



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Bennett Elementary School**

Proposal Address: 17900 NE 16th Street

Proposal Description: To demolish the existing school to construct a new terraced three story structure approximately 85,000 square foot in size on 9.34 acres. The existing playfield will be reconfigured and improved as a synthetic multi-purpose field. Reconfigured parking and landscaping will occur with this application.

File Number: **15-129513 LB**

Applicant: Bellevue School District 405

Decisions Included: Conditional Use, (Process I)

Planner: Antoinette Pratt, Senior Planner, (425) 452-5374

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance Issued January 26, 2016, by Bellevue School District 405.**

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: December 8, 2015
Public Notice (500 feet): February 4, 2016
Public Meeting: February 25, 2016
Minimum Comment Period: February 18, 2016
Bulletin Publication Date: **May 19, 2016**
Appeal Deadline: **June 2, 2016**

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) will demolish the existing school to construct a new terraced three story structure approximately 85,000 square feet in size on 9.34 acres. The existing playfield will be reconfigured and improved as a synthetic multi-purpose field. Reconfigured parking and landscaping will occur with this application. There are two existing portables located on the site which will be removed with this application. The BSD anticipates that construction will begin the summer of 2016 with completion estimated August 2017. The BSD will relocate the student population from Bennett to Bellwood during the construction period.

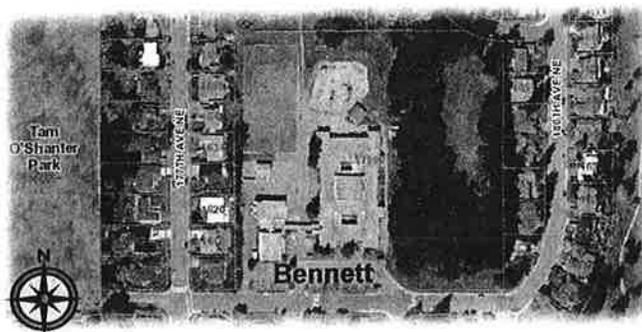
This is the twelfth elementary school that the BSD will demolish as part of their capital facilities upgrade. The BSD is currently in the process of upgrading a majority of its elementary schools as part of the bond measures that were passed by the citizens of Bellevue. The BSD has conducted studies 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 Bennett 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 Bennett Elementary or to the Bellevue School BSD. 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 2015-2016 school year is approximately 440 students. Student population at this school has stayed at this level for several years. Bennett was originally constructed in 1970 for 525 students. The new facility is being designed for 700 students. Because this increase is larger than the 20 percent threshold that originally occupied the school on opening day, the BSD is required to file a Conditional Use application per Land Use Code (LUC) 20.10.440, footnote 25, b.i.

See Attachment B – Plans and Drawings.

II. Site Context and Description



Bennett Elementary School is bounded by public right-of-way at its south and northeast property boundaries by NE 16th and NE 18th Streets 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.

The existing school is one story and located on the western portion of site. Paved parking areas are located to the south and

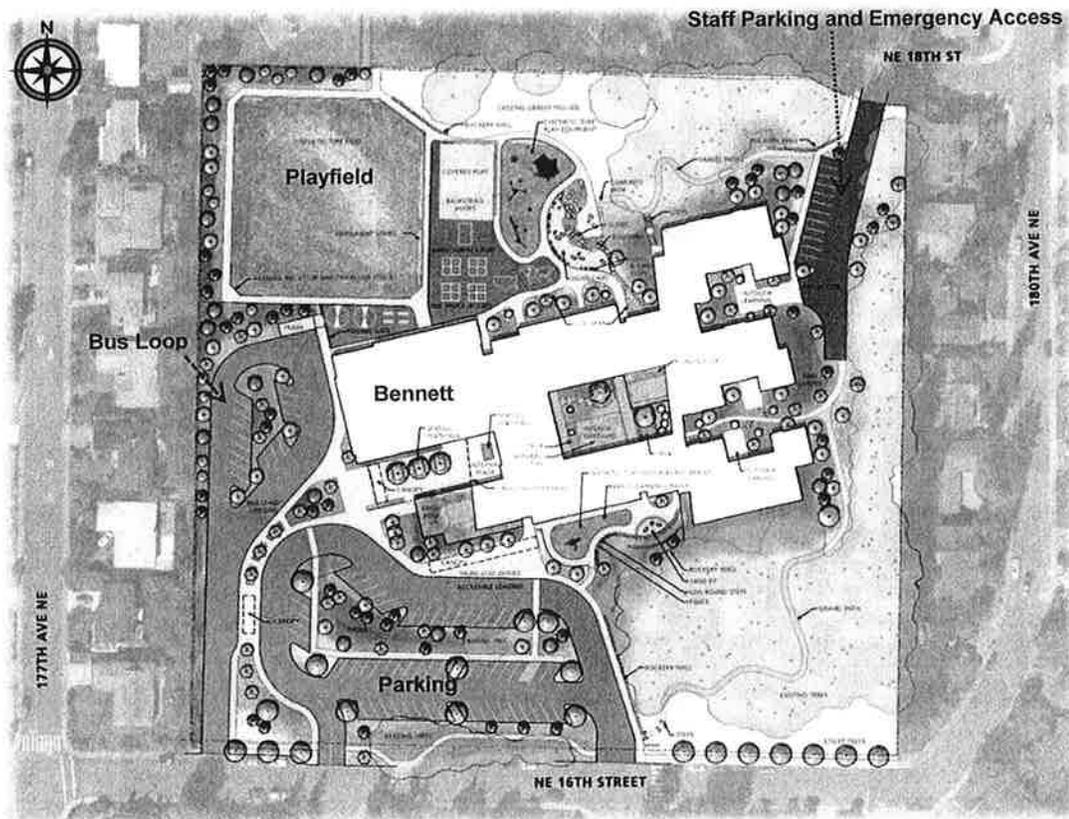
west of the existing buildings. There is an existing sand playfield located at the northwest corner of the facility. The existing school buildings are connected via external corridors. The open configuration does not contribute to the safety of the student body as the whole site is easily accessible.

Site topography is relatively level where the school is located. The east portion of the site is separated by a topographic ally from the west portion of the site where the school is located. The eastern portion of the site is undeveloped and heavily forested. Topographic relief across this site slopes towards the west at a total vertical relief of 50 feet. Associated Earth Sciences (AES) completed a geotechnical assessment of the site that is dated August 20, 2015. AES determined that the topographic bench does not qualify for protected slope per Land Use Code (LUC) 20.25H.120.A.2.

III. Proposed Site and Building Design

Site Design

The new Bennett Elementary School will be approximately 85,000 square feet, including classrooms, offices, staff amenities, library, cafeteria, and gymnasium. Additionally the project will include rooftop learning labs, outdoor courtyards, and site redevelopment. The western 2/3 of the 10 acre site is relatively flat with the eastern 1/3 having a large wooded hillside with about 30' of elevation gain to an upper plateau.



The new school design will step up the hill and utilize more of the eastern half of the site. This will leave the majority of the mature wooded areas as buffers to the south, east, and

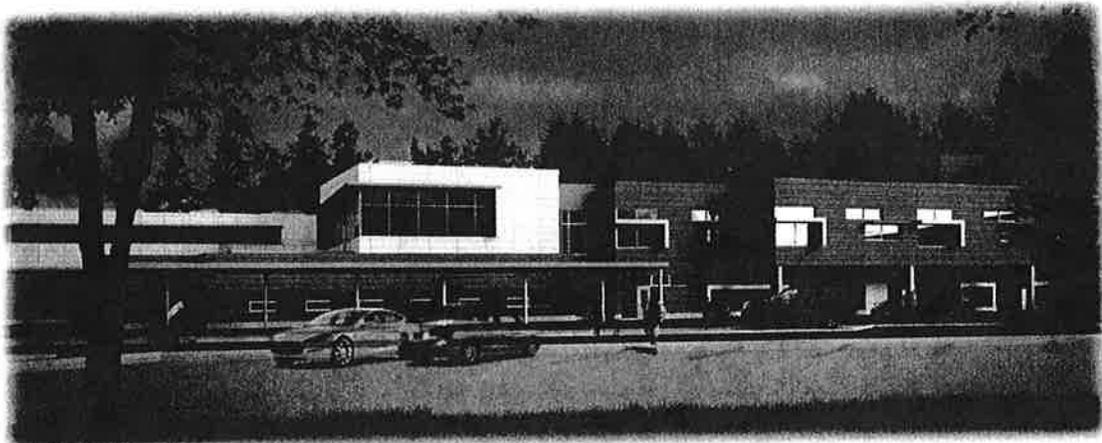
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north neighbors. This will also allow the flatter western half of the site to provide play areas in the more secure north part of the site and separated bus loop, parking, and drop-off in the more public south part of the site.

The new parking areas, off NE 16th Street, will increase parking capacity from 51 stalls to 88 and add 560 lineal feet of new off-street queuing for student drop-off. Bus drop-off and service access will enter at the southwest corner of the site, off NE 16th Street with new off-street queuing for six busses. A new fire access drive will access the upper plateau at the northeast corner of the site, off NE 18th Street, and provide 12 additional staff parking stalls. An existing sand field will be replaced with a new artificial turf multi-purpose field in the northwest corner of the site. 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.

Building Organization

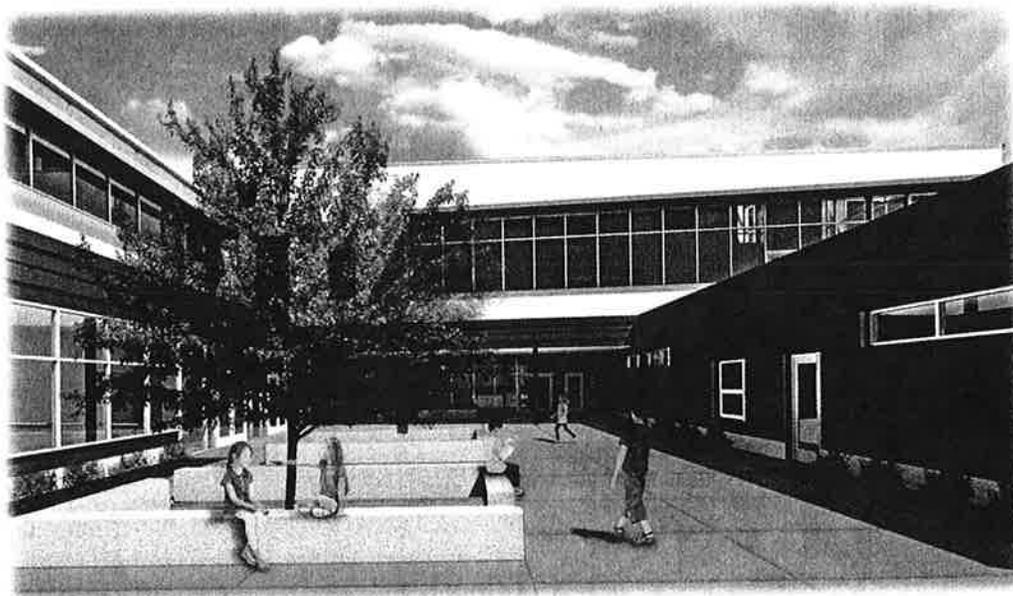
The new Bennett Elementary School building will run west to east with the main entry plaza on the west side, off the bus and parent drop-off areas. The majority of the building will be two-stories. As the building steps up the hill to the east it will transition to a one-story building (on an upper / third level). The more public areas (Gym, Cafeteria, Administration, and Library) are located on the west side, near the main entry. The academic classroom areas will be on the eastern side of the building with classrooms grouped around shared learning areas. On the first floor the Early Learning Center will have its own entry and secure outdoor play area to the south. The Kindergarten classrooms will have direct access to the outdoor play areas to the north. On the second floor, the first and second grade pods are grouped around an interior courtyard with interior and exterior stairs and a STEM Lab. As the building steps up to the upper plateau it becomes a one-story building with the third, fourth, and fifth grade pods on the east end. The shared learning areas in each pod connect to an exterior learning area. The new buildings construction type is Type IIb. The size of the current plan falls within the allowable square footage so there will be no fire walls separating the building.



View North from Parking Lot

Exterior Building Design

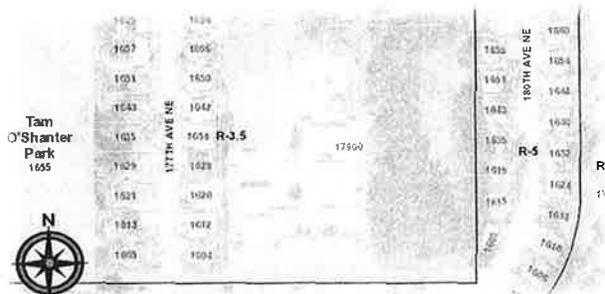
The exterior building development is a reflection of the building's internal organization and massing, and its relationship to the site. Exterior materials will have a CMU or concrete base with phenolic and metal panels above. Window projections at the classrooms create interior window seating and exterior sun shading. There is a desire in the community to keep the materials and colors warm and natural, so wood accent colors at the windows reflect the use of natural wood materials on the interior. The massing of the building is broken down as it steps up the hill to keep the scale down and allow the new building to fit within the residential neighborhood. Setting the building into the existing mature trees on the eastern half of the site anchors the new school and enhances the interior/exterior natural connection to the site.



View East Into Pedestrian Courtyard

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 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:

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LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (R-3.5 Zoning District)	10,000 square feet	9.34 acres or 407,100 square feet
Lot Coverage	35 percent	Existing: 49,380 sf Proposed: 63,765 sf
Impervious Surface(1)	80 percent	Existing Impervious: 41 Percent Proposed Impervious: 55% Percent(2)
Building Height(3)	40 feet	36 feet
Building Setbacks Front (south—NE 16 th Street) Rear (north) Side (west) Side (east)	20 feet 50 feet 50 feet 50 feet	195 feet 119 feet 122 ft. building, 52 ft. garage enclosure 63 feet
Parking	Unspecified Use	84 Staff / Visitor (60 and 90 degree) 25 Visitor drop-off 15 Bus drop-off (upon bus exiting) 4 Handicap stalls Total Provided: 128 stalls
Landscaping (Perimeter) North South East West	10 feet 10 feet 10 feet 10 feet	20 to 115 feet 15 to 200 feet 20 to 240 feet 10 to 20 feet
Parking lot Landscaping	2,870 square feet	175 sq. ft. or 14,394 total square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 313.5 diameter inches	3,794.3 diameter inches or 59% 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.

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 Includes synthetic turf field and green roof areas.

3 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.

4 With exception of five trees slated for removal for the new ingress/egress on NE 18th Street which is exempt from this requirement.

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C. Landscaping

The District has complied with the landscape standards for schools. The landscape for this school will be designed for low water use and 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 upper plateau of the east portion of the site) 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 36 feet using the segmented building height calculation. **(5)** Clerestory windows are proposed within this building height to bring natural lighting into the facility. Mechanical equipment is proposed to be embedded within mechanical rooms within the facility; thus, fulfilling this code section.

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 Impact Analysis (TIA) by Gibson Traffic Consultants (GTC) based upon the existing parking conditions dated January 2016. Site reconnaissance was conducted on May 23, 2013 and May 26, 2015. 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 NE 16th Street. Vehicles enter the eastern most driveway via a one way loop and exit out the center access point. Buses and service vehicles use the western most driveway which is a full access driveway. Existing parking is located in three areas: 22 stalls west of the existing building, 12 stalls in the middle of the site and 21 stalls on the east portion of the site for a total of 55 parking stalls. GTC calculated that 47 of the stalls were utilized in the morning while 44 of the stalls were utilized in the afternoon. GTC noted that there were three vehicles parked off-site in the morning and one in the afternoon. Three buses currently service this site.

5 LUC 20.50.012 B, Definitions allows an applicant to use the segmented building height calculation when a terraced building on a sloping site has a separate roof line or finished floor elevation with a grade change of at least four feet. The BSD has designed a terraced building that fulfills these parameters.

The BSD's submitted proposal will modify existing vehicular and bus access for the new facility. Three site accesses will remain on NE 16th Street but the western most access will be devoted to a bus loop with 16 parking stalls devoted to staff. 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 400 feet. The eastern most driveway will remain as a one way access while the center driveway will be designed as exit only. A drop-off/pick-up lane with pass through is included in the central parking lot. The queuing lane has been sized to 560 feet which will accommodate 25 vehicles. Between both the bus and vehicular loops, 960 feet of queue length has been provided. This queue has been sized to support 281 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. Lastly, double stacking could be implemented in the future if queuing becomes a problem.

Seatwalls and weather protection will be offered in three locations to spread out drop-off/pick up activities within the bus and vehicular loops: one at the southwest corner of the building, another between the bus and vehicular loops, and the other adjacent to the upper bus loop and internal plaza.

GTC reviewed the future parking requirements for this site based upon the new 700 student count. They have concluded that 88 parking stalls are required. The site plan provides 84 staff/visitor along with 4 ADA parking stalls. Additionally, between the striped parking areas and the provided vehicular queues as noted in Section IV.A in the table above, 128 parking stalls are provided on-site. Parking lot signage and pavement markings will be required to reduce parking lot congestion. See Section XI for related condition. The 33 parking stall increase along with the substantial increase in queue length for those who choose not to park are anticipated to support the projected population of this school.

A new access point will be installed at the northeast corner of the site. The access point to NE 18th Street will provide fire access along with 12 staff parking stalls. This lot will be controlled with a card key at the gate to limit access to the parking lot from outside users.

In regards to the number of pedestrians, GTC counted 85 pedestrians utilizing crossings to the east and west of the school along NE 16th Street in the morning while there were 69 in the afternoon. GTC recorded 125 pedestrians crossing north/south on NE 16th Street during the morning while there were 187 crossings in the afternoon. There is also an existing pedestrian path at the northwest corner of the site that had 15 pedestrians in the morning and 11 in the afternoon.

In sum, staff concurs with GTC's assessment for this site as detailed in their submitted TIA.

V. Public Comment

The City held its required public meeting on February 26, 2016. Six individuals from the public attended this meeting with City staff, the BSD and its consultants. To date, staff has received seven emails regarding this proposal.

1. One email shared concerns about flooding in her back yard.

Response: The BSD had its engineer respond to her concerns by discussing the upcoming storm drainage improvements to the site and the improved collection of said waters.

2. Another email had inquiries about field scheduling and usage and congestion on the street (NE 16th Street).

Response: Staff responded that the new site plan will have increased on-site queuing and parking to reduce impacts to NE 16th Street. Scheduling of sports fields is controlled by the BSD who desired to be a sensitive neighbor, 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.

3. Staff received five emails that shared safety concerns from the new NE 18th Street access as noted below:

- Sight lines from the emergency access and staff parking area. This additional driveway will create safety concerns due to the topography of NE 18th Street.
- Some neighbors desire that the staff parking area be eliminated at this location and placed at the southeast portion of the site.
- Confusing emergency evacuation.
- Increased pedestrian traffic from students
- An area for children in the area to hang out unattended that may lead to mischievous acts.

See file for in depth neighborhood discussions of these issues.

Response:

Transportation: The Transportation Department has evaluated neighborhood concerns regarding sight distance from the proposed driveway, and has determined that it can meet the Design Manual requirement for modified sight distance. The modification is appropriate because the parking will be restricted to staff use only through the installation of card operated gate, and will not be available for public use. In addition, the school zone will be extended to cover this area, reducing the speed limit to 20 mph when children are present.

Land Use: The Bennett Elementary site has several unusual constraints including: a steep hillside with 35' of grade change that essentially cuts the site in half; limited street frontage for vehicular access (~400' along 16th); a wooded buffer along the eastern part of the site that is a much appreciated community amenity. It is in a quiet residential neighborhood.

The current traffic condition along NE 16th Street has significant congestion at the start and end of school. To improve this condition, designers sought to increase on-site parking, expand on-site queuing area for cars to drop-off and pick up, and create a separate bus drive and loading zone away from vehicular traffic. There is a notable amount of pedestrian crossover with traffic as many students are going to cars parked on side streets south of 16th due to the lack of onsite parking.

There are functional parts of the school that need to be in the lower terrace of the property due to ADA access, service vehicle access, and programmatic needs. As such the main entry, main office, kitchen, cafeteria, gym, playground, preschool and kindergarten need to be on the lower level.

The new school building will be larger than the current school in keeping with the current standards for elementary schools in the BSD. While the building is larger, and the parking / drive area is much larger, the playground could not be reduced in size. The new design uses a portion of the hillside as playground area however ADA requirements limit the use of the hillside, still there is not enough room on the lower level for all of the building and parking.

To accommodate all of the needs for building, play and parking, the design team sought to find functional needs could be placed on the upper plateau as it cannot all fit on the lower level. A portion of the building extends to the upper plateau, this requires emergency vehicle access. Locating some of the required parking on the upper plateau was also necessary as the lower terrace was fully used. Recognizing concern for impacts to NE 18th Street, use of the northern lot was restricted to school staff to limit the number of vehicle trips.

Because of the 35' change in elevation up the hillside, the portion of the building on the upper plateau is at the level of what would be a 3rd floor –to mitigate the perceived size of the building, the school steps up the hillside to help keep the building in scale with the quiet residential neighborhood. The wooded areas on the north eastern and south eastern portions of the site are preserved to help maintain the current character of the neighborhood.

In addition to the above, there are Comprehensive Plan Policies and tree retention requirements for this site. See Section VIII.1 below for discussion.

Fire: The neighborhood perceives that emergency responders would respond to a central location and that this remote location would create confusion amongst them. The Fire Department would only use this access when a situation was remote from the primary access and better served from this vantage point. It is unlikely there would be confusion since this would be a conscious decision to respond to this point and we have radio communication between NORCOM and fellow responders.

Neighbors had concerns about cars parked along the access, and safety of this while responding. This is however no different than many fire access routes. In the case of an emergency, staff should not be leaving in their cars anyway.

Many neighbors expressed concerns about a perceived increase in collisions due to the new access at NE 18th Street. Since this is not the primary response point and would only be used in specific situations, the risk is low. Backing out of anywhere always carries the concern of an accident, however there are multiple fire fighters on a crew, and should help guide the situation.

Police: Generally speaking, Police favor as many ingress and egress points to school campuses as possible and support an additional driveway at NE 18th. Police rationale is as follows.

In any significant Police response, such as an active shooter, we would not have all of our responding Officer go to a single collection point as the concerns expressed by one of the neighbors claimed. One reason for this is that any given ingress/egress point is vulnerable to being clogged up, necessitating other options for approach, but this is particularly true of a “main entrance”. Also, the location of

the main entrance/exit may not be the safest approach, especially if the main entrance is where the emergency is occurring. Additionally, one of our priorities will be to contain any major event as best as possible, which involves approaching from multiple directions.

Similarly, an additional option for ingress is also an additional option for egress. Evacuation of several hundred children and school faculty via multiple routes is safer and quicker than doing so through a single route to a single collection point, where bottlenecks or secondary targeting could occur.

Minimizing visual separation is not an over-riding concern. We anticipate a lack of visual contact with each other as an unfortunate by-product of the undoubtedly chaotic nature of any major event, along with congested foot and vehicular traffic, parked and abandoned cars, curious onlookers, media, etc. In fact, it is in anticipation of this that our protocols call for Officers to park farther away from the campus and cover as much ground on foot to avoid adding to the congestion, risking collision, and to maintain those routes for medic units.

With regard to concerns about increased illegal activity, we don't anticipate this because most illegal activity involving juveniles does not involve Elementary-aged kids. Furthermore, a driveway, with more open views from the neighborhood and school campus, are less conducive to the environmental conditions that lend themselves to criminal mischief such as the harrow foot-trail with limited sight lines that exists currently.

BSD Held Public Meetings

The BSD held one public meeting May 19, 2015, at the Bennett Elementary School library. The meeting was well attended. The BSD's consultants addressed neighborhood questions regarding parking, building identity, architectural design of the facility, and building security.

VI. Technical Review

1. Transportation Department

A. Background

Bellevue School District proposes demolition and reconstruction of Bennett Elementary School, located on the north side of NE 16th Street, east of 176th Place NE/177th Avenue NE and west of 180th Place NE. The site is situated in a single-family residential area, and is bordered by NE 18th Street at the northeast corner.

A traffic study was prepared by Gibson Traffic Consultants for the project. The final version of this study, dated January 2016, is the basis of the City's review.

The existing school had an enrollment of 428 students in May, 2015, when the data for the study was collected. The proposed facility will have a maximum capacity of 700 students. The school schedule is currently from 8:55 a.m. to 3:25 p.m. Monday, Tuesday, Thursday, Friday, and 8:55 a.m. to 1:05 p.m. on Wednesday, and is expected to remain much the same with the proposed reconstruction.

B. Existing Transportation Facilities and Services

The site is accessed via NE 16th Street, a local street with a speed limit of 25 mph. This street is 36 feet wide and has a 5-foot wide concrete sidewalk along the frontage. There are currently three driveways to the site from NE 16th Street, all serving the existing parking lot. There is a raised crosswalk east of the center driveway at 179th Avenue NE and another marked crosswalk east of the east driveway at 179th Place NE. There are also marked crosswalks east of the site at 180th Avenue NE and west of the site at 177th Avenue NE. A reduced speed school zone marked with flashing beacons extends from east of the school site on 180th Avenue NE through NE 16th Street west of the site. NE 18th Street borders the northeast corner of the site, and is a local street with a speed limit of 25 mph. There is currently no formal access to the site at this location.

Level of service was analyzed at two intersections near the school and at the three school driveways. These were found to be operating at LOS A or B at all locations in both the a.m. peak period and the p.m. peak period.

The district operates three bus routes and also serves as a satellite location for buses to Cherry Creek and Ardmore Elementary Schools. There were 403 pedestrians observed walking to and from the school in the a.m. peak period, including non-students.

The existing parking area allows some queuing for pick-up and drop-off in a short area adjacent to the building and another short area in the west part of the parking lot. Because of the limited space and inefficient operation on-site, much of the pick-up and drop-off occurs on NE 16th Street and other nearby streets. The school uses on-site crossing guards to assist the many students crossing the parking lot to and from the off-site vehicles which contributes to the inefficiency of the queuing area.

The street system surrounding the school experiences significant congestion before and after school, which impacts through-traffic in the area. While this impact is short in duration, it is a condition that must be addressed with the proposed redevelopment.

C. Trip Generation and Forecasts

The TIA was based on vehicle counts taken at the site in May 2015. Data from these counts was converted to a vehicle trip per student rate, which was then used to determine how many additional vehicle trips can be expected with a student population increase of 272 students for a total of 700 students. With the expanded student population, a total of 212 additional vehicle trips can be expected in the a.m. peak period, and 163 additional trips in the p.m. peak period. The bus routes serving the school are expected to increase from three to six.

D. Future Conditions

The increase in student enrollment after redevelopment of the school will result in higher vehicle volumes that need to be accommodated both on the school site, especially during before and after school pick up and drop off, and to avoid impacting the surrounding street system.

The site proposal will improve the NE 16th Street frontage with reconstructed curb and gutter, a widened sidewalk, and reconstructed driveways. An additional driveway will be provided on NE 18th Street at the northeast corner of the site.

On-site, the main parking area and pick up and drop off area used by parents and guests will be expanded. It will be accessed from NE 16th Street by the center and east driveways in approximately the same location as the existing driveway, with the east driveway as the entrance to the lot and the center driveway as the exit. The queuing area has been reorganized and expanded, providing 560 feet of space in a single lane configuration. A second parking area, proposed off of NE 18th Street, will provide 12 staff parking spaces as well as serving as fire access to the north part of the building. The west driveway on NE 16th Street will serve the bus loop and additional parking in a third area. This area can also be used as a secondary queuing area after the buses have departed the site.

Level of Service was analyzed for the four proposed school driveways and two nearby intersections at NE 16th Street/176th Place NE and NE 16th Street/180th Avenue NE. These will all operate at LOS C or better in both morning and afternoon.

E. Short Term Impacts of the Proposed Development

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.

Issues that were analyzed included:

- Internal circulation and queuing as it affects spill over onto adjacent streets.
- Vehicle level of service traffic impacts at nearby street intersections.
- Vehicle and pedestrian sight distance at sight driveways.

The results of the short-term traffic analysis are partly discussed in the report entitled "Bennett Elementary School 65% Application Traffic Impact Analysis", dated January 2016 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.

Queuing Analysis

The existing site layout at Bennett results in queuing impacts to NE 16th Street and other nearby streets that affect street operations in both morning and afternoon peak periods. GTC used site observations and analysis from other area schools to determine queuing needs for the increased student population, and determine how they could be accommodated on-site to mitigate any continuing impact to street operations.

Increasing the student population to 700 will increase the number of vehicles queuing to pick up and drop off students. To accommodate future queuing needs, the length of the queue space available must be increased, and improvements to site layout and efficiency are required.

GTC performed a queuing analysis, and determined that efficiency of the pick-up and drop-off zone is greatly improved when eight vehicles or more are served simultaneously and when traffic is facilitated in leaving the site. The analysis shows that the 560 feet of loading/unloading area will provide adequate space on-site for the expected queue length. The bus loop is also available to provide overflow area if needed. The site design also provides sidewalk around the outside of the queuing area, eliminating the need for on-site crossing guards and improving efficiency.

In order to facilitate efficient use of the pick-up and drop-off area and avoid impacts to the surrounding street system, the school will be required to provide information to parents prior to the beginning of each school year detailing site operations.

Sight Distance

Sight distance was analyzed at each driveway location per the City's Design Manual standard of 250 feet for 25 mph speed limit. The three driveways on NE 16th Street were found to have adequate sight distance. Due to the curve to the west, the driveway on NE 18th Street does not meet the 250-foot standard. The Design Manual allows a modification of the standard to 150 feet in some circumstances, and this driveway meets the 150-foot standard. Using the modified standard is reasonable if this driveway is only used by school staff familiar with the location and is not used by the general public. To ensure that use of this driveway is limited, the school will install a gate with card access limited to those assigned to park at this location. The northeast parking area shall not be open for use by the general public.

School Zone Designation

The addition of the driveway on NE 18th Street will add an access point to the site, requiring an expansion of the school zone to that area. Signs requiring a 20 mph speed limit when children are present will be required on either side of the driveway. In addition, as schools with existing school zone flasher signs are redeveloped, these signs are converted to operate from a wireless hub installed at the school that is tied to the school's schedule.

Buses and Service Vehicles

Six bus spaces will be provided next to the curb in the bus loop on the west side of the site, which will be adequate for the increase in population. Garbage trucks and delivery vehicles will use a service area on the west side of the building, which will also be accessed via the bus loop. Note that on-street loading will not be allowed.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

See Sections XI.A, B, C and D for related conditions.

The site's frontage on NE 16th Street shall be improved as follows:

1. Install a new standard concrete curb and gutter along the site's frontage.
2. Install a new standard concrete sidewalk at least five feet in width in areas where there will be a planting strip and eight feet in width where it is adjacent to the curb, connecting to the existing sidewalk at the east and west ends.
3. Drainage facilities meeting Utility Department standards will be required where appropriate.

4. Driveway approaches shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings DEV-7D, 7E, or 7F. The north driveway must accommodate the turning radii of school buses.
5. 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.
6. Analysis by the developer of the existing street lighting system is required to show adequacy and conformance with current requirements. This analysis must meet the requirements of the city's traffic signal and streetlight engineering group. If any new lights are required, then such lights and related hardware shall be installed at developer expense, based on plans that would be approved as part of the approval of the clearing and grading plans.
7. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
8. An expanded school zone shall be developed around the proposed new driveway on NE 18th Street, including appropriate signage.
9. The access to the parking area on NE 18th Street shall be limited to use by school staff only by means of a gate with card access or similar means of control.
10. To allow remote programming for the school zone and left turn flashing beacons, a hub radio and node shall be installed per the City's specifications.

See Sections XI.A, B, C and D for related conditions.

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 project, NE 16th Street and NE 18th Street have been classified as Overlay Required.

See Sections XI.A, B, C and D for related conditions.

F. 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.

G. Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of land use growth projected to occur within the City by 2027 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 fourteen Mobility Management Areas (MMAs) for analysis purposes. Bennett Elementary School lies within MMA # 6. The Transportation Facilities Plan EIS assumes that MMA # 9 has 485,253 square feet of "other" (non-commercial and non-residential) building space will be added by the year 2027. The proposed redevelopment of Bennett Elementary School will include approximately 85,000 square feet of building space. Therefore, based on square footage by land use type within the MMA, the proposed development project is within the assumptions of the Transportation Facilities Plan EIS.

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 of this proposal is whether the on-site queuing and pick-up and drop-off behavior associated with the increased student enrollment of 700 can be successfully handled on-site without significant negative impacts to the surrounding street system. See Sections XI.A, B, C and D for related conditions. for requirements regarding the management of on-site traffic.

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 related conditions. At the time of writing this staff report, the applicant had submitted the required Utility Extension Application (16-124569 UE) for Utilities review.

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 BSD to complete its own environmental determinations. The BSD has chosen to exercise its SEPA authority for this project. A Determination of Non-Significance (DNS) was issued on January 26, 2016, with an appeal period ending February 9, 2016. 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

Conditional Use: The Director may approve or approve with modifications an application for Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30B.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 Conditional Use decision criteria:

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

This proposal is located within the Northeast 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.

Policy S-NE-1. Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and improvements.

Policy S-NE-3. Encourage the maintenance of private and public properties through self-help programs and city and community cooperation.

Policy S-NE-23. Encourage the maintenance of public property and facilities through adequate budgeting and public cooperation.

Finding: Bennett Elementary School was originally constructed in 1970. The BSD has determined that demolition rather than modification of the current facility is the best financial solution to upgrade this facility. Investment in Bennett Elementary School shows the BSD's commitment to this facility for years to come as it becomes a partner, along with adjacent homeowners in the area who generally are concerned about maintaining neighborhood appearance and property values. A new facility eliminates any potential deterioration to the neighborhood with the high quality architectural design proposed for this facility.

Policy S-NE-7. Limit clearing and grading on new developments to the minimum necessary for access, utilities, and building sites.

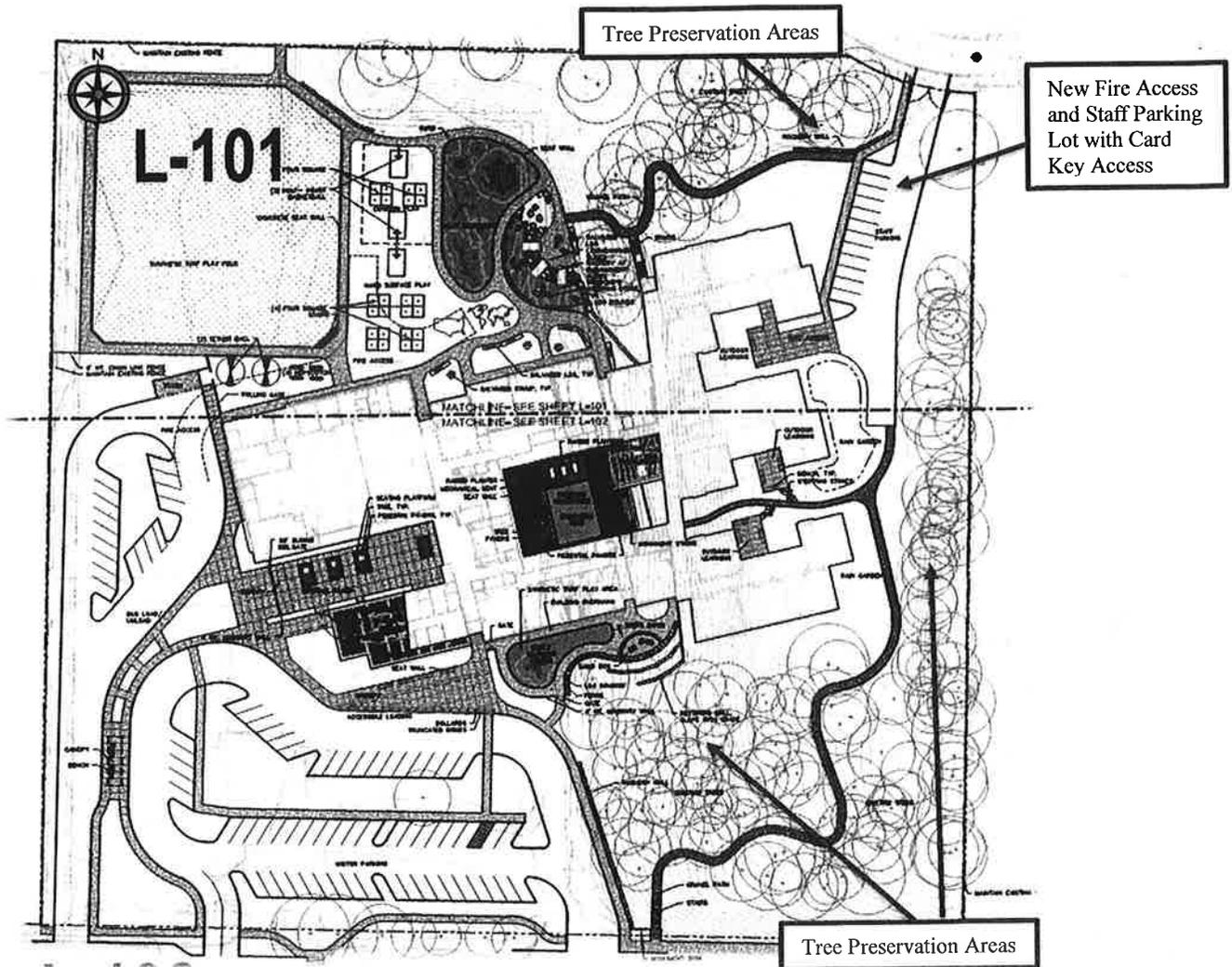
Policy S-NE-8. Retain natural vegetation during and after development to minimize potential erosion and as a significant design feature of the area.

Finding: Associated Earth Services (AES) was hired to evaluate the geotechnical conditions of the site while Gillis Consulting was hired to evaluate the existing trees for preservation. AES

found that although critical area slopes are not present on the site, there is a clear bench that divides the site in half. The forested eastern half is primarily being preserved with exception of the portion of the mid-section of the forested area. The southern portion of the forest and along its east property boundary will be maintained. Gillis Consulting, in its analysis of the site, determined that the submitted proposal goes beyond the minimum tree retention requirements of 15 percent per City codes. By doing so, enhances the adjacent neighborhood by retaining the existing canopy that has been found, overall, to be in good condition.

In addition to the above, the parking lot at the northeast corner has been placed in such a manner to limit encroachment to the treed area northwest of the new access. See aerial below. Staff has received comments from neighbors regarding the new fire access and staff parking lot. Some have requested that the staff parking be relocated to another area on site. The only viable area for relocation would be the southeast corner of the site which would detrimentally impact the retained forested area. The trees in southeast corner of the site are beneficial because they provide a visual screen to the bulk of the structure where the building steps up to the shelf on this portion of the site. This was purposeful by the BSD to reduce the presence of the facility within the residential neighborhood.

Given the above, the proposal, as designed fulfills the above policies.



Policy HS-9 “Encourages 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.”

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.”

Finding: The Bellevue Parks and Community Services Department and the Bellevue School District have developed a partnership agreement for joint use of schools with Resolution 5840. See Attachment A. This agreement concerns the scheduling of Bennett’s fields. The Parks Plan encourages joint use of school facilities to supplement the City’s existing services by providing a wider range of facilities to the public. A survey conducted by Park’s showed that “79 percent of the respondents encourage the City and the School District to actively explore opportunities for greater joint use of facilities.” Schools can be viewed as “community centers” of neighborhoods as focal points within the community.

- 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.**

See Section III for a description of the site and building design. The proposal meets these criteria as it has been sensitively designed to blend in with the existing structure in the adjacent neighborhood. The proposed colors and materials will complement the adjacent single-family development.

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

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 are proposed. 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 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 Sections XI.A, B, C, and D for related conditions.

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

As conditioned, demolition and construction of a new facility will not be detrimental to the adjacent neighborhood. Development has been somewhat contained to the existing footprint of the existing facility. Access continues from NE 16th Street while adding a new access point at the northeast corner of NE 18th Street for fire access and staff parking. Overall drop-off/pick-up activities will continue in a similar vehicular pattern while buses are separated to their own area. Design impact has been limited to adjacent single-family residences due to the proposed building location and architectural design. Preservation of a majority of the forested area on the upper plateau will continue to screen the facility from single-family residences east of the facility.

Noise related to construction is allowed 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 2016 to August 2017. In order to minimize detriment to residential uses in the immediate vicinity of the Bennett 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 BSD must apply for a separate noise permit for review and approval by staff.** See Section XI for related condition.

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

Perimeter Landscaping (LUC 20.25B.040C.2.c): Bennett Elementary School is located within a residential district but not within a transitional zone. The existing site is bordered on all sides by landscape strips. Some of these landscape strips contain existing fir trees along with understory vegetation. These areas provide visual buffering of the school from adjacent residential areas. Some of the fir trees are in excess of 60 feet in height. A majority of the trees within the perimeter landscape buffers will remain with exception of those that will be removed for frontage improvements on NE 16th and 18th Streets.

Vehicular and Pedestrian Circulation (LUC 20.20.590.8.c): Vehicular circulation has been provided to both NE 16th and NE 18th Streets. Currently, there are three access points to the site: three from NE 16th Street and one from NE 18th Street. The three access points on NE 16th Street will remain but will be altered to slightly different locations. The southwest access is a full in/full-out for buses only and staff. The eastern most driveway provides one way vehicular access while the center access is a full out access only. An extended queue has been provided for drop-off/pick up along with a pass through-lane. Weather protection is provided along with this loop to help spread out waiting locations for students.

Pedestrian access has been provided to and through the site. Existing paths to the north will be formalized with this application. Lastly, parking lot sidewalks have been provided to lead pedestrians from their vehicles directly to building entrances.

Site Design Standards (LUC 20.25B.040.D.1 and 2): The existing vegetative screening predominantly exists along the north and eastern portions of the site. A majority of this vegetation will remain with this application. This will reduce the building bulk in these areas. Additional landscaping will be planted to augment existing landscaping throughout the site to conform to the required Type III landscape standards for school facilities. The existing trees along the south property line that will be retained. Frontage improvements have been sensitively modified in these areas to maintain existing landscaping.

Mechanical Equipment (LUC 20.25B.040.E): No mechanical equipment will be located on the roof of this facility. Equipment is proposed to be located in a mechanical attic in various locations of the facility.

Refuse Equipment (LUC 20.25B.040.F): The refuse equipment will be located at the northwest corner of the facility just south of the proposed playfield. Refuse equipment is currently picked up in this location so this will not be a change for Republic Services. Additionally, all refuse equipment will be screened from public view with walls that will match the building body. A detail of this area has not been provided. Prior to issuance of clear and grade and building permits, a detail showing screening of refuse equipment will be required. See Section XI for related condition.

Site Design Guidelines (LUC 20.25B.050.A): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. Project traffic would not be directed through an abutting residential district of lower intensity.

The BSD has maintained their current locations with exception of small modifications to the driveway aprons. A new fire access point will be added at the northeast corner of the site. Twelve parking stalls will be provided in this area for staff only. See Section IV.E above for description of access and the adjacent residential neighborhood.

2. Loading and refuse collection areas do not face an abutting residential district of lower intensity and are not in a front yard.

Refuse equipment will be located at the northwest corner of the building just south of the proposed playfield. Evergreen trees are proposed adjacent to the facility, which over time, will screen these uses from adjacent residential uses to the west. Currently, loading activities take place in this same area so this will not be a change for Republic Services.

3. Significant trees are to be protected and the required landscape areas provided.

As noted earlier, a majority of the landscaping on this site will be maintained with this application. There is an existing forest along the eastern portion of the site where a majority of the trees will be maintained. Tree retention will take place along the north and south property boundaries. There is an existing laurel hedge that will be maintained at the southwest corner of the site for visual screening.

4. The proposal is compatible with the site context.

The proposed structure has been designed to be compatible with adjacent residential development. The chosen building colors are three types of variegated grey and tan CMU with metal accents in a grey and dark grey. A wood accent material will be used adjacent to openings and walkways to add warmth to the structure. A pale tan color is proposed for the library and gymnasium portions of the building.

Building modulation will provide visual interest to the structure as well. A portion of the structure has been designed to step up the site's topography to the east. The remaining portion of the building is located in the same general vicinity of the existing school footprint. These topographic differences provides natural building breaks and modulation to create an interesting building form. School height ranges from one to three stories in various areas. The building remains under the 40 foot height maximum for the academic/administrative areas of the building. Programmatic elements of this building such as the library and gymnasium have been designed to fulfill this height maximum as well.

Building Design Guidelines (LUC 20.25B.050.B): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. Building surfaces should be similar to or compatible with surrounding uses.

As discussed above, the proposed colors will be complementary to adjacent residences in the area. The proposed light tan cement fiber panel will delineate the library and gymnasium while the brick materials will be used at the base of the structure and metal paneling at the top of the structure.

2. Building faces should contain architectural elements to break down the scale of the building.

See Section III for architectural discussion of new facility.

3. Roof structures should enhance residential areas using pitched or stepped roof forms.

The proposed school will contain both flat and gently sloped roof forms. The combination of these roof forms will provide visual interest to the residential neighborhood. Roof heights will vary from one to three stories due to the unique topographic considerations of this site.

4. Communication devices should not be visible to residential districts.

No communication devices are proposed for this structure with this application.

5. Material and colors should be compatible with existing residential neighborhood.

As mentioned above, the colors and materials will be complementary to the adjacent residences in the vicinity. However, if the applicant revises the building materials, details or colors for this proposal, the revision submittal shall be submitted to the Development Services Department for review and approval through the Land Use Exemption process. See Section XI for related condition.

Playfields (LUC 20.20.740.A.8): The existing playfield will remain at its current location at the northwest corner of the site. However, it will be converted from a sand field to a turf field with this application so it will be an all-weather surface.

X. Recommendation 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 CU Approval: The vested status of the CU 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 three driveways on NE 16th Street and one driveway on NE 18th Street. Vehicle queuing space totaling 560 feet shall be provided on the site. If vehicle queues extend from the site into the street, turning restrictions may be required at the driveways to prevent impacts to through traffic.

Authority: BCC 14.60.050, 060, 150, 180; Comprehensive Plan Policy TR 38
Reviewer: Molly Johnson (425) 452-6175

- 2. Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Molly Johnson (425) 452-6175

- 3. 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

- 4. Land Use Exemption (LUX):** Revisions to the approved building materials, details or colors for this proposal, shall be submitted to the Development Services Department for review and approval through the Land Use Exemption process.

Authority: LUC 20.30B.175.C
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 street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual 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, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of MEF form.
- d) Installation or relocation of streetlights and related equipment.
- e) Street lighting.
- f) Installation of a card-operated gate on NE 18th Street.
- g) School zone signage on NE 18th Street.
- h) Wireless hub for school zone flasher operations on NE 16th Street.
- i) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- j) Location of fixed objects in the sidewalk or near the driveway approach.
- k) Trench restoration within any right of way or access easement.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Maximum Extent Feasible (MEF) form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. MEF forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. MEF forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, MEF forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Molly Johnson (425) 452-6175

- 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 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 and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
Reviewer: Molly Johnson (425) 452-6175

- 2. Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. 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

- 3. Sidewalk/Utility Easements:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Molly Johnson (425) 452-6175

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

- 1. STREET FRONTAGE IMPROVEMENTS:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
Reviewer: Molly Johnson (425) 452-6175

- 2. Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

NE 16th Street and NE 18th Street are classified as Overlay Required. For any asphalt street surface classified as Overlay Required, any trenching or construction-related damage to the street surface generally requires a grind and overlay at least 50 feet long for the full width of any affected lane. Details will be specified in the right of way use permit for this project.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

- 3. Transportation Management Program:** Bellevue School District and the administrators of Bennett 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:

105B

- 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) At the beginning of each school year, and periodically as needed, the school district or school administrators 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.
- c) At the beginning of each school year, and periodically as needed, the school district or school administrators 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 Bennett Elementary School.
- d) The Bellevue School District and the administrators of Bennett 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 14.60.180
Reviewer: Molly Johnson (425) 452-6175

- 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: Molly Johnson, (425) 452-6175

- 5. Playfield Start Time Limitation:** The District shall 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

101B

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:

10013

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)**

BELLEVUE SCHOOL DISTRICT



VICINITY MAP
Scale: NTS



LOCATION MAP
Scale: NTS

BELLEVUE WA

OWNER
BELLEVUE SCHOOL DISTRICT
1057 NE 21st St.
BELLEVUE WA 98005
425-503-2000
JIM O'NEALLEY

ARCHITECT
NAC ARCHITECTURE
2025 1st Ave. #300
SEATTLE WA 98121
206-448-4322
BENNETT HILL

CIVIL ENGINEER
COUGHLIN PORTER LUNDEEN
801 2nd Ave #900
SEATTLE WA 98104
206-343-0460
KEITH KROGER

LANDSCAPE ARCHITECT
WEISMAN DESIGN GROUP
2329 E Madison St
SEATTLE WA 98112
206-322-1732
MIKE HANSEN

STRUCTURAL ENGINEER
COUGHLIN PORTER LUNDEEN
801 2nd Ave #900
SEATTLE WA 98104
206-343-0460
CHRIS DUVALL

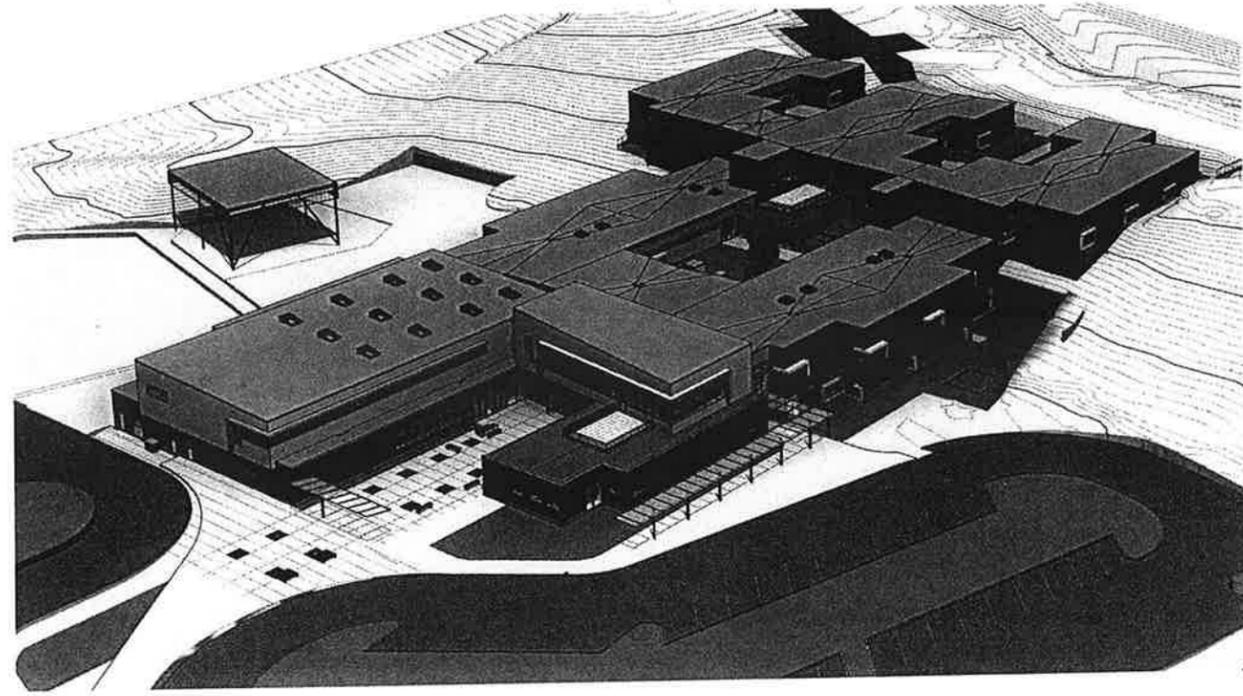
MECHANICAL ENGINEER
HARGIS
1201 3rd Ave #600
SEATTLE WA 98101
206-448-3376
BRIAN CAWLEY

FIRE PROTECTION
FP COMPANY
FP ADDRESS
FP CITY
FP PHONE
CONTACT NAME

ELECTRICAL ENGINEERS
HARGIS
1201 3rd Ave #600
SEATTLE WA 98101
206-448-3376
MIKE ROBERTS

FOOD SERVICE CONSULTANT
KT COMPANY
KT ADDRESS
KT CITY
KT 500.000.0000
CONTACT NAME

TELECOMMUNICATIONS
HARGIS
1201 3rd Ave #600
SEATTLE WA 98101
206-448-3376
PAUL ROSENDEK



VOLUME I

INDEX OF DRAWINGS - VOLUME I	INDEX OF DRAWINGS - VOLUME I	INDEX OF DRAWINGS - VOLUME I	INDEX OF DRAWINGS - (VOLUME II)	INDEX OF DRAWINGS - (VOLUME II)	INDEX OF DRAWINGS - (VOLUME II)
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G1 02 CODE PLAN - SITE	A4 03 EXTERIOR ELEVATIONS	F20 01 FOOD SERVICE EQUIPMENT PLANS & LIST	E0 02 ELECTRICAL LEGEND AND SHEET INDEX	E0 02 ELECTRICAL LEGEND AND SHEET INDEX	E0 02 ELECTRICAL LEGEND AND SHEET INDEX
G1 03 CODE PLAN - LEVEL 1	A4 04 EXTERIOR ELEVATIONS	F20 01 FOOD SERVICE EQUIPMENT & UTILITY SCHEDULE	E0 03 LIGHT FIXTURE SCHEDULE	E0 03 LIGHT FIXTURE SCHEDULE	E0 03 LIGHT FIXTURE SCHEDULE
G1 04 CODE PLAN - LEVEL 2 & 3	A4 05 BUILDING SECTIONS		E1 01 ELECTRICAL SITE PLAN	E1 01 ELECTRICAL SITE PLAN	E1 01 ELECTRICAL SITE PLAN
G1 05 ENERGY CODE COMPLIANCE	A4 06 BUILDING SECTIONS		E2 01 LIGHTING - LEVEL 1 - FLOOR PLAN A	E2 01 LIGHTING - LEVEL 1 - FLOOR PLAN A	E2 01 LIGHTING - LEVEL 1 - FLOOR PLAN A
G2 CIVIL	A4 07 BUILDING SECTIONS		E2 02 LIGHTING - LEVEL 1 - FLOOR PLAN B	E2 02 LIGHTING - LEVEL 1 - FLOOR PLAN B	E2 02 LIGHTING - LEVEL 1 - FLOOR PLAN B
C0 00 CIVIL COVER SHEET	A4 08 BUILDING SECTIONS		E2 03 LIGHTING - LEVEL 2 - FLOOR PLAN A	E2 03 LIGHTING - LEVEL 2 - FLOOR PLAN A	E2 03 LIGHTING - LEVEL 2 - FLOOR PLAN A
C0 01 GENERAL NOTES	A4 09 ROOF PLAN A		E2 04 LIGHTING - LEVEL 2 - FLOOR PLAN B	E2 04 LIGHTING - LEVEL 2 - FLOOR PLAN B	E2 04 LIGHTING - LEVEL 2 - FLOOR PLAN B
C0 02 GENERAL NOTES	A4 20 ROOF PLAN B		E2 05 LIGHTING - LEVEL 3 - FLOOR PLAN A	E2 05 LIGHTING - LEVEL 3 - FLOOR PLAN A	E2 05 LIGHTING - LEVEL 3 - FLOOR PLAN A
C1 00 OVERALL DEMOLITION PLAN	A4 21 ROOF PLAN - 3RD FLOOR		E2 06 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN A	E2 06 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN A	E2 06 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN A
C1 01 DEMOLITION PLAN NW	A4 22 ROOF PLAN - 3RD FLOOR		E2 07 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN B	E2 07 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN B	E2 07 LIGHTING CONTROL ZONES - LEVEL 1 - FLOOR PLAN B
C1 02 DEMOLITION PLAN SW	A4 23 3D HEAVIS FOR REFERENCE ONLY		E2 08 LIGHTING - LEVEL 2 - FLOOR PLAN A	E2 08 LIGHTING - LEVEL 2 - FLOOR PLAN A	E2 08 LIGHTING - LEVEL 2 - FLOOR PLAN A
C1 03 DEMOLITION PLAN NE	A7 02 INTERIOR ELEVATIONS		E2 09 LIGHTING - LEVEL 2 - FLOOR PLAN B	E2 09 LIGHTING - LEVEL 2 - FLOOR PLAN B	E2 09 LIGHTING - LEVEL 2 - FLOOR PLAN B
C1 04 DEMOLITION PLAN SE	A7 03 INTERIOR ELEVATIONS		E2 10 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN A	E2 10 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN A	E2 10 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN A
C2 00 OVERALL T.E.S.C. PLAN	A7 04 INTERIOR ELEVATIONS		E2 11 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN B	E2 11 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN B	E2 11 LIGHTING CONTROL ZONES - LEVEL 2 - FLOOR PLAN B
C2 01 T.E.S.C. PLAN NW	A7 05 INTERIOR ELEVATIONS		E3 01 POWER - LEVEL 1 - FLOOR PLAN A	E3 01 POWER - LEVEL 1 - FLOOR PLAN A	E3 01 POWER - LEVEL 1 - FLOOR PLAN A
C2 02 T.E.S.C. PLAN SW	A7 06 INTERIOR ELEVATIONS		E3 02 POWER - LEVEL 1 - FLOOR PLAN B	E3 02 POWER - LEVEL 1 - FLOOR PLAN B	E3 02 POWER - LEVEL 1 - FLOOR PLAN B
C2 03 T.E.S.C. PLAN NE	A7 07 INTERIOR ELEVATIONS		E3 03 POWER - LEVEL 2 - FLOOR PLAN A	E3 03 POWER - LEVEL 2 - FLOOR PLAN A	E3 03 POWER - LEVEL 2 - FLOOR PLAN A
C2 04 T.E.S.C. PLAN SE	A7 08 INTERIOR ELEVATIONS		E3 04 POWER - LEVEL 2 - FLOOR PLAN B	E3 04 POWER - LEVEL 2 - FLOOR PLAN B	E3 04 POWER - LEVEL 2 - FLOOR PLAN B
C2 10 T.E.S.C. PLAN DETAILS AND NOTES	A7 09 INTERIOR ELEVATIONS		E3 05 POWER - LEVEL 3 - FLOOR PLAN	E3 05 POWER - LEVEL 3 - FLOOR PLAN	E3 05 POWER - LEVEL 3 - FLOOR PLAN
C3 00 OVERALL PAVING PLAN	A7 10 INTERIOR ELEVATIONS		E5 00 LOW VOLTAGE ZONING PLAN	E5 00 LOW VOLTAGE ZONING PLAN	E5 00 LOW VOLTAGE ZONING PLAN
C3 01 PAVING PLAN NW	A7 11 INTERIOR ELEVATIONS		E5 01 LOW VOLTAGE ZONING PLAN	E5 01 LOW VOLTAGE ZONING PLAN	E5 01 LOW VOLTAGE ZONING PLAN
C3 02 PAVING PLAN SW	A7 12 INTERIOR ELEVATIONS		E5 02 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN A	E5 02 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN A	E5 02 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN A
C3 03 PAVING PLAN NE	A7 13 INTERIOR ELEVATIONS		E5 03 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN B	E5 03 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN B	E5 03 LOW VOLTAGE SYSTEMS - LEVEL 1 - FLOOR PLAN B
C3 04 PAVING PLAN SE	A7 14 INTERIOR ELEVATIONS		E5 04 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN A	E5 04 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN A	E5 04 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN A
C3 10 PAVING DETAILS	A7 15 INTERIOR ELEVATIONS		E5 05 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN B	E5 05 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN B	E5 05 LOW VOLTAGE SYSTEMS - LEVEL 2 - FLOOR PLAN B
C3 11 PAVING DETAILS	A7 16 INTERIOR ELEVATIONS		E5 06 LOW VOLTAGE SYSTEMS - LEVEL 3 - FLOOR PLAN	E5 06 LOW VOLTAGE SYSTEMS - LEVEL 3 - FLOOR PLAN	E5 06 LOW VOLTAGE SYSTEMS - LEVEL 3 - FLOOR PLAN
C3 12 PAVING DETAILS	A7 17 INTERIOR ELEVATIONS		E6 01 TELECOM - LEVEL 1 - FLOOR PLAN A	E6 01 TELECOM - LEVEL 1 - FLOOR PLAN A	E6 01 TELECOM - LEVEL 1 - FLOOR PLAN A
C3 13 PAVING DETAILS	A7 18 INTERIOR ELEVATIONS		E6 02 TELECOM - LEVEL 1 - FLOOR PLAN B	E6 02 TELECOM - LEVEL 1 - FLOOR PLAN B	E6 02 TELECOM - LEVEL 1 - FLOOR PLAN B
C3 20 PAVING SECTION	A7 19 INTERIOR ELEVATIONS		E6 03 TELECOM - LEVEL 2 - FLOOR PLAN A	E6 03 TELECOM - LEVEL 2 - FLOOR PLAN A	E6 03 TELECOM - LEVEL 2 - FLOOR PLAN A
C4 00 OVERALL STORM PLAN	A7 20 INTERIOR ELEVATIONS		E6 04 TELECOM - LEVEL 2 - FLOOR PLAN B	E6 04 TELECOM - LEVEL 2 - FLOOR PLAN B	E6 04 TELECOM - LEVEL 2 - FLOOR PLAN B
C4 01 STORM PLAN NW	A7 21 INTERIOR ELEVATIONS		E6 05 TELECOM - LEVEL 3 - FLOOR PLAN	E6 05 TELECOM - LEVEL 3 - FLOOR PLAN	E6 05 TELECOM - LEVEL 3 - FLOOR PLAN
C4 02 STORM PLAN SW	A7 22 INTERIOR ELEVATIONS		E6 06 ENLARGED ELECTRICAL PLANS	E6 06 ENLARGED ELECTRICAL PLANS	E6 06 ENLARGED ELECTRICAL PLANS
C4 03 STORM PLAN NE	A7 23 INTERIOR ELEVATIONS		E7 02 ENLARGED UTILITY PLAN - POWER	E7 02 ENLARGED UTILITY PLAN - POWER	E7 02 ENLARGED UTILITY PLAN - POWER
C4 04 STORM PLAN SE	A7 24 INTERIOR ELEVATIONS		E7 03 ENLARGED PLANS AND RACK ELEVATION DETAILS	E7 03 ENLARGED PLANS AND RACK ELEVATION DETAILS	E7 03 ENLARGED PLANS AND RACK ELEVATION DETAILS
C4 10 STORM DRAINAGE DETAILS	A7 25 INTERIOR ELEVATIONS		E8 01 ELECTRICAL DETAILS	E8 01 ELECTRICAL DETAILS	E8 01 ELECTRICAL DETAILS
C4 11 STORM DRAINAGE DETAILS	A7 26 INTERIOR ELEVATIONS		E8 02 ELECTRICAL DETAILS	E8 02 ELECTRICAL DETAILS	E8 02 ELECTRICAL DETAILS
C4 12 STORM DRAINAGE DETAILS	A7 27 INTERIOR ELEVATIONS		E8 03 ELECTRICAL DETAILS	E8 03 ELECTRICAL DETAILS	E8 03 ELECTRICAL DETAILS
C4 13 STORM DRAINAGE DETAILS	A7 28 INTERIOR ELEVATIONS		E8 04 ELECTRICAL DETAILS	E8 04 ELECTRICAL DETAILS	E8 04 ELECTRICAL DETAILS
C5 00 OVERALL UTILITY PLAN	A7 29 INTERIOR ELEVATIONS		E8 05 ELECTRICAL ONE-LINE DIAGRAM	E8 05 ELECTRICAL ONE-LINE DIAGRAM	E8 05 ELECTRICAL ONE-LINE DIAGRAM
C5 01 NE 15th ST. ROW PLAN	A7 30 INTERIOR ELEVATIONS		E8 06 ELECTRICAL ONE-LINE DIAGRAM	E8 06 ELECTRICAL ONE-LINE DIAGRAM	E8 06 ELECTRICAL ONE-LINE DIAGRAM
C5 02 NE 15th ST. ROW PLAN	A7 31 INTERIOR ELEVATIONS		E8 07 TELECOM RISER DIAGRAMS	E8 07 TELECOM RISER DIAGRAMS	E8 07 TELECOM RISER DIAGRAMS
C5 03 NE 15th ST. ROW PLAN	A7 32 INTERIOR ELEVATIONS				
C5 04 LANDSCAPE	A7 33 INTERIOR ELEVATIONS				
L101 SITE PLAN ENLARGEMENT	A7 34 INTERIOR ELEVATIONS				
L102 SITE PLAN ENLARGEMENT	A7 35 INTERIOR ELEVATIONS				
L200 LANDSCAPE PLAN	A7 36 INTERIOR ELEVATIONS				
L201 LANDSCAPE PLAN ENLARGEMENT	A7 37 INTERIOR ELEVATIONS				
L202 LANDSCAPE PLAN ENLARGEMENT	A7 38 INTERIOR ELEVATIONS				
L203 TREE PRESERVATION PLAN	A7 39 INTERIOR ELEVATIONS				
L204 TREE PRESERVATION PLAN ENLARGEMENT	A7 40 INTERIOR ELEVATIONS				
L205 TREE PRESERVATION PLAN ENLARGEMENT	A7 41 INTERIOR ELEVATIONS				
L206 TREE PRESERVATION PLAN	A7 42 INTERIOR ELEVATIONS				
L300 IRRIGATION PLAN	A7 43 INTERIOR ELEVATIONS				
L301 IRRIGATION PLAN ENLARGEMENT	A7 44 INTERIOR ELEVATIONS				
L302 IRRIGATION PLAN ENLARGEMENT	A7 45 INTERIOR ELEVATIONS				
L303 IRRIGATION DETAIL	A7 46 INTERIOR ELEVATIONS				
L400 SITE DETAILS	A7 47 INTERIOR ELEVATIONS				
L401 SITE DETAILS	A7 48 INTERIOR ELEVATIONS				
L402 SITE DETAILS	A7 49 INTERIOR ELEVATIONS				
L403 SITE DETAILS	A7 50 INTERIOR ELEVATIONS				
M0 ARCHITECTURAL	A7 51 INTERIOR ELEVATIONS				
A0 01 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS	A7 52 INTERIOR ELEVATIONS				
A1 01 OVERALL FLOOR PLAN - LEVEL 1	A7 53 INTERIOR ELEVATIONS				
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A3 00 WALL TYPES & NOTES	A7 55 INTERIOR ELEVATIONS				
A3 01 FIRST FLOOR PLAN	A7 56 INTERIOR ELEVATIONS				
A3 02 FIRST FLOOR PLAN	A7 57 INTERIOR ELEVATIONS				
A3 03 SECOND FLOOR PLAN	A7 58 INTERIOR ELEVATIONS				
A3 04 SECOND FLOOR PLAN	A7 59 INTERIOR ELEVATIONS				
A3 05 THIRD FLOOR PLAN	A7 60 INTERIOR ELEVATIONS				
A3 07 ROOM FINISH SCHEDULE	A7 61 INTERIOR ELEVATIONS				
A3 10 DOOR & RELITE SCHEDULES	A7 62 INTERIOR ELEVATIONS				
A4 01 EXTERIOR ELEVATIONS	A7 63 INTERIOR ELEVATIONS				

REVISIONS

65% / DD COST SET / CUP SUBMITTAL SET

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17000 NE 10TH STREET, BELLEVUE, WA 98008

NAC
ARCHITECTURE
nac-architecture.com
2025 FRONT AVENUE, SUITE 200
SEATTLE WA 98101
PHONE: 425.442.0022

121-15004
Author
Checker
12-04-2015

INDEX SHEET - VOLUME I

G1.00

977B

PROJECT INFORMATION			
PROJECT NAME:	BENNETT ELEMENTARY SCHOOL		
PROJECT ADDRESS:	17900 NE 16TH STREET, BELLEVUE, WA 98008		
ARCHITECT:	NAC ARCHITECTURE	CONTACT:	BENNETT HILL
	2025 1ST AVE #300	PHONE:	206-441-4522
	SEATTLE WA 98121	FAX:	
DESCRIPTION:			
ZONING:			

LEGAL DESCRIPTION
 SE 1/4 OF SE 1/4 OF NE 1/4 LESS FOR 660 NE COR RD 8100 TH N 66-21-04 W ALD N LN TH OF 91.21 FT TAP ON CRV CENTER BEARS N 22-36-15 E 175 FT TH SELV ALG RD CRV LFT THRU CN 31.24-47 ARC DIST 95.95 FT TO E LN RD 8100 TH N 11-4-23 E 25 FT TO POB & LESS FOR PUR (SEE REC# 20100027001534)

65% / DD COST SET

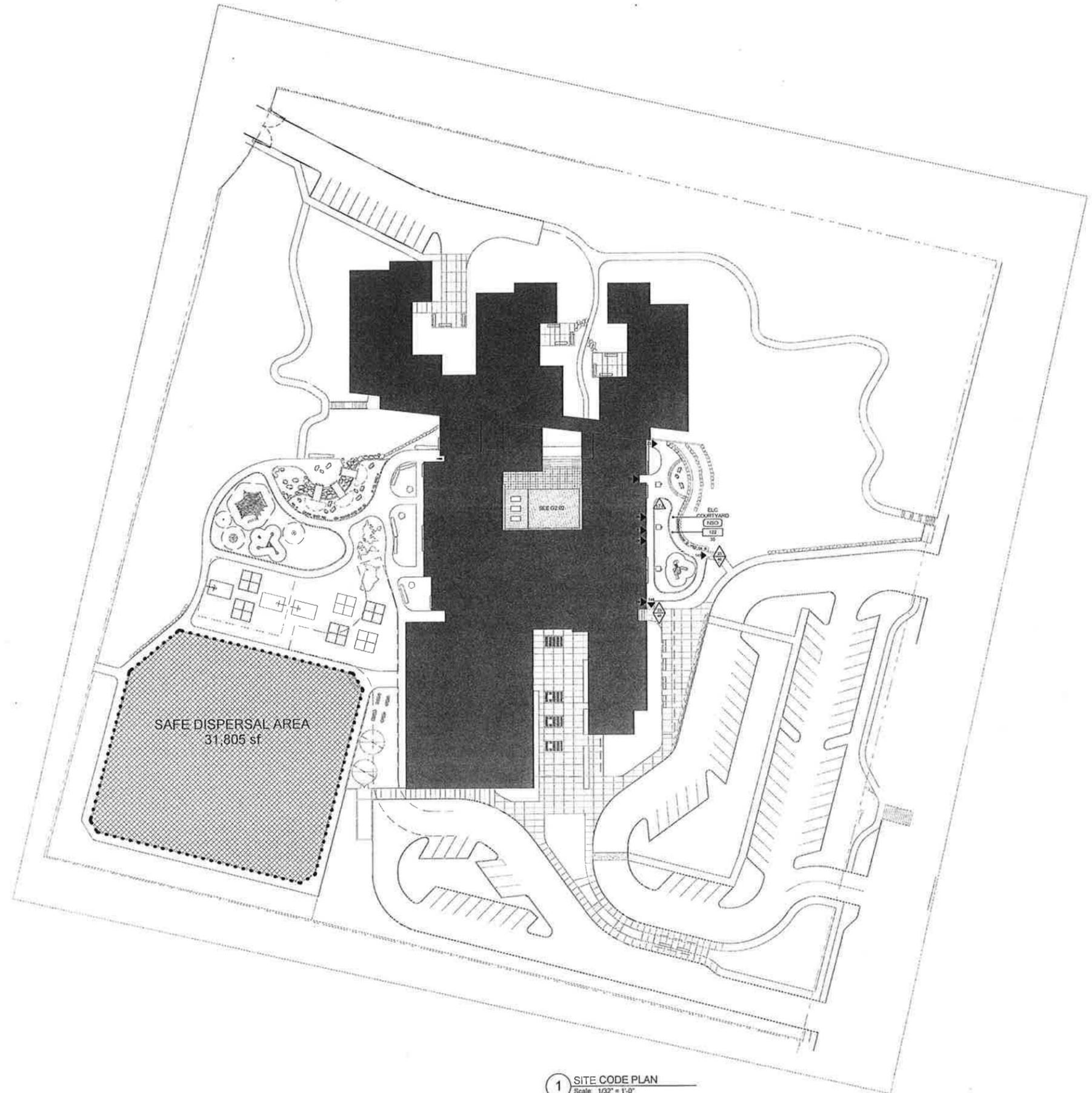
BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17900 NE 16TH STREET, BELLEVUE, WA 98008



121-45004
Author
Checker
12-04-2015

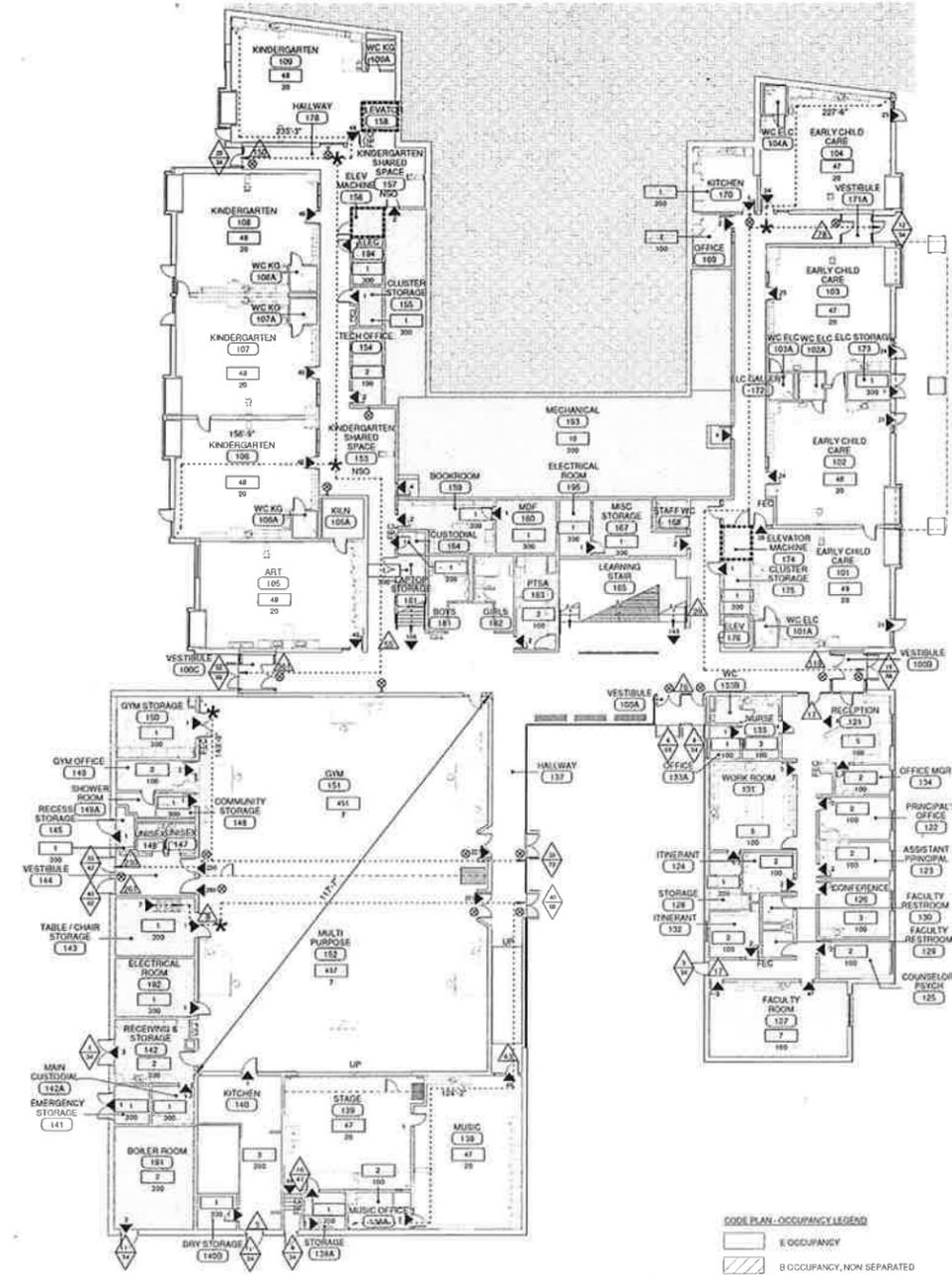
CODE PLAN - SITE

G1.02



1 SITE CODE PLAN
Scale: 1/32" = 1'-0"

960B



1 CODE PLAN - LEVEL 1
Scale: 1/16" = 1'-0"

CODE PLAN - OCCUPANCY LEGEND

- E OCCUPANCY
- B OCCUPANCY, NON-SEPARATED
- S-1 OCCUPANCY, NON-SEPARATED

BUILDING CODE ANALYSIS

GOVERNING CODES: 2012 INTERNATIONAL BUILDING CODE (WAC AMENDMENTS)
2003 IBC (ASME A17.1) (WAC AMENDMENTS)
ELEVATOR CODE: ASME A17.1-2004 & A17.1a-2005
2012 INTERNATIONAL MECHANICAL CODE (WAC AMENDMENTS)
2012 INTERNATIONAL FUEL AND GAS CODE (WAC AMENDMENTS)
2012 INTERNATIONAL FIRE CODE (WAC)
2010 NFPA STANDARD 11A (2012 FIRE PROTECTION)
2012 UNIFORM PLUMBING CODE (WAC AMENDMENTS)
2012 WASHINGTON STATE ENERGY CODE
2014 NATIONAL ELECTRICAL CODE (WAC AMENDMENTS)

OCCUPANCY GROUP: SCHOOL
ASSEMBLY: E (GYM, MULTI-PURPOSE, SMALL GROUP), NON-SEPARATED PER IBC 303.1.3
OFFICES: B, NON-SEPARATED
STORAGE: S-1, NON-SEPARATED

CONSTRUCTION TYPE: 2B, FULLY SPRINKLED

SEPARATION OF OCCUPANCIES: BUILDING 1
FIRE BARRIERS NOT REQUIRED DUE TO NON-SEPARATED USE PER IBC 303.2.3

ALLOWABLE BUILDING HEIGHT PER SECTION 504:
HEIGHT: 5' + 26' (SPRINKLER) = 31'
STORIES: 2 + 1 (SPRINKLERS) = 3 STORIES

ACTUAL BUILDING HEIGHT:
1ST & 2ND FLOOR: 22'-0" (25' - 8 5/8" (8' - 8 5/8"))
3RD FLOOR: 22'-0" (26' - 9 7/8" (10' - 6"))

ALLOWABLE BUILDING AREA PER TABLE 503 & SECTION 506:
PER IBC 2: 4,400 (21,000/4.8) - 0.2(21,000) = 8,900
PER IBC 3: 14,500 (2 - 29,000/2) = 14,500
E OCCUPANCY: A = 14,500 + (14,500 x .53) = 23,575 - 51,885 SF (MOST RESTRICTIVE)
B OCCUPANCY: A = 23,000 + (23,000 x .53) = 48,000 - 81,190 SF
S-1 OCCUPANCY: A = 17,500 + (17,500 x .53) = 35,000 - 61,775 SF

ACTUAL FLOOR AREA LEVEL 1:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	29,165 SF	51,885 SF	0.564
B	4,292 SF	51,885 SF	0.083
S-1	7,123 SF	51,885 SF	0.138
TOTAL AREA	40,580 SF	0.785	

*NO SEPARATION REQUIRED PER 503.3 NONSEPARATED OCCUPANCIES

ACTUAL FLOOR AREA LEVEL 2:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	23,298 SF	51,885 SF	0.451
B	1,000 SF	51,885 SF	0.019
S-1	5,284 SF	51,885 SF	0.102
TOTAL AREA	32,582 SF	0.632	

*NO SEPARATION REQUIRED PER 503.3 NONSEPARATED OCCUPANCIES

ACTUAL FLOOR AREA LEVEL 3:

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIO
E	22,402 SF	51,885 SF	0.435
B	0 SF	51,885 SF	0.000
S-1	708 SF	51,885 SF	0.015
TOTAL AREA	23,230 SF	0.450	

*NO SEPARATION REQUIRED PER 508.2, ACCESSORY OCCUPANCY < 10% OF ACTUAL FLOOR AREA

PER TABLE 601:

FIRE RATED ASSEMBLY	RATING	ASSEMBLY
STRUCTURAL FRAME	0 HR	N/A
EXTERIOR BEARING WALLS	0 HR	N/A
INTERIOR BEARING WALLS	1-3 HR	ICC 18-1.2
FLOOR/CEILING	0 HR	N/A
ROOF/CEILING	0 HR	N/A
SMOKE PARTITIONS	NR	N/A

*NO SEPARATION REQUIRED PER 508.2, ACCESSORY OCCUPANCY < 10% OF ACTUAL FLOOR AREA

CODE PLAN LEGEND

- 1 HR WALLS, 60 MINUTE OPENINGS OCCUPANCY SEPARATION
- X OCCUPANT LOAD
- X OCCUPANT LOAD FACTOR - TABLE 1004.1.1
- ▲ ACCUMULATED OCCUPANT LOAD FROM ROOMS DIRECTLY INTO CORRIDOR OR EXIT
- ▲ EXIT FROM ROOMS, NUMBER INDICATES THE CALCULATED ACCUMULATED LOAD AT THAT ROOM OR BUILDING EXIT. ARROW INDICATES EXIT DIRECTION
- ▲ REQUIRED EXIT WIDTH AT DOOR(S) / STAIRWAYS COMPONENTS, 0.20 OCCUPANT STAIRS
- ▲ ACTUAL EXIT WIDTH AT DOOR(S) / STAIRWAYS
- ★ DESIGN POINT FOR 2 DOORS WITH COMMON PATH OF EGRESS TRAVEL (LESS THAN 75' IN SPRINKLERED BUILDING IBC 1014.3)
- ▲ EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT TO EXIT ENTRANCE (LESS THAN 200' IN SPRINKLERED BUILDING IBC 1016.2)
- ▲ DISTANCE BETWEEN 2 EXIT DOORS WHERE REQUIRED (LESS THAN 1/2 THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE AREA SERVED IN SPRINKLERED BUILDING IBC 1015.2.1)
- BARRIER FREE DOOR OPERATOR
B - BOLLARD MOUNT (REF. 2A1-1.1)
J - JAMB MOUNT
- ⊙ EXIT SIGN
- NSO NOT SIMULTANEOUSLY OCCUPIED; OCCUPANT LOAD COUNT DOES NOT CONTRIBUTE TO REQUIRED EXIT WIDTH
- FEC FIRE EXTINGUISHER CABINET - RECESSED

CODE PLAN GENERAL NOTES

- SEE MAIN FLOOR PLAN FOR DIMENSIONS, WALL TYPE REFERENCES AND FIRE EXTINGUISHER LOCATIONS.
- SEE DOOR AND RELITE SCHEDULES, SHEET AX-X AND DIVISION 16 SPECIFICATION FOR DOOR HARDWARE AND OTHER FIRE RATING REQUIREMENTS FOR DOORS AND RELITES.
- SEE ELECTRICAL FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHT FIXTURES.
- STORAGE AND USE OF CLASS 1 AND BIA LIQUIDS ARE PROHIBITED EXCEPT IN APPROVED QUANTITIES AS NECESSARY IN GLASSWARE FOR OPERATION AND MAINTENANCE. THE QUANTITIES OF OTHER HAZARDOUS SHALL BE AS APPROVED BY THE FIRE MARSHAL.
- BUILDING IS COMBUSTIBLE FULLY SPRINKLERED CONSTRUCTION. AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED. QUICK RESPONSE HEADS ARE USED WHERE ALLOWED BY IBC CHAPTER 9 AND A WRITTEN EVACUATION PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
- ALL ASSEMBLY ROOMS SHALL BE POSTED WITH ROOM CAPACITY SIGNS PER IBC 103.2.2.5 AND DIVISION 10 SPECIFICATIONS.
- LESS THAN 25% OF THE LINEAR FEET OF EACH WALL IN ALL 2 HOUR HORIZONTAL EXIT WALLS AND FIRE WALLS WILL BE PENETRATED.
- SEE MECHANICAL AND ROOF PLAN, SHEET A4-10 FOR ROOF PENETRATIONS. NO PENETRATIONS ARE PERMITTED WITHIN 4'-0" OF FIRE WALL.
- ARCHITECT SHALL REVIEW ALL DEFERRED SUBMITTALS AND VERIFY COMPLIANCE WITH THE DESIGN CONCEPT AND CODE REQUIREMENTS RELATING TO:
 - A. AUTOMATIC SPRINKLER SYSTEM DESIGN DRAWINGS
 - B. MANUAL AND AUTOMATIC FIRE ALARM DRAWINGS
 - C. INSTALLATION DETAILS OF ACOUSTICAL CEILING SUSPENSION SYSTEM
 - D. INSTALLATION DETAILS OF MEMBRANE AND THROUGH PENETRATIONS, FIRE STOPS, AND FIRE-RESISTIVE JOINT SYSTEMS
 - E. DESIGN DETAILS AND STRUCTURAL CALCULATIONS FOR THE SEISMIC AND/OR GRADE AND BIRKING OF EACH PIECE OF FLOOR MOUNTED AND ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT WEIGHS AND LOADS ON ROOF.
 - F. WRITTEN FIRE AND LIFE SAFETY EMERGENCY PLAN WHICH SPECIFICALLY ADDRESSES THE EVACUATION OF PERSONS WITH DISABILITIES
 - G. BASKETBALL BACKBOARD DRAWINGS.
- APPROVED AUDIBLE SPRINKLER FLOW ALARMS SHALL BE INSTALLED WITHIN THE BUILDING AND ON THE EXTERIOR AT APPROVED LOCATIONS. ACTIVATION SHALL CONFORM TO IBC CHAPTER 9, ELECTRICAL WAVE MONITORING FOR SPRINKLER SYSTEM AND WATER FLOW SWITCHES SHALL BE INSTALLED AND CONNECTED TO AN APPROVED CENTRAL RELAY, OR PROPRIETARY EQUIPMENT.
- AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN THE FIRE CODE, VISIBLE ALARMS COMPLYING WITH WBC SECTION 1106.15.2 SHALL BE INSTALLED IN ALL COMMON USE AREAS, ASSEMBLY AREAS, TOILET ROOMS, HALLWAYS, LOBBIES AND CORRIDORS.
- A PROGRAM OF PROTECTION FOR ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE REQUIRED. THIS PROGRAM SHALL APPLY AN "F" RATING EQUAL TO THE FIRE RESISTIVE RATING OF THE COMPONENT BEING PENETRATED AS DEMONSTRATED BY THE MANUFACTURER OF THE PENETRATION PROTECTION SYSTEM THROUGH RECOGNIZED TESTING. ALL PENETRATIONS THROUGH ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN THIS MANNER.
- AT JOINTS BETWEEN FIRE RESISTIVE ASSEMBLIES A FIRE RESISTIVE JOINT SYSTEM SHALL BE PROVIDED. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING FIRE RATING TESTING AND SPECIFIC DETAIL REQUIREMENTS FOR THE INSTALLATION OF THE SYSTEM. IF REQUIRED TO COMPLY WITH REQUIREMENTS OF SECTION 707.2, FIRE STOPPING, MECHANICAL AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION - SEE MECHANICAL AND ELECTRICAL.
- INTERIOR WALL AND CEILING FINISHES SHALL CONFORM TO IBC SECTION 803.5 AND TABLE 803.5 FOR FLAME SPREAD REQUIREMENTS.

FIRE STOPPING NOTES

ALL PENETRATIONS MADE THROUGH FIRE RATED WALLS, CEILING AND FLOOR ASSEMBLIES, BOTH EMPTY HOLES AND HOLES ACCOMMODATING SUCH ITEMS AS DUCTS, PIPES, CONDUIT, AND OTHER PENETRATING ITEMS SHALL BE FIRE STOPPED. PENETRATIONS SHALL BE FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, AND GASES. IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 707.2, FIRE STOPPING, MECHANICAL AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION - SEE MECHANICAL AND ELECTRICAL.

FIRE PROTECTION NOTES

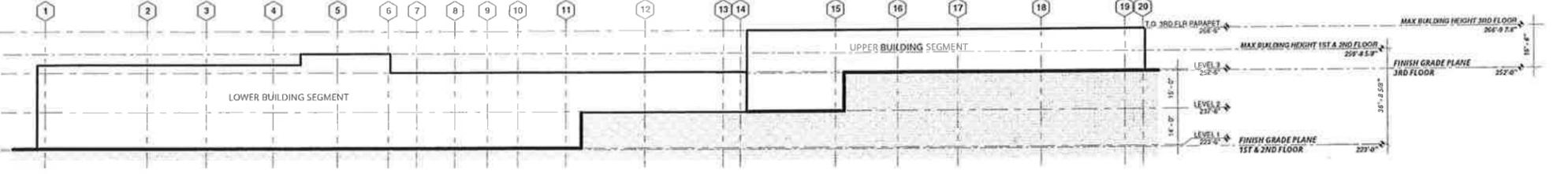
- A SPRINKLER SYSTEM WITH QUICK RESPONSE HEADS WILL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 9 AND NFPA 13. SEE MECHANICAL DRAWINGS AND DIVISION 15 SPECIFICATIONS. SPRINKLER DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BOB.
- BUILDING TO HAVE FIRE ALARM SYSTEM PER NFPA 72 THROUGHOUT WITH ADDRESSABLE PANEL. SEE ELECTRICAL DRAWINGS AND DIVISION 16 SPECIFICATIONS. FIRE ALARM DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BOB.
- SMOKE CONTROL SYSTEM IS NOT REQUIRED.
- FIREBLOCKING IS TO BE LOCATED AT COMBUSTIBLE WALL CAVITIES AS NOTED ON THE ARCHITECTURAL FLOOR PLANS.
- FIRE EXTINGUISHERS ARE LOCATED AS SHOWN ON THE ARCHITECTURAL FLOOR PLANS.

PLUMBING FIXTURE CALCULATIONS

BASED ON 2012 IBC TABLE 2002.1 AND WASHINGTON STATE AMENDMENTS

OCCUPANCY GROUP	GROSS BUILDING AREA (GBA)					
	(1 PER 38 OCC)	(1 PER 15 OCC)	(1 PER 15 OCC)	(1 PER 15 OCC)	(1 PER 15 OCC)	(1 PER 15 OCC)
GROUP E - EDUCATIONAL (1005/7GBA)	40,200 SF (1ST FLOOR) + 22,480 SF (3RD FLOOR)	91,350 SF / 100: 914	457 MALE & 457 FEMALE			
2 FIXTURES REQUIRED						
3 FIXTURES PROVIDED						
1ST FLR:						
GROUP E - STUDENT GENERAL	1	2	1.5	3	1.5	3
GROUP E - STUDENT UNISEX	1.5	1.5	1.5	1.5	1.5	1.5
GROUP E - STAFF	0	0	0	0	0	0
2ND FLR:						
GROUP E - STUDENT GENERAL	2	4	1.5	6	1.5	3
GROUP E - STUDENT UNISEX	0	0	0	0	0	0
GROUP E - STAFF	0	0	0	0	0	0
3RD FLR:						
GROUP E - STUDENT GENERAL	2	2	2	5	2	2
GROUP E - STUDENT UNISEX	0	0	0	0	0	0
GROUP E - STAFF	0	0	0	0	0	0
TOTAL	12.5	9	22.5	21.5	12.5	12.5

- FOOTNOTES:**
- UNIFORMS TOILET ROOMS LOCATED WITHIN CLASSROOMS FOR EARLY LEARNING & KINDERGARTEN
 - UNIFORMS ARE OPTIONALLY PROVIDED IN LIEU OF WC-MALE PER IBC 418.2. UNIFORMS SHALL NOT BE SUBSTITUTED FOR MORE THAN 80% OF THE REQUIRED WATER CLOSERS IN EDUCATIONAL OCCUPANCIES
 - DRAINAGE FIXTURES COMPLY WITH THE UNIFORM PLUMBING CODE SECTION



SEGMENTED BUILDING HEIGHT METHOD:
THE SEGMENTED BUILDING HEIGHT METHOD WAS USED TO CALCULATE THE BUILDING HEIGHTS OF THE LOWER 2-STORY SEGMENT AND THE UPPER 1-STORY SEGMENT. THIS WAS ALLOWED BECAUSE THE TWO BUILDING SEGMENTS WERE OFFSET BY GREATER THAN 4 FEET OF ELEVATION AND THEY HAVE SEPERATE ROOF LINES.

2 BUILDING HEIGHT ELEVATION DIAGRAM
Scale: 1" = 20'-0"

BID SET

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17300 NE 15TH STREET, BELLEVUE, WA 98008

NAC ARCHITECTURE
nacarchitecture.com
18800 1st Ave SE, Suite 100, Bellevue, WA 98008
Tel: 121-15004
Fax: 121-15004
Author
Checked
Date: 04-05-2016

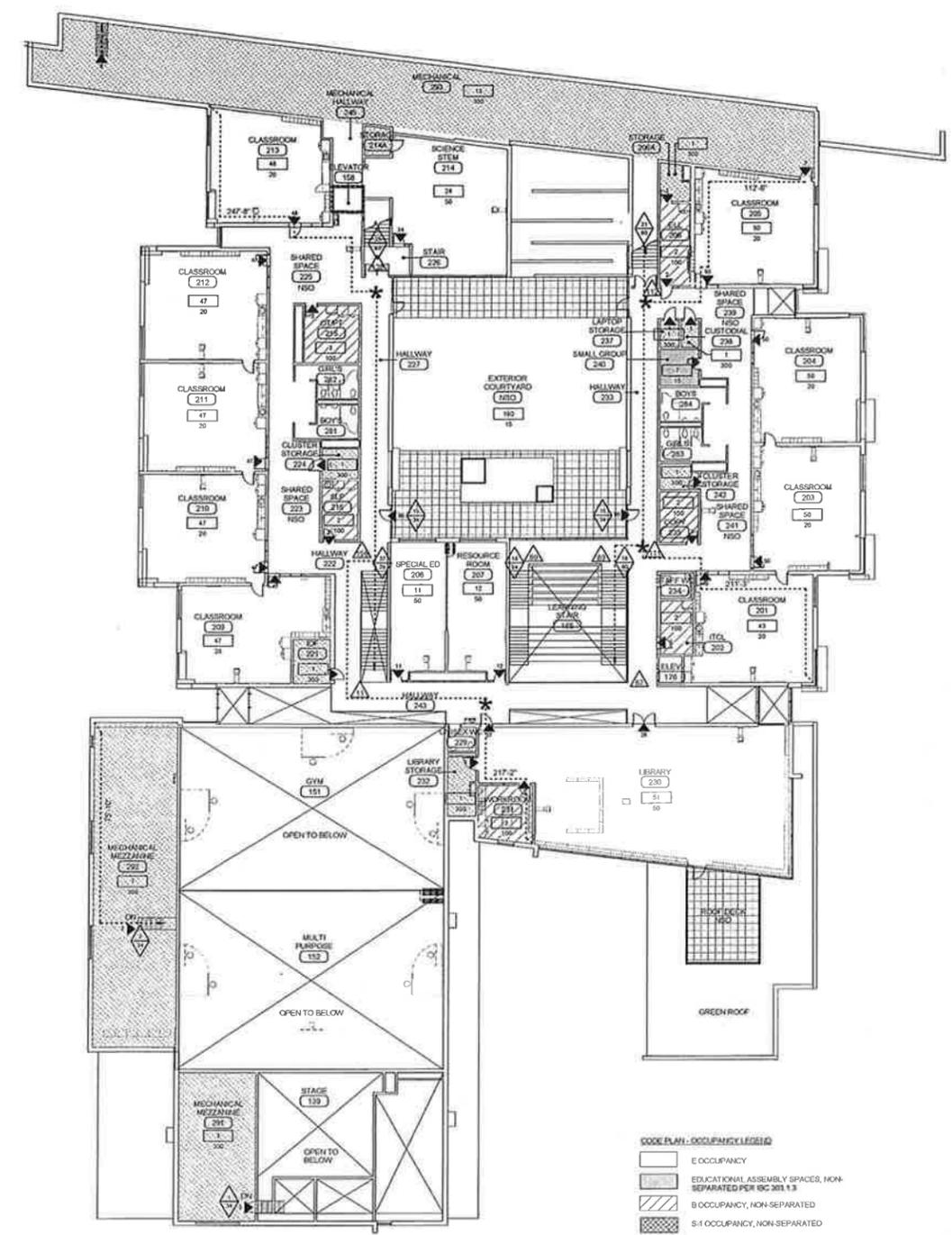
CODE NOTES & PLAN - LEVEL 1

G2.01

95B



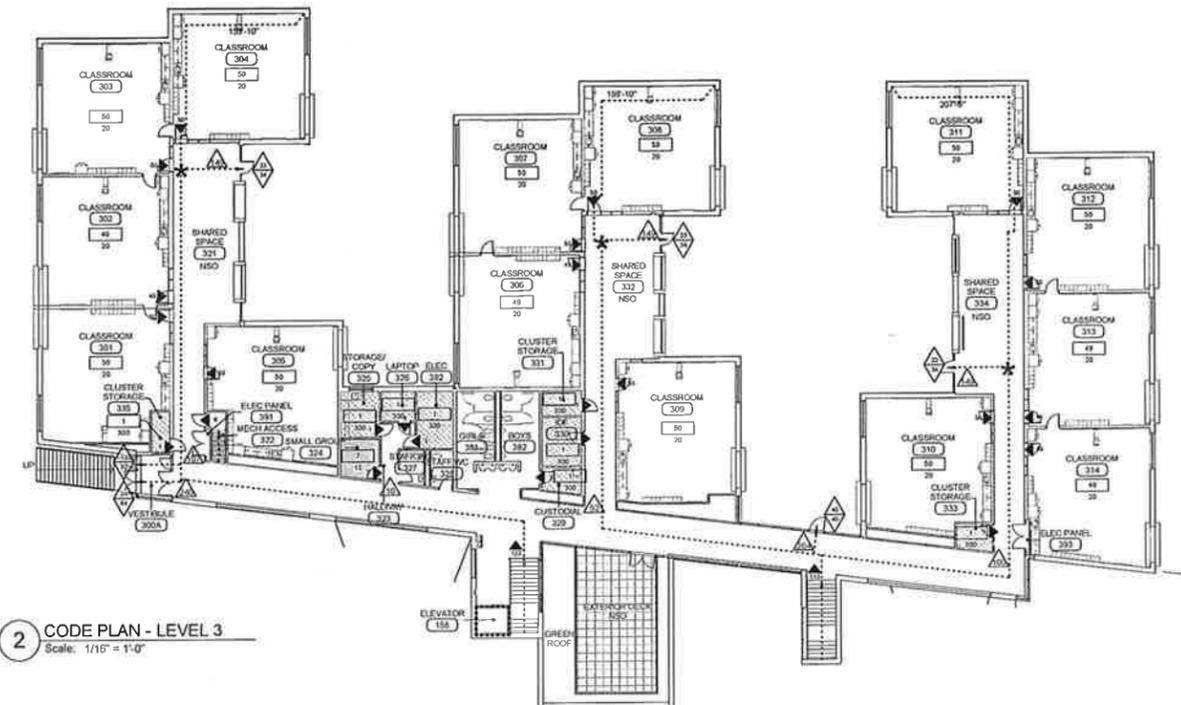
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CHECKER: [Name]
DATE: 12-04-2015



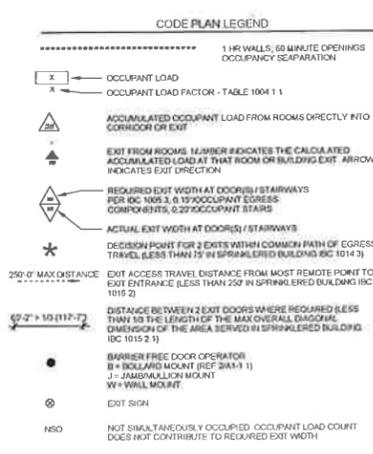
1 CODE PLAN - LEVEL 2
Scale: 1/16" = 1'-0"

CODE PLAN - OCCUPANCY LEGEND

[Symbol]	E OCCUPANCY
[Symbol]	EDUCATIONAL ASSEMBLY SPACES, NON-SEPARATED PER IBC 203.1.3
[Symbol]	B OCCUPANCY, NON-SEPARATED
[Symbol]	S-1 OCCUPANCY, NON-SEPARATED



2 CODE PLAN - LEVEL 3
Scale: 1/16" = 1'-0"



BUILDING CODE ANALYSIS

GOVERNING CODES

- 2012 INTERNATIONAL BUILDING CODE (IBC AMENDMENTS)
- 2009 ICGAS/A117.1 (MFG AMENDMENTS)
- ELEVATOR CODE: ASME A17.1-2004 & A17.1a-2005
- 2012 INTERNATIONAL MECHANICAL CODE (IMC AMENDMENTS)
- 2012 INTERNATIONAL FUEL AND GAS CODE (IFGC AMENDMENTS)
- 2012 INTERNATIONAL PIPE CODE (IPC & SPOKANE MUNICIPAL AMENDMENTS)
- 2010 NFPA STANDARD 13 & 12 FIRE PROTECTION
- 2012 UNIFORM PLUMBING CODE (UPC AMENDMENTS)
- 2012 WASHINGTON STATE ENERGY CODE
- 2008 NATIONAL ELECTRICAL CODE (NAC AMENDMENTS)

OCCUPANCY GROUP

- SCHOOL
- ASSEMBLY
- OFFICES
- STORAGE

CONSTRUCTION TYPE: 2B, FULLY SPRINKLERED

SEPARATION OF OCCUPANCIES

- BUILDING 1
- FIRE BARRIERS NOT REQUIRED DUE TO NON-SEPARATED USE PER 508.2.3

ALLOWABLE BUILDING HEIGHT PER SECTION 504

HEIGHT: 55' + 20' (SPRINKLERS) = 75'
STORIES: 2 + 1 (SPRINKLERS) = 3 STORIES

ACTUAL BUILDING HEIGHT

AVERAGE GRADE	BUILDING HEIGHT (TO HIGHEST POINT)
1ST & 2ND FLOOR: 225' 2.50"	200' 8.58" (5F, 0')
3RD FLOOR: 247' 9.78"	206' 0.78" (19' 0')

ALLOWABLE BUILDING AREA PER TABLE 503 & SECTION 506

PER 506.2: $A = 100 (213.1/2141 - 0.25) 3000 = 550A$

PER 506.3: $A = 14,500 X 2 + 29,000 SF$

E OCCUPANCY: $A = 14,500 + (14,500 X .53) + 29,000 = 51,685 SF$

B OCCUPANCY: $A = 23,000 + (23,000 X .53) + 46,000 = 61,190 SF$

S-1 OCCUPANCY: $A = 17,500 + (17,500 X .53) + 35,000 = 41,715 SF$

PER 506.3.1: ACCESSORY USE AREA = 10% OF ACTUAL FLOOR AREA

ACTUAL FLOOR AREA (LEVEL 1)

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIOS
E	38,923 SF	51,685 SF	0.752
B	4,693 SF	61,190 SF	0.077
S-1**	1,698 SF	61,775 SF	0.028
TOTAL AREA	45,314 SF		0.786

*NO SEPARATION REQUIRED PER 508.2.4 AND TABLE 508.4
**S-1 OCCUPANCY IS ACCESSORY OCCUPANCY PER 508.3.1

ACTUAL FLOOR AREA (LEVEL 2)

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIOS
E	29,854 SF	51,685 SF	0.578
B	0 SF	61,190 SF	0
S-1**	367 SF	61,775 SF	0.006
TOTAL AREA	30,261 SF		0.584

*NO SEPARATION REQUIRED PER 508.2.4 AND TABLE 508.4
**S-1 OCCUPANCY IS ACCESSORY OCCUPANCY PER 508.3.1

ACTUAL FLOOR AREA (LEVEL 3)

OCCUPANCY TYPE	ACTUAL AREA	ALLOWABLE AREA	AREA RATIOS
E	23,604 SF	65,743 SF	0.359
B	0 SF	104,400 SF	0
S-1**	383 SF	79,275 SF	0.004
TOTAL AREA	23,987 SF		0.363

*NO SEPARATION REQUIRED PER 508.2.4 AND TABLE 508.4
**S-1 OCCUPANCY IS ACCESSORY OCCUPANCY PER 508.3.1

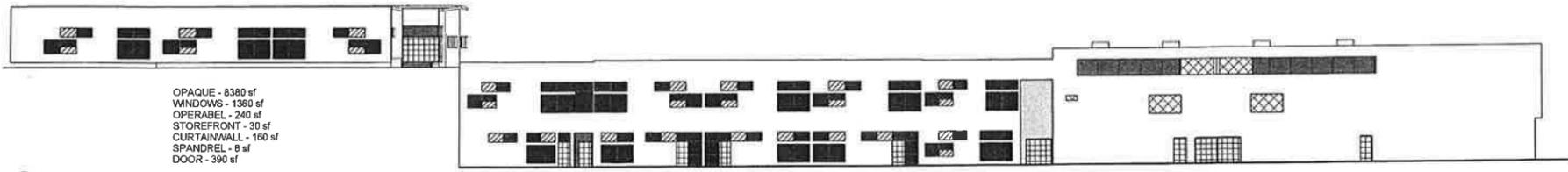
FIRE RATED ASSEMBLIES

STRUCTURAL FRAME	TYPE	COLUMNS	RATING	ASSEMBLY
	STEEL		4-HR	NA
EXTERIOR BEARING WALLS	WOOD		4-HR	NA
INTERIOR BEARING WALLS	WHERE INDICATED		1-HR	ICC 16-1.2
	WOOD		4-HR	NA
FLOOR/CEILING	WOOD/GYP		0-HR	NA
	WOOD/SUSP		0-HR	NA
ROOF/CEILING	WOOD		0-HR	NA
SMOKE PARTITIONS	NONE		NR	NA
FIRE WALL	BEARING/NON-BEARING 2-HR		UL-203	
	NON-BEARING 2-HR		WP-415	
	NON-BEARING 2-HR		ICC 14-1.5	

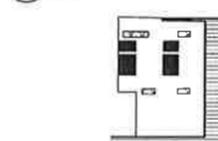
94B

ENERGY CODE LEGEND

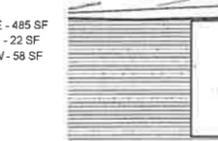
[Symbol]	OPAQUE WALL
[Symbol]	CURTAIN WALL GLAZING
[Symbol]	STOREFRONT WINDOWS
[Symbol]	WINDOWS
[Symbol]	OPERABLE GLAZING
[Symbol]	SPANDREL PANELS
[Symbol]	ENTRANCE DOORS
[Symbol]	SECTION OF BLDG
[Symbol]	LOUVER



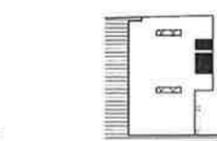
1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



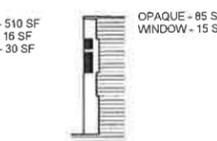
2 PARTIAL WEST ELEVATION - KINDERGARTEN
Scale: 1/16" = 1'-0"



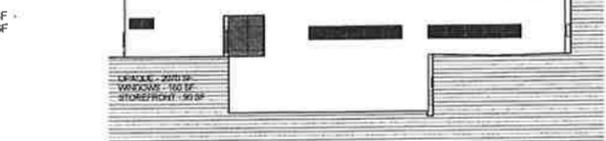
3 PARTIAL EAST ELEVATION - GYM
Scale: 1/16" = 1'-0"



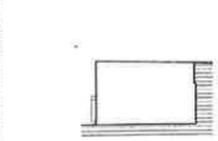
4 PARTIAL EAST ELEVATION - KINDERGARTEN ENTRY
Scale: 1/16" = 1'-0"



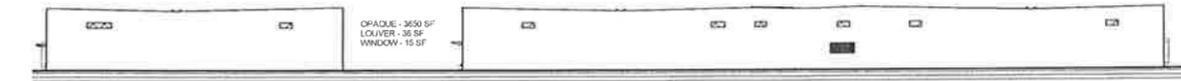
6 PARTIAL WEST ELEVATION - KINDERGARTEN ENTRY
Scale: 1/16" = 1'-0"



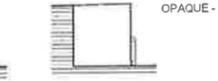
5 PARTIAL WEST ELEVATION - RETAINING WALL
Scale: 1/16" = 1'-0"



9 PARTIAL EAST ELEVATION - NORTH POD
Scale: 1/16" = 1'-0"



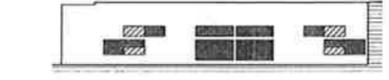
12 EAST ELEVATION
Scale: 1/16" = 1'-0"



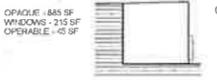
10 PARTIAL WEST ELEVATION - MIDDLE POD
Scale: 1/16" = 1'-0"



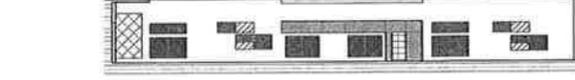
8 PARTIAL SOUTH ELEVATION - NORTH POD
Scale: 1/16" = 1'-0"



13 PARTIAL NORTH ELEVATION - MIDDLE POD
Scale: 1/16" = 1'-0"



7 PARTIAL WEST ELEVATION - MIDDLE POD
Scale: 1/16" = 1'-0"



17 PARTIAL SOUTH ELEVATION - MIDDLE POD
Scale: 1/16" = 1'-0"



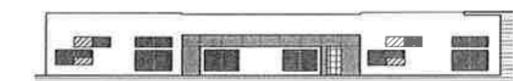
14 PARTIAL EAST ELEVATION - MIDDLE POD
Scale: 1/16" = 1'-0"



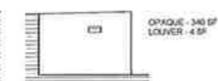
34 PARTIAL EAST ELEVATION - THIRD FLOOR CORRIDOR
Scale: 1/16" = 1'-0"



23 PARTIAL EAST ELEVATION - MAIN ENTRY
Scale: 1/16" = 1'-0"



18 PARTIAL NORTH ELEVATION - SOUTH POD
Scale: 1/16" = 1'-0"



16 PARTIAL EAST ELEVATION - SOUTH POD
Scale: 1/16" = 1'-0"



15 PARTIAL WEST ELEVATION - SOUTH POD
Scale: 1/16" = 1'-0"



19 PARTIAL WEST ELEVATION - ELC RETAINING
Scale: 1/16" = 1'-0"



20 PARTIAL WEST ELEVATION - ELC ENTRY
Scale: 1/16" = 1'-0"



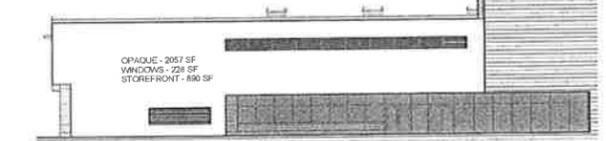
21 PARTIAL EAST ELEVATION - ELC ENTRY
Scale: 1/16" = 1'-0"



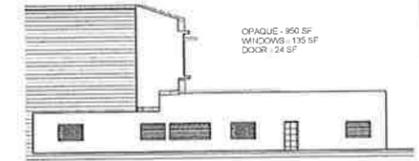
22 PARTIAL WEST ELEVATION - MAIN ENTRY
Scale: 1/16" = 1'-0"



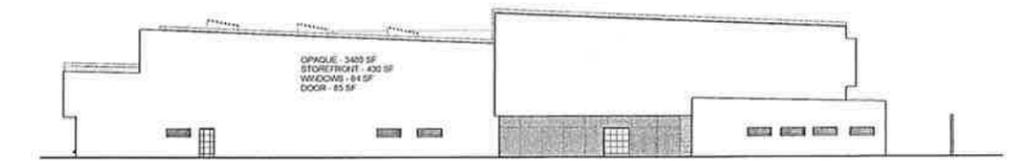
27 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



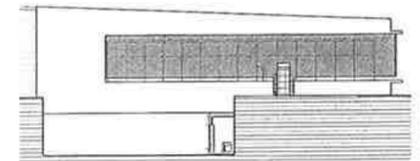
25 PARTIAL SOUTH ELEVATION - GYM
Scale: 1/16" = 1'-0"



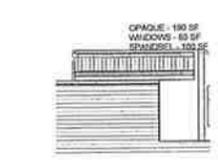
26 PARTIAL NORTH ELEVATION - ADMIN
Scale: 1/16" = 1'-0"



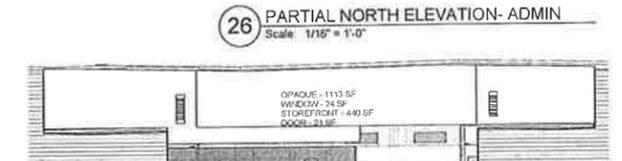
24 WEST ELEVATION
Scale: 1/16" = 1'-0"



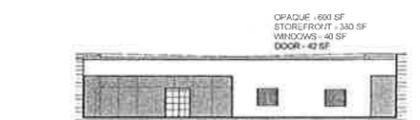
30 PARTIAL WEST ELEVATION - LIBRARY
Scale: 1/16" = 1'-0"



28 PARTIAL NORTH ELEVATION - LIBRARY
Scale: 1/16" = 1'-0"



33 PARTIAL WEST ELEVATION - COURTYARD
Scale: 1/16" = 1'-0"



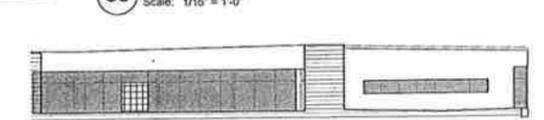
29 PARTIAL EAST ELEVATION - COURTYARD
Scale: 1/16" = 1'-0"



31 PARTIAL NORTH ELEVATION - COURTYARD
Scale: 1/16" = 1'-0"



32 PARTIAL SOUTH ELEVATION - COURTYARD
Scale: 1/16" = 1'-0"



11 PARTIAL WEST ELEVATION - 3RD FL DECK
Scale: 1/16" = 1'-0"

93B

BENNETT ELEMENTARY SCHOOL



Site Development For BELLEVUE SCHOOL DISTRICT NO. 405 12400 NE 32nd St., Bellevue, WA 98005 DESIGN DEVELOPMENT

OWNER

BELLEVUE SCHOOL DISTRICT
12037 N.E. 5TH STREET
BELLEVUE, WA 98005
(425) 456-4646 CONTACT: JIM O'NEALLEY

ARCHITECT

NAC ARCHITECTURE
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SEATTLE, WA 98101
(206) 441-4522 CONTACT: KEVIN FLANGAN

ENGINEER

COUGHLIN PORTER LUNDEEN
901 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0450 CONTACT: KEITH KRUGER

SURVEYOR

BUSH, ROED, AND FITCHINGS
2000 MARION AVE. EAST
SEATTLE, WA 98102
(206) 323-1144

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 5 EAST, T14N, R14E, IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF WETTESFIELD SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 125 OF PLATS, PAGES 96 AND 97, AND EXCEPT THE SOUTH 30 FEET THEREOF AS CONVEYED TO THE CITY OF SEATTLE UNDER RECORDING NO. 20100607001534.

DATUM

VERTICAL DATUM:
CITY OF BELLEVUE DATUM
HORIZONTAL DATUM:
CITY OF BELLEVUE (NAD 83 (1191))
REFERENCE STATIONS:

POINT #0067: NORTHING 230175.952
EASTING 1327957.997
POINT #0305: NORTHING 230199.298
EASTING 1327183.506

BENCHMARK

REFERENCE BENCHMARK NO. 358
3" BRASS DISC WITH PUNCH SET IN CONCRETE, IN CASE 180TH AVE NE AND NE 18TH STREET
ELEVATION= 247.041'

SITE INFORMATION

PARCEL NUMBER: 222505-9102-05
SITE AS SHOWN CONTAINS 496,608 SQUARE FEET OR 9.3363 ACRES, MORE OR LESS.

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VICINITY AREA MAP

AREA MAP



VICINITY MAP



REVISIONS

65% / DD COST SET

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CD NO C150030.02
OWNER APC
DESIGN KNR
DATE 12/04/2015

COVER SHEET

C

0.00

92B

65% DD COST SET

General Demolition Notes

- 1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY...
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS ON AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE USUALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT...
3. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES AT THE VERTICAL OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED...
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PLANS AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES...
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED...
6. EXERCISE CARE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN, COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS...
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE...
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES...
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN...
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION...
11. NO BLASTING ON SITE...
12. SPARKLE DRESSING WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL...
13. RESTORE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION...
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES...
15. TRAFFIC DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES...
16. THE REFUSE RESULTING FROM CLEARING AND GRADING SHALL BE DEPOSITED BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS...
17. COMPLETELY REMOVE ALL GROWTH INCLUDING COMPLETE ROOT SYSTEMS OF SHRUBS, HERBACEOUS WEEDS AND GRASSES...
18. CAP AND ABANDON EX. S.S. MAIN. PROVIDE TEMPORARY CAP PER "GENERAL SANITARY SEWER NOTES" #1.

City of Bellevue Grading Construction Notes

- 1. CONSTRUCTION NOISE LIMITS: CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER ECC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE...
A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERIODS TWO YEARS AT ANY LOCATION WITHIN THE CITY...
A CITATION WILL BE ISSUED AND A \$125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERIODS TWO YEARS AT ANY LOCATION WITHIN THE CITY...
FOR ALL CONSTRUCTION, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES: CONSTRUCTION-RELATED NOISE IS ALLOWED: 7 AM TO 6 PM ON WEEKDAYS, 9 AM TO 6 PM ON SATURDAYS...
CONSTRUCTION-RELATED NOISE IS NOT ALLOWED: OUTSIDE OF ALLOWABLE HOURS, LEGAL HOLIDAYS, SUNDAYS...
2. MOBILIZATION/DEMOLITION AREA NOTES: ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT...
3. FOUNDATION INSTALLATION AFTER UTILITIES AND ATB COMPLETION: FOR WORKS IN THE WET WEATHER SEASON, ALL UTILITY INSTALLATIONS MUST BE COMPLETED AND ATB IN PLACE PRIOR TO THE COMPLETION OF ANY FOUNDATION WORK FOR THE BUILDINGS...
4. DESIGN CHANGES AFTER PERMIT SUBMISSION: IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

Clearing and Grading General Notes

- 1. ALL CLEARING AND GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, WETLAND BOUNDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS...
2. APPROVAL OF THIS DRAINAGE/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF FUNDAMENTAL ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RESTORATION FACILITIES, UTILITIES, ETC.)...
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION...
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPDATING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/RESTORATION IS ESTABLISHED...
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES...
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS...
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE...
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION...
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED PERFORMANCE LIMITS...
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN...
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT...
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING CONSTRUCTION AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS...
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING...
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT...
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT...
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM SIX PERCENT SLOPE PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) 901.1.

City of Bellevue Geotechnical Notes

- THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ON-SITE DURING CRITICAL EARTHWORK OPERATIONS...
1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS...
2. CUT SLOPES OVER FOUR FEET HIGH...
3. BENCHING FOR FILL TO BE PLACED ON SLOPES...
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT...
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION...
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROOFTERRACES...
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES...
8. UTILITY TRENCH BENCHING AND BENCHING, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION...
9. UTILITIES ON STEEP SLOPES, SLOPE ANCHORS, AND/OR BACKFILL SLOPE STABILIZATION...
10. ANY UNUSUAL SEepage, SLOPE, OR SUB-GRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD...
AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

Transportation Department Construction Notes

- 1. ALL CLEARING AND GRADING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WISDOT 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...
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 425-432-6815 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY...
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS...
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK...
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY DEVICES, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT EXISTING AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC...
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/LOCATOR AT 425-864-1040 BEFORE BEGINNING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CANNOTS OR EQUIPMENTS...
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...
11. THE FINAL TOP LIFT FOR THE ROADWAY MUST BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL...
12. ALL CITY-OWNED UTILITIES VALUE 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...
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT...
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN...
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR...
16. POWER SOUND ENERGY WILL DESIGN AND INSTALL THE METEORAL PLANT STREET LIGHTING SYSTEM...
17. SAFETY BARS, GUARD RAILS, AND DRAINAGE APPROXS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL...
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY...
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRIP INSPECTION PRIOR TO POURING CONCRETE...
20. THE CONTRACTOR MUST CALL FOR SOIL DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION...
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE...
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES...
NOTE: THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES...
SEE DETAIL 12/2.9

Earthwork Quantities

CUT-1500 CY
FILL-2500 CY

See Turbidity Monitoring Notes

SEE DETAIL 12/2.9

Conditions of Approval for Rainy Season Clearing and Grading

- 1. A TEMPORARY SEDIMENT FACILITY MUST BE CONSTRUCTED FOR SEDIMENT CONTROL OF SITE SURFACE WATER...
2. A SERIES OF SEDIMENT (BARRER OR BANK-FOR-HOLD) BANKS OR TEMPORARY FILTER VAULTS MUST BE USED FOR SEDIMENT CONTROL OF SITE SURFACE WATER...
3. EROSION CONTROL BLANKETS OR MATS MUST BE PLACED OVER EXPOSED SOILS...
4. PERFORMANCE MONITORING IS REQUIRED TO DETERMINE COMPLIANCE WITH STATE WATER QUALITY STANDARDS...
5. CLEARING AND GRADING WORK AND HAULING MUST BE STOPPED DURING PERIODS OF RAIN THAT PRODUCE RUNOFF ON PAVED AREAS...
6. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE DURING EARTHWORK TO REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS...
7. CATCH BASIN INSERTS MUST BE INSTALLED ON CATCH BASINS IMMEDIATELY DOWNSTREAM FROM THE SITE...
8. TRENCHES MUST BE BACKFILLED AT THE END OF EACH WORKING DAY...
9. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY...
10. AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS, SUCH AS PLASTIC SHEETING, STRAW BALES, SAND BAGS, CATCH BASIN INSERTS, PUMPS, ETC. MUST BE MAINTAINED ON SITE...
11. SOIL STOCKPILES AND MATERIALS FROM TRENCH DRAININGS MUST NOT BE PLACED DIRECTLY ON PAVED AREAS...
12. EROSION CONTROL BMPs MUST BE MAINTAINED THROUGHOUT THE WET SEASON AND ADDITIONAL BMPs MUST BE INSTALLED IF THE INITIALLY IMPLEMENTED BMPs DO NOT ADEQUATELY CONTROL EROSION AND SEDIMENTATION...
13. ON-SITE DRAINING SURFACES MUST BE COVERED WITH ATB...
14. IF PWD ISSUES THREE STOP WORK ORDERS OR CORRECTION NOTICES FOR INSUFFICIENT EROSION AND SEDIMENTATION CONTROL, THE CLEARING AND GRADING PERMIT WILL BE SUSPENDED UNTIL THE DRY SEASON (MAY 1 THROUGH SEPTEMBER 30)...
15. PANS OF PROPOSED STORMWATER COLLECTION STRUCTURES SHALL BE TEMPORARILY PLACED AT THE CONSTRUCTION PAVING ELEVATION UNLESS SHALL BE FINISHED TO THE PROPOSED (FINAL) GRADE PRIOR TO PLACING THE FINAL PAVING LIFT.

Construction Sequence

- 1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY APPROVED UNDER THIS PERMIT, A PRE-CONSTRUCTION MEETING MUST BE HELD...
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES...
3. IDENTIFY EXISTING UTILITY SERVICES TO REMAIN DURING CONSTRUCTION...
4. VERIFY GRADES PRIOR TO CONSTRUCTION FLAG CLEARING LIMITS...
5. INSTALL TEMPORARY PERMETER CONSTRUCTION FENCING...
6. INSTALL TREE PROTECTION...
7. INSTALL TESC MEASURES INCLUDING SILT FENCES, SEDIMENT CONTROL STRUCTURES, INTERCEPTOR SWALES, AND ROCK CONSTRUCTION EXITS...
8. BEGIN DEMOLITION ACTIVITIES...
9. INSTALL NEW WATER MAIN, MAINTAIN EXISTING WATER MAIN AS REQUIRED UNTIL NEW MAIN IS INSTALLED...
10. INSTALL DETENTION VAULT...
11. CLEAR AND GRAB AREAS OF THE SITE TO BE GRADED...
12. REMOVE UNSUITABLE BEARING MATERIAL AS REQUIRED...
13. GRADE AND PLACE ACCEPTABLE FILL AS REQUIRED AND COMPACT SUB-GRADE AS INDICATED ON THE DRAWING...
14. INSTALL STORM CONVEYANCE SYSTEM...
15. INSTALL CONSTRUCTION WORKING SURFACE...
16. INSTALL NEW UTILITIES...
17. COMPLETE STABILIZATION IN ACCORDANCE WITH LANDSCAPE PLANS...
18. REMOVE EXCESS EXCAVATED MATERIALS...
19. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS...
20. EXCAVATE AND INSTALL RAIN GARDENS INCLUDING PLANTINGS, SOIL, ETC...
21. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL SITE IS COMPLETELY STABILIZED...

Tree Retention Notes

A 6" HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED AT THE DRIP LINE OF TREES FOUR BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF EARTHWORK...
NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE TEMPORARY TREE PROTECTION FENCING...
ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION WILL BE TREATED IN THE FOLLOWING MANNER: DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT...
COVERED WITH EARTH AS SOON AS POSSIBLE.

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DR. NO. C150630.02
DRAWN: APC
CHECKED: KMK
DATE: 12/04/2015

GENERAL NOTES
C
0.01

91B

City of Bellevue General Sewer Notes

- ALL WORK SHALL CONFORM TO THE 2015 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
- ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
- SAWTOOTH SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (N-15) OR ASTM F-479 (18"-27") BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE OVENDRUM RATIO (DR) 18 AND CONFORM TO ANMA C900 OR ANMA C905.
- ALL SIDE SEWERS SHALL BE 12" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
- SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
- LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATER TIGHT CAP AND CASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BARBED AT BOTTOM OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
- ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
- ALL TRENCHES SHALL BE COMPACTED, AND AFB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
- SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
- TOPS OF MANHOLES WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
- ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
- CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
- ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAYED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
- SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
- BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRADE IS NOT ACCEPTABLE.
- SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE DISCONNECTED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
- AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
- AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH 18" PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
- CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 RCW.
- THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DM) TO MEASURE THE HORIZONTAL DISTANCE TRAVELLED BY THE CAMERA. THE DM READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED FOR STORM OR SANITARY SEWERS. THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:
 - REMOTE-FOCUS STATIONARY LENS CAMERAS;
 - ROTATING LENS CAMERAS; OR
 - PAN-AND-TILT CAMERAS.
- THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (400 LINES-PER-INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SHUTTER, FLUORIDE BATTERY SYSTEM, OR TRANSMITTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE INSPECTED. TELEPHONES, RADIOS, OR OTHER VOICE DEVICES OF COMMUNICATION SHALL BE UTILIZED TO DISBURSE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL ASPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONFIGURED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MANAGE REFLECTIVE CLANG. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIMETER OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVIEWED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION. BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN MP4 FILE FORMAT ON A DISK (OTHER EXTERNAL HARD DRIVE, FLASH DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

- WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTEE AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTEE AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTEE SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
- THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

City of Bellevue General Water Notes

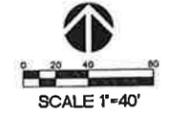
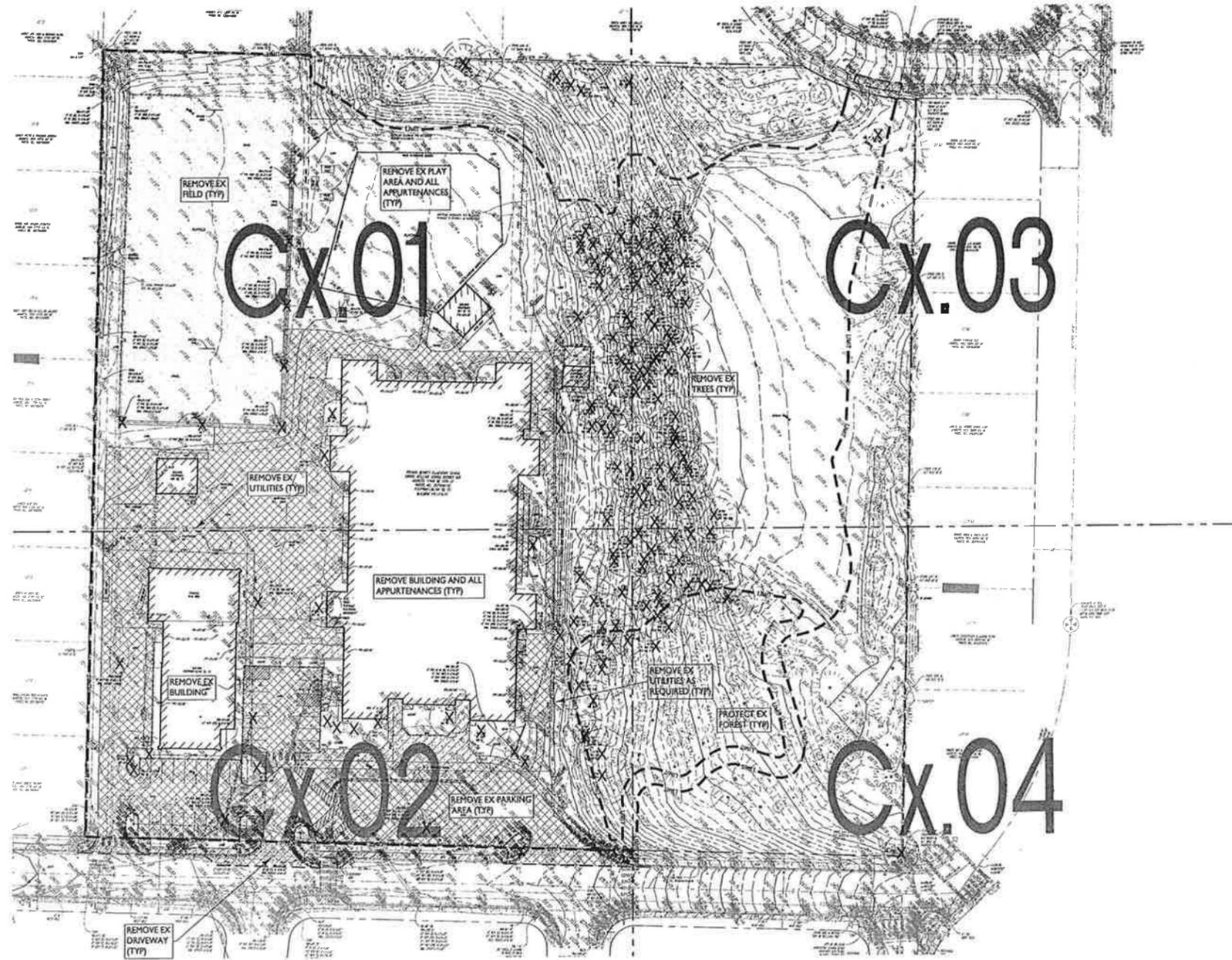
- ALL WORK SHALL CONFORM TO THE 2015 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
- ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
- ALL PIPE AND FITTINGS NOT TO BE INSPECTED IN PLACE SHALL BE SHROUDED WITH 15%Z AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
- THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
- AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
- WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TAPPING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
- WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL POLYETHYLENE CONFORMING TO ANMA C105.
- THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
- TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
- ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
- ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
- WHEN WORKING WITH AEROSOLS (COPPER PIPE), THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO AEROSOLS WATERLINE AT OR BELOW THE LIMIT PRESCRIBED IN RCW 296-82-0700.
- CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF FINITELY OILED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
- THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
- BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
- ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)
 - REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROAMC (SEE FORD SERVICE SADDLE DETAIL), OR THREADED SADDLE AND A CC THREADED BRASS PLUG, OR APPROVED EQUAL. (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
 - REMOVE AND DISPOSE OF EXISTING SELLER AND METER BOX.
 - CAP OR COMB (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
 - RETURN EXISTING WATER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
- WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH 18" PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP OF PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO ANMA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
- AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
- WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MANHOLE JOINT SEPARATION.
- AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COS OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
- MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 RCW.
- WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTEE AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTEE AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTEE SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
- THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
- MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

Storm Drainage General Notes

- ALL WORK SHALL CONFORM TO THE 2015 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
- STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (N-15) OR ASTM F-479 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
- THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
- PROTECT AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED COMPLY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRADE IS NOT ACCEPTABLE.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM (SUCH AS RUBBLE, WORMHOLE AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
- ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8" LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE TIGHTLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
- ALL GROUES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, WAVED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
- VEGETATION/LANDSCAPING IN THE DETENTION POND, BIODIVERTMENT FACILITY, VEGETATED ROOF AND/OR DRAINAGE SMOLETS) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
- ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
- SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
- ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
- ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
- ALL PUBLIC AND PRIVATE STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE 213 REVIEW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANHOLE PRIOR TO ACCEPTANCE.
- STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
- ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAILS.
- ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAYED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
- STORM DRAINAGE MANHOLES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MANHOLE WILL BE MADE WITH A TEE FITTING. THE FITTING SHALL BE FROM THE SAME MANUFACTURER AS THE PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MANHOLE.
- MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 RCW.
- PLACEMENT OF SURFACE APPURTENANCES (W/HS LBS, VALVE LBS, ETC) IN THE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
- CALL 800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER INCH RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (5-30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
- CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS).
- ALL CONCRETE STRUCTURES (WALLS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC) SHALL BE VACUUM TESTED.
- MANHOLES, CATCH BASINS AND VAULTS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
- TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
- CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
- SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
- MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

90B

89B



Legend

—	PROPERTY LINE
- - -	SETBACK LINE
- - -	REMOVE CURBING
[Cross-hatch pattern]	REMOVE ASPHALT PAVEMENT
[Diagonal hatch pattern]	REMOVE CONCRETE PAVEMENT
[Stippled pattern]	DEMOLISH BUILDING
[Tree symbol]	REMOVE TREE(S)
[Fencing symbol]	FENCING

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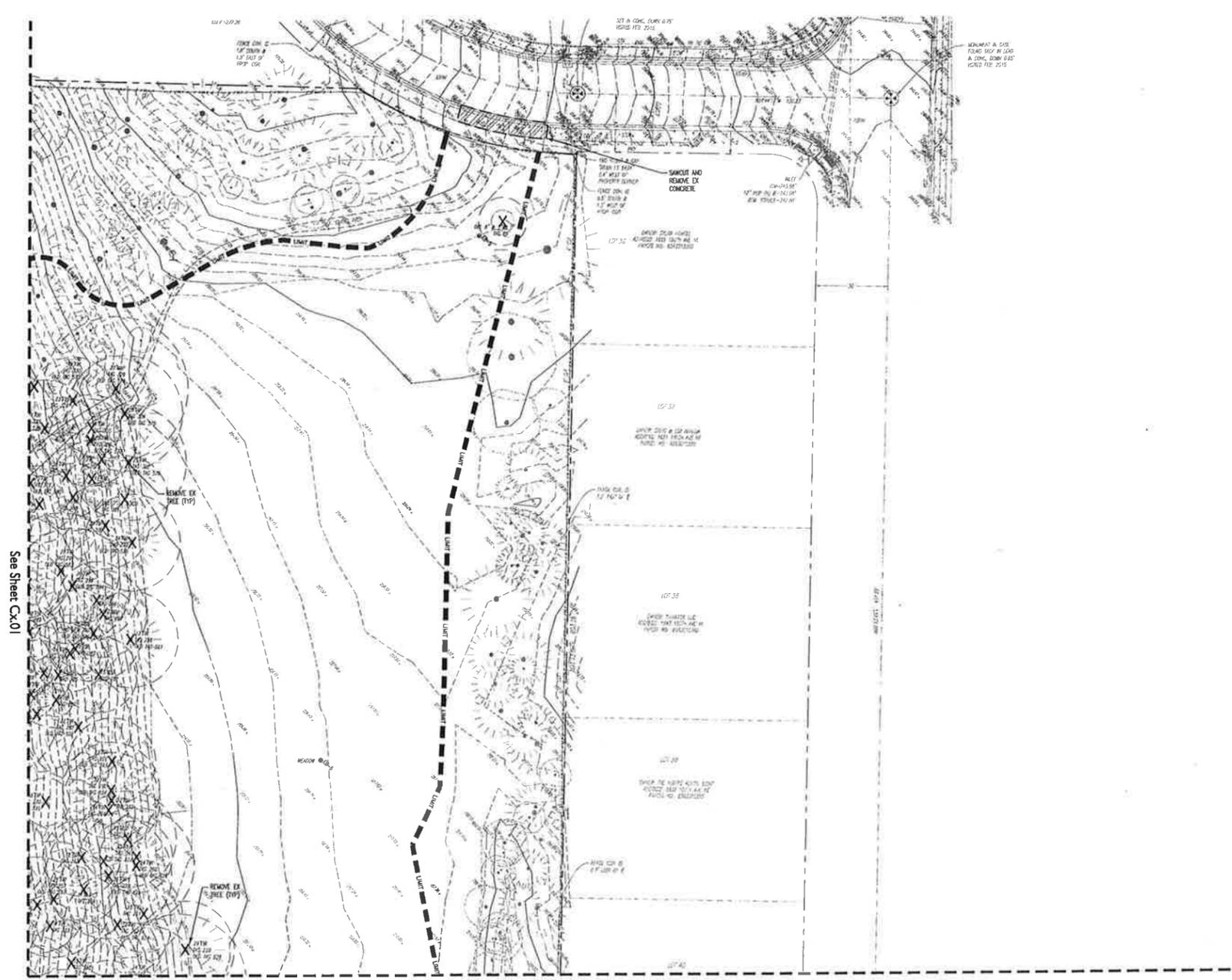
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DEMOLITION PLAN

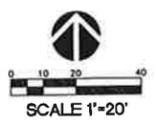
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See Sheet Cx.01

See Sheet Cx.04



Legend

	PROPERTY LINE
	SMOULD LINE
	REMOVE CURBING
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	DEMOLISH BUILDING
	REMOVE TREE(S)
	FENCING

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DEMOLITION PLAN SET

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803

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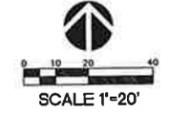
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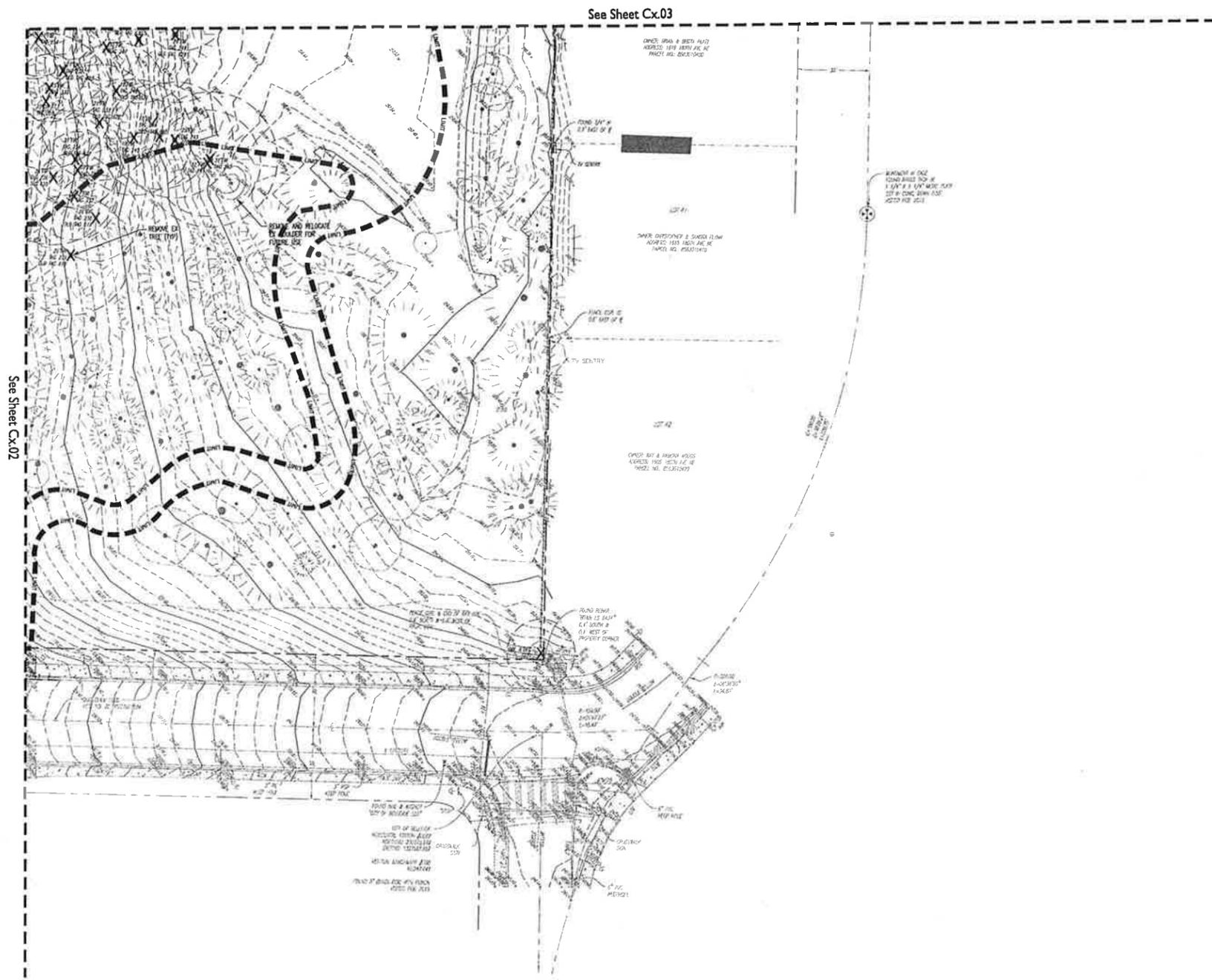
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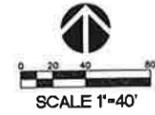
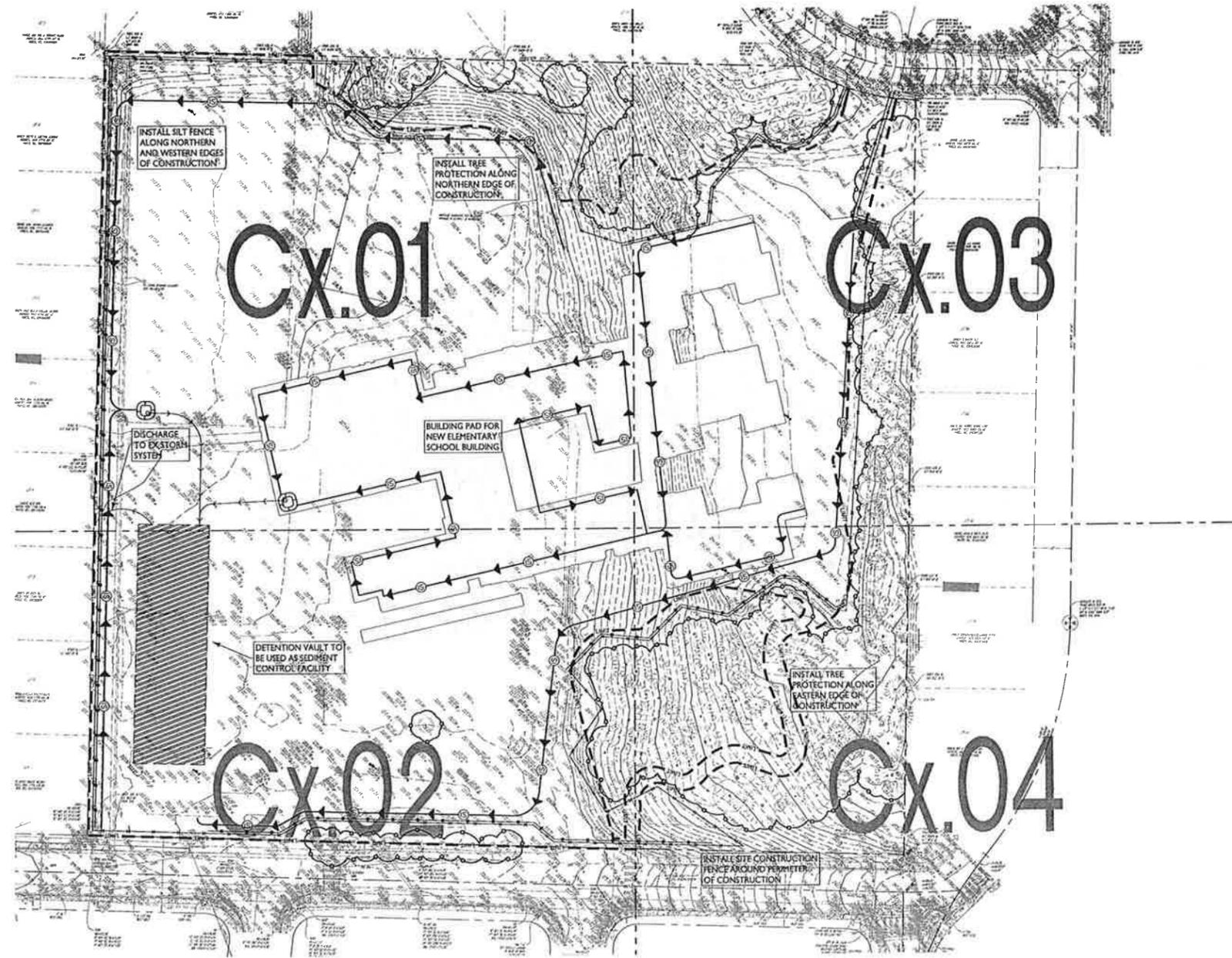
Legend

	PROPERTY LINE
	SETBACK LINE
	REMOVE CURBING
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	DEMOLISH BUILDING
	REMOVE TREE(S)
	FENCING



85B

81B



Legend

	N 73°33'06" E - 46.81'	PROPERTY LINE
		LIMITS OF CONSTRUCTION
		INTERCEPTOR SHALE
		FILTRATION FENCING
		TEMPORARY CONSTRUCTION FENCING
		TEMPORARY CONSTRUCTION GATE
		BOTTOM OF EXCAVATION
		EXCAVATION SIDE SLOPE
		AT&T PAVEMENT
		TREE PROTECTION FENCING

REVISIONS

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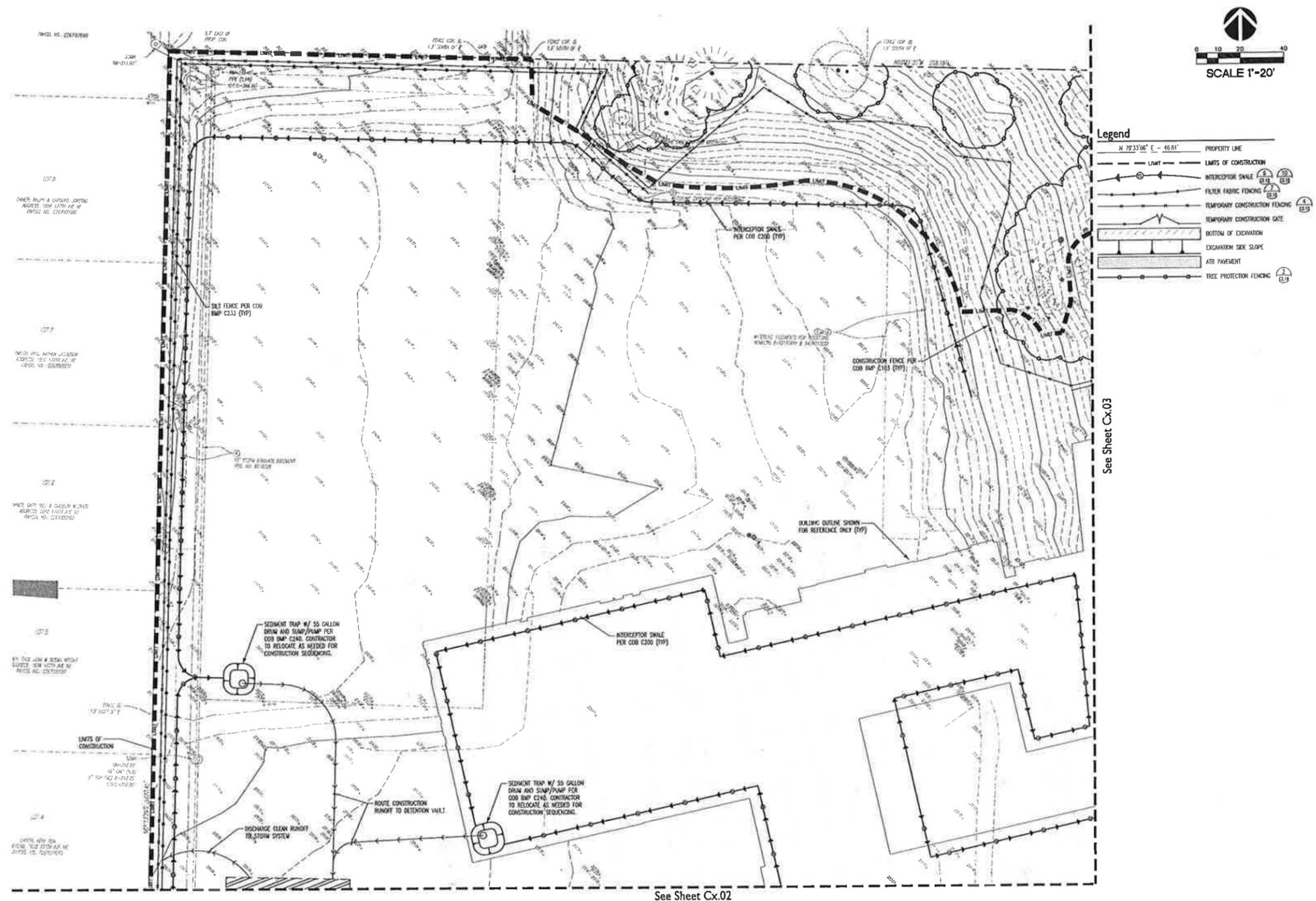
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T.E.S.C. PLAN
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2.00



- Legend**
- N 79°33'06" E - 46.81' PROPERTY LINE
 - LIMIT --- LIMITS OF CONSTRUCTION
 - INTERCEPTOR SHALE PER COB C200 (119)
 - FILTER FABRIC FENCING PER COB C200 (119)
 - TEMPORARY CONSTRUCTION FENCING PER COB C200 (119)
 - TEMPORARY CONSTRUCTION GATE PER COB C200 (119)
 - BOTTOM OF EXCAVATION
 - EXCAVATION SIDE SLOPE
 - ATB PAVEMENT
 - TREE PROTECTION FENCING PER COB C200 (119)

See Sheet Cx.03

See Sheet Cx.02

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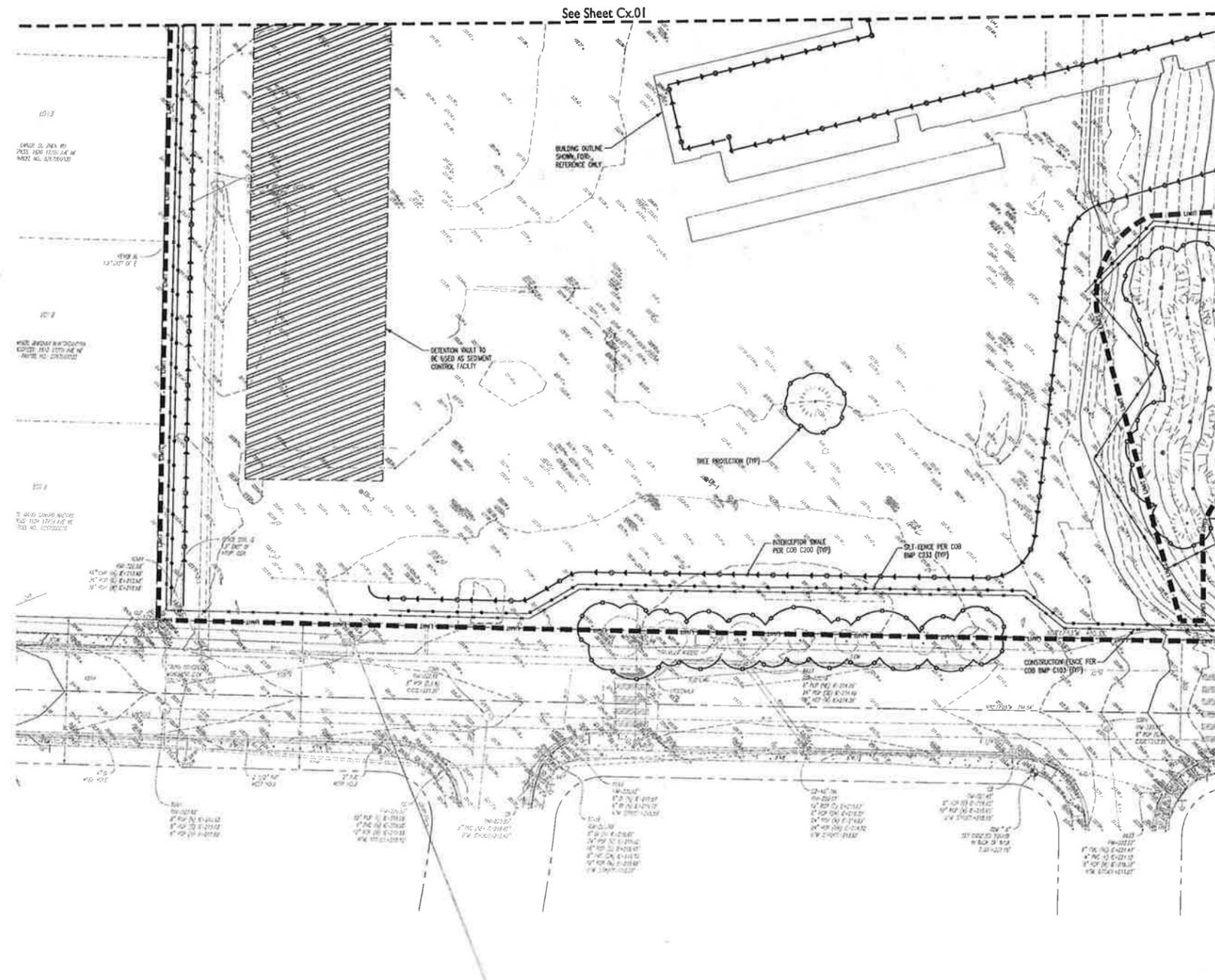
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T.E.S.C. PLAN NW

C
2.01

836



82B

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F: 206.464.5671

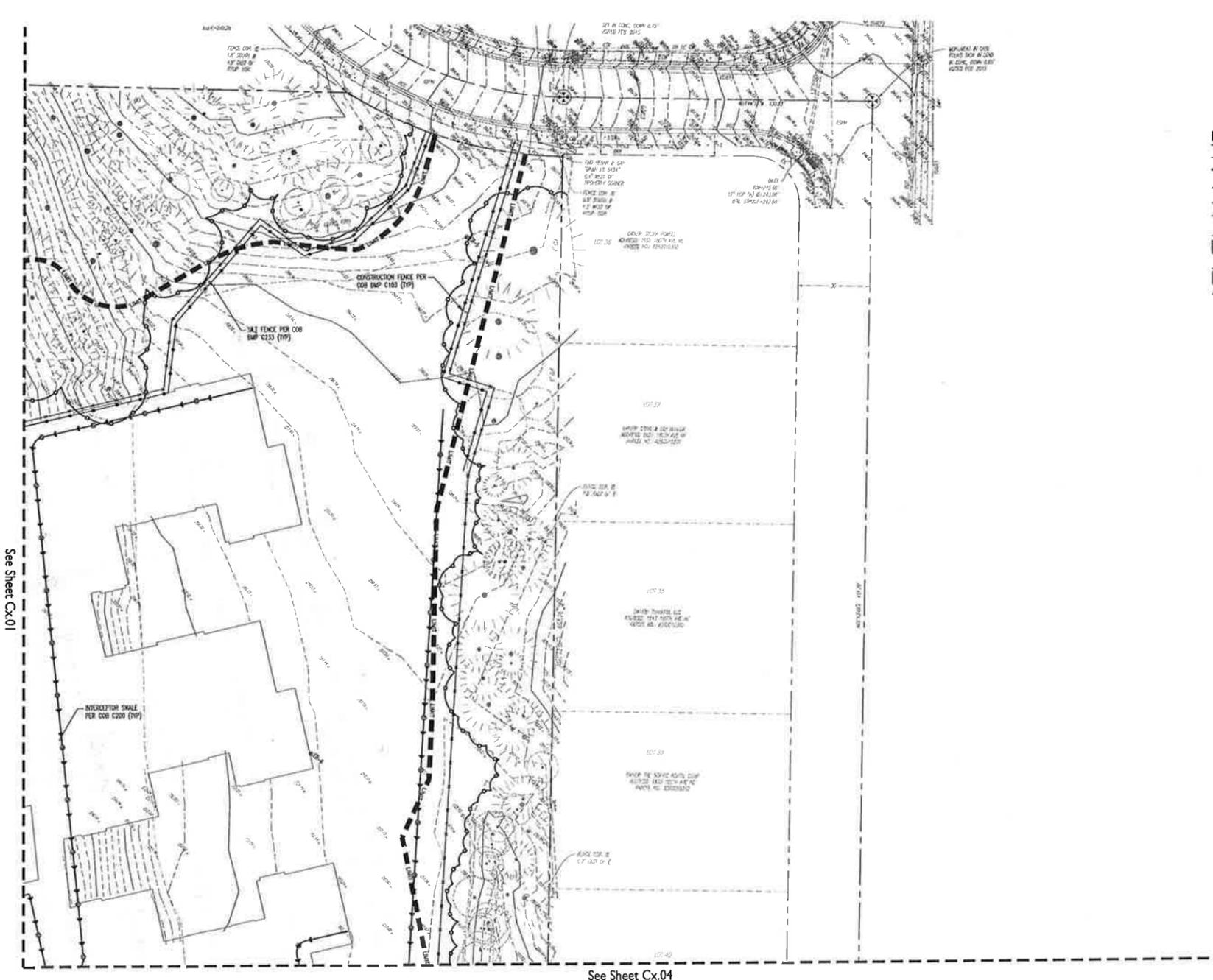
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T.E.S.C. PLAN SW
C
2.02

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SCALE 1"=20'

Legend

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	INTERCEPTOR SWALE
	FILTER FABRIC FENCING
	TEMPORARY CONSTRUCTION FENCING
	TEMPORARY CONSTRUCTION GATE
	BOTTOM OF EXCAVATION
	EXCAVATION SIDE SLOPE
	ATB PAVEMENT
	TREE PROTECTION FENCING

See Sheet Cx.01

See Sheet Cx.04

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 FAX: 206.451.1001

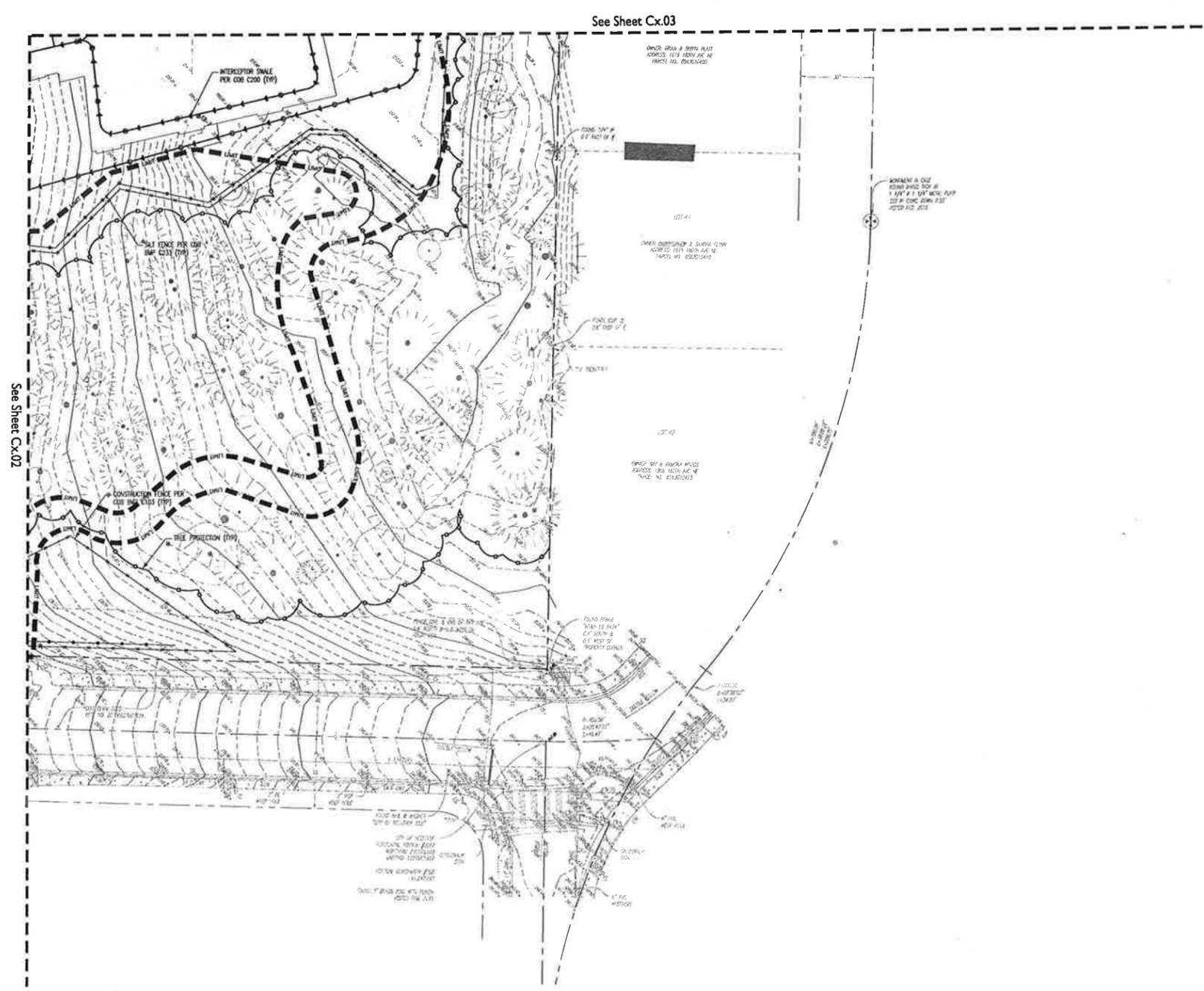
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T.E.S.C. PLAN NE
C
2.03

88



Legend

- N 79°33'06" E - 46.81' PROPERTY LINE
- LIMITS OF CONSTRUCTION
- INTERCEPTION SWALE (119)
- FILTER FABRIC FENCING (119)
- TEMPORARY CONSTRUCTION FENCING (119)
- TEMPORARY CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- ASP PAVEMENT
- TREE PROTECTION FENCING (119)

REVISIONS

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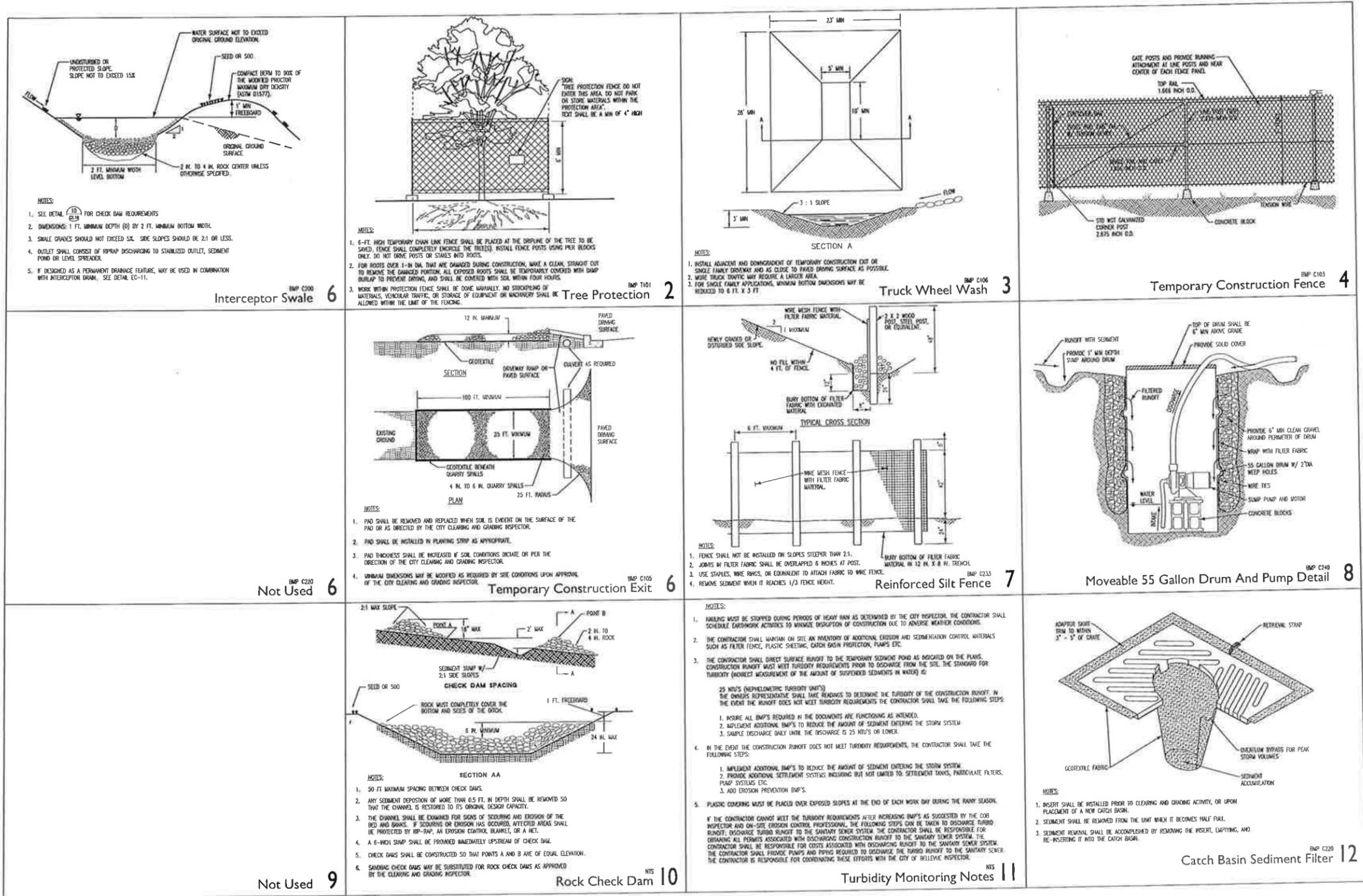
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T.E.S.C. PLAN SE
C
2.04

803



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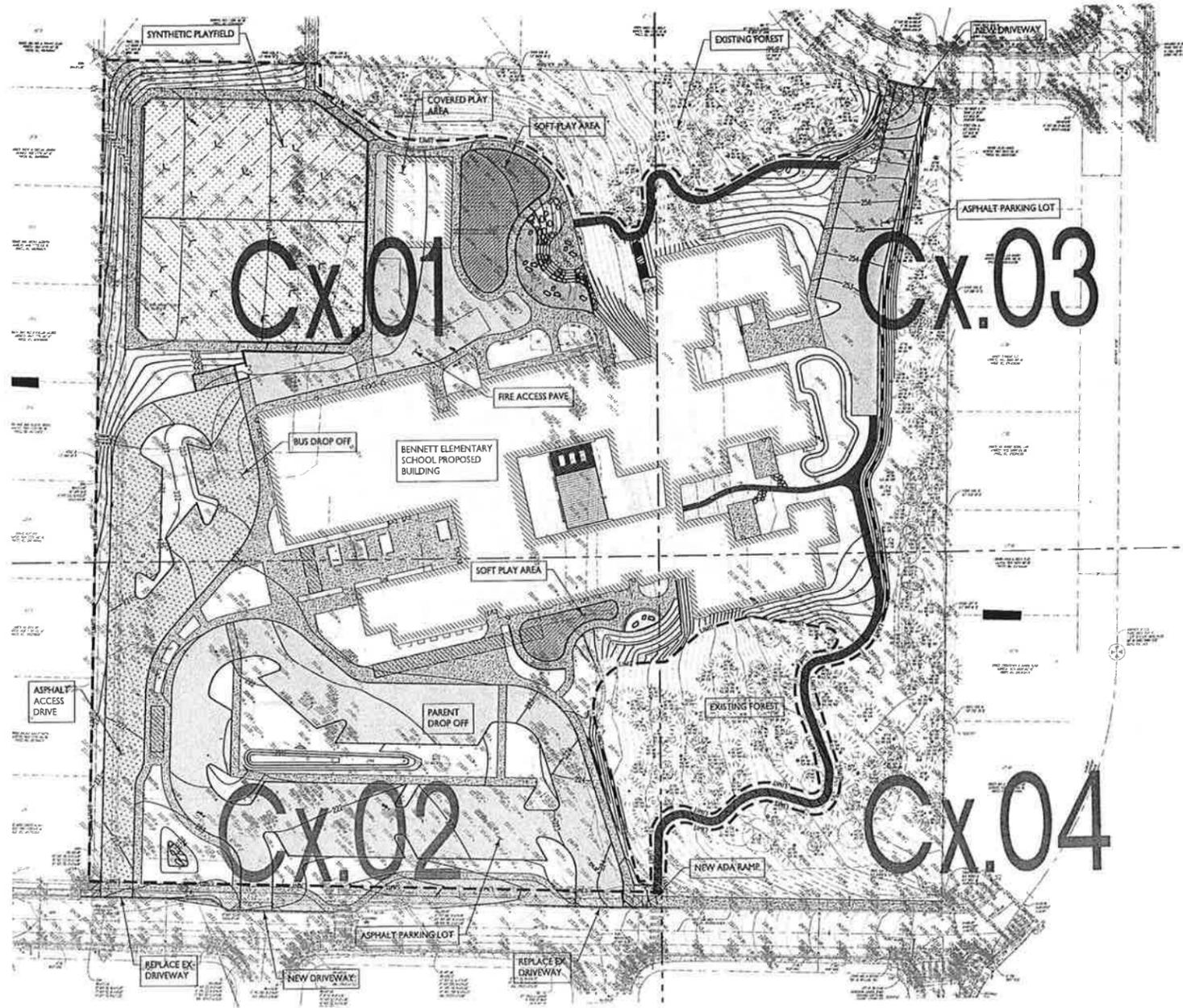
DATE: 12/04/2015

T.E.S.C. DETAILS AND NOTES

C

2.10

79B



Legend

N 79°33'06" E - 45.81'	PROPERTY LINE
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE PAVEMENT
[Pattern]	GRAVEL
[Pattern]	CONCRETE RETAINING WALL
[Pattern]	CONCRETE CURB



78B

REVISIONS

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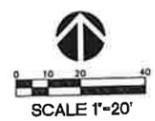
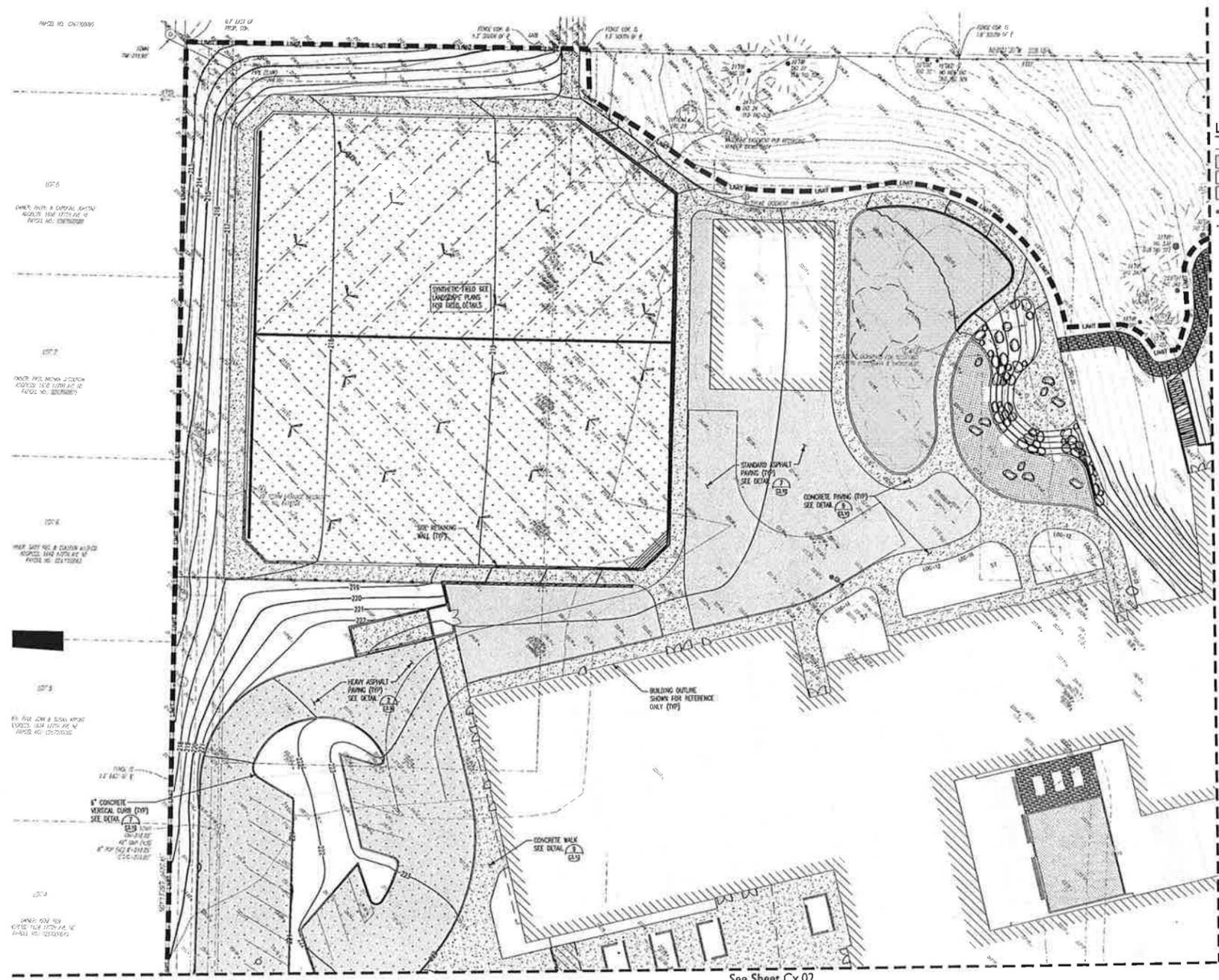
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PAVING PLAN
C
3.00



Legend

	PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

OWNER: DISTRICT OF COLUMBIA
 PROJECT NO. 12345678
 DATE: 12/04/2015

See Sheet Cx.02

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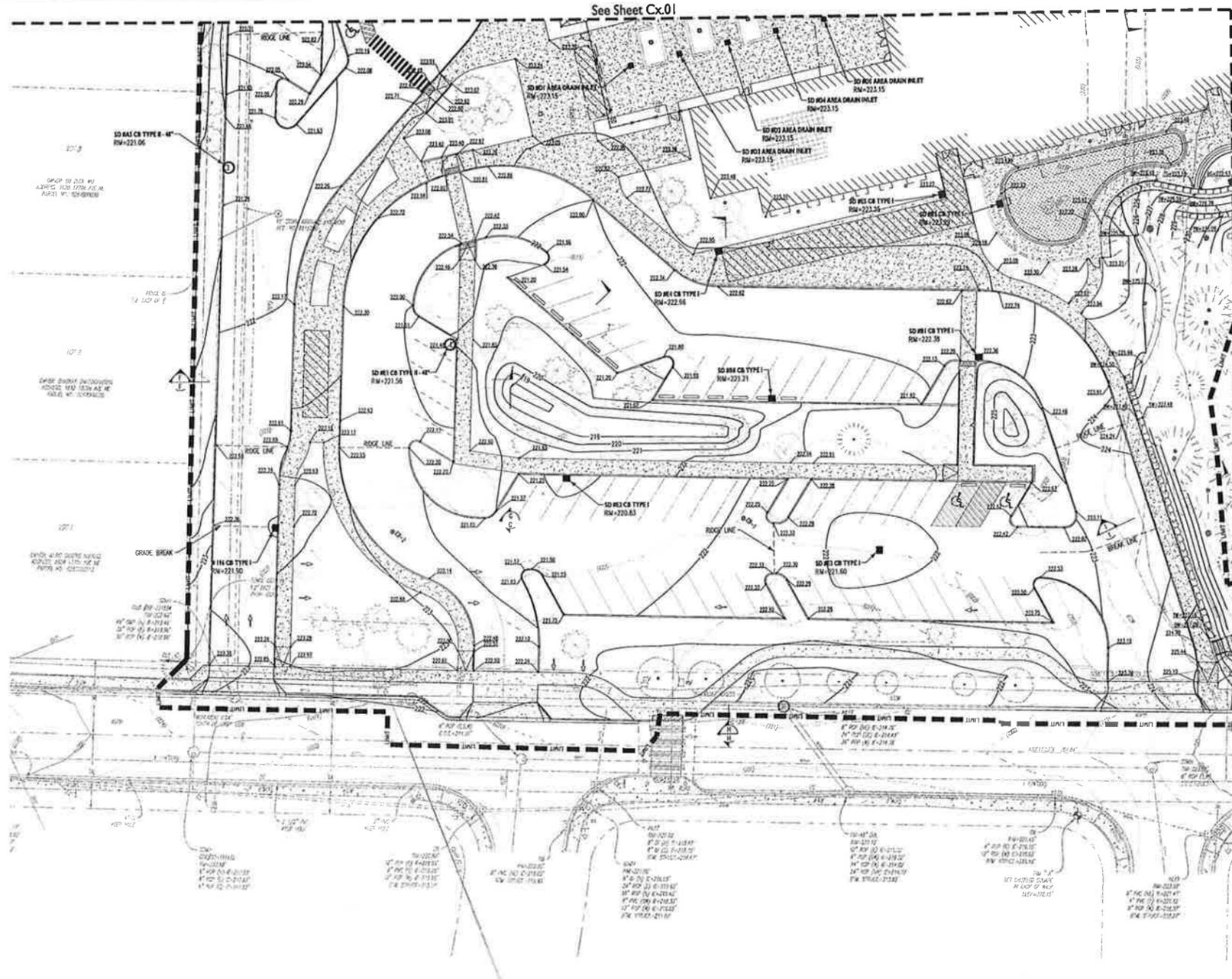
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 DRAWN: APC
 CHECKED: KNK
 DATE: 12/04/2015

PAVING PLAN NW
C
3.01

77B

SE 1/4 OF SE 1/4 OF NE 1/4 SECTION 25 T. 25 N. R. 5E. W.M.

See Sheet Cx.01



Call before you dig 8-1-1
 1-800-424-5515
 UNDERGROUND SERVICE (U.S.A.)

SCALE 1"=20'

Legend

--- N 79°33'06" E - 46.81' --- PROPERTY LINE
 - - - - - LIMIT - - - - - LIMITS OF CONSTRUCTION

NOTE:
 ALL CURB SPOT ELEVATIONS ARE SHOWN AT FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED ON PLANS.

GRID N-5 | 25-25-5 | UE-16124569

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Bellevue School District
BENNETT ELEMENTARY SCHOOL
 17900 NE 15TH ST.
 BELLEVUE, WA 98008

SHEET TITLE
 GRADING PLAN SW

SHEET NUMBER
C3.02

REVISIONS

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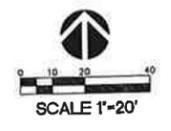
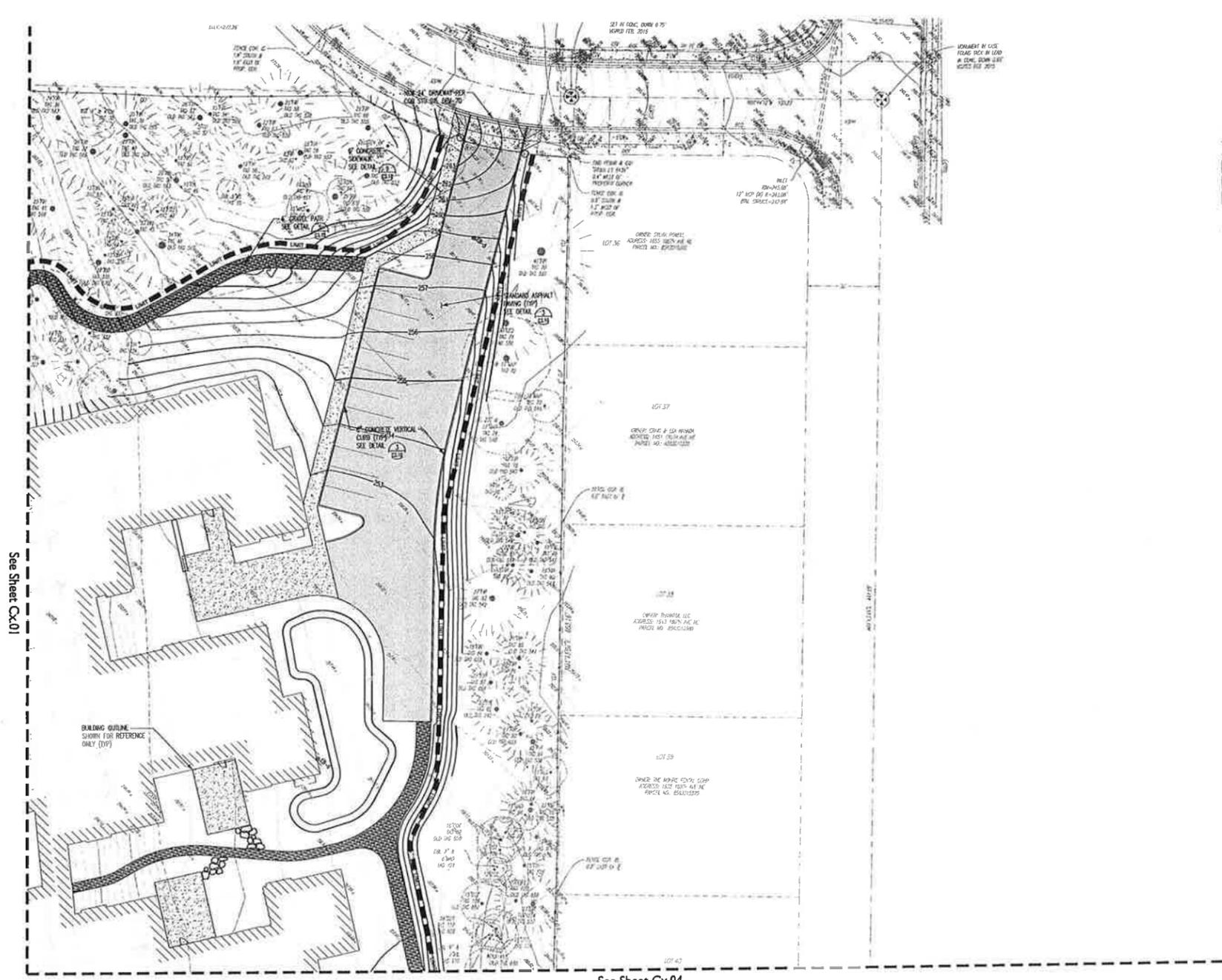
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GRADING PLAN SW
C3.02

76B



Legend

	PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB

See Sheet Cx.01

See Sheet Cx.04

75B

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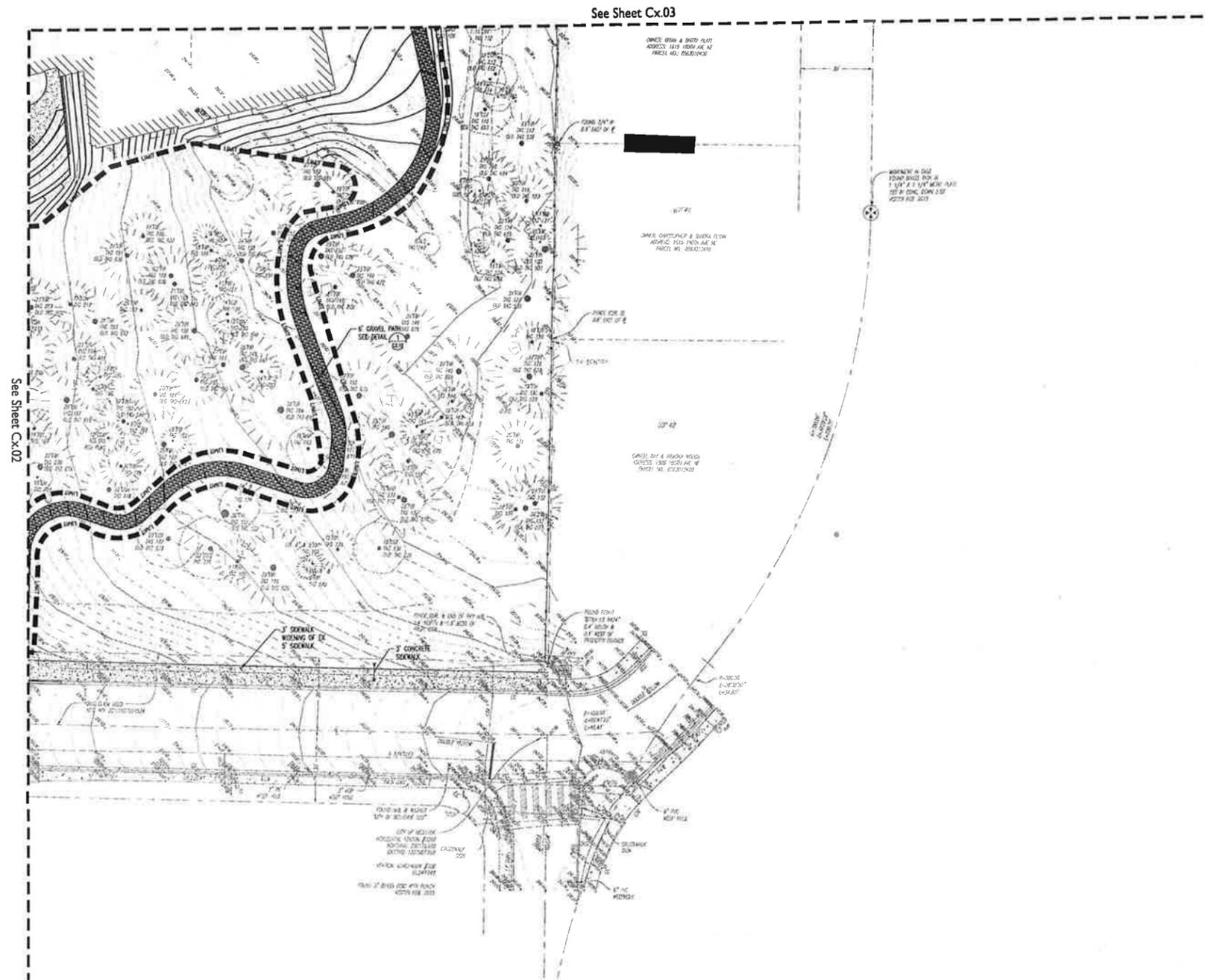
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 SCHOOL**
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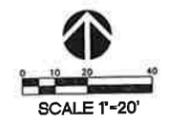
PAVING PLAN NE
C
3.03

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Legend

	PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	DRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB



REVISIONS

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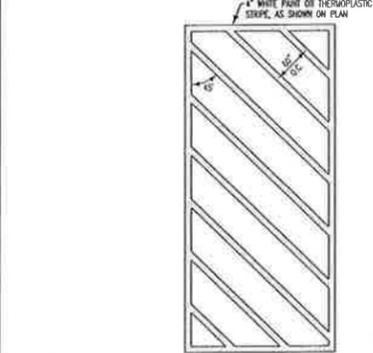
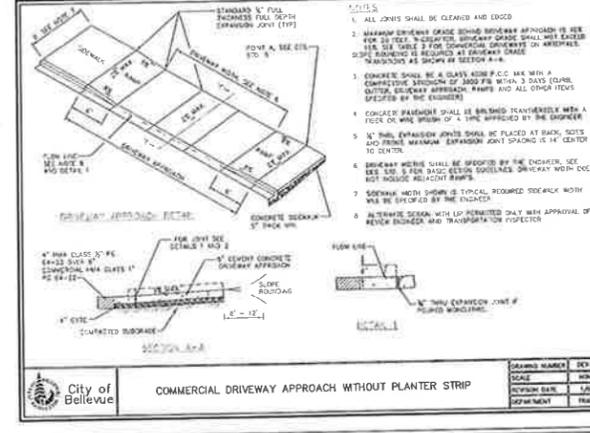
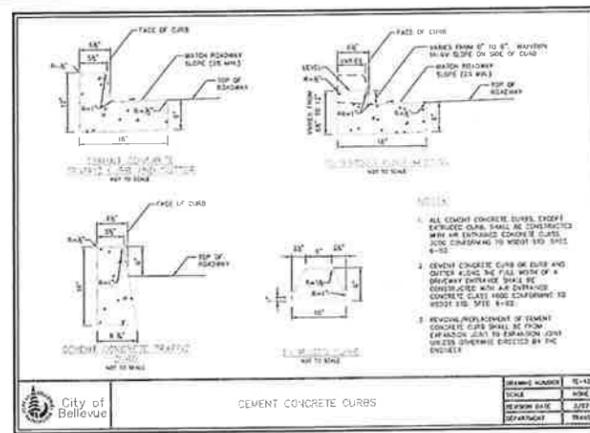
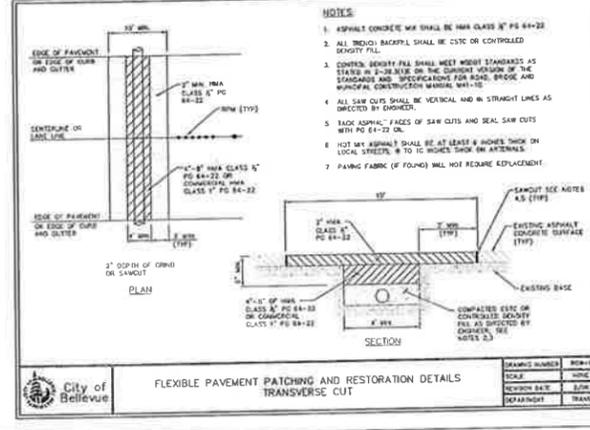
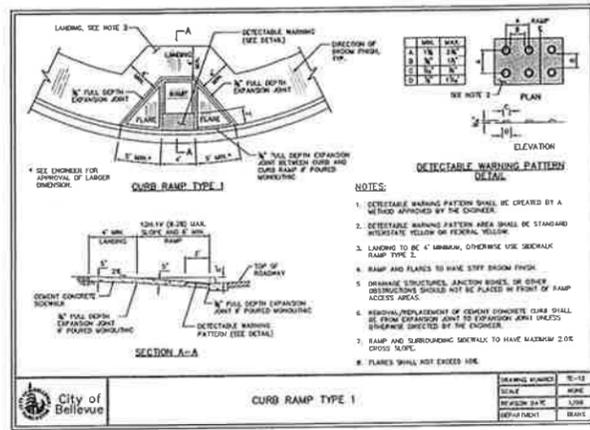
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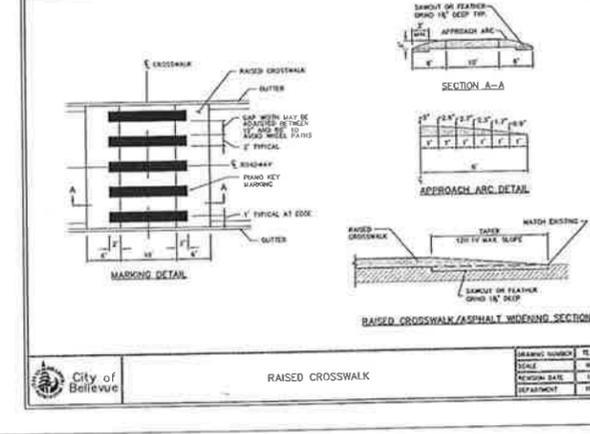
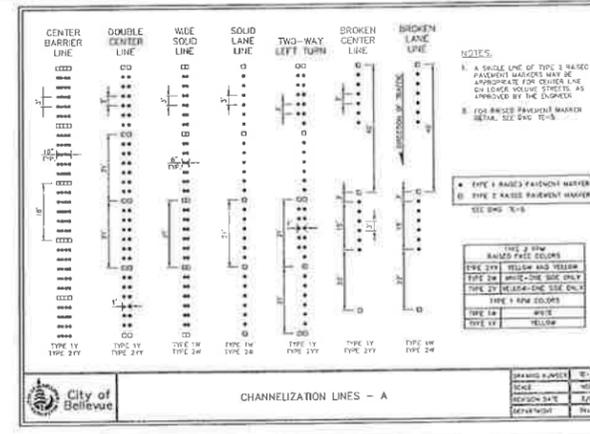
7413

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WISDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 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 RELIED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- 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.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-5875 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.
- 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.
- 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.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/LOCATION AT 425-854-8000 BEFORE RELAYING ANY TRAFFIC SIGNALS OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENT. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
- 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 HOLDING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
- THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1. SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL, ALL OTHER LIMITATIONS PER WISDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
- 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 ADJUSTS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
- 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 DEPARTMENT CONSTRUCTION INSPECTOR.
- STREET SIGNS ARE TO BE PROMOTED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-2241 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.
- RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- PAVEMENT 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 CONFORMANCE WITH ROADWAY IMPROVEMENT WORK.
- SAFETY FENCE, GUARD RAIL, AND DRIVEWAY APPROXS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APPROXS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, F CURBS AND CUTTERS IS PLACED BEFORE BUILDING PERMITS ARE ISSUED. CURB AND CUTTER SHALL BE CONSTRUCTED. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APPROXS ADJACENT CITY RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTORING 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.
- THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRONG INSPECTION PRIOR TO POURING CONCRETE.
- 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.
- 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.
- 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 VENTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROXES AND/OR SIDEWALKS AT CURB CUTS AND AVOIDANCE OF THE BANKING SLOPE PER ADA REQUIREMENTS.



Blockout Strip 9



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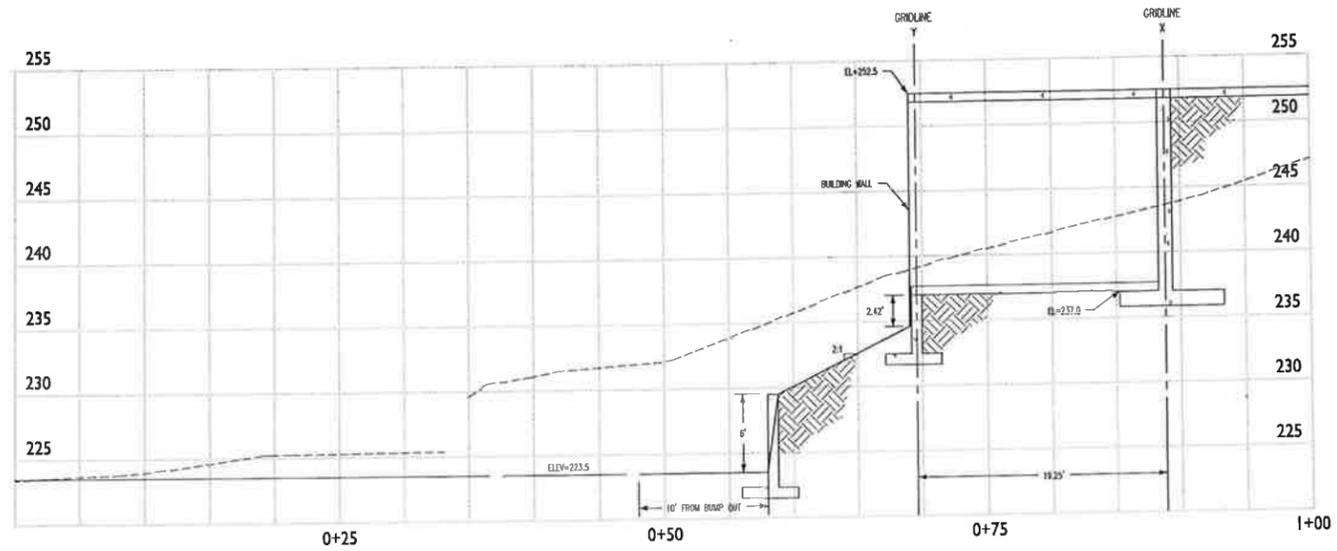
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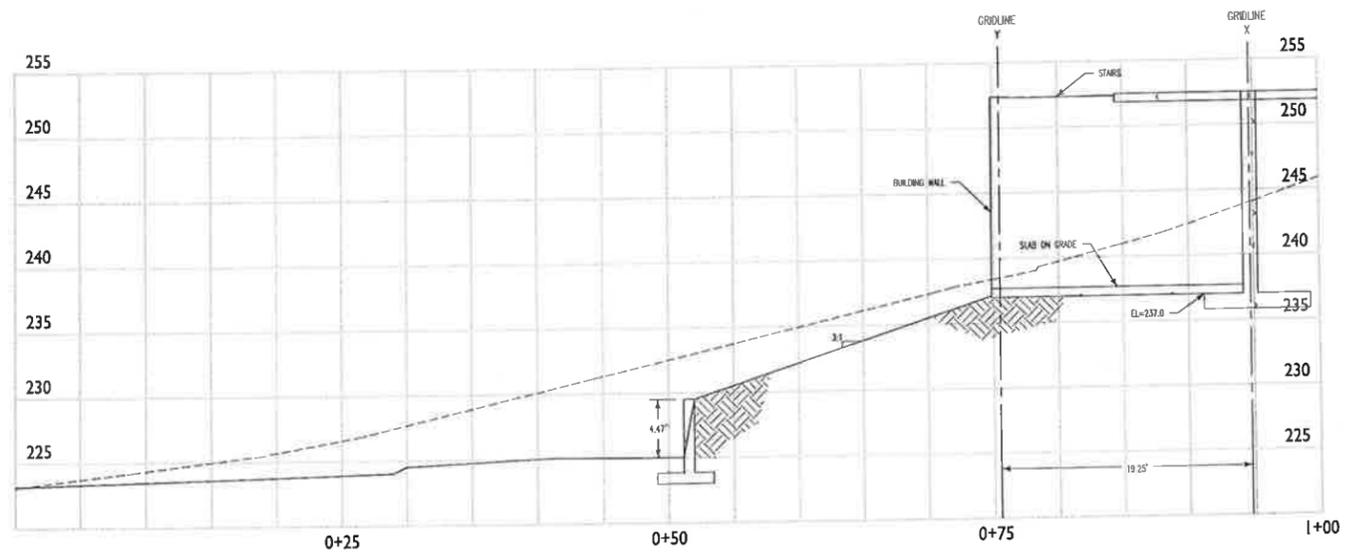
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PAVING DETAILS
C
3.12

7113



SECTION B-B
1/4"



SECTION B-B
1/4"

REVISIONS

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SCHOOL**
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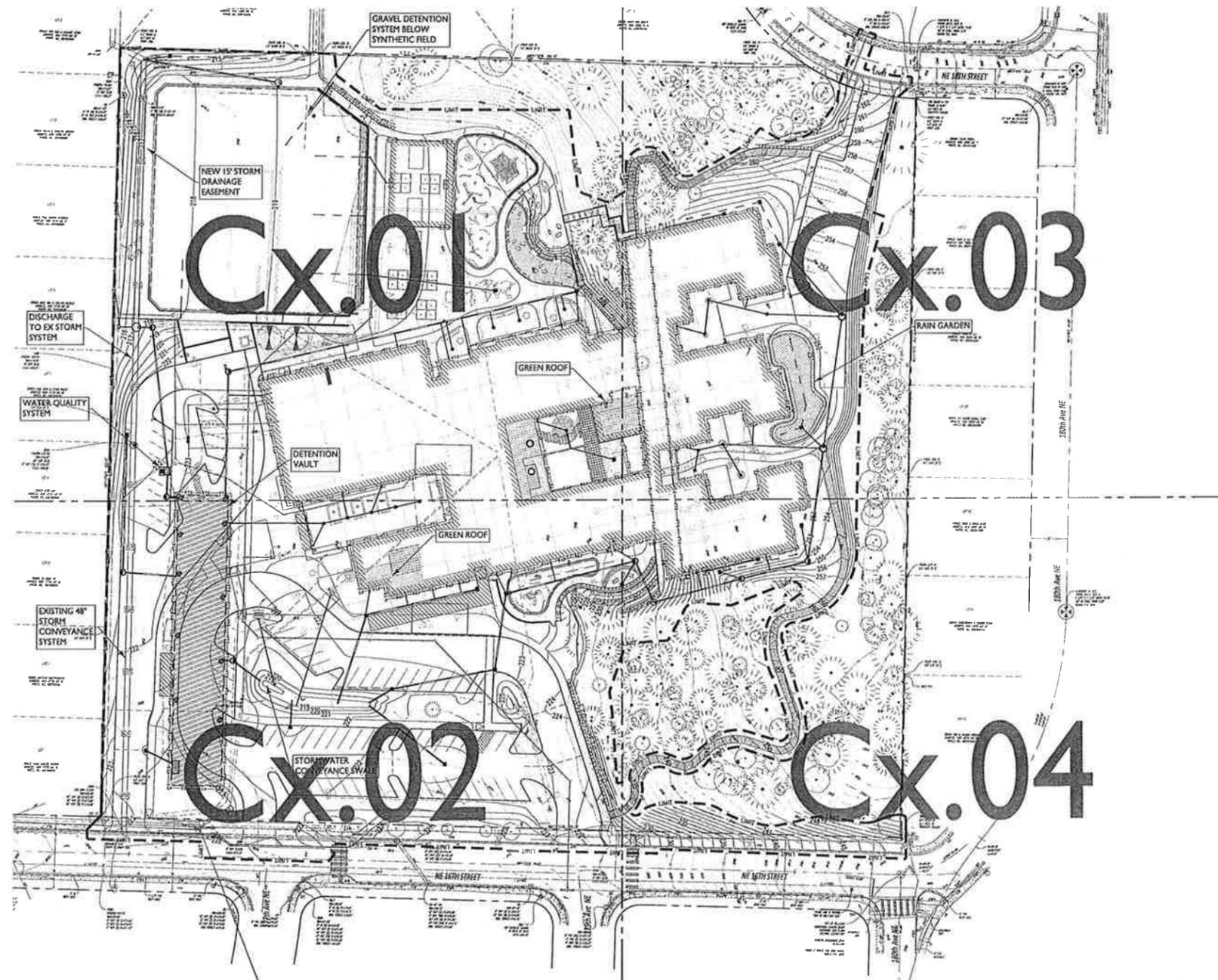
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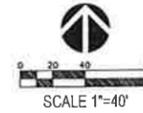
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3.20

109123

SE 1/4 OF SE 1/4 OF NE 1/4 SECTION 25 T. 25 N. R. 5E. W.M.



Call before you dig
Dig 8-1-1
1-800-451-5555
WA STATE/COURT ID
SERVICE 8/2014



Cx.01

Cx.03

Cx.02

Cx.04

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REVISIONS

65% / DD COST SET / CUP SUBMITTAL

COUGHLIN PORTER LUNDEEN
 A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
 800 SECOND AVENUE - SUITE 900
 SEATTLE, WA 98104 P 206-445-0448 F 206-445-5491

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17900 NE 14TH ST. BELLEVUE, WA 98008

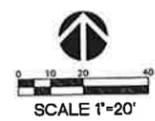
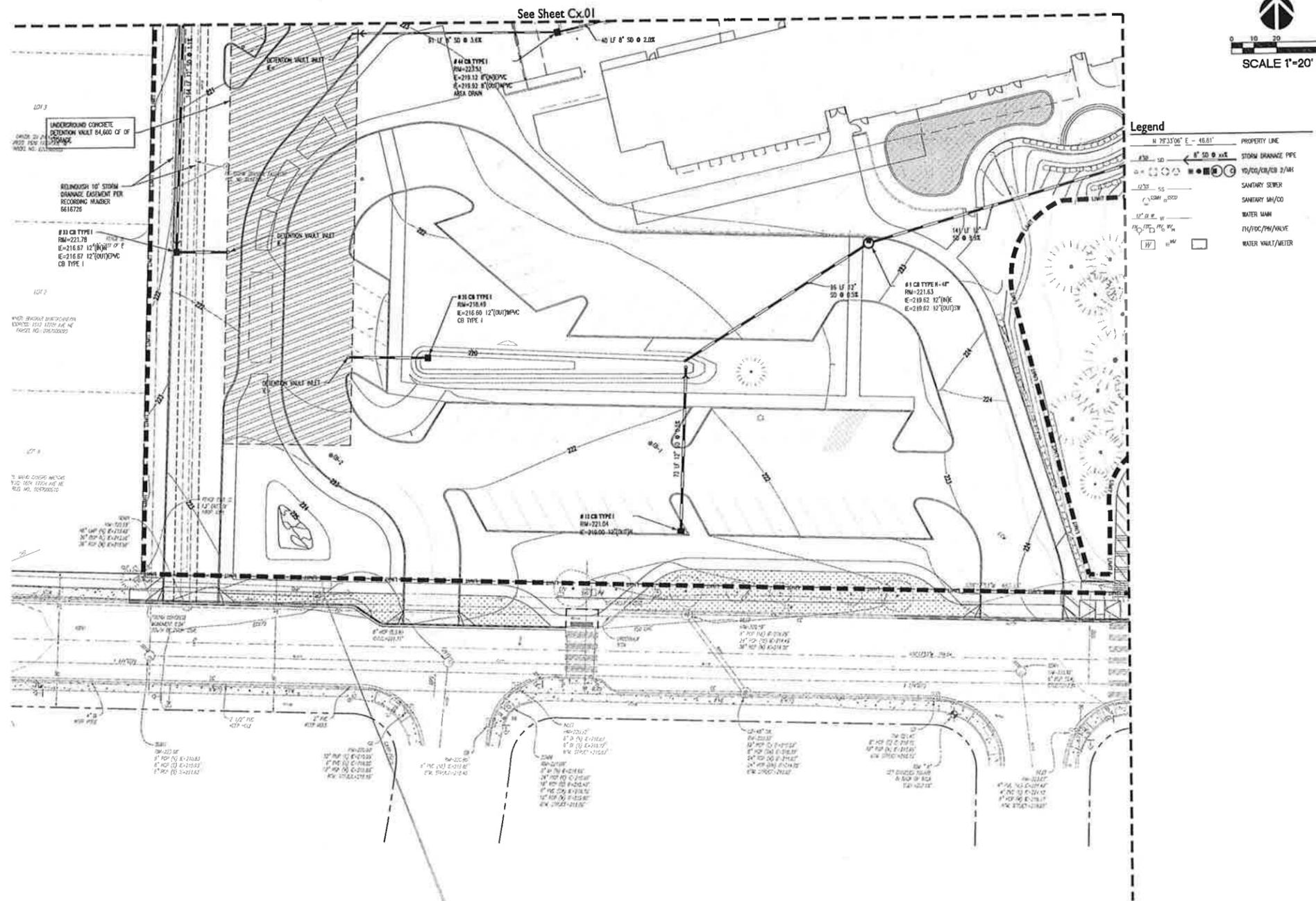
NAC
 ARCHITECTURE
 2425 FIRST AVENUE, SUITE 200
 SEATTLE, WA 98107
 P 206-441-0322

CIVIL NO. C150030-02
 DESIGNER APC
 CHECKER KNK
 DATE 05/06/2016

OVERALL STORM PLAN

C
4.00

602B

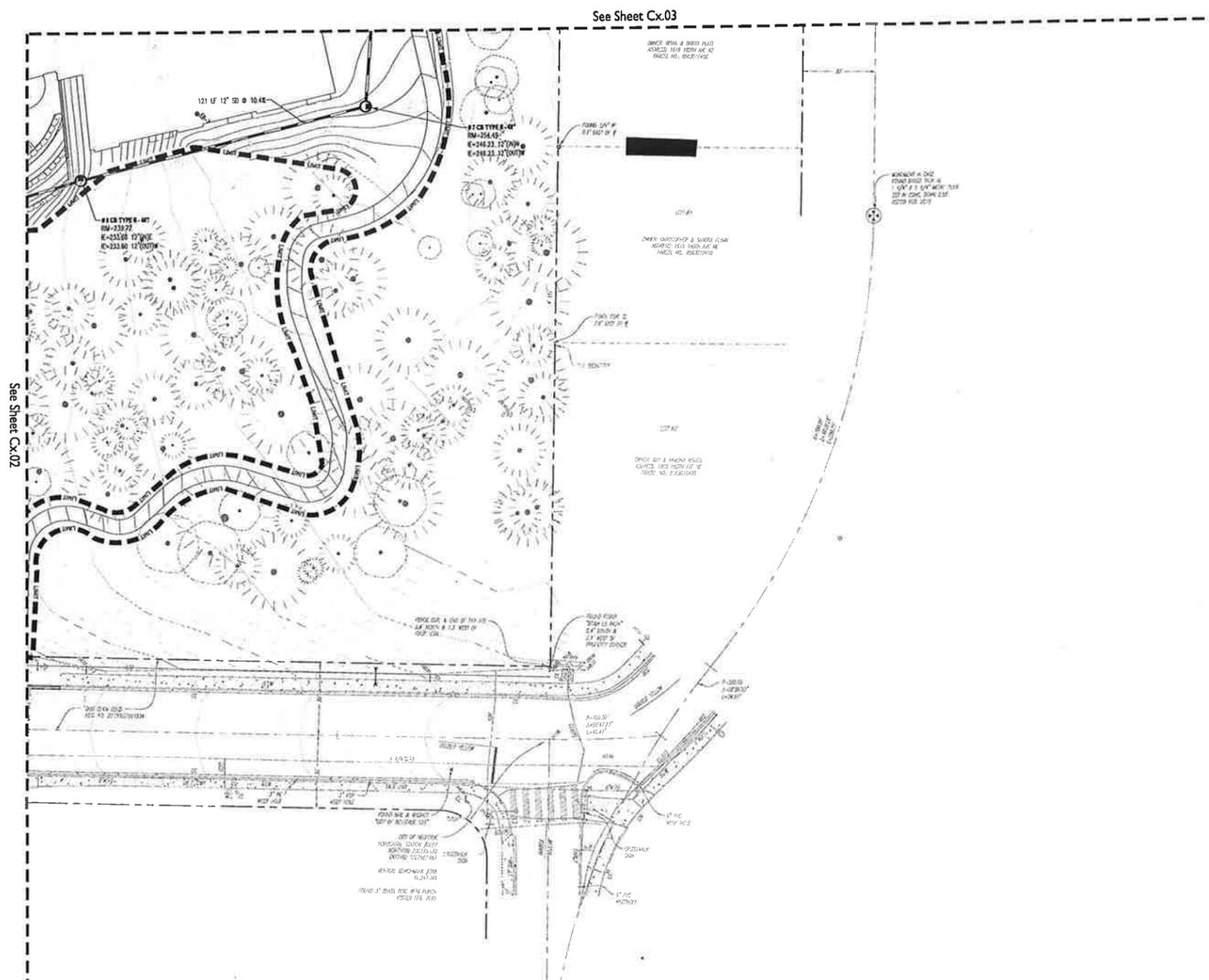


Legend

---	PROPERTY LINE
---	STORM DRAINAGE PIPE
---	12\"/>
---	SANITARY SEWER
---	SANITARY MANHOLE
---	WATER MAIN
---	FR/PC/PW/VALVE
---	WATER VAULT/METER

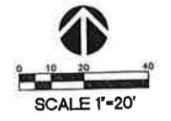
See Sheet Cx.01

6202



See Sheet Cx.03

See Sheet Cx.02



Legend

N 75°33'06\" E = 45.81'	PROPERTY LINE
8\" SD @ 24\"	STORM DRAINAGE PIPE
12\" SS @ 24\"	18\"/24\"/30\"/36\" 2/4/1
12\" SS @ 24\"	SANITARY SEWER
12\" W @ 24\"	SANITARY W/CO
12\" W @ 24\"	WATER MAIN
12\" W @ 24\"	FH/TIC/PM/VALVE
W	WATER VAULT/METER

REVISIONS

65% DD COST SET

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 15200 BE 15TH ST, BELLEVUE, WA 98008

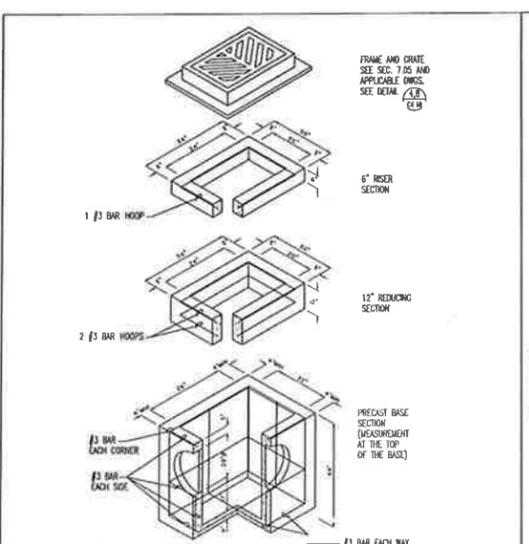
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CP: HD C158030.02
 DRAWN APC
 CHECKED KNK
 DATE 12/04/2015

STORM PLAN SE
C
4.04

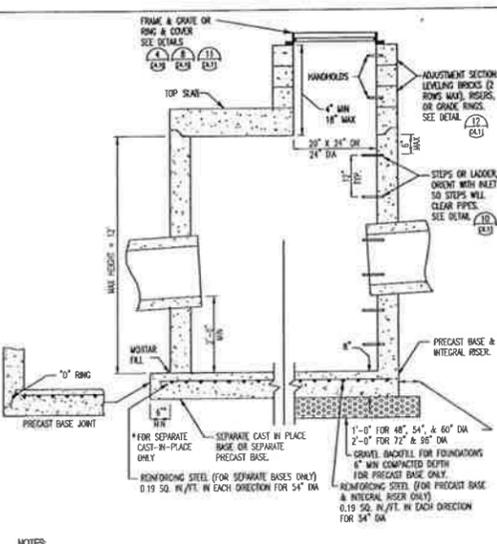
64B

65% DD COST SET



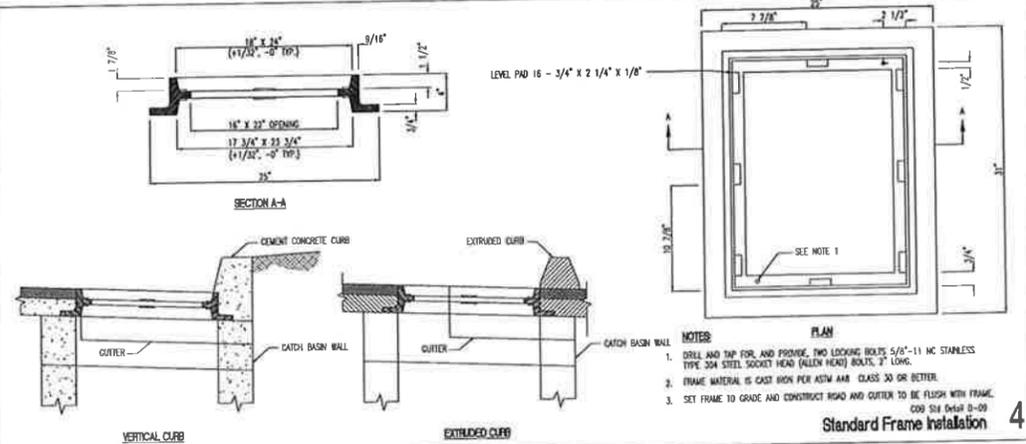
- NOTES**
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM A478 (ASHTO M199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
 - AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.15 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A675 (ASHTO M223). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
 - ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
 - PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PREFERRED KNOCKOUTS. UNLISTED KNOCKOUTS NEED NOT BE GROUDED IF WALL IS LEFT INTACT.
 - KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS.
 - ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX DIA OF 20". KNOCKOUTS MAY BE EITHER ROUND OR T" SHAPE.
 - THE MAX DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
 - THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
 - CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. WATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
 - FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
 - EDGE OF RISER OR BLOCK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

Catch Basin Type I 5



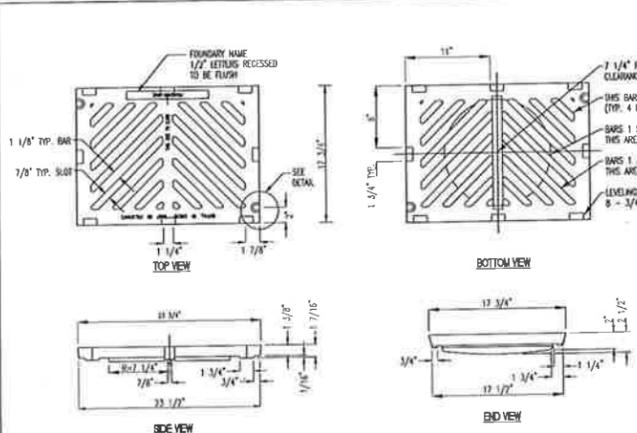
- NOTES**
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM A478 (ASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
 - HANDHOLES IN ADJUSTMENT SECTION SHALL HAVE 3" MIN CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN CLEARANCE. SEE STD. DET. NO. D-3, AND 10/CA11 CATCH BASIN DETAILS. HANDHOLES SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVING BRICK COURSE WITH A MIN OF ONE HANDHOLE BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE.
 - ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
 - PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2" MIN. ALL UNLISTED KNOCKOUTS NEED NOT BE GROUDED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS. MAX HOLE SIZE SHALL BE 20" FOR 48" CATCH BASIN, 42" FOR 54" C.B., 48" FOR 60" C.B., 48" FOR 72" C.B., 48" FOR 84" C.B., 48" MIN. SPACING BETWEEN HOLES SHALL BE 8" FOR 48", 54", AND 60" C.B.; 12" FOR 72" AND 84" C.B.
 - CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.09 OF THE STANDARD SPECIFICATIONS. WATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
 - ALL BASE REINFORCING STEEL SHALL HAVE A MIN YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN CLEARANCE.
 - MIN SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
 - FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS, SEE STD. DET. NO. D-5.
 - SEE THE STANDARD SPECIFICATIONS, SEC. 7-05.3 FOR JOINT REQUIREMENTS.
 - WATERFALL SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF TOP SLAB, AND BOTTOM OF RING RING.

Catch Basin Type II 6



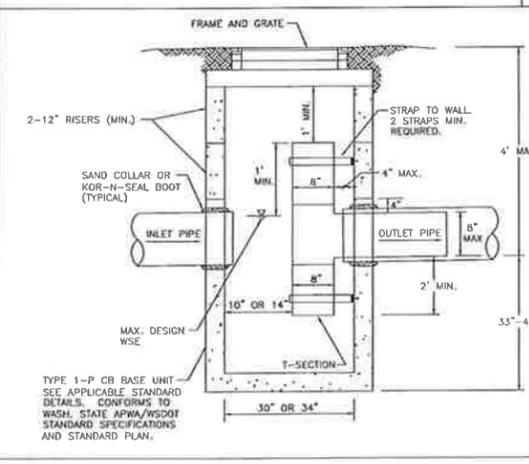
Standard Frame Installation 4

- NOTES**
- DRILL AND TAP FOR AND PROVIDE TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG.
 - FRAME MATERIAL IS CAST IRON PER ASTM A88 CLASS 30 OR BETTER.
 - SET FRAME TO GRADE AND CONSTRUCT HEAD AND CUTTER TO BE FLUSH WITH FRAME.



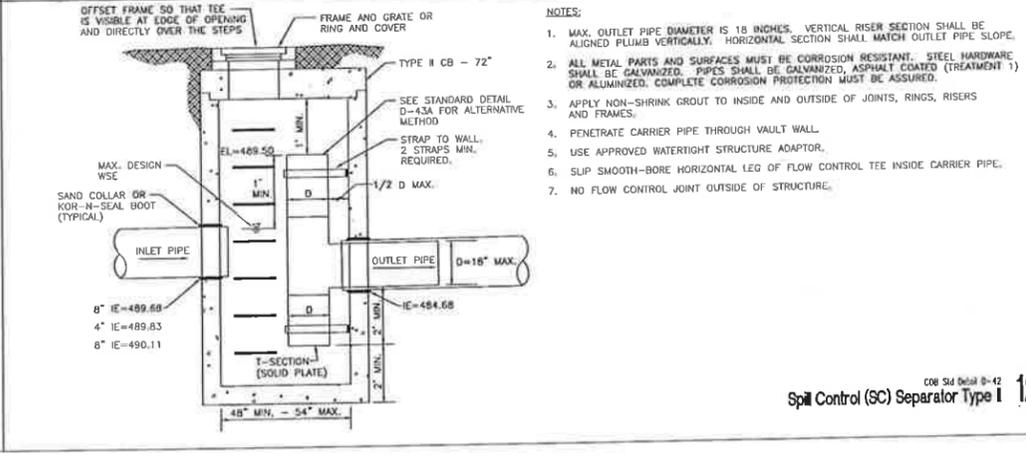
Parking Lot/ Area Grate 8

- NOTES**
- SLOT FORMER AND RECESSED FOR 5/8"-11 NC x 2" SOCKET HEAD (ALLEN HEAD) BOLT.
 - GRATE SHALL BE DUCTILE IRON.
 - SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS.
 - USE WAND GRATE IN CURB LINE.
 - USE FRAME SHOWN IN STANDARD DETAIL D-9.
 - ALL GRATES SHALL HAVE LOCKING BOLTS.



- NOTES**
- MAX. OUTLET PIPE DIAMETER IS 8 INCHES. VERTICAL RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL RISER SECTION SHALL MATCH OUTLET PIPE SLOPE.
 - ALL METAL PARTS AND SURFACES MUST BE CORROSION RESISTANT. STEEL HARDWARE SHALL BE GALVANIZED. PIPES SHALL BE GALVANIZED, ASPHALT COATED (TREATMENT 1) OR ALUMINIZED. COMPLETE CORROSION PROTECTION MUST BE ASSURED.
 - APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS AND FRAMES.
 - PENETRATE CARRIER PIPE THROUGH WALL.
 - USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
 - SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
 - NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.

Spill Control (SC) Separator Type I 10



Spill Control (SC) Separator Type II 12

- NOTES**
- MAX. OUTLET PIPE DIAMETER IS 18 INCHES. VERTICAL RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
 - ALL METAL PARTS AND SURFACES MUST BE CORROSION RESISTANT. STEEL HARDWARE SHALL BE GALVANIZED. PIPES SHALL BE GALVANIZED, ASPHALT COATED (TREATMENT 1) OR ALUMINIZED. COMPLETE CORROSION PROTECTION MUST BE ASSURED.
 - APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF JOINTS, RINGS, RISERS AND FRAMES.
 - PENETRATE CARRIER PIPE THROUGH VAULT WALL.
 - USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
 - SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
 - NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.

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PHONE 415.2532

CR NO C150030 02
BOOK APC
DATE 04/08
DATE 12/04/2015

STORM DETAILS
C
4.10

63B

NOTES

- MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE:
 - + 3\"/>
- MINIMUM WIDTH OF TRENCH AT BOTTOM OF PIPE:
 - + 6\"/>

COB 518 Detail 0-25
Typical Trench Detail 4

NOTES

- CAST IRON COVER SHALL READ 'DRAIN'.
- LOCKING BOLTS FOR COVER SHALL BE 5/8\"/>

COB 518 Detail 0-52
Cleanout 3

NOTES

- CAST IRON COVER SHALL READ 'DRAIN'.
- LOCKING BOLTS FOR COVER SHALL BE 5/8\"/>

COB 518 Detail 0-52
Cleanout 3

NOTES

- CAST IRON COVER SHALL READ 'DRAIN'.
- LOCKING BOLTS FOR COVER SHALL BE 5/8\"/>

COB 518 Detail 0-52
Cleanout 3

NOTES

- CASING SPACERS SHALL BE 'CENTER POSITIONING' TYPE.
- FOR CASING SPACERS SEE 07-2.10.
- MINIMUM RUNNER WIDTH SHALL BE 2 INCHES.
- RUNNER HEIGHT SHALL BE SIZED TO PROMOTE:
 - A. MINIMUM 0.25\"/>

COB 518 Detail 0-58
Casing Installation 5

NOTES

- PROPRIETARY CATCH BASIN HANDHOLDS AND STEPS ARE ACCEPTABLE, PROVIDED THAT THEY CONFORM TO SEC. 9.03.14.1, AND TO ALL OTHER REQUIREMENTS.
- CATCH BASIN STEPPED HANDHOLD LIDS SHALL BE FINISHED ON APPROXIMATELY EQUAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
- HANDHOLDS AND STEPS SHALL HAVE 'DROP' RINGS AS SHOWN ON DETAIL OR PROTRUSIONS TO PREVENT SLOTTING SLIP.
- SLAB OPENING MAY BE 24\"/>

COB 518 Detail 0-59
Catch Basin Ladder, Step and Top Slab Details 10

COVER NOTES

- USE WITH THREE LOCKING BOLTS 5/8\"/>
- COVER MATERIAL IS DUCTILE IRON ASTM A536 GRADE 60-90-06.
- SHALL CONFORM TO SEC. 9-03.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
- APPROXIMATE HEIGHT OF COVER IS 150 LBS.
- RATING - H20.

COB 518 Detail 0-22
24\"/>

NOTES

- WHEN DEPTH OF HOLE EXCEEDS 24 INCHES, ADJUST MANHOLE/CATCH BASIN TO GRADE BY INSERTING NON-BARREL SECTION BETWEEN THE CONCRETE AND EXISTING BARREL.
- GRADE RINGS, RISERS AND BRICKS SHALL BE SET IN 3/4\"/>

COB 518 Detail 0-23
Manhole/ Catch Basin Adjustment 12

NOTES

- COMPACTED CRUSHED SURFACING TOP COURSE SECTION 9-03.12(1), 'CRUSHED SURFACING' OF THE STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
2. EXISTING UNDESIRABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.12(1), 'BALLAST' OF THE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLUTTER DURING CONCRETE PLACEMENT.
4. PROVIDE CLEANOUTS ON UNDERDRAIN PIPE EVERY 100 FEET, AND AT BODIES OR JUNCTIONS.

COB 518 Detail 0-25
Pipe Bedding 9

NOTES

- COMPACTED CRUSHED SURFACING TOP COURSE SECTION 9-03.12(1), 'CRUSHED SURFACING' OF THE STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
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COB 518 Detail 0-25
Pipe Bedding 9

NOTES

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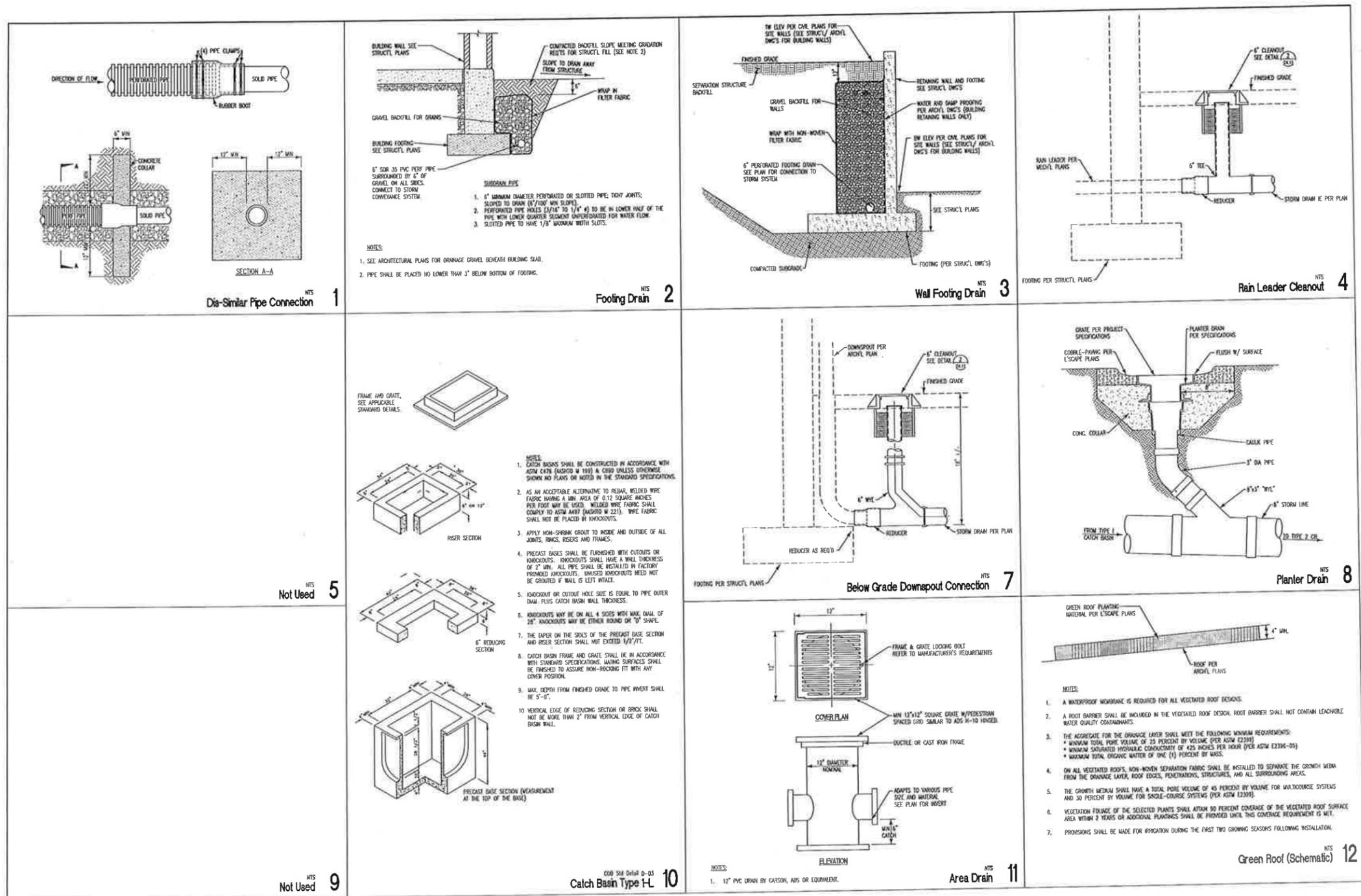
COB 518 Detail 0-25
Pipe Bedding 9

NOTES

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COB 518 Detail 0-25
Pipe Bedding 9

62B



65%/ DD COST SET

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CPN NO C150030.02
 DESIGNER APC
 CHECKER KNK
 DATE 12/04/2015

STORM DETAILS
C
4.12

61B

<p style="text-align: right;">NTS Not Used 1</p>	<p style="text-align: right;">NTS Not Used 2</p>	<p style="text-align: right;">NTS Not Used 3</p>	<p style="text-align: right;">NTS Not Used 4</p>
<p style="text-align: right;">NTS Not Used 5</p>	<p style="text-align: right;">NTS Not Used 6</p>		
<p style="text-align: right;">NTS Not Used 9</p>	<p>NOTES:</p> <ol style="list-style-type: none"> PIPE SIZES, INVERT ELEVATIONS, ORIFICE SIZES, OVERFLOW ELEVATIONS AND SLOPES; PER ENGINEER APPROVED STAMPED PLANS. OUTLET CAPACITY: NOT LESS THAN CARRIED INLETS. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIA. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL. THE RESTRICTOR SHALL BE FABRICATED FROM 0.060" ALUMINUM, PVC, CPVC, OR HDPE PIPE PER THESE ENGINEERING STANDARDS. OUTLET SHALL BE CONNECTED TO STORM DRAINAGE PIPE WITH SUITABLE COUPLER OR GROUTED INTO THE BELL OF CONCRETE PIPE. THE VERTICAL RISER STEM OF THE RESTRICTOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIA. VERTICAL RISER SECTION SHALL BE ALIGNED FLANGES VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE. FRAME AND LADDER OR STEPS OFFSET SO THAT: <ol style="list-style-type: none"> SCREW TYPE SHEAR GATE IS VISIBLE FROM TOP. CLIMB DOWN SPACE IS CLEAR OF RISER AND SCREW TYPE SHEAR GATE. FRAME IS CLEAR OF CURB. IF METAL OUTLET PIPE CONNECTS TO CONCRETE PIPE: <ol style="list-style-type: none"> PIPE OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4". MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SCREW TYPE SHEAR GATE HANDLE SHALL BE ATTACHED TO LADDER/STEP LOCATED WITHIN 24" ACCESS SECTION. SEE STANDARD DETAIL D-29 FOR INSTALLATION. IF NOTCHED WEIR IS USED IN USE OF ELBOW, DAPPLE SHALL NOT OBSTRUCT ACCESS TO THE STRUCTURE. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS, FRAMES AND PIPE PENETRATIONS. PENETRATE CARRIER PIPE THROUGH VAULT WALL. USE APPROVED WATER-TIGHT STRUCTURE ADAPTOR. SLIP SMOOTH-BASE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE. 		

60B

REVISIONS

65% DD COST SET

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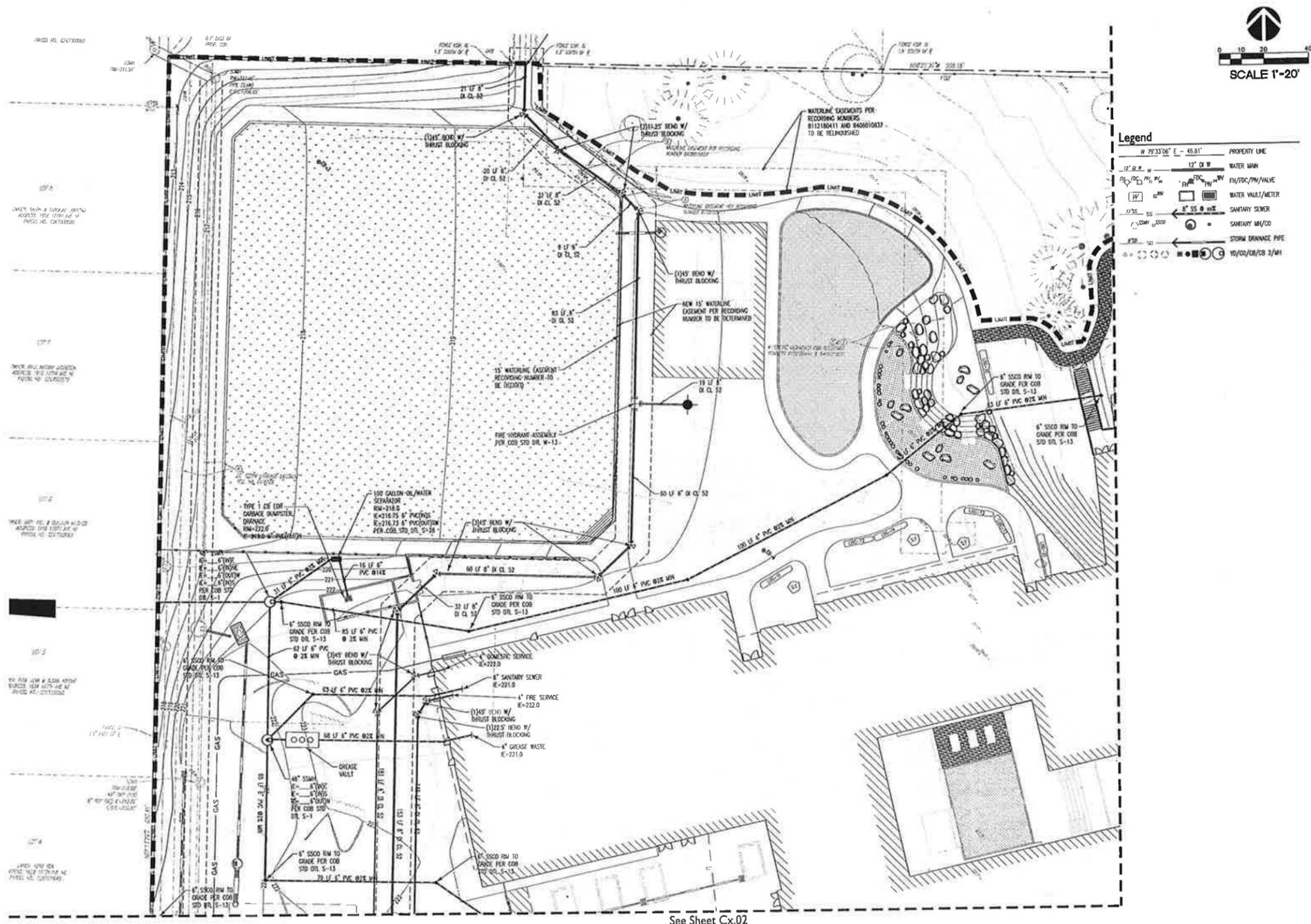
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CR. NO. C150030.02
OWNER APC
DESIGNED KMK
DATE 12/04/2015

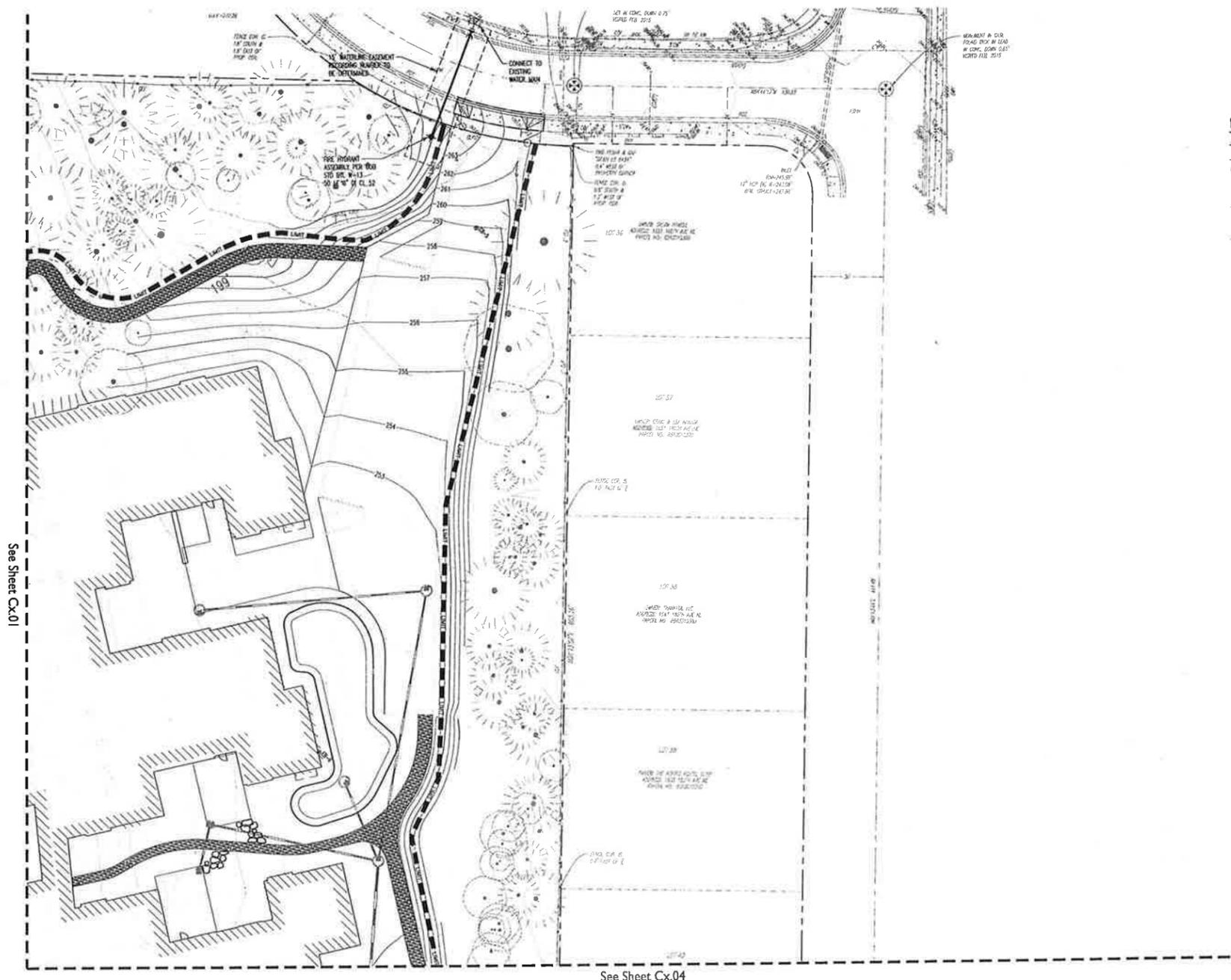
STORM DETAILS
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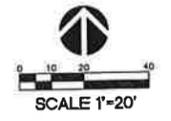
588

S10B



See Sheet Cx.01

See Sheet Cx.04



Legend

—	PROPERTY LINE
—	WATER MAIN
—	FI/TC/PI/VALVE
—	WATER VALVE/METER
—	SANITARY SEWER
—	SANITARY MANHOLE
—	STORM DRAINAGE PIPE
—	18"/24"/30"/36" S/W

REVISIONS

65% DD COST SET

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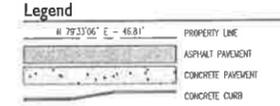
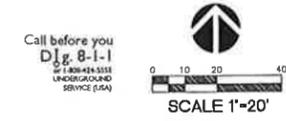
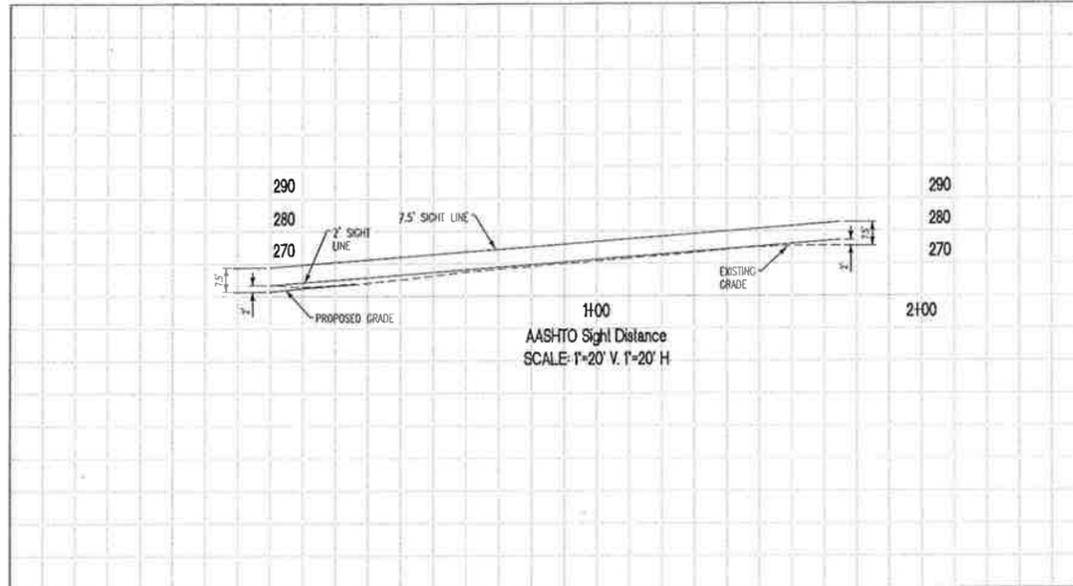
CR. NO. C150030 02
 DRAWN APC
 CHECKED KNK
 DATE 12/04/2015

UTILITY PLAN NE

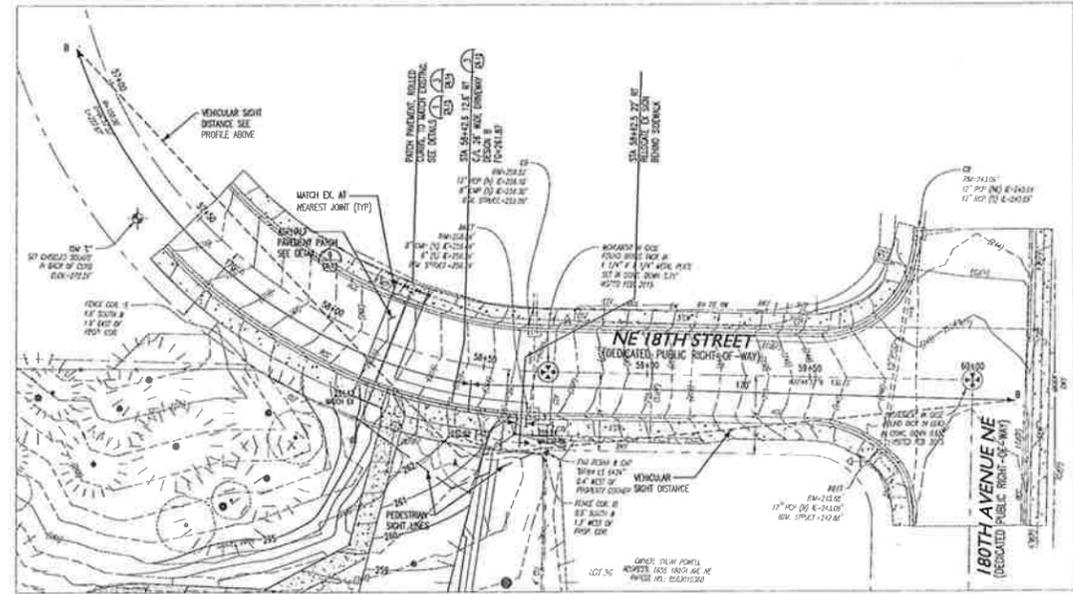
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5.03

WWW.NACARCHITECTURE.COM

SE 1/4 OF SE 1/4 OF NE 1/4 SECTION 25 T. 25 N. R. 5E. W.M.



NOTE:
STATIONING AND FRESH GRADE ELEVATIONS ARE AT
FLOWLINE OF CURB UNLESS OTHERWISE INDICATED.



GRID N-5 25-25-5 UE-16124569

NO.	DATE	REVISION



FILE NO. C150030-02
 PLAN NO. APC
 CHECKED BY. KNK
 DATE. 05/06/2016

COUGHLIN PORTER LUNDEEN
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 SEATTLE, WA 98104

Bellevue School District
BENNETT ELEMENTARY SCHOOL
 17000 NE 16TH ST.
 BELLEVUE, WA 98008

65% / DD COST SET /
 CUP SUBMITTAL

NE 18TH ST
 R.O.W. PLAN

C6.06

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 ARCHITECTURE
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 PHONE: 206.461.6337

FILE NO. C150030.02
 DRAWN BY. APC
 CHECKED BY. KNK
 DATE. 05/06/2016

NE 18TH ST
 R.O.W. PLAN
C
6.06

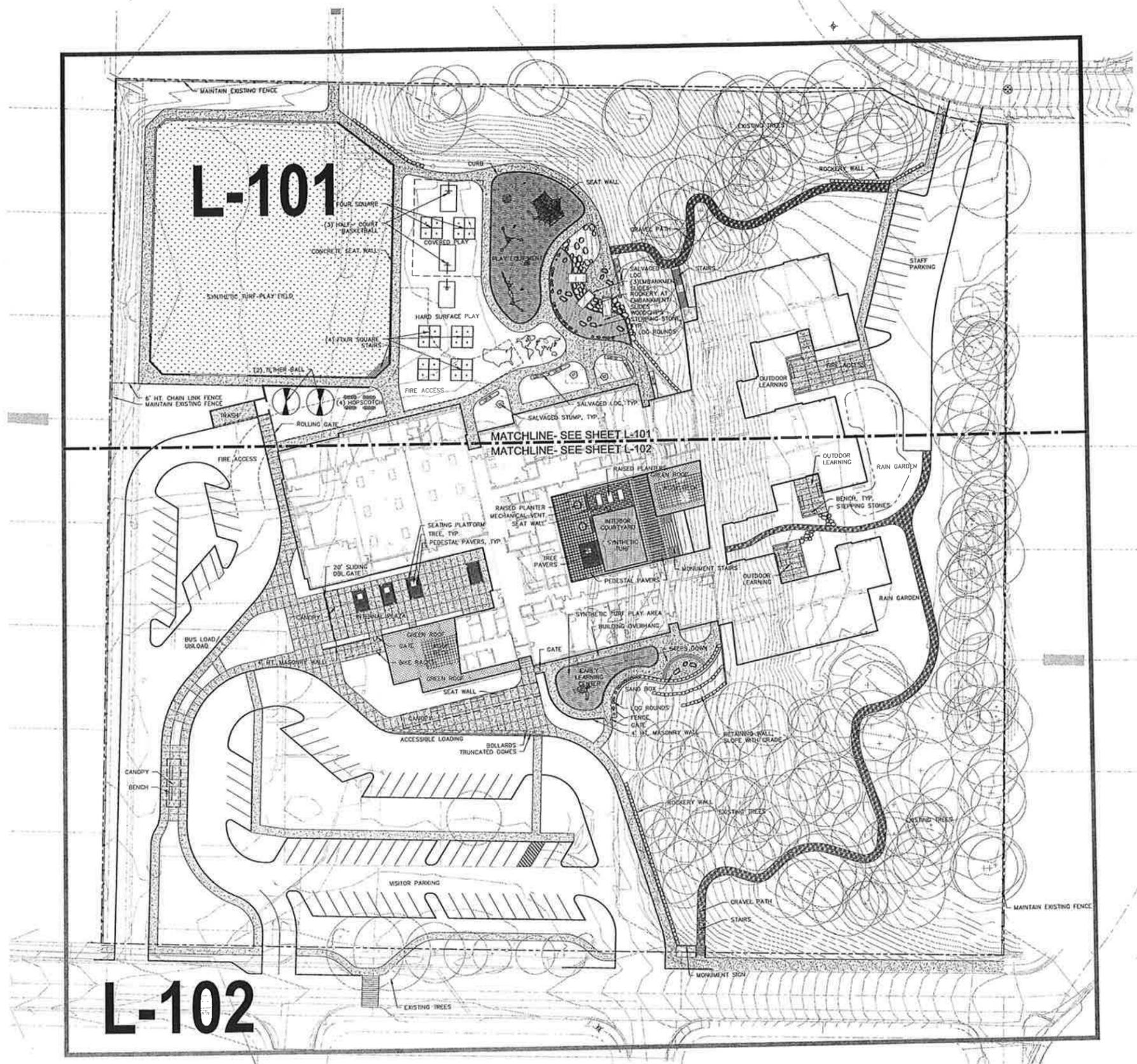
REVISIONS

65% / DD COST SET / CUP SUBMITTAL

COUGHLIN PORTER LUNDEEN
 A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
 801 SECOND AVENUE - SUITE 900
 SEATTLE, WA 98104

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17000 NE 16TH ST. BELLEVUE, WA 98008

53B



L-101

L-102

MATCHLINE - SEE SHEET L-101
 MATCHLINE - SEE SHEET L-102

REVISIONS

65% / DD COST SET

WEISMANDESIGNGROUP
 ARCHITECTS
 1000 15TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1100
 WWW.WEISMANDESIGNGROUP.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17300 NE 15TH STREET, BELLEVUE, WA 98008



STATE OF WASHINGTON
 LICENSED
 NICHOLAS PARK, P.E. AND LANDSCAPE ARCHITECT
 LICENSE NO. 121-15004
 2025 EXPIRES 12/31/2025
 P: 202.411.1022

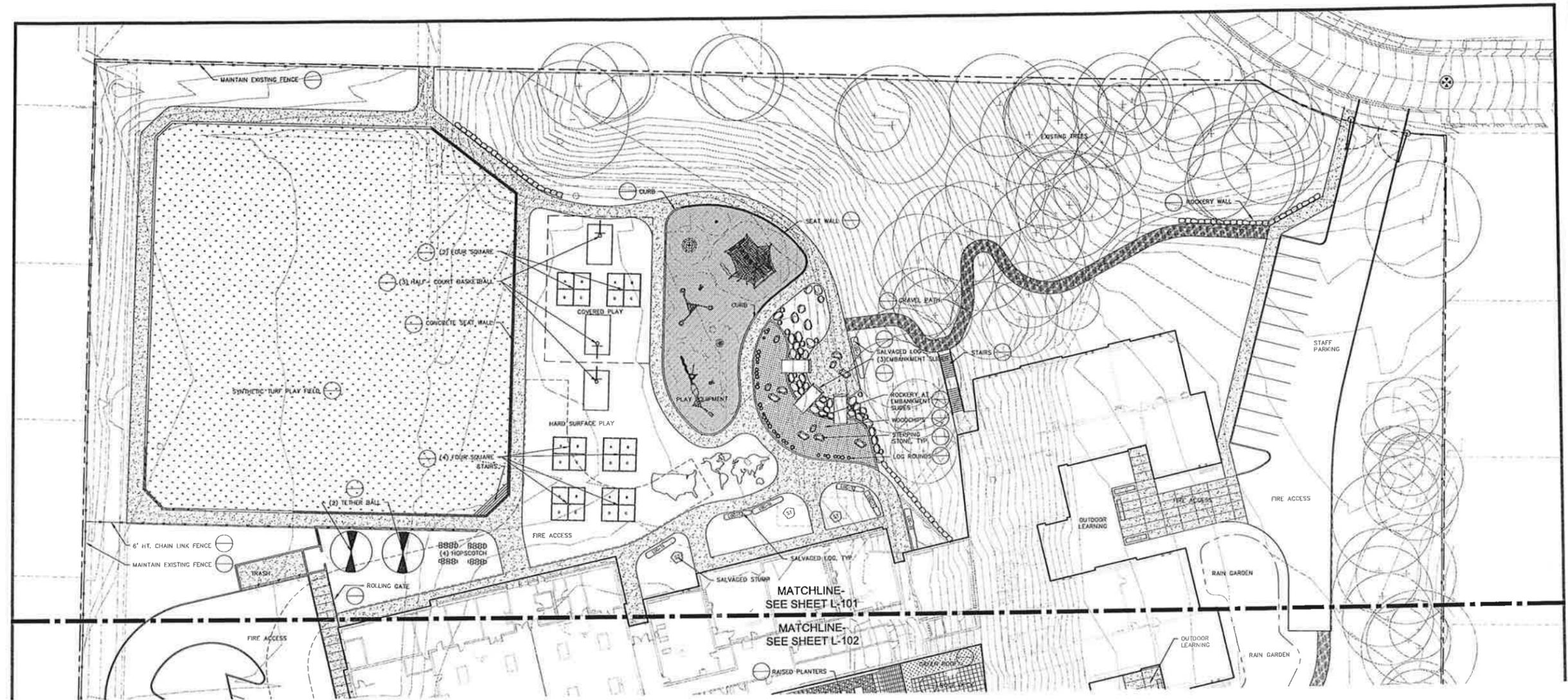
NO. 121-15004
 DRAWN: MMW
 CHECKED: NH
 DATE: 12/04/2015

SITE PLAN

L-100



52m

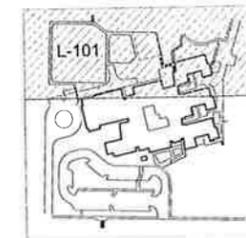


SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM	QUANT.	DESCRIPTION
	MASONRY SEATWALL		SEE SPECIFICATIONS AND DETAILS
	BIKE RACK	4	SEE SPECIFICATIONS AND DETAILS
	BOULDER	8	2-4 MAN WEATHERED GRANITE, SEE SPECIFICATIONS
	TRASH RECEPTACLE	6	SEE SPECIFICATIONS
	BOLLARD	1	SEE SPECIFICATIONS AND DETAILS
	FLAG POLE	1	SEE SPECIFICATIONS AND DETAILS
	NEW 6' HT. CHAIN LINK FENCE		SEE PLAN FOR HEIGHT, SEE SPECIFICATIONS AND DETAILS
	NEW 4' HT. ORNAMENTAL FENCE		SEE PLAN FOR LOCATIONS, SEE SPECIFICATIONS AND DETAILS

SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM	QUANT.	DESCRIPTION
	TACTILE PAVING		SEE SPECIFICATIONS AND DETAILS
	SCORED CONCRETE PAVING		SEE PLAN FOR LAYOUT, SEE CIVIL FOR SPECIFICATIONS AND DETAILS.
	CONCRETE UNIT PAVERS		SEE DETAIL FOR LAYOUT AND MATERIALS.
	METAL GRATING		SEE DETAIL FOR MATERIALS.
	CRUSHED ROCK SURFACING		5/8" MINUS CRUSHED ROCK SURFACING, SEE SPECIFICATIONS.
	BIORETENTION AREA		SEE CIVIL FOR LAYOUT AND CROSS-SECTION, SEE PLANTING SPECIFICATION FOR BIORETENTION SOIL.
	SYNTHETIC TURF FIELD SURFACING SYSTEM		SEE SPECIFICATIONS AND DETAILS, SYNTHETIC TURF CARPET AND INFILL NOT IN CONTRACT.
	SYNTHETIC TURF PLAY SURFACING SYSTEM		SEE SPECIFICATIONS AND DETAILS, SYNTHETIC TURF CARPET AND INFILL NOT IN CONTRACT.
	EXISTING TREES TO REMAIN		SAVE AND PROTECT, SEE CIVIL FOR CLEARING LIMITS AND TREE PROTECTION REQUIREMENTS.



KEY MAP

SCALE: 1"=20'-0"



REVISIONS

65% / DD COST SET

WEISMANDESIGNGROUP

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17900 N 15TH STREET, BELLEVUE, WA 98008



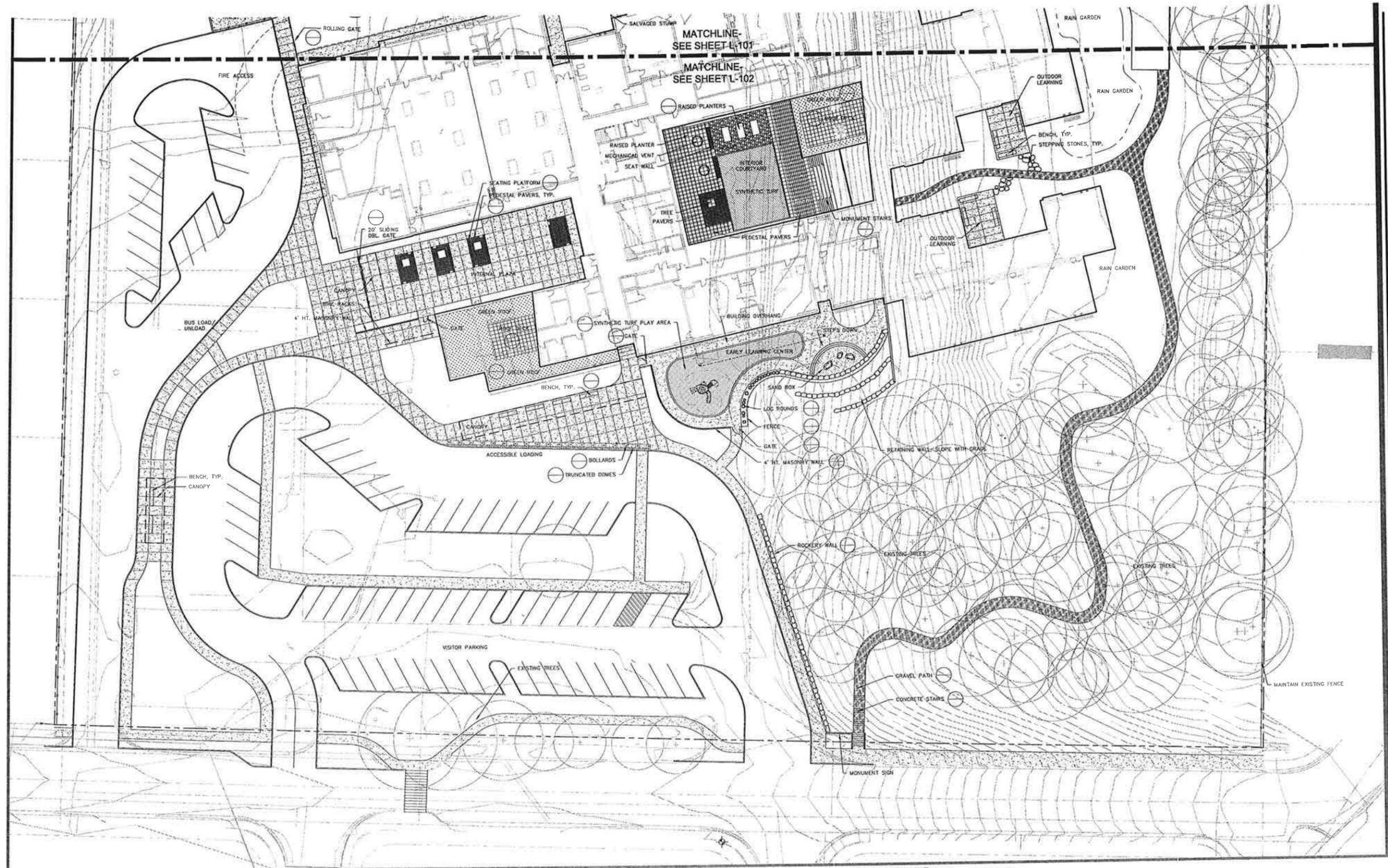
STATE OF WASHINGTON
 LICENSED ARCHITECT
 MICHAEL J. JAMES
 LICENSE NO. 353
 2025 EXPIRES 06/30/2025
 SEATTLE WA 98101
 0000000000

NO. 121-15004
 DRAWN: MMW
 CHECKED: NH
 DATE: 12/04/2015

SITE PLAN ENLARGEMENT

L-101

513



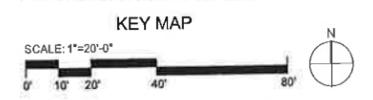
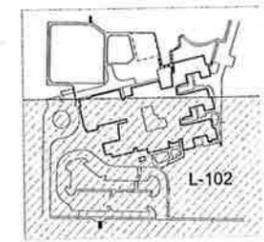
MATCHLINE-
SEE SHEET L-101
MATCHLINE-
SEE SHEET L-102

GENERAL NOTES

- 1.) DO NOT SCALE DRAWINGS.
- 2.) REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND LAYOUT INFORMATION FOR ALL VEHICULAR AREAS.
- 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, GRID LINE, OR BACK OF CURB ON PLAN. STAIR 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.

GATE SCHEDULE

GATE	QTY.	ITEM	DESCRIPTION
A	2	CHAIN LINK DOUBLE SWING GATE	10' WIDE DOUBLE LEAF, 6' HT.
B	2	CHAIN LINK SINGLE SWING GATE	3' WIDE SINGLE LEAF, 4' HT.
C	2	CHAIN LINK DOUBLE SWING GATE	20'-0" WIDE DOUBLE LEAF, 6' HT.
D	2	CHAIN LINK PEDESTRIAN GATE	3' WIDE SINGLE LEAF, 6' HT.
E	1	ORNAMENTAL SINGLE SWING GATE	3' WIDE SINGLE LEAF, 6' HT.
F	1	ORNAMENTAL DOUBLE SWING GATE	20'-0" WIDE DOUBLE LEAF, 6' HT.
G	3	CHAIN LINK SINGLE SWING GATE WITH BLACK VINYL SLATS	8' WIDE SINGLE LEAF, 6' HT.
H	2	CHAIN LINK SINGLE SWING GATE WITH	4'-4" WIDE SINGLE LEAF, 6' HT.



REVISIONS

65% / DD COST SET

WEISMANDESIGN GROUP
1221 W. 10TH ST. SUITE 100
MILWAUKEE, WI 53233
TEL: 414.224.1111
WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17200 W. 16TH STREET, BELLINGHAM, WA 98228



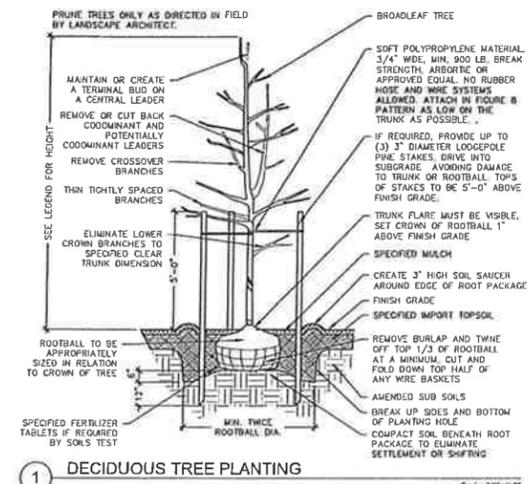
STATE OF WASHINGTON
LICENSED
DAVID M. WEISMAN
NO. 121-15004
ISSUED 12/04/2015

NO. 121-15004
ISSUED 12/04/2015

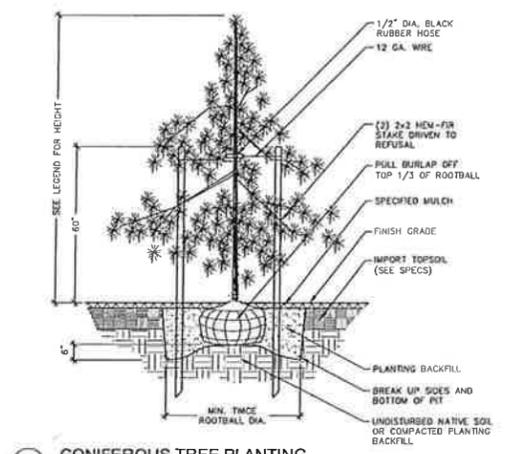
SITE PLAN
ENLARGEMENT

L-102

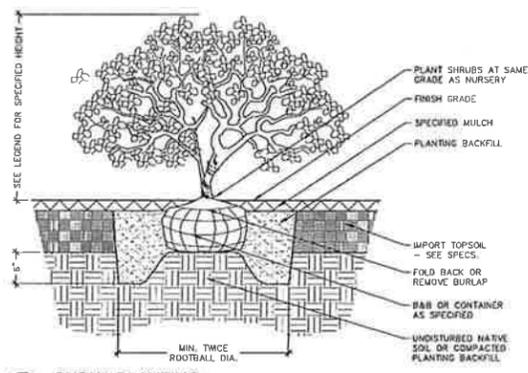
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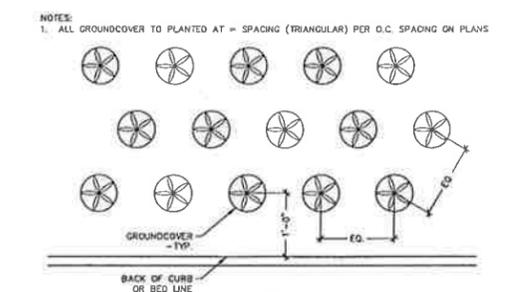
1 DECIDUOUS TREE PLANTING Scale: 3/8"=1'-0"



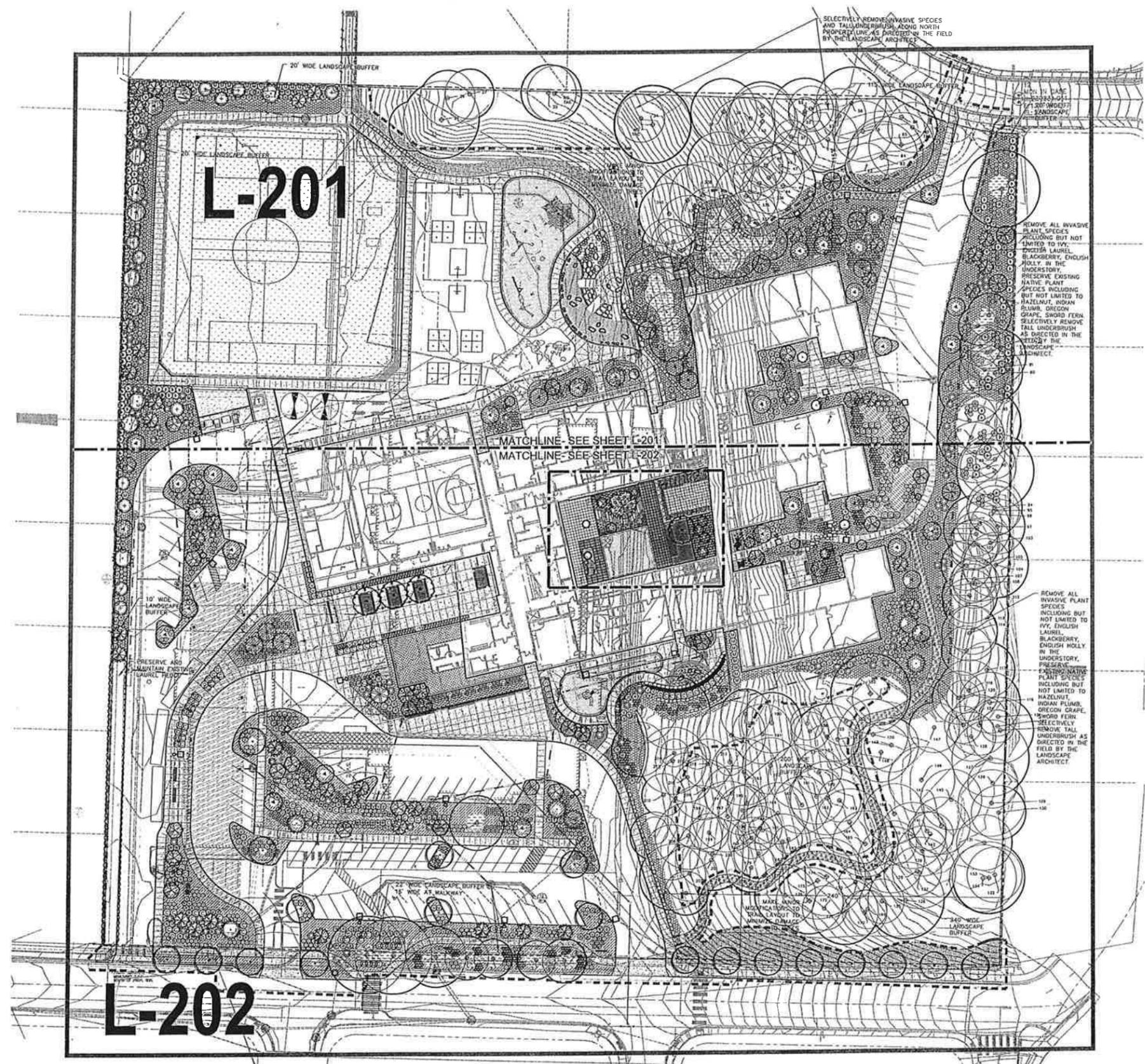
2 CONIFEROUS TREE PLANTING Scale: 1/2"=1'-0"



3 SHRUB PLANTING Scale: 1"=1'-0"



4 GROUNDCOVER PLANTING Scale: 1"=1'-0"



REVISIONS

65% / DD COST SET / CUP SUBMITTAL SET

WEISMANDESIGNGROUP
1000 15TH AVENUE, SUITE 200
SEATTLE, WA 98101
PH: 206.461.1111
WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17000 15TH STREET, BELLEVUE, WA, 98008



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
DESIGNATED AS A PUBLIC USE RESOURCE
2005 PRACTICE 1, 2005 PRACTICE 2
SCOTT W. WILSON
PUBLISHED 04/2016

NO. 121-15004
DESIGNED BY: MMW
DRAWN BY: NH
DATE: 5/6/2016

LANDSCAPE PLAN

L-200

493



MATCHLINE - SEE SHEET L-201
 MATCHLINE - SEE SHEET L-202

INTERIOR COURTYARD ENLARGEMENT
 SEE SHEET L-201

10' WIDE LANDSCAPE BUFFER

PRESERVE AND MAINTAIN EXISTING LAUREL TREES

22' WIDE LANDSCAPE BUFFER
 16' WIDE AT WALKWAY

MAKE MINOR MODIFICATIONS TO TRAIL LAYOUT TO MINIMIZE DAMAGE TO AUTO STRIPS

240' WIDE LANDSCAPE BUFFER

REMOVE ALL INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO IVY, ENGLISH LAUREL, BLACKBERRY, ENGLISH HOLLY, IN THE UNDERSTORY, PRESERVE EXISTING NATIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO HAZELNUT, INDIAN PLUMB, OREGON GRAPE, SWORD FERN. SELECTIVELY REMOVE TALL UNDERBRUSH AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

REVISIONS

65% / DD COST SET / CUP SUBMITTAL SET

WEISMANDESIGNGROUP
 1200 4TH AVENUE
 SUITE 1000
 SEATTLE, WA 98101
 PHONE 206.461.1111
 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17900 NE 15TH STREET, BELLEVUE, WA 98008

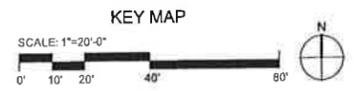
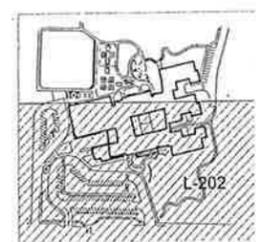


STATE OF WASHINGTON
 DEPARTMENT OF ECOLOGY
 LICENSED LANDSCAPE ARCHITECT
 MICHAEL PAUL EGAN
 CERTIFICATE NO. 12
 PLS-CAP-18-C-0018-C-0011

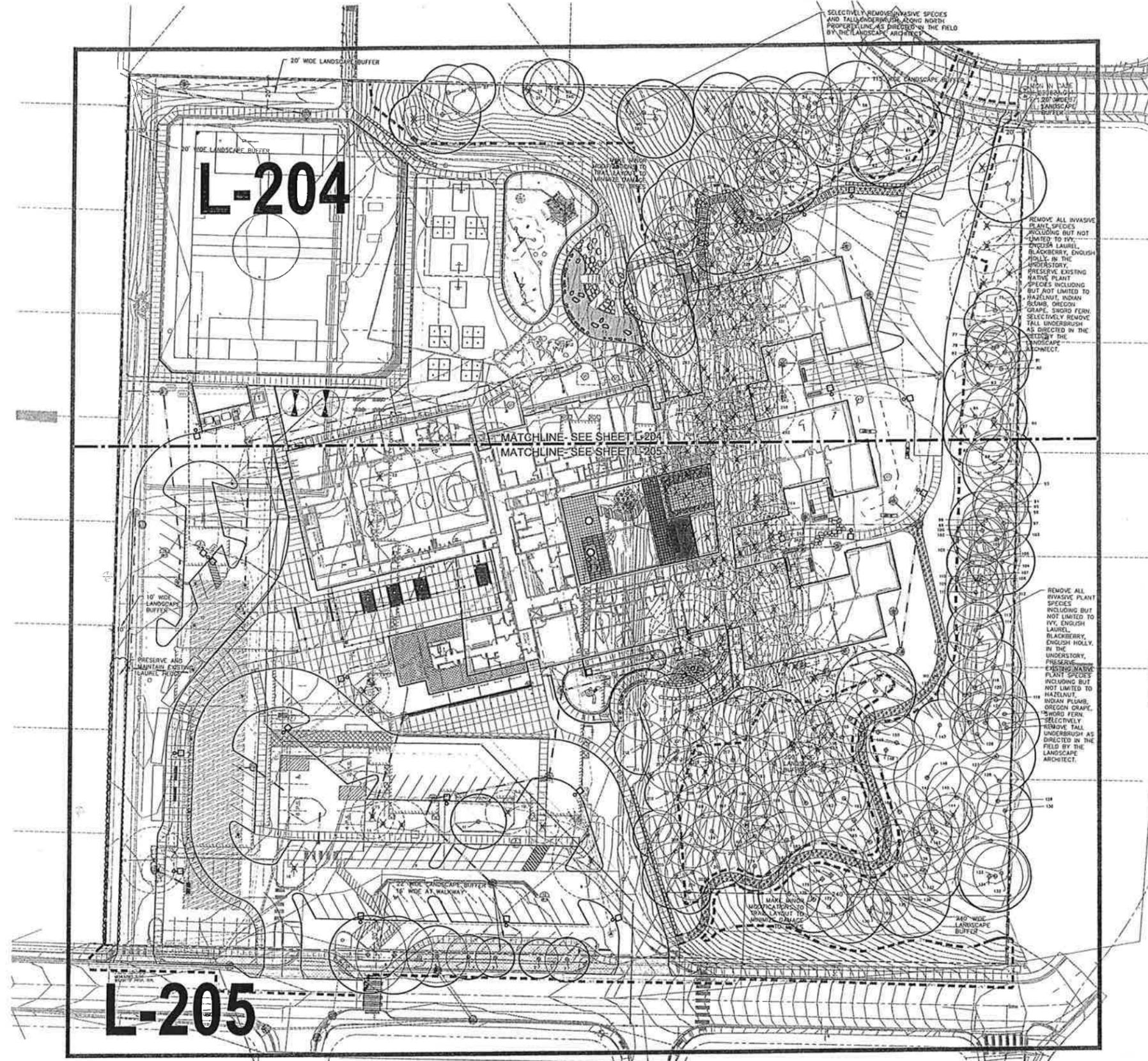
PROJECT NO. 121-15004
 DRAWN BY MMW
 CHECKED BY NH
 DATE 5/8/2016

LANDSCAPE PLAN ENLARGEMENT

L-202



476



TREE PRESERVATION NOTES

- SEE SPECIFICATION SECTION 02100 FOR SALVAGING REQUIREMENTS. SEE SITE AND LANDSCAPE PLANS FOR LOCATION AND QUANTITY OF TREE STUMPS AND LOGS FOR REUSE.
- SEE TREE PRESERVATION TABLE ON SHEET L-206 FOR TREES TO REMAIN AS SNAGS OR STUMPS. SNAGS TO BE CUT 12 FEET FROM FINISH GRADE. STUMPS TO BE CUT 2 FEET FROM FINISH GRADE.

TREE PRESERVATION LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
(Circle with 'X')	EXISTING TREES TO REMAIN TREE TAG #	SAVE AND PROTECT. SEE CIVIL FOR EXACT LIMITS OF CLEARING.
(Circle with 'X')	EXISTING TREES TO BE REMOVED TREE TAG #	UNLESS OTHERWISE NOTED, REMOVE ENTIRE TREE TRUNK AND ROOTBALL. SEE SECTION 02100 SITE PREPARATION. SEE SHEET L-206 TREE PRESERVATION TABLE FOR TREES TO REMAIN AS SNAGS OR STUMPS.

TREE PRESERVATION CALCULATIONS

- MINIMUM 15% OF EXISTING INTERIOR TREE CALIPER INCHES REQUIRED TO BE SAVED OR 313.5 DIAMETER INCHES.
- 59% OF EXISTING INTERIOR TREE CALIPER INCHES PROPOSED TO BE SAVED OR 3754.3 DIAMETER INCHES.
- 100% OF PERIMETER TREES REQUIRED TO BE SAVED.
- 5 TREES IN NE CORNER OF THE SITE REMOVED TO PROVIDE FIRE ACCESS TO NEW SCHOOL.

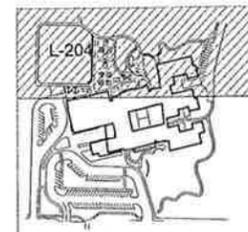
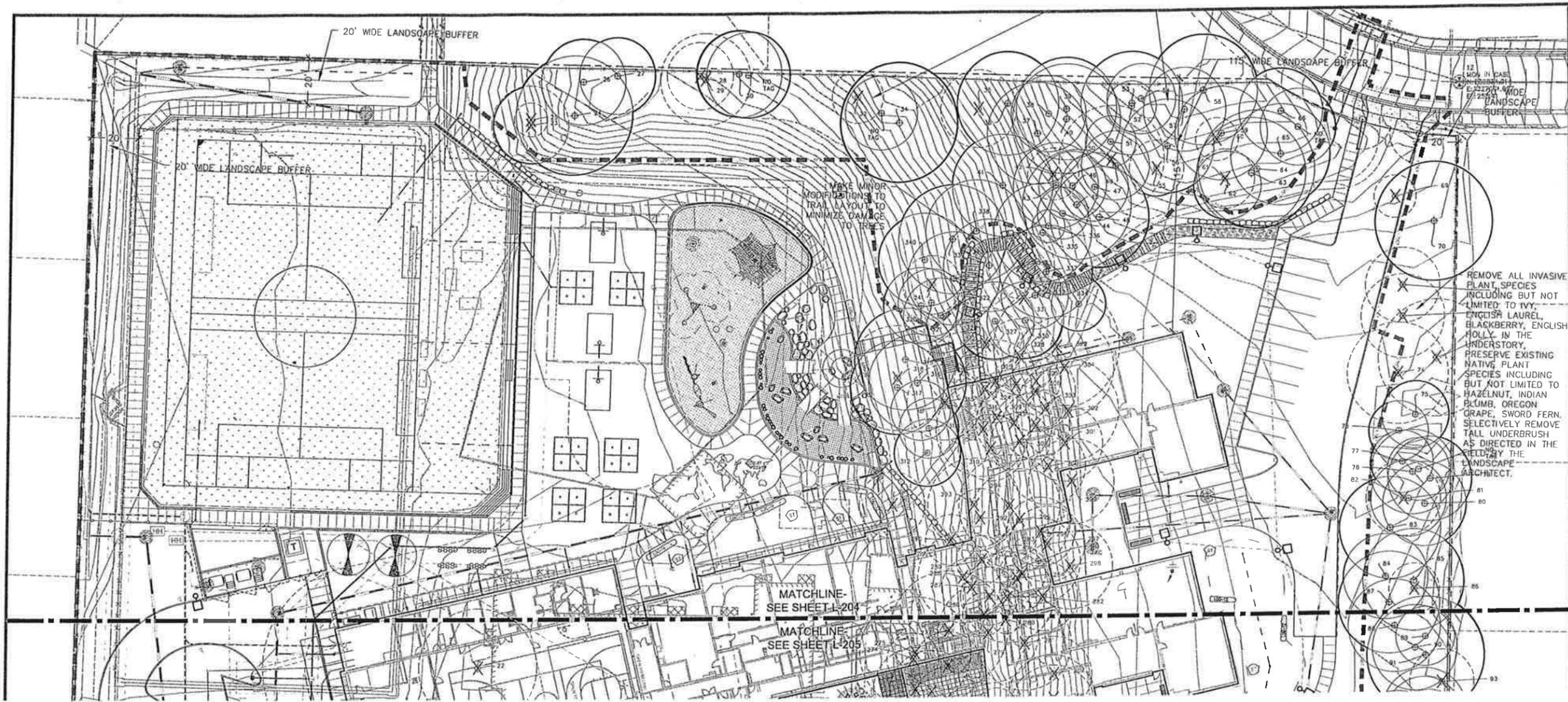
SCALE: 1"=40'-0"



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1600 N. MOUNTAIN VIEW AVENUE
PO BOX 40200
SEATTLE, WA 98101
206.467.4000

DATE: 121-15094
DRAWN: MMW
CHECKED: NH
DATE: 5/6/2016

4103



KEY MAP

SCALE: 1"=20'-0"



REVISIONS

65% / DD COST SET / CUP SUBMITTAL SET

WEISMANDESIGNGROUP
 1000 1ST AVENUE, SUITE 1000
 SEATTLE, WA 98101
 TEL: 206.461.1000
 WWW.WEISMANDESIGN.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17900 NE 18TH STREET, BELLEVUE, WA 98008



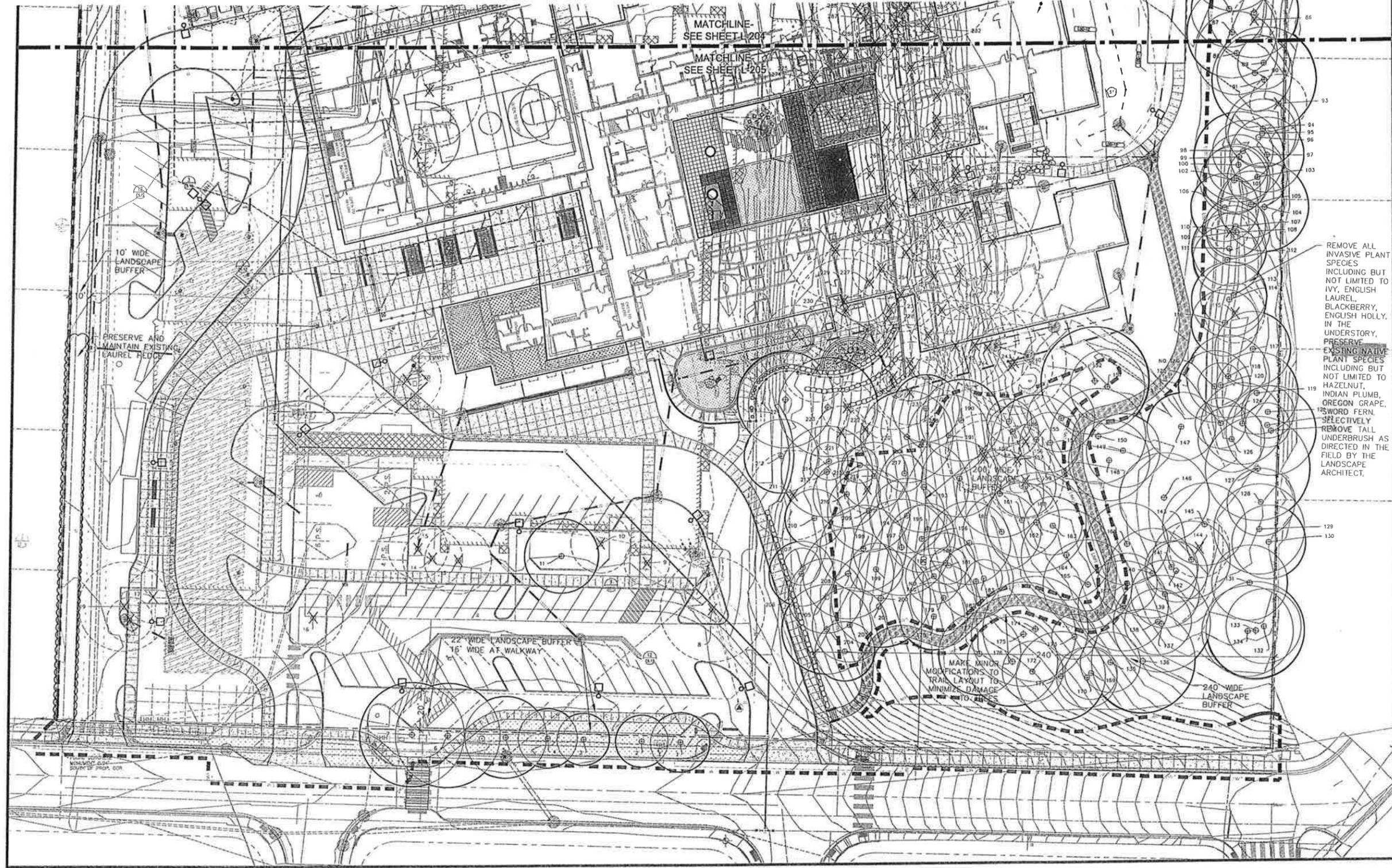
STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT
 MEMBERSHIP NO. 121-15004
 EXPIRES 6/30/2016
 2425 PINE AVE | SUITE 300
 SEATTLE WA 98101
 PUMIL@GMAIL.COM

DATE: 12-1-2014
 DRAWN: MMW
 CHECKED: NH
 DATE: 5/6/2015

TREE PRESERVATION
 PLAN ENLARGMENT

L-204

45B



REMOVE ALL INVASIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO IVY, ENGLISH LAUREL, BLACKBERRY, ENGLISH HOLLY, IN THE UNDERSTORY, PRESERVE EXISTING NATIVE PLANT SPECIES INCLUDING BUT NOT LIMITED TO HAZELNUT, INDIAN PLUMB, OREGON GRAPE, SWORD FERN. SELECTIVELY REMOVE TALL UNDERBRUSH AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

MAKE MINOR MODIFICATIONS TO TRAIL LAYOUT TO MINIMIZE DAMAGE TO TREES

10' WIDE LANDSCAPE BUFFER

PRESERVE AND MAINTAIN EXISTING LAUREL HEDGE

22' WIDE LANDSCAPE BUFFER
16' WIDE AF. WALKWAY

240' WIDE LANDSCAPE BUFFER

MATCHLINE-
SEE SHEET L-204

MATCHLINE-
SEE SHEET L-205

REVISIONS

65% / DD COST SET / CUP SUBMITTAL SET

WEISMANDESIGNGROUP
1014 S. UNIVERSITY ST. SUITE 100
SEATTLE, WA 98101
WWW.WEISMANDSIGN.COM

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17900 NE 16TH STREET, BELLEVUE, WA 98008

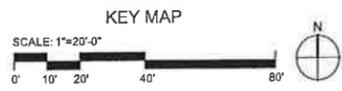
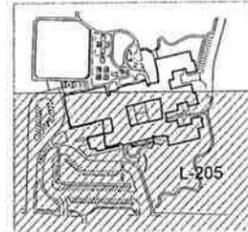


STATE OF WASHINGTON
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
MICHAEL J. JENSEN
PUBLIC ARCHITECTURE # 40377
17900 NE 16TH STREET SUITE 100
SEATTLE WA 98101
206.441.4122

NO. 121-15004
MMW
NHT
5/6/2016

TREE PRESERVATION
PLAN ENLARGMENT

L-205



44B



STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

121-15004

MMW

5/6/2016

TREE PRESERVATION PLAN

Table with columns: SIGNIFICANT TREE #, TREE SPECIES, DIAMETER INCHES (DBH), PROPOSED ACTION, STATUS, INCHES SAVED, INCHES REMOVED. Contains tree data for rows 1-124.

Table with columns: SIGNIFICANT TREE #, TREE SPECIES, DIAMETER INCHES (DBH), PROPOSED ACTION, STATUS, INCHES SAVED, INCHES REMOVED. Contains tree data for rows 125-250.

Table with columns: SIGNIFICANT TREE #, TREE SPECIES, DIAMETER INCHES (DBH), PROPOSED ACTION, STATUS, INCHES SAVED, INCHES REMOVED. Contains tree data for rows 251-350.

Summary table with columns: Total diameter inches required to be saved: 15% of 6395.4 = 312.5, Total diameter inches proposed to be saved: 59% of 6395.4 = 3794.3. Includes legend for tree species abbreviations.

43B

Water Efficient Irrigation System Design Certification

Project Name: Bennett Elementary School
 Project Address: 17600 N.E. 18th Street, Bellevue, WA 98008
 Project Owner or Manager: (Company Name) _____
 (Contact Name) _____
 (Street Address) _____
 (City, State, Zip) _____
 (Phone) _____

Irrigation System Design Contact: (Company Name) Wetman Design Group, P.S., P.E.
 (Contact Name) Nick Hagan
 (Street Address) 3329 E. Madison St.
 (City, State, Zip) Seattle, WA 98112
 (Phone) (206) 322-1722

The landscape irrigation system design/ plans for the above stated project have been prepared by Washington State registered Landscape Architect, Washington State registered professional engineer, or Irrigation Association Certified Irrigation Designer stated above to be in compliance with Bellevue City Code 24.02.210 Irrigation System Design and Performance Requirements (Water Code). All data, calculations, and information required to be attached, or shown on the face of the irrigation plans.

Nick Hagan (Approval Signature) 21-Jan-15 (Date) Bellevue Utilities Department (City)

Irrigation Water Budget Form

Project Name: Bennett Elementary School
 Project Address: 17600 N.E. 18th Street, Bellevue, WA 98008
 IWB Formula: $IWB = ET \times AF \times LA \times CF$
 IWB: Irrigation Water Budget
 ET: Evapotranspiration Rate (14.49")
 AF: Adjustment Factor (0.8)
 LA: Landscape Area (Square Feet)
 CF: Conversion Factor (0.62)

IWB Formula in Simplest Terms: $IWB = 7,18704 \times LA$
 Landscape Area: 86,400 Sq. Ft. x 7,18704 =

IRRIGATION WATER BUDGET: 620,060 GALLONS

TOTAL ESTIMATED WATER USE: 351,018 GALLONS

Enter Total Estimated Water Use from Estimated Water Use Form. Total Estimated Water Use Form must accompany Irrigation Water Budget Form. Total Estimated Water Use may not exceed Irrigation Water Budget.

Total Estimated Water Use Form

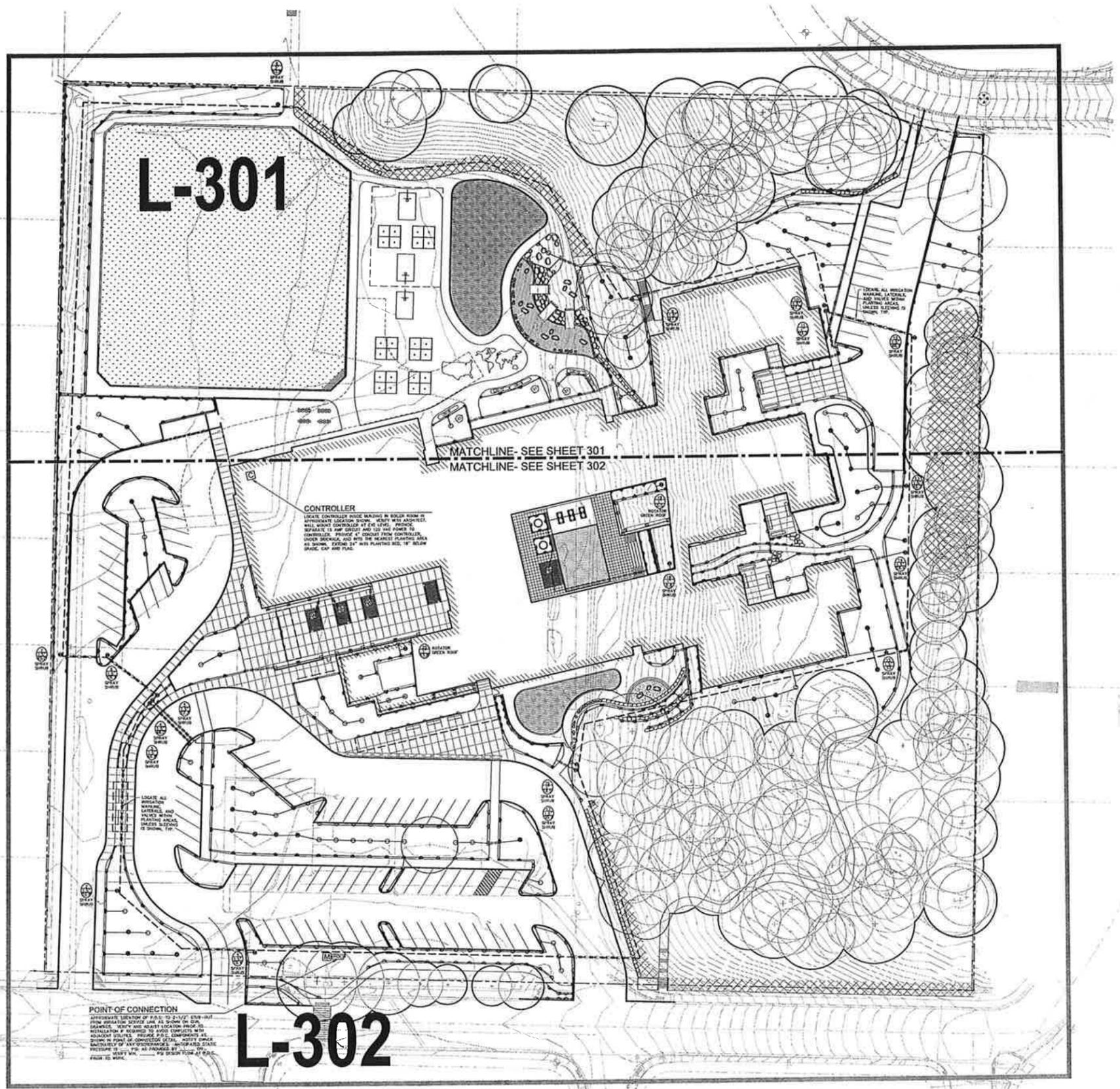
Project Name: Bennett Elementary School
 Project Address: 17600 N.E. 18th Street, Bellevue, WA 98008
 EWU Formula: $EWU = 14.374 \times PF \times HA$
 EWU: Estimated Water Use (per Hydrozone)
 ET: Evapotranspiration Rate (14.49")
 PF: Plant Factor (As determined for Hydrozone)
 HA: Hydrozone Area (In square Feet)
 CF: Conversion Factor (0.62)
 IE: Irrigation Efficiency (either 0.625 or 0.825)

EWU Formula in Simplest Terms: When IE = 0.625 $EWU = 14.374 \times PF \times HA$ When IE = 0.825 $EWU = 9.712 \times PF \times HA$

HYDROZONE	HA (SQ. FT.)	AVERAGE PF	IRR. EFF.	EWU
1	6,493	0.4	0.625	21223
2	3,247	0.4	0.625	10611
3	4,350	0.4	0.625	14550
4	8,617	0.7	0.625	28527
5	2,586	0.4	0.625	8318
6	2,247	0.4	0.625	7249
7	8,214	0.4	0.625	26903
8	8,794	0.4	0.625	28639
9	8,726	0.4	0.625	28254
10	8,149	0.4	0.625	26556
11	2,253	0.4	0.625	7358
12	7,155	0.4	0.625	23175
13	4,274	0.7	0.625	13656
14	3,124	0.4	0.625	10156
15	4,192	0.7	0.625	13099
16	2,114	0.4	0.625	6870
17	3,207	0.4	0.625	10496
18	1,025	0.4	0.625	3362
19	539	0.3	0.625	1570
20	1,743	0.3	0.625	5078
TOTAL HA =	78,840	SQ. FT.	TOTAL EWU =	351,018

IRRIGATION ZONE SUMMARY

ZONE	GPM	SIZE	PLNT	TYPE
1	39.4	1.5"	SHRUB	SPRAY
2	29.8	1.5"	SHRUB	SPRAY
3	46.8	1.5"	SHRUB	SPRAY
4	48	1.5"	SHRUB	SPRAY
5	37.3	1.5"	SHRUB	SPRAY
6	28.7	1.5"	SHRUB	SPRAY
7	45	1.5"	SHRUB	SPRAY
8	32.8	1"	SHRUB	SPRAY
9	47.1	1.5"	SHRUB	SPRAY
10	47.2	1.5"	SHRUB	SPRAY
11	22.2	1"	SHRUB	SPRAY
12	48.1	1.5"	SHRUB	SPRAY
13	42.2	1.5"	SHRUB	SPRAY
14	28.4	1.5"	SHRUB	SPRAY
15	33	1.5"	SHRUB	SPRAY
16	18.5	1"	SHRUB	SPRAY
17	30.7	1.5"	SHRUB	SPRAY
18	9.6	1"	LAWN	ROTOR
19	5.5	1"	LAWN	ROTOR
20	13.8	1"	SHRUB	SPRAY



REVISIONS

65% / DD COST SET

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 3329 E MADISON ST
 SEATTLE, WA 98112
 206.322.1722

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17600 N.E. 18TH STREET, BELLEVUE, WA 98008

STATE OF WASHINGTON
 LICENSED PROFESSIONAL ENGINEER
 NICK HAGAN
 LICENSE NO. 313
 n.hagan@weismandesign.com
 12/21/2015

DATE: 12/21/2015

IRRIGATION PLAN

L-300

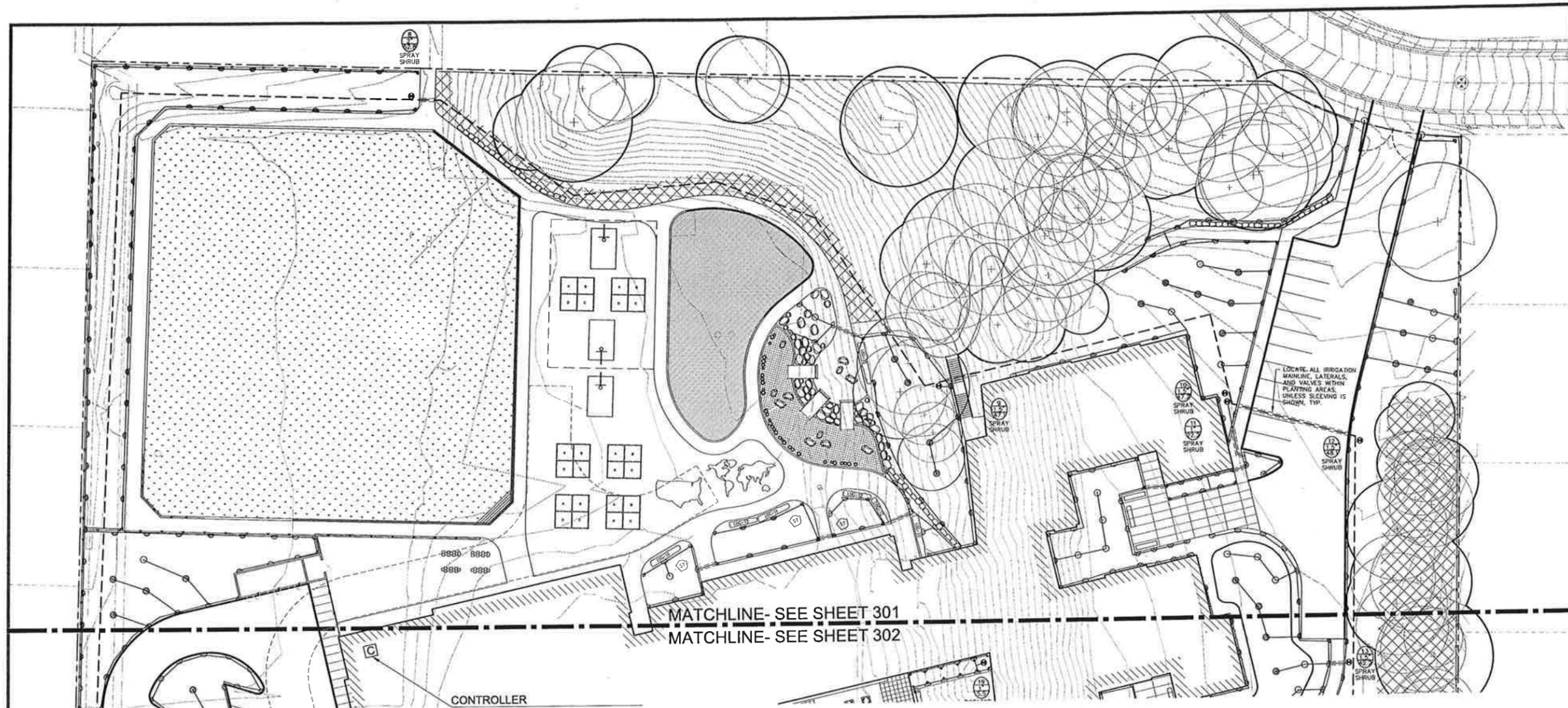


42B



NICHOLAS PAUL JAGAN
 ENGINEER NO. 733
 PLS&B ARCHITECTURE P.C.
 300 WEST AVE SUITE 200
 SEATTLE WA 98101
 206.461.4532

NO. 121-15004
 DRAWN: MMW
 CHECKED: NH
 DATE: 12/04/2015



MATCHLINE- SEE SHEET 301
 MATCHLINE- SEE SHEET 302

IRRIGATION SCHEDULE

SYMBOL	ITEM	MANUFACTURER / DESCRIPTION	NOTES	DETAIL
Ⓜ	ROTOR	RAINBIRD 5000-MPR SERIES 5000-MPR-35	45 PSI ADJUST RADIUS AS REQUIRED; INSTALL PER DETAIL 6 SHEET L-304	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-15-(x)-5702-6P-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 0-T-15-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-12-(x)-5702-6P-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 0-T-12-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-10-(x)-5702-6P-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 0-T-10-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-8-(x)-5702-6P-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 0-T-8-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-5-(x)-5702-6P-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 0-T-5-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	POP-UP SPRAY HEAD	TORO 0-T-(x)-5702-6P-PR (x)=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 0-T-(x)-5702-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE	6 L-304
Ⓜ	MP ROTATOR	HUNTER MP1000 with PROS-06-PRS40-CV MP1000-90-210 (8'-15" RADIUS) MP1000-360 (8'-15" RADIUS)	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-307.	6 L-307
Ⓜ	MP ROTATOR	HUNTER MP2000 with PROS-06-PRS40-CV MP2000-90-210 (13'-21" RADIUS) MP2000-360 (13'-21" RADIUS)	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-307.	6 L-307
Ⓜ	ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR	RAINBIRD 100-FEB-PRS-0 (1") RAINBIRD 150-FEB-PRS-0 (1-1/2") AND 200-FEB-PRS-0 (2")	PLASTIC CONTROL VALVE WITH PRS-DIAL. INSTALL PER DETAIL 4, SHEET L-304. ALL VALVES SHOWN IN LAWN AREAS MUST BE INSTALLED WITH CONCRETE VALVE BOXES.	4 L-304
Ⓜ	SECONDARY MASTER VALVE	SUPERIOR 3100 SERIES (3")	NORMALLY OPEN REMOTE CONTROL VALVE. INSTALL SIM. TO DETAIL 8, SHEET L-304	3 L-304

IRRIGATION SCHEDULE

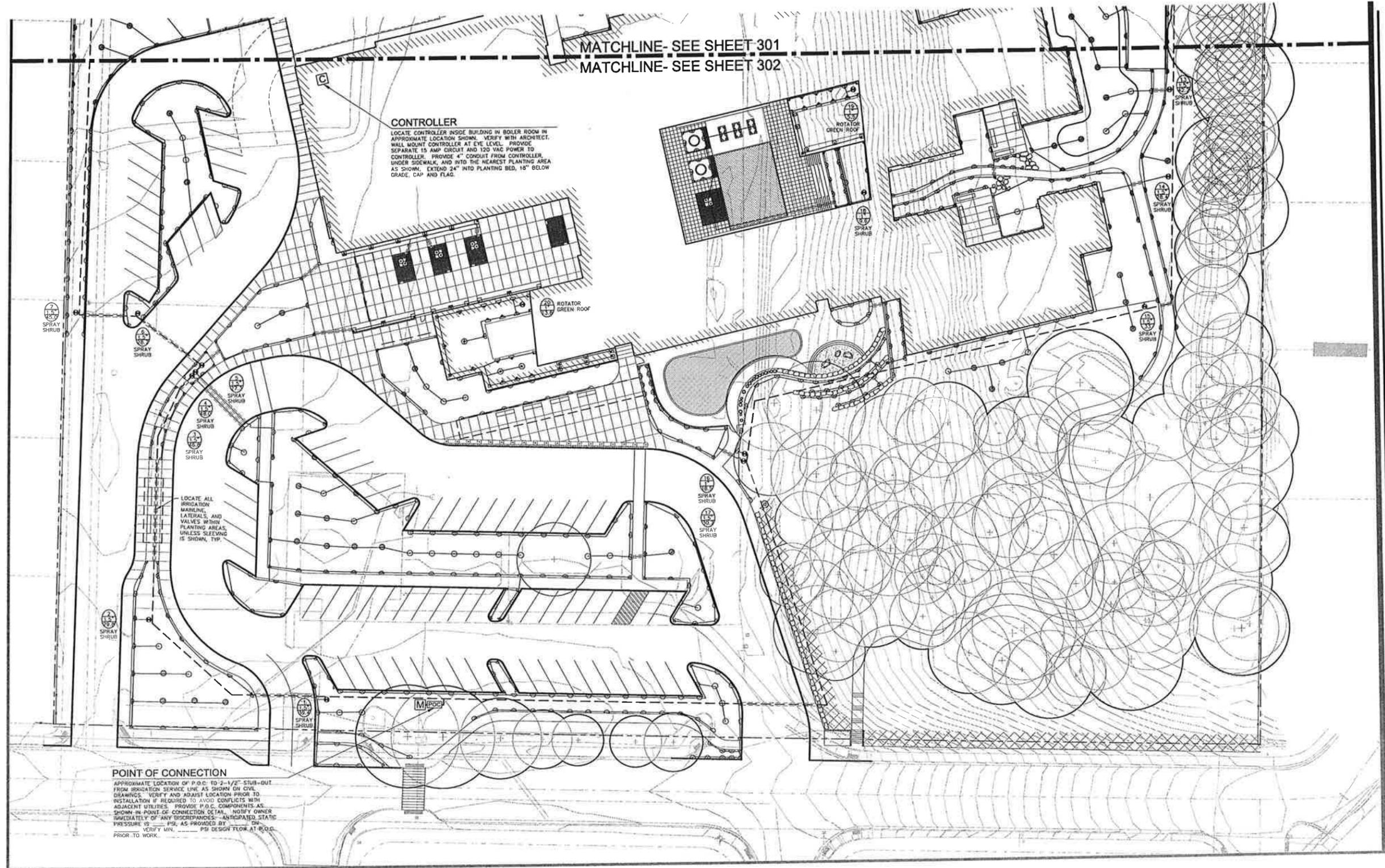
SYMBOL	ITEM	MANUFACTURER / DESCRIPTION	NOTES	DETAIL
Ⓜ	CONTROLLER	PER BAS	IRRIGATION SYSTEM WILL BE CONTROLLED BY THE BUILDING AUTOMATION SYSTEM (BAS). REFER TO IRRIGATION AND MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.	
Ⓜ	DOUBLE CHECK VALVE ASSEMBLY	SEE CIVIL		
Ⓜ	SHUT-OFF / ISOLATION VALVE	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.	5 L-304
Ⓜ	STRAINER	WILKINS S SERIES (2")	BRASS STRAINER WITH 20 MESH SCREEN. INSTALL PER DETAIL 8, SHEET L-304.	8 L-304
Ⓜ	QUICK COUPLER	SH-2 SWIVEL HOSE COLL 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) ELKS.	1 L-304
Ⓜ	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. PER DETAIL 7, SHEET L-304.	7 L-304
Ⓜ	FLOW SENSOR	IRRITROL FS-B200 (2")	BRONZE FLOW SENSOR. INSTALL IN SEPARATE VALVE BOX AND CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 3, SHEET L-304.	3 L-304
Ⓜ	MASTER VALVE	SUPERIOR 3000 SERIES (2")	NORMALLY CLOSED MASTER VALVE. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-304.	8 L-304
Ⓜ	BACKFLOW PREVENTION VAULT	UTILITY VAULT NO. 25-1A WITH # 25-BT BASE AND # 25P COVER	PRECAST CONCRETE UTILITY VAULT. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-304.	8 L-304
---	MANLINE	PVC-SCHEDULE 40	3" MINIMUM UNLESS NOTED ON PLAN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L-304.	2 L-304
---	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLABELLED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELLED 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.	2 L-304
Ⓜ	VALVE NUMBER	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.	

IRRIGATION NOTES:

- ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALES.
- 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.
- VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
- SEE CIVIL PLANS FOR LOCATION OF IRRIGATION STUB-OUT FROM METER.
- ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- PSI, AS PROVIDED BY ON. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
- 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.
- 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
- 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.
- REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.



41B



REVISIONS

65% / DD COST SET

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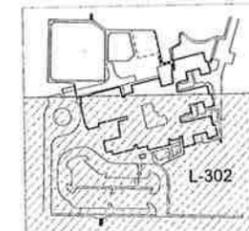


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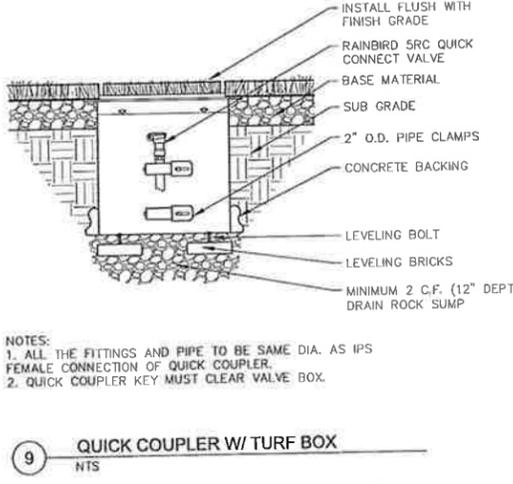
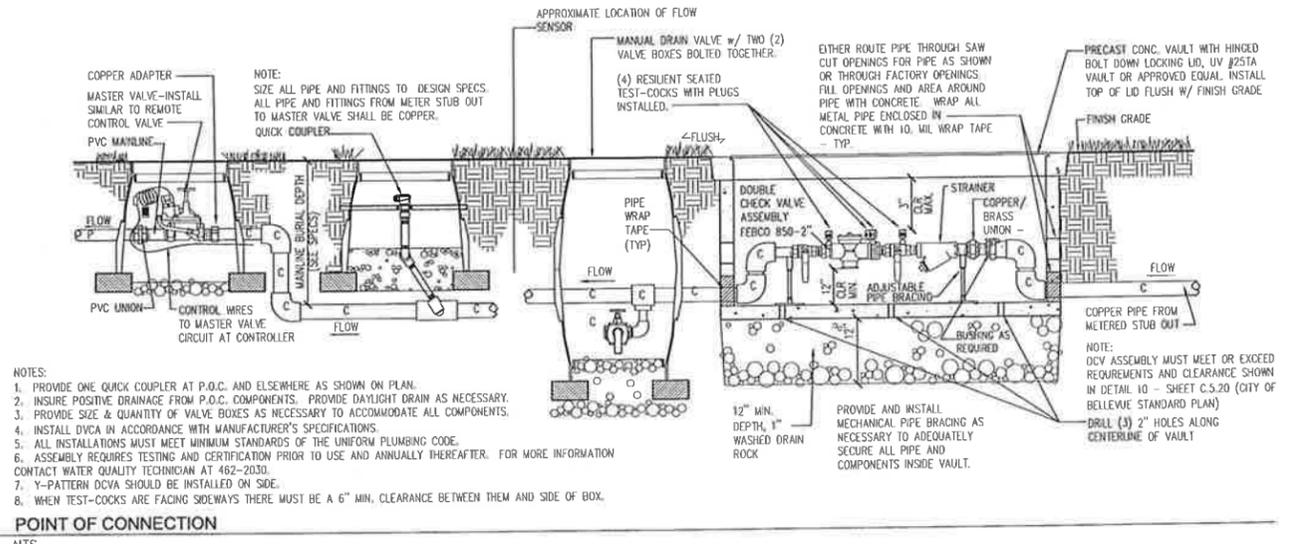
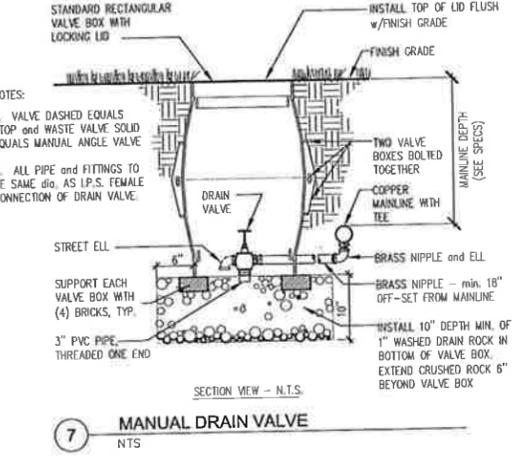
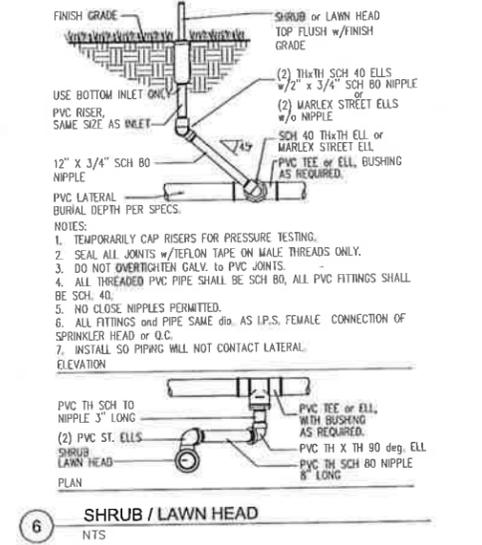
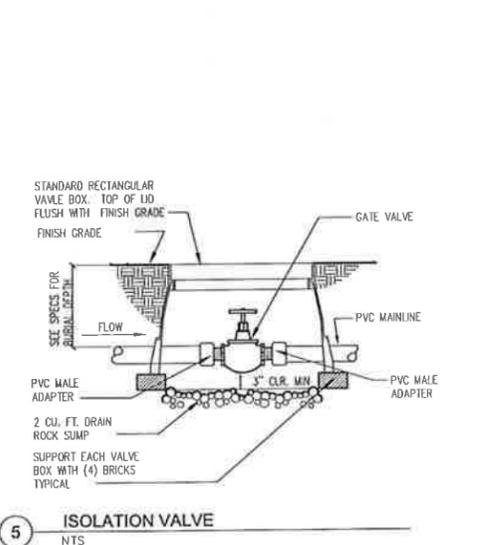
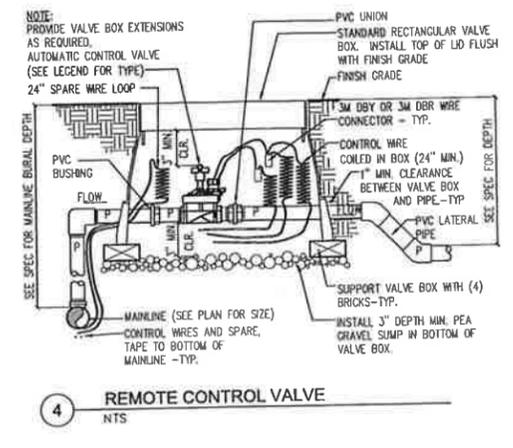
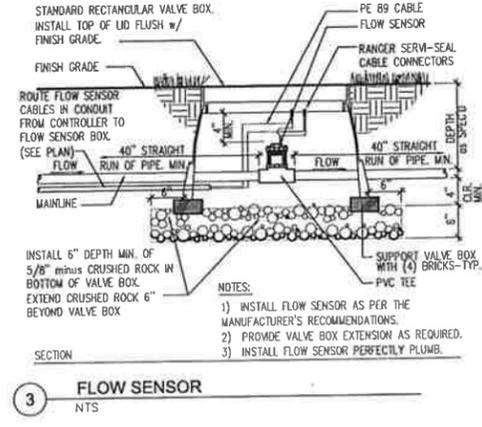
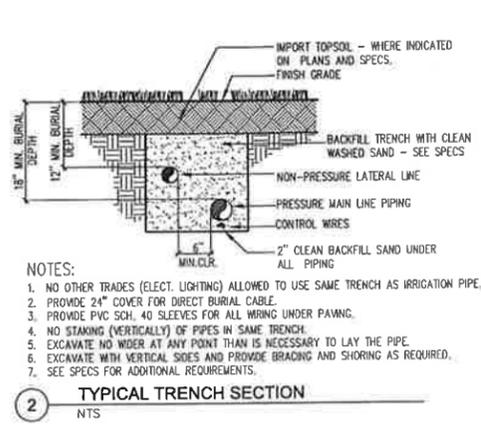
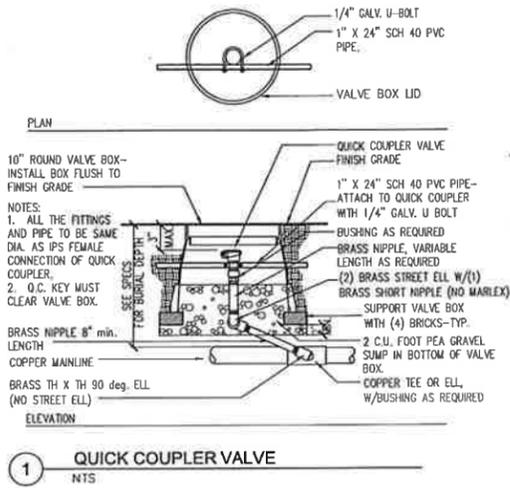
PROJECT NO: 121-15004
 DRAWING: MMW
 SHEET: N01
 DATE: 12/04/2015

IRRIGATION PLAN ENLARGEMENT

L-302



40B



39B

REVISIONS

65% / DD COST SET

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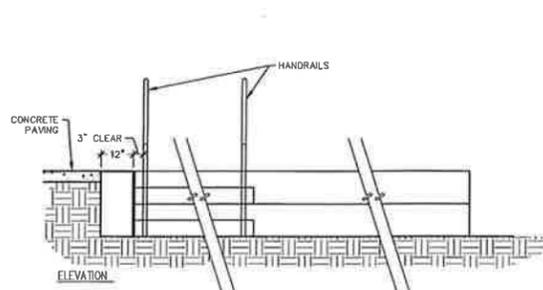
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NO. 121-15004
DESIGN: MMW
CHECKED: NH
DATE: 12/04/2015

IRRIGATION
DETAIL

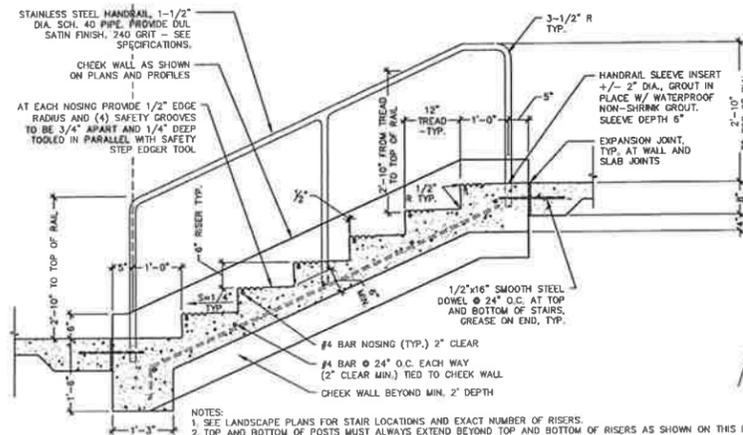
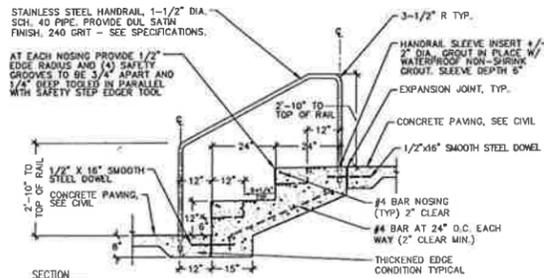
L-303



- 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.
 5. TOP AND BOTTOM OF POSTS MUST ALWAYS EXTEND BEYOND TOP AND BOTTOM OF RISERS AS SHOWN ON THIS DETAIL.
 6. PROVIDE INTERMEDIATE POSTS AS SHOWN ON STAIR PROFILES.

A MONUMENT STAIRS

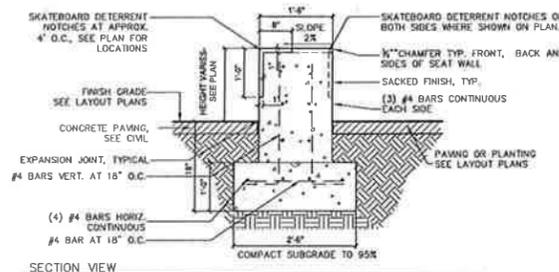
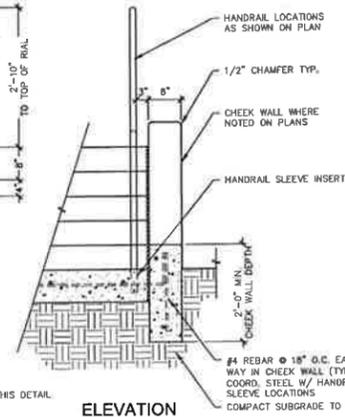
Scale: 1/2"=1'-0"



- 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.

B CONCRETE STAIRS

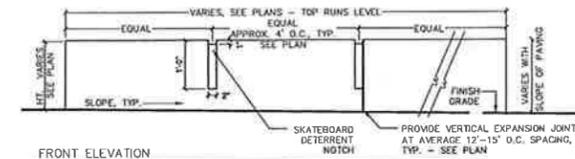
Scale: 3/4"=1'-0"



SECTION VIEW

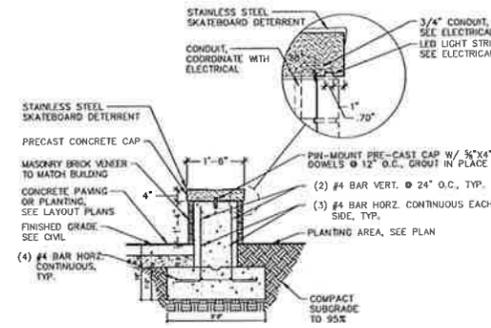
C CONCRETE SEATWALL

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



FRONT ELEVATION

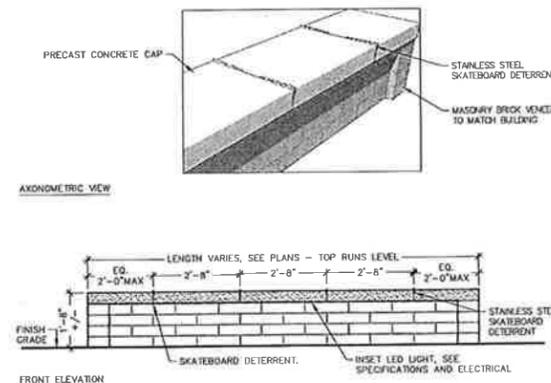
- NOTE:
1. PROVIDE VERTICAL EXPANSION JOINTS AT APPROX. 12'-15' O.C. ALIGN WITH PAVING JOINTS. SEE PLAN.
 2. ALL SKATEBOARD DETERRENTS ARE TO BE FORMED ON ALL TOP AND FRONT FACES OF SEATWALLS WHEN ADJACENT TO PAVED AREAS AT 4' O.C.
 3. TOP OF WALL ELEVATION TO REMAIN CONSTANT. DO NOT SLOPE TOP OF WALL WITH GRADE.
 4. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



SECTION VIEW

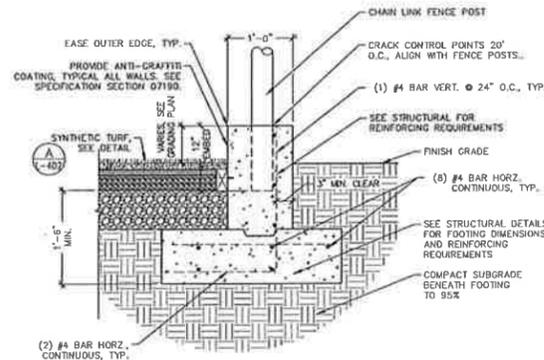
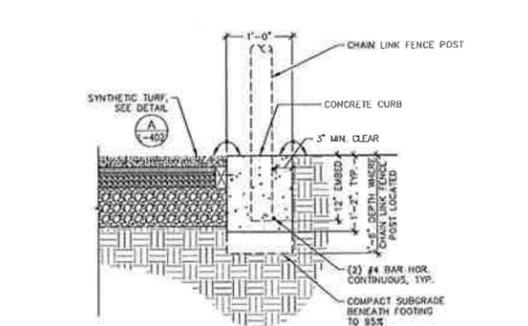
D MASONRY SEATWALL

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



FRONT ELEVATION

AXONOMETRIC VIEW

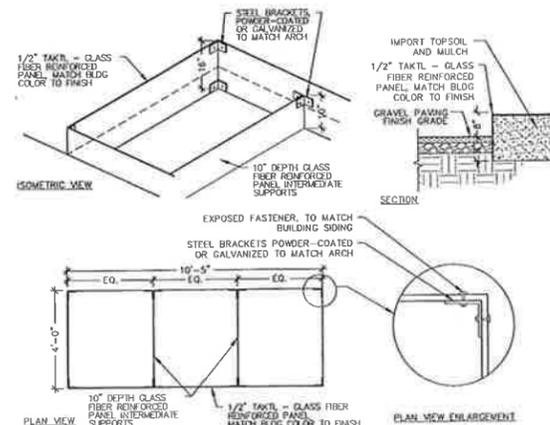


E CONCRETE WALL AT MULTI-PURPOSE FIELD

Scale: 1"=1'-0"

F FLUSH CONCRETE CURB AT MULTI-PURPOSE FIELD

Scale: 1"=1'-0"



PLAN VIEW

ISOMETRIC VIEW

SECTION

G PLANTER BOX

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

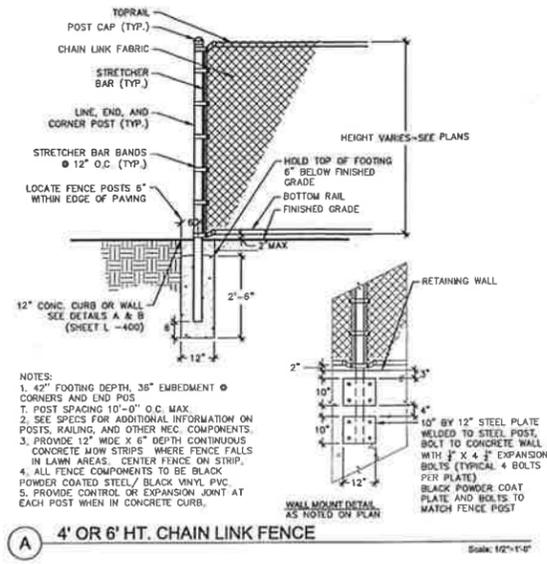
- NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL PLANTERS FOR APPROVAL PRIOR TO FABRICATION.
 2. ALL METAL COMPONENTS POWDER-COATED. PAINT TO MATCH BUILDING.



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DATE: 12/04/2015

38B

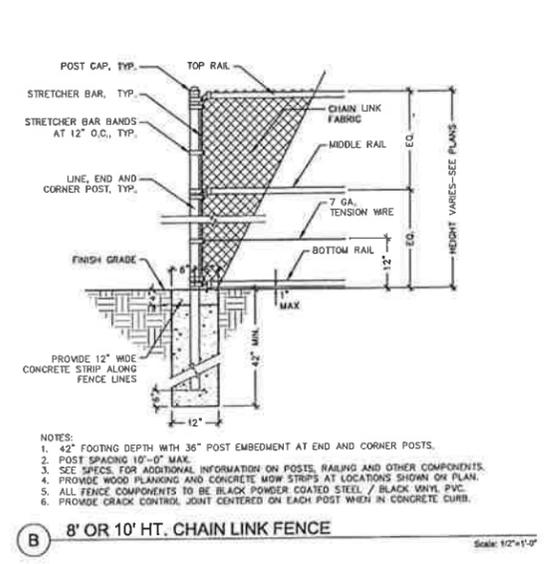


NOTES:

- 42" FOOTING DEPTH, 36" EMBEDMENT @ CORNERS AND END POSTS
- POST SPACING 10'-0" O.C. MAX.
- SEE SPECS FOR ADDITIONAL INFORMATION ON POSTS, RAILING, AND OTHER NEC. COMPONENTS.
- PROVIDE 12" WIDE X 6" DEPTH CONTINUOUS CONCRETE MOW STRIPS WHERE FENCE FALLS IN LAWN AREAS. CENTER FENCE ON STRIP.
- ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL / BLACK VINYL PVC.
- PROVIDE CONTROL OR EXPANSION JOINT AT EACH POST WHEN IN CONCRETE CURB.

WALL MOUNT DETAIL AS NOTED ON PLAN

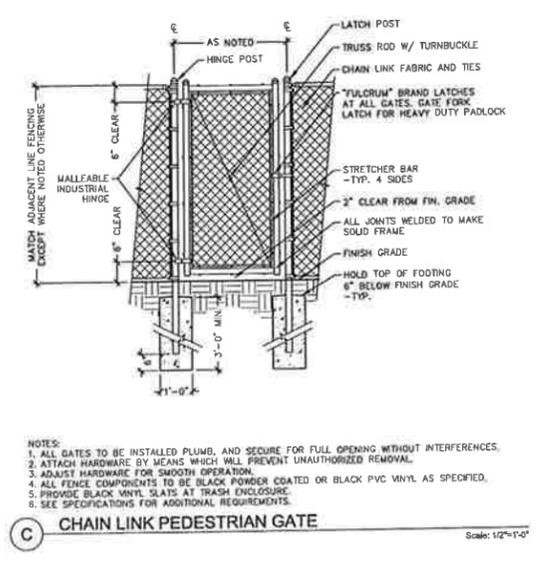
A 4' OR 6' HT. CHAIN LINK FENCE Scale: 1/2"=1'-0"



NOTES:

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

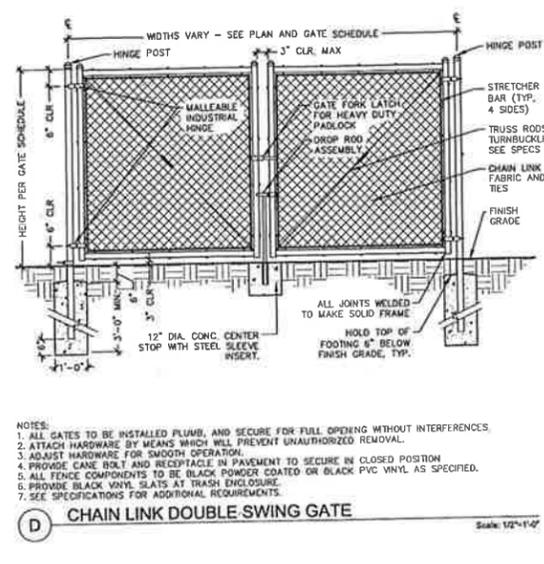
B 8' OR 10' HT. CHAIN LINK FENCE Scale: 1/2"=1'-0"



NOTES:

- ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
- ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
- ADJUST HARDWARE FOR SMOOTH OPERATION.
- ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
- PROVIDE BLACK VINYL SLATS AT TRASH ENCLOSURE.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

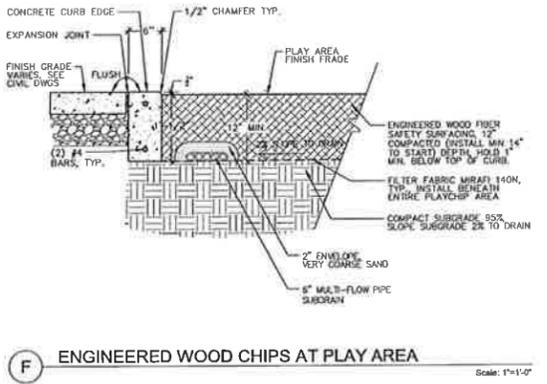
C CHAIN LINK PEDESTRIAN GATE Scale: 1/2"=1'-0"



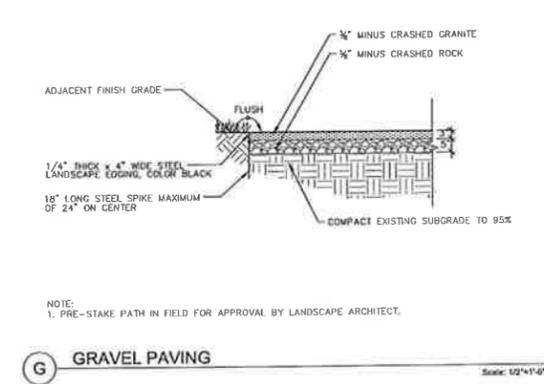
NOTES:

- ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
- ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
- ADJUST HARDWARE FOR SMOOTH OPERATION.
- PROVIDE CANE BOLT AND RECEIPTAGE IN PAVEMENT TO SECURE IN CLOSED POSITION.
- ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED.
- PROVIDE BLACK VINYL SLATS AT TRASH ENCLOSURE.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

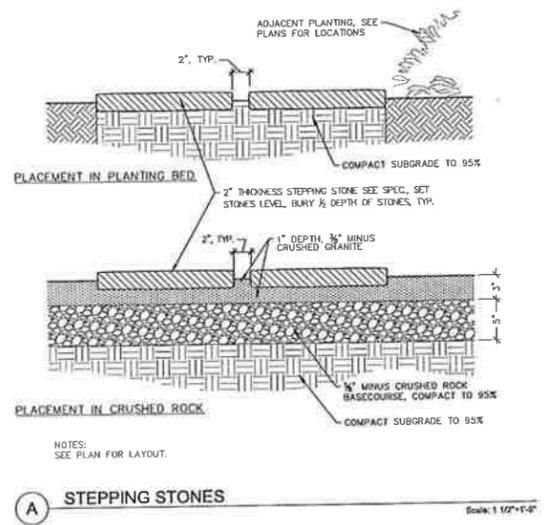
D CHAIN LINK DOUBLE SWING GATE Scale: 1/2"=1'-0"



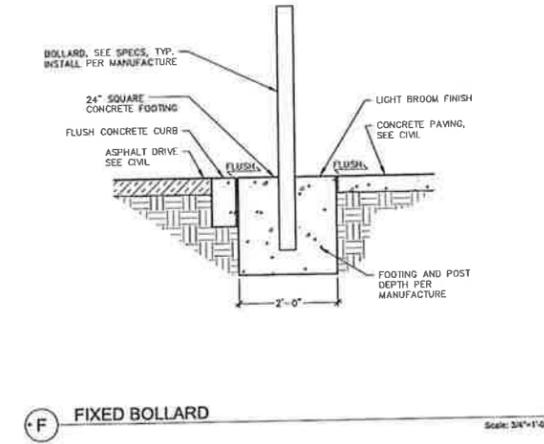
F ENGINEERED WOOD CHIPS AT PLAY AREA Scale: 1"=1'-0"



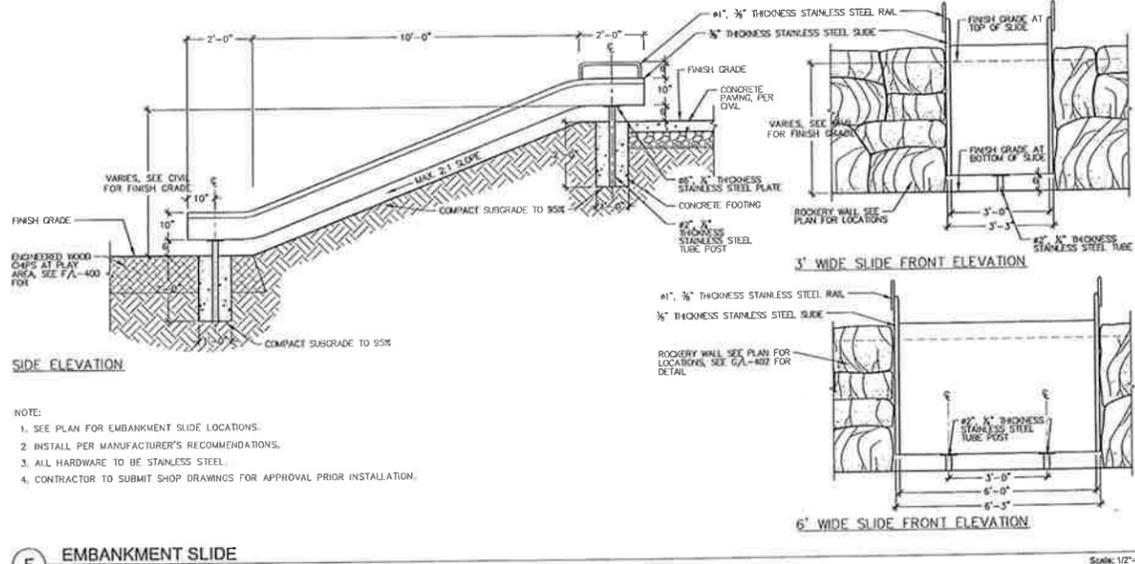
G GRAVEL PAVING Scale: 1/2"=1'-0"



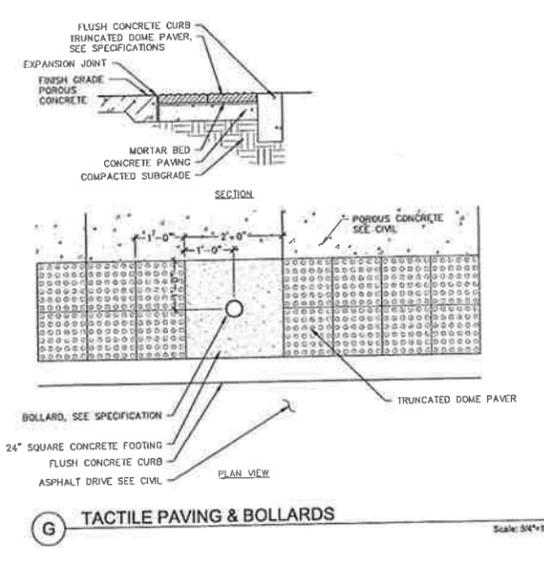
A STEPPING STONES Scale: 1/2"=1'-0"



F FIXED BOLLARD Scale: 3/4"=1'-0"



F EMBANKMENT SLIDE Scale: 1/2"=1'-0"



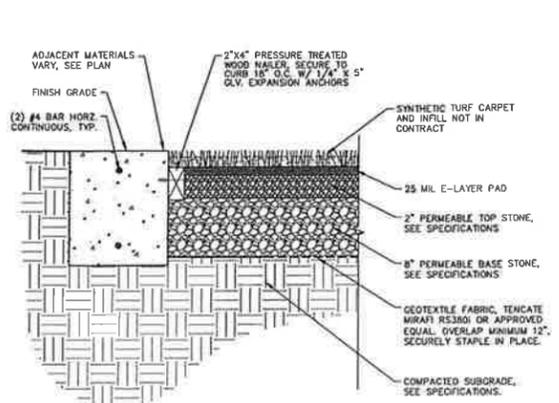
G TACTILE PAVING & BOLLARDS Scale: 3/4"=1'-0"

37B



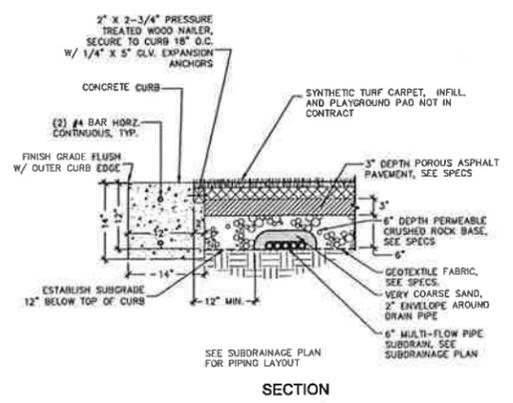
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206.441.4122

DATE: 12/15/2014
DRAWN: MMW
CHECKED: NH
DATE: 12/04/2015



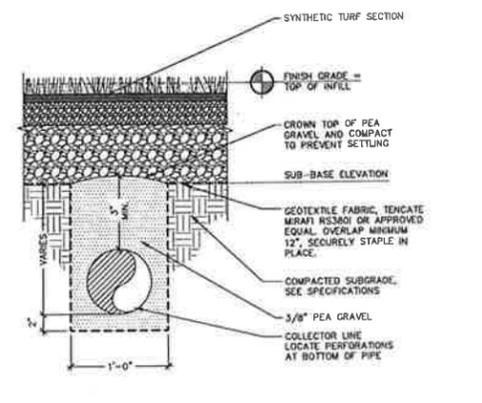
NOTE:
E-LAYER TO BE COMPLETED BY JULY 1, 2016

A SYNTHETIC TURF (FIELDS) SECTION Scale: 1 1/2"=1'-0"



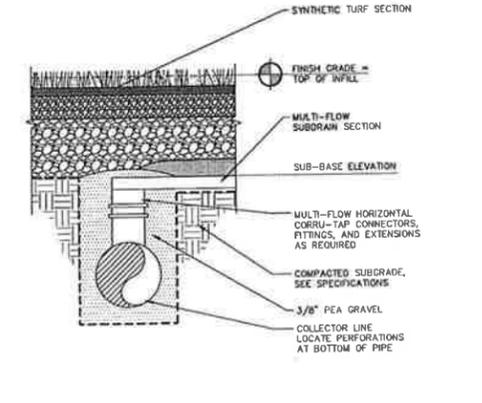
NOTE:
1.) COORDINATE SUB DRAINAGE WITH EQUIPMENT FOOTINGS.
2.) MAXIMUM SLOPE WITHIN PLAY EQUIPMENT FALL ZONE IS 2%
3.) INSTALL TURF AND PAD PER MANUFACTURER.
4.) E-LAYER TO BE COMPLETED BY JULY 1, 2016

B SYNTHETIC TURF (PLAY AREA) SECTION Scale: 1"=1'-0"

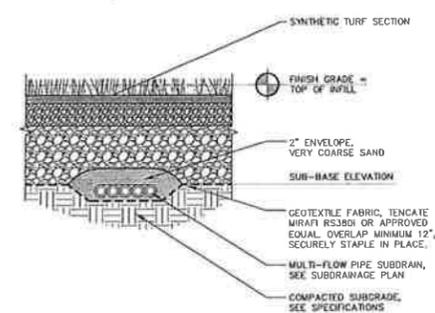


NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

C TIGHTLINE COLLECTOR SECTION Scale: 1 1/2"=1'-0"

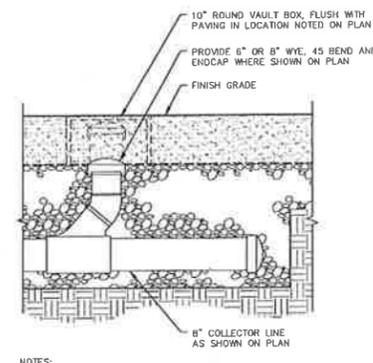


D LATERAL TO COLLECTOR CONNECTION Scale: 1 1/2"=1'-0"



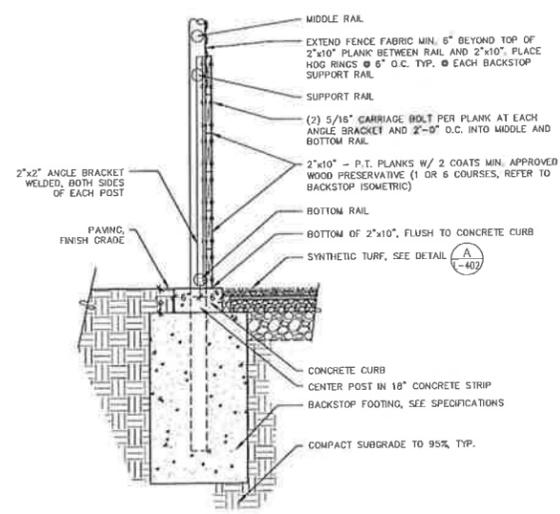
NOTE:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

E MULTI-FLOW SUBDRAIN SECTION Scale: 1 1/2"=1'-0"

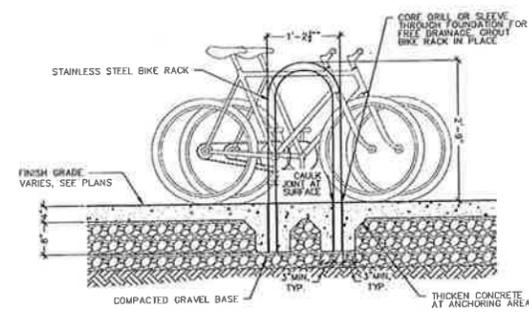


NOTE:
1. EXTEND CAP TO SUBGRADE AS SHOWN AND LOCATE ON AS-BUILTS.
2. LOCATE CLEANOUT OUTSIDE OF SYNTHETIC TURF LIMITS AS SHOWN ON PLAN

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

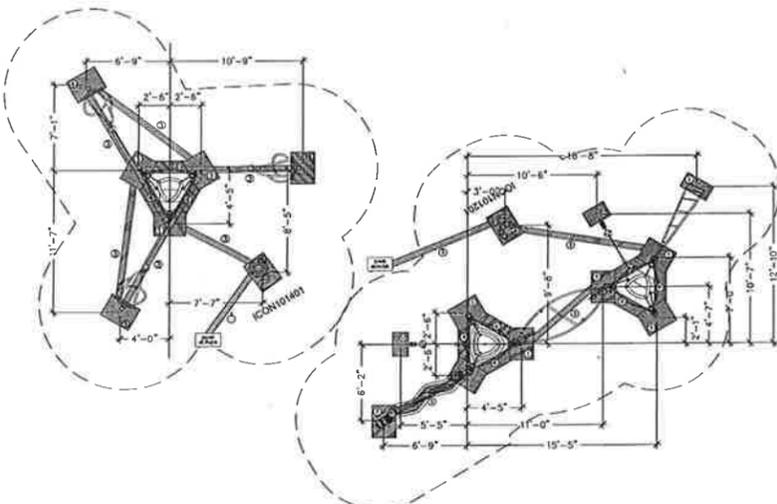


G BACKSTOP WITH BOARDS Scale: 3/4"=1'-0"



NOTE:
1. SPORTWORKS "HESPORT" NO SCRATCH INVERTED U BIKE RACKS BY SPORTWORKS NORTHWEST, INC. www.sportworks.com
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.

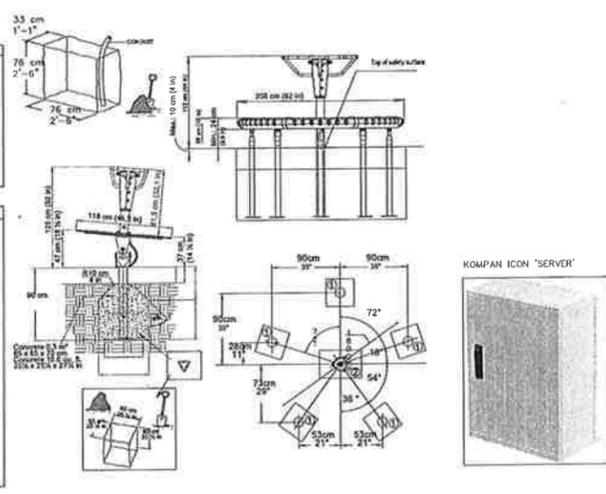
H BIKE RACK Scale: 3/4"=1'-0"



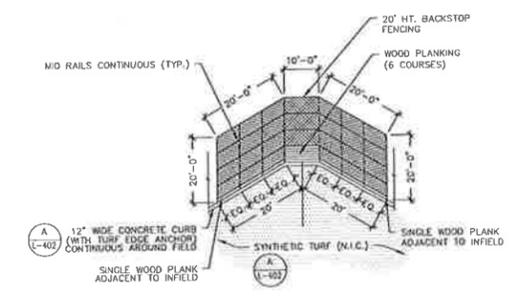
I KOMPAN ICON 'SWIRL' AND 'SPACE' Scale: 3/16"=1'-0"

CONTRACTOR NOTES - 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 NOTES
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 full 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. Replacing and rest center.
g. Replacement and/or lubrication of moving parts.
h. Replacement of entire play elements or prior to the end of their usable life.
i. Elimination of unexpected hazards.
j. Keeping detailed installation, inspection, maintenance, and repair records.

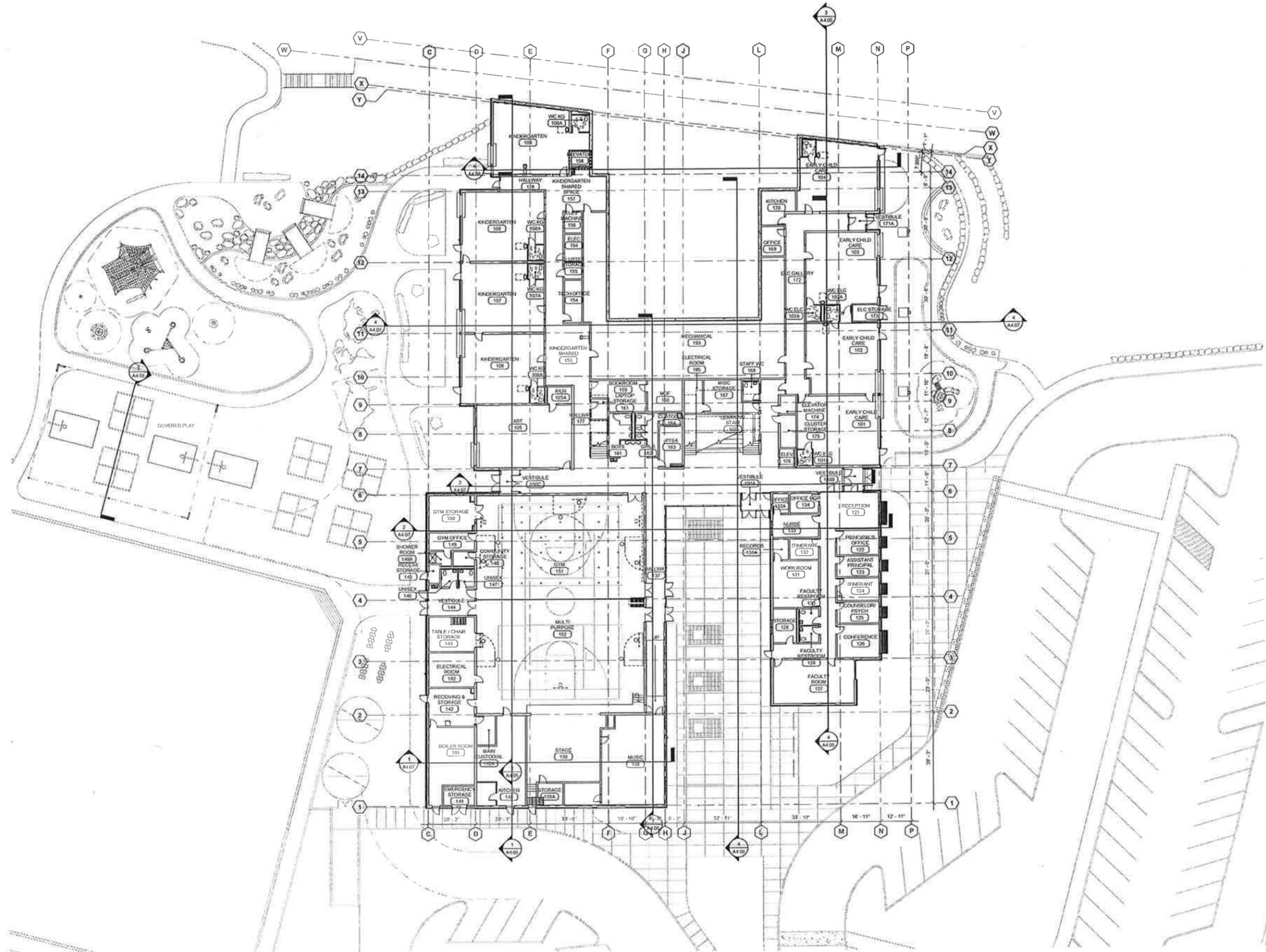


J KOMPAN ICON 'ROCKY', 'NOVA', AND 'SERVER' Scale: 3/16"=1'-0"



K BACKSTOP ISOMETRIC Scale: 1"=2'-0"

30B



OVERALL FLOOR PLAN - LEVEL 1
 Scale: 1/16" = 1'-0"

33B

REVISIONS

65% / DD COST SET

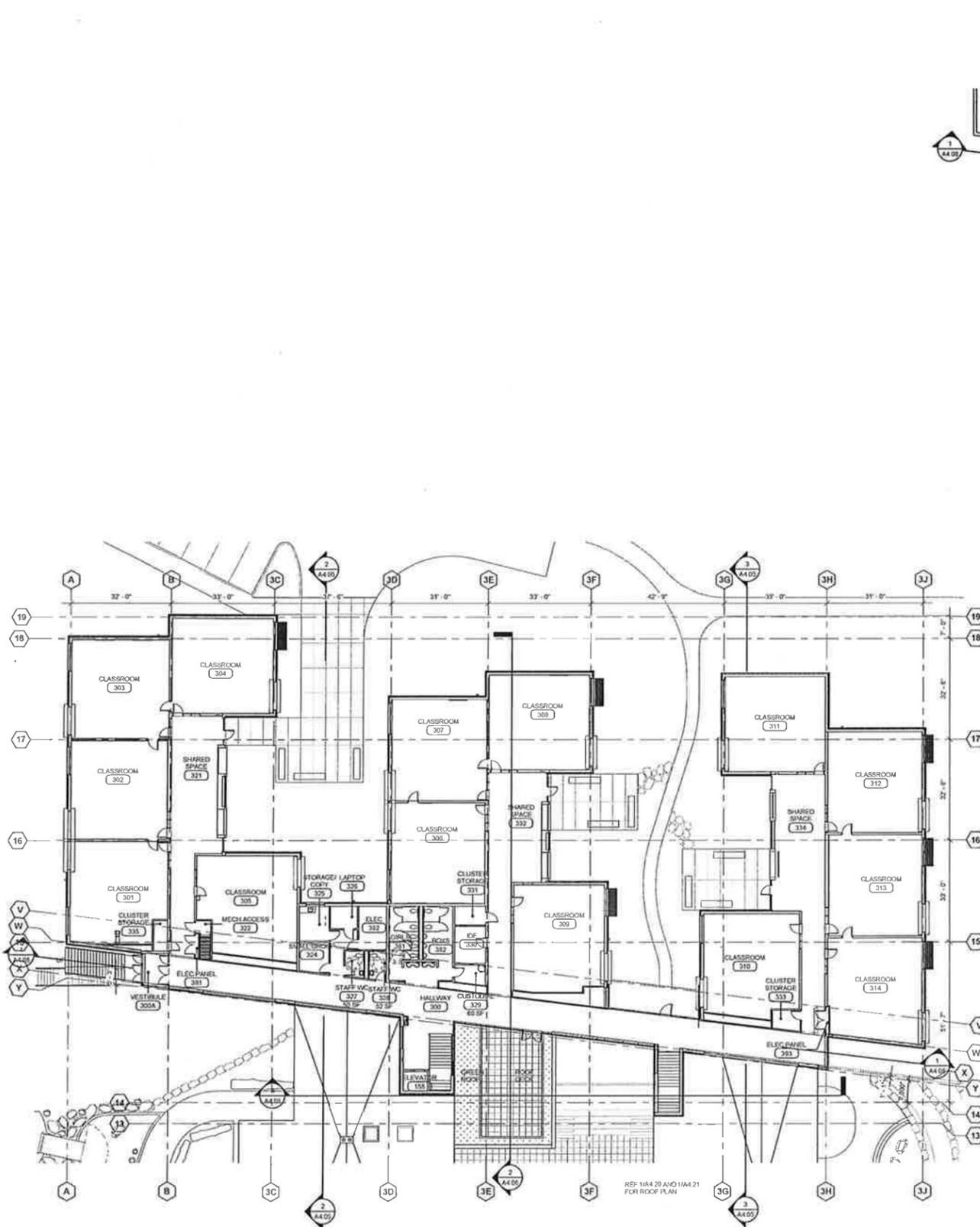
BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 12709 NE 15TH STREET, BELLEVUE, WA 98008



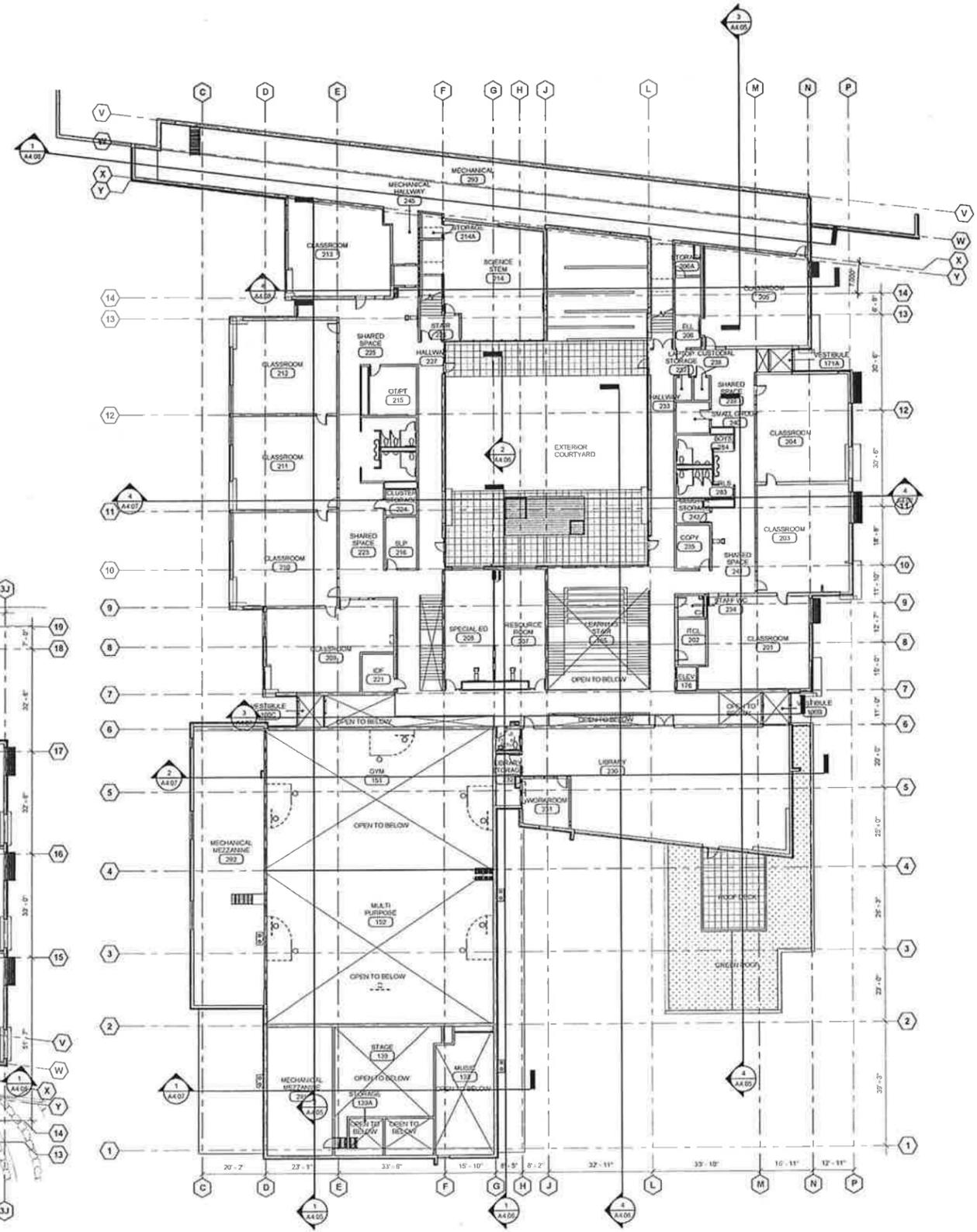
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 Author
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 12-04-2015

OVERALL FLOOR PLAN - LEVEL 1

A1.01

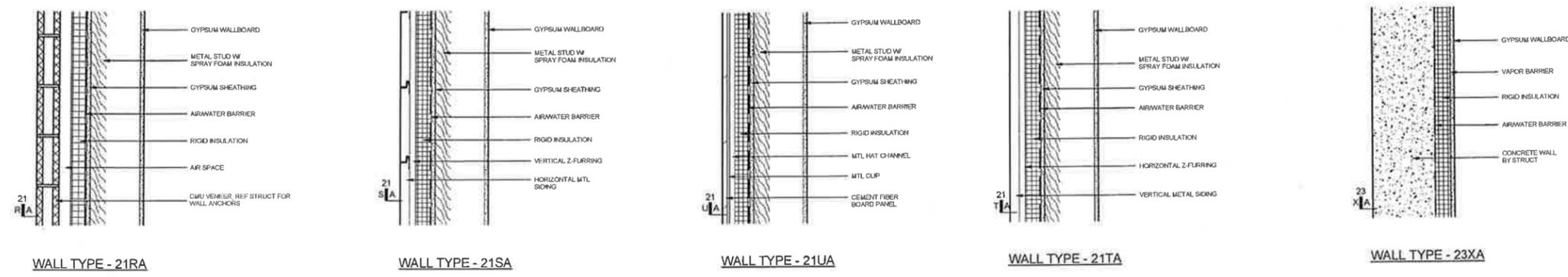


OVERALL FLOOR PLAN - LEVEL 3
Scale: 1/16" = 1'-0"

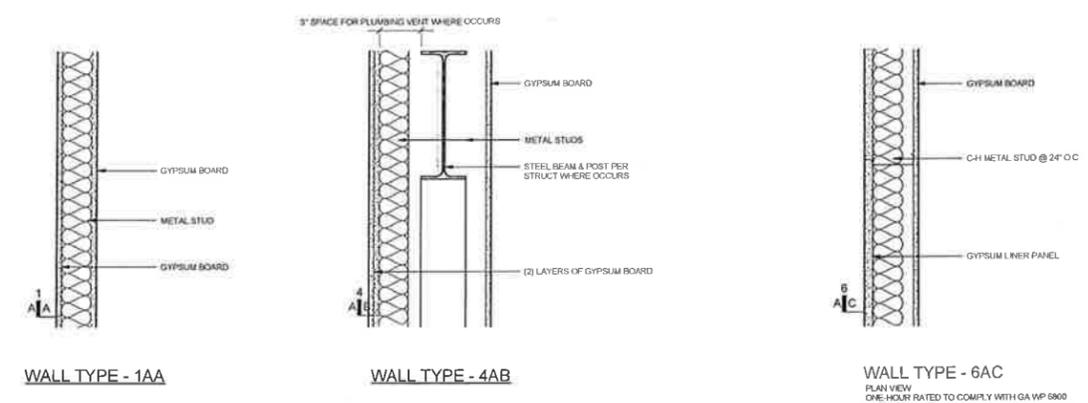


OVERALL FLOOR PLAN - LEVEL 2
Scale: 1/16" = 1'-0"

323



1 EXTERIOR WALL ASSEMBLIES
 Scale: NTS



2 INTERIOR WALL ASSEMBLIES
 Scale: NTS

INTERIOR WALL SHEATHING	INTERIOR WALL SUBSTRATE	EXTERIOR WALL FINISH	EXTERIOR WALL SUBSTRATE
A 5/8" GYPSUM WALLBOARD	1 3/8" METAL STUD	R CMU VENEER 8"x16"x4" 1 1/8" AIR SPACE	7 3/8" METAL STUD
B (2) LAYERS 5/8" GYPSUM WALLBOARD	2 6" METAL STUD	S 1 1/2" HORIZONTAL MTL PANEL 1" VERTICAL Z-FURRING	20 CONTINUOUS 2 1/2" POLYISO R-15 RIGID INSULATION W/ FIBERGLASS THERMAL SPACER AIRWATER BARRIER 5/8" GYPSUM SHEATHING 6" METAL STUD W/ 2 1/2" SPRAY INSULATION R-17
C 1" TYPE 'SLX' GYPSUM LINER PANEL	3 6" METAL STUD	T 1 1/2" VERTICAL MTL PANEL 1" PERFORATED HORIZONTAL Z-FURRING	21 CONTINUOUS 2 1/2" POLYISO R-15 RIGID INSULATION W/ FIBERGLASS THERMAL SPACER AIRWATER BARRIER 5/8" GYPSUM SHEATHING 6" METAL STUD W/ 2 1/2" SPRAY FOAM INSULATION R-17
	4 10" METAL STUD	U 5/8" CEMENT FIBER BOARD PANEL 3/8" MTL PANEL CLIP 7/8" MTL HAT CHANNEL	22 CONTINUOUS 2 1/2" POLYISO R-15 RIGID INSULATION W/ FIBERGLASS THERMAL SPACER AIRWATER BARRIER 5/8" GYPSUM SHEATHING 10" METAL STUD W/ 2 1/2" SPRAY FOAM INSULATION R-17
	5 12" METAL STUD	V 4" CAST IN PLACE CONCRETE WALL PER STRUCT 2 1/2" RIGID INSULATION W/ FIBERGLASS THERMAL SPACER	23 CONCRETE RETAINING WALL PER STRUCT AIRWATER BARRIER CONTINUOUS 2 1/2" POLYISO R-15 RIGID INSULATION W/ FIBERGLASS THERMAL SPACER VAPOR BARRIER
	6 6" C-H METAL STUD @ 24" O.C.	W 1 1/2" HORIZONTAL MTL PANEL 1/8" SPACER 4" VERTICAL Z-FURRING	24 6" METAL STUD
	7 3/8" METAL STUD 1 3/8" AIR SPACE 6" CH STUD		
	8 3/8" METAL STUD 3 1/2" AIR SPACE 6" METAL STUD		
	9 3/8" METAL STUD 3 3/4" AIR SPACE 3/8" METAL STUD		

- WALL ASSEMBLY NOTES**
- WALL FLAG KEY**
- NUMBER INDICATES SUBSTRATE
 LETTERS INDICATE SHEATHING TYPE SIDE OF WALL AFFECTED
 ASTERISK INDICATES PARTIAL HEIGHT WALL 4'-0" & 8'-0" UNO ON INT ELEVATIONS
 SHOWN IN SECTION VIEW UNO
- NOTES**
- TYPICAL INTERIOR WALL ASSEMBLY IS TYPE A1A UNLESS SHOWN OTHERWISE. THE TYPICAL INTERIOR WALL ASSEMBLY IS NOT FLAGGED EXCEPT FOR CLARITY. ALL OTHER NON-TYPICAL ASSEMBLIES ARE CALLED OUT.
 - A WALL ASSEMBLY COVERS THE FULL ROOM LENGTH INCLUDING ANY JOGS, ANGLES, RECESSES, OR STUD WALLS FOR THE SIDE OF THE WALL UPON WHICH THE FLAG OCCURS.
 - WHERE DIFFERENT STUD SIZES OCCUR ALONG A CORRIDOR WALL, IT IS INTENDED THAT THE CORRIDOR SIDE FINISHES ALIGN.
 - ALL INTERIOR STUD FRAMING AND FURRING IS 16" O.C. UNO, EXTERIOR SPACING BY STRUCTURAL.
 - EXTEND FRAMING, INSULATION, & SHEATHING COMPONENTS TO BOTTOM OF DECK ABOVE UNO.
 - PROVIDE FIBR VAPOR BARRIER AT ALL WALL LOCATIONS NOTED WITH VAPOR BARRIER WHERE VAPOR BARRIER IS NOT COVERED BY SHEATHING (E.G. SHELL SPACES, INTERSTITIAL SPACES ABOVE CEILING).
 - CONSIDER SHEATHING SUCH AS 'B' OR 'C' INDICATES ONE SHEATHING MATERIAL ABOVE OR BELOW THE OTHER. SEE INTERIOR ELEVATIONS FOR EXISTENT REFER TO STRUCTURAL DRAWINGS AND NOTES FOR PROPER INSTALLATION OF MATERIALS LISTED IN WALL ASSEMBLIES, INCLUDING BELL CONNECTIONS AND CONNECTIONS TO FOUNDATION AND DECK.
 - PROVIDE B-11 ACOUSTIC INSULATION IN ALL INTERIOR FRAMED WALLS. ACOUSTIC INSULATION IS NOT REQUIRED AT PARTIAL HEIGHT AND PARTIAL LENGTH WALLS BETWEEN STORAGE ROOMS AND HALLWAYS OR ELECTRICAL ROOMS.
 - ALL GYPSUM BOARD TO BE TYPE "XC" UNO. ALL GYPSUM BOARD IN "WET" ROOM WALLS (TOILET ROOMS, CUSTODIAL ROOMS) TO BE WATER RESISTANT TYPE EXCEPT AS NOTED. DO NOT USE WATER RESISTANT GYPSUM BOARD ON CEILING. WALLS BEHIND CERAMIC TILE FINISH TO RECEIVE CEMENT BACKER BOARD.
 - ALL GYPSUM BOARD SURFACES TO BE PREPARED FOR PAINT GRADE FINISH UNO.
 - FOR INTERIOR FINISHES, REFER TO FINISH SCHEDULE AND INTERIOR ELEVATIONS.
 - WALL ASSEMBLY TAGS DESCRIBE MAJOR EXTENT OF EXTERIOR WALL ASSEMBLY. SEE ELEVATIONS AND DETAILS FOR TRANSITIONS AL AND LOCATIONS OF CHANGES IN EXTERIOR WALL ASSEMBLIES.
 - ON EXTERIOR WALLS, SEE ELEVATIONS FOR LOCATION OF TRANSITION OF EXTERIOR CLADDING. WALL ASSEMBLY REFLECTS GENERAL WALL CONDITION, DETAILS & ELEVATIONS WILL INDICATE CHANGES.

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17300 NE 16TH STREET, BELLEVUE, WA 98008



2415 NE 157th Ave | Suite 1008
 Seattle, WA 98121
 Phone: 206-835-8124

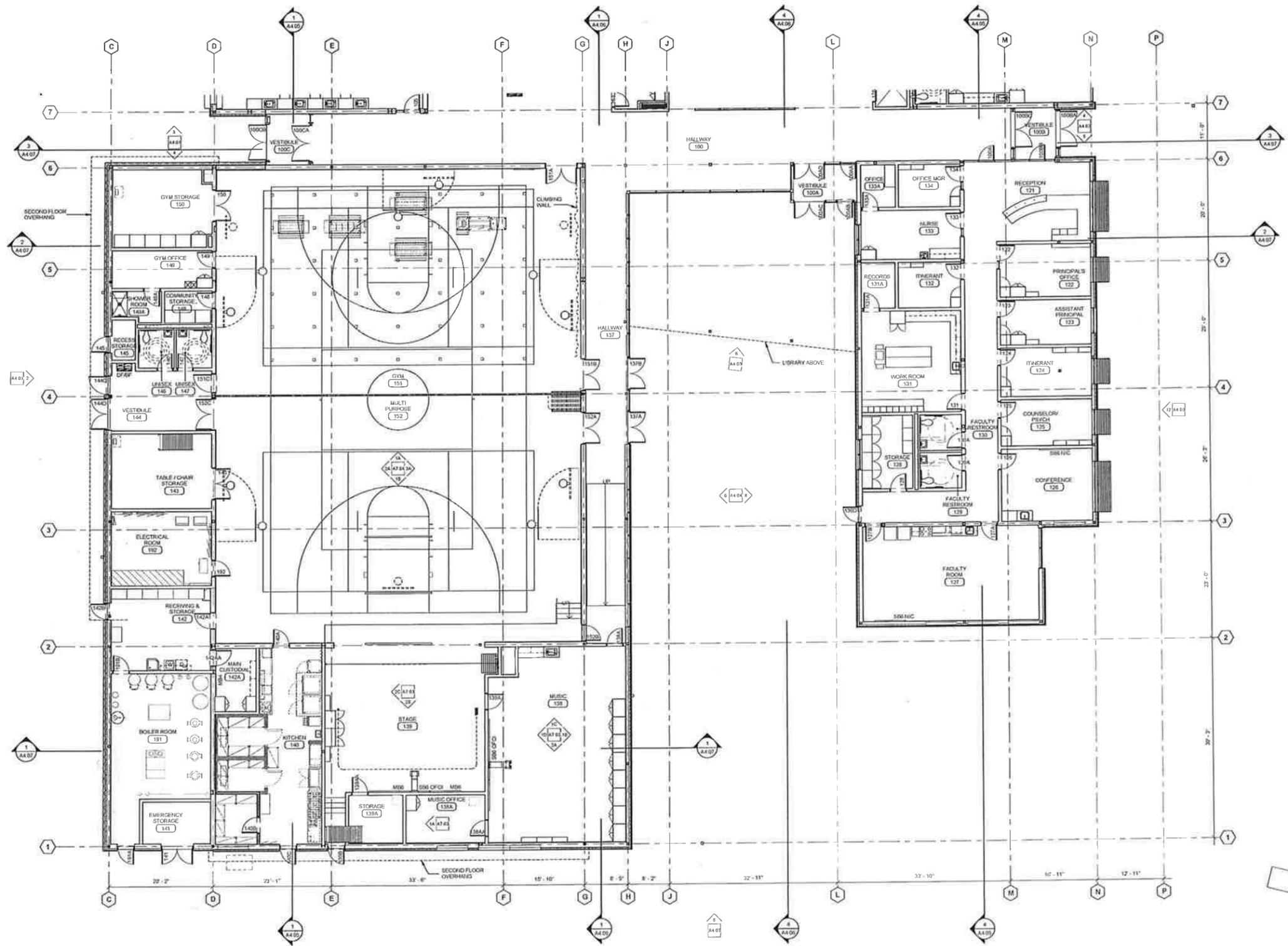
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 DRAWN: Author
 CHECKED: Checker
 DATE: 12-04-2015

WALL TYPES & NOTES

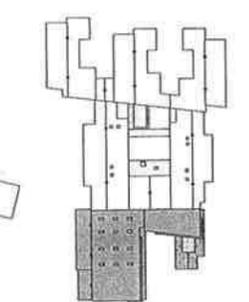
A3.00

31B

303



LEVEL 1 - FLOOR PLAN A
 Scale: 1/8" = 1'-0"



KEY PLAN - LEVEL 1 A
 Scale: NTS

REVISIONS

65% / DD COST SET

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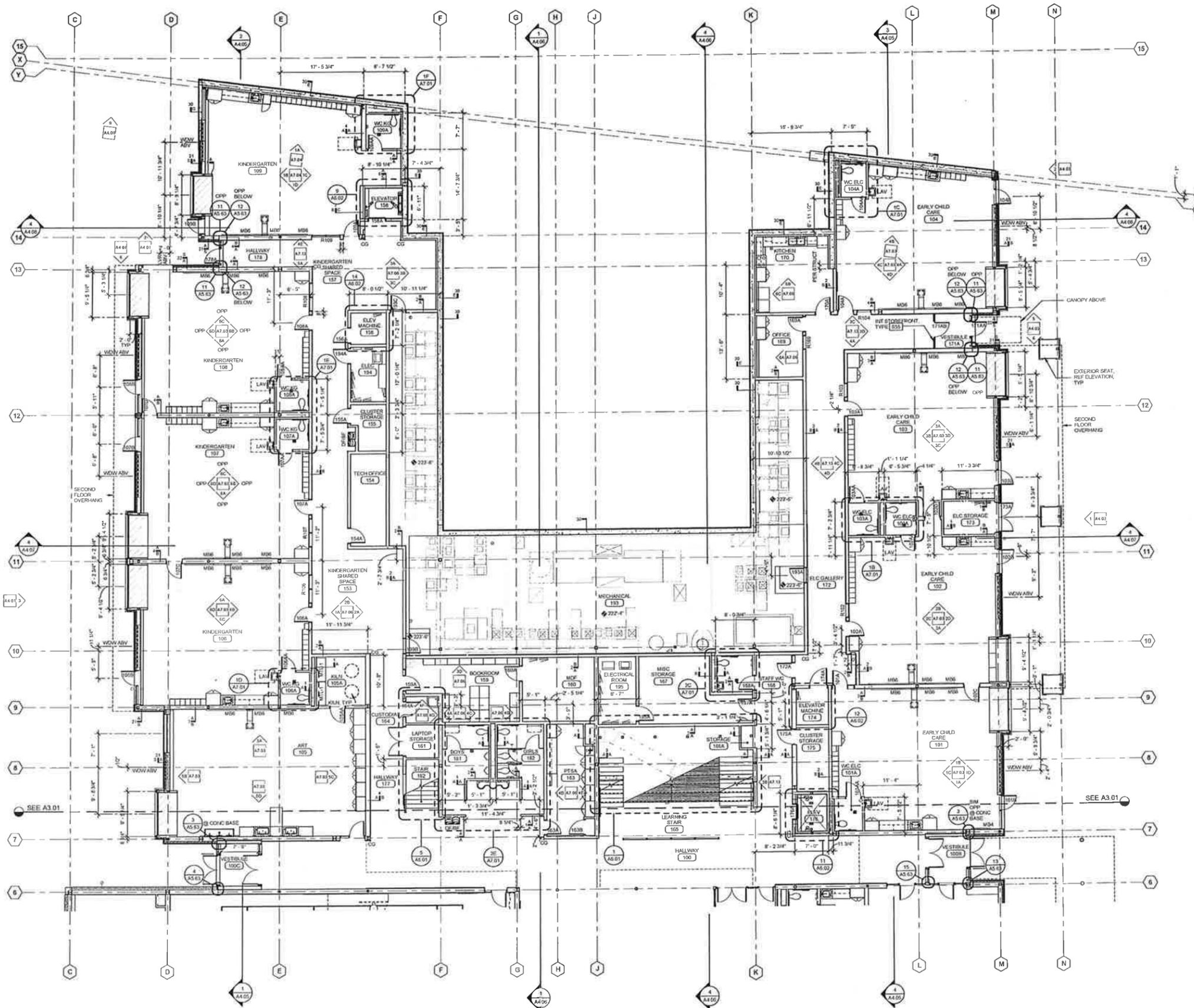
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 12-04-2015

FIRST FLOOR PLAN

A3.01

FLOOR PLAN NOTES

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAWINGS, DIMENSIONS, SPECIFICATIONS AND SCHEDULES PRIOR TO PROCEEDING WITH ANY WORK OF FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY.
2. DRAWINGS SHALL NOT BE SCALED.
3. WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
4. SEE SHEET A3.01 FOR WALL TYPES, MATERIALS, & DIMENSIONS.
5. SEE SHEET A3.00 FOR WALL TYPES, MATERIALS, & DIMENSIONS.
6. DIMENSIONS ARE TYPICALLY TAKEN TO GRID LINE. CENTERLINE OF STUD WALL OR STRUCTURAL COLUMN @ FRAMED WALLS UNLESS NOTED OTHERWISE OR INDICATED ON DETAILS.
7. ALL BUILDING SIGNAGE AND IDENTIFYING DEVICES TO COMPLY WITH THE REQUIREMENTS OF THE ADA (AMERICANS WITH DISABILITIES ACT).
8. EXTERIOR METAL STUD SIZES ARE ALL SPECIFIED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL SPECIFIC REQUIREMENTS.
9. REFER TO ENLARGED PLANS FOR DIMENSIONS & NOTES. SEE ALSO DOOR/SWITCH SCHEDULE AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
10. REFER TO LANDSCAPE AND CIVIL PLANS FOR INFORMATION OUTSIDE THE BUILDING, INCLUDING WALKS, DRIVES, CURBS, ETC.
11. PROVIDE SOLID BLOCKING AT ALL CASWORK AT TOP AND BOTTOM OF UPPIERS AND AT TOP OF COUNTERS AND LOWER CABINETS. ALSO PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED/SUPPORTED ITEMS INCLUDING TV BRACKETS, SHELVES, HANDRAILS, MARKER BOARDS, & LIGHT FIXTURES, ETC.
12. PROVIDE FIRE EXTINGUISHER CABINET WHERE INDICATED AS "FEC" ON CODE PLANS.
13. COORDINATE WITH ELECTRICAL FOR LOCATION OF FLOOR OUTLETS. INSTALL PER ELECTRICAL/STRUCTURAL REQUIREMENTS AND PER FLOOR PATTERN PLANS.
14. FOR THE 2ND FLOOR, WHERE FLOOR DRAINS ARE INDICATED ON MECHANICAL PLANS, THE GRABBS ARE TO BE RECEIVED 3/8" BELOW THE FINISHED FLOOR LEVEL AND THE CONCRETE SLAB OR TOPPING IS TO HAVE A 27/32" SQUARE AREA BLOPPED TO THE DRAIN LOCATED IN CENTER, TYPICAL UNLESS NOTED OTHERWISE.
15. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS.
16. SITE PLAN INFORMATION ON FLOOR PLANS SHOWN FOR REFERENCE ONLY. REF LANDSCAPE & CIVIL FOR SITE WORK AROUND BUILDING.

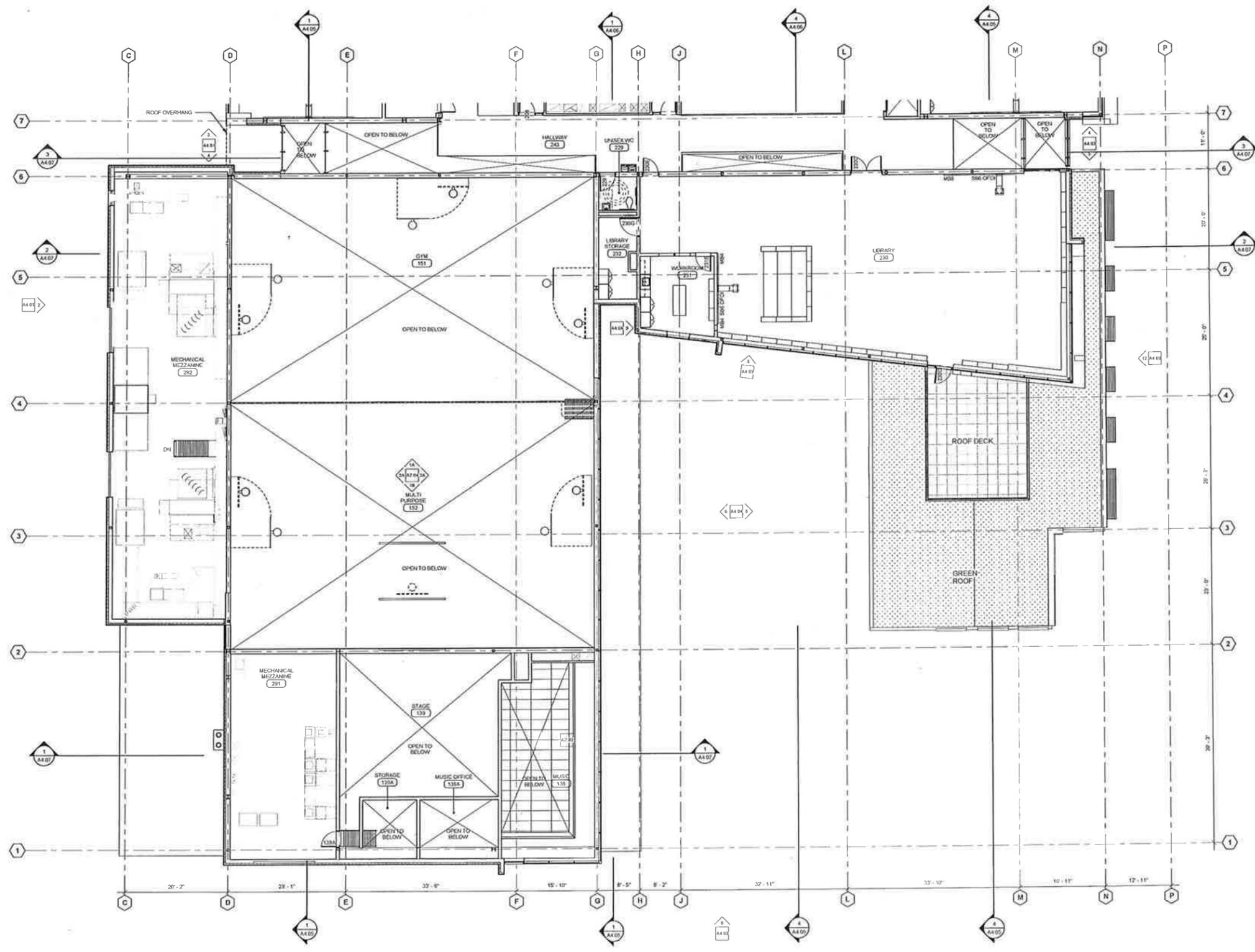


LEVEL 1 - FLOOR PLAN B
Scale: 1/8" = 1'-0"

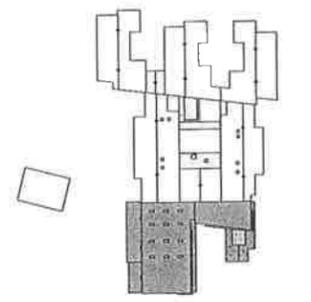
KEY PLAN - LEVEL 1 B
Scale: NTS

29B

28B



LEVEL 2 - FLOOR PLAN A
 Scale: 1/8" = 1'-0"



KEY PLAN - LEVEL 2 A
 Scale: NTS

REVISIONS

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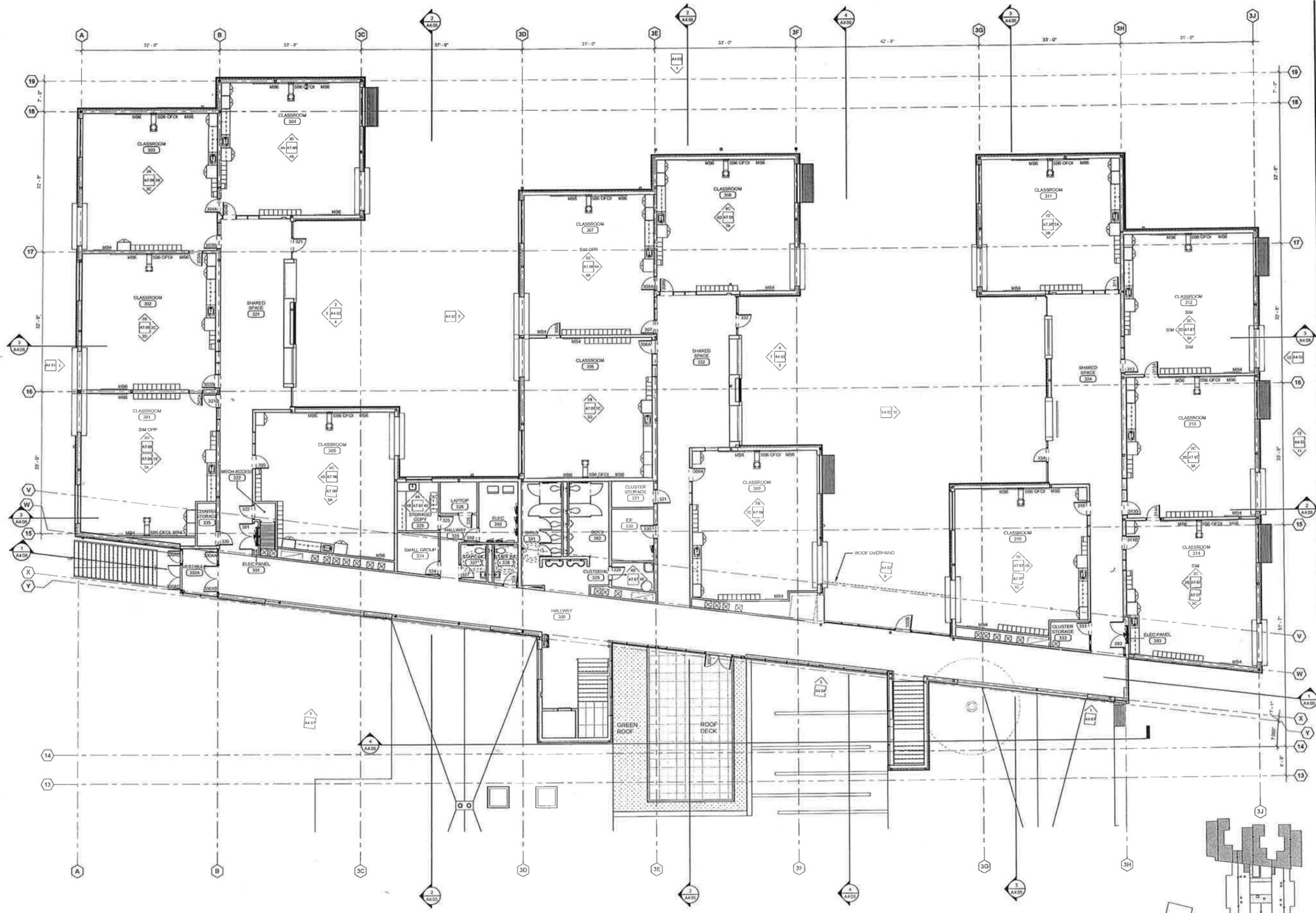
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 12-04-2015

SECOND FLOOR PLAN

A3.03



DATE: 12-1-2004
AUTHOR:
CHECKER:
DATE: 12-04-2015



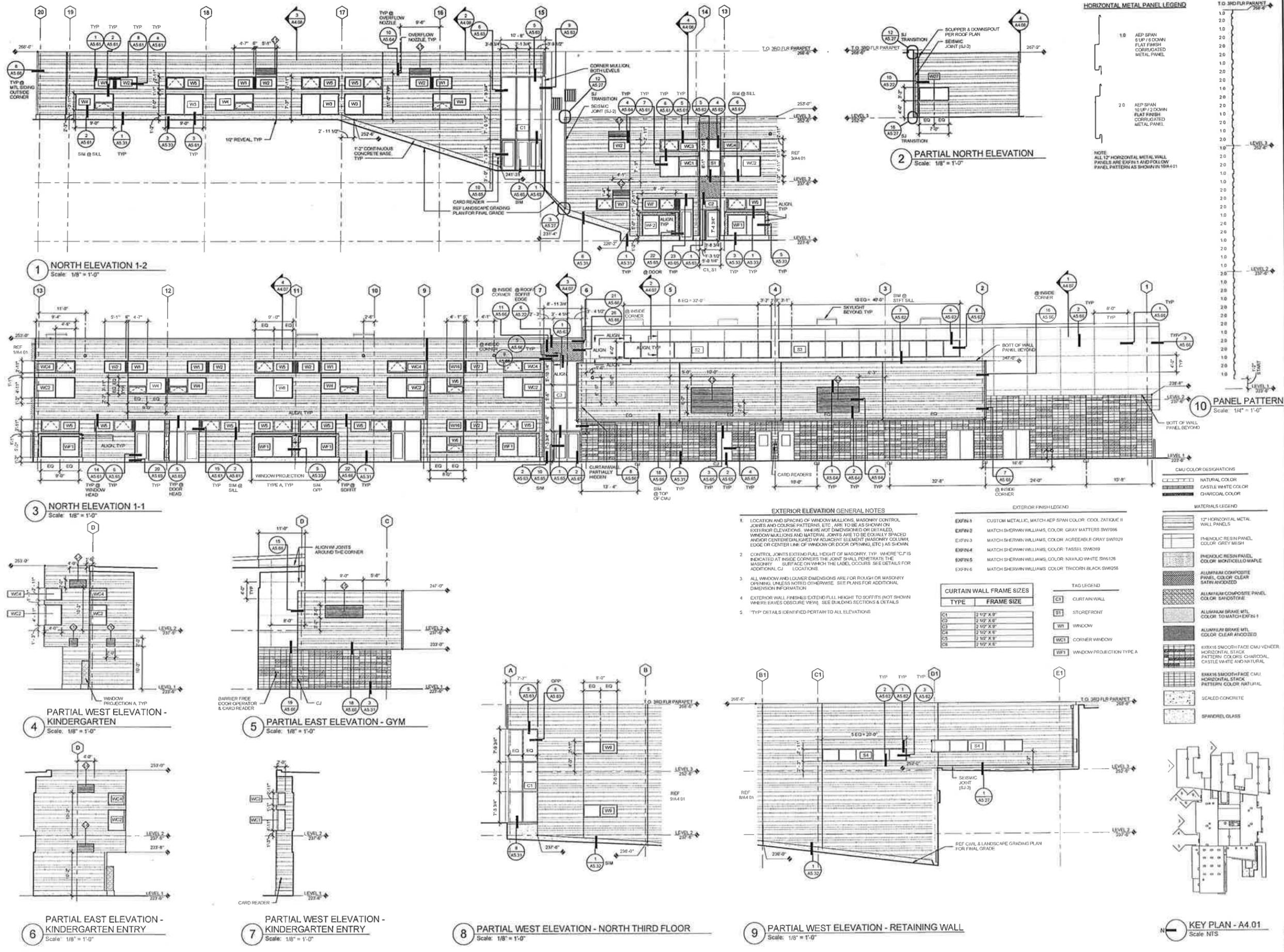
LEVEL 3 - FLOOR PLAN
Scale: 1/8" = 1'-0"

KEY PLAN - LEVEL 3
Scale: NTS

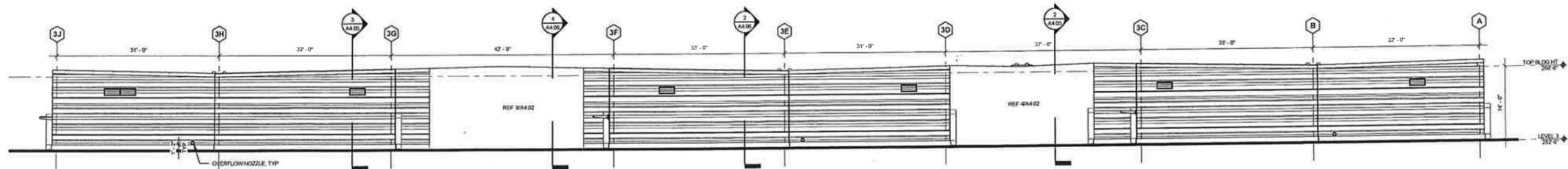
20B

ROOM NUMBER	NAME	ROOM FINISH SCHEDULE																CODE D NOTE S	ROOM NUMBER
		FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CLR					
MAT	FIN	CLR	FIN	CLR	MATL	FIN	CLR	MATL	FIN	CLR	MATL	FIN	CLR	MATL	FIN	CLR			
100	HALLWAY	CONC	EP	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	100
100A	VESTIBULE	CONC	EM	1.1	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	100A
100B	VESTIBULE	CONC	EM	1.1	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	100B
100C	VESTIBULE	CONC	EM	1.1	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	100C
101	EARLY CHILD CARE	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	101
101A	WC ELC	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	101A
102	EARLY CHILD CARE	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	102
102A	WC ELC	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	102A
103	EARLY CHILD CARE	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	103
103A	WC ELC	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	103A
104	EARLY CHILD CARE	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	104
104A	WC ELC	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	104A
105	REAR	CONC	REBT	2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	105
105A	REAR	CONC	REBT	2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	105A
106	KINDERGARTEN	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	106
106A	WC RG	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	106A
107	KINDERGARTEN	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	107
107A	WC RG	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	107A
108	KINDERGARTEN	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	108
108A	WC RG	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	108A
109	KINDERGARTEN	CONC	EMCP/FRBT	1.1/1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	109
109A	WC RG	CONC	CT	3.1	CT	3.1	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	GYP	CT/PT	3.2/3.2	109A
111	RECEPTION	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	111
112	PRINCIPAL'S OFFICE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	112
113	ASSISTANT PRINCIPAL	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	113
114	IT/STAFF	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	114
115	COACH/RECREATION OFFICE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	115
116	CONFERENCE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	116
117	FACULTY ROOM	CONC	CT/FRBT	1.2/2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	117
118	STORAGE	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	118
119	FACULTY RESTROOM	CONC	SV	2.1	SV	2.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	119
120	FACULTY RESTROOM	CONC	SV	2.1	SV	2.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	120
121	MARK ROOM	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	121
121A	RECEPTION	CONC	REBT	2.3	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	121A
122	IT/STAFF	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	122
123	NAURSE	CONC	SV	2.1	SV	2.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	GYP	FRP	8.1	123
123A	OFFICE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	123A
124	OFFICE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	124
125	OFFICE	CONC	GPT	1.2	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	125
126	HALLWAY	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	126
127	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	127
128	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	128
129	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	129
130	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	130
131	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	131
132	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	132
133	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	133
134	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	134
135	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	135
136	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	136
137	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	137
138	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	138
139	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	139
140	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	140
141	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	141
142	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	142
143	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	143
144	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	144
145	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	145
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147	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	147
148	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	148
149	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	149
150	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	150
151	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	151
152	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	152
153	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	153
154	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	154
155	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	155
156	STAIR	CONC	EP	-	RB	4.1	GYP	PT	8.1	GYP	WVC	5.1	GYP	PT	8.1	GYP	PT	8.1	156
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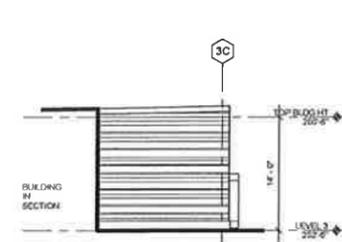
DOOR SCHEDULE															
DOOR NO.	FR	DOOR LEAF A	DOOR LEAF B	DOOR HT	DOOR			FRAME			DETAILS			REMARKS / CODED NOTES	DOOR NO.
					TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	HEAD	HINGE JAMB	STRIKE JAMB		
100A		3'-0"	0"	7'-0"	F	WD	STN	-	STL	PF	-	-	-	-	100A
100AA		3'-0"	0"	7'-0"	F	WD	STN	-	STL	PF	-	-	-	-	100AA
100BA	PR	3'-0"	3'-0"	7'-0"	F	STL	PF	F-2	STL	PF	-	-	-	-	100BA
100BB		3'-0"	0"	7'-0"	F	WD	STN	-	STL	PF	-	-	-	-	100BB
100BC	PR	3'-0"	3'-0"	7'-0"	F	STL	PF	F-2	STL	PF	-	-	-	-	100BC
100CA	PR	3'-0"	3'-0"	7'-0"	F	AL	FF	-	-	-	-	-	-	-	100CA
101A		3'-0"	0"	7'-0"	D	STL	PF	F-5	STL	PF	-	-	-	-	101A
101B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	101B
102A		3'-0"	0"	7'-0"	D	STL	PF	F-5	STL	PF	-	-	-	-	102A
102B		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	102B
103C		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	103C
103D		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	103D
103A		3'-0"	0"	7'-0"	D	STL	PF	F-5	STL	PF	-	-	-	-	103A
103AA		3'-0"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	103AA
103B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	103B
104A		3'-0"	0"	7'-0"	D	STL	PF	F-5	STL	PF	-	-	-	-	104A
104B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	104B
105		3'-0"	0"	7'-0"	D	WD	STN	F-3	STL	PF	-	-	-	-	105
105A		3'-0"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	105A
105AA		2'-10"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	105AA
105B		3'-0"	0"	7'-0"	D	STL	PF	F-5	STL	PF	-	-	-	-	105B
105C		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105C
105D		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105D
105E		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105E
105F		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105F
105G		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105G
105H		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105H
105I		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105I
105J		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105J
105K		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105K
105L		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105L
105M		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105M
105N		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105N
105O		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105O
105P		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105P
105Q		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105Q
105R		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105R
105S		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105S
105T		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105T
105U		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105U
105V		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105V
105W		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105W
105X		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105X
105Y		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	105Y
105Z		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	105Z
106A		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106A
106AA		2'-10"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	106AA
106B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106B
106C		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106C
106D		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106D
106E		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106E
106F		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106F
106G		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106G
106H		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106H
106I		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106I
106J		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106J
106K		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106K
106L		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106L
106M		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106M
106N		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106N
106O		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106O
106P		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106P
106Q		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106Q
106R		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106R
106S		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106S
106T		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106T
106U		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106U
106V		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106V
106W		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106W
106X		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106X
106Y		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	106Y
106Z		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	106Z
107A		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107A
107AA		2'-10"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	107AA
107B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107B
107C		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107C
107D		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107D
107E		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107E
107F		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107F
107G		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107G
107H		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107H
107I		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107I
107J		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107J
107K		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107K
107L		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107L
107M		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107M
107N		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107N
107O		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107O
107P		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107P
107Q		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107Q
107R		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107R
107S		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107S
107T		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107T
107U		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107U
107V		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107V
107W		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107W
107X		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107X
107Y		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	107Y
107Z		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	107Z
108A		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	108A
108AA		2'-10"	0"	7'-0"	A	WD	STN	F-1	STL	PF	-	-	-	-	108AA
108B		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	108B
108C		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	108C
108D		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	108D
108E		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	108E
108F		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	108F
108G		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	108G
108H		3'-0"	0"	7'-0"	D	WD	STN	F-5	STL	PF	-	-	-	-	108H
108I		3'-0"	0"	7'-0"	D	WD	STN	F-1	STL	PF	-	-	-	-	108I
108J		3'-0"	0"	7'-0"	D										



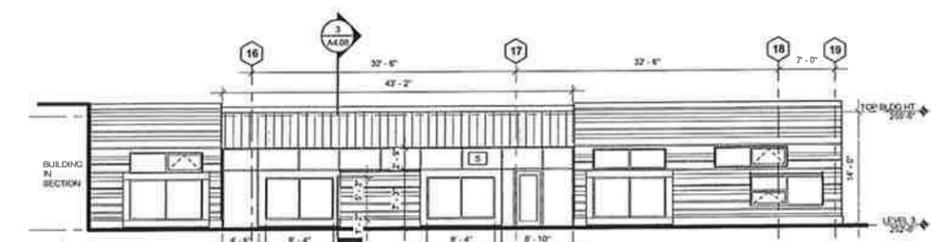
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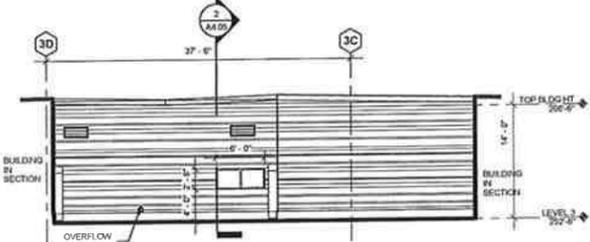
1 EAST ELEVATION - THIRD FLOOR
Scale: 1/8" = 1'-0"



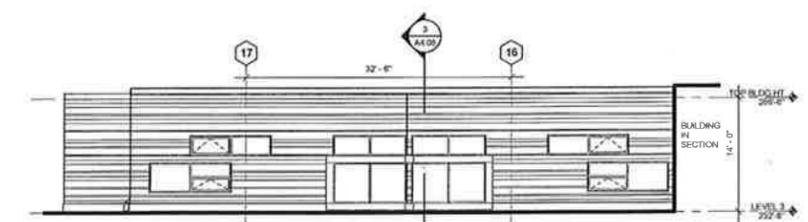
2 PARTIAL WEST ELEVATION - MIDDLE POD
Scale: 1/8" = 1'-0"



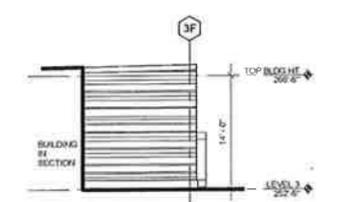
3 PARTIAL SOUTH ELEVATION - NORTH POD
Scale: 1/8" = 1'-0"



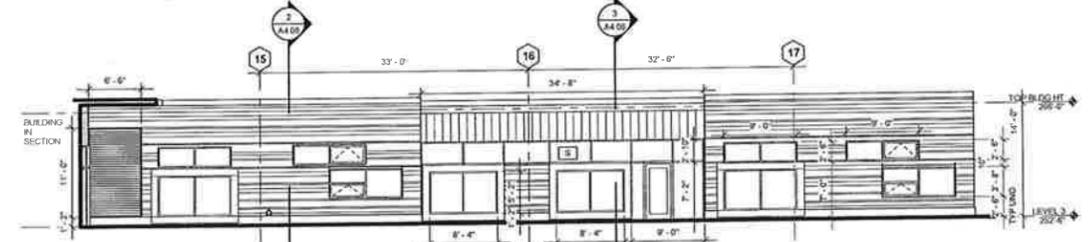
4 PARTIAL EAST ELEVATION - NORTH POD
Scale: 1/8" = 1'-0"



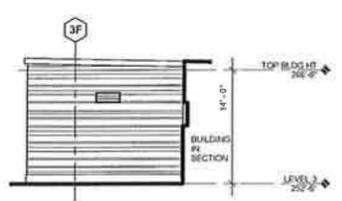
5 PARTIAL NORTH ELEVATION - MIDDLE POD
Scale: 1/8" = 1'-0"



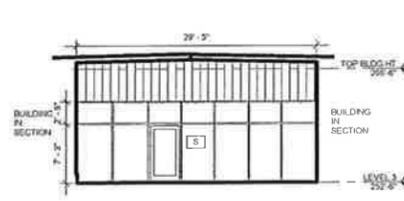
6 PARTIAL WEST ELEVATION - MIDDLE POD
Scale: 1/8" = 1'-0"



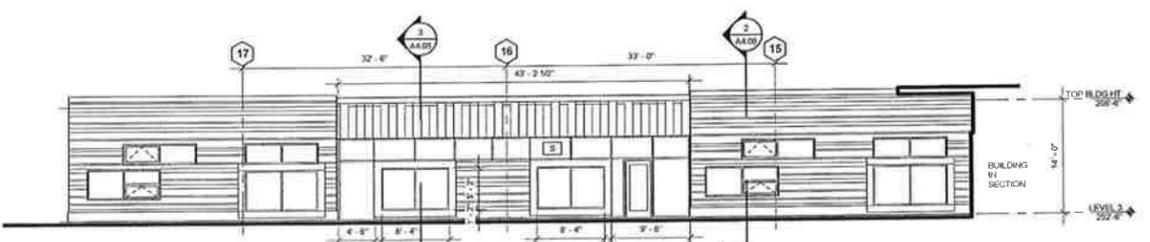
7 PARTIAL SOUTH ELEVATION - MIDDLE POD
Scale: 1/8" = 1'-0"



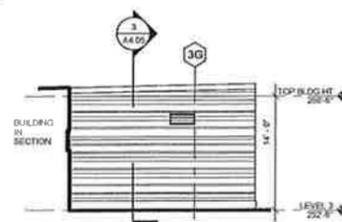
8 PARTIAL EAST ELEVATION - MIDDLE POD
Scale: 1/8" = 1'-0"



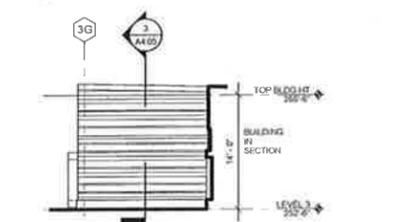
9 PARTIAL EAST ELEVATION - THIRD FLOOR CORRIDOR
Scale: 1/8" = 1'-0"



10 PARTIAL NORTH ELEVATION - SOUTH POD
Scale: 1/8" = 1'-0"



11 PARTIAL EAST ELEVATION - SOUTH POD
Scale: 1/8" = 1'-0"



12 PARTIAL WEST ELEVATION - SOUTH POD
Scale: 1/8" = 1'-0"

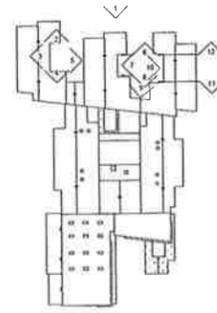
TAG LEGEND

[Symbol]	CURTAIN WALL
[Symbol]	STOREFRONT
[Symbol]	WINDOW

MATERIALS LEGEND

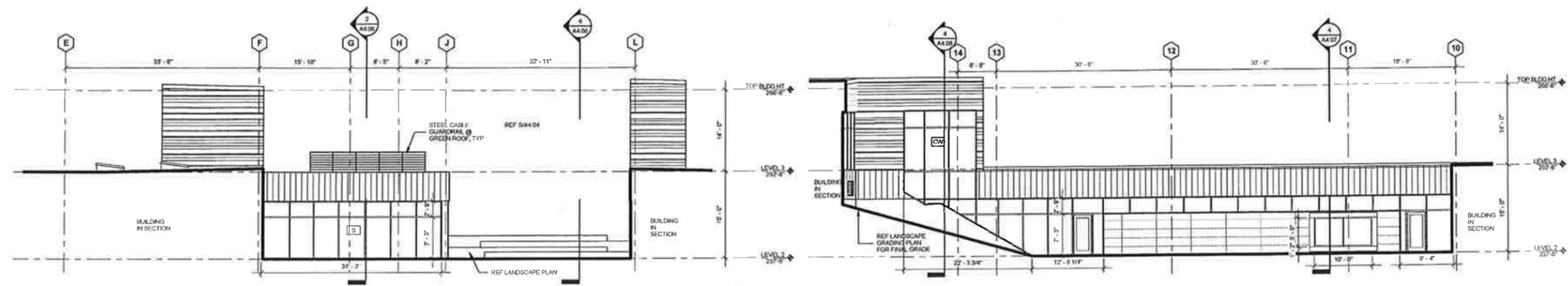
[Symbol]	CMU VENEER
[Symbol]	CEMENT FIBER BOARD PANEL
[Symbol]	VERTICAL METAL PANEL
[Symbol]	SPANDREL PANEL
[Symbol]	HORIZONTAL METAL PANEL

- EXTERIOR ELEVATION GENERAL NOTES**
1. LOCATION AND SPACING OF WINDOW MULLIONS, MASONRY CONTROL JOINTS AND COURSE PATTERNS, ETC. ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND/OR CENTERED/ALIGNED WITH ADJACENT ELEMENT (MASONRY COLUMN EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
 2. ALL GLAZING TYPES ARE WINDOW UNLESS NOTED OTHERWISE AS 'S' FOR STOREFRONT AND 'D' FOR CURTAIN WALL. ALL WINDOWS ARE 8" WIDE UNLESS NOTED OTHERWISE.
 3. ALL LOUVERS ARE 30" X 16", 10' - 0" FROM FLOOR UNLESS NOTED OTHERWISE.
 4. CONTROL JOINTS EXTEND FULL HEIGHT OF MASONRY. TYP. WHERE 'CJ' IS INDICATED AT INSIDE CORNERS THE JOINT SHALL PENETRATE THE MASONRY SURFACE ON WHICH THE LABEL OCCURS. SEE DETAILS FOR ADDITIONAL CL LOCATIONS.
 5. ALL WINDOW AND LOUVER DIMENSIONS ARE FOR ROUGH OR MASONRY OPENING UNLESS NOTED OTHERWISE. SEE PLANS FOR ADDITIONAL DIMENSION INFORMATION.
 6. EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO SOFFITS (NOT SHOWN WHERE EAVES OBSCURE VIEW). SEE BUILDING SECTIONS & DETAILS.
 7. SEE REFLECTED CEILING PLANS (RCP) FOR SHEET METAL CLAD SOFFIT COLORS. SHEET METAL CLAD FINISH & SOFT FACE OF SOFFIT TO MATCH COLOR OF ASSOCIATED SOFFIT AS NOTED ON RCP.



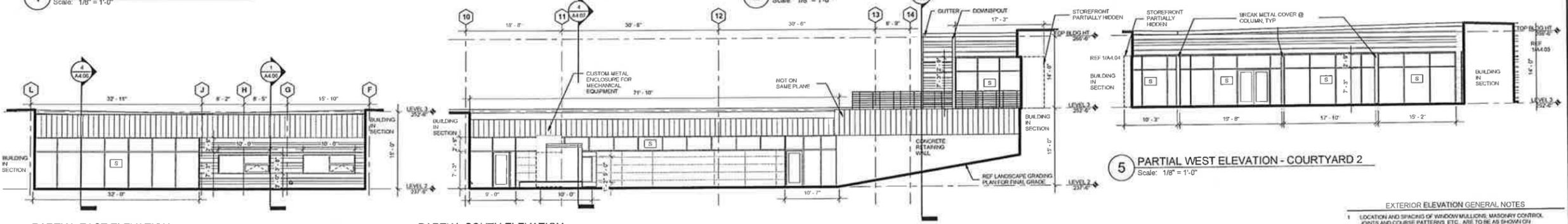
KEY PLAN - A4.02
Scale: NTS

22B



1 PARTIAL WEST ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"

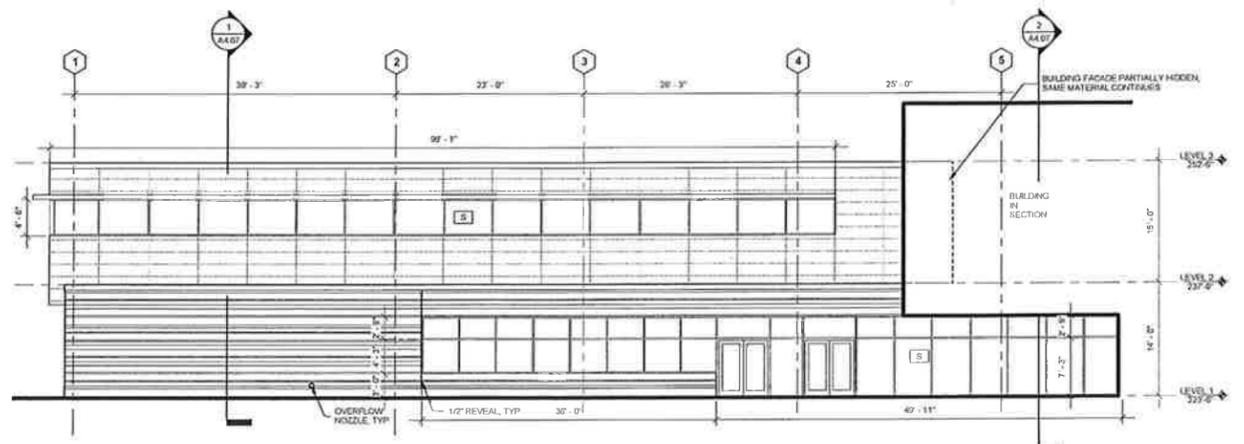
2 PARTIAL NORTH ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"



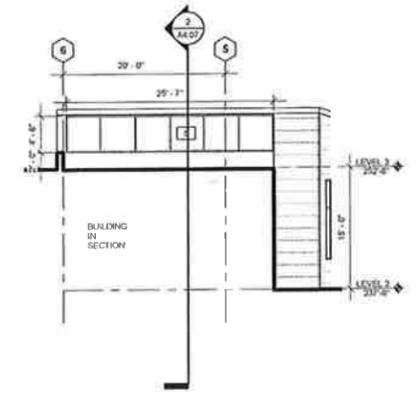
3 PARTIAL EAST ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"

4 PARTIAL SOUTH ELEVATION - COURTYARD
Scale: 1/8" = 1'-0"

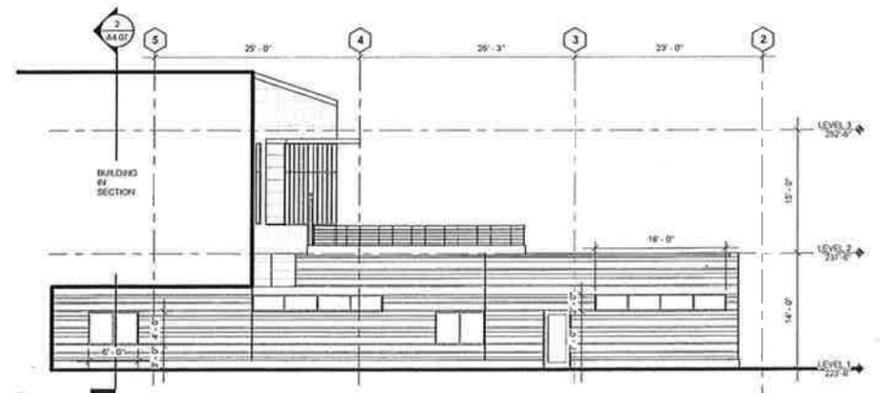
5 PARTIAL WEST ELEVATION - COURTYARD 2
Scale: 1/8" = 1'-0"



6 PARTIAL SOUTH ELEVATION - GYM
Scale: 1/8" = 1'-0"



9 PARTIAL NORTH ELEVATION - LIBRARY
Scale: 1/8" = 1'-0"



8 PARTIAL NORTH ELEVATION - ADMIN
Scale: 1/8" = 1'-0"

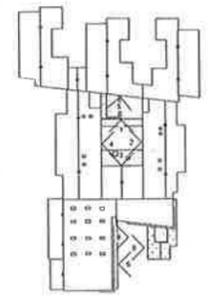
- EXTERIOR ELEVATION GENERAL NOTES**
- 1 LOCATION AND SPACING OF WINDOW MULLIONS, MASONRY CONTROL JOINTS AND COURSE PATTERNS, ETC. ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND/OR CENTERED/ALIGNED BY ADJACENT ELEMENT (MASONRY COLUMN, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
 - 2 ALL GLAZING TYPES ARE WINDOW UNLESS NOTED OTHERWISE AS 'S' FOR STOREFRONT AND 'C' FOR CURTAINWALL. ALL WINDOWS ARE 5" WIDE UNLESS NOTED OTHERWISE.
 - 3 ALL LOUVERS ARE 36" X 16", 10" FROM FLOOR UNLESS NOTED OTHERWISE.
 - 4 CONTROL JOINTS EXTEND FULL HEIGHT OF MASONRY. TYP. WHERE 'CJ' IS INDICATED AT INRSE CORNERS THE JOINT SHALL PENETRATE THE MASONRY SURFACE ON WHICH THE LABEL OCCURS. SEE DETAILS FOR ADDITIONAL CJ LOCATIONS.
 - 5 ALL WINDOW AND LOUVER DIMENSIONS ARE FOR ROUGH OR MASONRY OPENING, UNLESS NOTED OTHERWISE. SEE PLANS FOR ADDITIONAL DIMENSION INFORMATION.
 - 6 EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO SOFFITS (NOT SHOWN WHERE EAVES OBSCURE VIEW). SEE BUILDING SECTIONS & DETAILS.
 - 7 SEE REFLECTED CEILING PLANS (RCP) FOR SHEET METAL CLAD SOFFIT COLORS. SHEET METAL CLAD FINIS & VERT FACE OF SOFFIT TO MATCH COLOR OF ASSOCIATED SOFFIT AS NOTED ON RCP.

TAG LEGEND

- [C] CURTAIN WALL
- [S] STOREFRONT
- [W] WINDOW

MATERIALS LEGEND

- [CMU] CMU VENEER
- [CFB] CEMENT FIBER BOARD PANEL
- [VMP] VERTICAL METAL PANEL
- [SPD] SPANDREL PANEL
- [HMP] HORIZONTAL METAL PANEL



KEY PLAN - A4.04
Scale: NTS

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17900 NE 16TH STREET, BELLEVUE, WA 98008

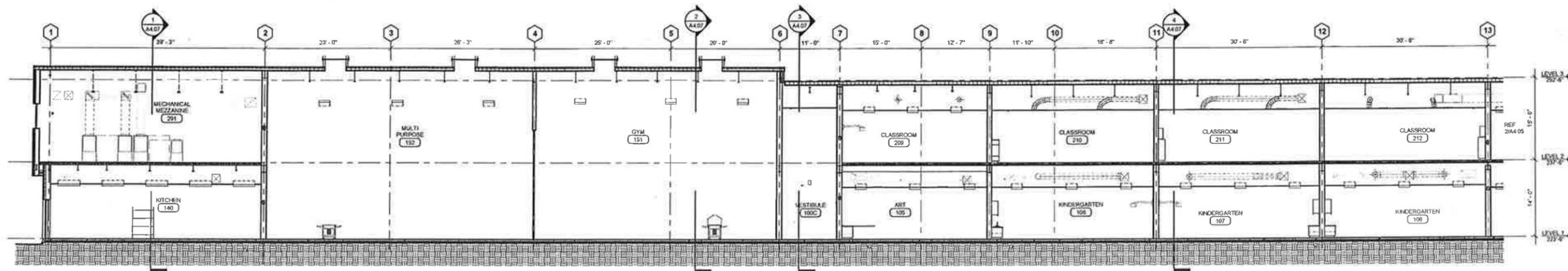


121-15004
Author
121-15004
Checker
12-04-2015

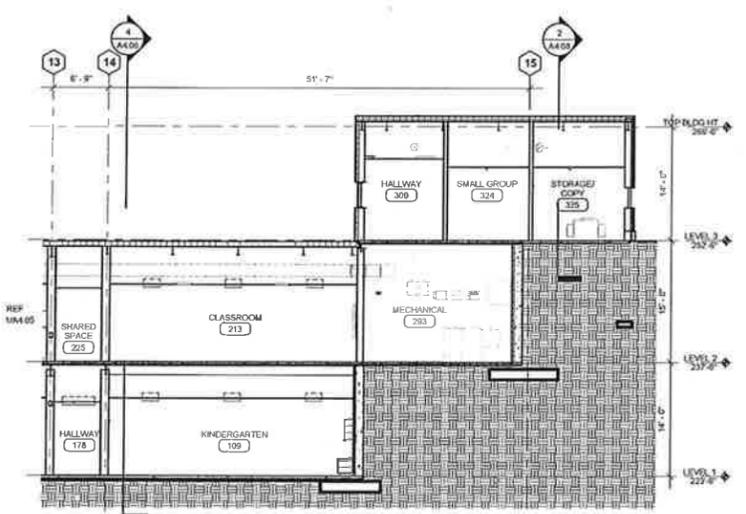
EXTERIOR ELEVATIONS

A4.04

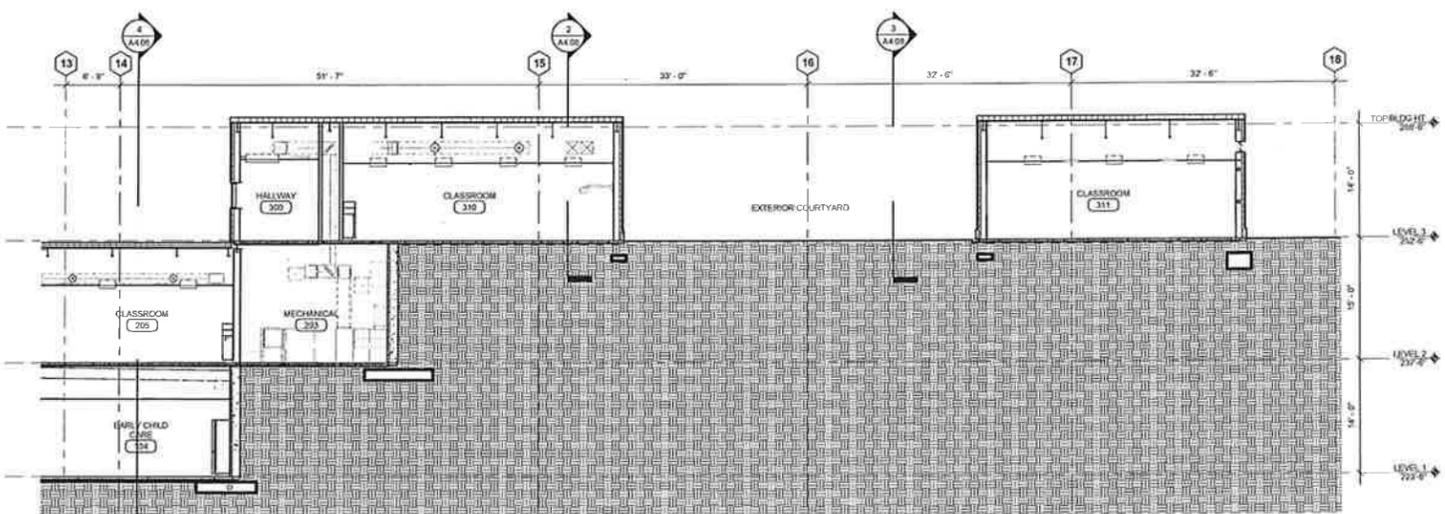
20B



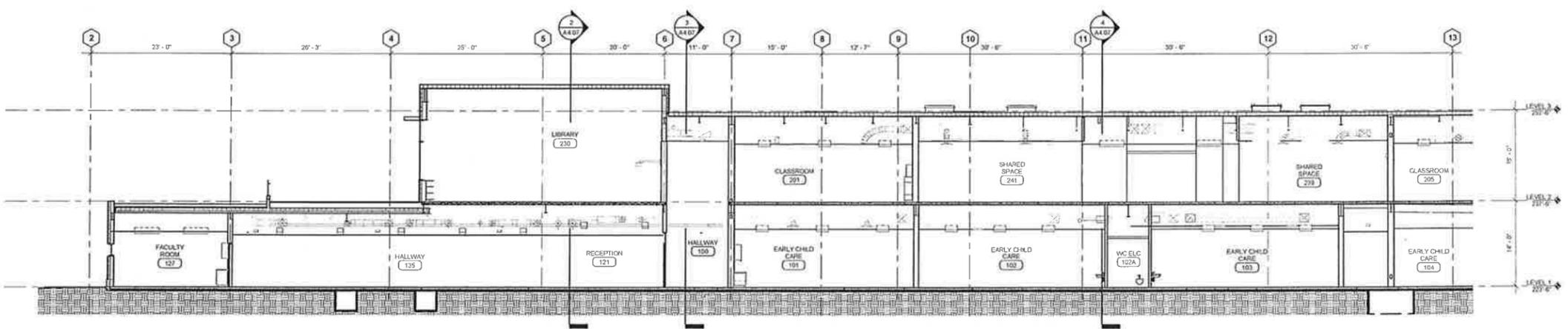
1 SECTION 1A
Scale: 1/8" = 1'-0"



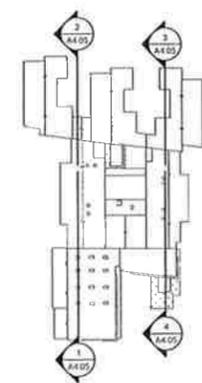
2 SECTION 1B
Scale: 1/8" = 1'-0"



3 SECTION 4B
Scale: 1/8" = 1'-0"



4 SECTION 4A
Scale: 1/8" = 1'-0"



KEY PLAN - A4.05
Scale: NTS

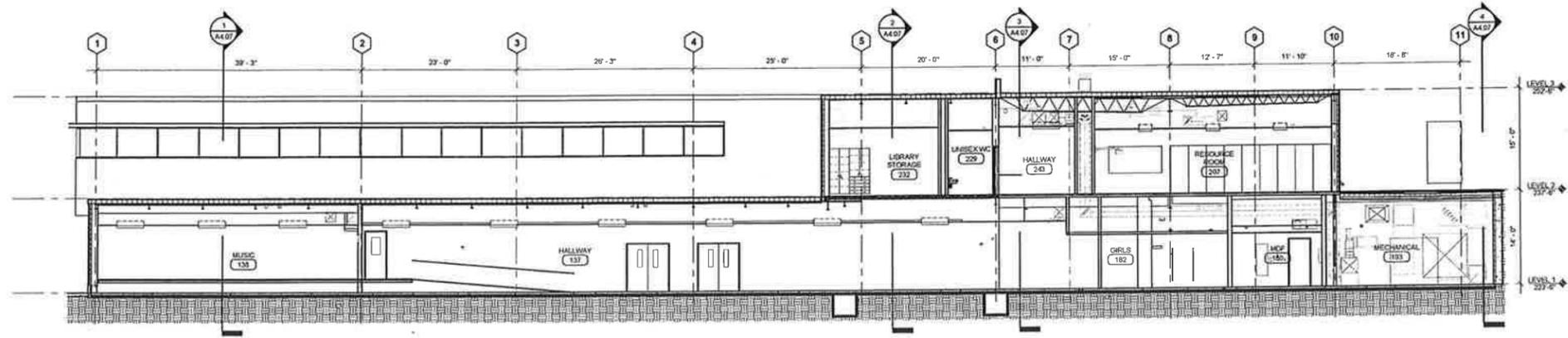
BELLEVUE SCHOOL DISTRICT
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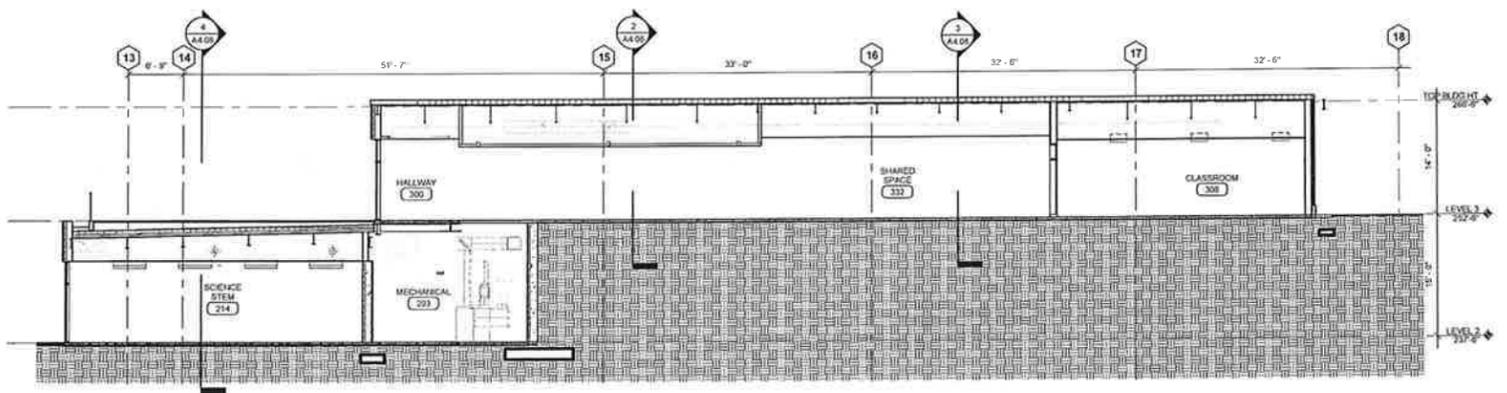
BUILDING SECTIONS

A4.05

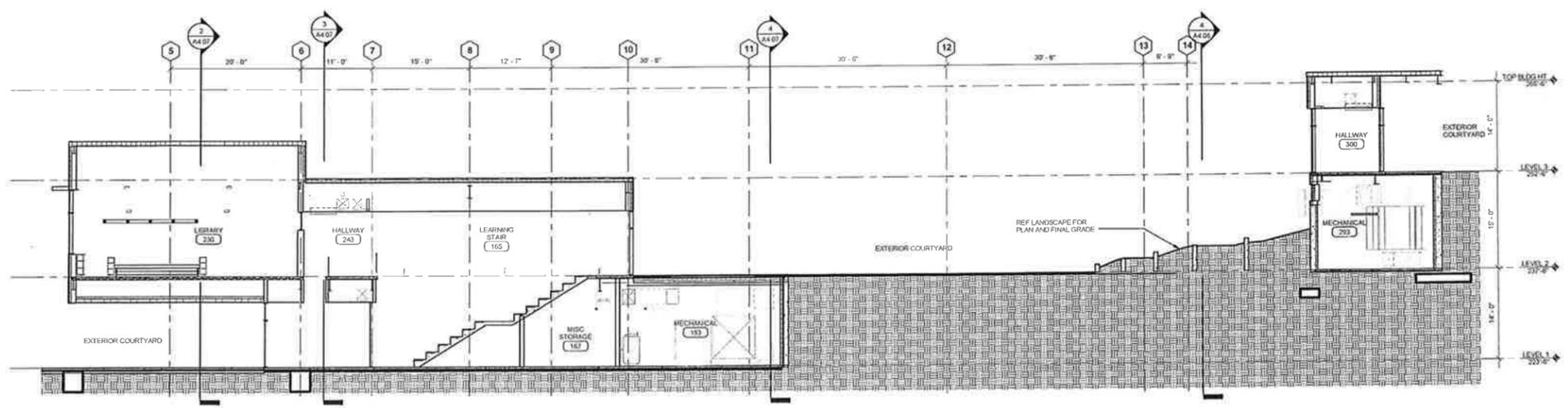
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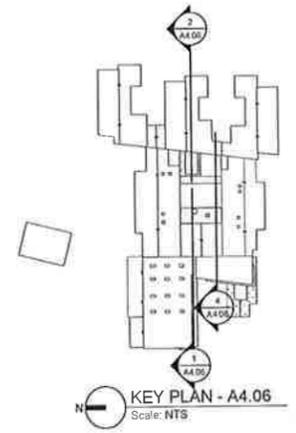
1 SECTION 2A
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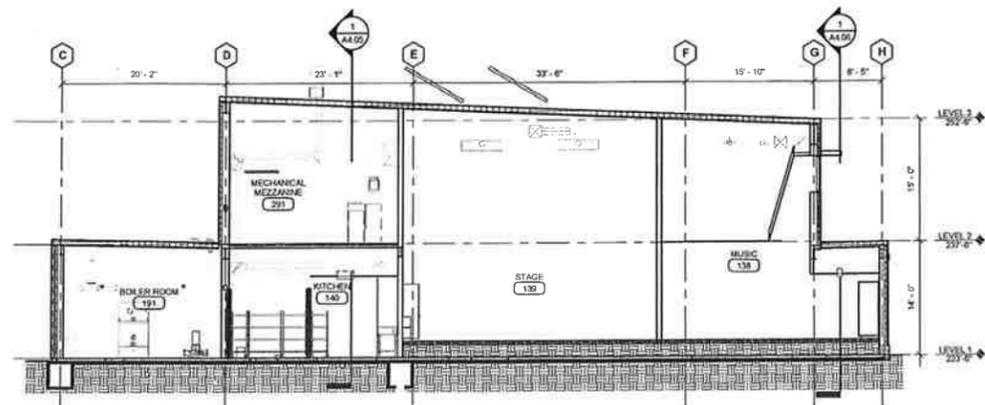
2 SECTION 2B
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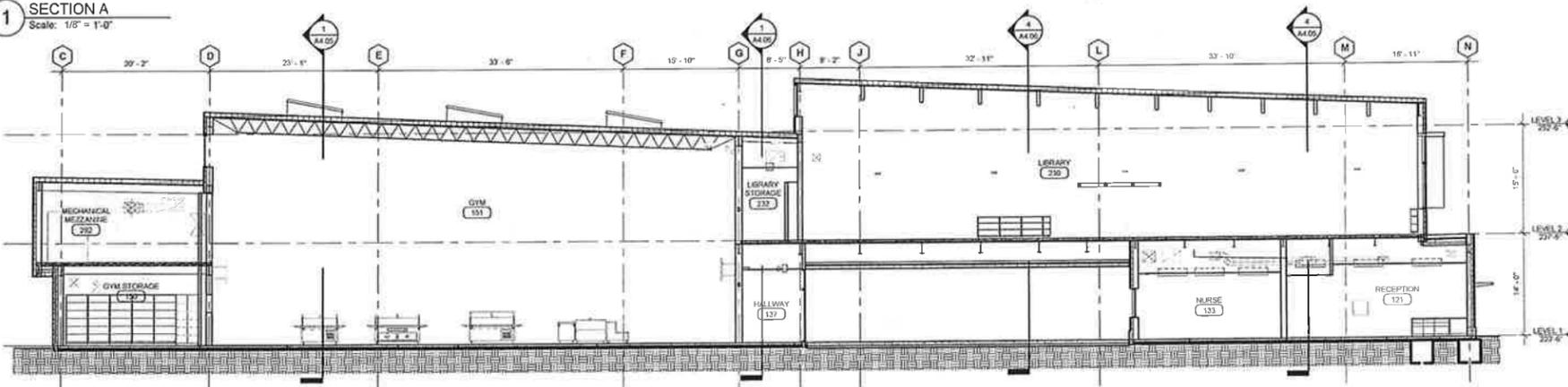
4 SECTION 3
Scale: 1/8" = 1'-0"



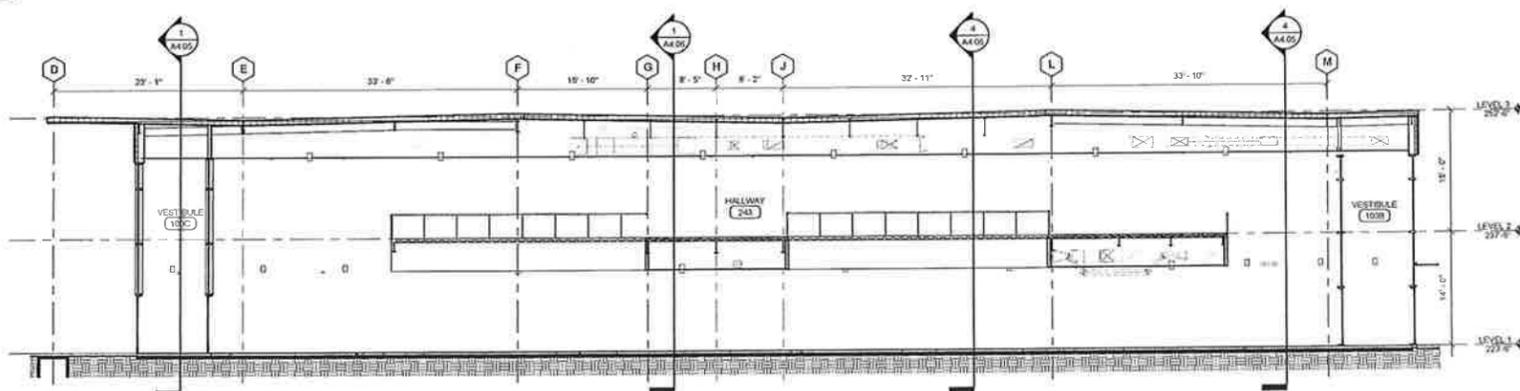
18B



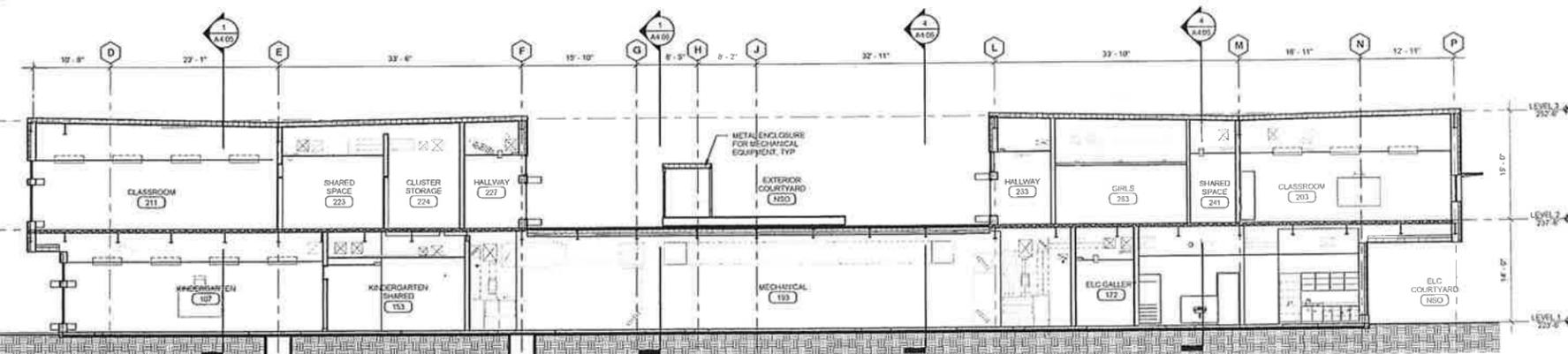
1 SECTION A
Scale: 1/8" = 1'-0"



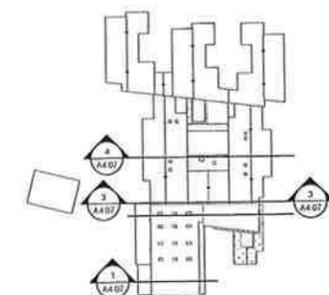
2 SECTION B
Scale: 1/8" = 1'-0"



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



4 SECTION D
Scale: 1/8" = 1'-0"

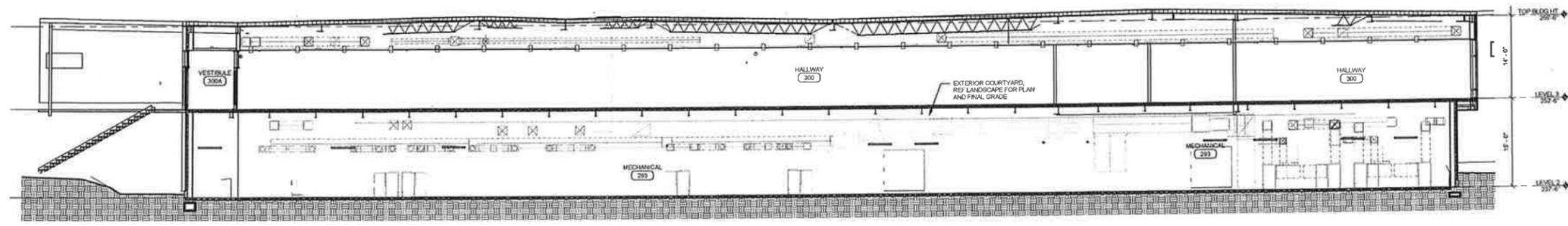


KEY PLAN A4.07
Scale: NTS

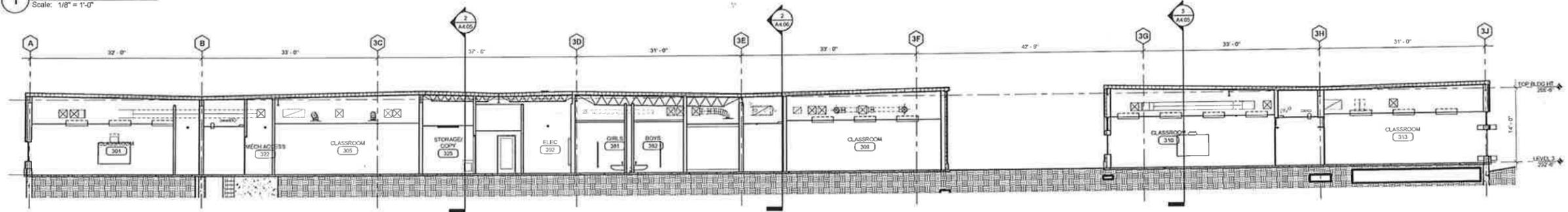


PROJECT: 121-15004
DATE: 12-04-2015
AUTHOR: [Name]
CHECKER: [Name]

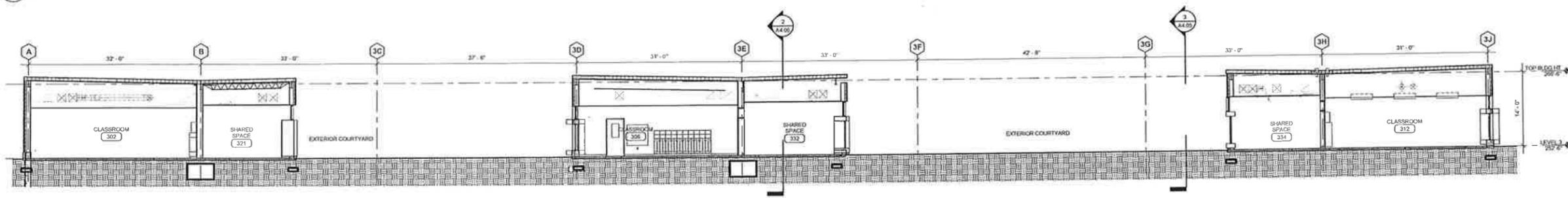
17B



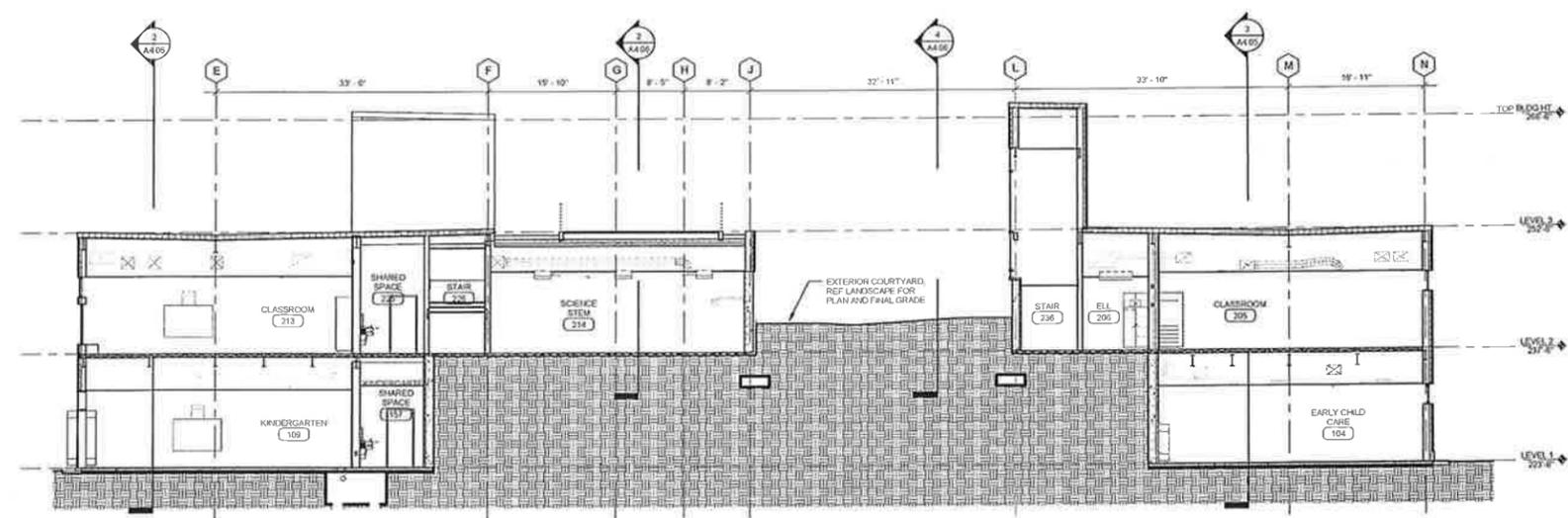
1 SECTION E
Scale: 1/8" = 1'-0"



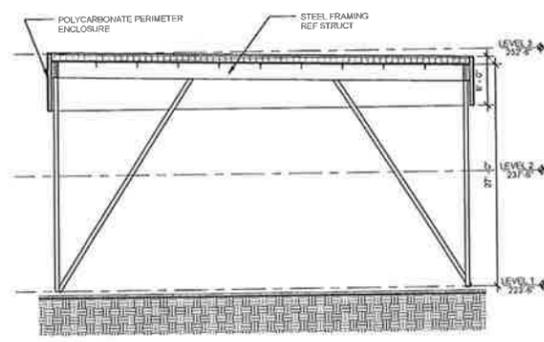
2 SECTION F
Scale: 1/8" = 1'-0"



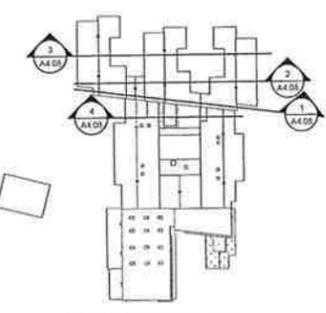
3 SECTION G
Scale: 1/8" = 1'-0"



4 SECTION H
Scale: 1/8" = 1'-0"

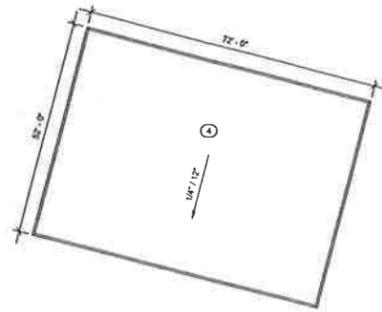


5 SECTION - COVERED PLAY
Scale: 1/8" = 1'-0"

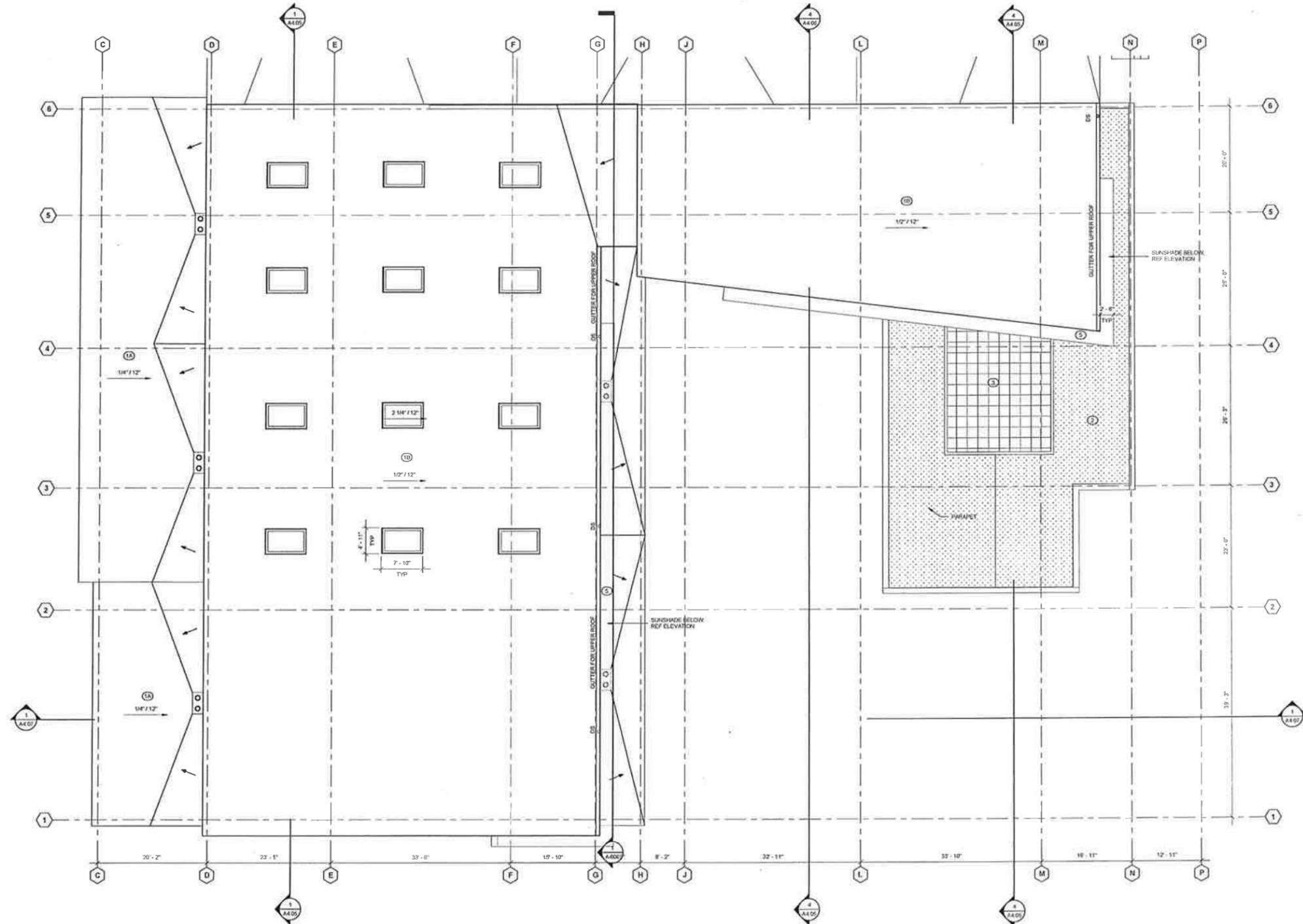


KEY PLAN A4.08
Scale: NTS

116B



ROOF PLAN COVERED PLAY
Scale: 1/16" = 1'-0"

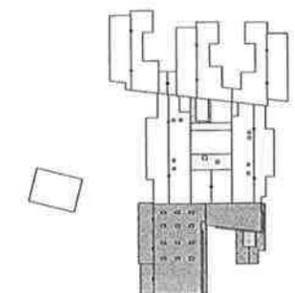


ROOF PLAN A
Scale: 1/8" = 1'-0"

- GENERAL ROOF NOTES**
- VENTS, EXHAUST & CORALS ARE MECHANICAL ROOF PENETRATIONS. ITEMS SEE MECHANICAL FOR LOCATIONS, TYPES, SIZES AND QUANTITY OF ALL PENETRATIONS. PENETRATIONS SHALL BE MIN 18" FROM ANY RIDGE, VALLEY, 1/2" OF EDGE OF ROOF.
 - ALL FLASHING & ROOFING TIE-INS TO PLUMBING & HVAC PENETRATIONS ARE BY ROOFING CONTRACTOR.
 - SEE DETAILS & STRUCTURAL FOR ROOF VENTILATION HOLES IN ROOF FRAMING, BLOCKING & BEARING PLATES. REGARDLESS OF WHETHER VENT OPENINGS ARE FROM CONTRACTOR SHALL PROVIDE VENT OPENINGS AT ALL BLOCKING CONDITIONS UNLESS NOTED OTHERWISE. OR AS OTHERWISE APPROVED BY ARCHITECT. THE MIN AREA OF VENT OPENING SHALL BE 8.5 SQUARE FEET PER LINEAL FOOT OF BLOCKING. VERIFY LAYOUT OF VENTING WITH ARCHITECT IF NOT SPECIFICALLY SHOWN.

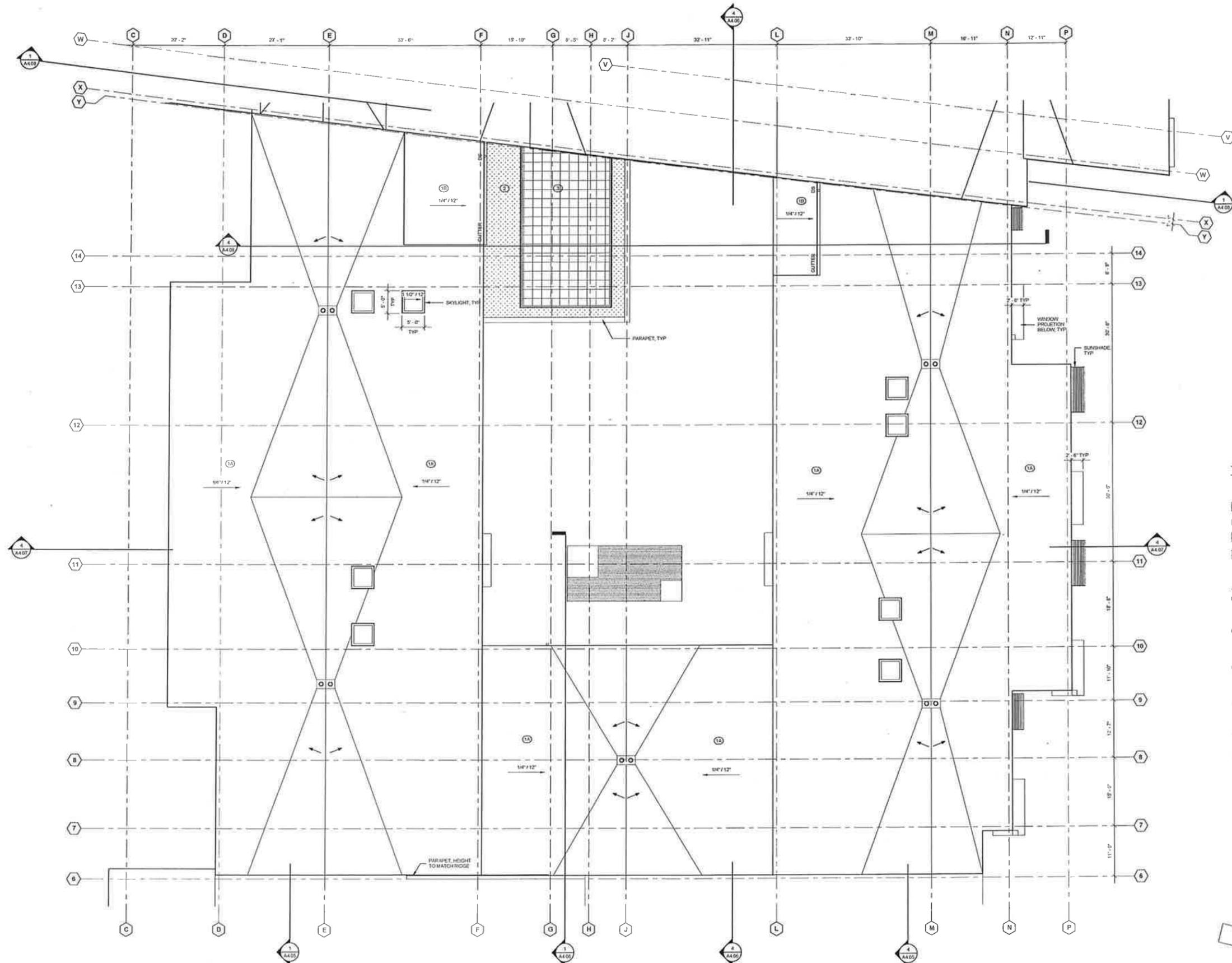


- ROOF TYPES**
- 1A PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
R-38 RIGID INSULATION
SELF-ADHERED VAPOR BARRIER
MTL DECK PER STRUC
 - 1B PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
R-38 RIGID INSULATION
SELF-ADHERED VAPOR BARRIER
1/2" CLASS MAT GYPSUM COVERBOARD
ACOUSTICAL MTL DECK PER STRUC
 - 2 EXTENSIVE GREEN ROOF SYSTEM
PLANTING (REF LANDSCAPE)
R-40 RIGID INSULATION
MONOLITHIC WATERPROOF MEMBRANE
CONC OVER MTL DECK PER STRUC
 - 3 EXTENSIVE GREEN ROOF SYSTEM
PAVERS ON ADJUSTABLE PEDESTALS
R-40 RIGID INSULATION
MONOLITHIC WATERPROOF MEMBRANE
CONC OVER MTL DECK PER STRUC
 - 4 PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
SELF-ADHERED VAPOR BARRIER
MTL DECK PER STRUC
 - 5 12 GAUGE PRE-FIN SHEET METAL FLASHING
1/2" CLASS MAT GYPSUM COVERBOARD
HSS STEEL TUBE



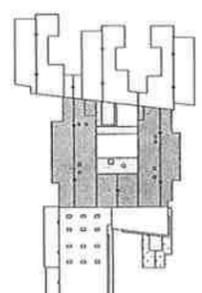
KEY PLAN
Scale: NTS

15B



ROOF PLAN B
Scale: NTS

- ROOF LEGEND**
- DIRECTION OF SLOPE TO DRAIN
 - DOWNSPOUT
 - ▭ INTERNAL GUTTER
 - ◻ ROOF DRAIN & OVERFLOW DRAIN
 - ▨ EXTENSIVE GREEN ROOF
 - ▧ ROOF DECK PAVERS
- ROOF TYPES**
- 1A PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
R-38 RIGID INSULATION
SELF-ADHERED VAPOR BARRIER
MTL DECK PER STRUC
 - 1B PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
R-38 RIGID INSULATION
SELF-ADHERED VAPOR BARRIER
1/2" CLASS MAT GYPSUM COVERBOARD
ACOUSTICAL MTL DECK PER STRUC
 - 2 EXTENSIVE GREEN ROOF SYSTEM
PLANTING PREF LANDSCAPE
R-40 RIGID INSULATION
MONOLITHIC WATERPROOF MEMBRANE
CONC OVER MTL DECK PER STRUC
 - 3 EXTENSIVE GREEN ROOF SYSTEM
PAVERS ON ADJUSTABLE PEDESTALS
R-40 RIGID INSULATION
MONOLITHIC WATERPROOF MEMBRANE
CONC OVER MTL DECK PER STRUC
 - 4 PVC MEMBRANE ROOFING SYSTEM
1/2" CLASS MAT GYPSUM COVERBOARD
SELF-ADHERED VAPOR BARRIER
MTL DECK PER STRUC
 - 5 12 GAUGE PRE-FIN SHEET METAL FLASHING
1/2" CLASS MAT GYPSUM COVERBOARD
HSS STEEL TUBE



KEY PLAN
Scale: NTS

REVISIONS

65% / DD COST SET

BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
17200 NE 16TH STREET, BELLEVUE, WA 98008

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DATE: 12-15-2014
DRAWN BY: Author
CHECKED BY: Checker
DATE: 12-04-2015

ROOF PLAN B

A4.21

14B

65% / DD COST SET

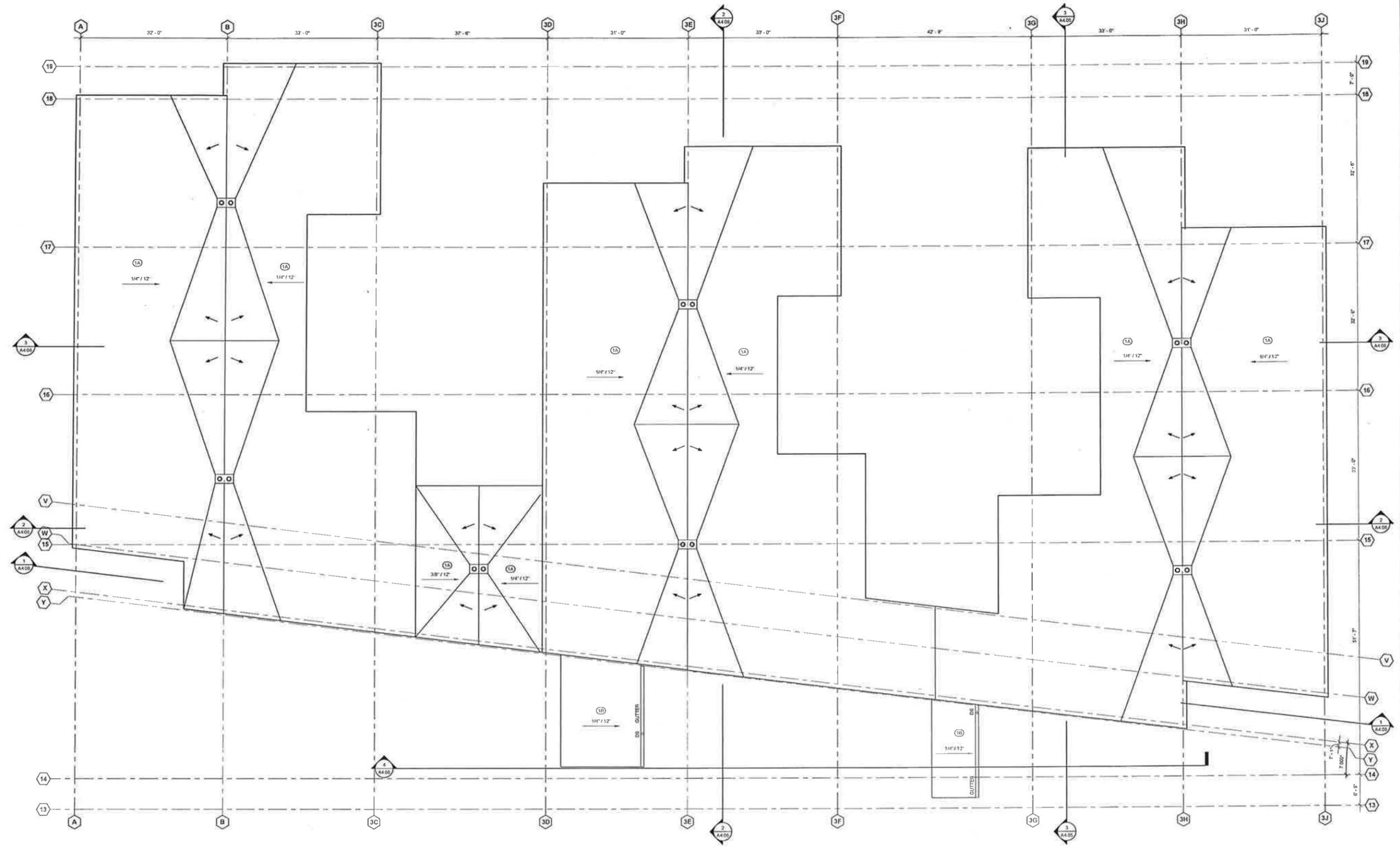
BELLEVUE SCHOOL DISTRICT
BENNETT ELEMENTARY SCHOOL
 17900 NE 15TH STREET, BELLEVUE, WA, 98008



121-15004
 Author
 Checker
 12-04-2015

ROOF PLAN - 3RD FLOOR

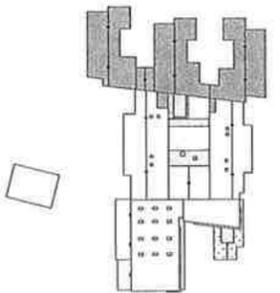
A4.22



ROOF PLAN - THIRD FLOOR
 Scale: 1/8" = 1'-0"

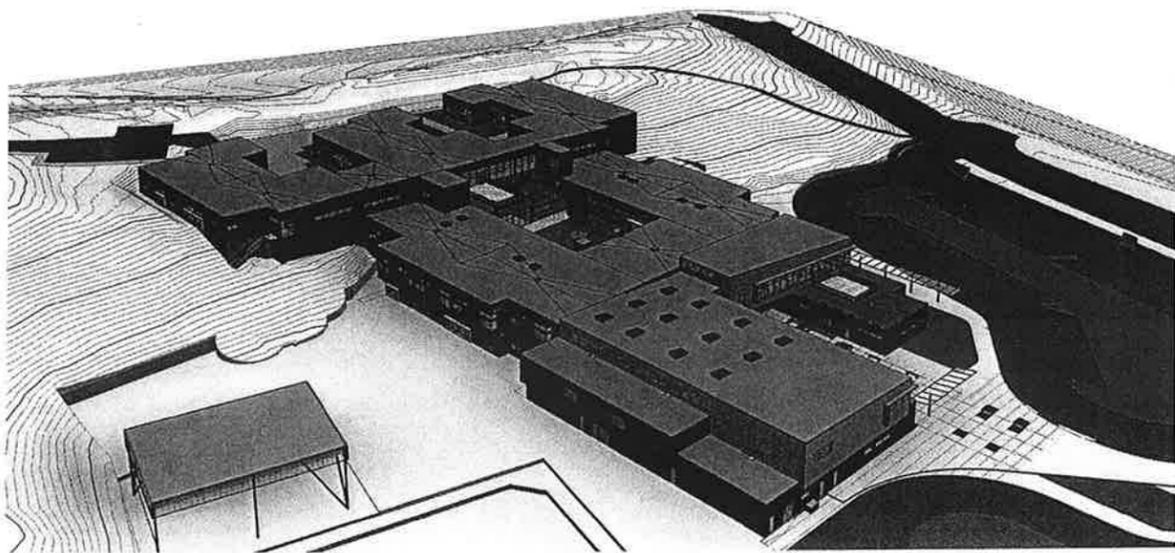
- ROOF TYPES**
- 1A PVC MEMBRANE ROOFING SYSTEM
 1/2" GLASS MAT GYPSUM COVERBOARD
 R-38 RIGID INSULATION
 SELF-ADHERED VAPOR BARRIER
 MTL DECK PER STRUC
 - 1B PVC MEMBRANE ROOFING SYSTEM
 1/2" GLASS MAT GYPSUM COVERBOARD
 R-38 RIGID INSULATION
 SELF-ADHERED VAPOR BARRIER
 1/2" GLASS MAT GYPSUM COVERBOARD
 ACOUSTICAL MTL DECK PER STRUC
 - 2 EXTENSIVE GREEN ROOF SYSTEM
 PLANTING (REF LANDSCAPE)
 R-40 RIGID INSULATION
 MONOLITHIC WATERPROOF MEMBRANE
 CONG OVER MTL DECK PER STRUC
 - 3 EXTENSIVE GREEN ROOF SYSTEM
 PAVERS ON ADJUSTABLE PEDESTALS
 R-40 RIGID INSULATION
 MONOLITHIC WATERPROOF MEMBRANE
 CONG OVER MTL DECK PER STRUC
 - 4 PVC MEMBRANE ROOFING SYSTEM
 1/2" GLASS MAT GYPSUM COVERBOARD
 SELF-ADHERED VAPOR BARRIER
 MTL DECK PER STRUC
 - 5 12 GAUGE PRE-FIN SHEET METAL FLASHING
 1/2" GLASS MAT GYPSUM COVERBOARD
 HSS STEEL TUBE

- ROOF LEGEND**
- DIRECTION OF SLOPE TO DRAIN
 - DOWNSPOUT
 - INTERNAL GUTTER
 - ROOF DRAIN & OVERFLOW DRAIN
 - ▨ EXTENSIVE GREEN ROOF
 - ▩ ROOF DECK PAVERS

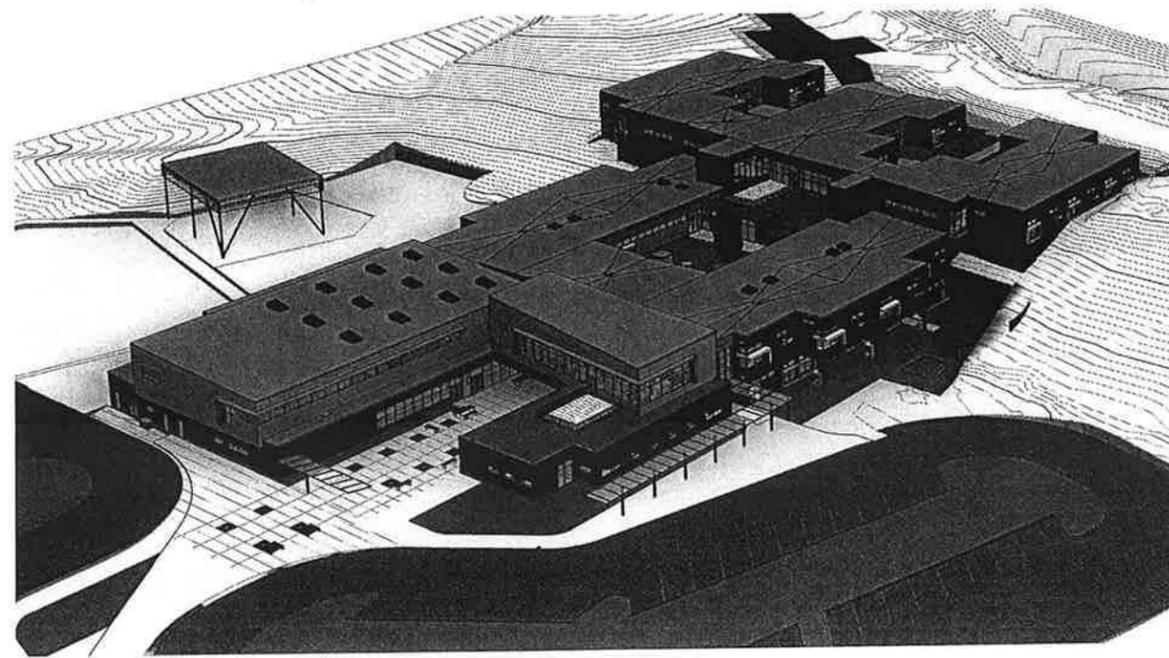


KEY PLAN
 Scale: NTS

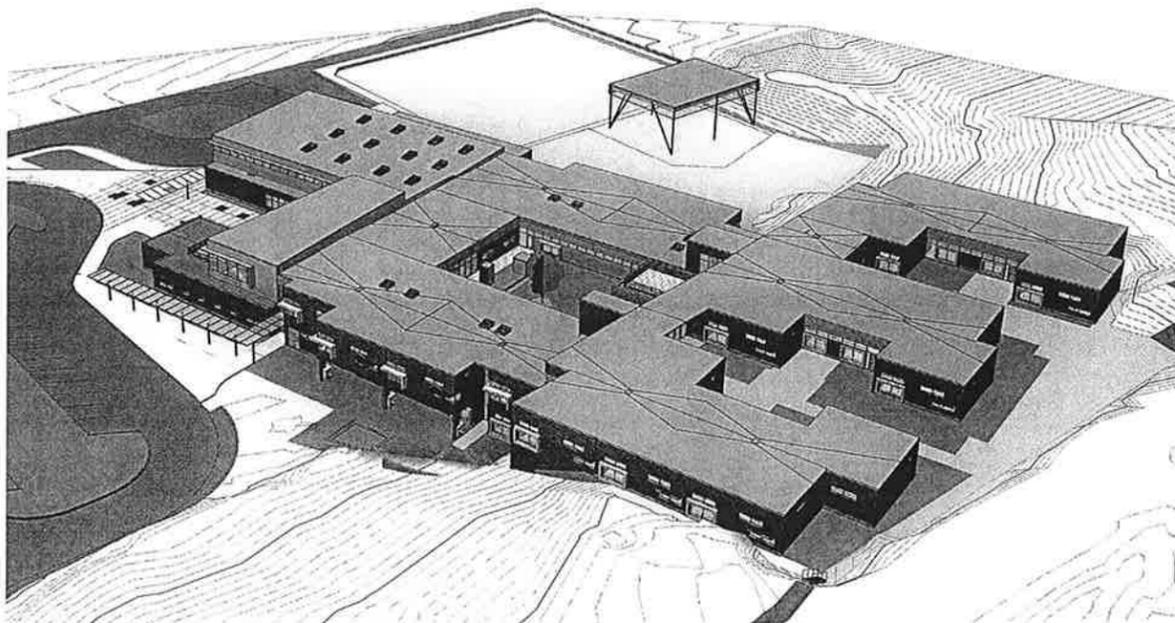
13B



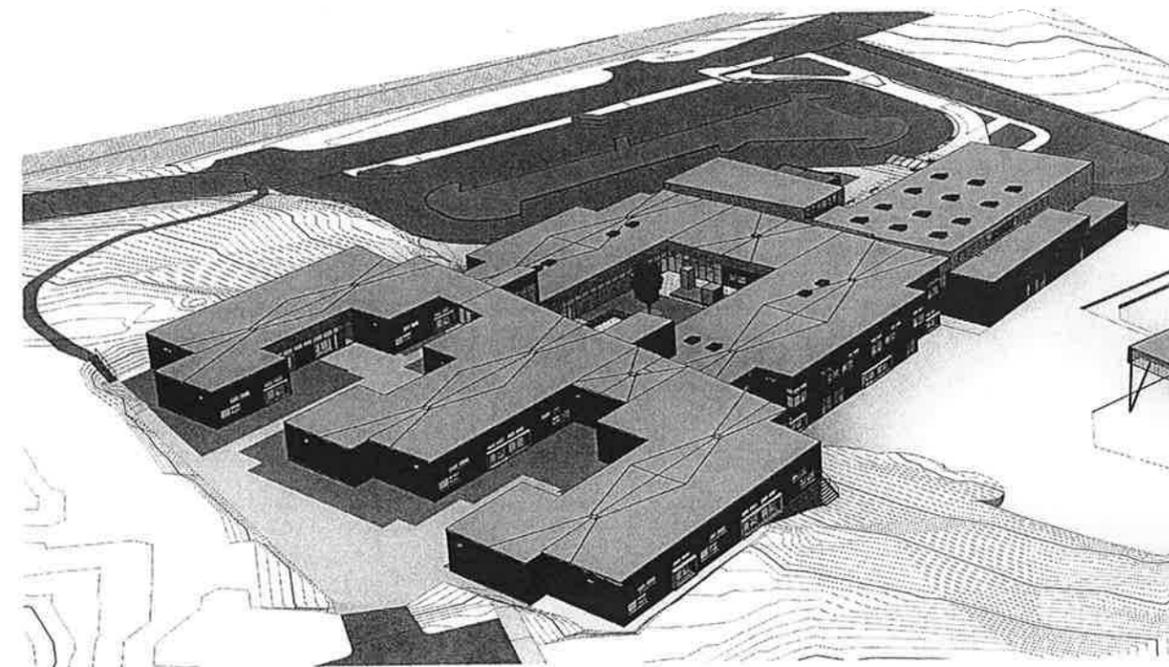
1 NORTHWEST VIEW
Scale:



2 SOUTHWEST VIEW
Scale:

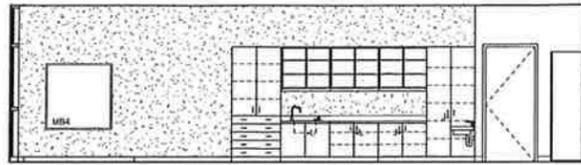


3 SOUTHEAST VIEW
Scale:

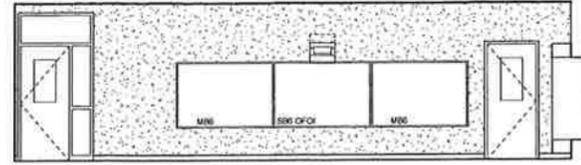


4 NORTHEAST VIEW
Scale:

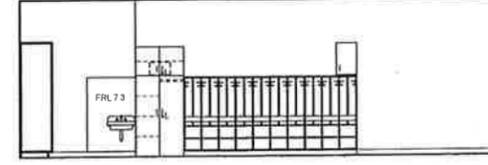
12B



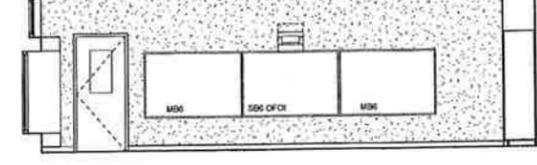
1A 101 WEST
Scale: 1/4" = 1'-0"



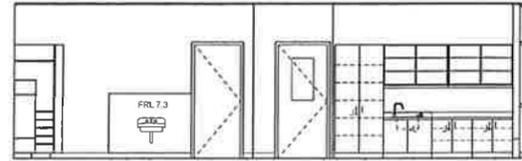
1B 101 EAST
Scale: 1/4" = 1'-0"



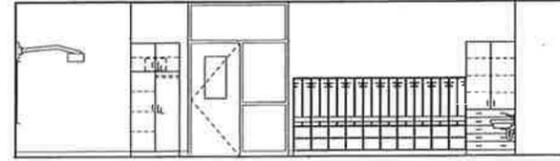
1C 101 NORTH
Scale: 1/4" = 1'-0"



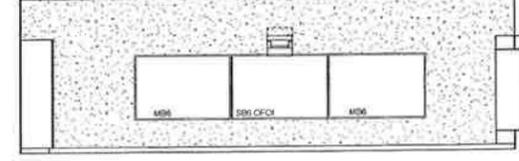
1D 102 WEST
Scale: 1/4" = 1'-0"



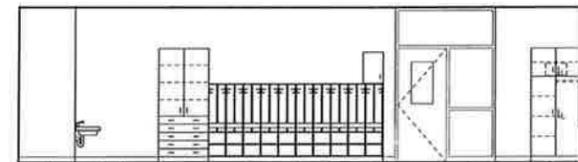
2A 102 EAST
Scale: 1/4" = 1'-0"



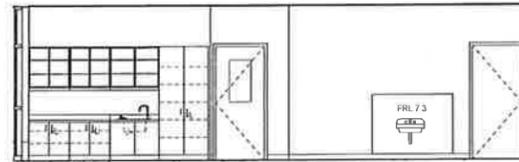
2B 102 NORTH
Scale: 1/4" = 1'-0"



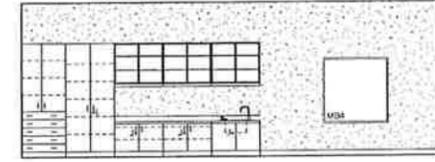
2C 103 EAST
Scale: 1/4" = 1'-0"



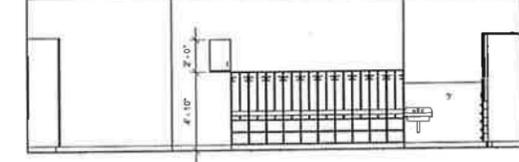
3A 103 NORTH
Scale: 1/4" = 1'-0"



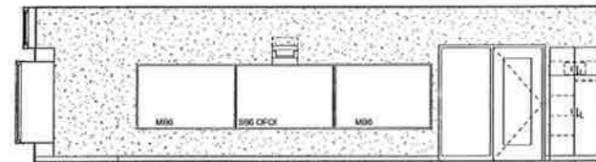
3B 103 WEST
Scale: 1/4" = 1'-0"



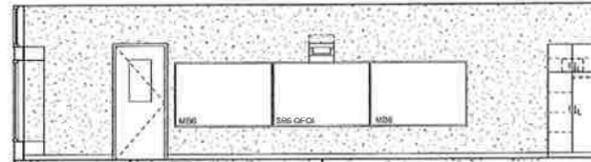
3C 104 EAST
Scale: 1/4" = 1'-0"



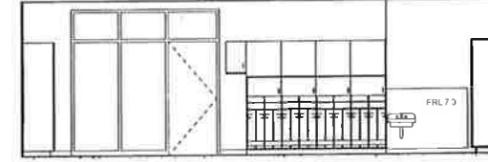
3D 104 NORTH
Scale: 1/4" = 1'-0"



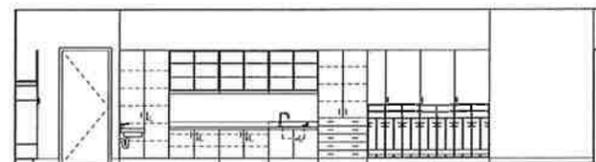
4A 104 WEST
Scale: 1/4" = 1'-0"



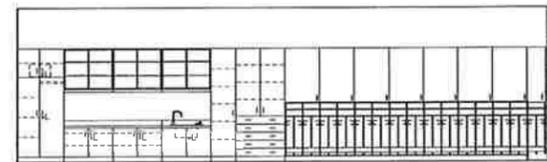
4B 106 EAST
Scale: 1/4" = 1'-0"



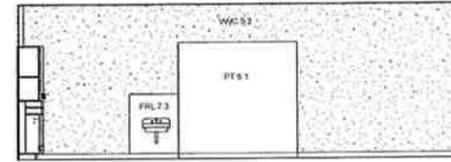
4C 106 SOUTH
Scale: 1/4" = 1'-0"



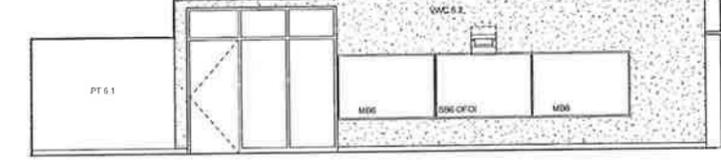
5A 106 WEST
Scale: 1/4" = 1'-0"



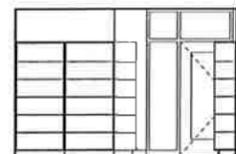
5B 109 EAST
Scale: 1/4" = 1'-0"



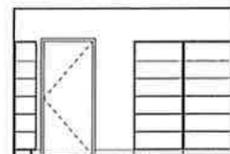
5C 109 SOUTH
Scale: 1/4" = 1'-0"



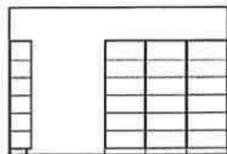
5D 109 WEST
Scale: 1/4" = 1'-0"



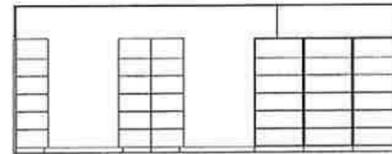
6A 159 NORTH
Scale: 1/4" = 1'-0"



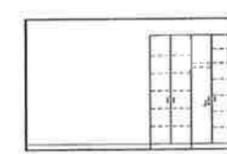
6B 159 SOUTH 1
Scale: 1/4" = 1'-0"



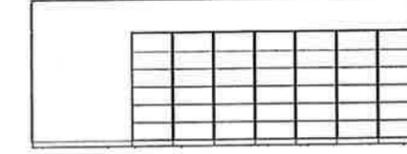
6C 159 SOUTH 2
Scale: 1/4" = 1'-0"



6D 159 WEST
Scale: 1/4" = 1'-0"



6E 169 NORTH
Scale: 1/4" = 1'-0"



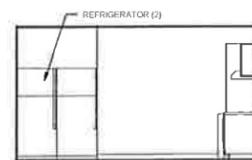
6F 159 EAST
Scale: 1/4" = 1'-0"



7A 170 EAST
Scale: 1/4" = 1'-0"

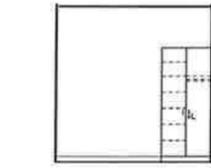


7B 170 NORTH
Scale: 1/4" = 1'-0"

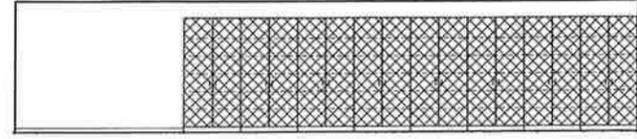


7C 170 WEST
Scale: 1/4" = 1'-0"

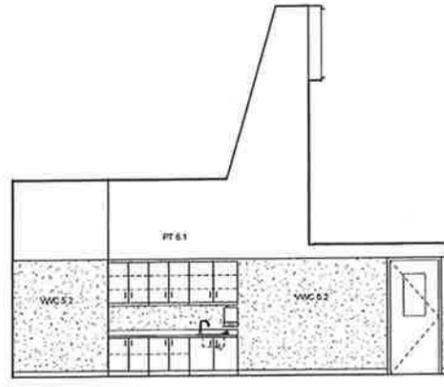
11B



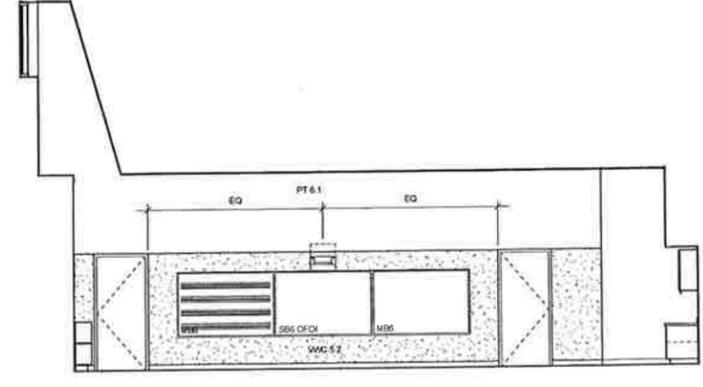
1A 138A NORTH
Scale: 1/4" = 1'-0"



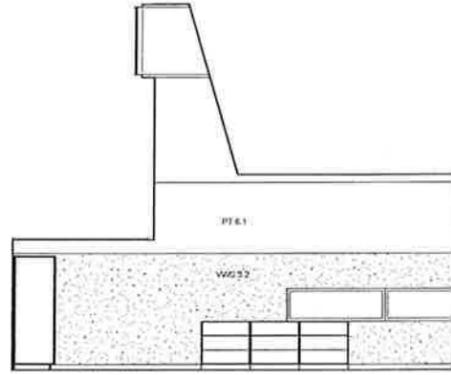
1B 138 SOUTH
Scale: 1/4" = 1'-0"



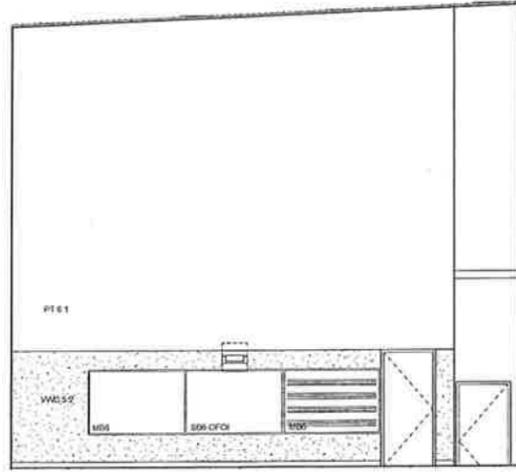
1C 138 EAST
Scale: 1/4" = 1'-0"



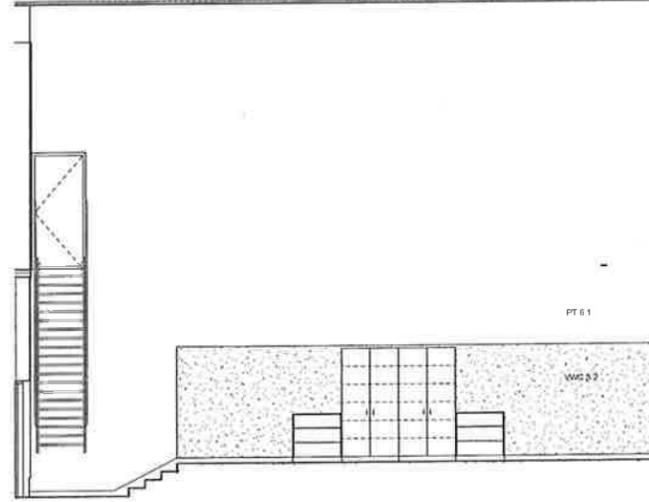
1D 138 NORTH
Scale: 1/4" = 1'-0"



2A 138 WEST
Scale: 1/4" = 1'-0"

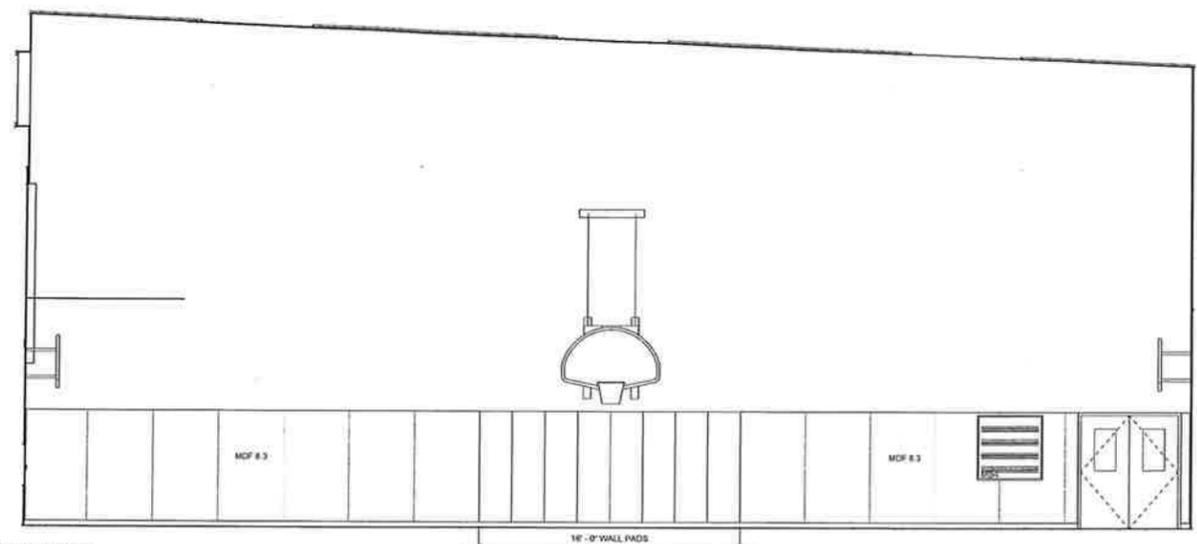


2B 139 WEST
Scale: 1/4" = 1'-0"

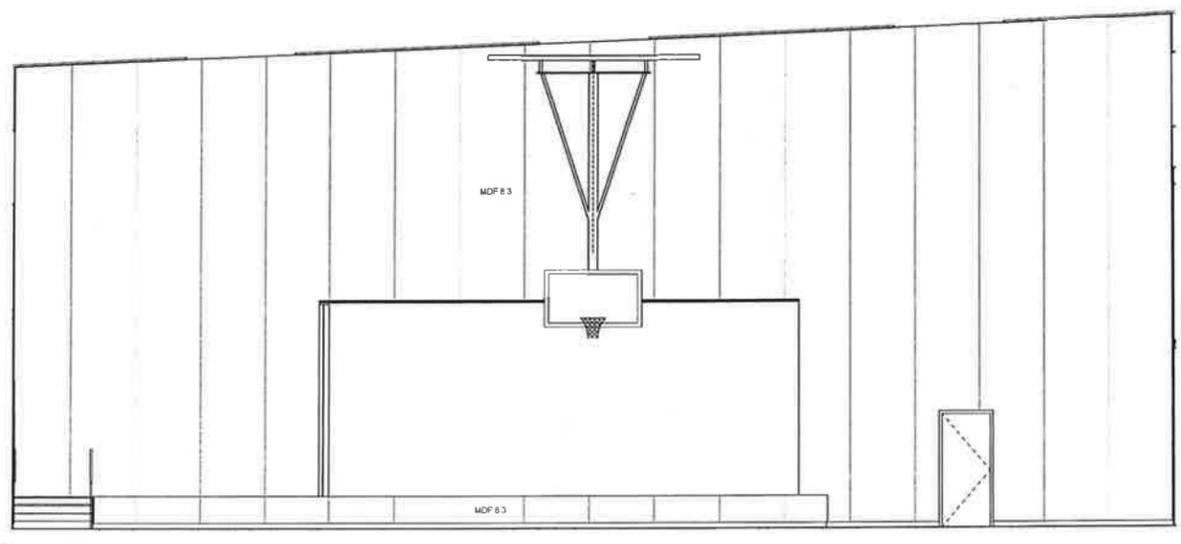


2C 139 NORTH
Scale: 1/4" = 1'-0"

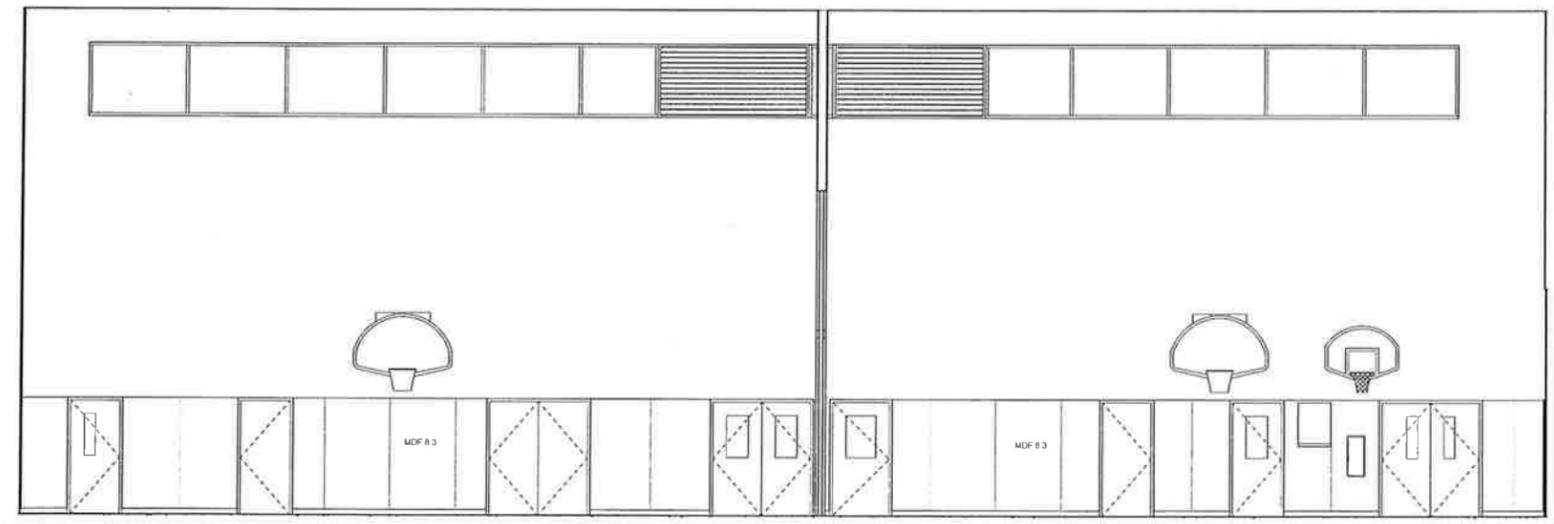
10B



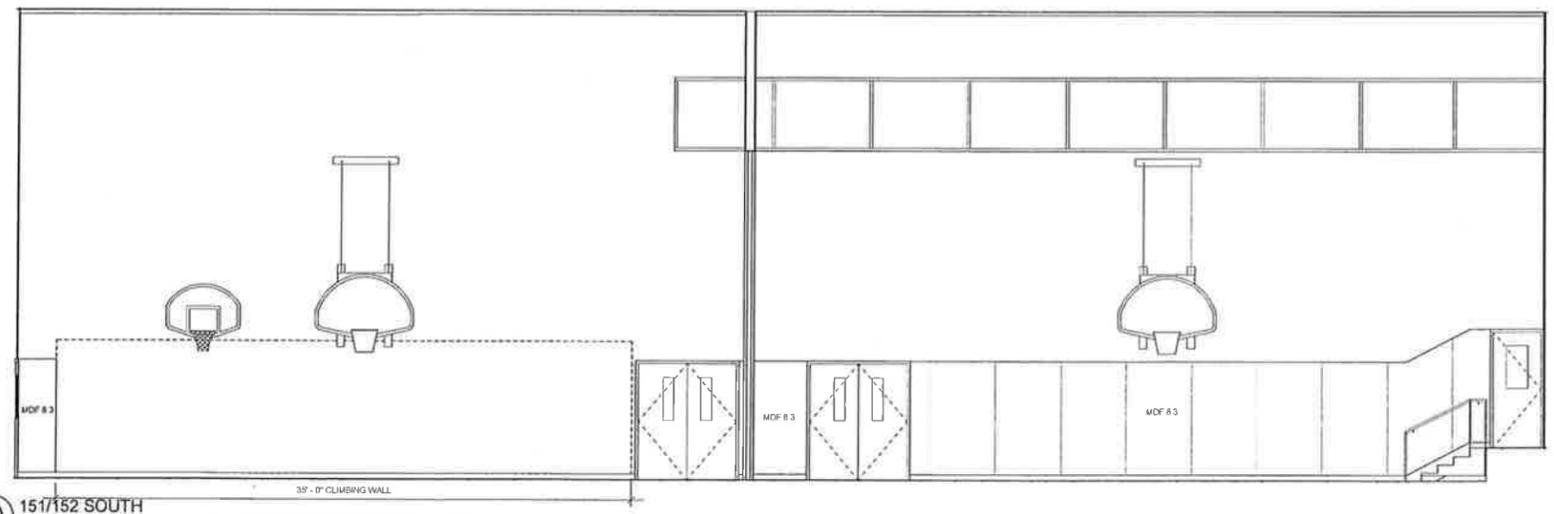
1A 151 EAST
Scale: 1/4" = 1'-0"



1B 152 WEST
Scale: 1/4" = 1'-0"

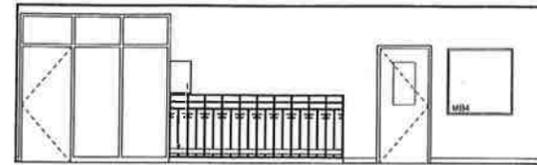


2A 151/152 NORTH
Scale: 1/4" = 1'-0"

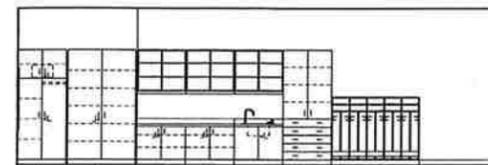


3A 151/152 SOUTH
Scale: 1/4" = 1'-0"

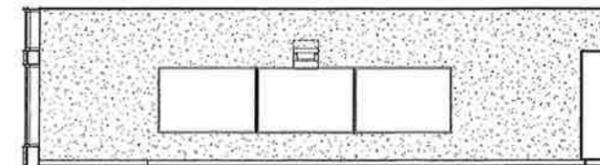
9B



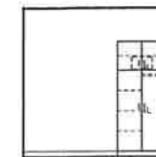
1A 201 EAST
Scale: 1/4" = 1'-0"



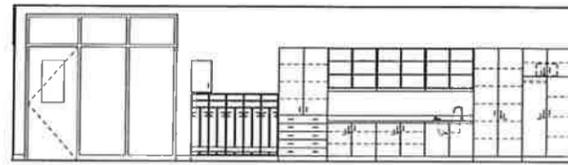
1B 201 NORTH
Scale: 1/4" = 1'-0"



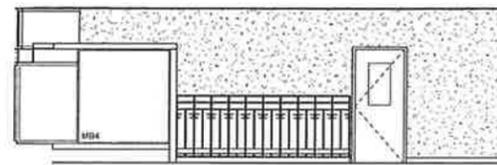
1C 201 WEST
Scale: 1/4" = 1'-0"



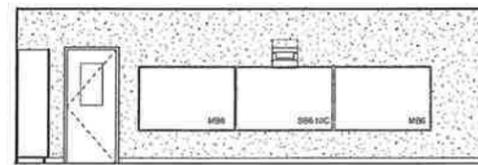
1D 202 EAST
Scale: 1/4" = 1'-0"



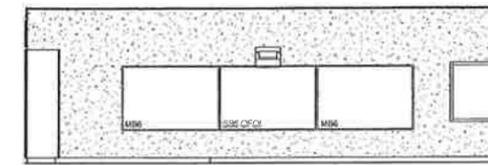
2A 203 NORTH
Scale: 1/4" = 1'-0"



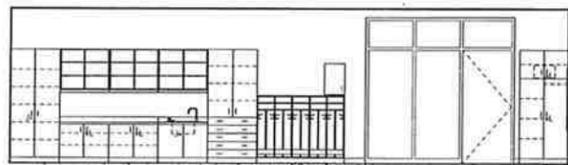
2B 203 WEST
Scale: 1/4" = 1'-0"



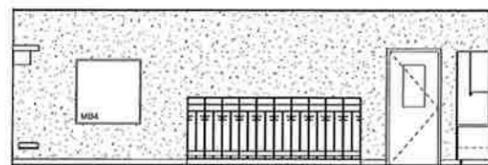
2C 203 EAST
Scale: 1/4" = 1'-0"



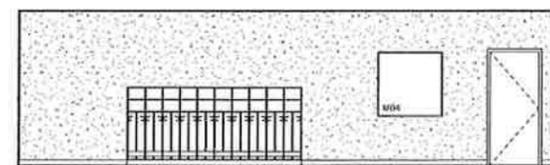
2D 204 EAST
Scale: 1/4" = 1'-0"



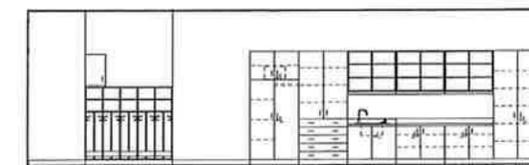
3A 204 NORTH
Scale: 1/4" = 1'-0"



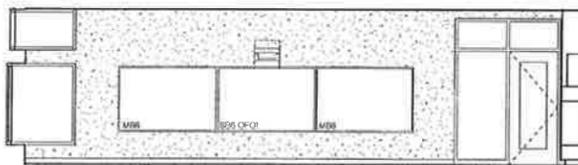
3B 204 WEST
Scale: 1/4" = 1'-0"



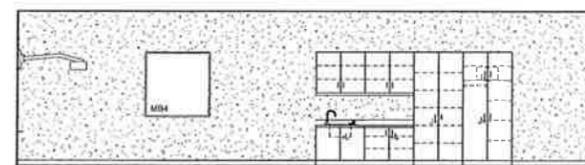
3C 205 EAST
Scale: 1/4" = 1'-0"



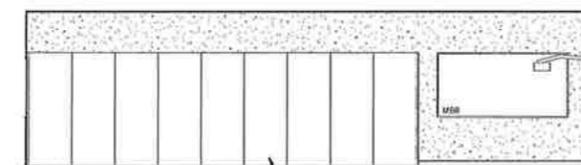
3D 205 NORTH
Scale: 1/4" = 1'-0"



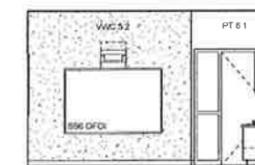
4A 205 WEST
Scale: 1/4" = 1'-0"



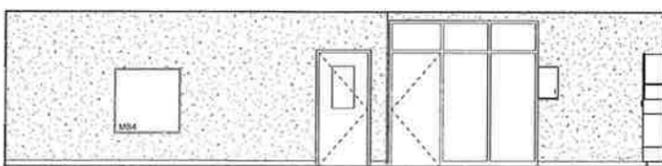
4B 208 NORTH
Scale: 1/4" = 1'-0"



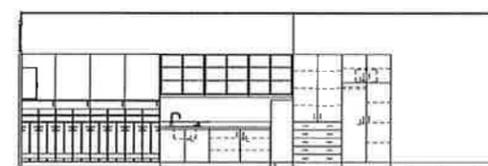
4C 208 SOUTH
Scale: 1/4" = 1'-0"



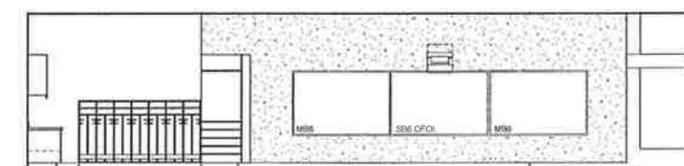
4D 208 WEST
Scale: 1/4" = 1'-0"



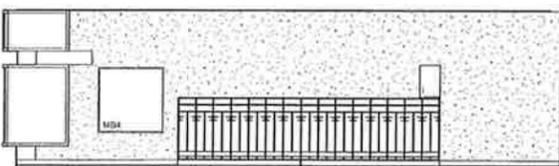
5A 209 EAST
Scale: 1/4" = 1'-0"



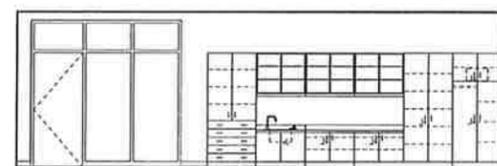
5B 209 SOUTH
Scale: 1/4" = 1'-0"



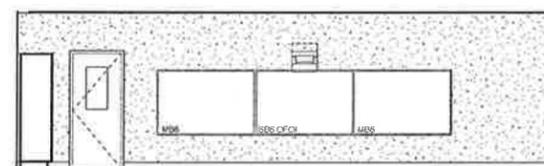
5C 209 WEST
Scale: 1/4" = 1'-0"



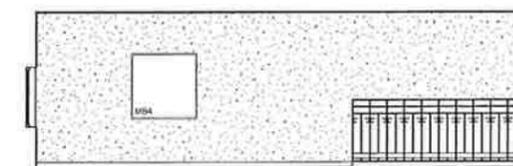
6A 212 EAST
Scale: 1/4" = 1'-0"



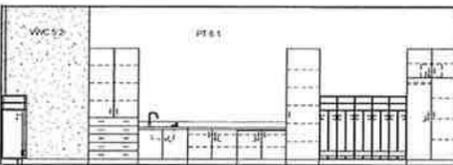
6B 212 SOUTH
Scale: 1/4" = 1'-0"



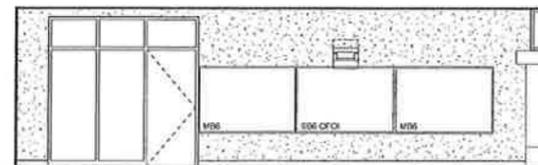
6C 212 WEST
Scale: 1/4" = 1'-0"



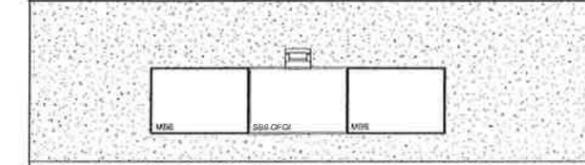
6D 213 EAST
Scale: 1/4" = 1'-0"



7A 213 SOUTH
Scale: 1/4" = 1'-0"

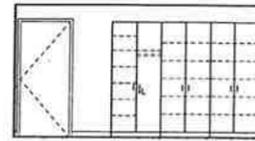


7B 213 WEST
Scale: 1/4" = 1'-0"

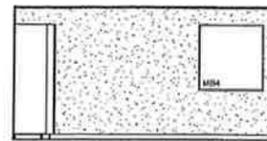


7C 214 SOUTH
Scale: 1/4" = 1'-0"

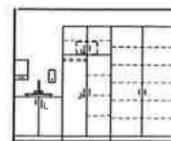
8B



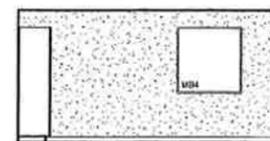
1A 215 EAST
Scale: 1/4" = 1'-0"



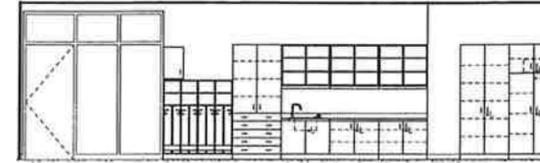
1B 215 SOUTH
Scale: 1/4" = 1'-0"



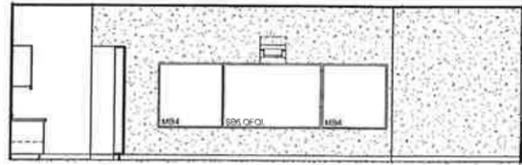
1C 216 EAST
Scale: 1/4" = 1'-0"



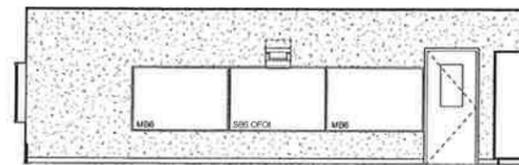
1D 216 SOUTH
Scale: 1/4" = 1'-0"



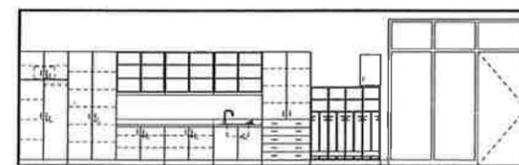
1E 301 SOUTH
Scale: 1/4" = 1'-0"



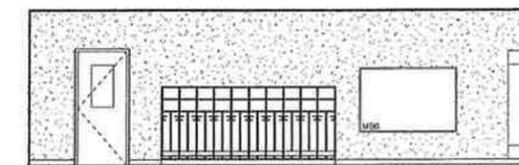
2A 301 WEST
Scale: 1/4" = 1'-0"



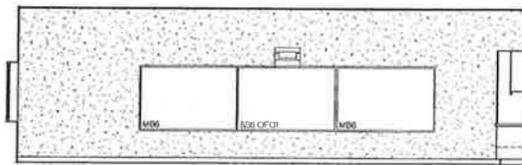
2B 302 EAST
Scale: 1/4" = 1'-0"



2C 302 SOUTH
Scale: 1/4" = 1'-0"



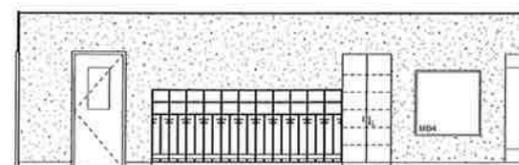
2D 302 WEST
Scale: 1/4" = 1'-0"



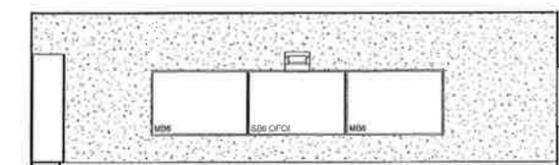
3A 303 EAST
Scale: 1/4" = 1'-0"



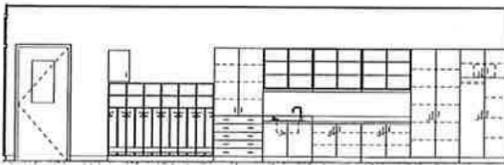
3B 303 SOUTH
Scale: 1/4" = 1'-0"



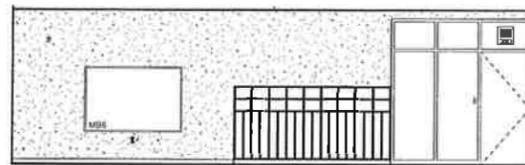
3C 303 WEST
Scale: 1/4" = 1'-0"



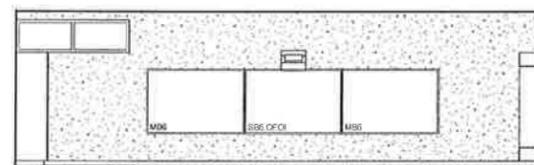
3D 304 EAST
Scale: 1/4" = 1'-0"



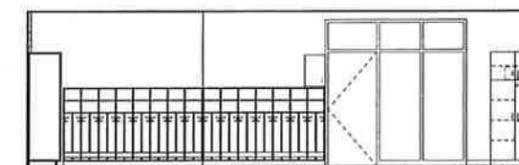
4A 304 NORTH
Scale: 1/4" = 1'-0"



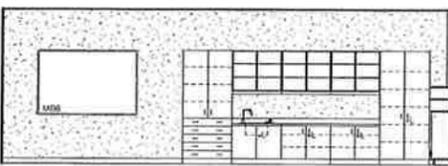
4B 304 WEST
Scale: 1/4" = 1'-0"



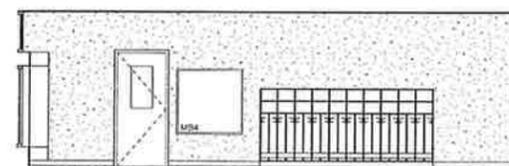
4C 305 EAST
Scale: 1/4" = 1'-0"



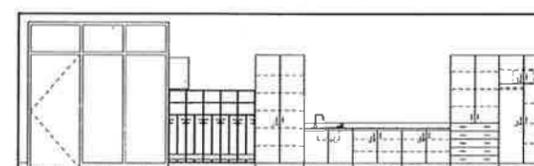
4D 305 NORTH
Scale: 1/4" = 1'-0"



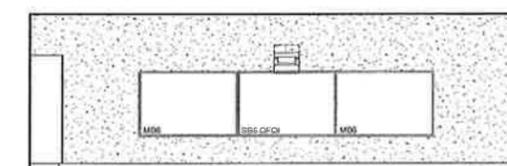
5A 305 WEST
Scale: 1/4" = 1'-0"



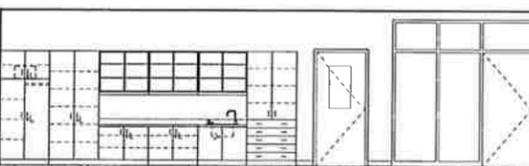
5B 306 EAST
Scale: 1/4" = 1'-0"



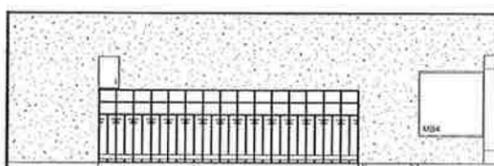
5C 306 SOUTH
Scale: 1/4" = 1'-0"



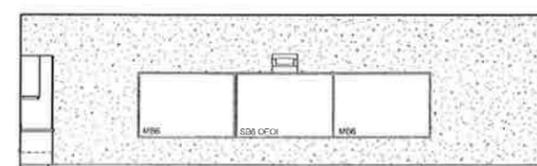
5D 306 WEST
Scale: 1/4" = 1'-0"



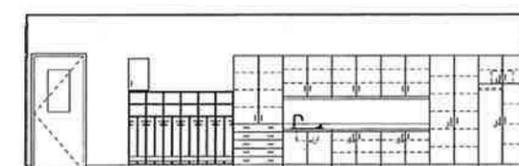
6A 307 SOUTH
Scale: 1/4" = 1'-0"



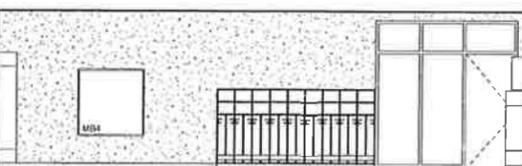
6B 307 WEST
Scale: 1/4" = 1'-0"



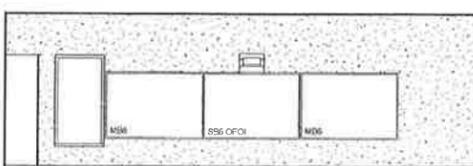
6C 308 EAST
Scale: 1/4" = 1'-0"



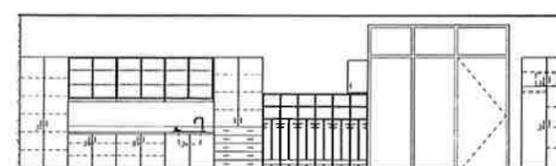
6D 308 NORTH
Scale: 1/4" = 1'-0"



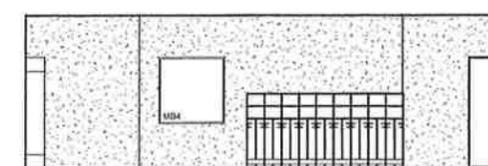
7A 308 WEST
Scale: 1/4" = 1'-0"



7B 309 EAST
Scale: 1/4" = 1'-0"

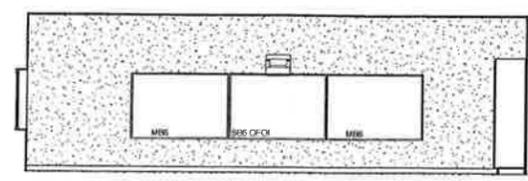


7C 309 NORTH
Scale: 1/4" = 1'-0"

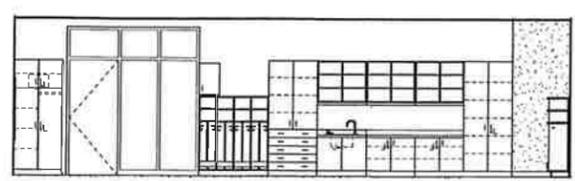


7D 309 WEST
Scale: 1/4" = 1'-0"

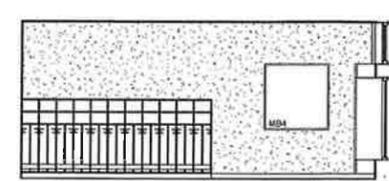
7B



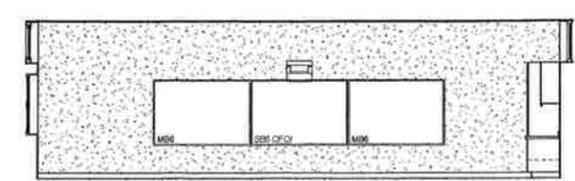
1A 310 EAST
Scale: 1/4" = 1'-0"



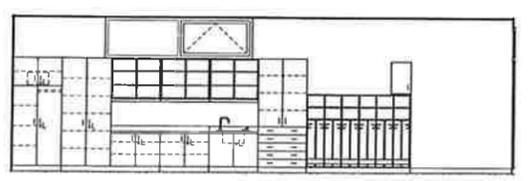
1B 310 SOUTH
Scale: 1/4" = 1'-0"



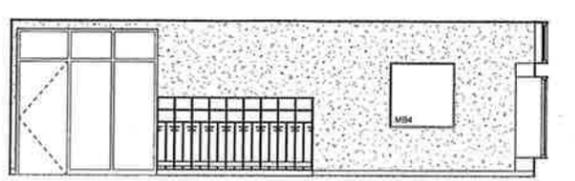
1C 310 WEST
Scale: 1/4" = 1'-0"



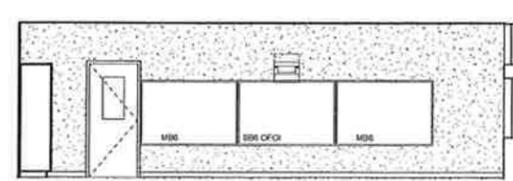
1D 311 EAST
Scale: 1/4" = 1'-0"



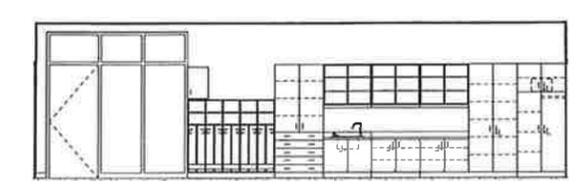
2A 311 SOUTH
Scale: 1/4" = 1'-0"



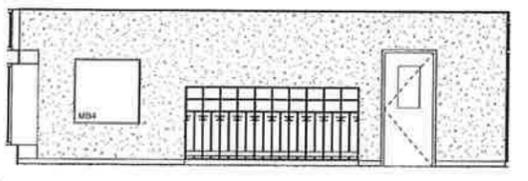
2B 311 WEST
Scale: 1/4" = 1'-0"



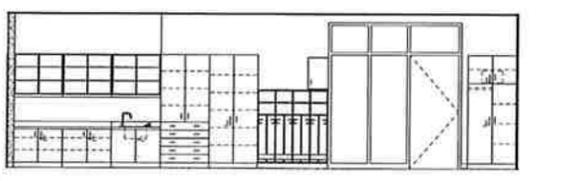
2C 313 EAST
Scale: 1/4" = 1'-0"



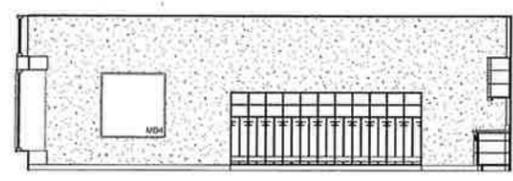
2D 313 NORTH
Scale: 1/4" = 1'-0"



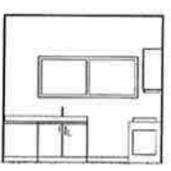
3A 313 WEST
Scale: 1/4" = 1'-0"



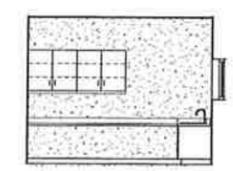
3B 314 NORTH
Scale: 1/4" = 1'-0"



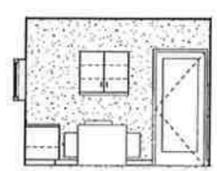
3C 314 WEST
Scale: 1/4" = 1'-0"



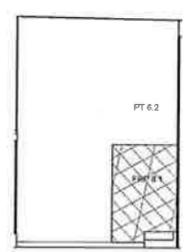
4A 325 EAST
Scale: 1/4" = 1'-0"



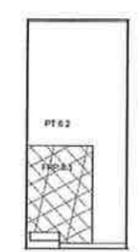
4B 325 NORTH
Scale: 1/4" = 1'-0"



4C 325 SOUTH
Scale: 1/4" = 1'-0"

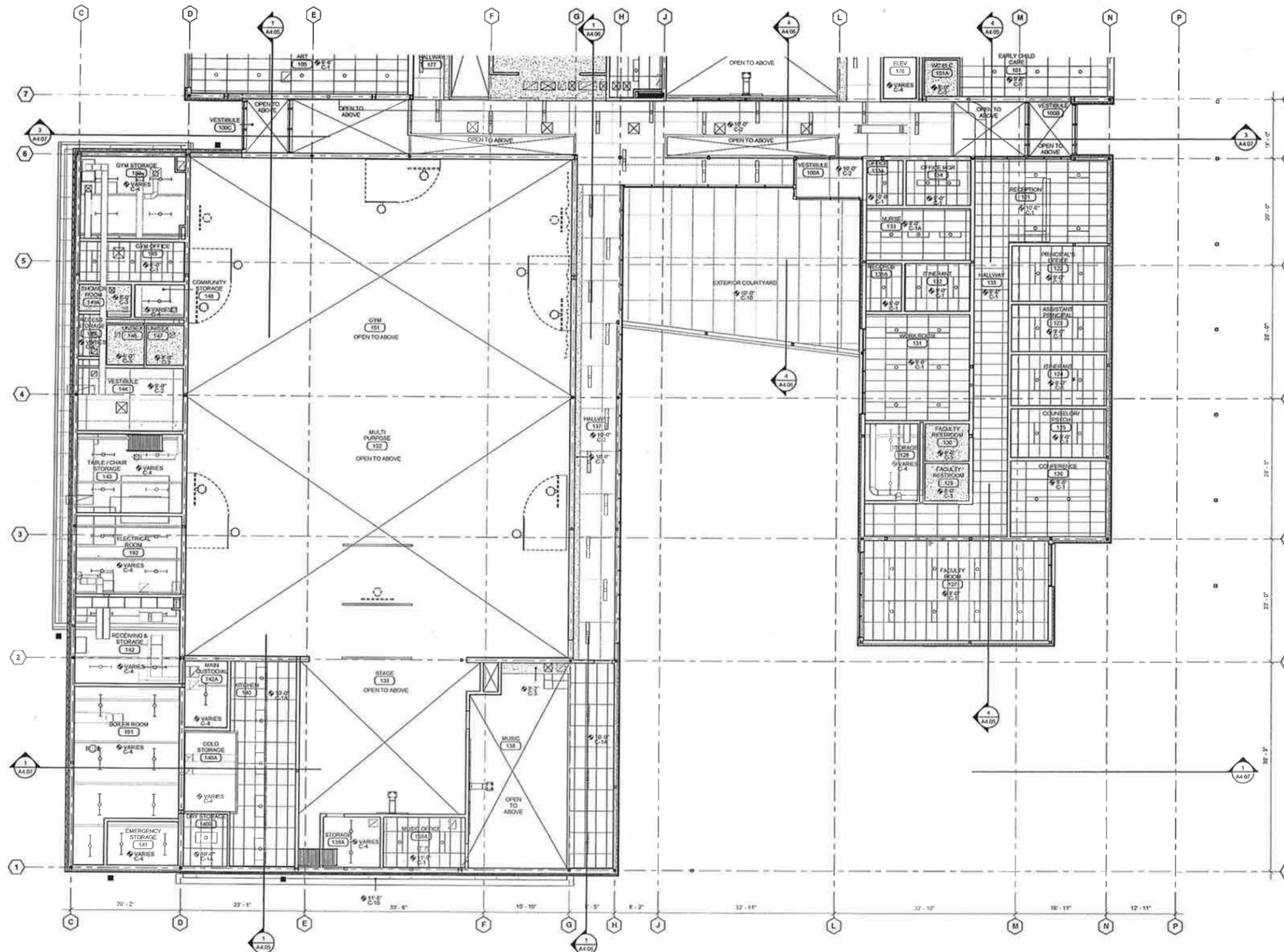


4D 329 EAST
Scale: 1/4" = 1'-0"



4E 329 SOUTH
Scale: 1/4" = 1'-0"

6B



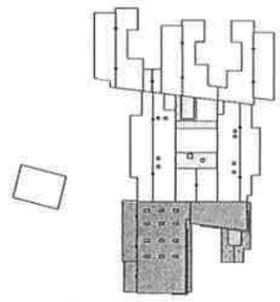
RCP - LEVEL 1A
Scale: NTS

GENERAL RCP NOTES

1. GENERALLY CENTER CEILING GRIDS IN EACH ROOM TO PROVIDE EQUALLY SIZED PANELS ON OPPOSITE WALLS. IF PLANS INDICATE A GRID ALIGNING WITH A COLUMN WALL, SCOFF-IT, ETC. START GRID AT THE INDICATED SURFACE. AVOID PANELS LESS THAN 12" IN WIDTH.
2. SEE FINISH SCHEDULE FOR COLORS.
3. ALL WALLS EXTEND TO STRUCTURAL DECK ABOVE, UNLESS NOTED OTHERWISE. SEE CODE PLANS FOR ADDITIONAL INFORMATION.
4. SEE DETAILS XCG1 FOR TYPICAL LATERAL BRACING OF SUSPENDED ACoustICAL PANELS.
5. ALL GYM DD CEILING AND SOFFITS TO BE PAINTED.
6. ALL EXPOSED STEEL FRAMING AND DECK AT CEILINGS TO BE PAINTED.
7. EXCEPT AT STORAGE, MECHANICAL AND ELECTRICAL UTILITY ROOMS PAINT ALL EXPOSED DUCTWORK, PIPING AND CONDUITS.
8. SEE DETAILS X, XGG, XG, XG FOR TYPICAL SUSPENDED CEILING AND SOFFIT EDGES AND CONNECTIONS.
9. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CORING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.
10. ALL FIRE SPRINKLERS AT LINEAR METAL CEILING SYSTEM AND AT GYP DD CEILING CLOUDS TO BE RECESSED, TYP.
11. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS. CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.

CEILING TYPES

- C-1 ACoustICAL TILE 2X4
- C-1A ACoustICAL TILE 2X4, MOISTURE-RESISTANT
- C-2 ACoustICAL TILE 4X6
- C-3 5/8" GYP DD OVER 3/8" MTL STUD
- C-3A 1/2" FRATED, (2) LAYERS TYPE X GYP DD OVER 3/8" MTL STUD
- C-4 OPEN TO STRUCTURE, HEIGHTS VARY
- C-5 SUSPENDED WOOD LINEAR CEILING
- C-6 PERFORATED 5/8" GYP DD OVER 3/8" MTL STUD
- C-10 EXTERIOR 5/8" CFB OVER 3/8" MTL STUD

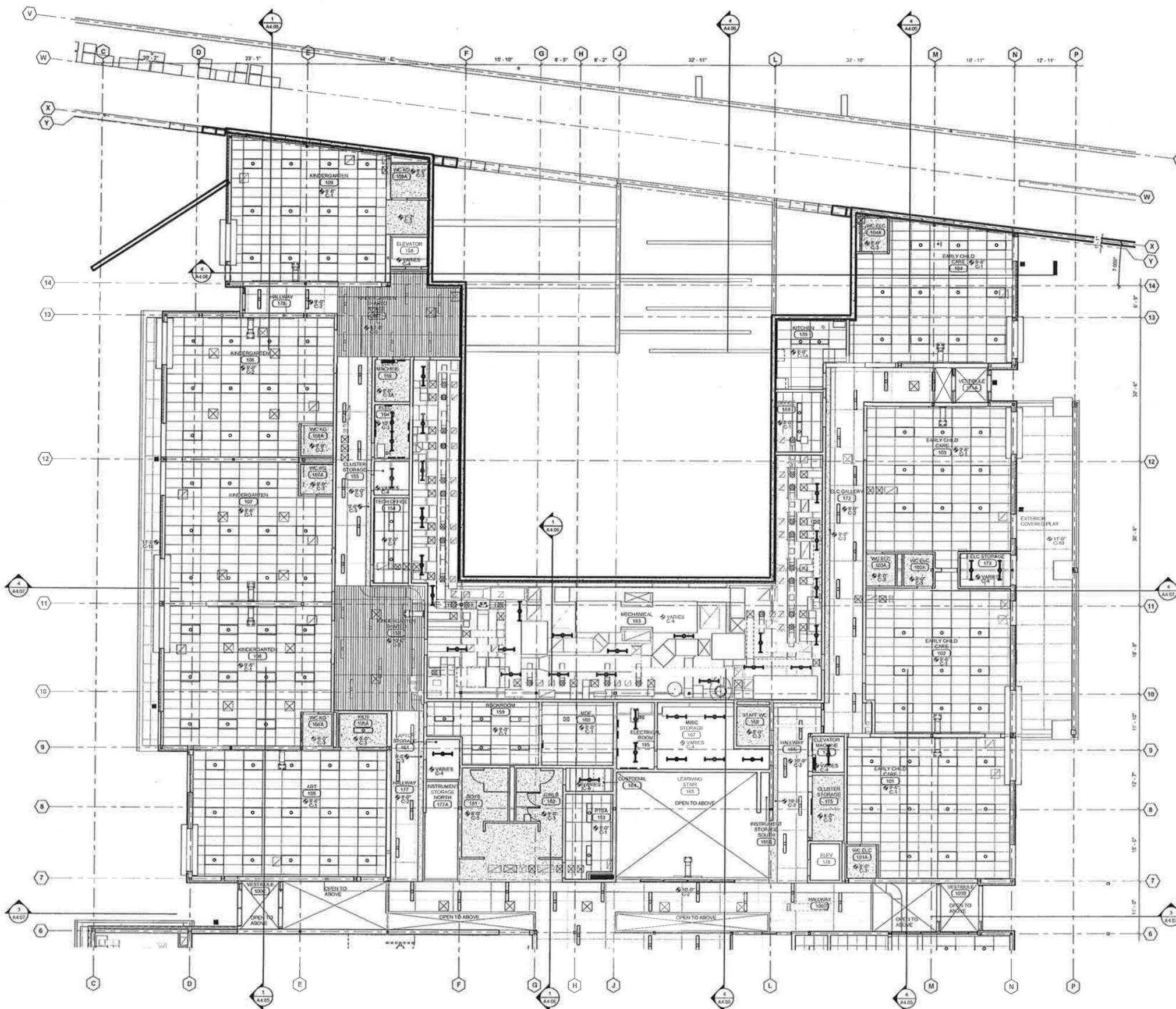


KEY PLAN
Scale: NTS

SB

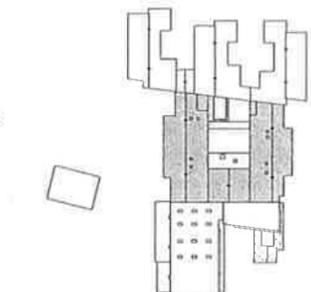


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- GENERAL RCP NOTES**
1. GENERALLY CENTER CEILING GRIDS IN EACH ROOM TO PROVIDE EQUALLY SIZED PANELS ON OPPOSITE WALLS. IF PLANS INDICATE A GRID ALIGNING WITH A COLUMN WALL, SOFFIT, ETC. START GRID AT THE INDICATED SURFACE. AVOID PANELS LESS THAN 12" IN WIDTH.
 2. SEE FINISH SCHEDULE FOR COLORS.
 3. ALL WALLS EXTEND TO STRUCTURAL DECK ABOVE, UNLESS NOTED OTHERWISE. SEE CODE PLANS FOR ADDITIONAL INFORMATION.
 4. SEE DETAILS XCG-X FOR TYPICAL LATERAL BRACING OF SUSPENDED ACOUSTICAL PANELS.
 5. ALL GYP BO CEILING AND SOFFITS TO BE PAINTED.
 6. ALL EXPOSED STEEL FRAMING AND DECK AT CEILINGS TO BE PAINTED.
 7. EXCEPT AT STORAGE, MECHANICAL AND ELECTRICAL UTILITY ROOMS PAINT ALL EXPOSED DUCTWORK, PIPING AND CONDUITS.
 8. SEE DETAILS X-X-X-X-X FOR TYPICAL SUSPENDED CEILING AND SOFFIT EDGES AND CONNECTIONS.
 9. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.
 10. ALL FIRE SPRINKLERS AT LINEAR METAL CEILING SYSTEM AND AT GYP BO CEILING CLOUDS TO BE RECESSED, TYP.
 11. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.

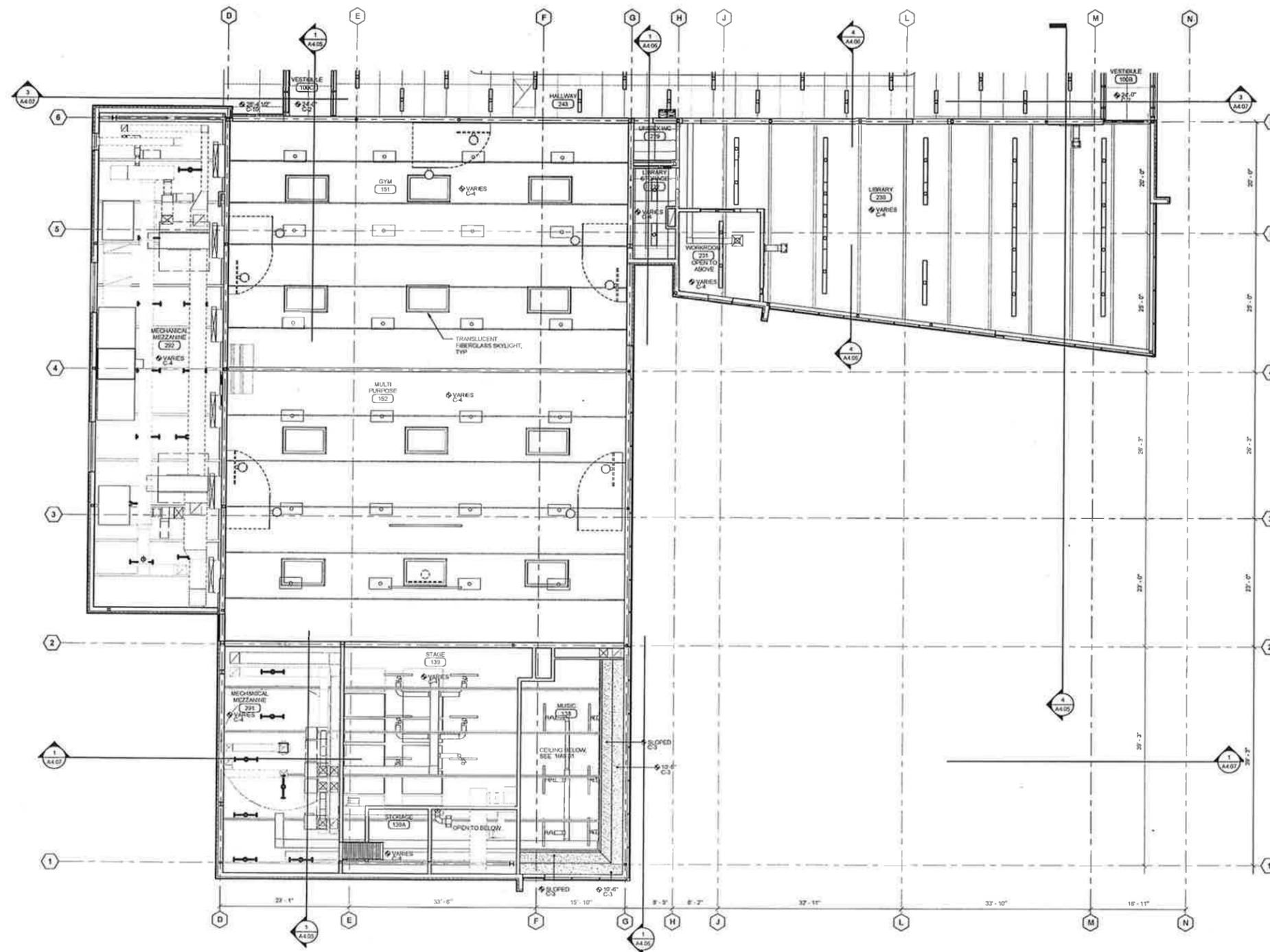
- CEILING TYPES**
- C-1 ACOUSTICAL TILE 2X4
 - C-1A ACOUSTICAL TILE 2X4, MOISTURE-RESISTANT
 - C-2 ACOUSTICAL TILE 4X8
 - C-3 5/8" GYP BO OVER 3/8" MTL STUD
 - C-3A 1-HR RATED, (2) LAYERS TYPE X GYP BO OVER 3/8" MTL STUD
 - C-4 OPEN TO STRUCTURE, HEIGHTS VARY
 - C-5 SUSPENDED WOOD LINEAR CEILING
 - C-6 PERFORATED 5/8" GYP BO OVER 3/8" MTL STUD
 - C-10 EXTERIOR 5/8" CFBO OVER 2-5/8" MTL STUD



RCP - LEVEL 1B
Scale: NTS

KEY PLAN
Scale: NTS

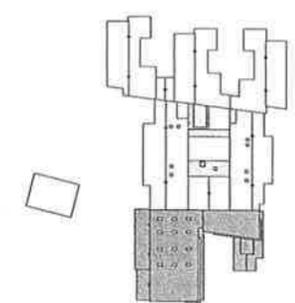
4B



RCP - LEVEL 2A
Scale: NTS

- GENERAL RCP NOTES
1. GENERALLY CENTER CEILING GRIDS IN EACH ROOM TO PROVIDE EQUALLY SIZED PANELS ON OPPOSITE WALLS. IF PLANS INDICATE A GRID ALIGNING WITH A COLUMN, WALL, SOFFIT, ETC, START GRID AT THE INDICATED SURFACE. AVOID PANELS LESS THAN 12" IN WIDTH.
 2. SEE FINISH SCHEDULE FOR COLORS.
 3. ALL WALLS EXTEND TO STRUCTURAL DECK ABOVE UNLESS NOTED OTHERWISE. SEE CODE PLANS FOR ADDITIONAL INFORMATION.
 4. SEE DETAIL S-X101 X FOR TYPICAL LATERAL BRACING OF SUSPENDED ACOUSTICAL PANELS.
 5. ALL GYP BD CEILING AND SOFFITS TO BE PAINTED.
 6. ALL EXPOSED STEEL FRAMING AND DECK AT CEILINGS TO BE PAINTED.
 7. EXCEPT AT STORAGE, MECHANICAL AND ELECTRICAL UTILITY ROOMS PAINT ALL EXPOSED DUCTWORK, PIPING AND CONDUITS.
 8. SEE DETAILS X-X63/X-X64 FOR TYPICAL SUSPENDED CEILING AND SOFFIT EDGES AND CONNECTIONS.
 9. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.
 10. ALL FIRE SPRINKLERS AT LINEAR METAL CEILING SYSTEM AND AT GYP BD CEILING CLOUDS TO BE RECESSED, TYP.
 11. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS. CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.

- CEILING TYPES
- C-1 ACoustICAL TILE 2x4
 - C-1A ACoustICAL TILE 2x4, MOISTURE-RESISTANT
 - C-2 ACoustICAL TILE 6x6
 - C-3 5/8" GYP BD OVER 3/8" MTL STUD
 - C-3A 1 HR RATED, (2) LAYERS TYPE X GYP BD OVER 3/8" MTL STUD
 - C-4 OPEN TO STRUCTURE, HEIGHTS VARY
 - C-5 SUSPENDED WOOD LINEAR CEILING
 - C-6 PERFORATED 5/8" GYP BD OVER 3/8" MTL STUD
 - C-10 EXTERIOR 5/8" CFB OVER 3/8" MTL STUD



KEY PLAN
Scale: NTS

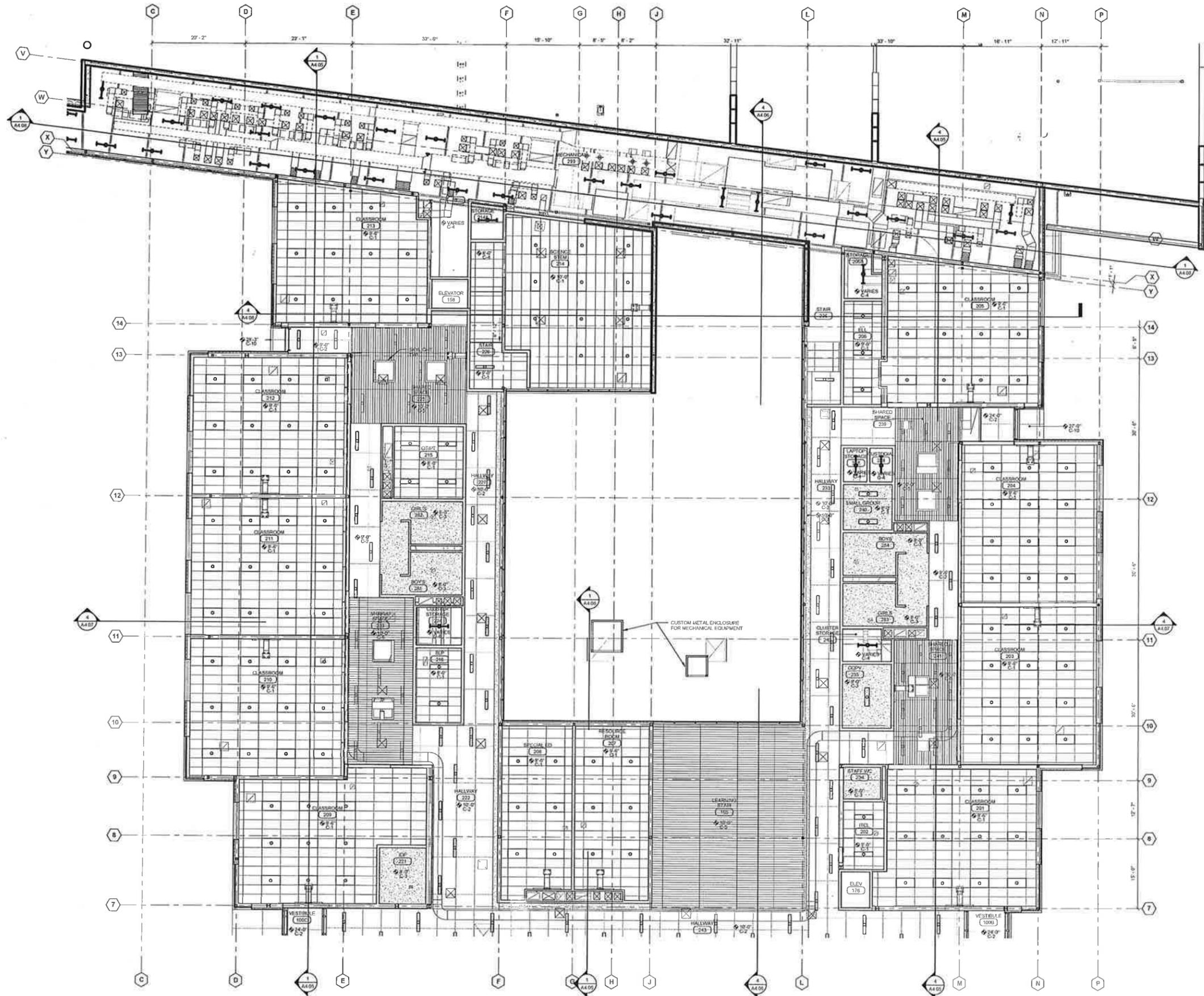


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3B



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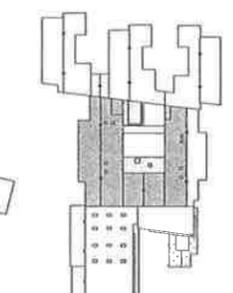


GENERAL RCP NOTES

1. GENERALLY CENTER CEILING GRIDS IN EACH ROOM TO PROVIDE EQUALLY SIZED PANELS ON OPPOSITE WALLS. IF PLANS INDICATE A GRID ALIGNING WITH A COLUMN, WALL, SOFFIT, ETC., START GRID AT THE INDICATED SURFACE. AVOID PANELS LESS THAN 12" IN WIDTH.
2. SEE FINISH SCHEDULE FOR COLORS.
3. ALL WALLS EXTEND TO STRUCTURAL DECK ABOVE, UNLESS NOTED OTHERWISE. SEE CODE PLANS FOR ADDITIONAL INFORMATION.
4. SEE DETAILS XGA-X FOR TYPICAL LATERAL BRACING OF SUSPENDED ACOUSTICAL PANELS.
5. ALL GYP BD CEILING AND SOFFITS TO BE PAINTED.
6. ALL EXPOSED STEEL FRAMING AND DECK AT CEILINGS TO BE PAINTED.
7. EXCEPT AT STORAGE, MECHANICAL AND ELECTRICAL UTILITY ROOMS PAINT ALL EXPOSED DUCTWORK, PIPING AND CONDUITS.
8. SEE DETAILS XAAXA-X FOR TYPICAL SUSPENDED CEILING AND SOFFIT EDGES AND CONNECTIONS.
9. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.
10. ALL FIRE SPRINKLERS AT LINEAR METAL CEILING SYSTEM AND AT GYP BD CEILING SYSTEMS TO BE RECESSED. VTY.
11. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.

CEILING TYPES

- C-1 ACOUSTICAL TILE 2X4
- C-1A ACOUSTICAL TILE 2X4 MOISTURE-RESISTANT
- C-2 ACOUSTICAL TILE 4X8
- C-3 5/8" GYP BD OVER 3/8" MTL STUD
- C-3A 1 1/8" RATED, (2) LAYERS TYPE X GYP BD OVER 3/8" MTL STUD
- C-4 OPEN TO STRUCTURE HEIGHTS VARY
- C-5 SUSPENDED WOOD LINEAR CEILING
- C-6 PERFORATED 5/8" GYP BD OVER 3/8" MTL STUD
- C-10 EXTERIOR 5/16" CFB OVER 3/8" MTL STUD



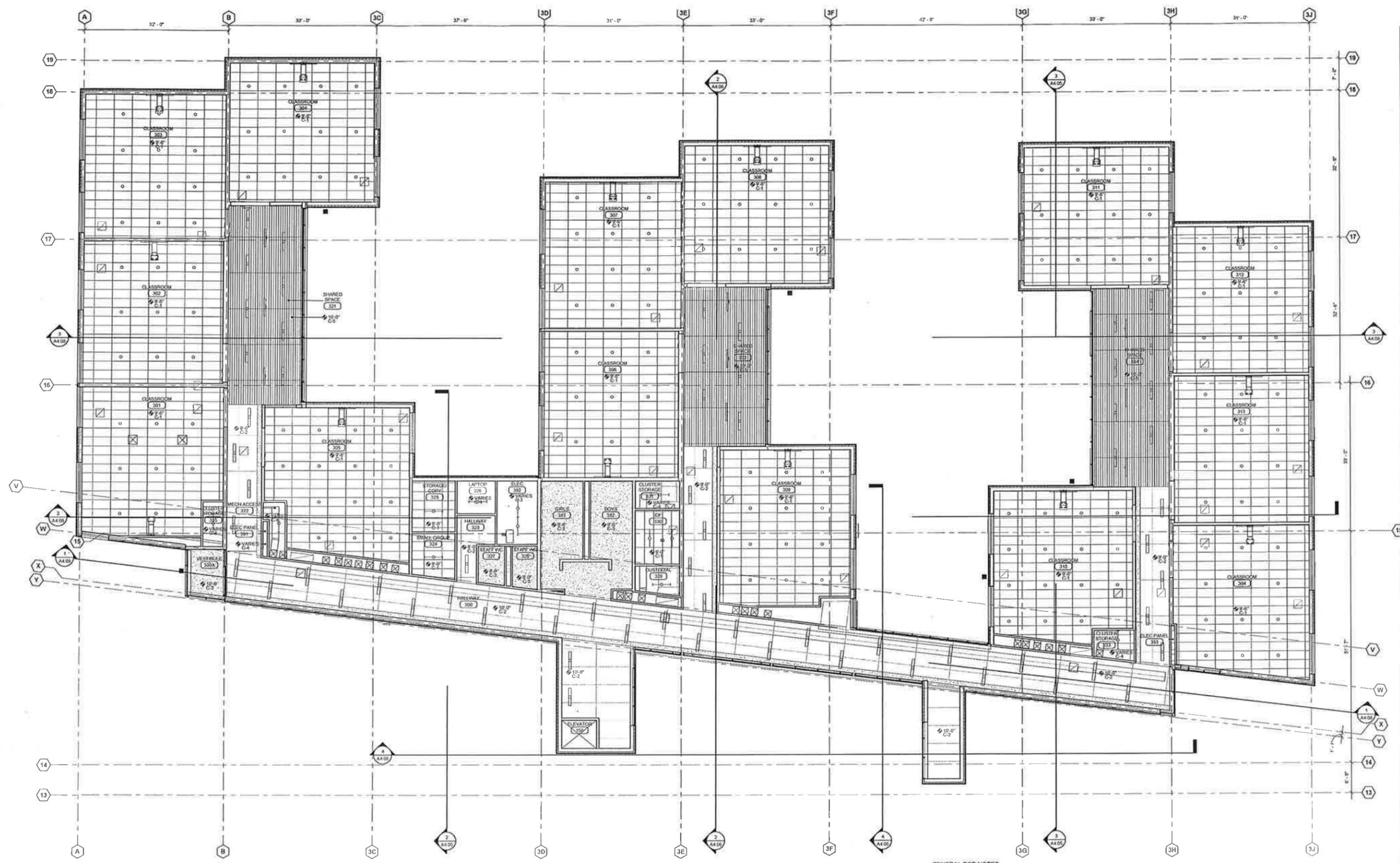
KEY PLAN
Scale: NTS

RCP - LEVEL 2B
Scale: NTS

2B



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RCP - LEVEL 3
Scale: NTS

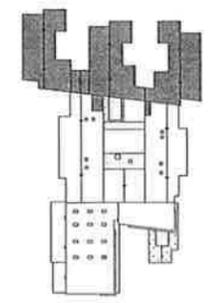
1B

GENERAL RCP NOTES

1. GENERALLY CENTER CEILING GRIDS IN EACH ROOM TO PROVIDE EQUALLY SIZED PANELS ON OPPOSITE WALLS IF PLANS INDICATE A GRID ALIGNING WITH A COLUMN, WALL, SOFFIT, ETC. START GRID AT THE INDICATED SURFACE. AVOID PANELS LESS THAN 12" IN WIDTH.
2. SEE FINISH SCHEDULE FOR COLORS.
3. ALL WALLS EXTEND TO STRUCTURAL DECK ABOVE, UNLESS NOTED OTHERWISE. SEE CODE PLANS FOR ADDITIONAL INFORMATION.
4. SEE DETAILS X101 X FOR TYPICAL LATERAL BRACING OF SUSPENDED ACOUSTICAL PANELS.
5. ALL GYP BD CEILING AND SOFFITS TO BE PAINTED.
6. ALL EXPOSED STEEL FRAMING AND DECK AT CEILINGS TO BE PAINTED.
7. EXCEPT AT STORAGE, MECHANICAL AND ELECTRICAL UTILITY ROOMS PAINT ALL EXPOSED DUCTWORK, PIPING AND CONDUITS.
8. SEE DETAILS X102 X FOR TYPICAL SUSPENDED CEILING AND SOFFIT EDGES AND CONNECTIONS.
9. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.
10. ALL FIRE SPRINKLERS AT LINEAR METAL FINISH SYSTEM AND AT GYP BD CEILING CLUSTERS TO BE RECESSED, TYP.
11. CEILING HEIGHT TO BE MEASURED FROM FINISH FLOOR LEVEL OF THE ROOM OR THE AREA WHERE CEILING IS IN CEILING HEIGHT ABOVE RAMP TO BE MEASURED FROM BOTTOM OF LOWEST LEVEL LANDING OF RAMP.

CEILING TYPES

- C-1 ACOUSTICAL TILE 2X4
- C-1A ACOUSTICAL TILE 2X4, MOISTURE RESISTANT
- C-2 ACOUSTICAL TILE 4X8
- C-3 5/8" GYP BD OVER 3/8" MTL STUD
- C-3A 1 HR RATED (2) LAYERS TYPE X GYP BD OVER 3/8" MTL STUD
- C-4 OPEN TO STRUCTURE, HEIGHTS VARY
- C-5 SUSPENDED WOOD LINEAR CEILING
- C-6 PERFORATED 5/8" GYP BD OVER 3/8" MTL STUD
- C-10 EXTERIOR 5/8" GYP BD OVER 3/8" MTL STUD



KEY PLAN
Scale: NTS