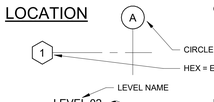
ABBREVIATIONS

AB	ANCHOR BOLT	JAN	JANITOR
ACT	ACOUSTICAL CEILING TILE	L	LONG
ADDL	ADDITIONAL	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
ALUM	ALUMINUM	MATL	MATERIAL
ANOD	ANODIZE(D)	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT (URAL)	MFD	MANUFACTURED
BD	BOARD	MFR	MANUFACTURE (R)
BITUM	BITUMINOUS	MIN	MINIMUM, MINUTE
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	MO	MASONRY OPENING
BM	BEAM	MTD	MOUNTED
BO	BOTTOM OF	MTL	METAL
BOT	BOTTOM	NA	NOT APPLICABLE
C	CHANNEL	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NO	NUMBER
CF/OI	CONTRACTOR FURNISHED; OWNER INSTALLED	NOM	NOMINAL
		NTS	NOT TO SCALE
CG	CORNER GUARD	OA	OVERALL
CL	CENTERLINE	OC	ON CENTER
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR	OF/CI	OWNER FURNISHED; CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNIT		
COL	COLUMN	OF/OI	OWNER FURNISHED; OWNER INSTALLED
CONC	CONCRETE		
CONT	CONTINUOUS	OH	OVERHANG
CONTR	CONTRACT (OR)	OPH	OPPOSITE HAND
COORD	COORDINATE	OPNG	OPENING
CPT	CARPET (ED)	OPP	OPPOSITE
CT	CERAMIC TILE	ORD	OVERFLOW ROOF DRAIN
DEMO	DEMOLISH, DEMOLITION	OTS	OPEN TO STRUCTURE
DET	DETAIL	OVHD	OVERHEAD
DF	DRINKING FOUNTAIN	PL	PROPERTY LINE
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLWD	PLYWOOD
DN	DOWN	PT	PAINT, PRESSURE TREATED
DS	DOWNSPOUT	PVG	PAVING
DWG	DRAWING	R	RADIUS, RISER
E	EAST	RB	RUBBER/RESILIENT BASE
EA	EACH	RCP	REFLECTED CEILING PLAN
EL	ELEVATION	RD	ROOF DRAIN, ROAD
ELEC	ELECTRIC (AL)	REQD	REQUIRED
ELEV	ELEVATOR	RM	ROOM
ENCL	ENCLOSE (URE)	RO	ROUGH OPENING
EQ	EQUAL	S	SOUTH
EQUIP	EQUIPMENT	SAM	SELF ADHERING MEMBRANE
EW	EACH WAY	SAM-HT	SELF ADHERING MEMBRANE HIGH TEMP
EXIST	EXISTING		
EXP	EXPANSION	SAM-MC	SELF ADHERING MEMBRANE METAL CLAD
EXT	EXTERIOR		
FAF	FLUID APPLIED FLASHING	SCHED	SCHEDULE
FD	FLOOR DRAIN	SF	SQUARE FOOT (FEET)
FDN	FOUNDATION	SHT	SHEET
FEC	FIRE EXTINGUISHER CABINET	SHTHG	SHEATHING
FF	FINISH FACE	SIM	SIMILAR
FH	FUME HOOD	SPKLR	SPRINKLER
FIN	FINISH(ED)	SQ	SQUARE
FLR	FLOOR	SS	SANITARY SEWER; STANDING SEAM
FOC	FACE OF CONCRETE		
FOF	FACE OF FINISH	SST	STAINLESS STEEL
FOM	FACE OF MASONRY	ST	STAIRS, STREET
FOS	FACE OF STUDS	STD	STANDARD
FRMG	FRAMING	STOR	STORAGE
FRTW	FIRE RETARDANT TREATED WOOD	STRUCT	STRUCTURE (AL)
		SUSP	SUSPEND(ED)
FT	FOOT, FEET	SV	SHEET VINYL
FTG	FOOTING	T	TREAD
GA	GAGE	TB	TACK BOARD
GALV	GALVANIZED, GALVANIC	TFF	TOP OF FINISH FLOOR
GAR	GARAGE	THRU	THROUGH
GB	GRAB BAR, GYPSUM BOARD	TMPD	TEMPERED
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
GL	GLASS	TYP	TYPICAL
GYP	GYPSUM	UON	UNLESS OTHERWISE NOTED
H	HIGH	UTIL	UTILITY
HB	HOSE BIBB	VEH	VEHICLE
HC	HANDICAP	VERT	VERTICAL
HDW	HARDWARE	VRFY	VERIFY
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	W	WEST, WIDE, WASHER
HR	HOUR	W/	WITH
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATION, AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD, WOOD DOOR
IBC	INTERNATIONAL BUILDING CODE	WDW	WINDOW
INCL	INCLUDING (ED)	WR	WEATHER RESISTANT, WATER REPELLENT
INFO	INFORMATION		
INSUL	INSULATION	WRB	WEATHER RESISTIVE BARRIER
INT	INTERIOR	WSCT	WAINSCOT

SYMBOLS

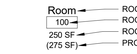
LOCATION



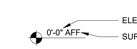
GRID LINES

LEVEL HEAD

NORTH ARROW

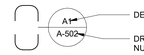


ROOM NAME & NUMBER

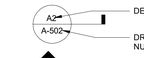


SPOT ELEVATION

VIEW



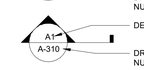
CALLOUT VIEW



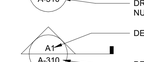
DETAIL VIEW

EXTERIOR ELEVATION - OVERALL

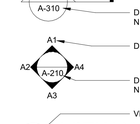
EXTERIOR ELEVATION - ZONE



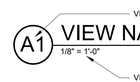
BUILDING SECTION



WALL SECTION



INTERIOR ELEVATION



DRAWING BLOCK TITLE

REVISION

COMPONENT

NEW WALL/DOOR IN PROJECT SCOPE

EXISTING WALL/DOOR/ SCOPE TO REMAIN

EXISTING WALL/DOOR TO BE DEMOLISHED

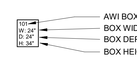
CEILING

WALL ASSEMBLY TAG

FLOOR OR ROOF ASSEMBLY

EXTERIOR FENESTRATION

WINDOW, STOREFRONT, CURTAINWALL, LOUVER, SKYLIGHT



STANDARD CASEWORK

EQUIPMENT TYPE TAG

GENERAL NOTES

1. WORK MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF BUILDING PERMIT ISSUANCE.
2. READ, UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT.
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE IS BINDING AS IF REQUIRED BY ALL.
4. SITE SURVEY, GEOTECHNICAL INVESTIGATION, AND HAZARDOUS MATERIALS DOCUMENTATION, IF PROVIDED WAS PREPARED BY CONSULTANTS TO THE OWNER AND NOT UNDER THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ACCOMMODATION TO THE OWNER.
5. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK.
6. SIX DIGIT NUMBERS AT DRAWING NOTES (09 26 00 GYPSUM BOARD FOR EXAMPLE) REFERENCE RELATED SPECIFICATION SECTIONS IN THE PROJECT MANUAL. THEY ARE NOT INTENDED TO ASSIGN WORK TO SUB-CONTRACTORS. ALL ITEMS ARE INCLUDED IN SCOPE WHETHER OR NOT A SPECIFICATION REFERENCE IS CITED.
7. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
8. PROVIDE REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR AS IF DRAWN IN FULL. NOT ALL OCCURRENCES OF A FEATURE ARE NOTED IN EVERY CASE.
9. DO NOT SCALE DRAWINGS.
10. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:
    - AT INTERIOR PARTITIONS: TO THE FACE OF STUD
    - AT COLUMNS: TO THE CENTERLINE OF COLUMNS
    - AT CONCRETE OR CMU: TO THE FACE OF CONCRETE OR CMU
    - AT EXTERIOR WALLS: TO THE FACE OF STUD (TO THE EDGE OF SLAB) (TO THE FACE OF FOUNDATION WALL)
11. PLACE DOORS NOT LOCATED BY DIMENSION ON PLANS SIX INCHES FROM FACE OF ADJOINING PARTITION TO HINGE EDGE OF DOOR OPENING. MAINTAIN CLEARANCES AS REQUIRED BY A-252. NOTIFY ARCHITECT IF REQUIRED CLEARANCES ARE NOT AVAILABLE.
12. VERIFY ALL ROUGH-IN DIMENSIONS REQUIRED FOR EQUIPMENT, INCLUDING THAT FURNISHED BY OTHERS, PRIOR TO PROCEEDING WITH WORK.
13. COORDINATE ALL REQUIRED MECHANICAL, ELECTRICAL, AND PLUMBING CONNECTIONS INCLUDING STUB OUTS WITH OWNER FURNISHED ITEMS .
14. CONSULT WORK OF ALL TRADES FOR ALL OPENINGS AND ROUGH-CUTS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT, AND VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK.
15. REFER TO DOCUMENTS FOR GENERAL LOCATIONS OF VISIBLE EQUIPMENT, SIGNAL DEVICES, SIGNAGE, AND OTHER VISIBLE ITEMS. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION.
16. CONCEAL ALL PIPING, CONDUITS, DUCTS, ETC INSIDE WALLS AND ABOVE CEILINGS AT ALL ROOMS EXCEPT ELECTRICAL AND TELEPHONE CLOSETS AND MECHANICAL ROOMS. IN SPACES OPEN TO STRUCTURE, ONLY PIPING CONDUITS AND DUCTS THAT SERVE THE SPACE MAY BE EXPOSED. LOCATE SUCH INSTALLATIONS TO MINIMIZE VISIBILITY AND ORGANIZE TO MINIMIZE RUN LENGTHS AND OVERLAPPING. ARCHITECT TO REVIEW SHOP DRAWINGS FOR EXPOSED MECHANICAL, ELECTRICAL, PLUMBING ITEMS PRIOR TO FABRICATION AND INSTALLATION.
17. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR EXACT LOCATIONS, TYPES AND SIZES OF ACCESS DOORS REQUIRED BY THEIR WORK. PROVIDE ACCESS FOR ALL CONCEALED VALVES, DAMPER CONTROLS, FIRE DAMPER LINKAGE, ELECTRICAL JUNCTION BOXES, ETC. DRAWINGS MAY NOT SHOW ALL REQUIRED ACCESS PANELS. INDICATE REQUIRED ACCESS DOORS ON THE COORDINATION DRAWINGS. OBTAIN ARCHITECT'S APPROVAL FOR LOCATIONS OF ACCESS DOORS PRIOR TO INSTALLATION.
18. PROVIDE FIRE RESISTANT CLOSURE MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITIES AT ALL GAPS AROUND PENETRATING DUCTS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED BUILDING WALLS, PARTITIONS, CEILINGS, FLOORS AND ROOFS.
19. VERIFY ALL DIMENSIONS, EXISTING, AND NEW CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK.
20. PRESERVATIVE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY AS REQUIRED BY CODE.

SHEET INDEX

REV #	SHEET #	SHEET NAME
00-GENERAL		
	G-002	SHEET INDEX, PROJECT INFORMATION, ABBREVIATIONS, SYMBOL LEGEND, GENERAL NOTES, PROJECT DIRECTORY
	G-004	LAND USE CODE AND SITE PLAN
	G-201	PHASING PLAN DIAGRAMS
01-SURVEY		
	V-101	SURVEY
	V-102	SURVEY
	V-103	SURVEY
	V-104	SURVEY
	V-105	SURVEY
	V-106	SURVEY
	V-107	SURVEY
	V-108	SURVEY
	V-109	SURVEY
02-TREE PROTECTION		
	TP-100	TREE PROTECTION PLAN
	TP-101	TREE PROTECTION DETAILS
03-CIVIL		
	C-001	STORM DRAINAGE AND UTILITY PLAN
	C-002	PAVING AND GRADING PLAN
04-LANDSCAPE		
	L-100	OVERALL LANDSCAPE SITE PLAN
07-ARCHITECTURAL		
	A-101	ARCHITECTURAL SITE PLAN
	A-111	L01 FLOOR PLAN - OVERALL
	A-112	L02 FLOOR PLAN - OVERALL
	A-113	L03 FLOOR PLAN - OVERALL
	A-131	ROOF PLAN - OVERALL
	A-211	EXTERIOR ELEVATIONS
	A-212	EXTERIOR ELEVATIONS
10-ELECTRICAL		
	E-101	ELECTRICAL SITE PLAN
	E-102	SITE PHOTOMETRIC STUDY

CONDITIONAL USE PERMIT INFO

ZONING: RA-5 (RURAL AREA)

ACREAGE: 11.1 ACRES

EXISTING SEWER DISPOSAL: PUBLIC UTILITY
SEWER DISTRICT: NE SAMMAMISH SEWER & WATER DISTRICT

EXISTING WATER SOURCE: PUBLIC UTILITY
WATER DISTRICT: UNION HILL WATER ASSOCIATION

FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 34

SCHOOL DISTRICT: LAKE WASHINGTON SCHOOL DISTRICT #414

LEGAL DESCRIPTION:
SE 1/4 OF SE 1/4 OF SEC 16-25-06 POR DAF - COMM SE COR OF SD SEC 16 TH N 0-01-51 W 754.69 FT ALG E LN OF SD SEC TPOB TH CONT ALG SD E LN S 0-01-51 E 694.40 FT TO N MGN OF REDMOND - FALL CITY RD TH N 78-04-39 W 412.03 FT ALG SD N MGN TH ALG SD N MGN THRU CRV TO RGT RAD 1860 FT C/A OF 17-57-47 DIST OF 583.13 FT TH N 30-56-32 E 477.13 FT TH S 89-24-47 E 700 FT TO POB - LESS POR FOR RD PER REC # 20010613001231 & 20050621001404

PROJECT DATA

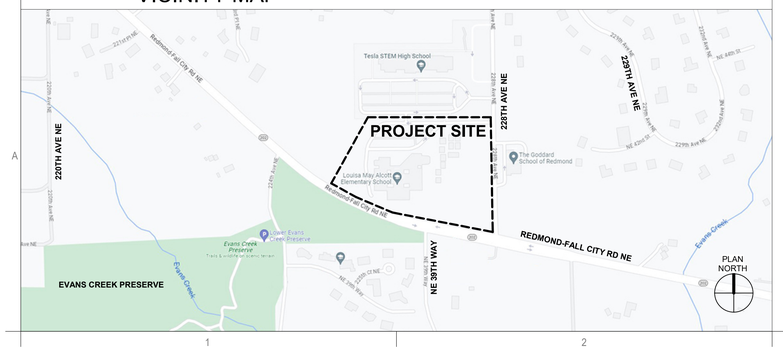
PROJECT DESCRIPTION:	REPLACEMENT OF AN EXISTING ELEMENTARY SCHOOL ON THE SAME SITE AS THE EXISTING SCHOOL. THE PROPOSED PROJECT IS A 78,000 SQUARE FOOT THREE-STORY BUILDING AND INCLUDES ASSOCIATED UTILITIES, VEHICULAR AND PEDESTRIAN SITE IMPROVEMENTS, AND NEW LANDSCAPE. THE SCHOOL WILL CONTINUE TO SERVE STUDENTS IN KINDERGARTEN TO 5TH GRADE.
PROJECT ADDRESS:	4213 228TH AVENUE NE REDMOND, WA 98053
PARCEL NO:	162506-9113
RELATED PERMITS:	KING COUNTY PREA24-0325
DEFERRED SUBMITTALS:	FIRE SPRINKLER SUPPRESSION SYSTEM FIRE ALARM UNDERGROUND FIRE LINE (IF NEEDED)

PROJECT TEAM

OWNER	**LAKE WASHINGTON SCHOOL DISTRICT** 15212 NE 95TH STREET REDMOND, WA 98052 206.898.2381 OFFICE CONTACT: MICHAEL ROMERO C-MROMERO@LWSD.ORG
ARCHITECT	**MAHLUM** 1932 1ST AVENUE, FLOOR 3 SEATTLE, WA 98101 206.441.4151 OFFICE CONTACT: KAREN WOOD, PROJECT MANAGER KWOOD@MAHLUM.COM
LANDSCAPE ARCHITECT	**OSBORN CONSULTING** 520 PIKE STREET, SUITE 975 SEATTLE, WA 98101 206.51906421 OFFICE CONTACT: MARTINA WIRTL, PROJECT MANAGER MARTINAW@OSBORNCONSULTING.COM
CIVIL ENGINEER	**ETHOS CIVIL** 1901 65TH AVE W, SUITE 250 TACOMA, WA 98466 253.365.4973 OFFICE CONTACT: LUCAS JOHNSON, OWNER LUCAS@ETHOSCIVIL.COM
STRUCTURAL ENGINEER	**COUGHLIN PORTER LUNDEEN** 1191 SECOND AVENUE SUITE 1100 SEATTLE, WA 98101 206.343.0460 OFFICE CONTACT: CORY HITZEMANN, PRINCIPAL CORYH@CPLINC.COM
MECHANICAL ENGINEER	**METRIX ENGINEERS** 227 WILLIAMS AVE S RENTON, WA 98057 425.336.2822 OFFICE CONTACT: MELINDA HERRIN, PRINCIPAL MELINDAH@METRIXENG.COM
ELECTRICAL ENGINEER	**TFWB ENGINEERS** 1200 WESTLAKE AVE N, SUITE 509 SEATTLE, WA 98109 206.413.5010 OFFICE CONTACT: ERIE LEMUS, ELECTRICAL DESIGNER ERIE@TF-WB.COM
ACOUSTICAL ENGINEER	**A3 ACOUSTICS** 1909 25TH AVE S, SUITE A SEATTLE, WA 98144 206.551.5280 OFFICE CONTACT: MOHAMED AIT ALLAOUA, PARTNER MOHAMED@A3ACOUSTICS.COM
FOOD SERVICE	**HALLIDAY ASSOCIATES** 656 NW NORWOOD STREET, CAMAS, WA 98607 360.834.6657 OFFICE CONTACT: LAURA L. BOURLAND, PRINCIPAL LAURA@HAIDESIGN.COM
GENERAL CONTRACTOR	**BNBUILDERS** 2601 4TH AVE, SUITE 350 SEATTLE, WA 98121 360.382.3443 OFFICE CONTACT: MEGAN COFFLAND, PROJECT EXEC. MEGAN.COFFLAND@BNBUILDERS.COM

KING COUNTY IDENTIFICATION STAMP

VICINITY MAP



mahlum

1932 1ST AVENUE | FLOOR 3
SEATTLE WA 98101
(206) 441-4151 OFFICE

1380 SE 9TH AVENUE
PORTLAND OR 97214
(503) 224-4032 OFFICE

MAHLUM ARCHITECTS INC

8559 REGISTERED ARCHITECT DAVID C. MOUNT STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

MARK	DATE	DESCRIPTION
ISSUE DATE:		APRIL 23, 2025
ISSUE:		CONDITIONAL USE PERMIT

PROJECT NO: 2024914.00
DRAWN BY: JT
CHECKED BY: KW

COPYRIGHT MAHLUM ARCHITECTS, INC. ORIGINAL SHEET SIZE: 30"x42"

SHEET INDEX, PROJECT INFORMATION, ABBREVIATIONS, SYMBOL LEGEND, GENERAL NOTES, PROJECT DIRECTORY

G-002

Autodesk Docs://2024914.00 - LWSD - Alcott ES Replacement/2024914.00_LMA-Arch-Old-Courtyard_FVjhenry.rvt
4/23/2025 1:41:05 PM

PROJECT DESCRIPTION
REPLACE THE EXISTING ELEMENTARY SCHOOL ON SITE WITH A NEW ELEMENTARY SCHOOL. THE SCHOOL WILL INCLUDE CLASSROOMS, LIBRARY, KITCHEN, CAFETERIA, GYMNASIUM, OFFICES AND SUPPORT SPACES. ASSOCIATED SITE UTILITIES, STORMWATER FACILITIES, LANDSCAPE AND IMPROVED VEHICULAR AND PEDESTRIAN AREAS ARE INCLUDED.

APPLICABLE ZONING CODES
KING COUNTY ZONING CODE (KCC), TITLE 21A (MARCH 3, 2025)

PROJECT ADDRESS
4213 228TH AVE NE, REDMOND, WA 98053

PROJECT OWNER
LAKE WASHINGTON SCHOOL DISTRICT
16250 NE 74TH STREET
REDMOND, WA 98052

PARCEL NUMBER
TAX ASSESSOR NO. 162506-9113

LEGAL DESCRIPTION
SE 1/4 OF SE 1/4 OF SEC 16-25-06 POR DAF - COMM SE COR OF SD SEC 16 TH N 0-01-51 W 754.69 FT ALG E LN OF SD SEC TPOB TH CONT ALG SD E LN S 0-01-51 E 694.40 FT TO N MGN OF REDMOND - FALL CITY RD TH N 78-04-39 W 412.03 FT ALG SD N MGN TH ALG SD N MGN THRU CRV TO RGT RAD 1860 FT C/A OF 17-57-47 DIST OF 583.13 FT TH N 30-56-32 E 477.13 FT TH S 89-24-47 E 700 FT TO POB - LESS POR FOR RD PER REC #20010613001231 & 20050621001404

JURISDICTION
KING COUNTY

FIRE DISTRICT
KING COUNTY FIRE PROTECTION DISTRICT NO. 34

CURRENT ZONING
RA-5 (RURAL AREA 5-ACRE)

CURRENT USE/ PROPOSED USE
ELEMENTARY SCHOOL (NO CHANGE)

PER KCC 21A.08.050 NOTE 40, ELEMENTARY SCHOOL IS A PERMITTED USE ONLY AS A REUSE OF AN EXISTING PUBLIC SCHOOL. PER KING COUNTY PRE-APPLICATION MEETING, FILE # PREA24-0325, THE PROPOSED SCHOOL REPLACEMENT MAY BE ALLOWED, BUT A CONDITIONAL USE PERMIT (CUP) WILL BE REQUIRED IF THE SCHOOL EXCEEDS A 10% INCREASE IN BUILDING SQUARE FOOTAGE, IMPERVIOUS SURFACE, PARKING, OR BUILDING HEIGHT.

LOT SIZE
484,209 SF (11.12 ACRES)

BUILDING HEIGHT
ALLOWED: 40'/75' (BASE/ MAXIMUM)
PROPOSED: 46'
6' ADDITIONAL STREET AND INTERIOR SETBACK REQUIRED.

SETBACKS

MINIMUM FRONT SETBACK:	30'-0" + 6' = 36'-0"
PROPOSED FRONT (228TH AVE NE):	43'-0"
PROPOSED FRONT (REDMOND-FALL CITY ROAD NE):	114'-0"
MINIMUM SIDE SETBACK:	30'-0" + 6' = 36'-0" MINIMUM
PROPOSED SIDE (WEST):	360'-0"
MINIMUM BACK SETBACK:	30'-0" + 6' = 36'-0" MINIMUM
PROPOSED BACK (NORTH):	294'-0"

IMPERVIOUS AREA

SITE AREA:	484,209 SF
ALLOWABLE IMPERVIOUS AREA:	40%
MAX IMPERVIOUS AREA ALLOWED:	193,684 SF
PROPOSED IMPERVIOUS AREA:	233,617 SF, 48%
PROPOSED FUTURE IMPERVIOUS AREA:	242,104 SF, 50%

COMMUNITY SERVICE AREA
BEAR CREEK/SAMMAMISH AREA

DRAINAGE BASIN
EVANS CREEK

WATERSHED
SAMMAMISH RIVER

KCC TITLE 16 BUILDING AND CONSTRUCTION STANDARDS
16.02.110 ADOPTION - RULES
THE INTERNATIONAL BUILDING CODE,
2018 EDITION, EFFECTIVE FEBRUARY 1, 2021,
THE INTERNATIONAL RESIDENTIAL CODE,
2018 EDITION, EFFECTIVE FEBRUARY 1, 2021,
THE INTERNATIONAL ENERGY CONSERVATION CODE
COMMERCIAL 2018 EDITION, EFFECTIVE FEBRUARY 1, 2021
THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION
EFFECTIVE FEBRUARY 1, 2021
THE INTERNATIONAL EXISTING BUILDING CODE
2018 EDITION, EFFECTIVE FEBRUARY 1, 2021
THE INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 EDITION, EFFECTIVE FEBRUARY 1, 2021
HTTPS://KINGCOUNTY.GOV/COUNCIL/LEGISLATION/KC_CODE/24_30_TITLE_21A.ASPX

TITLE 21A ZONING

21A.04.010 ZONING CLASSIFICATIONS AND ZONING MAP SYMBOLS ESTABLISHED
IN ORDER TO ACCOMPLISH THE PURPOSES OF THIS TITLE THE FOLLOWING ZONING CLASSIFICATIONS AND ZONING MAP SYMBOLS ARE ESTABLISHED:

ZONING CLASSIFICATION	MAP SYMBOL
RURAL AREA	RA (5-ACRE MINIMUM LOT SIZE)

21A.04.060 RURAL AREA ZONE.
A. THE PURPOSE OF THE RURAL ZONE (RA) IS TO PROVIDE FOR AN AREA-WIDE LONG-TERM RURAL CHARACTER AND TO MINIMIZE LAND USE CONFLICTS WITH NEARBY AGRICULTURAL OR FOREST PRODUCTION DISTRICTS OR MINERAL EXTRACTION SITES. THESE PURPOSES ARE ACCOMPLISHED BY:
1. LIMITING RESIDENTIAL DENSITIES AND PERMITTED USES TO THOSE THAT ARE COMPATIBLE WITH RURAL CHARACTER AND NEARBY RESOURCE PRODUCTION DISTRICTS AND SITES AND ARE ABLE TO BE ADEQUATELY SUPPORTED BY RURAL SERVICE LEVELS;
2. ALLOWING SMALL SCALE FARMING AND FORESTRY ACTIVITIES AND TOURISM AND RECREATION USES THAT CAN BE SUPPORTED BY RURAL SERVICE LEVELS AND THAT ARE COMPATIBLE WITH RURAL CHARACTER;
3. INCREASING REQUIRED SETBACKS TO MINIMIZE CONFLICTS WITH ADJACENT AGRICULTURE, FOREST OR MINERAL ZONES; AND
4. REQUIRING TRACTS CREATED THROUGH CLUSTER DEVELOPMENT TO BE DESIGNATED AS PERMANENT OPEN SPACE OR AS PERMANENT RESOURCE USE.
B. USE OF THIS ZONE IS APPROPRIATE IN RURAL AREAS DESIGNATED BY THE COMPREHENSIVE PLAN AS FOLLOWS:
2. RA-5 IN RURAL AREAS WHERE THE PREDOMINANT LOT PATTERN IS FIVE ACRES OR GREATER BUT LESS THAN TEN ACRES IN SIZE AND THE AREA IS GENERALLY ENVIRONMENTALLY UNCONSTRAINED;

21A.06.190 CLASSROOMS, SCHOOL.
CLASSROOMS, SCHOOL: EDUCATIONAL FACILITIES OF THE DISTRICT REQUIRED TO HOUSE STUDENTS FOR ITS BASIC EDUCATIONAL PROGRAM. THE CLASSROOMS ARE THOSE FACILITIES THE DISTRICT DETERMINES ARE NECESSARY TO BEST SERVE ITS STUDENT POPULATION. SPECIALIZED FACILITIES AS IDENTIFIED BY THE DISTRICT, INCLUDING BUT NOT LIMITED TO GYMNASIUMS, CAFETERIAS, LIBRARIES, ADMINISTRATIVE OFFICES, AND CHILD CARE CENTERS, SHALL NOT BE COUNTED AS CLASSROOMS. (ORD. 10870 § 78, 1993).

21A.06.250 CONSTRUCTION COST PER STUDENT, SCHOOL.
CONSTRUCTION COST PER STUDENT, SCHOOL: THE ESTIMATED COST OF CONSTRUCTION OF A PERMANENT SCHOOL FACILITY IN THE DISTRICT FOR THE GRADE SPAN OF SCHOOL TO BE PROVIDED, AS A FUNCTION OF THE DISTRICT'S FACILITIES STANDARD PER GRADE SPAN AND TAKING INTO ACCOUNT THE REQUIREMENTS OF STUDENTS WITH SPECIAL NEEDS. (ORD. 10870 § 90, 1993).

21A.06.1035 SCHOOLS, ELEMENTARY, AND MIDDLE/JUNIOR HIGH.
SCHOOLS, ELEMENTARY, AND MIDDLE/JUNIOR HIGH: PUBLIC OR PRIVATE INSTITUTIONS OF LEARNING OFFERING INSTRUCTION IN THE SEVERAL BRANCHES OF LEARNING AND STUDY REQUIRED BY THE EDUCATION CODE OF THE STATE OF WASHINGTON IN GRADES KINDERGARTEN THROUGH NINE, INCLUDING ASSOCIATED MEETING ROOMS, AUDITORIUMS AND ATHLETIC FACILITIES. (ORD. 17191 § 26, 2011: ORD. 10870 § 247, 1993).

21A.08.050 GENERAL SERVICES LAND USES.
GENERAL SERVICES LAND USES.

SIC#	SPECIFIC LAND USE	RURAL (RA)
		*ELEMENTARY SCHOOL
		P39 P40

P39. A SCHOOL MAY BE LOCATED OUTSIDE OF THE URBAN GROWTH AREA ONLY IF ALLOWED UNDER KING COUNTY COMPREHENSIVE PLAN POLICIES.
P40. ONLY AS A REUSE OF AN EXISTING PUBLIC SCHOOL.

21A.12 DEVELOPMENT STANDARDS - DENSITY AND DIMENSIONS

21A.12.030 DENSITIES AND DIMENSIONS - RESIDENTIAL AND RURAL ZONES.
A. DENSITIES AND DIMENSIONS - RESIDENTIAL AND RURAL ZONES.

STANDARDS	RA-5
BASE DENSITY: DWELLING UNIT/AC	0.2 DU/AC
MIN. LOT AREA	3.75 ACRES
MIN. LOT WIDTH	135 FT
MIN. STREET SETBACK (3)	30 FT (9) ***SEE 21A.12.220
MIN. INTERIOR SETBACK (3)(16)	10 FT (9) ***SEE 21A.12.220
BASE HEIGHT	40 FT
MAX. HEIGHT	75 FT (4)
MAX. IMPERV. SURFACE (5)	20% (11)(19)(26) ***SEE 21A.12.220

B. DEVELOPMENT CONDITIONS.
(4) A. PORTIONS OF A STRUCTURE MAY EXCEED THE BASE HEIGHT IF ONE ADDITIONAL FOOT OF STREET AND INTERIOR SETBACK IS PROVIDED FOR EACH FOOT ABOVE THE BASE HEIGHT LIMIT. THE FOLLOWING RESTRICTIONS APPLY:
(3) FOR ALL OTHER STRUCTURES, THE MAXIMUM HEIGHT ACHIEVED THROUGH THIS METHOD SHALL NOT EXCEED SEVENTY-FIVE FEET.

(5) APPLIES TO EACH INDIVIDUAL LOT. IMPERVIOUS SURFACE AREA STANDARDS FOR:
A. REGIONAL USES SHALL BE ESTABLISHED AT THE TIME OF PERMIT REVIEW;
B. NONRESIDENTIAL USES IN RURAL AREA AND RESIDENTIAL ZONES SHALL COMPLY WITH K.C.C. 21A.12.120 AND 21A.12.220;
C. INDIVIDUAL LOTS IN THE R-4 THROUGH R-6 ZONES THAT ARE LESS THAN NINE THOUSAND SEVENTY-SIX SQUARE FEET IN AREA SHALL BE SUBJECT TO THE APPLICABLE PROVISIONS OF THE NEAREST COMPARABLE R-4 OR R-8 ZONE; AND
D. A LOT MAY BE INCREASED BEYOND THE TOTAL AMOUNT PERMITTED IN THIS CHAPTER SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT.
(11) LOTS SMALLER THAN ONE-HALF ACRE IN AREA SHALL COMPLY WITH STANDARDS OF THE NEAREST COMPARABLE R-4 THROUGH R-8 ZONE. FOR LOTS THAT ARE ONE-HALF ACRE IN AREA OR LARGER, THE MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED SHALL BE AT LEAST TEN THOUSAND SQUARE FEET, ON ANY LOT OVER ONE ACRE IN AREA, AN ADDITIONAL FIVE PERCENT OF THE LOT AREA MAY BE USED FOR BUILDINGS RELATED TO AGRICULTURAL OR FORESTRY PRACTICES. FOR LOTS SMALLER THAN TWO ACRES BUT LARGER THAN ONE-HALF ACRE, AN ADDITIONAL TEN PERCENT OF THE LOT AREA MAY BE USED FOR STRUCTURES THAT ARE DETERMINED TO BE MEDICALLY NECESSARY, IF THE APPLICANT SUBMITS WITH THE PERMIT APPLICATION A NOTARIZED AFFIDAVIT, CONFORMING WITH K.C.C. 21A.32.170A.2.
(19) ALL SUBDIVISIONS AND SHORT SUBDIVISIONS IN R-1 AND RA ZONES WITHIN THE NORTH FORK AND UPPER ISSAQUAH CREEK SUBBASINS OF THE ISSAQUAH CREEK BASIN (THE NORTH FORK AND UPPER ISSAQUAH CREEK SUBBASINS ARE IDENTIFIED IN THE ISSAQUAH CREEK BASIN AND NONPOINT ACTION PLAN) AND THE PORTION OF THE GRAND RIDGE SUBAREA OF THE EAST SAMMAMISH COMMUNITY PLANNING AREA THAT DRAINS TO PATTERSON CREEK SHALL HAVE A MAXIMUM IMPERVIOUS SURFACE AREA OF EIGHT PERCENT OF THE GROSS ACREAGE OF THE PLAT. DISTRIBUTION OF THE ALLOWABLE IMPERVIOUS AREA AMONG THE PLATTED LOTS SHALL BE RECORDED ON THE FACE OF THE PLAT. IMPERVIOUS SURFACE OF ROADS SHALL NOT BE COUNTED TOWARDS THE ALLOWABLE IMPERVIOUS AREA. WHERE BOTH LOT- AND PLAT-SPECIFIC IMPERVIOUS LIMITS APPLY, THE MORE RESTRICTIVE SHALL BE REQUIRED.
(26) IMPERVIOUS SURFACE DOES NOT INCLUDE ACCESS EASEMENTS SERVING NEIGHBORING PROPERTY AND DRIVEWAYS TO THE EXTENT THAT THEY EXTEND BEYOND THE STREET SETBACK DUE TO LOCATION WITHIN AN ACCESS PANHANDLE OR DUE TO THE APPLICATION OF KING COUNTY CODE REQUIREMENTS TO LOCATE FEATURES OVER WHICH THE APPLICANT DOES NOT HAVE CONTROL.

21A.12.050 MEASUREMENT METHODS.
THE FOLLOWING PROVISIONS SHALL BE USED TO DETERMINE COMPLIANCE WITH THIS TITLE:
A. STREET SETBACKS SHALL BE MEASURED FROM THE EXISTING EDGE OF A STREET RIGHT-OF-WAY OR TEMPORARY TURNAROUND, EXCEPT AS PROVIDED BY K.C.C. 21A.12.150;
B. LOT WIDTHS SHALL BE MEASURED BY SCALING A CIRCLE OF THE APPLICABLE DIAMETER WITHIN THE BOUNDARIES OF THE LOT, PROVIDED THAT AN ACCESS EASEMENT SHALL NOT BE INCLUDED WITHIN THE CIRCLE;
C. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISHED GRADE TO THE HIGHEST POINT OF THE ROOF. THE AVERAGE FINISHED GRADE SHALL BE DETERMINED BY FIRST DELINEATING THE SMALLEST SQUARE OR RECTANGLE WHICH CAN ENCLOSE THE BUILDING AND THEN AVERAGING THE ELEVATIONS TAKEN AT THE MIDPOINT OF EACH SIDE OF THE SQUARE OR RECTANGLE, PROVIDED THAT THE MEASURED ELEVATIONS DO NOT INCLUDE BERMS;
D. LOT AREA SHALL BE THE TOTAL HORIZONTAL LAND AREA CONTAINED WITHIN THE BOUNDARIES OF A LOT; AND
E. IMPERVIOUS SURFACE CALCULATIONS SHALL NOT INCLUDE AREAS OF TURF, LANDSCAPING, NATURAL VEGETATION OR FLOW CONTROL OR WATER QUALITY TREATMENT FACILITIES. (ORD. 15051 § 127, 2004: ORD. 13190 § 16, 1998: ORD. 10870 § 342, 1993).

21A.12.110 MEASUREMENT OF SETBACKS.
A. INTERIOR SETBACK: THE INTERIOR SETBACK IS MEASURED FROM THE INTERIOR LOT LINE TO A LINE PARALLEL TO AND MEASURED PERPENDICULARLY FROM THE INTERIOR LOT LINES AT THE DEPTH PRESCRIBED FOR EACH ZONE.
B. STREET SETBACK: THE STREET SETBACK IS MEASURED FROM THE STREET RIGHT-OF-WAY OR THE EDGE OF A SURFACE IMPROVEMENT WHICH EXTENDS BEYOND A RIGHT-OF-WAY, WHICHEVER IS CLOSER TO THE PROPOSED STRUCTURE, TO A LINE PARALLEL TO AND MEASURED PERPENDICULARLY FROM THE STREET RIGHT-OF-WAY OR THE EDGE OF THE SURFACE IMPROVEMENT AT THE DEPTH PRESCRIBED FOR EACH ZONE. (ORD. 10870 § 348, 1993).
21A.12.180 HEIGHT - EXCEPTIONS TO LIMITS. THE FOLLOWING STRUCTURES MAY BE ERECTED ABOVE THE HEIGHT LIMITS OF K.C.C. 21A.12.030-.050:
A. ROOF STRUCTURES HOUSING OR SCREENING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS OR SIMILAR EQUIPMENT REQUIRED FOR BUILDING OPERATION AND MAINTENANCE; AND
B. STEEPLES, CROSSES, SPIRES, COMMUNICATION TRANSMISSION AND RECEIVING STRUCTURES, UTILITY LINE TOWERS AND POLES, AND SIMILAR STRUCTURES. (ORD. 10870 § 355, 1993).

21A.12.220 NONRESIDENTIAL LAND USES IN RESIDENTIAL ZONES. EXCEPT FOR UTILITY FACILITIES, USES LISTED IN K.C.C. 21A.08.100, AND NONRESIDENTIAL USES REGULATED BY 21A.12.230, ALL NONRESIDENTIAL USES LOCATED IN THE RA, UR, OR R ZONES SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS:
A. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED:
1. FORTY PERCENT OF THE SITE IN THE RA ZONE.
B. BUILDINGS AND STRUCTURES, EXCEPT FENCES AND WIRE OR MESH BACKSTOPS, SHALL NOT BE CLOSER THAN 30 FEET TO ANY PROPERTY LINE, EXCEPT AS PROVIDED IN SUBSECTION C.
C. SINGLE DETACHED DWELLING ALLOWED AS ACCESSORY TO A CHURCH OR SCHOOL SHALL CONFORM TO THE SETBACK REQUIREMENTS OF THE ZONE.
D. PARKING AREAS ARE PERMITTED WITHIN THE REQUIRED SETBACK AREA FROM PROPERTY LINES, PROVIDED SUCH PARKING AREAS ARE LOCATED OUTSIDE OF THE REQUIRED LANDSCAPE AREA.
E. SITES SHALL ABUT OR BE ACCESSIBLE FROM AT LEAST ONE PUBLIC STREET FUNCTIONING AT A LEVEL CONSISTENT WITH KING COUNTY ROAD DESIGN STANDARDS. NEW HIGH SCHOOL SITES SHALL ABUT OR BE ACCESSIBLE FROM A PUBLIC STREET FUNCTIONING AS AN ARTERIAL PER THE KING COUNTY DESIGN STANDARDS.
F. THE BASE HEIGHT SHALL CONFORM TO THE ZONE IN WHICH THE USE IS LOCATED.
G. BUILDING ILLUMINATION AND LIGHTED SIGNS SHALL BE DESIGNED SO THAT NO DIRECT RAYS OF LIGHT ARE PROJECTED INTO NEIGHBORING RESIDENCES OR ONTO ANY STREET RIGHT-OF-WAY

STORAGE SPACE, COLLECTION POINT FOR RECYCLABLES, FENCES
SEE SITE DRAWINGS

21A.14.210 STORAGE SPACE AND COLLECTION POINTS FOR RECYCLABLES.
DEVELOPMENTS SHALL PROVIDE STORAGE SPACE FOR THE COLLECTION OF RECYCLABLES AS FOLLOWS:
2. TWO SQUARE FEET PER EVERY 1,000 SQUARE FEET OF BUILDING GROSS FLOOR AREA IN OFFICE, EDUCATIONAL AND INSTITUTIONAL DEVELOPMENTS;
D. THE STORAGE SPACE FOR NONRESIDENTIAL DEVELOPMENTS SHALL BE APPORTIONED AND LOCATED IN COLLECTION POINTS AS FOLLOWS:
1. STORAGE SPACE MAY BE ALLOCATED TO A CENTRALIZED COLLECTION POINT.
2. OUTDOOR COLLECTION POINTS SHALL NOT BE LOCATED IN ANY REQUIRED SETBACK AREAS.
3. COLLECTION POINTS SHALL BE LOCATED IN A MANNER SO THAT THE SWING OF ANY COLLECTION POINT GATE DOES NOT OBSTRUCT PEDESTRIAN OR VEHICLE TRAFFIC OR ACCESS TO PARKING OR THAT THE GATE SWING OR ANY HAULING TRUCK DOES NOT PROJECT INTO ANY PUBLIC RIGHT-OF-WAY.
4. ACCESS TO COLLECTION POINTS MAY BE LIMITED, EXCEPT DURING REGULAR BUSINESS HOURS AND/OR SPECIFIED COLLECTION HOURS.
E. THE COLLECTION POINTS SHALL BE DESIGNED AS FOLLOWS:
1. DIMENSIONS OF THE COLLECTION POINTS SHALL BE OF SUFFICIENT WIDTH AND DEPTH TO ENCLOSE CONTAINERS FOR RECYCLABLES.
2. ARCHITECTURAL DESIGN OF ANY STRUCTURE ENCLOSING AN OUTDOOR COLLECTION POINT OR ANY BUILDING PRIMARILY USED TO CONTAIN A COLLECTION POINT SHALL BE CONSISTENT WITH THE DESIGN OF THE PRIMARY STRUCTURE(S) ON THE SITE.
3. COLLECTION POINTS SHALL BE IDENTIFIED BY SIGNS NOT EXCEEDING TWO SQUARE FEET.
4. A SIX-FOOT WALL OR FENCE SHALL ENCLOSE ANY OUTDOOR COLLECTION POINT, EXCLUDING COLLECTION POINTS LOCATED IN INDUSTRIAL DEVELOPMENTS THAT ARE GREATER THAN 100 FEET FROM RESIDENTIALLY ZONED PROPERTY.
5. ENCLOSURES FOR OUTDOOR COLLECTION POINTS AND BUILDINGS USED PRIMARILY TO CONTAIN A COLLECTION POINT SHALL HAVE GATE OPENINGS AT LEAST 12 FEET WIDE FOR HAULERS. IN ADDITION, THE GATE OPENING FOR ANY BUILDING OR OTHER ROOFED STRUCTURE USED PRIMARILY AS A COLLECTION POINT SHALL HAVE A VERTICAL CLEARANCE OF AT LEAST 12 FEET.
6. WEATHER PROTECTION OF RECYCLABLES SHALL BE ENSURED BY USING WEATHER-PROOF CONTAINERS OR BY PROVIDING A ROOF OVER THE STORAGE AREA.
F. ONLY RECYCLABLE MATERIALS GENERATED ON-SITE SHALL BE COLLECTED AND STORED AT SUCH COLLECTION POINTS. EXCEPT FOR INITIAL SORTING OF RECYCLABLES BY USERS, ALL OTHER PROCESSING OF SUCH MATERIALS SHALL BE CONDUCTED OFF-SITE.
G. THE DIRECTOR MAY WAIVE OR MODIFY SPECIFIC STORAGE SPACE AND COLLECTION POINT REQUIREMENTS SET FORTH IN THIS SECTION IF THE DIRECTOR FINDS, IN WRITING, THAT AN ALTERNATE RECYCLING PROGRAM DESIGN PROPOSED BY THE APPLICANT MEETS THE NEEDS OF THE DEVELOPMENT AND PROVIDES AN EQUIVALENT OR BETTER LEVEL OF STORAGE AND COLLECTION FOR RECYCLABLES. (ORD. 12461 § 1, 1996: ORD. 10870 § 381, 1993).

21A.14.220 FENCES. FENCES ARE PERMITTED AS FOLLOWS:
A. FENCES EXCEEDING A HEIGHT OF SIX FEET SHALL COMPLY WITH THE APPLICABLE STREET AND INTERIOR SETBACKS OF THE ZONE IN WHICH THE PROPERTY IS LOCATED, EXCEPT:
1. FENCES LOCATED ON A ROCKERY, RETAINING WALL, OR BERM WITHIN A REQUIRED SETBACK AREA ARE PERMITTED SUBJECT TO THE FOLLOWING REQUIREMENTS;
a. IN R-1 THROUGH R-18, UR, RA AND THE RESOURCE ZONES:
(1) THE TOTAL HEIGHT OF THE FENCE AND THE ROCKERY, RETAINING WALL OR BERM UPON WHICH THE FENCE IS LOCATED SHALL NOT EXCEED A HEIGHT OF TEN FEET. THIS HEIGHT SHALL BE MEASURED FROM THE TOP OF THE FENCE TO THE GROUND ON THE LOW SIDE OF THE ROCKERY, RETAINING WALL OR BERM; AND
(2) THE TOTAL HEIGHT OF THE FENCE ITSELF, MEASURED FROM THE TOP OF THE FENCE TO THE TOP OF THE ROCKERY, RETAINING WALL OR BERM, SHALL NOT EXCEED SIX FEET.
B. FENCES LOCATED ON A ROCKERY, RETAINING WALL OR BERM OUTSIDE REQUIRED SETBACK AREAS SHALL NOT EXCEED THE BUILDING HEIGHT FOR THE ZONE, MEASURED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED IN THE KING COUNTY BUILDING CODE, TITLE 16.

LANDSCAPE
SEE LANDSCAPE DRAWINGS

21A.16.050 LANDSCAPING - STREET FRONTAGES.
A. TWENTY FEET OF TYPE II LANDSCAPING SHALL BE PROVIDED FOR AN INSTITUTIONAL USE, EXCLUDING PLAYGROUNDS AND PLAYFIELDS;
21A.16.060 LANDSCAPING - INTERIOR LOT LINES
D. TEN FEET OF TYPE II LANDSCAPING SHALL BE INCLUDED IN AN INSTITUTIONAL USE, EXCLUDING [OF PLAYGROUNDS AND PLAYFIELDS, OR AN ABOVE-GROUND UTILITY FACILITY DEVELOPMENT, EXCLUDING DISTRIBUTION OR TRANSMISSION CORRIDORS, WHEN LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY. (ORD. 11939 § 1, 1995: ORD. 11210 § 6, 1994: ORD. 10870 § 391, 1993).
21A.16.040 LANDSCAPING - SCREENING AND DESCRIPTION
B. TYPE II LANDSCAPING SCREEN:
1. TYPE II LANDSCAPING IS A "FILTERED SCREEN" THAT FUNCTIONS AS A VISUAL SEPARATOR. THESE LANDSCAPING IS TYPICALLY FOUND BETWEEN COMMERCIAL AND INDUSTRIAL USES; BETWEEN DIFFERING TYPES OF RESIDENTIAL DEVELOPMENT; AND TO SCREEN INDUSTRIAL USES FROM THE STREET;
2. TYPE II LANDSCAPING SHALL MINIMALLY CONSIST OF:
A. A MIX OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS GENERALLY INTERSPERSED THROUGHOUT THE LANDSCAPE STRIP SPACED TO CREATE A FILTERED SCREEN;
B. AT LEAST 50 PERCENT DECIDUOUS TREES AND AT LEAST 30 PERCENT EVERGREEN TREES;
C. TREES PROVIDED AT THE RATE OF ONE PER 20 LINEAR FEET OF LANDSCAPE STRIP AND SPACED NO MORE THAN 30 FEET APART ON CENTER;
D. SHRUBS PROVIDED AT THE RATE OF ONE PER FOUR LINEAR FEET OF LANDSCAPE STRIP AND SPACED NO MORE THAN EIGHT FEET APART ON CENTER; AND
E. GROUND COVER PURSUANT TO K.C.C. 21A.16.090;

PARKING AREA LANDSCAPING SHALL BE PROVIDED WITHIN SURFACE PARKING AREAS WITH TEN OR MORE PARKING STALLS FOR THE PURPOSE OF IMPROVING AIR QUALITY, REDUCING SURFACE WATER RUNOFF, PROVIDING SHADE AND DIMINISHING THE VISUAL IMPACTS OF LARGE PAVED AREAS AS FOLLOWS:
B. COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL DEVELOPMENTS SHALL PROVIDE LANDSCAPING AT A RATE OF:
1. TWENTY SQUARE FEET PER PARKING STALL IF TEN TO THIRTY PARKING STALLS ARE PROVIDED; AND
2. TWENTY-FIVE SQUARE FEET PER PARKING STALL IF THIRTY-ONE OR MORE PARKING STALLS ARE PROVIDED;
C. TREES SHALL BE PROVIDED AND DISTRIBUTED THROUGHOUT THE PARKING AREA AT A RATE OF:
1. ONE TREE FOR EVERY THREE PARKING STALLS FOR A COMMERCIAL OR INDUSTRIAL DEVELOPMENT; AND
2. ONE TREE FOR EVERY FIVE PARKING STALLS FOR RESIDENTIAL OR INSTITUTIONAL DEVELOPMENT;
D. THE MAXIMUM DISTANCE BETWEEN ANY PARKING STALL AND LANDSCAPING SHALL BE NO MORE THAN ONE HUNDRED FEET;
E. PERMANENT CURBS OR STRUCTURAL BARRIERS SHALL BE PROVIDED TO PROTECT THE PLANTINGS FROM VEHICLE OVERHANG;
F. LANDSCAPING AROUND THE PERIMETER OF A SITE THAT IS IN ADDITION TO THE PERIMETER LANDSCAPING REQUIRED BY K.C.C. 21A.16.050 MAY COUNT TOWARD TEN PERCENT OF THE REQUIRED SURFACE PARKING AREA LANDSCAPING IF IT IS ADJACENT TO THE PARKING AREA; AND
G. PARKING AREA LANDSCAPING SHALL CONSIST OF:
1. CANOPY-TYPE DECIDUOUS TREES, EVERGREEN TREES, EVERGREEN SHRUBS AND GROUND COVERS PLANTED IN ISLANDS OR STRIPS;
2. SHRUBS THAT DO NOT EXCEED A MAINTAINED HEIGHT OF FORTY-TWO INCHES;
3. PLANTINGS CONTAINED IN PLANTING ISLANDS OR STRIPS HAVING AN AREA OF AT LEAST ONE HUNDRED SQUARE FEET AND WITH A NARROW DIMENSION OF NO LESS THAN FIVE FEET;
4. GROUND COVER IN ACCORDANCE WITH K.C.C. 21A.16.090; AND
5. AT LEAST SEVENTY PERCENT OF TREES ARE DECIDUOUS. (ORD. 14045 § 46, 2001: ORD. 11210 § 7, 1994: ORD. 10870 § 392, 1993).

21A.18.030 COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES.

LAND USE	MINIMUM PARKING SPACES
ELEMENTARY SCHOOLS	1 PER CLASSROOM, PLUS 1 PER 50 STUDENTS

PARKING CALCULATIONS
REQUIRED PARKING: 53 STALLS (36 CLASSROOM + 828/50 STUDENTS)

EXISTING STALLS TO REMAIN: 74 STALLS
NEW PARKING ADDED: 15 STALLS
PROPOSED PARKING: 89 STALLS (PROVIDE)

ADA PARKING CALCULATION
IBC TABLE 1106.1
REQUIRED ADA PARKING 76-100 STALLS: = MIN. 4 ADA PARKING STALLS
TOTAL PARKING STALLS PROVIDED = (3 ADA STALLS + 1 ADA VAN STALL)

BICYCLE PARKING CALCULATION
89 PARKING STALLS / 12 = 8 BIKES

BICYCLE PARKING
E. IN ANY DEVELOPMENT REQUIRED TO PROVIDE SIX OR MORE PARKING SPACES, BICYCLE PARKING SHALL BE PROVIDED. BICYCLE PARKING SHALL BE BIKE RACK OR LOCKER-TYPE PARKING FACILITIES UNLESS OTHERWISE SPECIFIED.
1. OFF-STREET PARKING AREAS SHALL CONTAIN AT LEAST ONE BICYCLE PARKING SPACE FOR EVERY TWELVE SPACES REQUIRED FOR MOTOR VEHICLES EXCEPT AS FOLLOWS:
A. THE DIRECTOR MAY REDUCE BIKE RACK PARKING FACILITIES FOR PATRONS WHEN IT IS DEMONSTRATED THAT BICYCLE ACTIVITY WILL NOT OCCUR AT THAT LOCATION.
B. THE DIRECTOR MAY REQUIRE ADDITIONAL SPACES WHEN IT IS DETERMINED THAT THE USE OR ITS LOCATION WILL GENERATE A HIGH VOLUME OF BICYCLE ACTIVITY. SUCH A DETERMINATION WILL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING USES:
(4) ELEMENTARY/SECONDARY SCHOOL.
2. BICYCLE FACILITIES FOR PATRONS SHALL BE LOCATED WITHIN 100 FEET OF THE BUILDING ENTRANCE AND SHALL BE DESIGNED TO ALLOW EITHER A BICYCLE FRAME OR WHEELS TO BE LOCKED TO A STRUCTURE ATTACHED TO THE PAVEMENT.
3. ALL BICYCLE PARKING AND STORAGE SHALL BE LOCATED IN SAFE, VISIBLE AREAS THAT DO NOT IMPEDE PEDESTRIAN OR VEHICLE TRAFFIC FLOW, AND SHALL BE WELL LIT FOR NIGHTTIME USE.
4. WHEN MORE THAN TEN PEOPLE ARE EMPLOYED ON SITE, ENCLOSED LOCKER-TYPE PARKING FACILITIES FOR EMPLOYEES SHALL BE PROVIDED. THE DIRECTOR SHALL ALLOCATE THE REQUIRED NUMBER OF PARKING SPACES BETWEEN BIKE RACK PARKING AND ENCLOSED LOCKER-TYPE PARKING FACILITIES.

21A.18.060 PARKING FOR THE DISABLED.
OFF-STREET PARKING AND ACCESS FOR PHYSICALLY DISABLED PERSONS SHALL BE PROVIDED IN ACCORDANCE WITH OF THE REGULATIONS ADOPTED PURSUANT TO CHAPTER 19.27 RCW, STATE BUILDING CODE, AND CHAPTER 70.92 RCW, PUBLIC BUILDINGS-PROVISIONS FOR AGED AND DISABLED. (ORD. 13022 § 23, 1998: ORD.11621 § 61, 1994: ORD. 10870 § 410, 1993).

21A.18.100 PEDESTRIAN AND BICYCLE CIRCULATION AND ACCESS.
A. NON RESIDENTIAL USES. ALL PERMITTED NONRESIDENTIAL USES SHALL PROVIDE PEDESTRIAN AND BICYCLE ACCESS WITHIN AND ONTO THE SITE. ACCESS POINTS ONTO THE SITE SHALL BE PROVIDED (A) APPROXIMATELY EVERY 800 TO 1,000 FEET ALONG EXISTING AND PROPOSED PERIMETER SIDEWALKS AND WALKWAYS, AND (B) AT ALL ARRIVAL POINTS TO THE SITE, INCLUDING ABUTTING STREET INTERSECTIONS, CROSSWALKS, AND TRANSIT STOPS. IN ADDITION, ACCESS POINTS TO AND FROM ADJACENT LOTS SHALL BE COORDINATED TO PROVIDE CIRCULATION PATTERNS BETWEEN DEVELOPMENTS.

21A.20.060 GENERAL SIGN REQUIREMENTS.
A. ALL SIGNS, EXCEPT BILLBOARDS, COMMUNITY BULLETIN BOARDS, COMMUNITY IDENTIFICATION SIGNS, POLITICAL SIGNS, REAL ESTATE SIGNS AND SPECIAL EVENT SIGNS, SHALL BE ON-PREMISE SIGNS, EXCEPT TH

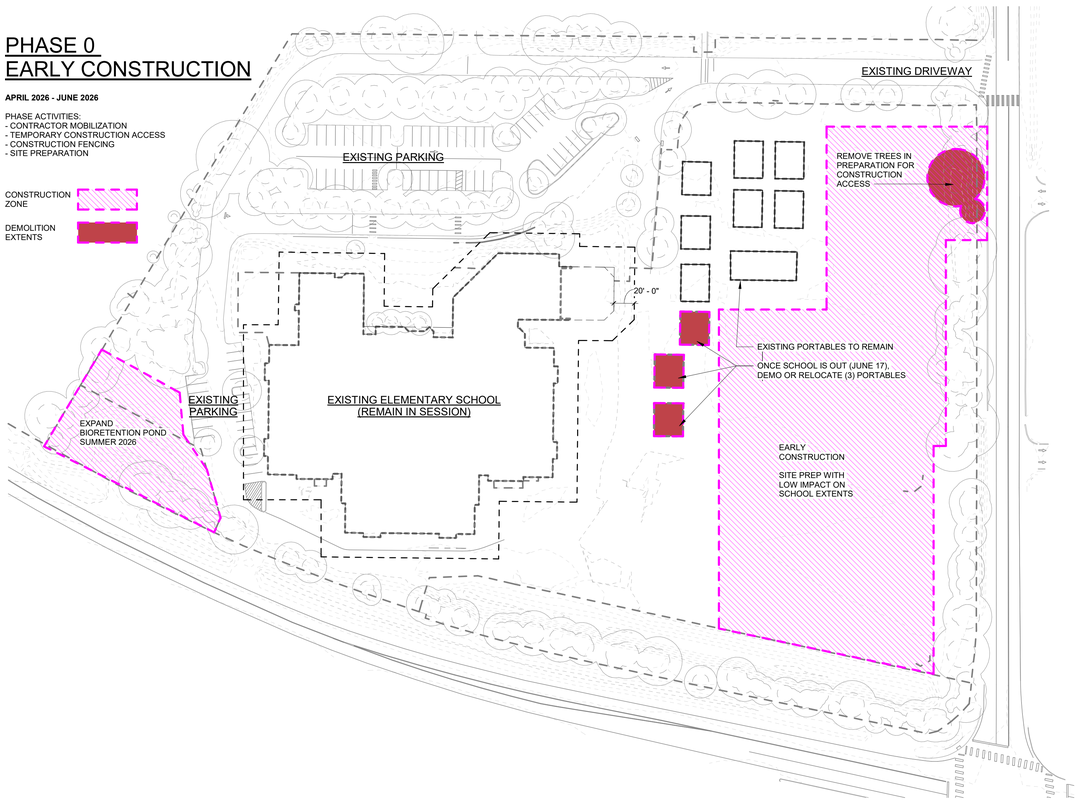
PHASE 0
EARLY CONSTRUCTION

APRIL 2026 - JUNE 2026

PHASE ACTIVITIES:
- CONTRACTOR MOBILIZATION
- TEMPORARY CONSTRUCTION ACCESS
- CONSTRUCTION FENCING
- SITE PREPARATION

CONSTRUCTION ZONE

DEMOLITION EXTENTS



C1 ARCHITECTURAL PHASING PLAN - EARLY CONSTRUCTION
1" = 60'-0"

PHASE 1A
CONSTRUCTION

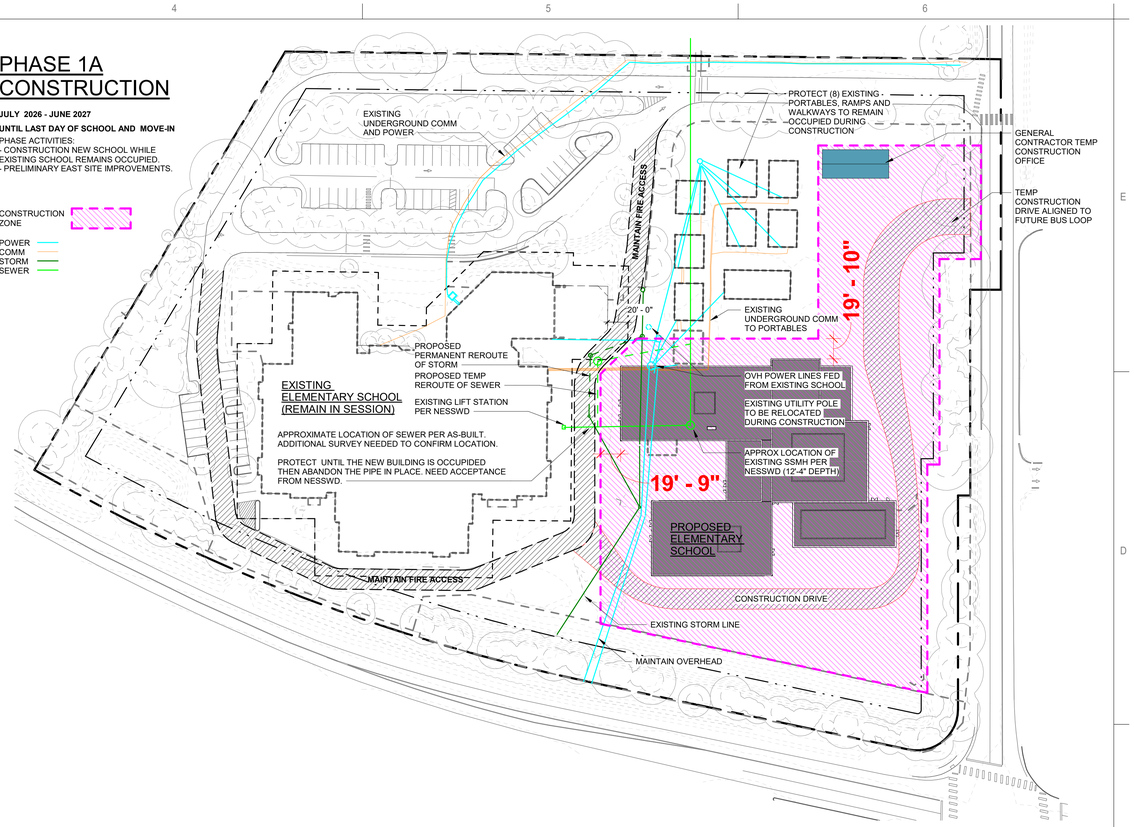
JULY 2026 - JUNE 2027

UNTIL LAST DAY OF SCHOOL AND MOVE-IN

PHASE ACTIVITIES:
- CONSTRUCTION NEW SCHOOL WHILE EXISTING SCHOOL REMAINS OCCUPIED.
- PRELIMINARY EAST SITE IMPROVEMENTS.

CONSTRUCTION ZONE

POWER
COMM
STORM
SEWER

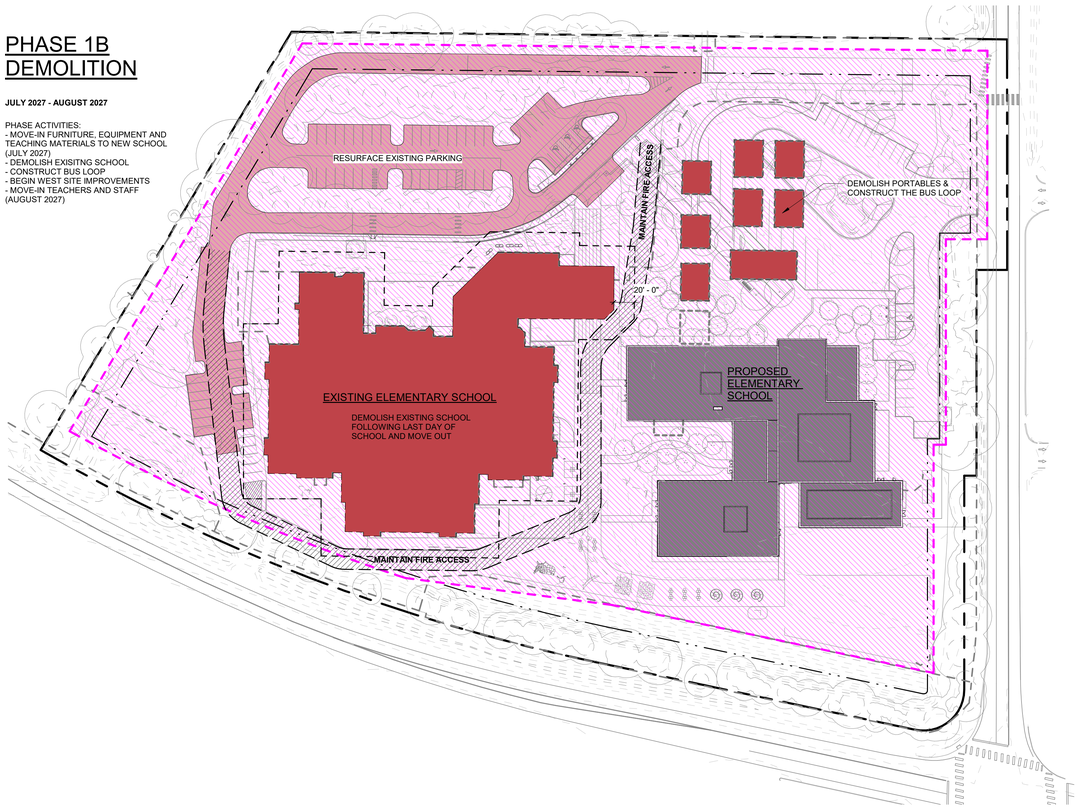


C4 ARCHITECTURAL PHASING PLAN - CONSTRUCTION - PHASE 1A
1" = 60'-0"

PHASE 1B
DEMOLITION

JULY 2027 - AUGUST 2027

PHASE ACTIVITIES:
- MOVE-IN FURNITURE, EQUIPMENT AND TEACHING MATERIALS TO NEW SCHOOL (JULY 2027)
- DEMOLISH EXISITNG SCHOOL
- CONSTRUCT BUS LOOP
- BEGIN WEST SITE IMPROVEMENTS
- MOVE-IN TEACHERS AND STAFF (AUGUST 2027)



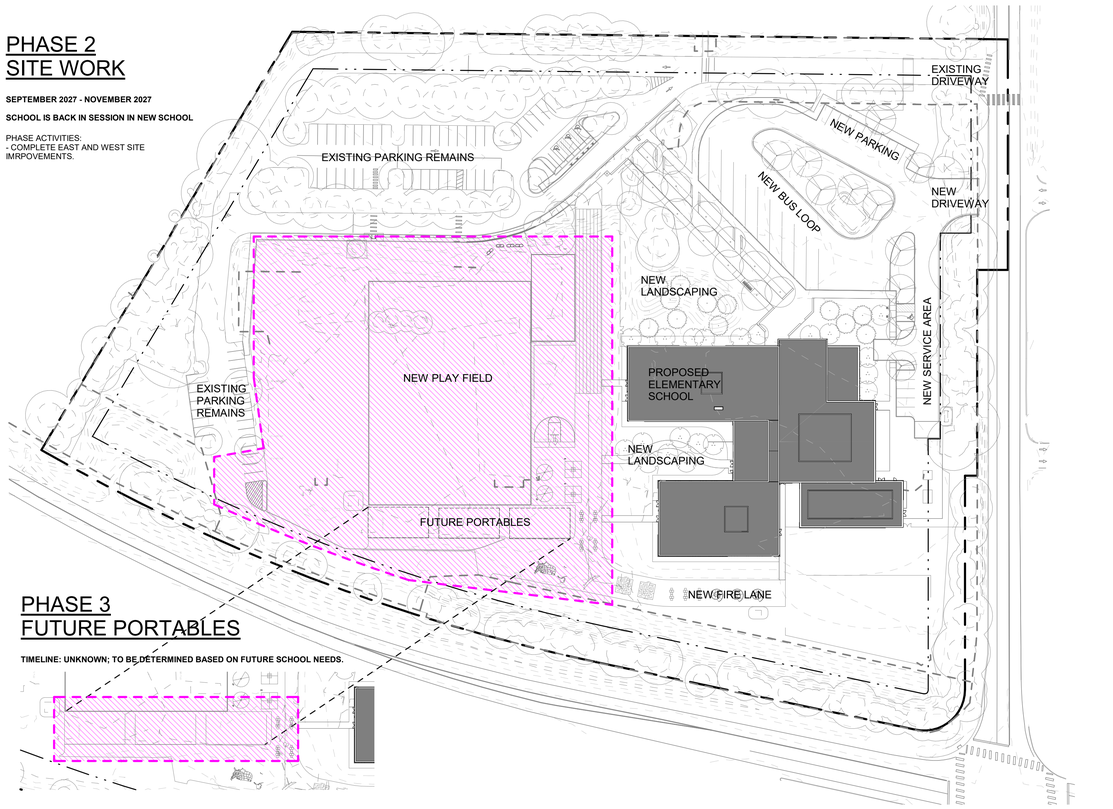
A1 ARCHITECTURAL PHASING PLAN - DEMOLITION - PHASE 1B
1" = 60'-0"

PHASE 2
SITE WORK

SEPTEMBER 2027 - NOVEMBER 2027

SCHOOL IS BACK IN SESSION IN NEW SCHOOL

PHASE ACTIVITIES:
- COMPLETE EAST AND WEST SITE IMRPOVEMENTS.



PHASE 3
FUTURE PORTABLES

TIMELINE: UNKNOWN; TO BE DETERMINED BASED ON FUTURE SCHOOL NEEDS.

A4 ARCHITECTURAL PHASING PLAN - SITE WORK - PHASE 2
1" = 60'-0"

PLAN NORTH

mahlum

1932 1ST AVENUE | FLOOR 3
SEATTLE WA 98101
(206) 441-4151 OFFICE

1380 SE 9TH AVENUE
PORTLAND OR 97214
(503) 224-4032 OFFICE

MAHLUM ARCHITECTS INC

8559 REGISTERED ARCHITECT
DAVID C MOUNT
STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

MARK	DATE	DESCRIPTION
ISSUE DATE:		APRIL 23, 2025
ISSUE:		CONDITIONAL USE PERMIT

PROJECT NO: 2024914.00
DRAWN BY: -
CHECKED BY: -

COPYRIGHT MAHLUM ARCHITECTS, INC.

ORIGINAL SHEET SIZE: 30"x42"

PHASING PLAN DIAGRAMS

G-201

4/23/2025 1:41:11 PM Autodesk Docs://2024914.00 - LWSD - Alcott ES Replacement/2024914.00_LMA-Arch-V24-Courtyard_R24any.rvt

RECORD MATTERS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY OF WASHINGTON
FILE NO. NCS-1175223 DATED APRIL 14, 2023, AT 7:30 AM)

⬠ DENOTES AS PLOTTED HEREIN

1. THE LAND IS CARRIED ON THE 2015 TAX ROLLS AS EXEMPT; HOWEVER, IT WILL BECOME TAXABLE FROM THE DATE OF TRANSFER TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR PRIOR YEARS, IF ANY. TAX ACCOUNT NO.: 162506-9113-02 SPECIAL CHARGES FOR THE YEAR 2015 HAVE BEEN BILLED IN THE AMOUNT OF $14.93, OF WHICH NONE HAS BEENPAID. NOTE: KING COUNTY TREASURER, 500 4THAVENUE, 6THFLOOR ADMIN. BLDG., SEATTLE, WA 98104 (206) 296-7300 WEB ADDRESS: HTTP://WEBAPP.METROKC.GOV/KCTAXINFO/.

2. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES THAT MAY BE ASSESSED BUT NOT DISCLOSED IN THE PUBLIC RECORDS. PLEASE CONTACT THE KING COUNTY CAPACITY CHARGE DEPARTMENT FOR FURTHER INFORMATION AT 206-296-1450.

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: KING COUNTY PURPOSE: CERTIFICATE OF GRANT OF RIGHT OF WAY FOR 228THAVENUE N.E. AFFECTS: MOST WESTERLY 30 FEET RECORDED: OCTOBER 16, 1963 RECORDING NO.: 5652174 SAID RIGHT OF WAY IS ALSO REFERENCED ON RECORDING NUMBER 8901250368, CONVEYING OTHER PROPERTY.

4. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY OF OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY, RECORDED UNDER RECORDING NO. 8710231083. RIGHT OF STATE OF WASHINGTON OR ITS SUCCESSORS, SUBJECT TO PAYMENT OF COMPENSATION THEREFORE, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTATION AND MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER PROPERTY, AS RESERVED IN DEED REFERRED TO ABOVE.

5. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNION HILL WATER ASSOCIATION
PURPOSE: WELL AND WATER LINE
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
RECORDED: DECEMBER 22, 1999 RECORDING NO.: 19991220001524

6. RESTRICTIONS LIMITING THE USE OF THAT PORTION OF THE LAND HEREIN DESCRIBED LYING WITHIN A 100 FOOT RADIUS FROM A WATER WELL AS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 19991220001524.

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: STATE OF WASHINGTON
PURPOSE: CONSTRUCTION AND MAINTENANCE OF STORM WATER TREATMENT AREA
AFFECTS: SAID PREMISES AND OTHER PROPERTY
RECORDED: MAY 25, 2001
RECORDING NO.: 20010525001901

8. TERMS AND CONDITIONS OF SURVEY RECORDED OCTOBER 26, 1998 UNDER RECORDING NUMBER 9810269008. SAID SURVEY DISCLOSES THE FOLLOWING MATTERS: A). FENCES ALONG LOT LINES THAT ADJOIN THE LOUISA M. ALCOTT ELEMENTARY SCHOOL PROPERTY VARY FROM ACTUAL PROPERTY LINES.

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND ENERGY, INC. PURPOSE: ANCHOR AND GUY-WIRE ASSEMBLY AFFECTS: PORTION OF THE SOUTHERLY 10 FEET RECORDED: JUNE 19, 2001 RECORDING NO.: 20010619000203

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND ENERGY, INC. PURPOSE: ANCHOR AND GUY-WIRE ASSEMBLY AFFECTS: PORTION OF THE SOUTHERLY 10 FEET RECORDED: SEPTEMBER 20, 2001 RECORDING NO.: 20010920000439

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC.
PURPOSE: ELECTRIC TRANSMISSION SYSTEM AFFECTS: AS CONSTRUCTED OR TO BE CONSTRUCTED ON THE PREMISES RECORDED: JULY 9, 2007 RECORDING NO.: 20070709000196

12. ANY UNRECORDED LEASEHOLDS, AND RIGHT OF TENANTS, IF ANY.

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNION HILL WATER ASSOCIATION
PURPOSE: WATER LINES
AFFECTS: AS DESCRIBED THEREON UPON SAID PREMISES AND OTHER PROPERTY
RECORDED: APRIL 4, 2013 RECORDING NO.: 20130404000205

RECORD DATA NOTES (SHTS 3-6)

(1) SEWER FORCEMAIN LINES AND VAULT APPROXIMATELY SHOWN PER LAKE WASHINGTON SCHOOL DISTRICT UTILITY PLANS SHEET C-3 BY GIAUDRONE AND ASSOCIATES 06-19-85 DRAIN FIELD NOT SHOWN (SEE ORIGINAL PLANS FOR APPROXIMATE LOCATION)

RECORD LEGAL DESCRIPTION:

(PER STEWART TITLE COMPANY OF WASHINGTON
GUARANTEE NO. G-6328-0000034.3 DATED APRIL 1, 2015, AT 7:30 AM)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH,RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, NORTH OF THE NORTH MARGIN OF THE REDMOND-FALL CITY ROAD AS SHOWN ON THE RIGHT OF WAY PLAT NO. 263, ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 00°01'51" WEST 754.69 FEET ALONG THE EAST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°01'51" EAST 694.40 FEET TO THE NORTH MARGIN OF THEREDMOND-FALL CITY ROAD AS SHOWN ON THE RIGHT OF WAY PLAT NO. 263, ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON;
THENCE NORTH 78°04'39" WEST 412.03 FEET ALONG SAID NORTH MARGIN;
THENCE ALONG SAID NORTH MARGIN THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.00 FEET AND ACENTRAL ANGLE OF 17°57'47", AN ARC DISTANCE OF 583.13 FEET; THENCE NORTH 30°36'32" EAST 477.13 FEET; THENCE SOUTH 89°24'47" EAST 700.00 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THOSE PORTIONS CONVEYED FOR STREET PURPOSES BY RECORDING NUMBERS 20010613001231 (SUPERSEDING AND BEING A CORRECTION OF 20000522000456) AND 20050621001404.

UTILITY PROVIDERS:

DISTRICT	CONTACT NAME	CONTACT PHONE
(ATT08) AT&T CORP	Steve Duppenthaler	4252863822
(COMAU01) COMCAST CABLE		
(CTE01) ZIPLY FIBER	USIC Dispatch	8007789140
(KCDPW03) KING COUNTY D.O.T.	Cheryl Scortozzi	2064027065
(MCI01) MCI		
(NESAMM01) NE SAMMAMISH SEW & WTR DIST		
(PUGE03) PUGET SOUND ENERGY ELECTRIC	Ernie Welsh	4254562384
(PUGG03) PUGET SOUND ENERGY GAS	Ernie Welsh	4254562384
(UNHILL01) UNION HILL WTR ASSOC		
(WAVE02) WAVE BROADBAND		
(WDOTNWO5) WSDOT MTCE AREA 5		
(WGPWA09) WILLIAMS NW PIPELINE		
(WSDOT12) WSDOT - SIGNAL BRANCH OFFICE		

REFERENCES

R1 RECORD OF SURVEY	AFN 9810269008	BOOK 125 PAGE 119
R2 PLAT OF CANTERBURY WOODS	AFN 7810300877	BOOK 108 PAGES 40-42
R3 RECORD OF SURVEY	AFN 8603129003	BOOK 048 PAGE 244

HORIZONTAL DATUM

HORIZONTAL DATUM: NAD 83/11, WASHINGTON COORDINATE SYSTEM NORTH ZONE. BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND SCALED TO GROUND.

TBM "A"
N:237840.58'
E:1344114.14'

TBM "B"
N:240528.80'
1344113.73'

VERTICAL DATUM

VERTICAL DATUM: NAVD 88

TBM "A"=188.02'

TBM "B"=253.23'

SURVEY NOTES

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

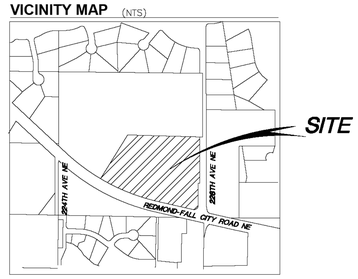
THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN JULY, 2023, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEAST SQUARES ADJUSTMENT USING StorNet VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

VICINITY MAP (NTS)



PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

JACK F. REED — STATE OF WASHINGTON — 21847 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/16/2023

	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS
SYM	REVISION	DATE	BY	APP'D

CALC JFS
CAD DRS
PM JFS

PACE

PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014
www.paceengrs.com

ALCOTT ELEMENTARY SCHOOL
4213 228TH AVE NE
REDMOND, WA

DATE	AUGUST 18, 2023
SCALE	N/A
SURVEY TEAM	JW,JS,PA,DC
FIELD BOOK	738D & ELEC.
DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488
SHEET 1 OF 9

MARK DATE DESCRIPTION

SURVEY

V-101

FILE NAME: G:\VER\V23\23488 LWSD 414 LOUISA ALCOTT ELE\CAD\SURVEY\C3D\VER\V23488-SRV.DWG
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XREF FILES: V23488-BNDRY.dwg

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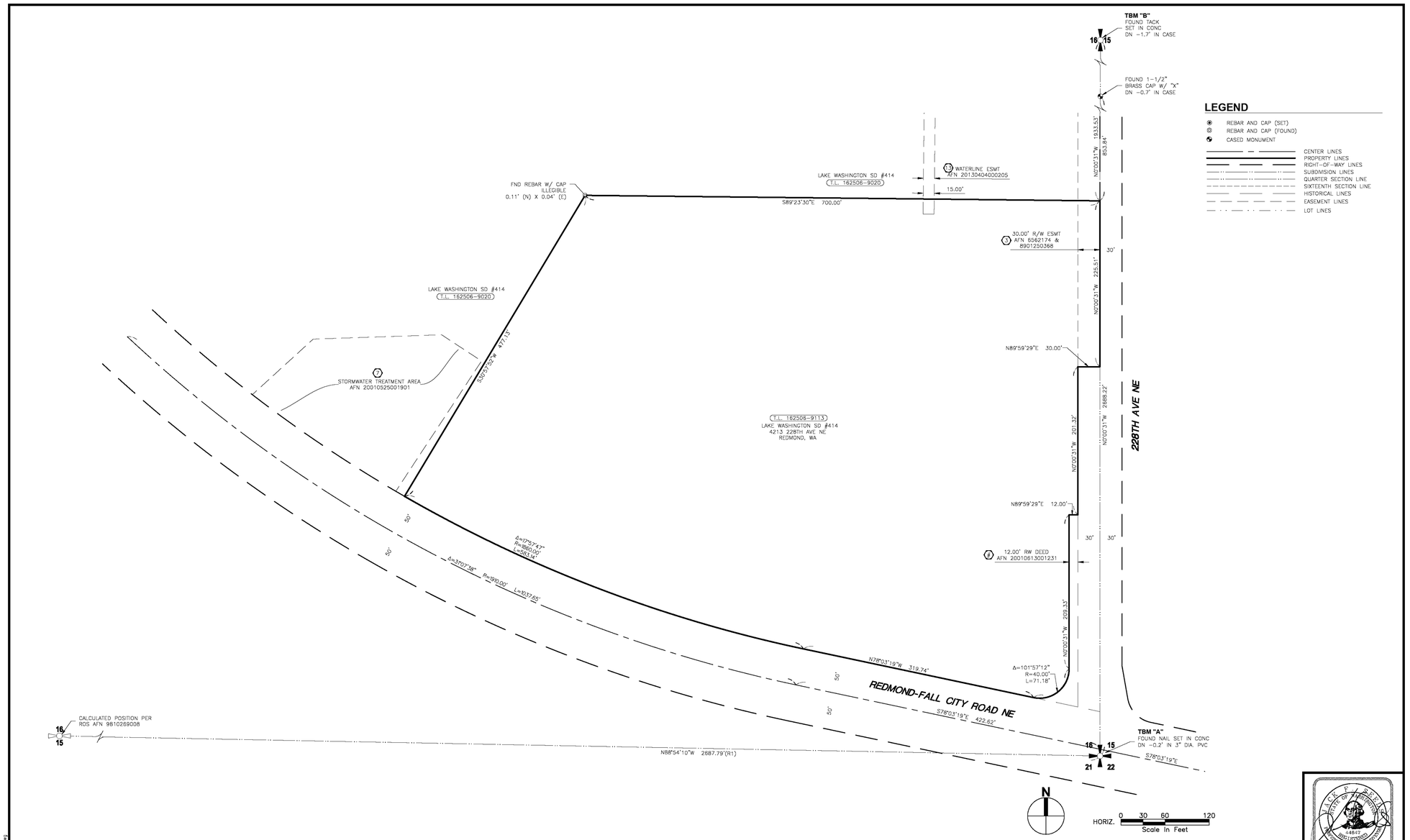

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

JACK F. BEARD
STATE OF WASHINGTON
19547
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/9/2023

SYM	REVISION	DATE	BY	APP'D
	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS

CALC JFS
CAD DRS
PM JFS

PACE
PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014
www.paceengrs.com

ALCOTT ELEMENTARY SCHOOL
4213 228TH AVE NE
REDMOND, WA

DATE	AUGUST 18, 2023
SCALE	1"=60'
SURVEY TEAM	JW,JS,PA,DC
FIELD BOOK	738D & ELEC.
DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488

SHEET 2 OF 9

MARK	DATE	DESCRIPTION

SURVEY

V-102

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LAYOUT: V-102 PLOT TIME: 10/16/2023 12:55 PM
SAVE TIME: 10/16/2023 12:55 PM
USER: JWilliams
XREF FILES: V23488-BNDRY.dwg
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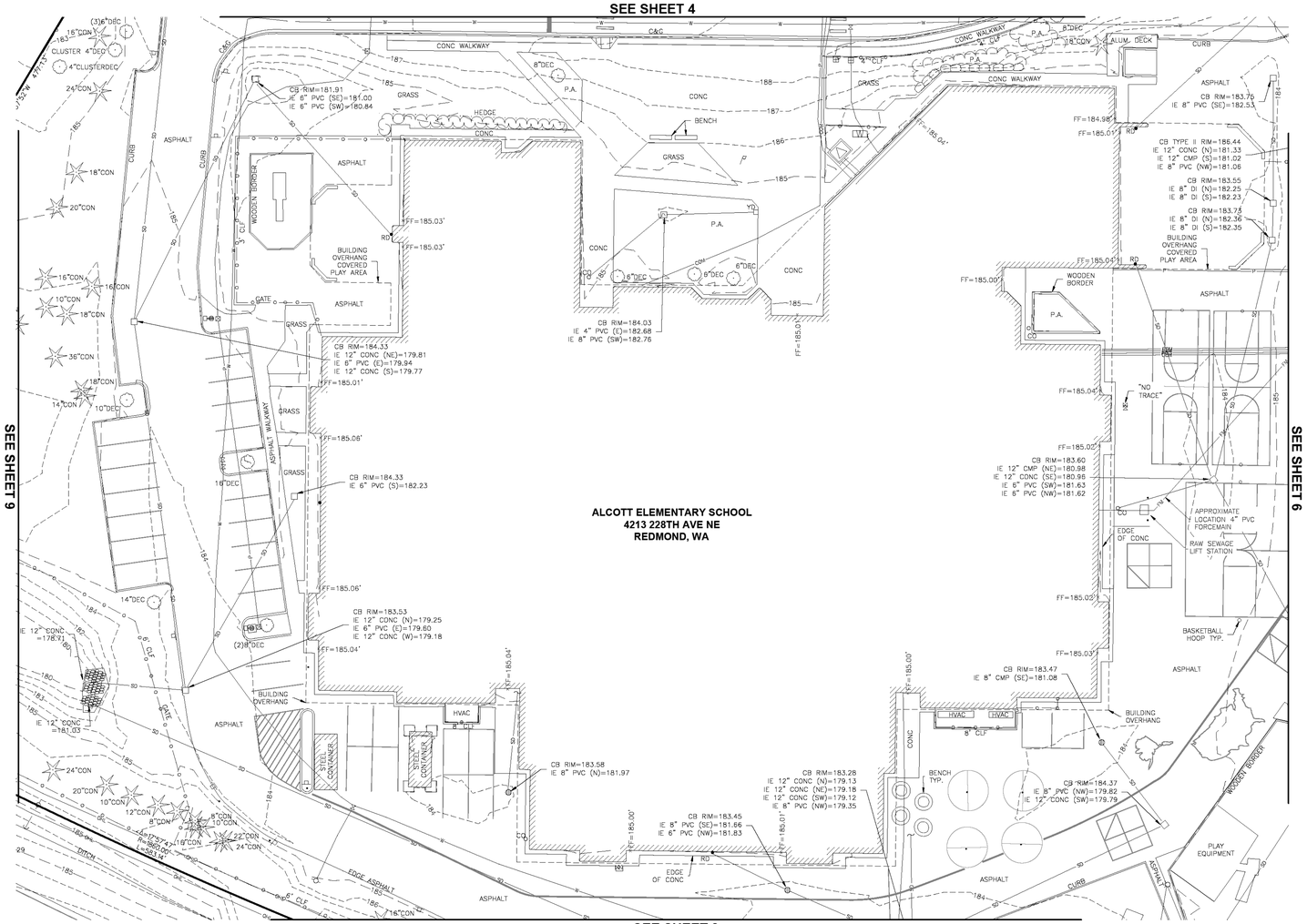
SEE SHEET 4

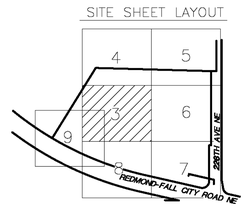


LEGEND

- WATER VALVE
- HYDRANT
- FDC
- WATER BLOW OFF
- WATER METER
- SEWER MANHOLE
- CB (TYPE 2)
- CB
- AREA DRAIN
- POWER TRANSFORMER
- POWER/COMM. VAULT
- WATER/UTILITY VAULT
- POWER MANHOLE
- COMM. MANHOLE
- WATER MANHOLE
- POWER METER
- SURFACE JUNCTION BOX
- SUBSURFACE JUNCTION BOX
- POWER/UTILITY POLE
- GUY ANCHOR
- STREET LIGHT
- TRAFFIC POLE
- LUMINAIRE(DOUBLE)
- LUMINAIRE(SINGLE)
- AREA LIGHT
- GAS METER
- GAS VALVE
- SIGN
- MAILBOX
- STORM/SEWER CLEAN OUT
- ROOF DRAIN
- BOLLARD
- SIZE & TYPE (CONIFEROUS TREE)
- SIZE & TYPE (DECIDUOUS TREE)
- REBAR AND CAP (SET)
- REBAR AND CAP (FOUND)
- CASED MONUMENT

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- SUBDIVISION LINES
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- HISTORICAL LINES
- EASEMENT LINES
- LOT LINES
- DITCH LINE
- WATER LINE
- SANITARY SEWER FORCEMAIN LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND POWER LINES
- UNDERGROUND COMMUNICATION LINES
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- EDGE OF VEGETATION/HEDGE LINE

SITE SHEET LAYOUT



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Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS
SYM	REVISION	DATE	BY	APP'D

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CAD DRS
PM JFS

PACE

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11255 Kirkland Way, Suite 300
Kirkland, WA 98033
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www.paceengrs.com

ALCOTT ELEMENTARY SCHOOL
4213 228TH AVE NE
REDMOND, WA

DATE	AUGUST 18, 2023
SCALE	1"=20'
SURVEY TEAM	JW,JS,PA,DC
FIELD BOOK	738D & ELEC.
DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488

SHEET 3 OF 9

JACK P. SWANSON — STATE OF WASHINGTON — 21119 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/9/2023

MARK	DATE	DESCRIPTION

SURVEY

V-103

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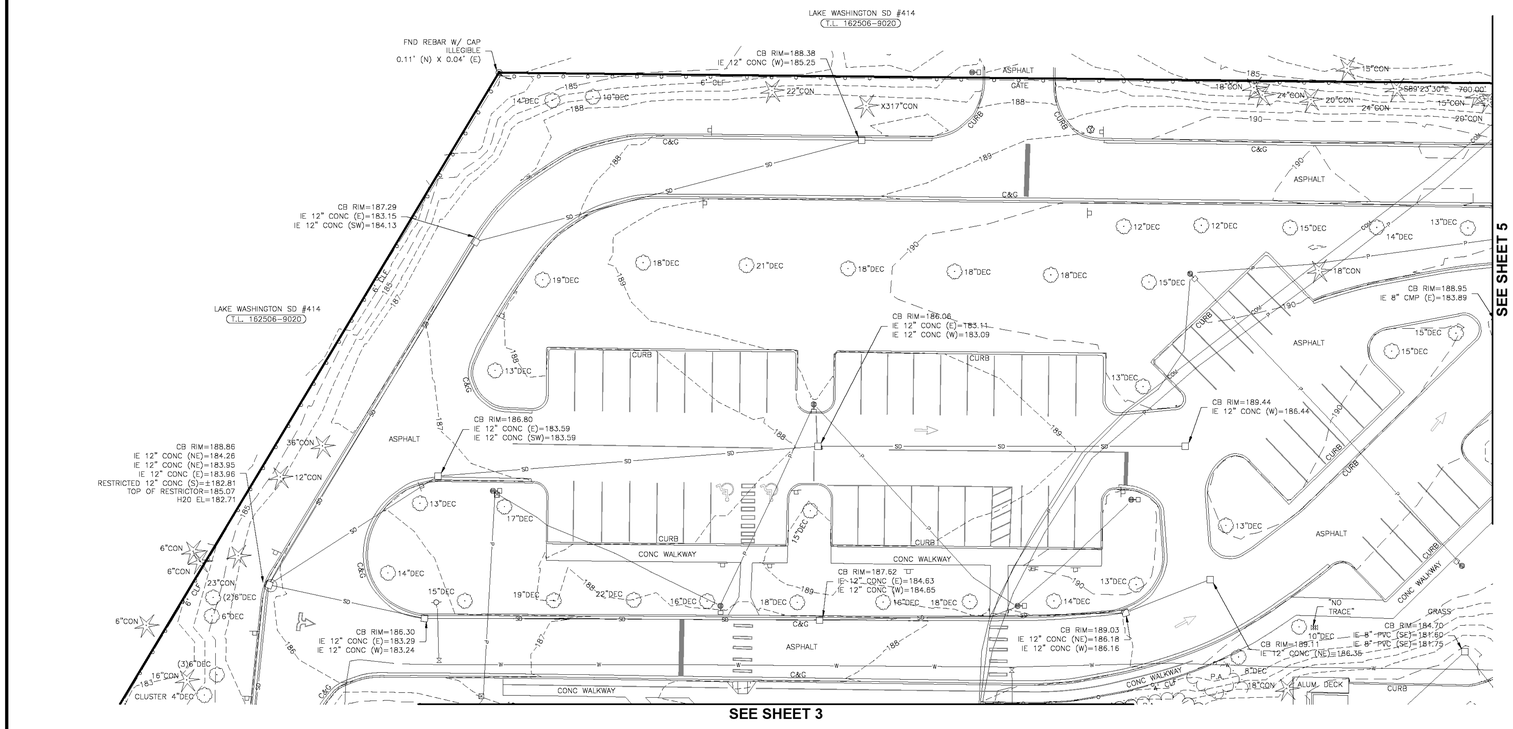

LEGEND

- WATER VALVE
- HYDRANT
- FDC
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- WATER METER
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- CB (TYPE 2)
- CB
- POWER TRANSFORMER
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- TRAFFIC POLE
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- ROOF DRAIN
- BOLLARD
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- SIZE & TYPE (DECIDUOUS TREE)
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- REBAR AND CAP (FOUND)
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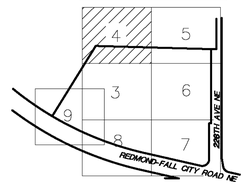
- EASEMENT LINES
- LOT LINES
- DITCH LINE
- W WATER LINE
- FM SANITARY SEWER FORCEMAN LINE
- SD STORM DRAIN LINE
- G GAS LINE
- P UNDERGROUND POWER LINES
- COM UNDERGROUND COMMUNICATION LINES
- OHL OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- EDGE OF VEGETATION/HEDGE LINE

SITE SHEET LAYOUT



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HORIZ. 0 10 20 40
Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

SYM	REVISION	DATE	BY	APP'D
	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS

CALC JFS
CAD DRS
PM JFS

PACE
PACE Engineers
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014
www.paceengrs.com

ALCOTT ELEMENTARY SCHOOL
4213 228TH AVE NE
REDMOND, WA

DATE	AUGUST 18, 2023
SCALE	1"=20'
SURVEY TEAM	JW,JS,PA,DC
FIELD BOOK	738D & ELEC.
DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO. **23488**
SHEET **4** OF **9**

FILE NAME: I:\JOBS\Y23\23488 LWSD 414 LOUISA ALCOTT ELEM\SURVEY\CIVIL\XREFS\V23488-SRV.DWG
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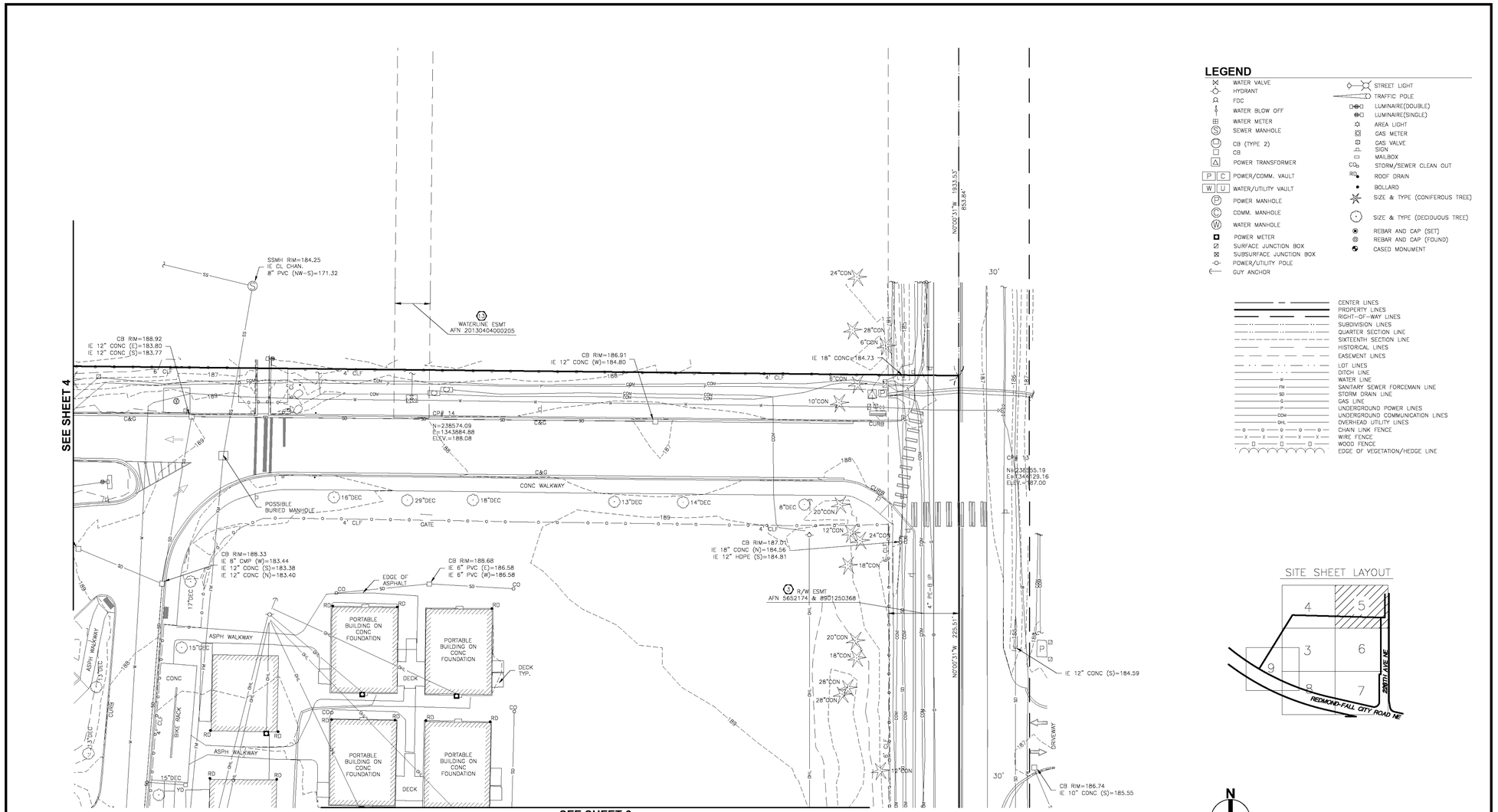
MARK	DATE	DESCRIPTION

SURVEY

V-104



LEGEND

- WATER VALVE
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- FDC
- WATER BLOW OFF
- WATER METER
- SEWER MANHOLE
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- GUY ANCHOR
- STREET LIGHT
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- LUMINAIRE(SINGLE)
- AREA LIGHT
- GAS METER
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- MAILBOX
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- SIZE & TYPE (CONIFEROUS TREE)
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- CENTER LINES
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- W WATER LINE
- FM SANITARY SEWER FORCEMAN LINE
- SD STORM DRAIN LINE
- G GAS LINE
- P UNDERGROUND POWER LINES
- COM UNDERGROUND COMMUNICATION LINES
- OHL OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- EDGE OF VEGETATION/HEDGE LINE

SITE SHEET LAYOUT

N

HORIZ. 0 10 20 40
Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

JACK J. SPRINGER
STATE OF WASHINGTON
44647
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/9/2023

SYM	REVISION	DATE	BY	APP'D
	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS

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CAD DRS
PM JFS

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REDMOND, WA

DATE	AUGUST 18, 2023
SCALE	1"=20'
SURVEY TEAM	JW,JS,PA,DC
FIELD BOOK	738D & ELEC.
DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488
SHEET 5 OF 9

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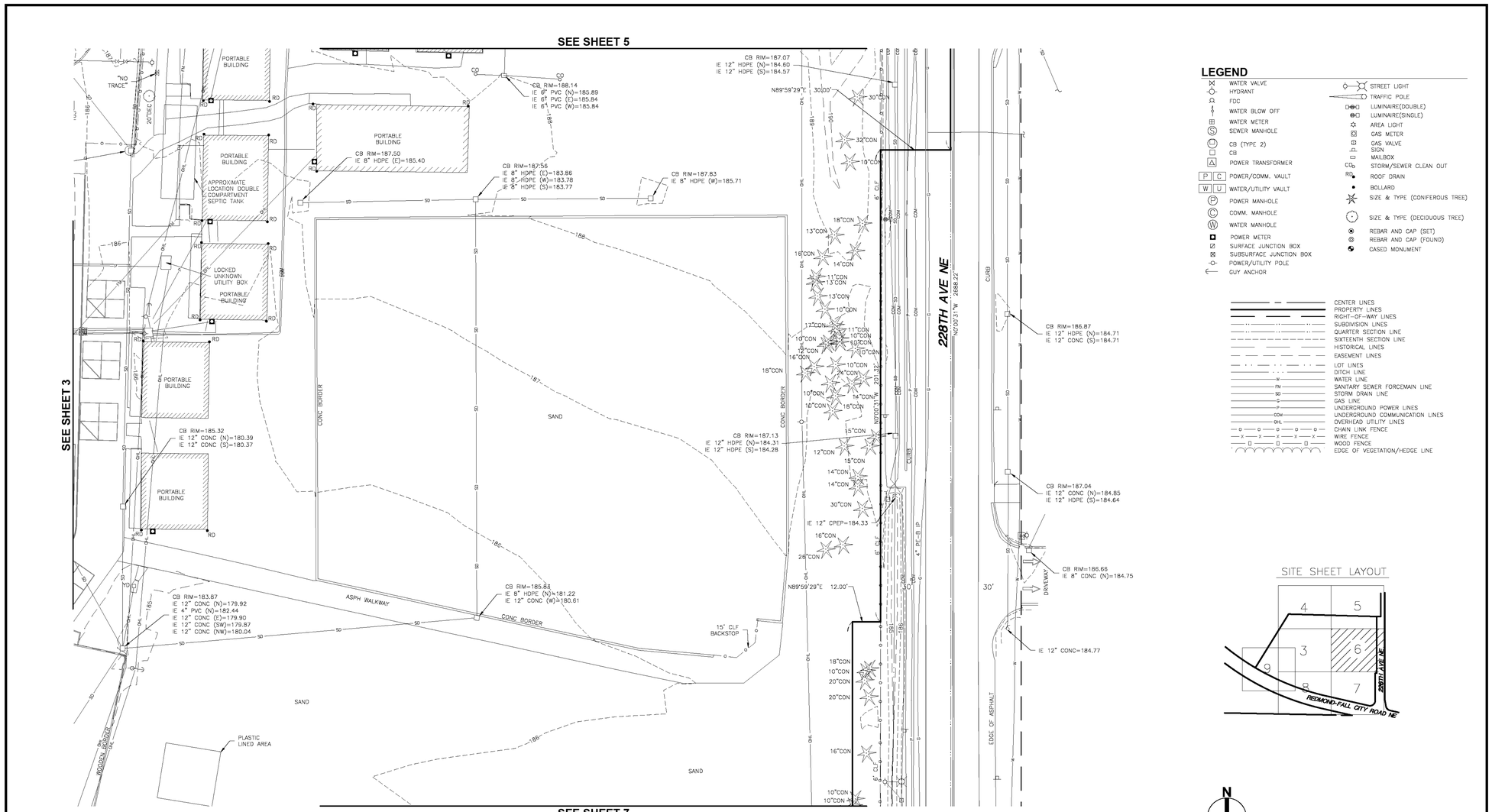
SURVEY

V-105



LEGEND

- WATER VALVE
- HYDRANT
- FDC
- WATER BLOW OFF
- WATER METER
- SEWER MANHOLE
- CB (TYPE 2)
- CB
- POWER TRANSFORMER
- POWER/COMM. VAULT
- WATER/UTILITY VAULT
- POWER MANHOLE
- COMM. MANHOLE
- WATER MANHOLE
- POWER METER
- SURFACE JUNCTION BOX
- SUBSURFACE JUNCTION BOX
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- GUY ANCHOR
- STREET LIGHT
- TRAFFIC POLE
- LUMINAIRE(DOUBLE)
- LUMINAIRE(SINGLE)
- AREA LIGHT
- GAS METER
- GAS VALVE
- SIGN
- MAILBOX
- STORM/SEWER CLEAN OUT
- ROOF DRAIN
- BOLLARD
- SIZE & TYPE (CONIFEROUS TREE)
- SIZE & TYPE (DECIDUOUS TREE)
- REBAR AND CAP (SET)
- REBAR AND CAP (FOUND)
- CASED MONUMENT

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- SUBDIVISION LINES
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- HISTORICAL LINES
- EASEMENT LINES
- LOT LINES
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SITE SHEET LAYOUT

N

HORIZ. 0 10 20 40
Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

JACK M. SPENCER
STATE OF WASHINGTON
44647
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PROFESSIONAL LAND SURVEYOR
10/9/2023

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DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488
SHEET 6 OF 9

FILE NAME: I:\JOB\Y23\23488 LWSD 414 LOUISA ALCOTT ELEM\DWG\PROFS\V23488-SRV.DWG
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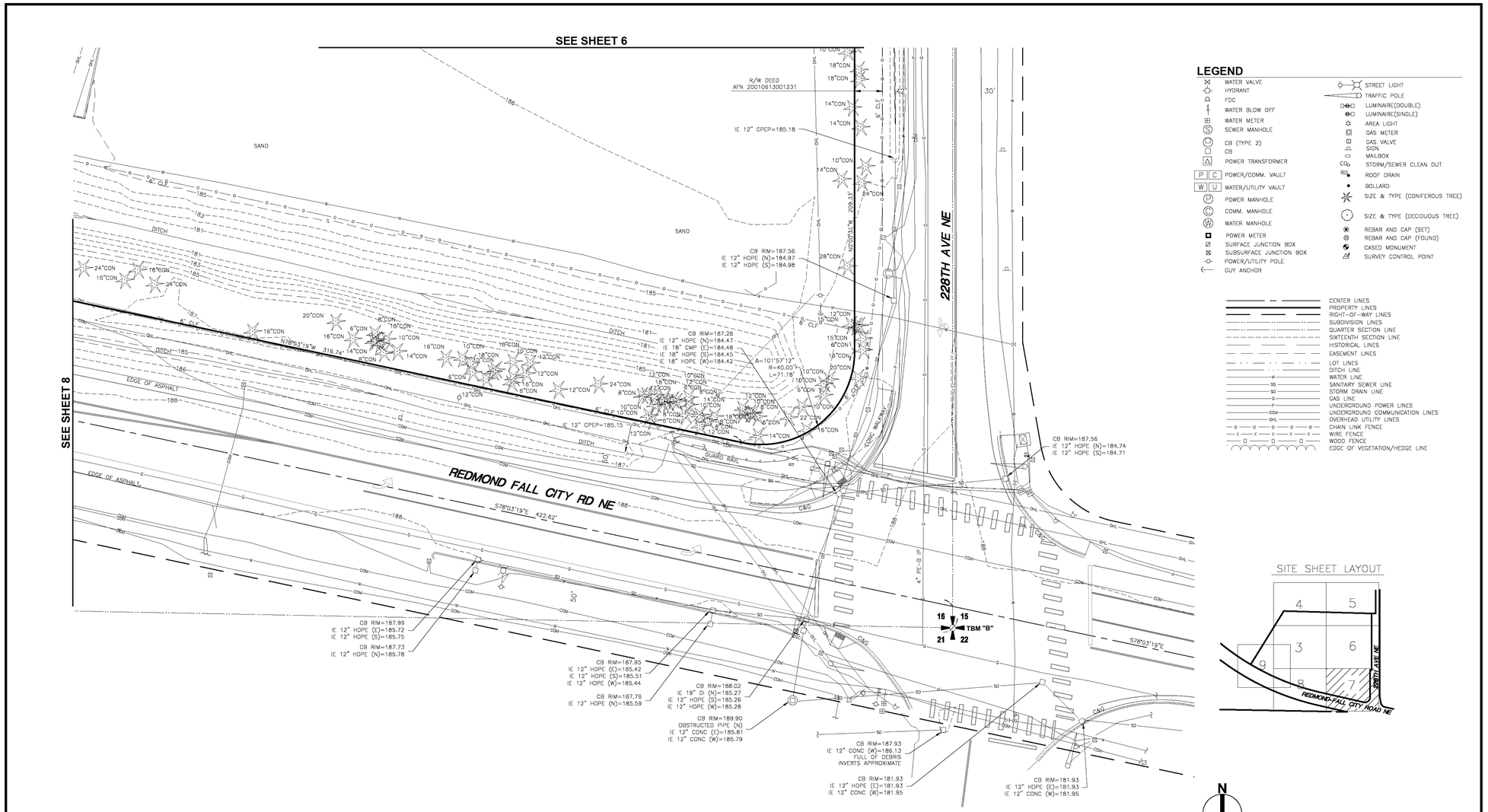
MARK	DATE	DESCRIPTION

SURVEY

V-106



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HORIZ. 0 10 20 40
Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

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BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488

SHEET 7 OF 9

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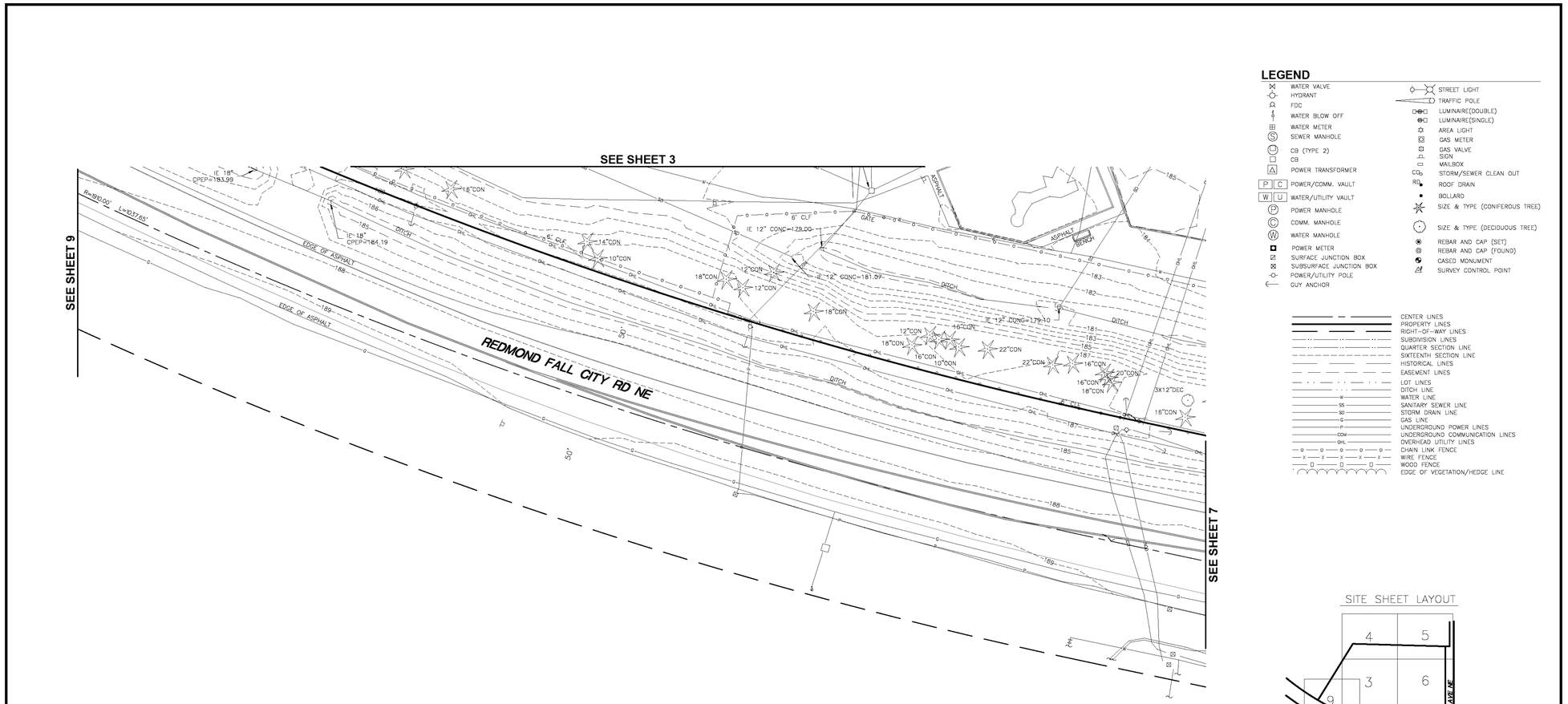
V-107



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PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

JACK V. SCHLAPPI — STATE OF WASHINGTON — 44647 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/9/2023

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DWG:	V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488
SHEET 8 OF 9

FILE NAME: N:\KIR\Y23\23488 LWSD 414 ALCOTT ELEM\DWG\SURVEY\C3D\XREFS\V23488-SRV.DWG
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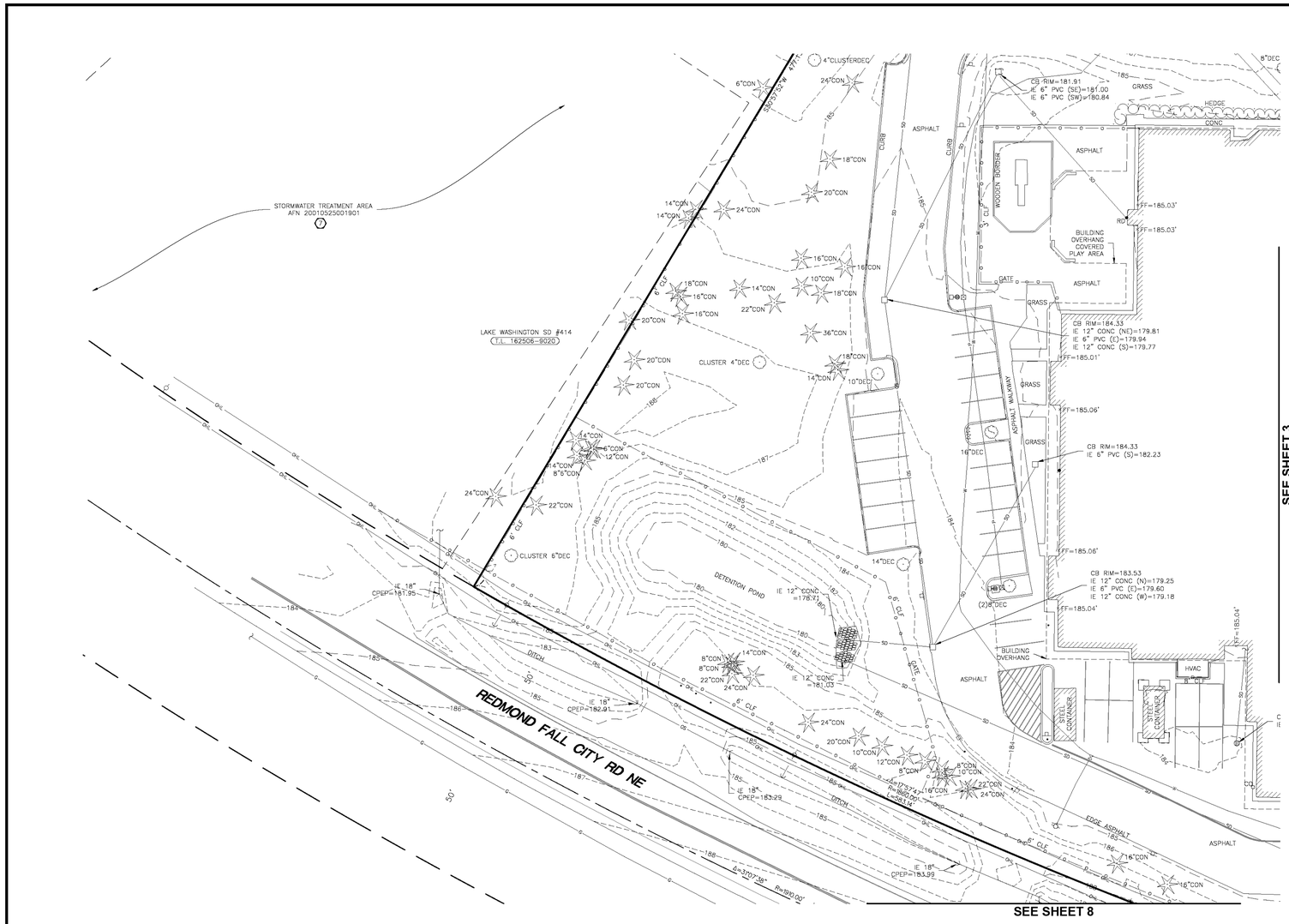
V-108



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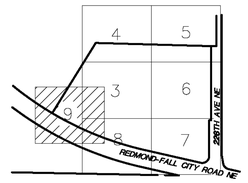

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Scale In Feet

PORTION OF: SE 1/4, SE 1/4, SECTION 16, T.26 N., R.05 E., W.M.

	STORM DATA AND TITLE BLOCK REVISION	10/16/23	DLB	JFS
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ALCOTT ELEMENTARY SCHOOL
4213 228TH AVE NE
REDMOND, WA

DATE AUGUST 18, 2023
SCALE 1"=20'
SURVEY TEAM JW,JS,PA,DC
FIELD BOOK 738D & ELEC.
DWG: V23488-SRV.DWG

BOUNDARY / TOPOGRAPHIC SURVEY
FOR
LAKE WASHINGTON SCHOOL DISTRICT NO. 414

PROJECT NO.
23488
SHEET 9 OF 9

FILE NAME: P:\VER\P23\23488 LWSD 414 LOUISA ALCOTT ELT\CAD\SURVEY\23TOPO\VER\V23488-SRV.DWG
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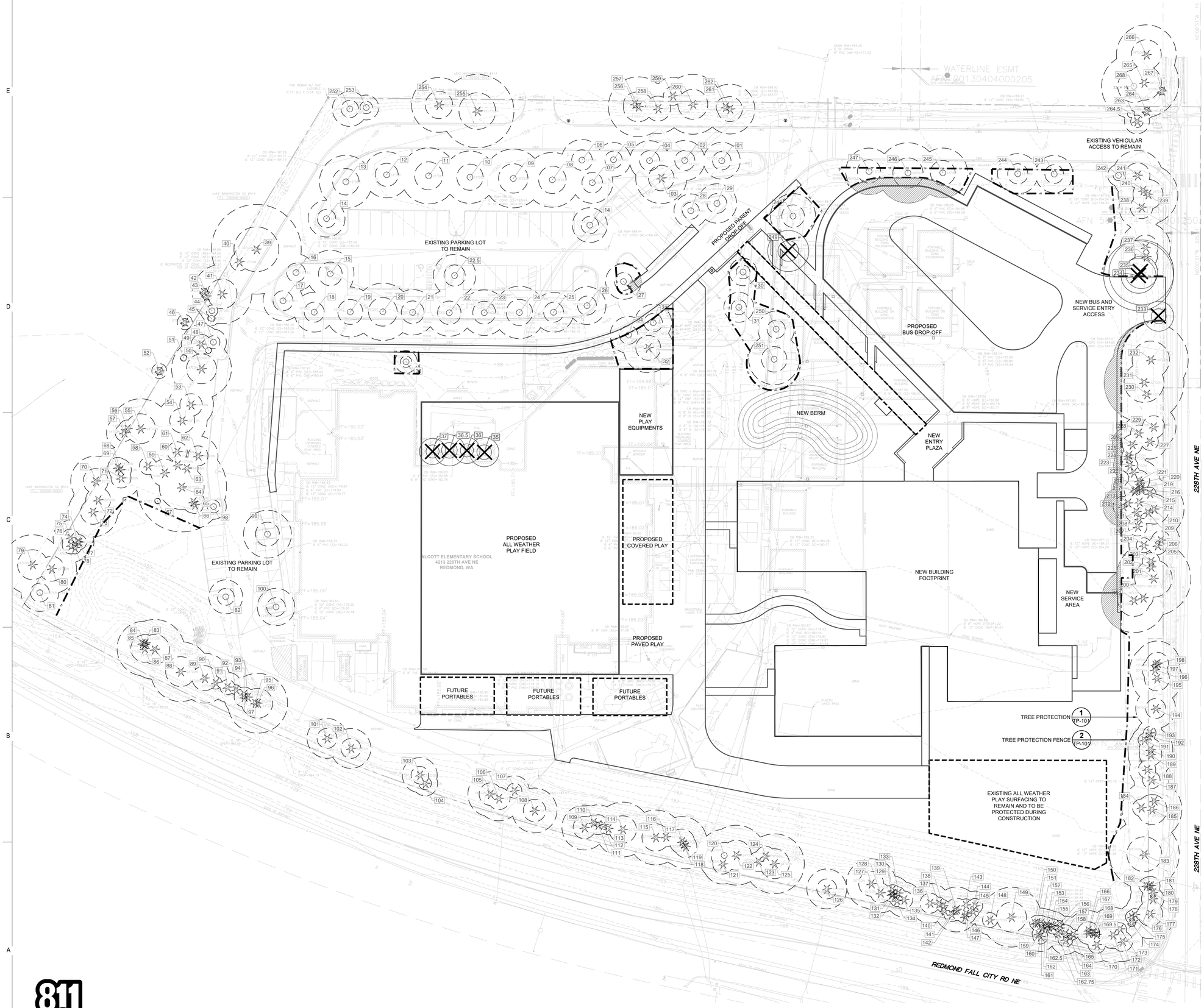
V-109



TREE PROTECTION LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- CONTOURS - EXISTING
- EXISTING TREE TO BE REMOVED (SEE TREE INVENTORY FOR TREES TO BE SALVAGED AND/OR TRANSPLANTED ON SITE)
- EXISTING TREE NUMBER
- EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- 6" DEPTH ARBORIST CHIPS OR SITE GENERATED WOOD CHIPS FROM TREE REMOVAL OVER CRITICAL ROOT ZONE
- SPECIAL CONSTRUCTION REQUIREMENTS
  SEE NOTES
  CERTIFIED ARBORIST SHALL OBSERVE WORK WITHIN DRIPLINE OUTSIDE OF TREE PROTECTION FENCING

TREE PROTECTION FENCING SHALL BE IN PLACE AND VISIBLE PRIOR TO THE START OF CONSTRUCTION ACTIVITY, INCLUDING MATERIAL DELIVERIES AND DEMOLITION. DO NOT RELOCATE FENCING AT ANY TIME WITHOUT WRITTEN APPROVAL FROM THE OWNER.

TREE PROTECTION NOTES

1. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL TREE PROTECTION FENCING AND ARBORIST CHIP MULCH HAVE BEEN INSTALLED AND ACCEPTED.
2. SEE SPECIFICATION SECTION 01 56 39. SCOPE EXCLUDES STUMP REMOVAL/GRINDING.
3. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN INCLUDING, BUT NOT LIMITED TO, ARBORIST OVERSIGHT, PROTECTION FENCING AT OUTER CRITICAL ROOT ZONE, ARBORIST CHIP MULCH OVER ALL ROOT ZONES, AND SPECIAL PROTECTION MEASURES WITHIN ROOT ZONES THROUGHOUT PROJECT.
4. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN IN THE RIGHT-OF-WAY.
5. SEE TP-101 FOR TREE PROTECTION DETAILS.
6. WHERE TREE PROTECTION FENCING AND CONSTRUCTION FENCING COINCIDE, USE ONLY ONE FENCE, WHICHEVER IS MORE STABLE AND PERMANENT.
7. SEE SPECIFICATION SECTION 01 56 39 FOR TREE TRUNK HARVESTING/SALVAGE REQUIREMENTS.
8. CLEAR ALL UNDERSTORY VEGETATION WITHIN TREE PROTECTION AREAS PRIOR TO INSTALLATION OF TREE PROTECTION MULCH. REMOVE ALL INVASIVE SHRUBS AND VINES INCLUDING BUT NOT LIMITED TO BLACKBERRY, HOLLY, AND IVY. REMOVAL SHALL BE BY HAND WITHIN ROOT PROTECTION AREAS. REMOVE ALL ROOTS OF INVASIVE PLANTS.

SCALE: 1" = 30'
0 30 60 90

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SEATTLE WA 98101
(206) 441-4151 OFFICE

1380 SE 9TH AVENUE
PORTLAND OR 97214
(503) 224-4032 OFFICE

MAHLUM ARCHITECTS INC

Osborn Consulting

FOR REFERENCE ONLY

LAKE WASHINGTON SCHOOL DISTRICT
LWSD Alcott & Smith Elementary Schools

SAMANTHA SMITH ELEMENTARY SCHOOL
PARCEL NO: 2725069032
23305 NE 14TH ST
SAMMAMMISH, WA 98074

LOUISA MAY ALCOTT ELEMENTARY SCHOOL
PARCEL NO: 1625069113
4213 228TH AVENUE NE
REDMOND, WA 98053

MARK	DATE	DESCRIPTION
ISSUE DATE:		APRIL 16, 2025
ISSUE:		CONDITIONAL USE PERMIT

PROJECT NO: 2023910.00
DRAWN BY: MG
CHECKED BY: MW

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TREE PROTECTION PLAN

TP-100

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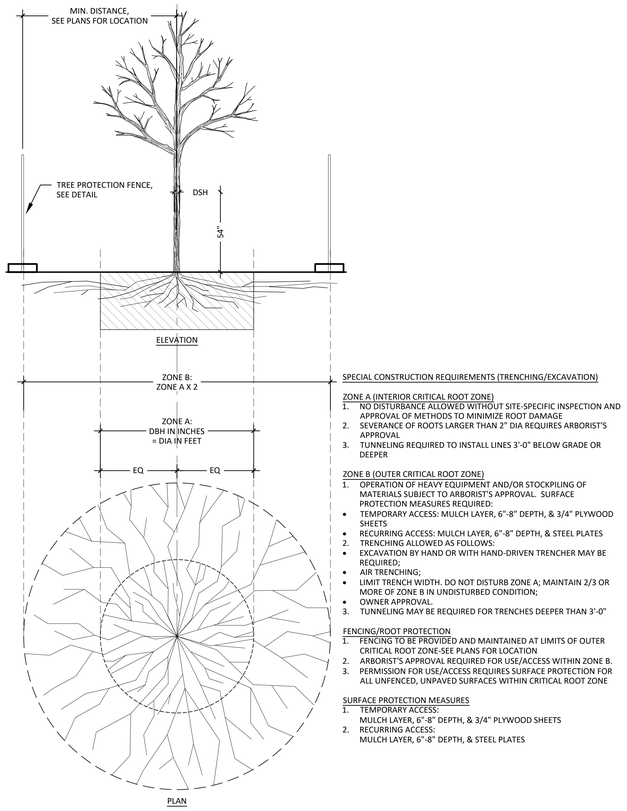


SPECIAL CONSTRUCTION REQUIREMENTS (TRENCHING/EXCAVATION)

ZONE A (INTERIOR CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES ARBORIST'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (OUTER CRITICAL ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ARBORIST'S APPROVAL. SURFACE PROTECTION MEASURES REQUIRED:
- TEMPORARY ACCESS: MULCH LAYER, 6"-8" DEPTH, & 3/4" PLYWOOD SHEETS
- RECURRING ACCESS: MULCH LAYER, 6"-8" DEPTH, & STEEL PLATES
2. TRENCHING ALLOWED AS FOLLOWS:
- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED;
- AIR TRENCHING;
- LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION;
- OWNER APPROVAL.
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

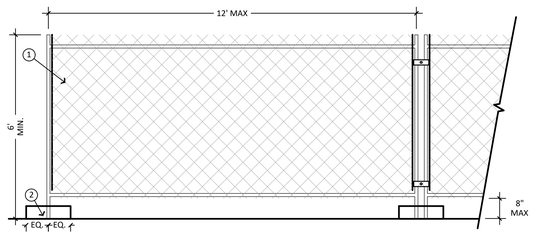
FENCING/ROOT PROTECTION
1. FENCING TO BE PROVIDED AND MAINTAINED AT LIMITS OF OUTER CRITICAL ROOT ZONE-SEE PLANS FOR LOCATION
2. ARBORIST'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B.
3. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN CRITICAL ROOT ZONE

SURFACE PROTECTION MEASURES
1. TEMPORARY ACCESS:
MULCH LAYER, 6"-8" DEPTH, & 3/4" PLYWOOD SHEETS
2. RECURRING ACCESS:
MULCH LAYER, 6"-8" DEPTH, & STEEL PLATES

1 TREE PROTECTION
SCALE: 1" = 1'-0"

1. TREE PROTECTION FENCING PER SEC 015639.
2. CONCRETE BLOCK OR STEEL BASE STAND.

NOTES:
A. PROVIDE TREE PROTECTION SIGNAGE 50' O.C. ALONG FENCING INSTALLATION PER SEC 015639
B. WHERE TREE PROTECTION MATCHES CONSTRUCTION LIMITS, USE CIVIL CONSTRUCTION LIMIT FENCE AND DETAIL
C. WHERE TREE PROTECTION IS SEPARATE FROM CONSTRUCTION LIMITS, USE TREE PROTECTION FENCE DETAIL AS SHOWN



2 TREE PROTECTION FENCE
SCALE: 1/2" = 1'-0"

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TREE PROTECTION DETAILS

TP-101

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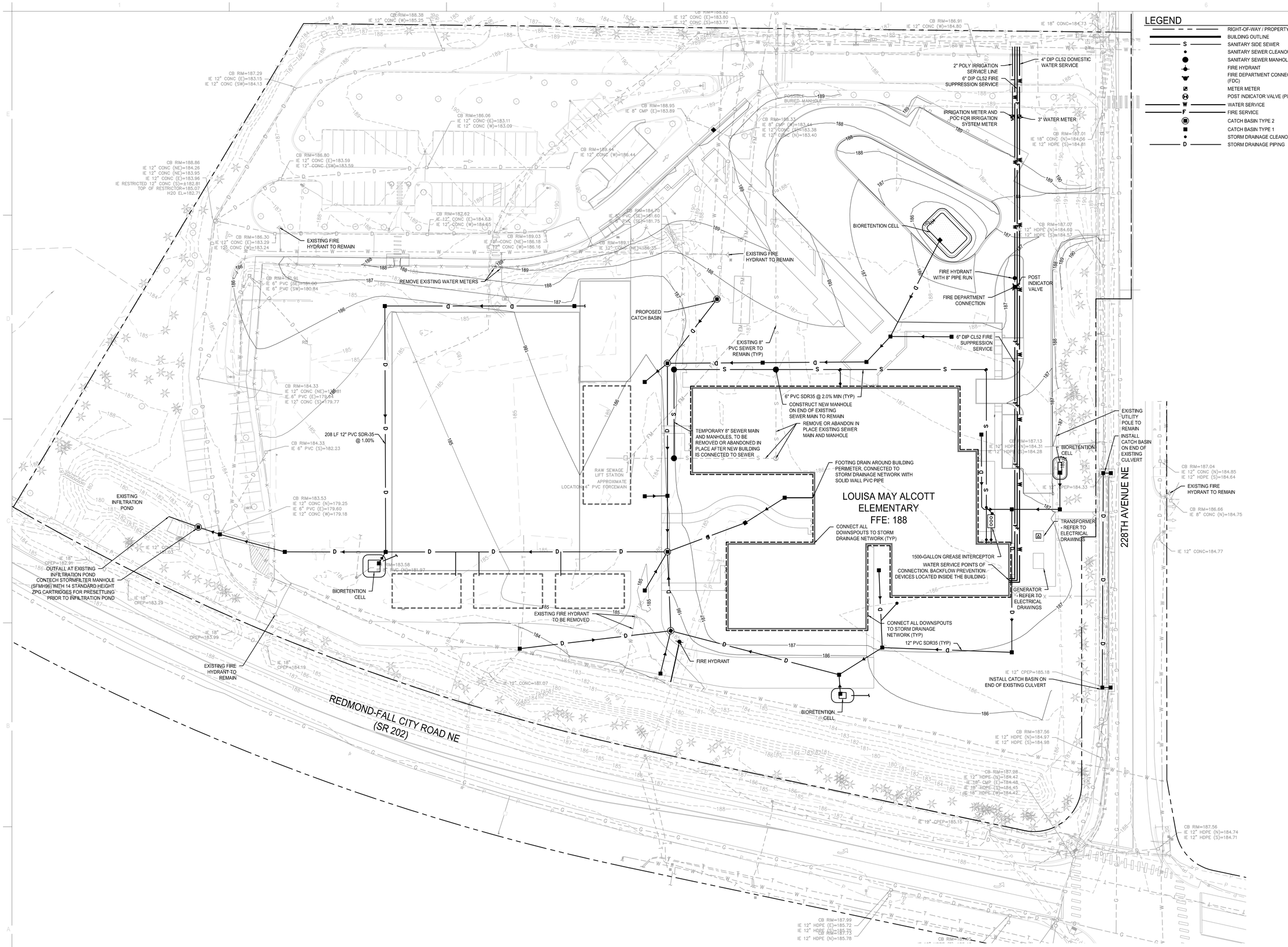

LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- BUILDING OUTLINE
- S — SANITARY SIDE SEWER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- METER METER
- POST INDICATOR VALVE (PIV)
- W — WATER SERVICE
- F — FIRE SERVICE
- CATCH BASIN TYPE 2
- CATCH BASIN TYPE 1
- STORM DRAINAGE CLEANOUT
- D — STORM DRAINAGE PIPING

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MAHLUM ARCHITECTS INC

ETHOS CIVIL
Engineering Entitlement Project Management
ethosciv8.com info@ethosciv8.com 253.414.1989

KELLY MERLE HUTCHINSON STATE OF WASHINGTON 53117 REGISTERED PROFESSIONAL ENGINEER 04/18/2025

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LAKE WASHINGTON SCHOOL DISTRICT
LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

MARK	DATE	DESCRIPTION
ISSUE DATE:		04/16/2025
ISSUE:		CUP

PROJECT NO:	2024914.00
DRAWN BY:	JGW
CHECKED BY:	ZMC

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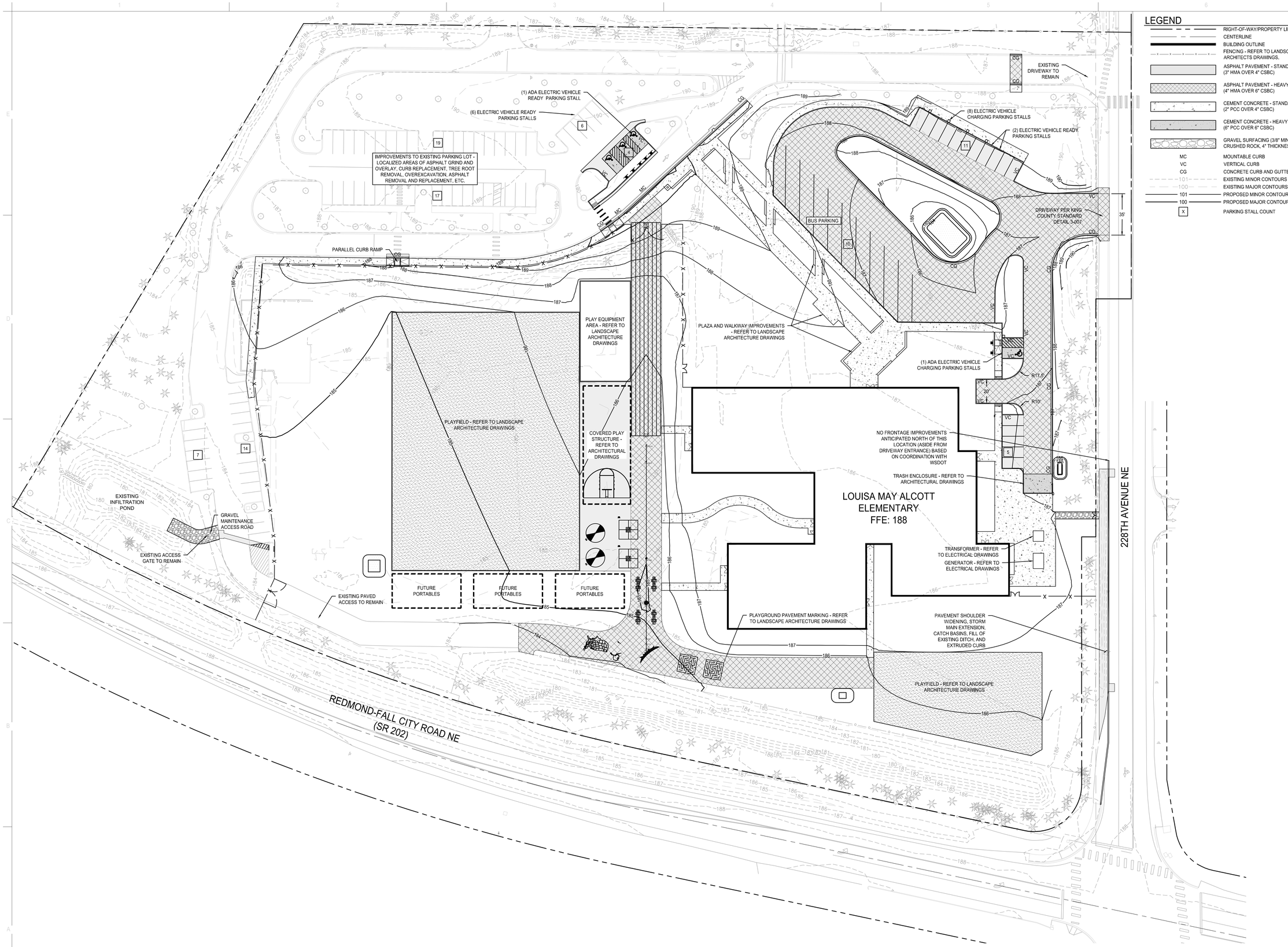
STORM DRAINAGE AND UTILITY PLAN

C-001



LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- BUILDING OUTLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ASPHALT PAVEMENT - STANDARD DUTY (3" HMA OVER 4" CSBC)
- ASPHALT PAVEMENT - HEAVY DUTY (4" HMA OVER 6" CSBC)
- CEMENT CONCRETE - STANDARD DUTY (2" PCC OVER 4" CSBC)
- CEMENT CONCRETE - HEAVY DUTY (6" PCC OVER 6" CSBC)
- GRAVEL SURFACING (3/8" MINUS CRUSHED ROCK, 4" THICKNESS)
- MC MOUNTABLE CURB
- VC VERTICAL CURB
- CG CONCRETE CURB AND GUTTER
- 101 EXISTING MINOR CONTOURS
- 100 EXISTING MAJOR CONTOURS
- 101 PROPOSED MINOR CONTOUR
- 100 PROPOSED MAJOR CONTOUR
- X PARKING STALL COUNT

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N

30 15 0 30 60

SCALE IN FEET

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KELLY MERLE RUSH — STATE OF WASHINGTON — 53111 — REGISTERED PROFESSIONAL ENGINEER — 04/18/2025

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LWSD - ALCOTT ES REPLACEMENT

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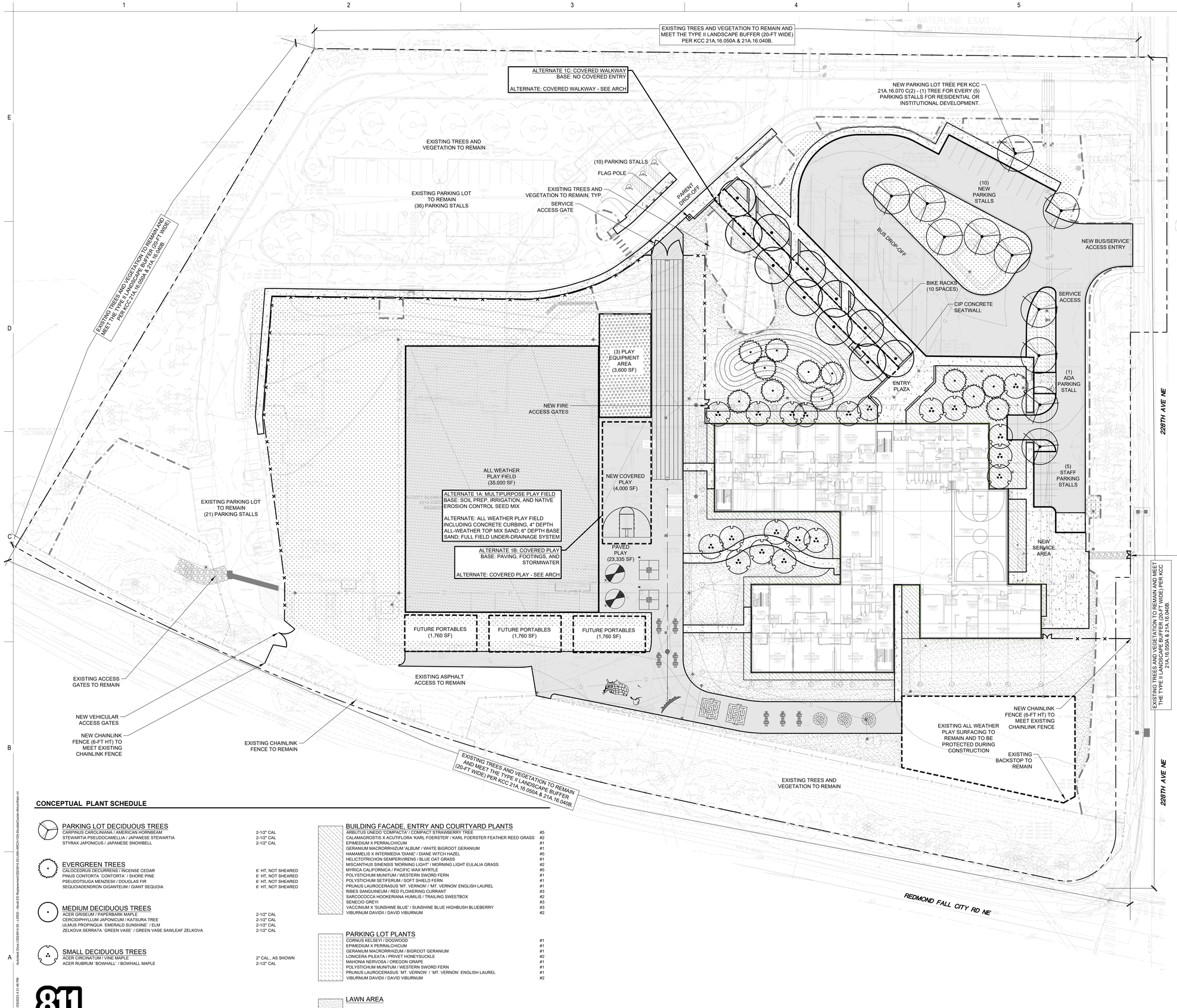
PAVING AND GRADING PLAN

C-002



SITE PLAN LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- CONTOURS - EXISTING
- FENCING - CHAINLINK, HT. VARIES
- DOUBLE SWING GATE
- CONIFEROUS TREE / DECIDUOUS TREE
- EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- CONCRETE PAVEMENT, SEE CIVIL
- ASPHALT PAVEMENT, SEE CIVIL
- ALL-WEATHER PLAY FIELD
- WOOD CHIP PLAY SURFACING
- CIP SEATWALLS
- BIKE RACKS

NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS.
2. ALL NEW PLANTING TO RECEIVE A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
3. ALL NEW PLANTING SHALL MEET THE GENERAL STANDARDS FOR ALL LANDSCAPE AREAS PER KCC 21A.16.085 & 21A.16.090.
4. OFF-STREET PARKING AREAS SHALL CONTAIN AT LEAST (1) BICYCLE PARKING SPACE FOR EVERY (12) SPACES REQUIRED FOR MOTOR VEHICLES PER KCC 21A.18.030. PROJECT SITE HAS (84) PARKING STALLS REQUIRING FOR (7) BIKE RACKS.

CONCEPTUAL PLANT SCHEDULE

PARKING LOT DECIDUOUS TREES

CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2-1/2" CAL
STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2-1/2" CAL
STYRAX JAPONICUS / JAPANESE SNOWBELL	2-1/2" CAL

EVERGREEN TREES

CALOCEDRUS DECURRENS / INCENSE CEDAR	6` HT, NOT SHEARED
PINUS CONTORTA `CONTORTA` / SHORE PINE	6` HT, NOT SHEARED
PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6` HT, NOT SHEARED
SEQUOIADENDRON GIGANTEUM / GIANT SEQUOIA	6` HT, NOT SHEARED

MEDIUM DECIDUOUS TREES

ACER GRISEUM / PAPERBARK MAPLE	2-1/2" CAL
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2-1/2" CAL
ULMUS PROPINQUA `EMERALD SUNSHINE` / ELM	2-1/2" CAL
ZELKOVA SERRATA `GREEN VASE` / GREEN VASE SAWLEAF ZELKOVA	2-1/2" CAL

SMALL DECIDUOUS TREES

ACER CIRCINATUM / VINE MAPLE	2" CAL., AS SHOWN
ACER RUBRUM `BOWHALL` / BOWHALL MAPLE	2-1/2" CAL

BUILDING FACADE, ENTRY AND COURTYARD PLANTS

ARBUTUS UNEDO `COMPACTA` / COMPACT STRAWBERRY TREE	#5
CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / KARL FOERSTER FEATHER REED GRASS	#2
EPIMEDIUM X PERRALCHICUM	#1
GERANIUM MACRORRHIZUM `ALBUM` / WHITE BIGROOT GERANIUM	#1
HAMAMELIS X INTERMEDIA `DIANE` / DIANE WITCH HAZEL	#5
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	#1
MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT EULALIA GRASS	#2
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	#5
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1
POLYSTICHUM SETIFERUM / SOFT SHIELD FERN	#1
PRUNUS LAUROCERASUS `MT. VERNON` / `MT. VERNON` ENGLISH LAUREL	#1
RIBES SANGUINEUM / RED FLOWERING CURRANT	#3
SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX	#2
SENECIO GREYI	#3
VACCINIUM X `SUNSHINE BLUE` / SUNSHINE BLUE HIGHBUSH BLUEBERRY	#3
VIBURNUM DAVIDII / DAVID VIBURNUM	#2

PARKING LOT PLANTS

CORNUS KELSEYI / DOGWOOD	#1
EPIMEDIUM X PERRALCHICUM	#1
GERANIUM MACRORRHIZUM / BIGROOT GERANIUM	#1
LONICERA PILEATA / PRIVET HONEYSUCKLE	#2
MAHONIA NERVOSA / OREGON GRAPE	#1
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1
PRUNUS LAUROCERASUS `MT. VERNON` / `MT. VERNON` ENGLISH LAUREL	#1
VIBURNUM DAVIDII / DAVID VIBURNUM	#2

LAWN AREA

EROSION CONTROL WITH NATIVE GRASS MIX

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Osborn Consulting

FOR REFERENCE ONLY

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LWSD Alcott & Smith Elementary Schools

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23305 NE 14TH ST
SAMMAMMISH, WA 98074

LOUISA MAY ALCOTT ELEMENTARY SCHOOL
PARCEL NO: 1625069113
4213 228TH AVENUE NE
REDMOND, WA 98053

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ISSUE DATE:		APRIL 16, 2025
ISSUE:		CONDITIONAL USE PERMIT

PROJECT NO: 2023910.00
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Overall Landscape Site Plan

L-100

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Autodesk Docs://2023910.00 - LWSD - Alcott ES Replacement/2023910.00 LMA ARCH-CIVIL-Double/Cluster-AlcottSite.rvt
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SITE PLAN GENERAL NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY BY *<SURVEYOR COMPANY>*, DATED *MONTH DAY, 201X* AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. UNLESS OTHERWISE NOTED, DIMENSIONS ON SITE PLAN ARE TO FACE OF CURBS, EXTERIOR FACE OF BUILDING FOUNDATIONS AND GRID LINES.
5. LOCATE BUILDING PER SURVEY POINTS PROVIDED BY CIVIL.
6. SEE LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND DETAILS.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- WETLAND BUFFER
- ILLUMINATED EGRESS ROUTE

ACCESS GATE TO TESLA HIGH SCHOOL TO REMAIN
PROPERTY LINE
EXISTING DRIVE WAY
EXISTING TREES TO REMAIN
EXISTING PARKING
PARENT DROP OFF
EXISTING PORTABLES (DEMO)
NEW PARKING
COVERED WALKWAY
BUS DROP OFF
PLAZA WALK WAY
NEW DRIVE WAY
BIORETENTION CELL
EXISTING PORTABLES TO BE DEMOLISHED
FIRE ACCESS
PLAY EQUIPMENT AREA
BIKE RACK
MAIN ENTRY
EXISTING TREES TO REMAIN
EXISTING ELEMENTARY SCHOOL TO BE DEMOLISHED
COVERED PLAY STRUCTURE
FIRE LANE
PROPOSED 3-STORY ELEMENTARY SCHOOL
NEW SERVICE ACCESS
SOLID WASTE ENCLOSURE
BIORETENTION CELL
EXISTING SITE FENCING
EXISTING DETENTION POND
EXISTING PARKING
SERVICE AREA
FIRE ACCESS GATE
TRANSFORMER
GENERATOR
MULTI PURPOSE PLAY FIELD
BIORETENTION CELL
FIRE LANE
EXISTING ALL WEATHER PLAY SURFACE
FIRE LANE
BIORETENTION CELL
228TH AVE NE
EXISTING TREES AND VEGETATION TO REMAIN
REDMOND-FALL CITY RD NE
PLAN NORTH

A1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

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8559 REGISTERED ARCHITECT
DAVID C MOUNT
STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

ZONE A
ZONE B

KEY PLAN

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ARCHITECTURAL SITE PLAN

A-101

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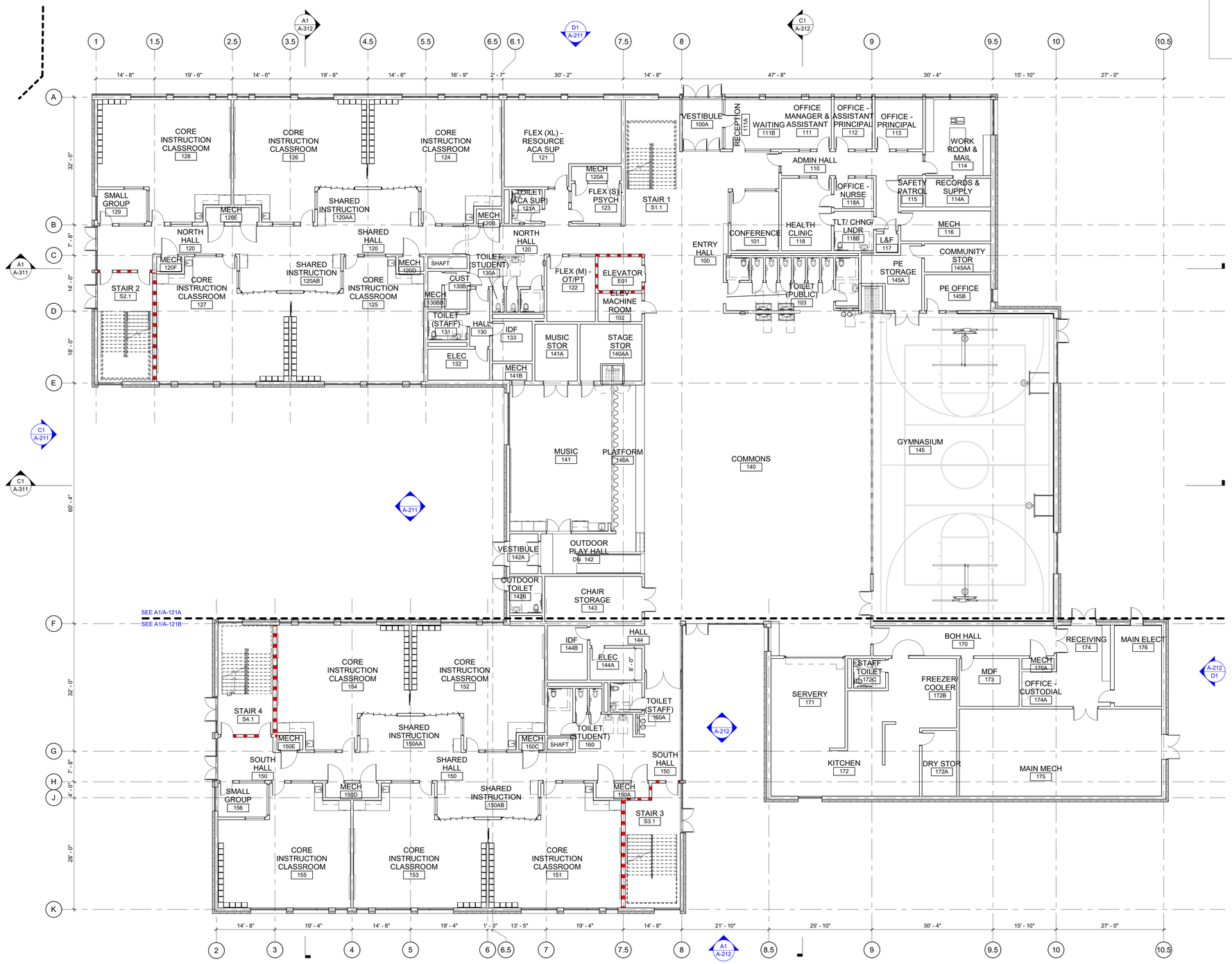
FLOOR PLAN GENERAL NOTES

1. SEE G-002 FOR ADDITIONAL GENERAL NOTES.
2. REFERENCE THE ACCESSIBILITY SHEETS FOR SPECIFIC ACCESSIBILITY REQUIREMENTS.
3. SEE SLAB PLANS FOR SLAB AND DECK EXTENTS.
4. SEE ASSEMBLIES SHEETS FOR DESCRIPTIONS OF WALL COMPONENTS TAGGED ON FLOOR PLANS.
5. SEE ASSEMBLIES SHEETS FOR TYPICAL TOP/BOTTOM OF WALL CONDITIONS, PENETRATION DETAILS, AND ACOUSTIC DETAILS.
6. REFERENCE STRUCTURAL FOR SHEAR WALL & BEARING WALL LOCATIONS.
7. REFERENCE LANDSCAPE AND CIVIL DRAWINGS FOR EXTERIOR HARDSCAPE LOCATIONS AND ASSEMBLIES.
8. SEE ENLARGED PLANS FOR INFORMATION WITHIN CALLOUTS.
9. SEE FINISH PLAN AND SCHEDULE FOR FLOOR FINISH INFORMATION.



A1 L01 FLOOR PLAN - OVERALL
3/32" = 1'-0"

PLAN NORTH

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STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

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ZONE A
ZONE B

KEY PLAN

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L01 FLOOR PLAN - OVERALL

A-111

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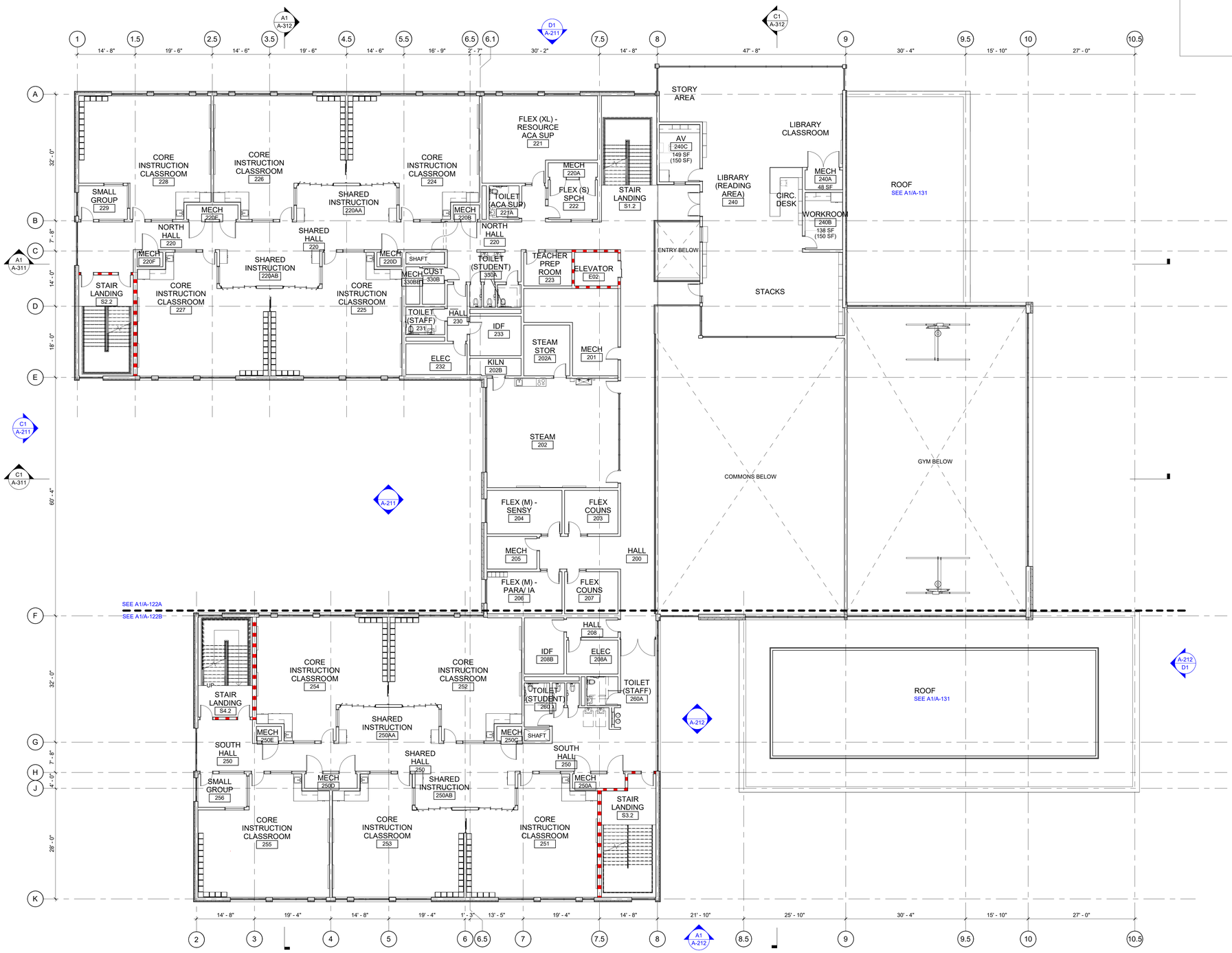

FLOOR PLAN GENERAL NOTES

1. SEE G-002 FOR ADDITIONAL GENERAL NOTES.
2. REFERENCE THE ACCESSIBILITY SHEETS FOR SPECIFIC ACCESSIBILITY REQUIREMENTS.
3. SEE SLAB PLANS FOR SLAB AND DECK EXTENTS.
4. SEE ASSEMBLIES SHEETS FOR DESCRIPTIONS OF WALL COMPONENTS TAGGED ON FLOOR PLANS.
5. SEE ASSEMBLIES SHEETS FOR TYPICAL TOP/BOTTOM OF WALL CONDITIONS, PENETRATION DETAILS, AND ACOUSTIC DETAILS.
6. REFERENCE STRUCTURAL FOR SHEAR WALL & BEARING WALL LOCATIONS.
7. REFERENCE LANDSCAPE AND CIVIL DRAWINGS FOR EXTERIOR HARDSCAPE LOCATIONS AND ASSEMBLIES.
8. SEE ENLARGED PLANS FOR INFORMATION WITHIN CALLOUTS.
9. SEE FINISH PLAN AND SCHEDULE FOR FLOOR FINISH INFORMATION.

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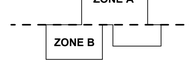

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L02 FLOOR PLAN - OVERALL

A-112

A1 L02 FLOOR PLAN - OVERALL
3/32" = 1'-0"

PLAN NORTH

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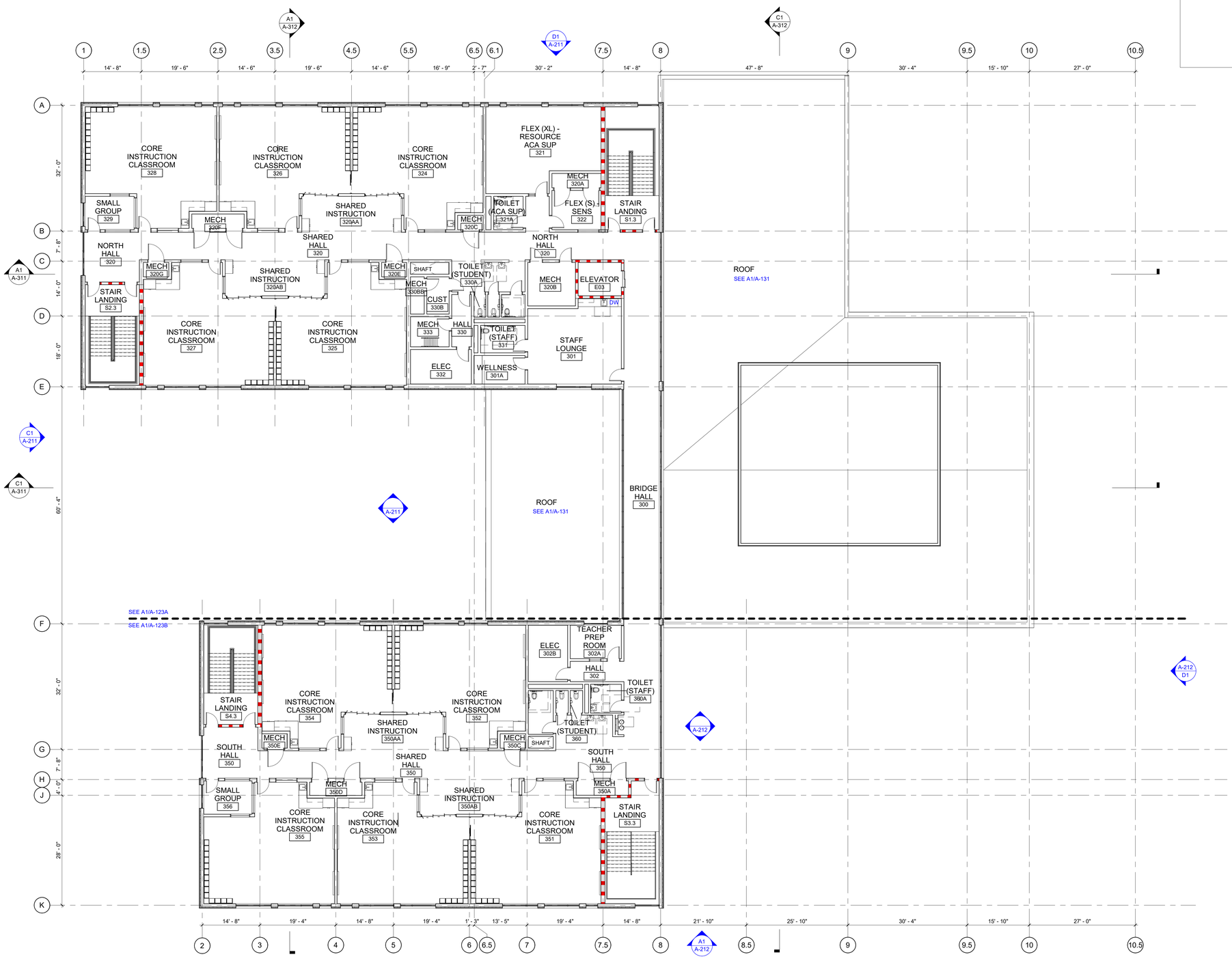
FLOOR PLAN GENERAL NOTES

1. SEE G-002 FOR ADDITIONAL GENERAL NOTES.
2. REFERENCE THE ACCESSIBILITY SHEETS FOR SPECIFIC ACCESSIBILITY REQUIREMENTS.
3. SEE SLAB PLANS FOR SLAB AND DECK EXTENTS.
4. SEE ASSEMBLIES SHEETS FOR DESCRIPTIONS OF WALL COMPONENTS TAGGED ON FLOOR PLANS.
5. SEE ASSEMBLIES SHEETS FOR TYPICAL TOP/BOTTOM OF WALL CONDITIONS, PENETRATION DETAILS, AND ACOUSTIC DETAILS.
6. REFERENCE STRUCTURAL FOR SHEAR WALL & BEARING WALL LOCATIONS.
7. REFERENCE LANDSCAPE AND CIVIL DRAWINGS FOR EXTERIOR HARDSCAPE LOCATIONS AND ASSEMBLIES.
8. SEE ENLARGED PLANS FOR INFORMATION WITHIN CALLOUTS.
9. SEE FINISH PLAN AND SCHEDULE FOR FLOOR FINISH INFORMATION.



A1 L03 FLOOR PLAN - OVERALL
3/32" = 1'-0"

PLAN NORTH

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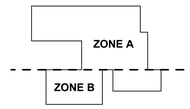

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L03 FLOOR PLAN - OVERALL

A-113

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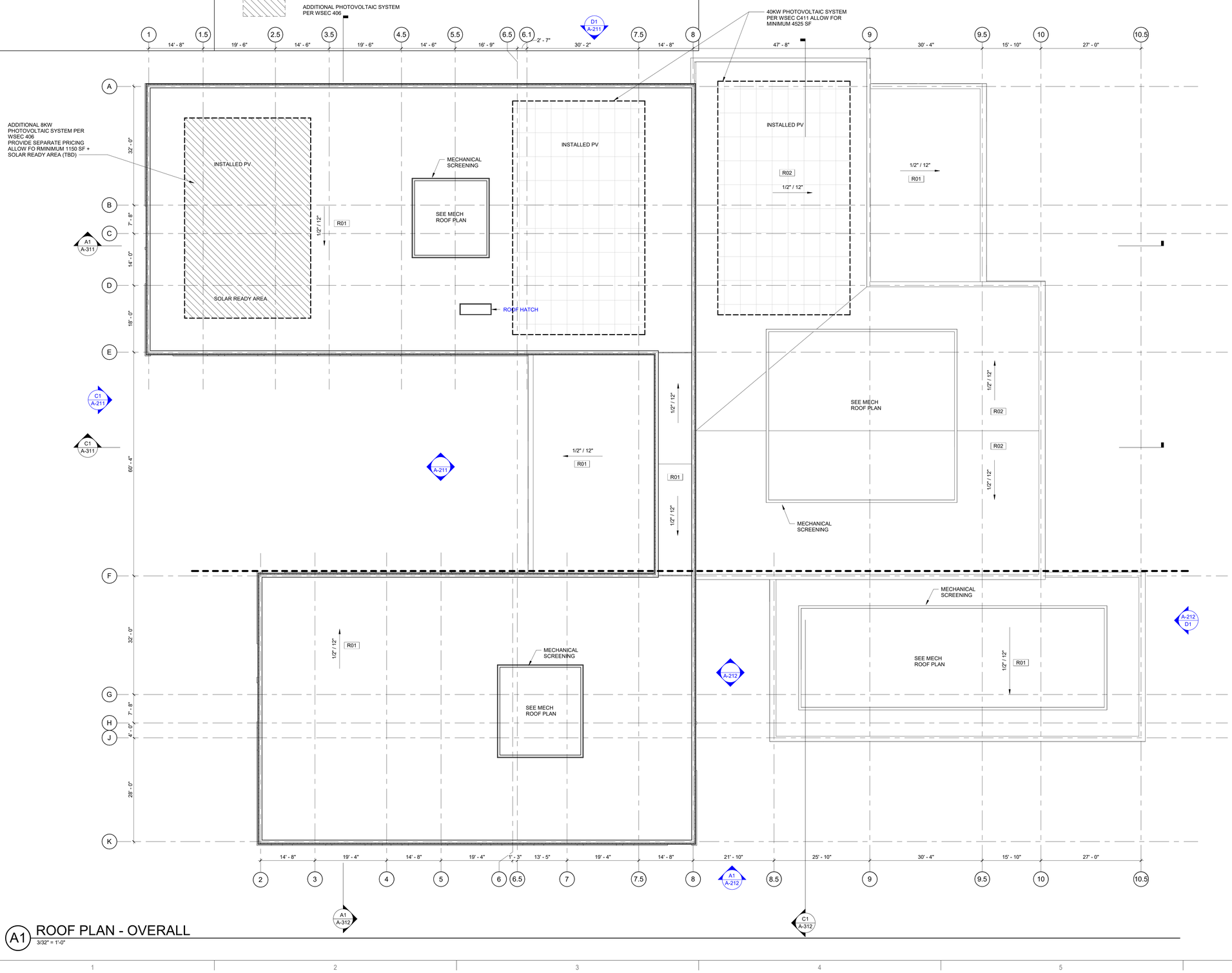
ROOF PLAN GENERAL NOTES

1. REFERENCE ASSEMBLY TYPE SHEET FOR ASSEMBLY CONSTRUCTION.
2. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ROOF PENETRATIONS.
3. VERIFY ALL ROOF PENETRATIONS AND ROOFING DETAILS WITH MANUFACTURERS STANDARD DETAILS.
4. ALL ROOF TOP MECHANICAL, ELECTRICAL, AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY, REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION.

ROOF LEGEND

- 07 54 00 TAPERED INSULATION ROOF CRICKET
- 07 54 00 ROOF WALKWAY PADS
- DIV 23 MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
- PHOTOVOLTATIC SYSTEM PER WSEC C411
- ADDITIONAL PHOTOVOLTAIC SYSTEM PER WSEC 406
- 08 62 00 UNIT SKYLIGHT
- AN 11 81 29 FALL PROTECTION ANCHOR
- DIV 22 ROOF DRAIN AND OVERFLOW
- ROOF SUMP, REFER TO DETAILS
- ROOF / CRICKET SLOPE TO DRAIN DIRECTION
- SPLASH BLOCK



A1 ROOF PLAN - OVERALL
3/32" = 1'-0"

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DAVID C MOUNT
STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

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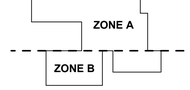

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ROOF PLAN - OVERALL

A-131

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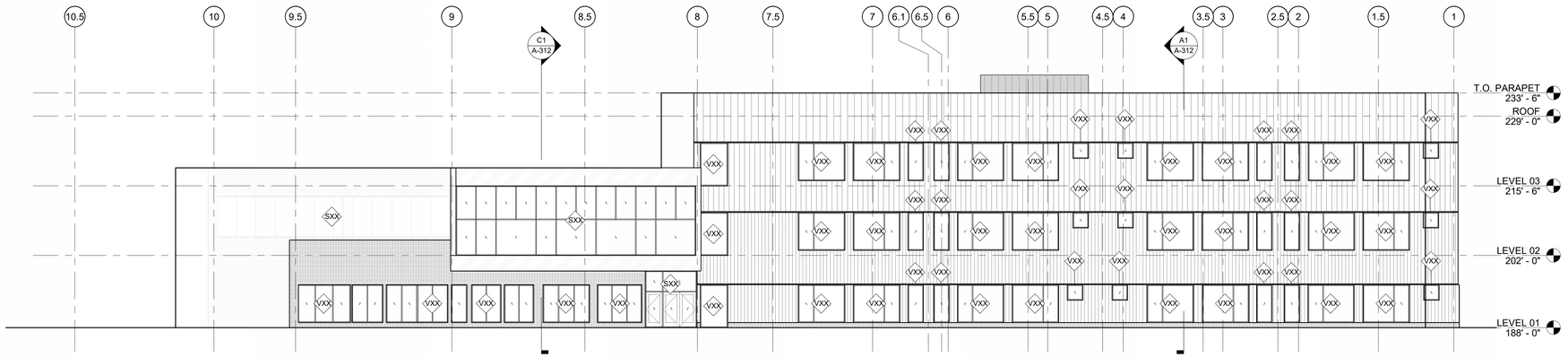
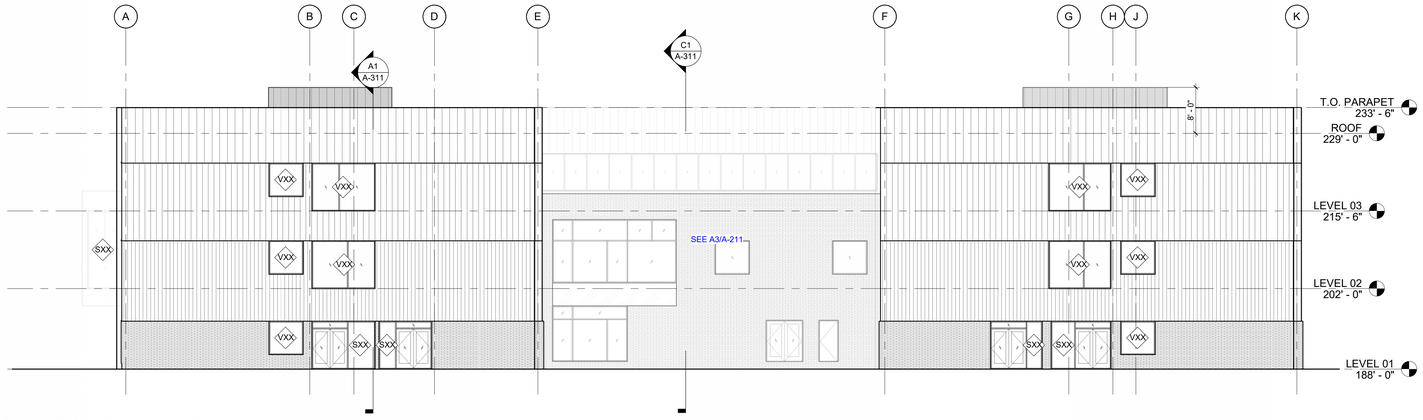
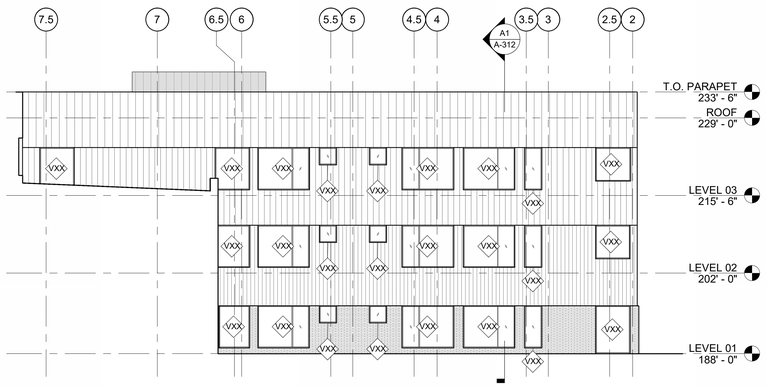


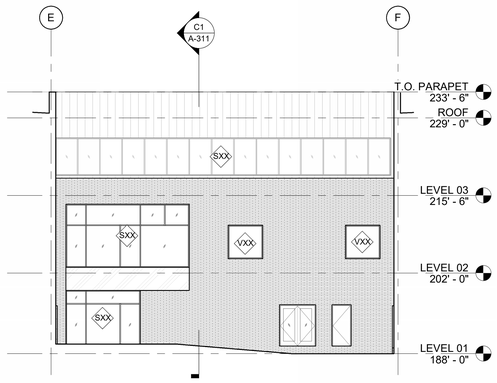
D1 NORTH ELEVATION
3/32" = 1'-0"



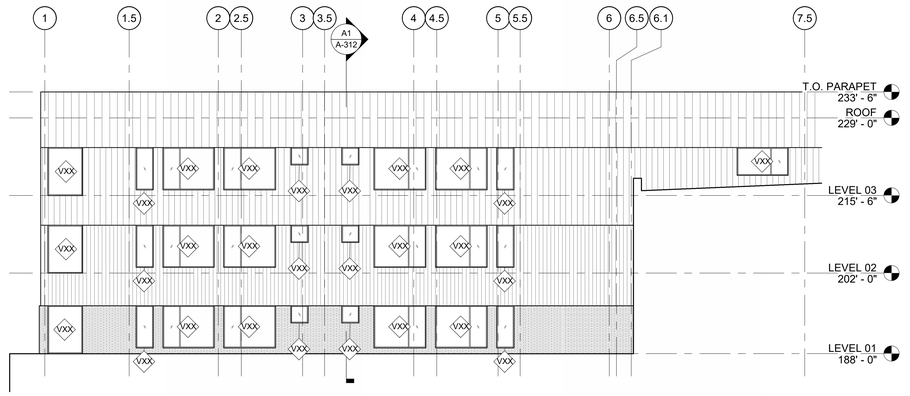
C1 WEST ELEVATION
3/32" = 1'-0"



A1 COURTYARD NORTH
3/32" = 1'-0"



A3 COURTYARD WEST
3/32" = 1'-0"



A5 COURTYARD SOUTH
3/32" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.
3. EXTERIOR LIGHT FIXTURES, ELECTRICAL EQUIPMENT, AND LOW VOLTAGE DEVICES SHOWN FOR LOCATION AND ORIENTATION ONLY. NOT ALL DEVICES ARE SHOWN. REFER TO ELECTRICAL DRAWINGS FOR QUANTITIES AND ADDITIONAL INFORMATION.
4. MECHANICAL LOUVERS SHOWN FOR LOCATION ONLY. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION MATERIAL LEGEND

- CONC — 03 30 00 CAST-IN PLACE CONCRETE
- BR-1 — 04 20 00 BRICK MASONRY
- MP-2 — 07 43 13 METAL PANEL
- MP-1A — 07 42 13 METAL PANEL
- MP-1B — 07 42 13 METAL PANEL
- MP-1C — 07 42 13 METAL PANEL
- MP-3 — 07 42 13 METAL PANEL

ELEVATION SYMBOL LEGEND

- VXX — 08 53 13 VINYL WINDOWS
- LXX — 08 91 00 EXTERIOR LOUVERS
- SXX — 08 43 13 STOREFRONT WINDOWS
- CJ — 04 20 00 SANDED MASONRY CONTROL JOINT
- CA — CONTINUOUS ANGLE, SEE DETAILS AND STRUCT DRAWINGS
- DIV 22 HOSEBIB, REFER TO PLUMBING DRAWINGS
- DIV 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS
- P — DIV 26 POWER OUTLET
- DA — DIV 26 FULL LENGTH AUTOMATIC DOOR ACTUATOR
- C — DIV 27 CARD READER
- SC — DIV 27 SECURITY CAMERA
- W — DIV 27 WIRELESS ACCESS POINT
- FOOTING PROFILE, REFER TO STRUCTURAL

KEYNOTES

WALL TYPE	CORE WIDTH	DESCRIPTION	AREA	WWR
		EXTERIOR STOREFRONT WINDOW	6,534 SF	12%
		EXTERIOR VINYL WINDOW	7,273 SF	14%
X503	800	BRICK VENEER, METAL STUD	11,687 SF	22%
X502	800	FLAT METAL PANEL SIDING, METAL STUDS	1,316 SF	2%
X502	600	METAL PANEL MECH SCREEN	2,946 SF	6%
X502	800	METAL PANEL SIDING, METAL STUDS	23,405 SF	44%
			53,161 SF	

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MAHLUM ARCHITECTS INC

8559 REGISTERED ARCHITECT
DAVID C MOUNT
STATE OF WASHINGTON

Lake Washington School District

LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

MARK	DATE	DESCRIPTION
ISSUE DATE:		APRIL 23, 2025
ISSUE:		CONDITIONAL USE PERMIT

PROJECT NO: 2024914.00
DRAWN BY: -
CHECKED BY: -

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EXTERIOR ELEVATIONS

A-211

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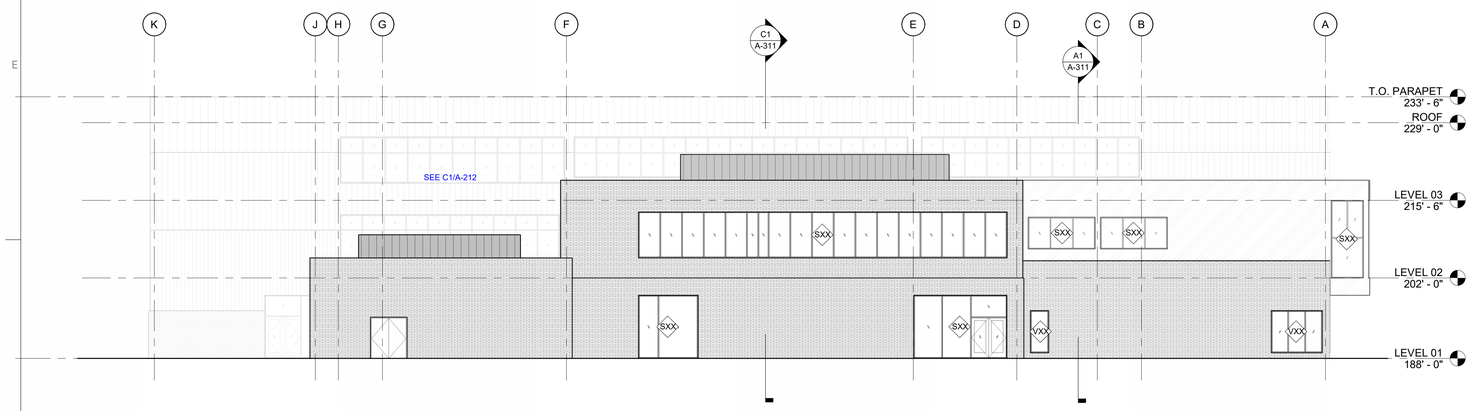
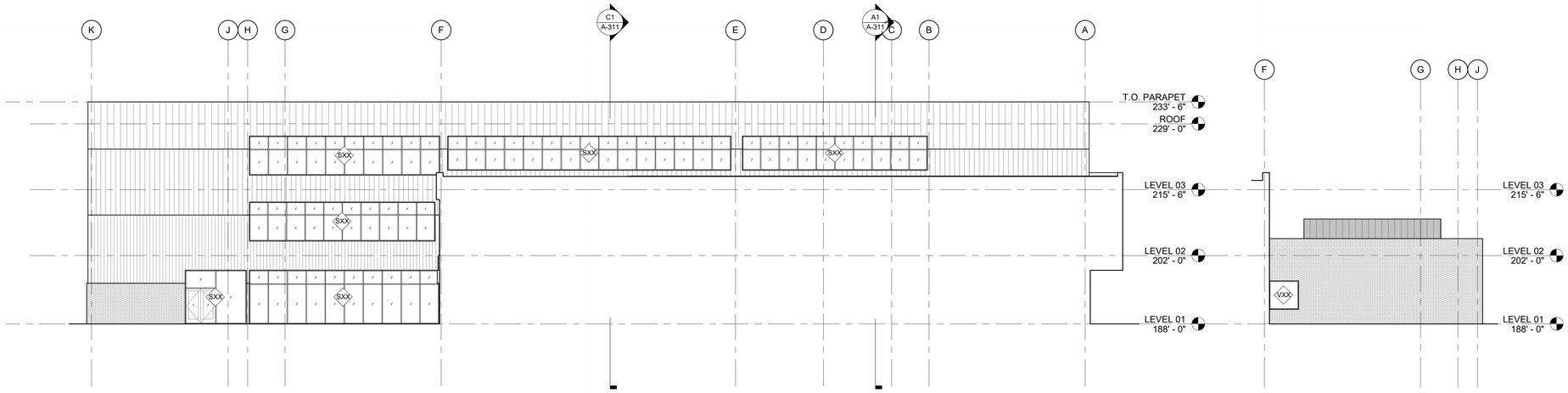


D1 EAST ELEVATION

3/32" = 1'-0"

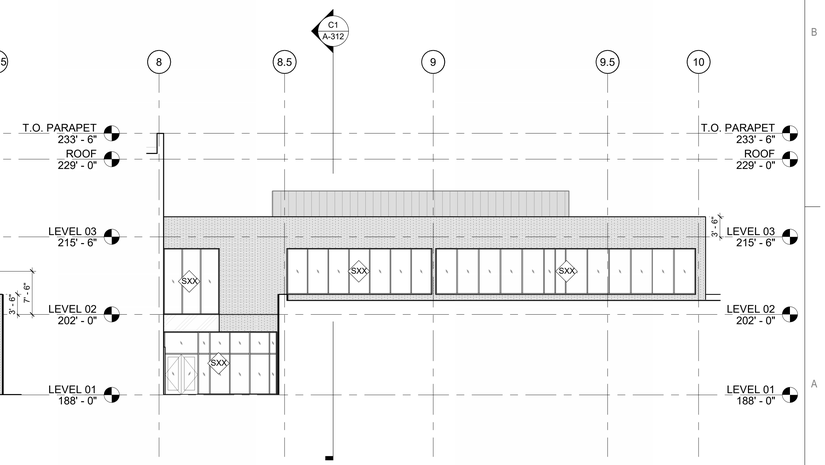


C1 EAST ELEVATION - CENTER

3/32" = 1'-0"

A1 SOUTH ELEVATION

3/32" = 1'-0"



C5 WEST ELEVATION - BOH

3/32" = 1'-0"

A5 SOUTH ELEVATION - COMMONS

3/32" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY TYPES.
2. REFER TO EXTERIOR WINDOW TYPES SHEETS FOR WINDOW SIZES, ELEVATION ABOVE FLOOR, AND GLAZING TYPE FOR EXTERIOR WINDOWS.
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- DIV 26 EXTERIOR LIGHTING, REFER TO ELECTRICAL DRAWINGS
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KEYNOTES

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			53,161 SF	

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MARK	DATE	DESCRIPTION

ISSUE DATE: APRIL 23, 2025
ISSUE: CONDITIONAL USE PERMIT

PROJECT NO: 2024914.00
DRAWN BY: -
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EXTERIOR ELEVATIONS

A-212

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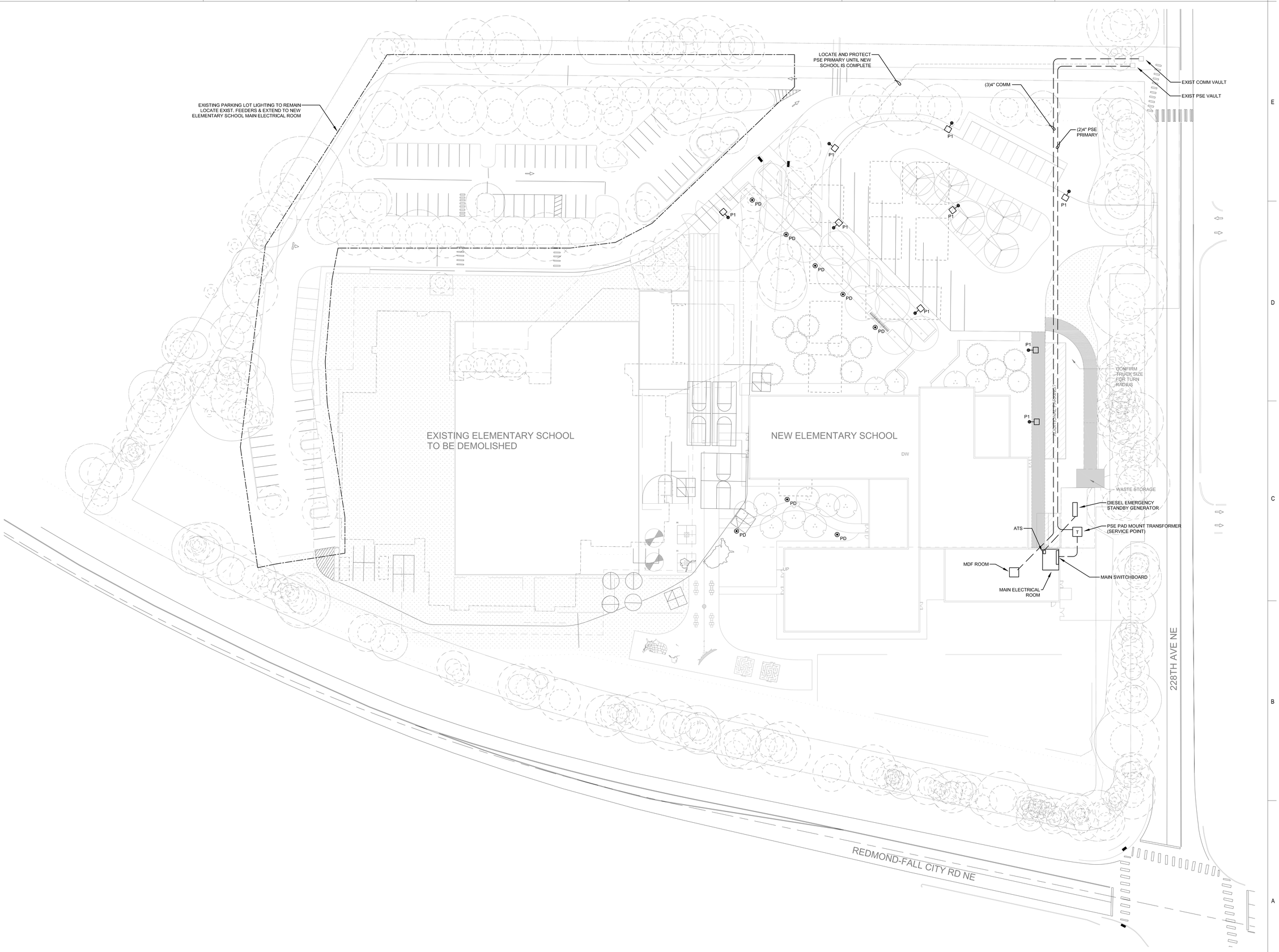

E1 ELECTRICAL SITE PLAN
1" = 30'-0"

PLAN NORTH

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TFWB ENGINEERS INC

Travis Fitzmaurice Wartelle Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tf-wb.com

FOR REFERENCE ONLY

LAKE WASHINGTON SCHOOL DISTRICT
LWSD - ALCOTT ES REPLACEMENT

4213 228TH AVENUE NE
REDMOND, WA 98053

ZONE A
ZONE B

KEY PLAN

MARK	DATE	DESCRIPTION

ISSUE DATE: APRIL 16, 2025
ISSUE: CONDITIONAL USE PERMIT

PROJECT NO: 2024914.00
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ELECTRICAL SITE PLAN

E-101

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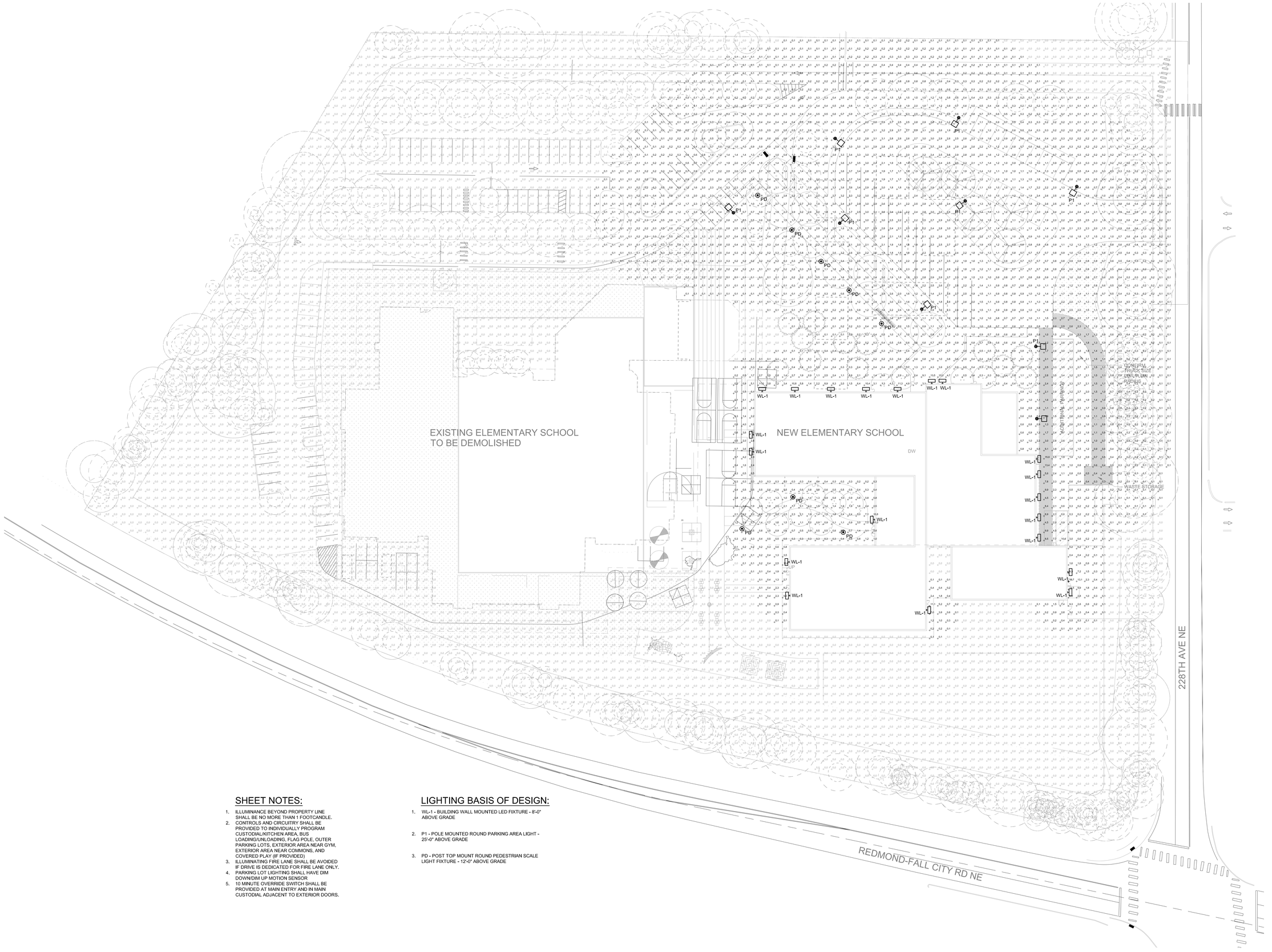

SHEET NOTES:

1. ILLUMINANCE BEYOND PROPERTY LINE SHALL BE NO MORE THAN 1 FOOTCANDLE.
2. CONTROLS AND CIRCUITRY SHALL BE PROVIDED TO INDIVIDUALLY PROGRAM CUSTODIAL/KITCHEN AREA, BUS LOADING/UNLOADING, FLAG POLE, OUTER PARKING LOTS, EXTERIOR AREA NEAR GYM, EXTERIOR AREA NEAR COMMONS, AND COVERED PLAY (IF PROVIDED)
3. ILLUMINATING FIRE LANE SHALL BE AVOIDED IF DRIVE IS DEDICATED FOR FIRE LANE ONLY.
4. PARKING LOT LIGHTING SHALL HAVE DIM DOWN/DIM UP MOTION SENSOR
5. 10 MINUTE OVERRIDE SWITCH SHALL BE PROVIDED AT MAIN ENTRY AND IN MAIN CUSTODIAL ADJACENT TO EXTERIOR DOORS.

LIGHTING BASIS OF DESIGN:

1. WL-1 - BUILDING WALL MOUNTED LED FIXTURE - 8'-0" ABOVE GRADE
2. P1 - POLE MOUNTED ROUND PARKING AREA LIGHT - 25'-0" ABOVE GRADE
3. PD - POST TOP MOUNT ROUND PEDESTRIAN SCALE LIGHT FIXTURE - 12'-0" ABOVE GRADE

E1 SITE PHOTOMETRIC STUDY
1" = 30'-0"

PLAN NORTH

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ZONE A
ZONE B
KEY PLAN

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SITE PHOTOMETRIC STUDY

E-102

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