

# BRIGGS PROFESSIONAL SUITES

## SITE PLAN REVIEW

### SURVEY INFORMATION

#### LEGAL DESCRIPTIONS

LOT 1 OF CITY OF OLYMPIA SHORT PLAT NO. SS 25-6034-0L, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF SHORT SUBDIVISION NO. SS-11-0038-0L, AS RECORDED SEPTEMBER 6, 2012 UNDER AUDITOR'S FILE NUMBER 4287255, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3, NORTH 02°01'06" EAST, 205.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°07'56" EAST, 118.05 FEET TO THE EAST LINE OF SAID LOT 3 AND THE TERMINUS OF THIS LINE DESCRIPTION;

SITUATE IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON.

LOT 2 OF CITY OF OLYMPIA SHORT PLAT NO. SS 25-6034-0L, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF SHORT SUBDIVISION NO. SS-11-0038-0L, AS RECORDED SEPTEMBER 6, 2012 UNDER AUDITOR'S FILE NUMBER 4287255, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3, NORTH 02°01'06" EAST, 205.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°07'56" EAST, 118.05 FEET TO THE EAST LINE OF SAID LOT 3 AND THE TERMINUS OF THIS LINE DESCRIPTION;

SITUATE IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON.

#### BASIS OF BEARING

BEARING BASED ON THE EAST LINE OF LOT 3 OF CITY OF OLYMPIA SHORT PLAT SUBDIVISION RECORDED UNDER AUDITOR'S FILE NO. 4287255 BETWEEN FOUND MONUMENTS, BEARING OF N02°01'52"E.

#### REFERENCED SURVEYS

- CITY OF OLYMPIA SHORT PLAT SUBDIVISION NO. SS-11-0038-0L RECORDED UNDER AUDITOR'S FILE NO. 4287255.
- BRIGGS VILLAGE WEST PHASE TWO CITY OF OLYMPIA PLAT RECORDED UNDER AFN 3952654.
- BLA 08-0124 OL UNDER AFN 4040676.

#### DATUM

HORIZONTAL - BASED ON THE EAST LINE OF LOT 3 OF CITY OF OLYMPIA SHORT PLAT SUBDIVISION RECORDED UNDER AFN 4287255, BEARING OF N02°01'52"E.

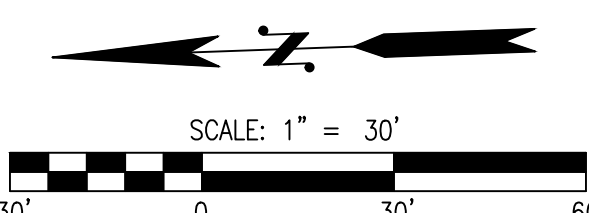
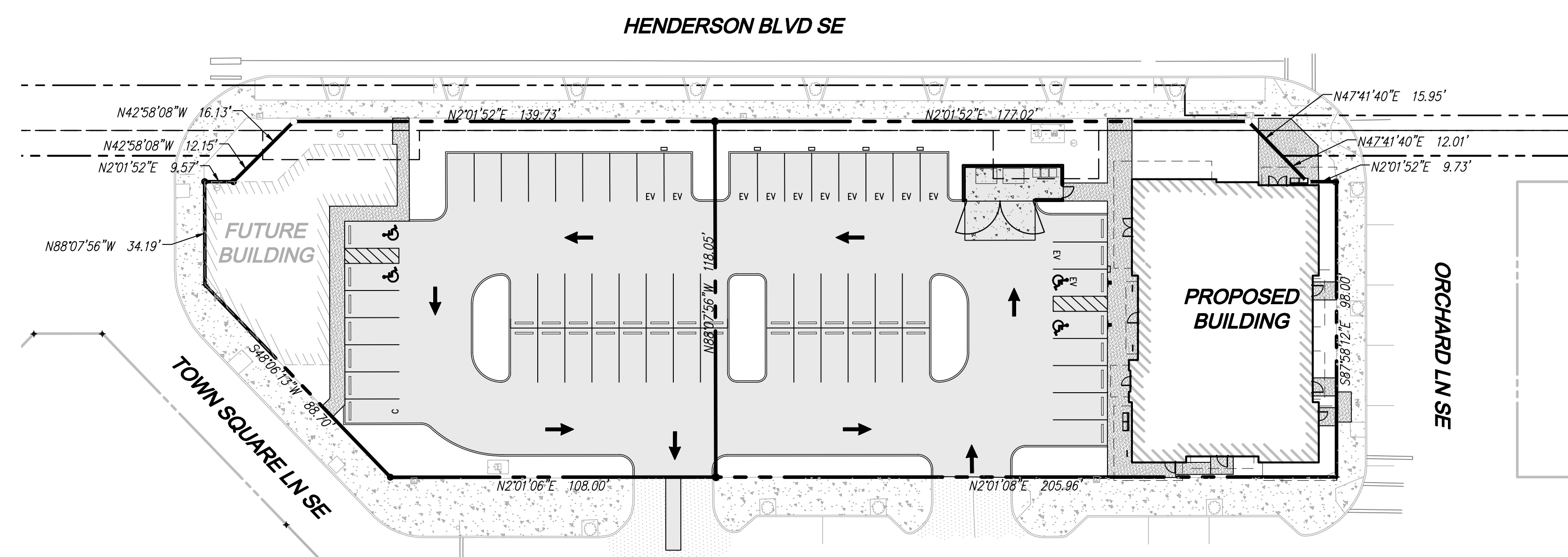
VERTICAL - NAVD 88 BASED ON TIES TO THURSTON COUNTY MONUMENT "BRIGGS", ELEVATION = 201.710.

#### UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION. WATERLINE WAS NOT LOCATABLE.

#### SURVEY NOTES

- INSTRUMENT USED: TOPCON PS TOTAL STATION.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090 AND 332-130-145.
- SURVEY COMPLETED 04/20/2022.
- ALL MONUMENTS SHOWN AS FOUND VISITED 04/20/2022.
- PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
- CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1' CONTOURS SHOWN.
- MTN2COAST (M2C) WAS RETAINED BY LINDSEY MOSS WITH M & T ADVANCED PROPERTIES, LLC TO COMPLETE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THURSTON COUNTY TPN 3703000021.



**CONTACT LIST**

**OWNER:**  
M & T ADVANCED PROPERTIES, LLC  
4029 MUIRFIELD LN SE  
OLYMPIA, WA 98501  
CONTACT: LINDSEY MOSS  
PHONE: (360) 280-9823  
EMAIL: lindseymoss2@gmail.com

**CIVIL ENGINEER:**  
LDC, INC.  
321 CLEVELAND AVE SE, SUITE 209  
TUMWATER, WA 98501  
CONTACT: ROSS JARVIS, PE, ASSOC. DBIA  
PHONE: (360) 634-2065  
FAX: (425) 482-2893  
EMAIL: rjarvis@ldccorp.com

**SURVEYOR:**  
MTN 2 COAST, LLC  
2320 MOTTMAN RD SW, SUITE 106  
TUMWATER, WA 98512  
CONTACT: SETH E. PRIGGE, PLS  
PHONE: (360) 688-1949

**PROJECT INFORMATION**

**OWNER:** M & T ADVANCED PROPERTIES, LLC  
4029 MUIRFIELD LN SE  
OLYMPIA, WA 98501  
37030000021

**TPN:** 4422 & 4510 MAPLE LANE SE  
OLYMPIA, WA 98501  
0.95 ACRES (41,581 SF)

**PARCEL SIZE:** 0.95 ACRES (41,581 SF)

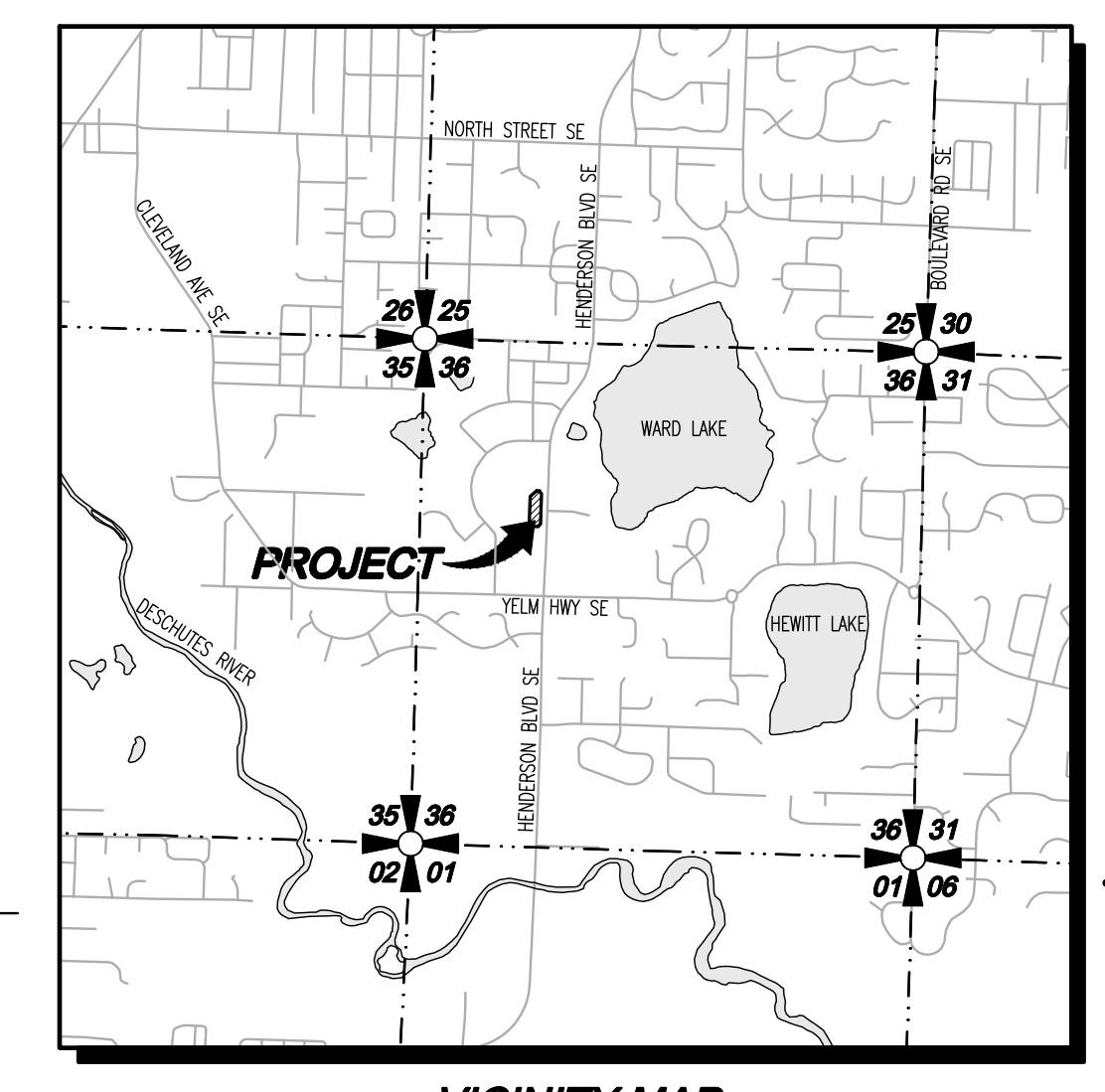
**WATER:** CITY OF OLYMPIA  
**SEWER:** CITY OF OLYMPIA  
**POWER/GAS:** PUGET SOUND ENERGY  
**TELEPHONE/FIBER:** COMCAST  
**CABLE/TV:** COMCAST  
**FIRE DISTRICT:** OLYMPIA  
**SCHOOL DISTRICT:** OLYMPIA  
**ZONING DESIGNATION:** URBAN VILLAGE/BRIGGS

**SETBACKS:**  
FRONT: 10' MAX  
REAR: 0'  
SIDE: 0' EXCEPT 10' MAX ON FLANKING STREET

**MAXIMUM ALLOWABLE BUILDING COVERAGE:** 70%  
**MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE:** 85%  
**IMPERVIOUS SURFACE COVERAGE:** 80.6%  
**BUILDING COVERAGE:** 20.2%

**EARTHWORK QUANTITIES**

CUT: 650 CY  
FILL: 150 CY  
NET: 500 CY CUT



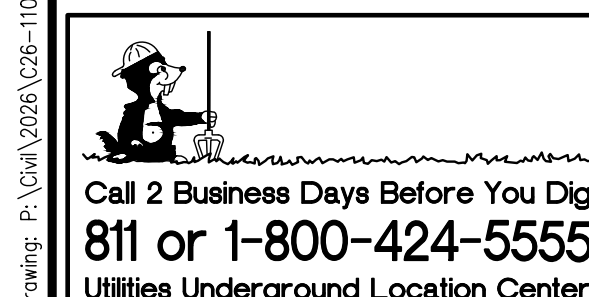
**VICINITY MAP**  
SCALE: 1"=2000'

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- CV-01 COVER SHEET
- EC-01 DEMOLITION AND TESC PLAN
- SP-01 SITE IMPROVEMENT PLAN
- SP-02 GARBAGE TRUCK TURNING MOVEMENTS
- SD-01 GRADING AND DRAINAGE PLAN
- UT-01 WATER AND SANITARY SEWER PLAN

PARKING CALCULATIONS FOR BRIGGS PROFESSIONAL BUILDING			
	PARKING RATIO REQUIRED BY THE MUNICIPAL CODE	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
RETAIL USES BRIGGS BLDG. 1ST FLOOR 5,500 SF PROPOSED BLDG. 2,800 SF TOTAL: 8,300 SF	3.5 SPACES PER 1,000 SF OMC 18.38.100.D	29	38
MEDICAL AND DENTAL OFFICE BRIGGS BLDG. 2ND/ FLOOR = 5,500 SF	4 SPACES PER 1,000 SF OF GROSS FLOOR AREA OMC 18.38.100.D	22	22
TOTAL PARKING SPACES		51	69 (60 STALLS + 9 STREET STALLS)
COMPACT	UP TO 30% OF PARKING SPACES CAN BE DESIGNATED COMPACT OMC 18.38.220.B.1	NONE REQUIRED	1 (1.45%)
ADA ACCESSIBLE	2 STANDARD ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE FOR 51-75 SPACES ADA 2010 STANDARDS - TABLE 208.2	3	4
NOTE: ALL 3 ACCESSIBLE SPACES MUST BE EV READY.			
EV INSTALLED	10% OF TOTAL PARKING SPACES OMC 16.100	6	6
EV READY	10% OF TOTAL PARKING SPACES (INCLUDES ALL ADA) OMC 16.100	6	6
EV CAPABLE	10% OF TOTAL PARKING SPACES OMC 16.100	6	6
ON STREET PARKING	N/A	N/A	9
BICYCLE PARKING			
SHORT TERM BICYCLE PARKING	RETAIL USES: 1/3000 SF, MAX. OF 10 PER TENANT; MIN. OF 2 WITHIN 50 SQUARE FT OF EACH CUSTOMER ENTRANCE. MEDICAL AND DENTAL CLINICS: 1/1000 SF, MIN. OF 2 WITHIN 50 FEET OF EACH CUSTOMER	2.77 FOR RETAIL 2 FOR MEDICAL/DENTAL	5 NOTE: THE BIKE RACKS TO BE LOCATED UNDER THE AWNINGS AT THE MAIN ENTRY
LONG TERM BICYCLE PARKING	RETAIL USES: 1/1000 SF, MIN. OF 1, MAX. OF 5 MEDICAL AND DENTAL CLINICS: 1/10,000 SF, MIN. OF 2	1.6 FOR RETAIL 2 FOR MEDICAL/DENTAL	4 NOTE: THE BIKE RACKS WILL BE SECURELY LOCATED INSIDE THE BUILDING

Drawing: P:\CWA\2026\C26-110 Briggs Professional Suites Drawings\Construction\C26-110 CV-01.dwg  
Plotted: Apr 02, 2026 - 8:37am



**UTILITY NOTE**

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY MTN2COAST, LLC IN APRIL 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**LDC** | Surveying Engineering Planning  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
www.LDCCorp.com  
F: 425.482.2893  
T: 425.806.1869

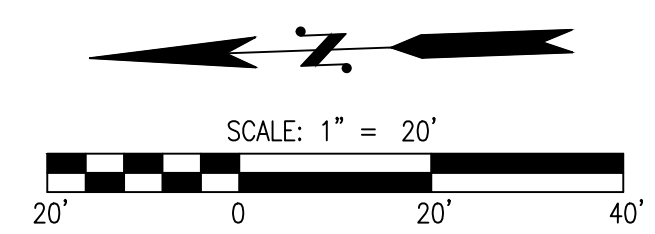
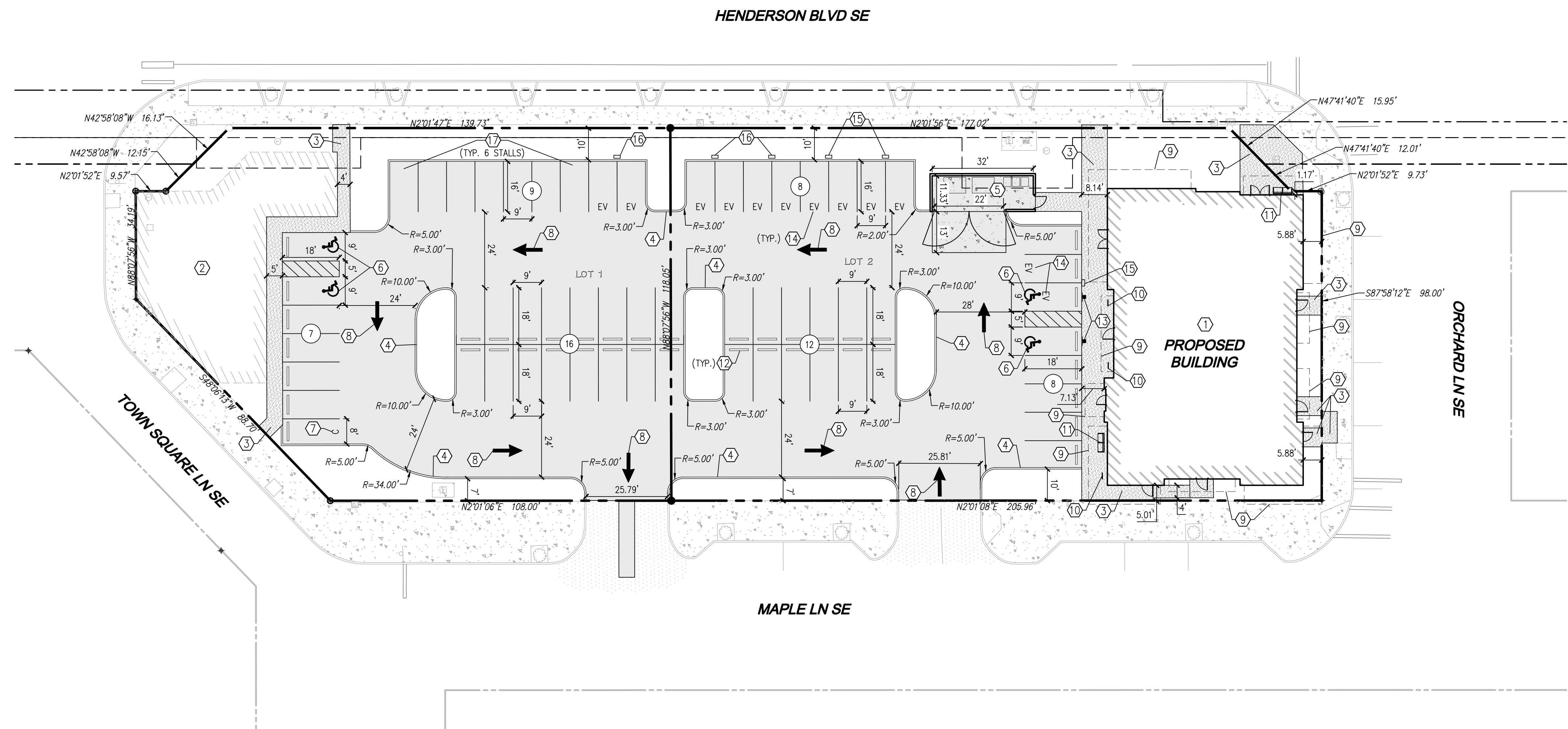
**M & T ADVANCED PROPERTIES, LLC**  
**BRIGGS PROFESSIONAL SUITES**  
COVER SHEET

**ROSS D. JARVIS**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
43666  
04-07-2026

JOB NUMBER: C26-110  
DRAWING NAME: C26-110 CV-01  
DESIGNER: MH  
DRAFTING BY: ES  
DATE: APRIL 2026  
SCALE: AS NOTED  
JURISDICTION: OLYMPIA

**CV-01**  
SHEET 1 OF 6

PORTION OF SEC 36, TWN 118, RGE 2W, W.M., OLYMPIA, WASHINGTON



**LEGEND**

	RIGHT OF WAY
	R.O.W. CENTER LINE
	PARCEL LINE
	PROPERTY/LOT LINE
	PROPOSED BUILDING
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE CURB
	STALL COUNT

- CONSTRUCTION NOTES**
1. PROPOSED BUILDING
  2. FUTURE BUILDING
  3. PROPOSED CONCRETE SIDEWALK
  4. PROPOSED CONCRETE TRAFFIC CURB
  5. PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
  6. PROPOSED ADA PARKING STALL
  7. PROPOSED COMPACT PARKING STALL
  8. PROPOSED DIRECTIONAL ARROW
  9. PROPOSED ROOF OVERHANG
  10. PROPOSED SHORT-TERM BICYCLE PARKING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
  11. PROPOSED BENCH, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
  12. PROPOSED WHEEL STOP
  13. PROPOSED ADA SIGN AND POST
  14. PROPOSED EV PARKING STALL
  15. PROPOSED EV CHARGER
  16. PROPOSED EV READY PARKING STALL (6 STALLS)
  17. PROPOSED EV CAPABLE PARKING STALL

**BICYCLE PARKING**  
LONG TERM BICYCLE PARKING SECURELY LOCATED INSIDE OF THE BUILDING.

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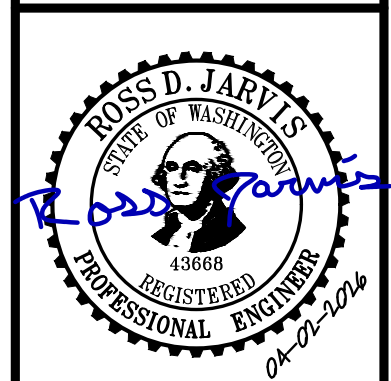
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Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY

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Kent  
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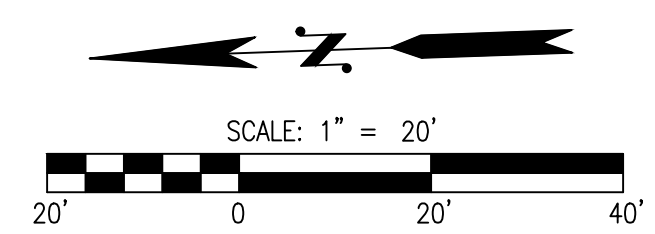
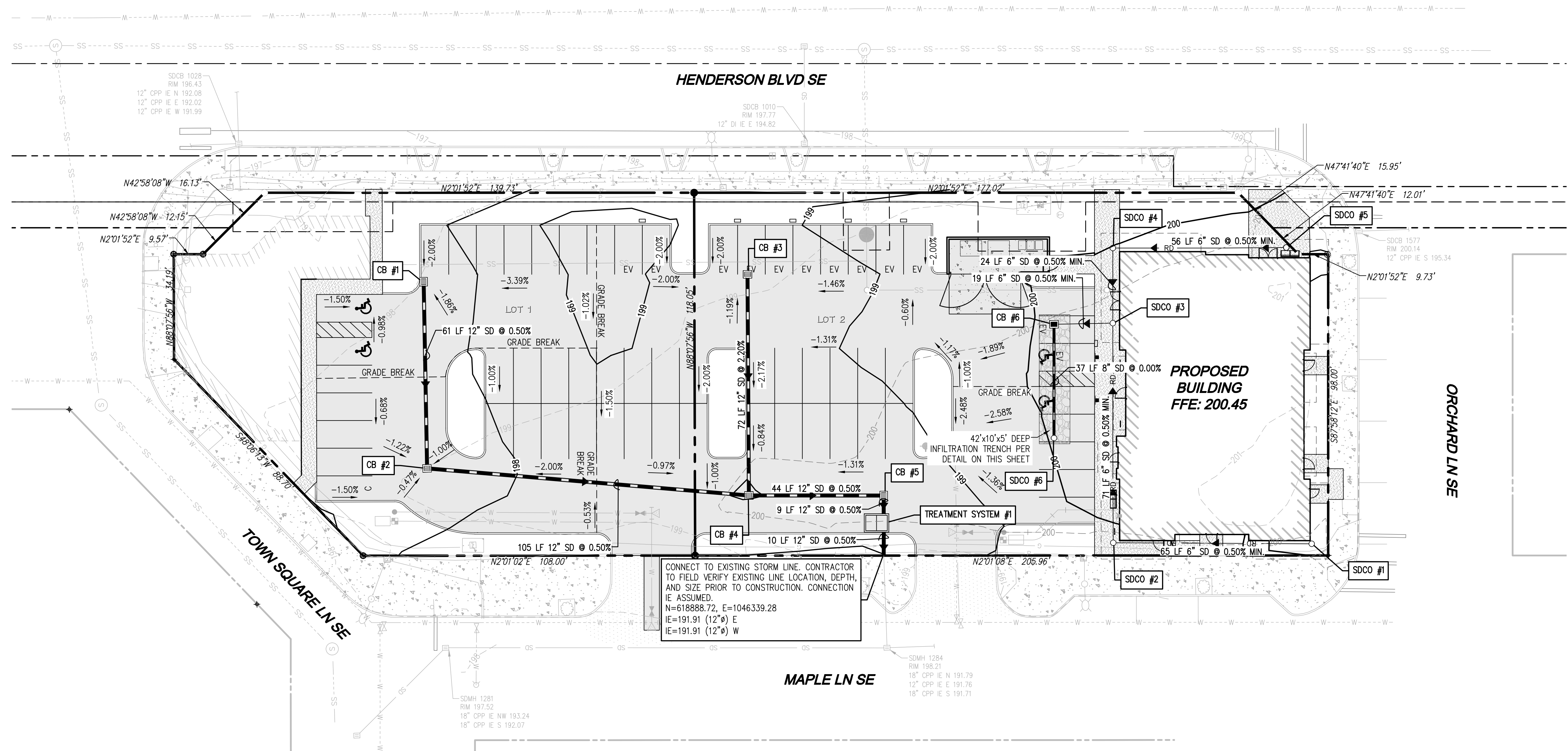
M & T ADVANCED PROPERTIES, LLC  
**BRIGGS PROFESSIONAL SUITES**  
SITE IMPROVEMENT PLAN



JOB NUMBER:	C26-110
DRAWING NAME:	C26-110 SP-01
DESIGNER:	MH
DRAFTING BY:	ES
DATE:	APRIL 2026
SCALE:	AS NOTED
JURISDICTION:	OLYMPIA

**SP-01**  
SHEET 3 OF 6

PORTION OF SEC 36, TWN 118, RGE 2W, W.M., OLYMPIA, WASHINGTON

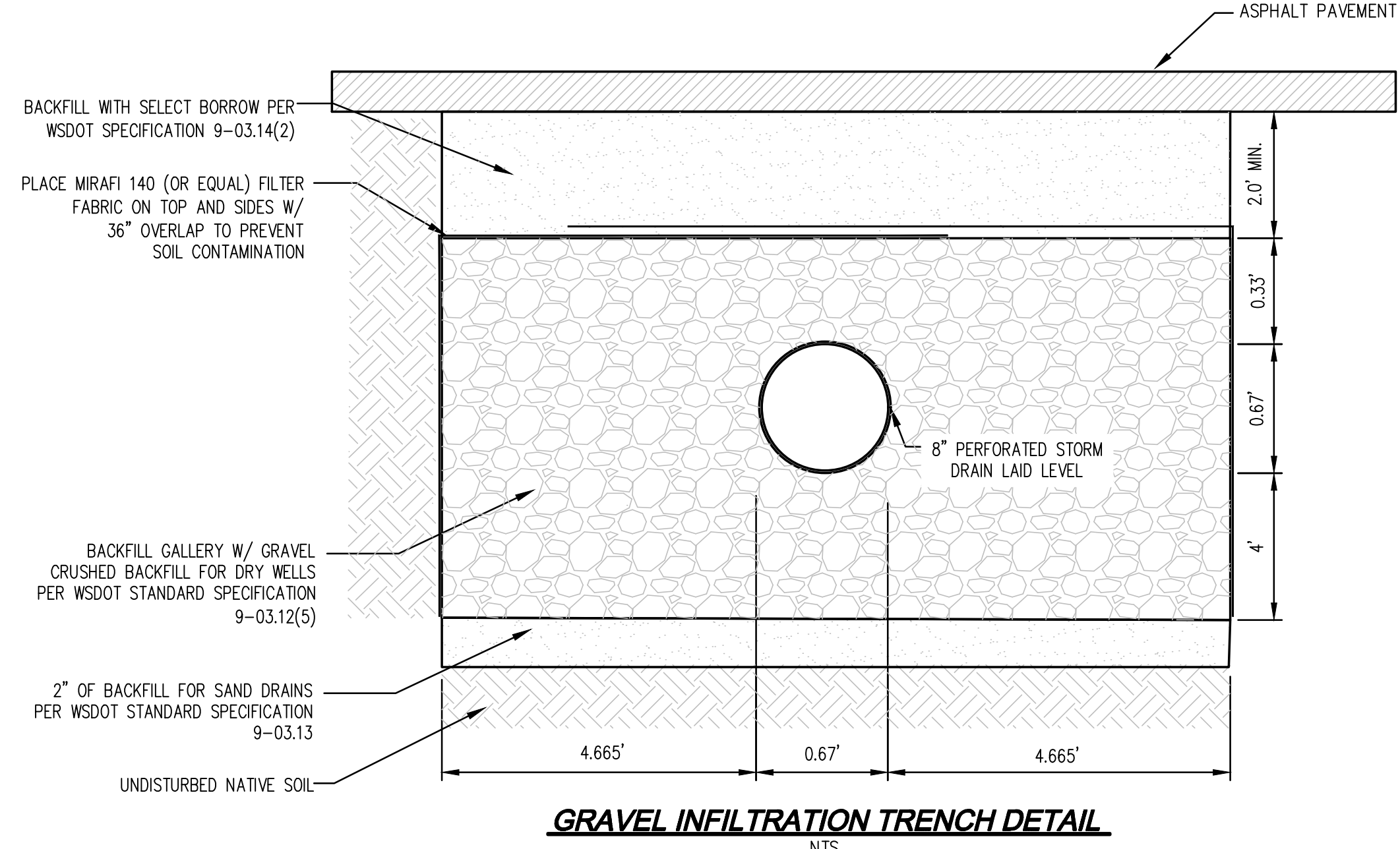


**LEGEND**

- XXX.XX SPOT ELEVATION
- X.XX% SLOPE ARROW
- XX EXISTING CONTOURS
- XX PROPOSED CONTOURS
- STORM DRAIN CLEANOUT
- TYPE 1 CATCH BASIN WITH GRATED LID
- ADS N-12 HDPE STORM PIPE, UNLESS OTHERWISE NOTED
- RD ASTM D3034 SDR 35 PVC DRAIN LINE

**STRUCTURE TABLE**

NAME	TYPE	RIM	INVERTS	LOCATION
CB #1	TYPE 1	197.44	IE=194.55 (12") W IE=194.25 (12") S	N: 619035.17 E: 1046433.10
CB #2	TYPE 1	197.54	IE=194.25 (12") S IE=194.25 (12") E	N: 619036.22 E: 1046372.39
CB #3	TYPE 1	198.33	IE=195.30 (12") W IE=193.72 (12") N	N: 618929.79 E: 1046431.77
CB #4	TYPE 1	197.95	IE=193.72 (12") N IE=193.72 (12") S IE=193.72 (12") E	N: 618931.89 E: 1046359.88
CB #5	TYPE 1	198.39	IE=193.50 (12") N IE=193.50 (12") W	N: 618888.09 E: 1046358.32
CB #6	TYPE 1 W/ SOLID LOCKING LID	200.11	IE=196.79 (6") S IE=196.79 (6") W	N: 618830.73 E: 1046412.01
SDCO #1	6" CLEANOUT	200.16	IE=197.54 (6") N	N: 618749.48 E: 1046337.68
SDCO #2	6" CLEANOUT	199.76	IE=197.22 (6") E IE=197.22 (6") S	N: 618813.98 E: 1046340.30
SDCO #3	6" CLEANOUT	200.42	IE=196.86 (6") W IE=196.86 (6") E IE=196.86 (6") N	N: 618811.60 E: 1046411.70
SDCO #4	6" CLEANOUT	200.02	IE=196.98 (6") W IE=196.98 (6") S	N: 618810.74 E: 1046436.11
SDCO #5	6" CLEANOUT	200.44	IE=197.30 (6") N	N: 618754.34 E: 1046434.28
SDCO #6	8" CLEANOUT	200.06	IE=196.79 (8") E	N: 618832.03 E: 1046375.03
TREATMENT SYSTEM #1	ENHANCED MECHANICAL TREATMENT SYSTEM	198.63	IE=191.96 (12") W IE=193.46 (12") E	N: 618888.35 E: 1046349.38



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NO.	DATE	DESCRIPTION	BY

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**M & T ADVANCED PROPERTIES, LLC**  
**BRIGGS PROFESSIONAL SUITES**  
GRADING AND DRAINAGE PLAN

**ROSS D. JARVIS**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
43666  
06-20-2026

JOB NUMBER: C26-110  
DRAWING NAME: C26-110 SD-01  
DESIGNER: MH  
DRAFTING BY: ES  
DATE: APRIL 2026  
SCALE: AS NOTED  
JURISDICTION: OLYMPIA

**SD-01**  
SHEET 5 OF 6

**TREE DENSITY CALCS**

Per OMC 16.60.080:  
 Tree Density Requirement: 30 tree units/acre  
 Buildable area: 0.96 acres  
 Required Minimum Tree Density: 29 tree units

Proposed Retention: 0 tree units  
 (Existing Right-of-Way Street Trees)  
 Required Replanting: 29 tree units  
 Proposed Replanting: 21 tree units\*

Total Tree Units Proposed: 21 tree units  
 (35 tree units including ex. street trees)

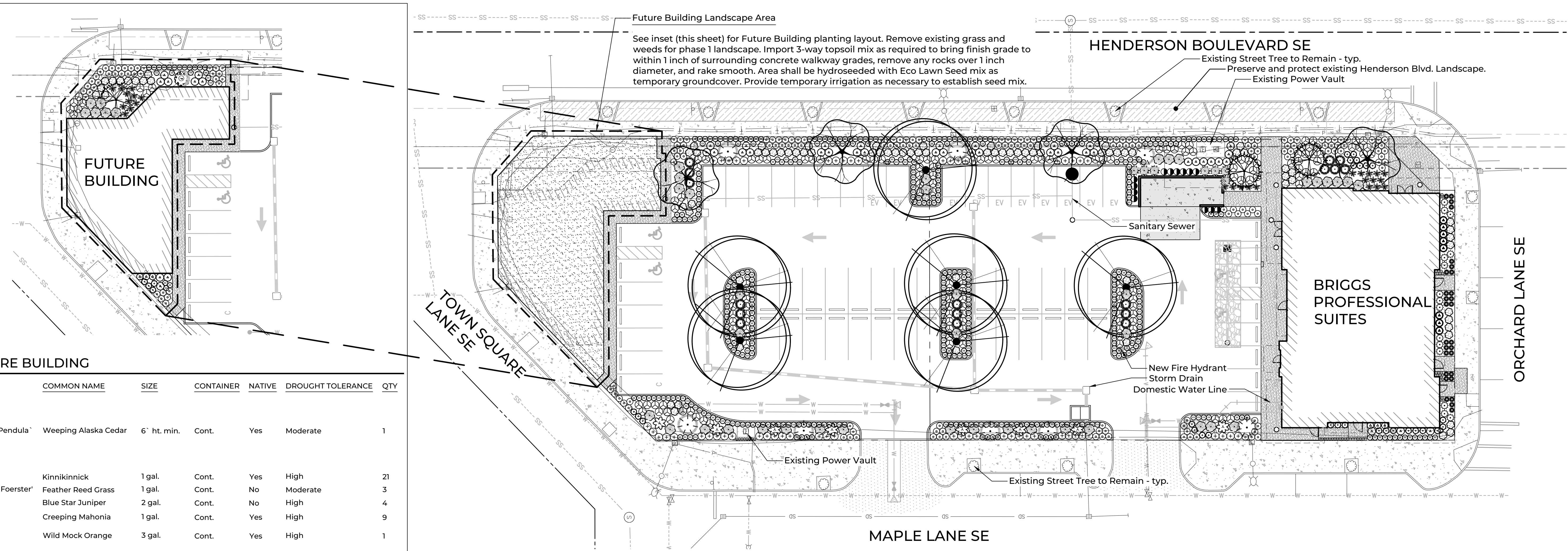
\* NOTE: Due to conflicts with underground utilities and other site restrictions no greater tree planting density is possible.

**PLANT SCHEDULE PHASE 1**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	QTY
<b>TREES</b>							
	<i>Acer truncatum x platanoides</i> 'Warrenred'	Pacific Sunset Maple	2" Cal.	B&B	No	Moderate	6
	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar	6' ht. min.	Cont.	Yes	Moderate	2
	<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki False Cypress	6' ht. min.	Cont.	No	Moderate	8
	<i>Nyssa sylvatica</i> 'JFS-red'	Firestarter Tupelo	2" Cal.	B&B	No	Moderate	4

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	QTY
<b>SHRUBS</b>							
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal.	Cont.	Yes	High	429
	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	2 gal.	Cont.	No	Moderate	15
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	Cont.	No	Moderate	3
	<i>Festuca glauca</i> 'Beyond Blue'	Beyond Blue Fescue	1 gal.	Cont.	No	High	28
	<i>Fragaria chiloensis</i>	Beach Strawberry	1 gal.	Cont.	Yes	High	56
	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	5 gal.	Cont.	No	High	7
	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	2 gal.	Cont.	No	High	27
	<i>Mahonia repens</i>	Creeping Mahonia	1 gal.	Cont.	Yes	High	142
	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	1 gal.	Cont.	No	Moderate	17
	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	1 gal.	Cont.	No	High	8
	<i>Polystichum munitum</i>	Western Sword Fern	1 gal.	Cont.	Yes	High	16
	<i>Rhododendron x 'Ramapo'</i>	Ramapo Rhododendron	2 gal.	Cont.	No	Moderate	71
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.	Cont.	No	Moderate	143
	<i>Spiraea thunbergii</i> 'Ogon'	Mellow Yellow Spirea	3 gal.	Cont.	No	Moderate	8
	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Hancock Coralberry	2 gal.	Cont.	Yes	High	35
	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	3 gal.	Cont.	No	Moderate	38
	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	5 gal.	Cont.	No	Moderate	13
	<i>Thymus praecox</i> 'Elfin'	Elfin Creeping Thyme	4" Pot	No	No	High	47

**ECO LAWN AREA** 3,714 sf  
 Eco Lawn Seed Mix  
 Designed planting distribution once established:  
 40% Common Yarrow  
 25% Perennial Ryegrass  
 12% Hard Fescue  
 12% White Clover  
 6% Sweet Alyssum Carpet of Snow  
 5% Strawberry Clover  
 See specifications sheet L2 for seeding rate and more information.

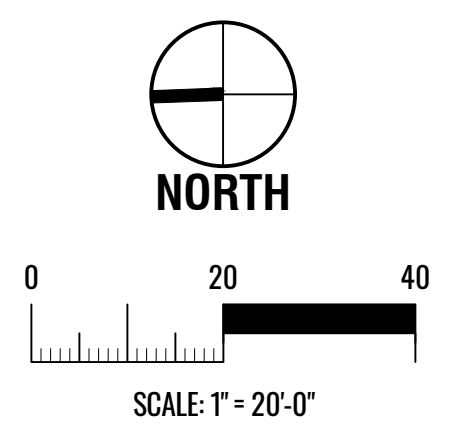


**PLANT SCHEDULE FUTURE BUILDING**

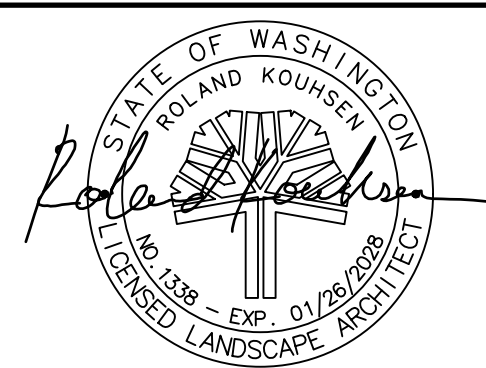
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANCE	QTY
<b>TREES</b>							
	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar	6' ht. min.	Cont.	Yes	Moderate	1
<b>SHRUBS</b>							
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal.	Cont.	Yes	High	21
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	Cont.	No	Moderate	3
	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	2 gal.	Cont.	No	High	4
	<i>Mahonia repens</i>	Creeping Mahonia	1 gal.	Cont.	Yes	High	9
	<i>Philadelphus lewisii</i>	Wild Mock Orange	3 gal.	Cont.	Yes	High	1
	<i>Polystichum munitum</i>	Western Sword Fern	1 gal.	Cont.	Yes	High	11
	<i>Rhododendron x 'Ramapo'</i>	Ramapo Rhododendron	2 gal.	Cont.	No	Moderate	11
	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.	Cont.	No	Moderate	36
	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Hancock Coralberry	2 gal.	Cont.	Yes	High	9
	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	3 gal.	Cont.	No	Moderate	6

**SHEET NOTES**

- Refer to landscape specifications and details sheet L2.0 for additional information.
- Landscape Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements. Landscape Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work.



landscape architect.  
 contact. Madrona Grove Design  
 1910 4th Ave. E, PMB 242  
 Olympia, WA 98506  
 360.252.9294  
 roland@madronagrovedesign.com



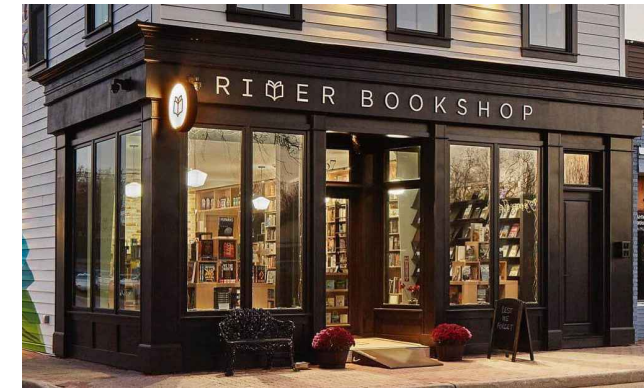
title. **Landscape Plan**  
 project. **Briggs Professional Suites**  
 4510 Maple Ln SE  
 Olympia, WA 98501  
 Parcel #: 37030000021  
 Section 36, Township 18 North, Range 02 West, W.M.

drawn by. RK  
 date. 04/02/26  
 revision.  
 scale. 1" = 20'-0"

CONTEXT PLAN



DESIGN EXAMPLES



STOREFRONT: GLASS & WOOD, PANELED BASE, DARK COLORED BULKY TRIM WORK, BUILT-UP CORNICE



WINDOWS: DIVIDED W/ MULLIONS, SUBDIVIDED BY GRIDS, SURROUNDED BY TRIM, FLANKED BY WALL SCONCE LIGHTS



AWNINGS: CANTILEVERED, ROD SUPPORTED, DARK COLORED, WOOD-LOOK SOFFIT W/ LIGHTS



MAIN ENTRY ELEMENT: WOOD-LOOK VERTICAL PANELS FULL-HEIGHT TO ACCENTUATE THE ENTRY & BRING THE EYE UPWARD

DESIGN ELEMENTS

- MODULATION & UNDULATION OF FACADES.
- VARIETY OF TIMELESS BUILDING MATERIALS.
- BRICK & CMU BASE
- 4" & 8" LAP SIDING.
- BUILT-UP CORNICES.
- STEEL AWNINGS.
- WOOD-LOOK ACCENTS.
- 2" & 4" MASONRY BASE.
- SOLDIER COURSE @ MASONRY TRANSITIONS.
- STOREFRONT WINDOWS & DOORS W/ MULTIPLE PANES.
- TRANSOM WINDOWS.
- 14" FLOOR-TO-FLOOR HEIGHT (12" MIN REQ'D).
- SCONCE & SOFFIT LIGHTS.
- SIGNAGE INTEGRATED INTO FACADES.
- USE OF BENCHES, BIKE RACKS, & LANDSCAPING.
- SCREENED UTILITIES.
- LONG-TERM BIKE PARKING INSIDE BUILDING.

BUILDING MATERIALS/COLORS



BODY PAINT 1: SHERWIN-WILLIAMS, SW 7046 ANONYMOUS



BODY PAINT 2: SHERWIN-WILLIAMS, SW 7049 NUANCE



TRIM PAINT: SHERWIN-WILLIAMS, SW 6528 TRICORN BLACK



ROOF MEMBRANE: GAF, EVER-GUARD, 60-MIL TPO, 920 WHITE



BRICK VENEER: MUTUAL MATERIALS, SLIMBRICK, COFFEE HOUSE



CMU ACCENT BASE: MUTUAL MATERIALS, SMOOTH, DRIFTWOOD



METAL TRIMS, ROOFS, & STOREFRONT FRAMES: BLACK



ENTRY ELEMENT: LONGBOARD SMOOTH ALUM, 6" V-GROOVE, LIGHT NATIONAL WALNUT



**A** EAST / HENDERSON BLVD ELEVATION  
SCALE: 1" = 16'

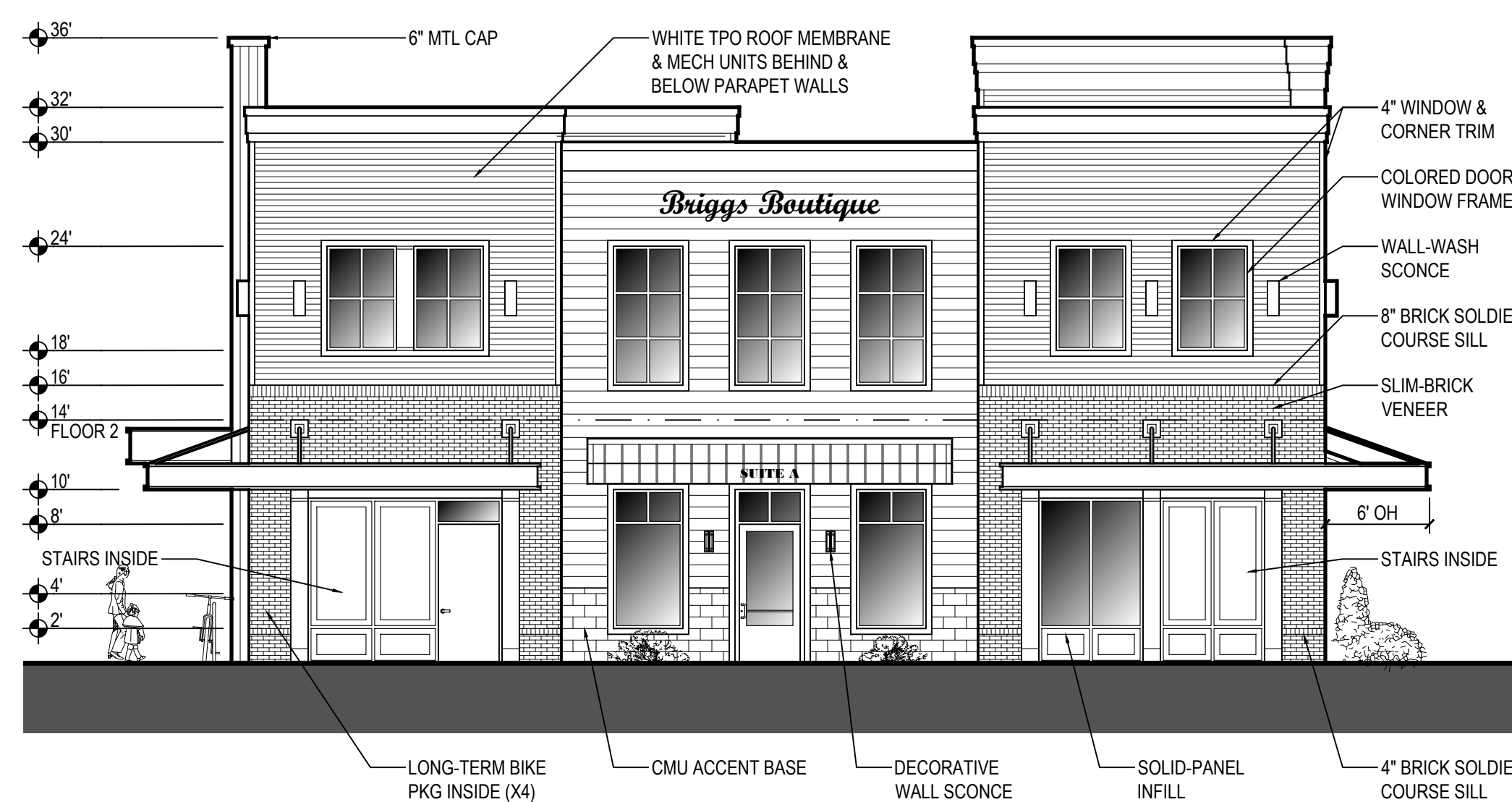
FACADE LENGTH: 62.0'  
AWNING LENGTH: 57.5' (92.7%)  
FENESTRATION LENGTH: 34.7' (56.0%)



**B** NORTH / MAIN ENTRY ELEVATION  
SCALE: 1/8" = 1'

(SHADOWS SHOWN FOR CLARITY OF DEPTH)

FACADE LENGTH: 94.0'  
AWNING LENGTH: 94.8' (100.9%)  
FENESTRATION LENGTH: 48.3' (51.4%)



**C** WEST / MAPLE LN ELEVATION  
SCALE: 1" = 16'

FACADE LENGTH: 62.0'  
AWNING LENGTH: 68.5' (110.5%)  
FENESTRATION LENGTH: 18.0' (29.0%)



**D** SOUTH / ORCHARD LN ELEVATION  
SCALE: 1" = 16'

FACADE LENGTH: 92.0'  
AWNING LENGTH: 91.0' (98.9%)  
FENESTRATION LENGTH: 30.0' (32.6%)



REVISIONS:

CONCEPT DESIGN REVIEW  
PROJECT NO.: 25008.00  
DATE: 04.03.2026

SHEET:  
PRELIMINARY BUILDING ELEVATIONS

A1.1



**(A) NORTHWEST PERSPECTIVE RENDERING**  
SCALE: NTS



REVISIONS:

CONCEPT  
DESIGN REVIEW

PROJECT NO.:  
25008.00

DATE:  
04.03.2026

SHEET:  
**PRELIMINARY  
BUILDING  
ELEVATIONS**

**A1.2**