City of Bellevue

MEMORANDUM

DATE: June 22, 2009

TO: East Bellevue Community Council

FROM: Antoinette Pratt, Senior Planner

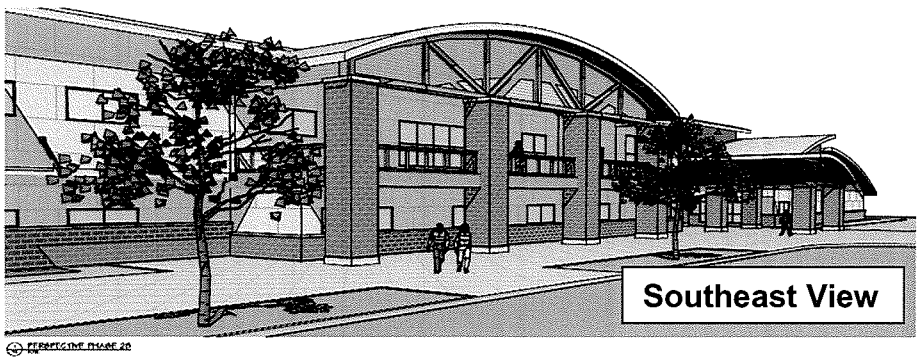
SUBJECT: St. Louise Parish School Master Plan, 08-112178 LA
141 156th Street SE

Background

St. Louise Parish received approval of an Administrative Conditional Use permit on June 5, 2009, for a five phased master plan to upgrade their existing school. Four detached out buildings (3,876 square feet) located at the northeast corner of the site will be demolished to allow construction of an approximately 35,500 square foot structure for phase 1. Phase 2 will add an additional 14,540 square feet. Completion of phases 1 and 2 could occur together depending on the Parishes fund raising efforts. This new facility will continue to house K - 8th grade instruction. The Parish will occupy the existing school structures until their demolition in a future phase which is anticipated in 2016.

St. Louise Parish is located on 9.14 acres. The parking lot is currently striped for 178 stalls. Current enrollment at this facility is 450 students.

The Parish also proposes to relocate the existing play field from its location at the northwest corner of the property with phase 3. A new access road will be located in this vicinity; thereby, moving the play field further to the east. A new drive through lane will be added to parallel 156th Avenue SE for use by the Parish for weddings and funerals.



The school is designed with a variety of architectural features including facades that utilize modulation with a portion of the school being two stories with a one story wing and a series of curved shed roofs to reduce the mass of the structure from Main Street and 156th Avenue SE. Preliminary building materials will include earth tone colors of block, a panelized curtail wall system, glass and a metal roof.

St. Louise Parish is located in an R-5 zoning district which permits educational facilities in residential areas. The current setback and height requirements are as follows: 50 feet for side and rear yards, a 20 foot front yard and a 40 foot maximum height for schools located on 5 acres or larger with no mechanical equipment on the roof. This proposal is considered a double

fronting lot as it fronts both Main Street and 156th Avenue SE. The new facility will contain a 20 foot front yard setback along these frontages. The side yard of 50 feet along the west and south property line meet current zoning standards for churches.

Permit Update

The applicant has received its clear and grade, building and right-of-way use permits with exception of its Utility permit which is close to completion. Demolition is slated to start June 22, 2009. Phase I and Phase II work will be completed by August 2010.

Attachments

Site maps

PROJECT NOTES

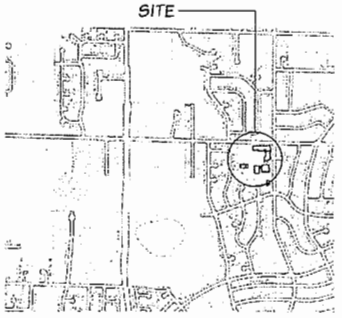
1.	PROJECT ADDRESS:	ST. LOUISE CATHOLIC CHURCH 133 156TH AVE. SE BELLEVUE, WA 98007
2.	PROJECT DESCRIPTION:	PHASED SCHOOL MASTER PLAN
3.	OWNER:	ARCHDIOCESE OF SEATTLE
4.	ARCHITECT:	BRODERICK ARCHITECTS 55 S. ATLANTIC STREET, SUITE 301 SEATTLE, WA 98134 206.682.7525 206.682.7549 (F) CONTACT: KEVIN BRODERICK
5.	CIVIL ENGINEER:	TAYLOR ENGINEERING CONSULTANTS 209 FRONT STREET S. P.O. BOX 1267 ISSAQUAH, WA 98027
6.	SOILS ENGINEER:	GEOTECH CONSULTANTS, INC. 13256 NORTHEAST 20TH ST. STE. 16 BELLEVUE, WA 98005
7.	LANDSCAPE ARCHITECT:	JANE DAVIDSON 195 FRONT STREET NORTH ISSAQUAH, WA 98027
8.	TRAFFIC CONSULTANT:	THE TRANSPO GROUP INC. 11730 118TH AVE. NE, STE. 600 KIRKLAND, WA 98034
9.	STRUCTURAL ENGINEER:	COUGHLIN PORTER LUNDEEN 405 FINE ST. STE. 300 SEATTLE, WA 98101
10.	LEGAL DESCRIPTION:	NE 1/4 OF NE 1/4 OF SW 1/4 LESS CO RD
11.	PARCEL NUMBER:	3625059044
12.	ZONING:	R-6
13.	NUMBER OF STORIES:	2
14.	HEIGHT:	33 FT. ABV AVG. EXIST GRADE (33 FT. FROM MEAN HT. BETWEEN EAVES/RIDGE AND AVG. EXIST. GRADE)
15.	SPRINKLERS:	YES

FIRE DEPARTMENT NOTES

1. DETENTION VAULTS AND PIPES IN THE ROADWAY AND PARKING AREAS SHALL BE PAVED AND BE CAPABLE OF SUPPORTING FIRE APPARATUS WITH A GROSS WEIGHT OF 84,000 LBS (FEAF, ARE 48,000 LBS AND FRONT AXLE-18,000 LBS) AND SHALL SUPPORT THE WEIGHT OF THE LADDER TRUCK OUTRIGGER WHICH IS 45,000 LBS OVER AN 18 INCH SQUARE.
2. RELOCATE EXISTING FIRE HYDRANT TO APPROVED LOCATIONS DURING PHASE 3. (IFC 508)
3. PROVIDE NEW ADDRESSING FOR EACH BUILDING (IFC 505)
4. PROVIDE AUTOMATIC FIRE SPRINKLER THROUGHOUT THE BUILDINGS DESIGNED PER NFPA 13 (IFC 903)
5. PROVIDE A FIRE ALARM NOTIFICATION SYSTEM THROUGHOUT THE BUILDINGS WITH SPRINKLER SYSTEM. (IFC 907.6, BELLEVUE AMENDMENT 23 11.003.4.2)
6. THE FIRE DEPARTMENT CONNECTION FOR THE PHASE 1 NEW SCHOOL SHALL BE LOCATED AT AN APPROVED LOCATION AT THE FRONT ENTRANCE TO THE SCHOOL AN WITHIN 90 FT. OF A FIRE HYDRANT. (IFC 912 & BVDDS)
7. DEMOLITION & CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF IFC CHAPTER 14.
8. DEMOLITION AND CONSTRUCTION SHALL NOT INTERFERE WITH ACCESS TO BUILDINGS OR FIRE HYDRANTS OR FIRE DEPARTMENT CONNECTIONS.
9. WORK IN THE ACCESS ROADS/PARKING LOT SHALL BE PHASED/SCHEDULED SUCH THAT ACCESS IS ALWAYS AVAILABLE FOR FIRE TRUCKS/MEDICAL AID TO GET TO ALL AREAS OF THE BUILDING.

GENERAL NOTES

1. ANY SITE SIGNAGE WILL BE UNDER SEPARATE PERMIT.
2. PHASING OF OCCUPANCY AND CONSTRUCTION SEQUENCING MUST BE COORDINATED WITH THE BUILDING DEPARTMENT TO FACILITATE CONSTRUCTION WHILE THE SITE IS OCCUPIED BY STUDENTS AND PARISHIONERS.



4 A1.0 VICINITY MAP
N.T.S.

EXISTING SITE NOTES

1. EXISTING LOT INFORMATION:

LOT SIZE:	390,132 SF (8.94 AC)	
LOT COVERAGE:	57,427 SF / 390,132 SF = 14.4%	
IMPERVIOUS SURFACE		
BUILDINGS:	60,300 SF	
VEHICULAR:	104,250 SF	
PEDESTRIAN:	46,439 SF	
TOTAL:	210,989 (53%)	

2. EXISTING BUILDING AREA SUMMARY:

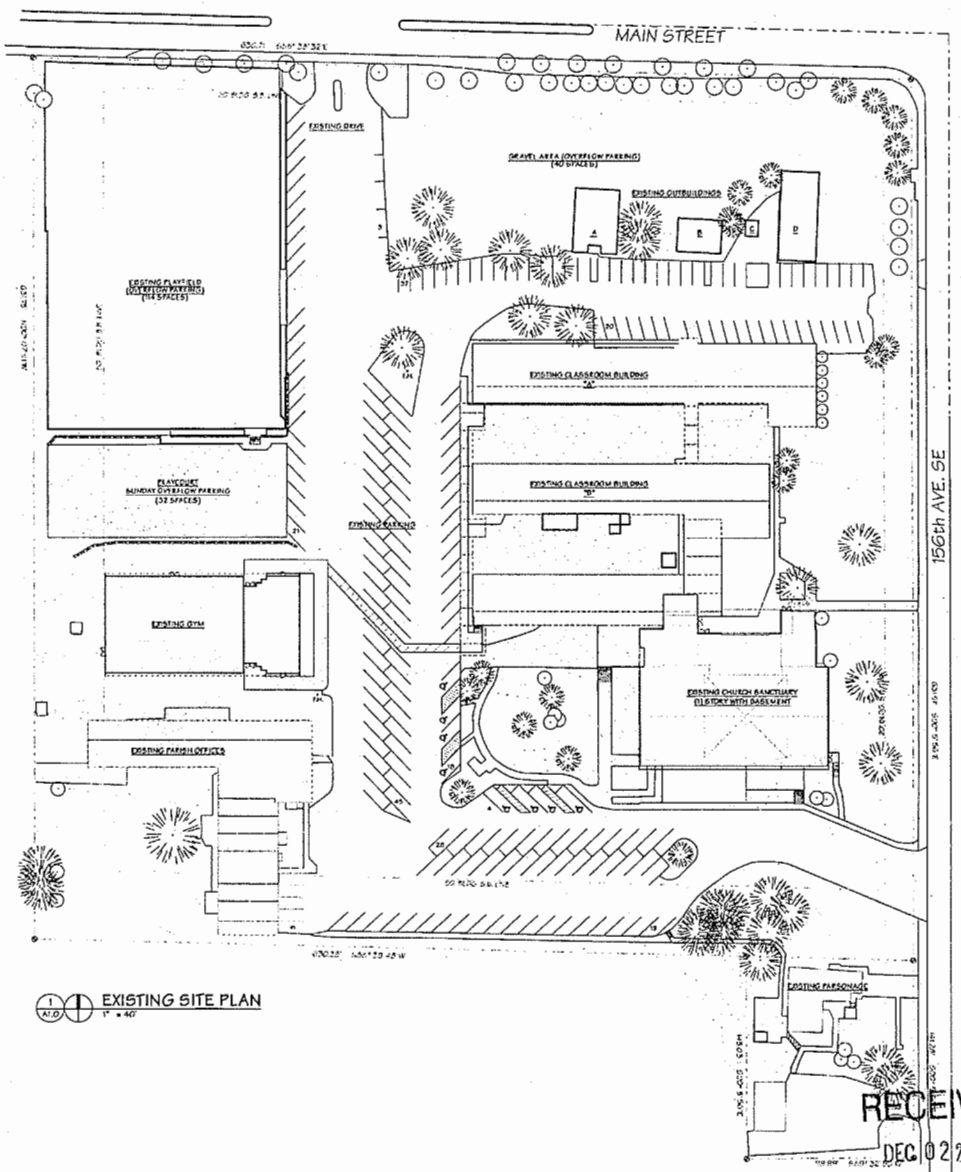
CHURCH SANCTUARY		
MAIN FLOOR:	13,106 SF	
BASEMENT:	11,890 SF	
TOTAL:	25,000 SF	
PARISH OFFICES:	8,300 SF	
GYM		
MAIN FLOOR:	9,500 SF	
MEZZANINE:	2,500 SF	
TOTAL:	12,000 SF	
CLASSROOM BLDG. "A"	8,838 SF	
CLASSROOM BLDG. "B"	13,660 SF	
OUTBUILDINGS (4)		
A:	1,360 SF	
B:	750 SF	
C:	90 SF	
D:	1,570 SF	
TOTAL:	3,670 SF	
GRAND TOTAL:	71,027 SF	

2. EXISTING PARKING:

PARKING PROVIDED: 250 SPACES (8 ACCESSIBLE)
GRAVEL PLAYFIELD OVERFLOW: 114 SPACES
SPORT COURT OVERFLOW: 32 SPACES
GRAVEL LOT: 40 SPACES
TOTAL: 306

A1.0	EXISTING SITE PLAN / NOTES
A1.1	PHASE 1 SITE PLAN / BIRDS EYE
A1.2	PHASE 1 FLOOR PLANS / ELEVATIONS
A2.1	PHASE 2 SITE PLAN / BIRDS EYE
A2.2	PHASE 2 FLOOR PLANS / ELEVATIONS
A3.1	PHASE 3 SITE PLAN / BIRDS EYE
A4.1	PHASE 4 SITE PLAN / BIRDS EYE
A4.2	PHASE 4 FLOOR PLANS / ELEVATIONS
A5.1	PHASE 5 SITE PLAN / BIRDS EYE
E1	PRELIMINARY LIGHTING PLANS
L1	LANDSCAPE 1 OF 5
L2	LANDSCAPE 2 OF 5
L3	LANDSCAPE 3 OF 5
L4	LANDSCAPE 4 OF 5
L5	LANDSCAPE 5 OF 5

2 A1.0 SHEET INDEX
N.T.S.



1 A1.0 EXISTING SITE PLAN
1" = 40'

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L11

ST. LOUISE CATHOLIC CHURCH
MASTER PLAN • ADMINISTRATIVE CONDITIONAL USE PERMIT
133 156TH AVE. SE • BELLEVUE, WA 98007

BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

NO.	DATE	DESCRIPTION
	11/20/08	

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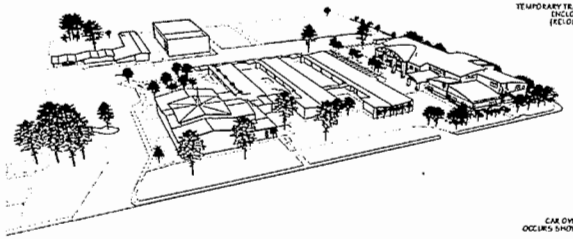

19 / A3.1 BIRDS EYE PHASE 2 LOOKING NW
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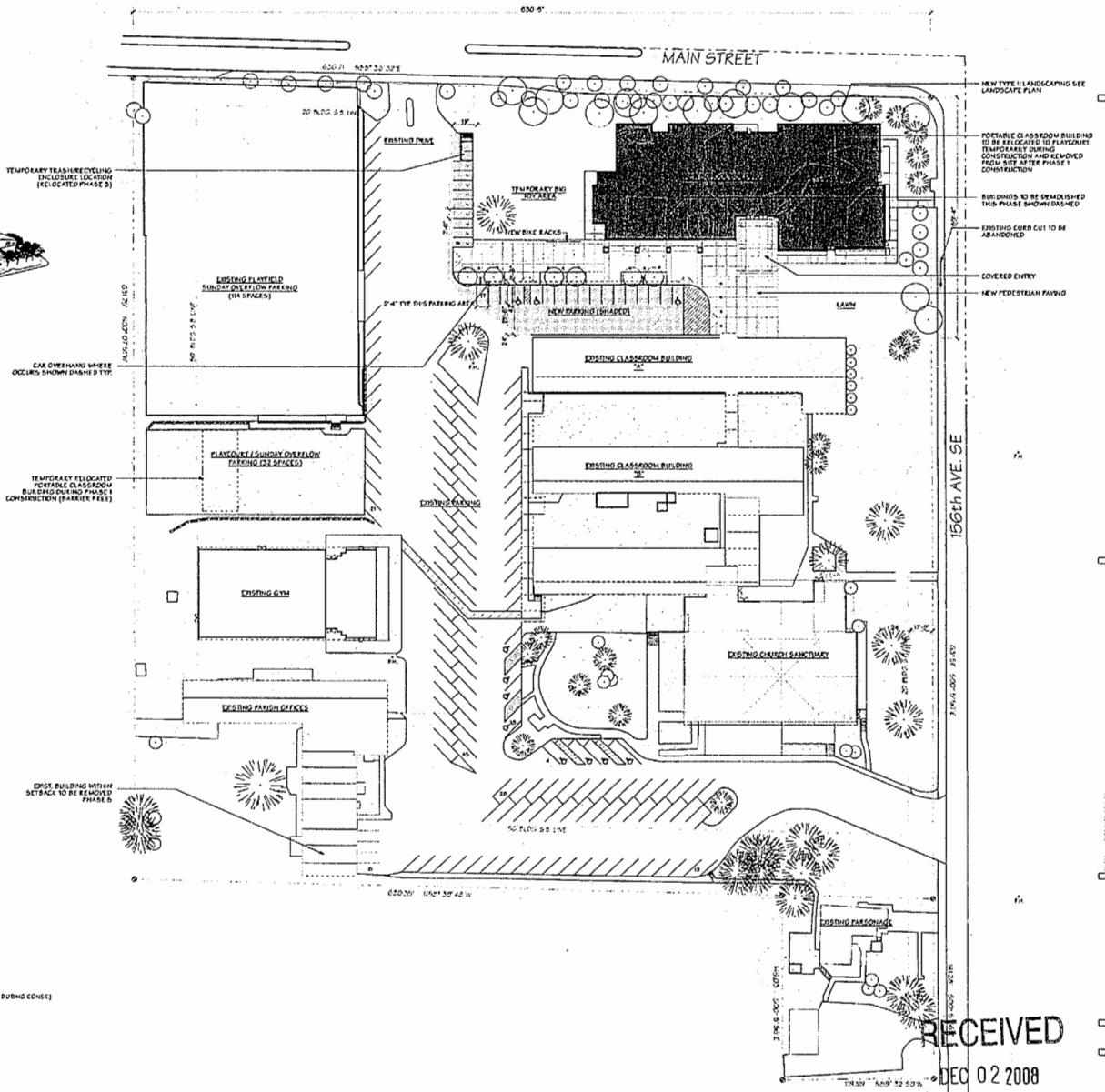

PHASE 1 SITE NOTES

1. EXISTING LOT INFORMATION:

LOT SIZE: 388,332 SF (8.94 AC)

LOT COVERAGE: 73,713 SF / 388,332 SF = 18.5%

IMPERVIOUS SURFACE

BUILDINGS:	90,920 SF
VEHICULAR:	99,180 SF
PEDESTRIAN:	52,000 SF
TOTAL:	242,000 (61%)

2. BUILDING AREA SUMMARY:

BUILDINGS TO BE DEMOLISHED

OUTBUILDINGS (4)	
A:	1,360 SF
B:	730 SF
C:	193 SF
D:	1,601 SF
TOTAL:	3,078 SF

EXISTING BUILDINGS TO REMAIN

CHURCH SANCTUARY	
MAIN FLOOR:	13,100 SF
BASEMENT:	11,900 SF
TOTAL:	25,000 SF
PARISH CENTER:	8,300 SF
GYM	
MAIN FLOOR:	9,500 SF
MEZZANINE:	2,500 SF
TOTAL:	12,000 SF
C.R. BLDG. "A":	8,838 SF
C.R. BLDG. "B":	13,850 SF

NEW BUILDING(S)

SCHOOL BUILDING	
UPPER FLOOR:	15,338 SF
MAIN FLOOR:	20,100 SF
TOTAL:	35,500 SF
BLDG. AREA PHASE 1:	103,661 SF

3. PARKING:

PARKING PROVIDED:
160 STALLS (11 ACCESSIBLE)
PLAYFIELD SUNDAY OVERFLOW: 114 STALLS
PLAYCOURT OVERFLOW: 32 STALLS (WILL NOT BE AVAILABLE DURING CONST.)
TOTAL: 315 STALLS

1 / A3.1 SITE PLAN PHASE 1
1" = 40'

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REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON

ST. LOUISE CATHOLIC CHURCH
MASTER PLAN • ADMINISTRATIVE CONDITIONAL USE PERMIT
133 156TH AVE. SE • BELLEVUE, WA 98007

BRODERICK ARCHITECTS
53 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

NO.	DATE	DESCRIPTION

11/20/08

A1.1

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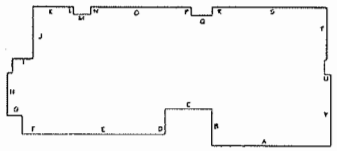


SEGMENT	FLEX	LENGTH (FT)	FLEX X LENGTH
A	314.2	85	26,707
B	315	26	8,190
C	316	34	10,710
D	315.5	18	5,679
E	316	102	32,232
F	317	13	4,121
G	317	11	3,487
H	317	40	12,680
I	317	15	4,755
J	317	38	12,046
K	317	29	9,227
L	316	6	1,908
M	317.5	17	5,814
N	317.5	6	1,905
O	317	72	22,824
P	316.2	6	1,897.2
Q	316	15	4,740
R	316	6	1,896
S	316	21	6,636
T	314.5	47	14,782
U	314.2	5	1571
V	314.5	51	16,039.5
	710		227,040.7

AVERAGE EXISTING FINISH GRADE = 227,040.7 / 710 = 319.2

8 A1.2 AVERAGE EXISTING GRADE CALCULATION
1" = 40'

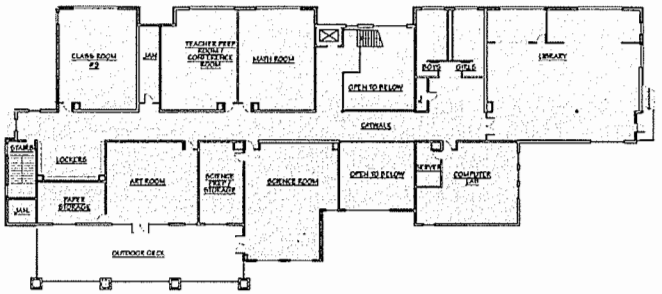
EXTERIOR METERIAL KEY

(M) PAINTED PANEL SYSTEM. COLORS TO BE EARTH TONE. SEE COLOR BOARD.

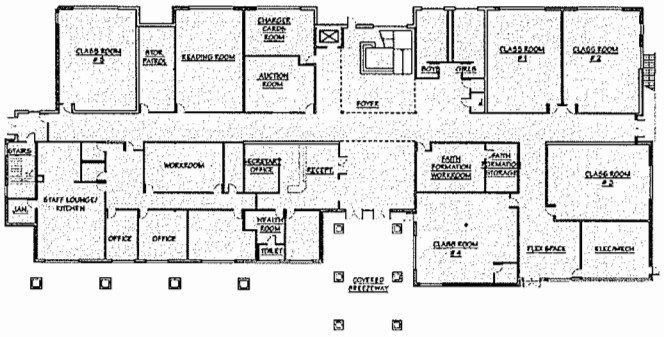
(M) SPLIT FACE / GROUND FACE CONCRETE BLOCK. COLORS TO BE EARTH TONE. SEE COLOR BOARD

(M) STANDING SEAM METAL ROOF. COLOR TO BE EARTH TONE. SEE COLOR BOARD

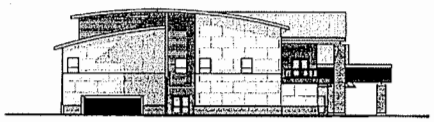
(M) STAINED CEDAR SIDING RAINSCREEN SYSTEM. SEE COLOR BOARD



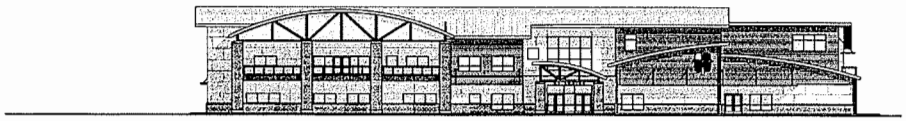
6 A1.2 UPPER FLOOR PLAN PHASE 1
1" = 20'



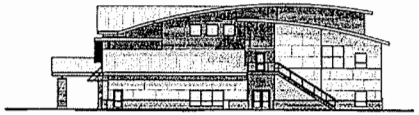
5 A1.2 MAIN FLOOR PLAN PHASE 1
1" = 20'



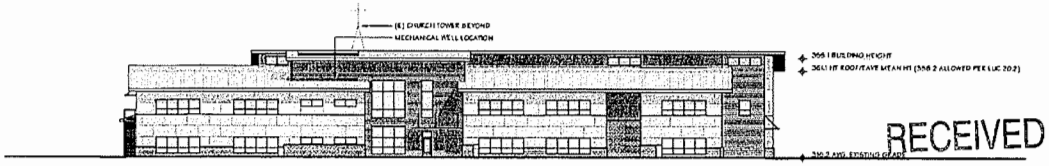
2 A1.2 WEST ELEVATION PHASE 1
1" = 20'



4 A1.2 SOUTH ELEVATION PHASE 1
1" = 20'



1 A1.2 EAST ELEVATION PHASE 1
1" = 20'



3 A1.2 NORTH ELEVATION PHASE 1
1" = 20'

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55 SOUTH ATLANTIC STREET, SUITE 301
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A1.2

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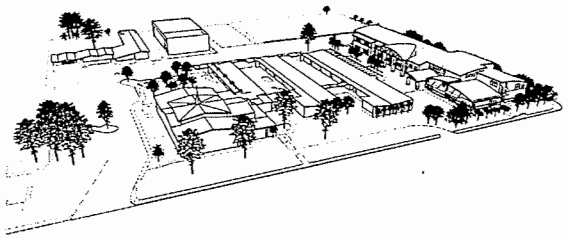


PHASE 2A AND 2B SITE NOTES

1. EXISTING LOT INFORMATION:

   LOT SIZE: 358,132 SF (9.14 AC)

   LOT COVERAGE: 80,803 SF / 358,132 SF = 22.5%

   IMPERVIOUS SURFACE
   BUILDINGS: 99,120 SF
   VEHICULAR: 99,980 SF
   PEDESTRIAN: 50,402 SF
   TOTAL: 248,600 (62%)

2. BUILDING AREA SUMMARY:

   BUILDINGS TO BE DEMOLISHED

   NA

   EXISTING BUILDINGS TO REMAIN

   CHURCH SANCTUARY
   MAIN FLOOR: 13,158 SF
   BASEMENT: 11,900 SF
   TOTAL: 25,058 SF

   PARISH CENTER, 8,500 SF

   GYM
   MAIN FLOOR: 9,500 SF
   MEZZANINE: 7,500 SF
   TOTAL: 17,000 SF

   C.R. BLDG. "A" 8,836 SF

   C.R. BLDG. "B" 13,000 SF

   NEW BUILDING ADDITION PHASE 2A

   UPPER FLOOR: 15,336 SF
   MAIN FLOOR: 20,162 SF
   TOTAL: 35,500 SF

   NEW BUILDING ADDITION PHASE 2B

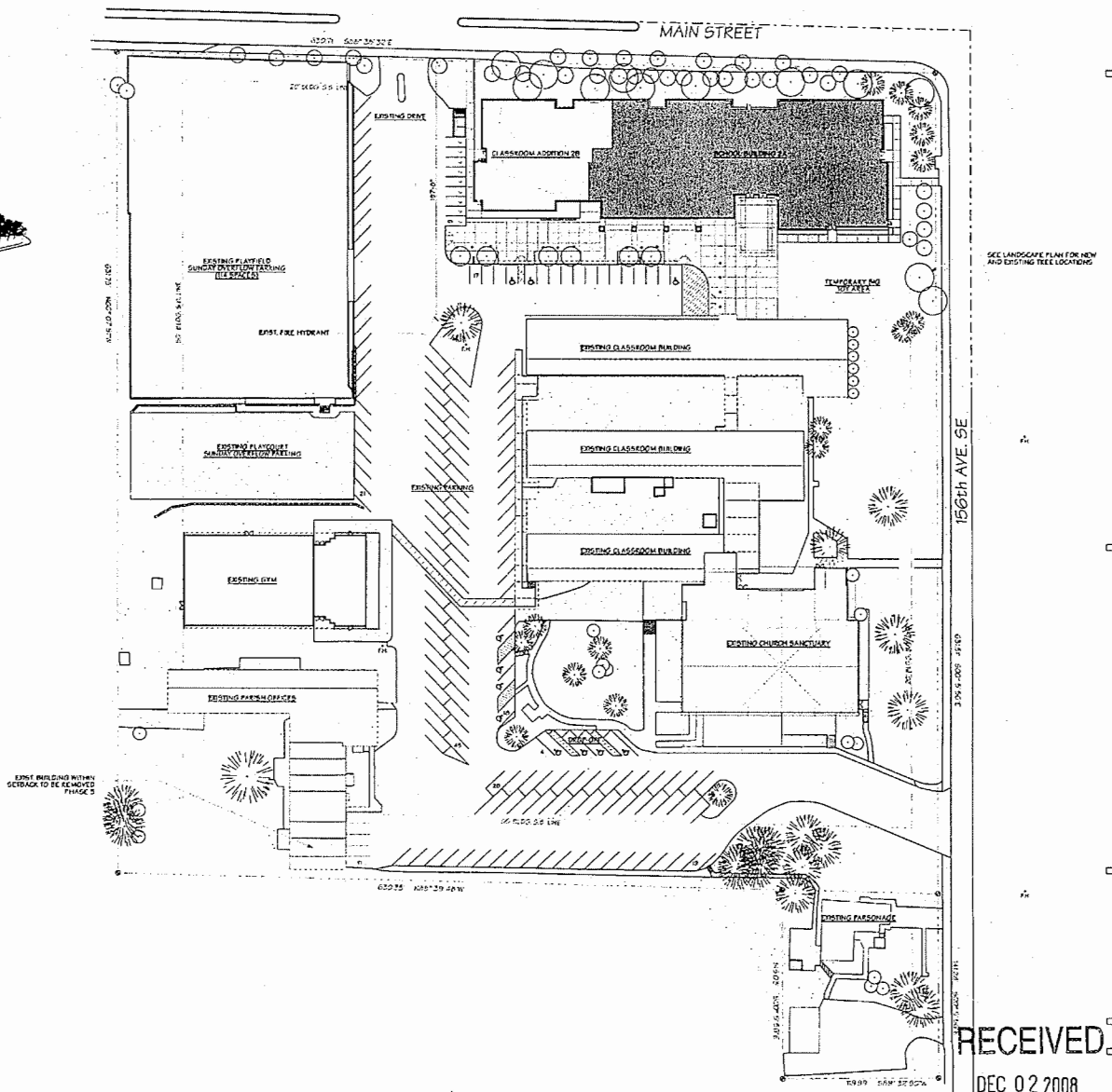
   SCHOOL BUILDING (PHASE 2 ADDITION)
   UPPER FLOOR: 7,270 SF
   MAIN FLOOR: 7,270 SF
   TOTAL: 14,540 SF

   BLDG. AREA PHASE 2B: 177,891 SF

3. PARKING:

   PARKING PROVIDED:

   169 SPACES (11 ACCESSIBLE)
   PLAYFIELD OVERFLOW SUNDAY PARKING: 114 SPACES
   PLAYCOURT OVERFLOW PARKING: 32 SPACES
   TOTAL PARKING: 315 SPACES



1/A2.1 SITE PLAN PHASE 1 AND 2
1" = 40'

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NO	DATE	DESCRIPTION

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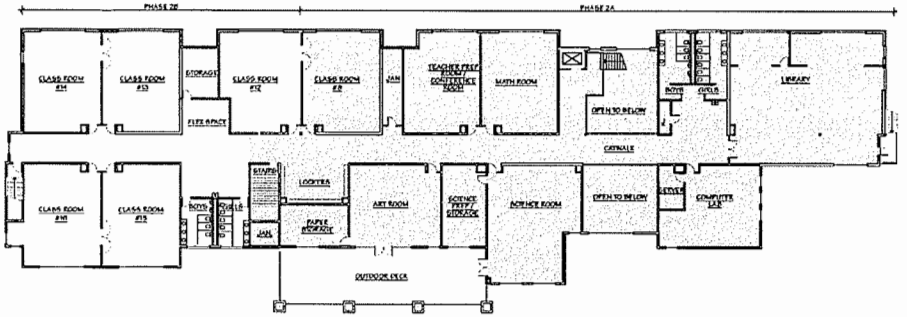
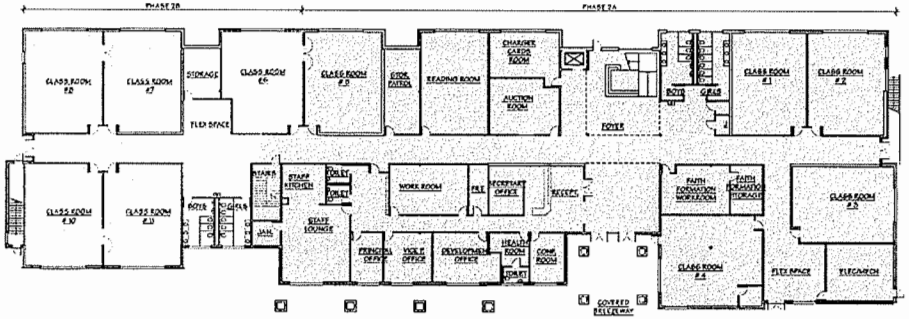
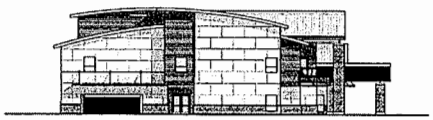
A2.1



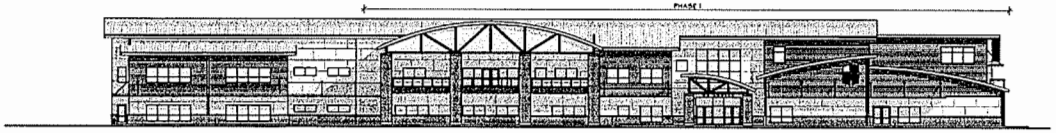
2 A2.2 UPPER FLOOR PLAN PHASE 2A AND 2B
1" = 20'



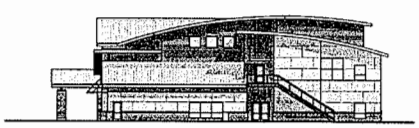
1 A2.2 MAIN FLOOR PLAN PHASE 2A AND 2B
1" = 20'



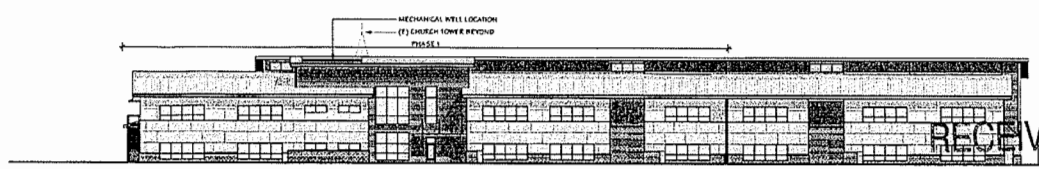
3 A2.2 WEST ELEVATION PHASE 2A AND 2B
1" = 20'



5 A2.2 SOUTH ELEVATION PHASE 2A AND 2B
1" = 20'



4 A2.2 EAST ELEVATION PHASE 2A AND 2B
1" = 20'



6 A2.2 NORTH ELEVATION PHASE 2A AND 2B
1" = 20'

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NO.	DATE	DESCRIPTION

11/20/08

A2.2

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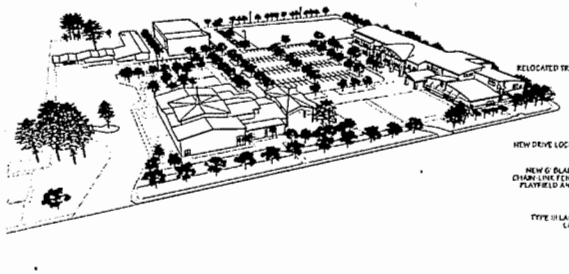

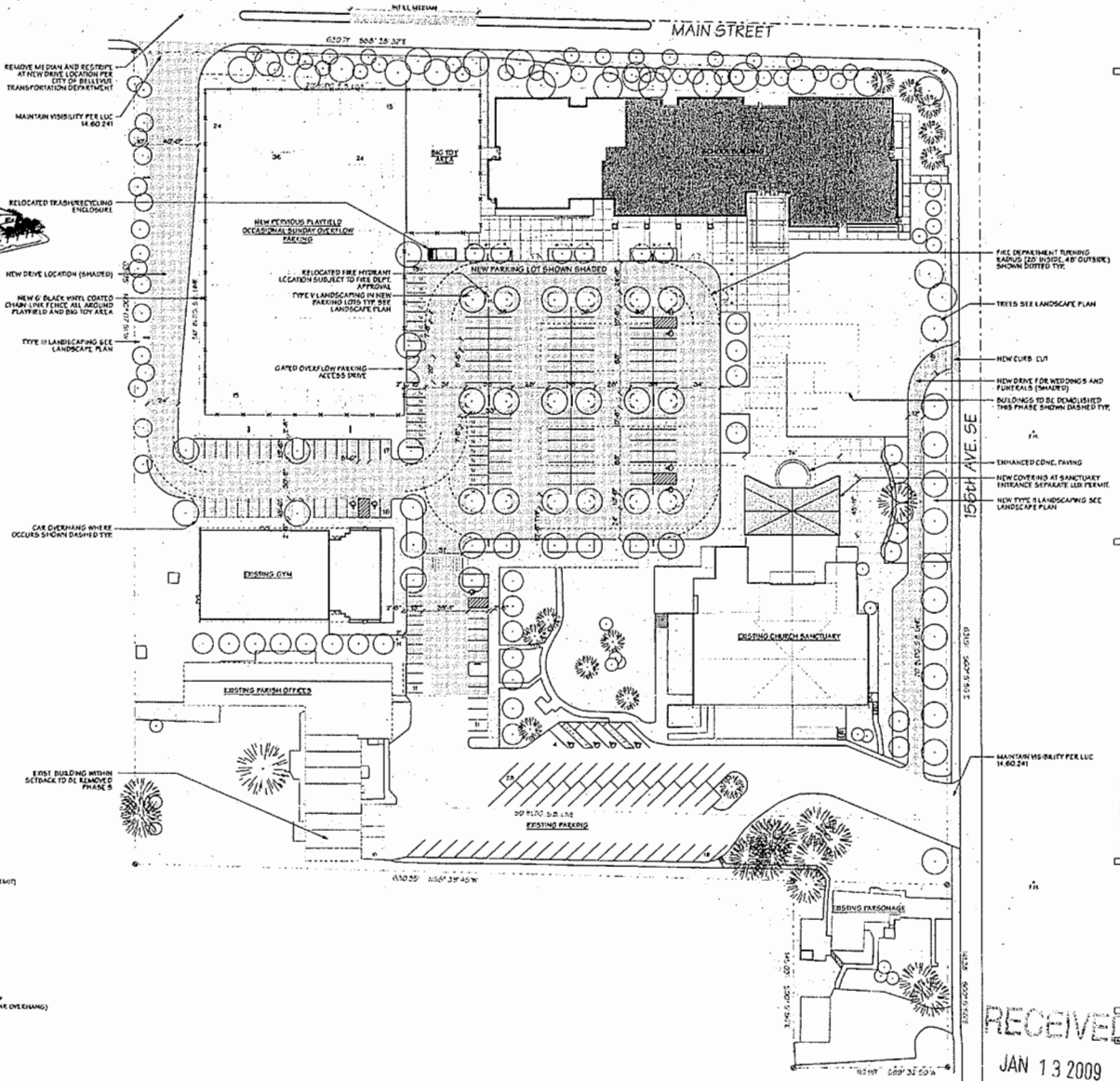

PHASE 3 SITE NOTES

1. EXISTING LOT INFORMATION.

LOT SIZE: 398,132 SF (9.14 AC)

LOT COVERAGE: 80,983 SF / 398,132 SF = 20.3%

IMPERVIOUS SURFACE
BUILDINGS: 78,085 SF
VEHICULAR: 117,797 SF
PEDESTRIAN: 42,000 SF
TOTAL: 238,882 (59.2%)

2. BUILDING AREA SUMMARY

BUILDINGS TO BE DEMOLISHED

C.R. BLDG. "A" 8,535 SF

C.R. BLDG. "B" 13,650 SF
22,088 SF

EXISTING BUILDINGS TO REMAIN

CHURCH SANCTUARY
MAIN FLOOR: 13,166 SF
BASEMENT: 11,900 SF
TOTAL: 25,066 SF

PARISH CENTER: 8,300 SF

GYM
MAIN FLOOR: 9,500 SF
MEZZANINE: 2,500 SF
TOTAL: 12,000 SF

SCHOOL BUILDING (PHASE 1 & 2)
UPPER FLOOR: 22,608 SF
MAIN FLOOR: 27,432 SF
TOTAL: 50,040 SF

NEW BUILDING ADDITION

COVERED ENTRY AT SANCTUARY (SEPARATE LUX NOT PART OF TIBS PERMIT)

BLDG. AREA PHASE 3: 88,408 SF

3. PARKING:

PARKING PROVIDED: 215 SPACES (11 ACCESSIBLE)
PLAYFIELD OCCASIONAL OVERFLOW: 114 SPACES
TOTAL PARKING INCLUDING OVERFLOW: 329 SPACES

COMPACT: 24 SPACES (11% OF NON OVERFLOW PARKING)

4. PARKING LOT LANDSCAPING:

NEW PARKING AREA SPACES: 161
REQUIRED PARKING AREA LANDSCAPING (35 SF PER SPACE): 5,635 SF
PARKING AREA LANDSCAPING PROVIDED: 6,881 SF (NOT INCLUDING CAR OVERHANG)

1 A3.1 SITE PLAN PHASE 3
1" = 40'

ST. LOUISE CATHOLIC CHURCH
MASTER PLAN • ADMINISTRATIVE CONDITIONAL USE PERMIT
133 156TH AVE. SE • BELLEVUE, WA 98007

BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

NO.	DATE	DESCRIPTION

11/20/08

A3.1

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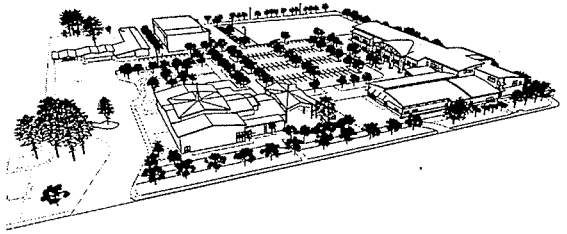
122



PHASE 4 SITE NOTES

1. EXISTING LOT INFORMATION:

LOT SIZE:	398,132 SF (9.14 AC)
LOT COVERAGE:	80,965 SF / 398,132 SF = 20.3%
IMPERVIOUS SURFACE	
BUILDINGS:	84,265 SF
VEHICULAR:	117,797 SF
PEDESTRIAN:	42,000 SF
TOTAL:	244,062 (61.3%)

2. BUILDING AREA SUMMARY:

BUILDINGS TO BE DEMOLISHED

NA

EXISTING BUILDINGS TO REMAIN

CHURCH SANCTUARY

MAIN FLOOR:	13,166 SF
BASEMENT:	11,900 SF
TOTAL:	25,066 SF

PARISH CENTER: 8,300 SF

GYM

MAIN FLOOR:	9,500 SF
MEZZANINE:	2,500 SF
TOTAL:	12,000 SF

SCHOOL BUILDING (PHASE 1 & 2)

UPPER FLOOR:	22,600 SF
MAIN FLOOR:	27,470 SF
TOTAL:	50,040 SF

NEW BUILDING ADDITION

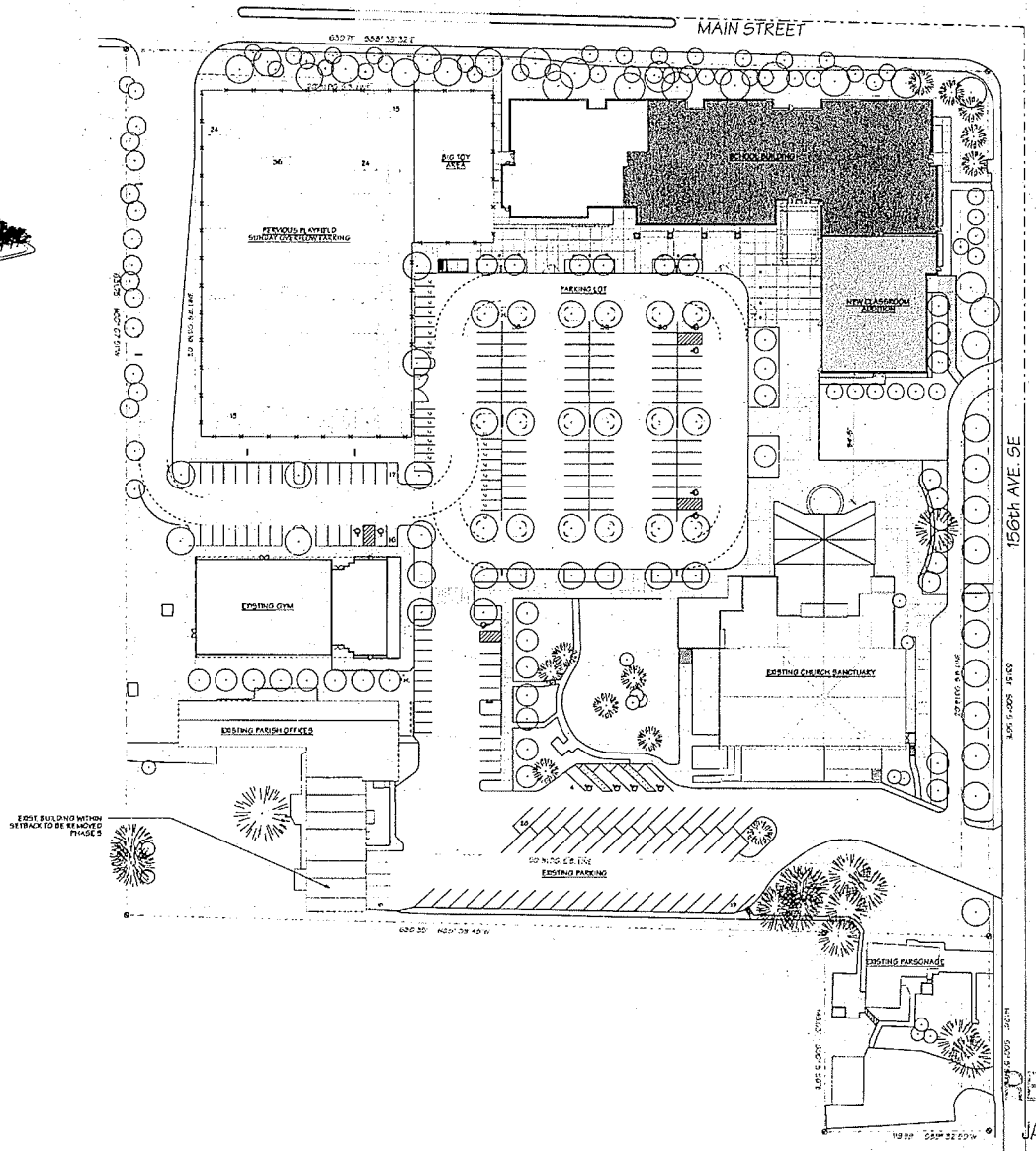
SCHOOL BUILDING ADDN (PHASE 4)

MAIN FLOOR:	7,650 SF

BLDG. AREA PHASE 3: 103,256 SF

3. PARKING (NO CHANGE THIS PHASE):

PARKING PROVIDED 215 SPACES (11 ACCESSIBLE)
PLAYFIELD OCCASIONAL OVERFLOW: 114 SPACES
TOTAL PARKING: 329 SPACES



SITE PLAN PHASE 4
1" = 40'

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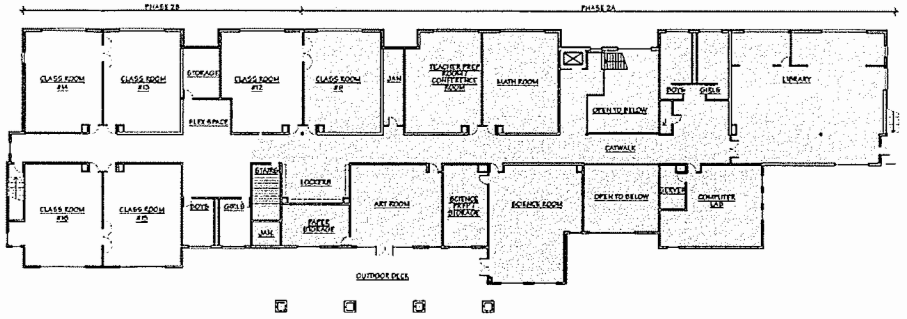
(206) 682-7525

NO.	DATE	DESCRIPTION

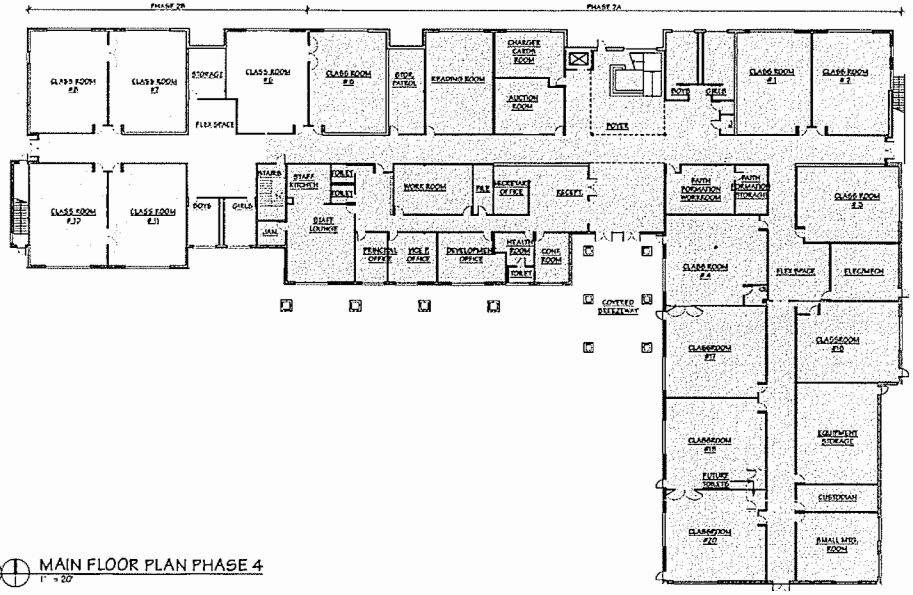
11/20/08

A4.1

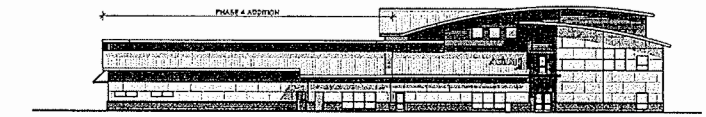
123



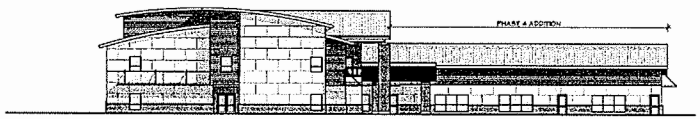
2 A4.2 UPPER FLOOR PLAN PHASE 4 1" = 20' NOTE: NO CHANGE TO UPPER FLOOR THIS PHASE



1 A4.2 MAIN FLOOR PLAN PHASE 4 1" = 20'

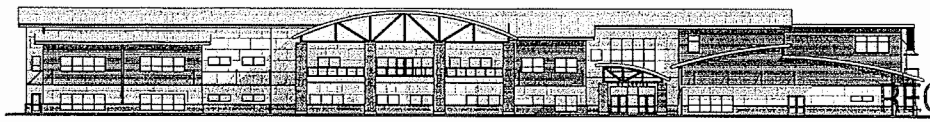


5 A4.2 EAST ELEVATION PHASE 4 1" = 20'



4 A4.2 WEST ELEVATION PHASE 4 1" = 20'

NOTE: NO CHANGE TO THE NORTH ELEVATION THIS PHASE



3 A4.2 SOUTH ELEVATION 1" = 20'

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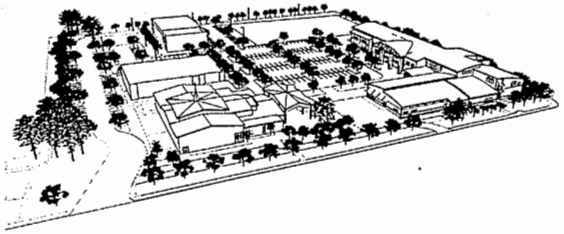
BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

NO. | DATE | DESCRIPTION
11/20/08

A4.2



PHASE 5 SITE NOTES

1. EXISTING LOT INFORMATION:

LOT SIZE: 398,102 SF (9.14 AC)

LOT COVERAGE: 50,883 SF / 398,102 SF = 20.3%

IMPERVIOUS SURFACE

BUILDINGS:	84,265 SF
VEHICULAR:	122,791 SF
PEDESTRIAN:	42,000 SF
TOTAL:	249,056 (62.6%)

2. BUILDING AREA SUMMARY:

BUILDINGS TO BE DEMOLISHED

PARISH CENTER: 8,300 SF

EXISTING BUILDINGS TO REMAIN

CHURCH SANCTUARY
MAIN FLOOR: 13,166 SF
BASEMENT: 11,900 SF
TOTAL: 25,066 SF

GYM
MAIN FLOOR: 9,500 SF
MEZZANINE: 2,500 SF
TOTAL: 12,000 SF

SCHOOL BUILDING (PHASE 1, 2, 4A)
UPPER FLOOR: 22,608 SF
MAIN FLOOR: 35,387 SF
TOTAL: 57,680 SF

NEW BUILDING
NA (FELLOWSHIP HALL NOT PART OF THIS ACU PERMIT)

TOTAL BLDG. AREA: 84,856 SF

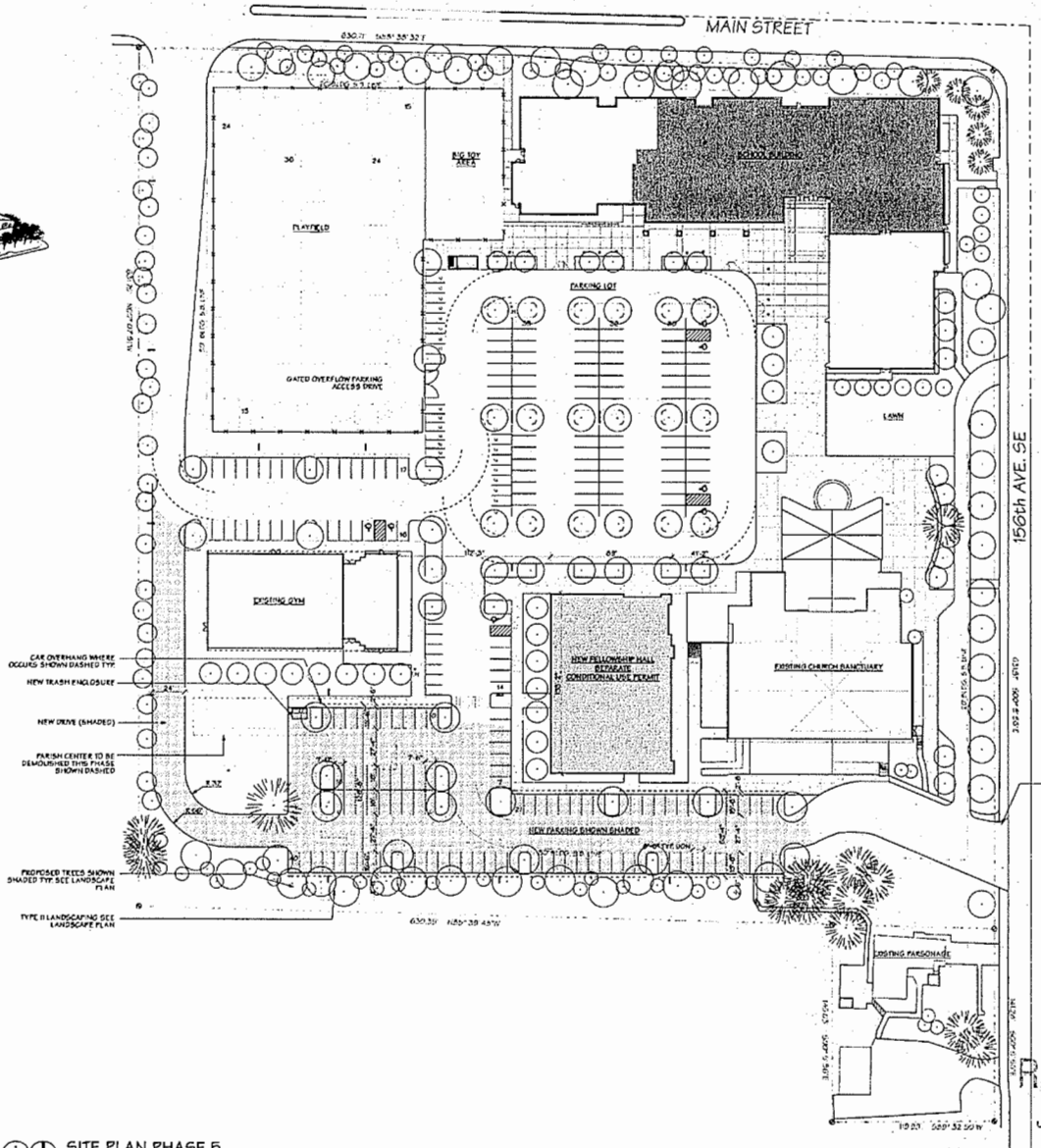
3. PARKING:

PARKING PROVIDED:
257 SPACES (7 ACCESSIBLE)
PLAYFIELD OCCASIONAL OVERFLOW: 114 STALLS
TOTAL PARKING INCLUDING OVERFLOW: 371 SPACES

COMPACT: 28 SPACES (11% OF NON OVERFLOW PARKING)

4. PARKING LOT LANDSCAPING:

PARKING SPACES: 257
REQUIRED PARKING AREA LANDSCAPING (35 SF PER SPACE): 8,995 SF
PARKING AREA LANDSCAPING PROVIDED: 11,228 SF (NOT INCLUDING CAR OVERHANG)



1/A5.1 1 SITE PLAN PHASE 5
1" = 40'

BRODERICK ARCHITECTS
55 SOUTH ATLANTIC STREET, SUITE 301
SEATTLE, WASHINGTON 98134
(206) 682-7525

ST. LOUISE CATHOLIC CHURCH
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NO.	DATE	DESCRIPTION
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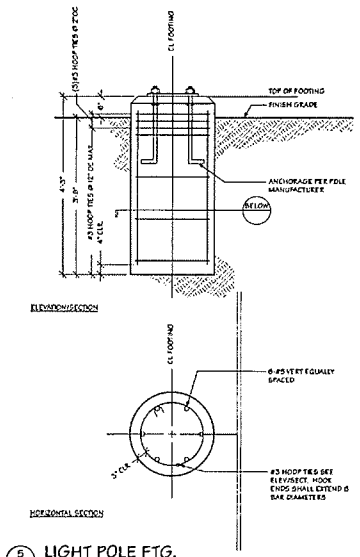
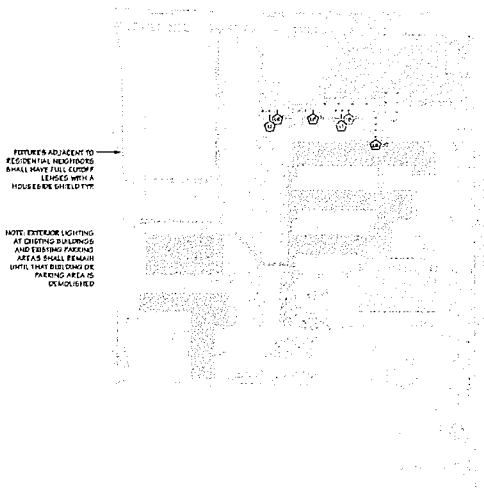
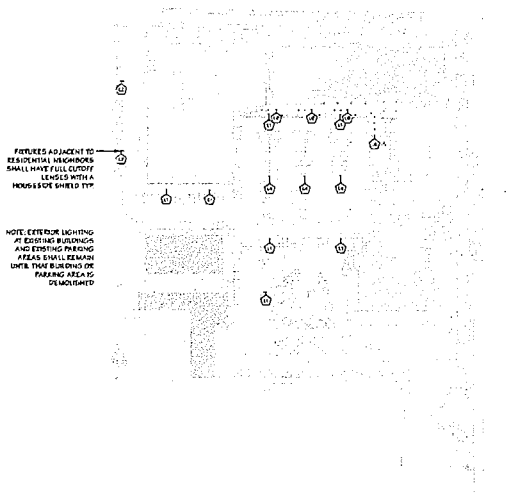
A5.1



5 E1 LIGHT POLE FTG.
3/4" = 1'-0"



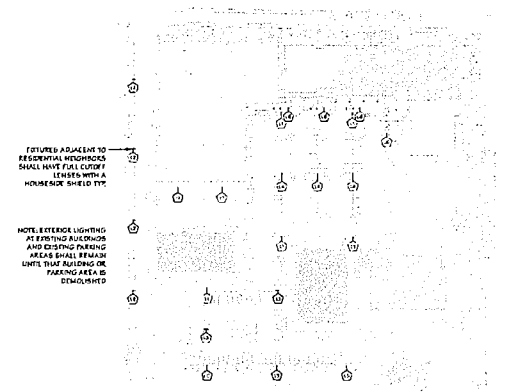
6 E1 EXTERIOR LIGHTING PLAN PHASE 1
1" =100'



7 E1 EXTERIOR LIGHTING PLAN PHASE 3
1" =100'

SITE LIGHTING FIXTURE SCHEDULE

ID	QUANTITY	TYPE	MOUNTING HT.	DESCRIPTION	MANUFACTURER	NUMBER	LUMENS
L1	10	SINGLE	25'	FULL CUTOFF	KIM LIGHTING	AR3-400PMH-E026	40000
L2	4	SINGLE	25'	FULL CUTOFF WITH HOUSESIDE SHIELD	KIM LIGHTING	AR2-400PMHED26-HS	40000
L3	1	DOUBLE	25'	FORWARD THROW FULL CUTOFF	KIM LIGHTING	AR4-400PMH-E026	40000 (2)
L4	3	DOUBLE	25'	FULL CUTOFF	KIM LIGHTING	AR3-400PMH-E026	40000 (2)
L5	3	SINGLE	25'	FULL CUTOFF WITH HOUSESIDE SHIELD	KIM LIGHTING	AR3-400MH-E026-HS	40000
L6	13	BOLLARD	4'	BOLLARD	BEGA	0524411	1700
L7	1	SCONCE	7'	WALL MOUNTED UP/DOWN LIGHT	HK LIGHTING GR...	ZX102-E-WM-MH	
L7	9	SCONCE	9'	WALL MOUNTED UP/DOWN LIGHT	HK LIGHTING GR...	ZX102-E-WM-MH	



8 E1 EXTERIOR LIGHTING PLAN PHASE 5
1" =100'

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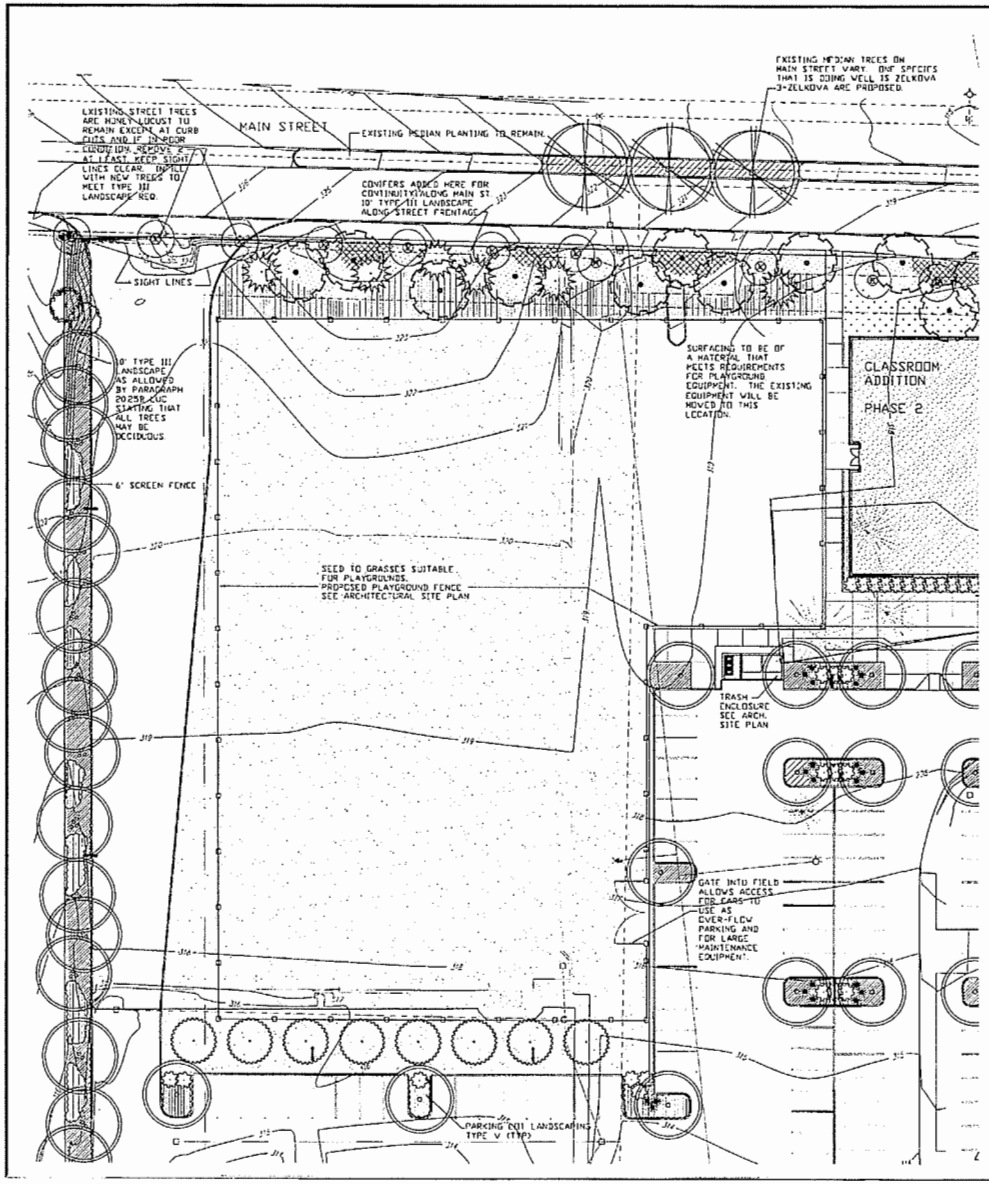
MASTER PLAN • ADMINISTRATIVE CONDITIONAL USE PERMIT
133 156TH AVE. SE • BELLEVUE, WA 98007

NO.	DATE	DESCRIPTION
	11/20/08	

E1

126



PARKING AREA CALCULATIONS

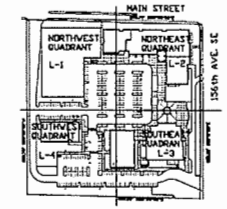
PHASE 3
161 STALLS
REQUIRED LANDSCAPING AT 35 SF/STALL = 5,635 SF
PROVIDED PARKING LOT LANDSCAPING = 6,881 SF

PHASE 5
257 STALLS
REQUIRED LANDSCAPING AT 35 SF/STALL = 8,995 SF
PROVIDED PARKING LOT LANDSCAPING = 11,289 SF

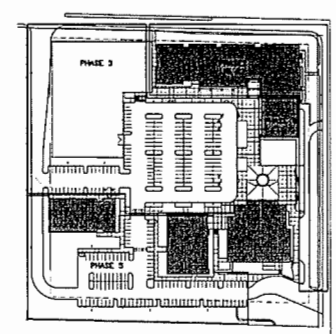
LANDSCAPE LEGEND

- GRASS
- EXISTING HONEY LOCUST STREET TREE
- EXISTING CEDAR NOT ON SURVEY
- EXISTING PINE NOT ON SURVEY
- EXISTING MADRONE NOT ON SURVEY
- EXISTING DOUGLAS FIR NOT ON SURVEY
- EXISTING JAPANESE MAPLE NOT ON SURVEY
- EXISTING SPRUCE NOT ON SURVEY
- EXISTING LANDSCAPING TO REMAIN OR BE UPGRADED
- EXISTING CONIFER TO REMAIN
- EXISTING CONIFER TO REMOVE
- EXISTING BROADLEAF TREE TO REMAIN
- EXISTING BROADLEAF TREE TO REMOVE

NOTE: EXISTING CONTOURS, BUILDINGS AND TOPOGRAPHICAL FEATURES SHOWN FADED FOR CONVENIENCE OF REVIEW.

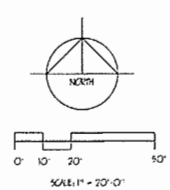


KEY MAP
NTS



PHASING PLAN
NTS

NORTHWEST QUADRANT



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE No. 117

JANE GARRISON
LANDSCAPE ARCHITECT
160 NW GILMAN BLVD. #D
ISSAQUAH, WA 98027
(425) 392-2000

SCALE: 1" = 20'-0"
DESIGNED JG
DRAWN JG
CHECKED
DATE 9-10-08
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

LANDSCAPE PLAN
ST. LOUISE PARISH MASTER PLAN
133 156TH AVE. BELLEVUE, WA
NORTHWEST QUADRANT

PROJECT NUMBER
0826
DRAWING
SHEET L-1 OF 5

NO	DATE	REVISION	BY	CK
1				

RECEIVED
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PERMIT PROCESSING

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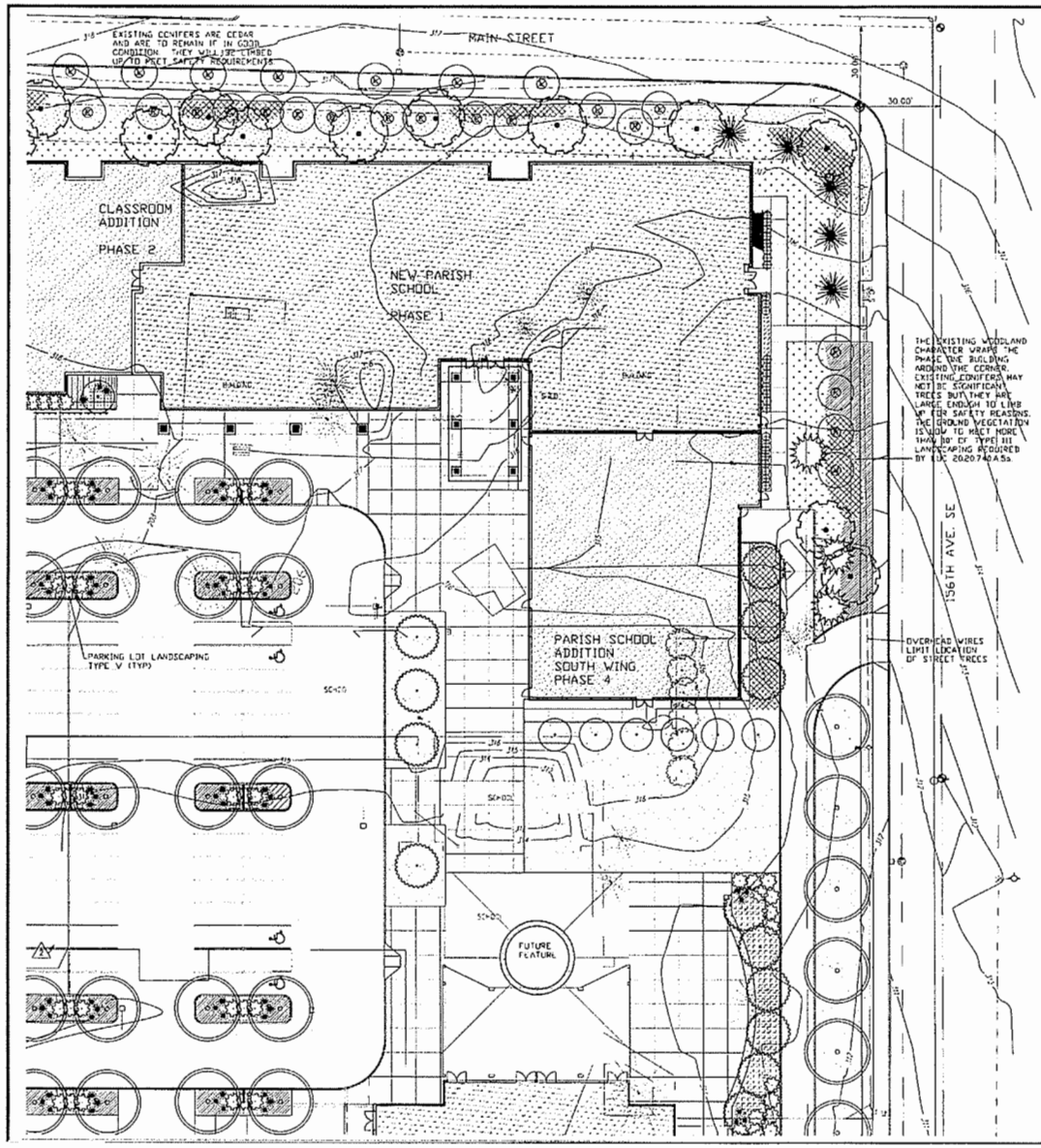

PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
	Arctostaphylos uva-ursi	KINNIKINNICK	1 GAL.		24" O.C.
	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2" CAL.	BB	LIMBED 5'
	Acer tataricum ginnala 'Flame'	FLAME AMUR MAPLE	8'-10'	BB	MULTI-TRUNK (3 MIN.) OPEN TREE FORM
	Acer truncatum x A. platanoides 'Norwood'	PACIFIC SUNSET MAPLE	2" CAL.	BB	LIMBED 6' FULLY BRANCHED
	Cistus crispus 'Sunset'	SUNSET ROCKROSE	5 GAL.		DENSE FOLIAGE
	Convolvulus x cneorum or a. versicolor	CNEORUM	1 GAL.		24" O.C. FULL GALLONS
	Coreopsis verticillata	SALAL	4" POTS		12" O.C. FULL POTS
	Hamamelis x intermedia 'Arnold Promise'	ARNOLD PROMISE WITCHHAZEL	4'-5'	BB	MULTI-TRUNK (3 MIN.) OR 1 SPIMER
	Mahonia repens	CREEPING MAHONIA	1 GAL.		24" O.C.
	Malus 'Prairifire'	PRAIRIFIRE FLOWERING CRABAPPLE	1 1/2" CAL.	BB	FULLY BRANCHED
	Phormium tenax 'Variegata'	MORTIDA COMPACT NEW ZEALAND FLAX	5 GAL.		FULL CONTAINERS
	Pyrus fauriei 'Westwood'	KOREAN SUN PEAR	1 1/2" CAL.	BB	FULLY BRANCHED
	Sarcococca hookeriana humilis	CREEPING SARCOCOCCA	1 GAL.		24" O.C. EA. WAYS
	Sarcococca ruscifolia	SWEETBOX OR SARCOCOCCA	1 GAL.		FULL CONTAINERS
	Thuja occidentalis 'Emerald Green'	EMERALD GREEN ARBOR-VITAE	5'-6'	BB	DENSE FOLIAGE
	Thuja plicata 'Fastigiata'	EXCELSA CEDAR	6'-8'	BB	DENSE FOLIAGE
	Veronica 'Georgia Blue'	GEORGIA BLUE SPEEDWELL	4" POTS		12" O.C.
	Vinca minor 'Sterling Silver'	STERLING SILVER DWARF PERIWINKLE	4" POTS		12" O.C.
	Zelkova serrata 'Village Green'	VILLAGE GREEN ZELKOVA	2" CAL.		LIMBED 5'

NORTHEAST QUADRANT

NORTH

0' 10' 20' 50'

SCALE: 1" = 20'-0"

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

JANE GARRISON CERTIFIED

NO.	DATE	REVISION	BY
1	12.2.08		CK

JANE GARRISON
LANDSCAPE ARCHITECT
10655 NE 4th ST. #410
BELLEVUE, WA 98004
(425) 453-9027

SCALE 1" = 20'-0"
DESIGNED JG
DRAWN JG
CHECKED
DATE 9-10-08

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL
0" 1"

LANDSCAPE PLAN

ST. LOUISE PARISH MASTER PLAN
133 156TH AVE. BELLEVUE, WA
NORTHEAST QUADRANT

PROJECT NUMBER
0826

DRAWING
SHEET L-2 OF 5

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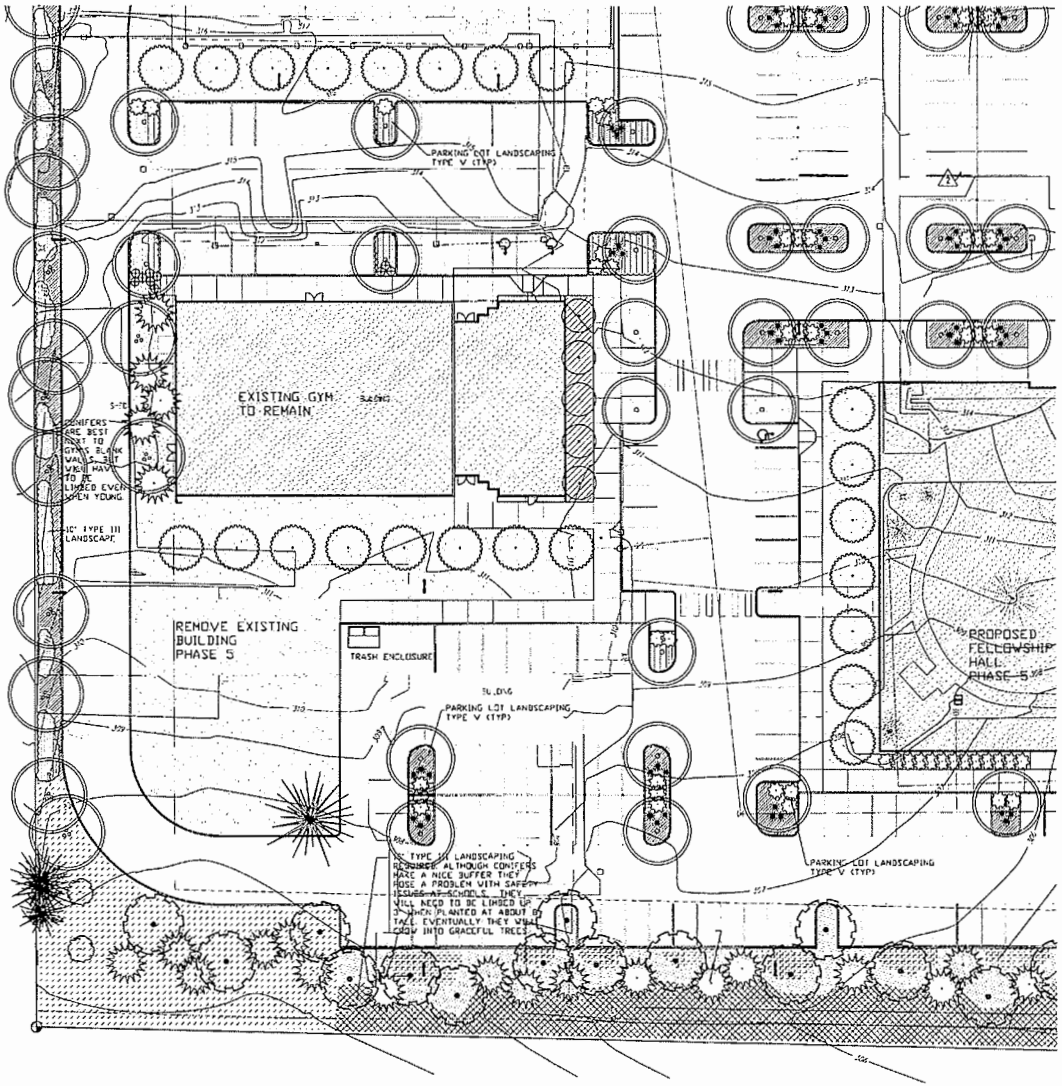
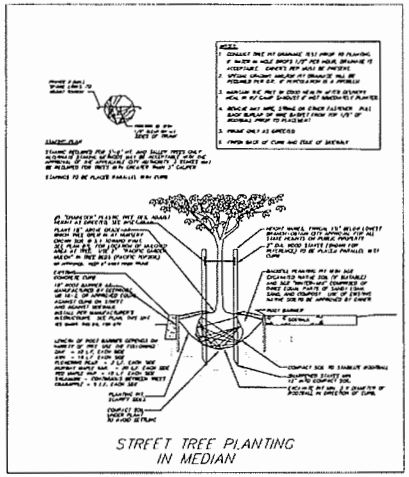
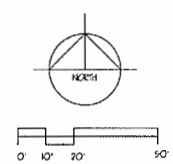
LANDSCAPE PLAN
ST. LOUISE PARISH MASTER PLAN
133 156TH AVE. BELLEVUE, WA
SOUTHEAST QUADRANT
JANE GARRISON
LANDSCAPE ARCHITECT
SCALE: 1" = 20'-0"
DRAWN: JG
CHECKED:
DATE: 9-13-09
KEEP TO SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
PROJECT NUMBER
0826
DRAWING
SHEET L-3 OF 5
NO. DATE REVISION BY CK
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE No. 111
SOUTHEAST QUADRANT
SCALE: 1" - 20'-0"
RECEIVED
DEC 07 2009
PERMIT PROCESS
156TH AVE SE
EXISTING CHURCH SANCTUARY TO REMAIN
PROPOSED FELLOWSHIP HALL PHASE 5
FUTURE FEATURE
EXISTING PLANTS MAY BE SALVAGED HERE. LARGE PLANTS TO BE PLACED ON PERIMETER. WITCH HAZEL, CANTB, TREE, OR ESPALIER
TYP. OF TYPE III LANDSCAPING REQUIRED BY LUC 20.20.520/A.5a
OVERHEAD WIRES LIMIT LOCATION OF STREET TREES
TYP. ALL SHRUBS & GROUNDCOVER SHOWN OR USED AS A BARRIER DESIGNED AND PLANTED BY QUALIFIED PROFESSIONAL
TYP. ALL LANDSCAPING REQUIRED AS A BUFFER SHALL BE PLANTED WITH A MIX OF EVERGREEN & DECIDUOUS TREES, SHRUBS & GROUNDCOVER. TREES SHALL BE PLANTED AT AN AVERAGE SPACING OF 20 FEET. SHRUBS SHALL BE PLANTED AT AN AVERAGE SPACING OF 4 FEET. VINES NEED TO BE LIMBED UP AS THEY GROW TO ALLOW FOR PEDESTRIAN ACCESS. PLANTS SHALL BE ARRANGED TO AVOID A LINEAR APPEARANCE AND INTO AESTHETICALLY PLEASING GROUPINGS.
LARGE SCALE LANDSCAPING TYP. OF 5 LOTS





SOUTHWEST QUADRANT



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REVISION	BY	CK
1			JG	
2			JG	

JANE GARRISON
LANDSCAPE ARCHITECT
160 NW GILMAN BLVD. #D
ISSAQUAH, WA 98027
(425) 391-0000

SCALE: 1" = 20'-0"
DESIGNED: JG
DRAWN: JG
CHECKED:
DATE: 9-10-08
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"

LANDSCAPE PLAN

ST. LOUISE PARISH MASTER PLAN
133 156TH AVE. BELLEVUE, WA
SOUTHWEST QUADRANT

PROJECT NUMBER
0826

DRAWING
SHEET L-4 OF 5

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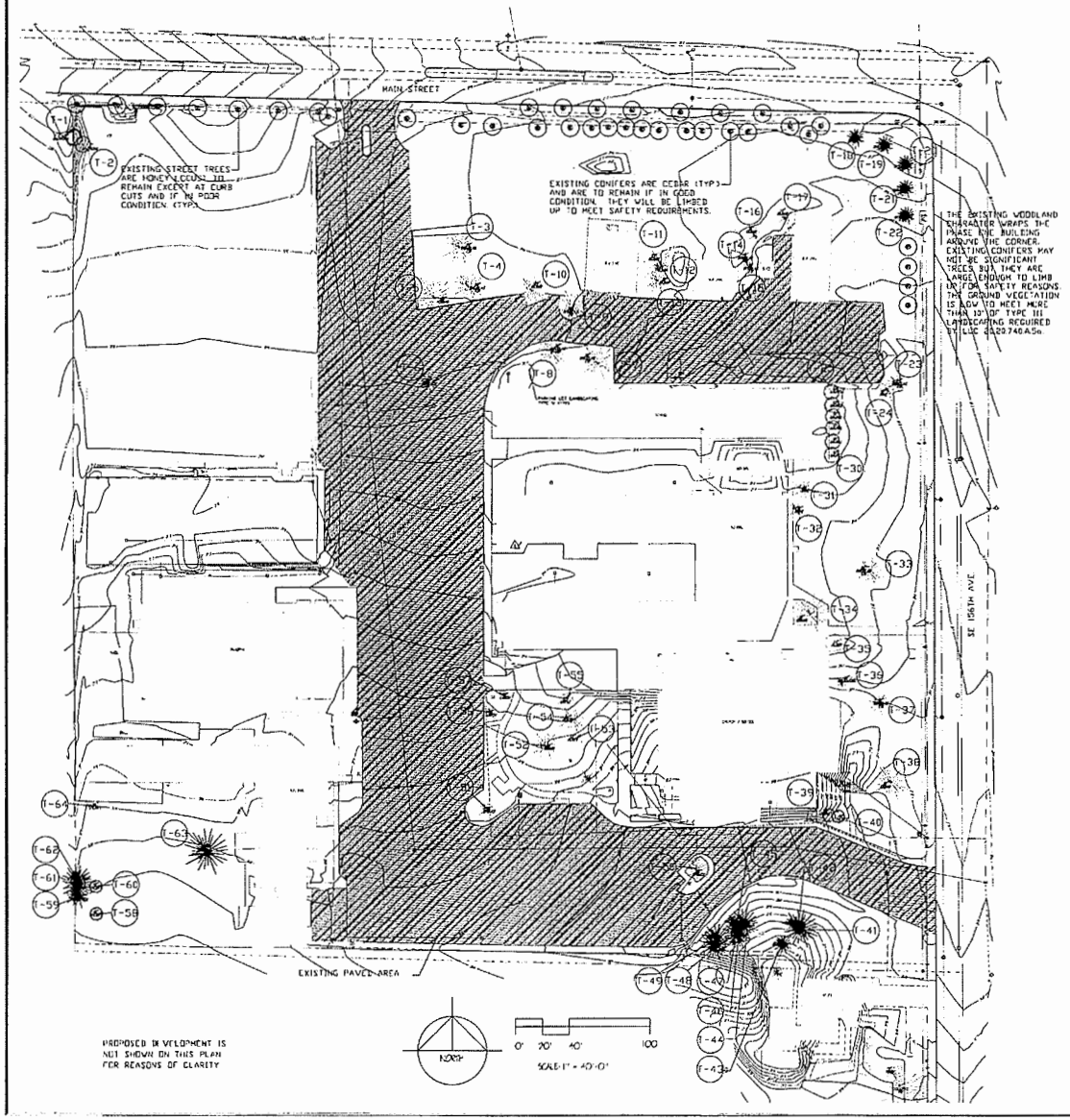

SIGNIFICANT TREES (AS SHOWN ON SURVEY)

NW QUADRANT OF SITE

TREE	SPECIES	DIAM.	PERIMETER	FACTOR	INTERIOR WT. DIAM.	DIAM.SAVED
T-1	Pacific Madrone	12"	37"			
T-2	Pacific Madrone	12"	37"			
T-3	Douglas Fir	28"		100%	28"	
T-4	Douglas Fir	28"		100%	28"	
T-5	Western Red Cedar	36"		100%	36"	
T-6	Western Hemlock	15"		100%	15"	
	SUB-TOTAL		24"		156"	

NE QUADRANT OF SITE

T-7	Douglas Fir	30"		100%	30"	
T-8	Douglas Fir	28"		100%	28"	
T-9	Douglas Fir	28"		100%	28"	
T-10	Western Red Cedar	24"		100%	24"	
T-11	Western Red Cedar	22"		100%	22"	
T-12	Western Red Cedar	14"		100%	14"	
T-13	Western Red Cedar	22"		100%	22"	
T-14	Douglas Fir	10"		100%	10"	
T-15	Douglas Fir	8"		100%	8"	
T-16	Western Red Cedar	12"		100%	12"	
T-17	Western Red Cedar	14"		100%	14"	
T-18	Pine	14"		100%	14"	14"
T-19	Douglas Fir	14"		100%	14"	14"
T-20	Douglas Fir	14"		100%	14"	14"
T-21	Douglas Fir	14"		100%	14"	14"
T-22	Douglas Fir	14"		100%	14"	14"
T-23	Sitka Spruce (not Douglas Fir)	14"		100%	14"	
T-24	Pine	16"		100%	16"	
T-25	Southern Magnolia (not Laurel)	12"		100%	12"	
T-26	Southern Magnolia (not Laurel)	12"		100%	12"	
T-27	Southern Magnolia (not Laurel)	13"		100%	13"	
T-28	Southern Magnolia (not Laurel)	13"		100%	13"	
T-29	Southern Magnolia (not Laurel)	12"		100%	12"	
T-30	Southern Magnolia (not Laurel)	12"		100%	12"	
T-31	Pine	16"		100%	16"	
T-32	Pine	16"		100%	16"	
T-33	Douglas Fir	24"		100%	24"	
	SUB-TOTAL		0"		428"	

SE QUANDRANT OF SITE

T-34	Western Red Cedar	32"		100%	32"	
T-35	Deciduous	14"		50%	7"	
T-36	Deciduous	18"		50%	7"	
T-37	Douglas Fir	18"		100%	18"	
T-38	Western Red Cedar	32"		100%	32"	
T-39	Cherry	10"		50%	5"	
T-40	Cherry	10"		50%	5"	
T-41	Douglas Fir	30"		100%	30"	30"
T-42	Douglas Fir	16"		100%	16"	16"
T-43	Douglas Fir	14"		100%	14"	14"
T-44	Western Red Cedar	24"		100%	24"	24"
T-45	Douglas Fir	18"		100%	18"	18"
T-46	Western Red Cedar	24"		100%	24"	24"
T-47	Western Red Cedar	14"		100%	14"	14"
T-48	Douglas Fir	24"		100%	24"	24"
T-49	Douglas Fir	24"		100%	24"	24"
T-50	Spruce	24"		100%	24"	
T-51	Spruce	14"		100%	14"	
T-52	Western Red Cedar	24"		100%	24"	
T-53	Red Alder	12"		50%	6"	
T-54	Western Red Cedar	24"		100%	24"	
T-55	Bigleaf Maple	12"		100%	12"	
T-56	Western Larch	14"		100%	14"	
T-57	Western Larch	16"		100%	16"	
	SUB-TOTAL		0"		422"	

SW QUANDRANT OF SITE

T-58	Cherry	10"		50%	5"	
T-59	Hemlock	18"	18"			
T-60	Cherry	10"		50%	5"	
T-61	Western Red Cedar	24"	24"			
T-62	Western Red Cedar	24"	24"			
T-63	Douglas Fir	36"		100%	5"	36"
T-64	Cherry	10"		50%	18"	
	SUB-TOTAL		66"			
	TOTAL		90"		883"	264"
			100% SAVED	15% =	147.45"	30.8% SAVED
			100% SAVED			

EXISTING NON-SIGNIFICANT TREES

- EXISTING HONEY LOCUST STREET TREE
- EXISTING CEDAR NOT ON SURVEY
- EXISTING PINE NOT ON SURVEY
- EXISTING MADRONE NOT ON SURVEY
- EXISTING DOUGLAS FIR NOT ON SURVEY
- EXISTING JAPANESE MAPLE NOT ON SURVEY
- EXISTING SPRUCE NOT ON SURVEY

THE NON-SIGNIFICANT TREES SHOWN ON THE PLAN ARE LOCATED BY EYE. THEY WILL BE JUDGED INDIVIDUALLY TO DETERMINE IF THEY ARE HEALTHY AND APPROPRIATE. THEY MUST BE LIMBED UP TO MEET THE SAFETY STANDARDS FOR VISIBILITY NEAR SCHOOLS.

SIGNIFICANT TREES

- EXISTING CONIFER TO REMAIN
- EXISTING CONIFER TO REMOVE
- EXISTING BROADLEAF TREE TO REMAIN
- EXISTING BROADLEAF TREE TO REMOVE

EVEN THOUGH THE CHERRY TREES ARE SHOWN ON PLAN TO REMAIN WE DID NOT INCLUDE THEM IN THE DIAMETER COUNT OF SAVED TREES. WE CAN'T COMMIT TO KEEPING SHORT-LIVED TREES ON A PHASED MASTER PLAN.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE No. "17"

NO.	DATE	REVISION	BY

JANE GARRISON
LANDSCAPE ARCHITECT
160 NW GILMAN BLVD #D
ISSAQUAH, WA 98027
425.427.5252
jane@janegarrison.com

SCALE: 1" = 40'-0"
DESIGNED: JG
DRAWN: JG
CHECKED
DATE: 9-10-08
SURVEY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING

SIGNIFICANT TREES
ST. LOUISE PARISH MASTER PLAN
133 156TH AVE. BELLEVUE, WA
LANDSCAPE PLAN

PROJECT NUMBER
0826

SHEET L1.0 OF 5

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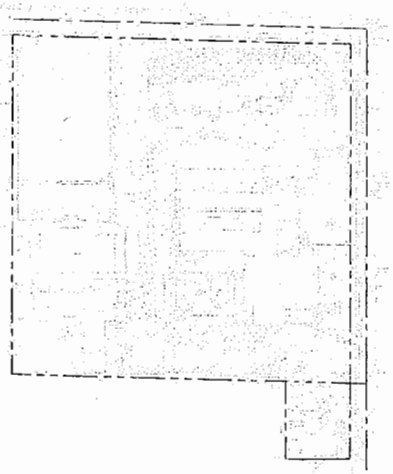
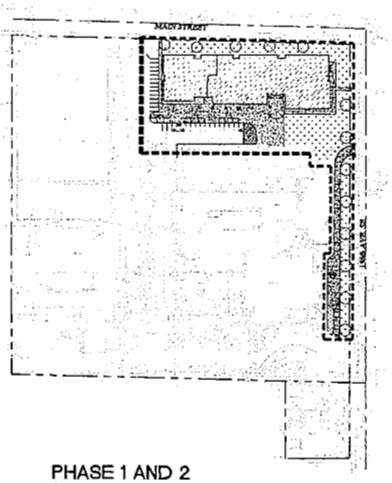
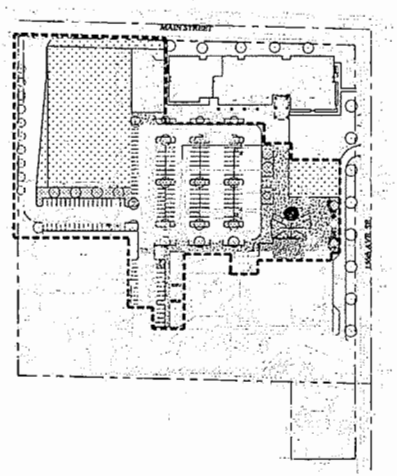
UTILITY MASTER PLAN



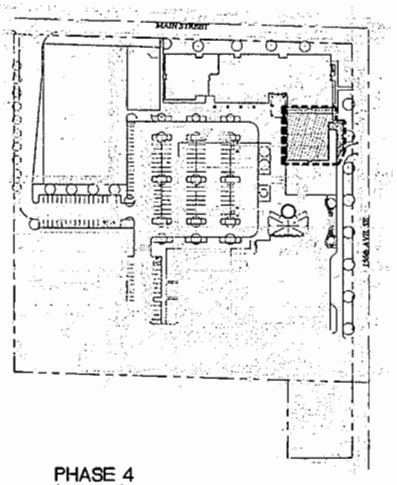
EXISTING
SCALE: 1"=100'



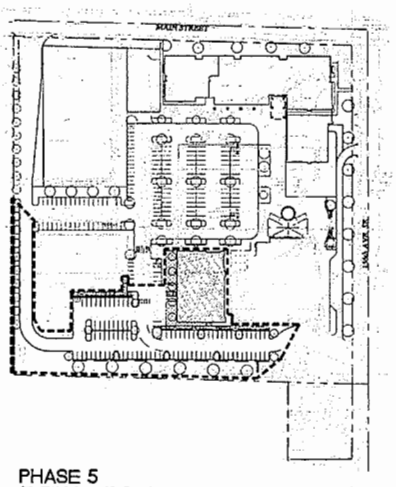
PHASE 1 AND 2
(PHASE 1: NEW PARISH SCHOOL, NEW PARKING/DROP-OFF AREA, NEW DRIVE FOR WEDDINGS AND FUNERALS, CONVERT LIBRARY INTO TEMPORARY FAITH FORMATION CLASSROOM)
(PHASE 2: CLASSROOM ADDITION)
SCALE: 1"=100'



PHASE 3
(NEW PLAYFIELD, BIG TOY AREA, VEHICLE ACCESS, PARKING, COVERED ENTRY, AND NARTHEX EXPANSION)
SCALE: 1"=100'



PHASE 4
(NEW SCHOOL WING)
SCALE: 1"=100'



PHASE 5
(NEW FELLOWSHIP HALL, REVISED SOUTH PARKING AREA, NEW DRIVE ALONG WEST PROPERTY LINE)
SCALE: 1"=100'

LEGEND:

RD	ROOF DRAIN
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SD	EXISTING STORM DRAIN
SD	PROPOSED STORM DRAIN
SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
T	EXISTING TELEPHONE LINE
T	PROPOSED TELEPHONE LINE
E	EXISTING ELECTRICAL LINE
E	PROPOSED ELECTRICAL LINE
	GRASS
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	FIRE HYDRANT
	WATER METER
	CATCH BASIN TYPE 1
	CAPPED UTILITY LINE FOR FUTURE CONNECTION
	TREE
	SHRUB
	TANK

ABBREVIATIONS:

BLDG	BUILDING	RD	ROOF DRAIN
CB	CATCH BASIN	SD	STORM DRAIN
DET	DETENTION	SS	SANITARY SEWER
E	ELECTRICAL	SW	SIDEWALK
EXIST	EXISTING	SYST	SYSTEM
FH	FIRE HYDRANT	T	TELEPHONE
G	GAS	W	WATER
IRRIG	IRRIGATION		
LF	LINEAL FOOT		
OHE	OVERHEAD ELECTRICAL		
P	POWER		

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99 SOUTH ATLANTIC STREET, SUITE 201
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(206) 682-7505

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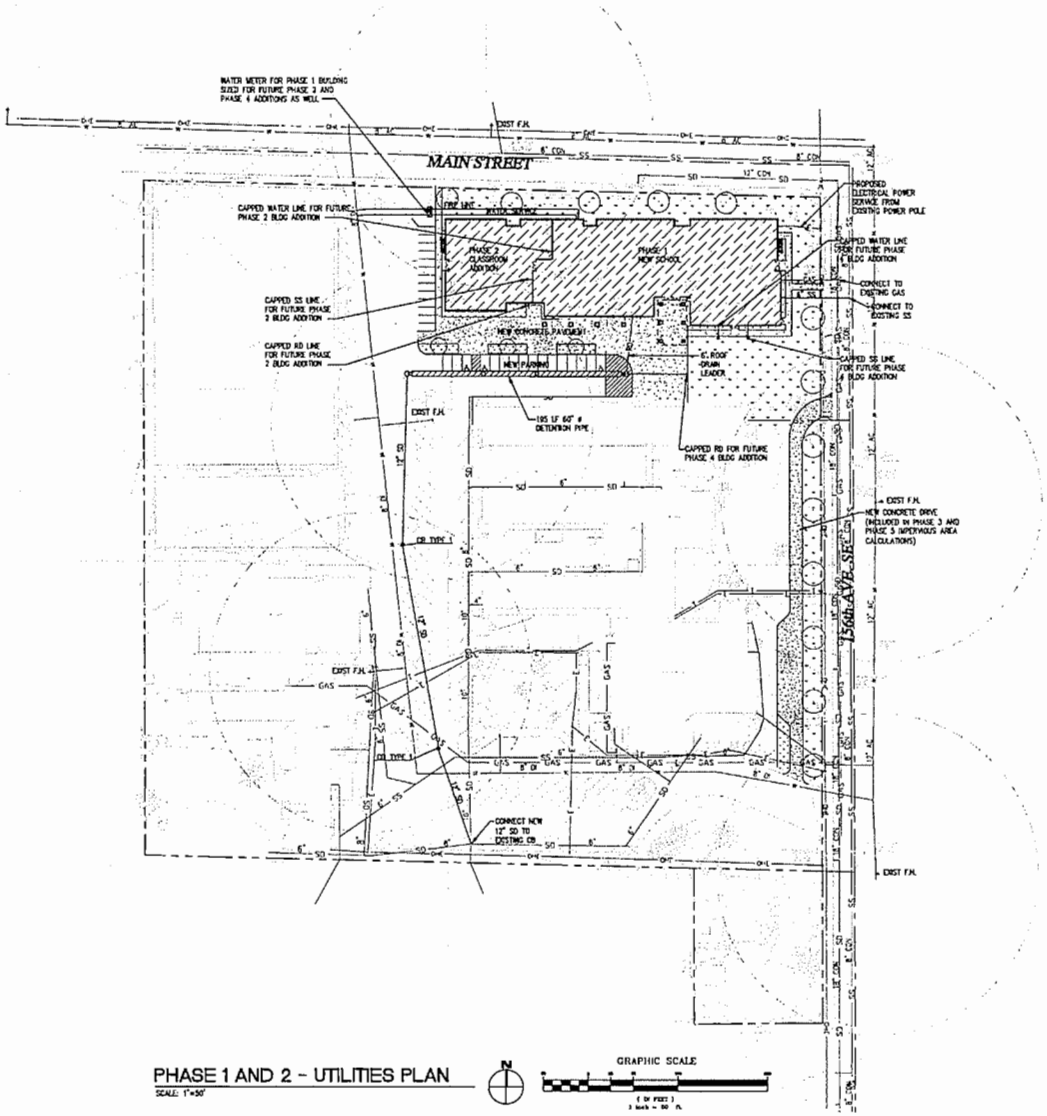
PHASE 1 & 2 - UTILITY MASTER PLAN



PHASE 1 AND 2 - UTILITIES PLAN
SCALE: 1"=50'

GRAPHIC SCALE

PHASE DESCRIPTION:

(PHASE 1: NEW PARISH SCHOOL, NEW PARKING/DROP-OFF AREA, NEW DRIVE FOR WEDDINGS AND FUNERALS, CONVERT LIBRARY INTO TEMPORARY FAITH FORMATION CLASSROOM)
(PHASE 2: CLASSROOM ADDITION)

PAVEMENT/ACCESS:

A NEW DROP-OFF AISLE OF ASPHALT PAVEMENT SHALL BE INSTALLED ALONG THE 156TH AVENUE SE FRONTAGE.

NEW PLAZA CONCRETE PAVEMENT SHALL BE INSTALLED SOUTH OF THE PROPOSED PHASE 1 AND PHASE 2 BUILDINGS.

NEW ASPHALT PARKING PAVEMENT SHALL BE INSTALLED ON THE WEST AND SOUTH SIDES OF THE PHASE 1 AND PHASE 2 BUILDINGS.

STORM DRAINAGE:

STORM RUNOFF TRIBUTARY TO THE NEWLY CONSTRUCTED SURFACES SHALL BE COLLECTED AS FOLLOWS:
BUILDING AREAS - ROOF DRAIN SYSTEM
LANDSCAPE AREAS - LANDSCAPE DRAINS TO STORM DRAIN PIPE SYSTEM
PLAZAS AND WALKWAYS - GRADE TO DRAIN TO PEDESTRIAN-FRIENDLY CATCH BASIN INLETS OR TO THE ADJACENT PARKING PAVEMENT AS APPROPRIATE.
PARKING PAVEMENT - GRADE TO DRAIN TO TRAFFIC-RATED CATCH BASIN INLETS
3,613 CUBIC FEET OF DETENTION SHALL BE PROVIDED IN 185 LINEAL FEET OF 60-INCH DIAMETER PIPE.

WATER SERVICE:

FIRE AND DOMESTIC WATER SERVICE SHALL BE FROM THE EXISTING 8" DUCTILE IRON MAIN LOCATED APPROXIMATELY 100' WEST OF THE PROPOSED BUILDING. THE METER WILL BE LOCATED NEAR THE NORTHWEST CORNER OF THE PROPOSED BUILDING. THE SERVICE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. BOTH BUILDING PHASES (1 & 2) SHALL BE SERVED FROM THE SAME METERS

SEWER SERVICE:

SANITARY SEWER SERVICE SHALL BE VIA A NEW 6" SERVICE CONNECTION TO THE EXISTING 8" CONCRETE SEWER MAIN IN 156TH AVENUE NE

GAS:

GAS SERVICE SHALL BE FROM THE EXISTING GAS MAIN IN 156TH AVENUE NE. SIZE IS TO BE CONFIRMED AT THE TIME OF BUILDING PERMIT.

POWER:

ELECTRICAL POWER SERVICE SHALL BE FROM THE EXISTING OVERHEAD POWER LINES ALONG THE 156TH AVENUE NE FRONTAGE.

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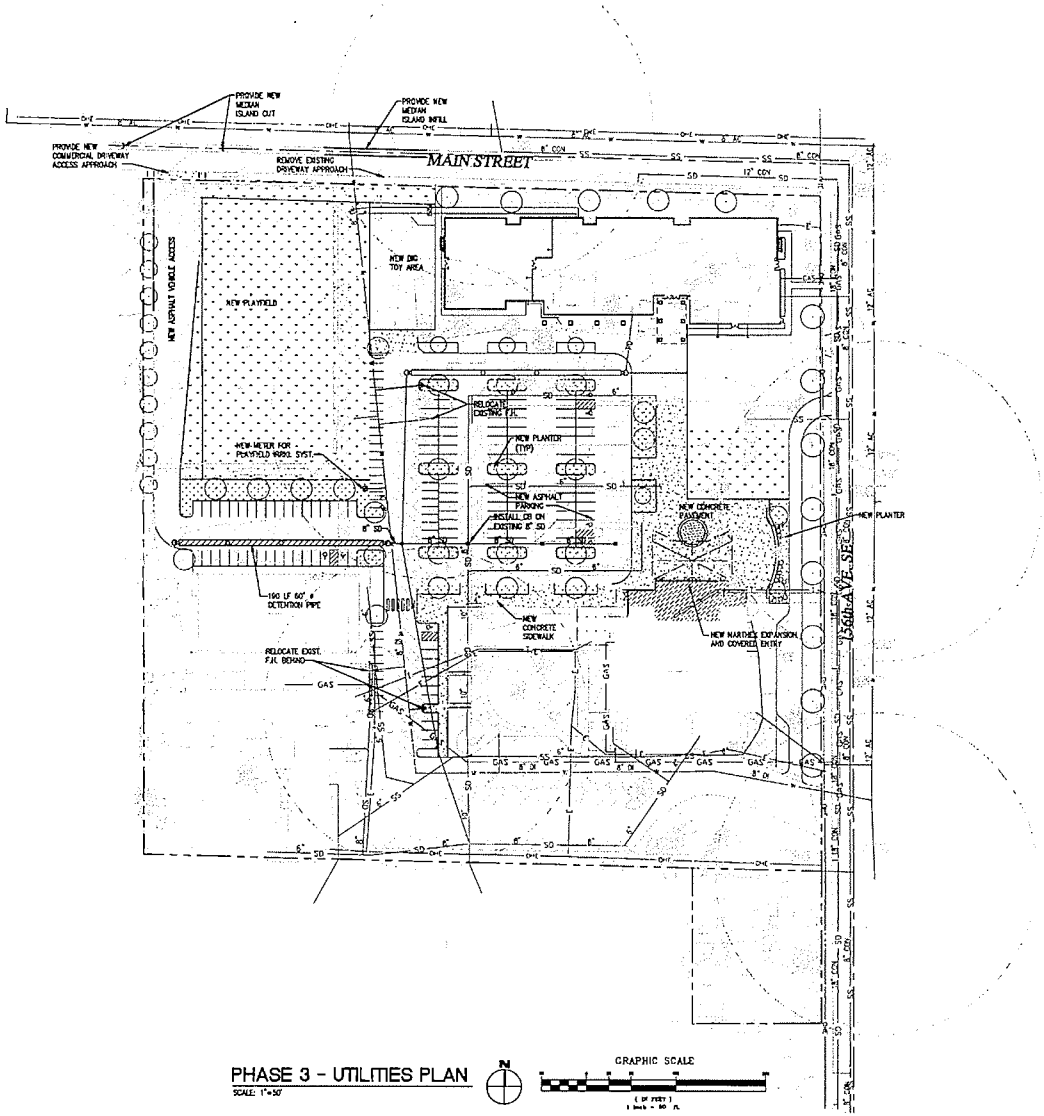
PHASE 3 - UTILITY MASTER PLAN



PHASE 3 - UTILITIES PLAN
SCALE: 1"=50'

PHASE DESCRIPTION:

NEW PLAYFIELD, BIG TOY AREA, VEHICLE ACCESS, PARKING, COVERED ENTRY, AND NARTHEX EXPANSION

PAVEMENT/ACCESS:

THE EXISTING NORTH ACCESS/ENTRANCE SHALL BE REMOVED AND RESTORED WITH PERIMETER LANDSCAPING. A NEW ACCESS DRIVE WILL BE INSTALLED AT THE NORTHWEST CORNER OF THE CAMPUS PROPERTY.

A NEW PLAYFIELD WILL BE CONSTRUCTED AT THE APPROXIMATE LOCATION OF THE EXISTING PLAYFIELD BUT WITH THE FOOTPRINT ADJUSTED TO ACCOMODATE THE NEW ACCESS DRIVE ON THE WEST SIDE.

NEW ASPHALT PARKING SHALL BE INSTALLED SOUTH OF THE PLAYFIELD AND IN THE CENTRAL CAMPUS AT THE OLD CLASSROOMS LOCATION (CLASSROOM BUILDINGS TO BE DEMOLISHED PRIOR TO THIS PHASE).

A NEW NARTHEX SHALL BE CONSTRUCTED ON THE NORTH SIDE OF THE EXISTING SANCTUARY AND RELATED CONCRETE PLAZA PAVEMENT SHALL BE INSTALLED IN THE VICINITY.

STORM DRAINAGE:

STORM RUNOFF TRIBUTARY TO THE NEWLY CONSTRUCTED SURFACES SHALL BE COLLECTED AS FOLLOWS:
NARTHEX EXPANSION - EXISTING ROOF DRAIN SYSTEM
LANDSCAPE AREAS - LANDSCAPE DRAINS TO STORM DRAIN PIPE SYSTEM
PLAZAS AND WALKWAYS - GRADE TO DRAIN TO PEDESTRIAN-FRIENDLY CATCH BASIN INLETS OR TO THE ADJACENT PARKING PAVEMENT AS APPROPRIATE.
PARKING AND VEHICLE ACCESS PAVEMENT - GRADE TO DRAIN TO TRAFFIC-RATED CATCH BASIN INLETS
2,810 CUBIC FEET OF DETENTION SHALL BE PROVIDED IN 151 LINEAL FEET OF 60-INCH DIAMETER PIPE.

WATER SERVICE:

IRRIGATION WATER SERVICE SHALL BE NEAR THE SOUTH SIDE OF THE NEW PLAYFIELD AREA FROM THE EXISTING 8" DUCTILE IRON MAIN LOCATED NEAR THE WEST SIDE OF THE NEW PARKING AREA. THE METER WILL BE NEAR THE SOUTHEAST CORNER OF THE NEW PLAYFIELD AREA. THE SERVICE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
TWO EXISTING FIRE HYDRANTS WILL BE RELOCATED: 1) THE EXISTING FIRE HYDRANT IN THE MIDDLE OF THE LARGE NEW PARKING AREA WILL BE RELOCATED TO THE NORTH INTO A NEW LANDSCAPE ISLAND. 2) THE EXISTING FIRE HYDRANT AT THE SOUTH SIDE OF THE NEW PARKING WILL BE RELOCATED TO THE WEST BEHIND THE PHASE 3 SIDEWALK.

SEWER SERVICE:

NONE

GAS:

NONE

POWER:

NONE

Taylor Engineering
TEC Consultants

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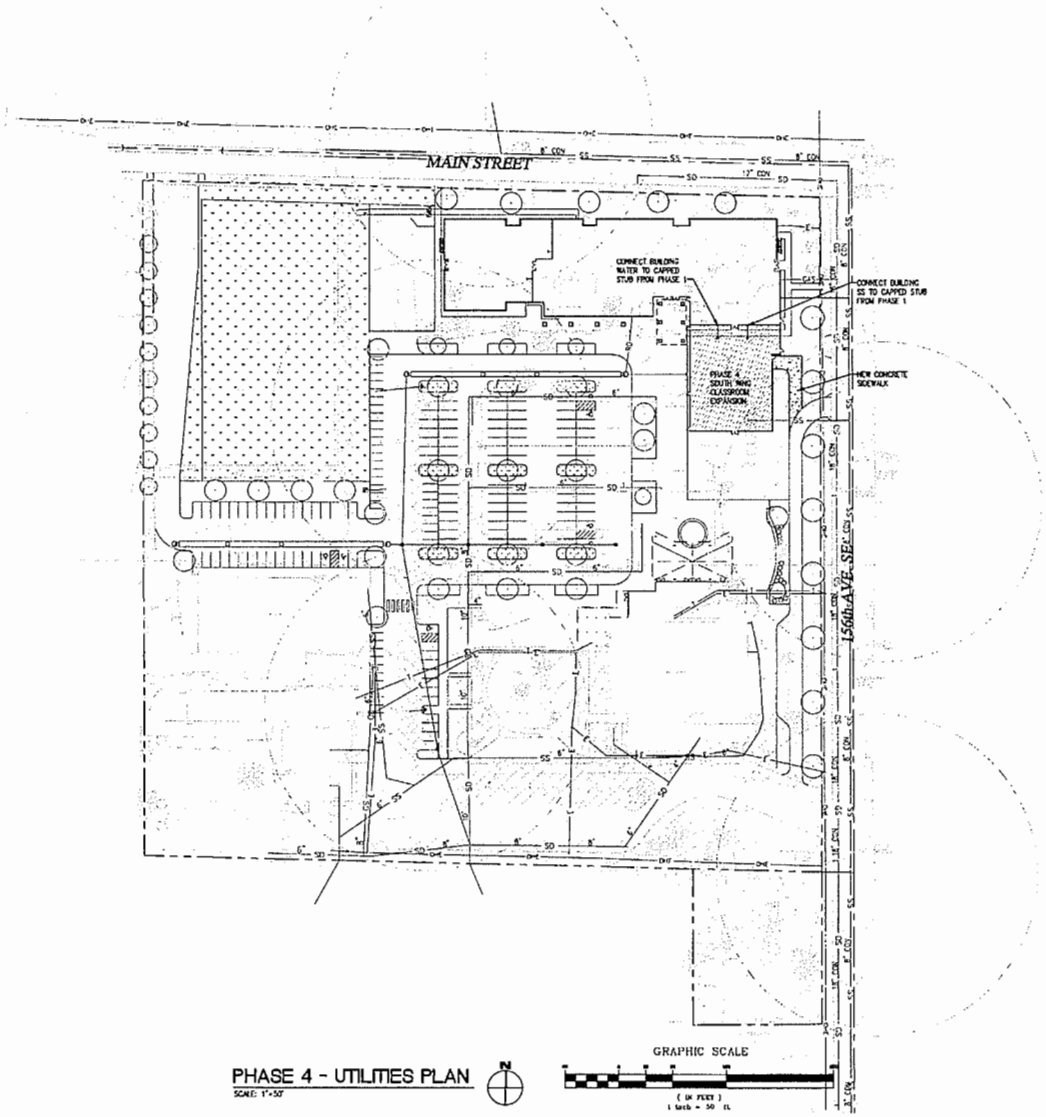
PHASE 4 - UTILITY MASTER PLAN



PHASE 4 - UTILITIES PLAN
SCALE: 1"=50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

PHASE DESCRIPTION:

NEW SCHOOL WING

PAVEMENT/ACCESS:

NO NEW ACCESS POINTS.

A CONCRETE WALK EXTENSION SHALL BE CONSTRUCTED ON THE EAST SIDE OF THE ADDITION.

STORM DRAINAGE:

STORM RUNOFF TRIBUTARY TO THE NEWLY CONSTRUCTED SURFACES SHALL BE COLLECTED AS FOLLOWS:
BUILDING AREAS – EXISTING CLASSROOM BUILDING ROOF DRAIN SYSTEM
PLAZAS AND WALKWAYS – GRADE TO DRAIN TO PEDESTRIAN-FRIENDLY CATCH BASIN INLETS OR TO THE ADJACENT PARKING PAVEMENT AS APPROPRIATE.
ALL RUNOFF SHALL BE ROUTED TO THE ADJACENT DETENTION SYSTEM INSTALLED AS PART OF PHASE 1. THE REQUIRED DETENTION FOR THE PHASE 4 ADDED IMPERVIOUS AREAS IS PROVIDED IN THE 165 LINEAL FEET OF 60-INCH DIAMETER PIPE INSTALLED AS PART OF PHASE 1, BUT SIZED FOR PHASES 1, 2 AND 4 BUILDINGS AND SITEWORK.

WATER SERVICE:

FIRE AND DOMESTIC WATER SERVICE TO THE ADDITION SHALL BE INTERNAL FROM THE EXISTING CLASSROOM BUILDING.

SEWER SERVICE:

SANITARY SEWER SERVICE TO THE ADDITION SHALL BE INTERNAL FROM THE EXISTING CLASSROOM BUILDING.

GAS:

GAS SERVICE TO THE ADDITION SHALL BE INTERNAL FROM THE EXISTING CLASSROOM BUILDING.

POWER:

ELECTRICAL POWER SERVICE TO THE ADDITION SHALL BE INTERNAL FROM THE EXISTING CLASSROOM BUILDING.

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ST. LOUISE CATHOLIC CHURCH
MASTER PLAN
141 156TH AVE. SE • BELLEVUE, WA 98007
NO DATE DESCRIPTION
08/28/08
1 PERSPECTIVE PHASE 2B
2 SOUTH ELEVATION PH. 2B

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1 PERSPECTIVE PHASE 2B
2 NORTH ELEVATION PHASE 2B