City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Enatai Elementary School**
Proposal Address:	10615 SE 23rd Street
Proposal Description:	To demolish the existing school to construct a new two-story approximately 93,849 square foot facility on 8.52 acres. The existing playfield will be relocated and improved as a synthetic multi-purpose field. Reconfigured parking and landscaping will occur with this application.
File Number:	**14-143363 LA**
Applicant:	Bellevue School District 405
Decisions Included:	Administrative Conditional Use, (Process II)
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance Issued October 14, 2014, by Bellevue School District 405.**
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date:	October 28, 2014
Public Notice (500 feet):	November 26, 2014
Public Meeting:	December 11, 2014
Minimum Comment Period:	December 11, 2014
Bulletin Publication Date:	**February 26, 2015**
Appeal Deadline:	**March 12, 2015**

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. Request and Project Description

The Bellevue School District (BSD) requests Administrative Conditional Use approval to demolish the existing school to construct a new two-story approximately 93,849 square foot facility on 8.52 acres. The existing playfield will be relocated and improved as a synthetic turf multi-purpose field. Reconfigured parking and landscaping will occur with this application. There is one existing portable located on the site which will be removed with this proposal.

This is the eleventh elementary school that the District will demolish as part of their capital facilities upgrade. The District is currently in the process of upgrading a majority of its elementary schools as part of the bond measures that were passed by the citizens of Bellevue. The District has conducted studies to determine the cost effectiveness of upgrading its existing facility versus demolition and construction of a new facility. It was determined that a new facility for Enatai Elementary would provide a better finished product—functionally, programmatically, and for maintenance purposes.

One of the purposes of this request is to meet the requirements of the state mandate set forth in, I-1351, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to City of Bellevue Resolution 5840, which requires that elementary schools, upon redesign, create a facility that not only meets the educational needs of the neighborhood but also focuses on the "recreational, cultural, social, health and human services needs" of the area as well (see Attachment A). The community use of schools is not specific to Enatai Elementary or to the Bellevue School District. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment.

The current student population for the 2013-2014 school year is approximately 528 students. Student population at this school has stayed at this level for several years. Enatai was originally constructed in 1953 for 658 students. The new facility is designed for up to approximately 650 students. The District anticipates that construction will begin at the conclusion of the school year in June 2015 with completion estimated August 2016. The District will relocate the student population from Enatai to Bellwood during the construction period.

See Attachment B – Plans and Drawings.

II. Site Context and Description

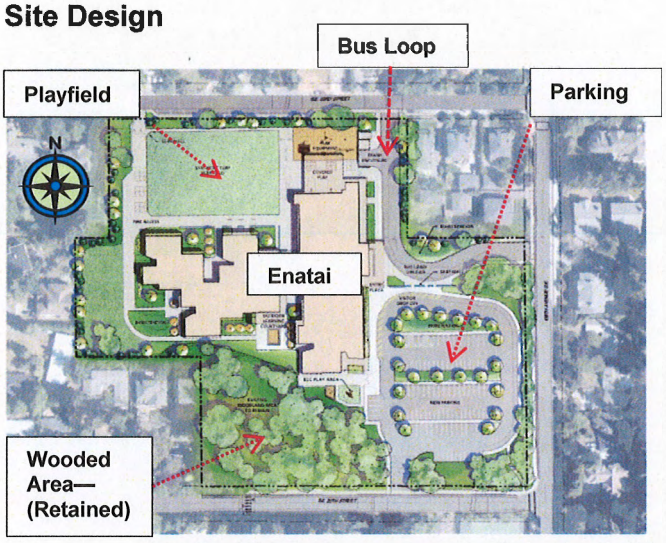
Enatai Elementary School is bounded on three sides by public right-of-way at its north, east and south property boundaries: SE 23rd Street, 108th Avenue SE and SE 25th Street respectively. This site is primarily surrounded by adjacent single-family residences. The homes tend to be two stories along with rambler style homes as well. Located across SE 25th Street to the south is the City of Bellevue's Enatai neighborhood park.

The existing school is one story and located in the central portion of site. Paved parking areas are located to the north and east of the existing buildings. There is an existing playfield located east of the facility. The Early Learning Program (ELP) borders the west boundary of the playfield. The existing school buildings are connected via external corridors. The open configuration does not contribute to the safety of the student body as the whole site is easily accessible.

Site topography is relatively level where the school is located. There is an existing greenbelt located at the southwest corner that has the highest elevation. From this location, slopes gradually decline to the relatively flat location where the school is located north of the greenbelt. The elevation change across the site from the southwest corner is approximately 25 feet. No development changes will occur to the wooded greenbelt located at the southwest corner.

III. Proposed Site and Building Design

Site Design

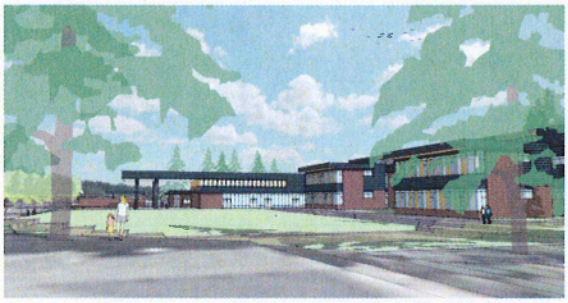


The new Enatai Elementary School will be approximately 93,849 square feet with 32 early learning, primary, and intermediate teaching stations. The building extends from east to west, with two stories of classrooms on either side of the circulation spine, facing the southern hillside and the artificial turf multi-purpose playfield on SE 23rd Street on the north. Public spaces such as the main entry, gym, and parking are located to the east facing the main 108th Avenue SE arterial, with new field and play areas located for easy access to the gym. Site improvements include student drop-off areas for those arriving by bus or automobile with dedicated circulation paths and parking for a minimum of 104 vehicles. Neighborhood traffic patterns will be enhanced by separating bus and service traffic from automobile drop-off traffic. Parent traffic will enter the site on SE 25th Street near the public park access and will access a long on-site queuing area. A single access point from SE 25th will be utilized with one lane in and two lanes out to maximize parking onsite and limit any backup onto public streets. Bus drop-off and service access will enter a long on-site queuing area from SE 23rd Street and exit onto 108th Avenue SE. The new site will be developed to address student safety and security, vehicle queuing, way-finding, and functional programmatic needs of the school to support its community.

View East from Parking to Entry

View of Entry Plaza

A large entry plaza at the east side of the school will help identify the main entrance to the public and create a unique identity to the school. The space will be designed to channel the public to the front door and students to the busses and waiting parents. Courtyard(s) between the southern classroom wings will be designed to enable outdoor learning opportunities and will incorporate some weather protection from the second floor above.



Northeast View of Playfield

View South of North Elevation

The northern end of the school campus will be dedicated to play facilities and will included a synthetic turf field, play equipment area(s), a running path, and hard surface play areas, a portion of which will be covered. Community access from the parking lot to the field and play areas will be clearly identified.

The ELP will be incorporated within the building and will have dedicated outdoor play area(s) directly adjacent to their classrooms. The ELP outdoor play areas will be completely fenced to separate the younger children from the rest of the school population as required by the Health Department.

Plazas, courtyards and other outdoor pedestrian areas will be designed to be long lasting and serve both functional and aesthetic needs. Durable materials, such as cast in place concrete, precast concrete, galvanized steel and stainless steel will be chosen for those areas receiving the most intensive use. Opportunities for students, faculty, and visitors to gather in small and large groups, in both active and passive ways, will be looked for and encouraged in the site development if they fit within program needs.

Building Organization

The new elementary school is organized as a T-shaped two-story building, with the administration and early learning program to the southeast and the gymnasium and multi-purpose space to the northeast, each accessed from a main lobby that also provides access to the classroom wing stretching in a linear arrangement to the west. The orientation of the building developed due to significant site constraints while providing

optimum relationships of the program inside to exterior spaces and amenities while respecting adjacent neighbors. The design's guiding principles are to keep public functions such as the gymnasium, entry, and administration to the east where interaction with the public along streetscapes is more appropriate, while the library and classrooms occupy the more private south and west areas of the site to take advantage of views of the wooded hillside and keep quieter functions adjacent to neighboring properties.

A break in the building's long east façade and canopy draws people to the entry lobby, surrounded by Music, Science, and Art spaces that activate a Science, Technology, Engineering and Math (STEM) forum with rich displays and informal learning opportunities and with access to adjacent exterior courts for sustainable learning opportunities outside. In the lobby, gym access to the north and the classroom wing to the west is well supervised by administration, as is the ELP to the south. The gym itself has a generous west facing lobby that allows great access to and supervision of the adjacent playing fields, while a north covered play area is accessed from either the corridor or gym.

Driven by programmed square footage requirements as well as being an educational facility of Type II-B construction, the building will be broken into two fire wall-separated and structurally independent buildings. The total square footage of each building, including both floors, covered play, canopies and waiting areas are:

- Building I: 54,943
- Building II: 38,906

Building I contains the main classroom functions at the west side of the structure. It is two stories tall with three egress stairs from the second story corridors, one at each classroom pod, allowing for independent access and egress to and from the various classroom zones. A fourth second floor exit occurs at the East end of the building, through the fire wall and into Building II. At ground level, there are four egress doors spread along east-west corridor, with no egress into Building II.

Building II has two separate zones. The north end of the building houses the gym, kitchen, and related spaces. With the exception of a mechanical penthouse, the northern part of Building II is a one story building, with the height driven by a large gym/multi-purpose volume. This space can function on its own with four pairs of exit doors, or can be sub-divided by an operable partition, separating the gym and multi-purpose room, each with their own (2) exits. Egress from this area is handled independently from the southern part as the direct connections between are blocked by a fire curtain and operable partition.

The southern portion of Building II is one story tall with the exception of a mechanical penthouse. A large open lobby and gallery space serves as the junction between the classroom wing and administrative/ELP with exits at each end, focusing on the main and secondary entry areas as exit paths.

Exterior Building Design

The exterior building development is a reflection of the building's internal organization and massing, and its relationship to the site. Its material expression is comprised principally of brick masonry veneer, metal panel, phenolic accent panels and storefront or curtain wall glazing assemblies. The modulation of the classroom elements in the west half of the school is articulated with a repeating series of mostly brick masonry veneer walls on their

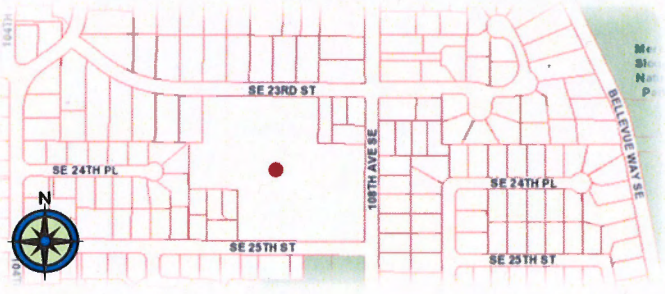
ends, which bind the mass of the classrooms contained between them. A rhythm of storefront windows and accent panels act as a ribbon between the brick ends of each pod as the classroom areas undulate in and out to accept light into the interior shared areas. A steady rhythm is created along the north and south facades with views to the wooded hillside and play field. In select places, metal panel and window system erode the brick vocabulary in a playful rhythm, particularly highlighting the library's symbolic and physical importance at the building's hub.

View East of Southwest Exterior and Retained Wooded Area

At the southeast portion of the building, the ELP is given its own entry under a roof overhang that then extends north along the west elevation to provide bus drop-off cover along the length of the parent drive. The single story brick and glass administration façade marches further north to a roof canopy and brick tower highlighting the main entry. Further north, the brick music room climbs toward the larger metal gym volume, stepping above a brick service block and leading to the covered play area roof, extending from the gym on metal columns. A covered trash, generator, and transformer enclosure uses the same brick vocabulary for a seamless integration, while acting on its west side as a back stop for play activities.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within an R-3.5 land use district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) permits primary and secondary educational facilities subject to Administrative Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval. The proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (R-3.5 Zoning District)	10,000 square feet	8.52 acres or 371,378 square feet
Lot Coverage	35 percent	18.2 percent
Impervious Surface(1)	80 percent	60.8 percent
Building Height(2)	40 feet	39'-10" feet
Building Setbacks		
Front (north—SE 23rd Street)	20 feet	58'-4"
Front (east)—108th Ave SE)	20 feet	238'-6"
Side (northeast)—adj. property	30 feet(3)	37'-11"
Front (south—SE 25th Street)	20 feet	191'-2"
Rear (west)	50 feet	63'-0"
Side (southwest)	30 feet	34'-3"
Parking	Unspecified Use	104 Staff / Visitor (90 degree) 25 Visitor drop-off 23 Bus drop-off (upon bus exiting) 5 Handicap stalls **Total Provided: 152 stalls**
Landscaping (Perimeter)		
North	10 feet	12-16 feet
South	10 feet	40-200 feet
East	10 feet	10-50 feet
West	10 feet	22-70 feet
Parking lot Landscaping	3,465 square feet	13,995 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 626 diameter inches	2,379.2 diameter inches or 57% diameter inches remaining
Tree Preservation Perimeter	100% of diameter inches	100%(4)

B. Schools

LUC Chapter 20.20.740 provides development standards for schools in residential districts. The proposal meets the dimensional standards for schools in regards to building setbacks, lot coverage, landscaping, and site and building design guidelines. However, more information is necessary regarding exterior lighting (building and parking lot). Prior to issuance of the Clear and Grade Permit, the applicant will be required to submit lighting details (cutouts) of all proposed lighting for the site. Said lighting shall be confined to the site with no spillover to adjacent single-family residences. See Section XI for related condition.

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1 LUC 20.20.010, footnote 36 permits new allowed nonresidential uses in residential land use districts to increase impervious surface from 55 to 80 percent.
2 LUC 20.20.740 allows school facilities to increase height by 10 feet beyond the underlying zoning height of 30 feet if mechanical is located within the two story structure and not on the roof. Site size must be larger than 5 acres. This proposal qualifies for this extra height allowance.
3 LUC 20.20.740.A.2.a allows a reduction in building setback to 30 feet with an increase in landscape buffer to 20 feet, conformance to building height for the district (30 feet) at that location and no building entrances/exits with the exception of required emergency exits. The BSD qualifies for this reduction at its southwest and northeast corners of the proposed building.
4 With exception of the new ingress/egress on SE 25th Street which is exempt from this requirement.

C. Landscaping

The District has complied with the landscape standards for schools. The landscape for this school will be designed to use little water and have low maintenance requirements. An emphasis will be placed on using native plants and/or drought resistant ornamentals that have proven to be adapted to the Puget Sound climate. The saving of existing mature trees throughout the site—especially at the southwest corner will be a priority and has influenced site design decisions.

Existing lawn areas not impacted by new site development will be preserved, but installation of new lawn areas will be minimized to help reduce watering requirements. Imported topsoil and mulch will be incorporated in all new landscape areas to promote healthy plant growth and reduce weeds. Certain landscape areas, particularly in the parking lots, will be designed as rain gardens to help offset storm water infrastructure requirements. These areas will act as natural filtration areas, providing pollutant removal, storm water retention, and wildlife habitat. Rain garden areas near the building may be used to incorporate roof water run-off and present teaching opportunities.

D. Height Requirement

LUC Chapter 20.20.740 permits school facilities to increase the maximum building height from underlying building height of 30 feet to 40 feet if the following parameters could be achieved: 1) No mechanical equipment on the roof and 2) a site size of 5 acres or larger. Building height is proposed at 39 feet from an average existing grade of 125'-2 1/8". Clerestory windows are proposed within this building height to bring in natural lighting into the facility. Mechanical equipment is proposed to be embedded within mechanical rooms within the facility; thus, fulfilling this code section. Extra height is also given as the site is larger than 5 acres in size with exception of the southwest and northeast corners of the building that have a lower building height of 30 feet due to the reduction in building setback from 50 to 30 feet. See footnote three above for further details.

E. Parking Standards and Site Circulation

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Traffic, Parking and Pedestrian Study by Gibson Traffic Consultants (GTC) based upon the existing parking conditions. Site reconnaissance was conducted on May 23, 2013. GTC contacted the City's Transportation Department to have an initial scoping discussion to determine intersections that would potentially be impacted by this proposal. The entirety of the study can be found within the project file.

Currently, there are three access points to this site, all of which are located on SE 23rd Street. Vehicles enter via a one way loop at the northwest corner and exit out the center access point. Buses also use this same driveway to enter the site and the designated bus loop. There are 18 parking stalls in this area as well. The access point at the northeast corner of the site allows both ingress and egress. This lot leads to 53 stalls east of the existing facility.

This proposal will modify vehicular and bus access to the new facility. The site plan noted in Section III above, maintains the northeast access point but it will become a one-way bus loop which allows entry for three buses while exiting will take place on 108th Avenue SE. This loop has been designed for an increase in buses from three to six as necessary for the future. This loop can also be used for vehicular parking once bus activities are concluded for the day. The bus loop has been sized to 310 feet.

Vehicular access has been relocated to SE 25th Street. There will be one inbound lane and two outbound lanes to reduce the vehicular back up within the parking lot. The loop has been designed with a drop off lane closest to the curb while a pass through lane is designed to allow vehicles to move past stopped vehicles that are picking up or dropping off students. The vehicular lane has been sized to 750 feet. GTC extrapolated that a queue length of 912 feet is necessary for this site. Between both the bus and vehicular loops, 1,060 feet of queue length has been provided. This queue has been sized to support 230 vehicles arriving in a 20 minute period with a 15 second drop off rate per student. This rate was calculated via video tape observations of how the site currently functions.

Located south of the vehicular loop are 104 striped parking stalls. This lot will support both staff and visitors to the site. It is anticipated that staff will arrive early and use the lower portion of the parking lot while visitors will use the upper level of the parking lot. Five stalls are located adjacent to the ELP which is located at the southeast corner of the building. Parking lot signage and pavement markings will be required to reduce parking lot congestion. See Section XI for related condition. Staff concurs with GTC's assessments for parking and queue length for this site. The 33 parking stall increase along with the increase in queue for those who choose not to park should support the projected population of this school.

V. Public Comment

The City held its required public meeting on December 11, 2014. No one from the public attended this meeting with City staff, the District and its consultants. To date, staff has received one email of comment regarding the existing crosswalk at SE 25th and 108th Avenue SE. Transportation responded as noted below:

> *The City Transportation Department has decided that we would like a raised crosswalk across 108th at the north side of 25th, where there is now a standard crosswalk. A raised crosswalk there would add to pedestrian safety as well as acting as a traffic calming device for all through traffic on 108th. Because it is now relatively late in the process of reviewing and approving the construction plans for the school project, and because the benefits of a raised crosswalk are not just for the school, the Transportation Department has offered to design and pay for the raised crosswalk, but we hope to work out an understanding with the school district and their contractor so that the school's contractor would do the construction work as part of the overall school project. The Transportation Department will also go through a typical process of informing the closest neighbors and giving them a chance to comment on the proposal, as we do for any traffic calming device in a residential area. There are still some uncertainties, so the raised crosswalk is not yet a done deal, but it looks hopeful.*

District Held Public Meetings

The District held three public meetings on: June 9th, September 5th and October 22nd 2014 at the Enatai gymnasium. All meetings were well attended. The District's consultants addressed neighborhood questions regarding parking, building identity, architectural design of the facility, and building security. Because of early neighborhood involvement, the District modified its initial architectural design. Modifications to the east building façade and proposed building materials were the results of these meetings.

The District also received comments regarding the relocation of the existing playfield from the east portion of the site that currently faces 108th Avenue SE to the north of the proposed facility. Some neighbors who live north of SE 23rd Street; expressed concerns about increased noise

from the playfield. To respond to these concerns, the District hired Sparling to conduct a noise study dated December 10, 2014, even though the field will not be operated any differently than what is occurring now, i.e., the field will remain unlit and activities will cease at dusk. It was found that children's voices, cheering spectators and whistles were louder than the dBA levels for residential districts. Bellevue City Code (BCC) 9.18.020.E exempts such sounds as follows:

> *Sounds originating from public parks, playgrounds, and recreation areas are exempt from the provisions of this chapter during the hours the parks, playgrounds or recreation areas are open for public use as established under Chapter 3.43 BCC, as now existing or hereafter amended and modified.*

However, the BSD desires to be sensitive to the noise concerns so it will levy a requirement on all user groups that start time constraints for recreational activities will begin at 9:00 a.m. See Section XI for related condition.

VI. Technical Review

1. Transportation Department

A. Background

Bellevue School District proposes complete demolition and reconstruction of Enatai Elementary School, located on a parcel of roughly eight and one half acres at 10615 SE 23rd Street. The site's immediate surroundings are single-family residential areas.

The school's redevelopment is being planned with the intent of accommodating up to 650 students, which would be an increase of 19.5 percent over the autumn 2014 enrollment of 544. The traffic impact analysis described in this staff report was based on traffic expected to be generated by 650 students; however, maximum traffic impacts are not likely to occur right away. On reopening, there will likely be some jump above the existing enrollment, due to a "new school effect" that has been seen at other redeveloped schools. The school will probably reopen after construction with significantly more than 544 students but less than 650.

The school district's traffic engineers, Gibson Traffic Consultants, prepared a report entitled "Enatai Elementary School 65% Submittal Traffic Impact Analysis," dated October 2014. That document was the result of updates made to an earlier draft. The document and related emails are on file with the City. Most of the data and analysis therein are not repeated in this staff report.

B. Existing Transportation Facilities and Services

1. The site's existing vehicular access is via three driveways connecting to the south side of SE 23rd Street, a local street serving a residential area. The street has curb, gutter, and sidewalk on only the south side between 104th Avenue SE and 108th Avenue SE, although the sidewalk does not traverse the school's entire frontage on that street. In spite of that gap in the sidewalk, the sidewalk does provide pedestrian access into the school site from either direction on SE 23rd Street. School-related pick up and drop off activity occurs on gravel shoulders on the north side of the street and in the sidewalk gap on the south side.
2. In addition to SE 23rd Street, the site also fronts on both 108th Avenue SE and SE 25th Street. Presently there is no direct vehicular access to either of those streets. Standard

frontage improvements do not exist along the site's frontage on either 108th Avenue SE or SE 25th Street, except for a short sidewalk landing at the intersection of those two streets.

3. School crossing guards are expected to be present during the school's peak periods at the crosswalks on 108th Avenue SE at both SE 23rd Street and at SE 25th Street, and at the crosswalks on 104th Avenue SE at SE 23rd Street.

4. Both 108th Avenue SE and SE 25th Street presently have sidewalks on the opposite side of the street from the school's frontage. Pedestrians wanting to access the school site may walk on the opposite side of either street and then cross to the school site by using marked crosswalks at the intersection of 108th Avenue SE and SE 25th Street. School crossing guards should be present at that intersection for a short time during the school's peak periods. From the sidewalk landing at that intersection, an unpaved path enters the school site diagonally, allowing pedestrian access to the school building from the southeast corner of the site.

5. The intersection of 108th Avenue SE and SE 23rd Street is not on the site's frontage. However, a significant portion of vehicular and pedestrian traffic to and from the school presently traverses that intersection. The intersection has marked north/south crosswalks on each side of 108th Avenue SE. A raised east/west crosswalk across 108th Avenue SE, aligned with the south side of SE 23rd Street, was installed by a City project in recent years. This raised crosswalk is made with colored concrete, which calls attention to the crosswalk for both pedestrian safety and traffic calming.

6. Metro bus route 241 serves 104th Avenue SE within a quarter mile of the site; however, Enatai Elementary School students and staff don't often use that bus route.

7. The site is presently served by three school buses operated by Bellevue School District.

8. Delivery vehicles and garbage trucks presently access the site from SE 23rd Street.

C. Trip Generation and Forecasts

The Traffic Impact Analysis by Gibson Traffic Consultants includes traffic counts taken at and near the site in May 2013, when student enrollment was approximately 513. At that time, traffic in and out of the site on SE 23rd Street plus observed pick-up and drop-off activity on adjacent streets totaled 408 vehicles in the AM peak hour (222 arrivals and 186 departures) and 288 vehicles in the school's afternoon peak hour (148 arrivals and 140 departures). Approximately 43 percent of all observed school-related vehicular traffic involved on-street pick-up and drop-off, partly due to constrained capacity within the site. The consultants estimated that if all pick-up and drop-off activity occurred in one queue, that queue would be approximately 720 feet long at its maximum.

By factoring up the 2013 traffic data to account for growth from 513 students to 650 students (an increase of 26.7%), the consultants predicted a future scenario in which the school at full occupancy would generate 517 vehicle trips in the AM peak hour (281 arrivals and 236 departures) and 365 vehicle trips in the school's afternoon peak hour (188 arrivals and 177 departures). Factoring up in this manner assumes that the percentage of students using other modes (bus, walk, and bike) will remain the same. In order to evaluate the worst-case scenario for internal circulation and driveway capacity, the consultants then assumed that all pick-up and drop-off activity will occur within the site in the future, via a single new driveway off SE 25th Street. The assumption that all pick-up and drop-off vehicles will use one

driveway to access the site leads to a calculation that the maximum pick-up and drop-off queue length would be 912 feet when the student population reaches 650. (The queuing analysis is further discussed in "Enatai Elementary School 65% Submittal Traffic Impact Analysis.") The section below entitled Future Conditions and Mitigation of Short Term Transportation Impacts is based on these assumptions. However, some on-street pick-up and drop-off activity is certain to continue, which means that on-site queuing should be shorter than predicted and vehicle level of service at the driveway connection to SE 25th Street and the intersection of SE 25th Street and 108th Avenue NE should be better than predicted in the Traffic Impact Analysis. In addition, the proposed site plan has the potential to accommodate a doubling of school buses. If that occurs, then the percentage of students transported in parent vehicles could decrease, causing further shortening of queue length and improvement of vehicle level of service.

The consultants observed pedestrian traffic to and from the site at all of the nearby intersections. Pedestrian traffic is higher in the afternoon than in the morning, since some students who are dropped off by parents in the morning walk home in the afternoon when parents are at work. The consultants did not specifically predict future pedestrian traffic, but all things being equal, pedestrian traffic would increase in proportion to the enrollment growth. Two partly offsetting factors could affect the future number of pedestrians:

- The residential area near the school is almost totally built out. The growth in school enrollment may come mostly from more distant parts of the school's service area. Due to the effect of distance, the percentage of students who walk to or from the site may decline as enrollment increases.
- The neighborhood's demographics could change, leading to an influx of younger families with more children near the school.

Considering the two factors above, it seems likely that the number of students walking to Enatai Elementary School is likely to remain approximately constant, or increase slightly.

D. Future Conditions and Mitigation of Short-Term Transportation Impacts

City staff and the school district's consultants analyzed the short term operational impacts of this proposal in order to recommend mitigation. These impacts included traffic operations conditions during the school's peak hours for both morning and afternoon. Even though the school is not expected to reach the maximum student enrollment of 650 immediately on reopening, some short-term transportation impacts will occur immediately, due to the effect of changing the primary access location, as described below.

Issues that were analyzed included:

- Internal circulation and queuing as it affects spill over onto adjacent streets.
- Pedestrian movements and potential conflicts with vehicular traffic.
- Vehicle level of service at driveway connections and nearby street intersections.

The results of the short-term traffic analysis are partly discussed in the report entitled "Enatai Elementary School 65% Submittal Traffic Impact Analysis," dated October 2013 by Gibson Traffic Consultants, as well as in City documents and emails. Those documents and emails are on file with the City. Some impacts were evaluated by City staff and are not specifically analyzed in the consultant's report.

1. Access: Site access for the project will change as follows:

    a. Buses and service vehicles will enter off SE 23rd Street, in approximately the same location as the previous eastern driveway; however, the driveway off SE 23rd Street will be converted to one-way in.
    b. Buses and service vehicles will exit the site on a new out-only driveway connecting to 108th Avenue SE approximately 225 feet south of SE 23rd Street.
    c. A gated emergency access will be created near the northwest corner of the site off SE 23rd Street.
    d. All parent, staff, and visitor traffic will enter and exit at a new driveway off SE 25th Street. There are at least three reasons for moving the location of the primary driveway from SE 23rd Street to SE 25th Street:

        - SE 23rd Street is a local residential street, while SE 25th Street is formally classified as a collector arterial. Therefore, SE 25th is the more appropriate choice as the primary access for a busy, non-residential site.
        - Both safety and traffic efficiency argue for separating bus traffic from other traffic at any school.
        - The preferred site plan works best with the buildings clustered in a certain area, which leaves the southeast corner of the site as the preferred choice for main parking lot.

    See Section XI for related conditions.

2. Queuing Analysis: The site plan for the new school was designed to accommodate a total of approximately 750 feet of on-site pick-up and drop-off area and queuing in the main drive aisle before the queue would extend into SE 25th Street. Additional queuing up to 310 feet is available in the bus loop after buses are gone for a total of 1,060. Also, the proposed parking lot includes two inner parking aisles, totaling 360 feet, which could be used for more on-site queuing if needed, bringing the potential on-site pick-up and drop-off area plus queuing to 1,420 feet.

    SE 25th Street has at least 200 feet of additional queuing space before the queue would reach the crosswalk at 108th Avenue SE. If the two inner parking aisles are not used for queueing, the queue including SE 25th Street could extend up to a total of 950 feet before reaching the crosswalk at 108th Avenue SE.

    With the use of either the two inner parking aisles or SE 25th Street for some queuing, the total available queue length for the southern approach compares favorably to the maximum predicted queue length of 912 feet described above in Trip Generation and Forecasts. Thus, the final site plan should be adequate to accommodate the expected pick-up and drop-off activity and queuing for 650 students within the site, possibly with some occasional overflow onto SE 25th Street, provided that internal circulation and pick-up and drop-off activity are effectively managed by the school. The queue should not extend back into the intersection of SE 25th Street and 108th Avenue SE.

    The amount of school-related traffic using the intersection of SE 25th Street and 108th Avenue SE will cause some slowing of through traffic on both of those streets regardless of the school's queue length. Such a slowing effect due to turning volume is probably occurring already on SE 23rd Street and at the intersection of SE 23rd Street and 108th

Avenue SE. This effect will largely transfer from SE 23rd Street to SE 25th Street after the site reopens.

3. Management of Internal Circulation: In order to enhance internal circulation and minimize the effects of school traffic on adjacent streets, several steps are needed:

    a. Internal sidewalks and crosswalks must connect each parking area and the pick-up/drop-off area to the school's main entry with minimal interference with drive aisles. Internal sidewalks must provide connections between the building and the sidewalks on all adjacent streets, with a connection to the intersection of SE 25th Street and 108th Avenue SE. Internal sidewalks must be ADA-compliant, with ramps where needed.
    b. For passenger safety, circulation in the main pick-up and drop-off loop must be counterclockwise so that most students will exit a car's passenger door directly to the sidewalk.
    c. Pick-up activity will be enhanced if students awaiting pick-up spread out around the pick-up and drop-off loop. For that reason, one or more covered waiting areas should be provided away from the school's main door, so that students waiting for pick-up during bad weather will not all cluster at the door.
    d. A detailed transportation management plan must be prepared by the school district. The plan must govern how the school will manage pick-up and drop-off activity, on-site circulation, and crossing guards at crosswalks. The City will review and approve the initial management plan, but the school administrators must revise and update the plan as needed in order to maximize the plan's effectiveness in the future and minimize on-street traffic impacts.

    See Section XI for related conditions.

4. Buses: The site plan is designed to accommodate up to six school buses, double the present number of buses serving the site. The increase from the present number of three buses is not expected to occur immediately. See Section XI for related condition.

5. Service Vehicles: Garbage trucks and delivery vehicles will use a service area on the east side of the building, which will be accessed via the bus loop when buses are not present. Note that on-street loading will not be allowed. See Section XI for related condition.

6. Site Address: The change in access may require a change of address, which will be determined by the City's Parcel and Address Coordinator. See Section XI for related condition.

7. Street Frontage Improvements:
   The following are transportation-related construction requirements.

    a. At the northwest corner of the site, a gated emergency access connection will be provided off SE 23rd Street. This access must meet Police and Fire Department standards, and will be open only to emergency vehicles or vehicles providing service or maintenance functions within the site.

    b. The site's frontage on SE 23rd Street shall be improved as follows:

i. Install a new standard concrete curb and gutter along the site's frontage. On some parts of the frontage, existing curb and gutter may remain if in good condition and at the correct vertical and horizontal alignment. The curb's horizontal alignment shall be set to accommodate an eastbound travel lane eleven to twelve feet wide from the face of curb.
ii. The curb elevation shall be set to accommodate a street cross slope that complies with AASHTO standards for similar streets. That requires a cross slope of 1.5 to 3 percent, with two percent preferred under City standards. Setting the proper curb elevation may require some regrading of the street's cross slope.
iii. Install a new standard concrete sidewalk at least five feet wide from the back of curb, connecting to existing sidewalks at each end.
iv. Drainage facilities meeting Utility Department standards will be required where appropriate.
v. Install one or more eight-foot wide parking bays along the street frontage, with one or more curb extensions for additional landscaping. Curb curves at the end of parking bays should have a fifteen-foot radius to accommodate street sweeping.
vi. Driveway approaches shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings DEV-7A, 7D, 7E, or 7F. Ramps at each side of the driveway approaches may need to be longer than the minimums shown in those drawings (up to 15 feet) in order to achieve an ADA-compliant longitudinal sidewalk grade, where feasible. The driveway near the east end of frontage should be 30 feet wide at the sidewalk crossing, on the possibility that two-way traffic may someday be accommodated. If the driveway will be permanently one-way, then it may be narrower, but must accommodate the turning radii of school buses.
vii. Sidewalks into the site adjacent to a driveway may require special consideration to order to achieve an ADA-compliant cross slope for a landing area where pedestrians would make a 90-degree turn.

c. The site's frontage on 108th Avenue SE shall be improved as follows:
i. Install a new standard concrete curb and gutter along the site's frontage, with connections to existing curb and gutter at the south end. Drainage facilities meeting Utility Department standards will be required where appropriate.
ii. The curb alignment shall be set to accommodate an asphalt shoulder three to four feet wide, except for the existing curb extension at the south end. The shoulder shall be separated from the travel lane by a painted edge stripe. The cross slope of the shoulder should match the cross slope of the existing concrete street panels, as feasible within AASHTO standards for cross slope.
iii. Install a standard concrete sidewalk six feet wide from the back of curb, transitioning into the existing curb extension at the intersection with SE 25th Street.
iv. Transportation Department standards generally require installation of a four-foot planter strip between the curb and sidewalk wherever the street frontage is improved. However, on this portion of 108th Avenue SE, installing a planter strip would push the sidewalk back to a position that would require a relatively substantial retaining wall and would probably require removal of a significant number of established trees within the

street right of way. Therefore, installation of a planter strip along 108th Avenue SE is hereby waived.

v. Install a retaining wall where needed behind the new sidewalk on 108th Avenue SE. This wall is expected to be significantly less high than it would be if the sidewalk were pushed back to accommodate a planter strip. Design details for the wall must be included in the final civil engineering plans.

vi. The driveway approach to 108th Avenue SE shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings DEV-7A, 7D, 7E, or 7F. Ramps at each side of the driveway approach may need to be longer than the minimums shown in those drawings (up to 15 feet) in order to achieve an ADA-compliant sidewalk longitudinal grade, where feasible. The driveway should be 30 feet wide at the sidewalk crossing, on the possibility that two-way traffic may someday be accommodated. If the driveway will be permanently one-way, then it may be narrower, but must accommodate the turning radii of school buses.

vii. Sidewalks into the site adjacent to any driveway may require special consideration to order to achieve an ADA-compliant cross slope for a landing area where pedestrians would make a 90-degree turn.

viii. As much as feasible, construction work along 108th Avenue SE shall preserve existing concrete panels in the street surface. Any cutting or significant damage to panels will require replacement of entire panels.

ix. City code and Comprehensive Plan policies require undergrounding of existing overhead utility lines when a site redevelops. However, BCC 14.60.110.F allows City staff to waive frontage improvement requirements if such improvements are unlikely to be installed on adjacent frontages in the foreseeable future. The undergrounding of existing overhead lines along other frontages on 108th Avenue SE is not likely in the foreseeable future; therefore, undergrounding of existing lines along the school's portion of 108th Avenue SE is hereby waived.

x. The City of Bellevue Transportation Department desires installation of a raised crosswalk across 108th Avenue SE just north of SE 25th Street. This will provide a safer environment for some pedestrians accessing the school site. In addition, a raised crosswalk would serve as a traffic calming device for through traffic on 108th Avenue SE. For that reason, the Transportation Department will design this raised crosswalk and pay for its construction. The Transportation Department prefers to work with the school district's contractor at City expense during the time when the school project is constructed. Depending on the timing of the City's design work, a separate contract between the City and contractor may be necessary.

e. The site's frontage on SE 25th Street shall be improved as follows:

i. The Bellevue School District shall design and install a new raised crosswalk and appropriate signage per city standards. The crosswalk will be approximately 400 feet west of the intersection with 108th Avenue SE and located to maximize the separation from adjacent driveways.

ii. Install a new standard concrete curb, gutter, and six-foot wide sidewalk on the north side of the street between the new raised crosswalk and the end of the existing curb, gutter, and sidewalk at the intersection with 108th Avenue SE. Drainage facilities meeting Utility Department standards will be required where appropriate. The curb alignment shall be set to

accommodate a westbound travel lane eleven feet wide from the face of curb.

iii. In the area where a new curb and gutter will be installed, the street cross slope may need to be revised to meet City and AASHTO standards ranging from 1.5 to 3 percent. The elevation of the new curb and gutter shall be set to comply with the correct street cross slope.

iv. No planter strip is required along SE 25th Street.

v. The driveway approach to SE 25th Street shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings DEV-7A, 7D, 7E, or 7F. Ramps at each side of the driveway approach may need to be longer than the minimums shown in those drawings (up to 15 feet) in order to achieve an ADA-compliant sidewalk longitudinal grade, where feasible. The driveway shall be at least 36 feet wide at the sidewalk crossing, in order to accommodate two outbound lanes and one inbound lane.

vi. Sidewalks into the site adjacent to any driveway may require special consideration to order to achieve an ADA-compliant cross slope for a landing area where pedestrians would make a 90-degree turn.

f. No new City street lights are required. However, internal site lighting should be provided that will be adequate for pedestrians around the entire pick-up and drop-off area, as well as for pedestrian connections into the site from adjacent streets. Internal site lighting should be provided at all driveway connections to any City street.

g. No new overhead utility lines will be allowed within or across any street right of way or sidewalk easement. The requirement to underground existing overhead lines on 108th Avenue SE is waived in exchange for a sidewalk extension on 108th Avenue SE as described above.

h. Use of the Right of Way during construction: Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

i. Pavement restoration: The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this site, both SE 23rd Street and SE 25th Street are classified as "Overlay Required." Any trenching or asphalt repair in either street will require a grind and overlay at least 50 feet long for the full width of any affected lane. Near this site, 108th Avenue SE has a concrete surface. Any trenching that requires cutting the concrete will require replacement of entire concrete panels. Specific details for trench restoration or asphalt/concrete repair will be specified in the right of way use permit for this project.

k. All relevant standard drawings from the Transportation Department Design Manual, along with Transportation Department construction notes, must be included in the final civil engineering plans.

See Section XI for related conditions regarding all street frontage improvements and transportation-related construction impacts.

E. Concurrency (Mid-Range Analysis)

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. However, public education facilities are exempt from concurrency analysis per BCC 14.10.020.I.

F. Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of land use growth projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into Traffic Analysis Zones (TAZs) within several Mobility Management Areas (MMAs) for analysis purposes. Enatai Elementary Middle School lies within TAZ 128 in MMA # 7. The Transportation Facilities Plan EIS includes school square footage in the "other" land use category. The Transportation Facilities Plan EIS shows that TAZ 128 was assumed to have no growth of square footage in the "other" category between 2013 and 2024. The proposed redevelopment of Enatai Elementary Middle School will include approximately 82,200 square feet of building space, compared to 55,645 square feet in the existing school building. Therefore, based on square footage by land use type within the TAZ, the proposed development project exceeds the assumptions of the Transportation Facilities Plan EIS by approximately 26,555 square feet. However, the increase in square footage is largely due to providing space for enhanced educational services and providing more space per student. The increase in building square footage will be accounted for in the next update of the Transportation Facilities Plan. (Note that the school opened in 1954 with 658 students, compared to an intended maximum of 650 for the new, larger building.)

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. However, BCC 22.16.070.B.7 exempts publicly funded schools from the impact fee requirement.

The primary concern regarding long-term traffic impacts is whether the on-site queuing and pick-up and drop-off behavior associated with the long-term student enrollment of 650 can be

successfully handled on-site, with minimal spill over onto SE 25th Street, and without significant negative impacts to the intersection of SE 25th Street and 108th Avenue SE. See Section XI or related conditions regarding management of on-site traffic requirements.

G. Transportation Department Comments and Recommendations Regarding Decision Criteria for Administrative Conditional Use Permits

The proposed project requires an administrative conditional use permit. The Land Use Code, Section 20.30E.140, lists five decision criteria for approving an administrative conditional use permit. Criterion C states, "The conditional use will be served by adequate public facilities including streets ...." Criterion D states, "The conditional use will not be materially detrimental to uses or property in the immediate vicinity ...." These criteria provide authority to require transportation improvements. Providing on-site circulation and traffic management to accommodate pick-up and drop-off vehicles, improving access points, expanding the use of alternative modes of travel, and improving pedestrian connections fall under these conditional use criteria. Such changes help preserve the adequacy of the City street system and reduce detrimental impacts to other properties.

The Transportation Department recommends approval of this administrative conditional use permit on condition that transportation infrastructure improvements and traffic management policies described in this report are implemented. In the future, if traffic congestion from the school site is seen to create significant, on-going interference with through traffic on adjacent streets or create safety problems, then the City may require school district cooperation in considering and implementing other options. Such options may include school buses, other modes, staggered hours, and revisions or improvements to the school's required transportation management program. See Section XI for conditions of approval.

2. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section XI for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

3. Fire Department

The Fire Department has reviewed and approved this permit. Technical review will occur under associated building permits for this proposal.

4. Clear and Grade Division

The Clear and Grade Division has reviewed and approved the submitted proposal.

5. Parks Department

The Parks Department has reviewed and approved the submitted proposal as conditioned.

VII. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own environmental determinations. The District has chosen to exercise this right for

this project. A Determination of Non-Significance (DNS) was issued on October 14, 2014, with an appeal period ending October 28, 2014. A copy of this DNS is located within the project file. The BSD received no public comments on its environmental determination.

VIII. Applicable Decision Criteria

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30E.140. After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

1. **The Administrative Conditional Use is consistent with the Comprehensive Plan.**

   This proposal is located within the Southwest Bellevue Subarea. The Comprehensive Plan designation for this site is Single-Family--Medium, which is consistent with the zoning classification of R-3.5 for this property. This proposal is consistent with the Comprehensive Plan's goals and policies.

   The following are applicable Comprehensive Plan policies for the Southwest Bellevue subarea:

   General Land Use Policy

   Policy S-SW-1: Support the existing land use patterns and densities as shown on the Land Use Map (Figure 2-SW-1) with the maintenance of capital facilities and services.

   Response: The BSD has operated a school at this location since 1953 and is not proposing a change of use but will maintain this site as an elementary school to serve the surrounding neighborhood service area. This application does not increase the intensity of school use on this site beyond what is already occurring now but provides minimal additional design capacity to accommodate student demand that may occur in the future. The BSD has not requested to modify the existing zoning designation for this site. Accordingly, this proposal is consistent with the policy above.

   Environmental Policy

   Policy S-SW-13: Retain significant vegetation during the site plan approval and construction process.

   Policy S-SW-38: Maintain the rustic streetscape character in neighborhoods where it currently exists.

   Response: Significant vegetation has been maintained on this site as noted above in the dimensional chart. Rebuilding the school essentially within its existing building footprint, eliminates the need to encroach into the treed area at the southwest corner of the site. Retention of trees in this area maintains the woodsy street frontage along SE 25th Street that the neighborhood is used to while providing distance and visual screening from adjacent residential uses.

Community Focal Point Policies

Policy S-SW-15: Encourage upkeep and maintenance of school properties by joint school district/user efforts.
Policy S-SW-16: Consider the impacts on nearby neighborhoods when determining uses for schools.

Policy HS-9: Encourage cooperation with the school district in the development and utilization of schools as a focal point for the identification of needs and delivery of services to children and families.

Response: The BSD will demolish the existing elementary school with this application. By its demolition, the neighborhood will receive a new facility that has been designed to complement the existing single-family homes in the vicinity. This facility will also act as the focal point of the community for the neighborhood. The new facility has been located approximately within the same general building footprint of the existing school which maintains a similar presence for adjacent neighbors; thus, conforming to the standards above.

Parks Plan (Summary): "Properties owned and operated by the Bellevue School District are an important component of Bellevue's open space system. They contribute more than 500 acres, or 26 percent, to our open space inventory. The use of school sites to supplement City facilities is becoming increasingly important if the City is to satisfy demand for active indoor and outdoor recreation space throughout the community."

Response: A survey conducted by Park's showed that "79 percent of the respondents encourage the City and the BSD to actively explore opportunities for greater joint use of facilities". Schools can be viewed as "community centers" of neighborhoods and focal points within the community.

Partnership and Cooperation Policies

Policy HS-8: "Encourage the development of partnerships among the City, schools, human services providers, and others to address the needs of children and families within the school setting.

Response: The City of Bellevue Parks and Human Services Department and the Bellevue School District have developed a partnership of shared services for neighborhood community. This has been formally implemented through Resolution 5840 (see Attachment B). Parks often schedules a myriad of after school sports activities in BSD facilities—particularly for use of existing sports fields. This proposal complies with both of the policies above.

Transportation Policies

Policy S-SW-21: Link activity areas, parks, and community facilities with trails and bikeways.

Policy TR-46: "Maintain and enhance safety for all users of the roadway network using measures such as…..Improve the opportunities for pedestrians to safely cross streets at intersection and mid-block locations….."

Response: The Comprehensive Plan policies above support improved parking and circulation to accommodate pick-up and drop-off vehicles, implementation of policies to improve pick-up and drop-off activity, and installation of street and pedestrian improvements to improve safety.

Such improvements help provide an adequate street system by reducing conflicts and improving safety. See discussion in Section VI.1—Transportation above.

2. **The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

   Finding: See Section III for a description of the site and building design. The proposal fulfills this policy as it has been sensitively designed to blend in with the adjacent neighborhood. The proposed colors and materials will complement adjacent single-family development.

3. **The Administrative Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.**

   Finding: The site will be served by adequate public facilities including fire protection and utilities. See Sections XI for related conditions.

4. **The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

   Finding: As conditioned, the demolition of the existing school and construction of a new facility will not be detrimental to the adjacent neighborhood. The new structure has been designed to consolidate the building footprint and internalize exterior corridors through construction of a two-story facility.

   As a nonresidential use within a residential neighborhood, the District has designed an attractive facility to complement the adjacent neighborhood while avoiding an "institutional" effect. The new facility will create a civic focal point for the neighborhood as a place not only to educate their children but to also meet and congregate together as a community.

   As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from June 2015 to August 2016. In order to minimize detriment on residential uses in the immediate vicinity of the Enatai Elementary School, the District and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff**. See Section XI for related condition.

5. **The Administrative Conditional Use complies with the applicable requirements of this Code.**

   Finding: School facilities are permitted to be located within residential zones as an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections XI for related conditions.

X. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services Department does hereby recommend **APPROVAL WITH CONDITIONS**:

Vested Status of ACU Approval: The vested status of the ACU permit approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

XI. Conditions of Approval

A. GENERAL CONDITIONS

1. **Vehicular Access Restrictions:** All vehicular access to and from the site is intended to be via a new driveway off SE 25th Street, with the following exceptions:

   a) A gated access for emergency vehicles (meeting Police and Fire Department standards) must be provided at the northwest corner of the site.
   b) Buses and service/delivery vehicles will enter a one-way driveway off SE 23rd Street and exit a one-way driveway to 108th Avenue SE. The school district may, at its discretion, convert this route to two-way use in the future, if that would improve overall transportation efficiency.

   Authority: BCC 14.60.050, 060, 150; Comprehensive Plan Policy TR 38; Conditional Use Decision Criteria C and D in LUC 20.30E.140
   Reviewer: Carl Wilson, 425-452-4228

2. **Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

   Authority: LUC 20.20.590.K.4
   Reviewer: Carl Wilson, 425-452-4228

3. **Addressing:** The City's Address and Parcel Coordinator will determine the site's correct address. Due to the change in the location of the primary driveway, the address may change from SE 23rd Street to SE 25th Street.

   Authority: IFC 505
   Reviewer: Jami Carter, 425-452-4310; Carl Wilson, 425-452-4228

4. **Signs:** If any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, (425) 452-5374

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. **Right of Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

   a) Designated truck hauling routes.
   b) Truck loading/unloading activities.
   c) Location of construction fences.
   d) Hours of construction and hauling.
   e) Requirements for leasing of right of way or pedestrian easements.
   f) Provisions for street sweeping, excavation and construction.
   g) Location of construction signing and pedestrian detour routes.
   h) All other construction activities as they affect the public street system.

   In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

   The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

   Authority: BCC 11.70 & 14.30
   Reviewer: Tim Stever (425) 452-4294

2. **Civil Engineering Plans – Transportation:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all work within any city street right of way must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. Transportation-related improvements within the site must comply with such standards were relevant. All relevant standard drawings from the Transportation Department Design Manual or other sources shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

   a. Traffic signs and markings.
   b. Curb, gutter, and sidewalk design, including any sidewalk extension along 108th Avenue SE to the intersection with SE 23rd Street.
   c. Handicapped ramps and crosswalks. (The school district is responsible for the design and installation of a raised crosswalk and related features on SE 25th Street. The City is responsible for the design and installation costs for a raised crosswalk

and related features on 108th Avenue SE. The City's design work may be completed after issuance of the school's clear and grade permit.)

d. Transportation-related lighting and related equipment, where necessary.
e. Location of fixed objects in any city sidewalk.
f. Trench restoration within any right of way.
g. Transformers and utility vaults to serve the building shall be placed within the site to the extent feasible. If placed within a city street, then Transportation Department standards shall be met regarding placement, materials, and lid design.

Authority: BCC 14.60, Transportation Department Design Manual and Standard Drawings
Reviewer: Carl Wilson, 425-452-4228

3. **Building and Site Lighting Fixtures:** More information is necessary regarding exterior lighting (building and parking lot). Prior to issuance of the Clear and Grade Permit, the applicant will be required to submit lighting details (cutouts) of all proposed lighting for the site. Said lighting shall be confined to the site with no spillover to adjacent single-family residences.

Authority: LUC 20.20.522
Reviewer: Antoinette Pratt, (425) 452-5374

4. **Final Utilities Approval:** The Utilities Department approval of the Administrative Conditional Use application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

5. **Developer Extension Agreement:** The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

6. **Construction Hours:** Normal hours for construction related noises are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff**. In this time period, the site shall be posted on all street frontages prior to the start of construction activity.

Authority: BCC 9.18.040
Reviewer: Antoinette Pratt (425) 452-5374

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Building and Site Plans – Transportation:** Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs, driveway and circulation design, pedestrian circulation, school buses, and other transportation related activity as described in this report and in the final civil engineering plans.

   Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190
   Reviewer: Carl Wilson, 425-452-4228

2. **EXISTING EASEMENTS:** Existing utility easements contained within this site must be identified, and any negative impact that this development has on those easements must be mitigated or easements relinquished.

   Authority: BCC 14.60.100
   Reviewer: Tim Stever (425) 452-4294

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **TRANSPORTATION-RELATED CONSTRUCTION:** All work in any street right of way and other required transportation-related construction must be completed by the applicant and accepted by the Transportation Department Inspector. All required improvements must be constructed per the approved plans or as directed by the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction. The Certificate of Occupancy will not be delayed for completion of any street improvements that may be installed under a separate contract with the City.

   Authority: BCC 14.60, Transportation Department Design Manual, and Transportation Department Standard Drawings
   Reviewer: Carl Wilson, 425-452-4228

2. **PAVEMENT RESTORATION:** Pavement restoration associated with street frontage improvements, utility installation, or to repair damaged street surfaces shall be provided as follows:

   Near this site, both SE 23rd Street and SE 25th Street are classified as "Overlay Required." Any trenching or asphalt repair in either street associated with this development will require a grind and overlay at least 50 feet long for the full width of any affected lane. Near this site, 108th Avenue SE has a concrete surface. Any trenching that requires cutting the concrete will require replacement of entire concrete panels.
   Specific details for trench restoration or asphalt/concrete repair will be specified in the right of way use permit for this project.

   Authority: BCC 14.60. 250; Design Manual Design Standard #21
   Reviewer: Tim Stever (425) 452-4294

3. **Transportation Management Program and Monitoring:** Bellevue School District and the administrators of Enatai Elementary School shall implement a transportation management

program with the goal of accommodating pick-up and drop-off activity and vehicle queuing on-site as much as feasible, with minimal off-site traffic impacts. Prior to initial occupancy of the building, the school district shall submit a detailed transportation management program and policies for City review and approval. The program and policies shall include at least the following:

a) Provide on-site traffic monitors whose duties include managing peak on-site traffic flow as needed. Traffic monitors must be adequately trained and be provided in sufficient numbers to effectively manage traffic in every peak period.
b) Provide crossing guards during the school's peak times at adjacent and nearby crosswalks on all City streets that have a significant number of student pedestrians. Provide an adult guard at each crosswalk as feasible. The school administrator shall be responsible for ensuring that crossing guards are well trained. Training shall include instruction on balancing pedestrian safety with the need to minimize traffic conflicts.
c) At the beginning of each school year, and periodically as needed, the school district or school administers shall provide information to parents, staff, and students regarding proper traffic and pedestrian behavior and safety, and encouraging the use of buses, carpooling, and other modes of travel. Information to parents must emphasize the need to obey traffic monitors.
d) At the beginning of each school year, and periodically as needed, the school district or school administers shall provide contact information to recognized neighborhood groups near the site and to any nearby resident who requests contact information so that nearby residents can easily report to the school district regarding off-site traffic problems related to Enatai Elementary School.
e) The Bellevue School District and the administrators of Enatai Elementary School shall be responsible to review and revise the traffic management program as needed in order to improve and implement the program for the long-term with the intent of achieving the goal stated above; that is, to accommodate pick-up and drop-off activity and vehicle queuing on-site as much as feasible, with minimal off-site traffic impacts. The program shall include a policy on how to notify each new school administrator about the requirements of the program and a policy requiring each administrator to continue the program each year. The program shall include a method for addressing reports of school-related traffic problems from nearby residents.

Authority: BCC 20.30E.140
Reviewer: Carl Wilson, 425-452-4228

4. **Parking Lot Signage:** Parking lot signage and pavement markings shall be provided throughout the parking lot. Designated areas for staff, visitor, and ELP parking is necessary to reduce congestion within the parking lot.

Authority: LUC 20.20.590.F.2
Reviewer: Antoinette Pratt, 425-452-5374

E. CONDITIONS POST OCCUPANCY

1. **Future Transportation Condition If Significant Traffic Safety or Congestion Problems are Identified:** If necessary to address specific concerns with safety, pedestrian access, off-site traffic impacts, or the required transportation management program, the school district may be required to obtain the services of transportation consultants and/or to pay for city staff review time through a Predevelopment Services application or similar procedure.

Based on the results of such work, the school district may be required to make changes in the traffic management program, the crossing guard program, or other non-capital transportation programs or services.

Authority: BCC 14.60.050, 060, 070; Comprehensive Plan Policy TR 38; Conditional Use Decision Criteria C and D in LUC 20.30E.140
Reviewer: Carl Wilson, 425-452-4228

2. **Playfield Start Time Limitation:** To respond to these concerns, the District will place start time constraints on all user groups of the new field. Start time for recreational activities will be 9:00 a.m.

Authority: BCC 9.18.020.E
Reviewer: Antoinette Pratt, (425) 452-5374

ATTACHMENTS

A. Resolution 5840
B. Plans and Drawings

ATTACHMENT A
(Resolution 5840)

WP0346C-RES
11/30/94

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5840

A RESOLUTION adopting a joint resolution with the Bellevue School District to create a partnership to meet the needs of the community by focusing on schools as community resource centers.

WHEREAS, the complexity of community problems points to an increasing need for all governmental units and related public service organizations to mobilize their respective resources for the common purpose of improving the quality of community life; and

WHEREAS, the Bellevue School District and the City of Bellevue have a long history of joint cooperation in using public facilities and developing programs; and

WHEREAS, other related public, non-profit, and private community organizations provide programs and services for community betterment; and

WHEREAS, the limited amount of tax money and other resources available to meet public demands for facilities, programs, and services requires that it be used efficiently; and

WHEREAS, our community has facilities, equipment, and staff organized for the purpose of providing educational opportunities for children and youth; and

WHEREAS, our school and park facilities are a major focal point of this community; and

WHEREAS, one of a community's largest investments--its school buildings--could be used more efficiently to provide educational, recreational, cultural, and service programs for community residents of all ages; and

WHEREAS, great potential social and economic benefit can be derived from cooperation in facility use and program development for the benefit of all citizens; and

WHEREAS, a cohesive strategy to coordinate the efforts of the public, non-profit, and private sectors in developing and coordinating use of these community resources is needed; and

ORIGINAL

WP0346C-RES
11/30/94

WHEREAS, we believe that there is a direct link between the quality of community life and the ability of the School District successfully to fulfill its mission to provide K-12 education; and

WHEREAS, improving the quality of community life by providing facilities, services and programs is the mission of the City; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City of Bellevue joins the Bellevue School District in adopting the following mutual goal:

> To further our common interest in enhancing the quality of community life in Bellevue, the City and School District will work as partners to meet the educational, recreational, cultural, social, health and human services needs of the community by focusing on schools as community resource centers.

Section 2. In furtherance of the goal established in Section 1 of this resolution, the City and the Bellevue School District agree to:

A. Marshal the resources of the whole community to develop programs and deliver services needed or desired by community residents.

B. Expand the uses and hours of operation at all public facilities to better meet the needs of the community.

C. Identify and overcome barriers to joint facility use and program development and support.

D. Explore ways to institutionalize and fund programs that will support the use of schools as community resource centers.

E. Approve the City/School District 1995 Joint Work Program that will test and evaluate the use of schools as community resource centers with four pilot projects at several schools in the District's East Attendance Area Community. These projects include:

8B

WP0346C-RES
11/30/94

ORIGINAL

1. A Community School at Phantom Lake Elementary that is using school facilities to provide lifelong learning opportunities for all ages.

2. Joint Middle School Master Planning at Tillicum that is looking at ways to enhance community use and access to school facilities.

3. A Human Services Collaborative that is finding better ways to give children and families access to health and human services at six schools in the attendance area.

4. A Neighborhood Outreach effort at Tillicum and its "feeder elementary schools" that is seeking to involve the local community in identifying needs that could be met at these neighborhood schools.

PASSED by the City Council this 5th day of December, 1994, and signed in authentication of its passage this 5th day of December, 1994.

(SEAL)

Donald S. Davidson, DDS, Mayor

Attest:

Myrna L. Basich, City Clerk

ATTACHMENT B
(Plans and Drawings)

ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

BELLEVUE SCHOOL DISTRICT

65% BELLEVUE/DESIGN DEVELOPMENT

INTEGRUS PROJECT NO. 21416.00

OWNER PROJECT NO.

integrus ARCHITECTURE

SIGNATURES

PERSON/TITLE	DATE
PERSON/TITLE	DATE
PERSON/TITLE	DATE
PERSON/TITLE	DATE
PERSON/TITLE	DATE

10/28/2014

SET NO.

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

ARCHITECTURAL / STRUCTURAL

integrus ARCHITECTURE

117 SOUTH MAIN STREET, SUITE 100
SEATTLE, WA. 98104
ph: (206) 628-3137
fx: (206) 628-3138

CIVIL

LPD ENGINEERING
911 WESTERN AVE., SUITE 420
SEATTLE, WA 98104
ph: 206-725-1211
fx: 206-973-5344

LANDSCAPE

WEISMAN DESIGN GROUP
2329 E MADISON ST
SEATTLE, WA 98122
ph: (206) 322-1732
fx: (206) 322-1799

MEP

WOOD HARBINGER
3009 112TH AVE. NE
BELLEVUE, WA 98004
ph: 425-628-6000
fx: 425-628-6001

SURVEY

PARAMETRIX
411 108th AVENUE NE, SUITE 1800
BELLEVUE, WA 98004
ph: (425) 458-6200
fx: (425) 458-6363

FOOD SERVICE

STAFFORD DESIGN GROUP
19528 TWELFTH AVE. SW - SUITE 400
SEATTLE, WA 98155
ph: 253-269-4506

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integrus ARCHITECTURE

117 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA. 98104

7899 REGISTERED ARCHITECT
REBECCA BABIAK
STATE OF WASHINGTON

THE DRAWINGS HAS BEEN UPDATED TO INCORPORATE CHANGES MADE TO THE BID DOCUMENTS BY ADDENDA. IT IS ISSUED FOR THE USE OF THE CONTRACTOR AND DOES NOT REPLACE THE CONTRACT DOCUMENTS AS ENUMERATED IN THE CONTRACT

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
Checked by:	Checker
Filename:	

INDEX, VICINITY MAP, LEGAL DESCRIPTION

G001

C:\Local Revit Files\ES_central_mayor.rvt

65% BELLEVUE/DESIGN DEVELOPMENT

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.

2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.

3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.

5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.

7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.

10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.

11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.

12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.

13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.

14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.

15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.

16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.

17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.

18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.

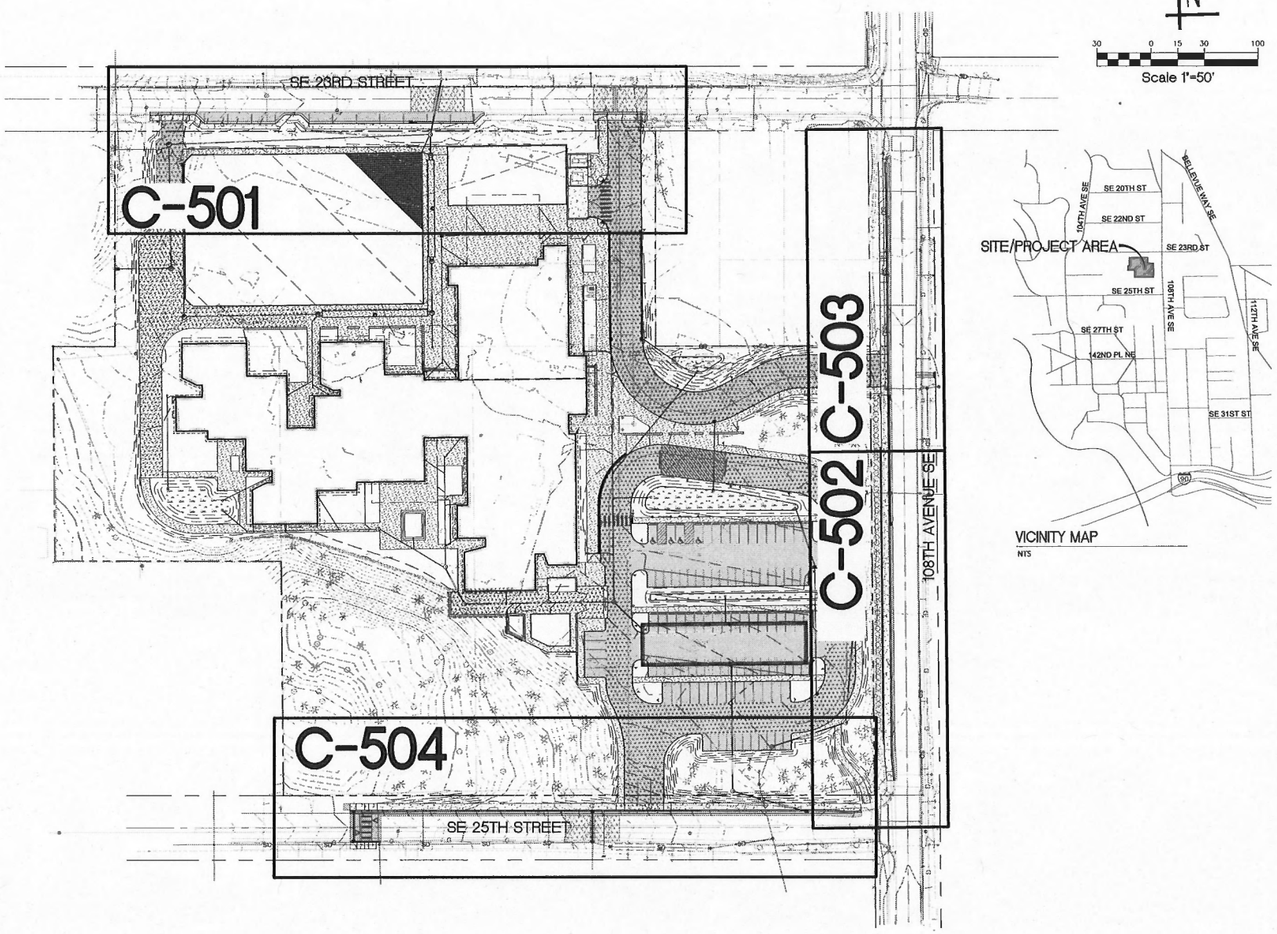
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE

20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.

21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.

22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.

23. WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).



VICINITY MAP
NTS

SHEET INDEX

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C-502	108TH AVE SE (SOUTH) FRONTAGE IMPROVEMENTS
C-503	108TH AVE SE (NORTH) FRONTAGE IMPROVEMENTS
C-504	SE 25TH ST FRONTAGE IMPROVEMENTS
C-505	FRONTAGE DETAILS
C-506	FRONTAGE DETAILS
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C-508	FRONTAGE DETAILS

CITY OF BELLEVUE
UTILITY GRID E-11
COB UE #
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10/28/2014

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET BELLEVUE, WA, 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	JAC
Checked by:	NFH

Revisions

#	Date	Description

FRONTAGE IMPROVEMENTS OVERALL

C-500

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FRONTAGE IMPROVEMENTS OVERALL

C-500

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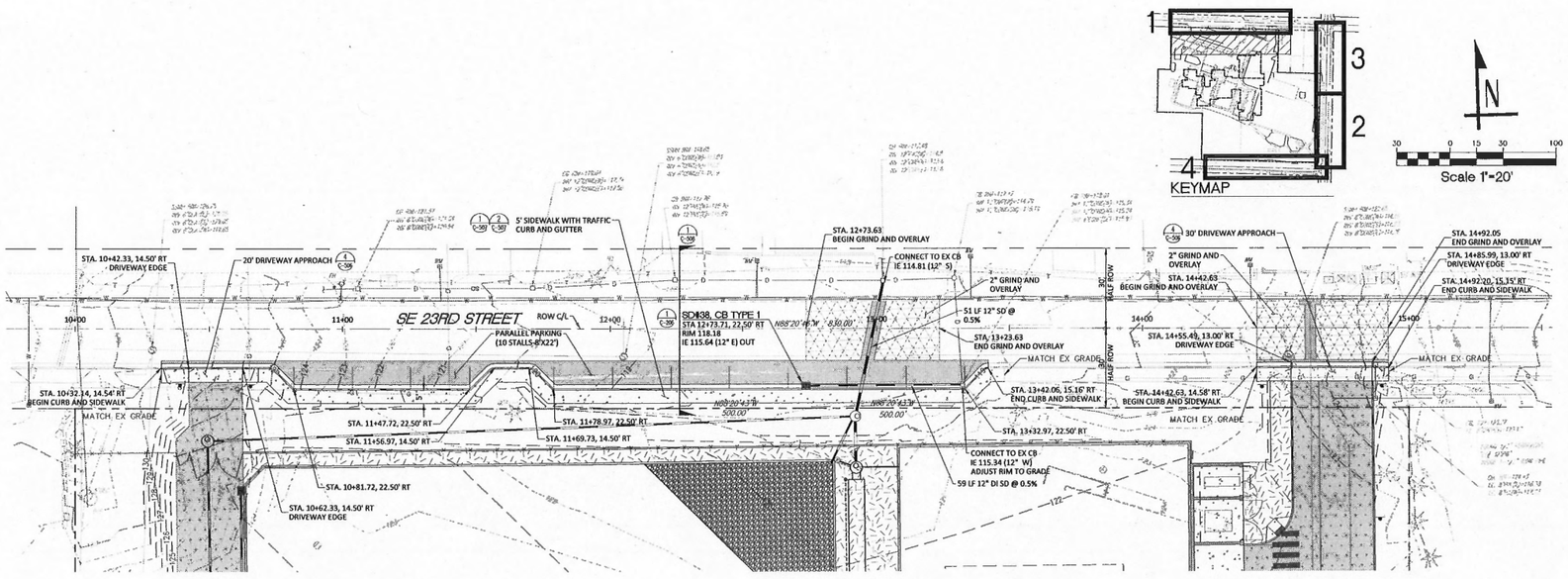

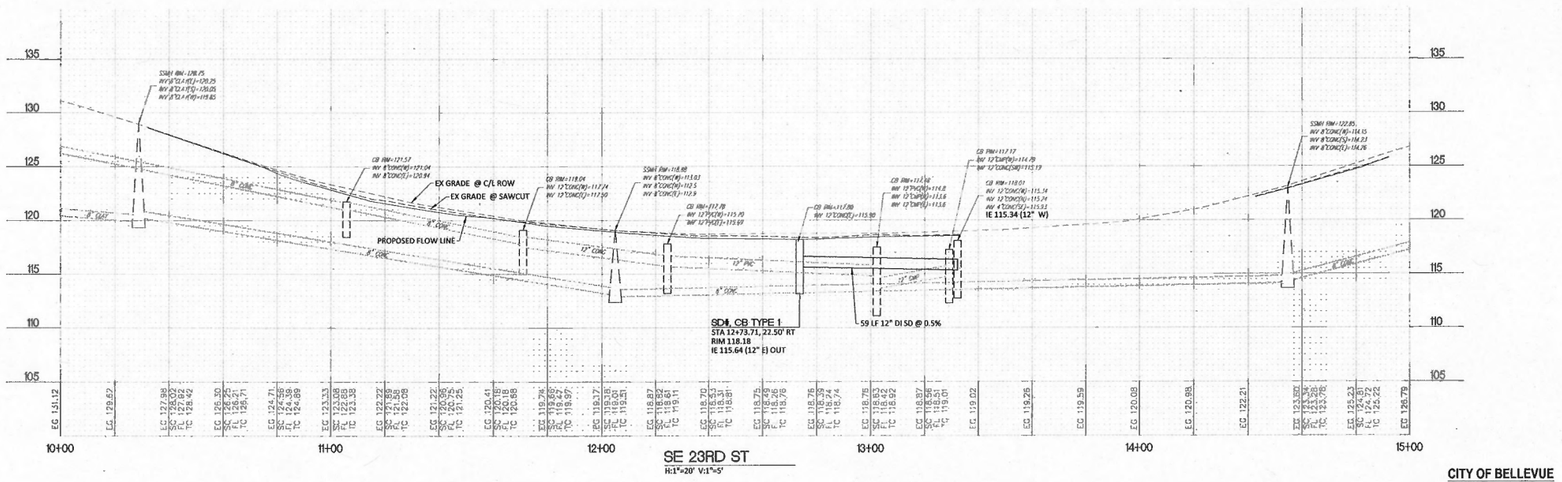

CITY OF BELLEVUE
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SE 23RD ST FRONTAGE IMPROVEMENTS

C-501

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SE 23RD ST FRONTAGE IMPROVEMENTS

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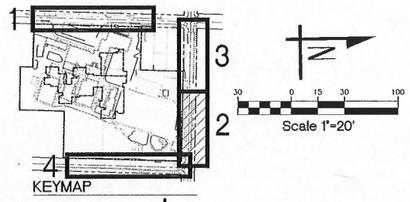

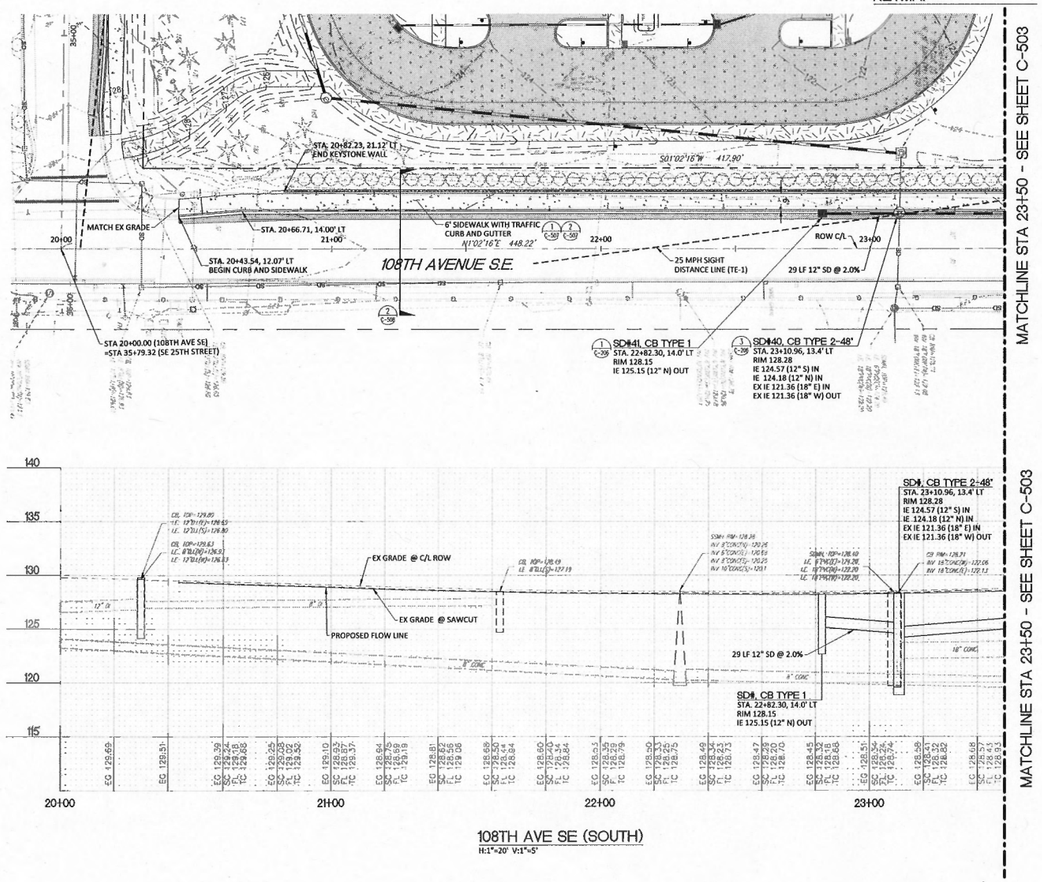

108TH AVE SE (SOUTH)
H:1"=20' V:1"=5'

CITY OF BELLEVUE
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IMPROVEMENTS

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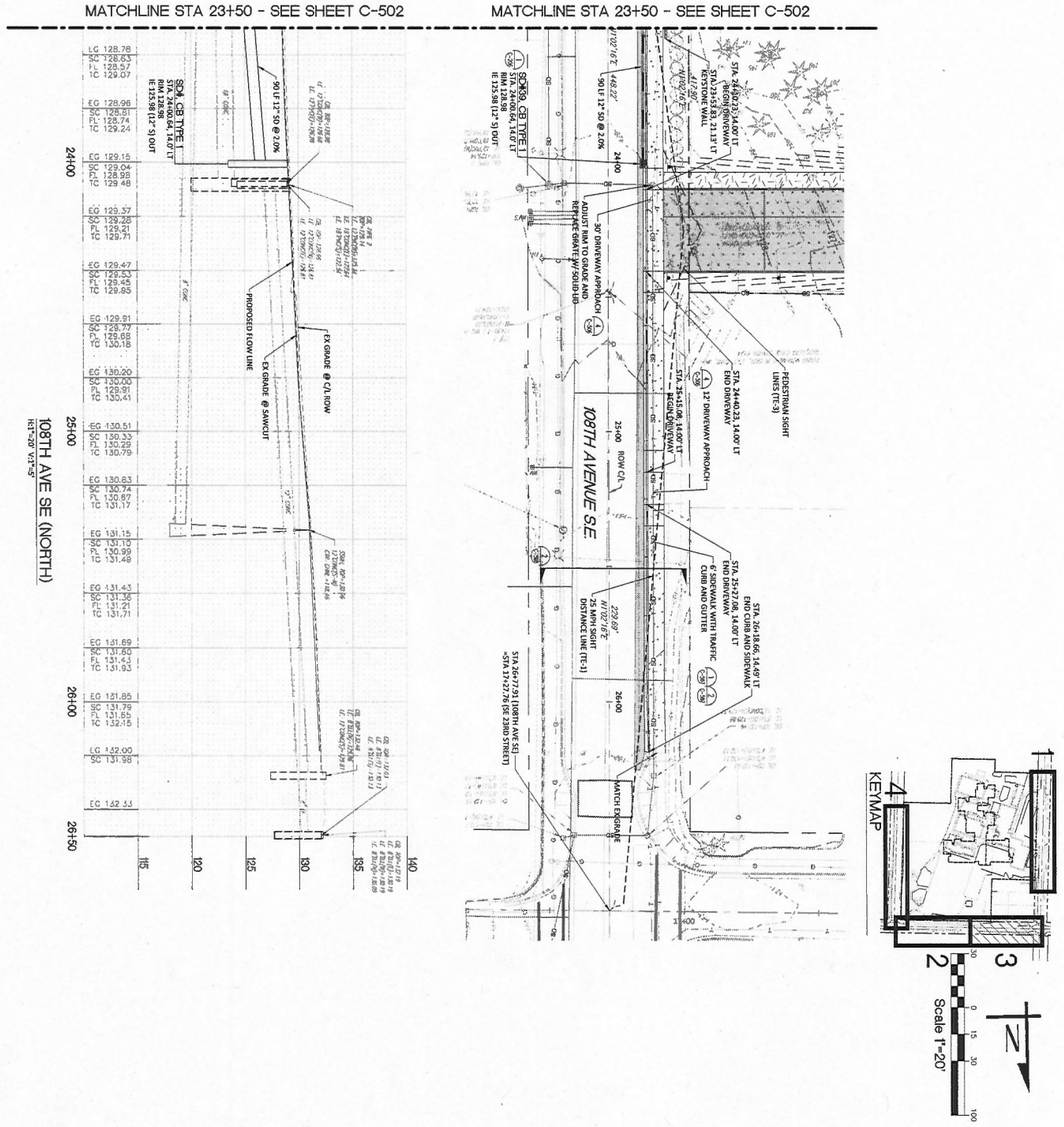

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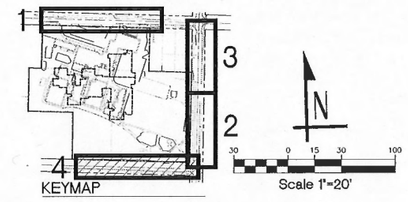

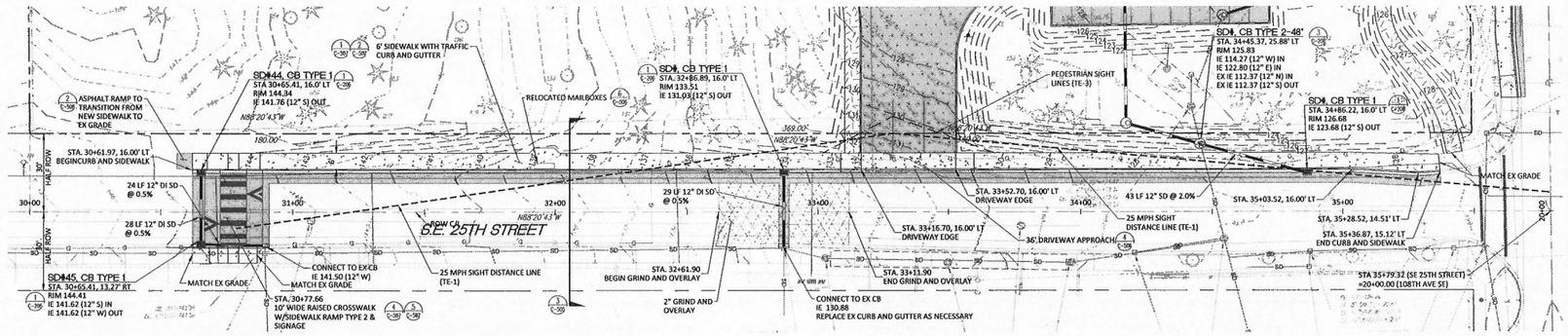

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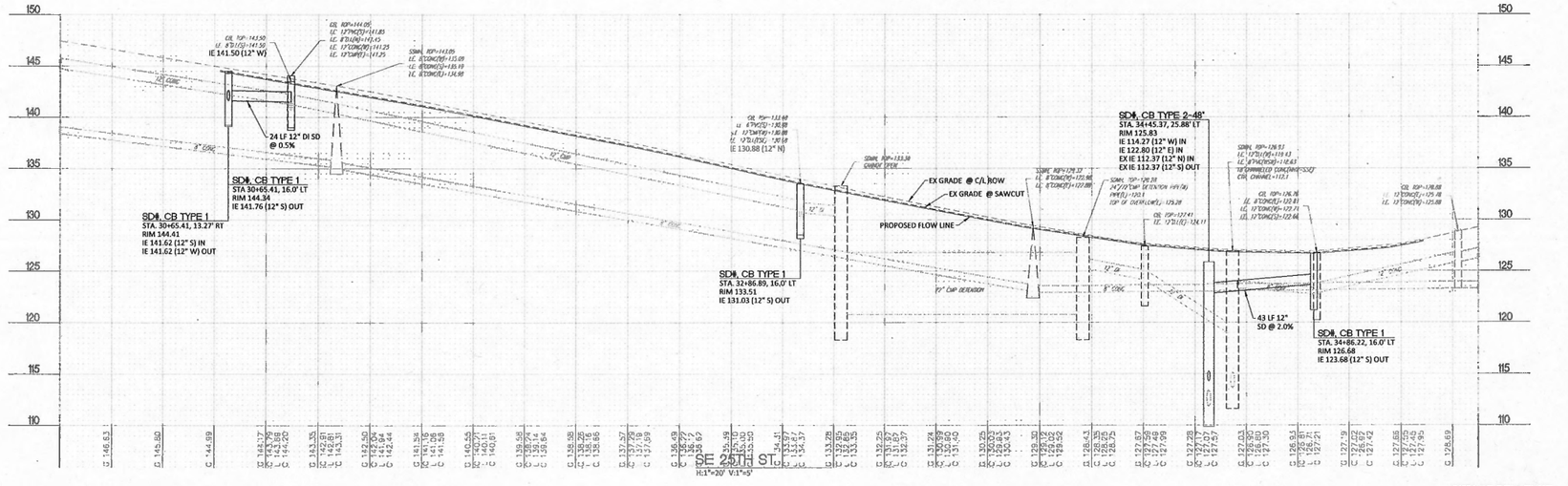

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SE 25TH ST
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SE 25TH ST
FRONTAGE
IMPROVEMENTS

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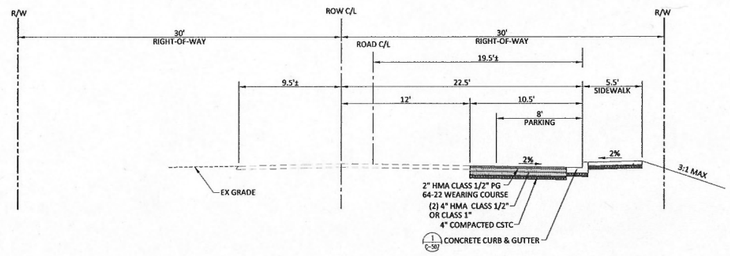

SE 23RD STREET
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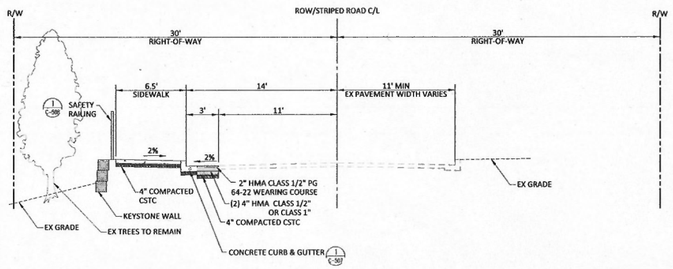
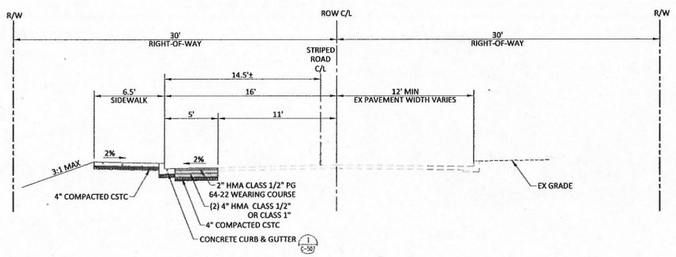


108TH AVE SE
SCALE: 1"=5'



SE 25TH STREET
SCALE: 1"=5'

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Date:	10/28/2014
Job No.:	21416.00
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#	Date	Description

PAVING DETAILS

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BELLEVUE SCHOOL DISTRICT
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Date: 10/28/2014
Job No.: 21416.00
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Revisions
Date Description

PAVING DETAILS

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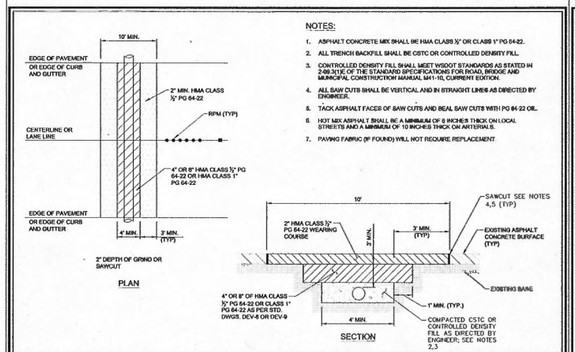
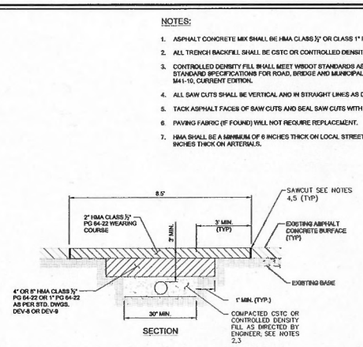


NOTES:

1. ASPHALT CONCRETE MIX SHALL BE HMA CLASS ½" OR CLASS 1" PG 64-22.
2. ALL TRENCH BACKFILL SHALL BE CSTC OR CONTROLLED DENSITY FILL.
3. CONTROLLED DENSITY FILL SHALL MEET WSDOT STANDARDS AS STATED IN 2-09.3(1)E OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION MANUAL M41-10, CURRENT EDITION.
4. ALL SAW CUTS SHALL BE VERTICAL AND IN STRAIGHT LINES AS DIRECTED BY ENGINEER.
5. TACK ASPHALT FACES OF SAW CUTS AND SEAL SAW CUTS WITH PG 64-22 OIL.
6. HOT MIX ASPHALT SHALL BE A MINIMUM OF 6 INCHES THICK ON LOCAL STREETS AND A MINIMUM OF 10 INCHES THICK ON ARTERIALS.
7. PAVING FABRIC (IF FOUND) WILL NOT REQUIRE REPLACEMENT.

City of Bellevue	FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS TRANSVERSE CUT	DRAWING NUMBER	ROW-1
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS

ROW-1 FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS — NTS — 1



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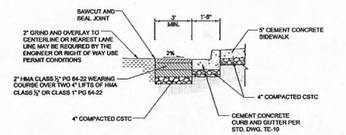
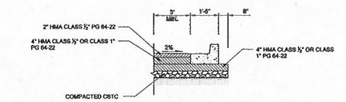
6. PAVING FABRIC (IF FOUND) WILL NOT REQUIRE REPLACEMENT.
7. HMA SHALL BE A MINIMUM OF 6 INCHES THICK ON LOCAL STREETS AND A MINIMUM OF 10 INCHES THICK ON ARTERIALS.

City of Bellevue	FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS LONGITUDINAL CUT	DRAWING NUMBER	ROW-4
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS

ROW-4 FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS — NTS — 2



TYPICAL ASPHALT PAVEMENT DETAIL AT CURB/GUTTER INSTALLATION
NTS



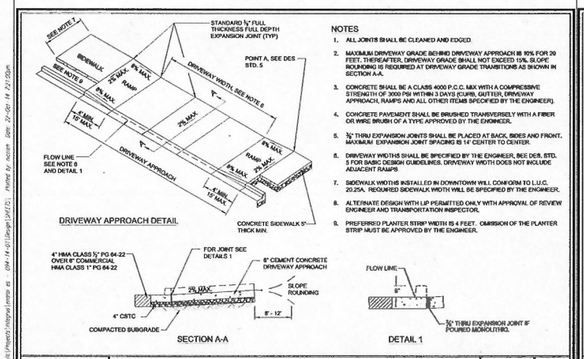
NOTES:

1. NO PLATE COMPACTION ALLOWED. COMPACTION BY ROLLER ONLY.
2. WIDTH OF SAWCUT FROM GUTTER LINE OR CURB FACE MAY BE INCREASED AT THE DISCRETION OF THE ENGINEER.

TYPICAL ASPHALT PAVEMENT DETAIL FOR CURB/GUTTER ADJACENT TO PLANTER STRIP OR NDP FEATURE
NTS

City of Bellevue	TYPICAL ASPHALT PAVEMENT DETAILS	DRAWING NUMBER	ROW-9
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS

ROW-9 TYPICAL ASPHALT PAVEMENT DETAILS — NTS — 3

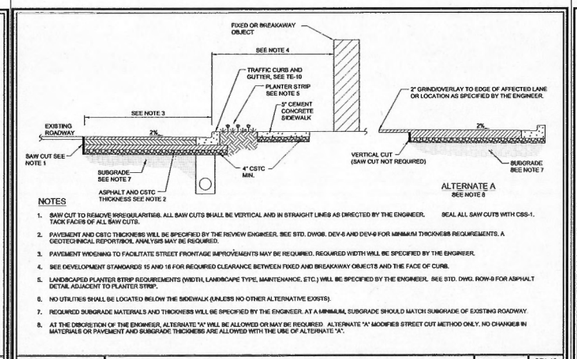


NOTES

1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. MAXIMUM DRIVEWAY GRADE BEHIND DRIVEWAY APPROACH IS 10% FOR 20 FEET, THEREAFTER, DRIVEWAY GRADE SHALL NOT EXCEED 15%. SLOPE ROUNDING IS REQUIRED AT DRIVEWAY GRADE TRANSITIONS AS SHOWN IN SECTION A-A.
3. CONCRETE SHALL BE A CLASS 4000 P.C.C. MIX WITH A COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 3 DAYS (CURB, GUTTER, DRIVEWAY APPROACH, RAMPS AND ALL OTHER ITEMS SPECIFIED BY THE ENGINEER).
4. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
5. ½" THRU EXPANSION JOINTS SHALL BE PLACED AT BACK, SIDES AND FRONT. MAXIMUM EXPANSION JOINT SPACING IS 14' CENTER TO CENTER.
6. DRIVEWAY WIDTHS SHALL BE SPECIFIED BY THE ENGINEER, SEE DES. STD. 5 FOR BARC DESIGN GUIDELINES. DRIVEWAY WIDTH DOES NOT INCLUDE ADJACENT RAMPS.
7. SIDEWALK WIDTHS INSTALLED IN DOWNTOWN WILL CONFORM TO L.U.C. 20.25A. REQUIRED SIDEWALK WIDTH WILL BE SPECIFIED BY THE ENGINEER.
8. ALTERNATE DESIGN WITH LIP PERMITTED ONLY WITH APPROVAL OF REVIEW ENGINEER AND TRANSPORTATION INSPECTOR.
9. PREFERRED PLANTER STRIP WIDTH IS 4 FEET. OMISSION OF THE PLANTER STRIP MUST BE APPROVED BY THE ENGINEER.

City of Bellevue	DRIVEWAY OR PRIVATE ROAD APPROACH WITH SIDEWALK (DESIGN A)	DRAWING NUMBER	DEV-7A
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS

DEV-7A DRIVEWAY OR PRIVATE ROAD APPROACH WITH SIDEWALK (DESIGN A) — NTS — 4

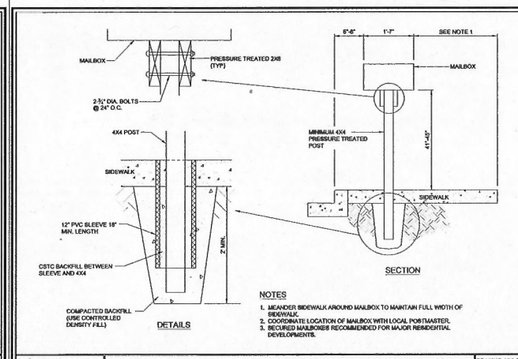


NOTES

1. SAW CUT TO REMOVE IRREGULARITIES. ALL SAW CUTS SHALL BE VERTICAL AND IN STRAIGHT LINES AS DIRECTED BY THE ENGINEER. SEAL ALL SAW CUTS WITH CSS-1. TACK FACES OF ALL SAW CUTS.
2. PAVEMENT AND CSTC THICKNESS WILL BE SPECIFIED BY THE REVIEW ENGINEER, SEE STD. DWGS. DEV-6 AND DEV-9 FOR MINIMUM THICKNESS REQUIREMENTS. A GEOTECHNICAL REPORT/SOIL ANALYSIS MAY BE REQUIRED.
3. PAVEMENT WIDENING TO FACILITATE STREET FRONTAGE IMPROVEMENTS MAY BE REQUIRED. REQUIRED WIDTH WILL BE SPECIFIED BY THE ENGINEER.
4. SEE DEVELOPMENT STANDARDS 15 AND 16 FOR REQUIRED CLEARANCE BETWEEN FIXED AND BREAKAWAY OBJECTS AND THE FACE OF CURB.
5. LANDSCAPED PLANTER STRIP REQUIREMENTS (WIDTH, LANDSCAPE TYPE, MAINTENANCE, ETC.) WILL BE SPECIFIED BY THE ENGINEER. SEE STD. DWG. ROW-8 FOR ASPHALT DETAIL ADJACENT TO PLANTER STRIP.
6. NO UTILITIES SHALL BE LOCATED BELOW THE SIDEWALK (UNLESS NO OTHER ALTERNATIVE EXISTS).
7. REQUIRED SUBGRADE MATERIALS AND THICKNESS WILL BE SPECIFIED BY THE ENGINEER. AT A MINIMUM, SUBGRADE SHOULD MATCH SUBGRADE OF EXISTING ROADWAY.
8. AT THE DISCRETION OF THE ENGINEER, ALTERNATE "A" WILL BE ALLOWED OR MAY BE REQUIRED. ALTERNATE "A" MODIFIES STREET CUT METHOD ONLY. NO CHANGES IN MATERIALS OR PAVEMENT AND SUBGRADE THICKNESS ARE ALLOWED WITH THE USE OF ALTERNATE "A".

City of Bellevue	COMMERCIAL PROJECT SITE-STREET FRONTAGE IMPROVEMENTS	DRAWING NUMBER	DEV-10
		SCALE	NONE
		REVISION DATE	01/14
		DEPARTMENT	TRANS

DEV-10 COMMERCIAL PROJECT SITE-STREET FRONTAGE IMPROVEMENTS — NTS — 5



NOTES

1. MEANDER SIDEWALK AROUND MAILBOX TO MAINTAIN FULL WIDTH OF SIDEWALK.
2. COORDINATE LOCATION OF MAILBOX WITH LOCAL POSTMASTER.
3. RECURED MAILBOXES RECOMMENDED FOR MAJOR RESIDENTIAL DEVELOPMENTS.

City of Bellevue	MAILBOX STAND	DRAWING NUMBER	DEV-11
		SCALE	NONE
		REVISION DATE	12/05
		DEPARTMENT	TRANS

DEV-11 MAILBOX STAND — NTS — 6

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE
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PH. 425.216.8188 FAX. 425.216.8189

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f. 206.973.5344
www.lpdengineering.com

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET BELLEVUE, WA, 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	JAC
Checked by:	NFH

Revisions

#	Date	Description

PAVING DETAILS

C-506

integrus ARCHITECTURE
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Date Description

PAVING DETAILS

C-506

File: I:\21416.00\PDSET_DETAILS.dwg Plotted: 10/28/2014 - 3:21:53pm Plotted by: Jacquie Date: 10/28/2014 - 3:21:53pm
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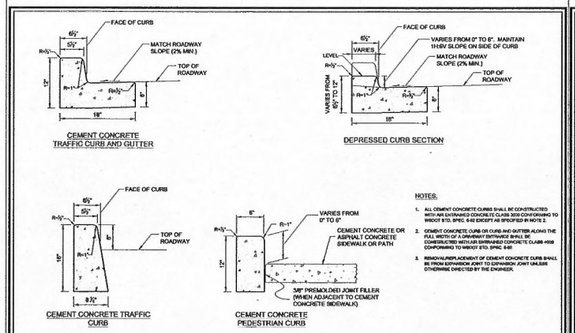
65% BELLEVUE / DESIGN DEVELOPMENT

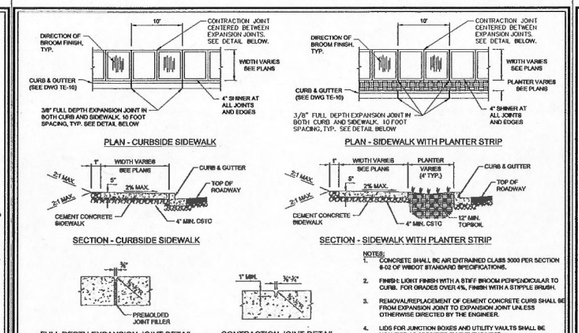


City of Bellevue

CEMENT CONCRETE CURBS

DRAWING NUMBER	TE-10
SCALE	NONE
REVISION DATE	01/14
DEPARTMENT	TRANS

NTS TE-10 CEMENT CONCRETE CURBS 1

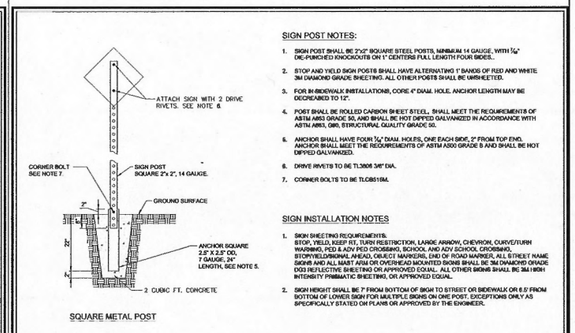


City of Bellevue

SIDEWALK

DRAWING NUMBER	TE-11
SCALE	NONE
REVISION DATE	12/13
DEPARTMENT	TRANS

NTS TE-11 SIDEWALK 2

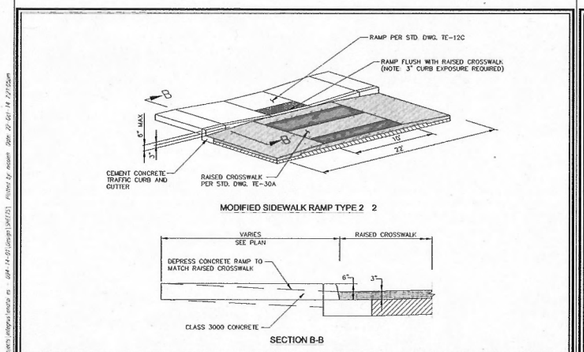


City of Bellevue

SIGN INSTALLATION DETAILS

DRAWING NUMBER	TE-21
SCALE	NONE
REVISION DATE	01/14
DEPARTMENT	TRANS

NTS TE-21 SIGN INSTALLATION DETAILS 3

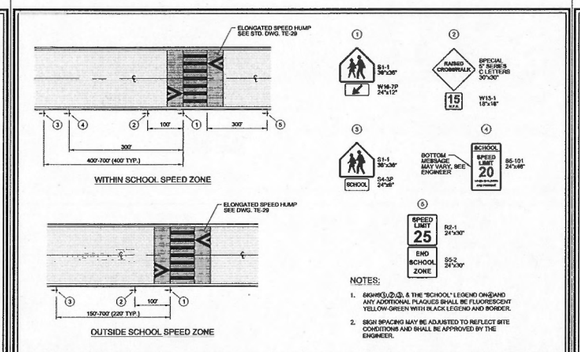


City of Bellevue

RAISED CROSSWALK WITH SIDEWALK RAMP TYPE 2

DRAWING NUMBER	TE-30C
SCALE	NONE
REVISION DATE	01/14
DEPARTMENT	TRANS

NTS TE-30C RAISED CROSSWALK 4

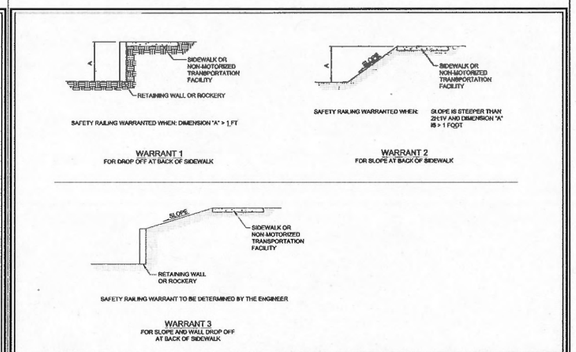


City of Bellevue

RAISED SCHOOL CROSSWALK SIGNING

DRAWING NUMBER	TE-31A
SCALE	NONE
REVISION DATE	01/14
DEPARTMENT	TRANS

NTS TE-31A RAISED SCHOOL CROSSWALK SIGNING 5



City of Bellevue

SAFETY RAILING INSTALLATION WARRANTS

DRAWING NUMBER	TE-33
SCALE	NONE
REVISION DATE	01/14
DEPARTMENT	TRANS

NTS TE-33 SAFETY RAILING INSTALLATION WARRANTS 6

65% BELLEVUE / DESIGN DEVELOPMENT

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LAURIE J. PEARL 20140 REGISTERED PROFESSIONAL ENGINEER

BELLEVUE SCHOOL DISTRICT
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10615 SE 23RD STREET BELLEVUE, WA, 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	JAC
Checked by:	NFH

Revisions

#	Date	Description

PAVING DETAILS

C-507

integrus ARCHITECTURE
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BELLEVUE SCHOOL DISTRICT
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10615 SE 23RD STREET, BELLEVUE, WA 98004

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Revisions

#	Date	Description

PAVING DETAILS
C-507

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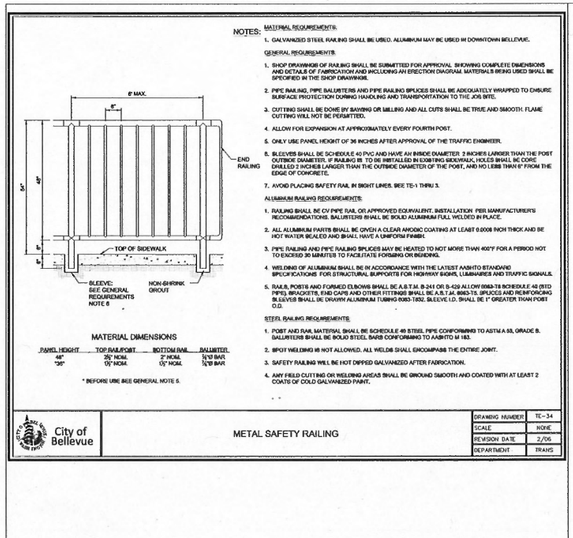
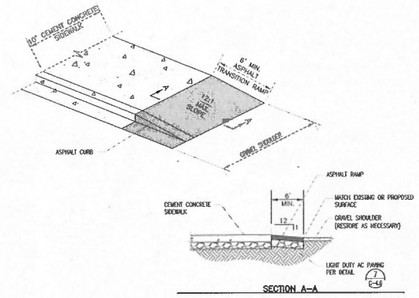


TE-34 METAL SAFETY RAILING NTS 1



ASPHALT CONC SIDEWALK TRANSITION TO GRAVEL SHOULDER NTS 2

Not Used NTS 3

Not Used NTS 4

Not Used NTS 5

Not Used NTS 6

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BELLEVUE SCHOOL DISTRICT
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10615 SE 23RD STREET BELLEVUE, WA, 98004

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10615 SE 23RD STREET, BELLEVUE, WA 98004
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PAVING DETAILS
C-508

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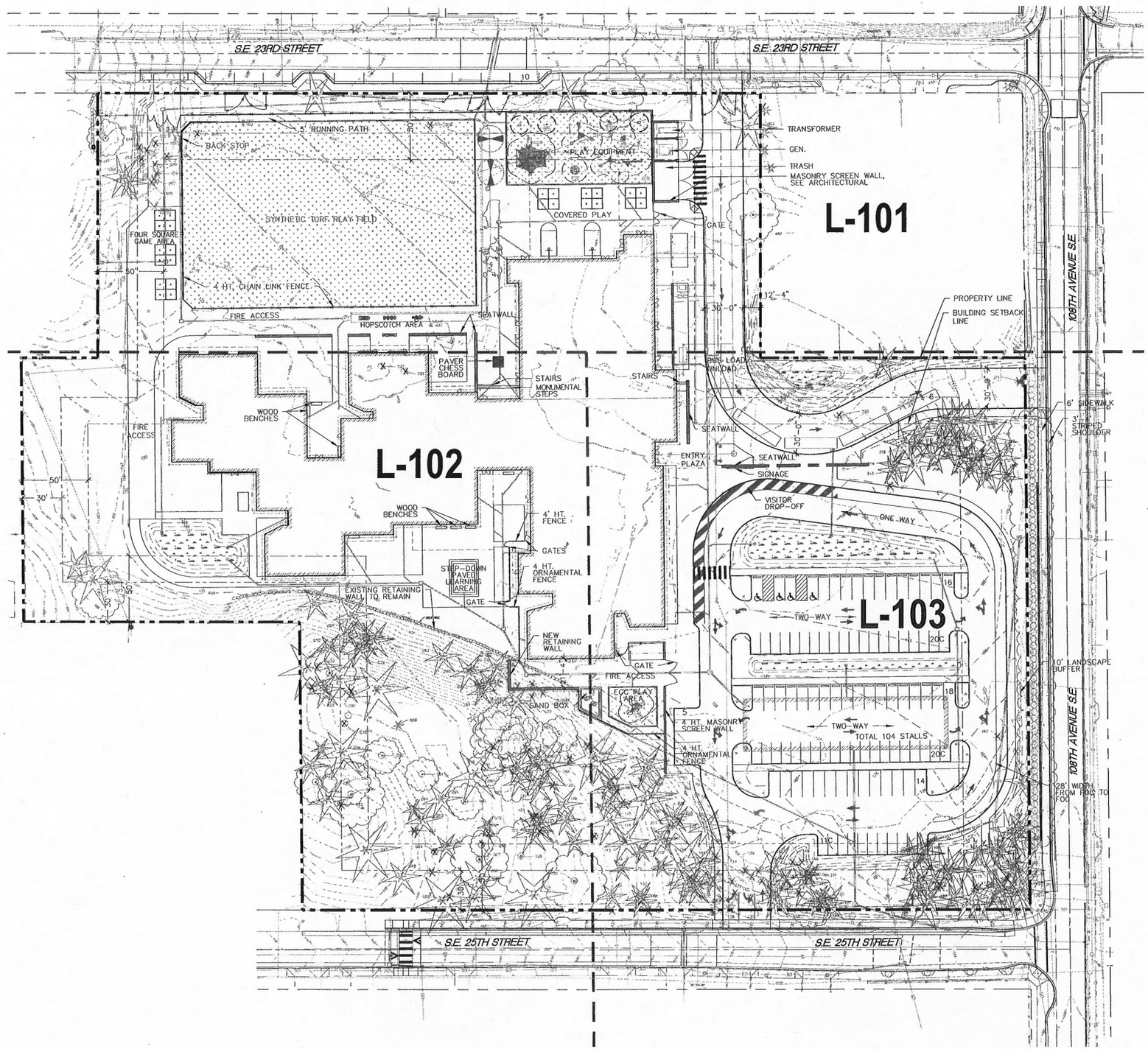


SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM	QUANT.	DESCRIPTION
	SEATWALL		SEE SPECIFICATIONS AND DETAILS (4/L-501)
	WOOD BENCH		SEE SPECIFICATIONS AND DETAILS (4/L-501)
	NEW CHAIN LINK FENCE & GATE		SEE SPECIFICATIONS AND DETAILS (1/L-501, 2/L-501, 3/L-501, 4/L-501)
	4HT. ORNAMENTAL FENCE		SEE SPECIFICATIONS AND DETAILS
	EXISTING CHAIN LINK FENCE		SEE PLAN FOR LOCATIONS
	SYNTHETIC TURF (FIELDS)		SEE SPECIFICATIONS AND DETAILS (1/L-501)
	SYNTHETIC TURF PLAY SURFACING		SEE SPECIFICATIONS AND DETAILS (4/L-501)
	EXISTING TREES TO REMAIN		SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	EXISTING TREES TO REMOVE		SEE PLAN FOR LOCATIONS

GENERAL NOTES

1.) DO NOT SCALE DRAWINGS.

2.) REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.

3.) REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.

4.) VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.

5.) NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER AS SPECIFIED SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.

6.) STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM FACE OF BUILDING WALL, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN. STAR WIDTHS INDICATED ARE CLEAR DIMENSIONS (INSIDE TO INSIDE WALL FACE).

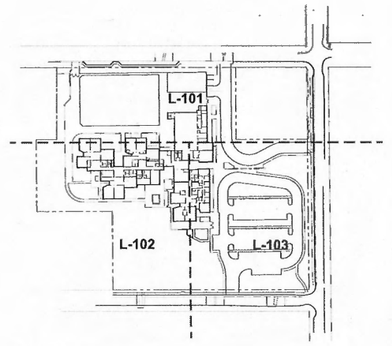
7.) WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").

8.) MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, RAMPS, WALKS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.

9.) SEE PLANTING PLAN FOR EXISTING TREES TO BE REMOVED.

SCALE: 1"=30'-0"

0' 15' 30' 60' 120'



KEY MAP

integrus ARCHITECTURE

1191 SECOND AVENUE, SUITE 1800, SEATTLE, WASHINGTON 98101 T 206.623.1104 F 206.623.5124

STATE OF WASHINGTON — JAMES A. HAGEMEISTER — CERTIFICATE NO. 9751

WEISMANDESIGNGROUP
2124 E HARRISON ST SEATTLE WA 98112
LANDSCAPE ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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Drawn By:	GH/YL
Checked by:	NH

Revisions

#	Date	Description

SITE PLAN

L-100

65% BELLEVUE / DESIGN DEVELOPMENT

S.E. 23RD STREET

S.E. 23RD STREET

10

5' RUNNING PATH

50'

BACK STOP

SYNTHETIC TURF PLAY FIELD

PLAY EQUIPMENT

COVERED PLAY

TRANSFORMER

GEN.

TRASH

MASONRY SCREEN WALL, SEE ARCHITECTURAL

GATE

FOUR SQUARE GAME AREA

50'

4' HT. CHAIN LINK FENCE

FIRE ACCESS

HOPSCOTCH AREA

SEATWALL

12'-4"

30'-0"

MATCHLINE - SEE SHEET L-101

MATCHLINE - SEE SHEET L-101

MATCHLINE - SEE SHEET L-102

PAVER CHESS BOARD

STAIRS MONUMENTAL STEPS

STAIRS

BUS LOAD/ UNLOAD

MATCHLINE - SEE SHEET L-103

WOOD BENCHES

FIRE ACCESS

SEATWALL

30'-0"

ENTRY PLAZA

SEATWALL

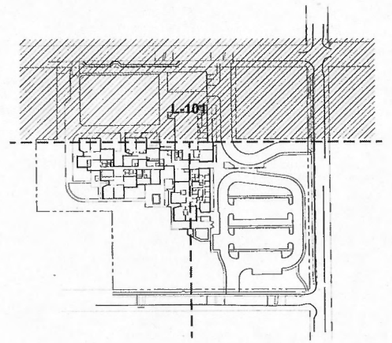
SIGNAGE

50'

30'

MATCHLINE - SEE

MATCHLINE - SEE



KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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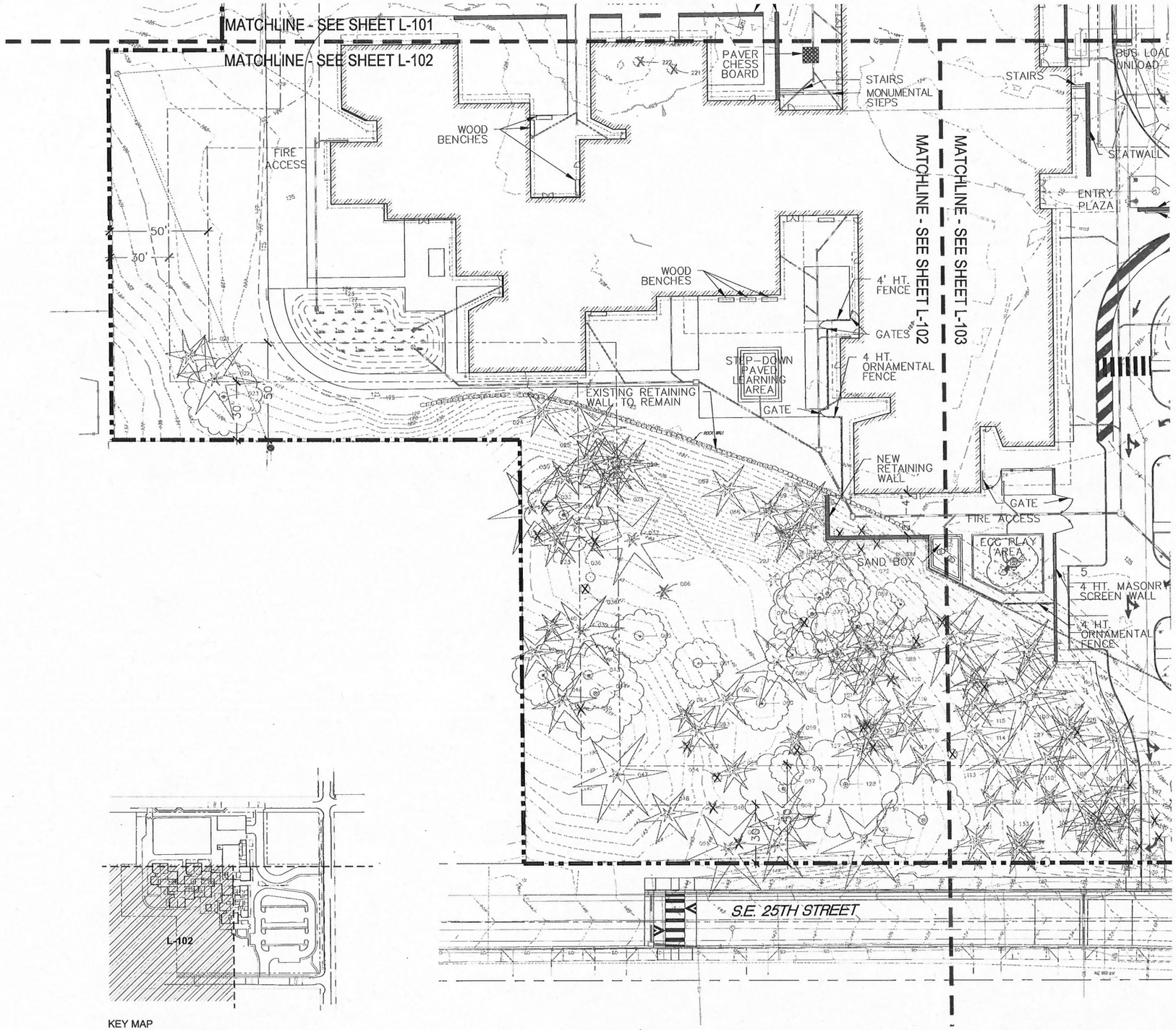
SITE PLAN ENLARGEMENT

L-101



KEY MAP

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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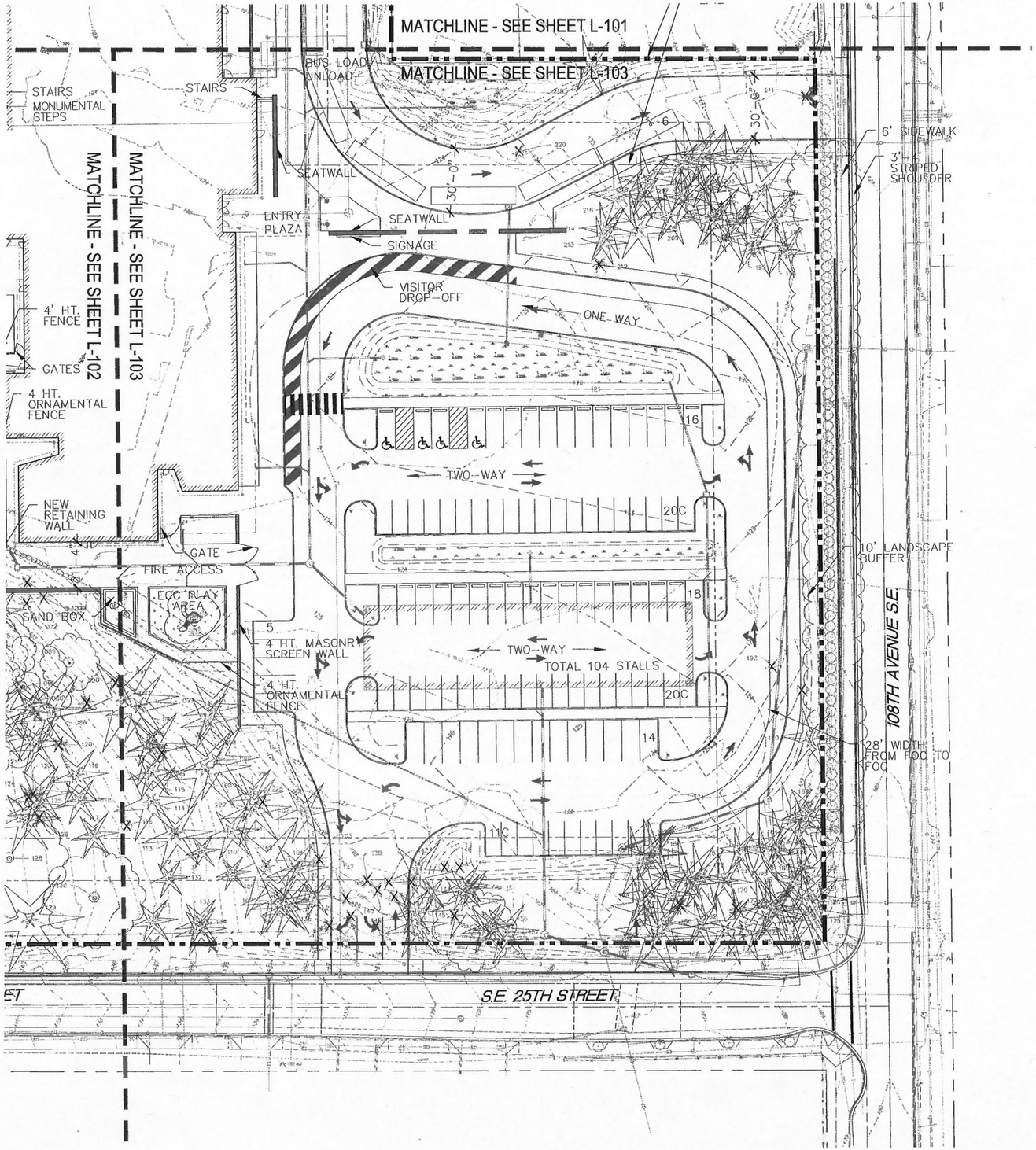
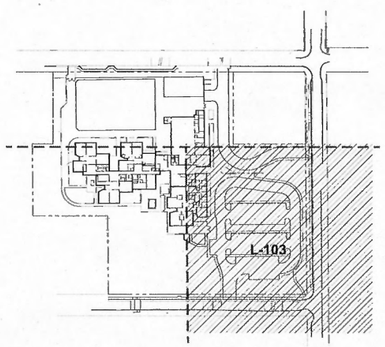
Revisions

#	Date	Description

SITE PLAN ENLARGEMENT

L-102





KEY MAP

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

1111 EXCHANGE BUILDING, 155 - 108TH AVENUE N.E., BELLEVUE, WASHINGTON 98004 T 425.453.1223 F 425.453.1224

WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 2212 WESTLAKE AVENUE SEATTLE WASHINGTON 98121 206.623.5131 WWW.WEISMANDESIGN.COM

STATE OF WASHINGTON GEORGE W. SHEPHERD 21416 REGISTERED LANDSCAPE ARCHITECT

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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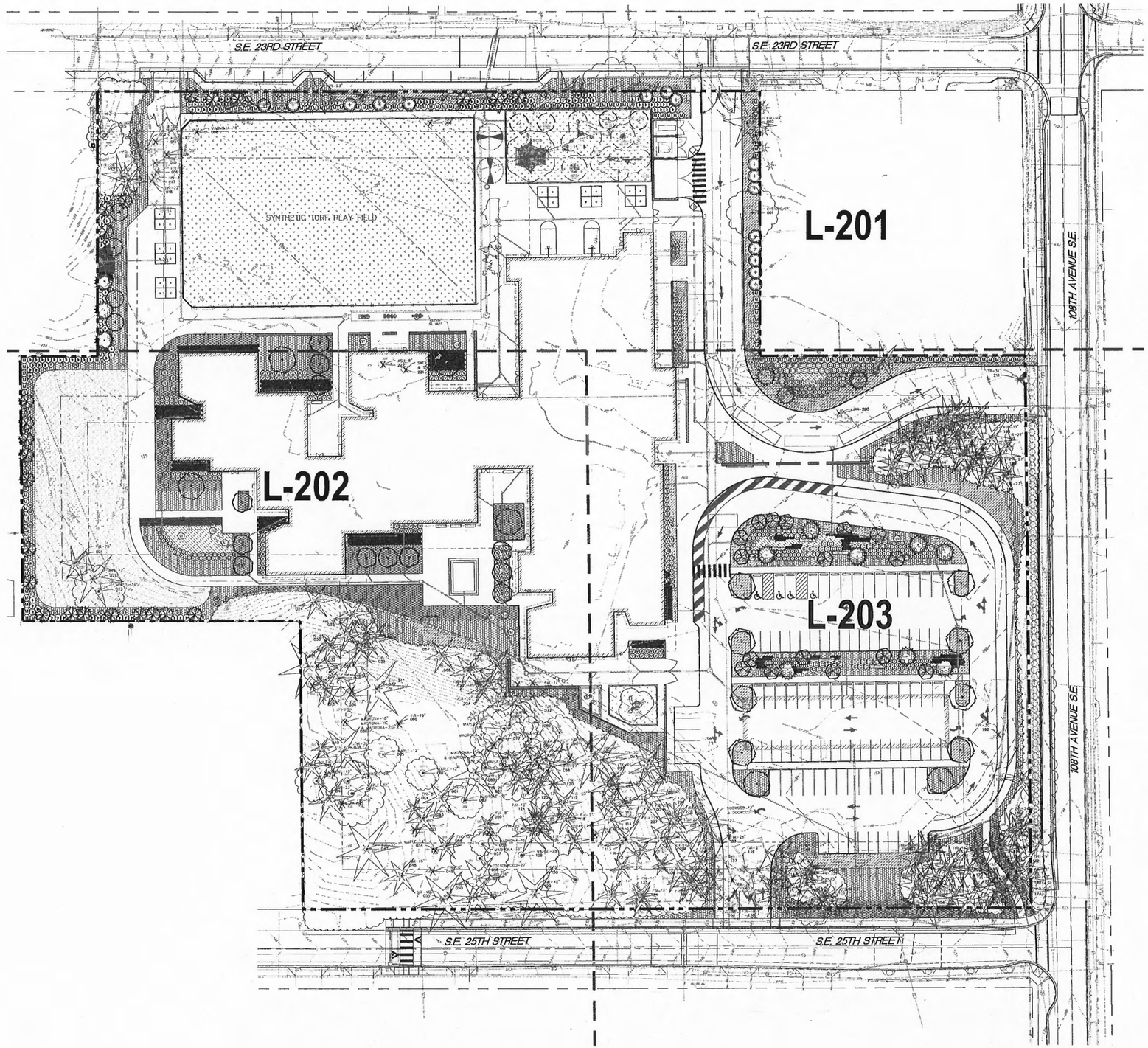
SITE PLAN ENLARGEMENT

L-103



SCALE: 1"=30'-0"

0' 15' 30' 60' 120'

LANDSCAPE SCHEDULE

(LEGEND SHOWN AT 1"=20'-0" SCALE)

* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

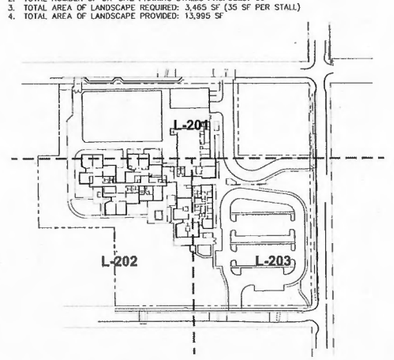
SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS/REMARKS
	DECIDUOUS TREES	
	AMELANCHIER X 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.
	* ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 10'-12' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.
	NYSSA SYLVATICA BLACK TUPELO	MALE SELECTION, MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	CORNUS KOUSA 'CHINENSIS' KOUSA DOGWOOD	MIN. 2" CALIPER, 10-12' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
	EVERGREEN TREES	
	* PSEUDOTSUGA MENZIESII DOUGLAS FIR	8'-10' HT., FULL & BUSHY TO BASE, B&B
	* THUJA PLICATA WESTERN RED CEDAR	8'-10' HT., FULL & BUSHY TO BASE, B&B
	* THUJA PLICATA 'HOGAN' HOGAN CEDAR	8'-10' HT., FULL & BUSHY TO BASE, B&B
	SHRUBS	
C	* CORNUS SERICEA 'ISANTI' ISANTI RED TWIG DOGWOOD	MIN. 18-24" HT. & SPR, FULL & BUSHY, CONT.
•	* CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	MIN. 15-18" HT. AND SPREAD, FULL & BUSHY, CONT.
G	* MAHONIA AQUIFOLIUM TALL OREGON GRAPE	MIN. 42" HT. & SPR, FULL & BUSHY, CONT.
M	* MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 42" HT., FULL & BUSHY, CONT.
R	* RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
S	* SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
V	* VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
	GROUNDCOVERS / ORNAMENTAL GRASSES	
	* MAHONIA REPENS CREEPING MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* POLYSTICHUM MUNITUM SWORD FERN	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* MAHONIA NERVOSA LOW OREGON MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	* WETLAND PLANTING MIX 30% CAREX OBNUPTA SLOUGH SEDGE 20% JUNCUS ACUMINATUS TAPERED RUSH 20% JUNCUS ENSIFOLIUS DAGGER LEAF RUSH 30% SCIRPUS MICROCARPUS SMALL FRUITED BULRUSH	10" PLUGS @ 8" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BIO-RETENTION AREAS
	SEEDED LAWN	SEE SPECIFICATIONS
	SYNTHETIC FIELD TURF	SEE SPECIFICATIONS
	SYNTHETIC PLAY TURF	SEE SPECIFICATIONS
	MULCH ONLY	SEE SPECIFICATIONS
	EXISTING VEGETATION TO REMAIN	SAVE AND PROTECT. SEE CIVIL FOR EXACT LIMITS OF CLEARING

GENERAL NOTES:

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. PROVIDE A 4' DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
10. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
11. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
12. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

PARKING LOT LANDSCAPE CALCULATIONS:

1. ALL ON-SITE PARKING LOTS TO RECEIVE TYPE V LANDSCAPING.
2. TOTAL NUMBER OF ON-SITE PARKING STALLS PROPOSED: 99
3. TOTAL AREA OF LANDSCAPE REQUIRED: 3,465 SF (35 SF PER STALL)
4. TOTAL AREA OF LANDSCAPE PROVIDED: 13,995 SF



KEY MAP

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE
1111 3RD AVENUE, SUITE 2400, SEATTLE, WA 98101 P 206.623.1104 F 206.623.5124
STATE OF WASHINGTON NICHOLAS HENTZ 21416 REGISTERED LANDSCAPE ARCHITECT
WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 206.624.7720 2200 FAIRVIEW ST NORTH SEATTLE WA 98102

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

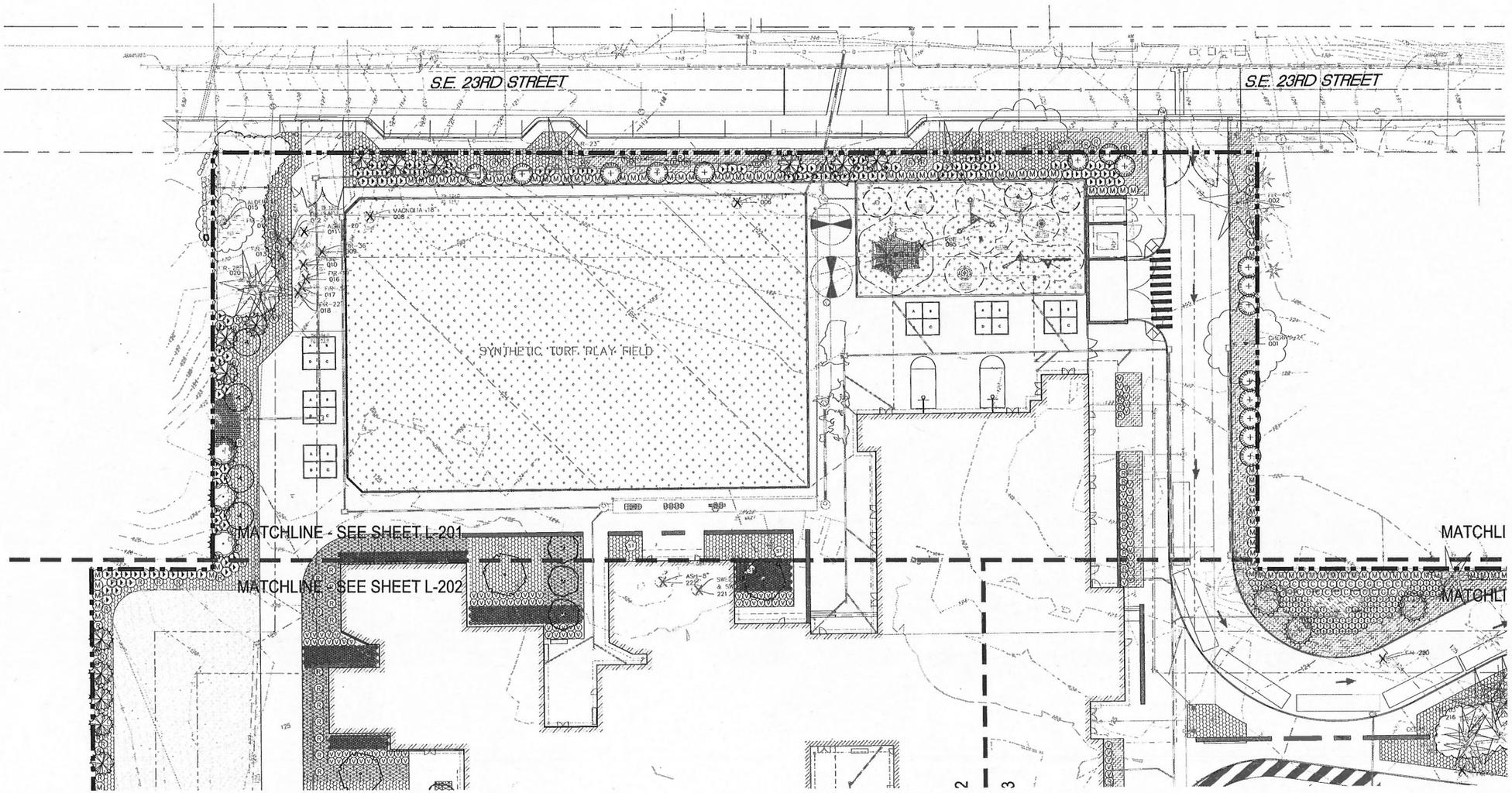
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

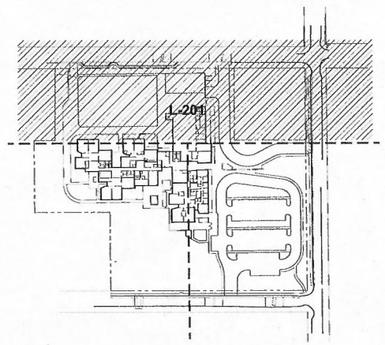
Revisions

#	Date	Description

PLANTING PLAN

L-200





KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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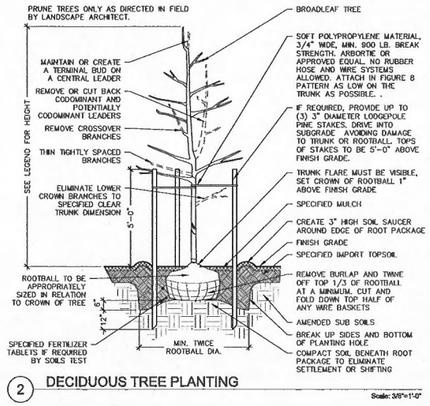
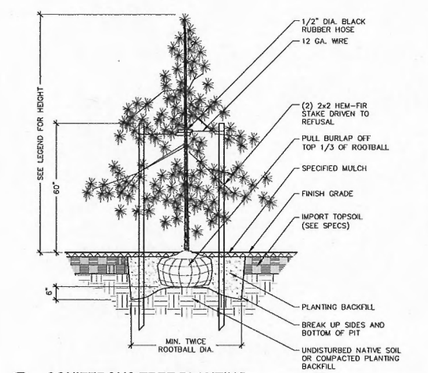
PLANTING PLAN ENLARGEMENT

L-201



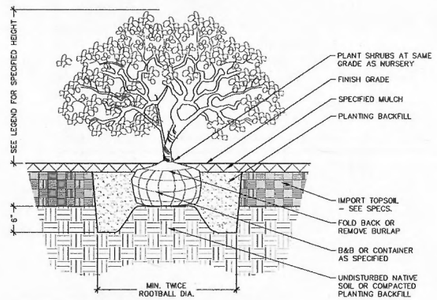
2 DECIDUOUS TREE PLANTING

Scale: 3/8"=1'-0"



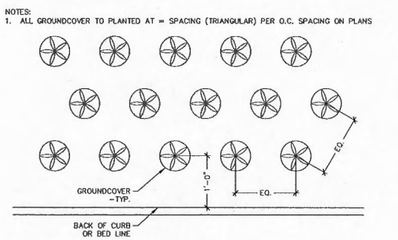
3 CONIFEROUS TREE PLANTING

Scale: 1/2"=1'-0"



4 SHRUB PLANTING

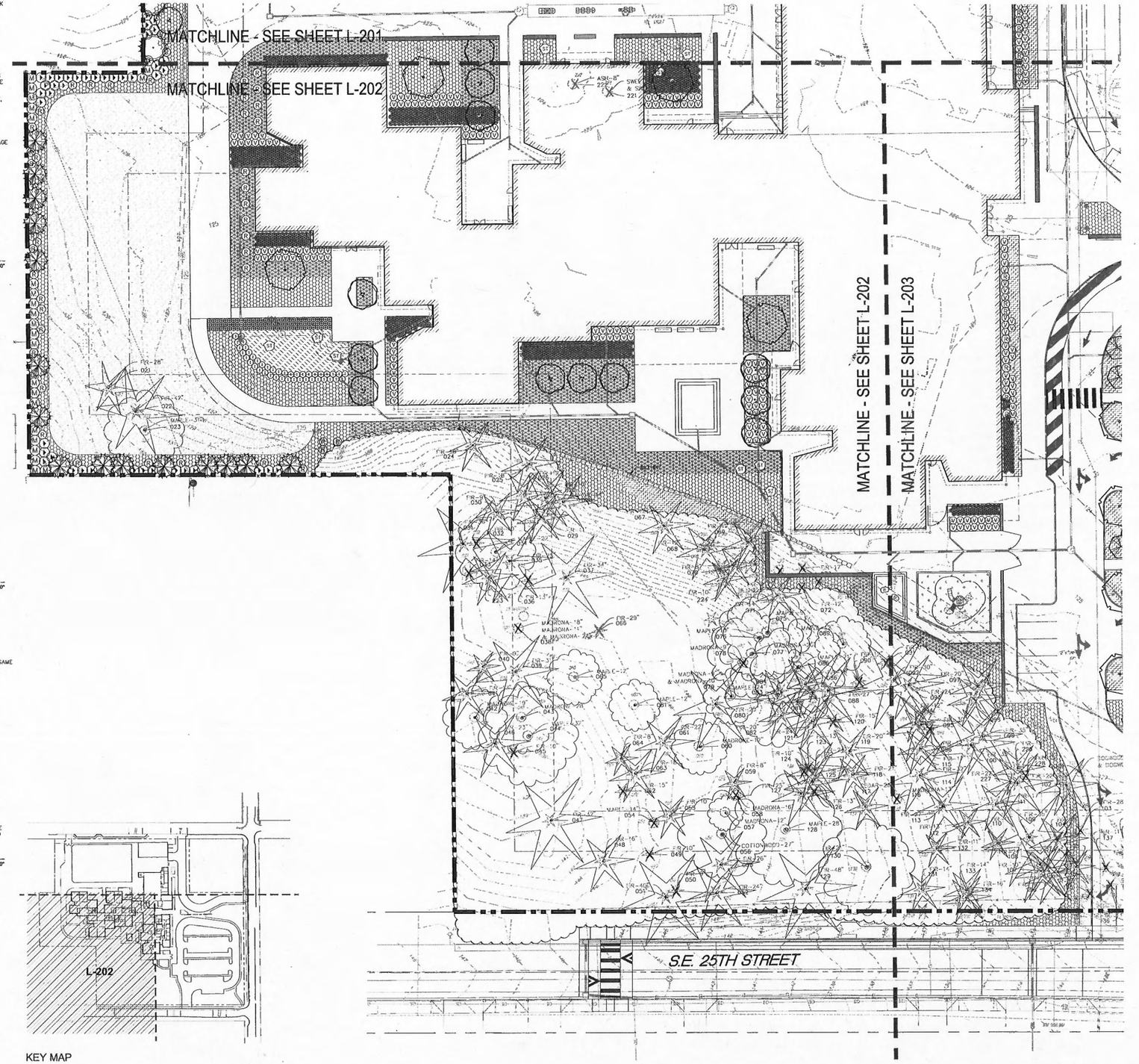
Scale: 1"=1'-0"



5 GROUNDCOVER PLANTING

Scale: 1"=1'-0"

KEY MAP



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON LANDSCAPE ARCHITECT

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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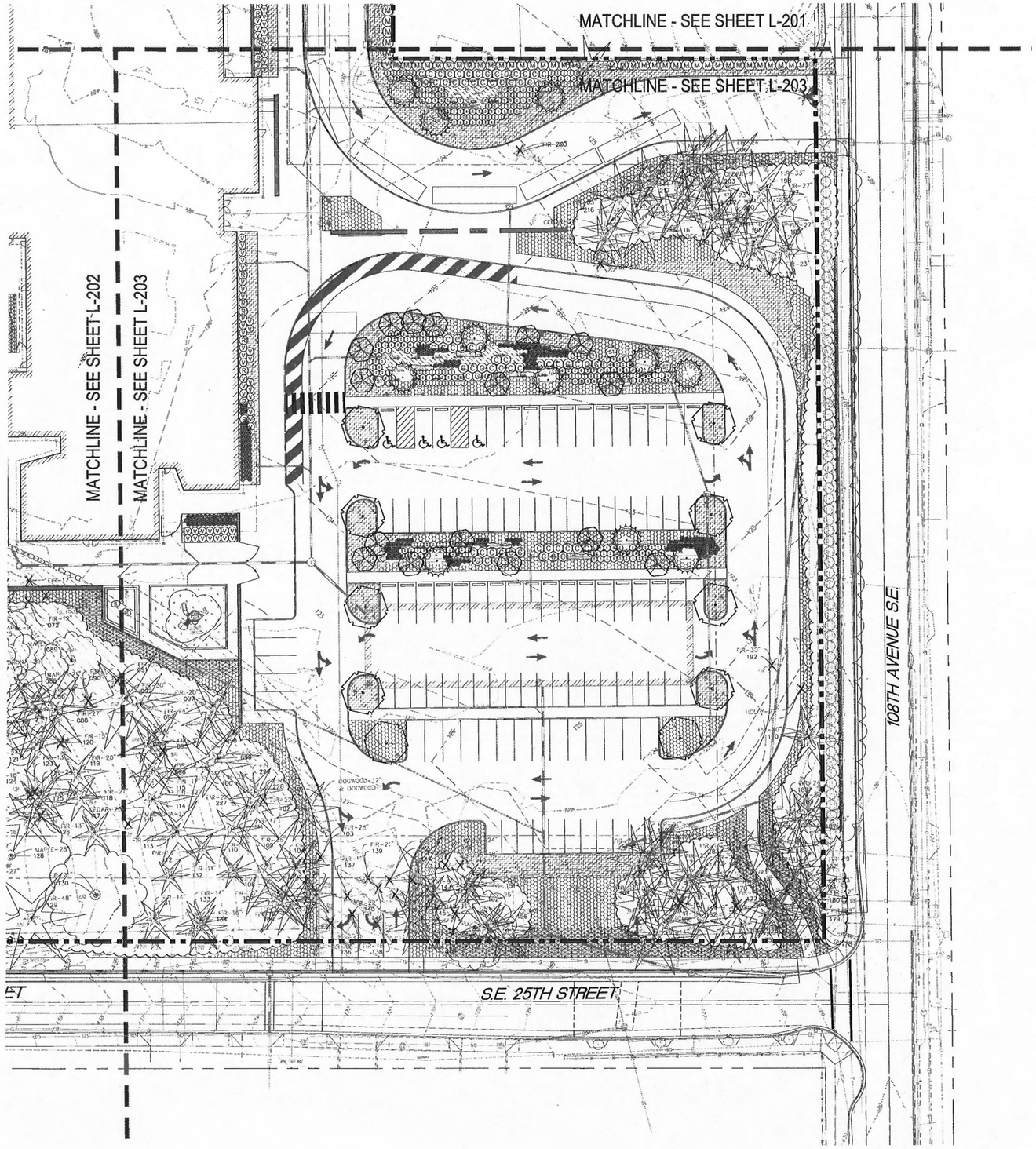
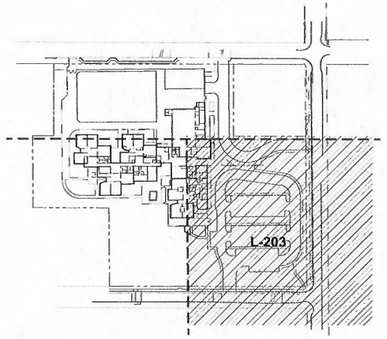
Revisions

#	Date	Description

PLANTING PLAN ENLARGEMENT

L-202





KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/26/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

Revisions

#	Date	Description

PLANTING PLAN ENLARGEMENT

L-203

SCALE: 1"=30'-0"

0' 15' 30' 60' 120'

PRELIMINARY TREE PRESERVATION CALCULATIONS

SIGNIFICANT TREE #	TREE SPECIES	DIAMETER INCHES (DBH)	PROPOSED ACTION	INCHES SAVED	INCHES REMOVED
1	CN/Pap	24.0	SAVE		
2	DF/Pm	38.6	SAVE		
3	MFCh/Ps 'MF'	20.1	SAVE		
4	DF/Pm	12.2	SAVE		
5	ABP/Pn	13.7 & 12.4	SAVE		
6	TT/Lt	17.0	SAVE		
7	DF/Pm	23.3	SAVE		
8	SM/Ms	17.7	SAVE		
9	DF/Pm	35.8	SAVE		
10	DF/Pm	12.4	SAVE		
11	RA/Ar	19.7	SAVE		
12	DF/Pm	14.2	SAVE		
13	DF/Pm	8.2	SAVE		
14	DF/Pm	28.9	SAVE		
15	RA/Ar	10.2	SAVE		
16	DF/Pm	19.3	SAVE		
17	DF/Pm	31.9	SAVE		
18	DF/Pm	21.5	SAVE		
19	DF/Pm	19.4	SAVE		
20	DF/Pm	27.9	SAVE		
21	DF/Pm	28.1	SAVE		
22	DF/Pm	42.1	SAVE		
23	BLM/Am	31.4	SAVE		
24	DF/Pm	17.6	SAVE		
25	DF/Pm	17.6	SAVE		
26	DF/Pm	11.6	SAVE		
27	DF/Pm	14.8	SAVE		
28	DF/Pm	13.7	SAVE		
29	DF/Pm	18.9	SAVE		
30	DF/Pm	9.9	SAVE		
31	DF/Pm	35.8	SAVE		
32	DF/Pm	10.4	SAVE		
33	DF/Pm	14.4	SAVE		
34	BLM/Am	21.7	SAVE		
35	DF/Pm	25.1	SAVE		
36	DF/Pm	12.6	SAVE		
37	DF/Pm	34.2	SAVE		
38	PM/Am	16.3, 15.2 & 20.6	SAVE		
39	DF/Pm	30.6	SAVE		
40	DF/Pm	8.8	SAVE		
41	DF/Pm	18.5	SAVE		
42	PM/Am	16.6 with ivy	SAVE		
43	PM/Am	27.7	SAVE		
44	BLM/Am	31.7	SAVE		
45	DF/Pm	9.5	SAVE		
46	DF/Pm	23.2	SAVE		
47	DF/Pm	32.0	SAVE		
48	DF/Pm	13.8	SAVE		
49	DF/Pm	10.2	SAVE		
50	DF/Pm	8.6 with ivy	SAVE		
51	DF/Pm	38.8 with ivy	SAVE		
52	DF/Pm	24.2 with ivy	SAVE		
53	DF/Pm	29.4 with ivy	SAVE		
54	BLM/Am	14.2	SAVE		
55	DF/Pm	10.2	SAVE		
56	BCw/Pt	27.4 with ivy	SAVE		
57	PM/Am	12.4	SAVE		
58	PM/Am	15.6	SAVE		
59	DF/Pm	8.2	SAVE		
60	PM/Am	12.3	SAVE		
61	DF/Pm	22.3	SAVE		
62	DF/Pm	14.5	SAVE		
63	DF/Pm	17.7	SAVE		
64	DF/Pm	8.2	SAVE		
65	BLM/Am	11.9	SAVE		
66	DF/Pm	28.8	SAVE		
67	DF/Pm	12.4	SAVE		
68	DF/Pm	11.6	SAVE		
69	DF/Pm	10.6	SAVE		
70	DF/Pm	8.2	SAVE		
71	DF/Pm	13.8	SAVE		
72	DF/Pm	11.8	SAVE		
73	DF/Pm	18.9	SAVE		
74	DF/Pm	11.6	SAVE		
75	BLM/Am	8.3	SAVE		
76	BLM/Am	12.9	SAVE		
77	PM/Am	20.1	SAVE		
78	PM/Am	8.8	SAVE		
79	PM/Am	9.1 & 9.6	SAVE		
80	DF/Pm	24.5	SAVE		
81	BLM/Am	11.6 with ivy	SAVE		
82	DF/Pm	19.9 with ivy	SAVE		
83	BLM/Am	23.7	SAVE		
84	DF/Pm	24.0	SAVE		
85	BLM/Am	20.8	SAVE		
86	DF/Pm	14.8	SAVE		
87	DF/Pm	27.6	SAVE		
88	DF/Pm	26.8	SAVE		
89	BLM/Am	11.8	SAVE		
90	DF/Pm	11.7	SAVE		
91	DF/Pm	10.7	SAVE		
92	DF/Pm	29.8	SAVE		
93	DF/Pm	24.2	SAVE		
94	DF/Pm	11.5	SAVE		
95	DF/Pm	30.1	SAVE		
96	DF/Pm	12.1	SAVE		
97	DF/Pm	26.1	SAVE		
98	DF/Pm	17.0	SAVE		
99	DF/Pm	35.3	SAVE		
100	DF/Pm	34.8	SAVE		
101	PDw/Cn	11.7 & 7.3	SAVE		
102	DF/Pm	22.1	SAVE		
103	DF/Pm	29.2	SAVE		
104	DF/Pm	18.8	SAVE		
105	DF/Pm	12.6	SAVE		
106	DF/Pm	15.1	SAVE		
107	DF/Pm	18.1	SAVE		
108	DF/Pm	23.6	SAVE		
109	DF/Pm	35.2	SAVE		
110	DF/Pm	11.1	SAVE		
111	DF/Pm	18.8	SAVE		
112	DF/Pm	12.9	SAVE		
113	DF/Pm	28.7	SAVE		
114	DF/Pm	32.0	SAVE		
115	DF/Pm	17.0	SAVE		
116	PM/Am	13.0	SAVE		
117	WRC/Tp	22.8	SAVE		
118	DF/Pm	21.4	SAVE		
119	DF/Pm	23.2	SAVE		
120	DF/Pm	14.7	SAVE		
121	DF/Pm	24.4	SAVE		
122	DF/Pm	24.2	SAVE		
123	DF/Pm	13.3	SAVE		
124	DF/Pm	9.6	SAVE		
125	DF/Pm	23.2	SAVE		
126	DF/Pm	13.2	SAVE		
127	DF/Pm	25.3	SAVE		
128	DF/Pm	27.5	SAVE		
129	DF/Pm	47.7 with ivy	SAVE		
130	BLM/Am	20.6 with ivy	SAVE		
131	DF/Pm	13.6	SAVE		
132	DF/Pm	11.3	SAVE		
133	DF/Pm	14.3	SAVE		
134	DF/Pm	16.1	SAVE		
135	DF/Pm	14.9	SAVE		
136	DF/Pm	18.1	SAVE		
137	DF/Pm	11.1	SAVE		
138	DF/Pm	17.7	SAVE		
139	DF/Pm	20.8	SAVE		
140	DF/Pm	21.8	SAVE		
141	DF/Pm	8.6	SAVE		
142	DF/Pm	15.7	SAVE		
143	DF/Pm	9.1	SAVE		
144	DF/Pm	27.0	SAVE		
145	WRC/Tp	11.1	SAVE		
146	DF/Pm	15.0	SAVE		
147	DF/Pm	13.9	SAVE		
148	BLM/Am	23.8	SAVE		
149	DF/Pm	18.3	SAVE		
150	DF/Pm	16.5	SAVE		
151	DF/Pm	12.0	SAVE		
152	DF/Pm	24.9	SAVE		
153	DF/Pm	9.9	SAVE		
154	BLM/Am	20.1	SAVE		
155	DF/Pm	18.7	SAVE		
156	WRC/Tp	11.4	SAVE		
157	DF/Pm	15.4	SAVE		
158	DF/Pm	30.3	SAVE		
159	DF/Pm	21.0	SAVE		
160	DF/Pm	13.8	SAVE		
161	DF/Pm	12.4	SAVE		
162	DF/Pm	9.1	SAVE		
163	DF/Pm	27.3	SAVE		
164	DF/Pm	17.4	SAVE		
165	DF/Pm	31.6	SAVE		
166	DF/Pm	18.4	SAVE		
167	DF/Pm	14.0	SAVE		
168	DF/Pm	30.3	SAVE		
169	DF/Pm	25.5	SAVE		
170	DF/Pm	8.1	SAVE		
171	DF/Pm	33.6	SAVE		
172	DF/Pm	14.6	SAVE		
173	DF/Pm	20.7	SAVE		
174	DF/Pm	18.2	SAVE		
175	DF/Pm	22.3	SAVE		
176	DF/Pm	18.3	SAVE		
177	DF/Pm	12.0	SAVE		
178	DF/Pm	41.3	SAVE		
179	DF/Pm	29.2	SAVE		
180	DF/Pm	11.5	SAVE		
181	DF/Pm	23.3	SAVE		
182	DF/Pm	28.9	SAVE		
183	DF/Pm	13.7	SAVE		
184	DF/Pm	24.8	SAVE		
185	DF/Pm	18.5	SAVE		
186	DF/Pm	22.4	SAVE		
187	DF/Pm	14.8	SAVE		
188	DF/Pm	23.8	SAVE		
189	DF/Pm	30.2	SAVE		
190	DF/Pm	28.6	SAVE		
191	DF/Pm	21.8	SAVE		
192	DF/Pm	30.8	SAVE		
193	DF/Pm	27.3	SAVE		
194	DF/Pm	21.8	SAVE		
195	DF/Pm	23.6	SAVE		
196	WRC/Tp	17.9	SAVE		
197	DF/Pm	26.5	SAVE		
198	DF/Pm	32.9	SAVE		
199	WH/Th	18.8	SAVE		
200	WH/Th	15.3	SAVE		
201	DF/Pm	25.4	SAVE		
202	DF/Pm	23.3	SAVE		
203	WRC/Tp	9.4	SAVE		
204	DF/Pm	19.0	SAVE		
205	DF/Pm	27.0	SAVE		
206	DF/Pm	24.4	SAVE		
207	DF/Pm	30.8	SAVE		
208	WRC/Tp	18.0	SAVE		
209	DF/Pm	15.9	SAVE		
210	WRC/Tp	9.3	SAVE		
211	DF/Pm	31.2	SAVE		
212	DF/Pm	36.7	SAVE		
213	DF/Pm	14.4	SAVE		
214	WRC/Tp	28.2	SAVE		
215	DF/Pm	25.4	SAVE		
216	DF/Pm	32.9	SAVE		
217	DF/Pm	10.5	SAVE		
218	DF/Pm	29.4	SAVE		
219	DF/Pm	18.6	SAVE		
220	DF/Pm	38.1	SAVE		
221	SG/Ls	10.4 & 8.9	SAVE		
222	GAsh/Fp	8.2	SAVE		
223	DF/Pm	21.2	SAVE		
224	DF/Pm	9.7	SAVE		
225	DF/Pm	8.9	SAVE		
226	DF/Pm	17.9	SAVE		
227	DF/Pm	22.1	SAVE		
228	DF/Pm	14.8	SAVE		
		4174.1		0.0	0.0

Total diameter inches required to be saved: 20% of 4174.1 = 836.115

Total diameter inches proposed to be saved: 57% of 4174.1 = 2379.2

Trees
are not considered to be significant trees and were recommended for removal for safety based on t

Trees
are not considered to be significant trees due to size or poor health based on the Arborist's Report.

Species Abbreviations:

ABP/Pn	Austrian Black Pine, *Pinus nigra*
BCw/P	Black Cottonwood, *Populus trichocarpa*
BLM/Am	Big Leaf Maple, *Acer macrophyllum*
Ch/Pap	Cherry, *Prunus sp.*
DF/Pm	Douglas Fir, *Pseudotsuga menziesii*
EH/Ia	English Holly, *Ilex aquifolium*
GAsh/Fp	Green Ash, *Fraxinus pennsylvanica*
MFCh/Ps 'MF'	Mount Fuji Flowering Cherry, *Prunus serrulata* 'Mount Fuji'
PDw/Cn	Pacific Dogwood, *Cornus nuttallii*
PM/Am	Pacific Madrone, *Arbutus menziesii*
RA/Ar	Red Alder, *Alnus rubra*
SG/Ls	Sweetgum, *Liquidambar styraciflua*
SM/Ms	Star Magnolia, *Magnolia stellata*
TT/Lt	Tulip Tree, *Liriodendron tulipifera*
WH/Th	Western Hemlock, *Tsuga heterophylla*
WRC/Tp	Western Red Cedar, *Thuja plicata*

NON SIGNIFICANT TREES - REMOVE FOR SAFETY

NON SIGNIFICANT TREES

KEY MAP

integrus ARCHITECTURE
10 SOUTH CEDAR, SPOKANE, WA 99204
TELEPHONE: (509)838-8681 FAX: (509)838-2194

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS PAUL HAGAN CERTIFICATE NO. 753

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST SEATTLE WA 98112
206-322-1732 WWW.WDGINC.COM

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

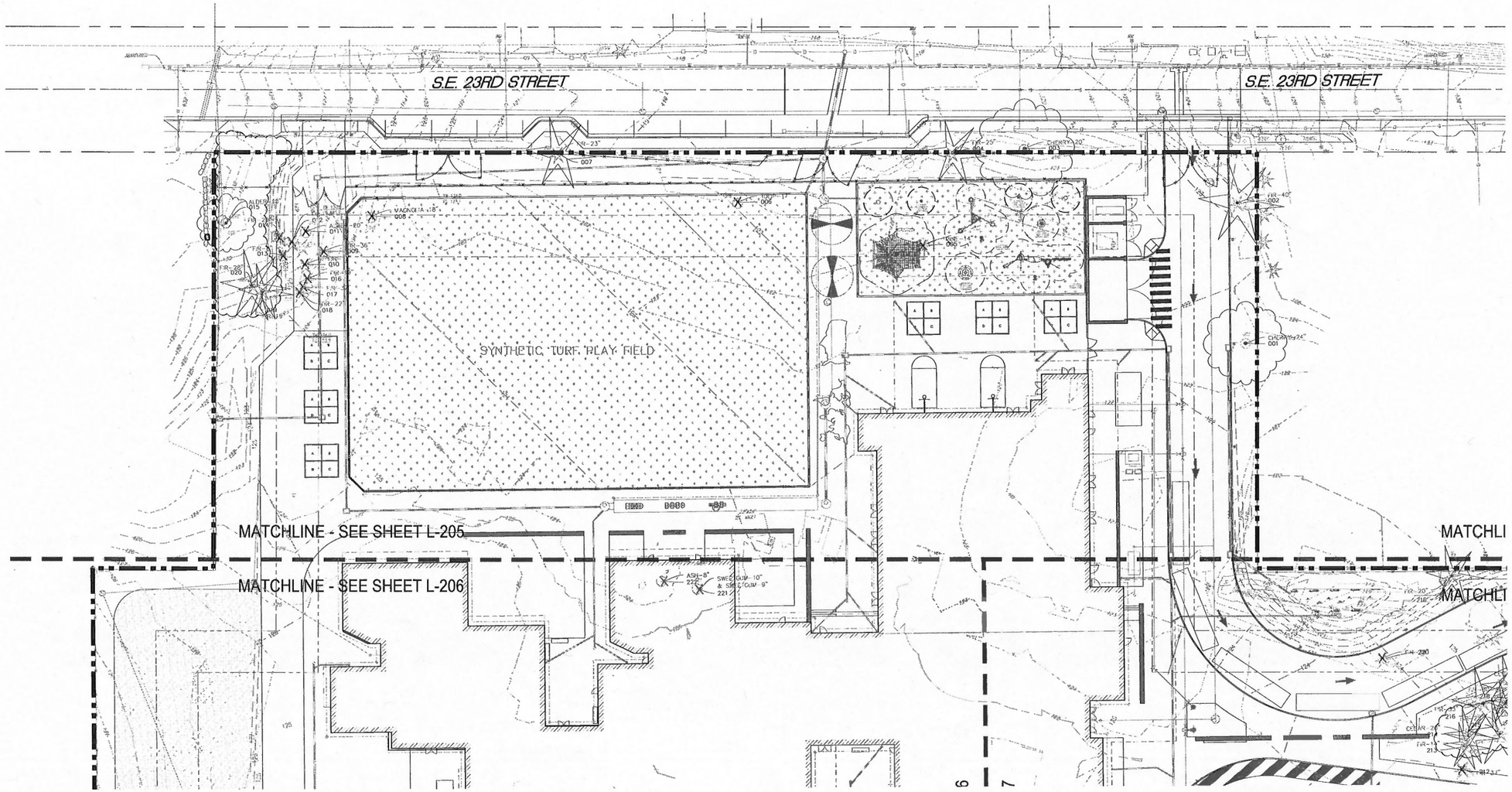
Revisions

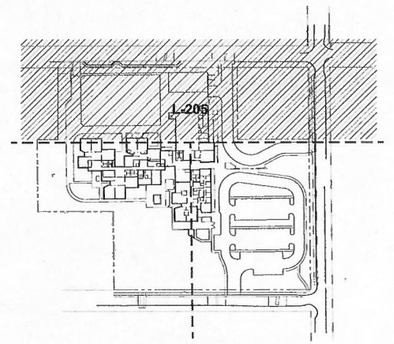
#	Date	Description

TREE PRESERVATION PLAN

L-204

65% BELLEVUE / DESIGN DEVELOPMENT





KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
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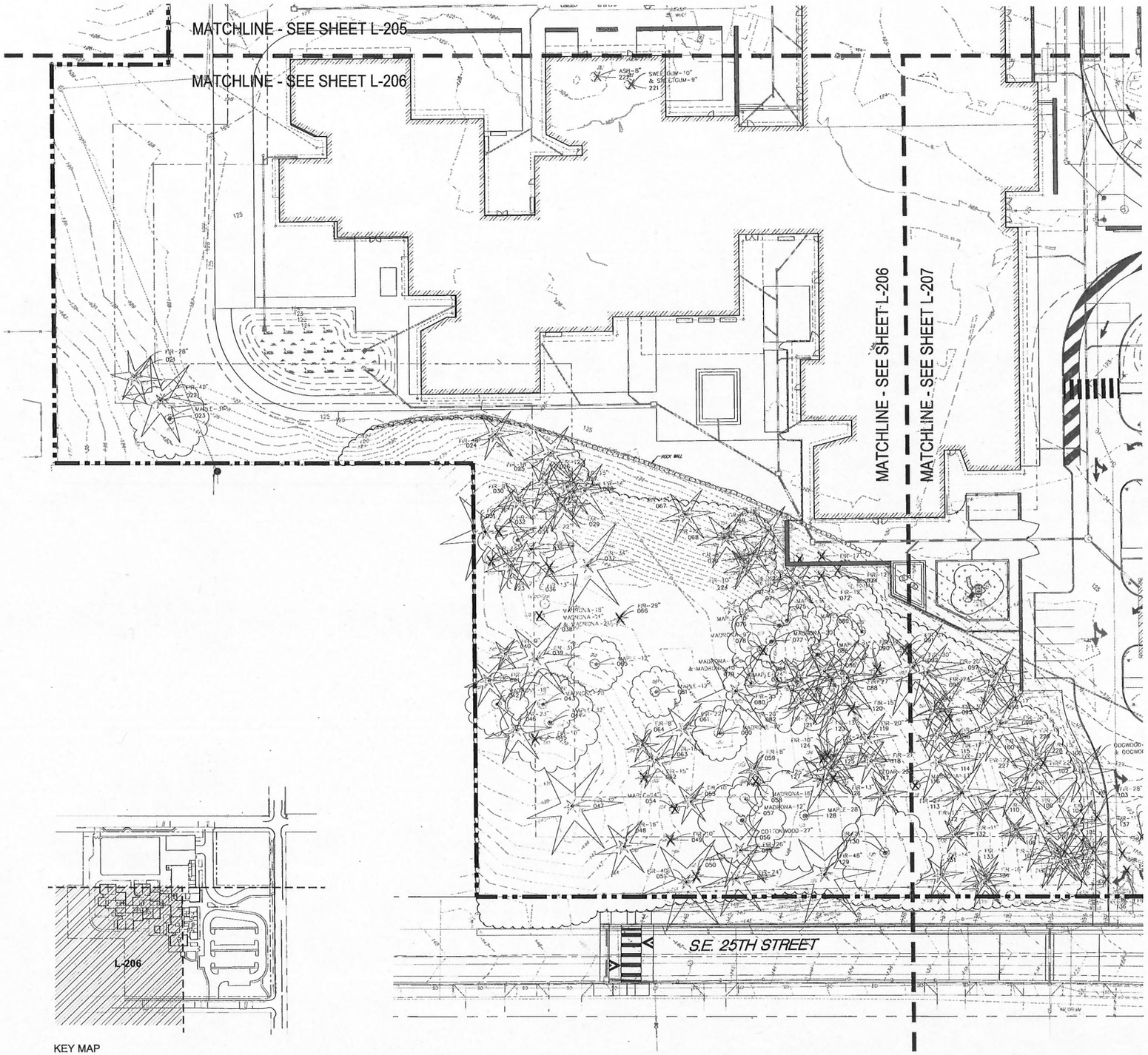
Revisions

#	Date	Description

TREE PRESERVATION PLAN ENLARGEMENT

L-205



KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

Revisions

#	Date	Description

TREE PRESERVATION PLAN ENLARGEMENT

L-206

KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

STATE OF WASHINGTON

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

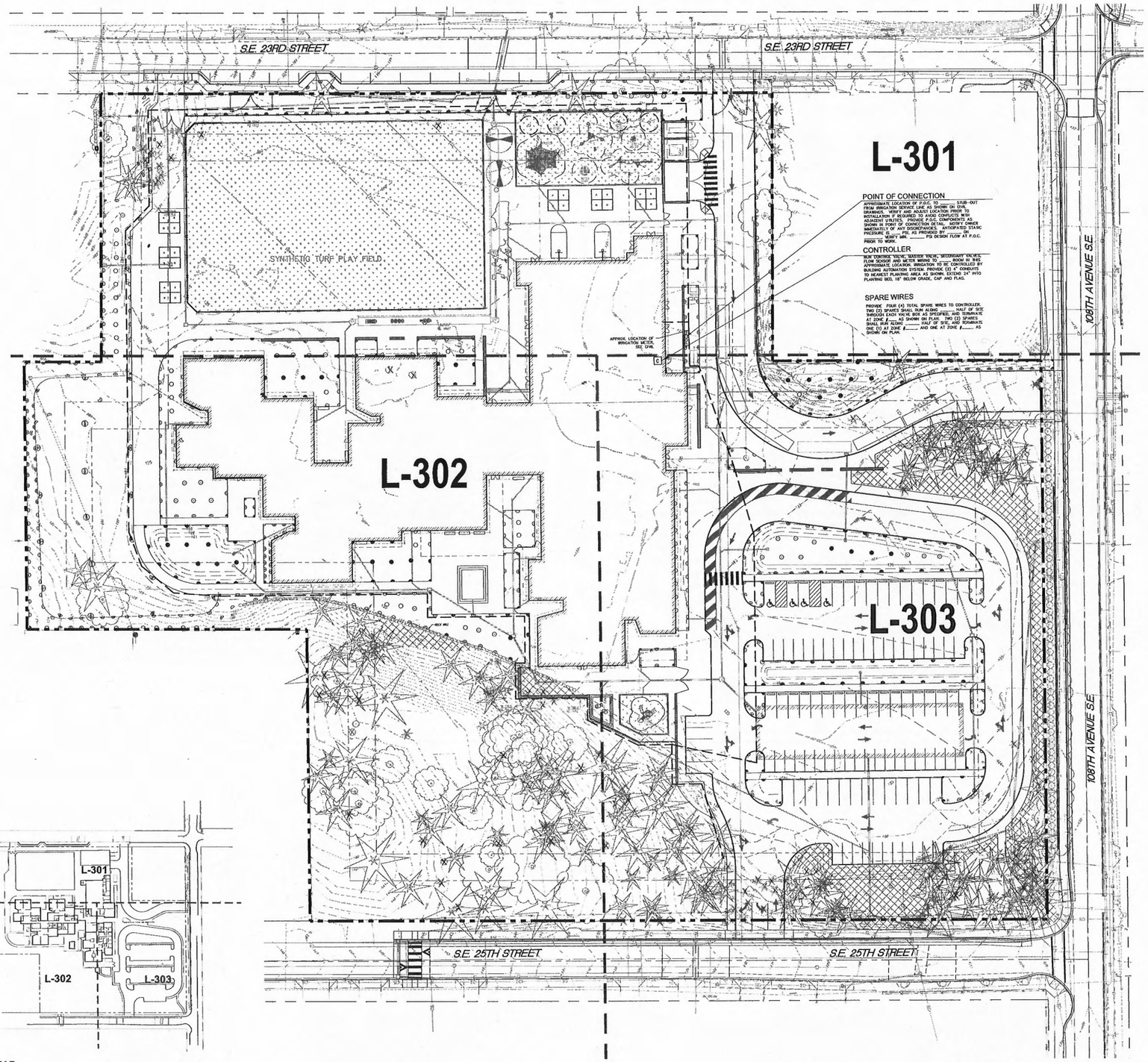
Date:	10/28/2014
Job No.:	21418.00
Drawn By:	GH/YL
Checked by:	NH

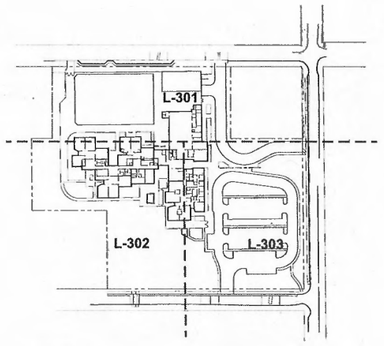
Revisions

#	Date	Description

TREE PRESERVATION PLAN ENLARGEMENT

L-207





KEY MAP

SCALE: 1"=30'-0"

0' 15' 30' 60' 120'

IRRIGATION NOTES:

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
2. LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS. SLEEVES ARE REQUIRED WHENEVER LATERAL OR MAIN IRRIGATION LINES CROSS PAVED SURFACES.
3. VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
4. SEE CIVIL PLANS FOR LOCATION OF IRRIGATION STUB-OUT FROM EXISTING _____ METER.
5. ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- XXX PSI. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
7. LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
   0-6.9 GPM = 3/4" PIPE
   7-13.9 GPM = 1" PIPE
   14-23.9 GPM = 1-1/4" PIPE
   24-33.9 GPM = 1-1/2" PIPE
   34-56 GPM = 2" PIPE
8. WHERE IRRIGATION PIPING IS SHOWN ADJACENT OR UNDER EXISTING TREES, MAKE MINOR ROUTE ADJUSTMENTS TO AVOID TRENCHING THROUGH LARGE TREE ROOTS. REFER TO SPECIFICATION SECTION 02810 FOR FURTHER INSTRUCTIONS.
9. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
10. IRRIGATION SYSTEMS WILL BE DESIGNED TO COMPLY WITH CITY OF BELLEVUE WATER CODE INCLUDING IRRIGATION WATER BUDGETING AND TOTAL ESTIMATED WATER USE CALCULATIONS.

BAS SYSTEM NOTES:

1. THE INTERFACE SHALL HAVE SIX SEPARATE PROGRAMS CAPABLE OF SEPARATE START TIMES. EACH PROGRAM SHALL HOLD UP TO 500 ZONES. EACH PROGRAM SHALL BE SEPARATELY ENABLED/DISABLED.
2. ZONES SHALL BE PROGRAMMABLE WITH SEQUENTIAL RUN TIMES IN THE PRE-DEFINED ZONE SEQUENCE FOR EACH PROGRAM. TYPICAL PROGRAMMING EXAMPLE: THE CONTRACTOR SHALL COMBINE ZONES INTO PROGRAM GROUPS AS DIRECTED BY THE OWNER. THESE SHALL BE ARRANGED IN THE DESIRED WATERING SEQUENCE. THE USER THEN SELECTS A RUN TIME FOR EACH ZONE. FINALLY, THE USER SELECTS A START TIME FOR THAT PROGRAM. THE NORMAL SEQUENCE OF OPERATIONS WOULD BE FOR THE FIRST ZONE TO START AT THE SET TIME, WATER FOR ITS PRESET RUN TIME, THEN SEQUENCE TO THE NEXT ZONE AND SO ON.
3. THE GRAPHICAL USER INTERFACE FOR THE IRRIGATION SYSTEM SHALL CONSIST OF 2 TYPES OF SCREENS. SCREEN TYPE 1 SHALL CONSIST OF A SINGLE SCREEN FOR EACH OF THE THREE PROGRAM GROUPS. ON THIS SCREEN SHALL BE THE START TIME FOR THIS PROGRAM GROUP, A LIST OF ALL ZONES IN THIS GROUP LISTED IN SEQUENCE, AND OVERRIDE METHOD TO TURN EACH ZONE ON AND OFF INDIVIDUALLY, AND A RUN TIME INDICATOR FOR EACH ZONE. INCLUDE LOCATION OF PRIMARY AND SECONDARY MASTER VALVES, SHUT OFF SEQUENCING FOR PRIMARY AND SECONDARY MASTER VALVES AND ALARM NOTIFICATIONS WHEN FLOW IS DETECTED OUTSIDE OF SCHEDULED RUN TIMES.
4. SCREEN TYPE 2 SHALL CONSIST OF A MAP OF THE GROUNDS IDENTIFYING EACH ZONE AND AN APPROXIMATION OF COVERAGE. THE MAP SHALL DISPLAY THE PROGRAMMED RUN TIME AND SEQUENCE NUMBER FOR PROGRAM #1 (THE MAIN PROGRAM) ON EACH ZONE. EACH ZONE SHALL ALSO HAVE A METHOD FOR OVERRIDING TO TURN THE ZONE ON AND OFF INDIVIDUALLY. IN ORDER TO PROVIDE ADEQUATE SPACE, THE MAP MAY BE SPREAD OUT OVER MORE THAN ONE SCREEN.
5. BOTH SCREEN TYPES SHALL HAVE INDICATORS DISPLAYING WHICH PROGRAM IS CURRENTLY ACTIVE AND WHICH ZONES ARE ON.
6. THE PROGRAM SHALL ALLOW FOR A USER PROVIDED DRY CONTACT INPUT TO ENABLE AND DISABLE THE ENTIRE IRRIGATION SYSTEM.
7. THE SYSTEM SHALL UTILIZE A RAIN SENSOR TO "LOCK OUT" OR PREVENT THE IRRIGATION SYSTEM FROM OPERATING WHEN IT IS RAINING. WHEN THE SENSOR DETECTS A NO RAIN CONDITION THE IRRIGATION PROGRAM SHALL RETURN TO NORMAL OPERATION. THE COMPUTER TERMINAL DISPLAY SHALL ALLOW FOR OVERRIDE OF RAIN SENSOR "LOCK OUT" FEATURE.
8. THE SECTION 02810 INSTALLER SHALL PROVIDE AN IRRIGATION CONTROL PANEL TO INTERFACE WITH THE IRRIGATION SYSTEM ZONE SOLENOID VALVES. THE CONTROL PANEL SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING DEVICES AND FEATURES:
   A. A SOLENOID CONTROL RELAY FOR EACH IRRIGATION ZONE SOLENOID VALVE, (36) VALVES TOTAL. RELAYS SHALL BE "ICE CUBE" OR "RIB" TYPE, NOT INTEGRAL TO THE EMS CONTROLLER.
   B. A HAND/OFF/AUTO SWITCH FOR EACH RELAY TO ALLOW FOR MANUAL OVERRIDE OF EACH SOLENOID VALVE.
   C. H-O-A SWITCHES SHALL BE LOCATED WITHIN THE CONTROL PANEL ENCLOSURE.
   D. CONTROL PANEL SHALL HAVE A HINGED LOCKING FRONT PANEL.
   E. THE CONTROL PANEL FRONT SHALL BE LABELED AND EACH RELAY AND EACH H-O-A SWITCH SHALL BE LABELED INDICATING ZONE SERVED.
   F. 24 VOLT FUSED TRANSFORMER(S) TO POWER ALL RELAYS AND SOLENOID VALVES.
   G. A SINGLE POWER DISCONNECT SWITCH SHALL BE LOCATED INSIDE THE CONTROL PANEL ENCLOSURE. THE SWITCH SHALL CONTROL POWER TO THE TRANSFORMER(S), CONTROLLER AND SOLENOID VALVES. PLACING THIS SWITCH IN THE "OFF" POSITION SHALL DISABLE THE ENTIRE IRRIGATION CONTROL SYSTEM.
9. WIRING BETWEEN THE SOLENOID VALVES AND THE CONTROL PANEL SHALL BE THE RESPONSIBILITY OF SECTION 02810. THE SECTION 02810 INSTALLER SHALL LABEL ALL WIRE ENDS AT THE IRRIGATION CONTROL PANEL. THE SECTION 15900 INSTALLER SHALL CONNECT/TERMINATE ALL SOLENOID WIRING TO THE CONTROL RELAYS.
10. BOTH THE SECTION 02810 INSTALLERS AND THE SECTION 15900 INSTALLER SHALL PERFORM STARTUP AND TESTING OF THE IRRIGATION SYSTEM TO ENSURE FULL SYSTEM OPERATION.
11. REFER TO MECHANICAL DRAWING M-1012 FOR ADDITIONAL INFORMATION.

integrus ARCHITECTURE
WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
STATE OF WASHINGTON
JOHN E. WEISMAN
CERTIFICATE NUMBER

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21418.00
Drawn By:	GH/YL
Checked by:	NH

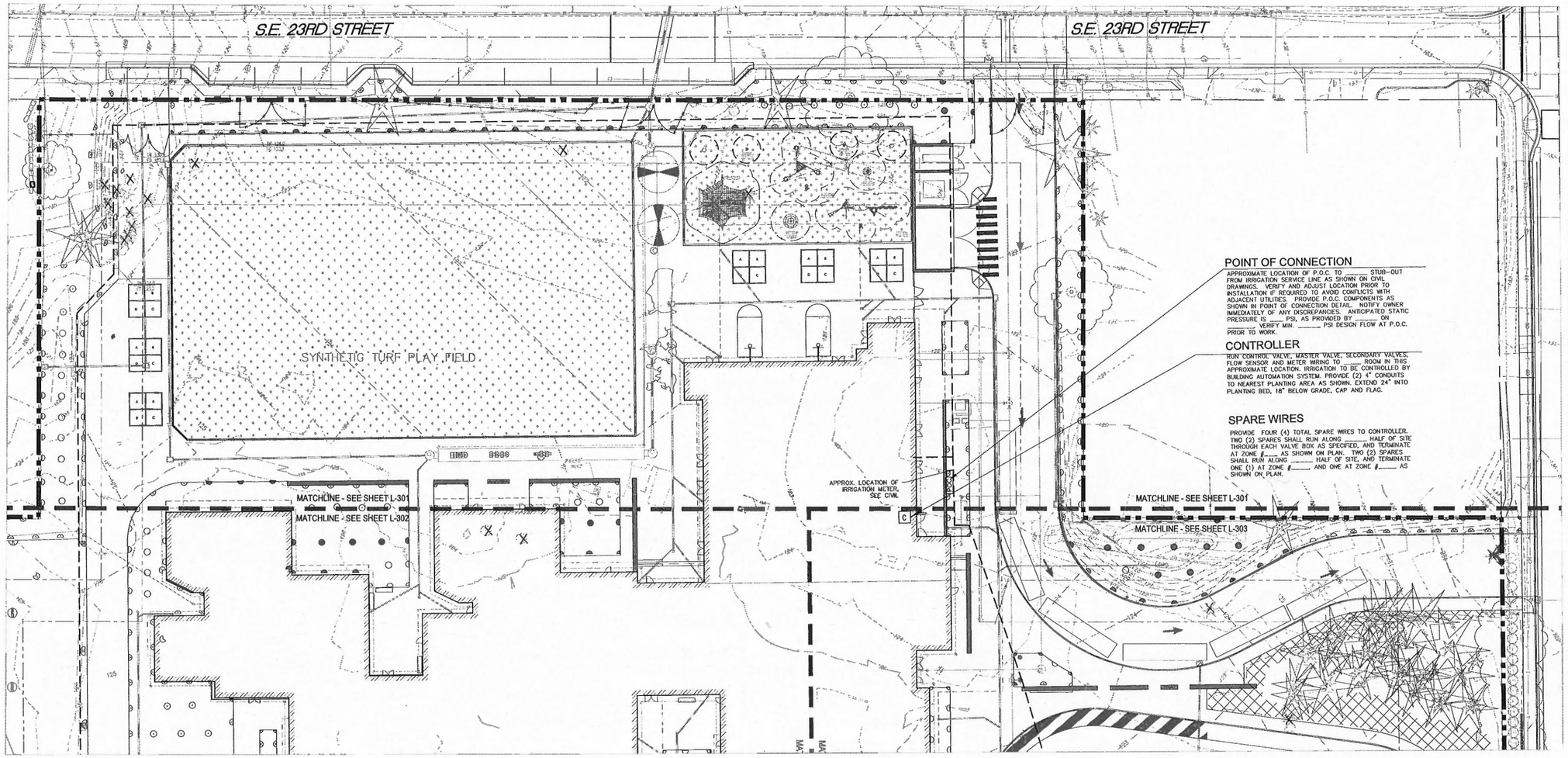
Revisions

#	Date	Description

IRRIGATION PLAN

L-300

65% BELLEVUE / DESIGN DEVELOPMENT



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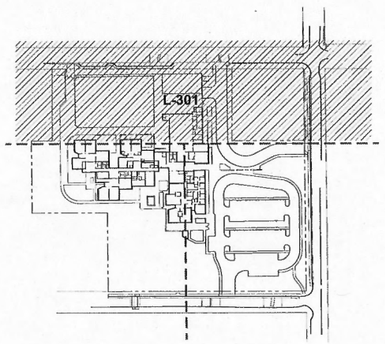

KEY MAP

integrus ARCHITECTURE
WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE

STATE OF WASHINGTON
JAMES A. SANDIFER
CERTIFICATE NUMBER

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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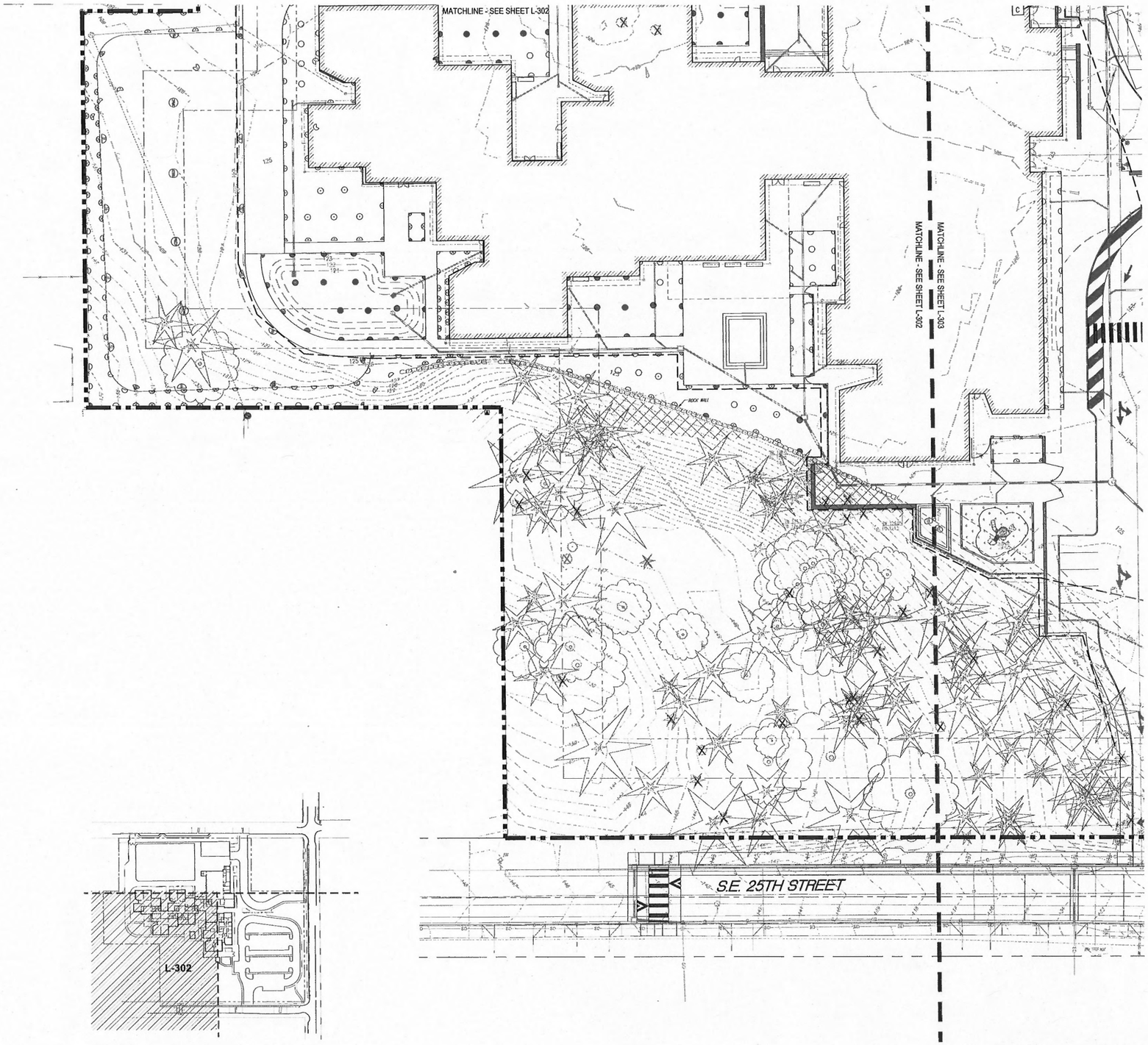
Revisions

#	Date	Description

IRRIGATION PLAN ENLARGEMENT

L-301

65% BELLEVUE / DESIGN DEVELOPMENT



KEY MAP

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE | LAND USE PLANNING | URBAN DESIGN

STATE OF WASHINGTON — REGISTERED LANDSCAPE ARCHITECT — CHRISTOPHER M. WEISMAN — CERTIFICATE NO. 1461

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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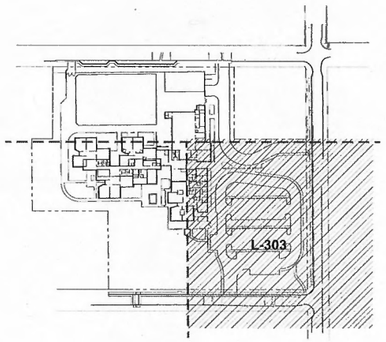
IRRIGATION PLAN ENLARGEMENT

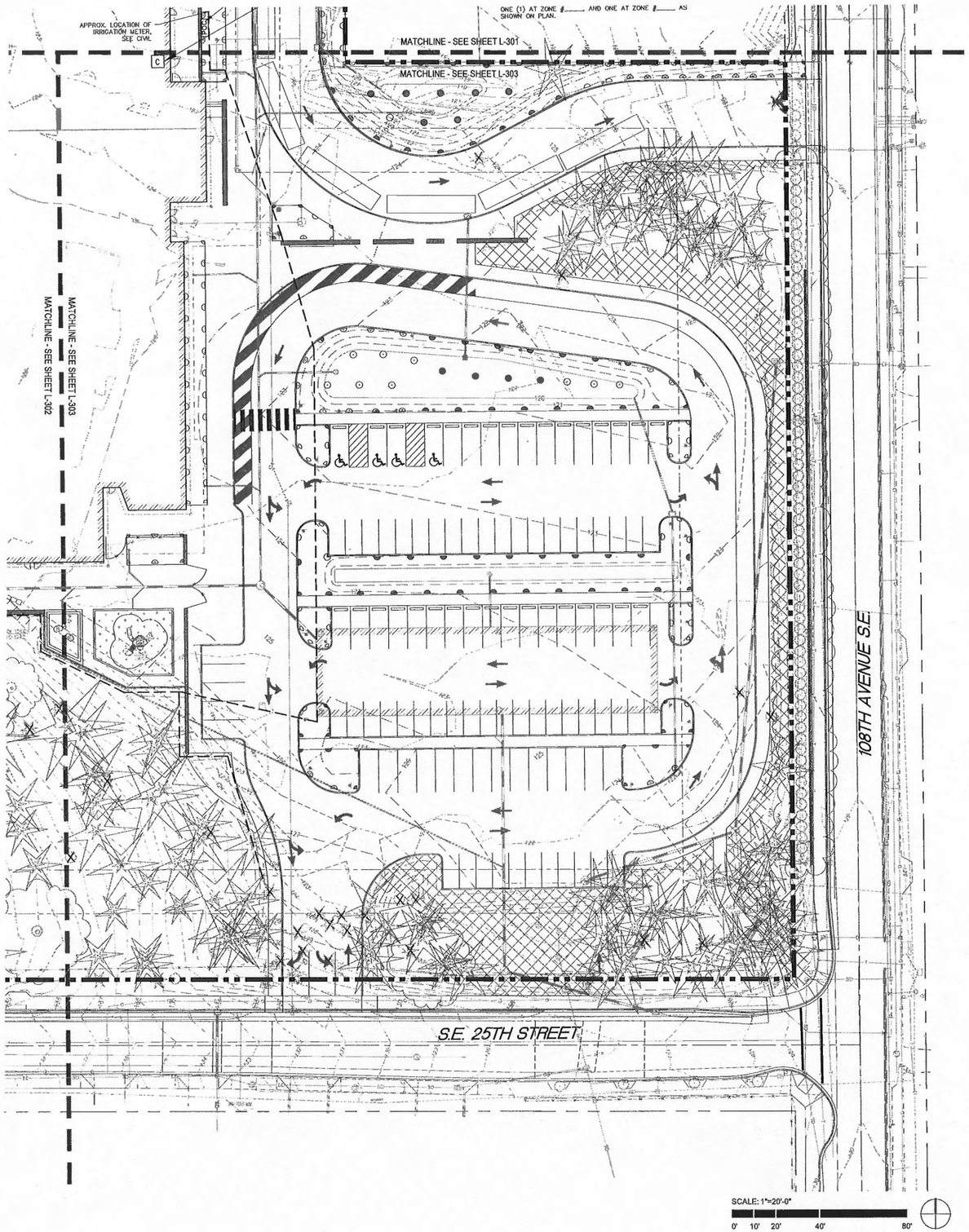
L-302

IRRIGATION SCHEDULE

SYMBOL	ITEM	MANUFACTURER / DESCRIPTION	NOTES
	ROTOR	RAINBIRD 5000-MPR SERIES 5000-MPR-35 +/- 35' RADIUS - 1.92 GPM AT 45 PSI +/- 35' RADIUS - 3.81 GPM AT 45 PSI +/- 35' RADIUS - 7.58 GPM AT 45 PSI	45 PSI ADJUST RADIUS AS REQUIRED; INSTALL PER DETAIL 6 SHEET L-304
F,TQ,TT,210,H,150,T,Q,60	POP-UP SPRAY HEAD	TORO O-T-15-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-304. SEE SHEET L-304. USE TORO O-T-15-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
F,TQ,TT,210,H,150,T,Q,60	POP-UP SPRAY HEAD	TORO O-T-12-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-304. SEE SHEET L-304. USE TORO O-T-12-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
F,TQ,TT,210,H,150,T,Q,60	POP-UP SPRAY HEAD	TORO O-T-10-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L304. SEE SHEET L307. USE TORO O-T-10-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
F,TQ,TT,210,H,150,T,Q,60	POP-UP SPRAY HEAD	TORO O-T-8-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-304. SEE SHEET L-304. USE TORO O-T-8-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
F,TQ,TT,210,H,150,T,Q,60	POP-UP SPRAY HEAD	TORO O-T-5-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-304. SEE SHEET L-304. USE TORO O-T-5-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
30-SST, 15-LCS, 15-RCS	POP-UP SPRAY HEAD	TORO O-T-(z)-(x)-570Z-6P-PR (z)=15 or 30 (x)=SST, RCS or LCS AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-304. SEE SHEET L-304. USE TORO O-T-(z)-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE
	ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR	RAINBIRD 100-PEB-PRS-D (1") RAINBIRD 150-PEB-PRS-D (1-1/2") AND 200-PEB-PRS-D (2")	PLASTIC CONTROL VALVE WITH PRS-DIAL. INSTALL PER DETAIL 4, SHEET L-304. ALL VALVES SHOWN IN LAWN AREAS MUST BE INSTALLED WITHIN CONCRETE VALVE BOXES.
	SECONDARY MASTER VALVE	SUPERIOR 3100 SERIES (3")	NORMALLY OPEN REMOTE CONTROL VALVE. INSTALL SIM. TO DETAIL 8, SHEET L-304
Q	QUICK COUPLER WITH TURF COVERED VALVE BOX	SH-2 SWIVEL HOSE ELL RAINBIRD #SRC 55K-1 KEY WITH TURFCOOL TC-3700-QVC PLUS QUICK CONNECT VALVE BOX	INSTALL IN BOX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 9, SHEET L-304
C	CONTROLLER	PER BAS	IRRIGATION SYSTEM WILL BE CONTROLLED BY THE BUILDING AUTOMATION SYSTEM (BAS). REFER TO IRRIGATION AND MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
POC	DOUBLE CHECK VALVE ASSEMBLY	FEBCO 850Y (2")	BRONZE DOUBLE CHECK VALVE ASSEMBLY. INSTALL PER DETAIL 8, SHEET L-304.
	SHUT-OFF / ISOLATION VALVE	AQUA OR APPROVED EQUAL (2")	200 PSI THREADED ENDS. INSTALL WHERE SHOWN ON PLAN AND AT P.O.C. PER DETAIL 5, SHEET L-304.
	STRAINER	WILKINS S SERIES (2")	BRASS STRAINER WITH 20 MESH SCREEN. INSTALL PER DETAIL 8, SHEET L-304.
	QUICK COUPLER	SH-2 SWIVEL HOSE ELL RAINBIRD #SRC 55K-1 KEY	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. INSTALL PER DETAIL 1, SHEET L-304. PROVIDE (2) KEYS AND (2) ELLS.
M	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN PER DETAIL 7, SHEET L-304.
F	FLOW SENSOR	IRRITROL FS-B200 (2")	BRONZE FLOW SENSOR. INSTALL IN SEPERATE VALVE BOX AND CONNECT TO CONTROLLER PER MANUFACTURER'S RECCOMENDATIONS. SEE DETAIL 3, SHEET L-304.
	MASTER VALVE	SUPERIOR 3000 SERIES (2")	NORMALLY CLOSED MASTER VALVE. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-304.
	BACKFLOW PREVENTION VAULT	UTILITY VAULT NO. 25-TA WITH # 25-BT BASE AND # 25P COVER	PRECAST CONCRETE UTILITY VAULT, INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-304.
POINT OF CONNECTION			
	MAINLINE	PVC-SCHEDULE 40	3" MINIMUM UNLESS NOTED ON PLAN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L-304.
	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4". SEE TRENCHING SECTION ON DETAIL 2, SHEET L-304.
	SLEEVES	PVC-SCHEDULE 40	6" MINIMUM SIZE UNLESS OTHERWISE NOTED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L-304.
XXXXXX (1-1/2) (33.2)	VALVE NUMBER VALVE SIZE GPM	SEE ZONE SUMMARY	
	TEMPORARY IRRIGATED AREAS		ABOVE GROUND LATERAL PIPING WITH ROTOR AND SPRAY SPRINKLER HEADS. CONTRACTOR TO PROVIDE WATER SOURCE AND INSTALL BATTERY POWERED CONTROL VALVE DURING PLANT ESTABLISHMENT PERIOD. REMOVE ALL TEMPORARY LATERAL PIPING AND SPRINKLERS FROM THE SITE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS FOR MORE INFORMATION.



KEY MAP



SCALE: 1"=20'-0"
0' 10' 20' 40' 80'

65% BELLEVUE / DESIGN DEVELOPMENT

integrus ARCHITECTURE
1111 BROADWAY, SUITE 400, EVERETT, WA 98201 T 425.258.1222 F 425.258.1223
WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 2227 FAIRVIEW ST SEATTLE WA 98102
STATE OF WASHINGTON NICOLE M. HILL LANDSCAPE ARCHITECT

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

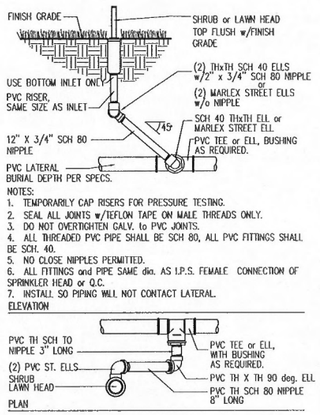
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

Revisions

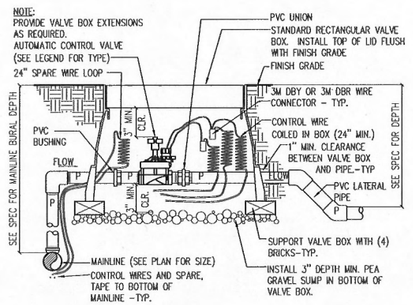
#	Date	Description

IRRIGATION PLAN ENLARGEMENT & SCHEDULE

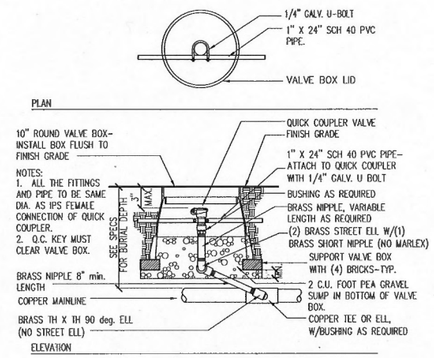
L-303



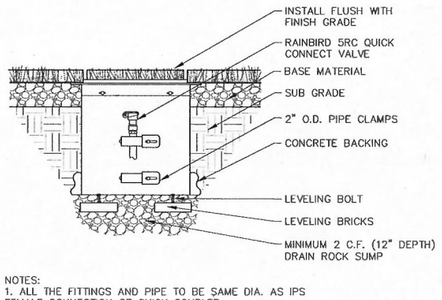
6 SHRUB / LAWN HEAD
NTS



4 REMOTE CONTROL VALVE
NTS

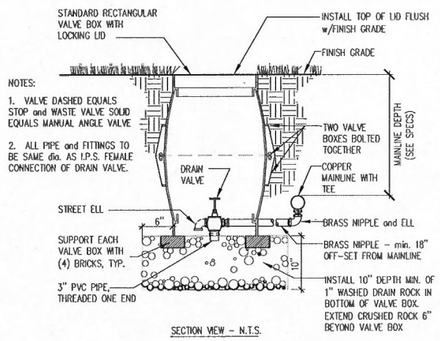


1 QUICK COUPLER VALVE
NTS

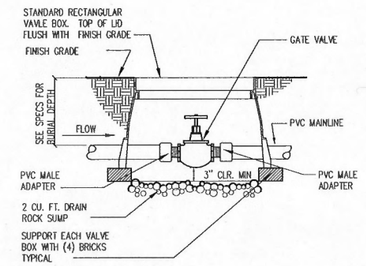


NOTES:
1. ALL THE FITTINGS AND PIPE TO BE SAME DIA. AS IPS FEMALE CONNECTION OF QUICK COUPLER.
2. QUICK COUPLER KEY MUST CLEAR VALVE BOX.

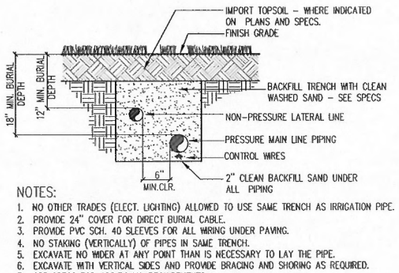
9 QUICK COUPLER W/ TURF BOX
NTS



7 MANUAL DRAIN VALVE
NTS

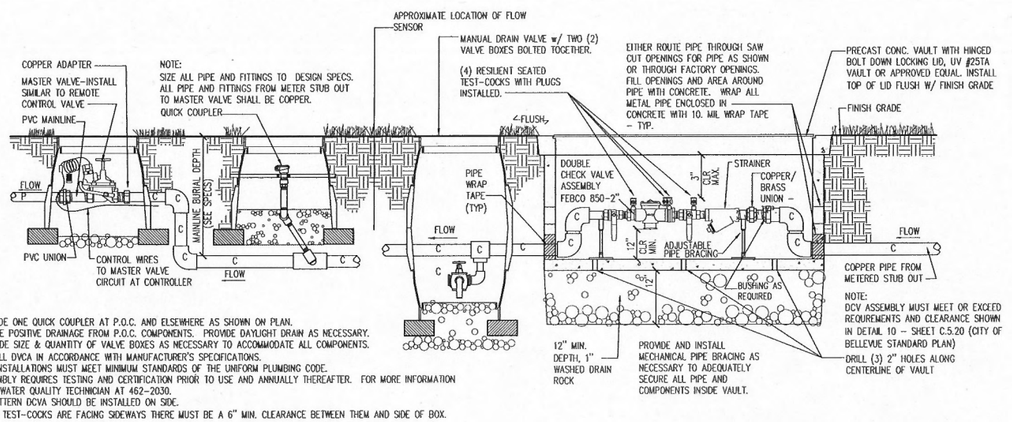


5 ISOLATION VALVE
NTS



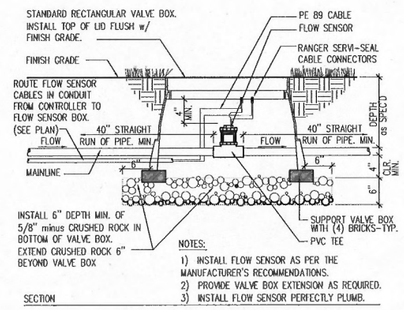
NOTES:
1. NO OTHER TRADES (ELECT. LIGHTING) ALLOWED TO USE SAME TRENCH AS IRRIGATION PIPE.
2. PROVIDE 24" COVER FOR DIRECT BURIAL CABLE.
3. PROVIDE PVC SCH. 40 SLEEVES FOR ALL WIRING UNDER PAVING.
4. NO STAKING (VERTICALLY) OF PIPES IN SAME TRENCH.
5. EXCAVATE NO WIDER AT ANY POINT THAN IS NECESSARY TO LAY THE PIPE.
6. EXCAVATE WITH VERTICAL SIDES AND PROVIDE BRACING AND SHORING AS REQUIRED.
7. SEE SPECS FOR ADDITIONAL REQUIREMENTS.

2 TYPICAL TRENCH SECTION
NTS



NOTES:
1. PROVIDE ONE QUICK COUPLER AT P.O.C. AND ELSEWHERE AS SHOWN ON PLAN.
2. INSURE POSITIVE DRAINAGE FROM P.O.C. COMPONENTS. PROVIDE DAYLIGHT DRAIN AS NECESSARY.
3. PROVIDE SIZE & QUANTITY OF VALVE BOXES AS NECESSARY TO ACCOMMODATE ALL COMPONENTS.
4. INSTALL DVCA IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. ALL INSTALLATIONS MUST MEET MINIMUM STANDARDS OF THE UNIFORM PLUMBING CODE.
6. ASSEMBLY REQUIRES TESTING AND CERTIFICATION PRIOR TO USE AND ANNUALLY THEREAFTER. FOR MORE INFORMATION CONTACT WATER QUALITY TECHNICIAN AT 462–2030.
7. Y–PATTERN DCVA SHOULD BE INSTALLED ON SIDE.
8. WHEN TEST–COCKS ARE FACING SIDEWAYS THERE MUST BE A 6" MIN. CLEARANCE BETWEEN THEM AND SIDE OF BOX.

8 POINT OF CONNECTION
NTS



NOTES:
1) INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS.
2) PROVIDE VALVE BOX EXTENSION AS REQUIRED.
3) INSTALL FLOW SENSOR PERFECTLY PLUMB.

SECTION

3 FLOW SENSOR
NTS

integrus ARCHITECTURE
WEISMANDESIGNGROUP
STATE OF WASHINGTON
JOSEPH A. WEISMAN
CERTIFICATE NUMBER

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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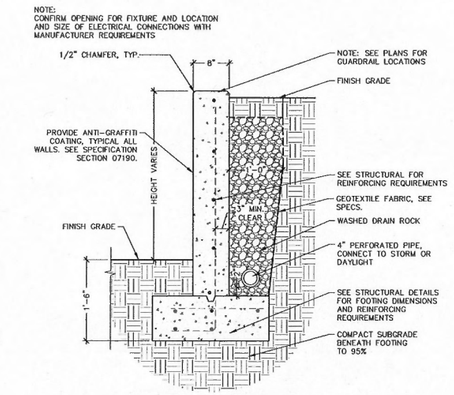
Revisions

#	Date	Description

IRRIGATION DETAILS

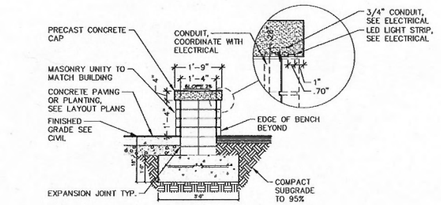
L-304

65% BELLEVUE / DESIGN DEVELOPMENT

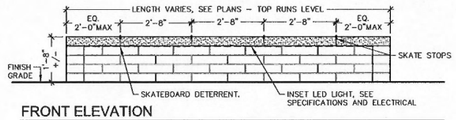


1 8" WIDE CONCRETE RETAINING WALL

Scale: 1"=1'-0"



SECTION VIEW

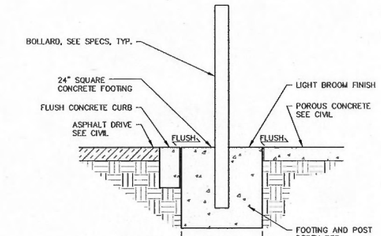


FRONT ELEVATION

NOTES:
1. PROVIDE SHOP DRAWINGS FOR PRECAST WALL CAPS FOR LANDSCAPE ARCHITECTS AND OWNERS APPROVAL PRIOR TO FABRICATION. INCLUDE 3/4" RACEWAY FOR POWER FEED AND LED CHANNEL IN DRAWINGS. SEE 4/E-700.
2. SELECT WALLS TO RECEIVE INSCRIPTIONS AND CHESS BOARD MARKINGS. SEE SHEET L-107.
3. SEE PERSPECTIVE VIEW FOR CHESS BOARD DIMENSIONS AND LAYOUT.
4. ALL BENCH SIGNAGE TEXTS ARE SANDBLASTED FINISH, SEE 3/L-400 FOR TEXT SIZE AND LAYOUT.
5. MASONRY UNITS TO BE HOLLOW LOAD BEARING BLOCK UNITS (CMU): ASTM C90, WEIGHT 115 LBS. PER CU. FT., SIZE: 8 X 4 X 16, GROUND FACE, COLOR: SANDSTONE.

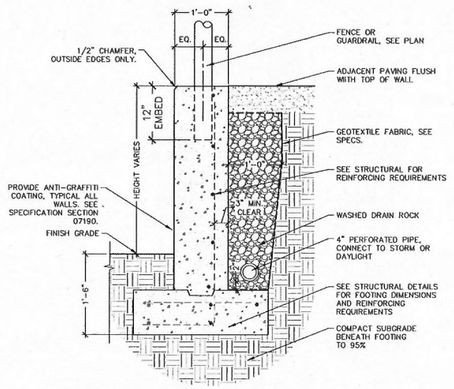
4 SEATWALL

Scale: 1/2"=1'-0"



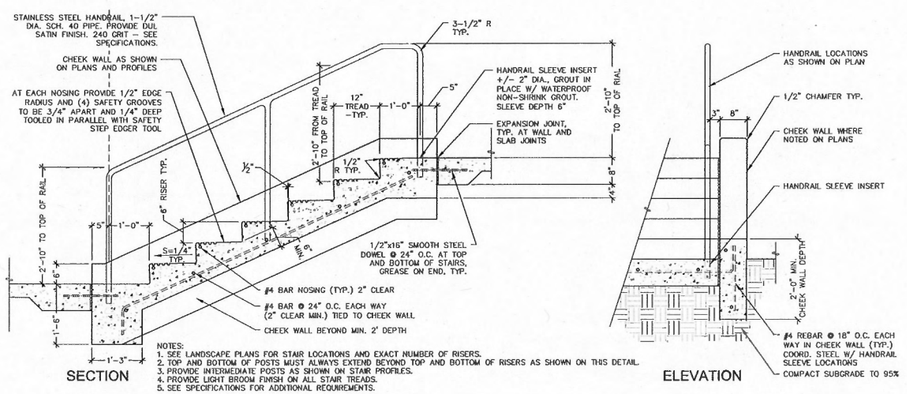
7 FIXED BOLLARD

Scale: 3/4"=1'-0"



2 12" WIDE CONCRETE RETAINING WALL

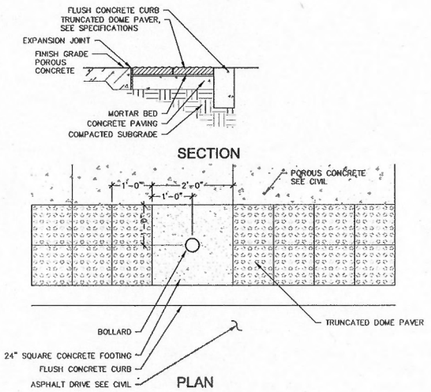
Scale: 1"=1'-0"



NOTES:
1. SEE LANDSCAPE PLANS FOR STAIR LOCATIONS AND EXACT NUMBER OF RISERS.
2. TOP AND BOTTOM OF POSTS MUST ALWAYS EXTEND BEYOND TOP AND BOTTOM OF RISERS AS SHOWN ON THIS DETAIL.
3. PROVIDE INTERMEDIATE POSTS AS SHOWN ON STAIR PROFILES.
4. PROVIDE LIGHT BROOM FINISH ON ALL STAIR TREADS.
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

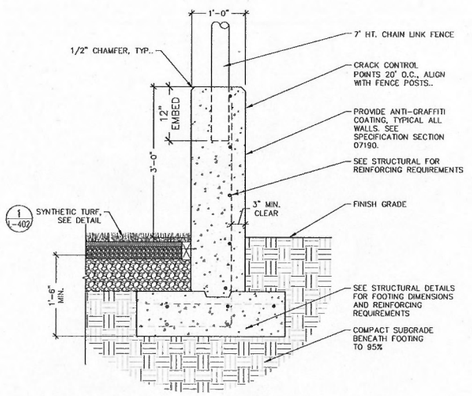
5 CONCRETE STAIRS

Scale: 3/4"=1'-0"



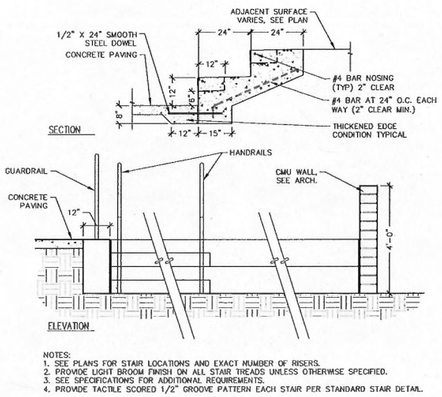
8 TACTILE PAVING & BOLLARD PLAN

Scale: 3/4"=1'-0"



3 CONCRETE WALL AT MULTI-PURPOSE FIELD

Scale: 1"=1'-0"



NOTES:
1. SEE PLANS FOR STAIR LOCATIONS AND EXACT NUMBER OF RISERS.
2. PROVIDE LIGHT BROOM FINISH ON ALL STAIR TREADS UNLESS OTHERWISE SPECIFIED.
3. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. PROVIDE TACTILE SCORED 1/2" GROOVE PATTERN EACH STAIR PER STANDARD STAIR DETAIL.

6 MONUMENT STAIRS

Scale: 1/2"=1'-0"

integrus ARCHITECTURE
1191 SECOND AVENUE, SUITE 500, SEATTLE, WA 98101 206.623.1захватывающий
WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 2234 N NORTHLAKE WAY, SUITE 160 206.420.7760 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

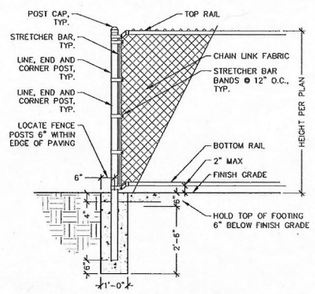
Revisions

#	Date	Description

SITE DETAILS

L-400

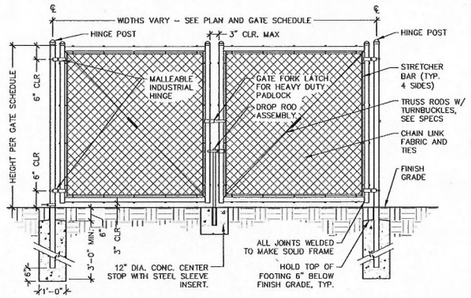
65% BELLEVUE / DESIGN DEVELOPMENT



NOTES:
1. 36" FOOTING DEPTH, 30" EMBEDMENT @ CORNERS AND END POSTS. POST SPACING 10'0" O.C. MAX.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS.
3. PROVIDE 12" CONCRETE MOW STRIPS WHERE FENCE FALLS IN LAWN AREAS. CENTER FENCE ON STRIP.
4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL/BLACK VINYL PVC.
5. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST

1 4' OR 6' HT. CHAIN LINK FENCE

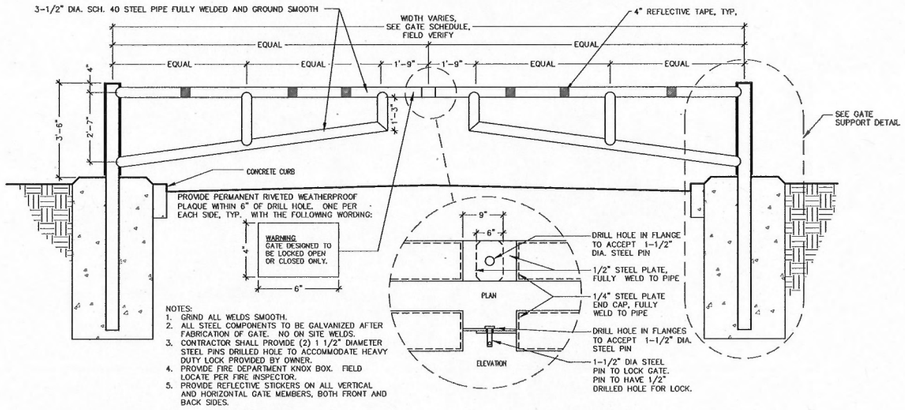
Scale: 1/2"=1'-0"



NOTES:
1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. PROVIDE CANE BOLT AND RECEPTACLE IN PAVEMENT TO SECURE IN CLOSED POSITION
5. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

4 CHAIN LINK DOUBLE SWING GATE

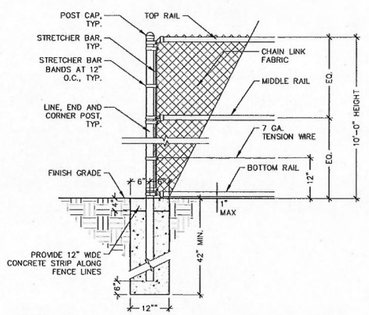
Scale: 1/2"=1'-0"



NOTES:
1. GRIND ALL WELDS SMOOTH.
2. ALL STEEL COMPONENTS TO BE GALVANIZED AFTER FABRICATION OF GATE. NO ON SITE WELDS.
3. CONTRACTOR SHALL PROVIDE (2) 1 1/2" DIAMETER STEEL PINS DRILLED HOLE TO ACCOMMODATE HEAVY DUTY LOCK PROVIDED BY OWNER.
4. PROVIDE FIRE DEPARTMENT KNOX BOX. FIELD LOCATE PER FIRE INSPECTOR.
5. PROVIDE REFLECTIVE STICKERS ON ALL VERTICAL AND HORIZONTAL GATE MEMBERS, BOTH FRONT AND BACK SIDES.

7 VEHICLE PIPE GATE - DOUBLE SWING

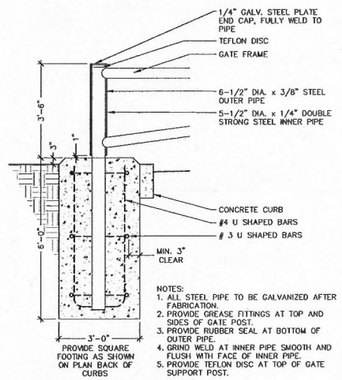
Scale: 1/2"=1'-0"



NOTES:
1. 42" FOOTING DEPTH WITH 36" POST EMBEDMENT AT END AND CORNER POSTS.
2. POST SPACING 10'-0" MAX.
3. SEE SPECS. FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS.
4. PROVIDE WOOD PLANKING AND CONCRETE MOW STRIPS AT LOCATIONS SHOWN ON PLAN.
5. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL / BLACK VINYL PVC.
6. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST.

2 10' HT. CHAIN LINK FENCE

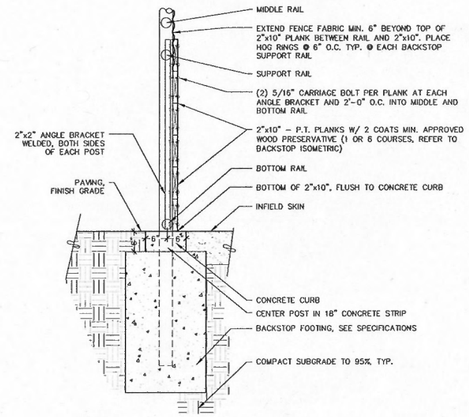
Scale: 1/2"=1'-0"



NOTES:
1. ALL STEEL PIPE TO BE GALVANIZED AFTER FABRICATION.
2. PROVIDE GREASE FITTINGS AT TOP AND SIDES OF GATE POST.
3. PROVIDE RUBBER SEAL AT BOTTOM OF OUTER PIPE.
4. GRIND WELD AT INNER PIPE SMOOTH AND FLUSH WITH FACE OF INNER PIPE.
5. PROVIDE TEFLON DISC AT TOP OF GATE SUPPORT POST.

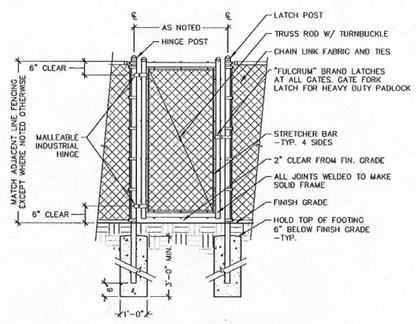
5 VEHICLE GATE SUPPORT

Scale: 1/2"=1'-0"



8 BACKSTOP WITH BOARDS

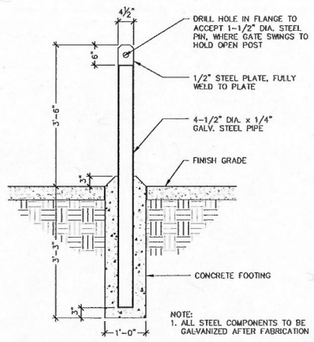
Scale: 3/4"=1'-0"



NOTES:
1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

3 CHAIN LINK PEDESTRIAN GATE

Scale: 1/2"=1'-0"



NOTE:
1. ALL STEEL COMPONENTS TO BE GALVANIZED AFTER FABRICATION

6 VEHICLE GATE HOLD OPEN POST

Scale: 3/4"=1'-0"

integrus ARCHITECTURE
1215 FOURTH AVENUE, SUITE 400, SEATTLE, WA 98161 T 206.623.1104 F 206.623.5285
WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 2324 EASTLAKE AVENUE EAST SEATTLE, WA 98102 206.223.7551 WWW.WEISMANDESIGN.COM
STATE OF WASHINGTON LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 760

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

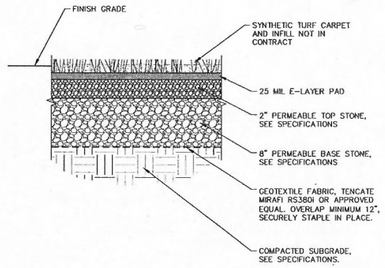
Revisions

#	Date	Description

SITE DETAILS

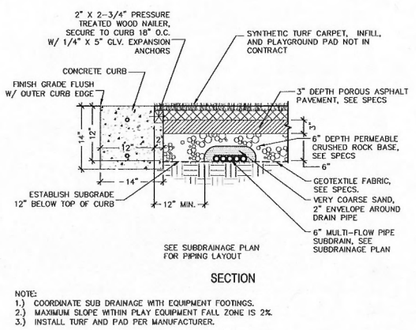
L-401

65% BELLEVUE / DESIGN DEVELOPMENT



1 SYNTHETIC TURF (FIELDS) SECTION

Scale: 1 1/2"=1'-0"

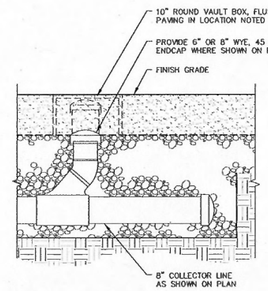


SECTION

NOTE:
1.) COORDINATE SUB DRAINAGE WITH EQUIPMENT FOOTINGS.
2.) MAXIMUM SLOPE WITHIN PLAY EQUIPMENT FALL ZONE IS 2%.
3.) INSTALL TURF AND PAD PER MANUFACTURER.

4 SYNTHETIC TURF (PLAY AREA) SECTION

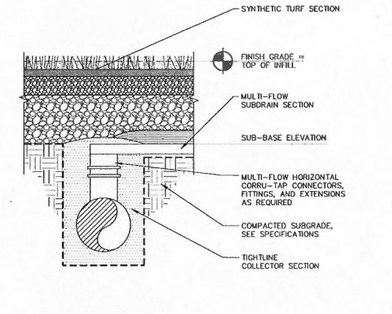
Scale: 1"=1'-0"



NOTES:
1. EXTEND CAP TO SUBGRADE AS SHOWN AND LOCATE ON AS-BUILTS.
2. LOCATE CLEANOUT OUTSIDE OF SYNTHETIC TURF LIMITS AS SHOWN ON PLAN

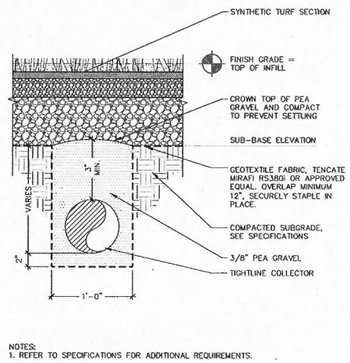
6 CLEANOUT

Scale: 3/4"=1'-0"



9 LATERAL TO COLLECTOR CONNECTION

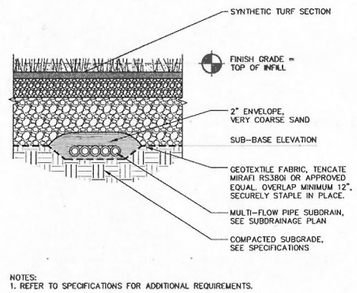
Scale: 1 1/2"=1'-0"



NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

2 TIGHTLINE COLLECTOR SECTION

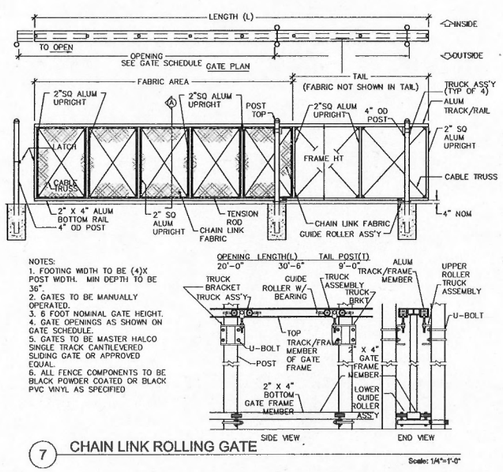
Scale: 1 1/2"=1'-0"



NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5 MULTI-FLOW SUBDRAIN SECTION

Scale: 1 1/2"=1'-0"

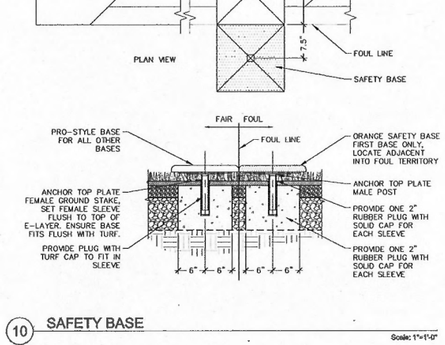


NOTES:
1. FOOTING WIDTH TO BE (4)X POST WIDTH. MIN DEPTH TO BE 36".
2. GATES TO BE MANUALLY OPERATED.
3. 6 FOOT NOMINAL GATE HEIGHT.
4. GATE OPENINGS AS SHOWN ON GATE SCHEDULE.
5. GATES TO BE MASTER HALCO SINGLE TRACK CANTILEVERED SLIDING GATE OR APPROVED EQUAL.
6. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED

OPENING LENGTH(L)	TAIL POST(T)
20'-0"	9'-0"
30'-6"	9'-0"

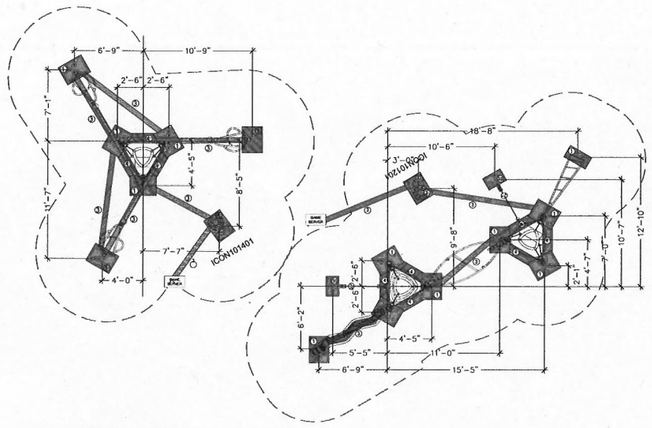
7 CHAIN LINK ROLLING GATE

Scale: 1/4"=1'-0"



10 SAFETY BASE

Scale: 1"=1'-0"



3 KOMPAN ICON 'SWIRL' AND 'SPACE'

Scale: 3/16"=1'-0"

CONTRACTOR NOTICE – PLAYGROUND INSTALLATION

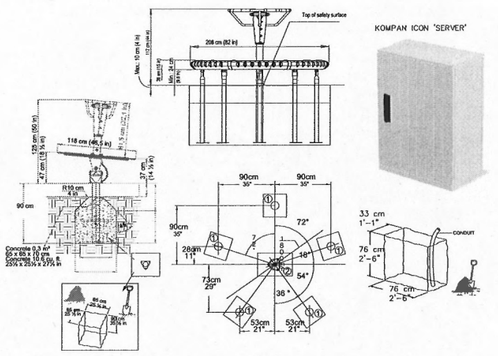
1.) Installation of all playground equipment and protective play surfacing must comply with ASTM Standard F1487-05 and the U.S. Consumer Product Safety Commission Handbook for Public Playground Safety, revised 1997 version. Installer must be approved by the equipment manufacturer.

2.) Layout of playground equipment and protective play surfacing is designed to meet the specific requirements of the equipment models shown on the plans or described in the specifications. Any alterations to the type or location of play equipment or protective play surfacing shown on the documents will require reevaluation to ensure all U.S. safety standards are met.

OWNER/OPERATOR NOTICE
POST-CONSTRUCTION PLAYGROUND MAINTENANCE

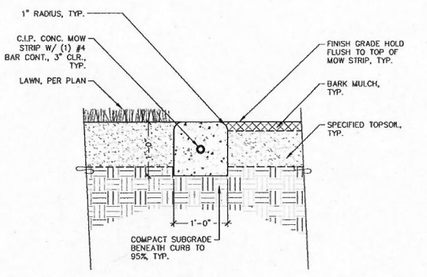
1.) The Owner/Operator understands that maintenance of all equipment, playground equipment and protective play surfacing on these drawings require ongoing continuous maintenance for the life of the project. Maintenance must comply with CURRENT ASTM and U.S. Consumer Product Safety Commission STANDARDS. Maintenance requirements include, but are not limited to the following:

a. Training and review of safety standards with maintenance personnel.
b. Adding material to, or replacing safety surfaces on a regular basis to maintain minimum fall impact zones in compliance with ASTM specification F1292 appropriate for the fall height of each structure.
c. Tightening of nuts and bolts throughout.
d. Replacement of worn, missing or damaged parts.
e. Removal from safety surfaces extraneous materials that could cause injury, infection or disease .
f. Repainting and rust control.
g. Replacement and or lubrication of moving parts.
h. Replacement of entire play elements at or prior to the end of their usable life.
i. Elimination of unexpected hazards.
j. Keeping detailed installation, inspection, maintenance, and repair records.



8 KOMPAN ICON 'ROCKY', 'NOVA', AND 'SERVER'

Scale: 3/8"=1'-0"



11 CONCRETE MOW STRIP

Scale: 1"=1'-0"

integrus ARCHITECTURE
1218 THIRD AVENUE, SUITE 1700, SEATTLE, WA 98101 P 206.623.1104 F 206.623.1105
WEISMANDESIGNGROUP 206.223.7720 LANDSCAPE ARCHITECTURE 2226 E HARRISON ST SEATTLE WA 98112
STATE OF WASHINGTON JOSEPH A. BRUCKNER 22000 REGISTERED LANDSCAPE ARCHITECT

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

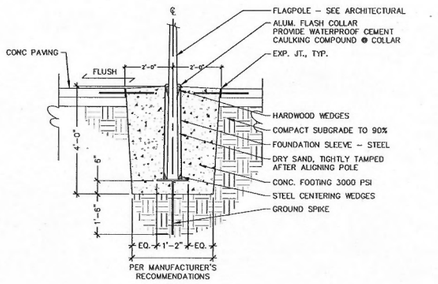
Revisions

#	Date	Description

SITE DETAILS

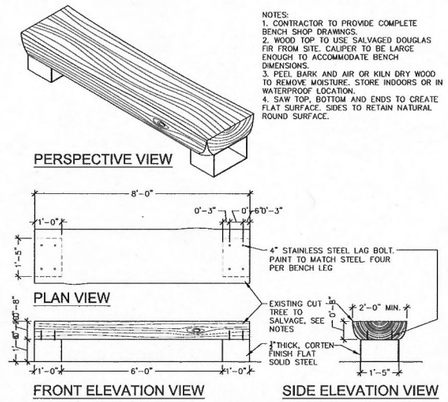
L-402

65% BELLEVUE / DESIGN DEVELOPMENT



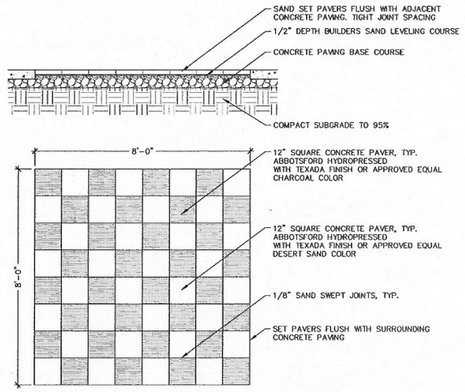
1 FLAG POLE

Scale: 1/2"=1'-0"



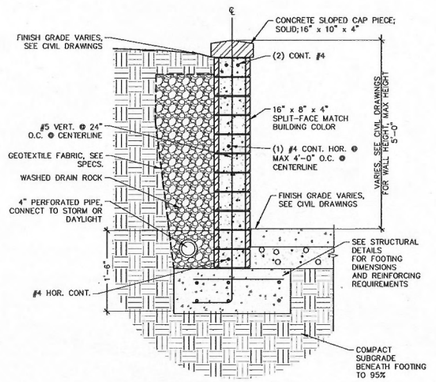
4 WOOD BENCH

Scale: 1/2"=1'-0"



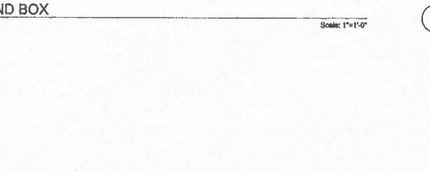
7 PAVER CHESS BOARD

Scale: 1/2"=1'-0"



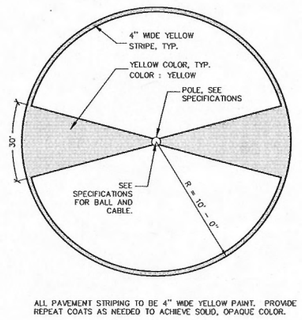
10 CMU RETAINING WALL

Scale: 1"=1'-0"



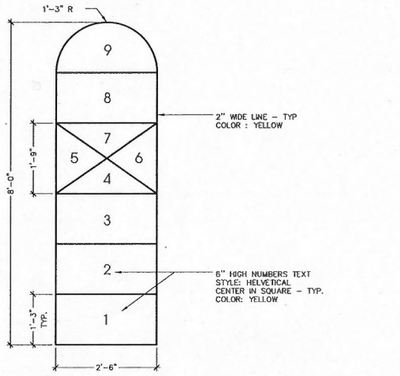
2 FOUR SQUARE

Scale: 1/4"=1'-0"



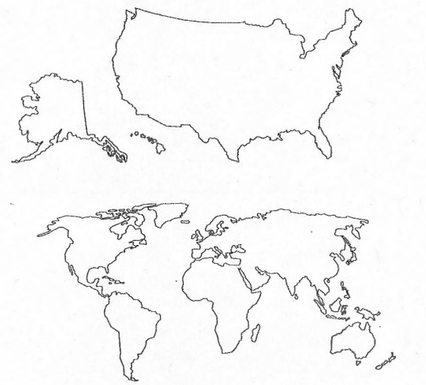
5 TETHERBALL

Scale: 1/4"=1'-0"



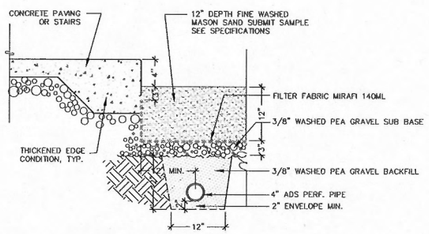
8 HOPSCOTCH

Scale: 3/4"=1'-0"



11 WORLD MAP AND MAP OF THE UNITED STATES

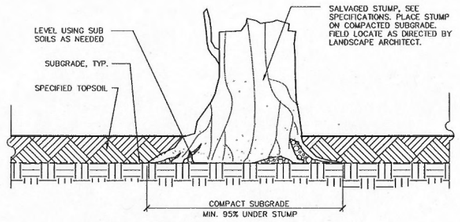
Scale: 3/16"=1'-0"



SECTION

3 SAND BOX

Scale: 1"=1'-0"

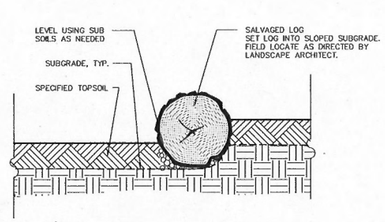


GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL STUMPS.
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3.) TRIM ROOTS AND BRANCHES AS DIRECTED IN THE FIELD.
4.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM STUMP SURFACES.

6 SALVAGED STUMP

Scale: 3/4"=1'-0"

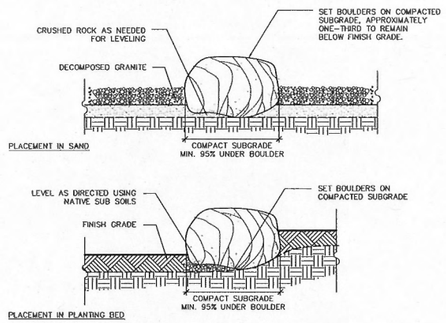


GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL LOGS.
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3.) REMOVE BRANCHES AND CUT ENDS AS DIRECTED IN FIELD.
4.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM LOG SURFACES.

9 SALVAGED LOG

Scale: 3/4"=1'-0"



GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL BOULDERS.
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3.) SET BOULDERS WITH FLATTEST SIDES FACING UP AND TOWARDS DECOMPOSED GRANITE.
4.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM BOULDER SURFACES.

12 BOULDER

Scale: 1/2"=1'-0"

integrus ARCHITECTURE
1180 NW MAPLE ST. SUITE 310 ISSAQUAH, WA 98027 425.391.7477 FAX 425.391.7496
WEISMANDESIGNGROUP 206.323.7282 www.weismandesign.com 2324 E HAZON ST SEATTLE WA 98112 LANDSCAPE ARCHITECTURE
STATE OF WASHINGTON NICOLE HARRIS 21416.00 REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 760

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	GH/YL
Checked by:	NH

Revisions

#	Date	Description

SITE DETAILS

L-403

65% BELLEVUE / DESIGN DEVELOPMENT

ARCHITECTURAL ABBREVIATIONS

A	
A/C	AIR CONDITIONING
AB	ALUMINUM BASE/ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS, ACCESSIBLE
ACI	AMERICAN CONCRETE INSTITUTE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADD'T	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJACENT
ADJST	ADJUSTABLE
ADMIN	ADMINISTRATIVE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACRYLIC PANEL
APLD	APPLIED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ATTEN	ATTENUATION
AUTO	AUTOMATIC
AVG	AVERAGE
AWS	AMERICAN WELDING INSTITUTE
B	
BB	BULLETIN BOARD
BCS	BABY CHANGING STATION
BD	BOARD
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOD	BOTTOM OF DECK
BPL	BEARING PLATE
BR	BACKER ROD
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BTM	BOTTOM
BUR	BUILT UP ROOF
BVL	BEVELED
BW	BOTH WAYS
C	
CAB	CABINET
CAP	CAPACITY
CAULK	CAULKING
CB	CATCH BASIN
CBU	CEMENTITIOUS BACKER UNIT
CC	CENTER TO CENTER, CUBICAL CURTAIN
CEM	CEMENT
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFL	COUNTERFLASHING
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CHAM	CHAMFER
CI	CAST IRON
CIP	CAST-IN-PLACE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT
CKBD	CHALKBOARD
CKT	CRICKET
CLF	CHAINLINK FENCE
CLG	CEILING
CLN	CLEAN
CLO	CLOSET
CLR	CLEAR, CLEARANCE
CLS	CLOSURE
CM	CENTIMETER
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COM	COMMUNICATION
COMB	COMBINATION
COMP	COMPOSITION, COMPOSITE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CPTA	CARPET AREA RUG
CPTT	CARPET TILE
CPTW	CARPET WALK OFF MAT
CR	COLD ROLLED
CRS	COURSE
CSG	CASING
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTR	COUNTER
CTSK	COUNTERSUNK
CU	CUBIC
CUST	CUSTODIAN
CW	COLD WATER
CWK	CASEWORK
D	
D	DEEP, DEPTH
DA	DOUBLE ACTING
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DMP	DAMPER
DMT	DEMOUNTABLE
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DT	DRAIN TILE
DW	DRYWELL
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
E	
E	EAST
EA	EACH
EB	EXPANSION BOLT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSURE
ENT	ENTRANCE
EP	EPOXY PAINT
EQ	EQUAL
EQP	EQUIPMENT
ESC	ESCUTCHEON
EW	EACH WAY
EXCAV	EXCAVATE
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
X	EXISTING
F	
FA	FIRE ALARM OR FRESH AIR
FAB	FABRIC
FAI	FRESH AIR INTAKE
FB	FACE BRICK
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FFE	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FIRE HYDRANT
FHS	FIRE HOSE STATION
FIN	FINISH
FIO	FURNISHED AND INSTALLED BY OWNER
FLR	FLOOR
FLUR	FLUORESCENT
FLX	FLEXIBLE
FND	FOUNDATION
FO	FINISHED OPENING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FR	FRAMING
FRC	FIRE RETARDANT COATING
FRP	FIBERGLASS REINFORCEMENT PANEL
FSB	FREE STANDING BENCH
FSS	FOLDING SHOWER SEAT
FT	FOOT OR FEET
FTG	FOOTING
FUR	FURRING
FUS	FOLDING UTILITY SHELF
FWC	FABRIC WALL COVERING
G	
GA	GAUGE, GAGE
GAL	GALLON
GALV	GALVANZIED
GB	GRAB BAR
GC	GENERAL CONTRACTOR, GROUND CONCRETE
GCMU	GLAZED CONCRETE MASONRY UNITS
GF	GROUND FACE
GI	GALVANIZED PIPE
GL	GLASS OR GLAZING
GLF	GLASS FIBER
GO	GLAZED OPENING
GP	GALVANIZED PIPE
GR	GRADE, GRADING
GSS	GALVANIZED SHEET STEEL
GT	GROUT, GLASS TILE
GVL	GRAVEL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HC	HOLLOW CORE, HANDICAP OR HANDICAPPED
HD	HEAVY DUTY OR HARD
HDBD	HARDBOARD
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HTG	HEATING
HTR	HEATER
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HW	HOT WATER
I	
ICMU	INSULATED CONCRETE MASONRY UNIT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
INCA	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INV	INVERT ELEVATION
J	
JB	JUNCTION BOX
JF	JOINT FILLER
JST	JOIST
JT	JOINT
K	
KD	KNOCKED DOWN OR KILN DRIED
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICKPLATE
L	
L	LENGTH, LONG
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT OR POUND
LBL	LABEL
LBR	LUMBER
LIB	LIBRARY
LIN	LINOLEUM
LIN	LINEAL, LINEAR
LKR	LOCKER
LL	LIVE LOAD
LMB	LIQUID MARKER BOARD
LMBP	LIQUID MARKER BOARD PAINT
LNDG	LANDING
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LW	LIGHT WEIGHT
M	
M	METER
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBR	MEMBRANE
MD	METAL DECK
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
MM	MILLIMETER
MMG	MAGNETIC MARKER GLASS
MO	MASONRY OPENING
MOD	MODULAR
MR	MOISTURE RESISTANT
MT	MOUNTED
MULL	MULLION
MWK	MILLWORK
N	
N	NORTH
NB	NO BASE
NIC	NOT IN CONTACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OFF	OFFICE
OFS	OVERFLOW SCUPPER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OTA	OPEN TO ABOVE
OTS	OPEN TO STRUCTURE
OWJ	OPEN-WEB JOIST
OWP	OPERABLE WALL PANEL
OZ	OUNCE
P	
P	PAINT
PAR	PARALLEL
PB	PANIC BAR OR PUSH BUTTON
PBD	PARTICLE BOARD
PC	PORTLAND CEMENT OR PRECAST, POLISHED CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCP	PORTLAND CEMENT PLASTER
PDR	PAIR OF DOORS
PE	PORCELAIN ENAMEL
PED	PEDESTAL
PER	PERIMETER
PERF	PERFORATED
PERP	PERPENDICULAR
PFB	PREFABRICATED
PFN	PREFINISHED
PFT	PORCELAIN FLOOR TILE
PK	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLF	POUNDS PER LINEAL FOOT
PM	PERFORATED METAL
PNL	PANEL
POL	POLISHED
PP	POWER POLE
PR	PAIR
PROP	PROPERTY
PS	PROJECTION SCREEN, SEMI-GLOSS PAINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTB	PORCELAIN TILE BASE
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTABLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
PWT	PORCELAIN WALL TILE
Q	
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTY	QUANTITY
R	
R	RADIUS OR RISER
RA	RETURN AIR
RB	RESILIENT BASE, RUBBER BASE
RBR	RUBBER
RBT	RABBET
RD	ROOF DRAIN
RDWY	ROADWAY
RECP	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE
REM	REMOVE
REQ	REQUIRE
RES	RESILIENT
RET	RETURN
REV	REVISION, REVISED
RF	RUBBER FLOORING
RFG	ROOFING
RFH	ROOF HATCH
RFL	REFLECTIVE
RL	RAILING
RM	ROOM
RO	ROUGH OPENING
RP	RESIN PANEL
RSTR	RUBBER STAIR TREADS AND RISERS
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
S	
S	SOUTH
SA	SOUND ABSORPTIVE
SAN	SANITARY
SAP	SOUND ABSORBING PANELS
SAT	SUSPENDED ACOUSTICAL TILE
SBLK	SPLASH BLOCK
SC	SOLID CORE, SEALED CONCRETE, SHOWER CURTAIN
SCD	SEAT COVER DISPENSER
SCH	SCHEDULE
SCR	SHOWER CURTAIN ROD
SD	SOAP DISPENSER
SDS	SOLID SURFACING
SDT	STATIC DISSIPATIVE TILE
SECT	SECTION
SF	SQUARE FOOT, STORE FRONT
SFLR	SUBFLOOR
SGWB	SUSPENDED GWB
SH	SHELF
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILIAR
SJ	STEEL JOIST
SK	SINK
SL	SLOPE
SLD	SEALED
SLV	SLEEVE
SM	SHEET METAL
SND	SANITARY NAPKIN DISPENSER
SNDR	SANITARY NAPKIN DISPENSER AND RECEPTACLE
SNR	SANITARY NAPKIN RECEPTACLE
SNT	SEALANT
SOG	SLAB ON GRADE
SP	SOUNDPROOF
SPC	SPACE
SPEC	SPECIFICATION
SPK	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS, STAINED CONCRETE
STD	STANDARD
STG	SEATING
STL	STEEL
STN	STONE
STO	STORAGE
SUSP	SUSPENDED
SV	SHEET VINYL
SVC	SHEET VINYL COVE BASE
SWD	SUSPENDED WOOD CEILING
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	
T	TREAD
T&G	TONGUE & GROOVE
TB	TOWEL BAR, TACK BOARD
TEL	TELEPHONE
TEMP	TEMPERATURE OR TEMPERED OR TEMPORARY
THD	THREAD
THK	THICK, THICKNESS
THR	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TKS	TACKSTRIP
TOB	TOP OF BEAM
TOC	TOP OF CURB OR CONCRETE
TOF	TOP OF FOOTING
TOL	TOLERANCE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL OR SLAB
TOW	TOP OF WALL
TP	TELEPHONE POLE
TPD	TOILET PAPER DISPENSER
TPG	TOPPING
TPH	TOILET PAPER HOLDER
TPTN	TOILET PARTITION
TRANSL	TRANSLUCENT
TRANSP	TRANSPARENT
TS	TUBE STEEL
TSTAT	THERMOSTAT
TV	TELEVISION
TWB	TREATED WOOD BLOCKING
TWC	TACKABLE WALL COVERING
TWP	TACKABLE WALL PANEL
TYP	TYPICAL
TZ	TERRAZZO
U	
UC	UNDERCUT
UG	UNDERGROUND
UH	UNIT HEATER
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UV	UNIT VENTILATOR
V	
VAC	VACUUM
VAR	VARIABLE, VARIES, VARNISH
VCT	VINYL COMPOSITION TILE
VENT	VENTILATE, VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VJ	V-JOINT
VNR	VENEER
VOL	VOLUME
VR	VAPOR RETARDER
VSAT	VINYL SUSPENDED ACOUSTICAL TILE
VWC	VINYL WALL COVERING
W	
W	WATER, WIDTH OR WEST
W/	WITH
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDC	WINDOW COVERING
WDP	WOOD PANELED WALLS
WDPC	WOOD PANELED CEILING
WF	WIDE FLANGE
WIN	WINDOW
WM	WIRE MESH
WO	WITHOUT
WP	WATERPROOF
WPT	WORKING POINT
WR	WATER RESISTANT
WR	WASTE RECEPTACLE
WREC	WASTE RECEPTACLE
WS	WELD STUD
WSCT	WAINSCOT
WSTP	WATERSTOP
WTWC	WALL TALKERS WALL COVERING
WWF	WELDED WIRE FABRIC
X	
X	EXISTING,BY
XST	EXPOSED STRUCTURE
Y	
YD	YARD
″	INCHES
#	NUMBER OR POUND
%	PERCENT
&	AND
′	FOOT
/	PER
@	AT
±	PLUS OR MINUS
⅊	PLATE
℄	CENTERLINE
∠	ANGLE
¶	FLOWLINE
Ø	DIAMETER
°	DEGREE
*	SEE NOTES
-	NONE

integrus
ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
Checked by:	Checker

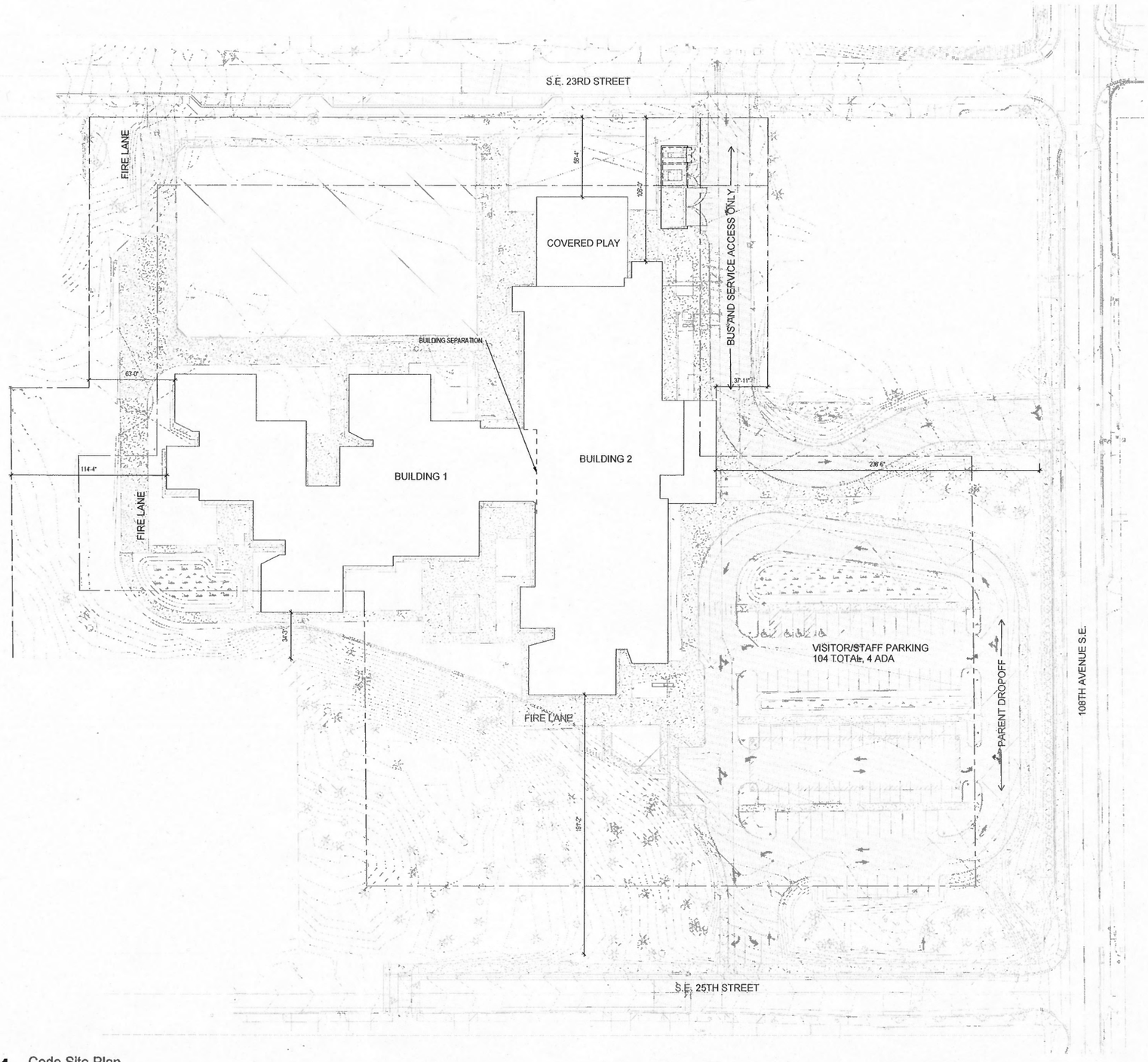
Revisions

#	Date	Description

GENERAL ARCHITECTURAL NOTES

A001

65% BELLEVUE/DESIGN DEVELOPMENT



1 Code Site Plan
SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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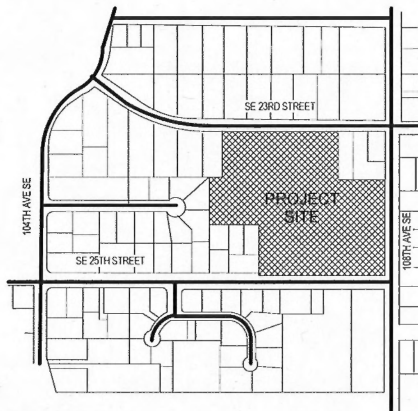
ARCHITECTURAL SITE PLAN

A002



VICINITY MAP

PROJECT DATA

PROJECT NAME: BELLEVUE SCHOOL DISTRICT NO. 405
ENATAI ELEMENTARY SCHOOL

PROJECT ADDRESS: 10700 SE 25th STREET, BELLEVUE, WA 98004

DESCRIPTION: REPLACEMENT OF EXISTING ELEMENTARY SCHOOL

CODE TYPE	CODE TITLE	TECHNICAL BASIS
ZONING CODE	2012 BELLEVUE CITY CODE	
BUILDING	2012 INTERNATIONAL BUILDING CODE (IBC) & WASHINGTON STATE AMENDMENTS	WAC 51-50
ACCESSIBILITY	ICC ANSI A117 1-2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES	WAC 51-50
MECHANICAL	2012 INTERNATIONAL MECHANICAL CODE (IMC)	WAC 51-52
FIRE	2012 INTERNATIONAL FIRE CODE (IFC)	WAC 51-54
PLUMBING	2012 UNIFORM PLUMBING CODE	WAC 51-56 & 51-57
ELECTRICAL	2008 NATIONAL ELECTRICAL CODE (NEC)	NFPA 70
ENERGY	2012 WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE	WAC 51-11
ELEVATOR	ANSI/ASME A17-1	WAC 296-96
CIVIL	WSDOT 2000	
FIRE SPRINKLERS	NFPA 13	
FIRE ALARM	NFPA 72	

ZONING DATA

PARCEL NUMBER PARCEL A 386040-0035, PARCEL B 082405-9046, PARCEL C 082405-9070

LEGAL DESCRIPTION

PARCEL A
LOTS 7, 8, 9, 10 AND 11, BLOCK 1, KILLARNEY NO 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41 OF PLATS PAGE 38 IN KING COUNTY WASHINGTON

PARCEL B
BEGINNING AT A POINT 30 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 369 FEET, THENCE SOUTH 417 9 FEET, THENCE EAST 369 FEET, THENCE NORTH 417 9 FEET TO THE POINT OF BEGINNING

PARCEL C

BEGINNING AT A POINT 399 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 8 TOWNSHIP 24 NORTH RANGE 5 EAST WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 180 FEET THENCE SOUTH 417 9 FEET THENCE EAST 180 FEET, THENCE NORTH 417 9 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 24 NORTH, RANGE 5 EAST WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS BEGINNING ON THE NORTH LINE OF SAID SUBDIVISION AT A POINT 579 FEET WEST OF THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG SAID NORTH LINE 209 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 417 9 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF S E 25TH ST, THENCE EAST ALONG SAID NORTHERLY MARGIN 209 FEET THENCE NORTH 417 9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

ZONING CLASSIFICATION R-3 5 & R

LOT SIZE 100,000 SQFT, 154,196 SQFT, 117,014 SQFT., 371,210 SQFT / 8 522 ACRES

DIMENSIONAL REQUIREMENT (CHART 20 20 010)

CLASSIFICATION	REQUIRED	ACTUAL
SETBACKS		
FRONT	20 FEET	37'-11", 238'-6"
SIDE	50 FEET	58'-4" 106'
SIDE (SOUTH @ LIBRARY, 1 5xHT = 47'9" MIN SETBACK)	50 FEET	191'-2"
SIDE (SOUTHWEST) *REDUCED PER 20 20 740	30 FEET	34'-3"
REAR (WEST)	50 FEET	63', 114'-4"
MAXIMUM BUILDING HEIGHT		
BASE	30 FEET	39'-10" (FROM EXISTING AVERAGE GRADE)
ADDITION PER 20 20 740	+ 10 FEET	
TOTAL ALLOWABLE	40 FEET	
EXCEPTIONS LIBRARY	75 FEET	31'-10" (FROM EXISTING AVERAGE GRADE)
MAXIMUM LOT COVERAGE BY STRUCTURES	35%	67 637 / 371 378 18 2%, OK
MAXIMUM IMPERVIOUS SURFACES	80%	SEE BELOW
CALCULATION A (pervious conc & synthetic fields as 50% impervious) **Calculation B is conservative, all pervious concrete & synthetic fields are considered impervious here**) TOTAL PARCEL AREA- PROTECTED AREAS, 371,209 SF (8 52 AC) TOTAL IMPERVIOUS SURFACE 183,215 SF (4 21 AC) LOT COVERAGE 49.4%, OK		
CALCULATION B (pervious conc & synthetic fields as 100% impervious) TOTAL PARCEL AREA- PROTECTED AREAS 371 209 SF (8 52 AC) TOTAL IMPERVIOUS SURFACE 225,454 SF (5 18 AC) SITE 153,868 (3 53 ACRES) BUILDING 71,586 (1 65 ACRES) LOT COVERAGE 60 8%, OK		
PARKING 95 REQUIRED		
REGULAR		100
ADA		4
		104

USE AND OCCUPANCY CLASSIFICATION

(SECTIONS 302, 303, & 304)

GROUP(S) GROUP "E" EDUCATIONAL (ALL AREAS OTHER THAN THOSE BELOW, GYMNASIUMS, COMMONS, AND KITCHEN ARE INCLUDED PER IBC SECTION 303.1.3)
GROUP "B" BUSINESS (ADMINISTRATIVE OFFICES PER IBC SECTION 304)

OCCUPANCY SEPARATIONS

INCIDENTAL ACCESSORY OCCUPANCIES (TABLE 508 2 5)
BOILER ROOM 1 HOUR OR SPRINKLER (SPRINKLERS ARE PROVIDED)
SPRINKLER RISER 1 HOUR AND SPRINKLER (SPRINKLERS ARE PROVIDED)

NON-SEPARATED OCCUPANCY (SECTION 508 3)
B OCCUPANCY FOR ADMINISTRATION OFFICES, E OCCUPANCY FOR REMAINING BUILDING
ACTUAL OCCUPANCY B AREA + ACTUAL E OCCUPANCY AREA < MOST RESTRICTED ALLOWABLE AREA AND HEIGHT THEREFORE, NO SEPARATION IS REQUIRED

CONSTRUCTION TYPE

(CHAPTER 6)

BUILDING I AND II (ENATAI ELEMENTARY SCHOOL)
TYPE II-B, FULLY SPRINKLERED ALL CONSTRUCTION ELEMENTS, EXTERIOR AND INTERIOR, ARE TO BE OF NONCOMBUSTIBLE MATERIALS, EXCEPT IN THE LIMITED CASES PERMITTED BY SECTION 603

BUILDING HEIGHTS AND AREAS

(TABLE 503, SECTION 504 & 506)

ALLOWABLE VS. ACTUAL BUILDING HEIGHTS & STORIES
- AN AUTOMATIC SPRINKLER SYSTEM MAY BE USED FOR HEIGHT INCREASES PER 504 2

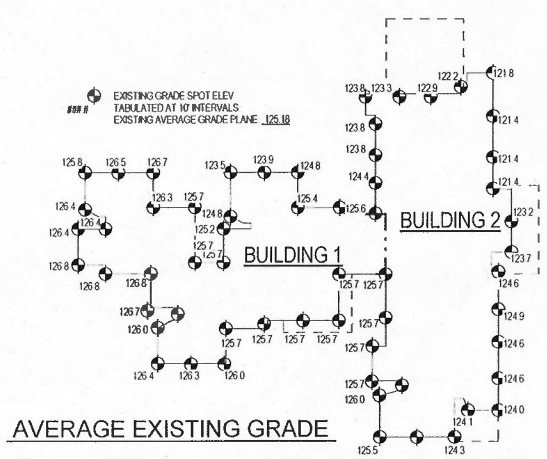
OCCUPANCY	BASIC ALLOWABLE BUILDING HEIGHT	ALLOWABLE FLOOR INCREASE FOR SPRINKLERS	ACTUAL BUILDING FLOORS
"E"	2 STORIES (55 FEET)	NOT USED	2 STORIES (40'-8" ABOVE GRADE PLANE)

ALLOWABLE VS. ACTUAL BUILDING AREAS (TABLE 503)
- FRONTAGE MAY BE USED FOR AREA INCREASES PER 506 2
- AN AUTOMATIC SPRINKLER SYSTEM MAY BE USED FOR AREA INCREASES PER 506 3
- TOTAL ALLOWABLE BUILDING AREA PER 506 5 1

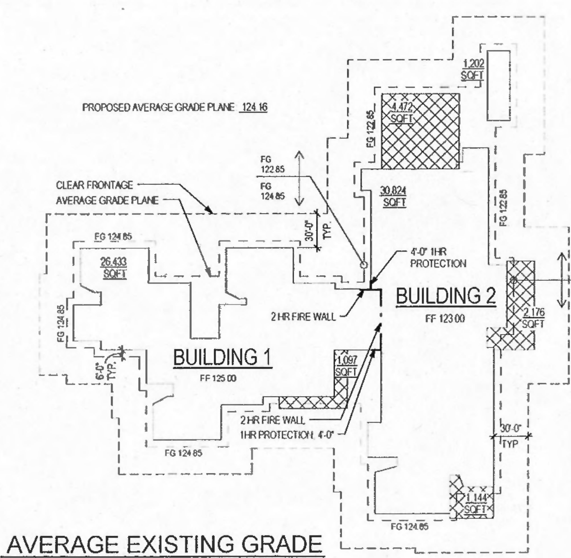
	TABULAR BUILDING AREA PER STORY IBC TABLE 503 At	AREA INCREASE FOR FRONTAGE PER FLOOR [At x If] If=[F/P-0.25]W/30	AREA INCREASE FOR AUTOMATIC SPRINKLERS PER FLOOR (200%) [At x Is]	TOTAL ALLOWABLE AREA PER FLOOR Aa={At+[At x If]+ [At x Is]}	ACTUAL AREA PER FLOOR	ALLOWABLE BUILDING AREA & HEIGHT	ACTUAL BUILDING AREA & HEIGHT
BUILDING I (INCLUDING WAITING AREAS)	TYPE II-B OCC GROUP E 14,500 SF	If=[1,000/1,117-0 25]30/30=0 64 14,500 SF X 64%= 9,356 SF	14,500 SF(2) = 29,000 SF	52,856 SF	1st FLR 27,530, OK (26,422 + 1,097) 2nd FLR 27,413, OK	52,856 SF X (2 STORIES)= 105,712 SF 55 FT	54,943 SF, OK 2 STORIES,OK 40'-2", OK
BUILDING II (GYM, COVERED PLAY SITE STRUCTURE)	TYPE II-B OCC GROUP E 14,500 SF	If=[531/648-0 25]30/30=0 57 14,500 SF X 57%= 8,257 SF	14,500 SF(2) = 29,000 SF	51,757 SF	1st FLR 38,616 OK (30,824+2,176+1,144, + 4,473 + 1,202) 2nd FLOOR 490	52,856 SF X (2 STORIES) = 105,712 SF 55 FT	38,906 SF, OK 2 STORIES, OK 32'-6", OK

MECHANICAL PENTHOUSE HEIGHT AND ARE A LIMITATION (SECTION 1509 2)

	ROOF AREA	ALLOWABLE PENTHOUSE AREA 1/3 OF ROOF AREA (159.2.2)	ACTUAL PENTHOUSE AREA	ACTUAL BUILDING HEIGHT
BUILDING I	27,275 SF	1/3 X 27,275= 9,092 SF	6,902 SF, OK	12'-0" FT < 18FT, OK
BUILDING II	30,824 SF	1/3 X 30,824= 10,275 SF	3,850 SF, OK	16'-0" FT < 18FT, OK



AVERAGE EXISTING GRADE



AVERAGE EXISTING GRADE

PLATFORMS

SECTION	REQUIREMENT	REQUIRED	REMAERKS
410 3	STAGE	N/A	RAISED AREA IS PLATFORM, NOT STAGE
			NO OVERHEAD HANGING EFFECTS OTHER THAN LIGHTING & SOUND
410 4	PLATFORM CONSTRUCTION	TYPE IIB	MATCH TYPE OF CONSTRUCTION FOR BUILDING PLATFORM IS IN
	FIRE-RETARDANT- TREATED WOOD	ALLOWED	TYPE II CONSTRUCTION
			PLATFORM IS LESS THAN 30 INCHES ABOVE MAIN FLOOR
			PLATFORM LESS THAN 1/3 MAIN ROOM AREA (SEE ROOM 1401)
			PLATFORM LESS THAN 3,000 SF
	RATED FLOOR ASSEMBLY	NO	PLATFORM LESS THAN 1/3 MAIN ROOM AREA (SEE ROOM 1401)
	PROTECTED UNDERSIDE OF PLATFORM	NO	PLATFORM FLOOR IS SLAB ON GRADE
410 5	DRESSING & APPURTENANT ROOMS	N/A	RAISED AREA IS PLATFORM, NOT STAGE
410 6	AUTO SPRINKLER SYSTEM	N/A	RAISED AREA IS PLATFORM, NOT STAGE NOTE AUTO SPRINKLER SYSTEM PROVIDED ALTHOUGH NOT REQUIRED BY THIS SECTION
410.7	STANDPIPES	N/A	RAISED AREA IS PLATFORM, NOT STAGE

FIRE RESISTANCE REQUIREMENTS

(SECTION 602, TABLE 601)
REF SECTION 707- FIRE BARRIERS FOR RATED WALL/FLOOR ASSEMBLIES, EXITS, INCIDENTAL USE AREAS

BUILDING ELEMENT	FIRE RESISTANCE FOR CONSTRUCTION TYPE II-B
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS- EXTERIOR	0 HOUR
BEARING WALLS- INTERIOR	0 HOUR
NONBEARING- EXTERIOR WALLS/PARTITIONS	0 HOUR (PER TABLE 602)
NONBEARING- INTERIOR WALLS/PARTITIONS	0 HOUR
OPENINGS IN EXTERIOR WALLS	0 HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HOUR
ROOF COVERING	CLASS B FOR TYPE II-B CONSTRUCTION

FIRE WALLS (SECTION 706, TABLE 706.4)

GROUP E 2 HOUR RATING WITH FOOTNOTE a

INTERIOR WALLS & CEILING FINISHES, TABLE 803 9 - FULLY SPRINKLERED BUILDING, TYPE II-B

GROUP	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
EDUCATIONAL "E"	B	C	C

MEANS OF EGRESS

- COMMON PATH OF TRAVEL (SECTION 1014.3)
MAX 75 FEET FOR GROUP "E" OCCUPANCY

- EXIT ACCESS TRAVEL (SECTION 1016)
MAX 250 FEET FOR GROUP "E" OCCUPANCY WHERE AUTOMATIC SPRINKLER SYSTEM IS PROVIDED

- DEAD END CORRIDORS (SECTION 1018 4)
MAX 50 FEET FOR GROUP "E" AND "B" OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEM IS PROVIDED

- CORRIDOR WALLS (TABLE 1018 1) NOT RATED WHERE AUTOMATIC SPRINKLER SYSTEM IS PROVIDED

- REQUIRED EGRESS WIDTH
STAIRWAYS 30" PER OCCUPANT REQUIRED WHERE AUTOMATIC SPRINKLER SYSTEM IS PROVIDED (SECTION 1005.1)
OTHER EGRESS COMPONENTS 20" PER OCCUPANT WHERE AUTOMATIC SPRINKLER SYSTEM IS PROVIDED (SECTION 1005 1)

- REQUIRED NUMBER OF EXITS (TABLE 1015 1, TABLE 1021 1, TABLE 1021 2)
OCCUPANT LOAD 1-500 TWO EXITS OR EXIT ACCESS
OCCUPANT LOAD 501-1,000 500 THREE EXITS OR EXIT ACCESS
OCCUPANT LOAD > 1000 FOUR EXITS OR EXIT ACCESS

- EXIT ACCESS DOORWAY CONFIGURATION (SECTION 1015.2, EXCEPTION #2)
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903 3 1 1 OR 903 3 1 2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED

PLUMBING FIXTURE REQUIREMENTS

WA STATE AMENDMENTS (2902.1 & TABLE 2902.1)
CALCULATED BASED ON OCCUPANCY CLASSIFICATIONS OF IBC CHAPTER 3 AND OCCUPANT LOAD CALCULATIONS OF IBC CHAPTER 10

WATER CLOSETS REQ'D							LAVATORIES REQ'D		
OCCUPANCY GROUP	AREA	OCCUPANTS 1:100 SQFT		WATER CLOSET FACTOR (TABLE 2902.1)	# OF FIXTURES REQUIRED	# OF FIXTURES PROVIDED	LAVATORY FACTOR (TABLE 2902 1. e)	LAVATORIES REQUIRED	LAVATORIES PROVIDED
GROUP E ALL AREAS EXCEPT ADMINISTRATION	78,968	586**	321 MALE	1 FIXTURE PER 35	10	18 OK	1 PER 85	4	12 OK
			321 FEMALE	1 FIXTURE PER 25	13	18 OK	1 PER 50	7	12 OK
GROUP B ADMINISTRATION	4,790	48	24 MALE	1 PER 25 FOR FIRST 50, 1 PER 50 FOR REMAINDER EXCEEDING 50	1	1 OK	1 PER 40 FOR FIRST 80, 1 PER 80 REMAINDER EXCEEDING 80	1	1 OK
			24 FEMALE		1	1 OK		1	1 OK
GROUP A3 (PUBLIC USE OF BLDG II SPACES AFTER SCHOOL HOURS)	48,335	494	244 MALE	1 FIXTURE PER 35	7	9 OK	1 PER 85	3	5 OK
			244 FEMALE	1 FIXTURE PER 25	10	10 OK	1 PER 50	5	7 OK
DRINKING FOUNTAINS (2902 5)	78,968	586** / 790	ONE FOR THE FIRST 150 OCCUPANTS, THEN ONE PER EACH ADDITIONAL 500		2 / 3	6 OK			

**EXCLUDES SPACES NOT SIMULTANEOUSLY OCCUPIED 790 TOTAL E OCCUPANTS - GYM (83), MUSIC (11), SCIENCE (11), ART/SCIENCE (11) STAGE (8), LIBRARY (32), ADMIN (48)

ENERGY CODE REQUIREMENTS

WA STATE ENERGY CODE COMMERCIAL PROVISIONS (C402, C403, TABLE C402 2, TABLE C402 3)

	ENVELOPE REQUIREMENTS	
ASSEMBLY	REQUIRED VALUE	PROVIDED VALUE
ROOFS* INSULATION ABOVE DECK	R-30	R-40
WALLS MASS STEEL FRAMED	R-10 R-13+R-10ci	R-10 R-21+R-10ci
FLOORS FRAMING	R-30	R-30+R-10CI
SLAB-ON-GRADE FLOORS UNHEATED HEATED**	R-10ci EDGE+24" BELOW R-10ci EDGE+FULL AREA	R-10ci EDGE+24" BELOW R-10ci EDGE+FULL AREA
OPAQUE DOORS SWINGING ROLL-UP OR SLIDING	U-0.37 R-4 75	U-0 37 NONE
FENESTRATION METAL FIXED METAL OPERABLE METAL ENTRANCE DOORS	U-0 38 SHGC-0 40 U-0 40 SHGC-0 40 U-0 60 SHGC-0 40	U-0 60, SHGC-0 40 (NFRC) U-0 40, SHGC-0 40 (NFRC) U-0 60, SHGC-0 40 (NFRC)
SKYLIGHTS ALL TYPES	U-0 50 SHGC-0 35	U-0 50, SHGC-0 35 (NFRC)

* SRI-82 INITIAL AND SRI-65 3-YEAR VALUES REQUIRED & PROVIDED AT ROOFING
**ALL U-BENDS HEADERS & FLOOR STRUCTURE R-3 5 REQUIRED AND PROVIDED AT RADIANT FLOOR COMPONENTS

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10615 SE 23RD STREET, BELLEVUE, WA 98004

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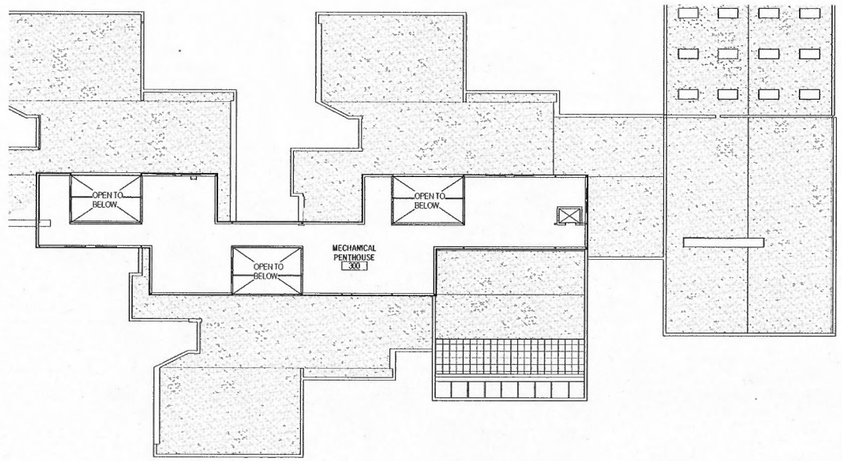
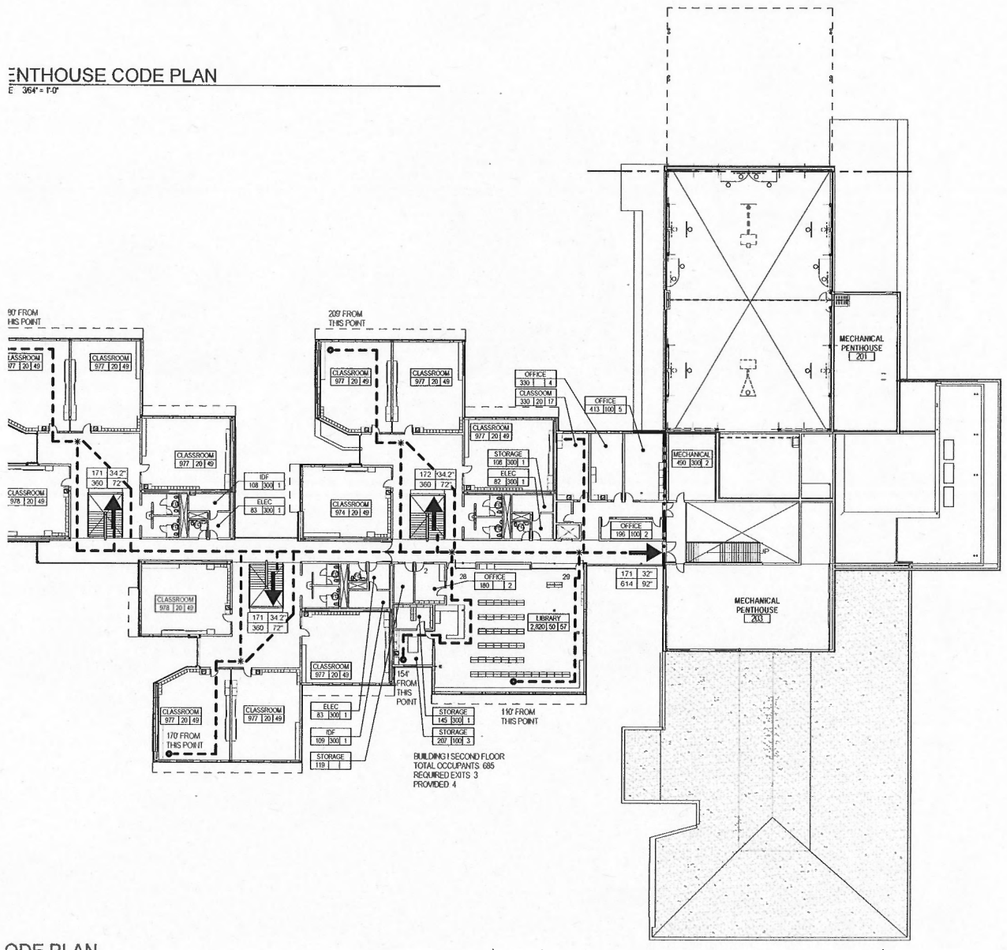
CODE ANALYSIS DATA

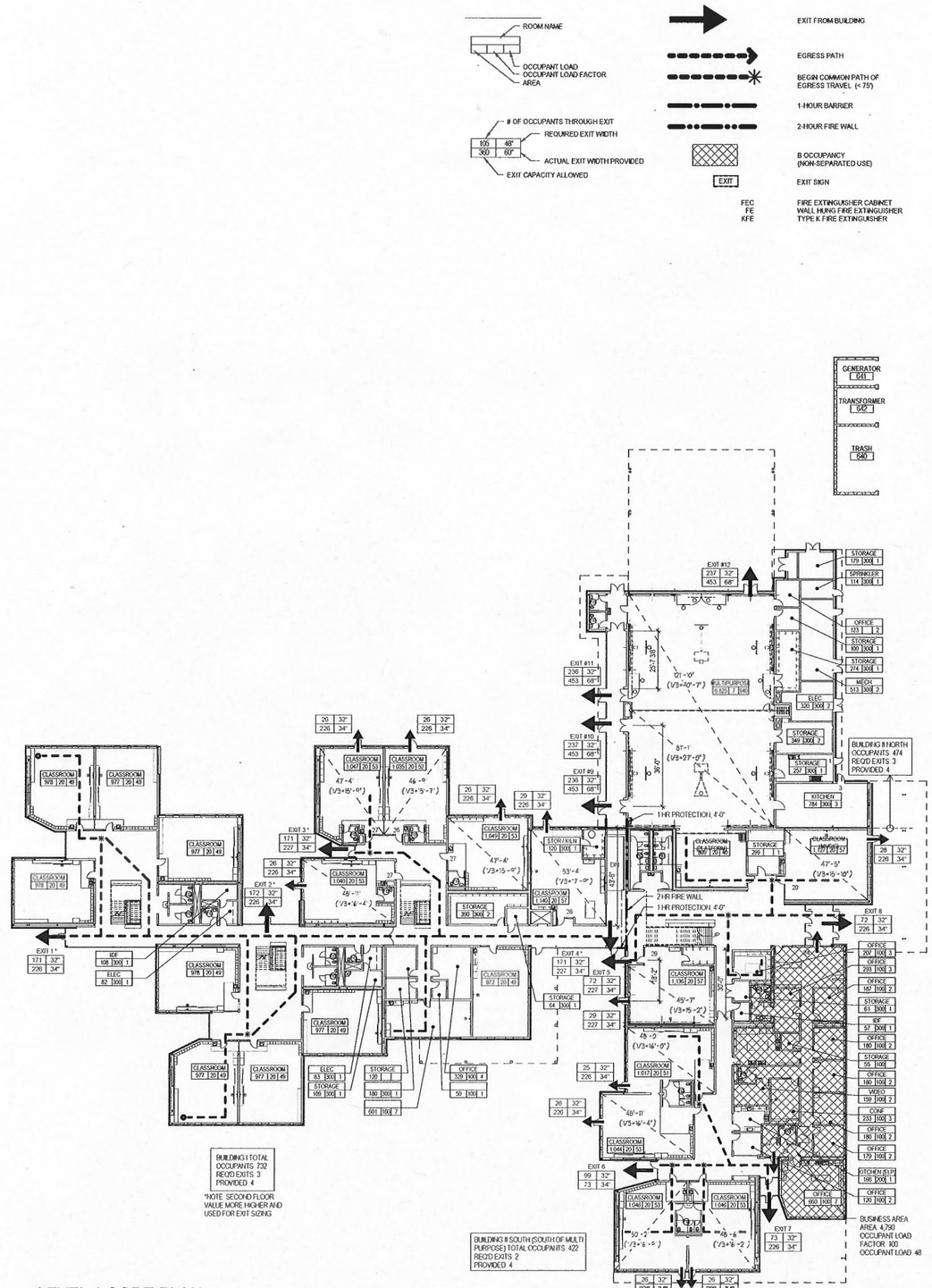
A003



ENTHOUSE CODE PLAN
E 3/64" = 1'-0"



ODE PLAN
4" = 1'-0"



LEVEL 1 CODE PLAN
SCALE 3/64" = 1'-0"

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CODE ANALYSIS PLAN

A004

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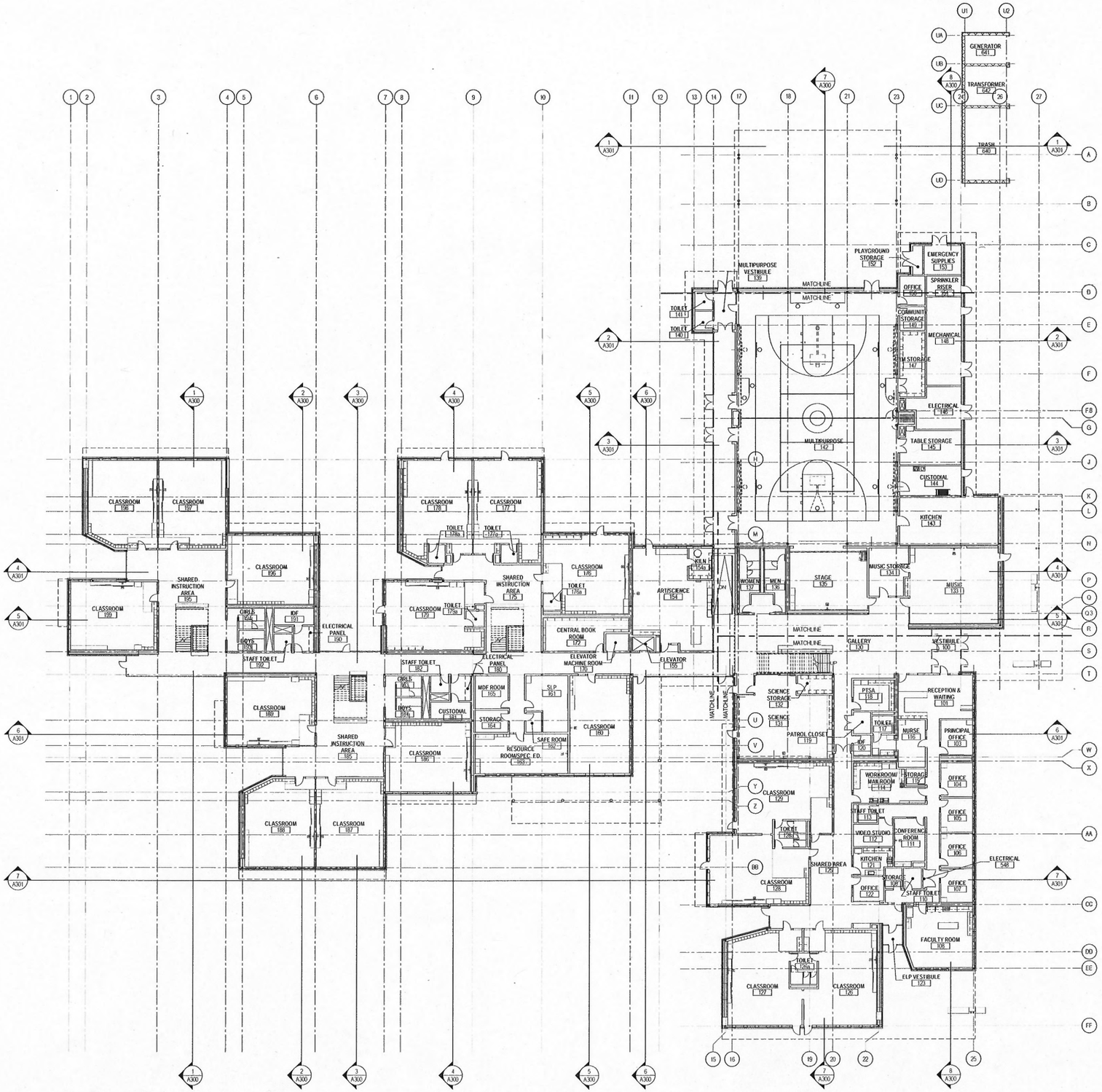
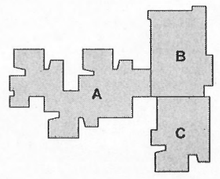


FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



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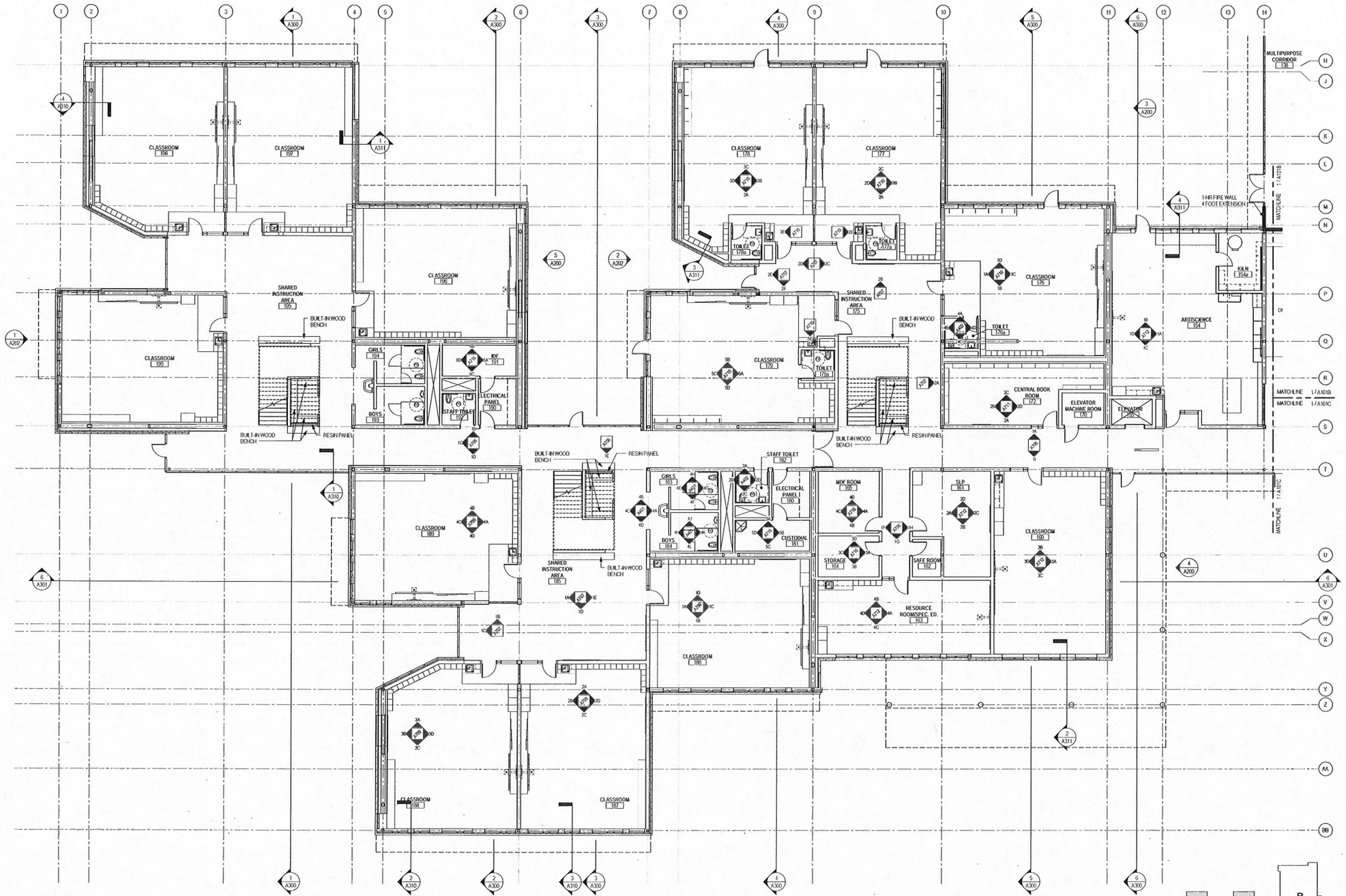
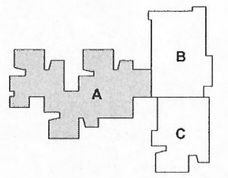
FIRST FLOOR PLAN

A101



FIRST FLOOR PLAN - AREA A

SCALE 1/8" = 1'-0"



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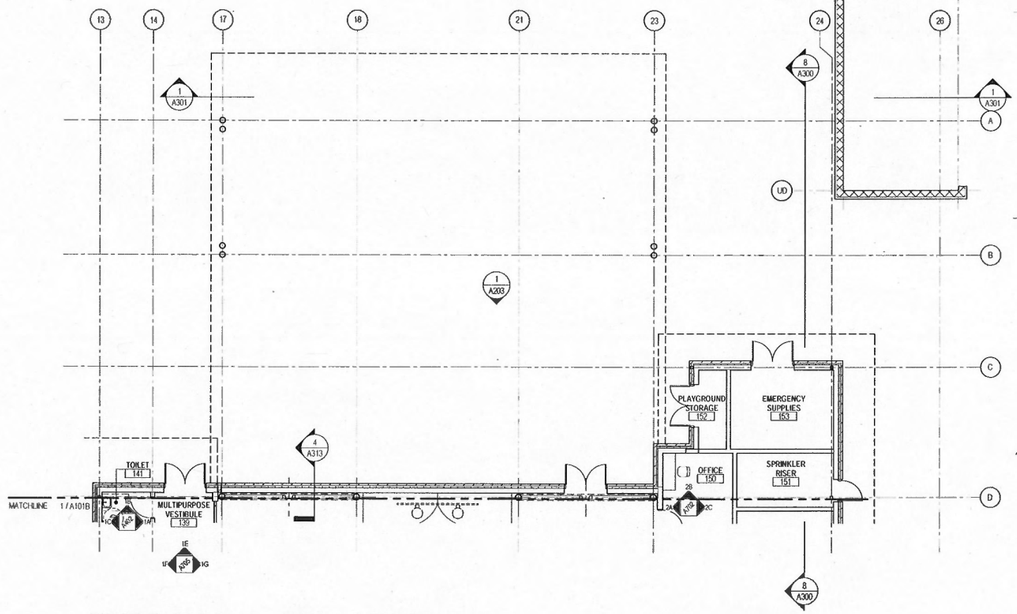
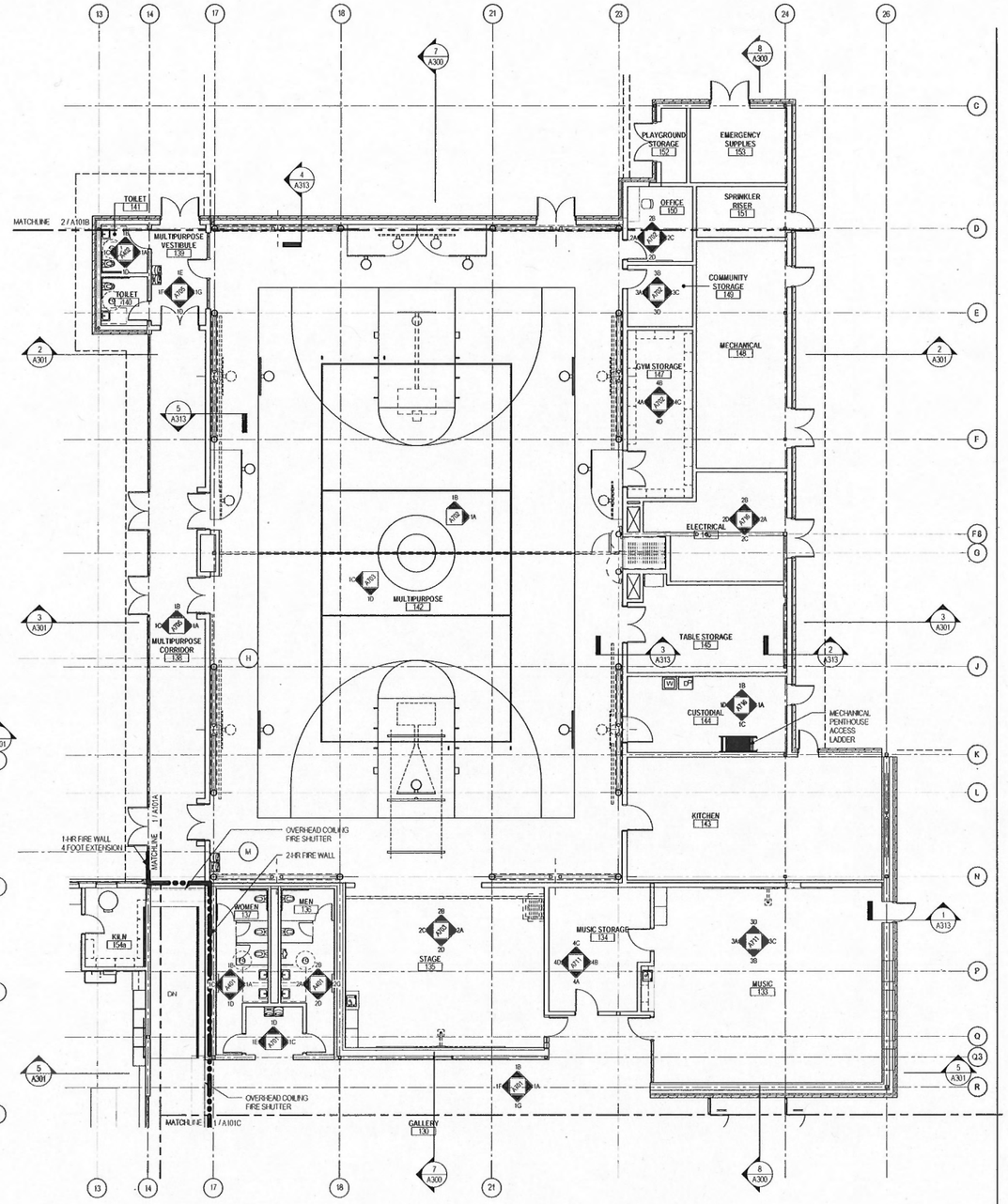
FIRST FLOOR PLAN - AREA A

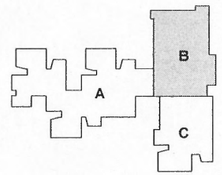
A101A



2 FIRST FLOOR PLAN - AREA B COVERED PLAY
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"



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FIRST FLOOR PLAN - AREA B

A101B

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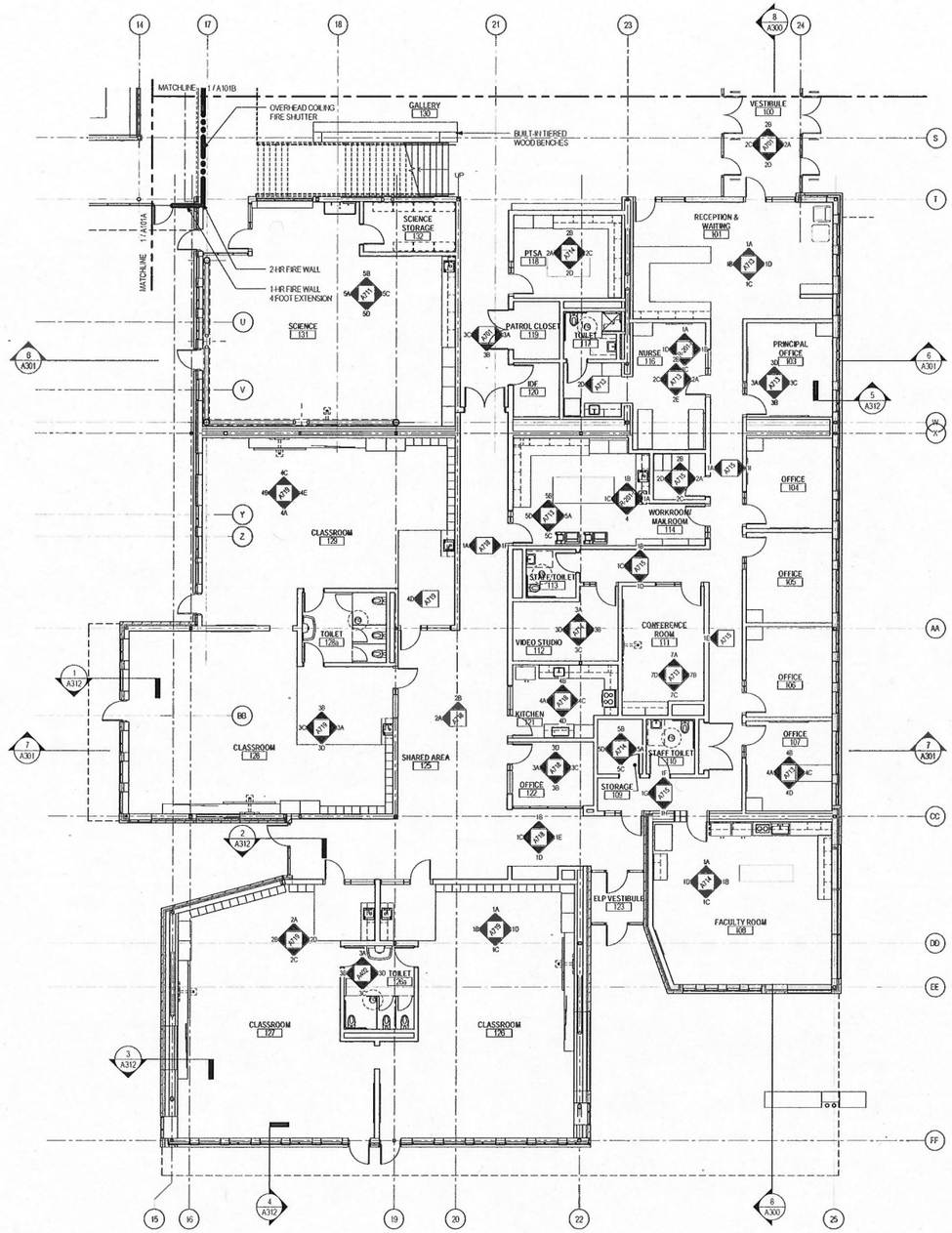
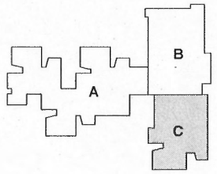


FIRST FLOOR PLAN - AREA C

SCALE 1/8" = 1'-0"



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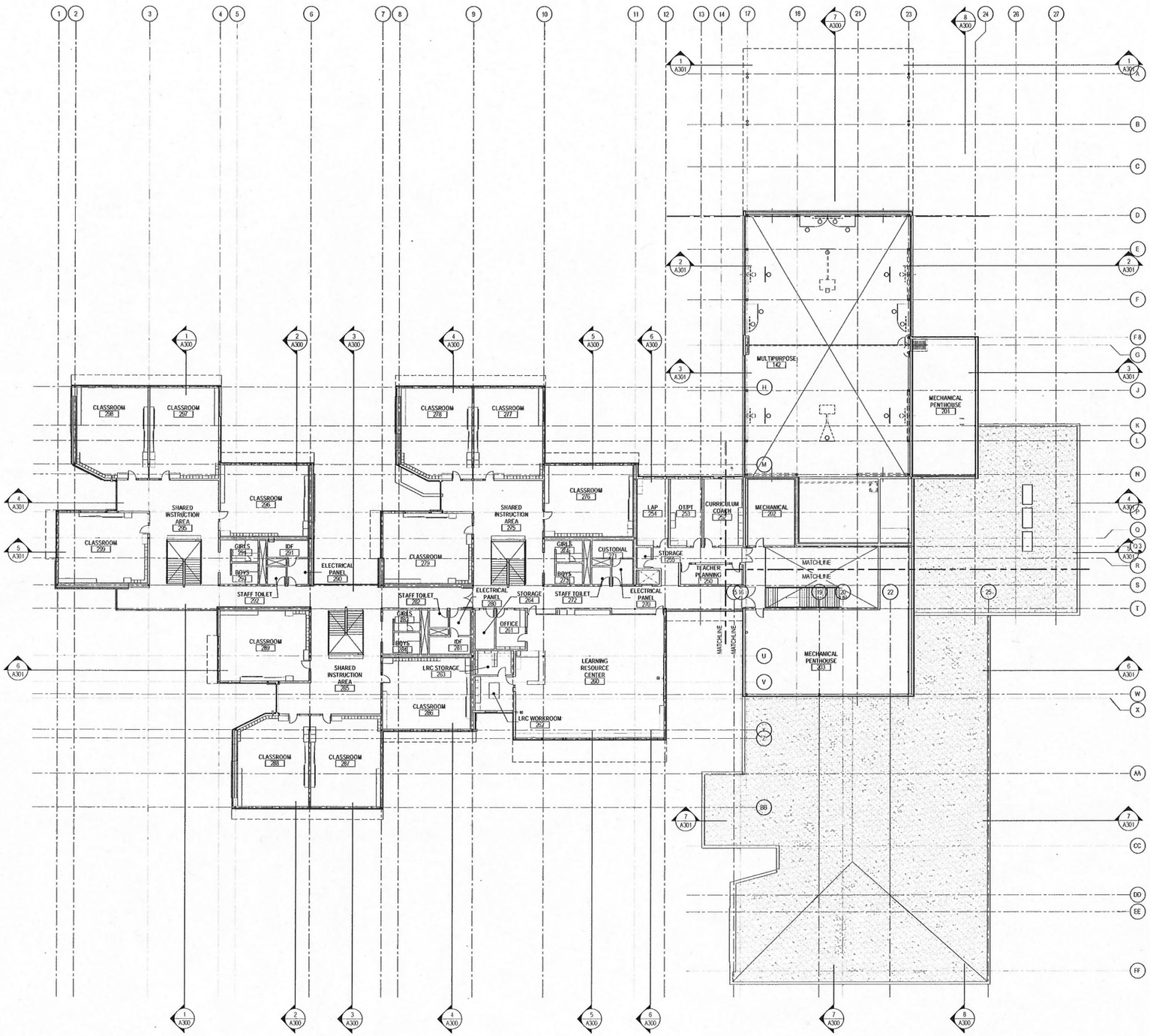
FIRST FLOOR PLAN - AREA C

A101C



SECOND FLOOR PLAN

SCALE 1/16" = 1'-0"

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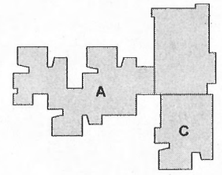
SECOND FLOOR PLAN

A102



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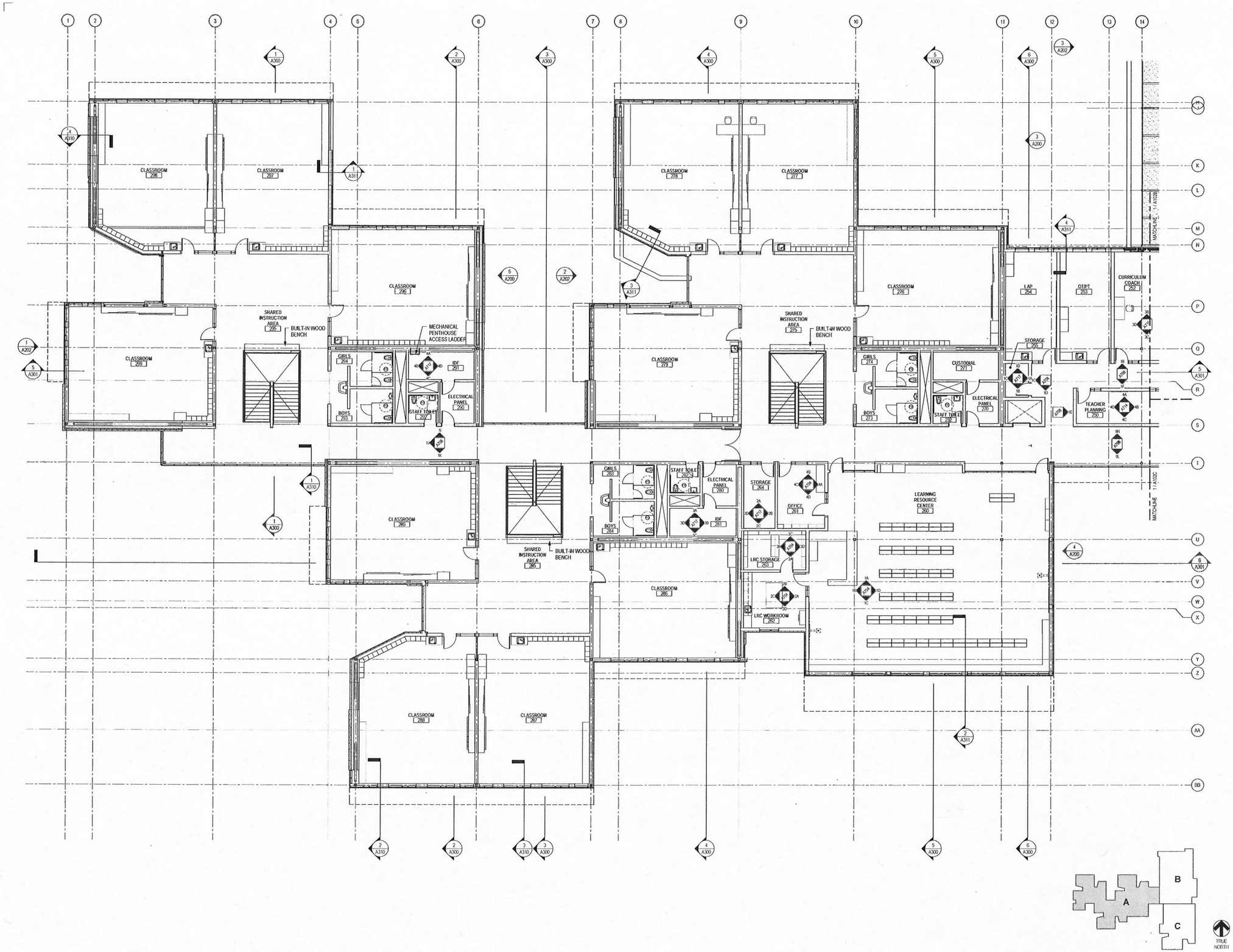

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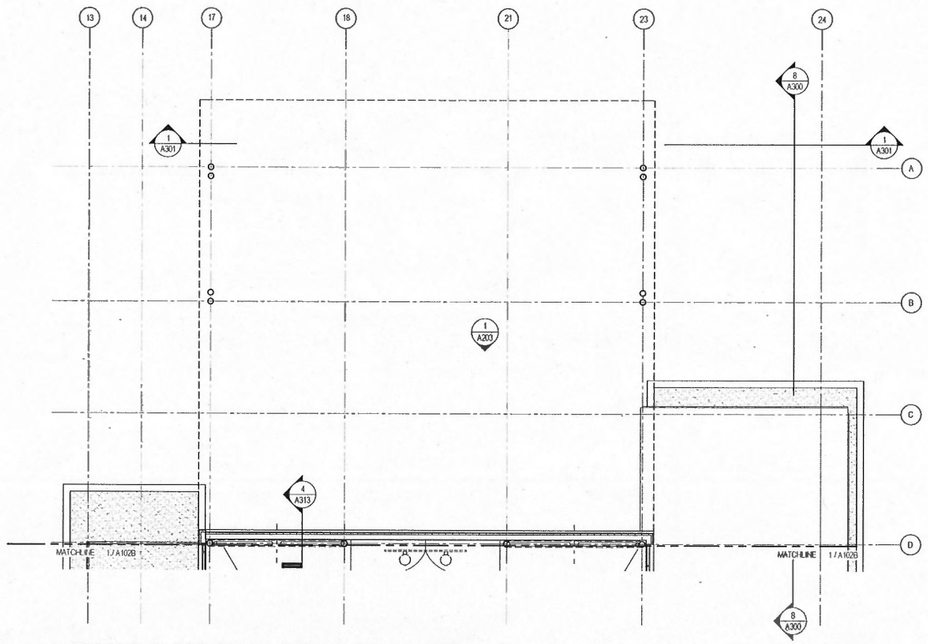
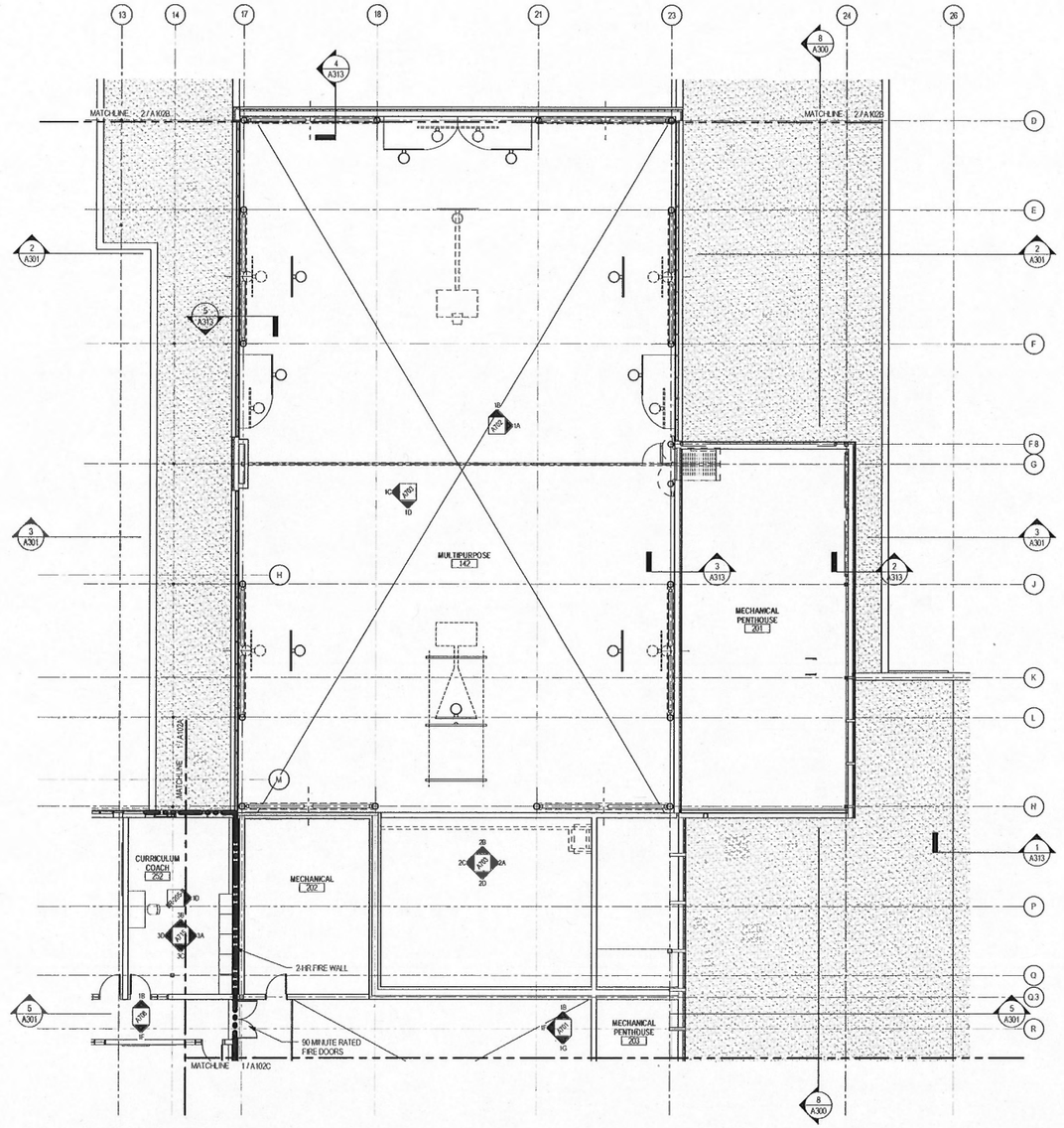
SECOND FLOOR PLAN - AREA A

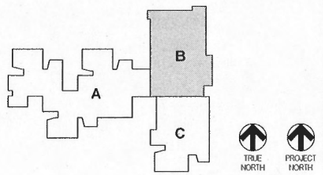
A102A



2 SECOND FLOOR PLAN - AREA B COVERED PLAY
SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN - AREA B
SCALE 1/8" = 1'-0"



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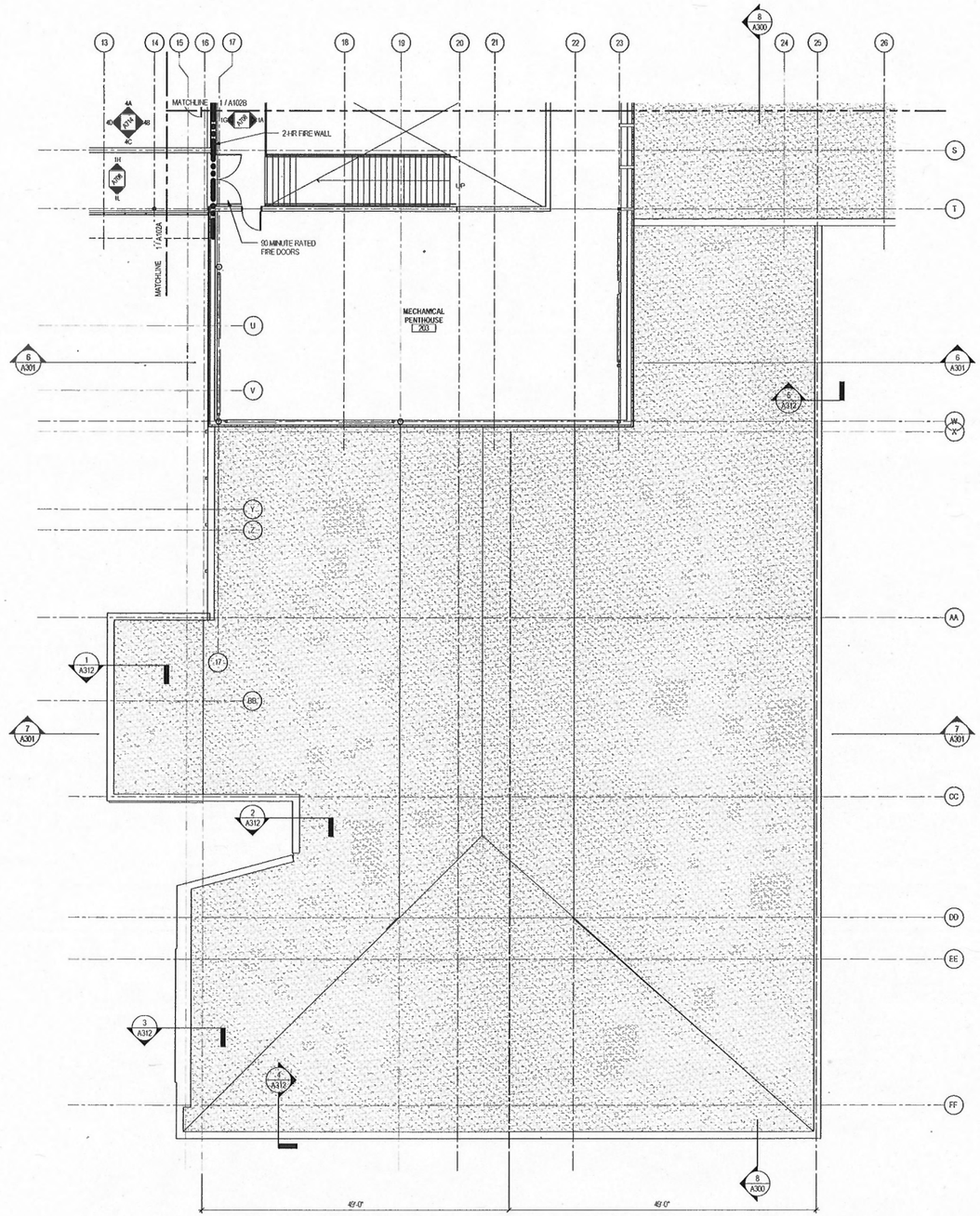
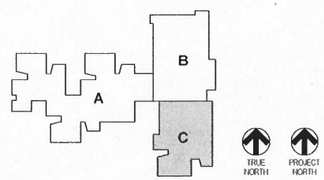
SECOND FLOOR PLAN - AREA B

A102B



1 SECOND FLOOR PLAN - AREA C
SCALE 1/8" = 1'-0"



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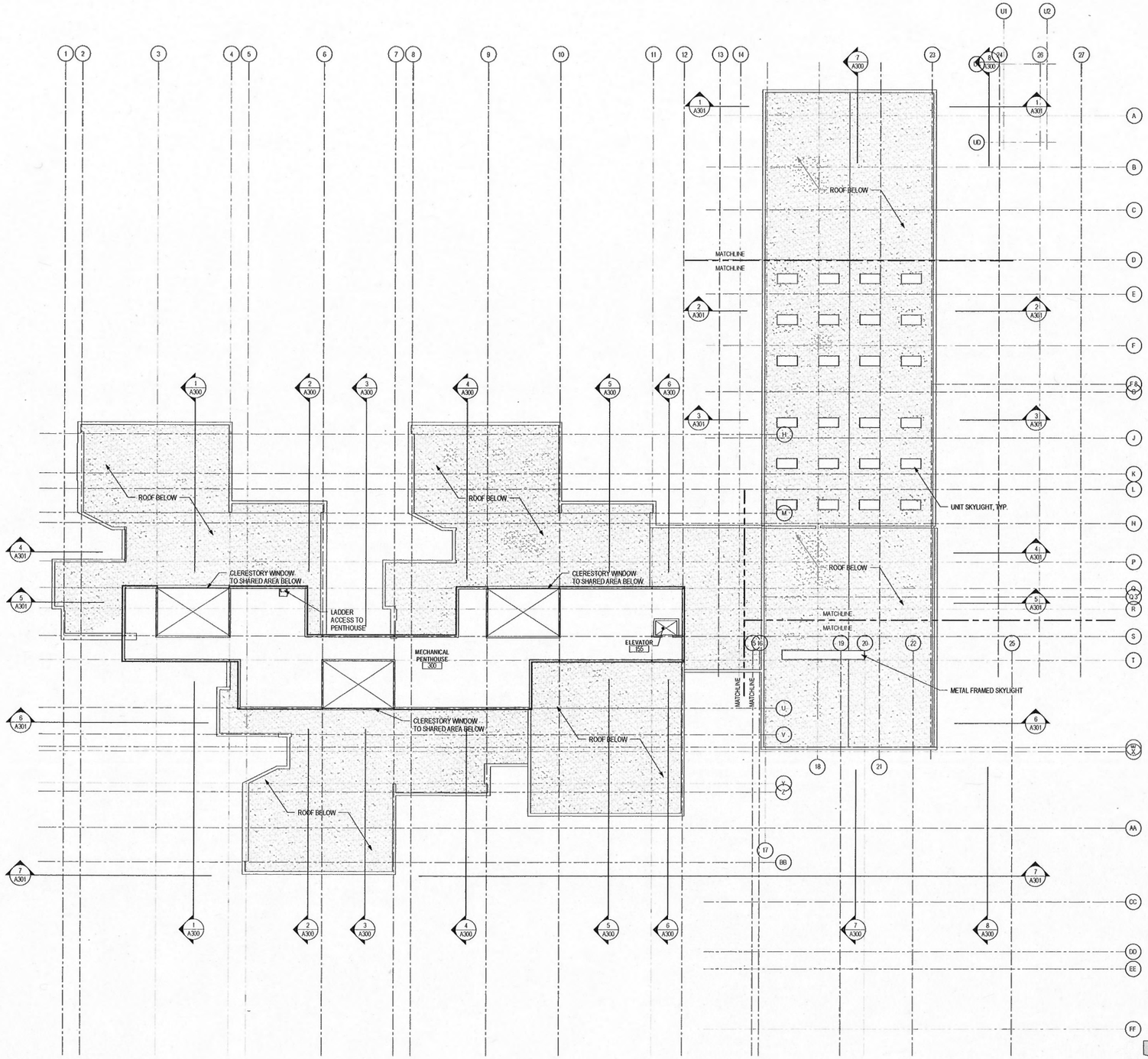
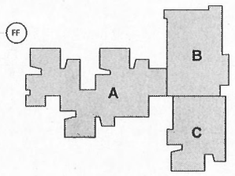
SECOND FLOOR PLAN - AREA C

A102C



1 PENTHOUSE FLOOR PLAN
SCALE: 1/16" = 1'-0"



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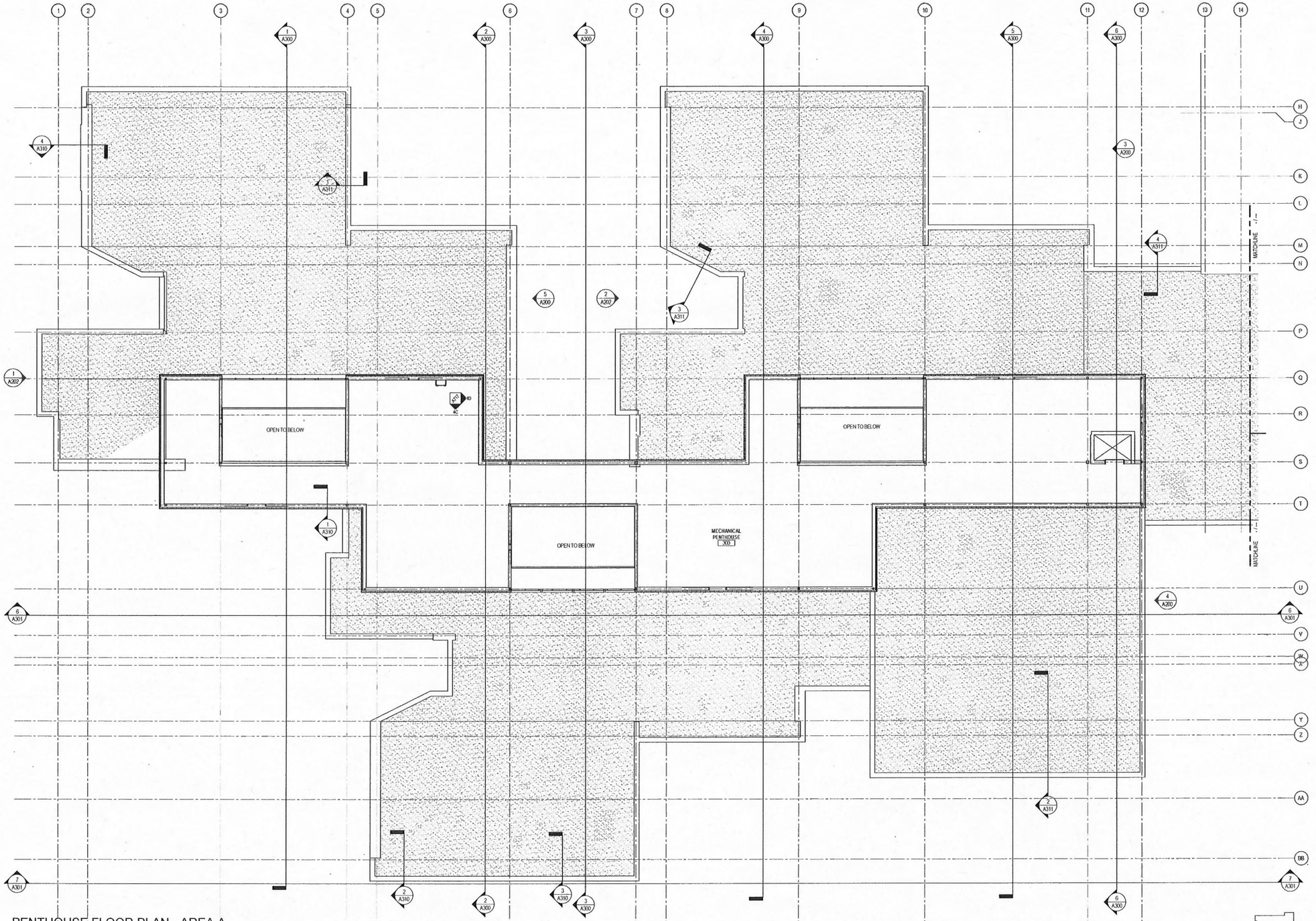
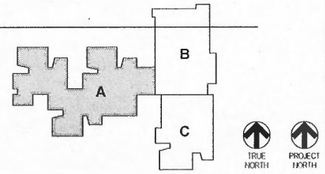
PENTHOUSE PLAN

A103



1 PENTHOUSE FLOOR PLAN - AREA A
SCALE 1/8" = 1'-0"



65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

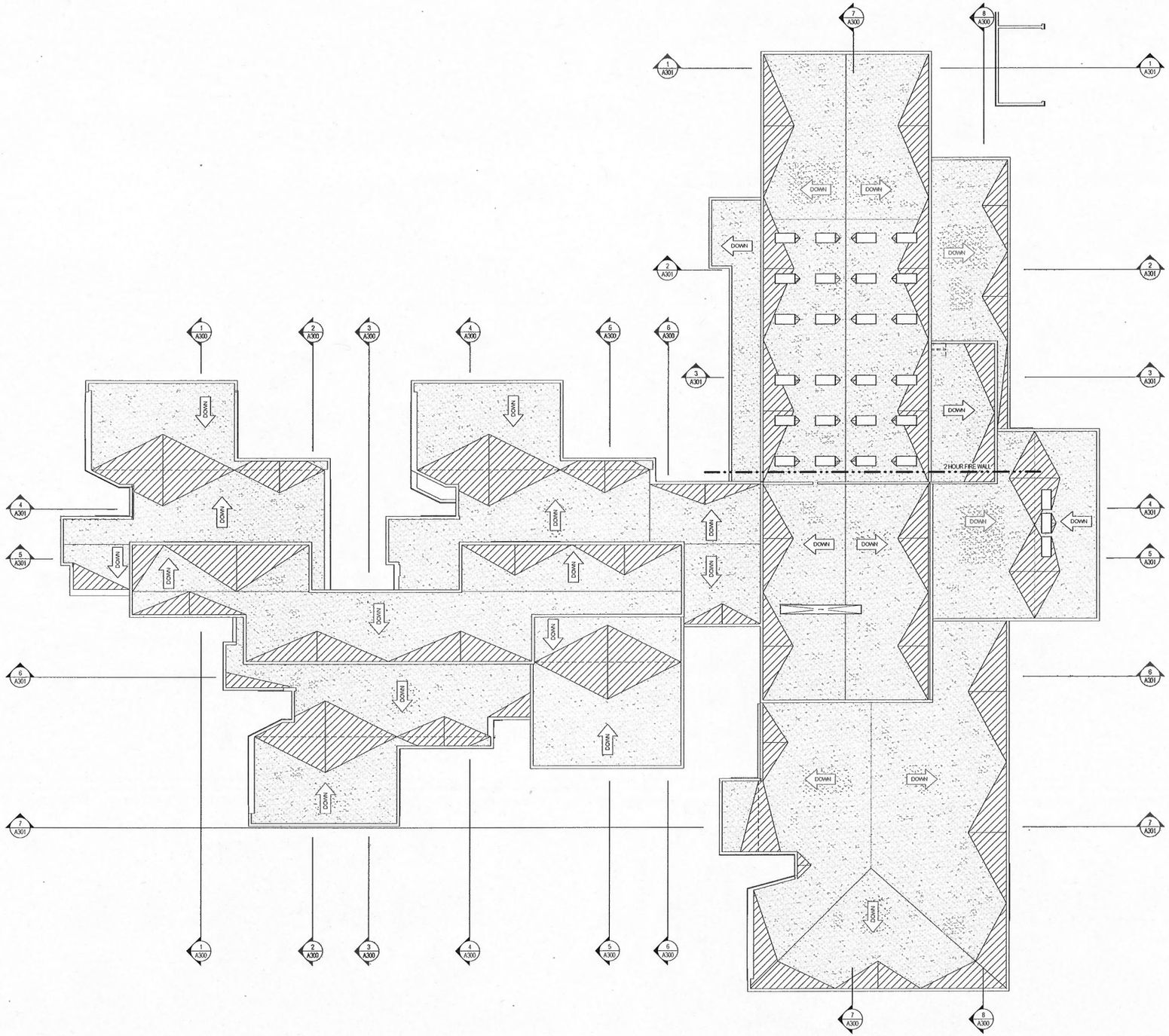
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
Checked by:	Checker

Revisions

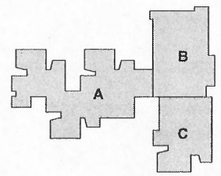
#	Date	Description

PENTHOUSE
PLAN - AREA A

A103A



ROOF PLAN
SCALE: 1/16" = 1'-0"



integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
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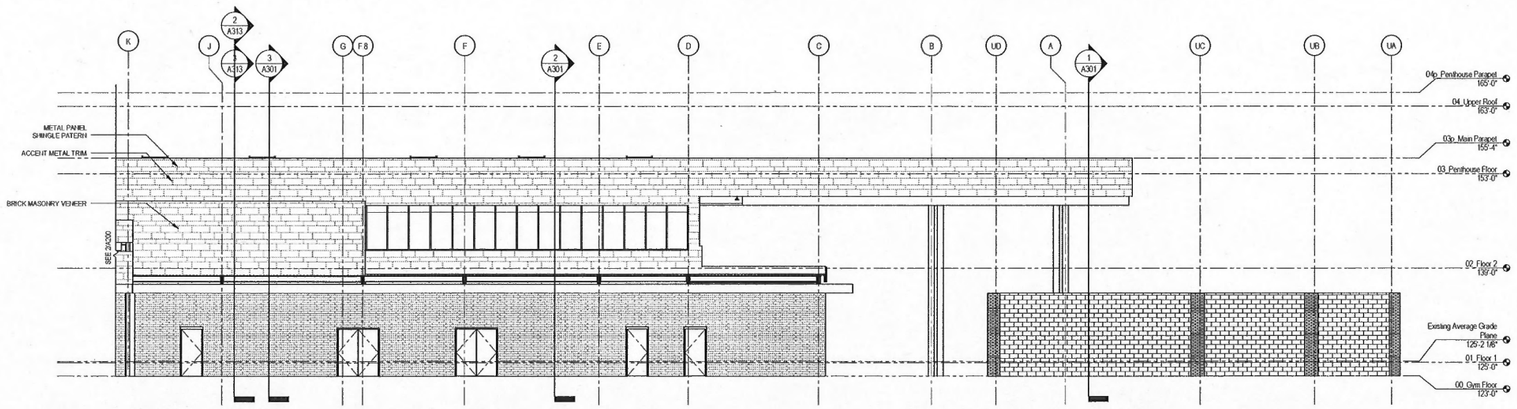
Revisions

#	Date	Description

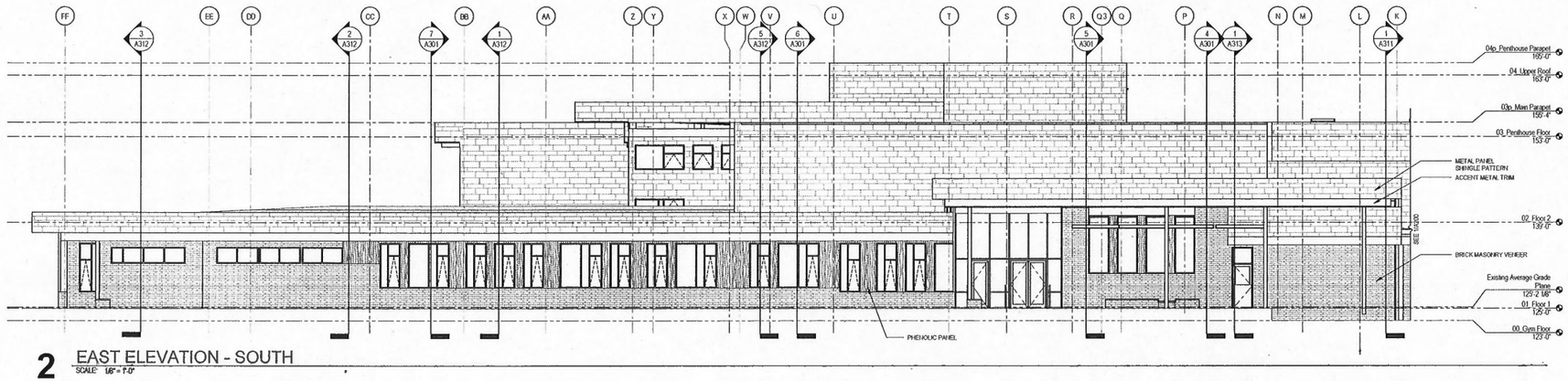
ROOF PLAN

A104

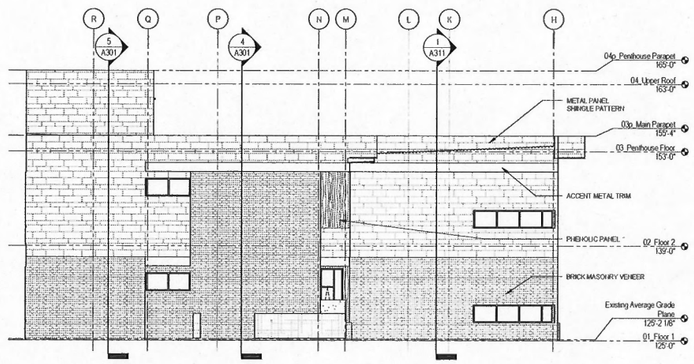
65% BELLEVUE/DESIGN DEVELOPMENT



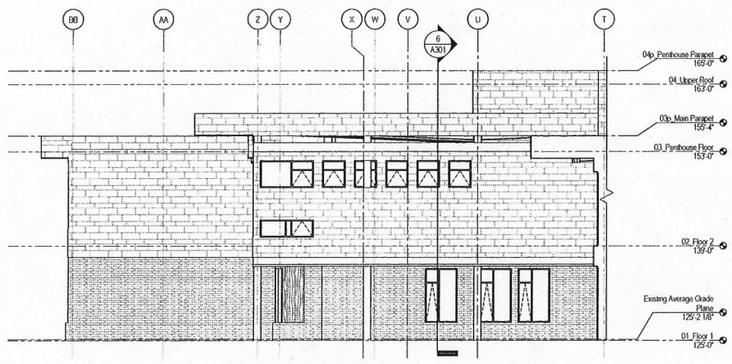
1 EAST ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



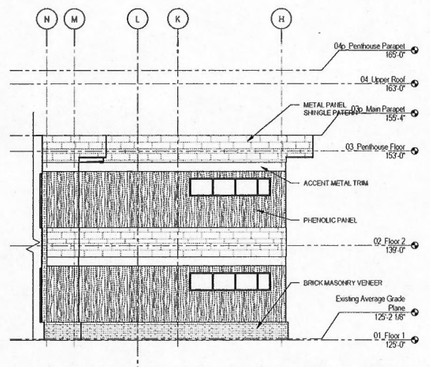
2 EAST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION - @GRID 6
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION @ GRID 11 SOUTH
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION @ GRIDD 11 NORTH
SCALE: 1/8" = 1'-0"

integrus ARCHITECTURE

1215 4TH AVE, SUITE 1400, SEATTLE, WA 98161 P: 206.623.1104

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	
Checked by:	

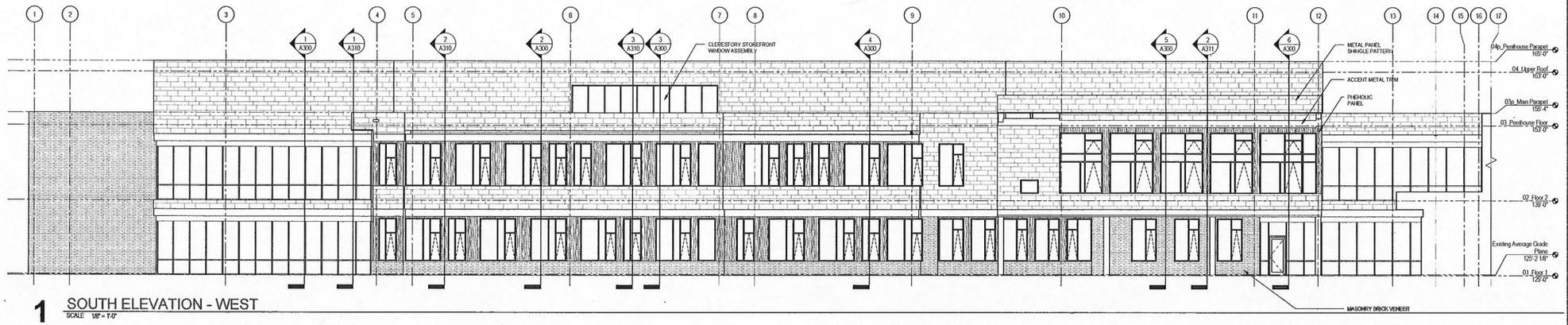
Revisions

#	Date	Description

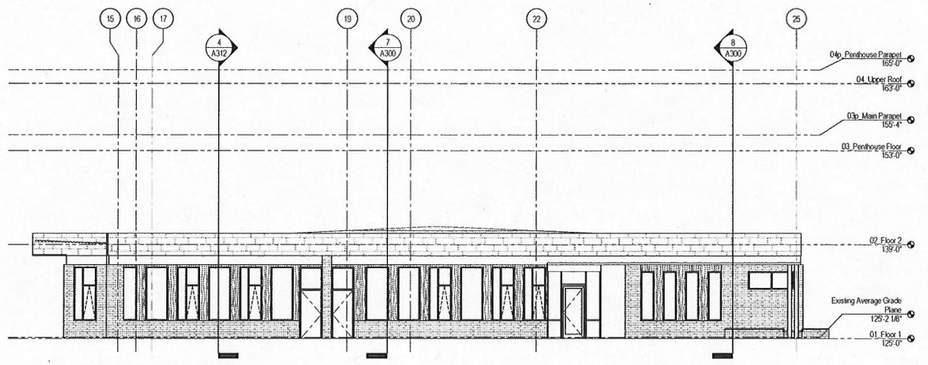
EXTERIOR ELEVATIONS

A200

65% BELLEVUE/DESIGN DEVELOPMENT



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



2 SOUTH ELEVATION - EAST
SCALE 1/8" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21418.00
Drawn By:	Author
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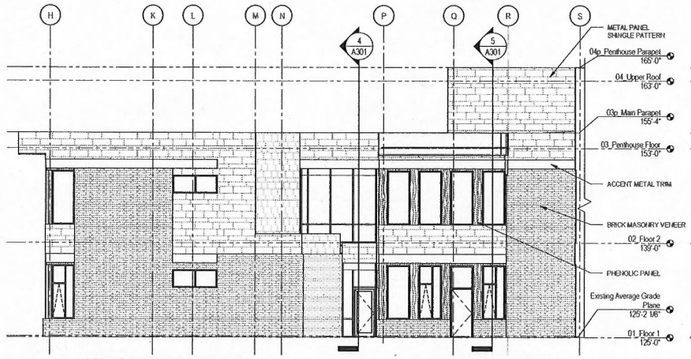
Revisions

#	Date	Description

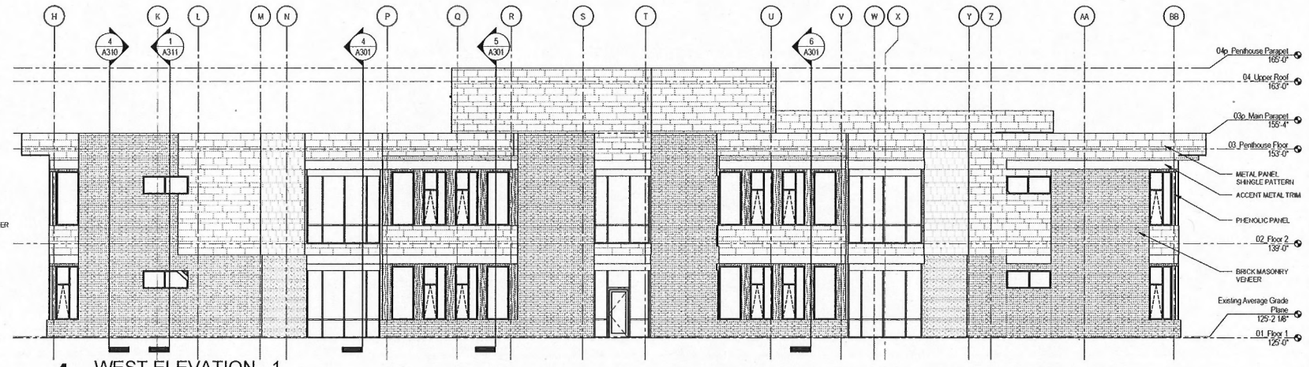
EXTERIOR ELEVATIONS

A201

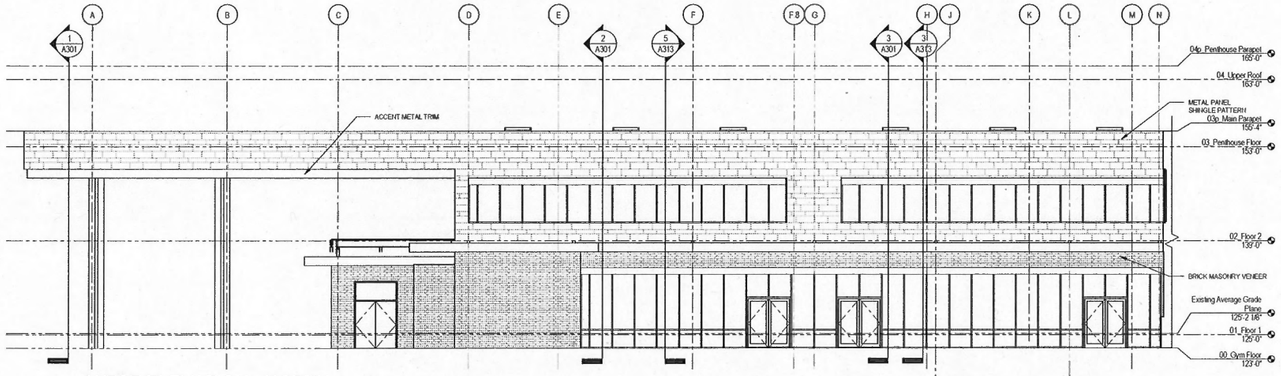
65% BELLEVUE/DESIGN DEVELOPMENT



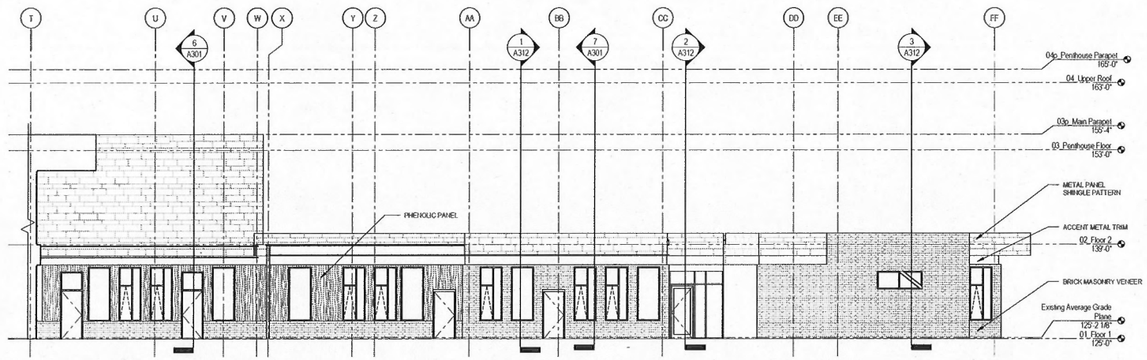
2 WEST ELEVATION
SCALE 1/8" = 1'-0"



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



3 WEST ELEVATION - NORTH
SCALE 1/8" = 1'-0"



4 WEST ELEVATION - SOUTH
SCALE 1/8" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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Drawn By:	Author
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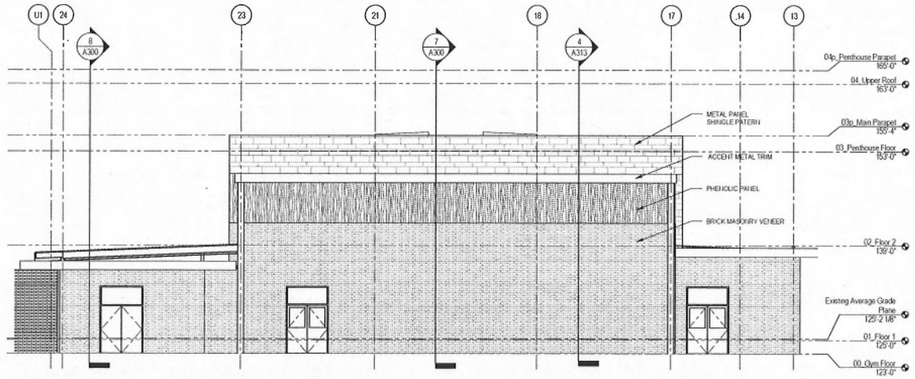
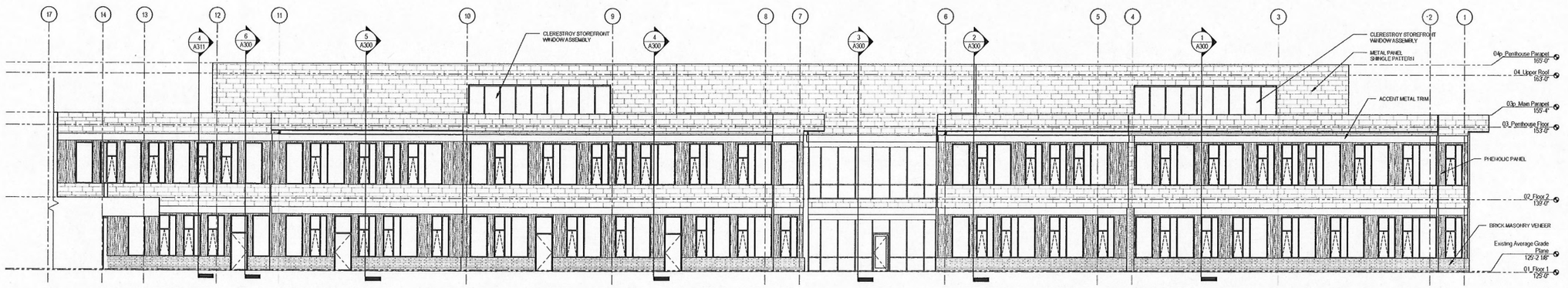
EXTERIOR ELEVATIONS

A202

65% BELLEVUE/DESIGN DEVELOPMENT



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



2 NORTH ELEVATION - WEST
SCALE 1/8" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
Checked by:	Checker

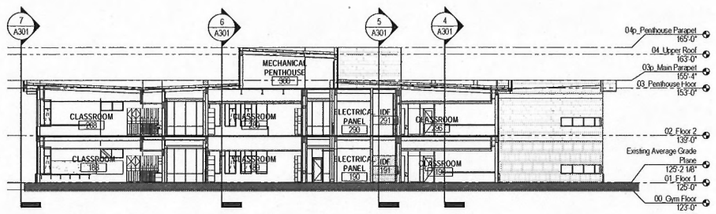
Revisions

#	Date	Description

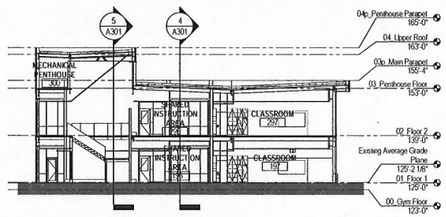
EXTERIOR
ELEVATIONS

A203

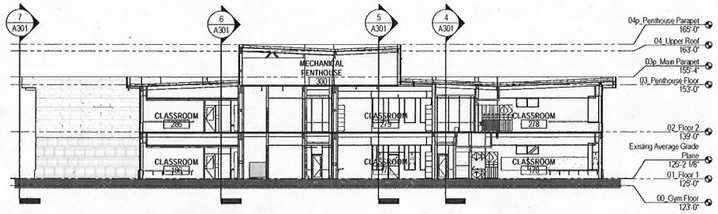
65% BELLEVUE/DESIGN DEVELOPMENT



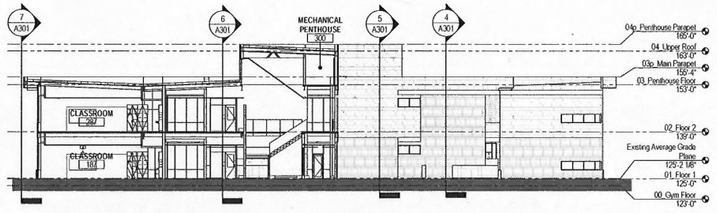
2 BUILDING SECTION N-S 2
SCALE: 1/16" = 1'-0"



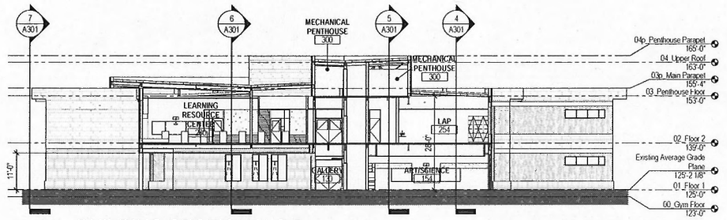
1 BUILDING SECTION N-S 1
SCALE: 1/16" = 1'-0"



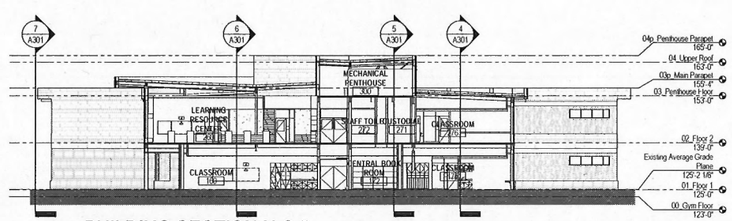
4 BUILDING SECTION N-S 4
SCALE: 1/16" = 1'-0"



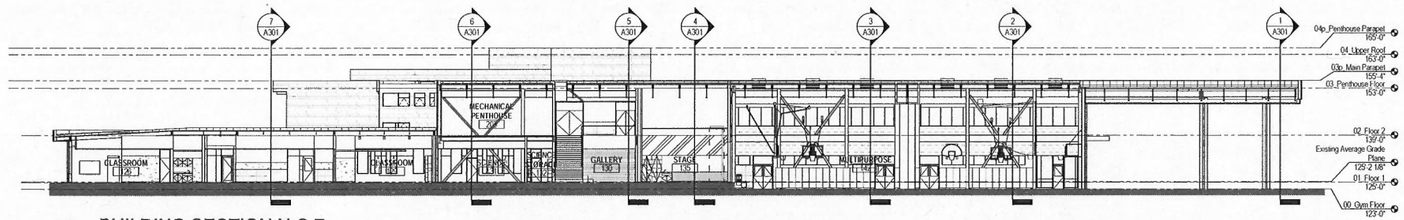
3 BUILDING SECTION N-S 3
SCALE: 1/16" = 1'-0"



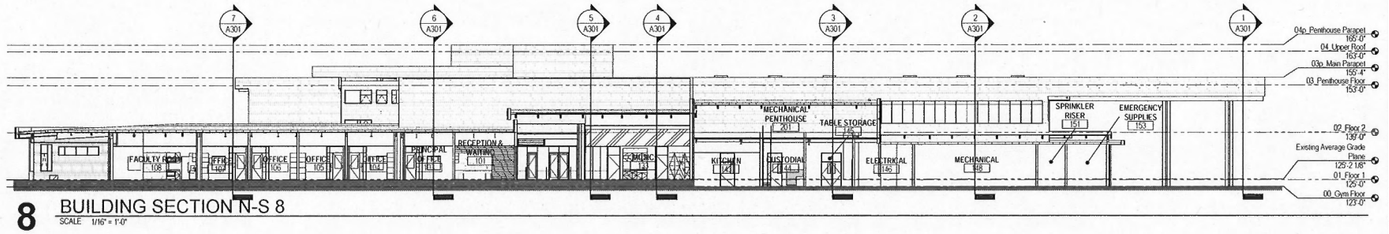
6 BUILDING SECTION N-S 6
SCALE: 1/16" = 1'-0"



5 BUILDING SECTION N-S 5
SCALE: 1/16" = 1'-0"



7 BUILDING SECTION N-S 7
SCALE: 1/16" = 1'-0"



8 BUILDING SECTION N-S 8
SCALE: 1/16" = 1'-0"

integrus ARCHITECTURE
111 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA 98104
TEL 206.623.1104 FAX 206.623.1105

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21410.00
Drawn By:	Author
Checked by:	Checker

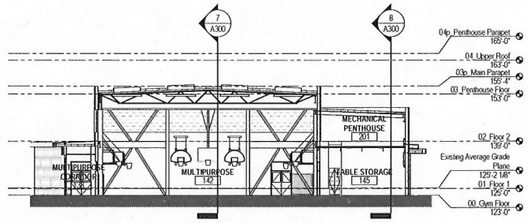
Revisions

#	Date	Description

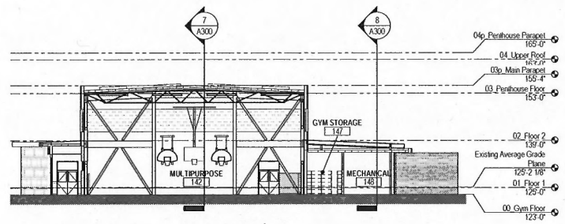
BUILDING SECTIONS

A300

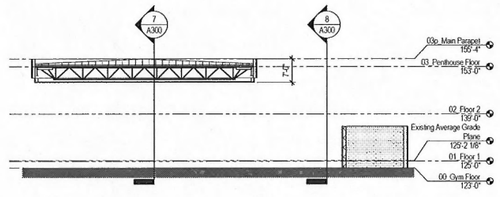
65% BELLEVUE/DESIGN DEVELOPMENT



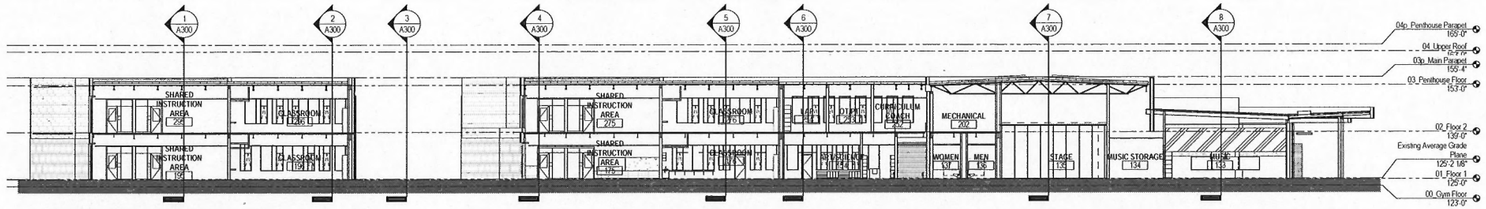
3 BUILDING SECTION E-W 3
SCALE: 1/16" = 1'-0"



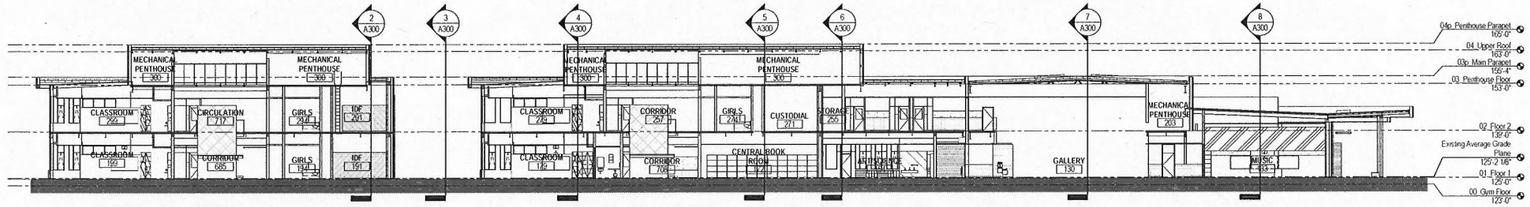
2 BUILDING SECTION E-W 2
SCALE: 1/16" = 1'-0"



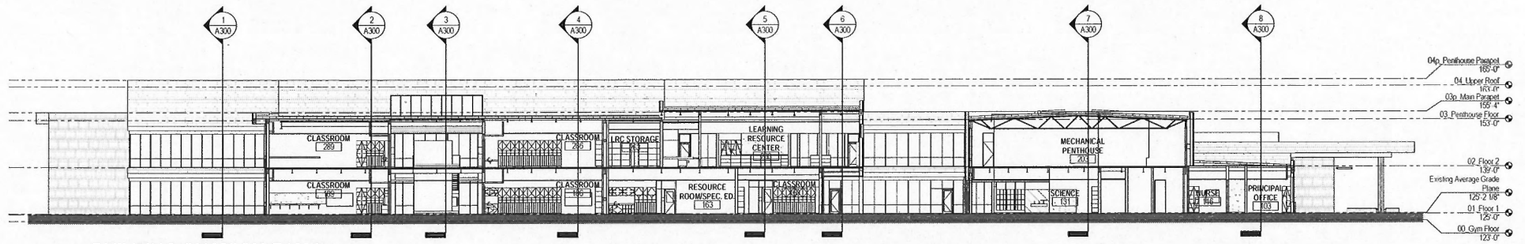
1 BUILDING SECTION E-W 1
SCALE: 1/16" = 1'-0"



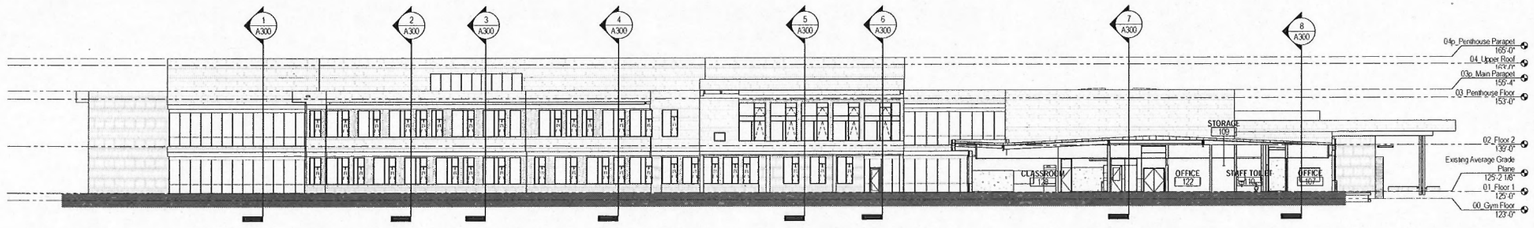
4 BUILDING SECTION E-W 4
SCALE: 1/16" = 1'-0"



5 BUILDING SECTION E-W 5
SCALE: 1/16" = 1'-0"



6 BUILDING SECTION E-W 6
SCALE: 1/16" = 1'-0"



7 BUILDING SECTION E-W 7
SCALE: 1/16" = 1'-0"

integrus ARCHITECTURE
1121 2ND AVE, SUITE 300, SEATTLE, WA 98101
T: 206.623.1104 F: 206.623.1105

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
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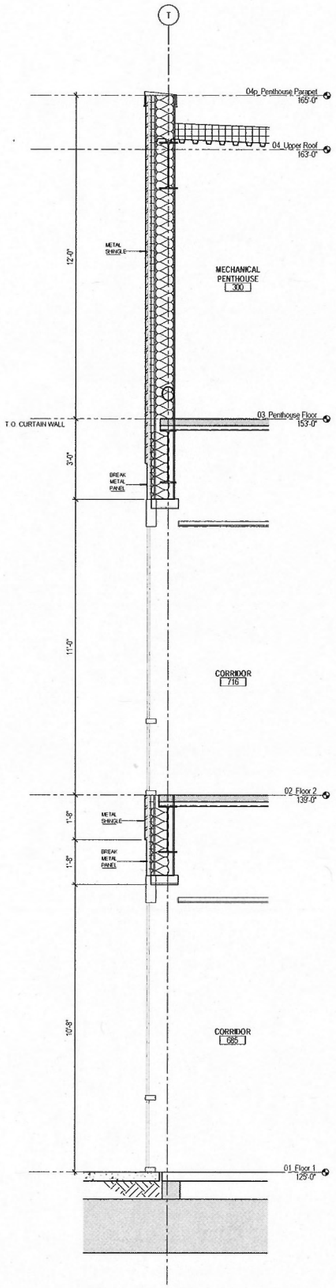
Revisions

#	Date	Description

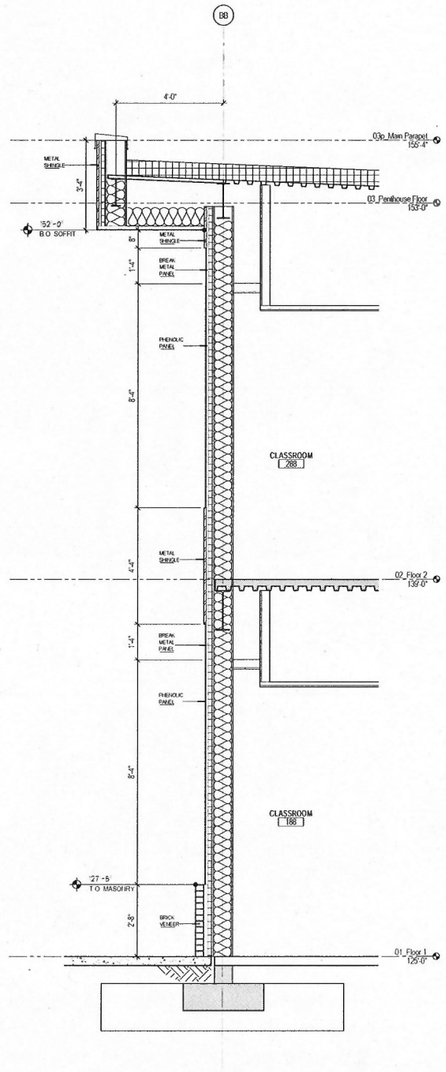
BUILDING SECTIONS

A301

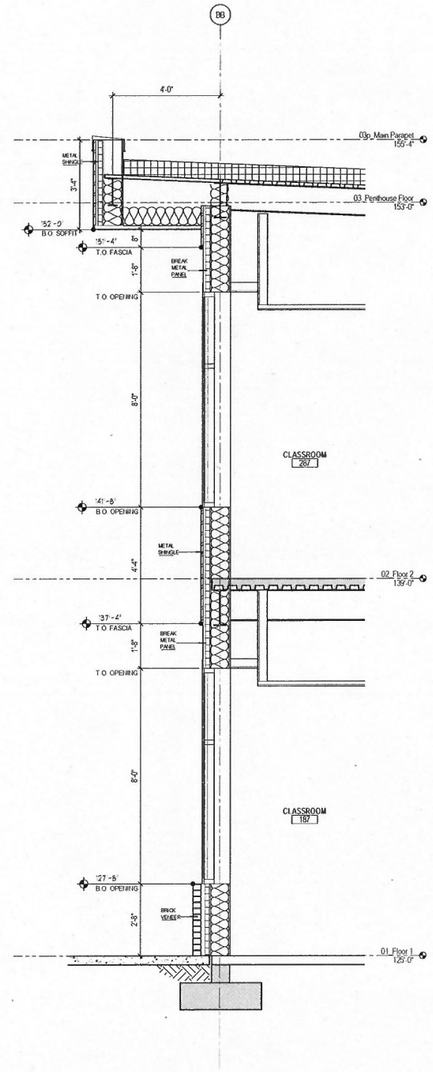
65% BELLEVUE/DESIGN DEVELOPMENT



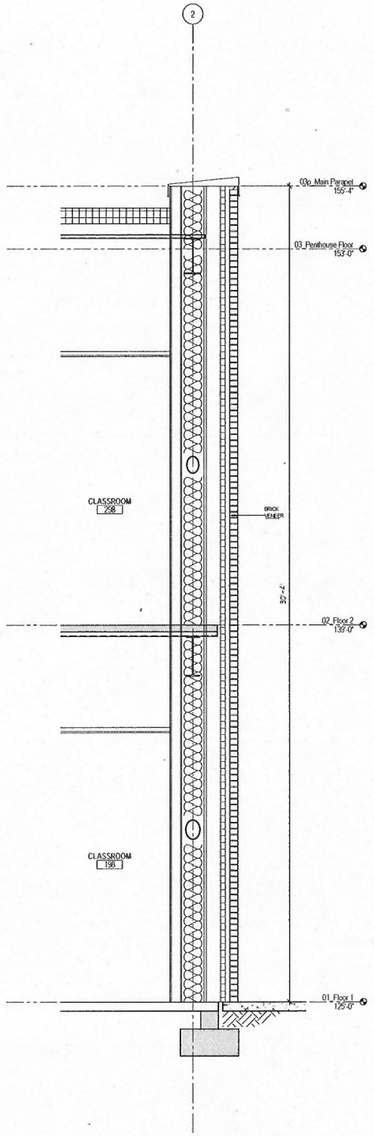
1 CURTAIN WALL SECTION
SCALE 1/2" = 1'-0"



2 EXT WALL SECTION
SCALE 1/2" = 1'-0"



3 EXT WALL SECTION W/WNDW
SCALE 1/2" = 1'-0"



4 SECTION THRU BRACED FRAME
SCALE 1/2" = 1'-0"

65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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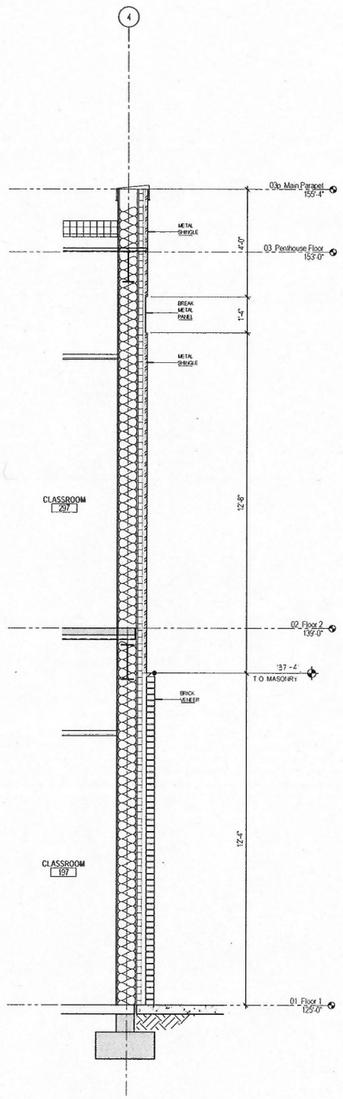
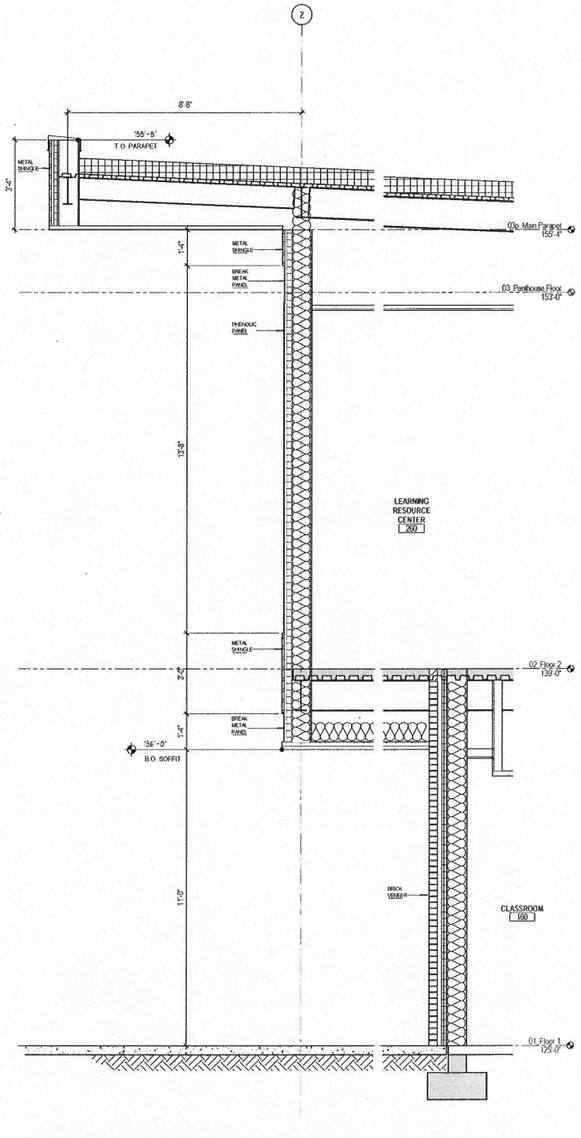
WALL SECTIONS

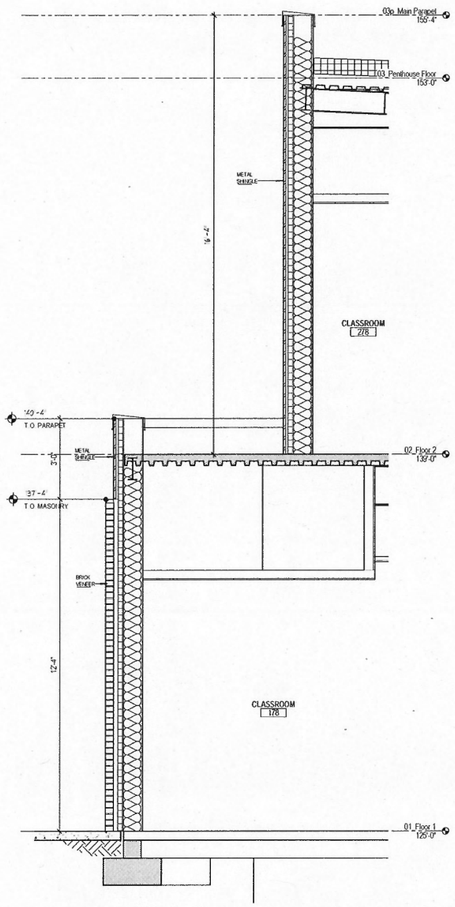
A310



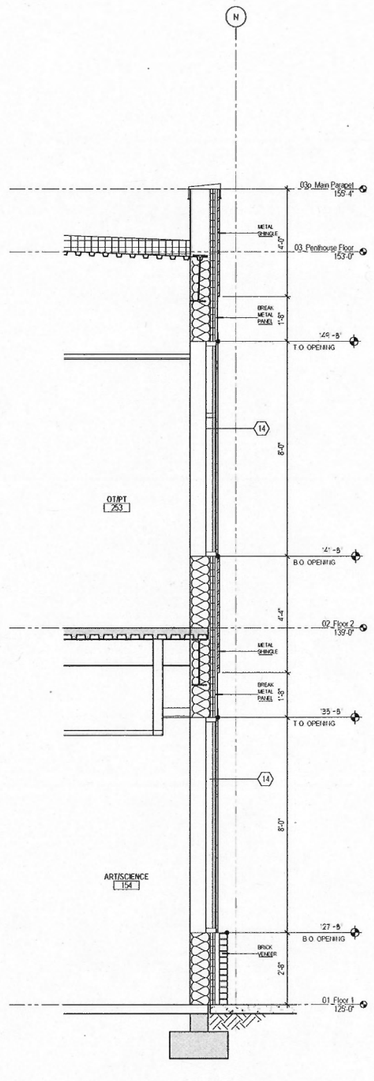
1 SECTION THRU CLASSROOM NS WALL
SCALE 1/2" = 1'-0"



2 SECTION THRU LIBRARY WALL
SCALE 1/2" = 1'-0"



3 SECTION THRU CLASSROOM DIAGONAL WALL
SCALE 1/2" = 1'-0"



4 WALL SECTION THRU CLASSROOM 176
SCALE 1/2" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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Drawn By:	Author
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Revisions

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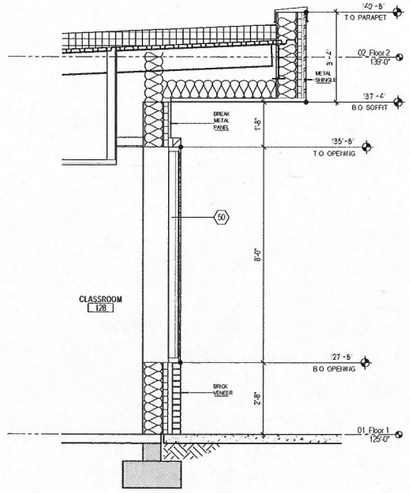
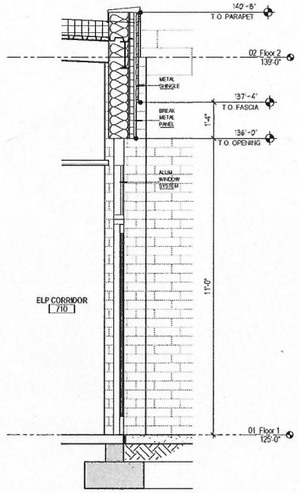
WALL SECTIONS

A311

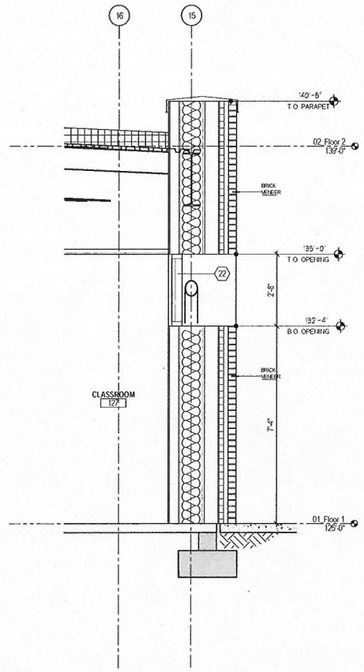
65% BELLEVUE/DESIGN DEVELOPMENT



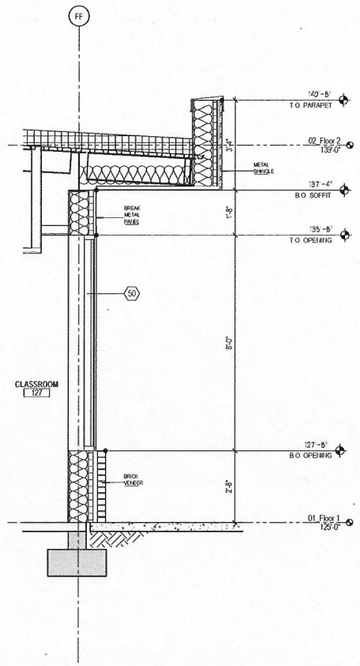
1 SECTION THRU ROOM 128
SCALE 1/2" = 1'-0"



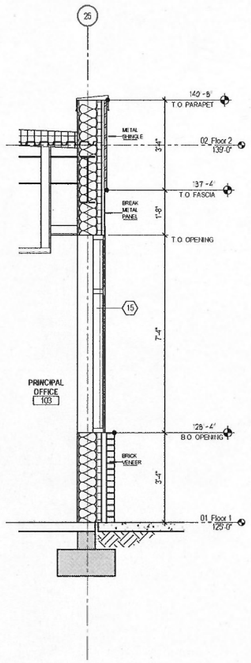
2 SECTION THRU DOORWAY AREA C
SCALE 1/2" = 1'-0"



3 SECTION THRU RM 127 NS WALL
SCALE 1/2" = 1'-0"



4 SECTION THRU RM 127 EW WALL
SCALE 1/2" = 1'-0"



5 SECTION THRU PRINCIPAL OFF
SCALE 1/2" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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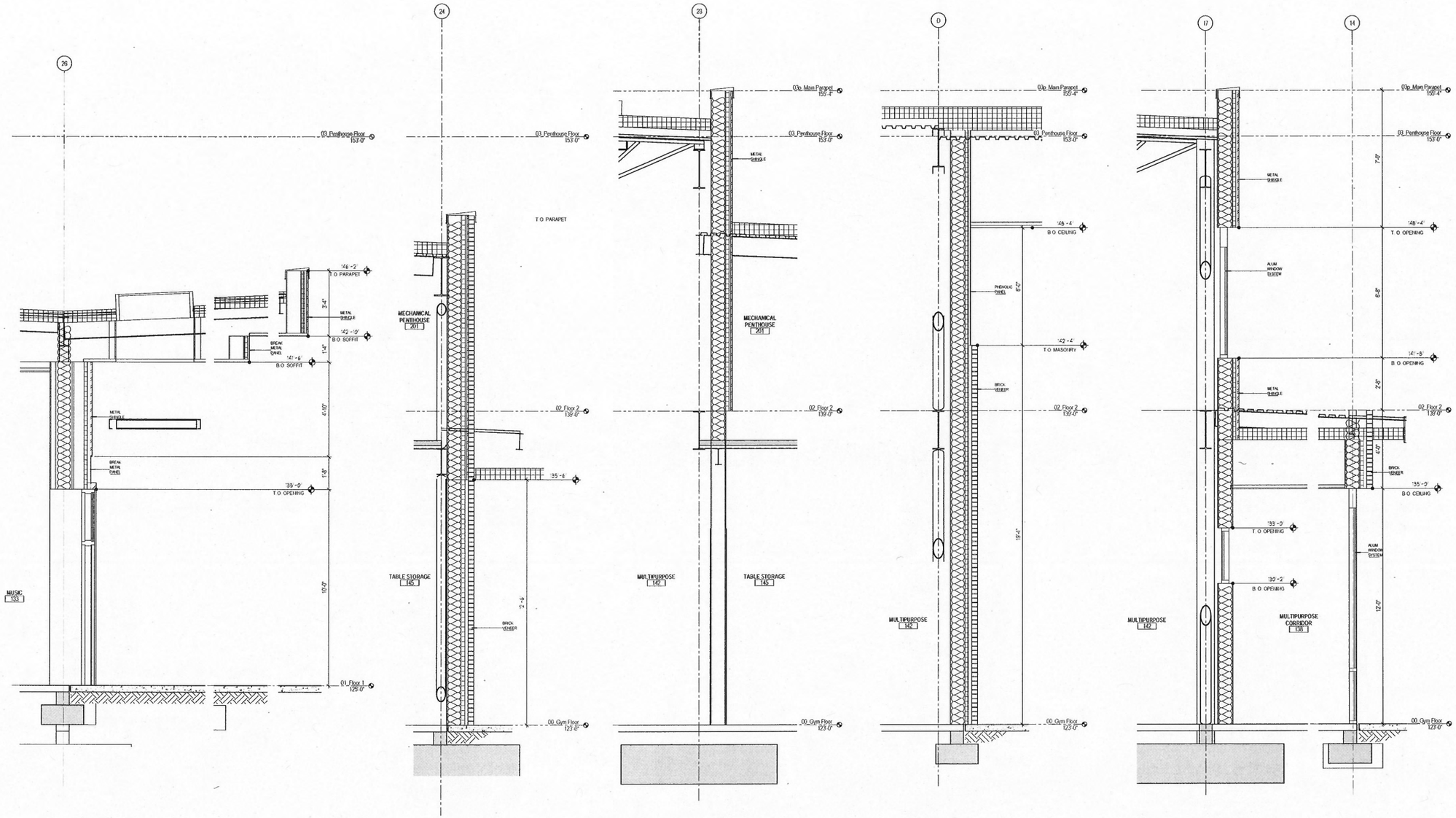
WALL SECTIONS

A312

65% BELLEVUE/DESIGN DEVELOPMENT



1 SECTION THRU MUSIC
SCALE 1/2" = 1'-0"

2 SECTION THRU STORAGE
SCALE 1/2" = 1'-0"

3 SECTION THRU GYM/ STORAGE
SCALE 1/2" = 1'-0"

4 SECTION THRU GYM/COVERED PLAY
SCALE 1/2" = 1'-0"

5 SECTION THRU GYM WALL
SCALE 1/2" = 1'-0"

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	Author
Checked by:	Checker

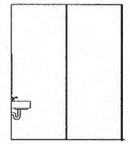
Revisions

#	Date	Description

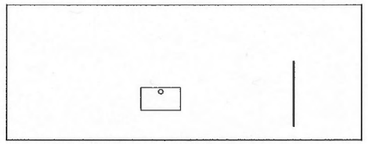
WALL SECTIONS

A313

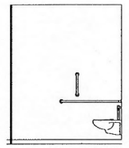
65% BELLEVUE/DESIGN DEVELOPMENT



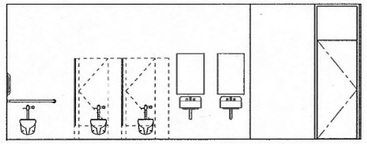
1D WOMEN - SOUTH
SCALE 1/4" = 1'-0"



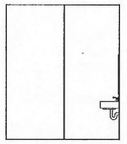
1C WOMEN - WEST
SCALE 1/4" = 1'-0"



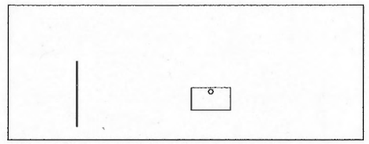
1B WOMEN - NORTH
SCALE 1/4" = 1'-0"



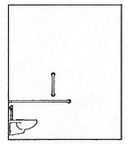
1A WOMEN - EAST
SCALE 1/4" = 1'-0"



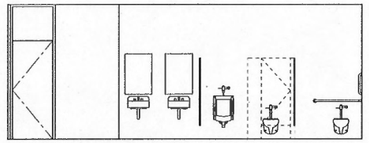
2D MEN - SOUTH
SCALE 1/4" = 1'-0"



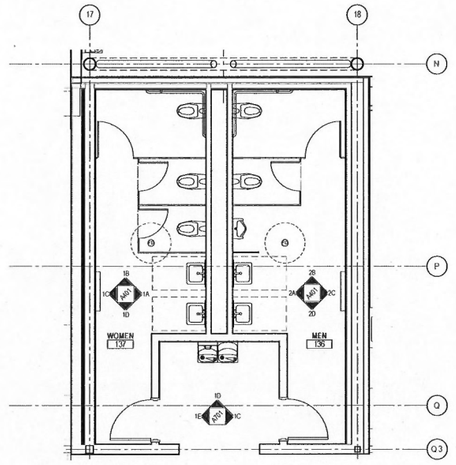
2C MEN - EAST
SCALE 1/4" = 1'-0"



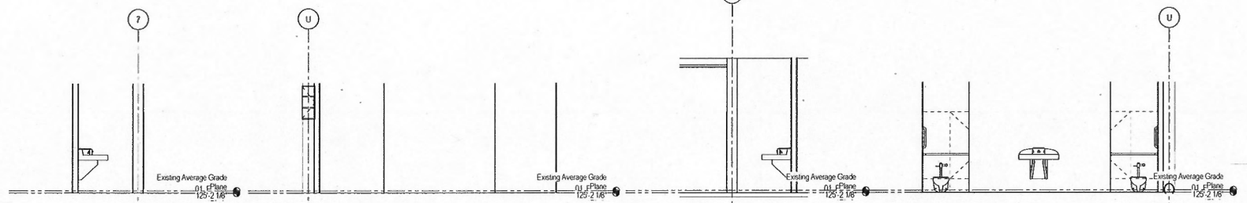
2B MEN - NORTH
SCALE 1/4" = 1'-0"



2A MEN - WEST
SCALE 1/4" = 1'-0"



1 ENLARGED TOILET ROOM PLAN - WOMEN/MEN
SCALE 1/4" = 1'-0"

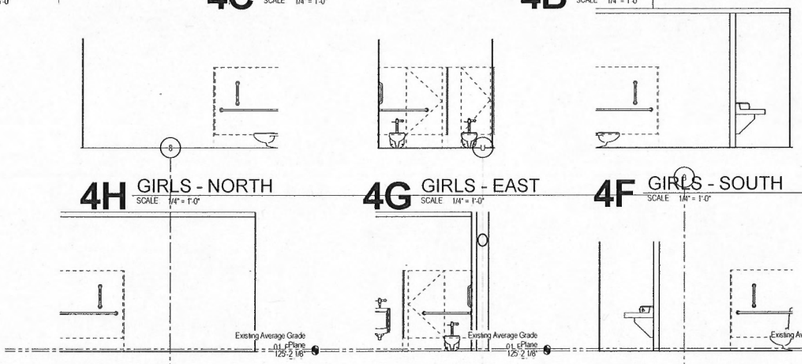


4D TOILET ENTRY GIRLS/BOYS - SOUTH
SCALE 1/4" = 1'-0"

4C TOILET ENTRY GIRLS/BOYS - WEST
SCALE 1/4" = 1'-0"

4B TOILET ENRY GIRLS/BOYS - NORTH
SCALE 1/4" = 1'-0"

4A TOILET ENTRY GIRLS/BOYS - EAST
SCALE 1/4" = 1'-0"

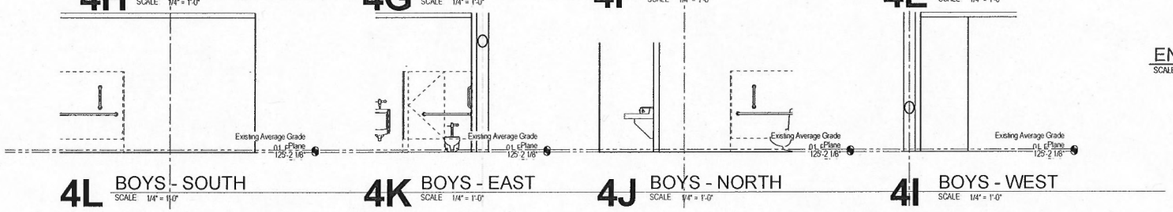


4H GIRLS - NORTH
SCALE 1/4" = 1'-0"

4G GIRLS - EAST
SCALE 1/4" = 1'-0"

4F GIRLS - SOUTH
SCALE 1/4" = 1'-0"

4E GIRLS - WEST
SCALE 1/4" = 1'-0"

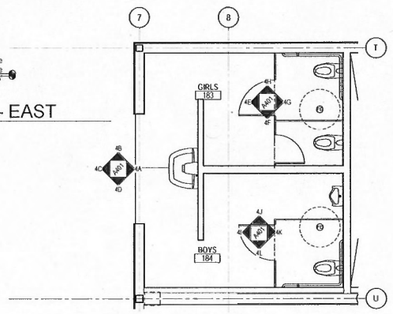


4L BOYS - SOUTH
SCALE 1/4" = 1'-0"

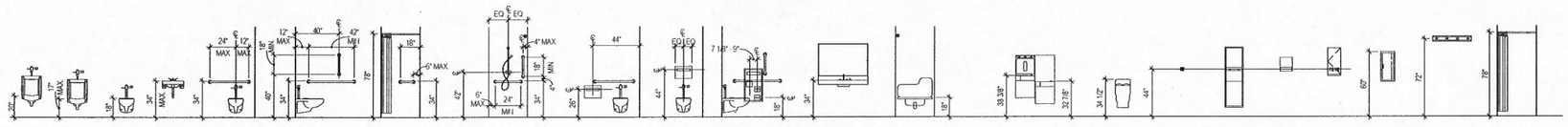
4K BOYS - EAST
SCALE 1/4" = 1'-0"

4J BOYS - NORTH
SCALE 1/4" = 1'-0"

4I BOYS - WEST
SCALE 1/4" = 1'-0"



ENLARGED TOILET ROOM PLAN - GIRLS/BOYS
SCALE 1/4" = 1'-0"



Arch Mounting Heights
SCALE 1/4" = 1'-0"

65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

121 SOUTH JACKSON STREET, SUITE 100, SEATTLE, WA 98104
TEL 206.623.1104 FAX 206.623.1115

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
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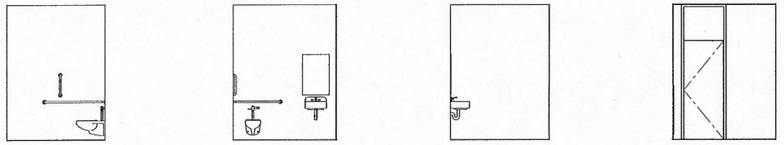
TOILET ROOM ENLARGED PLANS & ELEVATIONS

A401

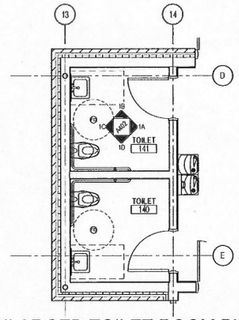


1D TOILET - SOUTH SCALE 1/4" = 1'-0"

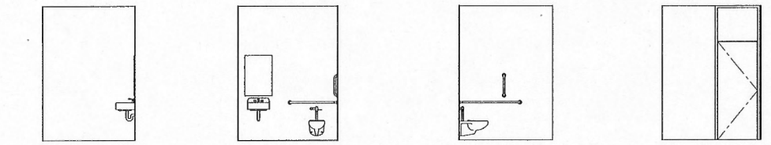
1C TOILET - WEST SCALE 1/4" = 1'-0"

1B TOILET - NORTH SCALE 1/4" = 1'-0"

1A TOILET - EAST SCALE 1/4" = 1'-0"



1 ENLARGED TOILET ROOM PLAN
SCALE 1/4" = 1'-0"

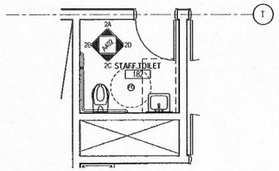


2D STAFF - EAST SCALE 1/4" = 1'-0"

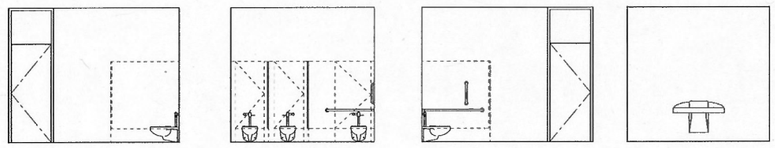
2C STAFF - SOUTH SCALE 1/4" = 1'-0"

2B STAFF - WEST SCALE 1/4" = 1'-0"

2A STAFF - NORTH SCALE 1/4" = 1'-0"



2 ENLARGED TOILET ROOM PLAN - STAFF
SCALE 1/4" = 1'-0"

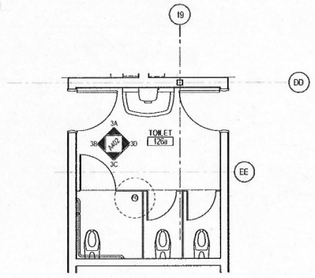


3D ELP - EAST SCALE 1/4" = 1'-0"

3C ELP - SOUTH SCALE 1/4" = 1'-0"

3B ELP - WEST SCALE 1/4" = 1'-0"

3A ELP - NORTH SCALE 1/4" = 1'-0"



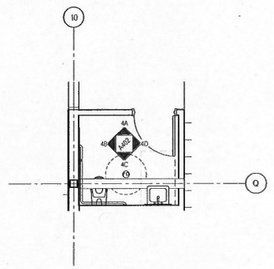
3 ENLARGED TOILET ROOM PLAN - ELP
SCALE 1/4" = 1'-0"

4D KINDERGARTEN - EAST SCALE 1/4" = 1'-0"

4C KINDERGARTEN - SOUTH SCALE 1/4" = 1'-0"

4B KINDERGARTEN - WEST SCALE 1/4" = 1'-0"

4A KINDERGARTEN - NORTH SCALE 1/4" = 1'-0"



4 ENLARGED TOILET ROOM PLAN - KINDERGARTEN
SCALE 1/4" = 1'-0"

integrus ARCHITECTURE
1715 127th Place NE, Suite 103, Bellevue, WA 98005 T 425.453.1985 F 425.453.1986

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

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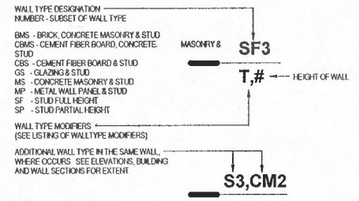
TOILET ROOM ENLARGED PLANS & ELEVATIONS

A402

65% BELLEVUE/DESIGN DEVELOPMENT

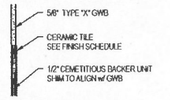
1. WALL TYPES TO DO NOT INCLUDE WALL FINISHES. SEE FINISH SCHEDULE FOR WALL FINISH INFORMATION
2. ALL FIRE RATED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH TESTING AGENCY REQUIREMENTS. REFER TO SPECIFIC TEST REPORTS FOR REQUIRED COMPONENTS AND ASSEMBLY
3. ALL INTERIOR WALLS WHERE ACOUSTIC INSULATION IS INDICATED ARE ARE CONSIDERED ACOUSTIC WALLS, SEE SPEC. SECTION (092116) FOR REQUIREMENTS
4. AT STEEL STUD WALLS WHICH DO NOT EXTEND TO STRUCTURE, PROVIDE BRACE AT CENTERLINE OF DOOR OPENINGS. ALSO, AT WALL HUNG CABINETS, USE DOUBLE STUDS AND PROVIDE BRACING AT 3'-0" O.C.
5. AT STEEL STUD WALLS, BLOCKING/BACKING IS REQUIRED AT THE FOLLOWING LOCATIONS
   - A. WALL MOUNTED COUNTERS
   - B. WALL MOUNTED ACCESSORIES AND EQUIPMENT
   - C. WALL MOUNTED DOORSTOPS
   - D. WALL MOUNTED DOOR HOLD OPEN DEVICES AND/OR CLOSURES
   - E. TOILET ROOM PARTITIONS AND ACCESSORIES
   - F. OTHER LOCATIONS AS REQ. BY THE ARCHITECT AND INDUSTRY STANDARDS

WALL TYPE SYMBOL:



WALL TYPE MODIFIERS:

T BELOW THE WALL TYPE SYMBOL INDICATES WALLS WITH CERAMIC TILE FINISH (SEE FINISH SCHEDULE) WHERE TILE OCCURS AT STEEL STUD WALLS USE SUBSTRATE AS DESCRIBED BELOW



P BELOW THE WALL TYPE SYMBOL INDICATES WALLS WITH PAINTED PLYWOOD FINISH (SEE FINISH SCHEDULE)

SB BELOW THE WALL TYPE SYMBOL INDICATES WALLS WITH SOUND ATTENUATION BLANKET INSULATION

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BELLEVUE SCHOOL DISTRICT
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WALL TYPES

A601

65% BELLEVUE/DESIGN DEVELOPMENT

ENATAI ROOM FINISH SCHEDULE

		FLOOR	BASE	WALLS								CEILING		
				NORTH		EAST		SOUTH		WEST				
ROOM NUMBER	ROOM NAME	FINISH	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	CODED NOTES
100	VESTIBULE	WOM	RB-1	MVB	FF	CW	FF	MVB	FF	CW	FF	SWD	FF	
101	RECEPTION & WAITING	CPT	RB-1	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	ACT-1	FF	
102	ADMIN CORRIDOR	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	7
103	PRINCIPAL OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
104	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
105	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
106	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
107	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
108	FACULTY ROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1/TWP*	ACT-1	FF	
109	STORAGE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
110	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
111	CONFERENCE ROOM	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
112	VIDEO STUDIO	CPT	RB-1	GWB	P-1	GWB	P-3	GWB	P-3	GWB	P-3	ACT-1	FF	
113	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
114	WORKROOM/ MAILROOM	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1	ACT-1	FF	
115	STORAGE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
116	NURSE	RES-2	RES-2	GWB	P-1	GWB	P-1/FRP*	GWB	P-1/FRP*	GWB	P-1/FRP*	ACT-1	FF	2, 6, 7
117	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
118	PTSA	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
119	PATROL CLOSET	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
120	IDF	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	5
121	KITCHEN	RES-1	RES-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
122	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
123	ELP VESTIBULE	WOM	RB-1	CW	FF	MVB	FF	CW	FF	MVB	FF	SWD	FF	
125	SHARED AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
126	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	1
126a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
127	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TWP/TKS*	GWB	P-1	ACT-1/SGWB	FF/P-1	
128	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
128a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
129	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
130	GALLERY	RF	RB-1	GWB	P-1/WDP/PLAM/AP*	CW/GWB	FF/P-1/PLAM*	GWB	P-1/WDP/PLAM/TWP/AP*	GWB	P-1/PLAM/TWP*	SGWB/SWD-1	P-1/FF	7
131	SCIENCE	RF	RB-1	GWB/GWB-MR	P-1/FRP/TWP*	GWB	P-1	GWB	P-1/TKS*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
132	SCIENCE STORAGE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
133	MUSIC	RF	RB-1	GWB	P-1/AP/TKS*	GWB	P-1/AP/MDF*	GWB	P-1/AP*	GWB	P-1/AP/MDF*	ACT-1	FF	
134	MUSIC STORAGE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
135	STAGE	CPT	RB-1	GWB/OPP	P-1/AP/MDF/FF*	GWB	P-1/MDF*	GWB	P-1/AP/TKS*	GWB	P-1/AP/MDF*	ACT-1	FF	
136	MEN	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P	1
137	WOMEN	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
138	MULTIPURPOSE CORRIDOR	RF	RB-1	GWB	P-1/PLAM*	GWB	P-1/PLAM/TWP*	--	--	GWB/CW	P-1/PLAM/TWP/FF*	ACT-1	FF	
139	MULTIPURPOSE VESTIBULE	RF	RB-1	GWB	P-1/PLAM*	GWB	P-1/PLAM*	GWB	P-1/PLAM*	GWB	P-1/PLAM*	ACT-1	FF	
140	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
141	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
142	MULTIPURPOSE	RF-2	RB-1	GWB-IR	P-1/AP/MDF/WALLPADS*	GWB-IR	P-1/AP/MDF/WALLPADS*	GWB-IR	P-1/AP/MDF/WALLPADS*	GWB-IR	P-1/AP/MDF/WALLPADS*	SGWB/OTS	P-1/--	
143	KITCHEN	RES-1	RES-1	GWB	P-1/FRP/SS*	GWB	P-1/FRP/SS*	GWB	P-1/FRP/SS*	GWB	P-1/FRP/SS*	ACT-2/SGWB-MR	FF/P-1	1, 3, 6
144	CUSTODIAL	CONC	RB-1	GWB/GWB-MR	P-1/FRP*	GWB/GWB-MR	P-1/FRP*	GWB/GWB-MR	P-1/FRP*	GWB/GWB-MR	P-1/FRP*	OTS	P-1	
145	TABLE STORAGE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
146	ELECTRICAL	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	
147	GYM STORAGE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
148	MECHANICAL	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
149	COMMUNITY STORAGE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
150	OFFICE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
151	SPRINKLER RISER	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
152	PLAYGROUND STORAGE	CONC	RB-1	--	--	--	--	--	--	--	--	--	--	
153	EMERGENCY SUPPLIES	CONC	RB-1	--	--	--	--	--	--	--	--	OTS	P-1	
154	ART/SCIENCE	RF	RB-1	GWB/GWB-MR	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
154a	KILN	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1/SGWB	FF/P-1	
155	ELEVATOR	RF	RB-1	PER SPEC	PLAM	PER SPEC	PLAM	PER SPEC	PLAM	PER SPEC	PLAM	PER SPEC	PER SPEC	
160	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
161	SLP	RF/CPT	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1	ACT-1	FF	
162	SAFE ROOM	RF	RF	GWB-IR	RF	GWB-IR	RF	GWB-IR	RF	GWB-IR	RF	SGWB	P-1	
163	RESOURCE ROOM/SPEC ED	RF	RB-1	GWB	P-1/TKS*	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1/SGWB	FF/P-1	
164	STORAGE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
165	MDF ROOM	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	5
170	ELEVATOR MACHINE ROOM	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	--	
172	CENTRAL BOOK ROOM	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
175	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
176	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
176a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
177	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
177a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
178	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
178a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
179	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS-1*	GWB	P-1/TWP-1*	GWB	P-1/TWP-1*	GWB	P-1/TWP-1*	ACT-1/SGWB	FF/P-1	
179a	TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
180	ELECTRICAL PANEL	CONC	RB-1	GWB	P-1	GWB	P-1/PLWD*	GWB	P-1	GWB	P-1	ACT-1	FF	5
181	CUSTODIAL	CONC	RB-1	GWB	P-1	GWB	P-1	GWB/GWB-MR	P/FRP*	GWB/GWB-MR	P/FRP*	OTS	P-1	
182	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
183	GIRLS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
184	BOYS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
185	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
186	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TkS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
187	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
188	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
189	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
190	ELECTRICAL PANEL	CONC	RB-1	GWB	P-1	GWB	P-1/PLWD*	GWB	P-1	GWB	P-1	ACT-1	FF	5
191	IDF	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	5
192	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
193	BOYS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
194	GIRLS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
195	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
196	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1/TWP*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
197	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
198	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
199	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
201	MECHANICAL PENTHOUSE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
202	MECHANICAL	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
203	MECHANICAL PENTHOUSE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
250	TEACHER PLANNING	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
252	CURRICULUM COACH	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
253	OT/PT	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
254	LAP	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
255	STORAGE	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
257	CORRIDOR	RF	RB-1	GWB	P-1/PLAM/TWP/RSP*	GWB	P-1/PLAM/TWP*	GWB	P/PLAM/TWP/RSP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
260	LEARNING RESOURCE CENTER	CPT	RB-1	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	GWB	P-1/WDP/TWP*	ACT-1/SWD-1	FF/FF	
261	OFFICE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	4
262	LRC WORKROOM	RF	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
263	LRC STORAGE	CPT	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	ACT-1	FF	
264	STORAGE	RF	RB-1	GWB/GWB-IR	P-1	GWB/GWB-IR	P-1	GWB/GWB-IR	P-1	GWB/GWB-IR	P-1	ACT-1	FF	
270	ELECTRICAL PANEL	CONC	RB-1	GWB	P-1	GWB	P-1/PLWD*	GWB	P-1	GWB	P-1	ACT-1	FF	5
271	CUSTODIAL	CONC	RB-1	GWB/GWB-MR	P-1/FRP*	GWB	P-1	GWB	P-1	GWB/GWB-MR	P/FRP*	OTS	P-1	
272	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
273	BOYS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
274	GIRLS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
275	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD/SGWB	FF/FF/P-1	
276	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
277	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	

ENATAI ROOM FINISH SCHEDULE

		FLOOR	BASE	WALLS								CEILING		
				NORTH		EAST		SOUTH		WEST				
ROOM NUMBER	ROOM NAME	FINISH	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	SUBSTRATE	FINISH	CODED NOTES
278	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
279	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	
280	ELECTRICAL PANEL	CONC	RB-1	GWB	P-1	GWB	P-1/PLWD*	GWB	P-1	GWB	P-1	ACT-1	FF	5
281	IDF	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	5
282	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
283	GIRLS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
284	BOYS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
285	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
286	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
287	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
288	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-/TWP*	GWB	P-1/TKS*	GWB	P-/TWP*	ACT-1/SGWB	FF/P-1	
289	CLASSROOM	CPT/RF	RB-1	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	
290	ELECTRICAL PANEL	CONC	RB-1	GWB	P-1	GWB	P-1/PLWD*	GWB	P-1	GWB	P-1	ACT-1	FF	5
291	IDF	CONC	RB-1	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	GWB	P-1/PLWD*	OTS	P-1	5
292	STAFF TOILET	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
293	BOYS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
294	GIRLS	CT-1	CTB-1	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	GWB-TB	CT*	SGWB-MR	P-1	1
295	SHARED INSTRUCTION AREA	RF/CPT	RB-1	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P-1/PLAM/TWP*	GWB	P/PLAM/TWP*	ACT-1/SWD-1/SGWB	FF/FF/P-1	
296	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	1
297	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	1
298	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TKS*	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	ACT-1/SGWB	FF/P-1	1
299	CLASSROOM	CPT/RF	RB-1	GWB	P-1/TWP*	GWB	P-1	GWB	P-1/TWP*	GWB	P-1/TKS*	ACT-1/SGWB	FF/P-1	1
300	MECHANICAL PENTHOUSE	CONC	RB-1	GWB	P-1	GWB	P-1	GWB	P-1	GWB	P-1	OTS	P-1	
640	TRASH	CONC	--	--	--	--	--	--	--	--	--	--	--	
641	GENERATOR	CONC	--	--	--	--	--	--	--	--	--	--	--	
642	TRANSFORMER	CONC	--	--	--	--	--	--	--	--	--	--	--	

FINISH & COLOR SCHEDULE

CODE	DIVISION	DESCRIPTION	MANUFACTURER	MFGR. REFERENCE NUMBER	COLOR	APPLICATION
FLOORS						
CONC-1	3	SEALED CONCRETE	FINISH: S-W MACROPOXY 646	PER SPECIFICATIONS	PER SPECIFICATIONS	BACK OF HOUSE
CPT-1	9	MODULAR CARPET	MOHAWK	TBD	TBD	CLASSROOMS, LIBRARY, ADMIN
CT-1	9	CERAMIC TILE	UNITED TILE - CROSSVILLE	TBD	TBD	TOILET ROOMS
RES-1	9	RESILIENT FLOORING	OSCODA PLASTICS INC	PROTECT-ALL	TBD	KITCHEN
RES-2	9	RESILIENT FLOORING	ALTRO SAFETY FLOORS	SUPREMA SU2034	TBD	HEALTH
RF1	9	RUBBER FLOORING	JOHNSONITE	TBD	TBD	PER FINISH SCHEDULE
RF2	9	ATHLETIC RUBBER FLOORING	TBD	TBD	TBD	MULTIPURPOSE
ST-1	9	STONE (THRESHOLD)	OT&M	TBD	TBD	TOILET ROOMS
WOM	12	WALK-OFF MAT	MOHAWK	FIRST STEP L8513MM012, 24" x 24"	TBD	EXTERIOR ENTRANCES
BASE						
CTB1	9	CERAMIC TILE	UNITED TILE - CROSSVILLE	TBD	TBD	TOILET ROOMS
RB-1	9	RUBBER BASE	ROPPE	4" HIGH COVE	TBD	THROUGHOUT, UNO
WALLS						
AP-1	9	SOUND ABSORBING PANEL	WALL TECHNOLOGY	TBD	TBD	GALLERY
AP-2	9	SOUND ABSORBING PANEL	WALL TECHNOLOGY	TBD	TBD	MULTIPURPOSE
AP-3	9	SOUND ABSORBING PANEL	WALL TECHNOLOGY	TBD	TBD	MULTIPURPOSE
AP-4	9	SOUND ABSORBING PANEL	WALL TECHNOLOGY	TBD	TBD	MULTIPURPOSE
CG-1	10	CORNER GUARD	C/S ACROVYN	CO-8	TYPE 304 STAINLESS STEEL, FINISH SATION	THROUGHOUT
CT-2	9	CERAMIC TILE	UNITED TILE - CROSSVILLE	TBD	TBD	TOILET ROOMS
CT-3	9	CERAMIC TILE	UNITED TILE - CROSSVILLE	TBD	TBD	TOILET ROOMS
CT-GT1	9	CERAMIC TILE GROUT	LATICRETE	44 UNSANDED	TBD	TOILET ROOMS
FRP-1	6	FIBER REINFORCED PANEL	CRANE	TBD	TBD	HEALTH
GL	6	GLASS SYSTEM	TBD	TBD	TBD	TBD
MDF-1	6	MEDIUM DENSITY FIBERBOARD	SIERRA PINE	PER SPECIFICATIONS	CLEAR FINISH	MULTIPURPOSE
P-1	9	PAINT	SHERWIN WILLIAMS	SW6126	WHITE	THROUGHOUT
P-2	9	PAINT	TBD	TBD	TBD	HOLLOW METAL FRAMES
P-3	9	PAINT	ROSCO	VIDEO PAINT	CHROMA KEY GREEN	VIDEO PRODUCTION
PM	5	PERFORATED METAL	MCNICHOLS	PERFORATED	ALUMINUM FINISH	TBD
SS-1	5	DIAMOND PLATED STAINLESS STEEL	PER SPECIFICATIONS	PER SPECIFICATIONS	PER SPECIFICATIONS	KITCHEN
TWP-1	9	TACKABLE WALL PANEL	FORBO	BULLETIN BOARD	TBD	TBD
TWP-2	9	TACKABLE WALL PANEL	FORBO	BULLETIN BOARD	TBD	TBD
WDP-1	6	WOOD PANELING	PER SPECIFICATION	MAPLE	CLEAR FINISH	THROUGHOUT
CEILING						
ACT-1	9	ACOUSTICAL CEILING TILE	ARMSTRONG	ULTIMA, 2'-0" x 4'-0"	WHITE	PER REFLECTED CEILING PLANS
ACT-2	9	ACOUSTICAL CEILING TILE	ARMSTRONG	CLEAN ROOM, 2'-0" x 4'-0"	WHITE	PER REFLECTED CEILING PLANS
SWD-1	9	WOOD PANELED CEILING	9-WOOD	TBD	MAPLE	PER REFLECTED CEILING PLANS
MISC						
CC-1	10	CUBICLE CURTAIN	MAHARAM	TBD	TBD	HEALTH
PLAM-1	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-2	6	PLASTIC LAMINATE	FORMICA	ENVISION - DIGITAL PRINTING	TBD	CASEWORK/WAINSCOT - CUSTOM
PLAM-3	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-4	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-5	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-6	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-7	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK/WAINSCOT
PLAM-8	6	PLASTIC LAMINATE	TBD	TBD	TBD	CASEWORK (COUNTER/BACKSPLASH)
PLAM-9	6	PLASTIC LAMINATE (WHITE BOARD)	FORMICA	TBD	TBD	CASEWORK
RESIN PANEL	6	RESIN PANEL	3-FORM	TBD	TBD	CASEWORK

FINISH SCHEDULE NOTES

1. REFER TO SPECIFICATIONS FOR EXACT MANUFACTURER'S INSTALLATION METHODS
2. ALL GWB AND SGWB TO BE PAINTED P-1, UNO
3. ALL HOLLOW METAL DOOR FRAMES AND STRUCTURAL COLUMNS TO BE PAINTED P-2, UNO
4. ALL VISIBLE METAL STRUCTURE AT OPEN TO STRUCTURE, TO BE PAINTED P-1
5. ALL VISIBLE METAL STRUCTURE AT SUSPENDED AND CLOUD CEILINGS TO BE PAINTED P-2
6. ALL FINISHES AND RUBBER BASE TO EXTEND UNDER ALL MOVABLE CASEWORK AND EQUIPMENT
7. FOR CEILING HEIGHT INFORMATION REFER TO REFLECTED CEILING PLANS
8. ALL FLOORING/COLOR TRANSITIONS, WHERE REQUIRED, SHALL BE CENTERED UNDER DOOR
9. VERIFY WITH ARCHITECT CARPET INSTALL DIRECTION PRIOR TO ORDERING AND MATERIAL INSTALLATION
10. AN * (ASTERISK) MEANS MULTIPLE OF THE SAME FINISH. REFER TO PLANS, CEILINGS AND ELEVATIONS FOR INFORMATION

CODED NOTES

1. EPOXY PAINT TO BE LOACTED IN THIS AREA
2. CUBICLE CURTAIN LOCATED IN THIS AREA
3. FULL HEIGHT FRP TO BE LOCATED IN THIS AREA
4. INSTALL ONE COAT HOOK IN EACH ROOM INDICATED ON THE FINISH SCHEDULE
5. 8'-0" FIRE RATED PLYWOOD TO BE LOCATED IN THIS AREA
6. INTEGRAL COVE BASE TO BE LOCATED IN THIS AREA
7. CORNER GUARD LOCATED IN THIS AREA

MATERIAL ABBREVIATIONS

MATERIAL ABBREVIATIONS

FLOOR
- CONC Concrete
- CPT Carpet
- CT Ceramic Tile
- RES Resilient Flooring
- RF Rubber Flooring
- ST Stone Threshold
- WOM Walk Off Mat

BASE
- CTB Ceramic Tile Base
- RB Rubber Base
- RES Resilient Floor Integral Cove Base

WALL
- AP Acoustic Panel
- BRK Brick
- CG Corner Guard
- CONC Concrete
- CT Ceramic Tile
- CT-GT Ceramic Tile Grout
- FRP Fiber Reinforced Panel
- GL Glass System
- GWB Gypsum Wall Board
- GWB-AR (GWB) - Abuse Resistant
- GWB-IR (GWB) - Impact Resistant
- GWB-MR (GWB) - Moisture Resistant
- GWB-TB (GWB) - Tile Backer
- MDF Medium Density Fiberboard
- P Paint
- PM Perforated Metal
- SF Store Front
- SS Stainless Steel
- TWP Tackable Wall Panel
- WDP Wood Paneling

CEILING
- ACT Acoustical Ceiling Tile
- OTA Open To Above
- OTS Open To Structure
- SGWB Suspended GWB
- SGWB-MR Suspended GWB (Moisture Resistant)
- SWD Suspended Wood

MISC
- CC Cubical Curtain
- PLAM Plastic Laminate
- RSP Resin Panel

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117 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA 98104
TELEPHONE (206)628-3137 FAX (206)628-3138

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

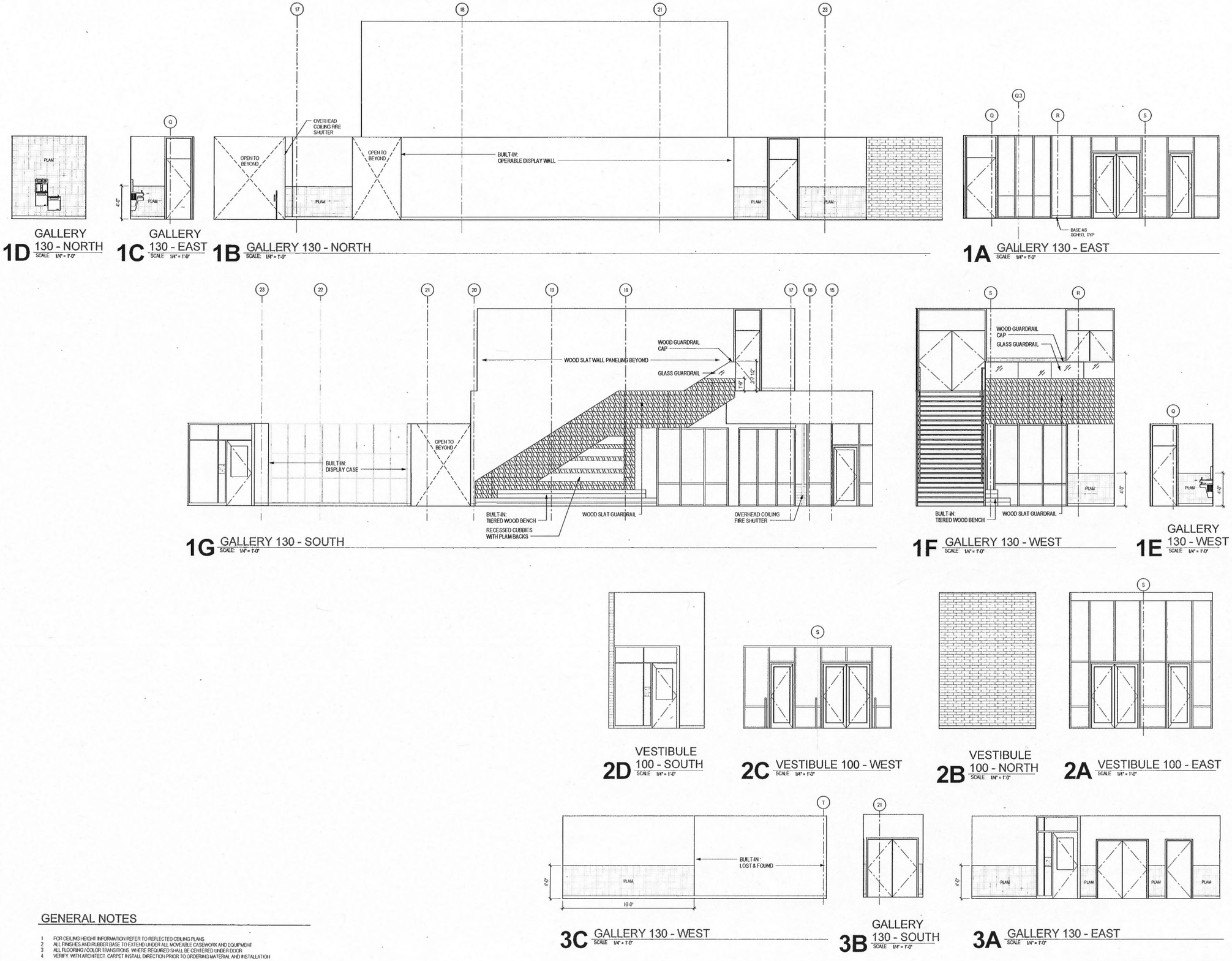
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	KG
Checked by:	MT

Revisions

#	Date	Description

ROOM FINISH SCHEDULE

A631



1D GALLERY 130 - NORTH SCALE 1/4" = 1'-0"

1C GALLERY 130 - EAST SCALE 1/4" = 1'-0"

1B GALLERY 130 - NORTH SCALE 1/4" = 1'-0"

1A GALLERY 130 - EAST SCALE 1/4" = 1'-0"

1G GALLERY 130 - SOUTH SCALE 1/4" = 1'-0"

1F GALLERY 130 - WEST SCALE 1/4" = 1'-0"

1E GALLERY 130 - WEST SCALE 1/4" = 1'-0"

2D VESTIBULE 100 - SOUTH SCALE 1/4" = 1'-0"

2C VESTIBULE 100 - WEST SCALE 1/4" = 1'-0"

2B VESTIBULE 100 - NORTH SCALE 1/4" = 1'-0"

2A VESTIBULE 100 - EAST SCALE 1/4" = 1'-0"

3C GALLERY 130 - WEST SCALE 1/4" = 1'-0"

3B GALLERY 130 - SOUTH SCALE 1/4" = 1'-0"

3A GALLERY 130 - EAST SCALE 1/4" = 1'-0"

GENERAL NOTES

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65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

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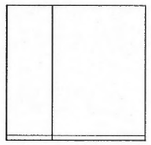
INTERIOR ELEVATIONS - PUBLIC SPACES

A701



2B OFFICE 150 - NORTH
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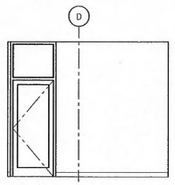

2A OFFICE 150 - WEST
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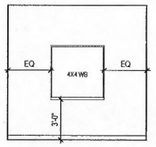
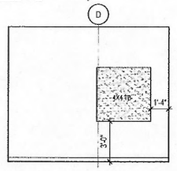
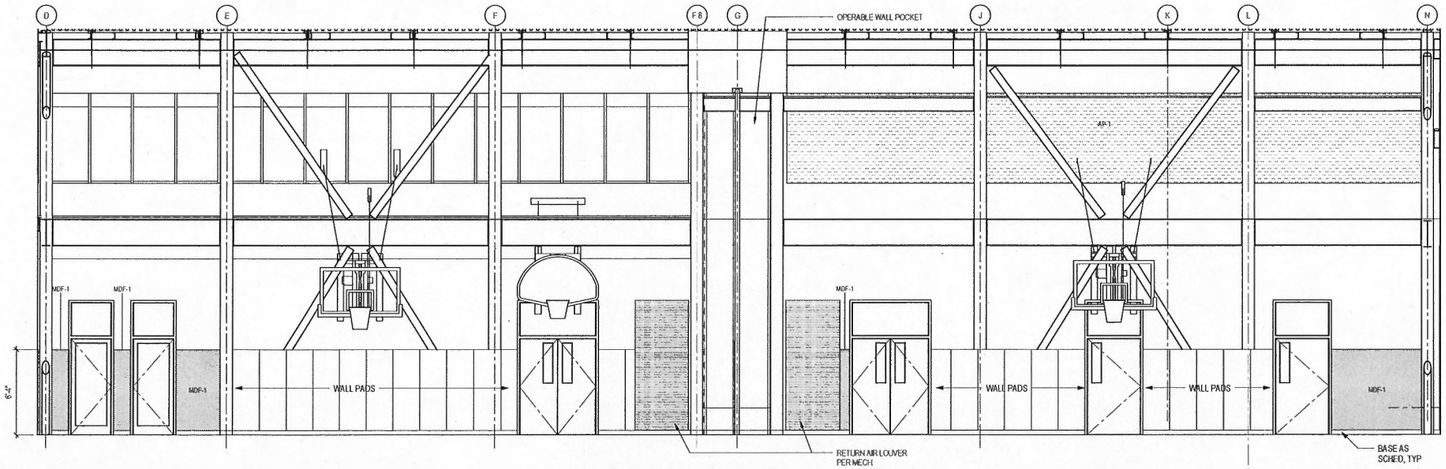


2D OFFICE 150 - SOUTH
SCALE 1/4" = 1'-0"



2C OFFICE 150 - EAST
SCALE 1/4" = 1'-0"



1A MULTIPUPOSE 142- EAST
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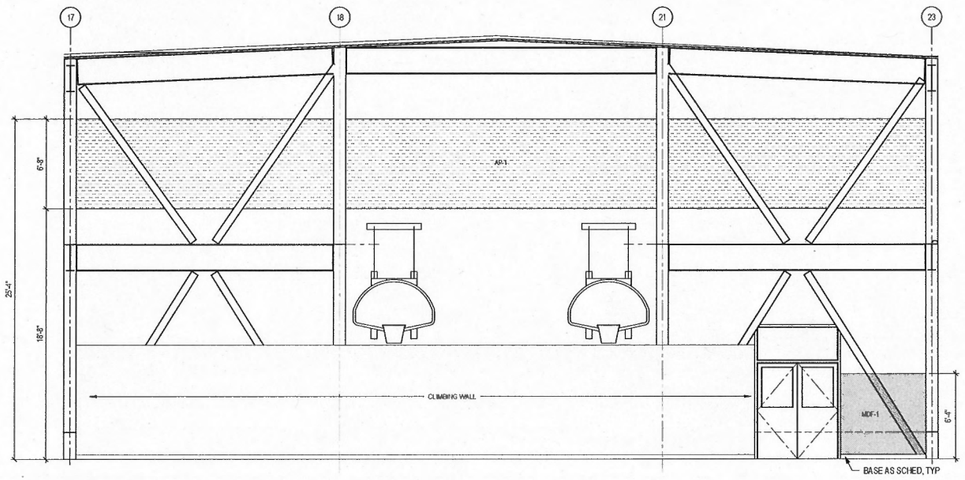

1B MULTIPURPOSE 142 - NORTH
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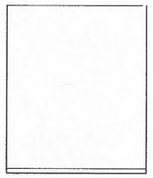
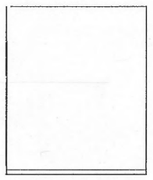


3D COMMUNITY STORAGE 149 - SOUTH
SCALE 1/4" = 1'-0"

3C COMMUNITY STORAGE 149 - EAST
SCALE 1/4" = 1'-0"



3B COMMUNITY STORAGE 149 - NORTH
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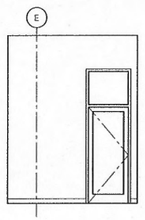

3A COMMUNITY STORAGE 149 - WEST
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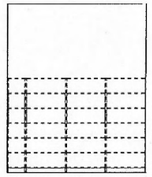
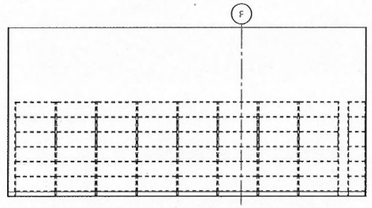
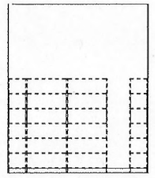


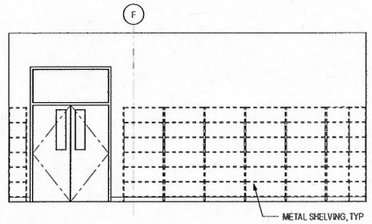
4D GYM STORAGE 147 - SOUTH
SCALE 1/4" = 1'-0"



4C GYM STORAGE 147 - EAST
SCALE 1/4" = 1'-0"



4B GYM STORAGE 147 - NORTH
SCALE 1/4" = 1'-0"



4A GYM STORAGE 147 - WEST
SCALE 1/4" = 1'-0"

GENERAL NOTES

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BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
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Revisions

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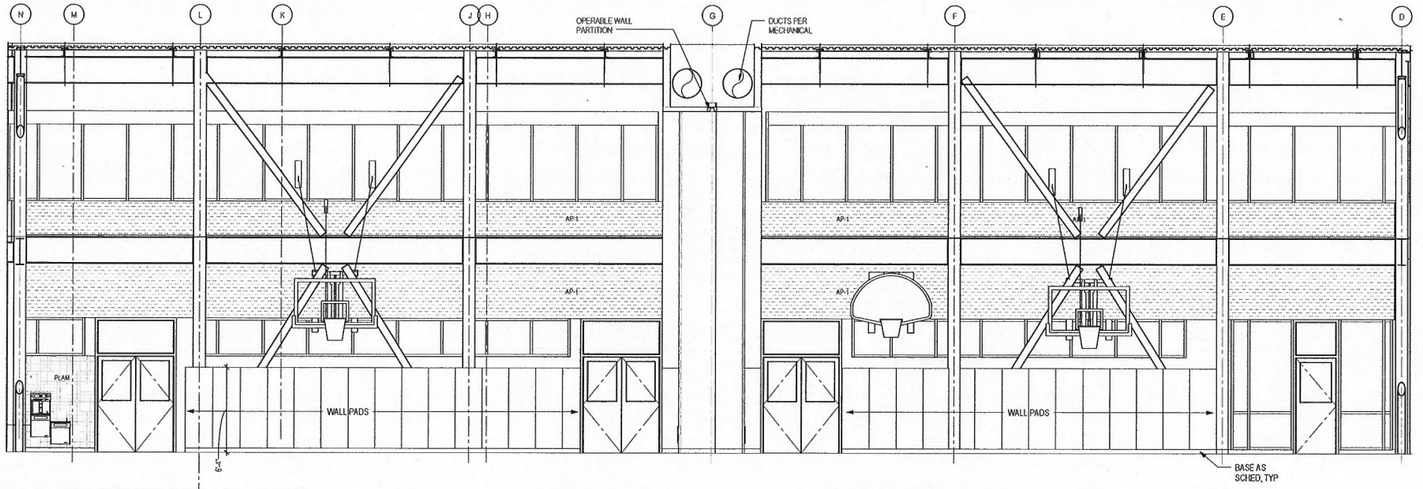
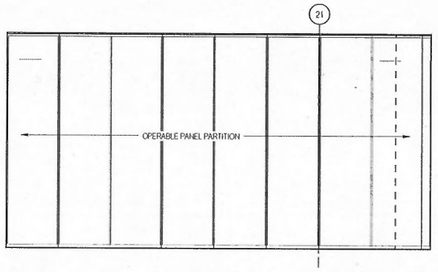
INTERIOR ELEVATIONS - PUBLIC SPACES

A702

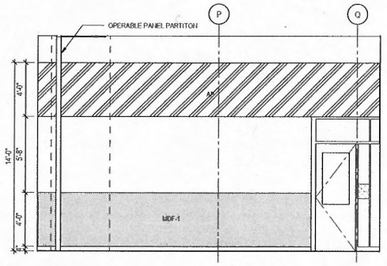
65% BELLEVUE/DESIGN DEVELOPMENT



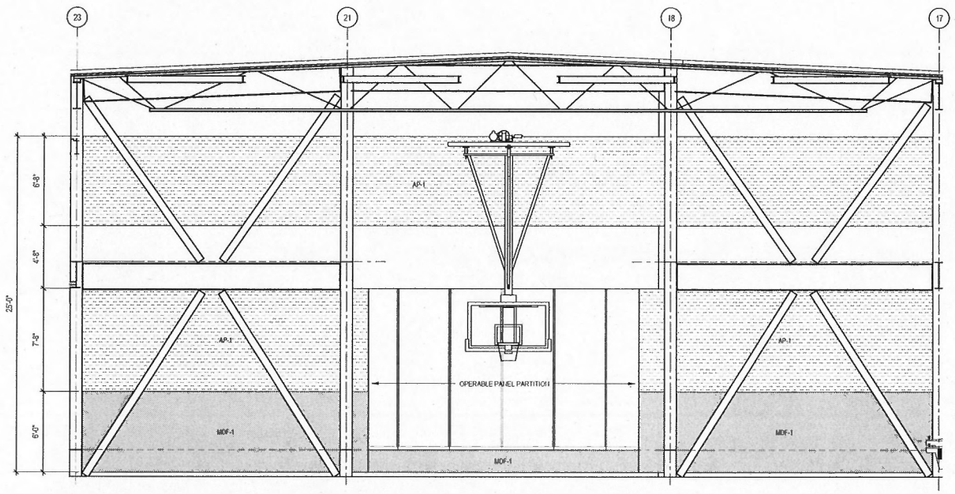
1C MULTIPURPOSE 142 - WEST
SCALE 1/4" = 1'-0"



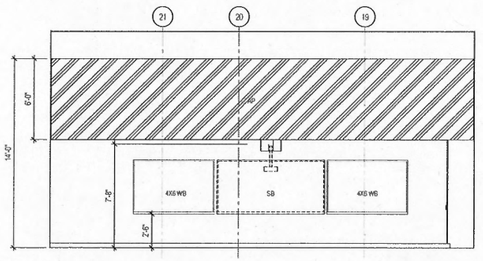
2B STAGE 135- NORTH
SCALE 1/4" = 1'-0"



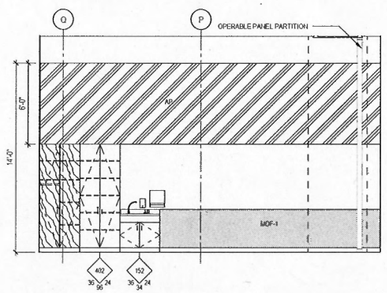
2A STAGE 135 - EAST
SCALE 1/4" = 1'-0"



1D MULTIPURPOSE 142 - SOUTH
SCALE 1/4" = 1'-0"



2D STAGE 135 - SOUTH
SCALE 1/4" = 1'-0"



2C STAGE 135 - WEST
SCALE 1/4" = 1'-0"

GENERAL NOTES

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65% BELLEVUE/DESIGN DEVELOPMENT

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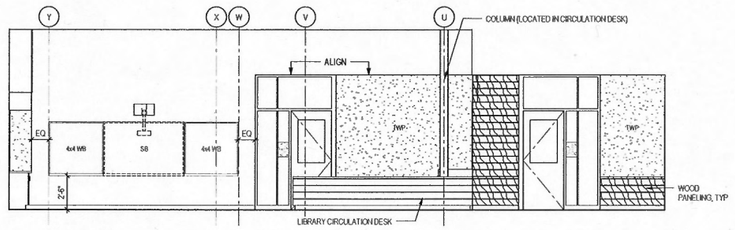
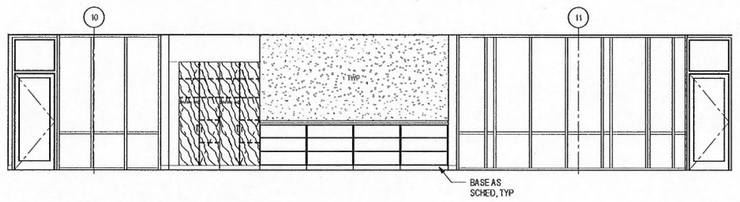
INTERIOR ELEVATIONS - PUBLIC SPACES

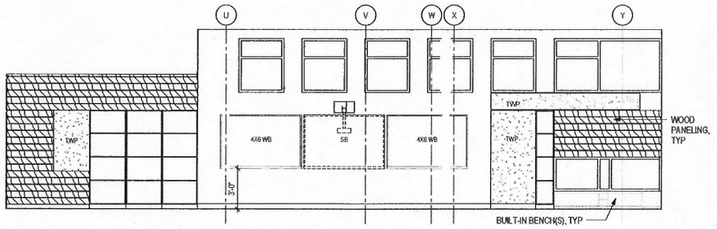
A703



1B LRC 260 - WEST
SCALE: 1/4" = 1'-0"



1A LRC 260 - NORTH
SCALE 1/4" = 1'-0"



1D LRC 260 - EAST
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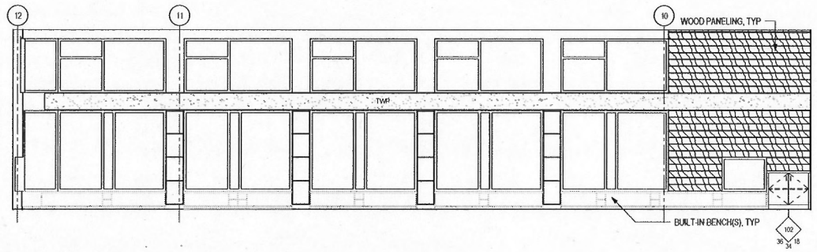
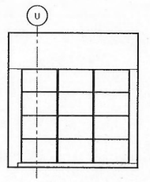
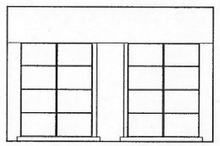


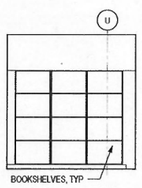
1C LRC 260 - SOUTH
SCALE 1/4" = 1'-0"



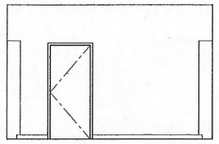
3D LRC STORAGE 263 - WEST
SCALE 1/4" = 1'-0"



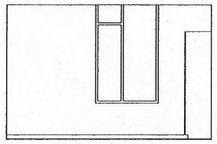
3C LRC STORAGE 263 - SOUTH
SCALE 1/4" = 1'-0"



3B LRC STORAGE 263 - EAST
SCALE 1/4" = 1'-0"



3A LRC STORAGE 263 - NORTH
SCALE 1/4" = 1'-0"



2D LRC WRK ROOM 262 - SOUTH
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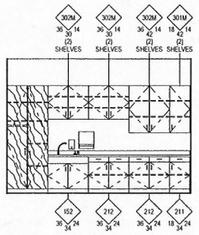

2C LRC WRK ROOM 262 - WEST
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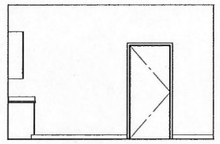

2B LRC WRK ROOM 262 - NORTH
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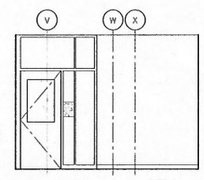
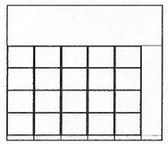
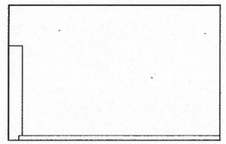


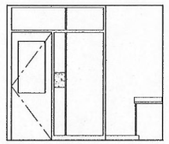
2A LRC WRK ROOM 262 - EAST
SCALE 1/4" = 1'-0"



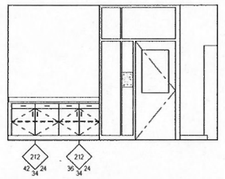
4D OFFICE 261 - SOUTH
SCALE 1/4" = 1'-0"



4C OFFICE 261 - WEST
SCALE 1/4" = 1'-0"



4B OFFICE 261 - NORTH
SCALE 1/4" = 1'-0"



4A OFFICE 261 - EAST
SCALE 1/4" = 1'-0"

GENERAL NOTES

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65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
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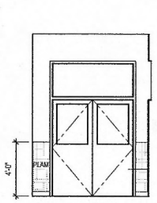
Checked by:	MT

Revisions

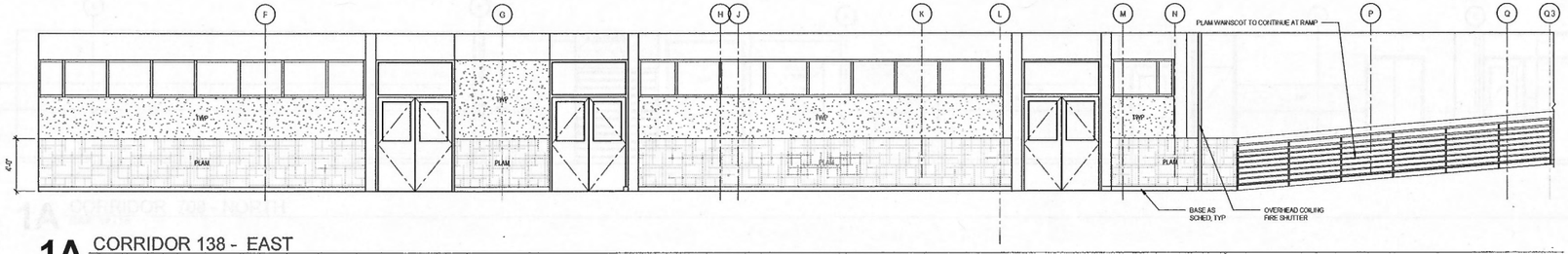
#	Date	Description

INTERIOR ELEVATIONS - PUBLIC SPACES

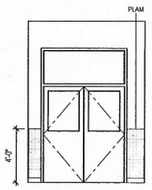
A704



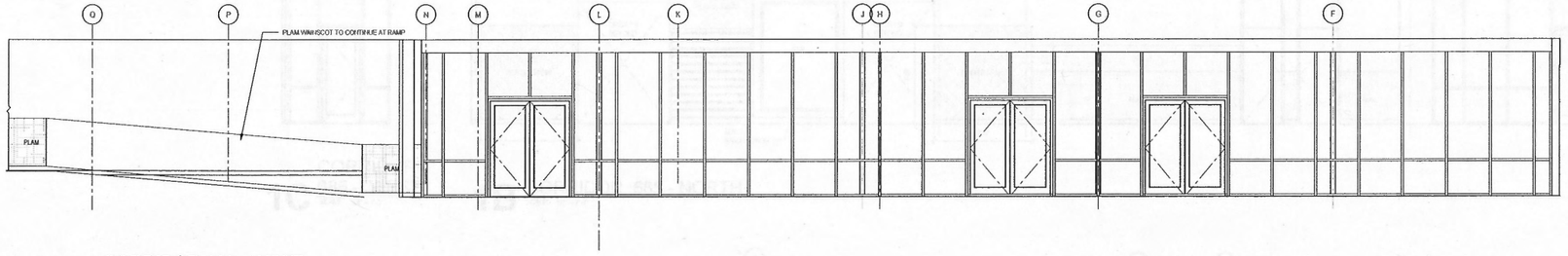
CORRIDOR
1B 138 - NORTH
SCALE: 1/4" = 1'-0"



1A CORRIDOR 138 - EAST
SCALE: 1/4" = 1'-0"



CORRIDOR
1D 138 - SOUTH
SCALE: 1/4" = 1'-0"



1C CORRIDOR 138 - WEST
SCALE: 1/4" = 1'-0"

CORRIDOR
1G 139 - EAST
SCALE: 1/4" = 1'-0"

CORRIDOR
1F 139 - WEST
SCALE: 1/4" = 1'-0"

CORRIDOR
1E 139 - NORTH
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1 FOR CEILING HEIGHT INFORMATION REFER TO REFLECTED CEILING PLANS
2 ALL FINISHES AND RUBBER BASE TO EXTEND UNDER ALL MOVEABLE CASEWORK AND EQUIPMENT
3 ALL FLOORING / COLOR TRANSITIONS WHERE REQUIRED SHALL BE CENTERED UNDER DOOR
4 VERIFY WITH ARCHITECT CARPET INSTALL DIRECTION PRIOR TO ORDERING MATERIAL AND INSTALLATION

integrus ARCHITECTURE
111 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA 98104
TEL 206.623.1104 FAX 206.623.4625

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

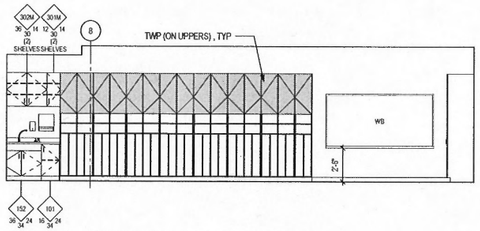
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	NP
Checked by:	MT

Revisions

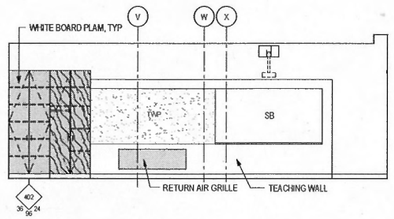
#	Date	Description

INTERIOR ELEVATIONS - CORRIDORS

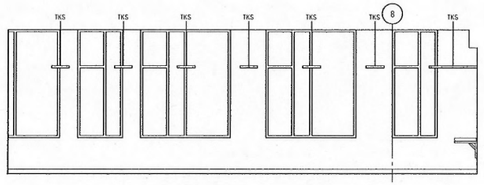
A705



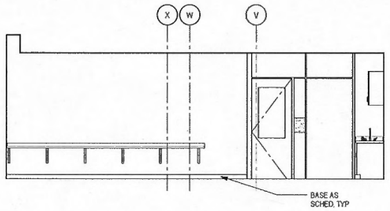
1D CLASSROOM 186 - NORTH
SCALE 1/4" = 1'-0"



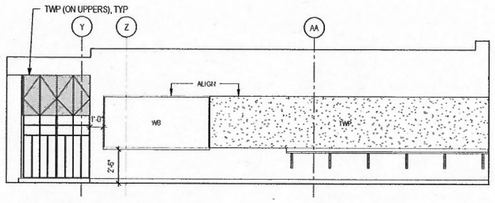
1C CLASSROOM 186 - EAST
SCALE 1/4" = 1'-0"



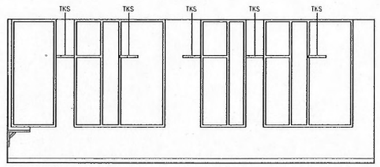
1B CLASSROOM 186 - SOUTH
SCALE 1/4" = 1'-0"



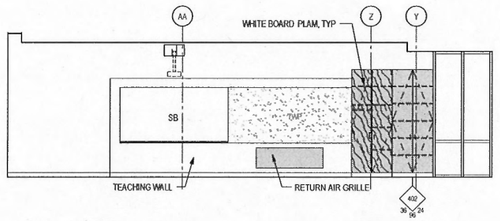
1A CLASSROOM 186 - WEST
SCALE 1/4" = 1'-0"



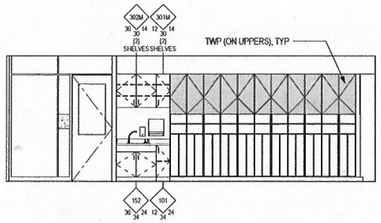
2D CLASSROOM 187 - EAST
SCALE 1/4" = 1'-0"



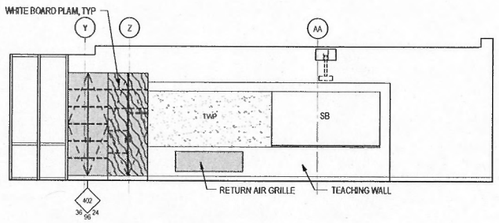
2C CLASSROOM 187 - SOUTH
SCALE 1/4" = 1'-0"



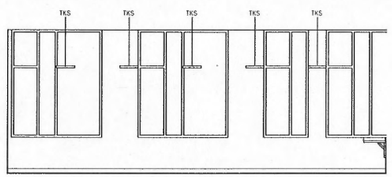
2B CLASSROOM 187 - WEST
SCALE 1/4" = 1'-0"



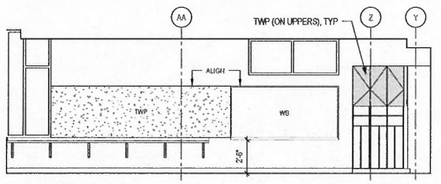
2A CLASSROOM 187 - NORTH
SCALE 1/4" = 1'-0"



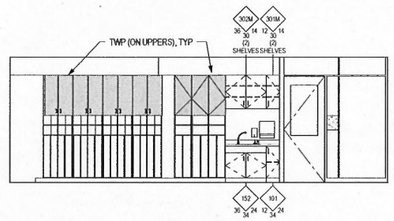
3D CLASSROOM 188 - EAST
SCALE 1/4" = 1'-0"



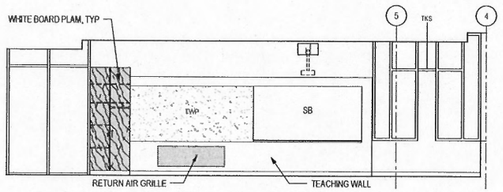
3C CLASSROOM 188 - SOUTH
SCALE 1/4" = 1'-0"



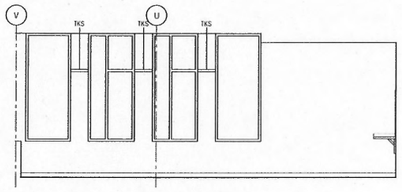
3B CLASSROOM 188 - WEST
SCALE 1/4" = 1'-0"



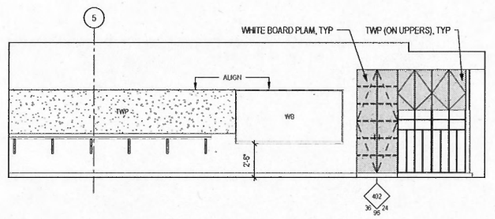
3A CLASSROOM 188 - NORTH
SCALE 1/4" = 1'-0"



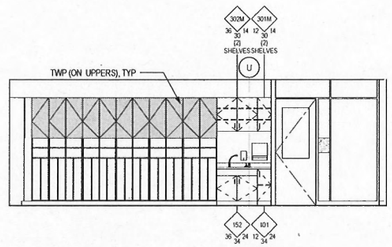
4D CLASSROOM 189 - SOUTH
SCALE 1/4" = 1'-0"



4C CLASSROOM 189 - WEST
SCALE 1/4" = 1'-0"



4B CLASSROOM 189 -NORTH
SCALE 1/4" = 1'-0"



4A CLASSROOM 189 - EAST
SCALE 1/4" = 1'-0"

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65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE
[illegible]

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

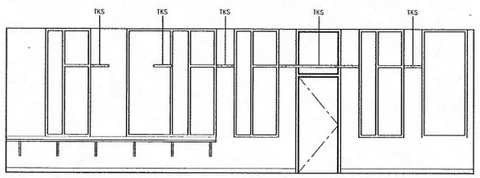
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	KG
Checked by:	MT

Revisions

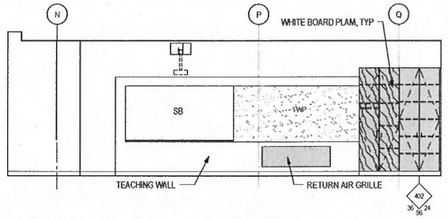
#	Date	Description

INTERIOR ELEVATIONS - LEARNING SPACES

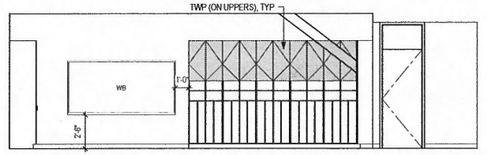
A709



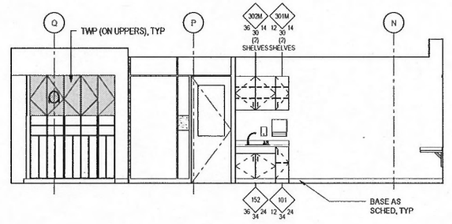
1D CLASSROOM 176 - NORTH
SCALE: 1/4" = 1'-0"



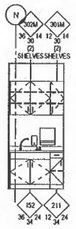
1C CLASSROOM 176 - EAST
SCALE 1/4" = 1'-0"



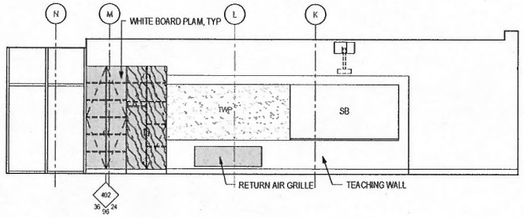
1B CLASSROOM 176 - SOUTH
SCALE 1/4" = 1'-0"



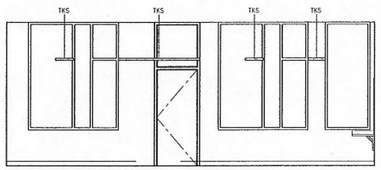
1A CLASSROOM 176 - WEST
SCALE 1/4" = 1'-0"



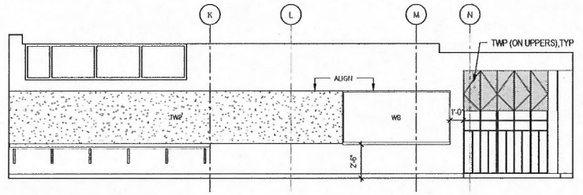
CLASSROOM
2E 177 - EAST
SCALE 1/4" = 1'-0"



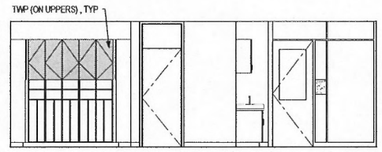
2D CLASSROOM 177 - WEST
SCALE 1/4" = 1'-0"



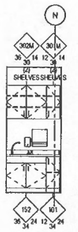
2C CLASSROOM 177 - NORTH
SCALE 1/4" = 1'-0"



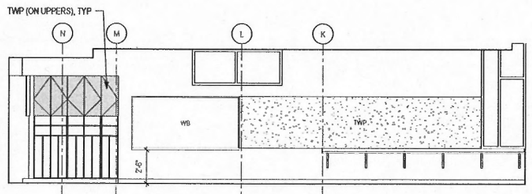
2B CLASSROOM 177 - EAST
SCALE 1/4" = 1'-0"



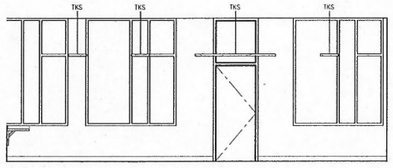
2A CLASSROOM 177 - SOUTH
SCALE 1/4" = 1'-0"



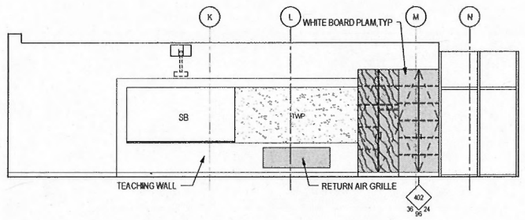
CLASSROOM
3E 178 - WEST
SCALE 1/4" = 1'-0"



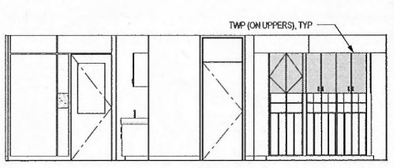
3D CLASSROOM 178 - WEST
SCALE 1/4" = 1'-0"



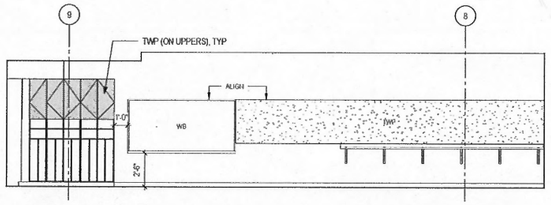
3C CLASSROOM 178 - NORTH
SCALE 1/4" = 1'-0"



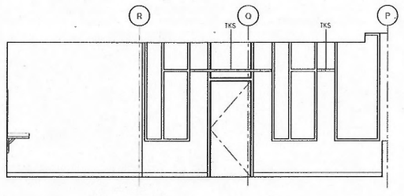
3B CLASSROOM 178 - EAST
SCALE 1/4" = 1'-0"



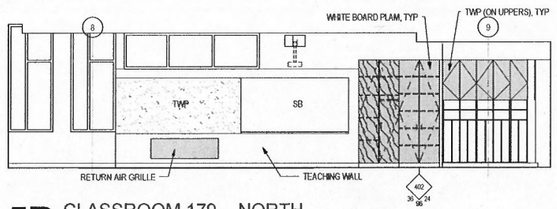
3A CLASSROOM 178 - SOUTH
SCALE 1/4" = 1'-0"



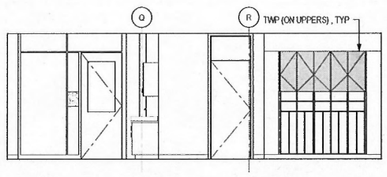
5D CLASSROOM 179 - SOUTH
SCALE 1/4" = 1'-0"



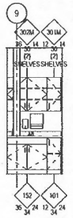
5C CLASSROOM 179 - WEST
SCALE 1/4" = 1'-0"



5B CLASSROOM 179 - NORTH
SCALE 1/4" = 1'-0"



5A CLASSROOM 179 - EAST
SCALE 1/4" = 1'-0"



CLASSROOM
5E 179 - SOUTH
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. FOR CEILING HEIGHT INFORMATION REFER TO REFLECTED CEILING PLANS.
2. ALL FINISHES AND RUBBER BASE TO EXTEND UNDER ALL MOVEABLE CASEWORK AND EQUIPMENT.
3. ALL FLOORING / COLOR TRANSITIONS WHERE REQUIRED SHALL BE CENTERED UNDER DOOR.
4. VERIFY WITH ARCHITECT CARPET INSTALL DIRECTION PRIOR TO ORDERING MATERIAL AND INSTALLATION.

65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

111 SOUTH MAIN STREET, SUITE 400, SEATTLE, WA 98104
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BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

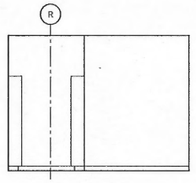
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	KG
Checked by:	MT

Revisions

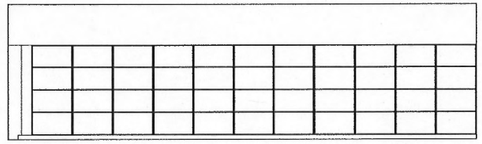
#	Date	Description

INTERIOR ELEVATIONS - LEARNING SPACES

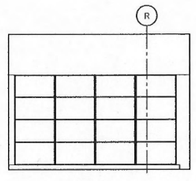
A710



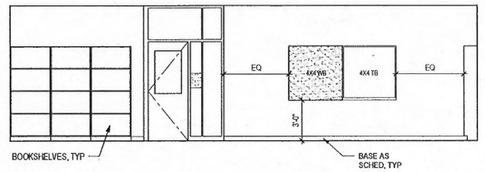
2D CENTRAL BKROOM 172 - EAST
SCALE 1/4" = 1'-0"



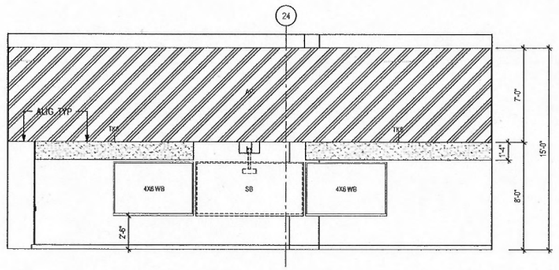
2C CENTRAL BKROOM 172 - NORTH
SCALE 1/4" = 1'-0"



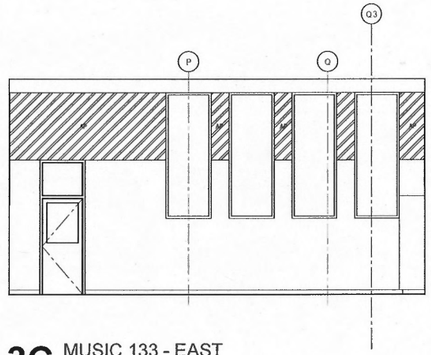
2B CENTAL BKROOM 172 - WEST
SCALE 1/4" = 1'-0"



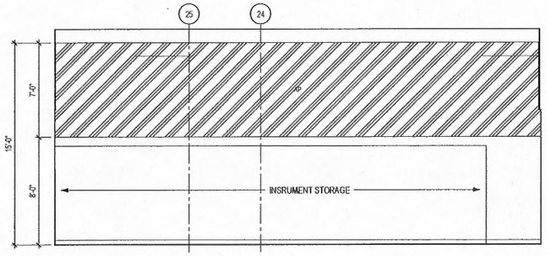
2A CENTRAL BKROOM 172 - SOUTH
SCALE 1/4" = 1'-0"



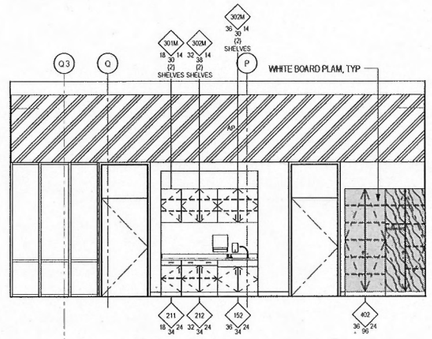
3D MUSIC133 - NORTH
SCALE 1/4" = 1'-0"



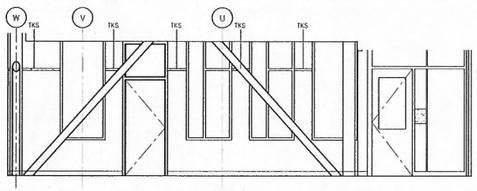
3C MUSIC 133 - EAST
SCALE 1/4" = 1'-0"



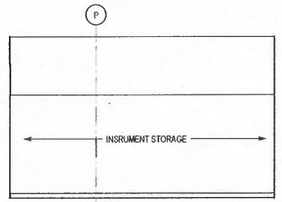
3B MUSIC 133 - SOUTH
SCALE 1/4" = 1'-0"



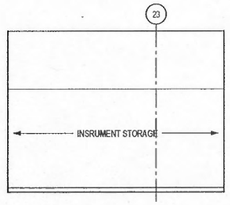
3A MUSIC 133 - WEST
SCALE 1/4" = 1'-0"



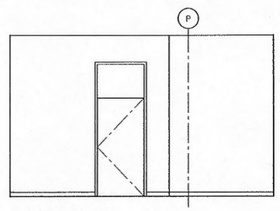
5A SCIENCE 131 - WEST
SCALE 1/4" = 1'-0"



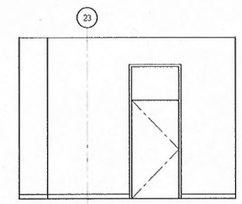
4D MUSIC STORAGE 134 - WEST
SCALE 1/4" = 1'-0"



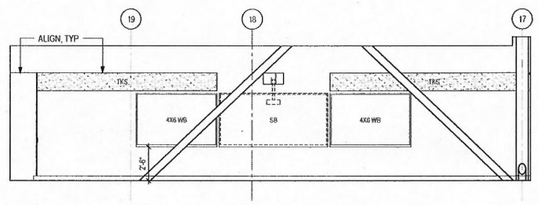
4C MUSIC STORAGE 134 - NORTH
SCALE 1/4" = 1'-0"



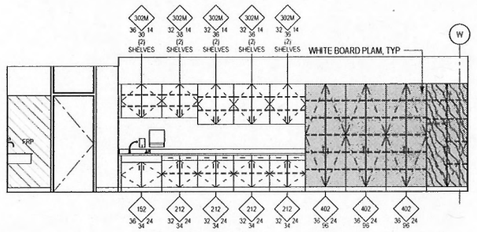
4B MUSIC STORAGE 134 - EAST
SCALE 1/4" = 1'-0"



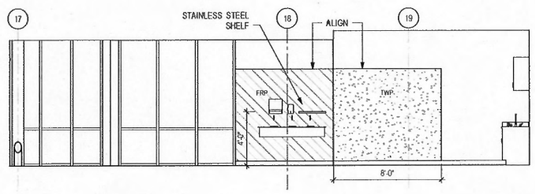
4A MUSIC STORAGE 134 - SOUTH
SCALE 1/4" = 1'-0"



5D SCIENCE 133 - SOUTH
SCALE 1/4" = 1'-0"



5C SCIENCE 131 - EAST
SCALE 1/4" = 1'-0"



5B SCIENCE 131 - NORTH
SCALE 1/4" = 1'-0"

GENERAL NOTES

1 FOR CEILING HEIGHT INFORMATION REFER TO REFLECTED CEILING PLANS
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65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

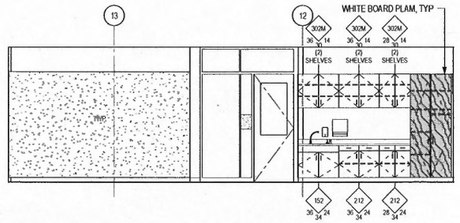
Date:	10/28/2014
Job No.:	21416.00
Drawn By:	NP
Checked by:	MT

Revisions

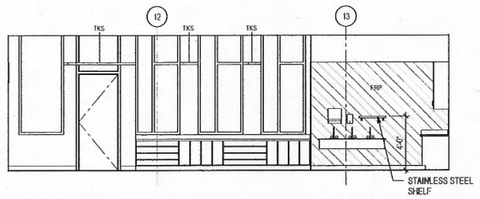
#	Date	Description

INTERIOR ELEVATIONS - LEARNING SPACES

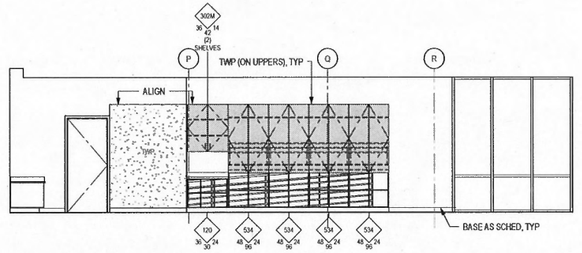
A711



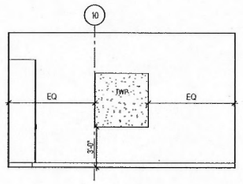
1C ART/SCIENCE 176 - SOUTH
SCALE 1/4" = 1'-0"



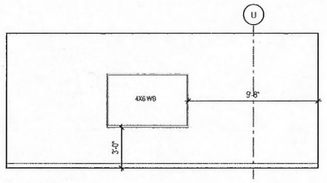
1B ART/SCIENCE 176 - NORTH
SCALE 1/4" = 1'-0"



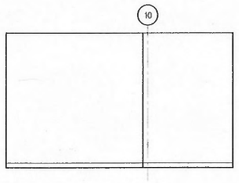
1A ART/SCIENC 176 - EAST
SCALE 1/4" = 1'-0"



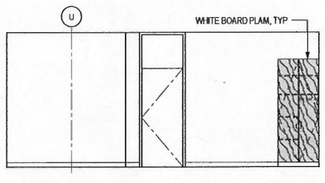
2D SLP 161 - NORTH
SCALE 1/4" = 1'-0"



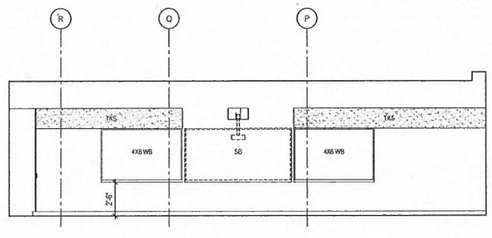
2C SLP 161 - EAST
SCALE 1/4" = 1'-0"



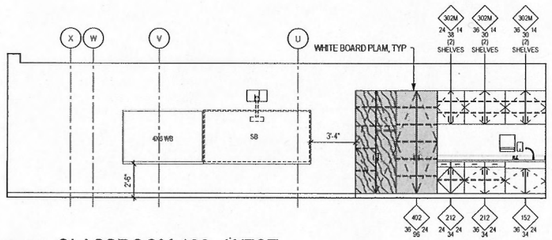
2B SLP 161 - SOUTH
SCALE 1/4" = 1'-0"



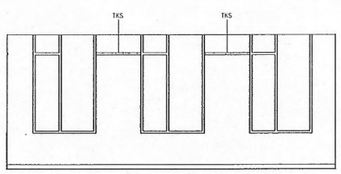
2A SLP 161 - WEST
SCALE 1/4" = 1'-0"



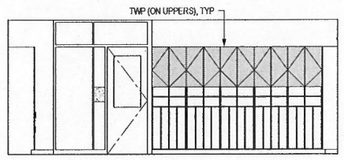
1D ART/SCIENCE 176 - WEST
SCALE 1/4" = 1'-0"



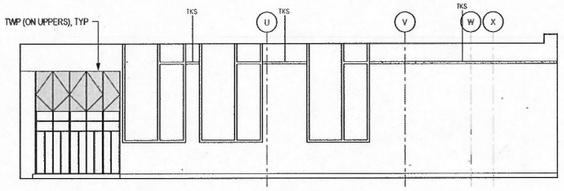
3D CLASSROOM 160 - WEST
SCALE 1/4" = 1'-0"



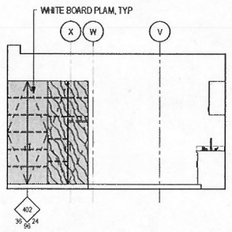
3C CLASSROOM 160 - SOUTH
SCALE 1/4" = 1'-0"



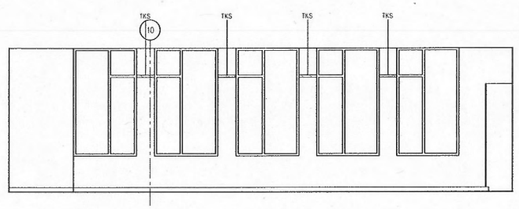
3B CLASSROOM 160 - NORTH
SCALE 1/4" = 1'-0"



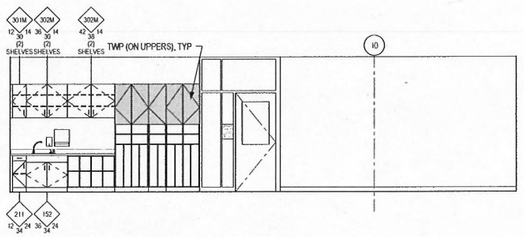
3A CLASSROOM 160 - EAST
SCALE 1/4" = 1'-0"



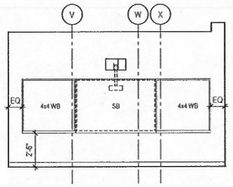
4D RESOURCE/SPED 163 - WEST
SCALE 1/4" = 1'-0"



4C RESOURCE/SPED 163 - SOUTH
SCALE 1/4" = 1'-0"



4B RESOURCE/SPED 163 - NORTH
SCALE 1/4" = 1'-0"



4A RESOURCE/SPED 163 - EAST
SCALE 1/4" = 1'-0"

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BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
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Date:	10/28/2014
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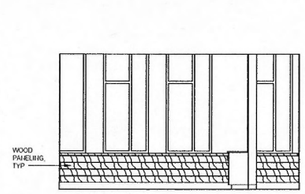
Checked by:	MT

Revisions

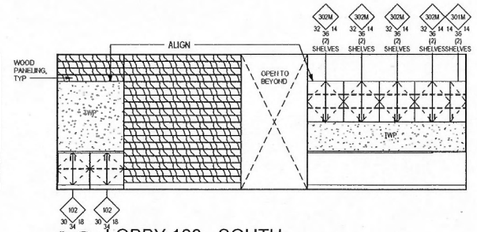
#	Date	Description

INTERIOR ELEVATIONS - LEARNING SPACES

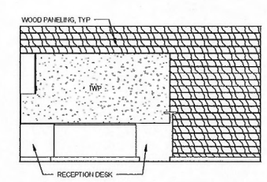
A712



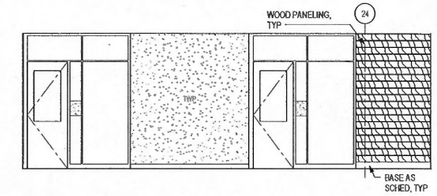
1D LOBBY 103 - EAST
SCALE 1/4" = 1'-0"



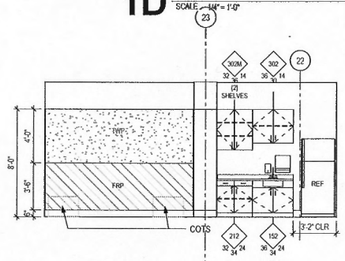
1C LOBBY 103 - SOUTH
SCALE 1/4" = 1'-0"



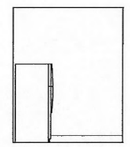
1B LOBBY 103 - WEST
SCALE 1/4" = 1'-0"



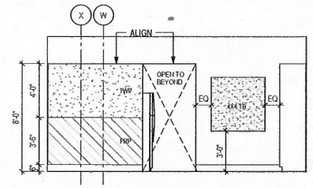
1A LOBBY 103 - NORTH
SCALE 1/4" = 1'-0"



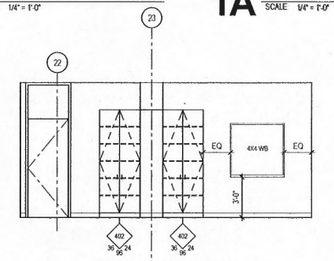
2E NURSE 116 - SOUTH
SCALE 1/4" = 1'-0"



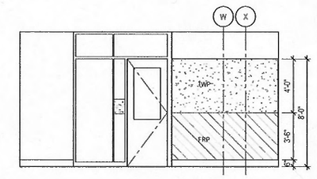
2D NURSE 116 - WEST
SCALE 1/4" = 1'-0"



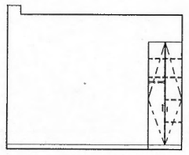
2C NURSE 116 - WEST
SCALE 1/4" = 1'-0"



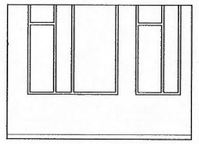
2B NURSE 116 - NORTH
SCALE 1/4" = 1'-0"



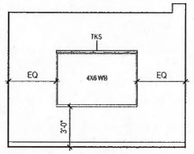
2A NURSE 116 - EAST
SCALE 1/4" = 1'-0"



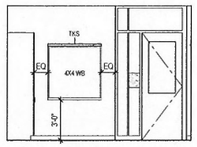
4D TYP OFFICE 107 - SOUTH
SCALE 1/4" = 1'-0"



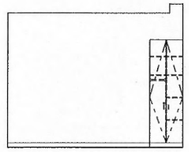
4C TYP OFFICE 107 - EAST
SCALE 1/4" = 1'-0"



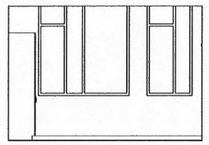
4B TYP OFFICE 107 - NORTH
SCALE 1/4" = 1'-0"



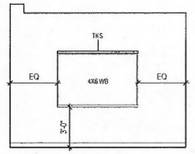
4A TYP OFFICE 107 - WEST
SCALE 1/4" = 1'-0"



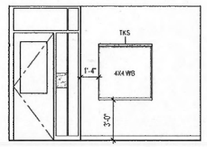
3D PRINCIPAL 103 - NORTH
SCALE 1/4" = 1'-0"



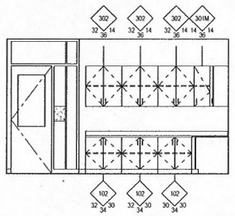
3C PRINCIPAL 103 - EAST
SCALE 1/4" = 1'-0"



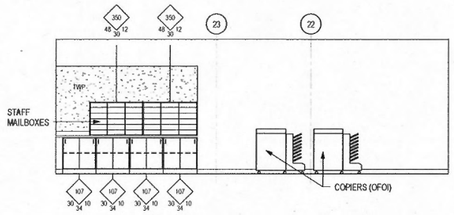
3B PRINCIPAL 103 - SOUTH
SCALE 1/4" = 1'-0"



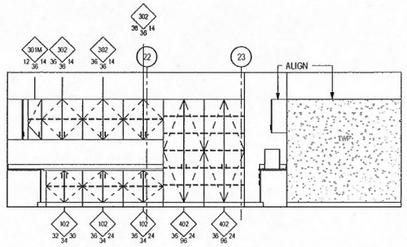
3A PRINCIPAL 103 - WEST
SCALE 1/4" = 1'-0"



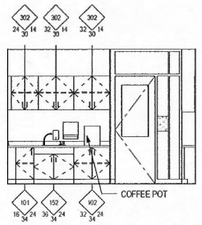
5D WRK ROOM/ MAIL 114 - WEST
SCALE 1/4" = 1'-0"



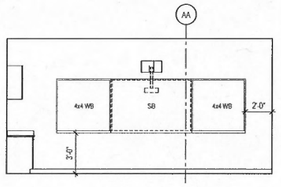
5C WRK ROOM/ MAIL 114 - SOUTH
SCALE 1/4" = 1'-0"



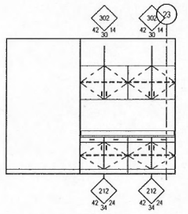
5B WRK ROOM/ MAIL 114 - NORTH
SCALE 1/4" = 1'-0"



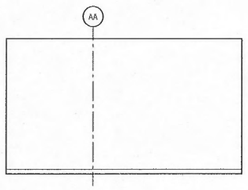
5A WRK ROOM/ MAIL 114 - EAST
SCALE 1/4" = 1'-0"



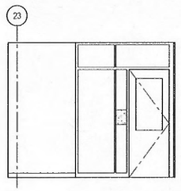
7D CONFERENCE 111 - WEST
SCALE 1/4" = 1'-0"



7C CONFERENCE 111 - SOUTH
SCALE 1/4" = 1'-0"



7B CONFERENCE 111 - EAST
SCALE 1/4" = 1'-0"



7A CONFERENCE 111 - NORTH
SCALE 1/4" = 1'-0"

GENERAL NOTES

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integrus ARCHITECTURE

BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL

10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	NP
Checked by:	MT

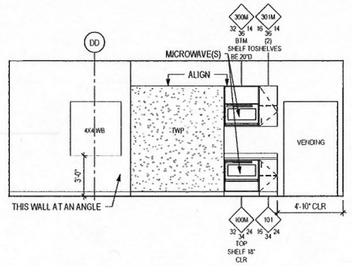
Revisions

#	Date	Description

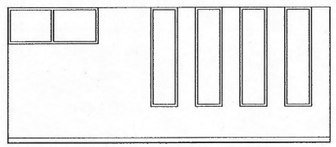
INTERIOR ELEVATIONS - ADMIN

A713

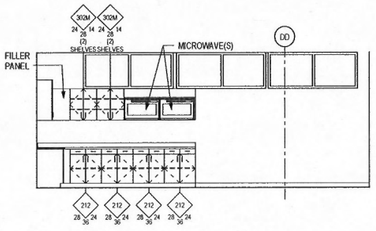
65% BELLEVUE/DESIGN DEVELOPMENT



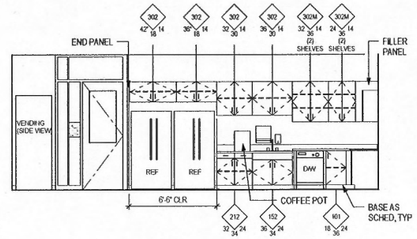
1D FACULTY ROOM 108 - WEST
SCALE 1/4" = 1'-0"



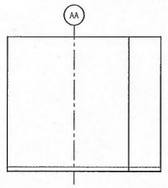
1C FACULTY ROOM 108 - SOUTH
SCALE 1/4" = 1'-0"



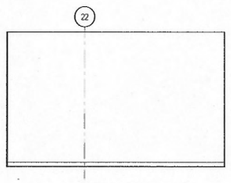
1B FACULTY ROOM 108 - EAST
SCALE 1/4" = 1'-0"



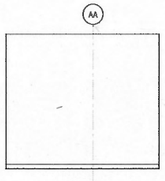
1A FACULTY ROOM 108 - NORTH
SCALE 1/4" = 1'-0"



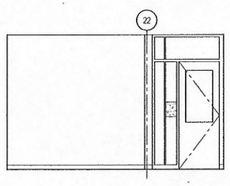
VIDEO STUDIO 112 - WEST
3D SCALE 1/4" = 1'-0"



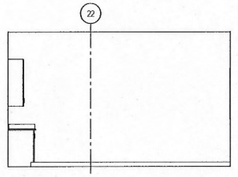
VIDEO STUDIO 112 - SOUTH
3C SCALE 1/4" = 1'-0"



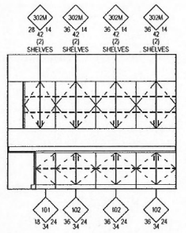
VIDEO STUDIO 112 - EAST
3B SCALE 1/4" = 1'-0"



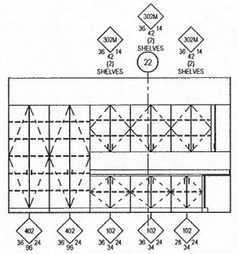
VIDEO STUDIO 112 - NORTH
3A SCALE 1/4" = 1'-0"



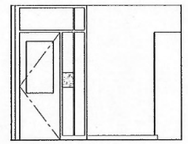
2D PTSA 108 - SOUTH
SCALE 1/4" = 1'-0"



PTSA 108 - EAST
2C SCALE 1/4" = 1'-0"

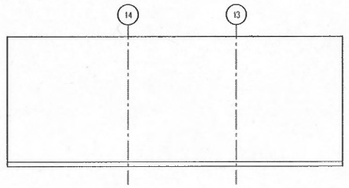


PTSA 108 - NORTH
2B SCALE 1/4" = 1'-0"



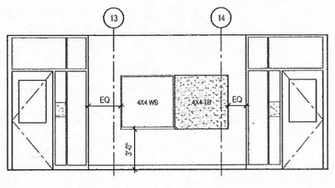
PTSA 108 - WEST
2A SCALE 1/4" = 1'-0"

TEACHER PLAN 250 - WEST
4D SCALE 1/4" = 1'-0"



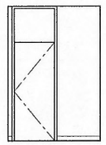
4C TEACHER PLAN 250 - SOUTH
SCALE 1/4" = 1'-0"

TEACHER PLAN 250 - EAST
4B SCALE 1/4" = 1'-0"



4A TEACHER PLAN 250 - NORTH
SCALE 1/4" = 1'-0"

STORGAGE 109 - WEST
5D SCALE 1/4" = 1'-0"



STORAGE 109 - SOUTH
5C SCALE 1/4" = 1'-0"

STORAGE 109 - NORTH
5B SCALE 1/4" = 1'-0"

STORAGE 109 - EAST
5A SCALE 1/4" = 1'-0"

GENERAL NOTES

1. FOR CEILING HEIGHT INFORMATION REFER TO REFLECTED CEILING PLANS
2. ALL FINISHES AND RUBBER BASE TO EXTEND UNDER ALL MOVEABLE CASEWORK AND EQUIPMENT
3. ALL FLOORING COLOR TRANSITIONS WHERE REQUIRED SHALL BE CENTERED UNDER DOOR
4. VERIFY WITH ARCHITECT, CARPET INSTALL DIRECTION PRIOR TO ORDERING MATERIAL AND INSTALLATION

65% BELLEVUE/DESIGN DEVELOPMENT

integrus ARCHITECTURE

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BELLEVUE SCHOOL DISTRICT
ENATAI ELEMENTARY SCHOOL
10615 SE 23RD STREET, BELLEVUE, WA 98004

Date:	10/28/2014
Job No.:	21416.00
Drawn By:	NP
Checked by:	MT

Revisions

#	Date	Description

INTERIOR ELEVATIONS - ADMIN

A714