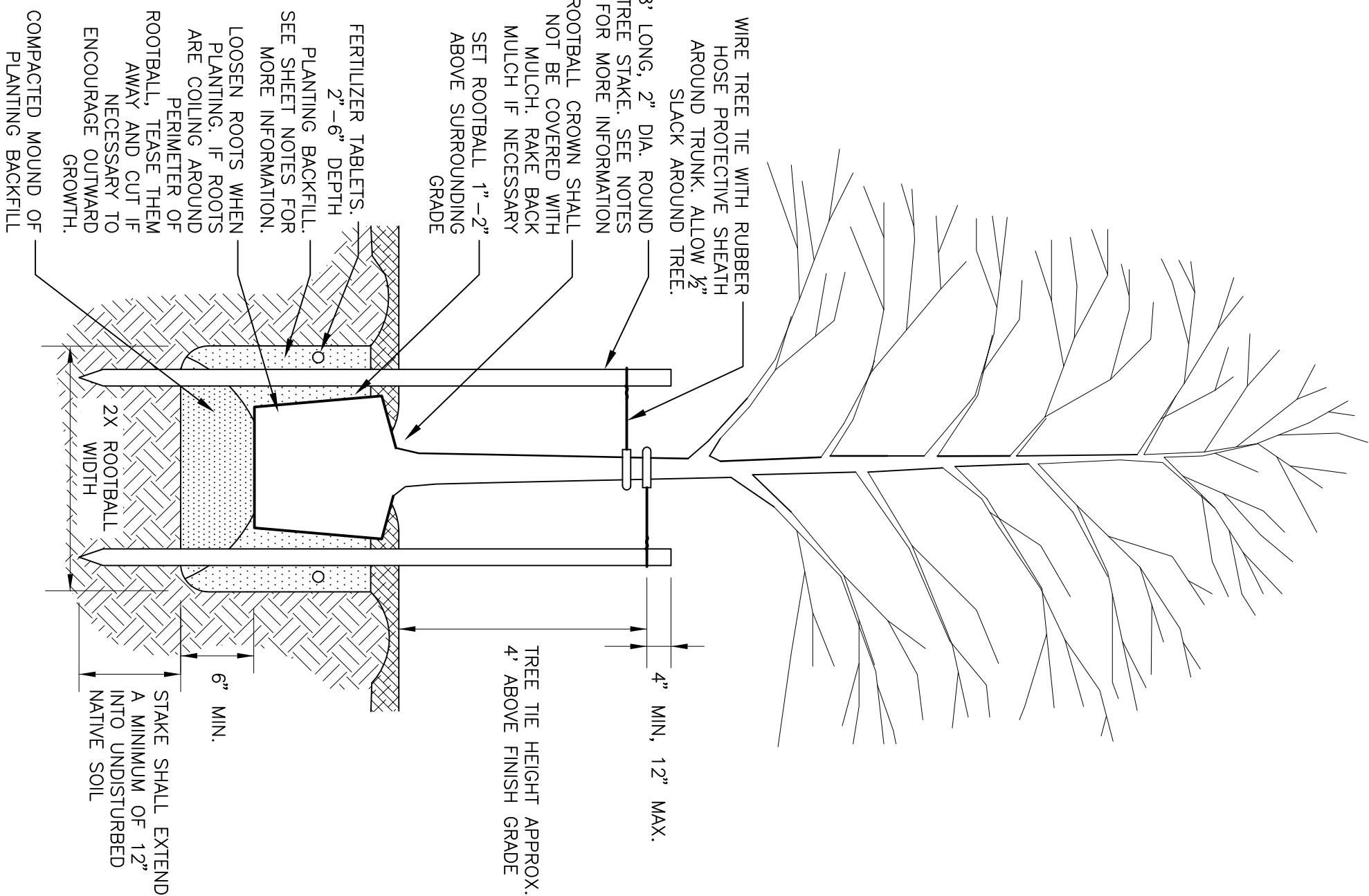
#### SHRUB PLANTING

NOT TO SCALE



#### GROUNDCOVER PLANTING

NOT TO SCALE

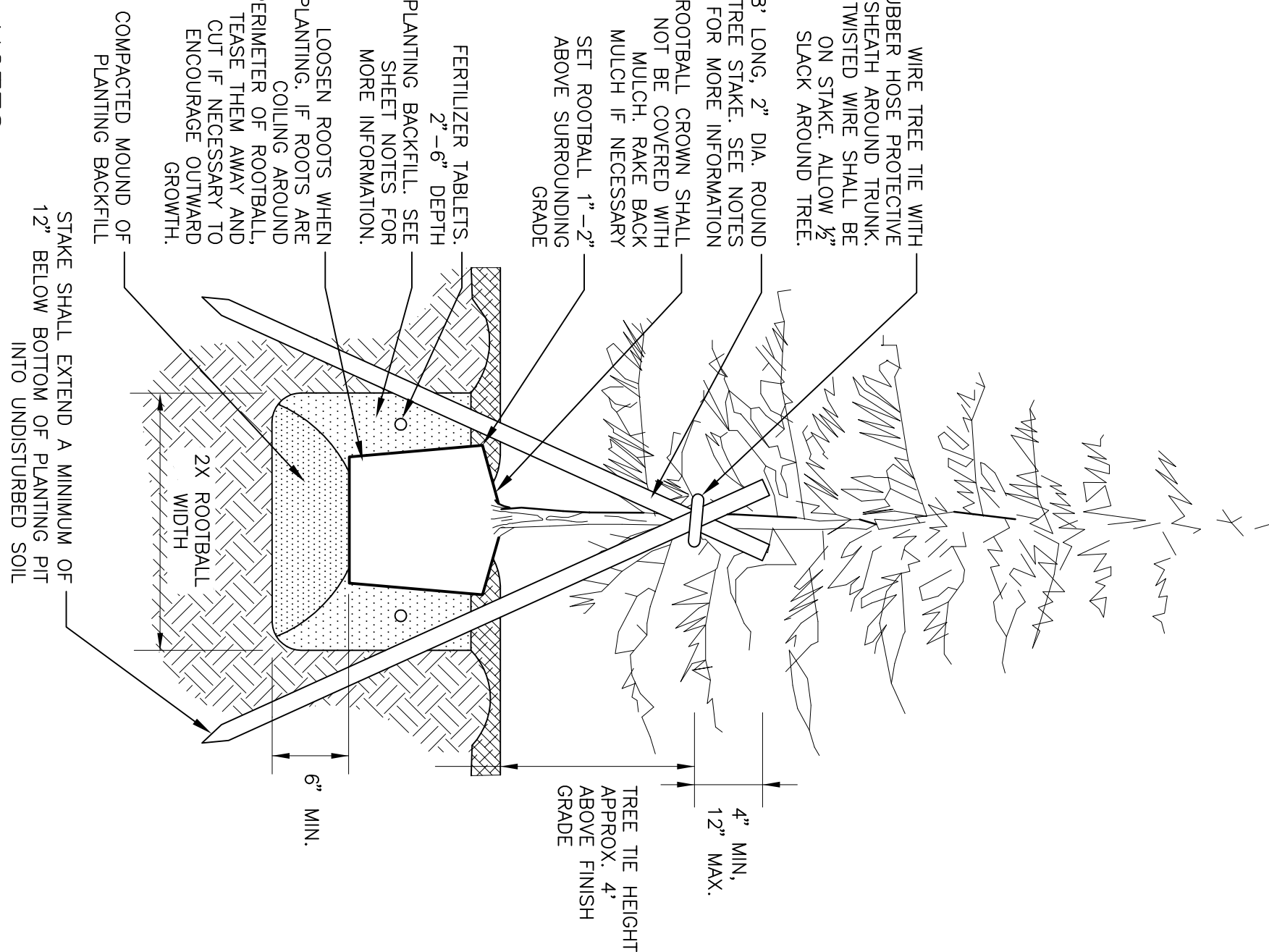


NOTES:

- EACH TREE SHALL RECEIVE A 4" HT. WATERING WELL. TREES IN LAWN AREAS SHALL RECEIVE NO WATERING WELL AND SHALL BE PLANTED IN THE CENTER OF A 3' DIA. WATERING WELL.
- FOR TREES TALLER THAN 6 FT. HT. INSTALL TREE STAKES PERPENDICULAR TO PREVALENT WIND DIRECTION, UNLESS ADJACENT TO A WALK OR DRIVEWAY IN WHICH CASE IT SHALL BE PARALLEL TO PAVEMENT.
- REMOVE TREE STAKES ONE GROWING SEASON AFTER INSTALLATION.
- SEE SHEET NOTES FOR ADDITIONAL INFORMATION.

#### DECIDUOUS TREE PLANTING

NOT TO SCALE



NOTES:

- EACH TREE SHALL RECEIVE A 4" HT. WATERING WELL. TREES IN LAWN AREAS SHALL RECEIVE NO WATERING WELL AND SHALL BE PLANTED IN THE CENTER OF A 3' DIA. WATERING WELL.
- FOR TREES TALLER THAN 6 FT. HT. INSTALL TREE STAKES PERPENDICULAR TO PREVALENT WIND DIRECTION, UNLESS ADJACENT TO A WALK OR DRIVEWAY IN WHICH CASE IT SHALL BE PARALLEL TO PAVEMENT.
- REMOVE TREE STAKES ONE GROWING SEASON AFTER INSTALLATION.
- SEE SHEET NOTES FOR ADDITIONAL INFORMATION.

#### CONIFER TREE PLANTING

NOT TO SCALE



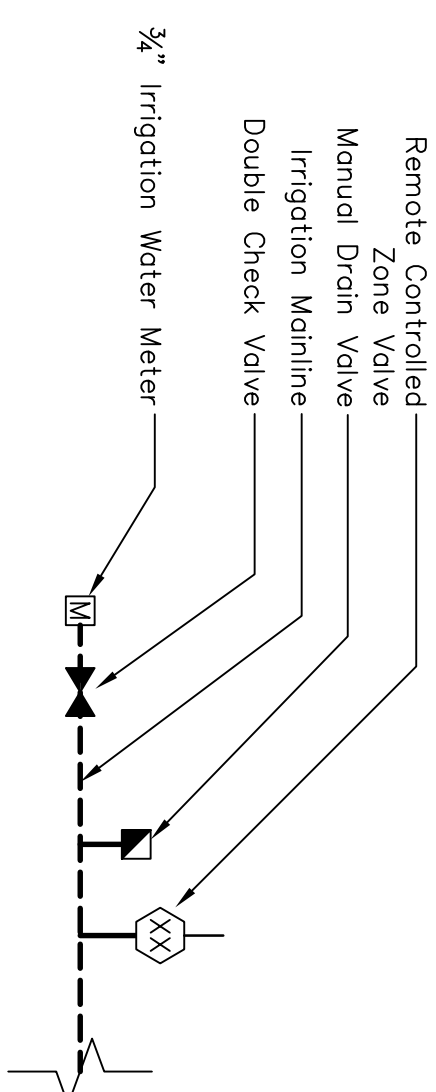
IRRIGATION LEGEND

SYMBOL	MFR.	CATALOG NO.	DESCRIPTION
	WEATHERMATIC	MAXPPRS40	6" POP-UP BODIES
Δ	RAINBRD	R-VAN1 4	ADJUSTABLE ROTARY NOZZLES, 8"-14" RADII, 45-270 DEG. ARC
●-f	-	R-WM-LCS, -RCS, -SST	ADJUSTABLE ROTARY NOZZLES, LEFT-, RIGHT- AND SIDE-STRIP PATTERNS
	-	-	LATERAL TO DRIP CONNECTION - SEE IRRIGATION NOTE
	RAINBRD	XED & XB-XX-PC	#13 FOR MORE INFORMATION. XF SERIES ½" BLANK DRIP TUBING WITH XB XERI-BUG DRIP EMITTERS (0.5, 1 OR 2 GPH).
	FEBCO	B50	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR
⌘	RAINBRD	B50	BRASS BALL VALVE (MATCH LINE SIZE)
⌘	RAINBRD	3RC	QUICK COUPLER VALVE
■	-	-	ANGLE VALVE FOR MANUAL DRAIN
⊗	RAINBRD	KC2-100-PRB-COM	COMMERCIAL DRIP IRRIGATION VALVE KIT WITH 1" PCSB VALVE AND 1" PRESSURE REGULATING QUICK-CHECK BASKET FILTER
⊗	RAINBRD	100-PEB	1" ELECTRIC REMOTE CONTROL VALVE
⊞	RAINBRD	TM2-6-120V	6 STATION CONTROLLER WITH WIFI MODULE (CAPAB
⊞	RAINBRD	LNK	WIFI CONTROLLER MODULE (OWNER OPTION)
-----4	PRESSURE MAINLINE	SCH. 40 PVC PIPE, INSTALL @ 18" DEPTH (24" UNDER PAVED AREAS)	
-----5	LATERAL LINES, CLASS 200 PVC PIPE, SLEEVES, INSTALL @ 24" DEPTH (24" UNDER PAVED AREAS)		
-----5	CLASS 200 PVC PIPE SLEEVES, INSTALL @ 24" DEPTH		
NOT SHOWN	#14-AWG DIRECT BURIAL LOW VOLTAGE WIRE, RED= SIGNAL WHITE=COMMON		

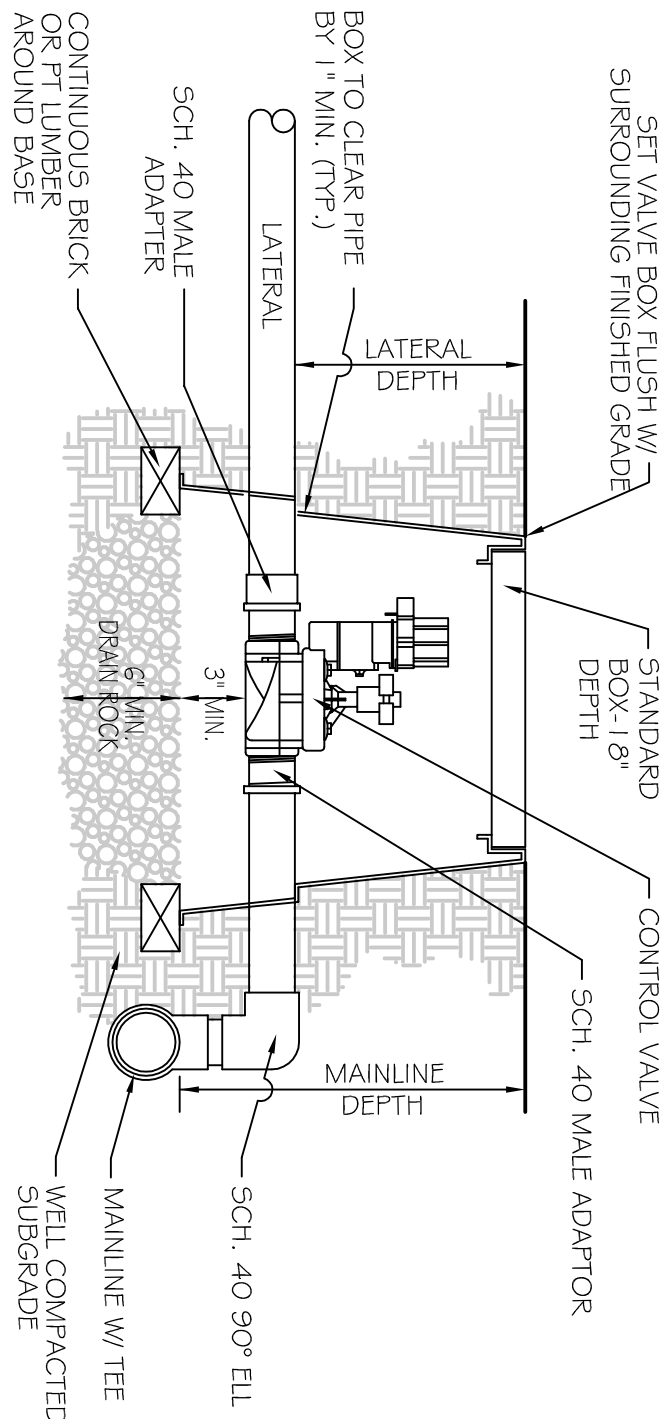
IRRIGATION NOTES

- Irrigation plan is design/build. Landscape contractor to coordinate with Owner for details of irrigation plan.
- Contractor to meet all local codes & ordinances.
- Irrigation plan is diagrammatic. Field adjust to reflect actual field conditions. All piping, laterals, and wire to be located in bed or lawn areas where appropriate.
- Zone boundaries to be indicated by a line between pipe size call-outs.
- Locate all mainlines within the project limits.
- Verify controller location with general contractor/Owner.
- General contractor to provide 110V power to the controller.
- General contractor to provide landscape.
- See irrigation details for additional information.
- Landscape contractor to coordinate & install sleeving with General Contractor.
- The Property Owner is responsible for maintaining all systems and providing a good condition for the life of the project.
- Landscape contractor shall provide as many lateral to drip connections as is necessary to provide a functional system and adequate water delivery to plants and landscape.
- See irrigation details for additional information. See detail this sheet for more information.
- All lateral lines in drip zones shall be 1" dia. class 200 PVC pipe unless otherwise noted on plan or if flow exceeds 15 GPM.

POINT OF CONNECTION AND VALVES

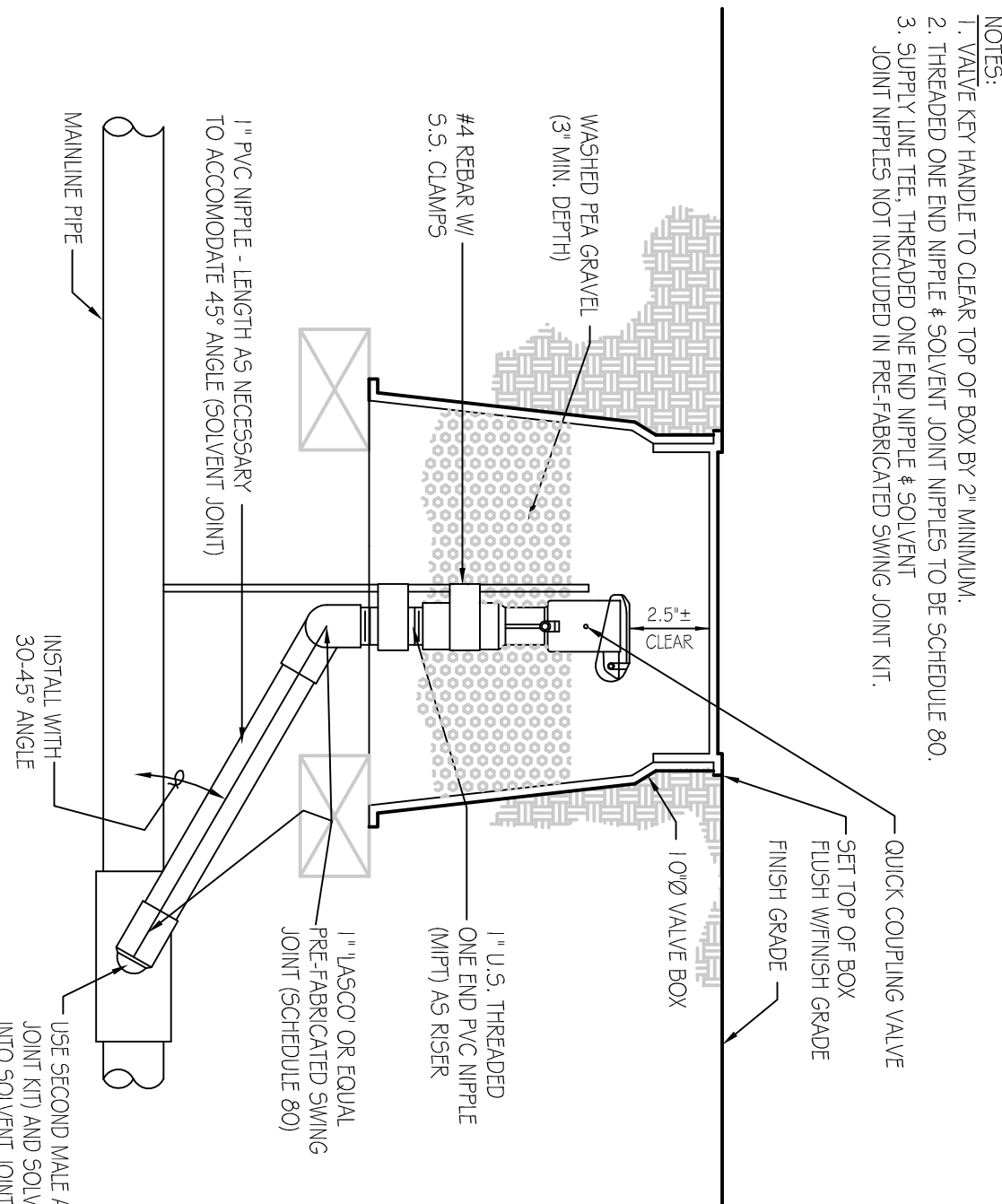


AUTOMATIC VALVE



- NOTES:
- ALL WIRE INSTALLATIONS WILL BE IN COMPLIANCE W/ APPLICABLE CODES.
  - TAPE AND BUNDLE WIRE EVERY 15 FEET.
  - FOOT EXPANSION COULDS AT EACH WIRE CONNECTION IN VALVE BOX.
  - DRIP LINES TO BE LOCATED IN BED OR LAWN UNDISTURBED ADJACENT SOIL.
  - ALL PIPE AND FITTINGS WILL BE SCHEDULE 40 EXCEPT UNIONS & NIPPLES.
  - VALVE BOX SHALL NOT REST ON PIPES - PROVIDE 1" CLEAR AROUND ALL PIPES.

NTS

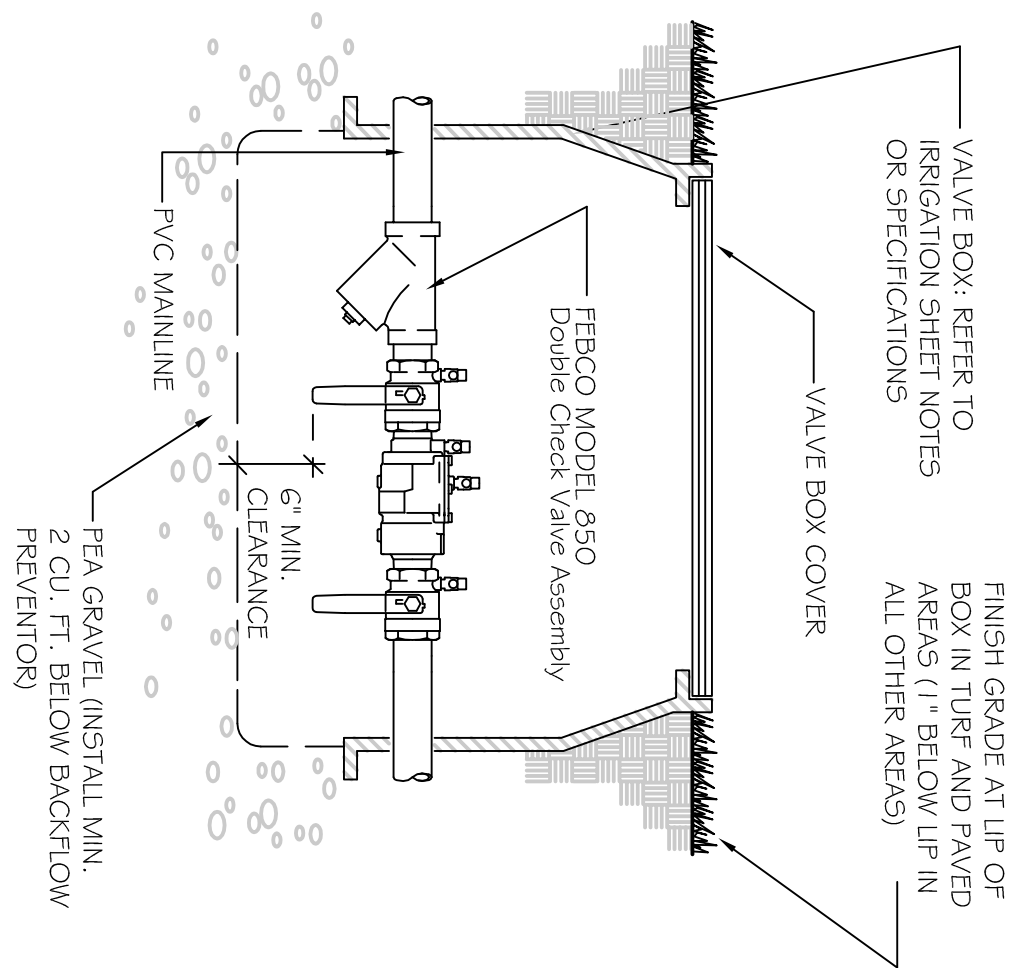
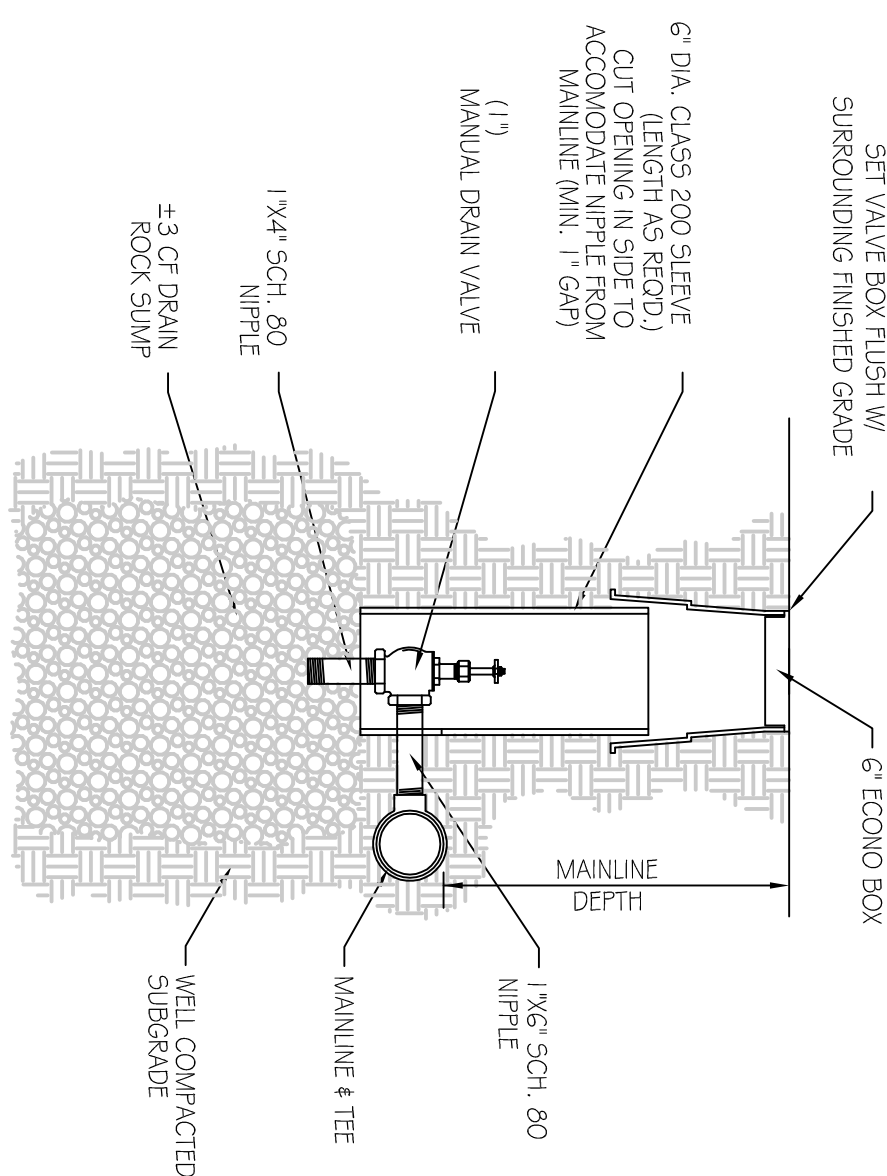


QUICK COUPLER

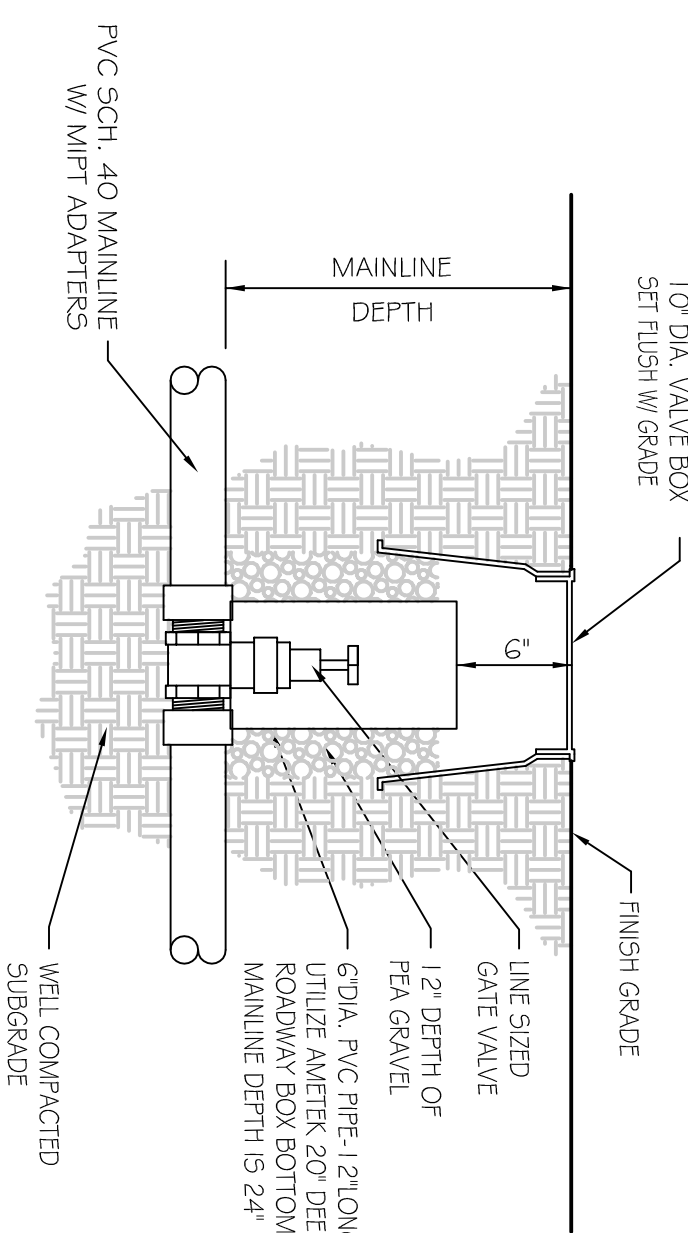
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MANUAL DRAIN VALVE

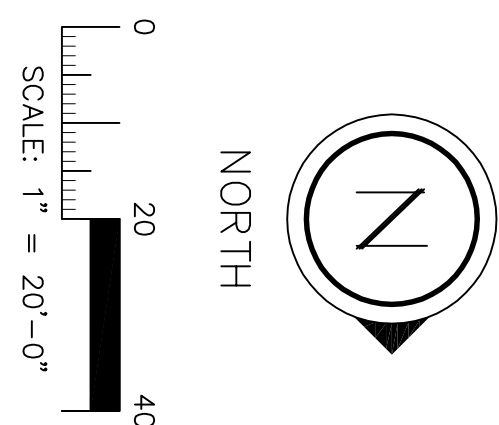
NTS



NTS



NTS



DESIGNED BY:	BY	DATE
DRAWN BY:	RK	11/09/18
APPROVED BY:	RK	
REVISIONS:		
	1	
	2	
	3	
	4	
	5	

Olympia Pediatric Dentistry  
Briggs Village,  
Olympia, WA





Hinoki False Cypress



Serbian Spruce



'Snow Goose' Flowering Cherry



Crimson Spire Oak - Fall





Crimson Spire Oak - Summer



Hino Crimson Azalea



Golden Barberry



Concorde Barberry





Feather Reed Grass



Frosted Curls Sedge



Cappuccino Sedge



Wilma Goldcrest Cypress





Burgundy Wine Nandina



Cinnamon Girl Distylium



Emerald Green Arborvitae



Yaku Jima Maiden Grass





David Viburnum



Icee Blue Juniper



Barren Strawberry