



DESIGN REVIEW APPLICATION - CONCEPT

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Project Planner: _____ Related Cases: _____

Project Name: OLYMPIA HIGH SCHOOL AND ATHLETIC FIELD ADDITION

Site Address: 1302 NORTH 45TH ST. SE.

Applicant Name: ANDREW COTTRILL - BLRB ARCHITECTS

Phone Number: 253.627.5599

E-Mail Address: acottrill@blrb.com

Project Narrative: Three separate additions to the existing Olympia High School and a new synthetic turf field, Relocated tennis courts and Reconfigured parking.

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/package (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.

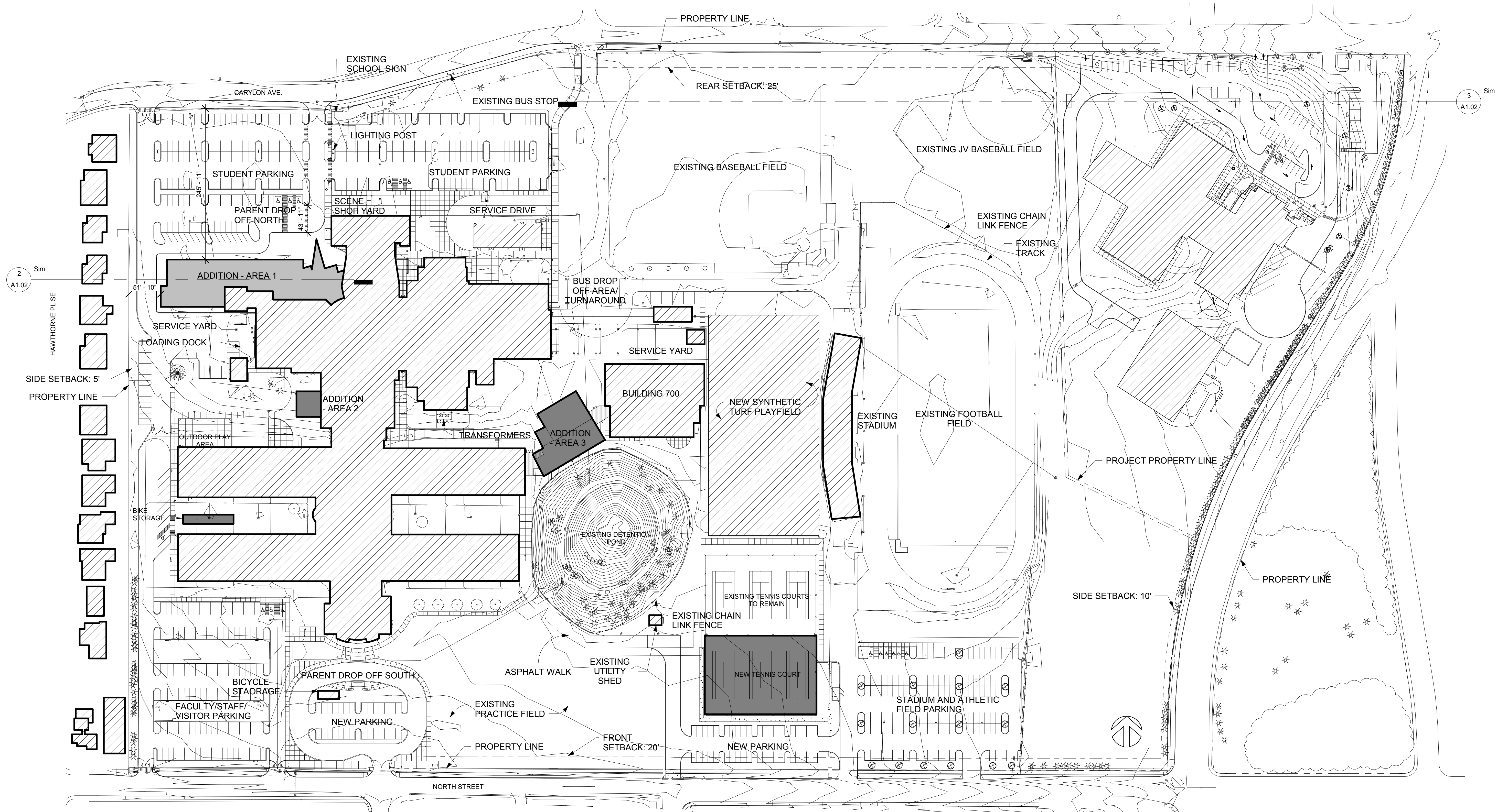
6. Preliminary Landscape Plan illustrating:

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

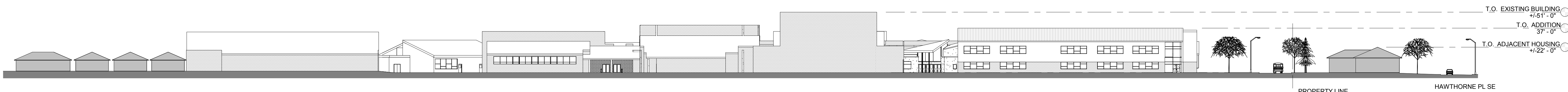
- ☒ Type of existing and proposed plants (i.e., groundcover, shrub, tree), include native (N) or non-native (NN).
- ☒ Graphic depiction of the size of proposed tree canopies at maturity on plan.
- ☒ Clearly delineated and labeled landscape, hardscape, and building areas.

7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:

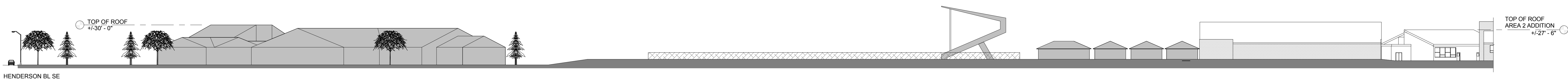
- ☒ Building elevations of all sides of the building(s) labeled north, south, east and west elevation.
- ☒ Finished floor elevations
- ☒ Location of exterior steps and stairways.
- ☒ Location of building doors and windows.
- ☒ Area(s) on building where signs will be installed.



1 SITE CONTEXT PLAN
1" = 80'-0" @ FULL SIZE REF: A3.11/ D1
PF: None, PFI: New Construction



2 NORTH ELEVATION - SITE SECTION
1" = 40'-0" @ FULL SIZE REF: A1.02/ 1



3 NORTH EAST ELEVATION - SITE SECTION
1" = 40'-0" @ FULL SIZE REF: A1.02/ 1

#	Date	Description
Revision Schedule		

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

BLRB architects

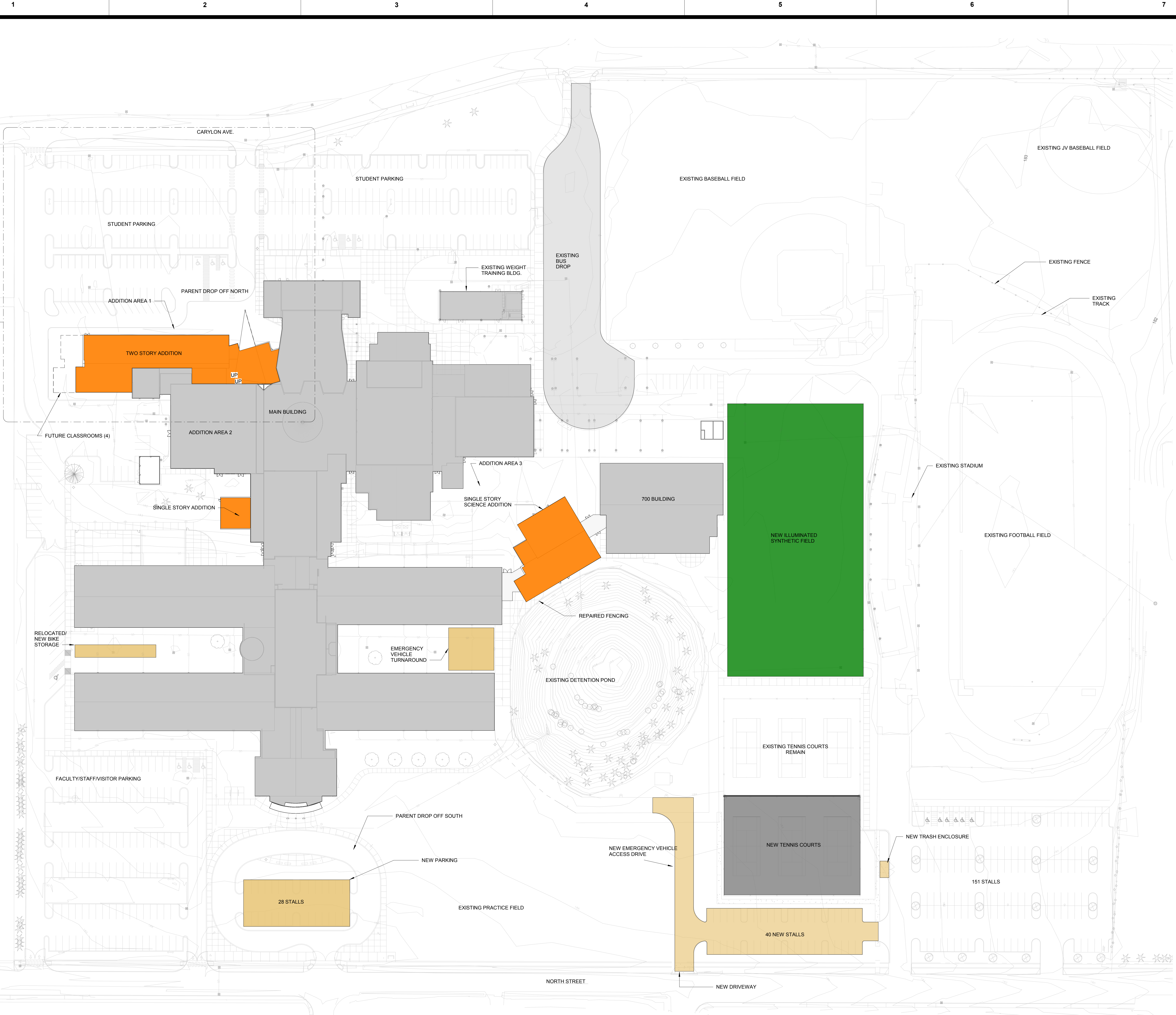
Drawing Title:
SITE CONTEXT PLAN

Date :	10/10/2018	Drawn By :	Author
Revised Date :		Project No.	1749
Stamp		Sheet No.	

A1.02

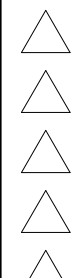
C:\Users\acotrell\Documents\1749_OHS (CENTRA)\18-08-20-18_acotrell.rvt
10/9/2018 9:42:27 AM

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J1 REFERENCE SITE PLAN
0' 2'-0" 4'-0" 8'-0" 1" = 50'-0" @ FULL SIZE REF: A3.11/ D1

MATERIALS KEY



#	Date	Description
Revision Schedule		

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

1250 Pacific Ave Suite 700 WA 98402 253.527.5599	955 W Riverside Suite 100 WA 98201 509.232.5189	621 SW Morrison St. Suite 100 OR 97205 503.993.0270	454 SW Columbia Suite 120 OR 97202 503.993.0270 BLRB.com
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Drawing Title:

REFERENCE SITE PLAN

Date : 10/10/2018 Drawn By : BRB

Revised Date : Project No. 1749

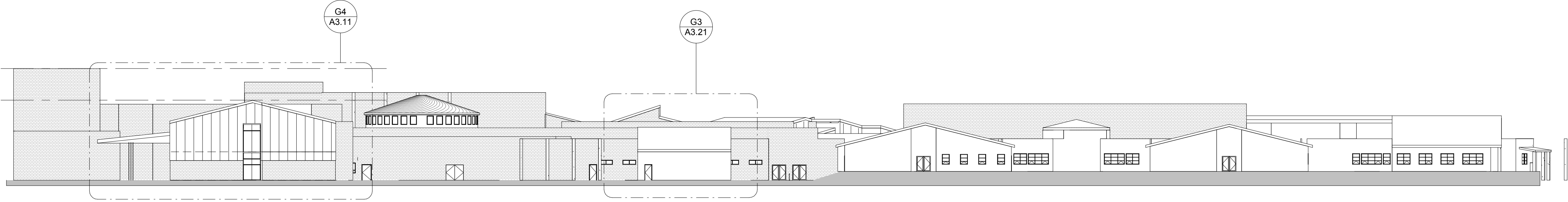
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A1.0

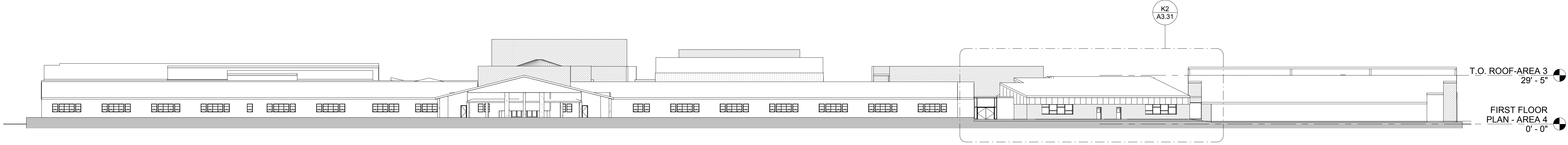
1234567

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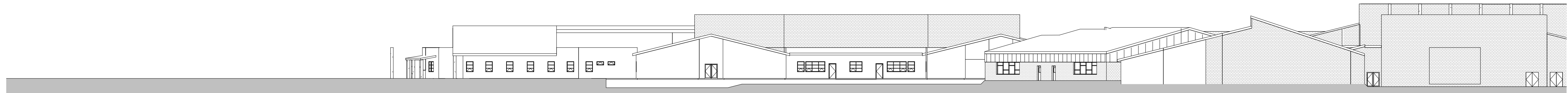
T.O. ROOF
(EXISTING)
51' - 2 1/2"
T.O. ROOF
36' - 8"



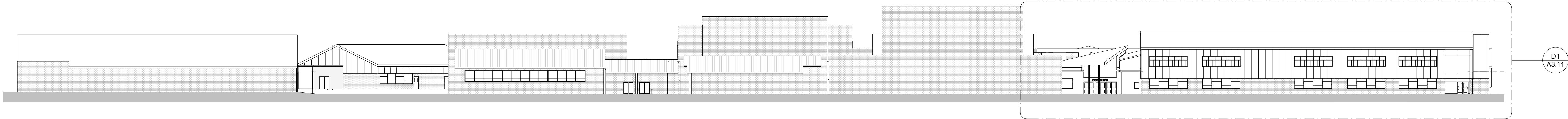
B2 OVERALL WEST ELEVATION
1" = 30'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All PH: New Construction



D1 OVERALL SOUTH ELEVATION
1" = 30'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All PH: New Construction



F1 OVERALL EAST ELEVATION
1" = 30'-0" @ FULL SIZE
PF: Show All PH: New Construction



H1 OVERALL NORTH ELEVATION
1" = 30'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All PH: New Construction

MATERIALS KEY

#	Date	Description
Revision Schedule		

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

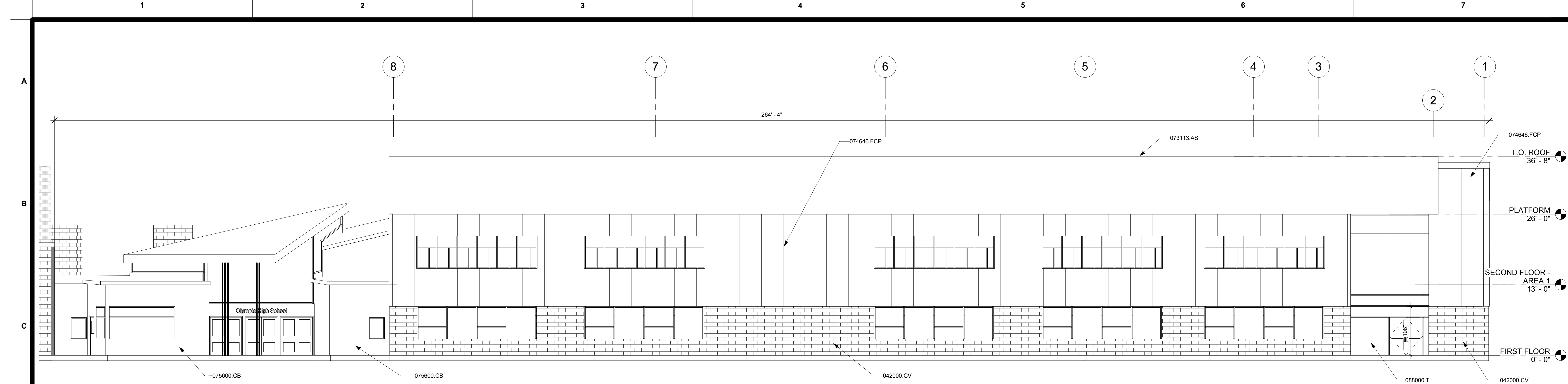
BLRB architects

Drawing Title:
EXTERIOR ELEVATIONS - OVERALL

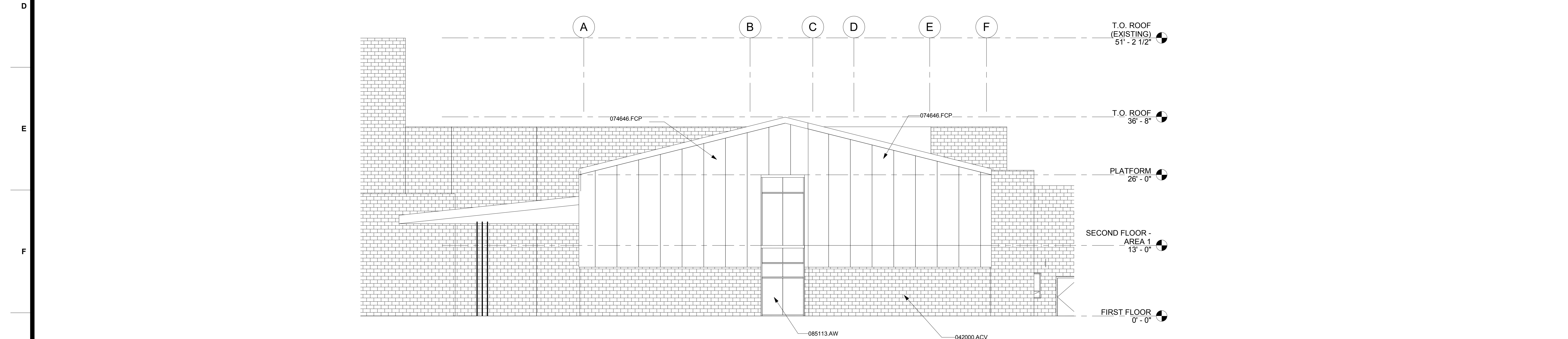
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Revised Date :		Project No.	1749
Stamp			

A3.01

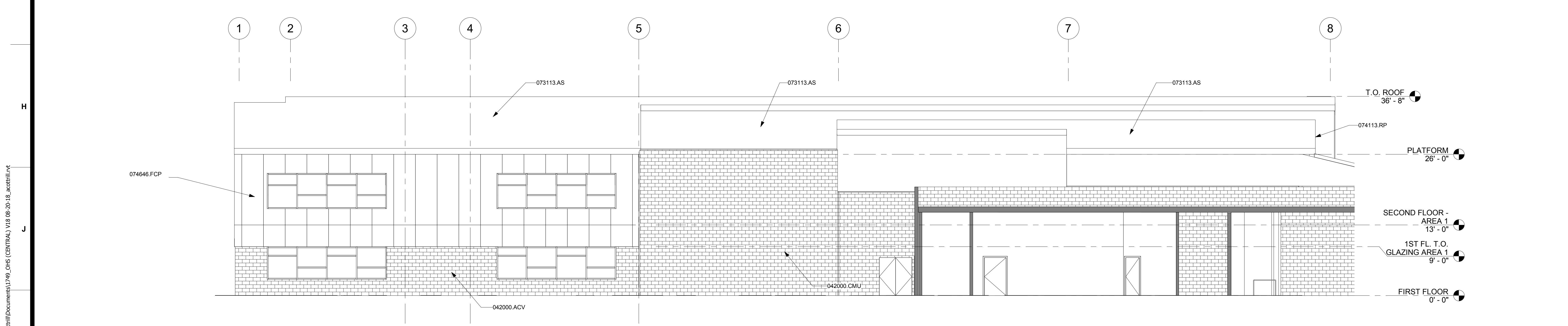
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D1 NORTH ELEVATION - AREA 1 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All, PH: New Construction



G4 WEST ELEVATION - AREA 1 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All, PH: New Construction



K1 SOUTH ELEVATION - AREA 1 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All, PH: New Construction

MATERIALS KEY

042000.AC.V	CONCRETE MASONRY VENEER UNITS (ASHLAR BOND)
042000.CMU	CONCRETE MASONRY UNITS
042000.CV	CMU VENEER
073113.AS	ASPHALT SHINGLES
074113.RP	METAL ROOF PANELS
074646.FCP	FIBER CEMENT PANEL SYSTEM
075600.CB	COVERBOARD
085113.AW	ALUMINUM WINDOW
088000.T	

T.O. ROOF	36' - 8"
PLATFORM	26' - 0"
SECOND FLOOR - AREA 1	13' - 0"
FIRST FLOOR	0' - 0"

075600.CB	075600.CB	042000.CV	088000.T	042000.CV
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D1 NORTH ELEVATION - AREA 1 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All, PH: New Construction



G4 WEST ELEVATION - AREA 1 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A1.01/ J2
PF: Show All, PH: New Construction

#	Date	Description
		Revision Schedule

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

BLRB architects

Drawing Title:
EXTERIOR ELEVATIONS - AREA 1

Date : 10/10/2018 Drawn By : INITIALS

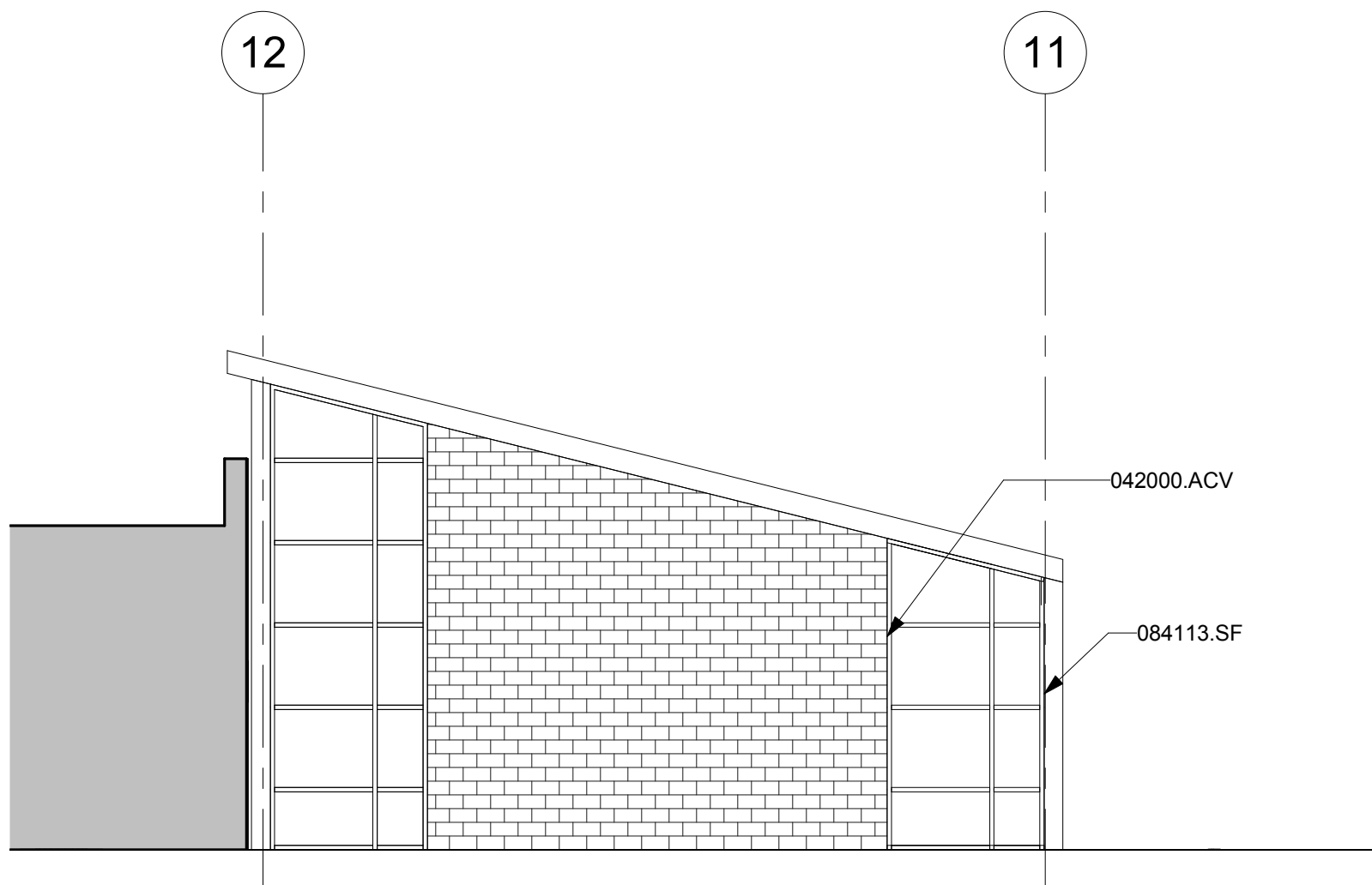
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Stamp Sheet No.

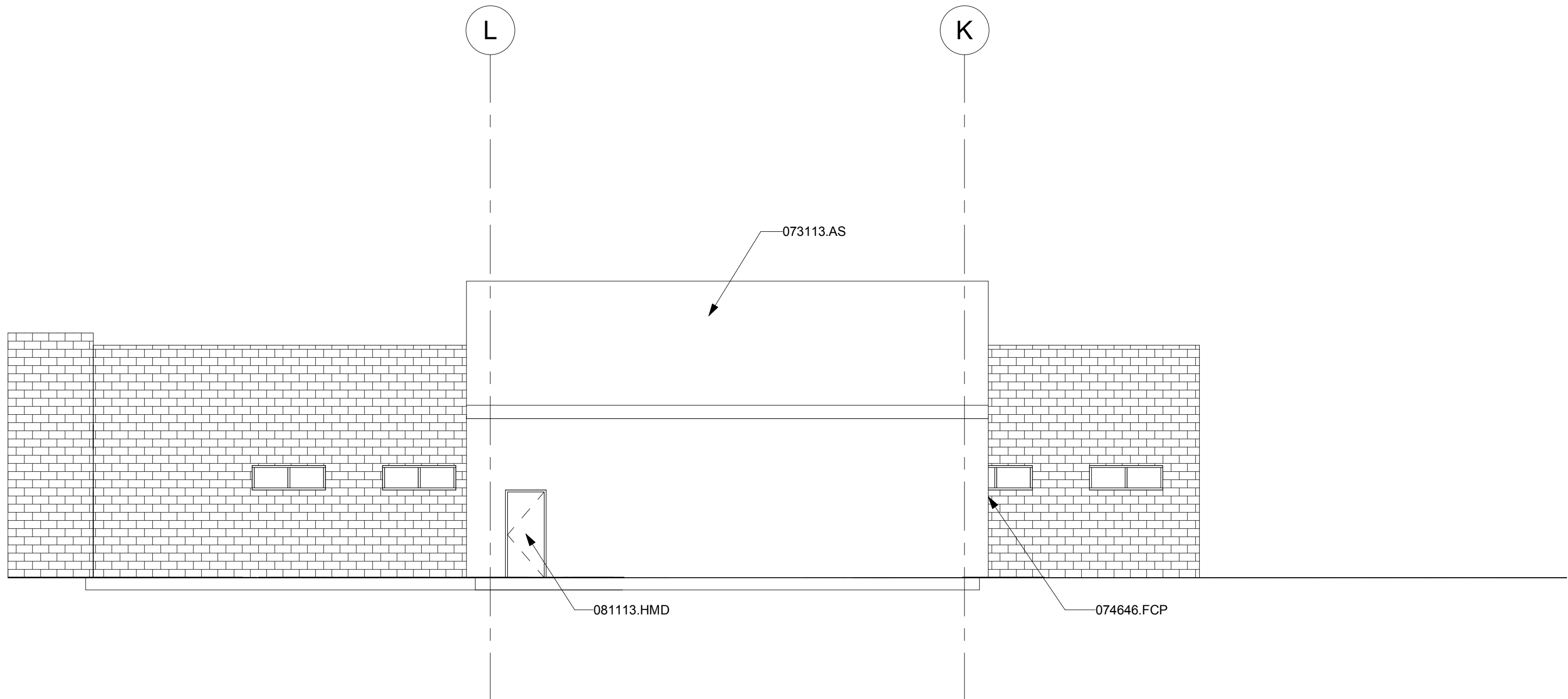
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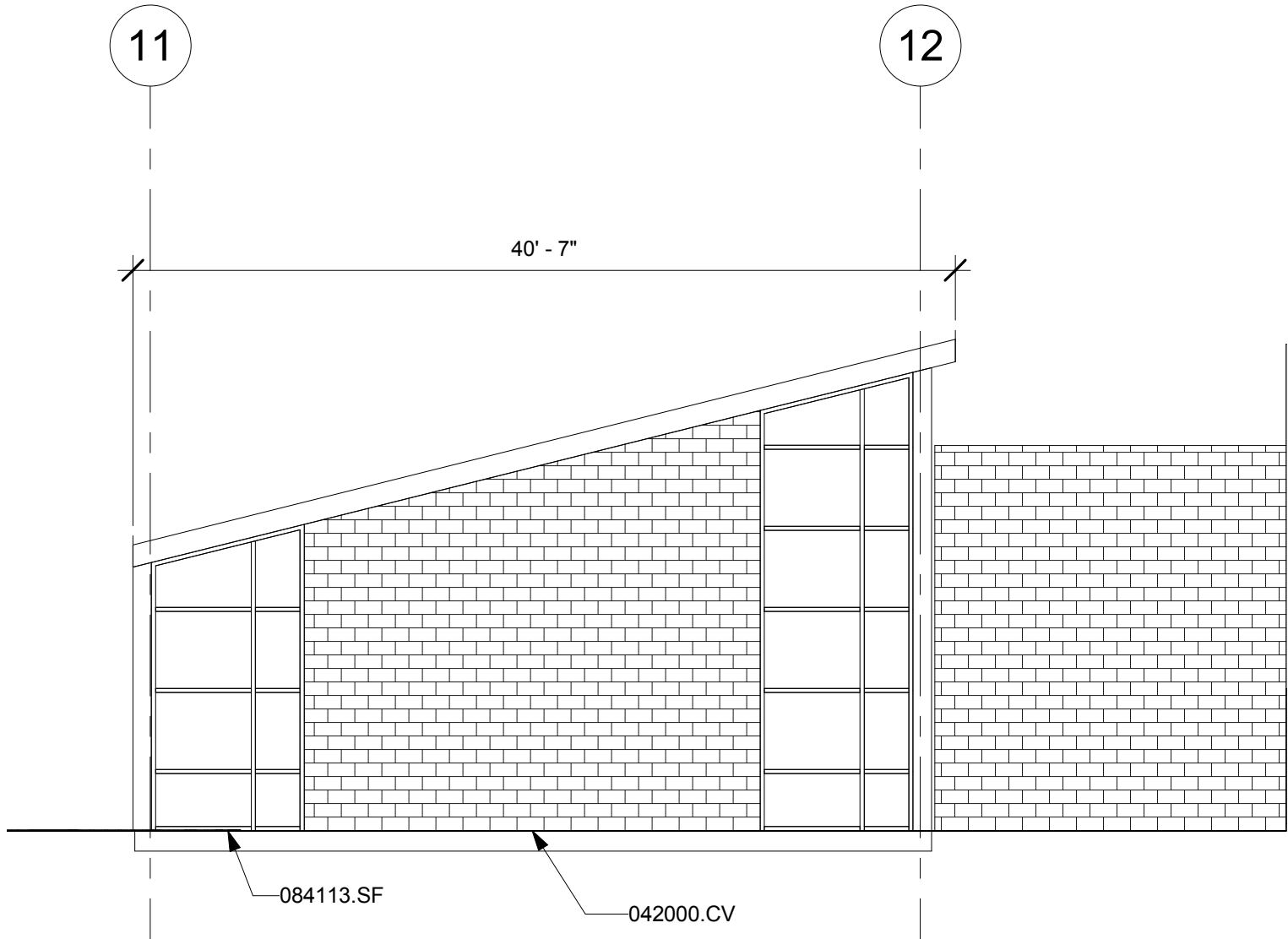
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D3 NORTH ELEVATION - AREA 2 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction



G3 WEST ELEVATION AREA 2 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction



K4 SOUTH ELEVATION - AREA 2 DIMENSIONED
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction

MATERIALS KEY

042000.AC.V	CONCRETE MASONRY VENEER UNITS (ASHLAR BOND)
042000.CV	CMU VENEER
073113.AS	ASPHALT SHINGLES
074646.FCP	FIBER CEMENT PANEL SYSTEM
081113.HMD	HOLLOW METAL DOOR
084113.SF	STOREFRONT FRAMING



#	Date	Description
Revision Schedule		

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

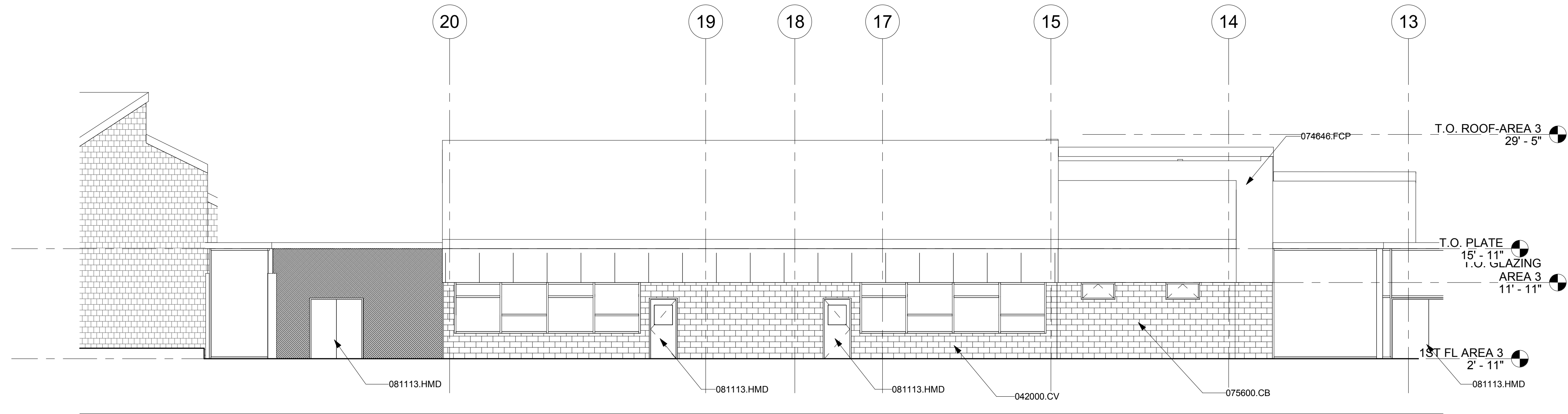
BLRB architects

Drawing Title:
EXTERIOR ELEVATIONS - AREA 2

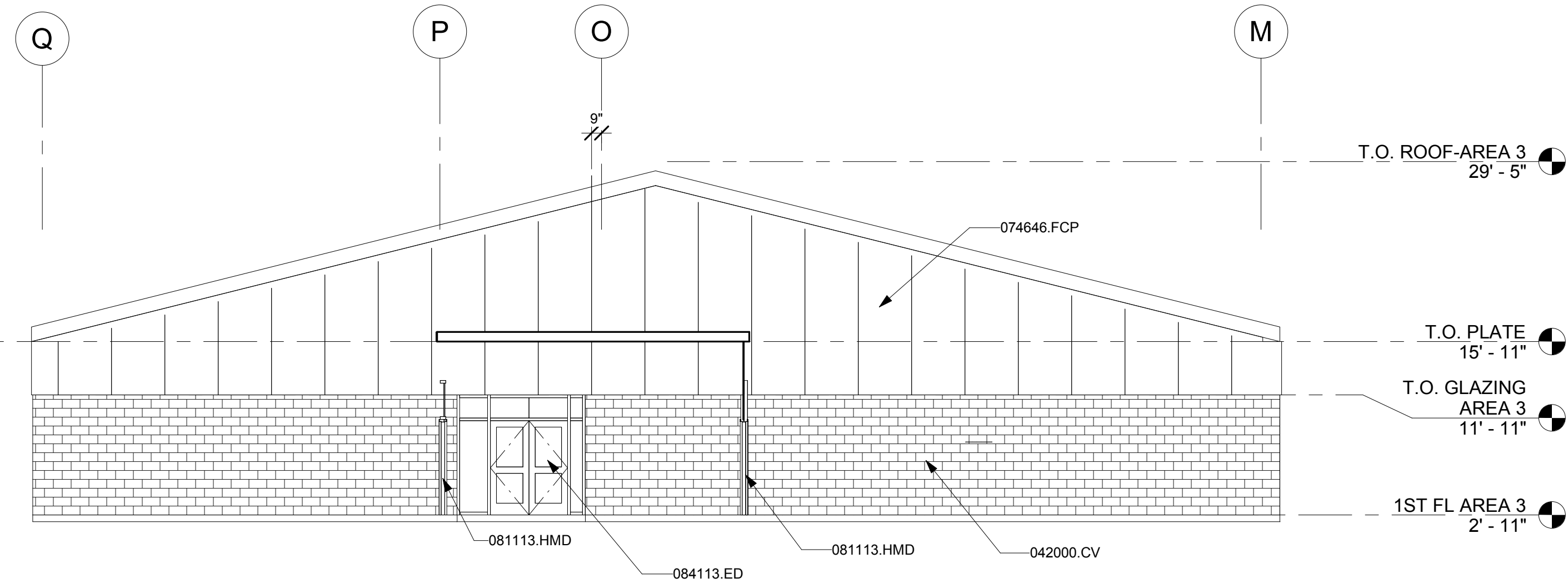
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Revised Date :		Project No.	1749
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A3.21

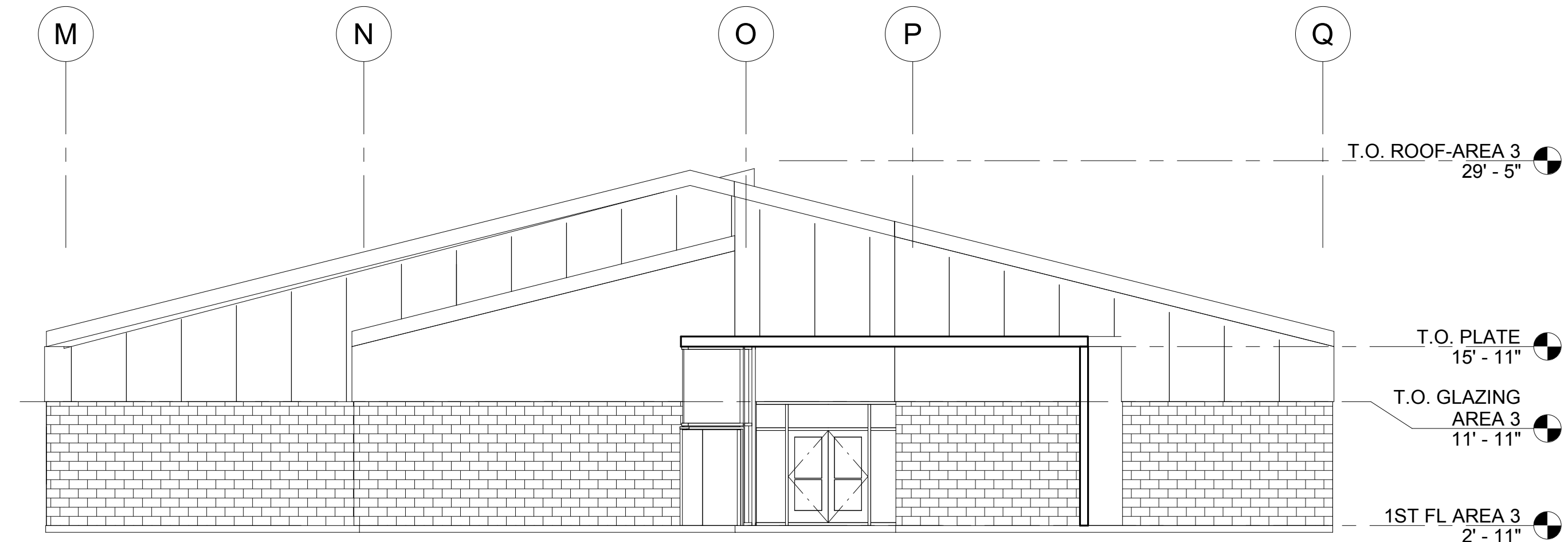
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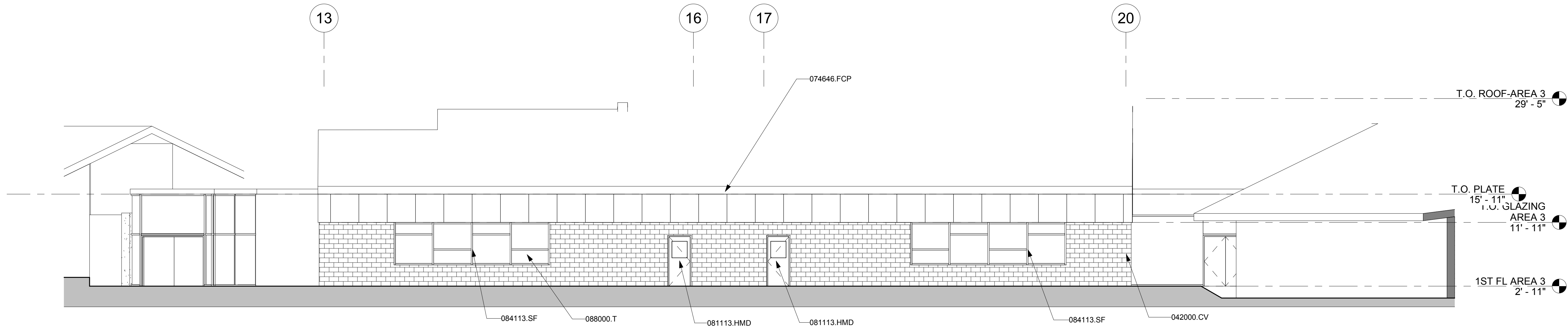
**NORTH-EAST ELEVATION - AREA 3
DIMENSIONED**
D2
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction



**NORTH-WEST ELEVATION - AREA 3
DIMENSIONED**
G1
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction



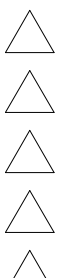
**SOUTH-EAST ELEVATION - AREA 3
DIMENSIONED**
G5
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction



**SOUTH-WEST ELEVATION - AREA 3
DIMENSIONED**
K2
1/8" = 1'-0" @ FULL SIZE REF: A2.10/ K2
PF: Show All, PH: New Construction

MATERIALS KEY

042000.CV	CMU VENEER
074646.FCP	FIBER CEMENT PANEL SYSTEM
075600.CB	COVERBOARD
081113.HMD	HOLLOW METAL DOOR
084113.ED	ENTRANCE DOOR
084113.SF	STOREFRONT FRAMING
088000.T	



#	Date	Description
Revision Schedule		

Land Use Review

Olympia High School Addition & Illuminated Synthetic Field

Project Address

BLRB architects

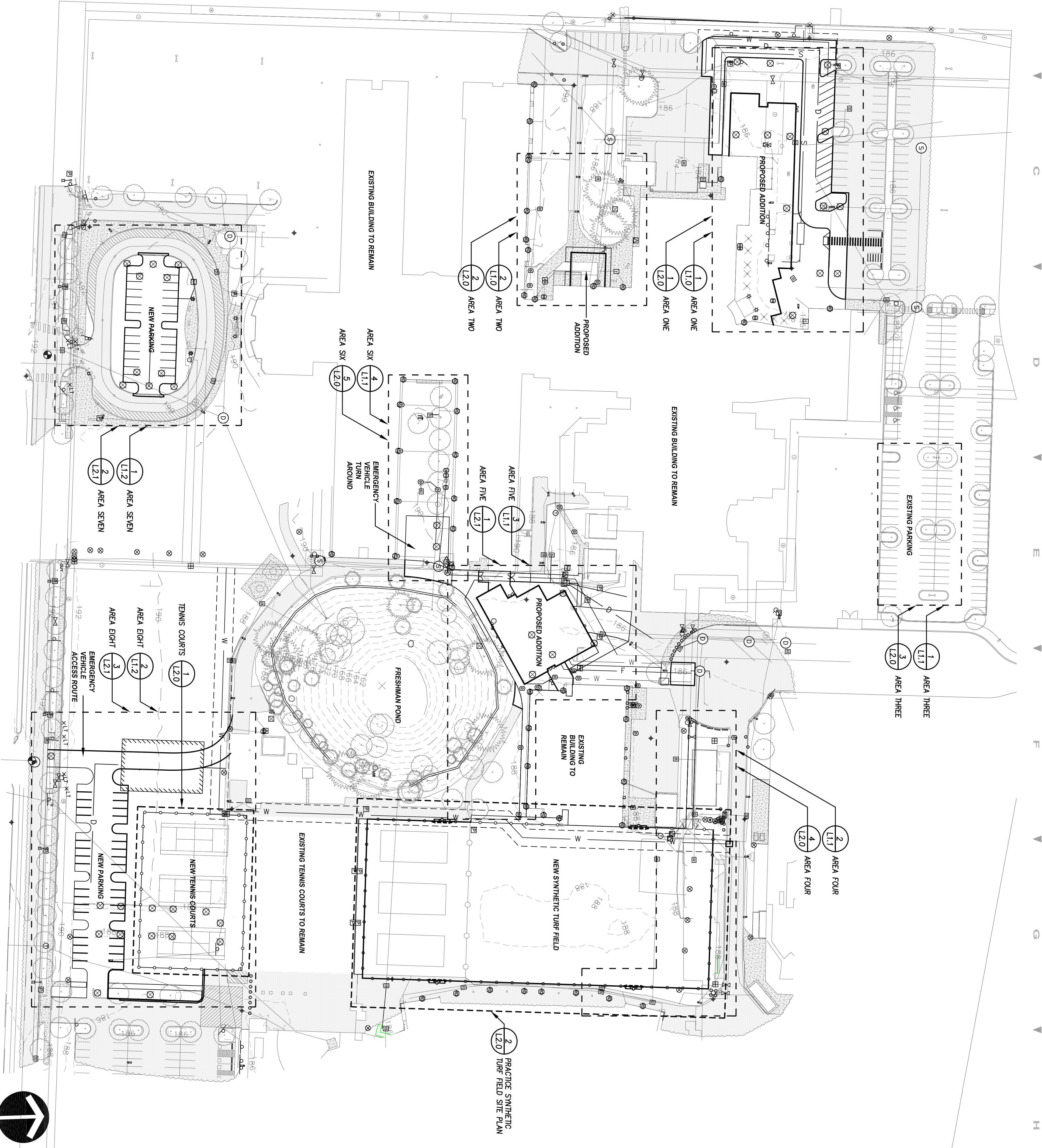
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EXTERIOR ELEVATIONS - AREA 3

Date :	10/10/2018	Drawn By :	Author
Revised Date :		Project No. :	1749
Stamp :		Sheet No. :	

A3.31

Tree Legend

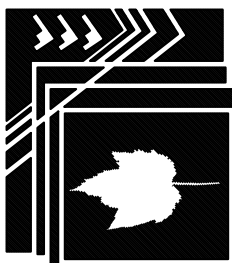
Symbol / Key	Treatment
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING CONIFEROUS TREE TO REMAIN
	EXISTING TREE TO BE REMOVED



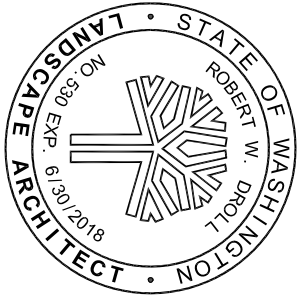
Olympia High
School Classroom
& Synthetic Turf
Field

Olympia School District
Olympia, WA

Robert W Droll
Landscape Architect, PS



4405 7th Avenue SE, Ste. 203
Lacey, WA 98503
Phone: 360-855-5533
Fax: (360) 443-7063
E-MAIL: bob@droll.com
Landscape Architecture
Site Planning
Environmental Design
Urban Design
Project Management



PERMIT SET

PROJECT NO. 17055

DRAWING

DESIGNED BY DR

DRAWN BY

CHECKED BY

REVISION
DATE CHANGE

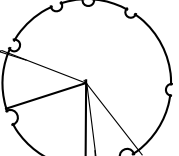
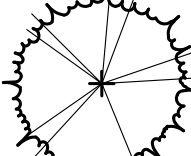
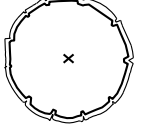
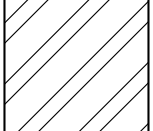
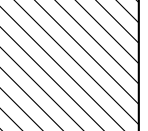
DATE: AUGUST 15 2018

Landscape &
Athletic Facilities
Key Plan

C1.0

Sheet - of -

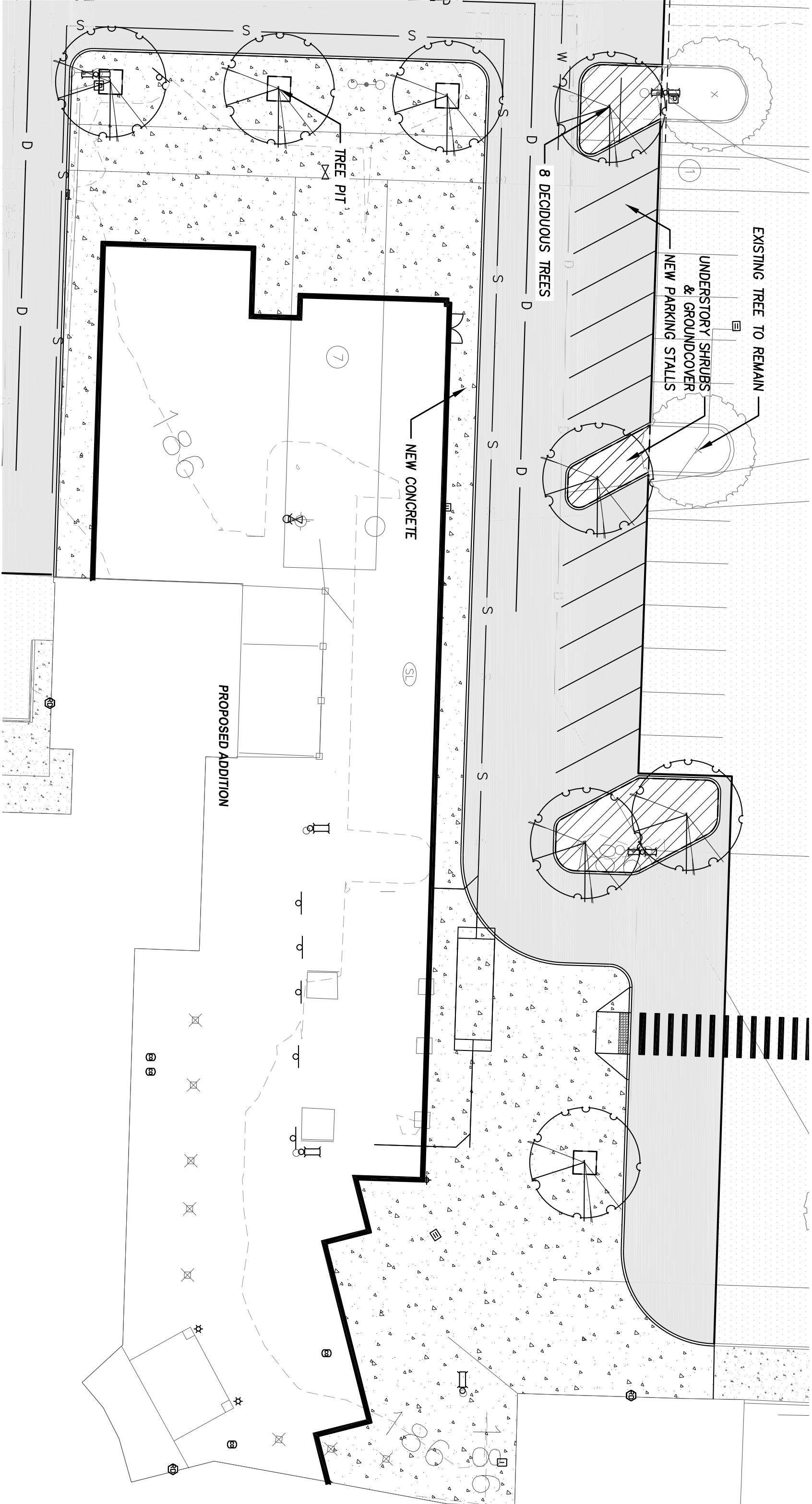
Landscape Treatment Schedule

Symbol / Key	Botanical name, Common name	Quantity	Size	O.C. Spacing	Native
DECIDUOUS TREES					
	ACER x FREEMANII 'JEFFERSEED', AUTUMN BLAZE MAPLE	2"			X
	BETULA NIGRA, RIVER BIRCH	2"			
	FRAXINUS OXYCARPA 'RAYWOOD'	2"			
	GINKGO BILBOA, GINKGO	2"			
	LIRIODENDRON TULIPIFERA, TULIPTREE	2"			
	QUERCUS COCCINEA, SCARLET OAK	2"			
	ZELKOVA SERRATA 'GREEN VASE', GREEN VASE ZELKOVA	2"			
	TOTAL:	44			
CONIFER TREES					
	ABIES GRANDIS, GRAND FIR	2"			X
	CALOCEDRUS DEODARENS, INCENSE CEDAR	2"			
	CEDRUS DEODARA, DEODAR CEDAR	2"			
	CUPRESSOPARIS LETYLANDII, LETYLAND CYPRESS	2"			
	PICEA OMORICA, SERBIAN SPRUCE	2"			
	PSEUDOTSUGA MENZIESI, DOUGLAS-FIR	2"			
	TOTAL:	15			
ORNAMENTAL TREES					
	ACER CIRCINATUM, VINE MAPLE	1.5"			X
	ACER PALMATUM, JAPANESE MAPLE	1.5"			
	PARROTIA PERSICA, PERSIAN IRONWOOD	1.5"			
	TOTAL:	7			
UNDERSTORY SHRUBS & GROUNDCOVER					
	ARCTOSTAPHYLOS UVA-URS, KINKKINNICK	1 GAL	18"		X
	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER', FEATHER REED GRASS	1 GAL	24"		
	CORNUS SERICEA 'KEELSEY', KEELSEY DOGWOOD	1 GAL	24"		
	COTONEASTER DAMMERI, BEARBERRY COTONEASTER	1 GAL	24"		
	HELIOTRICHON SEMPERVIRENS, BLUE OAT GRASS	1 GAL	24"		
	ILEX GRENATA 'CONEXA', CONEX-LEAF JAPANESE HOLLY	1 GAL	24"		
	JUNIPERUS HORIZONTALIS 'WILTONII', CREEPING JUNIPER	1 GAL	24"		
	LOWCERA PILEATA, BOX-LEAF HONEYSUCKLE	1 GAL	24"		
	SARCOCOCOA HOOKERIANA VAR. HUMULIS, SWEET BOX	1 GAL	18"		
	VIBURNUM DAVIDII, DAVID VIBURNUM	1 GAL	24"		
	TOTAL:	1400			
	SEED TYPE: REGENERATING PERENNIAL RYEGRASS				

NOTE: THIS PLAN WAS ASSEMBLED IN COMPLIANCE WITH THE SOIL AND VEGETATION PLAN REQUIREMENTS. CODE 16.60.050

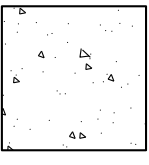
Landscape Improvements General Notes

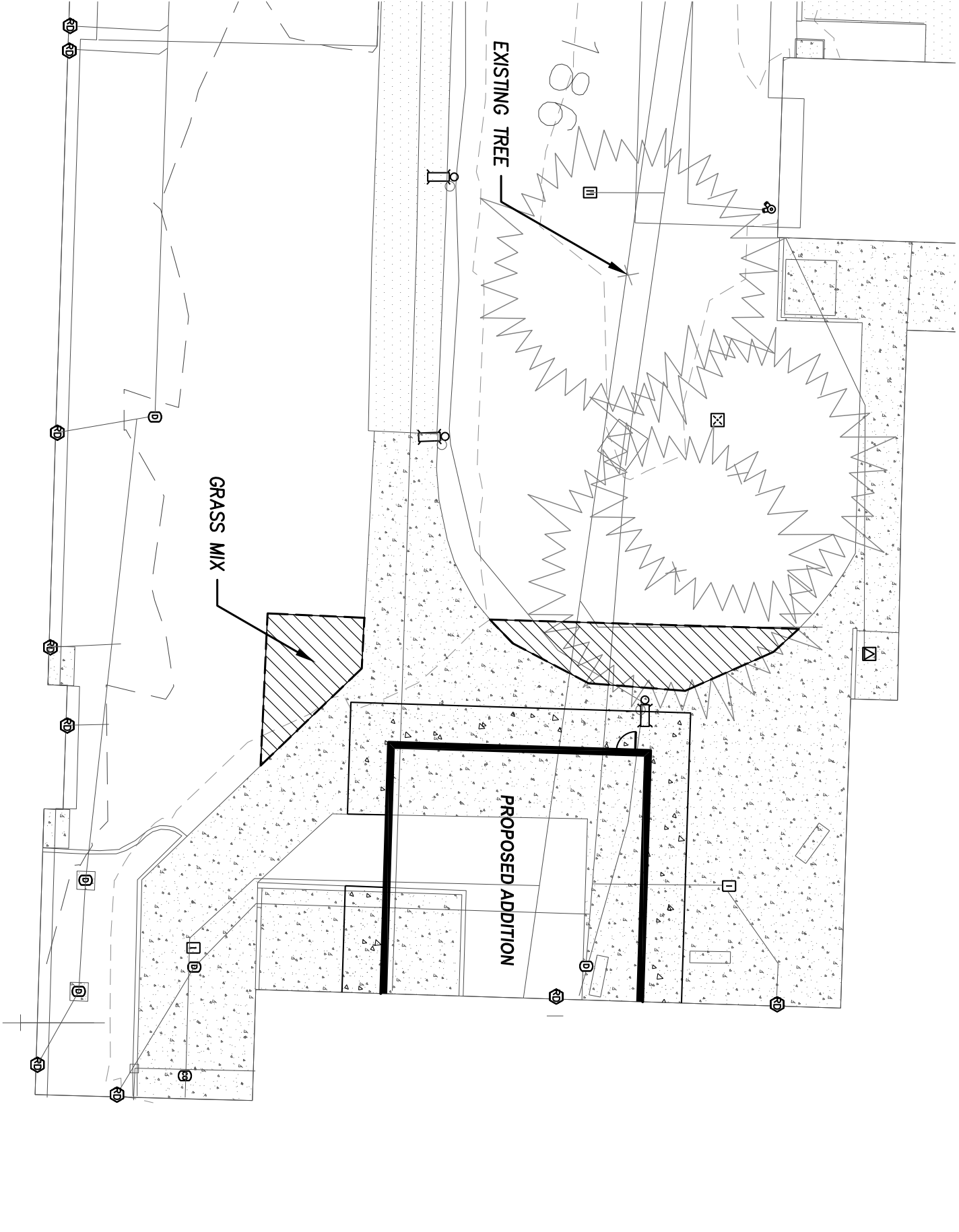
- ALL CONSTRUCTION SHALL COMPLY WITH THE WRITTEN SPECIFICATION SECTION(S) PERTAINING TO THE WORK SHOWN ON THESE PLANS.
- CONTRACTOR IS REQUIRED TO VERIFY UTILITY LOCATIONS PRIOR TO UNDERGROUND LOCATION CENTER (1-800-424-5555) AT LEAST TWO DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR THEIR RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO THE EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- PRIOR TO PLANT INSTALLATION, ALL LANDSCAPE AREAS SHALL RECEIVE SOIL TREATMENT PRIOR TO TOPSOIL PLACEMENT. EXISTING GRADE SHALL BE ROGER COMPACTED (WITH ROLLER, RAKE, TILED), TOPSOIL COVERED WITH TOPSOIL, AND EXISTING SOIL TREATMENT SUBGRADE SHALL BE BROUGHT TO AN APPROPRIATE AND UNIFORM LINE AND GRADE. WITH NO SURFACE IRREGULARITIES SO THAT, AFTER TOPSOIL PLACEMENT, GRADE SHALL BE WITHIN 3" OF FINISH GRADE (FOR MULCH PLACEMENT).
- MEDIUM GRADE BARK MULCH SHALL BE INSTALLED TO A DEPTH OF 4" IN ALL PLANTING BEDS. MATERIALS BEHIND PLANTS SHALL BE HAND COMPACTED AND OF A SMOOTH AND EVEN GRADE PRIOR TO MULCH PLACEMENT. MULCH SHALL BE WATER COMPACTED UPON PLACEMENT.
- PLANT MATERIALS SHALL MEET STANDARDS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD (ANSI 260.1-1986) AND WASHINGTON STATE STANDARDS FOR NURSERY STOCK ORDER NO. 1627. ALL PLANT MATERIALS SHALL HAVE SUFFICIENT ROOT DEVELOPMENT TO ASSURE SURVIVAL AND HEALTHY GROWTH. CONTAINER GROWN PLANT MATERIALS ARE REQUIRED TO HAVE SUFFICIENT ROOT GROWTH TO HOLD THE SOIL INTACT WHEN REMOVED FROM THE CONTAINER, BUT SHALL NOT BE ROOT BOUND.
- ALL PLANTING PITS SHALL BE BACKFILLED WITH TOPSOIL TYPE A.
- NITROGEN SOURCE SHALL BE ISOBUTYLENE DIUREA. FOR PLANTS, ONE CUP (FOUR OUNCES--VOLUME) OF FERTILIZER SHALL BE EVENLY DISTRIBUTED AROUND THE INSIDE WATER BERM FOR EVERY SHRUB AND GROUNDCOVER PLANT, AND TWO CUPS SHALL BE APPLIED TO EVERY TREE. FERTILIZER APPLICATION SHALL OCCUR PRIOR TO FINISH DRESSING. INSTALLATION, AND SHALL BE INCIDENTAL TO PLANT MATERIAL AND PAY ITEMS.
- NO SUBSTITUTIONS WILL BE CONSIDERED FOR PLANTS OR OTHER MATERIALS DURING THE BIDDING PROCESS.
- OWNER SHALL ASSUME ALL RESPONSIBILITY FOR MAINTAINING LANDSCAPE AND IRRIGATION REQUIREMENTS FOR THE REMAINDER OF THIS PROJECT. CONTRACTOR SHALL MAINTAIN TREES, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF INSTALLATION.
- ALL NEW LANDSCAPE AREAS SHALL HAVE AUTOMATIC IRRIGATION SYSTEM INSTALLED PRIOR TO PLANTING.



1 Area One
L1.0 SCALE: 1"=20'-0"

Hardscape Legend

symbol / key	Treatment
	4" CLASS 3000 CONCRETE

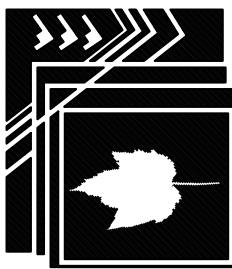


2 Area Two
L1.0 SCALE: 1"=20'-0"

Olympia High School Classroom & Synthetic Turf Field

Olympia School District
Olympia, WA

Robert W Droll
Landscape Architect, P.E.



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Landscape Architecture
Site Planning
Environmental Design
Urban Design
Landscape Management
Project Management



PERMIT SET

PROJECT NO.	17055
DRAWING	
DESIGNED BY	DR
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CHECKED BY	
REVISION	CHANGE
DATE	
DATE	AUGUST 15 2018

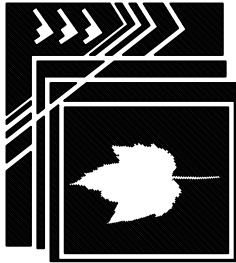
Hardscape & Landscape Plan

L1.0

Olympia High
School Classroom
& Synthetic Turf
Field

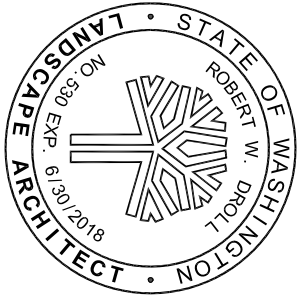
Olympia School District
Olympia, WA

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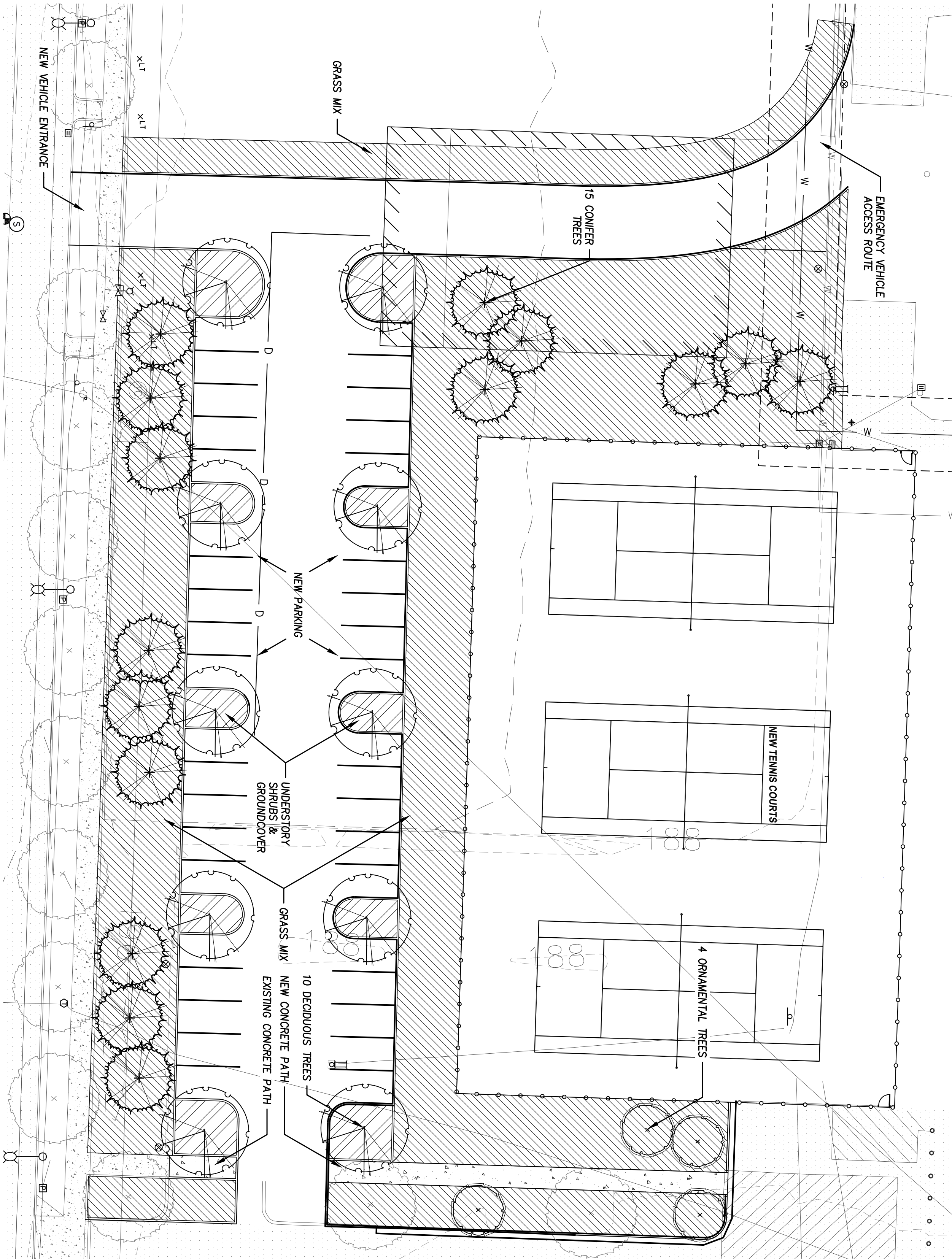
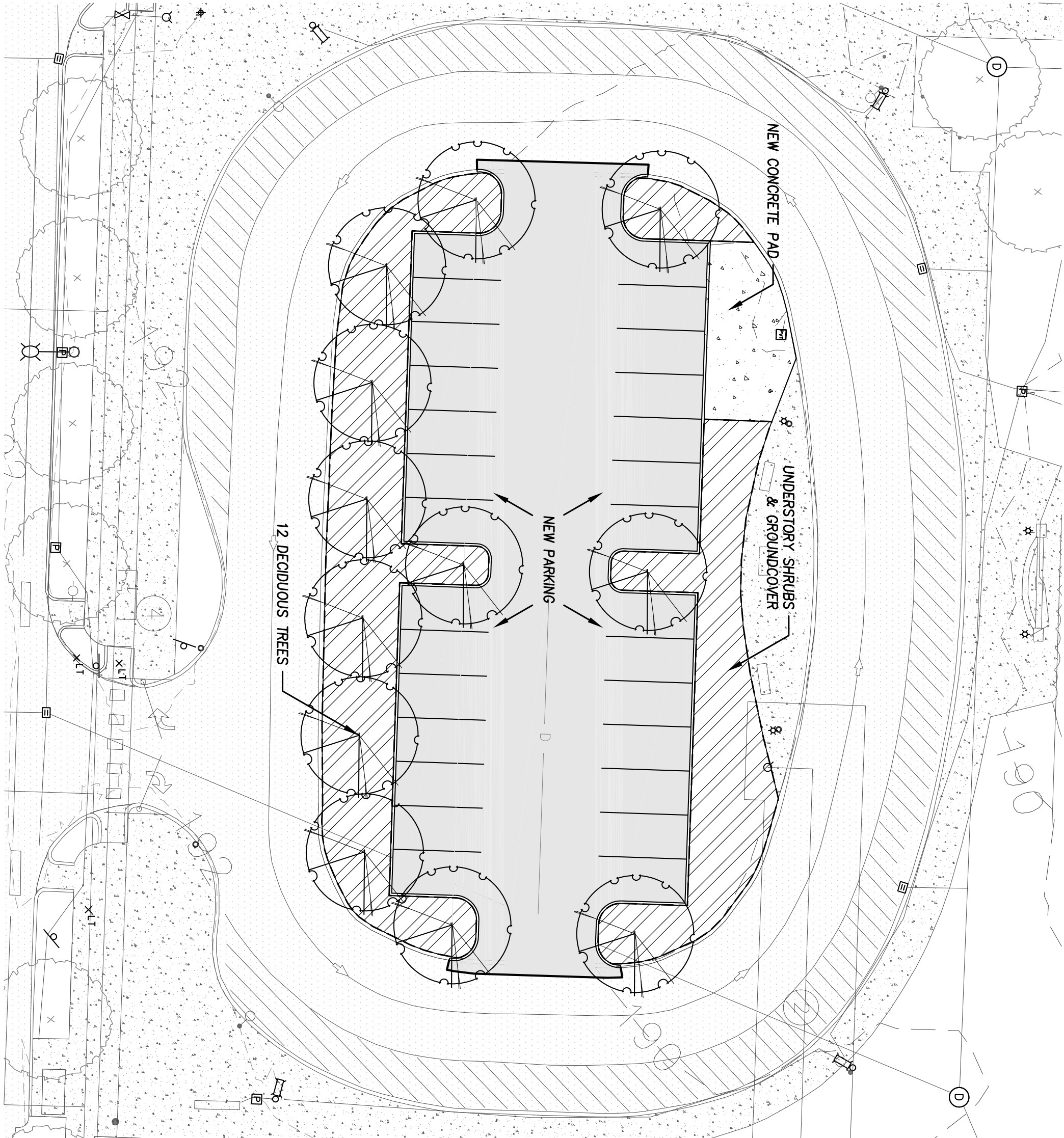
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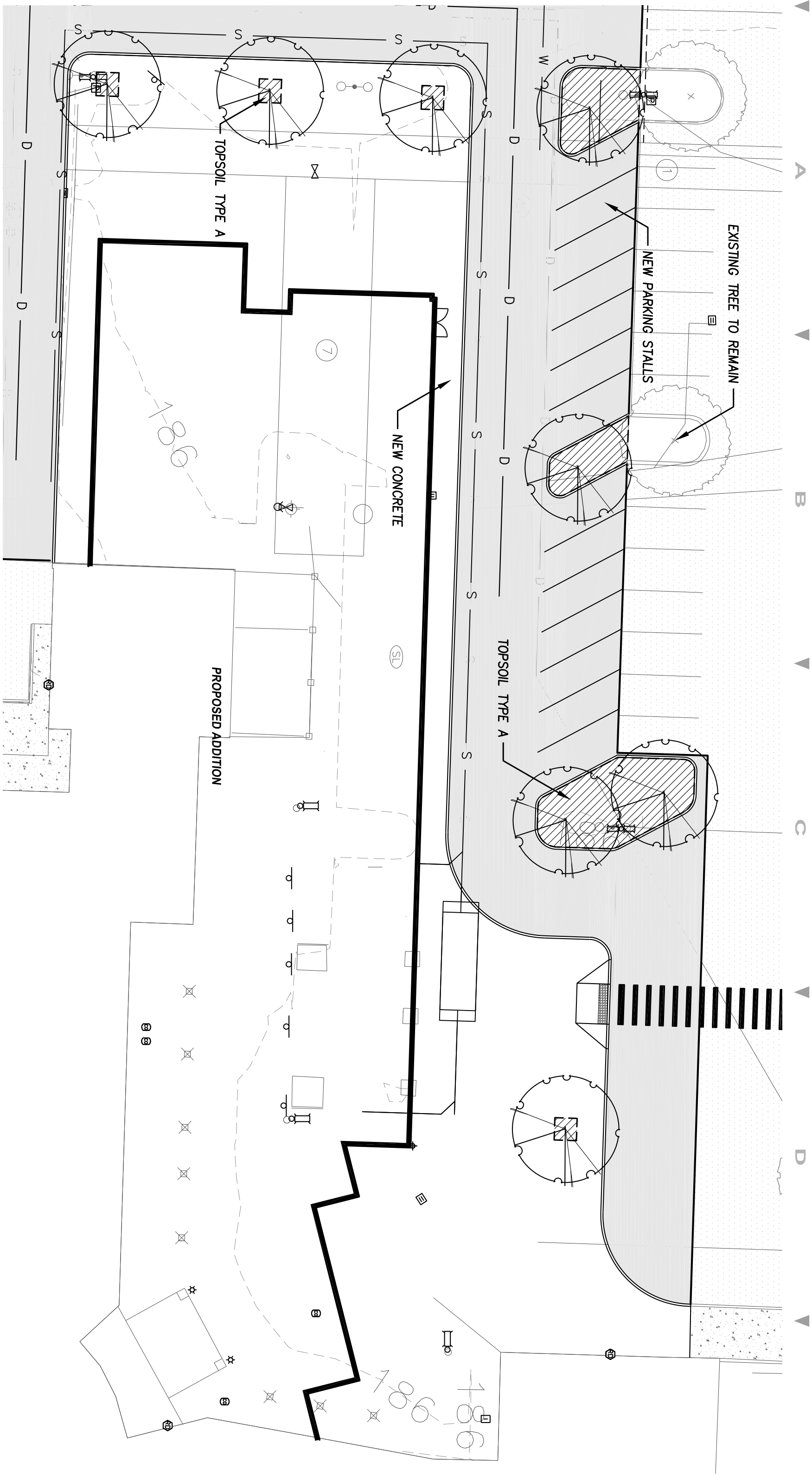
REVISION	
DATE	CHANGE

DATE: AUGUST 15 2018

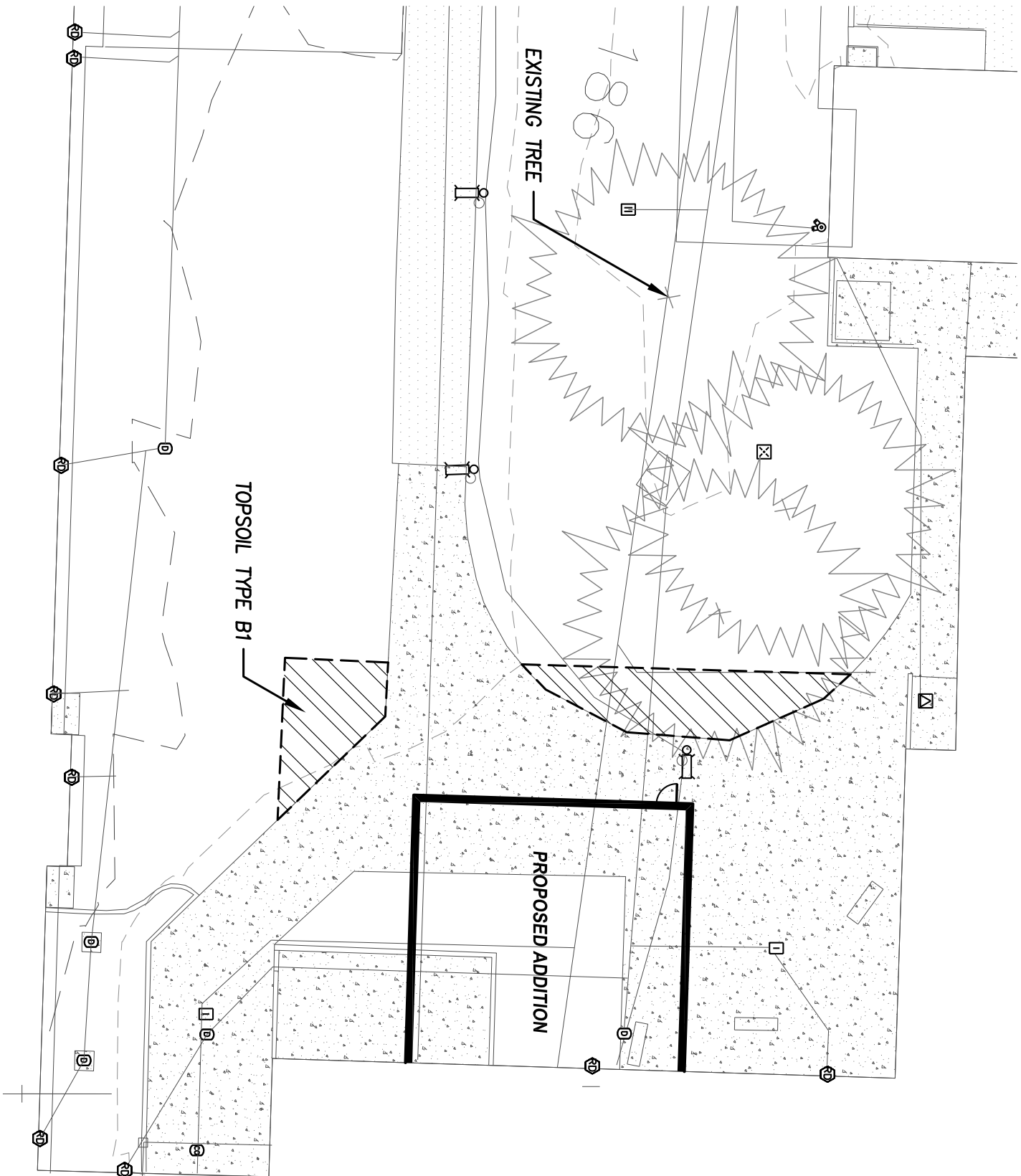
HARDSCAPE &
LANDSCAPE
PLAN

L112

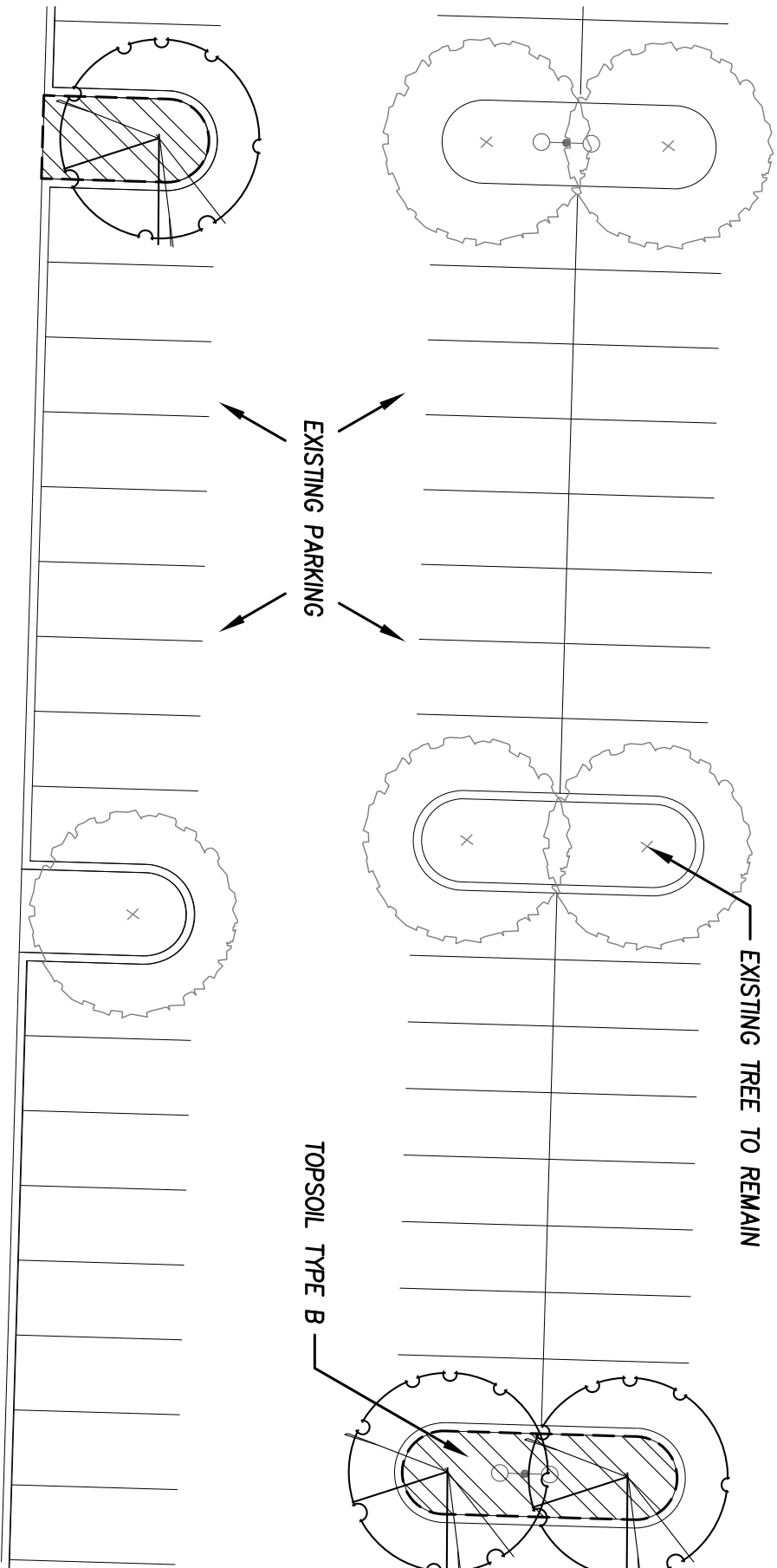




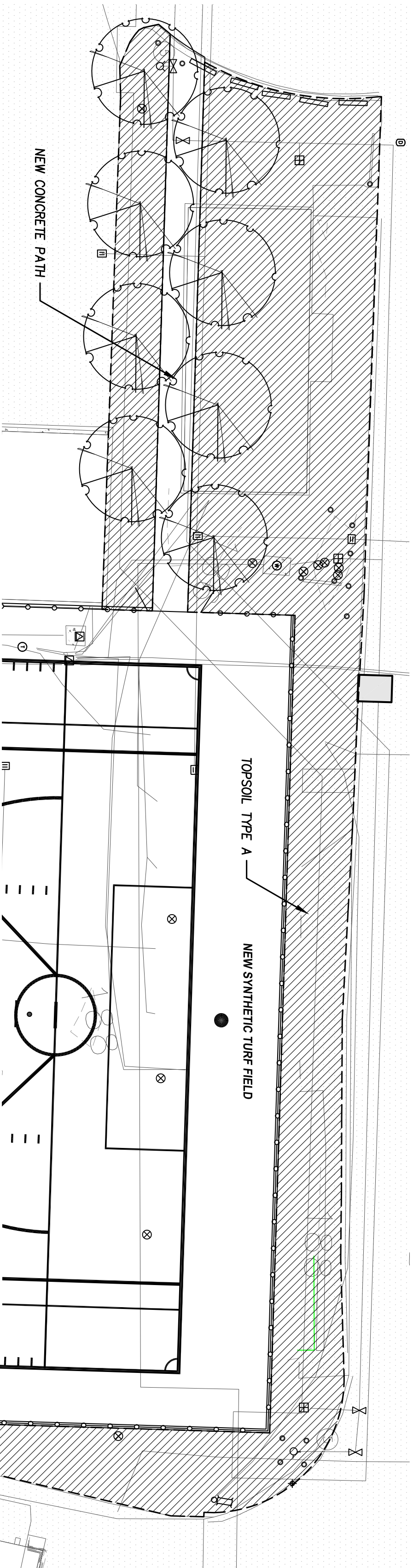
1 Area One
L2.0 SCALE: 1"=20'-0"



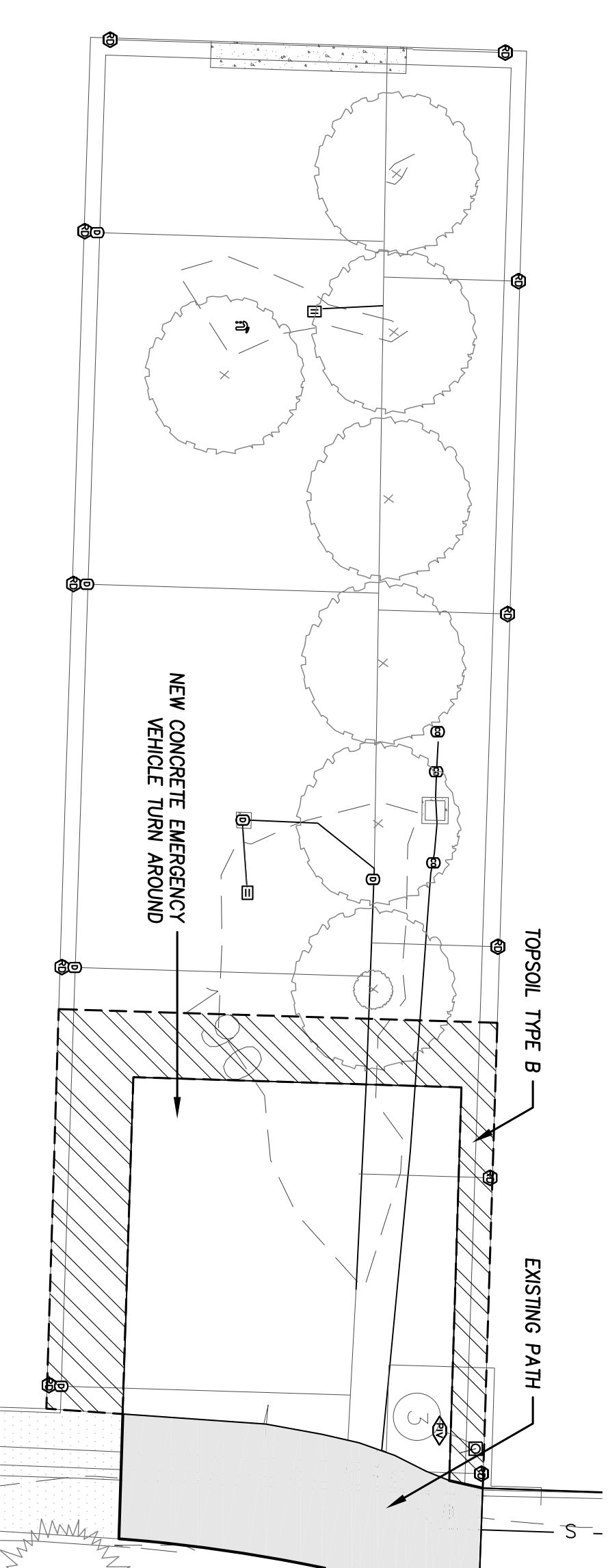
2 Area Two
L2.0 SCALE: 1"=20'-0"



3 Area Three
L2.0 SCALE: 1"=20'-0"



4 Area Four
L2.0 SCALE: 1"=20'-0"



5 Area Six
L2.0 SCALE: 1"=20'-0"

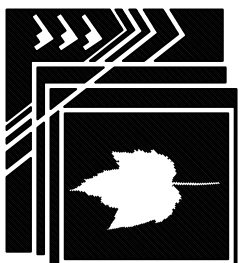
Schedule of Soil Treatment

symbol / key	Soil Treatment
	TOPSOIL TYPE A, 6" DEPTH MIN, 80% LOAMY SAND & 20% FINE COMPOST BY VOLUME
	TOPSOIL TYPE B AMENDED WITH 2" FINE COMPOST TILLED INTO 6" DEPTH

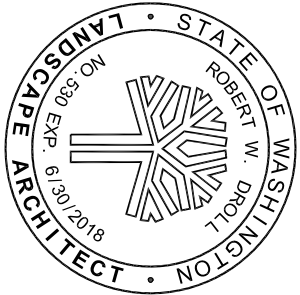
Olympia High
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Olympia School District
Olympia, WA

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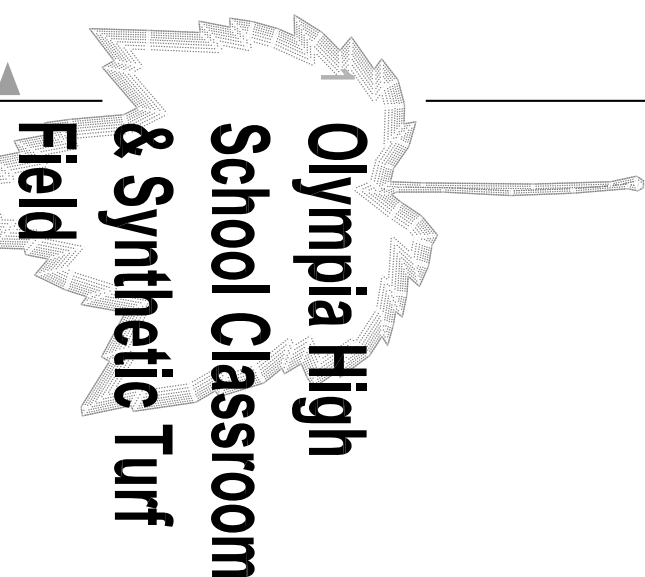
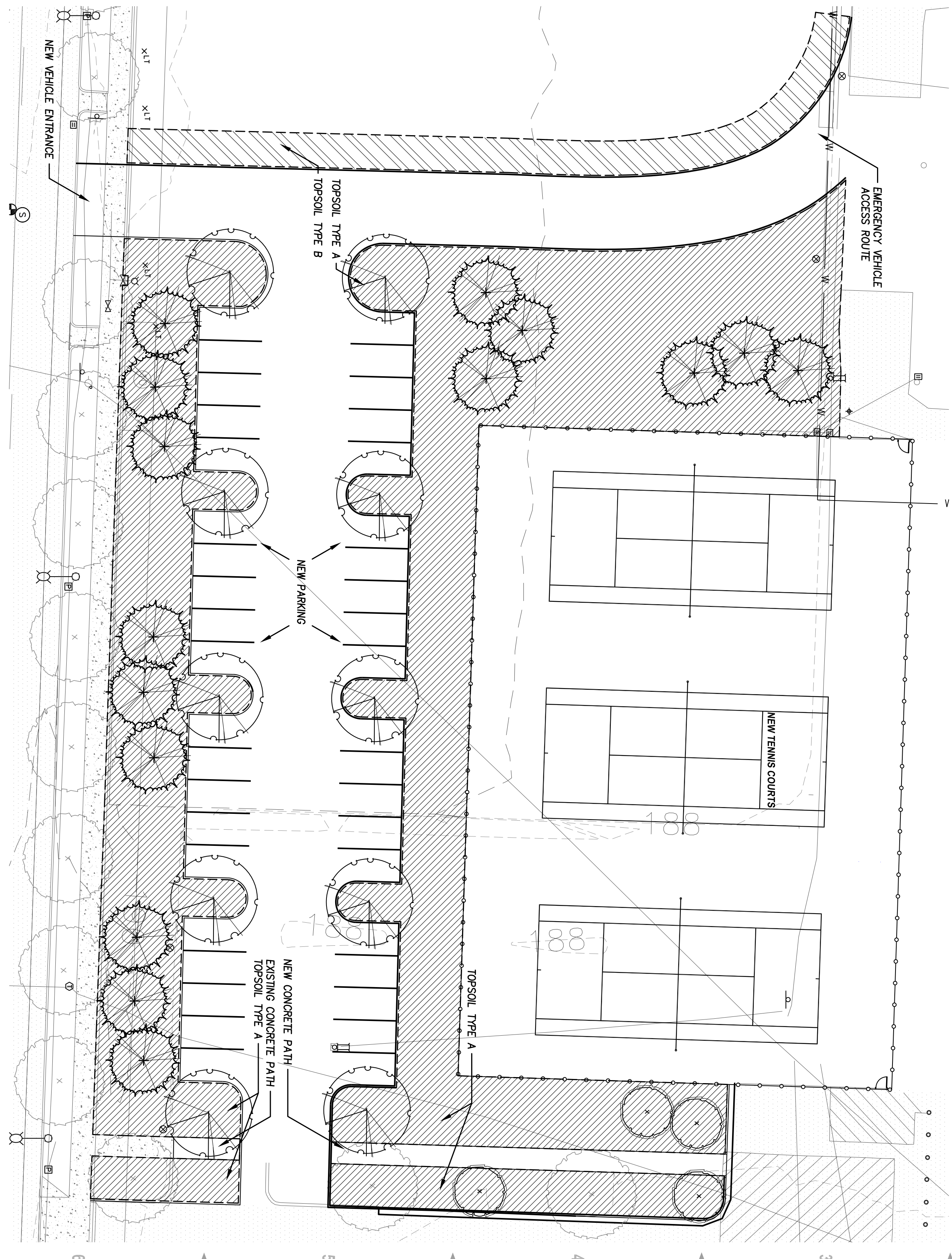
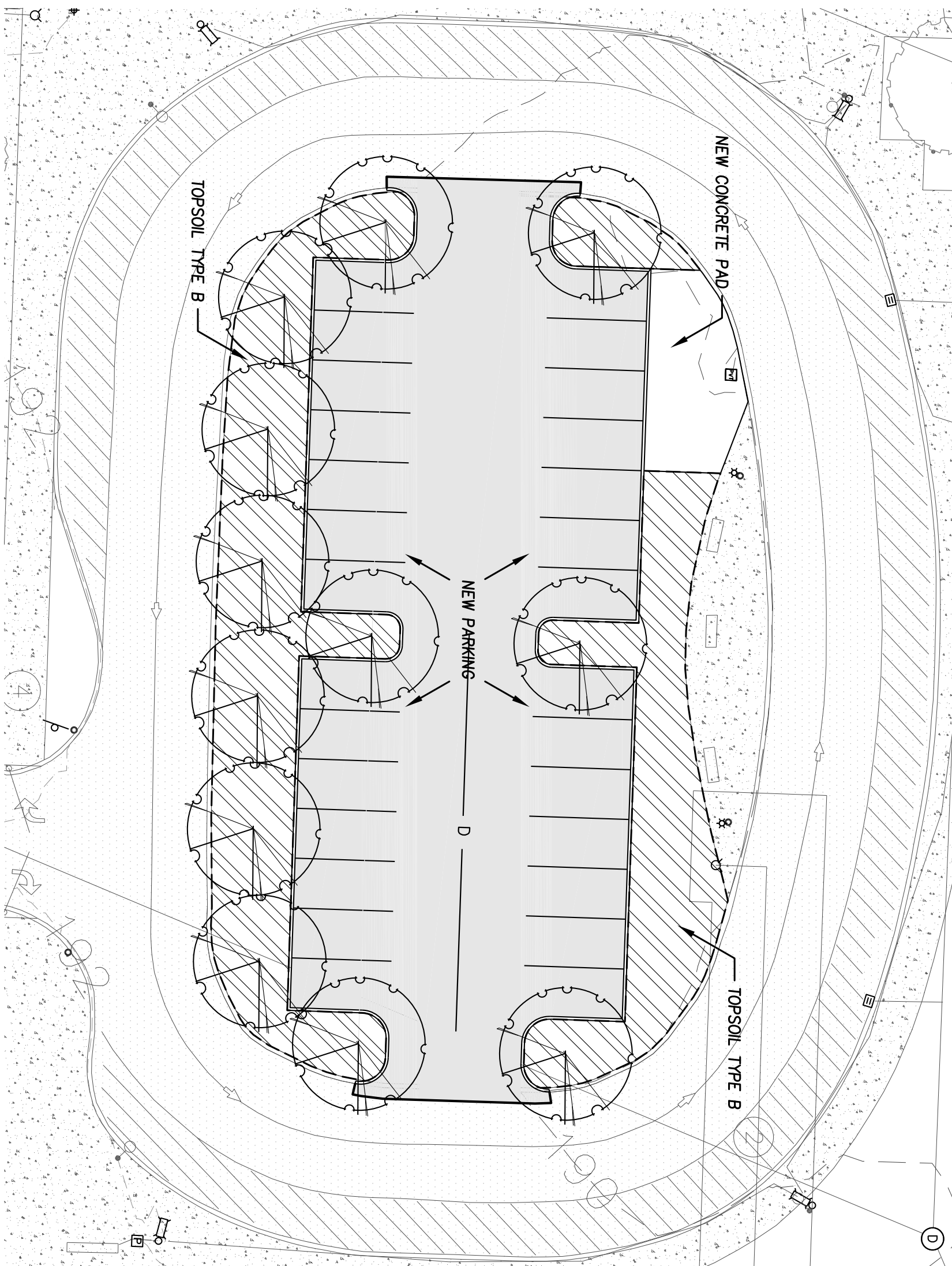
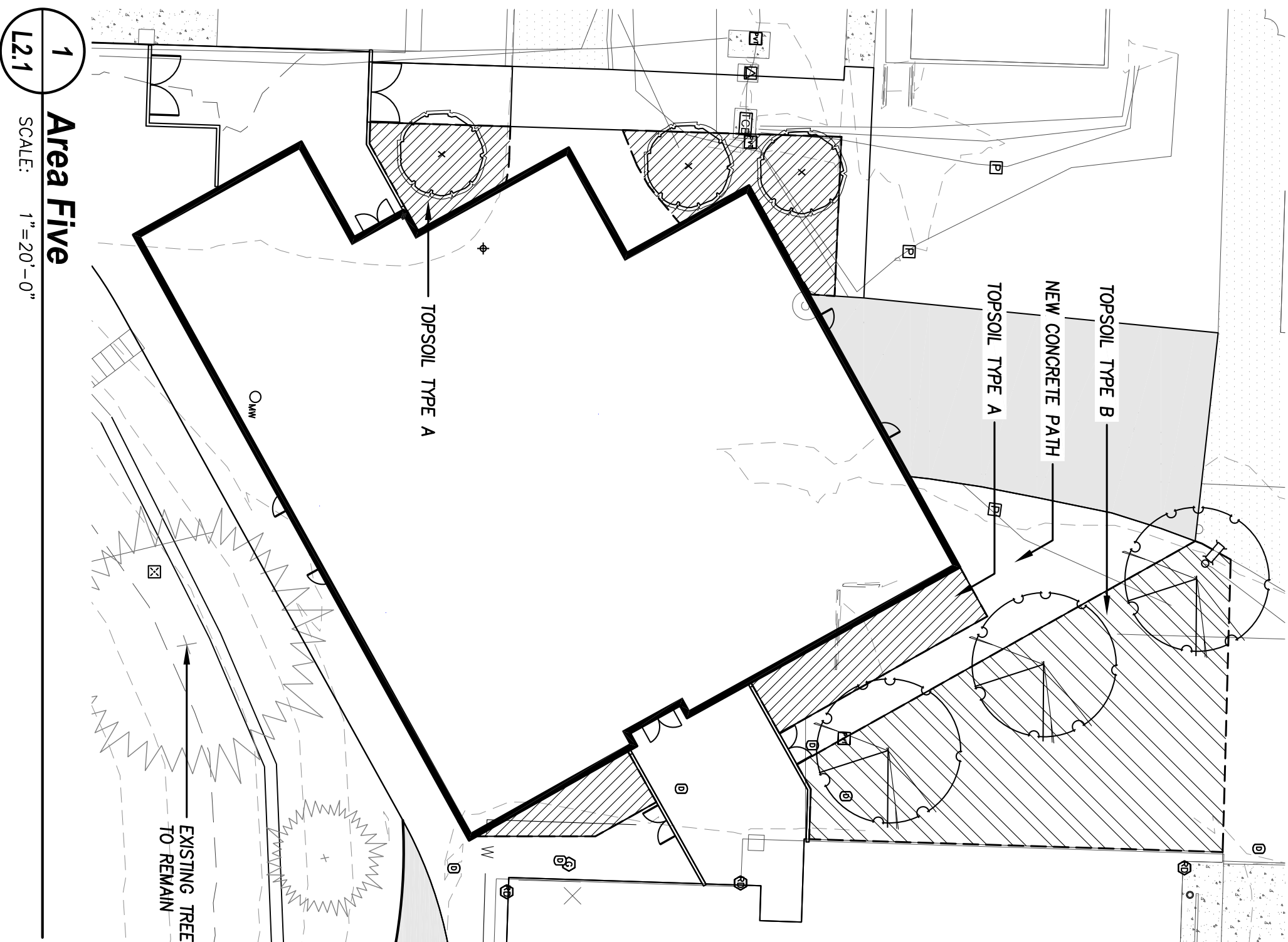
Soil Treatment
Plan

L2.0

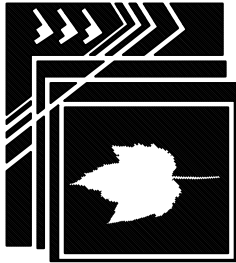
Tree Density Report

SEE SOUND URBAN FORESTRY REPORT DATE: 9-7-18

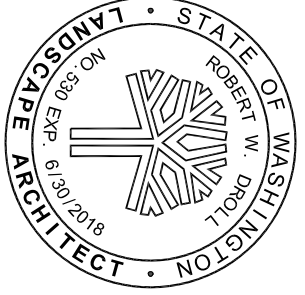
- SIZE OF PARCEL = 2,280,366 SF (52.35 ACRES)
- SIZE OF DISTURBED AREA = 240,150 SF
- REQUIRED TREE UNITS (53.35 X 30) = 1,570
- TOTAL UNITS WITHIN PARCEL (AS OF REPORT DATED 8/4/16) = 2,744
- TREES PROPOSED FOR REMOVAL= 59
 - 1-6": 24
 - 6-12": 31
 - 14": 4
- UNITS PROPOSED FOR REMOVAL = 79
- UNITS TO REMAIN WITHIN PARCEL = 2,665
- NUMBER OF PROPOSED TREE UNITS = 55
- TOTAL TREE UNITS @ PROJECT = 2,720



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Olympia, WA



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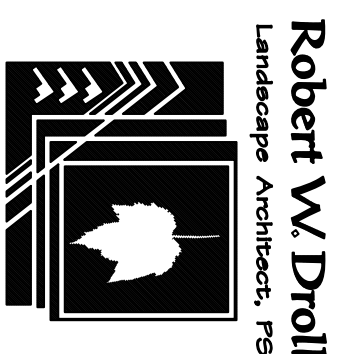
DATE: AUGUST 15 2018

Soil Treatment
Plan

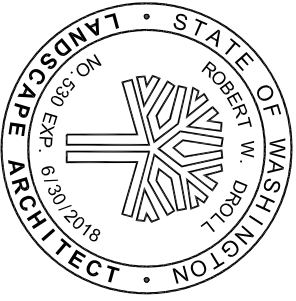
L2.1

Olympia High
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Field

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Olympia, WA



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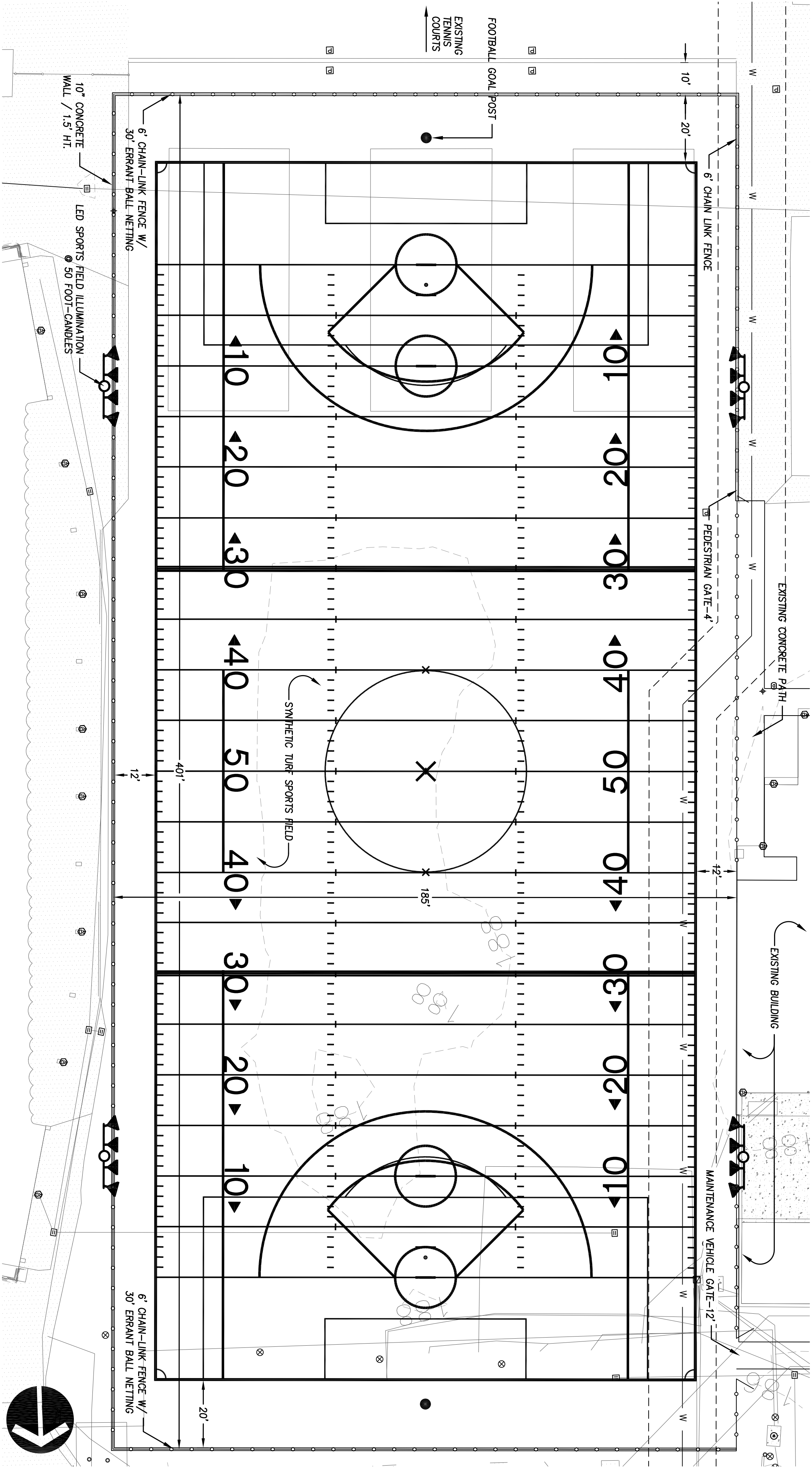
REVISION	DATE	CHANGE

DATE: AUGUST 15 2018

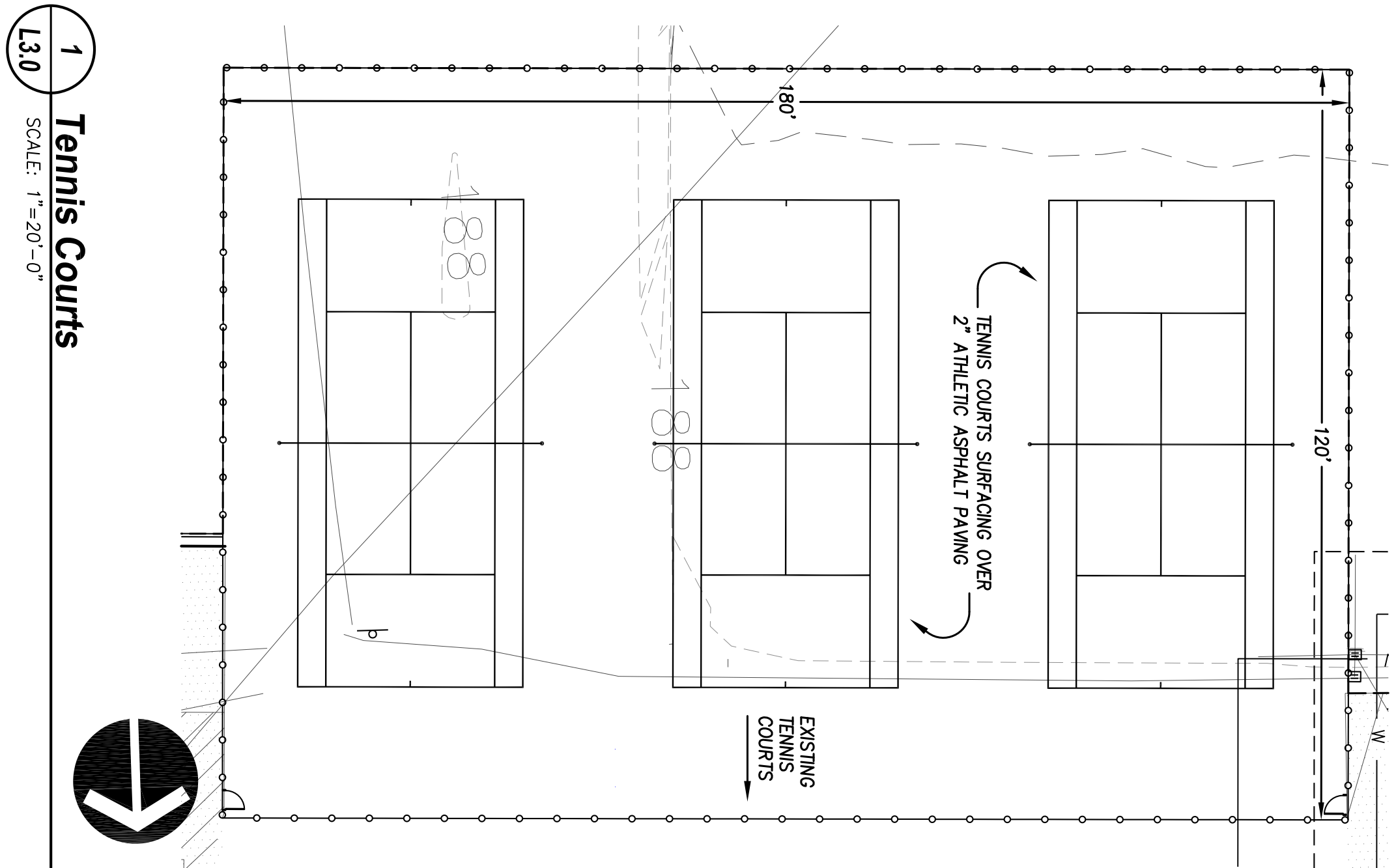
Field & Court
Layout Plan

L3.0

Sheet - of -



2 Practice Synthetic Turf Field Site Plan
L3.0 SCALE: 1"=20'-0"



1 Tennis Courts
L3.0 SCALE: 1"=20'-0"