

WSSDA OFFICE BUILDING

**A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 N, RANGE 1 W
Olympia, WA**

PROPERTY OWNER

WASHINGTON STATE SCHOOL DIRECTORS ASSOCIATION
221 COLLEGE STREET NE,
OLYMPIA, WA 98516
CONTACT: CYNTHIA BALZARNI

ARCHITECT

GARNER MILLER
MSG'S ARCHITECTS
510 CAPITOL WAY SOUTH
OLYMPIA, WA 98501

CIVIL ENGINEER

JMJ TEAM
PO BOX 2066
SUMNER, WA 98390
206.596.2020
CONTACT: JUSTIN JONES, PE

SURVEYOR

AHBL
2215 NORTH 30TH STREET
SUITE 300
TACOMA, WA 98403
253.383.2422

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



SITE INFORMATION:

SITE ADDRESS:	221 COLLEGE ST NE OLYMPIA, WA 98516
TAX PARCEL NUMBER(S):	11817140201
ZONING	HDC-4
TOTAL PROJECT AREA	1.0 ACRE

VICINITY MAP



Architect:
Barner Miller
SGS Architects
10 Capitol Way South
Olympia, WA 98501

gineer:



Justin Jones, PE
jjones@jmmteam.com
206.596.2020

Project:

VSSDA Office Building

Design Review

25 College Street NE
Olympia, WA 98516

ONE INCH AT FULL SCALE.
NOT, SCALE ACCORDINGLY



/19/18

[illegible]

DRAWN BY:

SIGN BY: _____

Q. NO:

529-001

3.

Cover Sheet

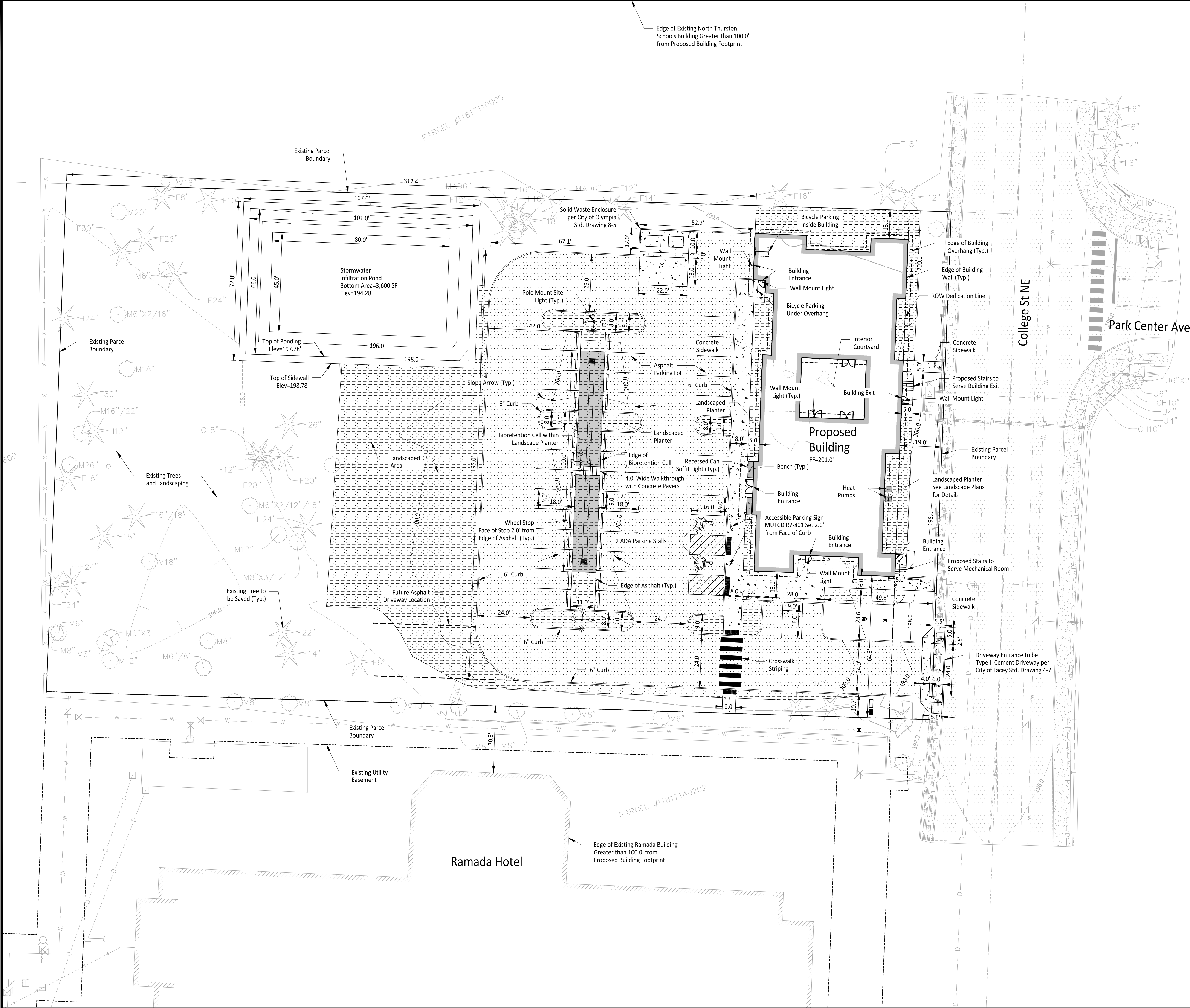
3.

C-01

CALL TWO BUSINESS DAYS
BEFORE YOU DIG

1-800-424-5555

UTILITIES UNDERGROUND LOCATION CENTER



CONSTRUCTION NOTES

- Asphalt Pavement Section to be 4" HMA over 2" CSBC.
- Concrete Pavement Section to be 4" Concrete over 2" CSBC.
- Landscape Section to be 8" Topsoil over Native Subgrade.
- Stormwater Detention Pond to be 3.5' Deep and have a Bottom Area of 3,600 SF. Sidewalls to be sloped 3:1 and have 1.0' of freeboard.
- Bioretention Cell Section to be 18" Bioretention Soil Mix with Underdrain. See City of Olympia Standard Drawing 5-11.
 - Bioretention Area = 1100 SF
- Lot Coverage Calculations based upon Disturbed Area.

SITE DATA

Zoning: HDC-4

Parcel Area: 92,168 SF (2.116 Acres)
Disturbed Project Area: 57,500 SF (1.320 Acres)
Building Footprint: 8,187 SF

Required Vehicular Parking for Government Office:

- 3.5 Stalls per 1,000 SF
- 8,187 SF / 1 Stall per 285.7 SF = 29 Stalls Required
- 39 + 2 Accessible Parking Stalls = 41 Stalls Provided

Required Bicycle Parking for Government Office:

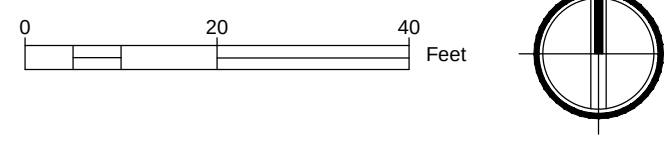
- Short Term: 1 per 5,000 SF
- 8,187 SF / 1 per 5000 SF = 2 Required
- 2 Stalls provided
- Long Term: 1 per 5,000 SF
- 8,187 SF / 1 per 5000 SF = 2 Required
- 2 Stalls provided

Existing Site - Lot Coverage		
Coverage	Area (Acres)	% of Site
Landscaping	0.616	47%
Pervious Total	0.616	47%
Asphalt Parking	0.372	28%
Building	0.250	19%
Concrete Sidewalk	0.082	6%
Stormwater Pond	0.000	0%
Impervious Total	0.704	53%
Total	1.320	

Proposed Site - Lot Coverage		
Coverage	Area (Acres)	% of Site
Landscaping	0.375	28%
Swale	0.025	2%
Pervious Total	0.400	30%
Asphalt Parking	0.501	38%
Building	0.188	14%
Concrete Sidewalk	0.078	6%
Stormwater Pond	0.153	12%
Impervious Total	0.920	70%
Total	1.320	

LEGEND

- Asphalt Pavement
- Concrete Pavement
- Landscaping
- Bioretention Cell
- Existing Tree to be Saved



CALL TWO BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Architect:
Garner Miller
MSG Architects
510 Capitol Way South
Olympia, WA 98501

Engineer:

JMTEAM

Justin Jones, PE
justin@jmteam.com
206.596.2020

Project:

WSSDA Office Building

Design Review

225 College Street NE
Olympia, WA 98516

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY



REV	DATE	DESCRIPTION
1	10-19-18	City Comments

DRAWN BY:

DESIGN BY:

PROJ. NO:

1529-001

DATE:

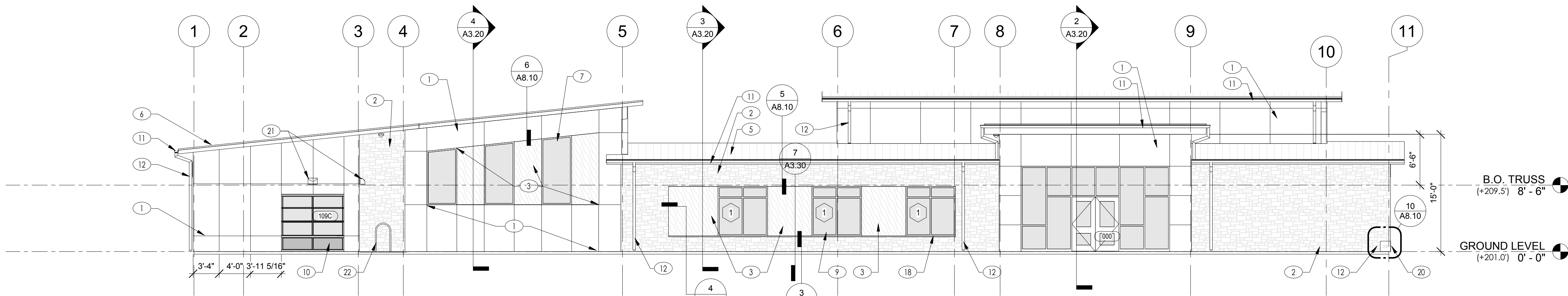
October 19, 2018

DWG:

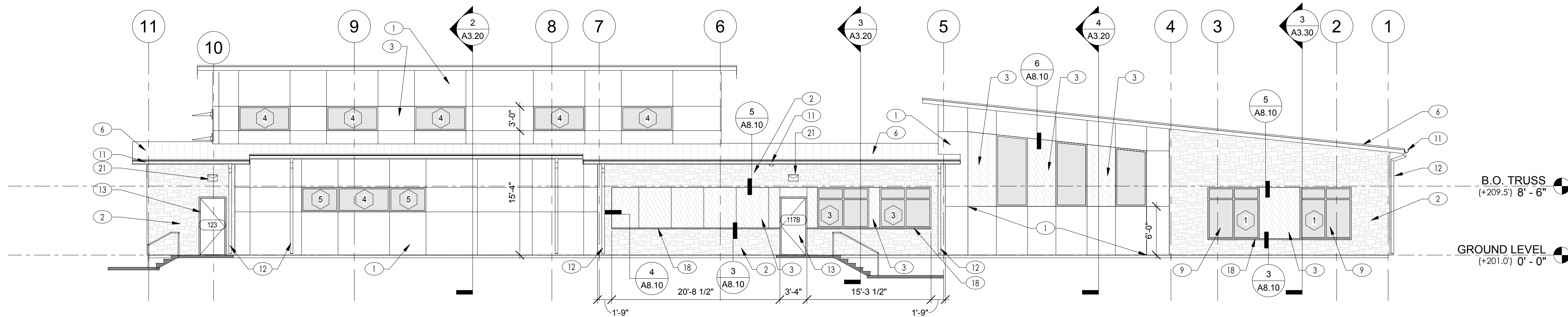
Proposed
Site Plan

DWG:

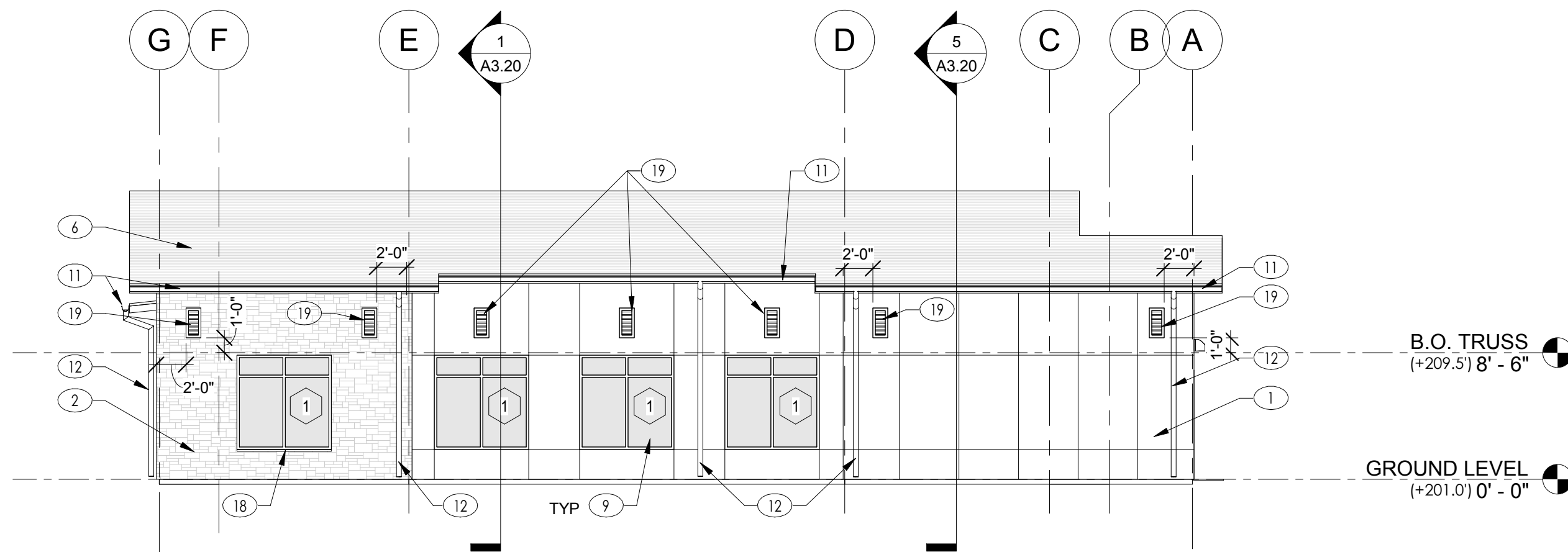
C-05



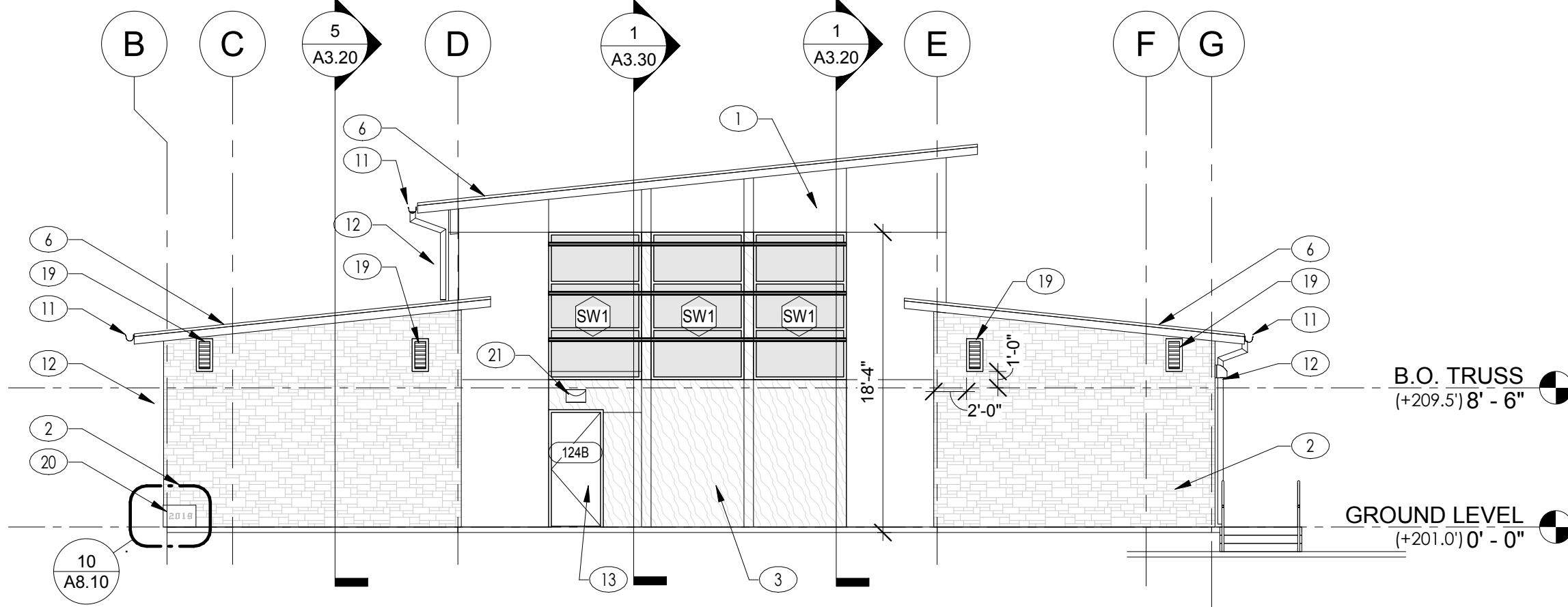
8
A3.10
WEST ELEVATION
1/8" = 1'-0"



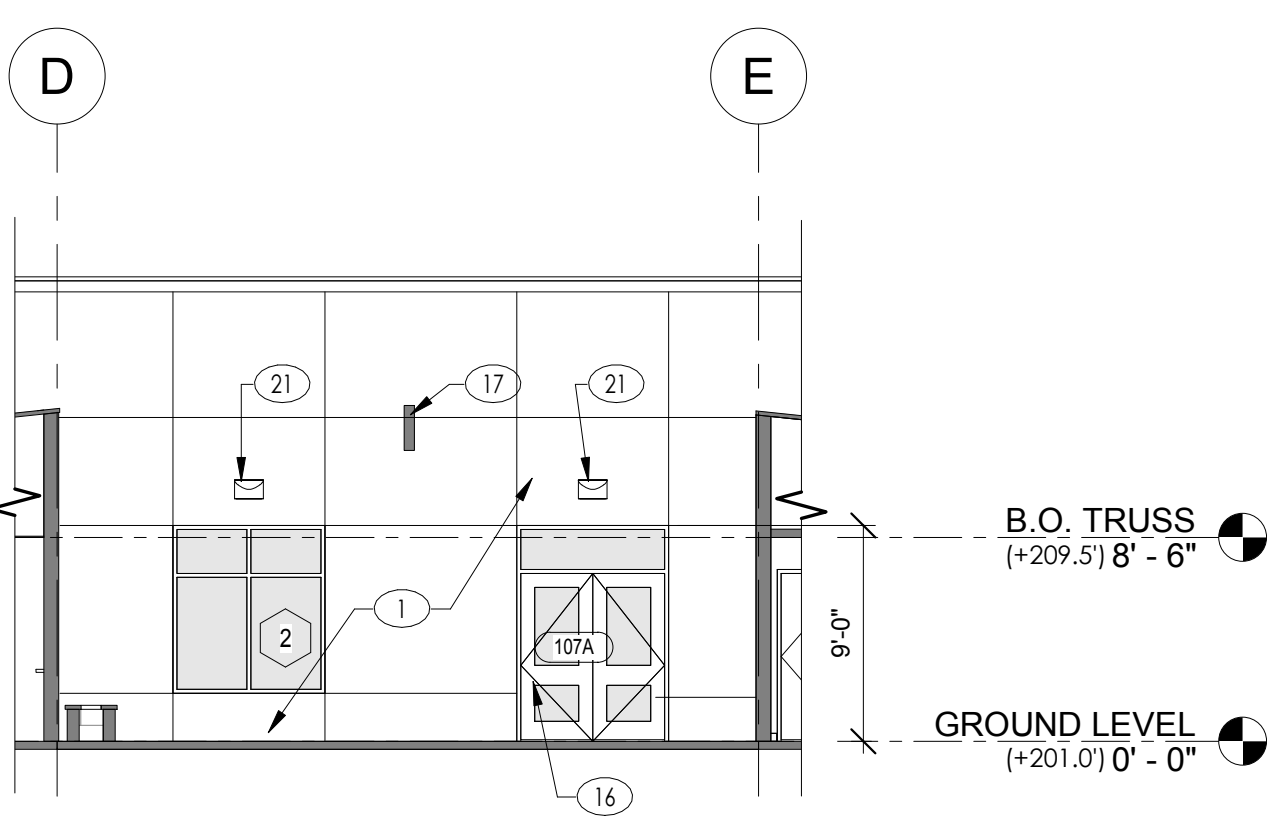
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A3.10
EAST ELEVATION
1/8" = 1'-0"



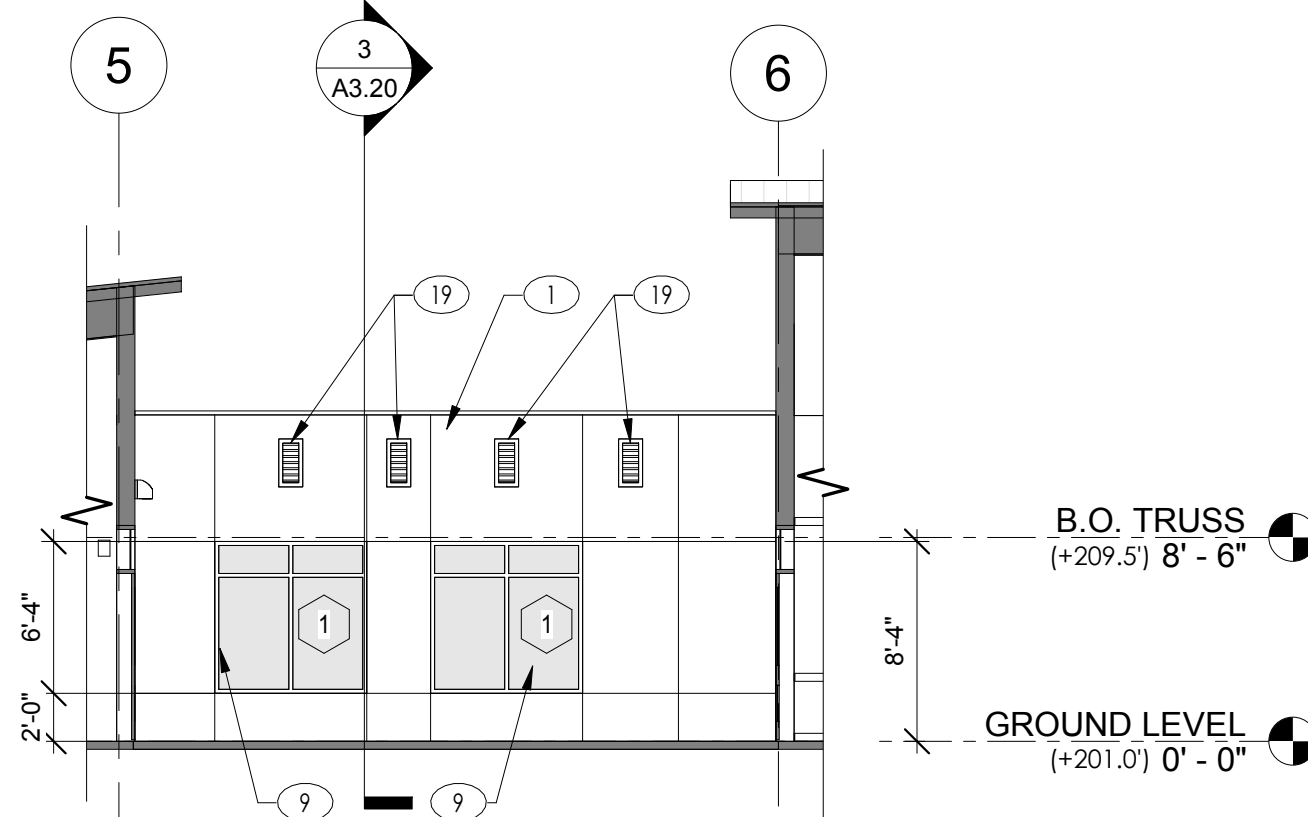
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A3.10
NORTH ELEVATION
1/8" = 1'-0"



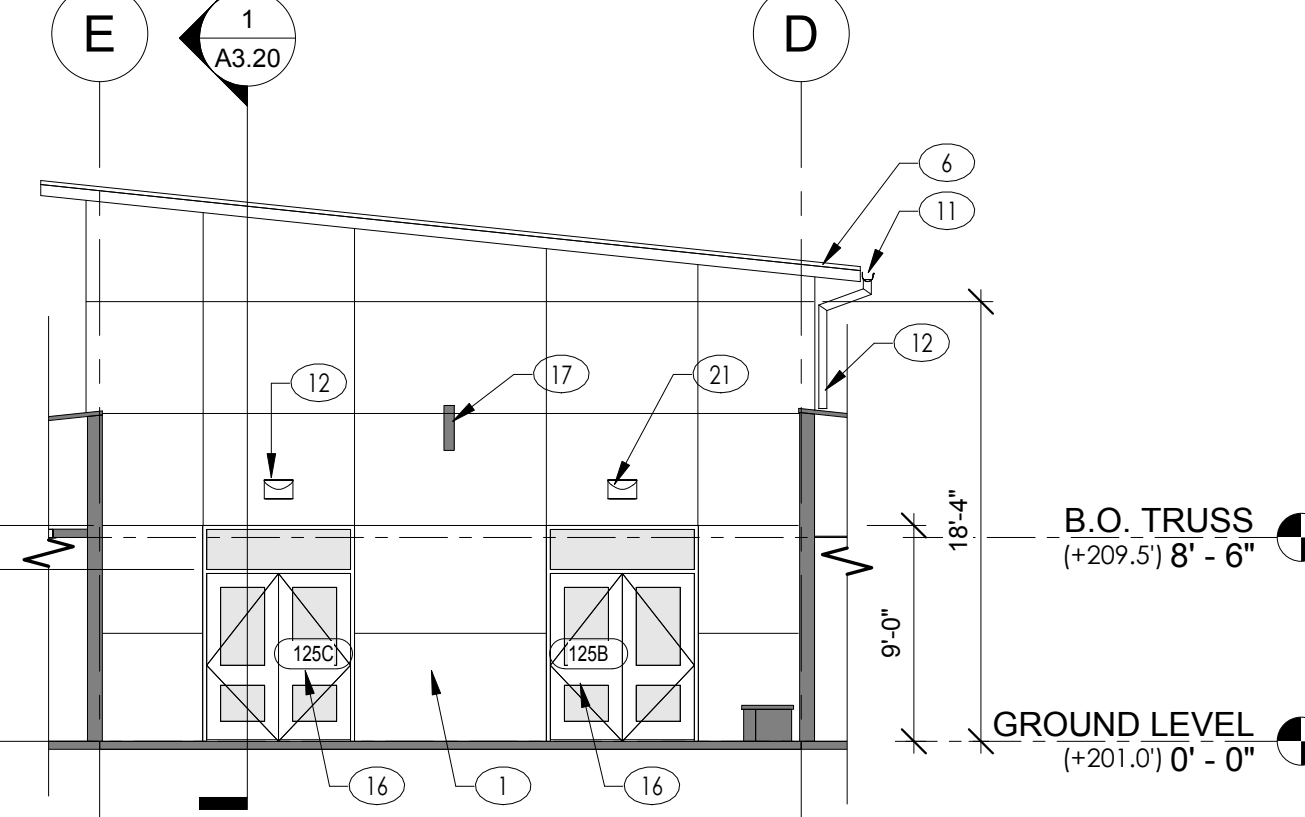
3
A3.10
SOUTH ELEVATION
1/8" = 1'-0"



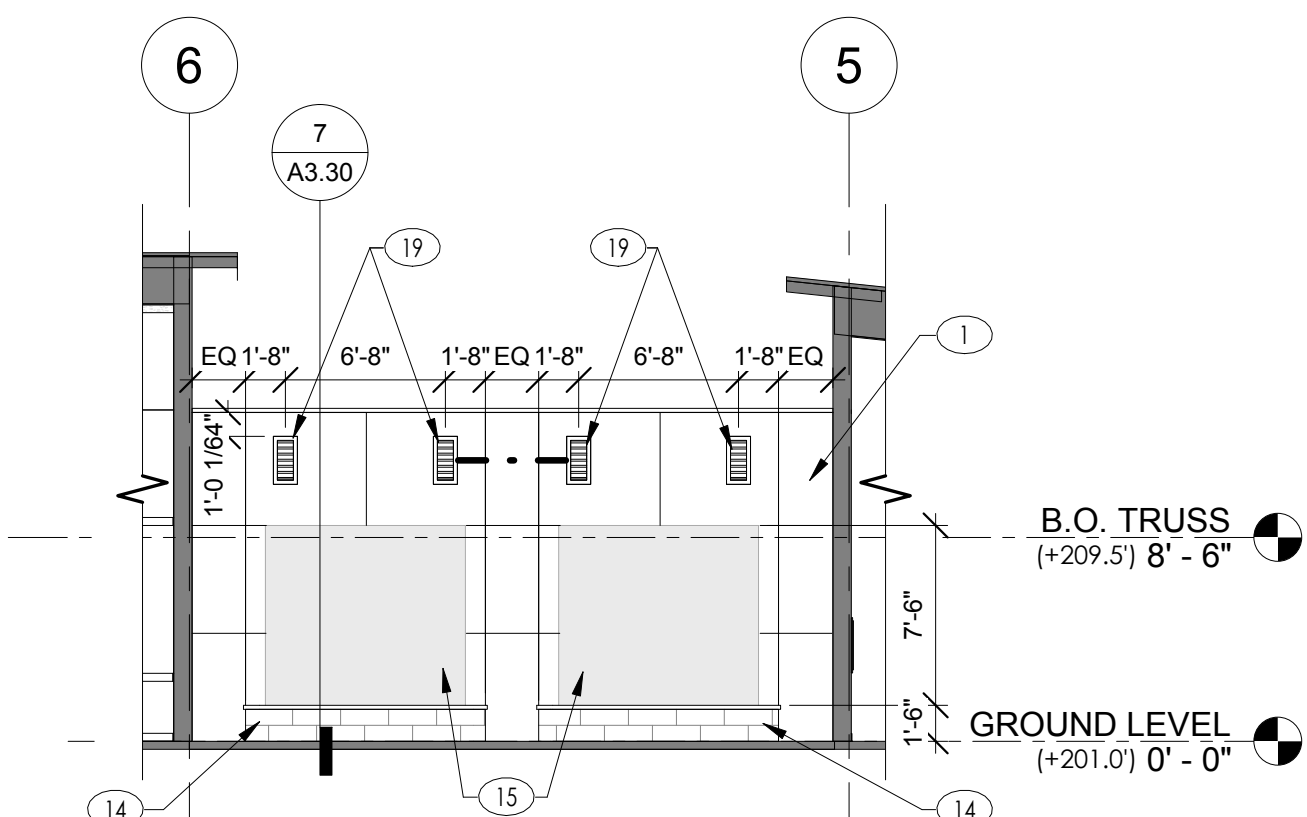
5
A3.10
COURT YARD ELEVATION - NORTH
1/8" = 1'-0"



4
A3.10
COURT YARD ELEVATION - EAST
1/8" = 1'-0"



2
A3.10
COURT YARD ELEVATION - SOUTH
1/8" = 1'-0"



1
A3.10
COURT YARD ELEVATION - WEST
1/8" = 1'-0"

- Keynotes
1. FIBER CEMENT BOARD PANEL.
 2. STONE VENEER PANEL SIDING.
 3. COMPOSITE WOOD PANEL.
 4. METAL PANEL SIDING.
 5. METAL PANEL ROOFING.
 6. SINGLE-PLY ROOF SYSTEM, SEE ROOF PLAN FOR SYSTEM COMPONENTS.
 7. ALUMINUM STOREFRONT WINDOW UNIT.
 8. ALUMINUM STOREFRONT WINDOW/DOOR.
 9. VINYL WINDOWS.
 10. ALUMINUM SECTION DOOR W. METAL FRAME.
 11. PRE-FINISHED METAL GUTTER.
 12. PRE-FINISHED METAL DOWNSPOUT.
 13. HOLLOW METAL DOOR/FRAME.
 14. CMU PLANTER/ SEAT WALL.
 15. METAL TRELLIS.
 16. FIBERGLASS DOOR, COMMERCIAL GRADE.
 17. GLULAM BEAM WITH SHEET METAL CAP, SEE STRUCTURAL.
 18. SHEET METAL SILL.
 19. 1' X 2' ATTIC VENTILATION LOUVER.
 20. CORNER STONE, SEE 10/A8.10 FOR DETAIL.
 21. WALL-MOUNTED LOW-GLARE LIGHT FIXTURE.
 22. BIKE RACK.

General Notes:

Legend

- 101A NEW DOOR, SEE A5.10 FOR TYPES
- 1T NEW WINDOW, SEE A5.10 FOR TYPES

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Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A3.10

Project No.
17-134



PERMIT SET 10-19-2018

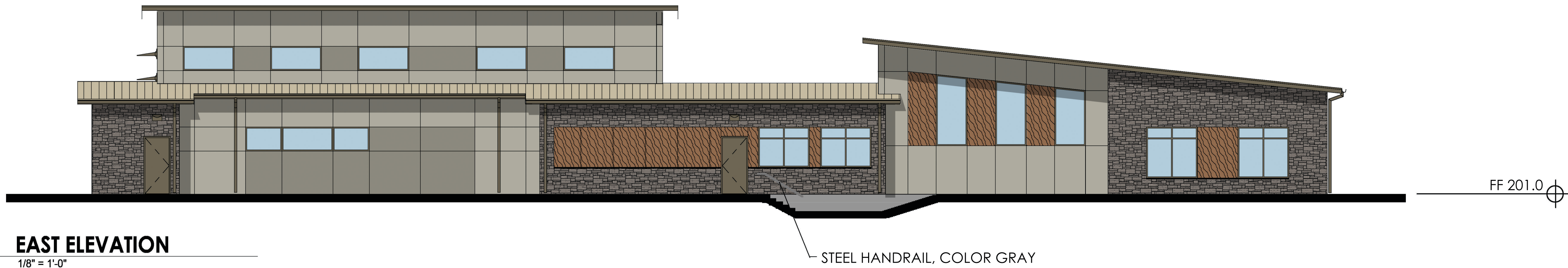
Revisions Description Date

WSSDA
HEADQUARTERS
225 COLLEGE STREET NE, OLYMPIA, 98516

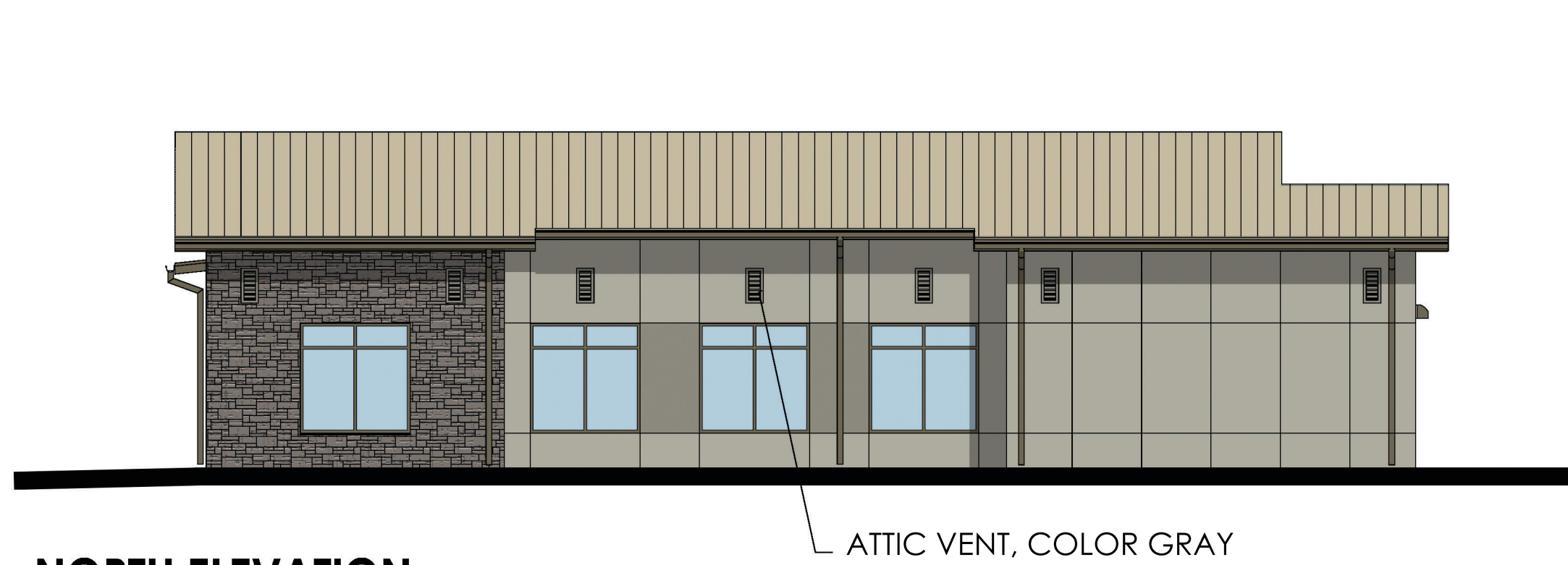
msgs architects
p 360 943 6774 f 360 352 7005
www.msgsarch.com
510 capitol way south
olympia, washington 98501



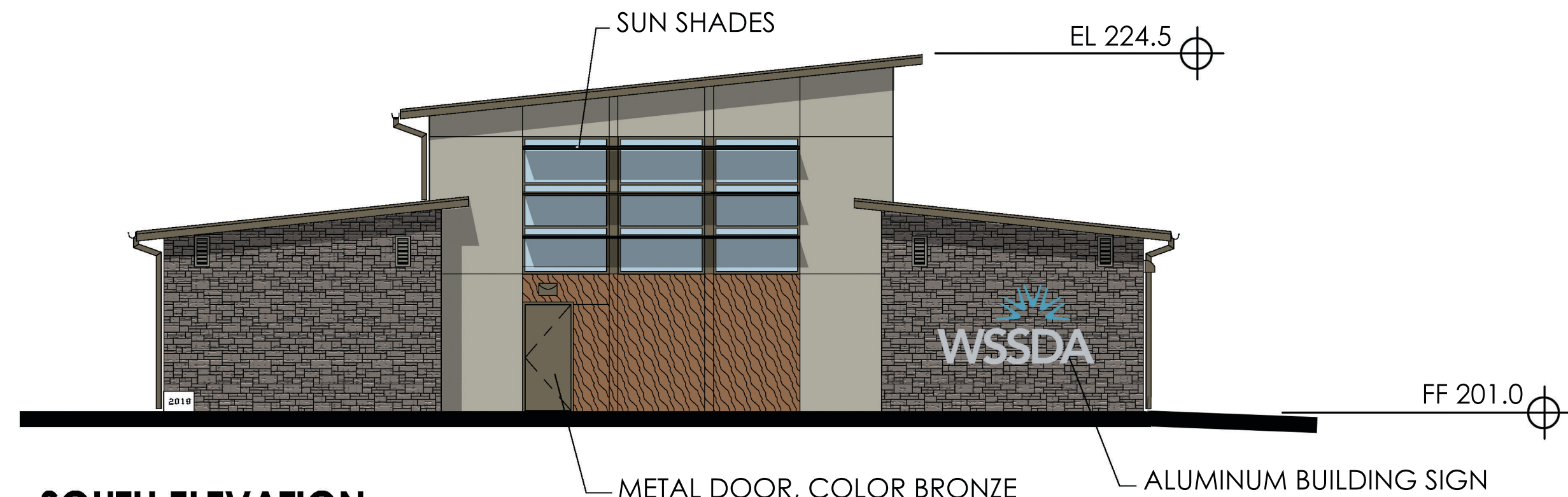
WEST ELEVATION
1/8" = 1'-0"



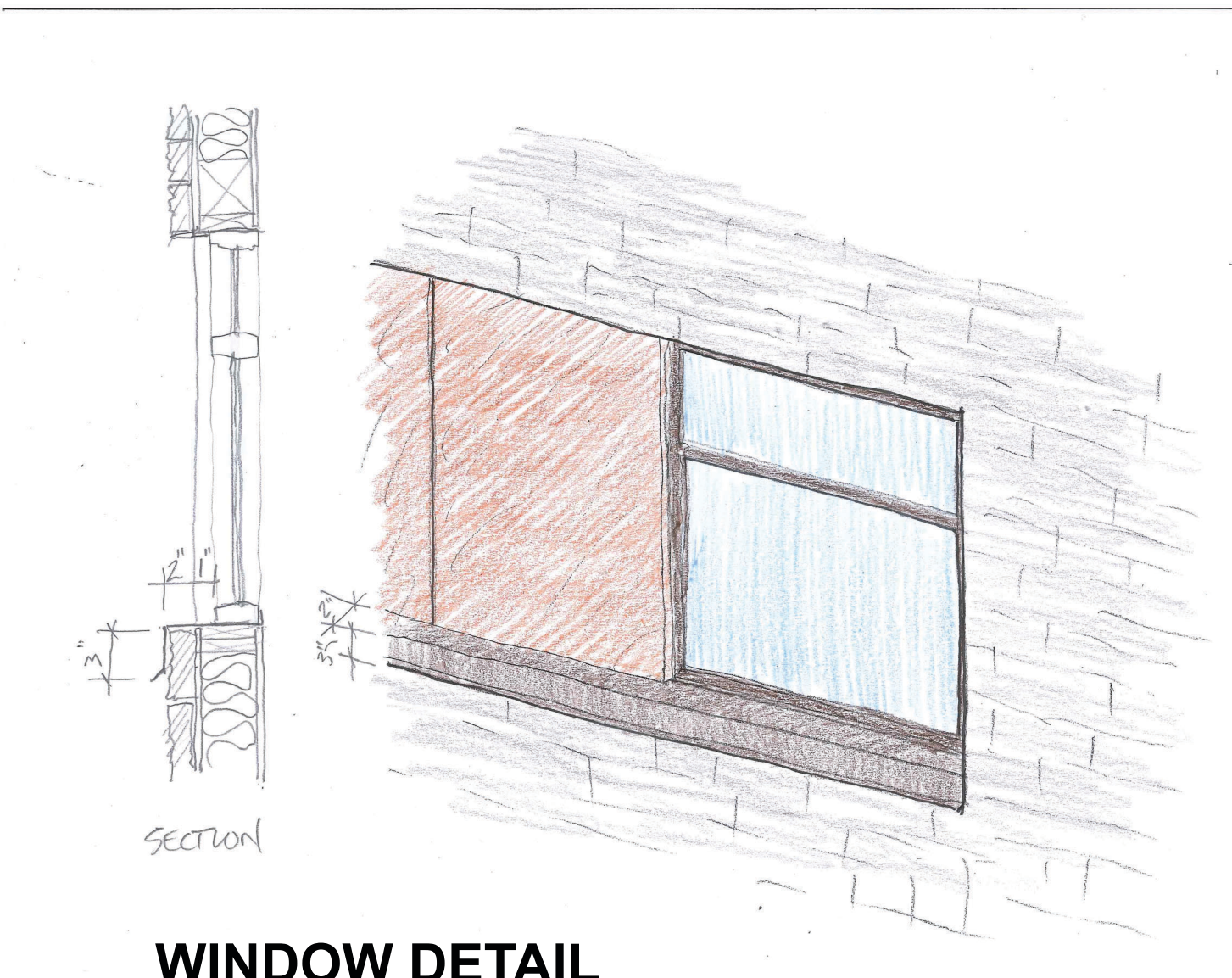
EAST ELEVATION
1/8" = 1'-0"



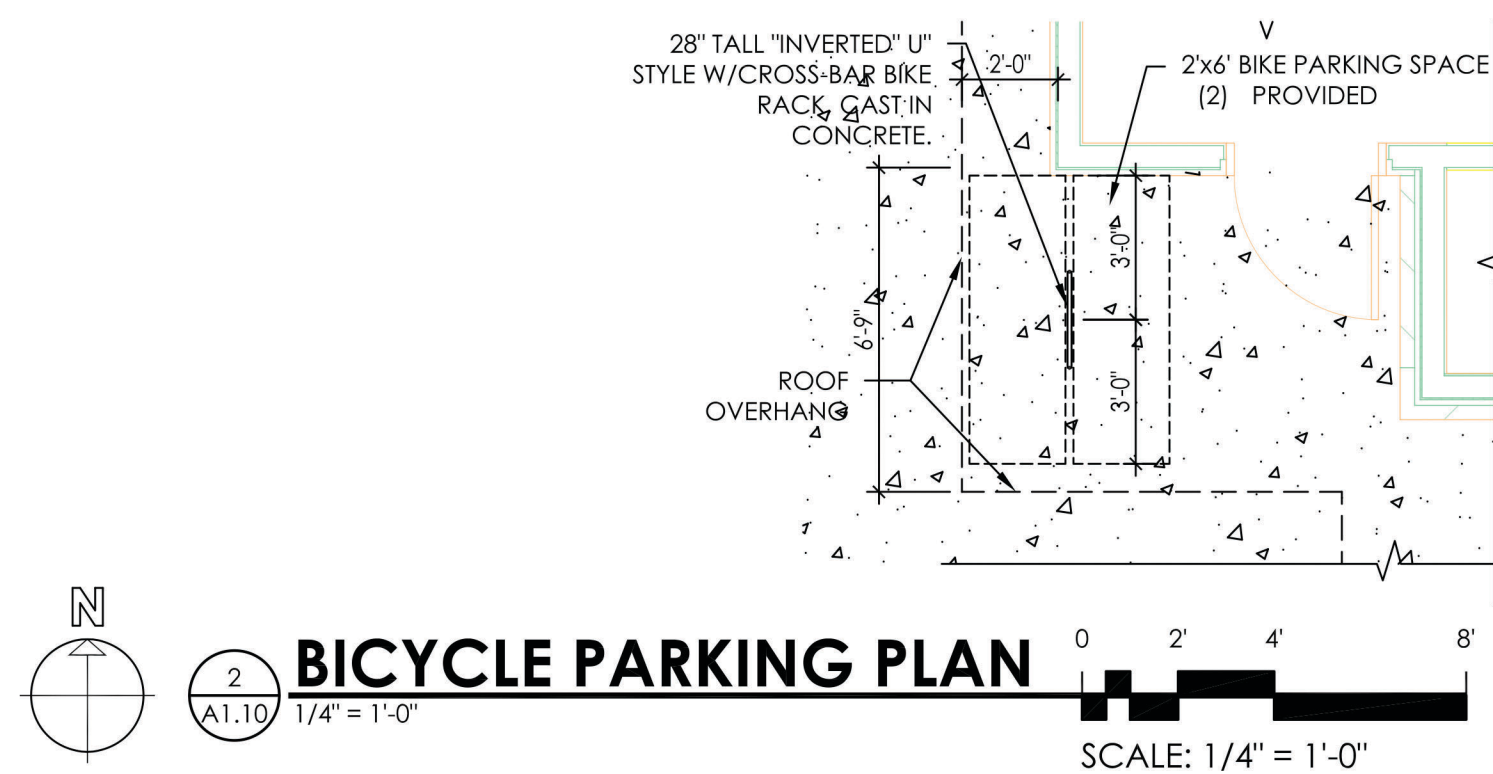
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WINDOW DETAIL



PARKING POLE LIGHT



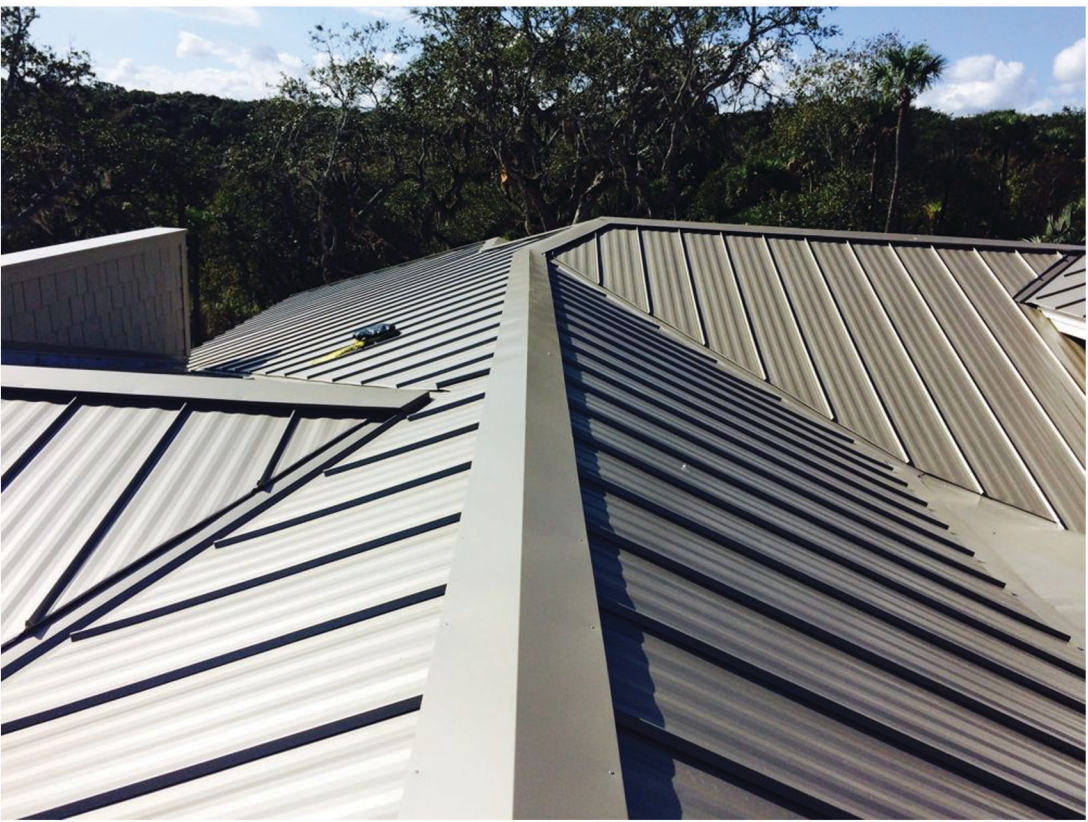
BENCH



EXTERIOR WALL FIXTURE



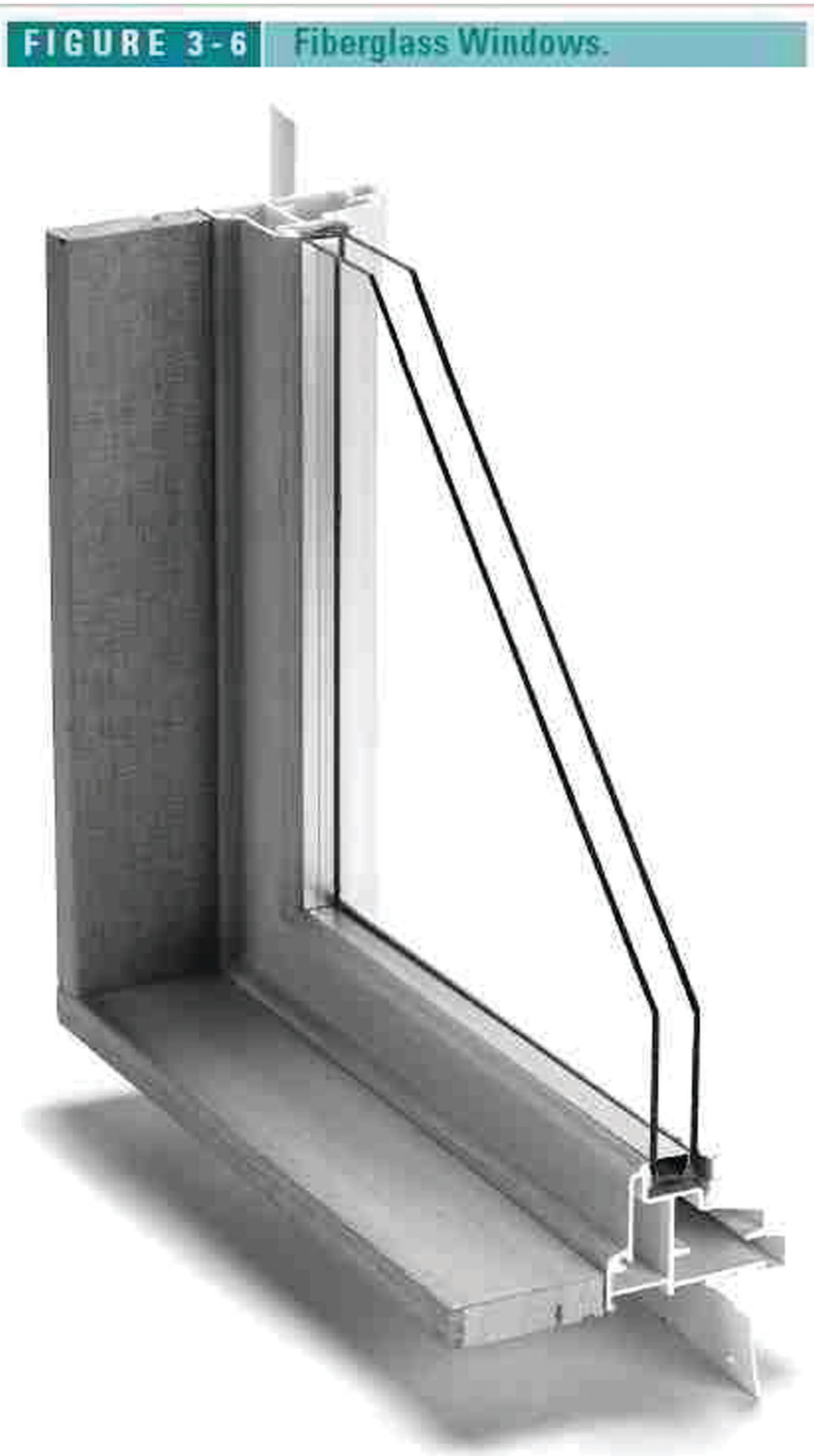
STONE VENEER



METAL ROOF



CONCRETE PAVER



One of the newest window materials, pultruded fiberglass is noted for its high strength, durability, and dimensionally stability—it expands and contracts at the same rate as window glass. This model from Milgard has a durable baked-on paint finish on the exterior with a vertical-grain-fir veneer on the interior.

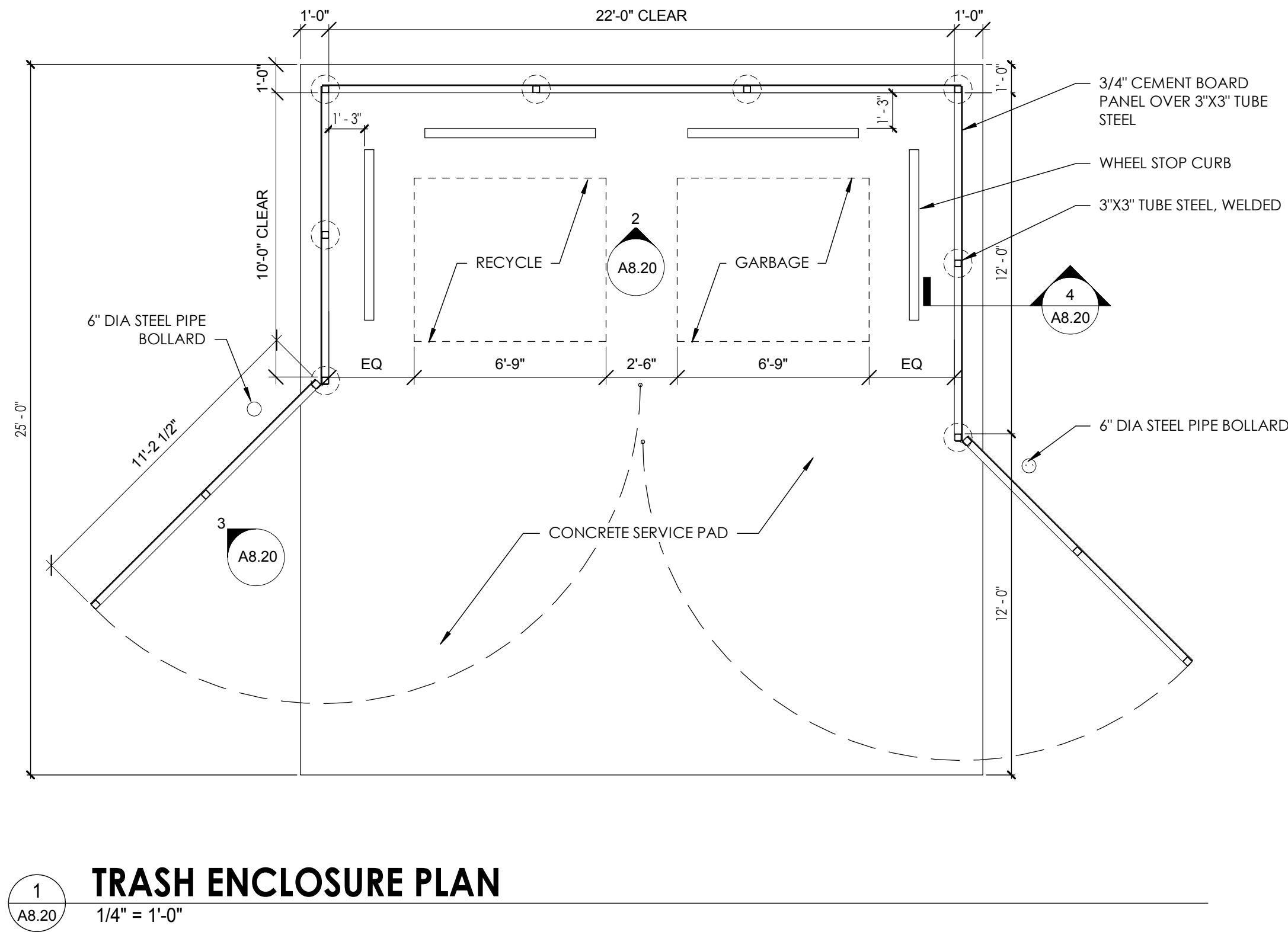
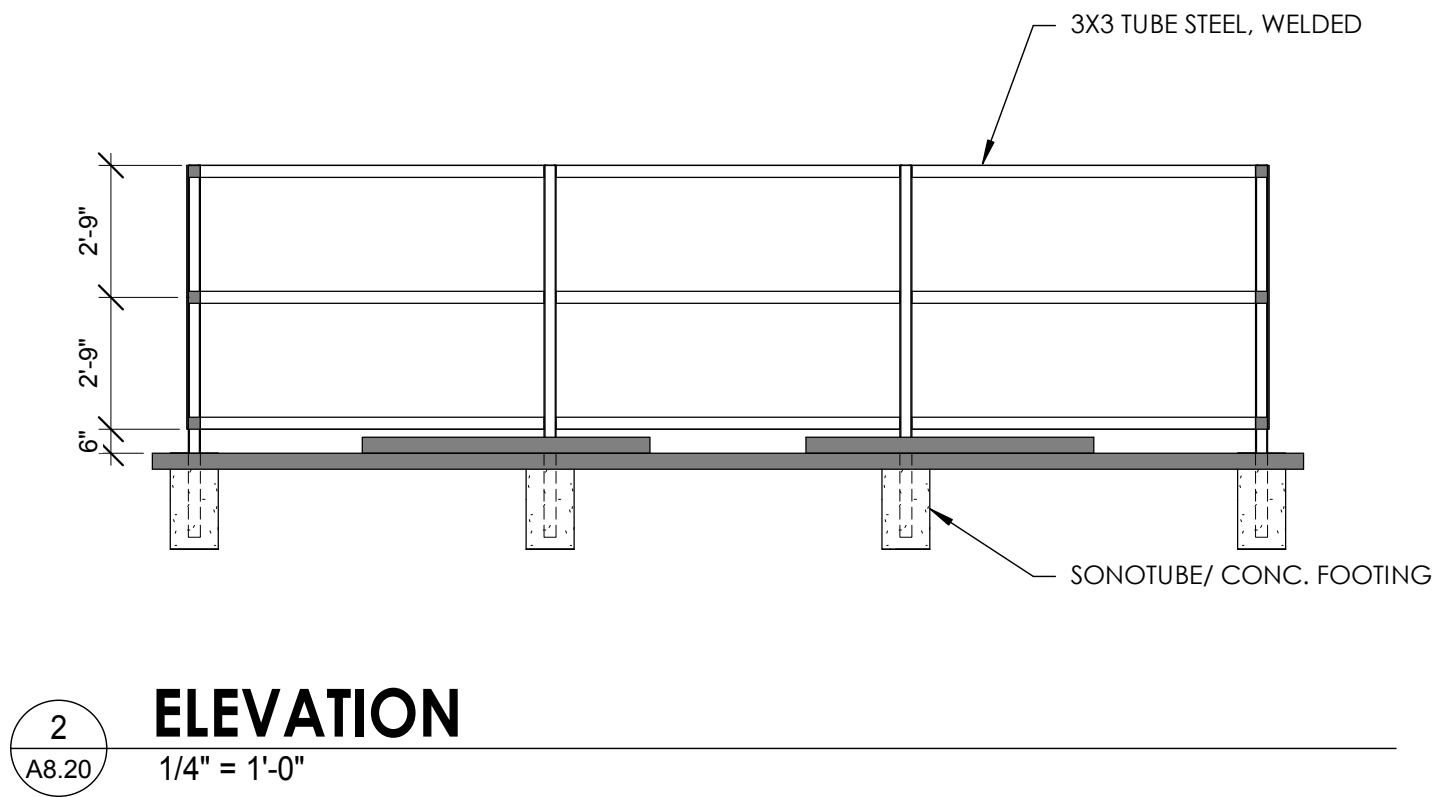
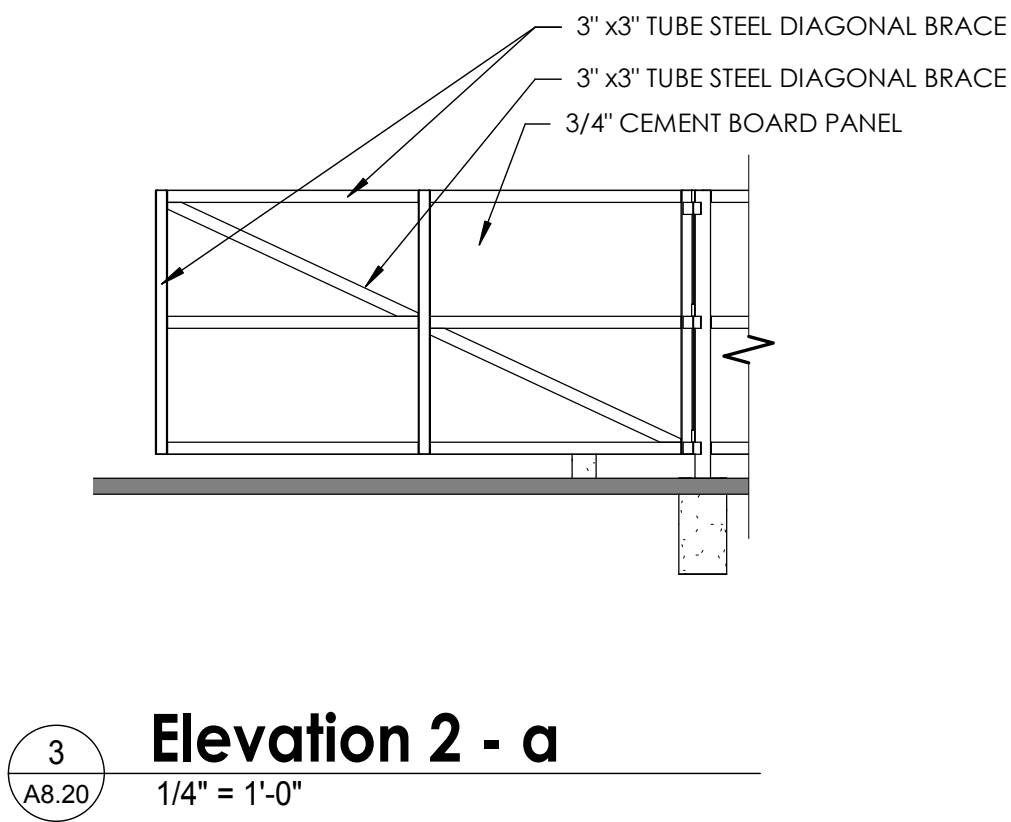
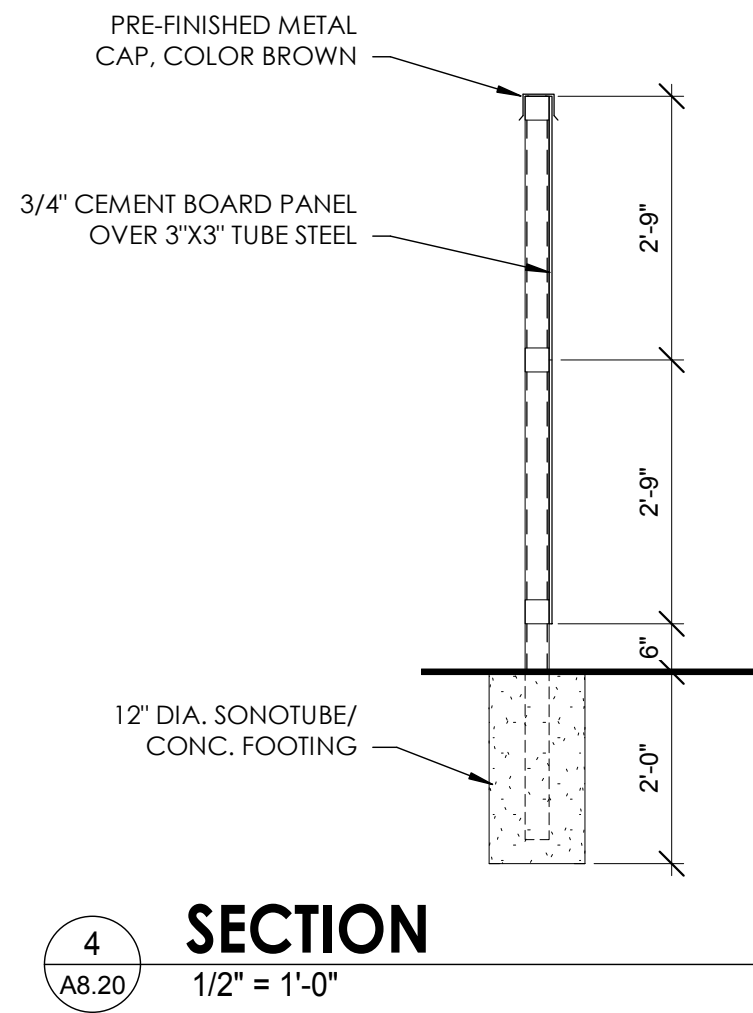
SOURCE: Photo courtesy of Milgard Windows.

FIBERGLASS WINDOW



BIKE RACK

Author
10/23/2018 4:22:21 PM



PERMIT SET 10-19-2018

Revisions	Description	Date
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Sheet Title

DETAILS

Sheet No.

A8.20

Project No.
17-134

WSSDA
HEADQUARTERS
225 COLLEGE STREET NE, OLYMPIA, 98516

msgs architects
p 360 943 6774 f 360 352 7005
www.msgsarch.com
510 capitol way south
olympia, washington 98501

1. Refer to details, sheet L-2, for additional information.
2. Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
3. Critical Root Zone of Trees to Remain
- 3.1. Contractors shall retain all existing native vegetation within the critical root zone of trees to remain. If no native groundcover or shrubs exist within the critical root zone of trees to remain, then landscape contractor shall apply bark mulch (as specified below) to a depth of 2 inches (6 CY per 1000 s.f.) within the critical root zone.

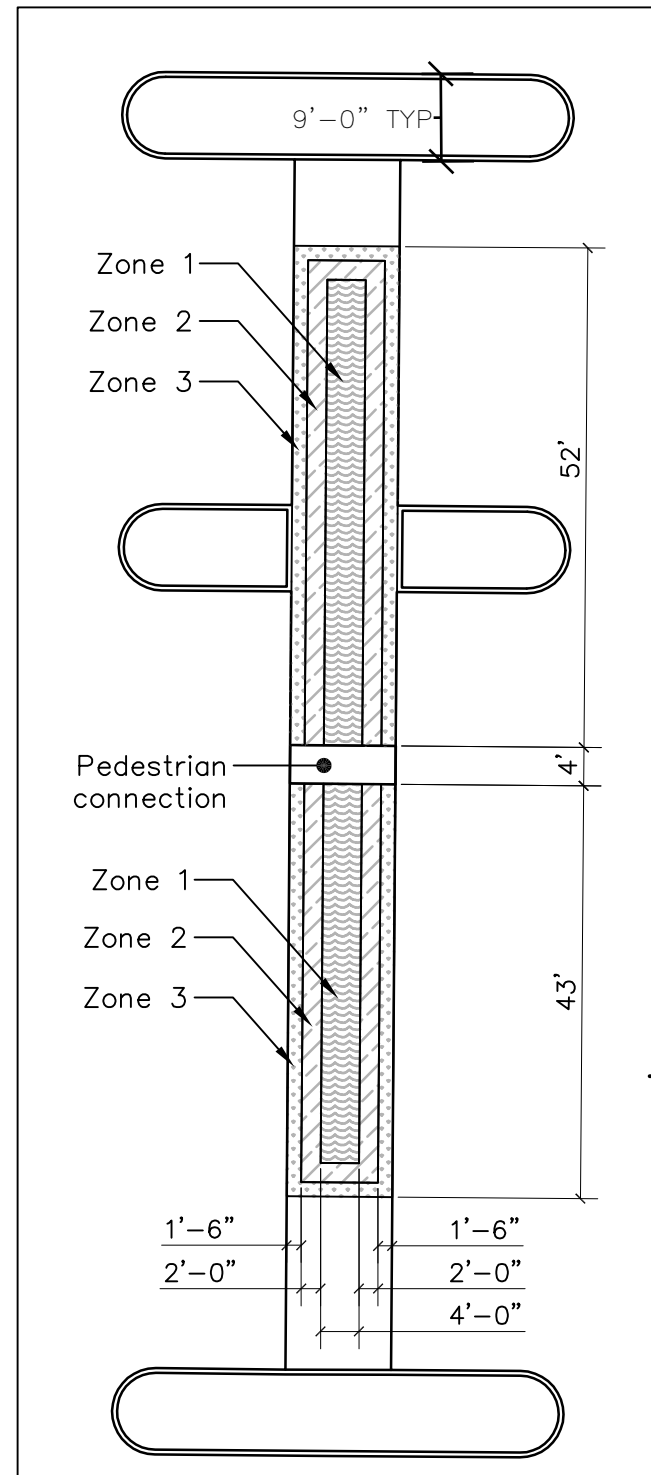
- specified spacing.
- 5.4. Prior to plant installation, an inspection of the soil amendment and plants to be installed will be scheduled by the applicant and performed by the City.
- 5.5. All landscaped areas shall be planted to achieve 80% plant density within 3 years of planting. Additional plantings may be necessary upon inspection by the City.
- 5.6. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
- 5.7. Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram tablets distributed as follows: All trees: 4-21 gram tablets; All shrubs (except 1 gal): 3-21 gram tablets; All 1 gallons: 1-21 gram tablet; Set tablets directly next to rootball.
6. Mulch
 - 6.1. All shrub and ground cover beds shall receive a 4" depth (12 CY per 1000 SF) of "Medium Grind" hem/fir bark mulch as top dressing.
7. All work shall be performed to the satisfaction of the Landscape Architect/Owner and final inspection approval by the City of Olympia.
8. Hydroseeded EcoLawn. Low growing, low maintenance, drought tolerant lawn seed mix.
 - 8.1. Maintain EcoLawn at about 6" height in manicured areas.
 - 8.2. Minimum mowing recommendation: 2-3 times per year.
 - 8.3. EcoLawn Seed Mix (percentages by weight) or approved equal, as available from:

Sunmark Seeds International
+1 (888) 214-7333

60%	Perennial Ryegrass	(<i>Lolium perenne</i>)
15%	Hard Fescue	(<i>Festuca brevipila</i>)
8%	Common Yarrow	(<i>Achillea millefolium</i>)
8%	White Clover	(<i>Trifolium repens</i>)
6%	Strawberry Clover	(<i>Trifolium fragiferum</i>)
3%	Sweet Alyssum	(<i>Loebularia maritima</i>)
- 8.4. Application Rate: 3 lbs./1000 s.f.
9. Landscape Plan shall be updated showing accurate planting materials prior to Building Occupancy.

TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE		QTY
NN		Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B & B	2"Cal			3
N		Chamaecyparis nootkatensis 'Pendula'	Weeping Alaska Cedar	Cont.		6" HT. MIN.		21
NN DT		Picea omorika	Serbian Spruce	Cont.		6" HT. MIN.		15
NN		Styrax japonicus	Japanese Snowbell	B & B	2"Cal			9
N		Thuja plicata 'Excelsa'	Excelsa Red Cedar	Cont.		6" HT. MIN.		11
SHRUBS		BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3		QTY
NN		Berberis thunbergii 'Concorde'	Concorde Barberry	2 gal				12
N		Cornus sericea 'Kelsey'	Kelsey Dogwood	1 gal				91
N		Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	3 gal				29
NN		Dicentra spectabilis 'Gold Heart'	Golden Bleeding Heart	1 gal				6
NN		Iris sibirica	Siberian Iris	1 gal				36
N		Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3 gal				167
NN DT		Miscanthus sinensis	Maiden Grass	1 gal				21
N		Myrica californica	Pacific Wax Myrtle	5 gal				30
NN DT		Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 gal				49
N		Polystichum munitum	Sword Fern	1 gal				32
NN		Prunus laurocerasus 'Mount Vernon'	Mount Vernon Laurel	1 gal				180
NN DT		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	1 gal				57
NN DT		Rudbeckia x 'Little Goldstar'	Dwarf Black Eyed Susan	1 gal				74
N		Spiraea douglasii	Western Spirea	1 gal				18
GROUND COVERS		BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
N DT		Arctostaphylos uva-ursi	Kinnikinnick	1 gal			24" o.c.	258
N DT		Juncus effusus	Common Rush	1 gal			24" o.c.	68

— N N — Native
NN NN — Nonnative
DT DT — Drought tolerant



Site Area:	2.11 acres
Minimum Tree Density Required:	30 units per acre
	63 total units
Total Tree Units to be Retained:	282.5 total units
New Trees Planted:	59 units
Total Tree Units:	341.5 units

Zone 1: Common Rush
(*Juncus effusus*)

Zone 2: Western Spirea
(*Spirea douglasii*)
Siberian Iris
(*Iris sibirica*)

Zone 3: Kelsey Dogwood
(*Cornus sericea 'Kelsey'*)

Estimated Installation Cost: \$90,000



0 20 40
SCALE: 1" = 20'-0"

	BY	DATE
DESIGNED BY:	RK	10/27/18
DRAWN BY:	RK	10/27/18
APPROVED BY:		
REVISIONS:	1	
	2	
	3	
	4	
	5	



Autumn Blaze Maple- Fall



Weeping Alaska Cedar



Slovenian Spruce



Snowcone Japanese Snowbell



Excelsa Red Cedar



Midwinter Fire Dogwood - Fall



Concorde Barberry



Sword Fern



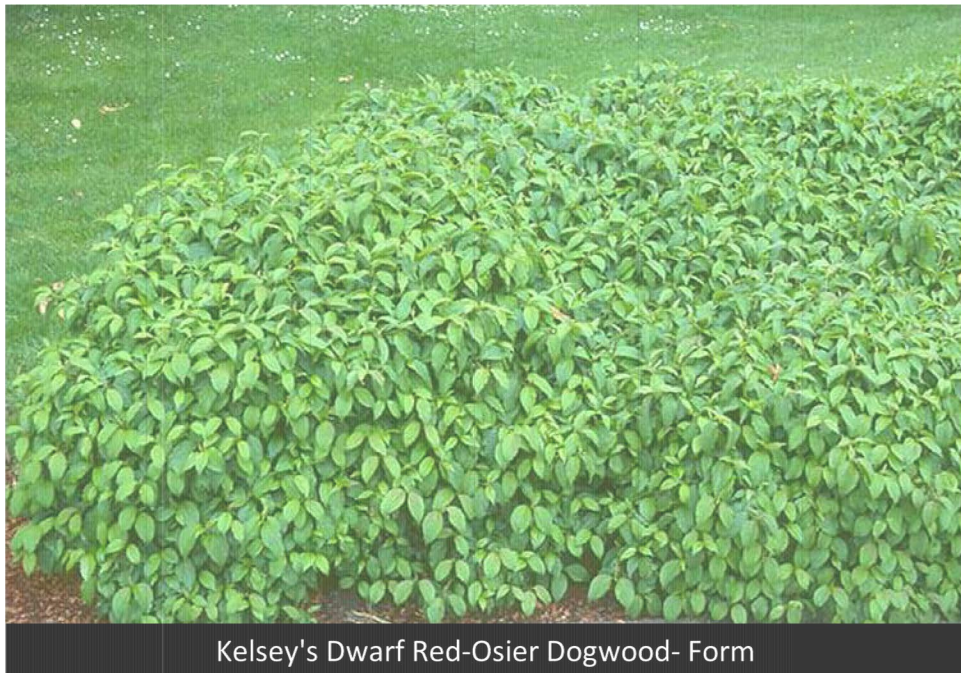
Dwarf Maiden Grass - Mid-Summer



Rose Spirea- Form



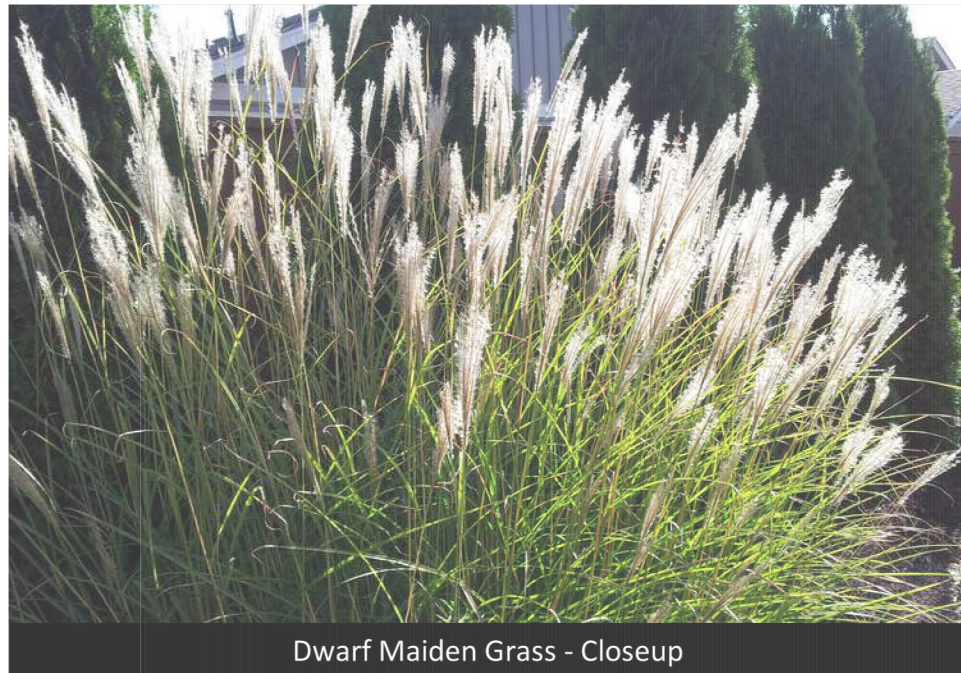
Golden Bleeding Heart



Kelsey's Dwarf Red-Osier Dogwood- Form



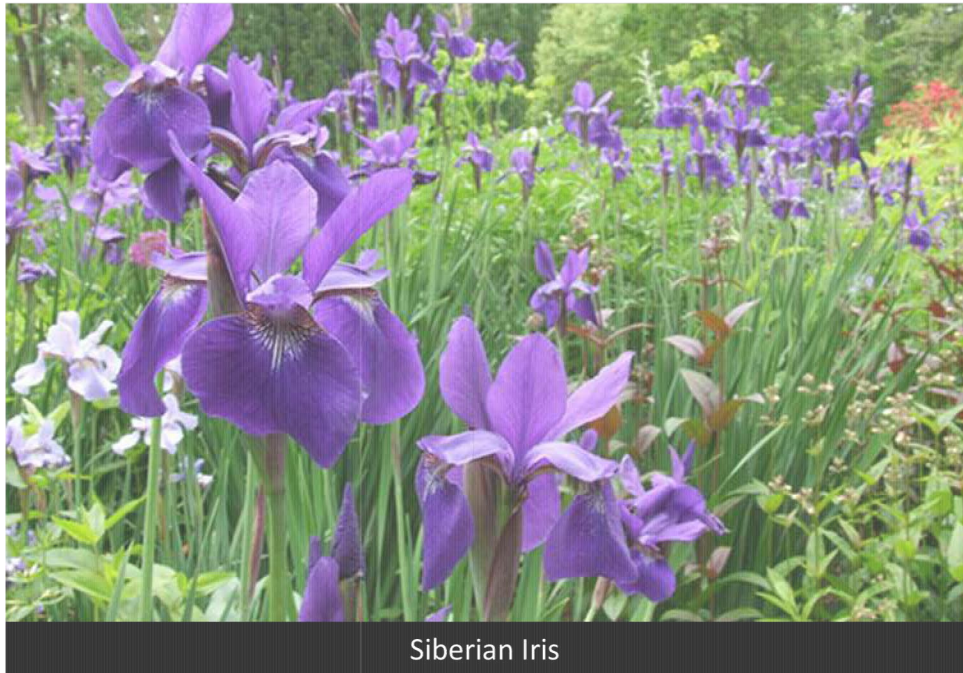
Mount Vernon Laurel



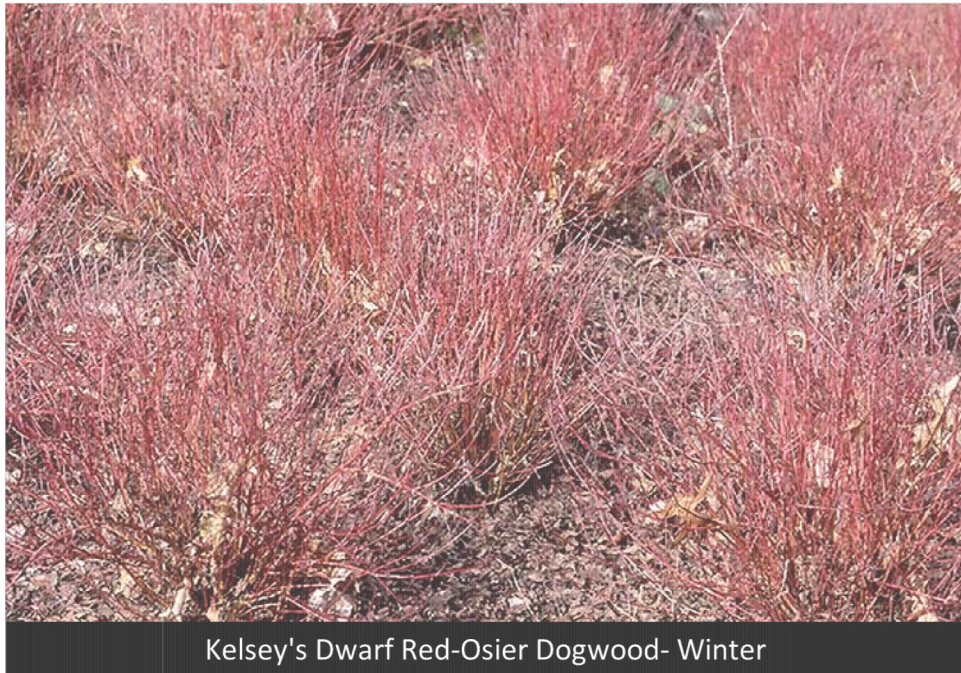
Dwarf Maiden Grass - Closeup



Kinnikinnick



Siberian Iris



Kelsey's Dwarf Red-Osier Dogwood- Winter



Gro-Low Sumac



Pacific Wax Myrtle



Compact Oregon Grape



Midwinter Fire Dogwood



Gro-Low Sumac- Fall



Hameln Dwarf Fountain Grass



Little Gold Star Black Eyed Susan



Common Rush

SHEET
L-2
OF
3

STATE OF
WASHINGTON LICENSED
LANDSCAPE ARCHITECT
Roland Koushnet
License No. 1358
Expires on 01/26/2020

PUGET SOUND
LANDSCAPING, INC.
3323-18 South Bay Road NE • Olympia, WA 98506
PHONE (360) 943-9201 • FAX (360) 943-0748

PLANT PHOTOS

Washington State School
Directors Association

225 College Street NE
Olympia, WA 98516

DESIGNED BY:	BY	DATE
	RK	10/27/18
DRAWN BY:	RK	10/27/18
APPROVED BY:		
REVISIONS:	1	
	2	
	3	
	4	
	5	