City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Ardmore Elementary School**
Proposal Address:	16616 NE 32nd Street
Proposal Description:	To demolish an existing 43,479 square foot structure and remove one portable to construct a two-story 68,147 square foot facility with 84 parking stalls and vehicular loading aisles on 10 acres.
File Number:	**08-134461 LA**
Applicant:	Bellevue School District 405
Decisions Included:	Administrative Conditional Use, (Process II) Critical Areas Land Use Permit, (Process II)
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance Issued October 6, 2008, by Bellevue School District 405.**
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date:	October 22, 2008
Public Notice (500 feet):	November 13, 2008
Public Meeting:	December 4, 2008
Minimum Comment Period:	December 1, 2008
Bulletin Publication Date:	**March 19, 2009**
Appeal Deadline:	**April 2, 2009**

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

Administrative Conditional Use

The Bellevue School District (BSD) requests Administrative Conditional Use approval to demolish an existing 43,479 square foot school to construct a two-story 68,147 square foot facility. One portable will be removed from this site with this proposal.

This is the eighth elementary school that the District will demolish as part of their capital facilities upgrade. The District is currently in the process of upgrading a majority of its elementary schools as apart of the bond measures that were passed by the citizens of Bellevue. The District has conducted studies to determine the cost effectiveness of upgrading its existing facility versus demolition and construction of a new facility. It was determined that a new facility for Ardmore 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 State mandate, I-728, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to 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 Ardmore Elementary or to the Bellevue School District. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment. The new facility responds to the Districts' intent that all new elementary schools should be approximately 60,000 to 70,000 square feet. This was established as a target size to accommodate all of the standard and special programs found at the various schools.

The current student population for the 2008-2009 school years is 285 students. Student population at this school has stayed at this level for several years. Ardmore Elementary was originally constructed in 1968 for 501 students.

Construction is scheduled to begin at the conclusion of the school year in June 2009 with completion estimated August 2010. Bellewood is the District's swing school where students are located during construction activities. Bellewood is currently being utilized by the Eastgate student body and next year will be utilized by the students of Ardmore.

Critical Areas Land Use Permit

The BSD is also required to obtain a Critical Areas Land Use Permit (CALUP) in order to reduce the prescribed 60-foot critical area buffer from a Category III Wetland. Land Use Code (LUC) 20.25H.095.C.1 prescribes a 60-foot critical area buffer from the edge of Category III Wetlands with a habitat score of less than 20 points. The request is to reduce the prescribed buffer by 844 square feet for the fire department turnaround, placement of two parking stalls, and maintenance of a 20,315 square feet buffer area that is mowed lawn for student play area. LUC 20.25H.095.C.2 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal.

The critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The Category III

Wetlands and buffer on the property is degraded in function and value because it lacks the vegetative structural diversity found in higher-quality wetlands. Therefore, the wetlands and buffer are currently not fully performing their water quality, flood control and wildlife habitat functions.

II. Site Context and Description

Ardmore Elementary School is bounded by NE 32nd Street at the south property line and single-family residences at its north, east, and west property lines. The surrounding neighborhood contains single-family residences that were generally constructed from the 1960's through 1990's. The homes tend to be two stories with rambler style homes as well.

The existing school is one story and located in the central portion of site. Paved parking areas are located at the southwest and south central portions of the site. An existing playfield is located at the northeast corner of the facility. The existing school contains two buildings that are connected through external corridors. One portable is located at the southeast corner of the site. This open configuration does not contribute to the safety of the student body as the whole site is easily accessible. The City Parks Department currently schedules the play field for soccer and baseball and will do so again once redevelopment occurs on this site.

Site topography is relatively level where the school is located. Slopes gradually decline from NE 32nd Street down towards the northwest with a change in elevation of approximately 40 feet. The majority of the elevation change occurs north of the school facility and play field with a small pocket of 40 percent slopes (shown in red). A terraced timber retaining wall is present northeast of the gymnasium to support the change in grade to the paved playground area. No changes will be made to these man made features.

In addition to site topography, the applicant's geotechnical engineer conducted a subsurface reconnaissance and found that there are two decommissioned underground heating oil tanks (one 10,000 gallons and the other 300 gallons) left in place. GeoDesign, Inc. found in its addendum dated September 5, 2008, test borings with residual petroleum contamination most likely generated from these decommissioned tanks. The BSD will be removing these tanks with their clear and grade permits along with soil remediation.

GeoDesign has evaluated the soils and has determined that the clean up from these tanks will not exceed the clean up levels for hydrocarbon petroleum. The District proposes to remove these two tanks with soil remediation upon issuance of the clear and grade permit.

At the northwest corner of this site is an undeveloped vegetated area with trees and brush. There is a channelized stream that extends from the north property line about 300 feet to the southwest. The primary source for the stream is a 30-inch diameter, corrugated metal storm water pipe. The storm water pipe collects storm water from the area to the south, including catch basins in the school parking lot and neighbors to the south.

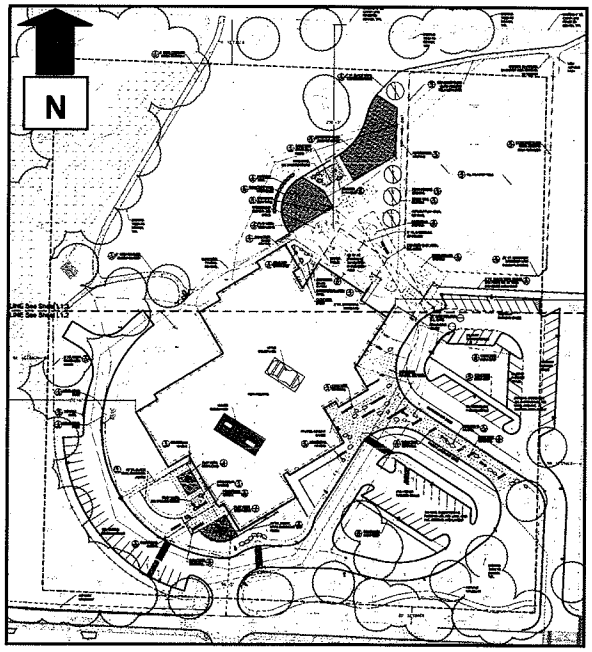
There is a Type "N" steam that is surrounded by a Class III Wetland that extends up to the northern end of the west parking lot (see aerial above). No name has been applied to this stream. There is also a small tributary in the form of a drainage ditch that intersects the stream about 70 feet south of the north property line. This area will remain undisturbed and continue in its present form. See Section 4E for further discussion on the above critical areas.

III. Proposed Site and Building Design

Design Goals

The goal of the Ardmore Elementary School project is to design a 40% larger replacement school. The building will provide an inspiring learning environment and supports and encourages student learning as well as the existing collaborative teaching culture. The school is designed primarily as a two story facility with approximately 41,846 square feet for the upper floor and 26,301 square feet for the lower floor for a total of 68,147 square feet. The building is cut into the site with on grade access for each floor. By designing the school on two stories, it allows for a smaller building footprint to better minimize overall site disturbance while still accommodating play areas, parking, and traffic circulation.

Site Design



The proposed location of the new school is generally on the footprint of the existing developed site. The building sits on the edge of the ridge where the existing gym building and covered play area are located. The project is, to the degree possible, developed away from the wetland and stream area in the northwest corner of the site. Where existing lawn areas are proposed to be maintained within the wetland and stream buffers, offsetting expanded buffer areas are provided. Where the existing parking paving intrudes into these same buffers, new parking will be developed and the buffer intrusion will be offset by planned mitigations in the wetland comprising an area of invasive plant removal and replacement with wetland plants.

The main parking areas are sited where the existing classroom building is located. Two parking areas are proposed: one for visitors and drop-off, and one for staff and buses along with loading areas. Each parking lot will provide an accessible path of travel to the main school entry. Service deliveries to the facility access the site from NE 32nd Street on the south side of the site via the school bus entry. Three existing parking spaces along 32nd NE will be removed.

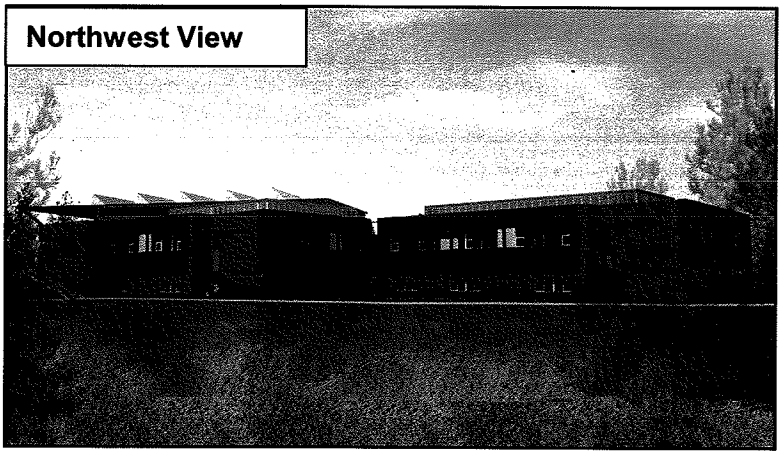
The playfields will be located in the same general area as the existing play areas. The building and parking layouts are designed to preserve the mature trees along NE 32nd Street. Because of the way the parking has been designed into the existing landscape, the BSD is requesting an Alternate Landscape Option (ALO) to the parking island requirement. See Section IV.C for further discussion regarding ALO. The new building footprint does not encroach on required setbacks. No portion of the building exceeds the 40' maximum height limit for a school in an R-5 zone.

Building Design

Entry View—Eastern Exterior

The new Ardmore Elementary School will be approximately 68,000 SF; in a 2-story building that steps down the hillside. The front of the school faces NE 32nd Street and contains the administration suite on the upper floor. Three semi-independent classroom pods on each of two levels surround a central two story library space. The Library is open to the second floor and is contained between two exterior courtyards. The south courtyard is two stories high and is accessible from the Library. The north courtyard is located at the upper floor and provides day lighting to the Library as well as to the Multipurpose Room, Administration, and Circulation space. Art, Music, ESL and other classroom related services are distributed among the classroom pods. The north end of the building includes the multi-purpose room functioning as gym, cafeteria and performance area. The kitchen and building services are connected to the multi-purpose building. The school also contains an Early Childhood Center occupying the southeast pod on the lower level.

Northwest View



The primary cladding for the classrooms will be cement board planking over a steel frame. CMU bearing walls surround the gym and service areas. Colors are a subdued natural tone pallet with highlights at featured areas. The use of natural day-lighting in the classrooms is of paramount importance so ample windows and

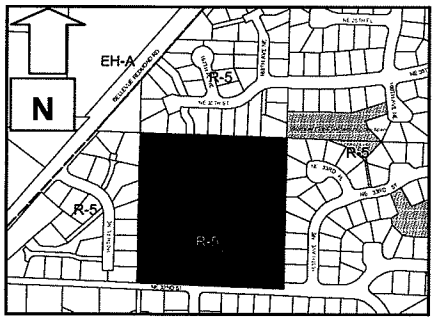
clerestories are proposed. Likewise, day lighting for the gym, library, and main circulation areas, by the use of skylights, is also being proposed. These strategies are required to help the school meet the Washington Sustainable Schools Protocol requirements for day lighting credits. Metal shading is proposed over windows located at various areas to reduce glare.

The roofs of the new school are low slope keeping the height of the building below the allowed maximum height and allowing ladder access for fire fighting. The building is set into the hillside, further diminishing its apparent scale and helping it to fit into the overall scale of its residential neighborhood.

The Bellevue School District will work with the City to address fire flow deficiencies at the site by jointly upgrading lines to 8" in the vicinity of the site. Likewise the District has worked with PSE to develop a plan to install a street light at the intersection of NE 32nd Street and 167th Avenue NE. See attached plans and drawings (Attachment B).

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within an R-5 zoning district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) permits primary and secondary educational facilities subject to Administrative Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval.

The proposal has fulfilled the LUC requirements as shown on the next page:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (R-5 Zoning District)	7,200 square feet	10.24 acres or 446,054 square feet
Lot Coverage(1)	35 percent	11 percent
Impervious Surface(2)	80 percent	35 percent (159,604 square feet)
Building Height(3)	40 feet	38 feet
Building Setbacks Front (south) Side (east) Side (west) Rear (north)	 20 feet 50 feet 50 feet 50 feet	 96 feet 217 feet 151 feet 230 feet
Parking	Unspecified Use	43 Staff 37 Parent/visitor 11 Parent pick up/drop off lane 11 Bus lane (upon their exiting) 4 Handicap stalls **Total Provided:** 106 stalls
Landscaping (Perimeter) North South East West **Parking lot Landscaping** **Tree Preservation Interior** **Tree Preservation Perimeter**	 10 feet 10 feet 10 feet 10 feet 2,495 square feet 15% minimum of the existing diameter tree inches= 403.6 diameter inches 100% of diameter inches	 10 to 140 feet 10 to 58 feet(**4**) 10 to 30 feet 70 to 192 feet(**5**) 8,549 square feet 2,389 diameter inches or 88% diameter inches remaining 100%

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.

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1 LUC 20.20.740.A.1 reduces lot coverage for schools from 40 percent to 35 percent despite the extra lot coverage gained in this district.
2 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.
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 The Development Services and Transportation Departments will not require standard frontage improvements along NE 32nd Street. Substantial trees exist in this area that would be removed if standard right-of-way improvements were required. The BSD will meander a sidewalk through these trees for retention and to create visibility for students.
5 This area is heavily treed and contains the culvert and stream area discussed in Section 4E. It will remain undisturbed with this application.

C. Landscaping (Alternate Landscape Option)

The District has complied with the landscape standards for schools with the exception of parking lot landscaping for every 10th stall in the westerly and easterly parking lots. As noted above, the minimum requirement for parking lot landscaping is 2,495 square feet. The District is providing 8,549 square feet by creating a rain garden that is heavily vegetated with overstory and understory vegetation within the staff and visitor parking lots. The presence of the rain garden will provide screening of the all weather play field that will be completed with this application. The all weather field will be composed of sand with upgraded drainage. The central parking lot where student drop off/pick up will occur complies with the every 10th stall landscape standard.

In addition to the above, the District will be upgrading, on their own volition, the existing play field. It is the District's intent to place geowells beneath this field for geothermal heating of the school. Drainage subgrade for the field will be redone along with surface topping for student play activities.

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 38 feet from average existing grade. Clerestory windows are proposed within this building height to bring in natural lighting into the facility. Mechanical equipment is proposed to be embedded within mechanical rooms within the facility.

E. Critical Areas Functions and Values

1. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 *in* Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions. Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 *in* Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and

moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water that flows in to riparian areas during floods or as direct precipitation, infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

2. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

3. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190). Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

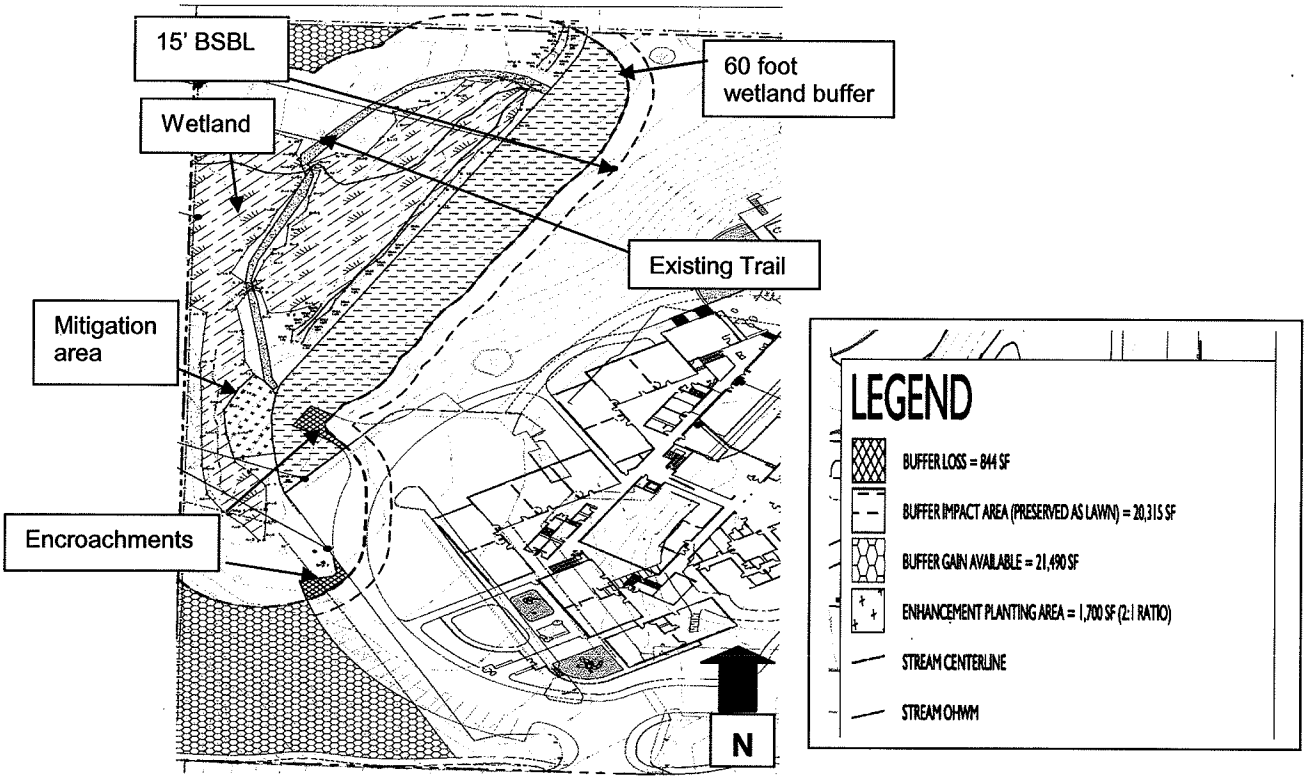
4. Critical Areas Requirements LUC 20.25H.055:

i. Analysis of Technical Feasibility for New or Expanded Essential Public Facilities

Finding: RCW 36.70A.200 classifies public schools as an essential public facility which the LUC formally accepts per LUC 20.50.018, Definitions. As such, schools may be allowed in a critical area, critical area buffer or critical area structure setback. Applicants of such facilities must still provide analysis of critical area to be disturbed along with necessary mitigation for such encroachments. The BSD will conduct no work in this northwest corner of the site.

ii. Consistency with administrative approval of structure and/or buffer setbacks LUC Section 20.25H.095.

Finding: The BSD hired the Watershed Company to conduct a wetland and stream delineation study for this site. See file for report dated July 15, 2008. Site reconnaissance was conducted on July 7, 2008. The Watershed Company noted that this site is located in the West Lake Sammamish Drainage Basin of the Cedar-Sammamish Watershed. The site slopes down to the northwest. There is an unpaved footpath with two pedestrian bridges that meanders through an existing forest that extends along the westerly portion of the site. One wetland and two streams are located at the northwest portion of this site.



The identified wetland has been categorized as a slope wetland with a primary groundwater hydrology source. Pacific willow, western red cedar, alder, etc characterize this palustine forested wetland. Shrubs such as salmonberry, Pacific ninebark dogwood, etc. exist along with ground cover mixed with creeping buttercup, bulrush and hedge nettle. This wetland continues off site to the west.

Two streams are identified for this site and are classified by the LUC as Type N streams. Stream "A" daylights at a 30-inch metal culvert near the southern trailhead. The stream channel is located approximately 3 feet below this culvert. The channel is deeply incised below the culvert and aggrades within the wetland. The 3 to 5 foot wide channel is composed of muddy silt, gravel and cobble. Stream "B" is a seasonal tributary of Stream "A" that flows easterly. The confluence is at the northeast corner of the wetland. Stream "B" originates off-site to the west but the on-site portion lies with the wetland. This channel is 2 to 4 feet wide with low associated banks. This channel contains a forested understory

with a dense groundcover.

iii. Wetland Buffer modification—Buffer Averaging

Finding: Early in the review process, the District determined that the new school facility should be placed in the same general vicinity as the existing building footprint. This limits disturbance to the existing forested area to the northwest and the existing play field to the northeast and the treed area to the south along NE 32nd Street.

The diagram above shows a limited encroachment at two areas: one for the fire truck turnaround and two parking stalls along the westerly portion of the site. These encroachments amount to 844 square feet of wetland buffer loss. Additionally, a portion of the existing grass field (20,315 square feet) will continue to be used as lawn and mowed for outdoor play by the District and the adjacent neighbors. The Watershed Company recommended buffer averaging to compensate for these encroachments which is supported by LUC 20.25H.095.2. To mitigate for these encroachments, the District will enhance 1,700 square feet at the trail end with wetland plantings and a split rail fence (see Sheet W1.2). This fence will be marked with critical area signage. To offset the lawn area noted above, the District will designate the southwest corner of the site as additional net buffer gain (21,490 square feet). DSD accepts the recommendations noted in the Watershed Company's wetland report and will require that the District to complete the improvements noted on the W sheets prior to Certificate of Occupancy. See Section XII for related condition.

iv. Consistency With Land Use Code Critical Areas Performance Standards—

Wetlands (LUC 20.25H.100)

Finding: In compliance with 20.25H.230, the District hired the Watershed Company to conduct a wetland and stream delineation study dated July 15, 2008, for this site. See above Sections IV.E.4.ii and iii for review of the Watershed report. The plan developed by the Watershed Company fulfills the LUC performance standards and DSD accepts the Watershed Company recommendations which are noted on Sheets W1 through W3 (see attached).

Geological Hazards (LUC 20.25H.125)

Finding: In compliance with 20.25H.230, the District has submitted Critical Area Reports by GeoDesign which are dated June 10 2008, with addendums submitted July 29, 2008, August 7, 2008, September 5, 2008, and September 17, 2008, to conduct additional subsurface reviews and critical area analysis.

GeoDesign found that there are two areas of steep slope: one area is located northwest of the existing play field and the other is located in this same area but identified as an engineered slope for existing rockery walls. Both areas meet the definition of steep slope per LUC 20.25H.120.A.2. A 50 foot buffer would ordinarily be required from top of bank near the play field and a toe of slope setback of 75 feet would be required. The 50 foot top of bank setback would impact the existing play structures that would be upgraded with this project. No slope failures or instabilities were observed by GeoDesign; therefore, they recommend elimination of the 50 foot buffer due to lack of geohazards in this area.

F. Parking Standards and Site Circulation

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Traffic, Parking and Pedestrian Study by Gibson Traffic Consultants (GTC) based upon the existing parking conditions. Site reconnaissance was conducted on May 27, 2008. GTC contacted the City's Transportation Department to have an initial scoping discussion to determine intersections that would potentially be impacted by this proposal.

Currently, there is one access point to this site from NE 32nd Street. Both buses and cars converge in the same area to conduct drop off/pick up activities. There are also four off-street parking stalls that are directly accessible from NE 32nd Street. They will be removed with this application in favor of landscaping in this area.

The applicant will be adding a new access point at the southeast corner of the site to separate buses from vehicular activities. This access point will be used primarily by staff who generally arrive earlier than the school buses. There is the opportunity to utilize the bus lane for additional student drop off/pick up after buses have vacated the area. Ardmore Elementary is served by three regular school buses: one special education bus, and three before/after school program vans.

The existing access point will remain in its current location. This area will contain visitor parking and a drop off/pick up lane with storage for approximately 11 vehicles. Additionally, there is a 212 foot drive lane that leads up to this area that will create an additional 10 vehicle storage area while waiting to pull in front of this facility. A fire lane with a turn around will be provided to the west of the facility that will be blocked off from private vehicles by a gate.

There is an existing crosswalk located on NE 32nd Street that is used by pedestrians. GTC noted that there were 24 crossing pedestrians (parents/children) who utilized the crosswalk in this area to access the site. In addition to this crosswalk, there is an existing trail at the northeast portion of the site that ties into a walkway around the parameter of the field. GTC noted that there were 12 students along with six parents who regularly use this trail.

V. Public Comment

The City held its required public meeting on December 4, 2008. One person from the public attended this meeting with City staff, the District and its consultants. This individual had questions regarding building design and lighting which were addressed by the District's consultants.

To date, staff has received <u>two e-mails</u> on this project.

- ✓ One email was received from an individual inquiring about digitized images of the proposal.

  <u>Response:</u> An email was sent to the project architect to provide this individual with the pertinent digitized images of this facility.

- ✓ The second e-mail was received from an adjacent neighbor who inquired about the existing trail at the end of NE 35th Street being extended south to NE 32nd Street. The trail could connect with existing sidewalks along 165th Place NE with ultimate connection to Bel-Red Road.

Response: The District and its consultants studied the neighbors request in its letter dated December 2, 2008. The District's wetland consultant determined that the trail extension/realightment would cross wetland and wetland buffer. The District has proposed wetland enhancement planting in this area which would be affected by such an extension. The existing trail, in its current form is not considered an impact, but any extension to the wetland or wetland buffer would require additional mitigation that would trigger the need for a Corps permit. Ultimately, the consultant determined that impacts to the wetland should be avoided. Staff consulted internally regarding the recommendations from the Watershed Company and concurred with their determination.

District Held Public Meetings

The District conducted a public meeting on July 24, 2008. The meeting was well attended with community meeting minutes provided for City files. The District's consultants addressed neighborhood questions regarding parking, tree removal, street widening, architectural design of the facility, and building security.

VI. Technical Review

1. Transportation Department

A. Background

The Bellevue School District proposes to demolish and reconstruct the Ardmore Elementary School, at 16616 NE 32nd Street. The site is surrounded by mostly built-out single-family residential neighborhoods. Access is provided by local residential streets; no arterial or collector streets serve the site.

The existing student population is approximately 280 to 300. The new school will be designed to accommodate 450 students, but is expected to open in the fall of 2010 with approximately 350 (an increase of 50 or more from the existing situation).

Approximately half of the increase to 350 is because the Cascade Special Education program will be extended to this school. Cascade students are transported in a small number of special-ed buses, whose arrival and departure can be scheduled separately from the arrival and departure of other students; thus, the Cascade program will have little impact on peak traffic volumes to and from the site.

Some of the initial student increase will be due to the addition of an Early Childcare Center (ECC) at the site. ECCs serve pre-school students, whose arrival and departure times tend to be more dispersed than the arrival and departure of regular elementary students (in this case, the school district has stated that many ECC arrivals will be prior to regular student arrivals). Thus, the ECC will have little impact on peak traffic volumes to and from the site.

Finally, the Bellevue School District, after constructing several new elementary schools in recent years, has discovered a "new school effect." Apparently, some parents transfer their children to take advantage of the benefits of a newly constructed elementary school, leading to a modest increase in student numbers at each new school.

The expected opening population of approximately 350 students is expected to remain relatively stable for the foreseeable future. Reconstruction of the school will not, in itself, generate an additional increase in students; although random fluctuation in the community's demographics

could affect the number. However, the excess capacity (up to 450) will allow the school district to accommodate future student growth that could transported from other areas or encompassed by revising the Ardmore service area. Therefore, for purposes of transportation analysis and transportation-related conditions of approval for this Administrative Conditional Use application, an upper limit of 450 students was assumed.

Predicted traffic operations as well as parking supply and demand are discussed in a Traffic and Parking Study, dated June 2008, by Gibson Traffic Consultants (GTC). An update of the study was produced by GTC in October 2008. These documents are on file with the city. Key aspects of the analysis and recommendations are discussed elsewhere in this Staff Report.

B. Existing Transportation Facilities, Services, and Demand

Under present operations, the school's morning peak hour for traffic is 7:30 to 8:30 AM and the school's afternoon peak hour is 2:00 to 3:00 PM, based on observations by Gibson Traffic Consultants.

The school site fronts NE 32nd Street, which is very narrow, with a paved surface approximately 16 to 17 feet wide along the school's frontage. NE 32nd dead-ends at the western edge of the school site. For these reasons, plus the site's relatively remote location, traffic volumes on NE 32nd are very low. According to information provided by Gibson Traffic Consultants, existing traffic volumes on NE 32nd are approximately 37 vehicles per hour during the school's morning peak and about 20 vehicles per hour in the school's afternoon peak.

Presently, the site has one driveway on NE 32nd Street opposite 167th Avenue NE. Traffic counts by Gibson Traffic Consultants show that 167th is the school's main access. During the morning peak hour, 167th Avenue just south of the school site carries approximately 165 vehicles, of which approximately 150 enter or exit the school site. During the school's afternoon peak hour, 167th Avenue carries approximately 95 vehicles, of which approximately 85 enter or exit the school site.

Standard street frontage improvements (curb, gutter, and sidewalk) do not exist on the school's frontage on NE 32nd Street, although other parts of NE 32nd Street do have such improvements adjacent to and across from the school site. 167th Avenue NE has curb, gutter, and sidewalk near the school site. Streetlights exist nearby, but no streetlights directly illuminate the school's frontage or driveway connection.

The site presently includes 56 parking spaces. An on-site vehicle lane includes space for seven temporary pick-up and drop-off vehicles. Space for seven parked vehicles exists along NE 32nd Street. Total capacity on and off street for peak pick-up and drop-off times is 70 vehicles, not including on-street parking that exists away from the school's immediate street frontage. Observation by consultants on May 20, 2008 found 30 vehicles parked on-site during school hours outside the pick-up and drop-off periods.

The school is presently served by three regular school buses, one special-ed bus, and three before or after school program vans. No Metro bus routes serve the school site.

C. Short-Term Impacts of Proposed Project

As is typical of elementary schools in Bellevue, the amount of pick-up and drop-off traffic creates short periods of intense activity. The analysis below discusses trip generation at the site and indicates that the proposed site design will improve the accommodation of pick-up and drop-off traffic, compared to the previous site design.

1. Trip Generation: When consultants counted the school's traffic in 2008, the school had 283 students. As described above, that number that is expected to climb to approximately 350 when the new school opens in the fall of 2010. However, trip generation was predicted for 450 students as a worst-case scenario. Gibson Traffic Consultants predicted that trip generation for the new school with 450 students will be approximately 149 vehicles inbound and 127 outbound (276 total) in the morning peak hour (7:30 – 8:30 AM), and 78 vehicles inbound and 79 outbound (157 total) in the afternoon peak hour (2:00 – 3:00 PM). Afternoon vehicle trip generation is significantly lower because some students who are dropped off by parents in the morning use other means to go home in the afternoon. These trip generation figures are factored up from actual counts of the school's driveways in 2008.

   On street volumes will continue to be low. With 450 students, NE 32nd Street is predicted to have 53 vehicles along the school's frontage in the morning peak hour and 26 in the school's afternoon peak hour. 167th Avenue just south of the school site is predicted to have 256 in the morning peak hour, of which 240 will enter or exit the site; and 148 in the school's afternoon peak hour, of which 139 will enter or exit the site.

2. Parking and Pick-Up / Drop-Off Storage: The amount of parking and pick-up/drop-off storage needed at peak times is less than the total trip generation described above, since parent vehicles do not all come and go at once. In order to accommodate the number of vehicles expected to be on-site at one time, the proposed site plan includes the following:

   a. Total on-site parking provided by the project will increase from 56 spaces to 84.
   b. Up to 22 pick-up and drop-off vehicles can be accommodated in some parts of the parking lot aisles and within the bus parking zone after buses depart, allowing temporary on-site storage of up to 106 vehicles (84 + 22 = 106).
   c. Parking on school property immediately adjacent to NE 32nd Street will be eliminated, but total pick-up and drop-off storage capacity for the site will increase from 70 vehicles to 106 (an increase of 51%).
   d. The site design will provide more efficient access and on-site circulation by separating buses from most parent traffic, by providing longer vehicle aisles which can accommodate temporary storage, and by providing two access points off NE 32nd Street.

   Based on the factors described above, the proposed project provides more capacity and greater efficiency for on-site parking and circulation than exists with the current layout. The school district's traffic consultant examined peak demand for parking and pick-up/drop-off storage, and concluded that an increase to 450 students can be accommodated in both the morning and afternoon peak periods.

   Compared to other elementary schools, the city has received few complaints about traffic congestion or spillover parking for the existing Ardmore Elementary School site. Based on that and the analysis above, the Transportation Department staff expects that the improved site plan will be adequate to accommodate the expected demand for parking and pick-up and drop-off traffic, assuming the following:

   - The student population will not exceed 450 (and will probably not exceed 350 in the foreseeable future).
   - The school will provide on-site traffic monitoring and management.
   - The school will provide information as needed to inform parents about preferred parking and circulation behavior.

D. On-Site Improvements, Traffic Management, Frontage Improvements, and Pavement Restoration as Short-Term Mitigation

1. On-Site Improvements: The proposed project will add 28 on-site parking spaces, and will allow temporary parent usage of parts of the drive aisles and the bus zone after buses depart. Site plan improvements will improve safety and efficiency at the access points and improve on-site circulation. On-site signs, pavement markings, and pedestrian improvements must be installed as needed to improve safety, pedestrian access, and traffic flow. East/west pedestrian paths must be installed in lieu of sidewalks on the street frontage, as described in section D.3 below.

2. Traffic Management: In spite of the improved on-site parking capacity and circulation, pick-up and drop-off activity during brief periods within the peak hours is typically so intense that additional traffic management efforts will be needed. The school district must implement an on-going program to monitor and manage on-site parking and circulation with the goal of preventing any on-site parking and circulation problems from spilling off the site. Said program must include at least the following:
   - Provide an on-site traffic monitor whose duties will include managing pick-up and drop-off traffic to improve safety and reduce impacts on city streets.
   - At the beginning of each school year and as needed throughout each school year, the school district shall provide information to parents regarding proper traffic behavior and safety during pick-up and drop-off periods.
   - Prior to issuance of the initial certificate of occupancy for this project, the school district shall submit a policy plan for city review and approval, specific to the Ardmore Elementary School. This policy plan shall include a statement of the school district's on-going commitment to manage on-site parking and circulation and an outline of how the school district will implement traffic monitoring and the provision of related information to parents.

3. Street Frontage Improvements: New developments that will increase traffic are typically required to bring their street frontage into full compliance with the city's latest standards. However, Bellevue City Code 14.60.110 E.2 allows frontage improvements to be waived due to significant adverse environmental impacts. At the Ardmore Elementary School site, installing standard frontage improvements along the site's frontage on NE 32nd Street would require removal of several large fir trees on school district property. The school district and the community prefer to retain those trees. Furthermore, widening the street to install standard frontage improvements would likely encourage more through traffic and higher vehicle speeds on that street segment. Therefore, city staff determined that BCC 14.60.110 E.2 applies in this case, and the construction of most standard street frontage improvements on NE 32nd Street adjacent to the site is waived at this time. However, in lieu of providing standard street frontage improvements on the school's frontage along NE 32nd Street, the school district is required to install pedestrian paths within the school property and at least one streetlight (see below for more details). The Transportation Department has determined that the following transportation improvements are the minimum required for pedestrian and traffic safety, good traffic operations, and ADA compliance.

   a. Driveway locations shall be approximately as shown on plans submitted to the city on February 13, 2009.

   b. Driveway grades shall not exceed 10% for 20 feet behind driveway approach, and shall not exceed 15% at any point. Grade changes shall be rounded so that vehicles do not bottom out. Elevations confirming the driveway grades shall be shown on the final plans.

c. Driveway approaches on NE 32nd Street shall be constructed in general compliance with standard drawing DEV-7B, with or without adjacent curb or sidewalk. The width of driveway approaches shall be sufficient to accommodate vehicle turning movements, including the movements of school buses where needed.

d. Signage and pavement markings for the driveways, on-site circulation, and street channelization must be provided in order to enhance traffic operations and safety. Specific design details, including AASHTO designations for standard signs, must be included in the final engineering plans, to the satisfaction of the City of Bellevue Transportation Department (except NE 32nd Street east of the site, as described below). Prior to the completion of construction work, the exact locations of signs and markings will be determined in the field by the Transportation Department inspector. Signs and markings shall include at least the following:

   i. Install stop signs for traffic exiting each driveway onto NE 32nd Street.
   ii. Install parking space striping; on-site channelization, one-way signs, and arrows; and on-site crosswalks as shown on the final approved plan set.
   iii. Install on-site signing as needed to prohibit southbound to eastbound left turns out of the main driveway onto NE 32nd Street during peak periods. Similar signs are already in use so that peak school traffic on NE 32nd Street moves mostly east to west.
   iv. NE 32nd Street has a paved width of approximately 36 feet immediately east of the school site, but less than half that (16 to 17 feet) along the school's frontage. Westbound traffic shifts to the left in order to enter the narrow segment. This shift occurs near the proposed new driveway connection, which could create conflicts. It is difficult to predict in advance how traffic will behave in this situation; therefore, a specific channelization and signage plan is not required in advance. After the new school opens, City of Bellevue Transportation Department staff (possibly assisted by school district consultants) will observe traffic behavior and recommend channelization and signage. The school district has agreed to set funds aside so the district's contractor can install such channelization and signage after the temporary certificate of occupancy but prior to the final certificate of occupancy for the new school.

e. In lieu of standard sidewalk installation along NE 32nd Street, install an east/west pedestrian route on school district property as follows:

   i. Between the main driveway connection opposite 167th Avenue and the existing sidewalk on the north side on NE 32nd Street east of the site, install an asphalt or concrete, ADA-compliant path at least five feet wide. The path will meander among the existing trees in a manner that preserves tree viability. Install wheelchair ramps and crosswalks as needed at curb or driveway crossings.
   ii. West of the main driveway connection on NE 32nd Street, install a meandering path to the southwest corner of the site. This path does not require a paved surface nor ADA compliance, because it connects to a non-compliant dirt path west of the site.

f. Install ADA-compliant pedestrian routes with ramps and crosswalks as needed from the street into the site.

g. Install a new streetlight to illuminate the main driveway connection to NE 32nd Street and the crosswalks at that location. Installation shall be per a plan from Puget Sound

Energy, which is presently under review by city staff. Installation will be at school district expense, including trenching, conduit installation, and pavement restoration needed to connect the streetlight to a power source.

h. Landscaping, signage, et cetera adjacent to driveways shall not block sight distance triangles required by BCC 14.60.240 and 241.

i. Remove and landscape existing dirt or gravel parking spaces on school district property along the north side of NE 32nd Street.

4. Trench and Pavement Restoration: According to Bellevue City Code 14.60.250, whenever work done by a developer requires cutting into the street surface, the city requires the surface, subgrade, and utility lids to be restored according to engineering principles documented in Transportation Department Design Manual, Section 21 and shown on standard drawings ROW-1 through ROW-8. Presently, NE 32nd Street and 167th Avenue NE near the site are both classified as "no-cut" streets. Cutting a no-cut street can only be done if an exception is granted by the city's right of way manager. If an exception is granted, then any trenching or damage to the street surface will require a grind and overlay at least 50 feet long for the full width of any affected lane. The final engineering plans must show the extent and nature of required trench and pavement restoration, including copies of the appropriate detail drawings.

E. Concurrency (Mid-Range Impacts)

The State Growth Management Act and the Bellevue Traffic Standards Code (BCC 14.10) require concurrency testing for development projects under certain conditions. Concurrency testing is based on a comparison of traffic (including that generated by the project) to street capacity that exists or will exist within six years. However, BCC 14.10.020.I.7 exempts public schools from concurrency testing requirements.

F. Long-Term Impacts

The city evaluates the long-term traffic impacts of a project by comparing the future land use predicted for a project site to the assumptions made in the Environmental Impact Statement for the City's Transportation Facilities Plan (TFP), which was most recently updated and adopted in November 2006. The Ardmore Elementary School lies within Traffic Analysis Zone (TAZ) 91, which was predicted to contain 57,772 square feet of institutional development by the year 2017. The Ardmore Elementary School, the only known institutional use in that TAZ, presently has 43,000 square feet, and is planned to increase to a total of 67,000 square feet. However, the increase in square footage is to accommodate more and better services, and to meet the latest standards for space per student. The increase in square footage has little bearing on the number of students at the site or on the site's trip generation. Hence, the school's reconstruction will continue to be consistent with the Environmental Impact Statement for the Transportation Facilities Plan. The TFP is updated every two years, at which time the land use projections can be updated to be consistent with the new school project.

G. Transportation Impact Fee

Bellevue City Code 22.16.070.B.2 exempts publicly funded educational institutions from the city's transportation impact fee requirements.

See Sections XI, XII, and XIII for related conditions.

2. Utilities Department

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

3. Fire Department

The site development plans for this application generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits or certificate of occupancy. See Sections XII and XIII for related conditions.

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.

VII. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own environmental determinations. The District has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on October 6, 2008, with an appeal period ending October 20, 2008. A copy of this DNS is located within the project file.

VIII. Applicable Decision Criteria

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

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

This proposal is located within the Northeast Bellevue Subarea. The Comprehensive Plan designation for this site is Single-Family--High, which is consistent with the zoning classification of R-5 for this property. This proposal is consistent with the Comprehensive Plan's goals and policies.

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

General Land Use Policy

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

Finding: The BSD's proposal to redevelop landscaping, eliminate exterior building corridors in favor of a two story facility with internal corridors, with an architectural exterior that will blend in with adjacent single-family residences will be an enhancement to the existing neighborhood. Building colors have been chosen to further this enhancement as described above in Section III.

The District has operated a school at this location since 1968 and is not proposing a change of use but will maintain this site as an elementary school to serve the surrounding neighborhood. This application does not increase the intensity of school use on this site beyond what is already occurring now but provides minimal additional capacity to accommodate student demand that may occur in the future. Given these considerations, this proposal is consistent with the policy above.

Community Focal Point Policy

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

Finding: Ardmore Elementary serves as a focal point for the community. The school is not only used for educational purposes for also for human services delivery as well. It is also the recreational hub for the neighborhood as families can bring their children after school hours to utilize the outdoor play equipment and covered play area.

Partnership and Cooperation Policies

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

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

Finding: The City of Bellevue Parks and Human Services Department and the Bellevue School District have developed a partnership of shared services for neighborhood community. This has been formally implemented through Resolution 5840 (see Attachment A). Parks often schedules a myriad of after school sports activities in BSD facilities—particularly for use of existing sports fields. Parks has reviewed this proposal and has determined that the new sports field will be beneficial to the community as there will be a backstop and soccer field for public use after school. This proposal complies with both of the policies above.

Transportation Element—Roadway Network

Policy TR-38: "Require mitigation to provide safety and site access, and to mitigate neighborhood impacts as needed to address the effects of development."

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

Finding: The Comprehensive Plan policies above support improved parking and circulation to accommodate pick-up and drop-off vehicles and installation of street and pedestrian

improvements to improve safety. Such improvements help provide an adequate street system by reducing conflicts and improving safety.

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

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

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

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

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

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

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

   As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from June 2009 to August 2010. In order to minimize detriment on residential uses in the immediate vicinity of the Ardmore Elementary School, the District and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff.** See Section XI for related condition.

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

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

IX. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

1. **The proposal obtains all other permits required by the Land Use Code;**

   Finding: The applicant has applied for the required Critical Areas Land Use Permit and an administrative conditional use in order to develop the new facility. The applicant has also applied for necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

   Finding: As mentioned earlier in this staff report, the geotechnical engineer and wetland biologist have provided recommendations as noted in Section IV.E of this report. The wetland enhancements and additional buffer will maintain the area in its wooded state and designated on all necessary permit plans as a Native Growth Protection Easement (NGPE) and shown on Sheet W1.1. See Section XII for related for related conditions.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

   Finding: The applicant has hired a geotechnical engineer to review subsurface site conditions. See Section IV.E.4, i-iv above for additional discussion. The geotechnical engineer has reviewed and applied the criteria identified within the Critical Areas and Geological Hazard Areas and the wetland biologist has reviewed and applied the criteria identified for wetlands/streams.

   Additionally, the Watershed Company has entered into a five year agreement with the District to monitor the designated wetland area. Sheet W1.3 provides detailed specifications from the Watershed Company that will be implemented with this site. DSD has reviewed these performance standards for this area and finds that the proposal complies with this standard.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

   Finding: Based upon the conditions of approval in Section XI, XII, and XIII of this report, the proposal will be adequately served by the necessary public facilities upon upgrade of the water lines for adequate fire pressure.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

   Finding: A mitigation plan has been proposed by the Watershed Company for 844 square feet of encroachment. See Section IV.E.4, i-iv above for further discussion. Additional wetland planting and fencing will occur at the trail end of the existing pedestrian trail as noted on approved plan Sheets W1 through W3.

6. **The proposal complies with other applicable requirements of this code.**

   Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

X. Decision of the Director

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

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

XI. General Conditions of Approval:

1. **Re-Examine Traffic and Parking if Students Exceed 450:** If the student population exceeds 450 at any time during the life of this Administrative Conditional Use Permit, then the City may require additional traffic analysis and may require the school district to obtain additional parking or implement additional transportation management programs, if necessary to mitigate the transportation or parking impacts of the higher student population.

   Reviewer: Carl Wilson, 425-452-4228
   Authority: LUC 20.30E.165, 170, 175

XII. Conditions Required Prior to Issuance of Clear and Grade and Building Permits:

1. **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

2. **Native Growth Protection Easement (NGPE)**: The wetland enhancements and additional buffer as noted on Sheet W1.1 will maintain the area in its wooded state. These buffers shall be shown on the civil, landscape and architectural drawings as a Native Growth Protection Easement (NGPE).

   Authority: LUC 20.25H.230
   Reviewer: Antoinette Pratt, (425) 452-5374

3. **Final Engineering Plans:** Prior to issuance of the project's clearing and grading permit, the engineering plans must be complete and must correctly show all street frontage and access improvements and on-site parking and circulation improvements. All transportation improvements must meet the requirements of City Code, the Transportation Department Design Manual, the Americans with Disabilities Act, and requirements stated elsewhere in this Staff Report, especially as stated in Section VI.1.D. Plans submitted on December 8, 2008, with some sheets updated on February 13, 2009, are generally satisfactory for approval of the Administrative Conditional Use permit. However, further engineering review for the Clear and Grade or Building permits and coordination with the city's CIP project may necessitate changes to landscaping plans, engineering plans, or detail drawings. Standard detail drawings from the Design Manual must be included in the final engineering plans as appropriate. Requirements include the following:

   a. The school district is responsible for constructing two driveway connections to NE 32nd Street, as determined during engineering review, including installation of stop signs, crosswalks, and other necessary traffic control. Driveway connections must have sufficient width to accommodate vehicle turning movements, including the movements of school buses where needed.

   b. Parking lots and on-site drive aisles shall be constructed per the final engineering plans, including striping, arrows, signage, and on-site crosswalks.

   c. Traffic control signs and pavement markings shall be installed per city, state, and MUTCD standards, as appropriate. Such features must be included in the final engineering plans, except for channelization and signage at the southeast corner of the site. In that area, channelization and signage requirements will be determined after the new school open, and will be installed prior to final certificate of occupancy. Exact locations for all channelization and traffic signage will be determined in the field by Transportation Department inspectors.

   d. Install pedestrian facilities per the final plans. All sidewalks, paths, ramps, driveway crossings, and crosswalks must be ADA compliant, except for paths that are indentified, with city approval, as being unpaved or otherwise not compliant.

   e. Install a new streetlight near the main driveway opposite 167th Avenue, including conduit and other necessary hardware. Plans will be produced by Puget Sound Energy with review and approval by the Transportation Department.

   f. No new overhead utility lines will be allowed along or across any city street right of way. Existing overhead lines may need to be undergrounded, depending on the conditions of the right of way use permit for the relevant utility company.

   g. Remove and landscape existing dirt or gravel parking spaces on the site's frontage on NE 32nd Street.

   h. Landscaping, signage, and any other features shall not block sight lines required by BCC 14.60.240 and 241 near intersections, driveways, or crosswalks.

   i. Storm drainage treatment for transportation facilities must meet Utility Department requirements, as appropriate.

      Reviewer: Carl Wilson, 425-452-4228
      Authority: BCC 14.60.110, 120, 150, 180, 181, 190, 210, 240, 241, and 250

4. **Trench and Pavement Restoration:** Presently, NE 32nd Street and 167th Avenue NE near the site are both classified as "no-cut" streets. Cutting a no-cut street can only be done if an exception is granted by the city's right of way manager. If an exception is granted, then any trenching or damage to the street surface will require a grind and overlay at least 50 feet long for the full width of any affected lane. The final engineering plans must show the extent and nature of required trench and pavement restoration, including copies of the appropriate detail drawings. The exact extent of any grind and overlay will be determined in the project's right of way use permit prior to construction.

   Authority: BCC 14.60.250
   Reviewer: Carl Wilson, (425) 452-4228

5. **Right of Way Use Permit:** The applicant is required to apply for a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way division, before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the City right of way, including but not limited to the following:

   a. Designated truck hauling routes.
   b. Truck loading and unloading activities.
   c. Hours of construction and hauling.
   d. Continuity of pedestrian facilities.
   e. Temporary traffic control and pedestrian detour routing for construction activities.
   f. Street sweeping and maintenance during excavation and construction.
   g. Location of construction fences.
   h. Parking for construction workers.
   i. Construction vehicles, equipment, and materials in the right of way.
   j. All other construction activities as they affect the public street system.

   Additionally, the clearing and grading permit requires a calculation of the amount of material to be imported/exported.

   Reviewer: Jon Regalia, 425-452-4599
   Authority: BCC 14.30 and 14.60.250

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

   Authority: BCC Title 24.02, 24.04, 24.06
   Reviewer: Mark Dewey, (425) 452-6179

7. **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: Mark Dewey, (425) 452-6179

8. **Demolition:** Demolition/construction shall conform to the requirements of the IFC. Fencing or other method shall be used to keep non-construction personnel out of the demolition/construction area.

   Authority: International Fire Code (IFC), Chapter 14
   Reviewer: Adrian Jones, (425) 452-6032

9. **Wide Fire Truck Access:** Provide a wide fire truck access to the front door of the school when parked vehicles are in line waiting to pick up students at the end of school.

   Authority: IFC 503 and Amendment
   Reviewer: Adrian Jones, (425) 452-6032

10. **Aerial Apparatus Access Road:** Provide a 26 foot wide aerial apparatus road within a minimum 15 feet and a maximum of 25 feet of 25 percent of any building that exceeds 30 feet in height.

    Authority: BFDDS, Chapter 3
    Reviewer: Adrian Jones, (425) 452-6032

11. **Detention Vaults and Pipes:** The detention and water quality vaults in the parking lot area shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

    Authority: BFDDS 6-3 & Development Information Sheet
    Reviewer: Adrian Jones, (425) 452-6032

12. **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. to 6:00 p.m. as well. 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

XIII. Conditions Required Prior to Certificate of Occupancy:

1. **On-Site Parking, Circulation Improvements and Monitoring:** The school district shall implement on-site parking and circulation improvements as shown in the final site plan and engineering plans. On-site circulation and safety shall be enhanced with pavement markings, directional signs, and stop signs as needed. The school district shall implement the use of one or more on-site traffic monitors whose duties will include managing pick-up and drop-off traffic to improve safety and reduce impacts on City streets. At the beginning of each school

year and as needed throughout each school year, the school district shall provide information to parents regarding proper traffic behavior and safety during pick-up and drop-off periods.

Prior to issuance of a temporary certificate of occupancy for this project, the school district shall submit a policy plan for City review and approval. This policy plan shall outline how the school district will implement traffic monitoring, on-site traffic management, and the provision of related information to parents and students. The goal of the plan shall be to prevent any on-site parking and circulation problems from spilling off the site. The document shall state the school district's commitment to achieving that goal on an on-going basis, including changing the plan as needed and keeping on-site staff informed. The policy plan shall be signed by a person with authority to make such a commitment for the school district.

Reviewer: Carl Wilson, 425-452-4228, and Toni Pratt, 425-452-5374
Authority: BCC 20.30E.140 and Comprehensive Plan Policy TR-90

2. **Completion of Transportation Improvements:** Prior to issuance of a temporary certificate of occupancy, all street frontage improvements, pedestrian improvements, and transportation conditions shown on the final engineering plans or required by city codes or standards or by the conditions of approval stated herein must be completed at school district expense to the satisfaction of the Transportation Department and approved by the Transportation Department's inspector, except as stated in # 3 below. Landscaping, signage, and any other features adjacent to driveways shall not block required sight distance triangles; sight lines will be checked prior to TCO.

   Authority: BCC 14.60.110, 14.60.240 and 241
   Reviewer: Carl Wilson, 425-452-4228

3. **After Initial Occupancy but Prior to Final Certificate of Occupancy:** Install street channelization, signs, and markings as determined by the Transportation Department for the eastern driveway connection to NE 32nd Street and for the area where westbound traffic on NE 32nd approaches the narrow segment along the site's frontage.

   Authority: BCC 14.60.110 and 150
   Reviewer: Carl Wilson, (425) 452-4228

4. **Fire Sprinklers/Fire Flow/Fire Hydrants:** Automatic fire sprinklers shall be provided throughout the building along with the necessary fire flow. Provide adequate fire flow for this facility. The applicant shall also be required to provide fire hydrants within 400 feet of all portions of the building.

   Authority: IFC 508 and 903, IFC Appendix B and C
   Reviewer: Adrian Jones, (425) 452-6032

5. **Fire Alarm Panel and Notification System:** A fire alarm panel shall be located at the entrance to the building along with a fire alarm notification system throughout the building.

   Authority: IFC 903, 907 and BCC 5749
   Reviewer: Adrian Jones, (425) 452-6032

6. **Fire Lane and Gates:** No parking fire lanes will be posted on all access roads and shown on the plans. Additionally, all gates shall be approved by the Fire Department.

Authority: IFC 503 and 503.6
Reviewer: Adrian Jones: (425) 452-6032

7. **Fire Department Connection (FDC):** Provide an FDC connection at an approved location at least 50 feet from the building and within 50 feet of a hydrant.

   Authority: IFC 903.3.7 and BFDDS
   Reviewer: Adrian Jones, (425) 452-6032

8. **Knox Box:** A Knox box is required at the main entrance of the school.

   Authority: IFC 506
   Reviewer: Adrian Jones, (425) 452-6032

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

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:

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)

ARCHITECTURAL SITE PLAN
1' = 30'-0"

SITE IMPROVEMENTS SCHEDULE

Symbol	Item	REMARKS
	EXISTING FENCING TO REMAIN	See plan for locations.
	NEW CHAINLINK FENCING	See Architectural Site Plan for height and layout. See site fencing details Sheets L4.0 and L4.1, and specifications for installation requirements.
	EXPANSION JOINT	See Architectural Site Plan for layout. See Civil Sheet C3.10 for construction details.
	CONTROL JOINT	See Architectural Site Plan for layout and pattern. See Civil Sheet C3.10 for construction details.
	CONCRETE SEATWALL	See Architectural Site Plan for layout. See Detail A Sheet L4.1, and specifications for installation requirements
	ALL-WEATHER FIELD	See Architectural Site Plan for layout. See Field Subdrainage Plan Sheet L5.1, See Detail H Sheet L4.1, and specifications for installation requirements
	RUBBER PLAY TILE SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	SYNTHETIC TURF PLAY SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	PEBBLE PAVING TILES	See Architectural Site Plan for location in lower courtyard. See specifications.
	EXPOSED AGGREGATE PAVING	See Architectural Site Plan for location and pattern. See specifications
	IPE WOOD DECKING	See Architectural Site Plan for location and pattern in lower courtyard. See specifications
	CRUSHED GRANITE	See Architectural Site Plan for location in lower courtyard. See specifications.
	FLAT BLACK RIVER ROCK PAVING	See Architectural Site Plan for location in upper courtyard. Bead over concrete per detail G sheet L4.3.
	BIO-INFILTRATION SOIL AREAS	See Architectural Site Plan for location. See General Notes Sheet L2.1 for soil depth. See Civil.
no symbol	RIVER ROCK	River rock to be placed over bio-infiltration soil area. See architectural site plan for location. See General Notes Sheet L2.1 for depth. See Civil detail 10 sheet C4.12

SITE FURNISHINGS SCHEDULE

Symbol	Qty.	Item	REMARKS
		PLAY STRUCTURES	See site improvements specifications for quantities and model numbers.
	1	FLAG POLE	See architectural site plan for location. See detail L Sheet L4.1 for base, and see architectural.
	3	TRASH RECEPTACLE	See site improvements specification for manufacturer and model number. Locations to be field directed by Landscape Architect.
	3	BICYCLE RACK	See architectural site plan for locations. Coordinate location with Landscape Architect. See site improvements specification for manufacturer and model number.
	6	BASKETBALL STANDARDS	Free-standing standards. (2) 8' ht. standards in hard-surface play area, (4) 10' ht. standards in covered play area. See site improvements specification for manufacturer and model number. See architectural for wall-mounted standards.
	33	BOULDERS IN PAVING	Relocated on-site boulders. See architectural site plan for location. See Details B and K Sheet L4.1 for installation.
	10	BOULDERS IN PLANTING	Coordinate exact placement with Landscape Architect prior to installation.
	3	HUCKLEBERRY BASALT STONE COLUMNS	See architectural site plan for location in upper courtyard. To be selected by Landscape architect. Coordinate exact location with Landscape Architect prior to installation. See detail B sheet L4.4
	2	PICNIC TABLE	See architectural site plan for location. See site improvements specification for manufacturer and model number. Coordinate exact location with Landscape Architect prior to installation.
	4	TETHERBALL STANDARDS	Free-standing standards in hard-surface play area. See site improvements specification for manufacturer and model number, and Detail D Sheet L4.3.

GENERAL NOTES:

1.) DO NOT SCALE DRAWINGS.

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

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

4.) ALL CONCRETE PAVING, SCORELINES, WALLS AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR AND PARALLEL TO THE BUILDING, TYP., UNLESS NOTED. CURVES COME TANGENT TYPICAL, UNLESS NOTED.

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

6.) 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 SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.

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

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

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

10.) ALL INFORMATION ON EXISTING SITE CONDITIONS IS FROM SURVEY BY PACE CONSULTING ENGINEERS DATED MAY 21, 2008 AND UPDATED JULY 11, 2008.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	4	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 4'-0" WIDTH, 4' HEIGHT
B	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 5'-0" WIDTH, 6' HEIGHT
C	2	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 6' WIDTH, 4' HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 8' WIDTH, 4' HEIGHT
E	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 8' WIDTH, 6' HEIGHT
F	1	CHAIN LINK UTILITY ENCLOSURE GATE, DOUBLE SWING, 15'-0" WIDTH, 6' HEIGHT
G	1	CHAIN LINK UTILITY ENCLOSURE GATE, DOUBLE SWING, 16'-0" WIDTH, 6' HEIGHT
H	1	CHAIN LINK UTILITY ENCLOSURE GATE, SINGLE SWING, 10'-0" WIDTH, 6' HEIGHT
I	1	CHAIN LINK ROLLING GATE, 30'-0" WIDTH, 6' HEIGHT

LAND USE C

1
2/11/09

ALLOWABLE LOT COVERAGE
LOT AREA: 446,054 S.F.
WETLANDS AREA: 27,613 S.F.
STEEP SLOPE AREA: 6274 S.F.
BUILDING FOOTPRINT: 45,517 S.F.
(INCL. COVERED PLAY)

ALLOWABLE LOT COVERAGE: <.35
PROPOSED LOT COVERAGE: .11

IMPERVIOUS SURFACE AREA
TOTAL EXISTING AREA: 10.24 AC
EXISTING IMPERVIOUS AREA: 3.62 AC (157,631 S.F.)
EXISTING PERVIOUS AREA: 6.62 AC (288,510 S.F.)

TOTAL DEVELOPED AREA: 10.24 AC
DEVELOPED IMPERVIOUS AREA: 3.66 AC (159,604 S.F.)
DEVELOPED PERVIOUS AREA: 6.58 AC (288,537 S.F.)

PARKING AREA
TOTAL PROPOSED PARKING STALLS: 84 STALLS
(80 STANDARD STALLS / 4 HC)

ALLOWABLE BUILDING HEIGHT
AVERAGE EXISTING GRADE: 103'-10"
MAXIMUM ALLOWABLE HEIGHT: 40' ABOVE AVERAGE EXISTING GRADE
MAXIMUM PROPOSED HEIGHT: 38'-1½"

BUILDING SETBACKS
MINIMUM FRONT YARD SETBACK: 20'
PROPOSED FRONT YARD SETBACK: 96'-5"
MINIMUM SIDE / REAR YARD SETBACK: 50'
PROPOSED SIDE / REAR YARD SETBACKS: 151'-6" (WEST SIDE)
230'-3" (REAR)
217'-0" (EAST SIDE)

OWNER/OPERATOR NOTICE
POST-CONSTRUCTION PLAYGROUND MAINTENANCE

1) THE OWNER/OPERATOR UNDERSTANDS THAT MAINTENANCE OF ALL EQUIPMENT, PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING ON THESE DRAWINGS REQUIRE ONGOING CONTINUOUS MAINTENANCE FOR THE LIFE OF THE PROJECT. MAINTENANCE MUST COMPLY WITH ASTM STANDARD F1487-05 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, REVISED 1997 VERSION. MAINTENANCE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

A. TRAINING AND REVIEW OF SAFETY STANDARDS WITH MAINTENANCE PERSONNEL.
B. ADDING MATERIAL TO, OR REPLACING SAFETY SURFACES ON A REGULAR BASIS TO MAINTAIN MINIMUM FALL IMPACT ZONES IN COMPLIANCE WITH ASTM SPECIFICATION F1292 APPROPRIATE FOR THE FALL HEIGHT OF EACH STRUCTURE.
C. TIGHTENING OF NUTS AND BOLTS THROUGHOUT.
D. REPLACEMENT OF WORN, MISSING OR DAMAGED PARTS.
E. REMOVAL FROM SAFETY SURFACES EXTRANEOUS MATERIALS THAT COULD CAUSE INJURY, INFECTION OR DISEASE.
F. REPAINTING AND RUST CONTROL.
G. REPLACEMENT AND OR LUBRICATION OF MOVING PARTS.
H. REPLACEMENT OF ENTIRE PLAY ELEMENTS AT OR PRIOR TO THE END OF THEIR USABLE LIFE.
I. ELIMINATION OF UNEXPECTED HAZARDS.
J. KEEPING DETAILED INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR RECORDS.

CONTRACTOR NOTICE - PLAYGROUND INSTALLATION

1) INSTALLATION OF ALL PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING MUST COMPLY WITH ASTM STANDARD F1487-05 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, REVISED 1997 VERSION. INSTALLER MUST BE APPROVED BY THE EQUIPMENT MANUFACTURER.

2) LAYOUT OF PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING IS DESIGNED TO MEET THE SPECIFIC REQUIREMENTS OF THE EQUIPMENT MODELS SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS. ANY ALTERATIONS TO THE TYPE OR LOCATION OF PLAY EQUIPMENT OR PROTECTIVE PLAY SURFACING SHOWN ON THE DOCUMENTS WILL REQUIRE REEVALUATION TO ENSURE ALL U.S. SAFETY STANDARDS ARE MET.

BID SET

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

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE

NAC | ARCHITECTURE
2201 SIXTH AVE. SUITE 1405 | SEATTLE WA 98121-1832 | T 206.441.4522 | F 206.441.7917
WWW.NACARCHITECTURE.COM

NAC NO	121-07072
REF	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	MAR.25, 2009

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ARCHITECTURAL SITE PLAN

L1.1

SITE IMPROVEMENTS SCHEDULE

Symbol	Item	Remarks
	EXISTING FENCING TO REMAIN	See plan for locations.
	NEW CHAINLINK FENCING	See Architectural Site Plan for height and layout. See site fencing details Sheets L4.0 and L4.1, and specifications for installation requirements.
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	PEBBLE PAVING TILES	See Architectural Site Plan for location in lower courtyard. See specifications.
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	IPE WOOD DECKING	See Architectural Site Plan for location and pattern in lower courtyard. See specifications.
	CRUSHED GRANITE	See Architectural Site Plan for location in lower courtyard. See specifications.
	FLAT BLACK RIVER ROCK PAVING	See Architectural Site Plan for location in upper courtyard. Seed over concrete per detail G sheet L4.3.
	BIO-INFILTRATION SOIL AREAS	See Architectural Site Plan for location. See General Notes Sheet L2.1 for soil depth. See Civil.
no symbol	RIVER ROCK	River rock to be placed over bio-infiltration soil area. See architectural site plan for location. See General Notes Sheet L2.1 for depth. See Civil detail 10 sheet C4.2.

SITE FURNISHINGS SCHEDULE

Symbol	Qty.	Item	Remarks
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	10	BOULDERS IN PLANTING	
	3	HUCKLEBERRY BASALT STONE COLUMNS	See architectural site plan for location in upper courtyard, selected by Landscape architect. Coordinate exact location with Landscape Architect prior to installation. See detail B sheet
	2	PICNIC TABLE	See architectural site plan for location. See site improvements specification for manufacturer and model number. Coordinate exact location with Landscape Architect prior to installation.
	4	TETHERBALL STANDARDS	Free-standing standards in hard-surface play area. See site improvements specification for manufacturer and model number, and Detail D Sheet L4.3.

GENERAL NOTES:

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10.) ALL INFORMATION ON EXISTING SITE CONDITIONS IS FROM SURVEY BY PACE CONSULTING ENGINEERS DATED MAY 31, 2008 AND UPDATED JULY 11, 2008.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	4	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 4'-0" WIDTH, 4' HEIGHT
B	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 5'-0" WIDTH, 6' HEIGHT
C	2	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 6' WIDTH, 4' HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 8' WIDTH, 4' HEIGHT
E	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 8' WIDTH, 6' HEIGHT
F	1	CHAIN LINK UTILITY ENCLOSURE GATE, DOUBLE SWING, 8'-0" WIDTH, 6' HEIGHT
G	1	CHAIN LINK UTILITY ENCLOSURE GATE, DOUBLE SWING, 12'-0" WIDTH, 6' HEIGHT
H	1	CHAIN LINK UTILITY ENCLOSURE GATE, SINGLE SWING, 12'-0" WIDTH, 6' HEIGHT
I	1	CHAIN LINK ROLLING GATE, 20'-0" WIDTH, 6' HEIGHT

OWNER/OPERATOR NOTICE

POST-CONSTRUCTION PLAYGROUND MAINTENANCE

1) THE OWNER/OPERATOR UNDERSTANDS THAT MAINTENANCE OF ALL EQUIPMENT, PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING ON THESE DRAWINGS REQUIRE ONGOING CONTINUOUS MAINTENANCE FOR THE LIFE OF THE PROJECT. MAINTENANCE MUST COMPLY WITH ASTM STANDARD F1487-05 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, REVISED 1997 VERSION. MAINTENANCE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. TRAINING AND REVIEW OF SAFETY STANDARDS WITH MAINTENANCE PERSONNEL.
- B. ADDING MATERIAL TO, OR REPLACING SAFETY SURFACES ON A REGULAR BASIS TO MAINTAIN MINIMUM FALL IMPACT ZONES IN COMPLIANCE WITH ASTM SPECIFICATION F1292 APPROPRIATE FOR THE FALL HEIGHT OF EACH STRUCTURE.
- C. TIGHTENING OF NUTS AND BOLTS THROUGHOUT.
- D. REPLACEMENT OF WORN, MISSING OR DAMAGED PARTS.
- E. REMOVAL FROM SAFETY SURFACES EXTRANEOUS MATERIALS THAT COULD CAUSE INJURY, INFECTION OR DISEASE.
- F. REPAINTING AND RUST CONTROL.
- G. REPLACEMENT AND OR LUBRICATION OF MOVING PARTS.
- H. REPLACEMENT OF ENTIRE PLAY ELEMENTS AT OR PRIOR TO THE END OF THEIR USABLE LIFE.
- I. ELIMINATION OF UNEXPECTED HAZARDS.
- J. KEEPING DETAILED INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR RECORDS.

CONTRACTOR NOTICE - PLAYGROUND INSTALLATION

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N

ENLARGED ARCHITECTURAL SITE PLAN - SOUTH

1" = 20'-0"

BID SET

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

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WEISMAN DESIGN GROUP INC
LANDSCAPE ARCHITECTURE
2329 EAST MADISON STREET SEATTLE, WA 98112-5406

NAC | ARCHITECTURE
2201 SIXTH AVE SUITE 1420 | SEATTLE, WA 98121-1832

NAC NO.	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	MAR.25, 2009

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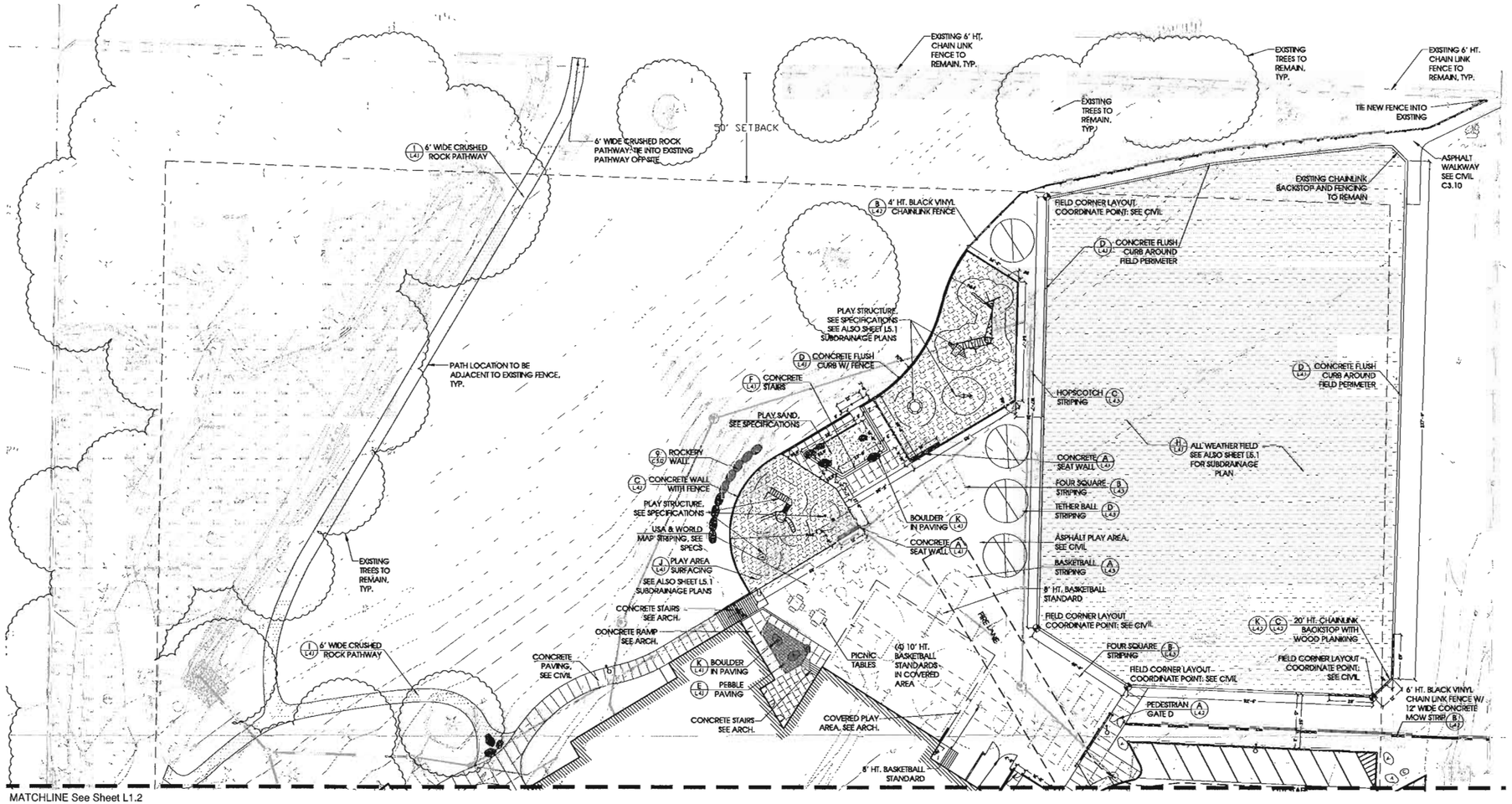

MATCHLINE See Sheet L1.2

SITE IMPROVEMENTS SCHEDULE

Symbol	Item	REMARKS
—N—	EXISTING FENCING TO REMAIN	See plan for locations.
	NEW CHAIN LINK FENCING	See Architectural Site Plan for height and layout. See site fencing details Sheets L4.0 and L4.1, and specifications for installation requirements.
	EXPANSION JOINT	See Architectural Site Plan for layout. See Civil Sheet C3.50 for construction details.
	CONTROL JOINT	See Architectural Site Plan for layout and pattern. See Civil Sheet C3.50 for construction details.
	CONCRETE SEATWALL	See Architectural Site Plan for layout. See Detail A Sheet L4.3, and specifications for installation requirements.
	ALL-WEATHER FIELD	See Architectural Site Plan for layout. See Field Subdrainage Plan Sheet LS.1, See Detail H Sheet L4.1, and specifications for installation requirements.
	RUBBER PLAY TILE SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	PEBBLE PAVING	See Architectural Site Plan for location and pattern. See specifications.
	IPE EGOOD DECKING	See Architectural Site Plan for location and pattern. See specifications.
	CRUSHED GRANITE	See specifications.
no symbol	RIVER ROCK	See architectural site plan for location. Rock to be placed over bio-infiltration soil area. See General Notes Sheet L2.1 for depth.
	FLAT BLACK RIVER ROCK	See specifications.
	BIO-INFILTRATION SOIL AREAS	See architectural site plan for location. See General Notes Sheet L2.1 for soil depth. See Civil

SITE FURNISHINGS SCHEDULE

Symbol	Qty	Item	REMARKS
	1	FLAG POLE	See architectural site plan for location. See detail L Sheet L4.1, and specifications.
	3	TRASH RECEPTACLE	See site improvements specification for manufacturer and model number. Coordinate exact location with Landscape Architect prior to installation.
	3	BICYCLE RACK	Coordinate location with Landscape Architect. See site improvements specification for manufacturer and model number.
	6	BASKETBALL STANDARDS	Free-standing standards, (1) 8' ht. standards in hard-surface play area, (4) 10' ht. standards in covered play area. See site improvements specification for manufacturer and model number. See Architectural for wall-mounted standards.
	43	BOULDERS IN PAVING	Relocated on-site boulders. See architectural site plan for location. See Details B and K Sheet L4.1 for installation. Coordinate exact placement with Landscape Architect prior to installation.
	61	BOULDERS IN PLANTING	
	2	PICNIC TABLE	See architectural site plan for location. See site improvements specification for manufacturer and model number. Coordinate exact location with Landscape Architect prior to installation.
	1	BENCH	See architectural site plan for location. See site improvements specification for manufacturer and model number.
	4	TETHERBALL STANDARDS	Free-standing standards in hard-surface play area. See site improvements specification for manufacturer and model number, and Detail D Sheet L4.3.

GENERAL NOTES:

1) DO NOT SCALE DRAWINGS.

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

3) REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.

4) ALL CONCRETE PAVING, SCORELINES, BALLS AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR AND PARALLEL TO THE BUILDING, TYP., UNLESS NOTED. CURVED CURB TANGENT TYPICAL, UNLESS NOTED.

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

6) 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 SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.

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

8) WHERE DIMENSIONS ARE IN PART ONLY, CONTRACTOR IS TO ASSUME THEY ARE 6" (E.G. 0' - 6").

9) MARK OR STAKE LOCATIONS OF PEDICELL SITE RAILS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT PER SPECIFICATIONS, PRIOR TO INSTALLATION.

10) ALL INFORMATION ON EXISTING SITE CONDITIONS IS FROM SURVEY BY PACE CONSULTING ENGINEERS DATED MAY 31, 2006 AND UPDATED JULY 11, 2008.

GATE SCHEDULE

Gate	Qty	Type, Height, and Width
A	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 4'-0" WIDTH, 6' HEIGHT
B	2	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 5'-0" WIDTH, 6' HEIGHT
C	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 8'-0" WIDTH, 6' HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 10'-0" WIDTH, 6' HEIGHT
E	1	CHAIN LINK 6'X 6'-0" BIKE/PARK GATE, DOUBLE SWING, 10'-0" WIDTH, 6' HEIGHT
F	1	CHAIN LINK ROLLING GATE, 30'-0" WIDTH, 6' HEIGHT

OWNER/OPERATOR NOTICE

POST-CONSTRUCTION PLAYGROUND MAINTENANCE

1) THE OWNER/OPERATOR UNDERSTANDS THAT MAINTENANCE OF ALL EQUIPMENT, PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING ON THESE DRAWINGS REQUIRE ONGOING CONTINUOUS MAINTENANCE FOR THE LIFE OF THE PROJECT. MAINTENANCE MUST COMPLY WITH ASTM STANDARD F1487-05 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, REVISED 1999 VERSION. MAINTENANCE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

A. TRAINING AND REVIEW OF SAFETY STANDARDS WITH MAINTENANCE PERSONNEL.
B. ADDING MATERIAL TO, OR REPLACING SAFETY SURFACES ON A REGULAR BASIS TO MAINTAIN MINIMUM FALL IMPACT ZONES IN COMPLIANCE WITH ASTM SPECIFICATION F1292 APPROPRIATE FOR THE FALL HEIGHT OF EACH STRUCTURE.
C. TIGHTENING OF NUTS AND BOLTS, S-BOLTS/HOLE.
D. REPLACEMENT OF WORN, MISSING OR DAMAGED PARTS.
E. REMOVAL FROM SAFETY SURFACES EXTRANEOUS MATERIALS THAT COULD CAUSE INJURY, INFECTION OR DISEASE.
F. DISPARTING AND DUST CONTROL.
G. REPLACEMENT AND OR LUBRICATION OF MOVING PARTS.
H. REPLACEMENT OF ENTIRE PLAY ELEMENTS AT OR PRIOR TO THE END OF THEIR USABLE LIFE.
I. ELIMINATION OF UNEXPECTED HAZARDS.
J. KEEPING DETAILED INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIR RECORDS.

CONTRACTOR NOTICE - PLAYGROUND INSTALLATION

1) INSTALLATION OF ALL PLAYGROUND EQUIPMENT AND PROTECTIVE PLAY SURFACING MUST COMPLY WITH ASTM STANDARD F1487-05, AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, REVISED 1999 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.

N

ENLARGED ARCHITECTURAL SITE PLAN - NORTH

1" = 20'-0"

ARCHITECTURAL SITE PLAN

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON
LICENSED
PROFESSIONAL ARCHITECT
NICHOLAS PAUL HAHN
OR PAGE NUMBER

Bellevue School District
Ardmore Elementary School

1618-16-1043961

WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING

NMC ARCHITECTURE

NMC NO.	121-07072
TEST	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

L1.3

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NOTES:
1. Hand grub and clear area under existing trees to remain.
2. Place/add topsoil to repair and create smooth even grade transitions. Feather into existing grades.
3. Seed and/or overseed as required to establish lawn.
4. Provide temporary irrigation and fertilization during construction to maintain healthy thriving lawn conditions.

LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE SCHEDULE

(QTY)	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	Deciduous Trees	
(3)	ACER CIRCINATUM / VINE MAPLE	MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 10-12' HT. MIN. WELL-BRANCHED ABOVE 5' HT. B&B.
(2)	ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE	SPECIMEN QUALITY, MIN. 4" CALIPER 10-12' HT MIN. WELL-BRANCHED ABOVE 5' HT B&B. SUBMIT PHOTOS FOR APPROVAL.
(29)	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	MIN. 2" CALIPER, 12-14' HT MIN. WELL-BRANCHED, B&B.
(21)	AMELANCHIER G. 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	MIN. 2" CALIPER, 8'-10' HT. MIN. WELL-BRANCHED, B&B
(6)	BETULA JACQUEMONTII / JACQUEMONTII BIRCH	MIN. 3" CALIPER, 12-14' HT. MIN. WELL-BRANCHED B&B
(4)	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAM	MIN. 3" CALIPER, 12'-14' HT. MIN. WELL-BRANCHED, B&B
(3)	CRATAEGUS X LAVALLEI / LAVALLE HAWTHORN	MIN. 2" CALIPER, 10-12' HT. MIN. WELL-BRANCHED, B&B.
(18)	QUERCUS COCCINEA / SCARLET OAK	MIN. 3" CALIPER, 12'-14' HT MIN. WELL-BRANCHED, B&B
	Evergreen Trees	
(20)	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
(5)	PINUS CONTORTA / SHORE PINE	MIN. 7'-8' HT., FULL & BUSHY TO BASE, B&B
(1)	THUJA PLICATA 'HOGAN' / HOGAN CEDAR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
(6)	THUJA PLICATA x STANDISHII 'GREEN GIANT' / GREEN GIANT ARBORVITAE	MIN. 6'-7' HT., FULL & BUSHY TO BASE, B&B
(3)	PINUS SYLVESTRIS / SCOTCH PINE	MIN. 10'-12' HT. SPECIMEN, FULL & BUSHY TO BASE, B&B
	Shrubs	
(4)	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	MIN. 30-36" HT., FULL & BUSHY, B&B OR CONT
(65)	CAREX MORROWII EXPALLIDA / VARIEGATED JAPANESE SEDGE	MIN. 1 GALLON CONT., FULL AND BUSHY
(144)	CISTUS HYBRIDUS / ROCKROSE	MIN. 18-24" HT & SPREAD. FULL & BUSHY, B&B OR CONT
(204)	CORNUS SANGUINEA 'MIDWINTER FIRE' / MIDWINTER FIRE REDTWIG DOGWOOD	MIN. 18-24" HT. & SPR. FULL & BUSHY, B&B OR CONT
(246)	CORNUS STOLONIFERA 'KELSEYI' / KELSEY DOGWOOD	MIN. 12-18" HT. AND SPREAD, FULL & BUSHY 3 GAL. CONT
(265)	PRUNUS L. 'ZABELIANA' / ZABEL LAUREL	MIN. 18-24" HT. AND SPREAD, FULL & BUSHY, B&B OR CONT
(38)	BLECHNUM SPICANT / DEER FERN	MIN. 1 GALLON CONT., MIN. (5) HEALTHY FRONDS, FULL AND BUSHY
(38)	EUONYMUS A. 'COMPACTA' / WINGED EUONYMUS	MIN. 18-24" SPREAD. FULL & BUSHY, B&B OR CONT
(183)	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	MIN. 1 GALLON CONT., FULL AND BUSHY
(142)	MAHONIA A. 'COMPACTA' / COMPACT OREGON GRAPE	MIN. 1 GALLON CONT., FULL AND BUSHY
(60)	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	MIN. 36-42" HT., FULL & BUSHY, B&B OR CONT
(35)	POLYSTICHUM MUNITUM / SWORD FERN	MIN. 1 GALLON CONT., FULL AND BUSHY
(48)	RHODODENDRON 'BOW BELLS' / BOW BELLS RHODODENDRON	MIN. 18-21" HT & SPR. FULL & BUSHY, B&B OR CONT
(283)	RIBES SANGUINEUM / RED FLOWERING CURRANT	MIN. 24-30" HT., FULL & BUSHY, B&B OR CONT
(35)	ROSA GYMNOCARPA / WILD ROSE	MIN. 18-24" HT & SPR. FULL & BUSHY B&B OR CONT
(11)	ROSMARINUS O. 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	MIN. 24-30" HT. & SPR. FULL & BUSHY B&B OR CONT
(11)	SALIX PURPUREA 'NANA' / DWARF BLUE WILLOW	MIN. 18-24" HT., FULL & BUSHY, B&B OR CONT
(61)	SARCOCOCCA HOOKERIANA HUMILIS / SARCOCOCCA	MIN. 12-15" HT., FULL & BUSHY, B&B OR CONT
(48)	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	MIN. 15-18" HT & SPR. FULL & BUSHY, B&B OR CONT
(14)	THUJA O. 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE	MIN. 4-5' HT., FULL & BUSHY TO BASE, B&B OR CONT
	Groundcovers	
	CALLUNA VULGARIS 'FIREFLY' / FIREFLY HEATHER	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	ARCTOSTAPHYLOS UVA URSI / KINNIKINNICK	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	GAULTHERIA SHALLON / SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	SAGINA SUBULATA / SCOTCH MOSS	1 GAL. POTS @ 8" O.C. TRIANGULAR SPACING, START FIRST ROW 6" FROM EDGE OF PLANTING AREA.
	LIRIOPE MUSCARI 'VARIEGATA' / VARIGATED BLUE LILY TURF	1 GAL. POTS @ 12" O.C. TRIANGULAR SPACING, START FIRST ROW 8" FROM EDGE OF PLANTING AREA.
	RUBUS CALYCINOIDES / BRAMBLE	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	Seeded lawn	SEE SPECIFICATIONS
	Wetland Planting Mix	
	HARDSTEM BULRUSH (BANK) / TAPERED BULRUSH (BOTTOM) / BEAKED SEDGE (BOTTOM) / SLOUGH SEDGE (BOTTOM) / SMALL FRUITED BULRUSH (BOTTOM) / SAWBEAK SEDGE (BOTTOM) / COMMON SPIKERUSH (BOTTOM)	10" PLUGS @ 12" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE. SEE CIVIL DETAIL 10 SHEET C4.2
	Additional Materials	
	SALVAGED ON-SITE BOULDERS	SEE SPECIFICATIONS AND ARCHITECTURAL SITE PLAN FOR SIZES AND LOCATIONS
	Existing Lawn area To Remain	SAVE AND PROTECT
	Existing Trees To Remain	SAVE AND PROTECT, SEE CIVIL FOR TREE PROTECTION REQUIREMENTS
	Existing Vegetation To Remain	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	Bark Mulch Band	PROVIDE 18" WIDE x 3" DEPTH MULCH BAND BETWEEN BUILDING AND LAWN AREAS
	Existing Trees To Be Removed	SEE CIVIL

GENERAL NOTES:

1.) SEE SHEET L2.4 FOR TREE RETENTION PLAN.
2.) REFER TO SPECIFICATIONS FOR EXTENDED MAINTENANCE REQUIREMENTS.
3.) INSTALL 3" DEPTH SPECIFIED MULCH IN ALL NEW LANDSCAPE AREAS.
4.) INSTALL 6" DEPTH SPECIFIED TOPSOIL IN ALL SHRUB AREAS.
5.) INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LAWN AREAS.
6.) INSTALL 24" DEPTH BIO-INFILTRATION SOIL TO LIMITS SHOWN ON SHEETS L1.1 AND L1.2 SEE SCHEDULE SHEETS L1.1 AND L1.2
7.) INSTALL 4" DEPTH RIVER ROCK TO BIO-INFILTRATION SOIL LIMITS SHOWN ON SHEETS L1.1 AND L1.2. SEE SCHEDULE SHEETS L1.1 AND L1.2
8.) PROVIDE A 3' MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
9.) PROVIDE A MULCH CIRCLE AROUND ALL EXISTING TREES IN NEW OR RESTORED LAWN AREAS. MEASURE 4' FROM BASE OF TREE TO CREATE CIRCLE
10.) REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING PLANTINGS.
11.) REFER TO CIVIL PLANS FOR PROTECTION FENCING AROUND EXISTING TREES PER CITY OF BELLEVUE STANDARD SPECIFICATIONS AND DETAILS.
12.) REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13.) REFER TO PLANTING AND SEEDING SPECIFICATION SECTION 329300 FOR ADDITIONAL REQUIREMENTS.

PARKING LOT LANDSCAPE CALCULATIONS.

1.) ALL ON-SITE PARKING LOTS TO RECEIVE TYPE V LANDSCAPING.
2.) TOTAL NUMBER OF ON-SITE PARKING STALLS PROPOSED: 84 STALLS
3.) TOTAL AREA OF LANDSCAPE REQUIRED: 1495 SF (17.7 SF. PER STALL)
4.) TOTAL AREA OF TYPE V LANDSCAPE PROPOSED: 8849 SF. (101.1 SF. PER STALL)

(A) SHRUB PLANTING
NTS

NOTES:
1. ALL GROUNDCOVER TO BE PLANTED AT • SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS

(B) GROUNDCOVER PLANTING
NTS

(C) DECIDUOUS TREE PLANTING
NTS

(D) CONIFEROUS TREE PLANTING
NTS

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS PAUL HAGAN CERTIFICATE NO. 763

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue WA 98008

WEISMAN DESIGN GROUP

NAC | ARCHITECTURE

NAC NO.	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB 4, 2009

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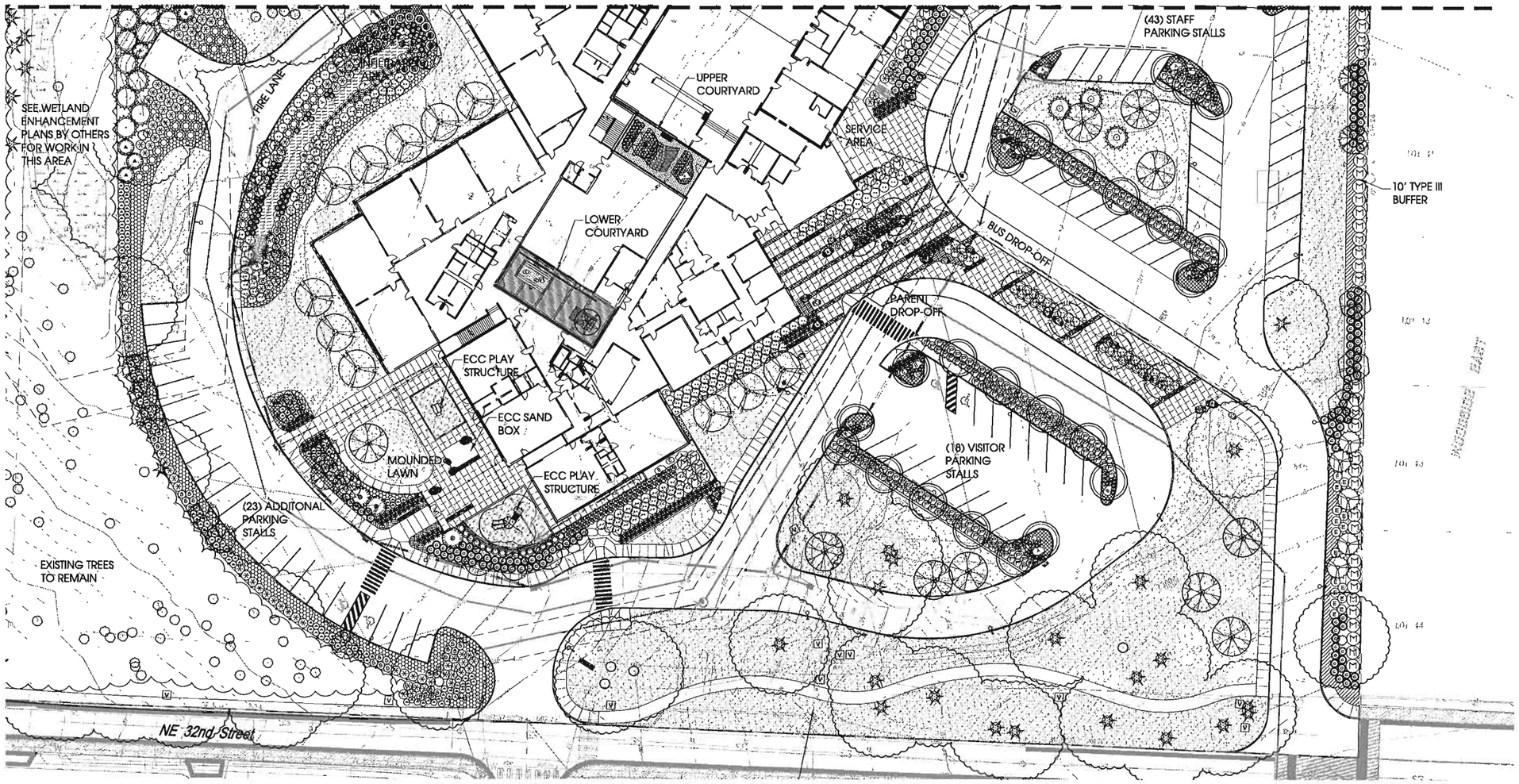
MATCHLINE See Sheet L2.3



LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITIONS/REMARKS
		Deciduous Trees	
	(9)	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. 1.5" CALIPER TRUNKS, 10'-0" HT. MIN., WELL-BRANCHED ABOVE 5' HT., B+B.
	(3)	ACER PALMATUM 'OSAKAZUKI' OSAKAZUKI JAPANESE MAPLE	SPECIFIED QUALITY, MIN. 3" CAL PER 8'-0" HT. MIN., WELL-BRANCHED ABOVE 5' HT. B+B. SUBMIT PHOTOS FOR APPROVAL
	(18)	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	MIN. 3" CALIPER, 12'-14' HT. MIN., WELL-BRANCHED, B+B.
	(5)	AMELANCHIER G. 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	MIN. 3" CALIPER, 8'-10' HT. MIN., WELL-BRANCHED, B+B.
	(16)	BETULA JACQUEMONTII JACQUEMONTII BIRCH	MIN. 3" CALIPER, 12'-14' HT. MIN., WELL-BRANCHED, B+B.
	(4)	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	MIN. 3" CALIPER, 12'-14' HT. MIN., WELL-BRANCHED, B+B.
	(3)	CRATAEGUS X LAVALLEI LAVALLE HAWTHORN	MIN. 3" CALIPER, 10'-12' HT. MIN., WELL-BRANCHED, B+B.
	(18)	QUERCUS COCCINEA SCARLET OAK	MIN. 3" CALIPER, 12'-14' HT. MIN., WELL-BRANCHED, B+B.
		Evergreen Trees	
	(18)	PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10' HT., FULL + BUSHY TO BASE, B+B
	(5)	PRUNUS CONTORTA SHORE PINE	MIN. 7'-8' HT., FULL + BUSHY TO BASE, B+B
	(7)	THUJA PLICATA 'HOGAN' HOGAN CEDAR	MIN. 8'-10' HT., FULL + BUSHY TO BASE, B+B
	(16)	THUJA PLICATA x STANDISHII 'GREEN GIANT' GREEN GIANT ARBORVITAE	MIN. 6'-7' HT., FULL + BUSHY TO BASE, B+B
	(5)	PINUS SYLVESTRIS SCOTCH PINE	MIN. 10'-12' HT., SPECIMEN, FULL + BUSHY TO BASE, B+B

		Shrubs	
	(4)	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	MIN. 36"-36" HT., FULL + BUSHY, B+B OR CONT
	(59)	CAREX TORREYAI EXPALATA VARIEGATED JAPANESE SEDGE	MIN. 1 GALLON CONT., FULL AND BUSHY
	(144)	CISTUS HYBRIDUS ROCKROSE	MIN. 18-24" HT. + SPREAD, FULL + BUSHY, B+B OR CONT.
	(106)	CORNUS SANGUINEA 'PRO WINTER FIRE' PRO WINTER FIRE RED-TWIG DOGWOOD	MIN. 18-24" HT., + SPR., FULL + BUSHY, B+B OR CONT.
	(144)	CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	MIN. 12-15" HT. AND SPREAD, FULL + BUSHY, 2 GAL. CONT.
	(165)	PRUNUS L. 'ZABELIANA' ZABEL LAUREL	MIN. 18-24" HT. AND SPREAD, FULL + BUSHY B+B OR CONT
	(58)	ELEAGNUS EBBINGEI EBBE FERN	MIN. 1 GALLON CONT., MIN. (5) HEALTHY TRUNKS FULL AND BUSHY
	(30)	EUONYMUS A. 'COMPACTA' WINGED EUONYMUS	MIN. 18-24" SPREAD FULL + BUSHY, B+B OR CONT
	(42)	HELIOTROPIUM SERPENTINUM BLUE OAT GRASS	MIN. 1 GALLON CONT., FULL AND BUSHY
	(42)	MAHONIA A. 'COMPACTA' COMPACT OREGON GRAPE	MIN. 1 GALLON CONT., FULL AND BUSHY
	(81)	MYRICA CALIFORNICA PACIFIC BAY MYRTLE	MIN. 36-42" HT., FULL + BUSHY, B+B OR CONT
	(35)	POLYSTICHUM MUNITUM SWORD FERN	MIN. 1 GALLON CONT., FULL AND BUSHY
	(48)	RHODODENDRON 'BOW BELLS' BOW BELLS RHODODENDRON	MIN. 18-21" HT., + SPR., FULL + BUSHY, B+B OR CONT
	(189)	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 24-30" HT., FULL + BUSHY, B+B OR CONT
	(35)	ROSA GYMNOCARPA WILD ROSE	MIN. 18-24" HT., + SPR., FULL + BUSHY, B+B OR CONT
	(11)	ROSMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	MIN. 24-30" HT., + SPR., FULL + BUSHY, B+B OR CONT.
	(11)	SALIX PURPUREA 'NANA' DWARF BLUE WILLOW	MIN. 18-24 HT., FULL + BUSHY, B+B OR CONT.
	(81)	SARCOCOCCA HOOKERIANA HUMILIS SARCOCOCCA	MIN. 12-15" HT., FULL + BUSHY, B+B OR CONT
	(48)	SYMPHORICARPOS ALBUS COTTON SNOWBERRY	MIN. 15-18" HT. + SPR., FULL + BUSHY, B+B OR CONT
	(14)	THUJA O. 'SMARAGD GREEN' SMARAGD GREEN ARBORVITAE	MIN. 4-5' HT., FULL + BUSHY TO BASE, B+B OR CONT

	Groundcovers: CALLUNA VULGARIS 'FIRDELT' / FIRDELT HEATHER	1 GAL. POTS @ 5' O.C. TRIANGULAR SPACING, START 1 FOOT FROM 18" FROM EDGE OF PLANTING AREA.
	ARCTOSTAPHYLOS UVA URSI KINNIKINNICK	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	RAGNA RUBULATA BOSTON FERN	1 GAL. POTS @ 5' O.C. TRIANGULAR SPACING, START FIRST ROW 6-7 FROM EDGE OF PLANTING AREA.
	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED BLUE LILY TURF	1 GAL. POTS @ 5' O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	RUBUS CALYCINOIDES BRAMBLE	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	Reseded lawn	SEE SPECIFICATIONS
	Wetland Planting Mix: HARDSTEM BULRUSH (TRIANGLE) TAPERED BULRUSH (BOTTOM) SEDGE SEDGE (BOTTOM) SLOUGH SEDGE (BOTTOM) SMALL FRUITED BULRUSH (BOTTOM) BARELAND SEDGE (BOTTOM) COTTON SPIKERUSH (BOTTOM)	18" PLUGS @ 5' O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE. SEE CIVIL DETAIL 10 SHEET C4.0
	Additional Materials: SALVAGED ON SITE BOULDERS	SEE SPECIFICATIONS AND ARCHITECTURAL SITE PLAN FOR SIZES & LOCATIONS
	Existing Lawn area To Remain	SAVE AND PROTECT
	Existing Trees To Remain	SAVE AND PROTECT, SEE CIVIL FOR TREE PROTECTION REQUIREMENTS
	Existing Vegetation To Remain	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	Bark Mulch Band	PROVIDE 3" WIDE x 3" DEPTH MULCH BAND BETWEEN BUILDING AND LAWN AREAS
	Existing Trees To Be Removed	SEE CIVIL

N

ENLARGED LANDSCAPE PLAN - SOUTH
1" = 20'-0"

SEE SHEET L2.1 FOR GENERAL NOTES

LANDSCAPE PLAN

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CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON
NICHOLAI PAUL HAMLIN
CERTIFICATE NO. 17173

Bellevue School District
Ardmore Elementary School
1645 116th Ave NE
Bellevue, WA 98004

WISSMAN DESIGN GROUP'S
LANDSCAPE ARCHITECTURE

NAC ARCHITECTURE
2731 Fifth Ave, Suite 100, Seattle, WA 98121-1827 T 206.441.4927 F 206.441.7497

NAC JOB	121-07072
FILE	---
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB 4, 2009

L2.2

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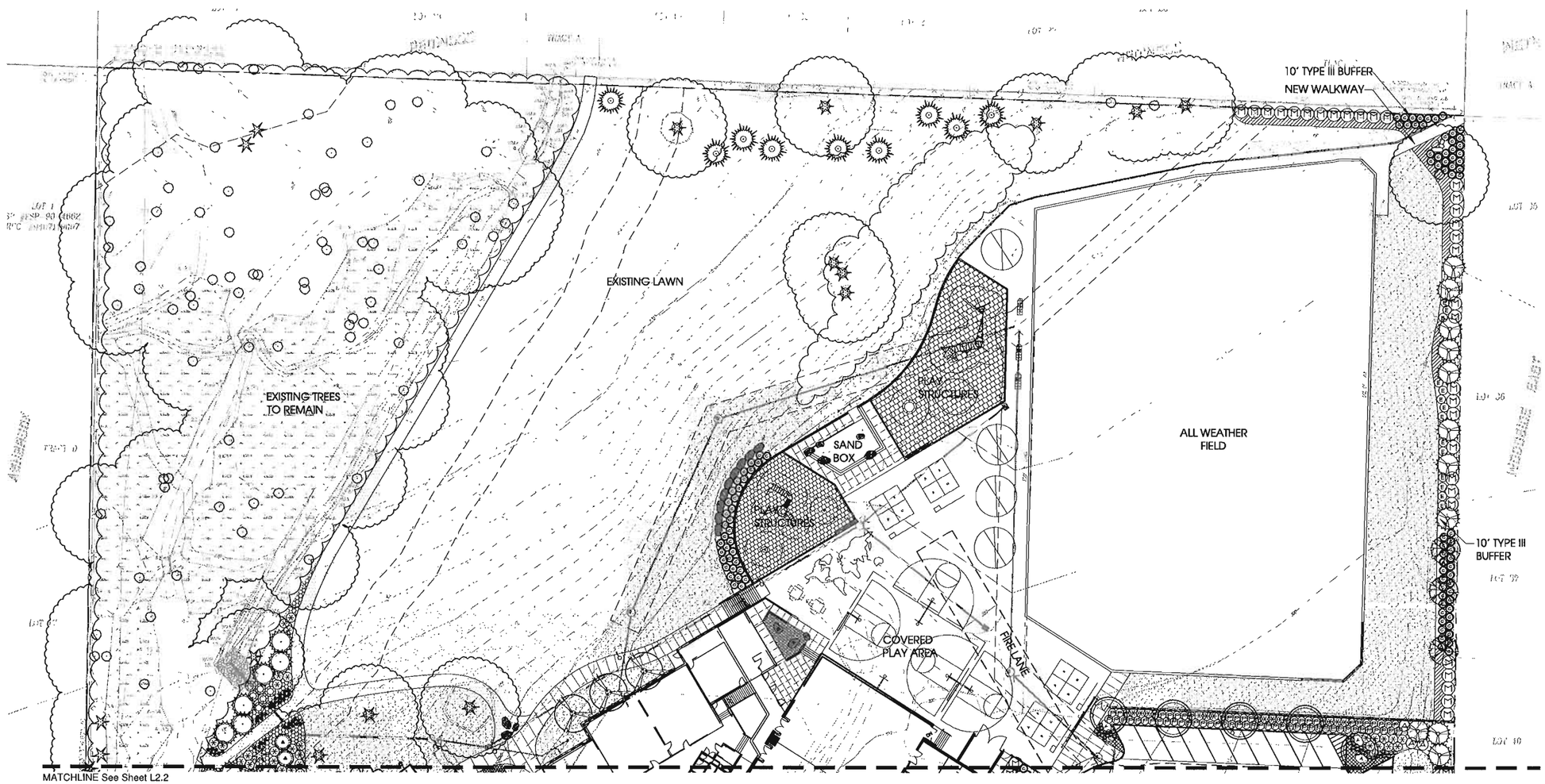

LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITIONS/REMARKS
		Deciduous Trees	
	(3)	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. 7'-11" CALIPER TAKING, MIN. 9'-0" HT., MIN., WELL-BRANCHED ABOVE 5' HT., B+B.
	(3)	ACER PALMATUM 'OSAKAZUKI' OSAKAZUKI JAPANESE MAPLE	SPECIMEN QUALITY, MIN. 4" CALIPER, 10'-12' HT., MIN., WELL-BRANCHED ABOVE 5' HT., B+B. SUBMIT PHOTOS FOR APPROVAL.
	(38)	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	MIN. 2" CALIPER, 0'-14' HT., MIN., WELL-BRANCHED, B+B.
	(10)	ARBUTUS UNEDO 'ATLITH BRILLIANCE' ATLITH BRILLIANCE SEVERCEDARY	MIN. 2" CALIPER, 8'-10' HT. MIN., WELL-BRANCHED, B+B.
	(16)	BETULA JACQUEMONTII JACQUEMONTII BIRCH	MIN. 3" CALIPER, 0'-14' HT., MIN., WELL-BRANCHED, B+B.
	(4)	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	MIN. 3" CALIPER, 0'-14' HT., MIN., WELL-BRANCHED, B+B.
	(3)	CRATAEGUS X LAVALLEI LAVALLE HAWTHORN	MIN. 2" CALIPER, 10'-0" HT., MIN., WELL-BRANCHED, B+B.
	(10)	QUERCUS COCCINEA SCARLET OAK	MIN. 3" CALIPER, 0'-14' HT., MIN., WELL-BRANCHED, B+B.
		Evergreen Trees	
	(28)	PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10" HT., FULL + BUSHY TO BASE, B+B
	(5)	PINUS CONTORTA SHORE PINE	MIN. 7'-9" HT., FULL + BUSHY TO BASE, B+B
	(1)	THUJA PLICATA 'HOGAN' HOGAN CEDAR	MIN. 8'-10" HT., FULL + BUSHY TO BASE, B+B
	(16)	THUJA PLICATA x STANDISHII 'GREEN GIANT' GREEN GIANT ARBORVITAE	MIN. 6'-7" HT., FULL + BUSHY TO BASE, B+B
	(3)	PINUS SYLVESTRIS SCOTCH PINE	MIN. 10'-0" HT., SPECIMEN, FULL + BUSHY TO BASE, B+B

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE/CONDITIONS/REMARKS
		Shrubs	
A	(4)	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	MIN. 18"-36" HT., FULL + BUSHY, B+B OR CONT
B	(39)	CAREX PORROSA EVERGOLD x VARIEGATED JAPANESE SEDGE	MIN. 1 GALLON CONT., FULL AND BUSHY
C	(244)	CISTUS HYBRIDUS ROCKROSE	MIN. 18"-24" HT. + SPREAD., FULL + BUSHY, B+B OR CONT.
D	(384)	CORNUS SANGUINEA 'FLAVIRAMEA' PRO WINTER FIRE REDTWIG DOGWOOD	MIN. 18"-24" HT. + SPR., FULL + BUSHY, B+B OR CONT.
E	(248)	CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	MIN. 0'-18" HT. AND SPREAD, FULL + BUSHY, 3 GAL. CONT.
F	(265)	PRUNUS L. 'ZABELIANA' ZABEL LAUREL	MIN. 18"-24" HT. AND SPREAD, FULL + BUSHY, B+B OR CONT
G	(38)	RUBUS PENTALOBUS 'EMERALD ZEBRA' EMERALD ZEBRA BLACKBERRY	MIN. 1 GALLON CONT., MIN. (5) HEALTHY PRICKLE, FULL AND BUSHY
H	(38)	EUONYMUS A. 'COMPACTA' WINGED EUONYMUS	MIN. 18"-24" SPREAD, FULL + BUSHY, B+B OR CONT
I	(183)	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	MIN. 1 GALLON CONT., FULL AND BUSHY
J	(141)	MAHONIA A. 'COMPACTA' COMPACT OREGON GRAPE	MIN. 1 GALLON CONT., FULL AND BUSHY
K	(80)	PITTACA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 36"-42" HT., FULL + BUSHY, B+B OR CONT.
L	(35)	POLYSTICHUM MUNITUM SWORD FERN	MIN. 1 GALLON CONT., FULL AND BUSHY
M	(68)	RHODODENDRON 'BOW BELLS' BOW BELLS RHODODENDRON	MIN. 18"-24" HT. + SPR., FULL + BUSHY, B+B OR CONT.
N	(285)	ROSES SARGENTII RED FLOWERING CURRANT	MIN. 24"-36" HT., FULL + BUSHY, B+B OR CONT
O	(35)	ROSA GYMNOCARPA WILD ROSE	MIN. 18"-24" HT. + SPR., FULL + BUSHY, B+B OR CONT.
P	(72)	ROSMARINUS O. 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	MIN. 24"-36" HT. + SPR., FULL + BUSHY, B+B OR CONT.
Q	(12)	SALIX PURPUREA 'NANA' DWARF BLUE WILLOW	MIN. 18"-24" HT., FULL + BUSHY, B+B OR CONT.
R	(61)	SARCOCOCCA HOOKERIANA HUMILIS SARCOCOCCA	MIN. 0'-8" HT., FULL + BUSHY, B+B OR CONT.
S	(48)	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 0'-18" HT. + SPR., FULL + BUSHY, B+B OR CONT.
T	(14)	THUJA O. 'EMERALD GREEN' EMERALD GREEN ARBORVITAE	MIN. 4'-5" HT., FULL + BUSHY TO BASE, B+B OR CONT.

	Groundcovers	
	CALLUNA VULGARIS 'KNEP 1' KNEPLY HEATHER	1 GAL. POTS x 18" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	ARCTOSTAPHYLOS UVA URSI KINNIKINNICK	1 GAL. POTS x 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	GAULTHERIA SHALLON SALAL	1 GAL. POTS x 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	MAHONIA AQUIFOLIA SCOTCH MOSS	1 GAL. POTS x 24" O.C. TRIANGULAR SPACING, START FIRST ROW 1'-7 FROM EDGE OF PLANTING AREA.
	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED BLUE LILY TURF	1 GAL. POTS x 12" O.C. TRIANGULAR SPACING, START FIRST ROW 6" FROM EDGE OF PLANTING AREA.
	RUBUS CALYCINOIDES BAMBLE	1 GAL. POTS x 24" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE OF PLANTING AREA.
	Seeded lawn	SEE SPECIFICATIONS
	Wetland Planting Mix	
	HARDSTEM BULRUSH (SMALL) TAPERED RUSH (BOTTOM) BEAKED SEDGE (BOTTOM) BLOOM SEDGE (BOTTOM) SMALL FRUITED BULRUSH (BOTTOM) BANEBERRY SEDGE (BOTTOM) COMMON SPIKERUSH (BOTTOM)	18" PLUGS x 12" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BASIN. SEE CIVIL DETAIL 16 SHEET C4.0
	Additional Materials	
	SALVAGED ON-SITE BOULDERS	SEE SPECIFICATIONS AND ARCHITECTURAL SITE PLAN FOR SIZES AND LOCATIONS
	Existing Lawn Area To Remain	SAVE AND PROTECT
	Existing Trees To Remain	SAVE AND PROTECT, SEE CIVIL FOR TREE PROTECTION REQUIREMENTS
	Existing Vegetation To Remain	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	Bark Mulch Bond	PROVIDE 3" MIN. x 4'-0" DEPTH MULCH BAND BETWEEN BUILDING AND LIGHT AREAS
	Existing Trees To Be Removed	SEE CIVIL

ENLARGED LANDSCAPE PLAN - NORTH
1" = 20'-0"

SEE SHEET L2.1 FOR GENERAL NOTES

LANDSCAPE PLAN

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CONSTRUCTABILITY REVIEW

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

Bellevue School District
Ardmore Elementary School
1681461543861

WETLAND DESIGN GROUP'S
LANDSCAPE ARCHITECTURE

NAC ARCHITECTURE
2131 300TH AVE. EAST, #400, SEATTLE, WA 98112 T 206.623.4222 F 206.623.7347

NAC NO	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

L2.3

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TREE RETENTION PLAN
1" = 30'-0"

EXISTING TREE LEGEND

SYMBOL	ITEM
☆	Existing conifer trees to remain - see Civil for Tree Protection Fencing
⊙	Existing deciduous trees to remain - see Civil for Tree Protection Fencing
⊗	Existing deciduous trees to be removed - see Civil Demolition Plan
✳	Existing evergreen trees to be removed - see Civil Demolition Plan

SIGNIFICANT TREE PRESERVATION CALCULATIONS

TREE	SPECIES	DIAMETER INCHES EACH	QTY.	TOTAL DIAMETER INCHES	TREES WITHIN PERIMETER (TOTAL INCHES)	TREES WITHIN SITE INTERIOR: WEIGH FACTOR	WEIGHTED DIA. INCHES	TREES SAVED (QTY.)	TREES SAVED (DIA. INCHES)
1	Alder	8	1	8		0.5	4	1	4
2	Alder	12	1	12		0.5	6	1	6
3	Alder	14	1	14		0.5	7	1	7
4	Alder	10	1	10		0.5	5	1	5
5	Alder	10	1	10		0.5	5	1	5
6	Alder	24	1	24		0.5	12	1	12
7	Alder	36	1	36		0.5	18	1	18
8	Alder	48	1	48		0.5	24	1	24
9	Cottonwood	20	1	20		0.5	10	1	10
10	Cottonwood	20	1	20		0.5	10	1	10
11	Alder	24	1	24		0.5	12	1	12
12	Alder	16	1	16		0.5	8	1	8
13	Alder	8	1	8		0.5	4	1	4
14	Alder	12	1	12		0.5	6	1	6
15	Alder	10	1	10		0.5	5	1	5
16	Alder	10	1	10		0.5	5	1	5
17	Alder	12	1	12		0.5	6	1	6
18	Alder	12	1	12		0.5	6	1	6
19	Maple	14	1	14		1	14	1	14
20	Chokecherry	24	1	24		1	24	1	24
21	Chokecherry	16	1	16		1	16	1	16
22	Alder	16	1	16		0.5	8	1	8
23	Alder	14	1	14		0.5	7	1	7
24	Alder	14	1	14		0.5	7	1	7
25	Alder	12	1	12		0.5	6	1	6
26	Cottonwood	48	1	48		0.5	24	1	24
27	Alder	10	1	10		0.5	5	1	5
28	Alder	12	1	12		0.5	6	1	6
29	Alder	10	1	10		0.5	5	1	5
30	Alder	10	1	10		0.5	5	1	5
31	Alder	8	1	8		0.5	4	1	4
32	Alder	12	1	30		0.5	15	1	15
33	Alder	8	1	8		0.5	4	1	4
34	Alder	8	1	8		0.5	4	1	4
35	Alder	10	1	10		0.5	5	1	5
36	Alder	10	1	10		0.5	5	1	5
37	Cottonwood	20	1	20		0.5	10	1	10
38	Alder	8	1	8		0.5	4	1	4
39	Alder	8	1	8		0.5	4	1	4
40	Alder (6", 8")	varies	1	14		0.5	7	1	14
41	Alder	8	1	8		0.5	4	1	4
42	Alder (6", 12")	varies	1	18		0.5	9	1	18
43	Alder	12	1	12		0.5	6	1	6
44	Alder	8	1	8		0.5	4	1	4
45	Alder	12	1	12		0.6	6	1	6
46	Alder	10	1	10		0.5	5	1	5
47	Alder	8	1	8		0.5	4	1	4
48	Alder	10	1	10		0.5	5	1	5
49	Alder	12	1	12		0.5	6	1	6
50	Cottonwood	10	1	10		0.5	5	1	5
51	Alder	10	1	10		0.5	5	1	5
52	Alder	12	1	12		0.5	6	1	6
53	Alder	8	1	8		0.5	4	1	4
54	Alder	12	1	12		0.5	6	1	6
55	Alder	40	1	40		0.5	20	1	20
56	Alder	10	1	10		0.5	5	1	5
57	Maple	8	1	8		1	8	1	8
58	Alder	12	1	12		0.5	6	1	6
59	Cottonwood	18	1	18		0.5	9	1	9
60	Alder	10	1	10		0.5	5	1	5
61	Cottonwood	12	1	12		0.5	6	1	6
62	Alder	16	1	16		0.5	8	1	8
63	Cottonwood	14	1	14		0.5	7	1	7
64	Cottonwood	18	1	18		0.5	9	1	9
65	Cottonwood	14	1	14		0.5	7	1	7
66	Cottonwood	18	1	18		0.5	9	1	9
67	Cottonwood	14	1	14		0.5	7	1	7
68	Cottonwood	24	1	24		0.5	12	1	12
69	Alder	8	1	8		0.5	4	1	4
70	Alder	8	1	8		0.5	4	1	4
71	Pine	12	1	12		1	12	1	12
72	Cottonwood	20	1	20		0.5	10	1	10
73	Alder	24	1	24		0.5	12	1	12
74	Alder	8	1	8		0.5	4	1	4
75	Alder	8	1	8		0.5	4	1	4
76	Cottonwood	20	1	20		0.5	10	1	10
77	Maple	8	1	8		1	8	1	8
78	Fir	12	1	12		1	12	1	12
79	Fir	12	1	12		1	12	1	12
80	Fir	12	1	12		1	12	1	12
81	Fir	14	1	14		1	14	1	14
82	Fir	12	1	12		1	12	1	12
83	Fir	14	1	36		1	36	1	36
84	Fir	14	1	60		1	60	1	60
85	Fir	18	1	18		1	18	1	18
86	Fir	18	1	18		1	18	1	18
87	Alder	8	1	8		0.5	4	1	4
88	Sweetgum	2	1	2		1	2	1	2
89	Maple	2	1	2		1	2	0	0
90	Linden	4	1	4		1	4	0	0
91	Honey Locust	2	1	2		1	2	0	0
92	Pine	6	1	6		1	6	1	6
93	Maple	6	1	6		1	6	0	0
94	Cedar	10	1	10		1	10	1	10
95	Crabapple	4	1	4		1	4	1	4
96	Beech	4	1	4		1	4	1	4
97	Beech	6	1	6		1	6	1	6
98	Beech	6	1	6		1	6	1	6
99	Apple	4	1	4		1	4	0	0
100	Plum	4	1	4		1	4	0	0
101	Fir	4	1	4		1	4	1	4
102	Fir	30	1	30		1	30	1	30
103	Alder	12	1	12		0.5	6	1	6
104	Alder	12	1	12		0.5	6	1	6
105	Cottonwood	14	1	14		0.5	7	1	7
106	Alder	10	1	10		0.5	5	1	5
107	Alder	10	1	10		0.5	5	1	5
108	Alder	10	1	10		0.5	5	1	5
109	Cottonwood	32	1	32		0.5	16	0	0
110	Alder	12	1	12		0.5	6	1	6
111	Alder	8	1	8		0.5	4	1	4
112	Alder	8	1	8		0.5	4	1	4
113	Alder	12	1	12		0.5	6	1	6
114	Alder	10	1	10		0.5	5	1	5
115	Alder	10	1	10		0.5	5	1	5
116	Maple	8	1	8		1	8	1	8

SIGNIFICANT TREE PRESERVATION CALCULATIONS

TREE	SPECIES	DIAMETER INCHES EACH	QTY	TOTAL DIAMETER INCHES	TREES WITHIN PERIMETER (TOTAL INCHES)	TREES WITHIN SITE INTERIOR: WEIGH FACTOR	WEIGHTED DIA. INCHES	TREES SAVED (QTY.)	TREES SAVED (DIA. INCHES)
117	Maple	10	1	10		1	10	1	10
118	Maple	8	1	8		1	8	1	8
119	Cottonwood	24	1	24		0.5	12	0	0
120	Cottonwood	18	1	18		0.5	9	0	0
121	Cottonwood	32	1	32		0.5	16	0	0
122	Alder	12	1	12		0.5	6	1	6
123	Alder	12	1	12		0.5	6	1	6
124	Alder	12	1	12		0.5	6	1	6
125	Alder	10	1	10		0.5	5	1	5
126	Alder	10	1	10		0.5	5	1	5
127	Alder	10	1	10		0.5	5	1	5
128	Dead	0	0	0		0	0	0	0
129	Maple	8	1	8		1	8	1	8
130	Maple	42	1	42		1	42	1	42
131	Fir	36	1	36		1	36	1	36
132	Cottonwood (18", 14", 8")	varies	1	40		0.5	20	0	40
133	Alder	8	1	8		0.5	4	1	4
134	Maple (10", 18")	varies	1	28		1	28	1	28
135	Maple	10	1	10		1	10	1	10
136	Cottonwood	12	1	12		0.5	6	0	0
137	Cottonwood	20	1	20		0.5	10	0	0
138	Cottonwood	30	1	30		0.5	15	0	0
139	Cottonwood	24	1	24		0.5	12	0	0
140	Maple	10	1	10		1	10	0	0
141	Cottonwood	16	1	16		0.5	8	0	0
142	Maple	12	1	12		1	12	0	0
143	Maple	14	1	14		1	14	0	0
144	Maple	14	1	14		1	14	1	14
145	Cottonwood	16	1	16		0.5	8	1	8
146	Cottonwood	16	1	16		0.5	8	1	8
147	Maple	22	1	22		1	22	1	22
148	Maple	8	1	8		1	8	1	8
149	Cottonwood	22	1	22		0.5	11	1	11
150	Cottonwood	12	1	12		0.5	6	1	6
151	Cottonwood	8	1	8		0.5	4	1	4
152	Cottonwood	14	1	14		0.5	7	1	7
153	Cottonwood	8	1	8		0.5	4	1	4
154	Maple	8	1	8		1	8	1	8
155	Maple	8	1	8		1	8	1	8
156	Maple	18	1	18		1	18	0	0
157	Maple	22	1	22		1	22	1	22
158	Maple	28	1	28		1	28	0	0
159	Cottonwood	24	1	24		0.5	12	0	0
160	Cottonwood	16	1	16		0.5	8	1	8
161	Cottonwood	10	1	10		0.5	5	1	5
162	Cottonwood	14	1	14		0.5	7	1	7
163	Cottonwood	12	1	12		0.5	6	1	6
164	Cottonwood	18	1	18		0.5	9	1	9
165	Cottonwood	24	1	24		0.5	12	1	12
166	Cottonwood	24	1	24		0.5	12	1	12
167	Cottonwood	18	1	18		0.5	9	1	9
168	Cottonwood	28	1	28		0.5	14	1	14
169	Cottonwood	16	1	16		0.5	8	0	0
170	Cottonwood	24	1	24		0.5	12	1	12
171	Cottonwood	30	1	30		0.5	15	1	15
172	Cottonwood	24	1	24		0.5	12	1	12
173	Birch	6	1	6		1	6	1	6
174	Oak	14	1	14		1	14	1	14
175	Oak	10	1	10		1	10	1	10
176	Oak	12	1	12		1	12	1	12
177	Crabapple	10	1	10		1	10	0	0
178	Crabapple	12	1	12		1	12	0	0
179	Plum	8	1	8		1	8	0	0
180	Beech	6	1	6		1	6	0	0
181	Fir	16	1	16		1	16	0	0
182	Crabapple	6	1	6		1	6	0	0
183	Plum	8	1	8		1	8	0	0
184	Pine	20	1	20		1	20	0	0
185	Dogwood	8	1	8		1	8	0	0
186	Fir	24	1	24		1	24	1	24
187	Fir	20	1	20		1	20	1	20
188	Fir	24	1	24		1	24	1	24
189	Fir	22	1	22		1	22	0	0
190	Fir	24	1	24		1	24	1	24
191	Cedar (18", 8")	varies	1	26		1	26	1	26
192	Fir	24	1	24		1	24	1	24
193	Fir	28	1	28		1	28	1	28
194	Fir	22	1	22		1	22	1	22
195	Fir	18	1	18		1	18	1	18
196	Fir	28	1	28		1	28	1	28
197	Fir	22	1	22		1	22	1	22
198	Fir	18	1	18		1	18	1	18
199	Fir	28	1	28		1	28	1	28
200	Fir	30	1	30		1	30	1	30
201	Fir	30	1	30		1	30	1	30
202	Fir	24	1	24		1	24	1	24
203	Fir	18	1	18		1	18	1	18
204	Fir	22	1	22		1	22	0	0
205	Maple	28	1	28		1	28	1	28
206	Fir	28	1	28		1	28	1	28
207	Fir	28	1	28		1	28	1	28
208	Fir	30	1	30		1	30	1	30
209	Fir	28	1	28		1	28	1	28
210	Fir	28	1	28		1	28	1	28
211	Fir	30	1	30		1	30	1	30
212	Maple (14", 24")	varies	1	38		1	38	1	38
213	Fir	32	1	32		1	32	1	32
214	Fir	32	1	32		1	32	1	32
215	Fir	18	1	18		1	18	1	18
216	Fir	48	1	48		1	48	1	48
217	Fir	24	1	24		1	24	1	24
218	Fir	24	1	24		1	24	1	24
219	Pine	12	1	12		1	12	0	0
220	Oak	28	1	28		1	28	0	0
221	Cottonwood	20	1	20		0.5	20	1	10
222	Cottonwood	20	1	20		0.5	10	1	20
						TOTALS	2,461	145	2,37[illegible]

PERCENTAGE OF INTERIOR DIAMETER INCHES RETAINED	86.35%
PERCENTAGE OF INTERIOR DIAMETER INCHES REQUIRED	30%

CONSTRUCTABILITY REVIEW

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

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE

NAC | ARCHITECTURE
2201 SIXTH AVE, SUITE 1403 | SEATTLE, WA 98121

NAC NO	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

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L2.4

TREE RETENTION PLAN

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Irrigation Legend

Symbol	Item	Manufacturer / Cat NO.	Description-Remarks
	ROTORS	RAINBIRD 5004-PC-PC-5A1 5000 PLUS SERIES a NOZ. 13 (130 GPH) b NOZ. 3.8 (7.1 GPH) c NOZ. 4.8 (13.8 GPH)	OPERATE AT 35 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3 25' to 34' 28' to 36' 36' to 40'
	ROTORS	RAINBIRD 3504-PC a NOZ. 15 / A1 GPH) b NOZ. 15 (12.8 GPH) c NOZ 7.6 (14.5 GPH)	OPERATE AT 35 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3 5' to 11' 11' to 23' 24' to 31'
	POP-UP SPRAY HEAD	RAINBIRD 1804 - UNI SERIES (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	POP-UP SPRAY HEAD	RAINBIRD 1804 - UST SERIES (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	POP-UP SPRAY HEAD	RAINBIRD 1804 - UB SERIES MPR (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	POP-UP SPRAY HEAD	RAINBIRD 1804 - 6SB SERIES MPR (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	POP-UP SPRAY HEAD	RAINBIRD 1804 - 6S SERIES MPR (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	POP-UP SPRAY HEAD	RAINBIRD 1804 - 15ASI, 15ESI MPR (1804-LAWN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.3
	ELECTRIC REMOTE CONTROL VALVE W/ PRESSURE REGULATING MODULE	RAINBIRD 100-PEB-PRS-D (1") RAINBIRD 150-PEB-PRS-D (1-1/2") AND 200-PEB-PRS-D (2")	PLASTIC CONTROL VALVE, INSTALL PER DETAIL B, SHEET L3.3
	CONTROL VALVE KIT (AT DRIP ZONES)	RAINBIRD XCZ-100-B-COM	1" CONTROL ZONE KIT INSTALL PER DETAIL G, SHEET L3.3.
C	CONTROLLER	RAINBIRD ESP-TM-12	12 STATION CONTROLLER, WALL MOUNT WHERE SHOWN ON PLAN. VERIFY WITH ARCHITECT
POC	DOUBLE CHECK VALVE ASSEMBLY	FEBCO 860Y (1")	BRONZE DOUBLE CHECK VALVE ASSEMBLY, INSTALL PER DETAIL C, SHEET L3.3
POINT OF CONNECTION	BALL-VLV / ISOLATION VALVE	AQUA OR APPROVED EQUAL (2")	200 PSI THREADED ENDS, INSTALL WHERE SHOWN ON PLAN PER DETAIL F, SHEET L3.3
	STRAINER	WILKINS (2")	BRASS STRAINER W 1/64" MESH SCREEN, INSTALL PER DETAIL C, SHEET L3.3
	QUICK COUPLER	RAINBIRD 33RC 36C-1 KEY 34H-3 SWIVEL HOSE ELL	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. INSTALL PER DETAIL D, SHEET L3.3. PROVIDE (7) KEYS AND (7) ELLS
	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION PER DETAIL E, SHEET L3.3
R	AUTOMATIC RAIN SHUTOFF	RAINBIRD RAIN CHECK	MOUNT AT EDGE OF ROOF IN APPROXIMATE LOCATION SHOWN ON PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATION, SEE SPECIFICATIONS. WIRE TO CONTROLLER IN 3/4" CONDUIT AS SHOWN ON PLAN.
	MAINLINE	PVC-CLASS 200	3" MINIMUM UNLESS NOTED ON PLAN.
	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLADDLED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4".
	SLEEVES	PVC-CLASS 200	4" MINIMUM SIZE UNLESS OTHERWISE NOTED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN.
	VALVE NUMBER VALVE SIZE GPM	SEE ZONE SUMMARY	
	DRIPPER-LINE W/ CHECK VALVE	NETAFIM TECHLINE CV TLCV-06-12-18	SUBSURFACE PRESSURE COMPENSATING DRIPPERLINE 12" O.C. EMITTER SPACING WITH EMITTER DISCHARGE OF 0.6 GPH. APPROXIMATELY 18" SPACING BETWEEN PARALLEL DRIPPER- LINE. SEE DETAIL 'H', 'I' AND 'J', SHEET L3.3. FOR ADDITIONAL LAYOUT INFORMATION. STAKE AT 3' O.C. WITH SPECIFIED STAKES.
NO SYMBOL	SOIL STAPLE	NETAFIM TL06	STAKE AT 3' O.C., PLUS TWO (2) ON EACH TEE, ELBOW OR CROSS.
EH	EXHAUST HEADER PIPE	PVC - CLASS 200	SUPPLY HEADER SIZE TO MATCH ADJACENT LATERAL LINE (3/4" MIN.) EXHAUST HEAD SIZE SHALL BE 1/2" MIN. INSTALL IN LOCATIONS AS SHOWN ON PLAN AND PER DETAIL 'H', 'I', AND 'J', SEE SHEET L3.3
SH	SUPPLY HEADER PIPE		
F	MANUAL LINE FLUSHING VALVE		INSTALL AT EACH EXHAUST HEADER PER DETAIL 'J', SHEET L3.3 AND TYPICAL LAYOUT DETAIL 'H', SHEET L3.3
	LAWN AREA - ABOVE GROUND TEMPORARY IRRIGATION SYSTEM		

Irrigation Notes:

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
2. LOCATION OF IRRIGATION MAINLINE, LATERALS AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS.
3. VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
4. SEE CIVIL PLANS FOR LOCATION AND INSTALLATION REQUIREMENTS OF NEW 1-1/2" IRRIGATION METER.
5. ANTICIPATED AVAILABLE STATIC WATER PRESSURE BETWEEN 60 psi. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
7. LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
   0-4.9 GPM = 3/4" PIPE
   5-13.9 GPM = 1" PIPE
   14-23.9 GPM = 1-1/4" PIPE
   24-33.9 GPM = 1-1/2" PIPE
   34-54 GPM = 2" PIPE
8. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

ZONE SUMMARY

ZONE	GPM	SIZE	TYPE
1	34.3	1-1/2"	SPRAY SHRUB
2	43.4	1-1/2"	ROTOR LAWN
3	34.1	1-1/2"	SPRAY SHRUB
4	33.2	1-1/2"	SPRAY SHRUB
5	23.7	1-1/2"	ROTOR LAWN
6	16.1	1"	ROTOR LAWN
7	34.2	1-1/2"	SPRAY SHRUB
8	40.2	1-1/2"	SPRAY LAWN
9	14.3	1"	ROTOR LAWN
10	34.6	1-1/2"	SPRAY SHRUB
11	35.4	1-1/2"	SPRAY SHRUB
12	13.1	1"	SPRAY SHRUB
13	8.3	1"	ROTOR LAWN
14	49.5	2"	SPRAY SHRUB
15	34.4	1-1/2"	SPRAY LAWN
16	32.7	1-1/2"	SPRAY SHRUB
17	22.7	1"	SPRAY SHRUB
18	21.3	1"	ROTOR LAWN
19	23.9	1"	ROTOR SHRUB
20	14.9	1"	ROTOR LAWN
21	40.4	1-1/2"	SPRAY LAWN
22	10.7	1"	SPRAY SHRUB
23	35.4	1-1/2"	SPRAY SHRUB
24	35.5	1-1/2"	SPRAY SHRUB
25	37.1	1-1/2"	SPRAY SHRUB
26	36.4	1-1/2"	SPRAY SHRUB

N

IRRIGATION PLAN
1" = 30'-0"

CONSTRUCTABILITY REVIEW

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

Bellevue School District
Ardmore Elementary School
1848 116TH AVE NE 32ND ST
BELLEVUE, WA 98004

MCGRANN DESIGN GROUP

NAC ARCHITECTURE
2001 NORTH 41ST, SUITE 1100 SEATTLE, WA 98101 T 206.623.1800 F 206.623.2347
WWW.NACARCHITECTURE.COM

NAC NO	121-07072
REF	–
DRAWN	SEM
CHECKED	NPH
DATE	FEB. 4, 2009

IRRIGATION PLAN

L3.1

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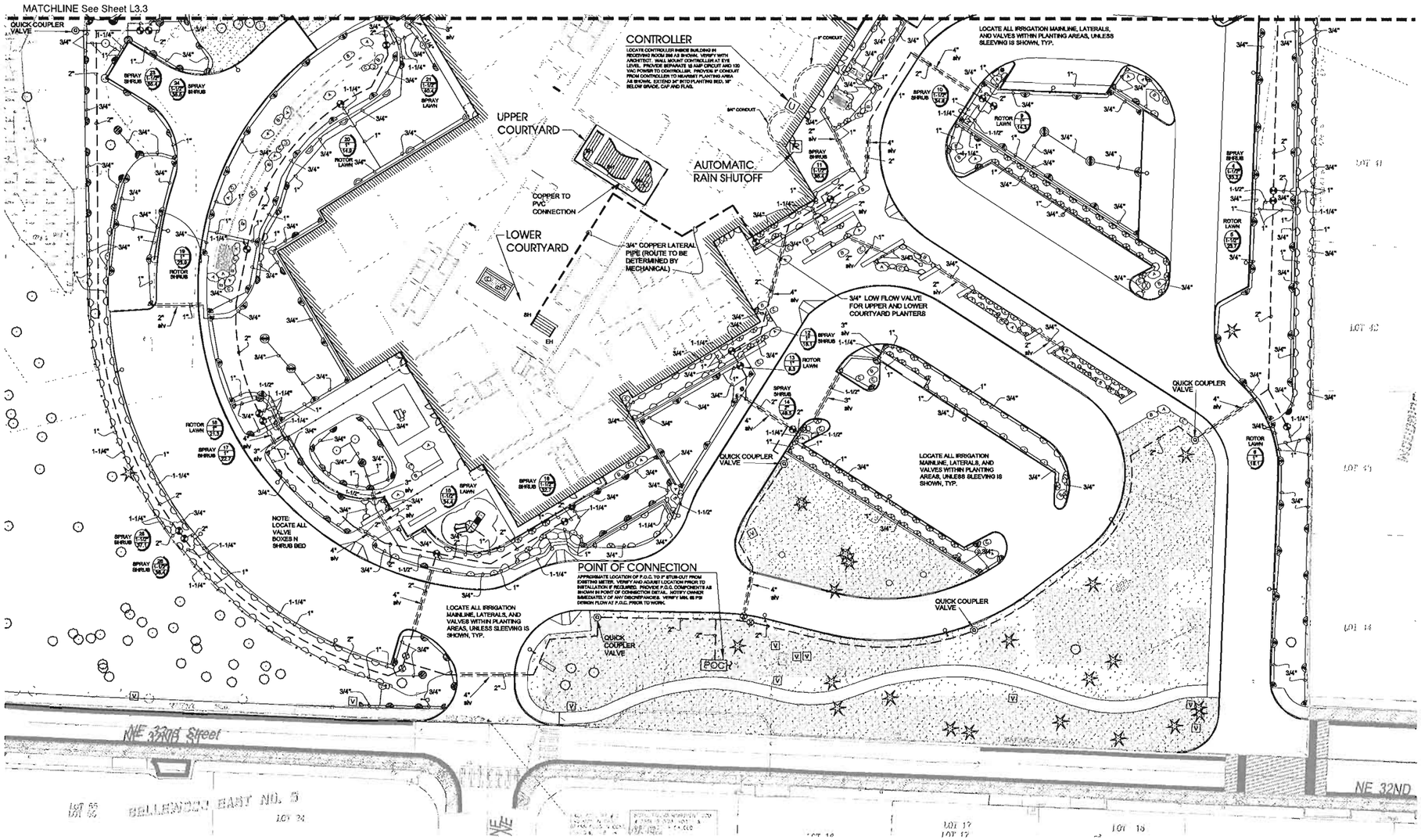

ENLARGED IRRIGATION PLAN - SOUTH
1 = 20'-0"

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS PAUL SHAWN
CERTIFICATE NO. 714

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WESSMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE

NAC ARCHITECTURE

NAC NO	121-07072
FILE	—
DRAWN	SEM
CHECKED	NPH
DATE	FEB. 4, 2009

IRRIGATION PLAN

L3.2

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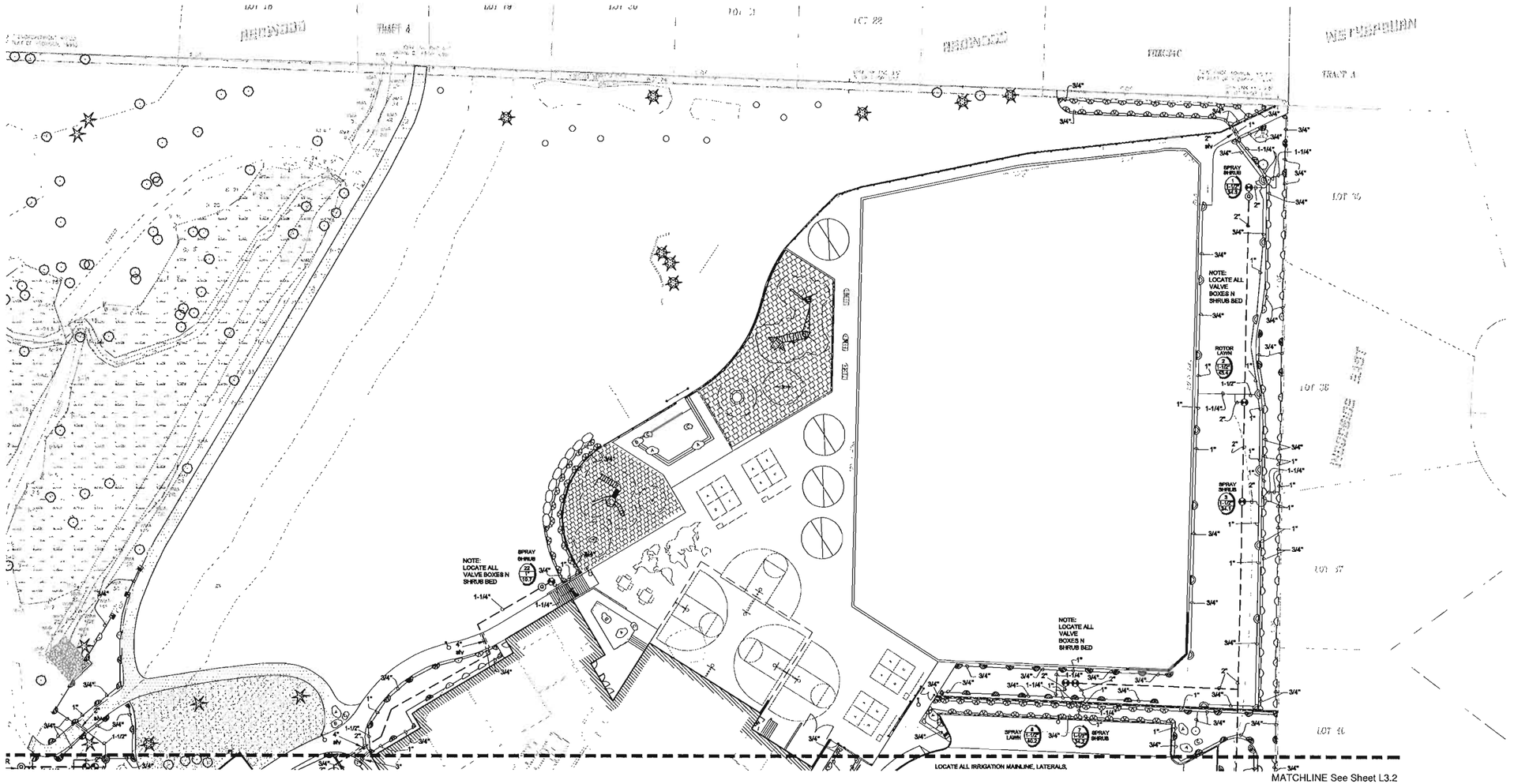

ENLARGED IRRIGATION PLAN - NORTH
1" = 20'-0"

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS PAUL MAHAN
CERTIFICATE NO. 713

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WEISMAN DESIGN GROUP INC
LANDSCAPE ARCHITECTURE
SOUTH WASHINGTON STREET
SUITE 200
SEATTLE, WA 98104
PHONE 206.624.1600
FAX 206.624.1601

NAC ARCHITECTURE

NAC NO	121-07072
FILE	—
DRAWN	SEM
CHECKED	NPH
DATE	FEB. 4, 2009

IRRIGATION PLAN

L3.3

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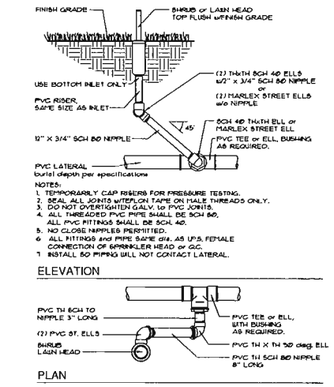
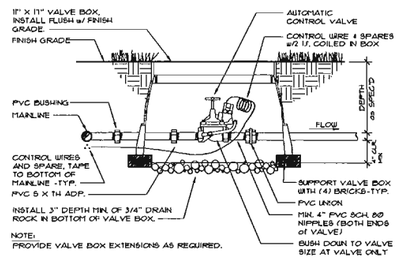
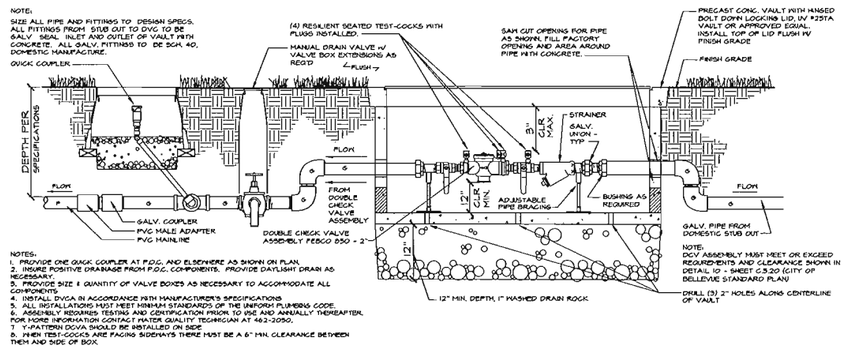


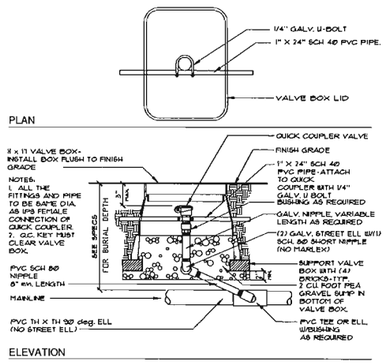
A SHRUB / LAWN HEAD
NTS



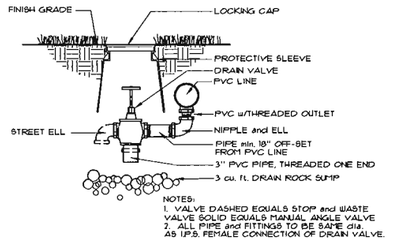
B REMOTE CONTROL VALVE
NTS



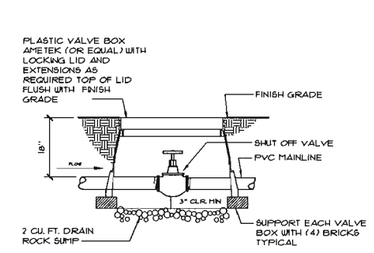
C POINT OF CONNECTION
NTS



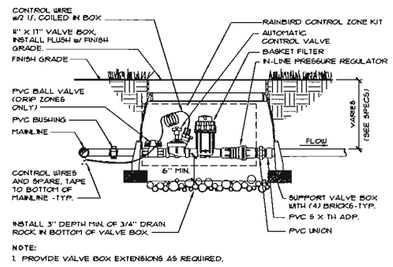
D QUICK COUPLER VALVE
NTS



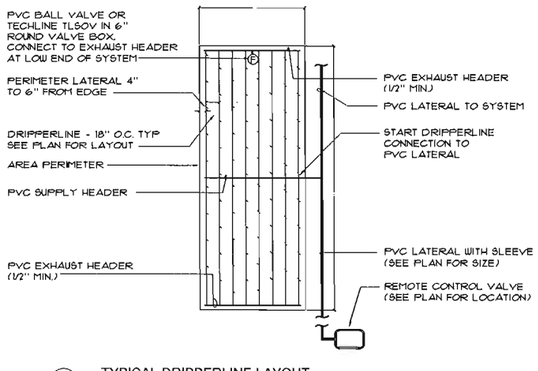
E MANUAL DRAIN VALVE
NTS



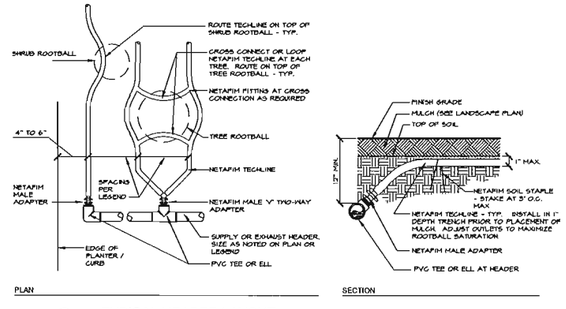
F ISOLATION VALVE
NTS



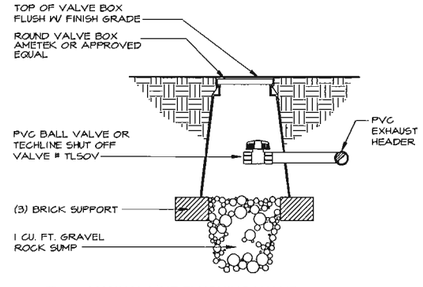
G REMOTE CONTROL VALVE
DRIP ZONES - NTS



H TYPICAL DRIPPERLINE LAYOUT
NTS



I TYPICAL HEADER LAYOUT
NTS



J MANUAL LINE FLUSHING VALVE
NTS

IRRIGATION DETAILS
VARIES

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
SCOTT MICHAEL PALUMBO
CERTIFICATE NO. 961

Bellevue School District
Ardmore Elementary School
14616 NE 22nd St.
Bellevue, WA 98007

NACHO ARCHITECTURE
2009 NAC/NC

NAC NO	121-07072
FILE	—
DRAWN	SEM
CHECKED	NPH
DATE	FEB. 4, 2009

L3.4

Water Efficient Irrigation System Design Certification

Project Name	Ardmore Elementary	
Project Address	16616 NE 32nd Street	
Project Owner or Manager	(Company Name)	Bellevue School District
	(Contact Name)	
	(Street Address)	12619 SE 20th Place
	(City State Zip)	Bellevue WA
	(Phone)	
Irrigation System Design Contact	(Company Name)	Weisman Design Group INC PS
	(Contact Name)	Nick Hogan
	(Street Address)	2329 E Madison St
	(City State Zip)	Seattle WA 98112
	(Phone)	(206) 322-1732

The landscape irrigation system design / plans for the above stated project have been completed 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 is attached, or shown on the face of the irrigation plans.

(Landscape Designer's Signature) (Approval Signature)

Bellevue Utilities Department

(Printed Name) (Date) (Date)

Irrigation Water Budget Form

Project Name: Ardmore Elementary

Project Address: 16616 NE 32nd Street

IWB Formula: IWB = ET x AF x LA x 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 x LA

Landscape Area: 170,298

IRRIGATION WATER BUDGET: 1,223,939 GALLONS

TOTAL ESTIMATED WATER USE: 666,120 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: Ardmore Elementary

Project Address: 16616 NE 32nd Street

EWU Formula: EWU = 14,374 X PF X 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 0.925)

EWU Formula In Simplest Terms: When IE = 0.625 EWU = 14.374 x PF x HA

EWU Formula in Simplest Terms: When IE = 0.925 EWU=0.712xPFxHA

HYDROZONE	HA (SQ FT.)	AVERAGE PF	IRR. EFF.	EWU	VALVE SIZE	GPM	TYPE	PLNT
1	2,400	0.3	0.625	10349	1-1/2"	34.3	SPRAY	SHRUB
2	1,965	0.7	0.625	19771	1-1/2"	35.2	ROTOR	LAWN
3	8,575	0.3	0.625	36977	1-1/2"	34.1	SPRAY	SHRUB
4	1,975	0.3	0.625	8517	1-1/2"	33.2	SPRAY	SHRUB
5	2,020	0.7	0.625	20325	1-1/2"	23.7	ROTOR	LAWN
6	2,500	0.7	0.625	25155	1"	16.1	ROTOR	LAWN
7	2,160	0.3	0.625	9314	1-1/2"	40.2	SPRAY	SHRUB
8	2,300	0.7	0.625	23142	1-1/2"	34.2	SPRAY	LAWN
9	1,840	0.3	0.625	7934	1-1/2"	34.6	SPRAY	SHRUB
10	3,750	0.7	0.625	37732	1	14.3	ROTOR	LAWN
11	2,340	0.3	0.625	10096	1-1/2"	33.5	SPRAY	SHRUB
12	2,610	0.3	0.625	11255	2"	49.5	SPRAY	SHRUB
13	1,310	0.3	0.625	5649	1-1/2"	24.1	SPRAY	SHRUB
14	2,830	0.3	0.625	12204	1-1/2"	46.2	SPRAY	LAWN
15	2,245	0.3	0.625	9683	1-1/2"	32.7	SPRAY	SHRUB
16	2,675	0.3	0.625	11535	1-1/2"	36.8	SPRAY	SHRUB
17	6,190	0.7	0.625	62283	1-1/2"	41.3	ROTOR	LAWN
18	3,985	0.3	0.625	17184	1"	19.5	ROTOR	SHRUB
19	1,665	0.3	0.625	7180	1"	18.2	SPRAY	SHRUB
20	515	0.3	0.625	2221	1"	15.4	SPRAY	SHRUB
21	2,140	0.3	0.625	9228	1-1/2"	35.4	SPRAY	SHRUB
22	2,150	0.3	0.625	9271	1-1/2"	35.5	SPRAY	SHRUB
23	2,230	0.3	0.625	9616	1-1/2"	37.1	SPRAY	SHRUB
24	2,360	0.3	0.625	10177	1-1/2"	36.4	SPRAY	SHRUB
LAWN ABOVE GROUND	38,698	0.5	0.625	278123				
NON-IRRIGATED AREAS	68,500							
TOTAL HA =	170,298	SQ FT	TOTAL EWU	666,120				

Bi-Monthly Water Schedule

Zone	Item	May 1-15	May 16-31	June 1-15	June 16-30	July 1-15	July 16-31	August 1-15	August 16-31	September 1-15	September 16-30	Zones Total Gallons May - Sept
Zone 1	Precip. Rate Gals/min	34.30	34.30	34.30	34.30	34.30	34.30	34.30	34.30	34.30	34.30	10,349 Gallons Zone 1
	Length-Cycle Minutes	2.37	2.37	4.74	4.74	6.68	6.68	5.17	5.17	2.59	2.59	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	569.20	569.20	1,138.39	1,138.39	1,604.10	1,604.10	1,241.88	1,241.88	620.94	620.94	
Zone 2	Precip. Rate Gals/min	35.20	35.20	35.20	35.20	35.20	35.20	35.20	35.20	35.20	35.20	14,122 Gallons Zone 2
	Length-Cycle Minutes	3.15	3.15	6.30	6.30	8.88	8.88	6.88	6.88	3.44	3.44	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	776.71	776.71	1,553.42	1,553.42	2,188.01	2,188.01	1,694.64	1,694.64	847.32	847.32	
Zone 3	Precip. Rate Gals/min	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	36,977 Gallons Zone 3
	Length-Cycle Minutes	8.52	8.52	17.04	17.04	24.01	24.01	18.59	18.59	9.29	9.29	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	2,033.74	2,033.74	4,067.47	4,067.47	5,731.44	5,731.44	4,437.24	4,437.24	2,218.62	2,218.62	
Zone 4	Precip. Rate Gals/min	33.20	33.20	16.02	16.02	33.20	33.20	33.20	33.20	33.20	33.20	8,517 Gallons Zone 4
	Length-Cycle Minutes	2.02	2.02	8.35	5.85	3.98	5.68	4.40	4.40	2.20	2.20	
	Number cycles	7.00	7.00	7.00	10.00	10.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	468.44	468.44	935.87	935.87	1,320.14	1,320.14	1,022.04	1,022.04	511.02	511.02	
Zone 5	Precip. Rate Gals/min	23.70	23.70	18.90	18.90	23.70	23.70	23.70	23.70	23.70	23.70	14,518 Gallons Zone 5
	Length-Cycle Minutes	4.81	4.81	12.07	12.07	13.56	13.56	10.50	10.50	5.25	5.25	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	798.49	798.49	1,596.93	1,596.92	2,250.29	2,250.29	1,742.16	1,742.16	871.08	871.08	
Zone 6	Precip. Rate Gals/min	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	17,068 Gallons Zone 6
	Length-Cycle Minutes	8.77	8.77	17.54	17.54	24.71	24.71	19.13	19.13	9.57	9.57	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	988.24	988.24	1,976.48	1,976.48	2,785.04	2,785.04	2,156.16	2,156.16	1,078.08	1,078.08	
Zone 7	Precip. Rate Gals/min	40.20	40.20	40.20	40.20	40.20	40.20	40.20	40.20	40.20	40.20	9,314 Gallons Zone 7
	Length-Cycle Minutes	1.82	1.82	3.64	3.64	5.13	5.13	3.97	3.97	1.99	1.99	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	512.27	512.27	1,024.54	1,024.54	1,443.67	1,443.67	1,117.68	1,117.68	558.84	558.84	
Zone 8	Precip. Rate Gals/min	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	16,530 Gallons Zone 8
	Length-Cycle Minutes	3.80	3.80	7.60	7.60	10.70	10.70	8.29	8.29	4.14	4.14	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	909.15	909.15	1,818.30	1,818.30	2,562.15	2,562.15	1,983.60	1,983.60	991.80	991.80	
Zone 9	Precip. Rate Gals/min	34.60	34.60	34.60	34.60	34.60	34.60	34.60	34.60	34.60	34.60	7,934 Gallons Zone 9
	Length-Cycle Minutes	1.80	1.80	3.60	3.60	5.08	5.08	3.93	3.93	1.97	1.97	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	436.37	436.37	872.74	872.74	1,229.77	1,229.77	952.08	952.08	476.04	476.04	
Zone 10	Precip. Rate Gals/min	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	14.30	26,951 Gallons Zone 10
	Length-Cycle Minutes	14.81	14.81	29.62	29.62	41.73	41.73	32.31	32.31	16.15	16.15	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	1,482.31	1,482.31	2,964.61	2,964.61	4,177.41	4,177.41	3,234.12	3,234.12	1,617.06	1,617.06	
Zone 11	Precip. Rate Gals/min	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	33.50	10,096 Gallons Zone 11
	Length-Cycle Minutes	2.58	2.58	5.16	5.16	7.27	7.27	5.63	5.63	2.81	2.81	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	604.76	604.76	1,209.52	1,209.52	1,704.38	1,704.38	1,319.52	1,319.52	659.76	659.76	
Zone 12	Precip. Rate Gals/min	49.50	49.50	49.50	49.50	49.50	49.50	49.50	49.50	49.50	49.50	11,255 Gallons Zone 12
	Length-Cycle Minutes	1.79	1.79	3.57	3.57	5.03	5.03	3.90	3.90	1.95	1.95	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	619.03	619.03	1,238.05	1,238.05	1,744.53	1,744.53	1,350.60	1,350.60	675.30	675.30	
Zone 13	Precip. Rate Gals/min	24.10	24.10	16.02	16.02	24.10	24.10	24.10	24.10	24.10	24.10	5,649 Gallons Zone 13
	Length-Cycle Minutes	1.84	1.84	5.54	5.54	5.19	5.19	4.02	4.02	2.01	2.01	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	310.70	310.70	621.39	621.39	875.60	875.60	677.88	677.88	338.94	338.94	
Zone 14	Precip. Rate Gals/min	46.20	46.20	18.90	18.90	46.20	46.20	46.20	46.20	46.20	46.20	12,204 Gallons Zone 14
	Length-Cycle Minutes	2.08	2.08	10.15	10.15	5.85	5.85	4.53	4.53	2.26	2.26	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	671.22	671.22	1,342.44	1,342.44	1,891.62	1,891.62	1,464.48	1,464.48	732.24	732.24	
Zone 15	Precip. Rate Gals/min	32.70	32.70	32.70	32.70	32.70	32.70	32.70	32.70	32.70	32.70	9,683 Gallons Zone 15
	Length-Cycle Minutes	2.40	2.40	4.80	4.80	6.76	6.76	5.23	5.23	2.62	2.62	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	549.07	549.07	1,098.13	1,098.13	1,547.37	1,547.37	1,197.96	1,197.96	598.98	598.98	
Zone 16	Precip. Rate Gals/min	36.80	36.80	36.80	36.80	36.80	36.80	36.80	36.80	36.80	36.80	11,535 Gallons Zone 16
	Length-Cycle Minutes	2.46	2.46	4.93	4.93	6.94	6.94	5.37	5.37	2.69	2.69	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	634.43	634.43	1,268.85	1,268.85	1,787.93	1,787.93	1,384.20	1,384.20	692.10	692.10	
Zone 17	Precip. Rate Gals/min	41.30	41.30	41.30	41.30	41.30	41.30	41.30	41.30	41.30	41.30	44,488 Gallons Zone 17
	Length-Cycle Minutes	8.46	8.46	16.93	16.93	23.85	23.85	18.47	18.47	9.23	9.23	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	2,446.84	2,446.84	4,893.68	4,893.68	6,895.64	6,895.64	5,338.56	5,338.56	2,669.28	2,669.28	
Zone 18	Precip. Rate Gals/min	19.50	19.50	19.50	19.50	19.50	19.50	19.50	19.50	19.50	19.50	17,184 Gallons Zone 18
	Length-Cycle Minutes	6.92	6.92	13.85	13.85	19.51	19.51	15.11	15.11	7.55	7.55	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	945.12	945.12	1,890.24	1,890.24	2,663.52	2,663.52	2,062.08	2,062.08	1,031.04	1,031.04	
Zone 19	Precip. Rate Gals/min	18.20	18.20	18.20	18.20	18.20	18.20	18.20	18.20	18.20	18.20	7,180 Gallons Zone 19
	Length-Cycle Minutes	3.10	3.10	6.20	6.20	8.74	8.74	6.76	6.76	3.38	3.38	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	394.90	394.90	789.80	789.80	1,112.90	1,112.90	861.60	861.60	430.80	430.80	
Zone 20	Precip. Rate Gals/min	15.40	15.40	15.40	15.40	15.40	15.40	15.40	15.40	15.40	15.40	2,221 Gallons Zone 20
	Length-Cycle Minutes	1.13	1.13	2.27	2.27	3.19	3.19	2.47	2.47	1.24	1.24	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	122.16	122.16	244.31	244.31	344.26	344.26	266.52	266.52	133.26	133.26	
Zone 21	Precip. Rate Gals/min	35.40	35.40	35.40	35.40	35.40	35.40	35.40	35.40	35.40	35.40	9,226 Gallons Zone 21
	Length-Cycle Minutes	2.05	2.05	4.10	4.10	5.77	5.77	4.47	4.47	2.23	2.23	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	507.54	507.54	1,015.08	1,015.08	1,430.34	1,430.34	1,107.36	1,107.36	553.68	553.68	
Zone 22	Precip. Rate Gals/min	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	35.50	9,271 Gallons Zone 22
	Length-Cycle Minutes	2.05	2.05	4.10	4.10	5.78	5.78	4.48	4.48	2.24	2.24	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	509.81	509.81	1,019.61	1,019.61	1,437.01	1,437.01	1,112.52	1,112.52	556.26	556.26	
Zone 23	Precip. Rate Gals/min	37.10	37.10	37.10	37.10	37.10	37.10	37.10	37.10	37.10	37.10	9,616 Gallons Zone 23
	Length-Cycle Minutes	2.04	2.04	4.07	4.07	5.74	5.74	4.44	4.44	2.22	2.22	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	528.88	528.88	1,057.76	1,057.76	1,490.40	1,490.40	1,153.92	1,153.92	576.96	576.96	
Zone 24	Precip. Rate Gals/min	36.40	36.40	36.40	36.40	36.40	36.40	36.40	36.40	36.40	36.40	10,177 Gallons Zone 24
	Length-Cycle Minutes	2.20	2.20	4.39	4.39	6.19	6.19	4.79	4.79	2.40	2.40	
	Number cycles	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	
	Total 2 wk. Water use	559.74	559.74	1,119.47	1,119.47	1,577.44	1,577.44	1,221.24	1,221.24	610.62	610.62	
		11,730 Gallons	11,730 Gallons	23,459 Gallons	23,459 Gallons	33,056 Gallons	33,056 Gallons	25,592 Gallons	25,592 Gallons	12,796 Gallons	12,796 Gallons	213,207 Total Gallons

IRRIGATION NOTES

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
NICHOLAS PAUL HAGAN CERTIFICATE NO. 783

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St
Bellevue, WA 98008

WEISMAN DESIGN GROUP INC LANDSCAPE ARCHITECTURE

NAC | ARCHITECTURE

1201 SOUTH AVE, SUITE 1400 | SEATTLE, WA 98121-1832 | T 206.441.4522 | F 206.441.7917
WWW.NACARCHITECTURE.COM

NAC NO	121-07072
FILE	—
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CHECKED	NPH
DATE	FEB. 4, 2009

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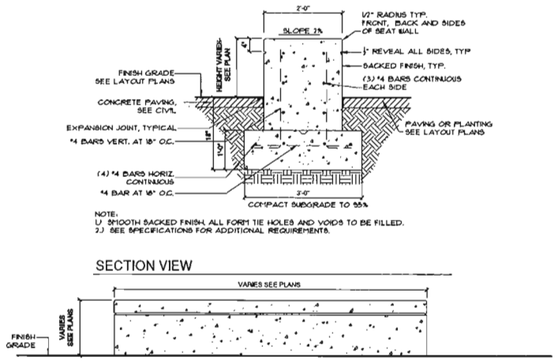
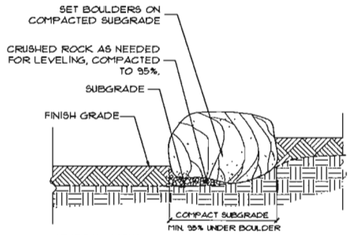
IRRIGATION NOTES

L3.5



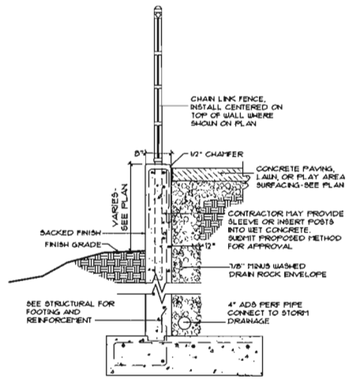
A **Concrete Seatwall**



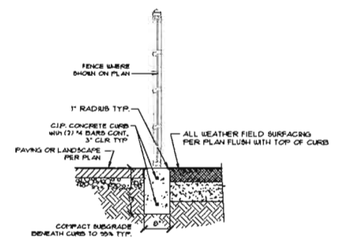
GENERAL NOTES:

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

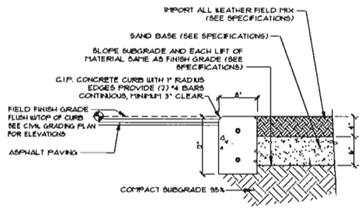
B **Boulder in Planting**



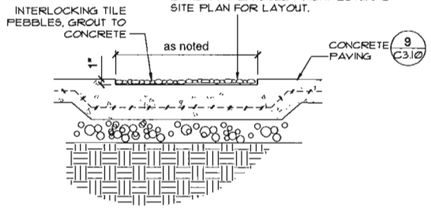
C **Concrete Wall with Fence**



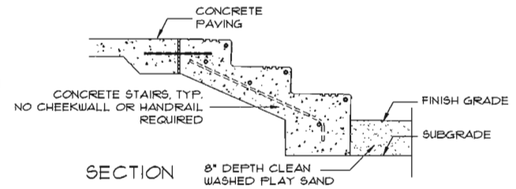
D **Concrete Flush Curb**



H **All Weather Field Mix**

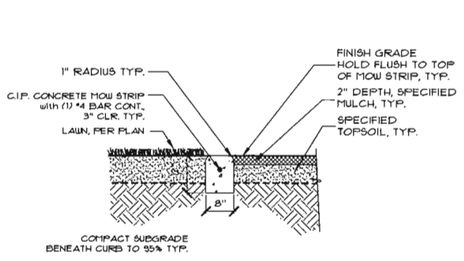


E **Pebble Accent Paving**

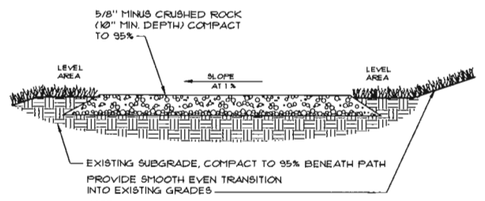


NOTES:
1. SEE PLANS FOR STAIR LOCATION AND EXACT NUMBER OF RISERS.
2. PROVIDE MEDIUM BROOM FINISH ON ALL STAIR TREADS UNLESS OTHERWISE SPECIFIED.

F **Concrete Stairs at Sandbox**

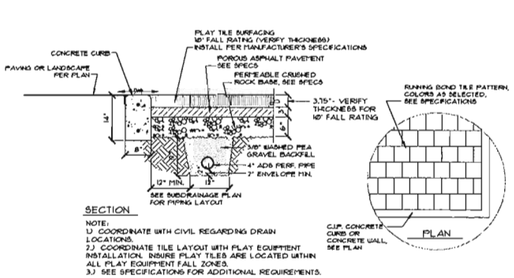


G **Concrete Mow Strip**



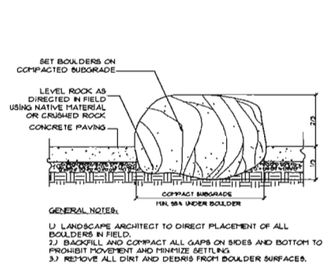
NOTE:
1. PRE-STAKE PATH IN FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE.

I **Crushed Rock Path**



NOTE:
1.) COORDINATE WITH CIVIL REGARDING DRAIN LOCATIONS.
2.) COORDINATE TILE LAYOUT WITH PLAY EQUIPMENT INSTALLATION. INSURE PLAY TILES ARE LOCATED WITHIN ALL PLAY EQUIPMENT FALL ZONES.
3.) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

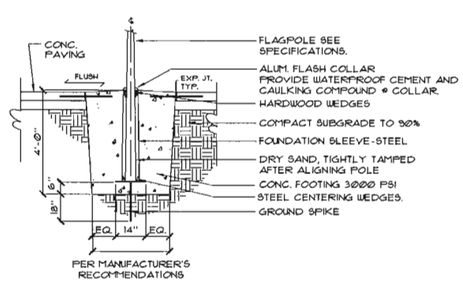
J **Play Area Surfacing**



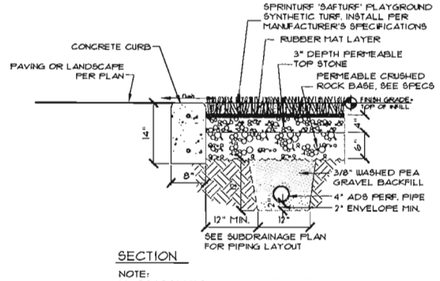
GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO DIRECT PLACEMENT OF ALL BOULDERS IN FIELD.
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING.
3.) REMOVE ALL DIRT AND DEBRIS FROM BOULDER SURFACES.

K **Boulder in Paving**



L **Flag Pole Installation**



NOTE:
1.) COORDINATE WITH CIVIL REGARDING DRAIN LOCATIONS.
2.) INSURE SYNTHETIC TURF SURFACING IS LOCATED WITHIN ALL PLAY EQUIPMENT FALL ZONES.
3.) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

M **Synthetic Turf Play Surfacing**

SITE DETAILS
NTS

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT NICHOLAS PAUL PERRAN CERTIFICATE NO. 2763

Bellevue School District
Ardmore Elementary School
1868 NE 32nd St.
Bellevue, WA 98005

WEISMAN DESIGN GROUP

NAC ARCHITECTURE
2124 FOURTH AVE, SUITE 300 | SEATTLE, WA 98121-2392 | T 206.441.1927 | F 206.441.1977

JOB NO.	121-07072
REV.	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

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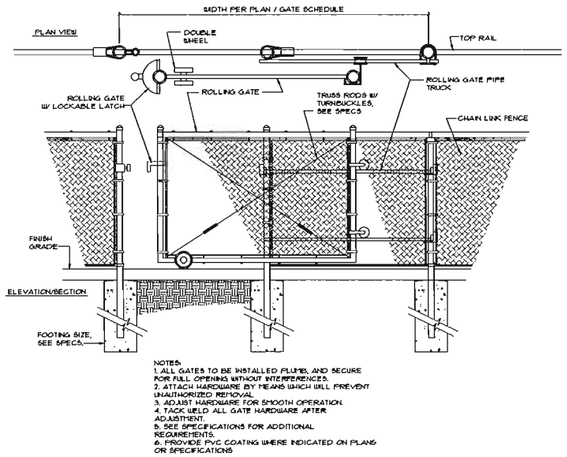
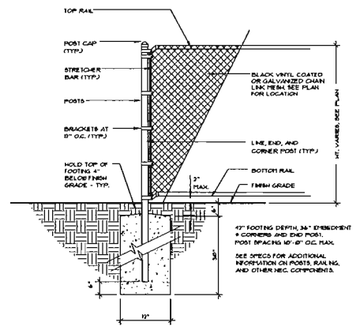
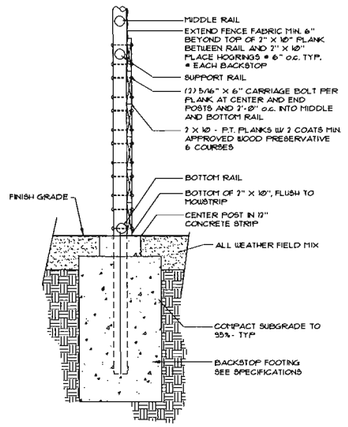


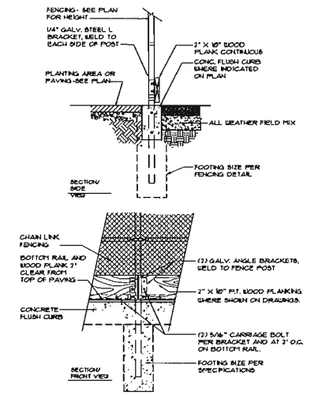
A **Rolling Chain Link Gate**



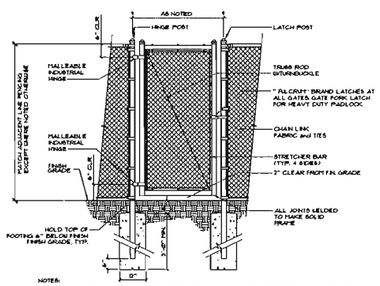
B **4' or 6' Ht. Chainlink Fence**



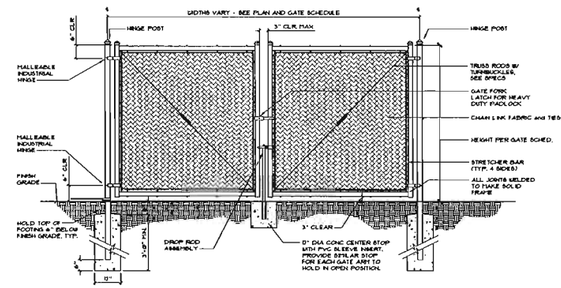
C **Wood Planks at Backstop**



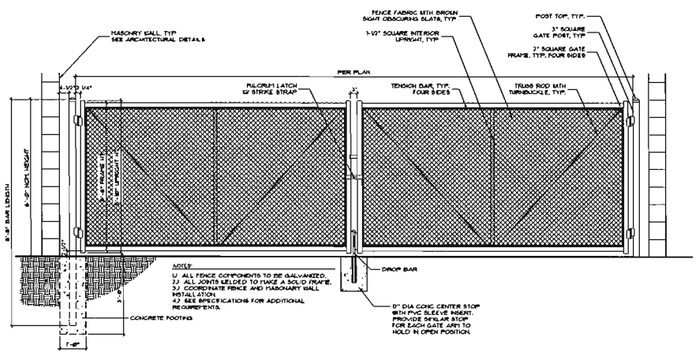
D **Wood Plank at Fencing**



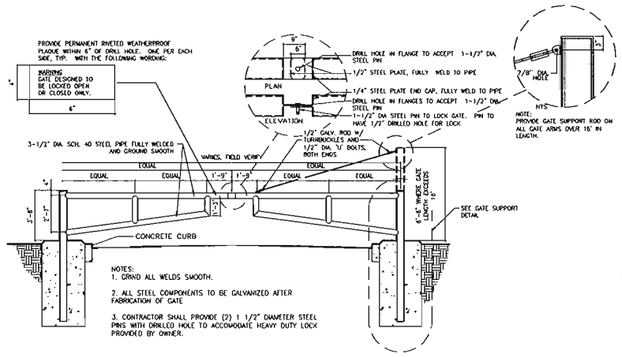
E **Chain Link Pedestrian Gate**



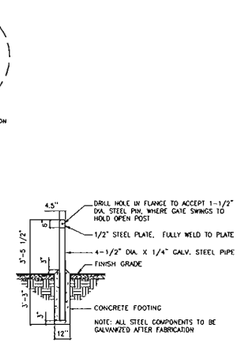
F **Chain Link Double-Swing Gate**



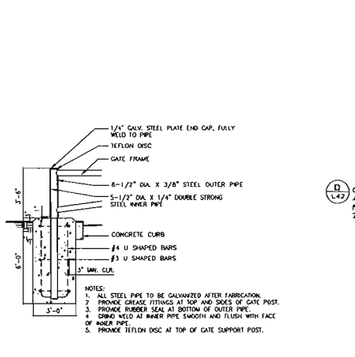
G **Chain Link Utility Enclosure Gate**



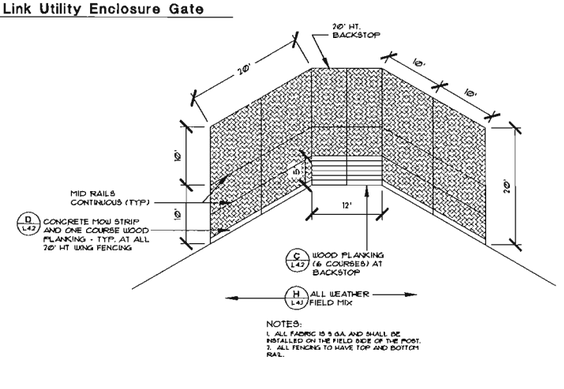
H **Vehicle Gate**



I **Vehicle Gate Hold Open Post**



J **Vehicle Gate Support**



K **Backstop - Isometric View**

SITE DETAILS
NTS

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT NICHOLAS PAUL NAPIN CERTIFICATE NO. 21713

Bellevue School District
Ardmore Elementary School
15816400203A1

WETSMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE
PLANNING

NAC ARCHITECTURE
2101 FOURTH AVE, SUITE 1400 | SEATTLE, WA 98121 | 206.441.4321 | F 206.441.7917

NAC NO	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

SITE DETAILS

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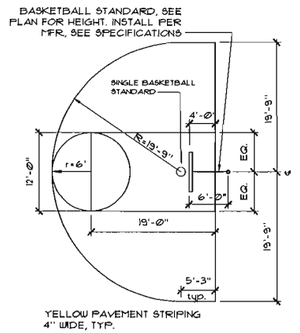
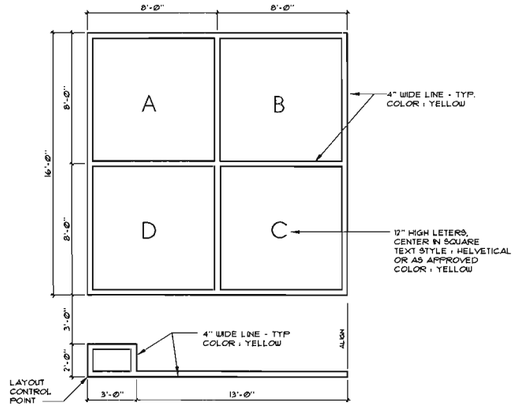
L4.2

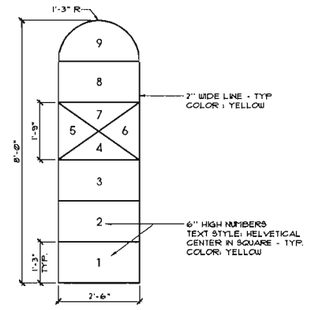
WWW.NACARCHITECTURE.COM



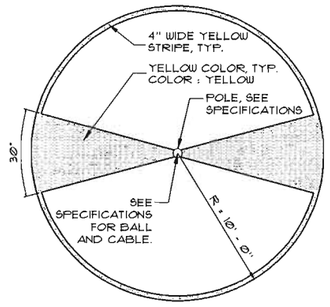
A Basketball Striping



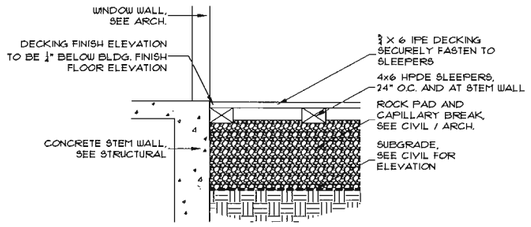
B Four Square Striping



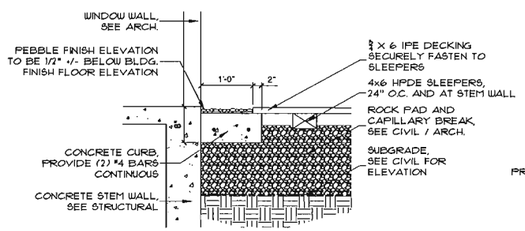
C Hopscotch Striping



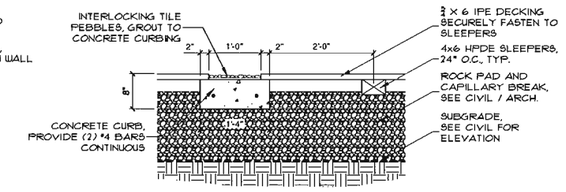
D Tether Ball Striping



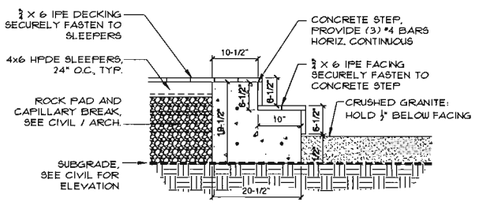
E Decking at Courtyard Wall



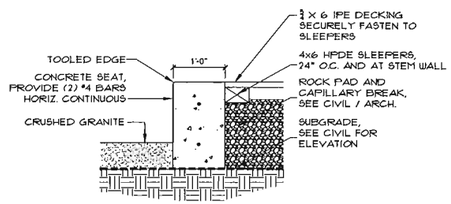
F Pebble Paving at Courtyard Wall



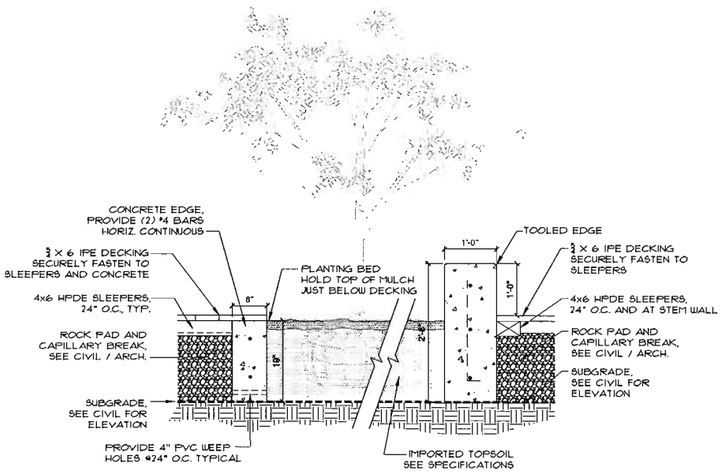
G Pebble Paving Band



H Courtyard Sitting Steps



I Courtyard Seat Wall



J Courtyard Planting Area

SITE DETAILS
NTS

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED ARCHITECT NICHOLAS PAUL NAPIER CERTIFICATE NO. 17919

Bellevue School District
Ardmore Elementary School
1505654053061

WIESMANN DESIGN GROUP | LANDSCAPE ARCHITECTURE

NAC | ARCHITECTURE
206.223.5226 FAX 206.223.5227 1191 SECOND AVE, SUITE 500, SEATTLE, WA 98101 WWW.NACARCHITECTURE.COM

NAC NO	121-07072
FILE	—
DRAWN	AE/NPH/WCA
CHECKED	NPH
DATE	FEB. 4, 2009

SITE DETAILS

L4.3

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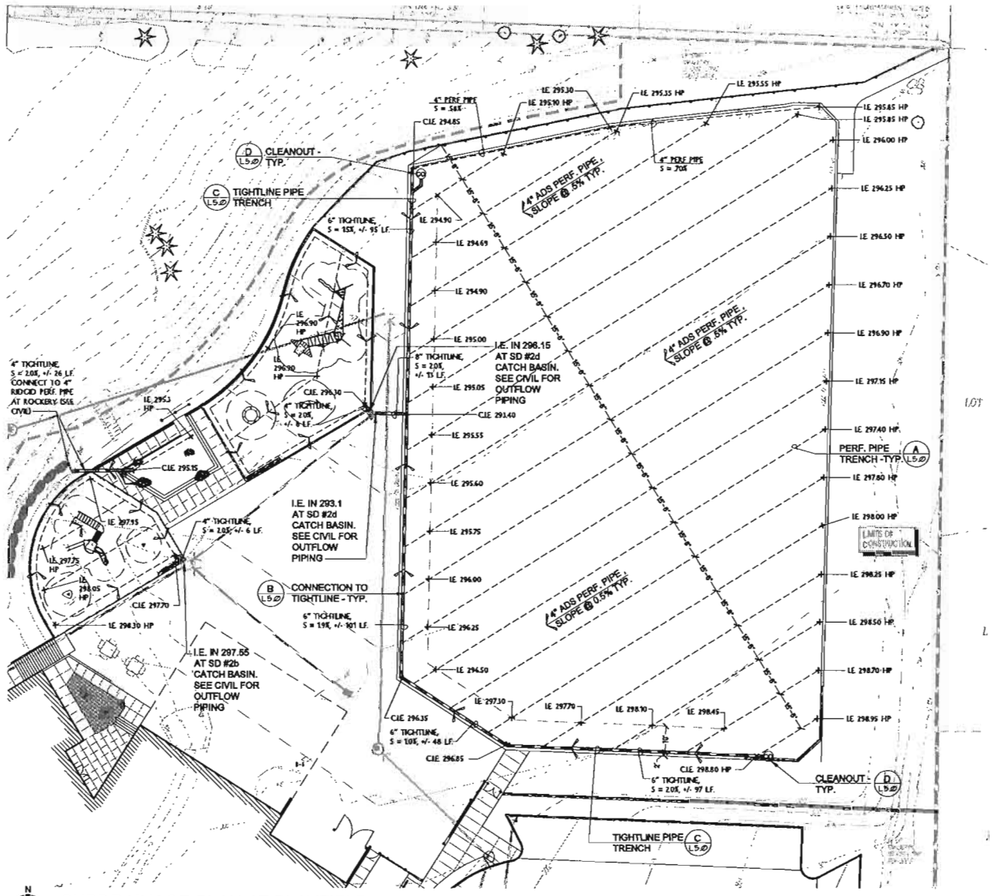
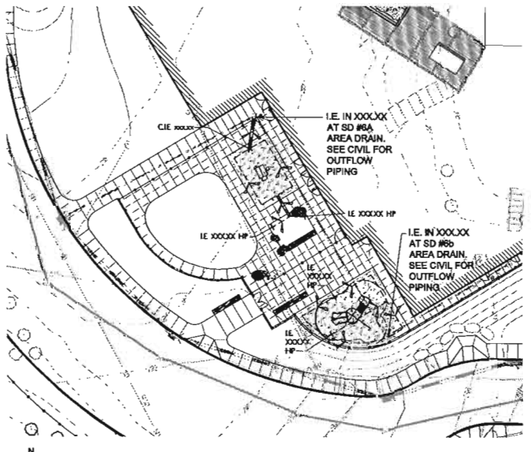


SUBDRAINAGE PLAN AT PLAYFIELD
1" = 20'-0"



SUBDRAINAGE PLAN AT ECC PLAY AREA
1" = 20'-0"

SUBDRAINAGE LEGEND

SYMBOL	ITEM	DESCRIPTION
I.E. 519.10	INVERT SPOT ELEVATION	
	DIRECTION OF FLOW AND % SLOPE	
	4" PERF. PIPE (A L5.0)	ADS SINGLE WALL PERF. PIPE, SEE SPEC.'S
	4", 6", or 8" TIGHTLINE (C L5.0)	ADS N-12, SEE SPEC.'S
I.E.	INVERT ELEVATION	
H.P.	HIGH POINT	
C.I.E.	COLLECTOR INVERT ELEVATION	
CO	CLEAN OUT (D L5.0)	

SUBDRAINAGE NOTES

1) DO NOT SCALE DRAWINGS.

2) THIS SHEET CONTAINS ALL WEATHER FIELD AND PLAY AREA SUB DRAINAGE INFORMATION ONLY. FOR SURFACE GRADING AND STORM DRAINAGE INFORMATION, SEE CIVIL DRAWINGS.

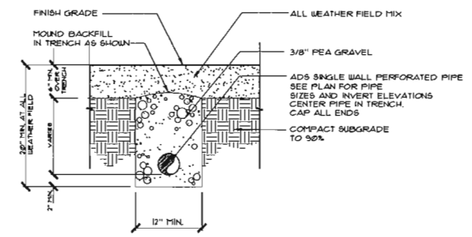
3) VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.

4) DRAINLINE LENGTHS AND LOCATIONS ARE APPROXIMATE. STAKE LOCATIONS IN THE FIELD AND ADJUST AS NECESSARY AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.

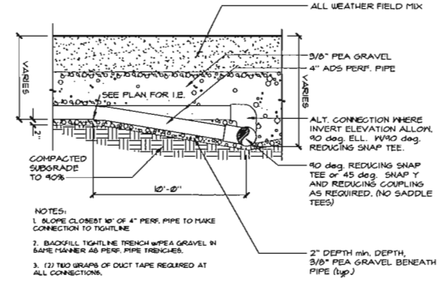
5) NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM ASSUMED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.

6) COORDINATE DRAINLINE LOCATIONS WITH OTHER IMPROVEMENTS.

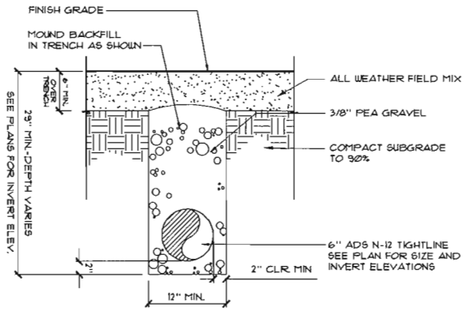
7) SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



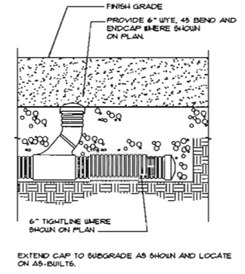
A PERF. PIPE TRENCH
NOT TO SCALE



B CONNECTION TO TIGHTLINE
NOT TO SCALE



C TIGHTLINE TRENCH
NOT TO SCALE



D CLEANOUT
NOT TO SCALE

FIELD SUBDRAINAGE PLAN

CONSTRUCTABILITY REVIEW

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT NICHOLAS PAUL HALEY CERTIFICATE NO. 744

Bellevue School District
Ardmore Elementary School
14616 NE 32nd St.
Bellevue, WA 98008

WETLAND DESIGN GROUP PLLC

NAC ARCHITECTURE
2731 3RD AVE, SUITE 100 | SEATTLE, WA 98121 | T 206.441.1420 | F 206.441.1917

NAC NO.	121-07072
TEL	—
DRAWN	SEM
CHECKED	NPH
DATE	FEB. 4, 2009

L5.1

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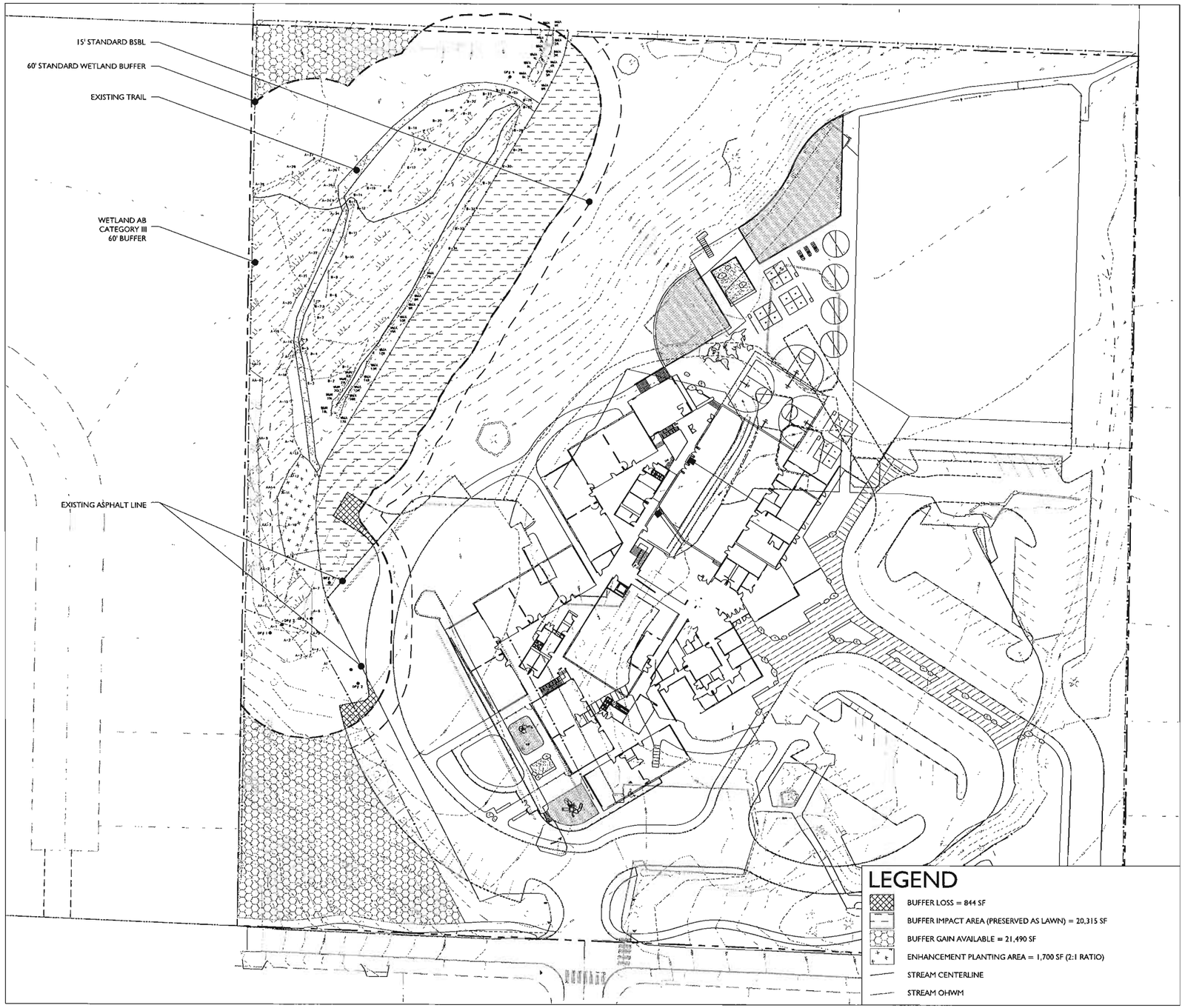
SHEET INDEX

1	BUFFER AVERAGING & ENHANCEMENT PLAN
2	ENHANCEMENT PLANTING PLAN
3	PLANT INSTALLATION SPECIFICATIONS & MITIGATION NOTES



BUFFER AVERAGING & ENHANCEMENT CONCEPT PLAN

SCALE: 1" = 40'-0"

0 40' 80' 160'

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THE WATERSHED COMPANY

750 Sixth Street South
Kirkland WA 98033

p 425.822.5242 f 425.827.8136
www.watershedco.com

Science & Design

BELLEVUE SCHOOL DIST. NO 405

BUFFER AVERAGING & ENHANCEMENT PLAN
65% SUBMITTAL
PREPARED FOR: KYLE McCLOUD
12037 NE 5TH ST
BELLEVUE, WA 98005

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09-16-08	PRELIMINARY REVIEW	ZS
2	09-25-08	CONCEPT MITIGATION PLAN	ZS
3	10-22-08	BUFFER AVERAGING / ENHANCEMENT (65%)	ZS

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER: NL
DESIGNED: ZS/NL
DRAFTED: ZS
CHECKED: NL/HM

JOB NUMBER:
080611

SHEET NUMBER:
W1.1

DATE	PRINTED BY	FILENAME
10/20/2008	ZACK SMITH	080611_ARDMORE_MITI.DWG

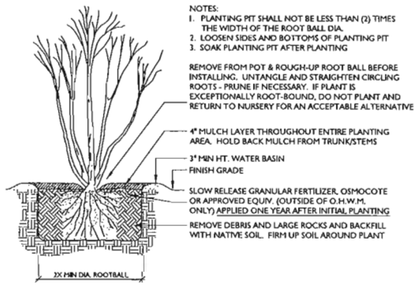
PLANTING LEGEND

SYMBOL	SCIENTIFIC / COMMON NAME	QTY	SIZE
	TREES		
PS	PICEA SITCHENSIS SITKA SPRUCE	2	2 GAL
TP	THUJA PLICATA WESTERN RED CEDAR	3	2 GAL
	SHRUBS		
CC	CORYLUS CORNUTA BEAKED HAZELNUT	5	2 GAL
cs	CORNUS SERICEA REDTWIG DOGWOOD	6	1 GAL
hd	HOLODISCUS DISCOLOR OCEANSPRAY	5	1 GAL
rn	ROSA NUTKANA NOOTKA ROSE	15	1 GAL
sa	SYMPHORICAPROS ALBUS SNOWBERRY	13	1 GAL

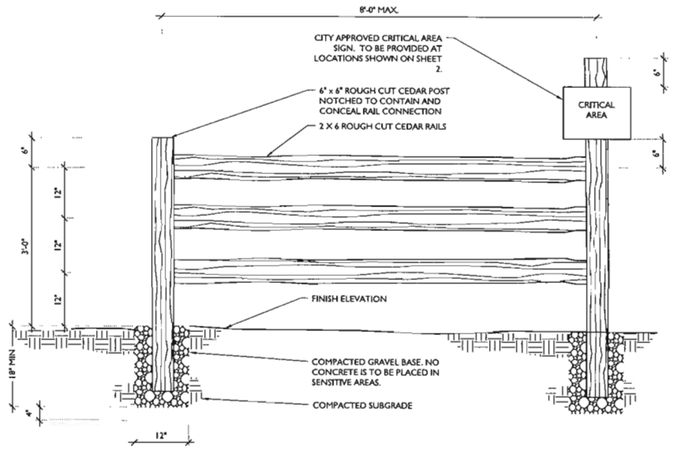
PLANTING NOTES

1. Native plant installation shall occur between October 15th and December 15th during frost-free periods only.
2. Plants to be installed shall be field located to avoid disturbing existing native vegetation.
3. Remove any and all invasive weeds and their roots from the planting area. Species targeted for removal include Himalayan blackberry, English holly, English ivy, Scotch broom, Japanese knotweed, English laurel, and morning glory.
4. Locate all existing utilities within the limit of work. The contractor is responsible for any utility damage as a result of the landscape construction.
5. Loosen any compacted soils in the planting area.
6. Layout plant material per plan for inspection by the Landscape Architect. Plant substitutions will NOT be allowed without the approval of the Landscape Architect.
7. Install plants per planting details.
8. Water each plant thoroughly to remove air pockets.
9. Install coarse wood-chip mulch, 4" deep, throughout the entire planting area. Pull back mulch from trunk/stems.
10. Install a temporary irrigation system capable of delivering 2" of water per week to the entire planted area. Maintain irrigation system in working condition for two (2) summers after initial plant installation.
11. One year after initial plant installation, apply organic, slow-release fertilizer such as Osmocote or Perfect Blend 4-4-4 to each plant.

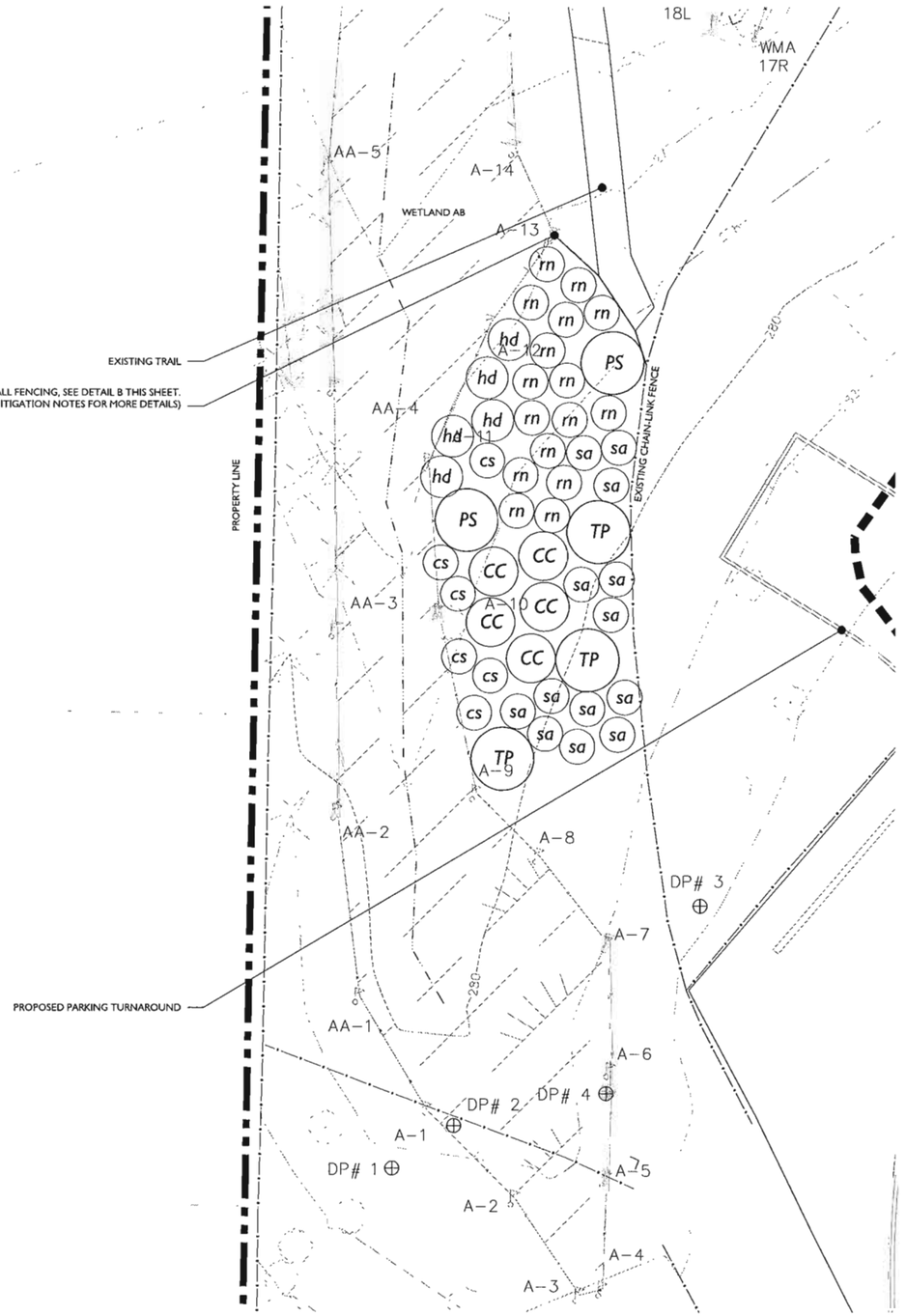
The landscape contractor shall maintain all plant material until final inspection and approval by the Owner or Owner's representative. All plantings and workmanship shall be guaranteed for one year following final owner acceptance



A TREE & SHRUB PLANTING DETAIL
NTS



B SPLIT RAIL FENCE DETAIL
NTS



PLANTING PLAN

SCALE: 1" = 10'-0"

0 10' 20' 40'

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THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

BELLEVUE SCHOOL DIST. NO 405
BUFFER AVERAGING & ENHANCEMENT PLAN
65% SUBMITTAL
PREPARED FOR: KYLE McCLOUD
12037 NE 5TH ST
BELLEVUE, WA 98005

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09-16-08	PRELIMINARY REVIEW	ZS
2	09-25-08	CONCEPT MITIGATION PLAN	ZS
3	10-22-08	BUFFER AVERAGING / ENHANCEMENT (65%)	ZS

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34". SCALE ACCORDINGLY.

PROJECT MANAGER: NL
DESIGNED: ZS/NL
DRAFTED: ZS
CHECKED: NL/HM
JOB NUMBER: 080611
SHEET NUMBER: W1.2

DATE 10/20/2008 PRINTED BY ZACK SMITH
FILENAME 080611_ARDMORE_MITI.DWG

PLANT INSTALLATION SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE A LEGALLY BINDING CONTRACT

GENERAL NOTES

QUALITY ASSURANCE

1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS

1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS

1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT

1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

MITIGATION NOTES

Executive Summary

Replacement of aging school buildings at Ardmore Elementary is proposed along with other facility upgrades. The proposed school construction would replace the exist buildings and parking area with a new design better suited to the current student body. The property contains one wetland and two stream features. Refer to the Wetland and Stream Delineation Report prepared by The Watershed Company on july 15, 2008 for a description of delineation findings. Proposed impacts to critical areas on the property, which are necessitated by parking and fire safety access requirements, have been avoided and impacts to buffers were minimized. This plan seeks to mitigate for 844 square feet of wetland buffer loss and the continued mowing of 20,315 square feet of wetland and stream buffer, which is maintained as lawn. Mitigation for these impacts will occur on-site and will include a 21,490 square foot gain of wetland buffer and 1,700 square feet of buffer enhancement.

Existing Conditions

School buildings, play areas, landscaping, and paved parking cover most of the property. The west edge of the property is forested and contains one wetland (Wetland AB) and two stream features (Streams A and B). A pedestrian path, including two footbridges, meanders through this area.

Streams A and B are Type N waters which require a 25-foot buffer. Stream A daylights at a grated 3-foot diameter culvert near the southern trailhead. Storm drainage from developed areas upslope likely contributed to historic flow in Stream A. Stream B is a seasonal tributary that originates off-property to the west.

Wetland AB is a Category III wetland with a 60-foot standard buffer. This slope wetland extends on either side of the existing trail. The wetland buffer is most encumbering.

The existing paved parking lot for this primary structure extends into the standard wetland buffer. Per City of Bellevue Code, the existing asphalt line becomes the regulatory buffer edge in that encroachment area.

Avoidance & Minimization

To avoid wetland buffer impacts, most of the parking stalls will be in the southeast property corner away from the critical areas. Intrusions into the buffer beyond the footprint of the existing asphalt were minimized by reducing the number of stalls in the buffer area to the extent practicable. Only one parking stall will impact the buffer. The other impact is a turn around area required for fire and safety vehicle maneuvering. Additionally, the proposed design will improve management of runoff from the parking areas. This will minimize indirect critical area impacts associated with the high intensity land use and should constitute an improvement over existing conditions.

Mitigation

The updated school facility will require more parking than the existing school currently provides. Buffer loss impacts will take place as a result of parking provisions and fire safety requirements. Those impacts will include 844 square feet of wetland buffer loss. Additionally, because of the utility the lawn area provides 20,315 square feet of wetland buffer will continue to be maintained as mowed lawn.

All mitigation will occur with the completion of site construction or as required by the City of Bellevue. Continued maintenance of the lawn area will be off-set by 21,490 square feet of wetland buffer gain. The buffer gain area is forested and in relatively good condition; therefore enhancement is not proposed in that area. Direct buffer impacts will be mitigated with 1,700 square feet of buffer enhancement in buffer areas that are currently low functioning. The enhancement area currently contains patches of Himalayan blackberry and reed canarygrass and native plant density is low. The proposed buffer enhancement area will include removal of invasive species and in-fill plantings to increase native plant density and diversity.

Goals

1. Improve habitat and water quality function in the wetland buffer.
   a. Reduce presence of invasive species in the enhancement area.
   b. Increase density of native trees and shrubs in the enhancement area.

Performance Standards

The standards listed below shall be used to judge the success of the plan over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and the performance security bond will be eligible for release by the City of Bellevue.

1. Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
2. Native woody vegetation cover in all planted areas:
   a. Achieve 60% cover of native trees and shrubs by Year 3. Volunteer species may count towards this cover standard.
   b. Achieve 80% cover of native trees and shrubs by Year 5. Volunteer species may count towards this cover standard.
3. Invasive cover: No more than 10% cover by invasive weed species in the mitigation areas in any monitoring year.

Monitoring Plan

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the **biologist** prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

Transects

During the as-built inspection, the monitoring **biologist** shall install monitoring transects. Approximate transect locations shall be marked on the as-built plan. Two 50-foot transect shall be established in the planted area.

All other planted areas not directly covered by transects will be visually assessed and noted as to how they are meeting the performance standards.

Monitoring should take place twice annually for five years. During each year there shall be a spring and a late summer or fall visit. First-year monitoring should commence in the first spring subsequent to installation.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the **biologist** will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall. The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue.

1. General summary of the spring visit.
2. First-year counts of dead plants by species in the planted area.
3. Counts of dead plants where mortality is significant in any monitoring year.
4. Estimate of native sapling tree and shrub cover using the line intercept method along established transects in the planted areas.
5. Estimate of woody invasive cover using the line-intercept method along established transects in the planted areas.
6. Estimate of herbaceous invasive weed cover using the cover class method site-wide.
7. Photographic documentation from fixed reference points or transect ends.
8. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
9. Recommendations for maintenance or repair of any portion of the mitigation area.

Construction Notes and Specifications

Note: specifications for items in **bold** can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

1. All site preparation
   a. Invasive removal and soil preparation.
2. Plant material inspection
   a. plant material delivery inspection.
   b. 100% plant installation inspection.

General Work Sequence

1. Remove invasive species from the planting area.
   a. Reed canarygrass should be mowed.
   b. Himalayan blackberry vines should be mowed down. Weedy areas outside of the dripline of existing trees and shrubs should be roto-tilled. Then loosened blackberry vines should be raked out, removing as much root mass as possible.
2. All plant installation is to take place during the dormant season (October 15th - March 1st), for best survival.
3. Prepare a planting pit for each plant and install per the planting details on sheet 3.
4. Sheet mulch entire planting area with **wood chip mulch** (21 cubic yards needed), four inches thick. To prevent rot, keep mulch a few inches away from the stem of each plant.
5. Install a temporary, aboveground **irrigation system** to provide full coverage to all plants within the restoration area.
6. Either install a split-rail fence or use existing chain link fence and add sensitive area signage around the on-site buffer area per the plan detail provided on sheet 3. A sign should be posted every 50 feet. Fencing should separate the planted area from the pedestrian path.

Material Specifications and Definitions

1. **Biologist**: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
2. **Fertilizer**: Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years two, three, four and five and not in the first year.
3. **Irrigation system**: Automated system capable of delivering at least two inches of water per week from June 1 through September 30 for the first two years following installation.
4. **Wood chip mulch**:
   a. Stockpiled bark from site until depleted, then:
   b. Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris. Quantity required: 21 cubic yards.

Maintenance Plan

The site will be maintained for five years following completion of the construction. Note: specifications for items in **bold** can be found above under "Material Specifications and Definitions."

1. Replace each plant found dead in the summer monitoring visits during the upcoming fall dormant season (October 15th to March 1st) for the first monitoring year. Replace plants as directed in monitoring reports from years two through five.
2. Follow the recommendations noted in the spring monitoring site visit.
3. General weeding for all planted areas:
   a. At least twice-yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
   b. More frequent weeding may be necessary depending on weed conditions that develop after plant installation.
   c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
4. Apply slow release granular **fertilizer** to each installed plant annually in the spring (by June 1) of Years two through five.
5. Mulch the weeded areas beneath each plant with **wood chips** as necessary to maintain a 4-inch thick mulch layer and keep down weeds.
6. The school district shall ensure that water is provided for the entire planted area with a minimum of 2 inches of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system.

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THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

BELLEVUE SCHOOL DIST. NO 405
BUFFER AVERAGING & ENHANCEMENT PLAN
65% SUBMITTAL
PREPARED FOR: KYLE McCLOUD
12037 NE 5TH ST
BELLEVUE, WA 98005

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09-16-08	PRELIMINARY REVIEW	ZS
2	09-25-08	CONCEPT MITIGATION PLAN	ZS
3	10-22-08	BUFFER AVERAGING / ENHANCEMENT (65%)	ZS

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34". SCALE ACCORDINGLY.

PROJECT MANAGER: NL
DESIGNED: ZS/NL
DRAFTED: ZS
CHECKED: NL/HM
JOB NUMBER: 080611
SHEET NUMBER: W1.3

DATE	PRINTED BY	FILENAME
10/17/2008	ZACK SMITH	080611_ARDMORE_MITLDWG

REVISIONS

CONSTRUCTABILITY REVIEW

Bellevue School District
Ardmore Elementary School
1645 116TH AVE NE, BELLEVUE, WA, 98004

NAC ARCHITECTURE
1011 SOUTH ASH, SUITE 100 | SEATTLE, WA 98121-1857 | TEL 206.623.1104 | FAX 206.623.1247

NAC NO	121-07072
DRAWN	CTA
CHECKED	MJR
DATE	02/04/09

A1.1

OVERALL FIRST FLOOR PLAN

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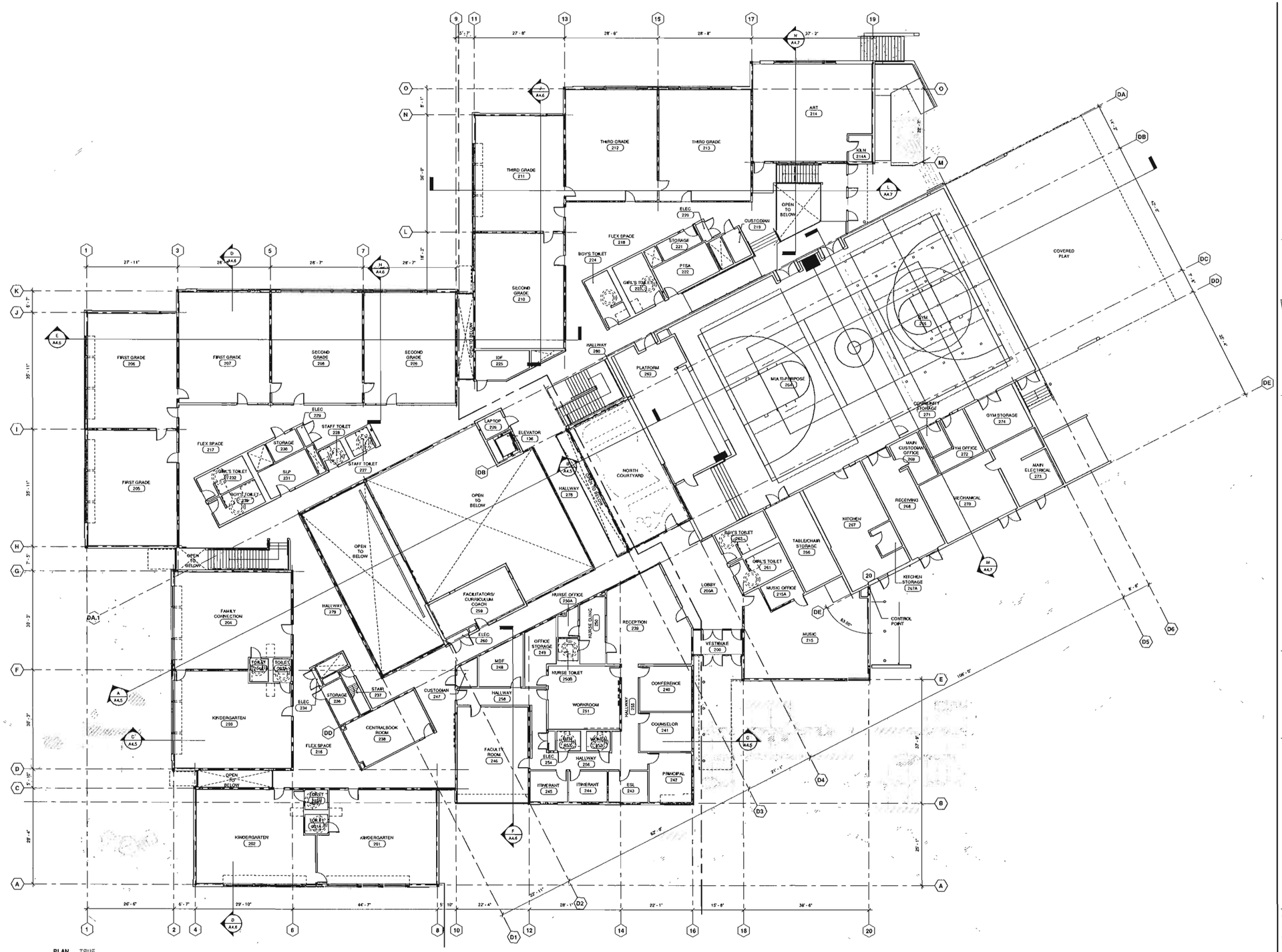
PLAN NORTH: TRUE NORTH

OVERALL FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

0' 4' 8' 16' 32'



PLAN NORTH TRUE NORTH

OVERALL SECOND FLOOR PLAN-3/32"

Scale: 3/32" = 1'-0"

0' 4' 8' 16' 32'

REVISIONS

CONSTRUCTABILITY REVIEW

REGISTERED ARCHITECT
STATE OF WASHINGTON

Bellevue School District

Ardmore Elementary School

16616 NE 32ND ST, BELLEVUE, WA 98008

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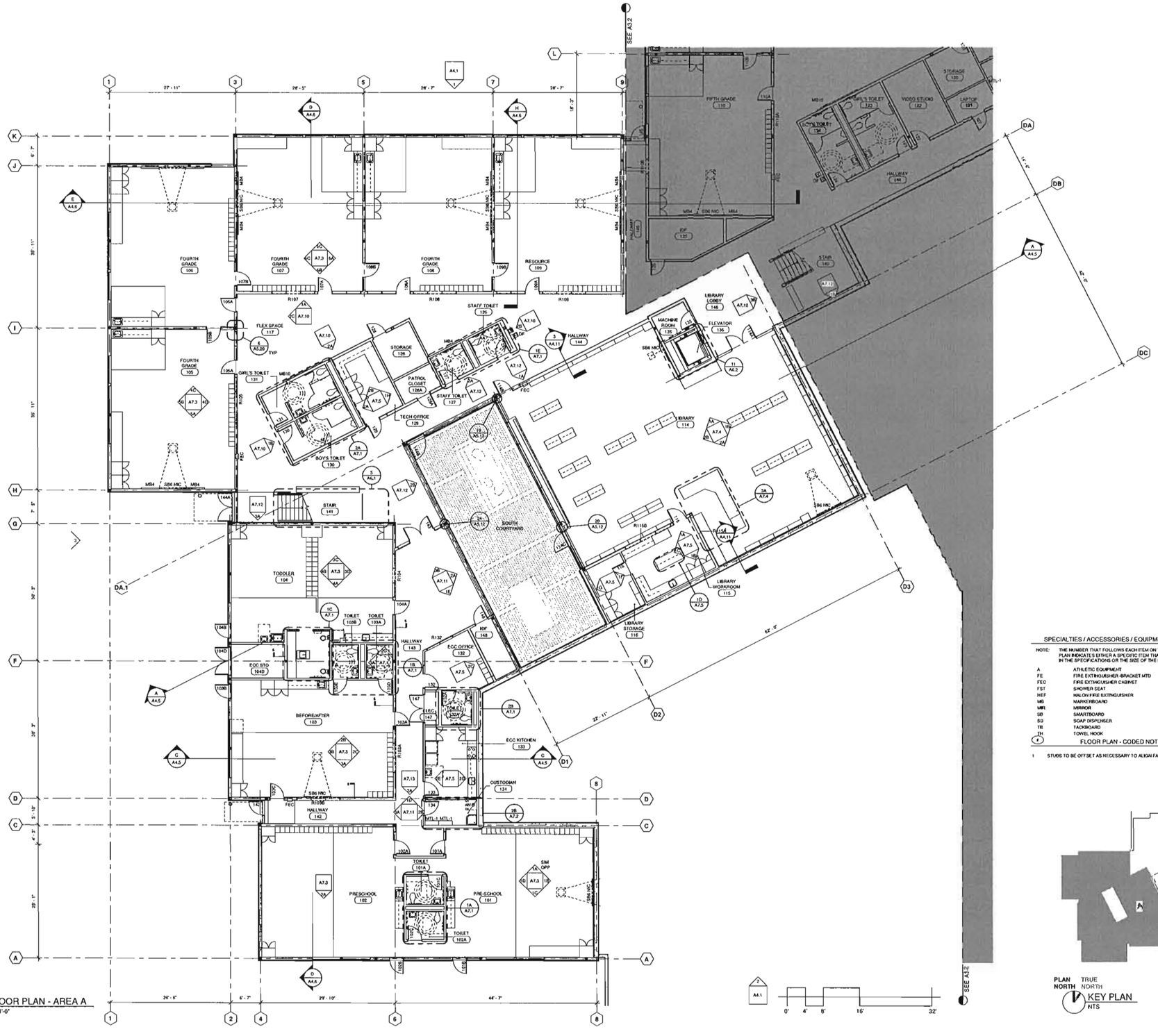
OVERALL SECOND FLOOR PLAN



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

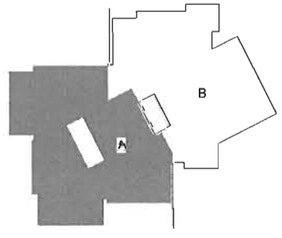
SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND

NOTE: THE NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED IN THE SPECIFICATIONS OR THE SIZE OF THE ITEM

A	ATHLETIC EQUIPMENT
FE	FIRE EXTINGUISHER-BRACKET MTD
FEC	FIRE EXTINGUISHER CABINET
FST	SHOWER SEAT
HEF	HALON FIRE EXTINGUISHER
MB	MARKERBOARD
MIR	MIRROR
SB	SMARTBOARD
SD	SOAP DISPENSER
TB	TACKBOARD
TH	TOWEL HOOK

FLOOR PLAN - CODED NOTES

1 STUDS TO BE OFFSET AS NECESSARY TO ALIGN FACE OF FINISH



PLAN NORTH TRUE NORTH
KEY PLAN
NTS

FIRST FLOOR PLAN - AREA A

REVISIONS

CONSTRUCTABILITY REVIEW

REGISTERED ARCHITECT
STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
16616 NE 32ND ST, BELLEVUE, WA, 98008

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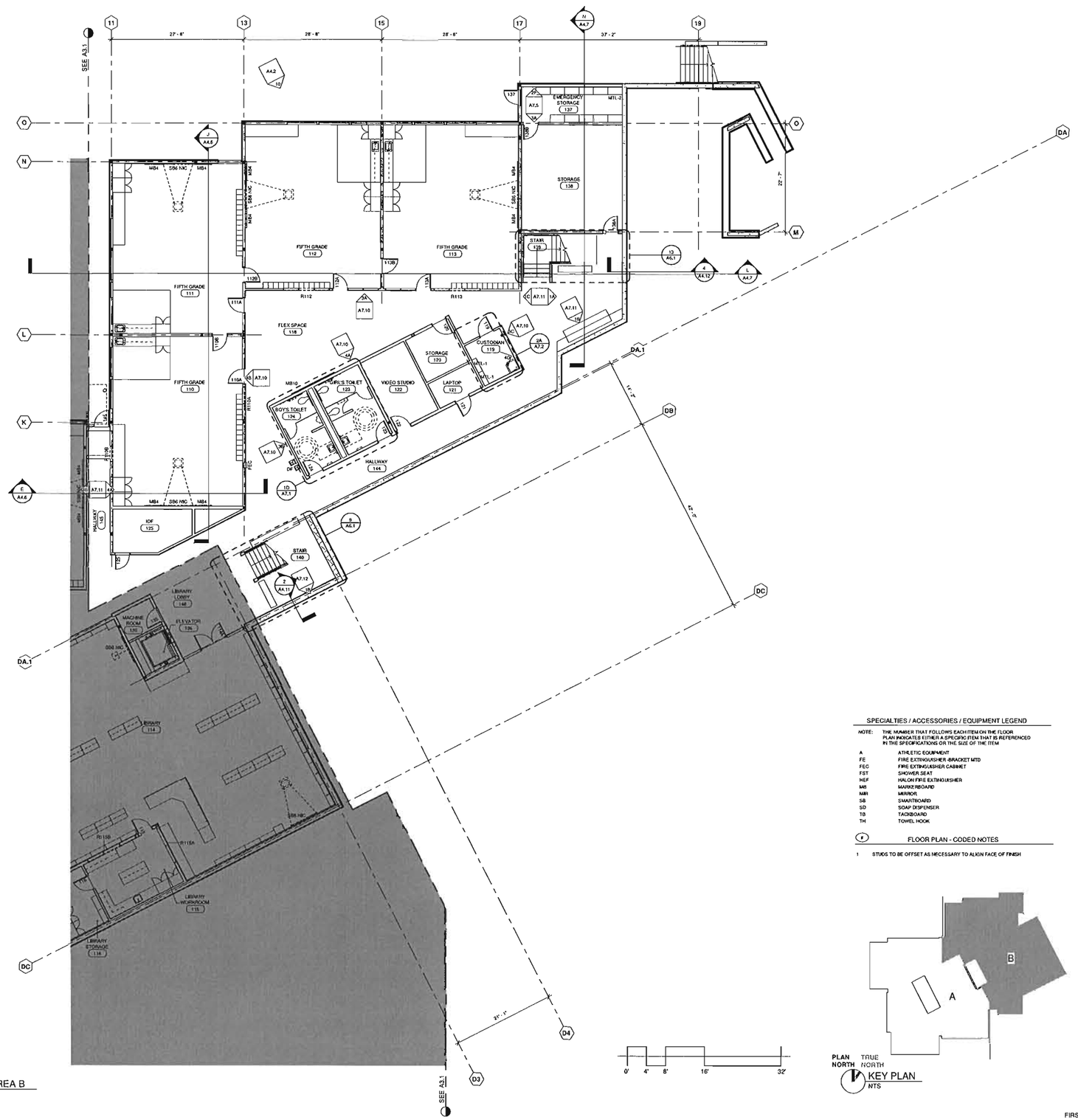

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FIRST FLOOR PLAN - AREA B

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

SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND

NOTE: THE NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED IN THE SPECIFICATIONS OR THE SIZE OF THE ITEM

A	ATHLETIC EQUIPMENT
FE	FIRE EXTINGUISHER -BRACKET MTD
FEC	FIRE EXTINGUISHER CABINET
FST	SHOWER SEAT
HEF	HALON FIRE EXTINGUISHER
MB	MARKERBOARD
MIR	MIRROR
SB	SMARTBOARD
SD	SOAP DISPENSER
TB	TACKBOARD
TH	TOWEL HOOK

(#) FLOOR PLAN - CODED NOTES

1 STUDS TO BE OFFSET AS NECESSARY TO ALIGN FACE OF FINISH

PLAN NORTH TRUE NORTH

KEY PLAN NTS

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FIRST FLOOR PLAN - AREA B

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1 SECOND FLOOR PLAN - AREA A

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

SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND

NOTE: THE NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED IN THE SPECIFICATIONS OR THE SIZE OF THE ITEM

A	ATHLETIC EQUIPMENT
FE	FIRE EXTINGUISHER -BRACKET MTD
FEC	FIRE EXTINGUISHER CABINET
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TB	TACKBOARD
TH	TOWEL HOOK

FLOOR PLAN - CODED NOTES

1 STUDS TO BE OFFSET AS NECESSARY TO ALIGN FACE OF FINISH

KEY PLAN

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SECOND FLOOR PLAN - AREA A

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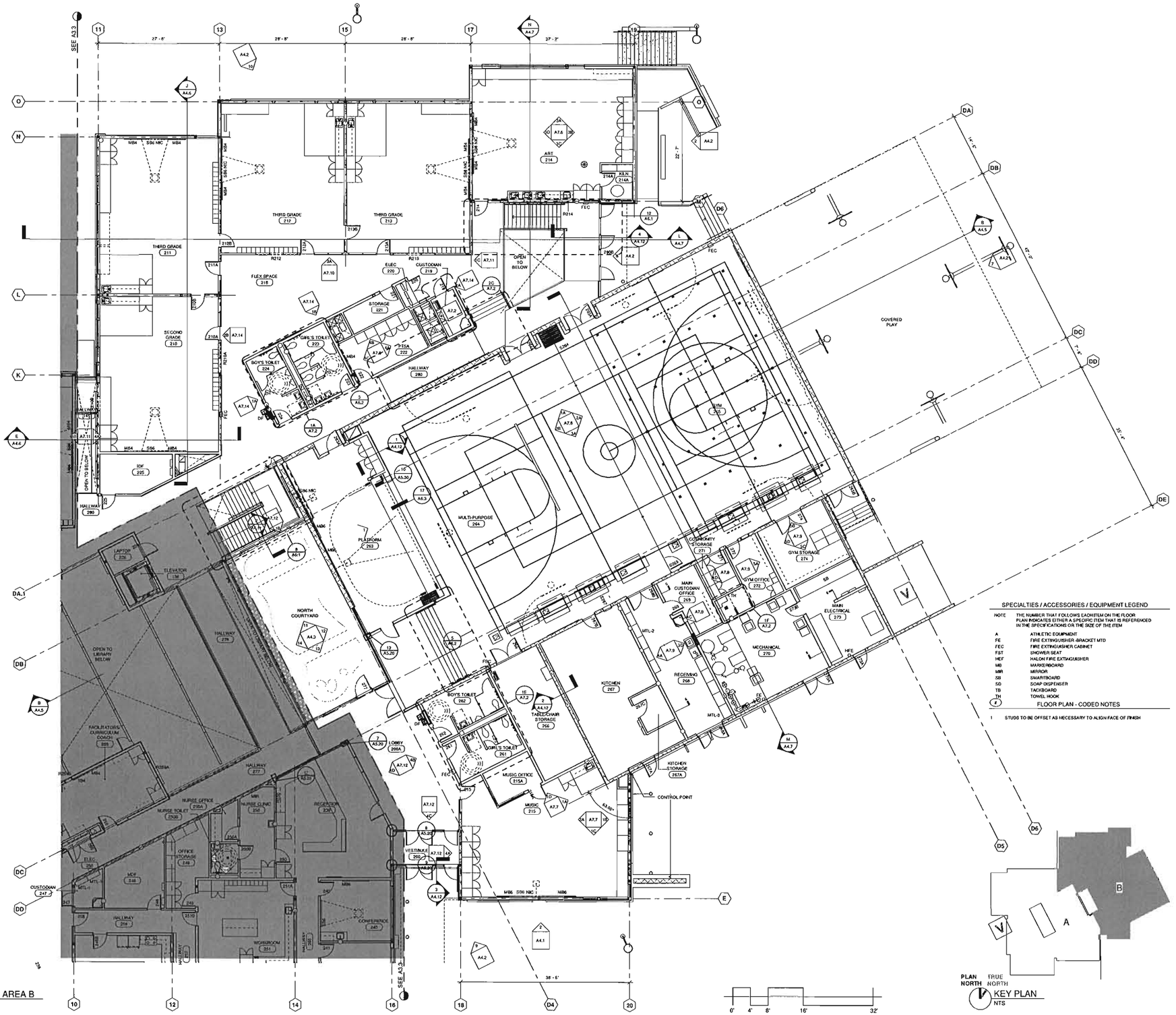

SECOND FLOOR PLAN - AREA B
Scale: 1/8" = 1'-0"

SPECIALTIES / ACCESSORIES / EQUIPMENT LEGEND

NOTE	THE NUMBER THAT FOLLOWS EACH ITEM ON THE FLOOR PLAN INDICATES EITHER A SPECIFIC ITEM THAT IS REFERENCED IN THE SPECIFICATIONS OR THE SIZE OF THE ITEM
A	ATHLETIC EQUIPMENT
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FLOOR PLAN - CODED NOTES

1 STUDS TO BE OFFSET AS NECESSARY TO ALIGN FACE OF FINISH

PLAN NORTH: TRUE NORTH
KEY PLAN
NTS

SECOND FLOOR PLAN - AREA B

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REGISTERED ARCHITECT
STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
1645 116 NE 32ND ST, BELLEVUE, WA. 98006

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206 467 5828, SUITE 1900 | SEATTLE | WA 98121 | WWW.NACARCHITECTURE.COM

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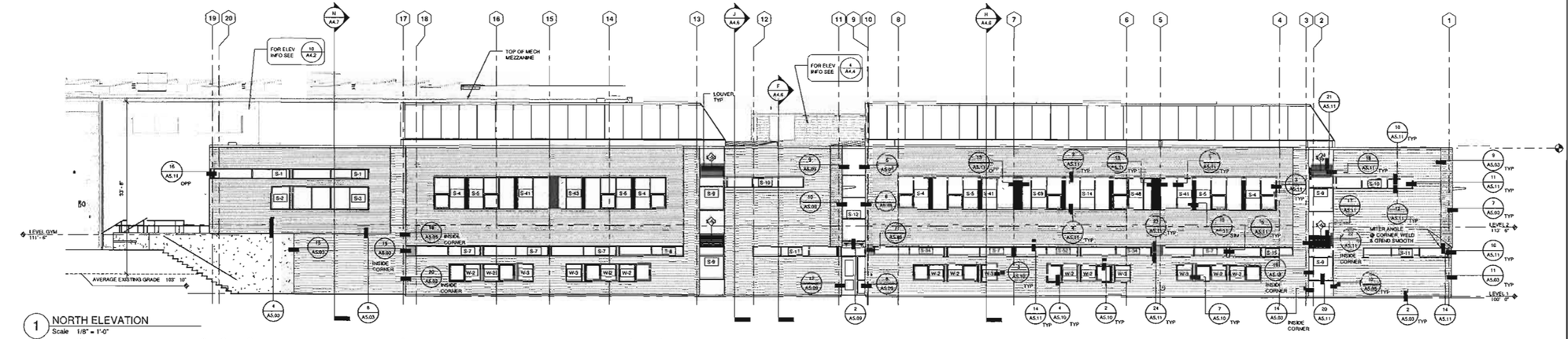

1 NORTH ELEVATION
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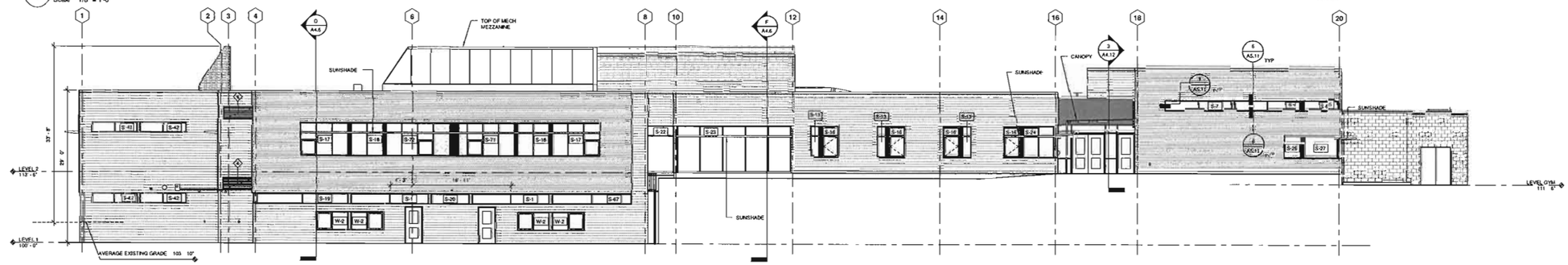

2 SOUTH ELEVATION
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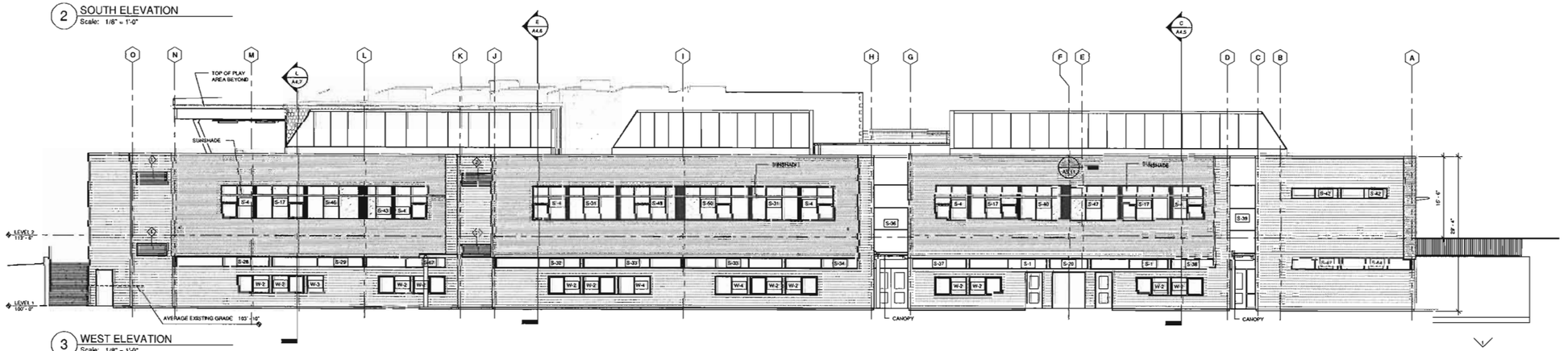


3 WEST ELEVATION
Scale: 1/8" = 1'-0"

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 W/ ADJACENT ELEMENT (MASONRY COLUMN, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
2. SEE SHEET A5.X FOR ALUMINUM LOUVER TYPES AND SEE MECH FOR COORDINATION WITH DUCTWORK.
3. REFER TO DETAILS FOR DIMENSION REFERENCE POINTS.
4. CJ'S 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 CJ LOCATIONS.
5. ALL WINDOW AND LOUVER DIMENSIONS ARE FOR ROUGH OR MASONRY OPENING, UNLESS NOTED OTHERWISE. SEE PLANS FOR ADDITIONAL DIMENSION INFORMATION.
6. 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE REFERENCED FLOOR SLAB ELEVATION 1078.00', SEE CIVIL FOR FURTHER INFORMATION.
7. EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO SOFFITS (NOT SHOWN WHERE EAVES OBSCURE VIEW). SEE BUILDING SECTIONS & DETAILS.
8. SEE REFLECTED CEILING PLANS (RCP) FOR SHEET METAL CLAD SOFFIT COLORS. SHEET METAL CLAD FINS & VERT FACE OF SOFFIT TO MATCH COLOR OF ASSOCIATED SOFFIT AS NOTED ON RCP

EXTERIOR MATERIALS LEGEND

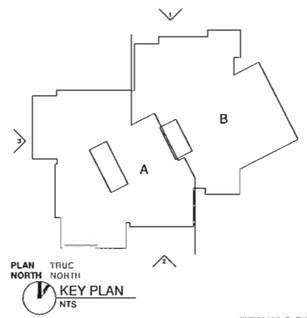
- 5/8" CFB LAP SIDING - 6" EXPOSURE
- CFB PLANK SIDING - 4" EXPOSURE
- CFB PLANK SIDING - 6" EXPOSURE
- CMU SPLIT FACE
- CMU SMOOTH FACE
- ALUM BREAK SHAPE PER WINDOW MFR ANODIZED, COLOR EXFIN-X
- ALUM BREAK SHAPE PER WINDOW MFR, CLEAR ANODIZED
- CFB PANEL, PT EXFIN - 3
- FORMLINER, BOARD FORM

GLAZING LEGEND

- GLAZING AS SPECIFIED
- SPANDREL PANEL

EXTERIOR FINISH GENERAL NOTES

1. EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
2. EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
3. ALL METAL, FASCIA AND CONTINUOUS CLEATS TO BE PT 6.X (FACTORY FINISH).
4. EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH ADJACENT CFB LAP PANEL SIDING.
5. ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER PER SPECIFICATIONS.
6. STEEL AT MONUMENT SIGNS TO BE PT 6.X, UNLESS NOTED OTHERWISE.
7. ALL METAL FINS/SOFFITS TO BE PT 6.X (FACTORY FINISH), UNLESS NOTED OTHERWISE.
8. BIKE RACKS TO BE GALVANIZED STEEL, NO PAINT.
9. SIGN POSTS, BOLLARDS, AND STEEL GATES TO BE PT 6.X.
10. ATHLETIC AND PLAY EQUIPMENT TO BE FACTORY FINISHED IN MANUFACTURERS' STANDARD COLOR(S), OR UNPAINTED GALVANIZED STEEL.
11. ALL GUTTERS TO BE PT 6.X (FACTORY FINISH), ALL EXPOSED DOWNSPOUTS TO BE PT 6.X (FACTORY FINISH).
12. ROOF TOP VENTS, COWLS, FLUES AND ASSOCIATED FLASHINGS TO BE PT 6.X.
13. EXPOSED STEEL LINTELS SUPPORTING MASONRY TO BE PT 6.X.
14. STEEL (EXCEPT CORRUGATED MTL SOFFIT) AT ENTRY CANOPIES TO BE PT 6.X.



EXTERIOR ELEVATIONS

REVISIONS

CONSTRUCTABILITY REVIEW

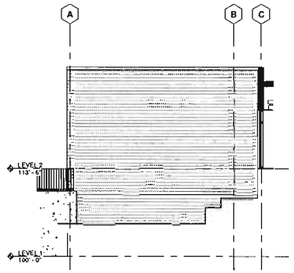
REGISTERED ARCHITECT STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
1616 NE 32ND ST, BELLEVUE, WA 98008

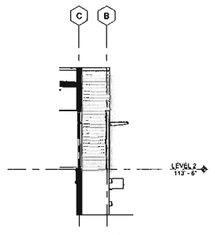
NAC ARCHITECTURE

NAC NO.	121-07072
DRAWN	CTA
CHECKED	MRJ
DATE	02.04.09

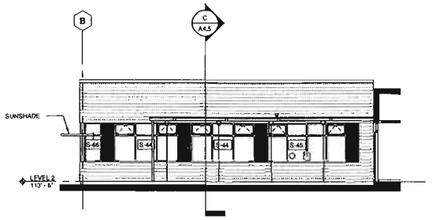
A4.1



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



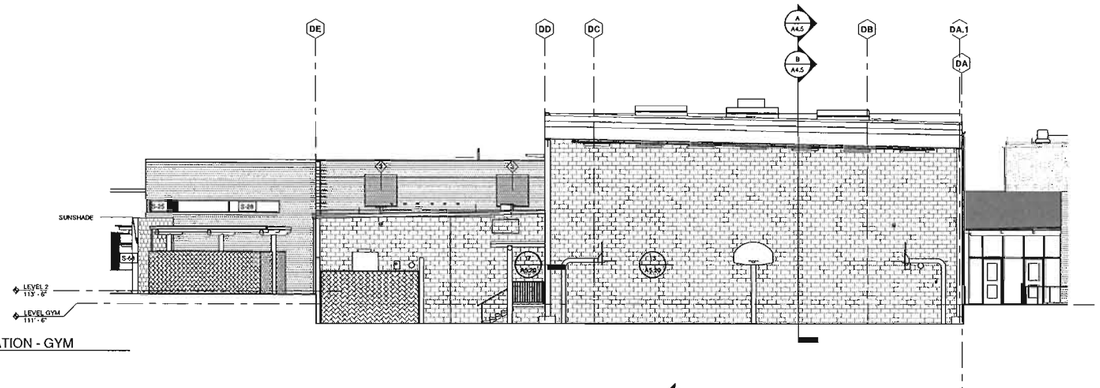
5 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"



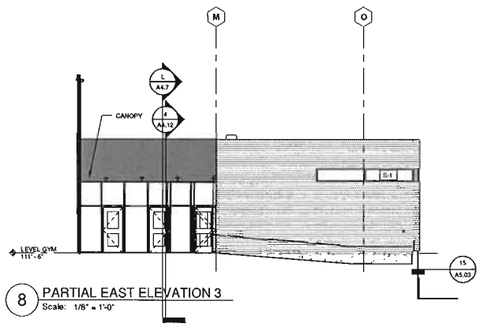
6 PARTIAL EAST ELEVATION 2
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

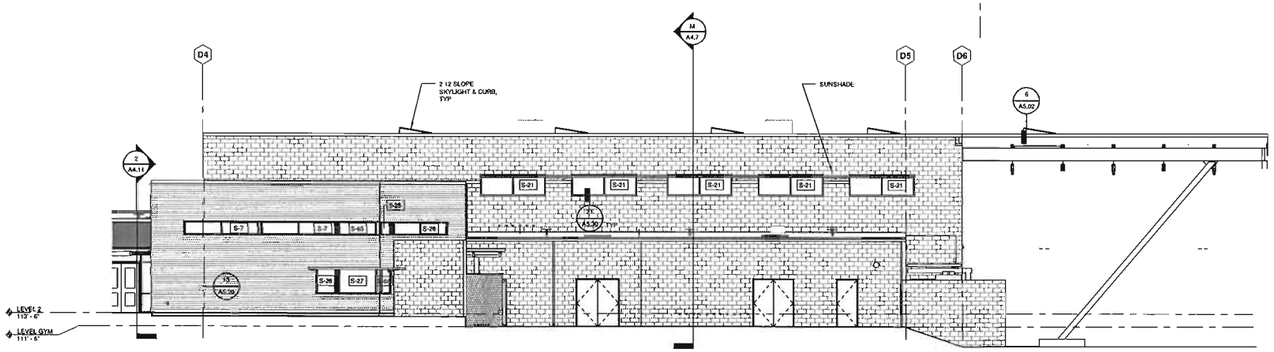
1. LOCATION AND SPACING OF WINDOW MULLIONS, MASONRY CONTROL JOINTS AND COURSE PATTERNS, ETC., ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND/OR CENTERED/ALIGNED W/ ADJACENT ELEMENT (MASONRY COURSE, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
2. SEE SHEET A.X.X FOR ALUMINUM LOUVER TYPES AND SEE MECH FOR COORDINATION WITH DUCTWORK.
3. REFER TO DETAILS FOR DIMENSION REFERENCE POINTS.
4. CJ'S 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 CJ LOCATIONS.
5. ALL WINDOW AND LOUVER DIMENSIONS ARE FOR ROUGH OR MASONRY OPENING, UNLESS NOTED OTHERWISE. SEE PLANS FOR ADDITIONAL DIMENSION INFORMATION.
6. 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE REFERENCED FLOOR SLAB ELEVATION 1078.00'. SEE CIVIL FOR FURTHER INFORMATION.
7. EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO SOFFITS (NOT SHOWN WHERE EAVES OBSCURE VIEW). SEE BUILDING SECTIONS & DETAILS.
8. SEE REFLECTED CEILING PLANS (RCP) FOR SHEET METAL CLAD SOFFIT COLORS. SHEET METAL CLAD FINS & VERT FACE OF SOFFIT TO MATCH COLOR OF ASSOCIATED SOFFIT AS NOTED ON RCP.



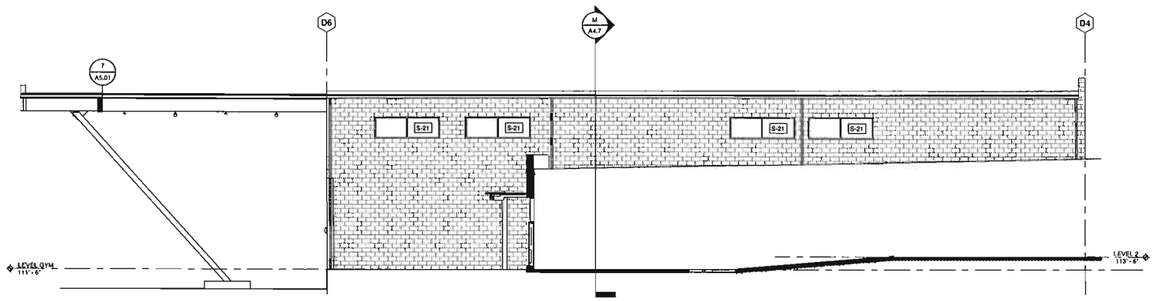
7 EAST ELEVATION - GYM
Scale: 1/8" = 1'-0"



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



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



10 NORTH ELEVATION - GYM
Scale: 1/8" = 1'-0"

EXTERIOR FINISH GENERAL NOTES

1. EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
2. EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
3. ALL METAL FASCIA AND CONTINOUS CLEATS TO BE PT 6.X (FACTORY FINISH).
4. EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH ADJACENT CFB LAP PANEL SIDING.
5. ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER PER SPECIFICATIONS.
6. STEEL AT MONUMENT SIGNS TO BE PT 6.X, UNLESS NOTED OTHERWISE.
7. ALL METAL FINS/SOFFITS TO BE PT 6.X (FACTORY FINISH), UNLESS NOTED OTHERWISE.
8. BIKE RACKS TO BE GALVANIZED STEEL, NO PAINT.
9. SIGN POSTS, BOLLARDS, AND STEEL GATES TO BE PT 6.X.
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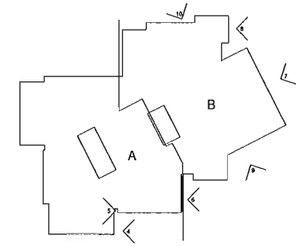
EXTERIOR MATERIALS LEGEND

- 5/8" CFB LAP SIDING - 6" EXPOSURE
- CFB PLANK SIDING - 4" EXPOSURE
- CFB PLANK SIDING - 6" EXPOSURE
- CMU SPLIT FACE
- CMU SMOOTH FACE
- ALUM BREAK SHAPE PER WINDOW MFR ANODIZED, COLOR EXFINI-X
- ALUM BREAK SHAPE PER WINDOW MFR, CLEAR ANODIZED
- CFB PANEL, PT EXFIN - 3
- CIP FORM LINER, BOARD FORM PATTERN

GLAZING LEGEND

- GLAZING AS SPECIFIED
- SPANDREL PANEL



PLAN NORTH / TRUE NORTH
KEY PLAN
NTS

EXTERIOR ELEVATIONS

REVISIONS

CONSTRUCTABILITY REVIEW

REGISTERED ARCHITECT
STEVEN P. HUNDEN
STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
1810 E NE 32ND ST, BELLEVUE, WA, 98006

NAC ARCHITECTURE
2001 SIXTH AVE, SUITE 1400 SEATTLE, WA 98121-2617 T 206.623.4970 F 206.623.4971
WWW.NACARCHITECTS.COM

NAC NO	121-07072
DRAWN	CTA
CHECKED	MRJ
DATE	02/04/09

A4.2

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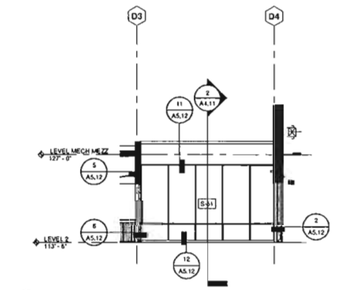
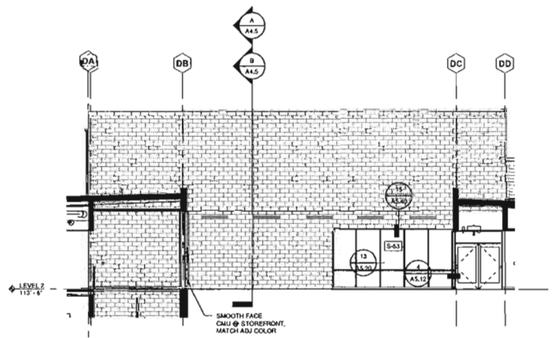
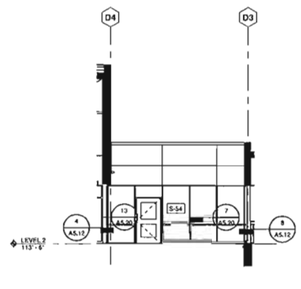


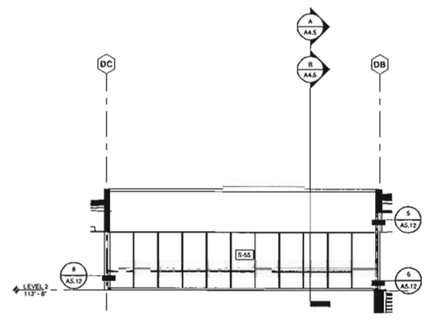
11 NORTH ELEVATION - NORTH COURTYARD
Scale: 1/8" = 1'-0"



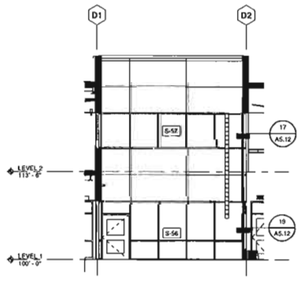
12 EAST ELEVATION - NORTH COURTYARD
Scale: 1/8" = 1'-0"



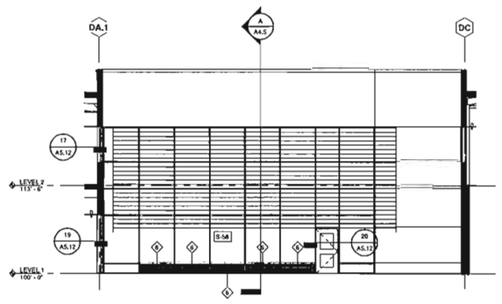
13 SOUTH ELEVATION - NORTH COURTYARD
Scale: 1/8" = 1'-0"



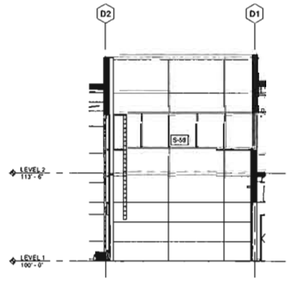
14 WEST ELEVATION - NORTH COURTYARD
Scale: 1/8" = 1'-0"



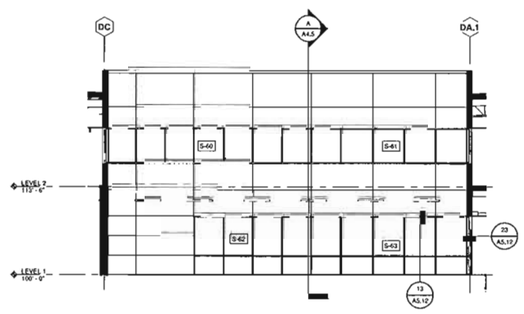
15 NORTH ELEVATION - SOUTH COURYARD
Scale: 1/8" = 1'-0"



16 EAST ELEVATION - SOUTH COURTYARD
Scale: 1/8" = 1'-0"



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



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

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EXTERIOR MATERIALS LEGEND

- 5/8" CFB LAP SIDING - 6" EXPOSURE
- CFB PLANK SIDING - 4" EXPOSURE
- CFB PLANK SIDING - 6" EXPOSURE
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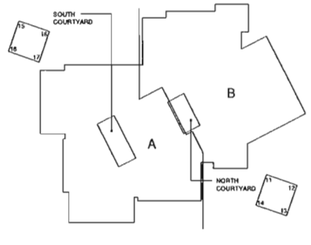
- CMU SMOOTH FACE
- ALUM BREAK SHAPE PER WINDOW MFR ANODIZED, COLOR EXFIN-X
- ALUM BREAK SHAPE PER WINDOW MFR, CLEAR ANODIZED
- CFB PANEL, PT EXFIN - 3
- CIP FORM LINER, BOARD FORM PATTERN

GLAZING LEGEND

- GLAZING AS SPECIFIED
- SPANDREL PANEL



EXTERIOR ELEVATIONS

REVISIONS

CONSTRUCTABILITY REVIEW

REGISTERED ARCHITECT
STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
16616 NE 32ND ST, BELLEVUE, WA, 98008

NAC ARCHITECTURE

1191 - SECOND AVE, SUITE 1400, SEATTLE, WA, 98101-2913 | 206.623.4535 | 206.623.2977

NAC NO	121-07072
DRAWN	CTA
CHECKED	MJR
DATE	02/04/09

A4.3

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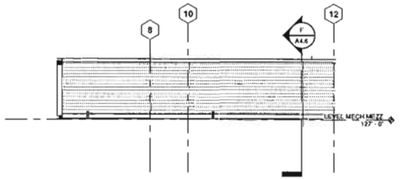
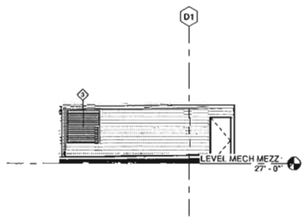
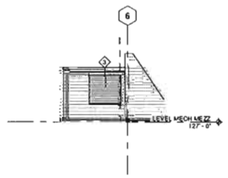


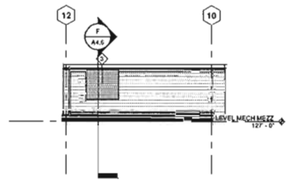
1 NORTH M301
Scale: 1/8" = 1'-0"



2 SOUTHEAST M301
Scale: 1/8" = 1'-0"

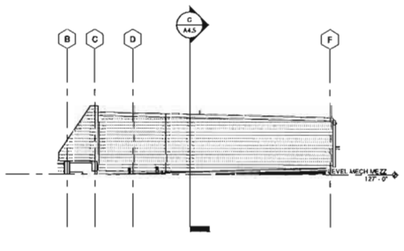


3 SOUTH M301
Scale: 1/8" = 1'-0"

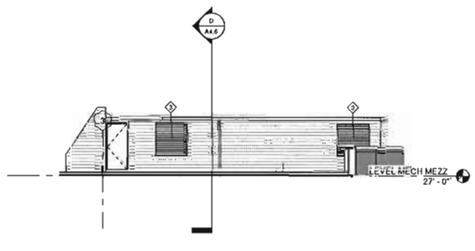


4 SOUTH 2 M301
Scale: 1/8" = 1'-0"

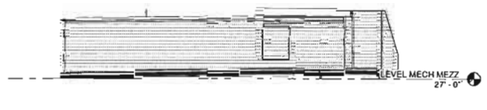
5 SOUTHWEST M301
Scale: 1/8" = 1'-0"



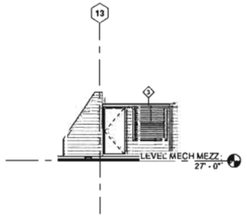
6 WEST M301
Scale: 1/8" = 1'-0"



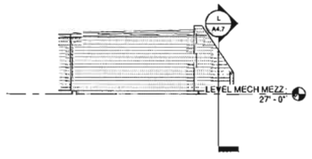
7 NORTH M302
Scale: 1/8" = 1'-0"



8 NORTHWEST M302
Scale: 1/8" = 1'-0"



9 NORTH M303
Scale: 1/8" = 1'-0"



10 EAST M303
Scale: 1/8" = 1'-0"

11 NORTHWEST M303
Scale: 1/8" = 1'-0"

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EXTERIOR FINISH GENERAL NOTES

1. EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
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3. ALL METAL FASCIA AND CONTINUOUS CLEATS TO BE PT 6.X (FACTORY FINISH).
4. EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH ADJACENT CFB LAP PANEL SIDING.
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- CFB PLANK SIDING - 4" EXPOSURE
- CFB PLANK SIDING - 6" EXPOSURE
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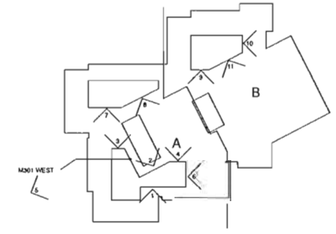
- CMU SMOOTH FACE
- ALUM BREAK SHAPE PER WINDOW MFR ANODIZED, COLOR EXFIN-X
- ALUM BREAK SHAPE PER WINDOW MFR, CLEAR ANODIZED
- CFB PANEL, PT EXFIN - 3
- GP FORM LINER, BOARD FORM PATTERN

GLAZING LEGEND

- GLAZING AS SPECIFIED
- SPANDREL PANEL



12 KEY PLAN EXT ELEV 4.4
Scale: 1" = 80'-0"

EXTERIOR ELEVATIONS

REVISIONS

CONSTRUCTABILITY REVIEW

REGISTERED ARCHITECT
STATE OF WASHINGTON

Bellevue School District
Ardmore Elementary School
16616 NE 32ND ST, BELLEVUE, WA, 98008

NAC ARCHITECTURE
2001 6TH AVE, SUITE 1900 | SEATTLE, WA 98121 | TEL 206.623.1104 | FAX 206.623.1445

NAC NO	121-07072
DRAWN	ARC
CHECKED	MRJ
DATE	02/04/09

A4.4

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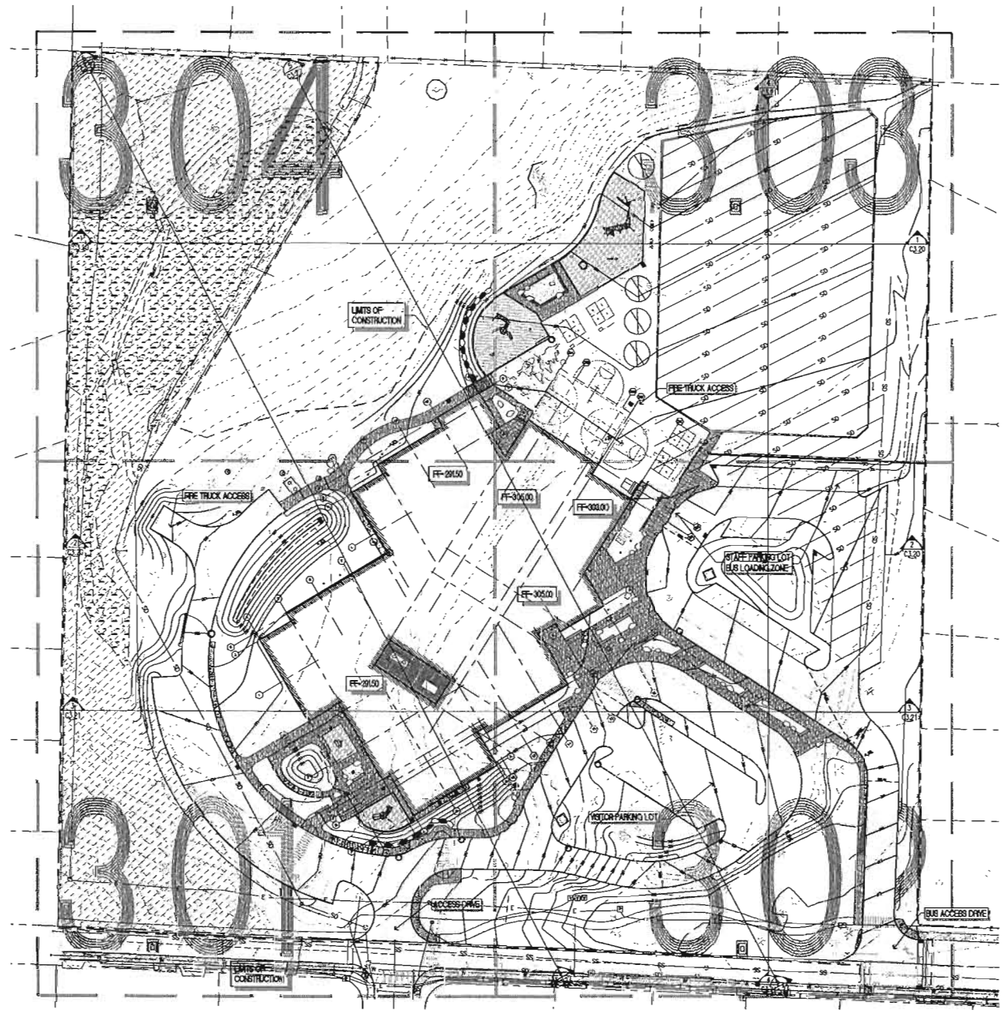
SEC 24 TWN 25N RNG 5E W.M.



0 20 40 80

SCALE 1" = 40'

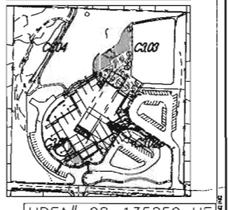
Call before you Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FHW			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

KEY MAP SCALE 1" = 200'



UDEA# 08-135259 UE

COMPOSITE GRADING PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
412 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206-243-0460
F: 206-243-5691

Bellevue School District
Ardmore Elementary School
15616 NE 32nd St.
Bellevue, WA 98008

STEPHEN C. PORTER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

NAC ARCHITECTURE

CPL NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C3.00

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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SEATTLE, WA 98101
P: 206-243-0460
F: 206-243-5691

Bellevue School District
Ardmore Elementary School
15616 NE 32nd St.
Bellevue, WA 98008

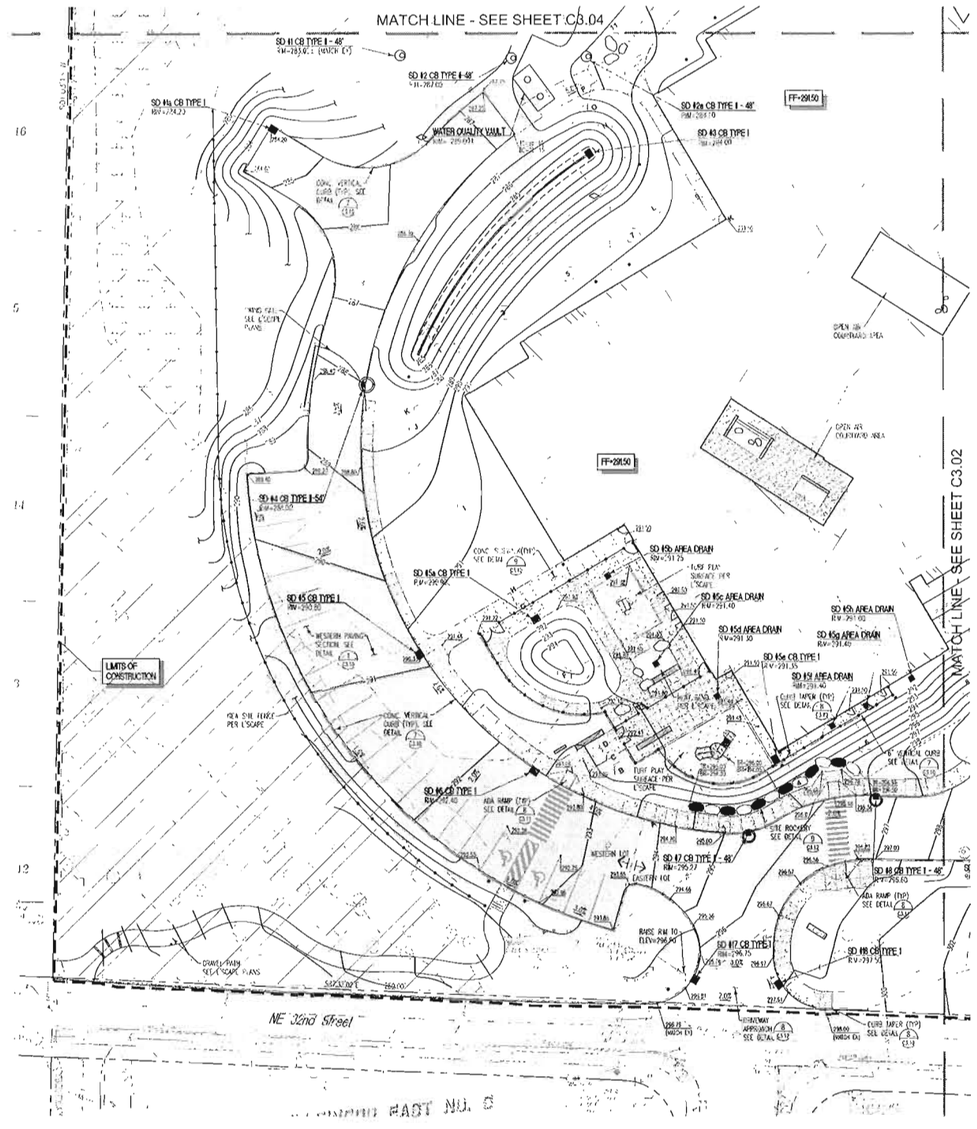
NAC ARCHITECTURE

CPL NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C3.00

COMPOSITE GRADING PLAN

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
POROUS ASPHALT			
ASPHALT OVERLAY			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			100
CONTOUR			93

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/TH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

KEY MAP SCALE: 1" = 200'

UDEA# 08-135259 UE

GRADING PLAN

REVISIONS

65% SUBMITTAL

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206/343-0460
F: 206/343-5691

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St.
Bellevue, WA 98008

STEPHEN C. PORTER PROFESSIONAL ENGINEER

NAC ARCHITECTURE

C/N NO	C08-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/13/09

C3.01

REVISIONS

65% SUBMITTAL

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A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
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P: 206/343-0460
F: 206/343-5691

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St.
Bellevue, WA 98008

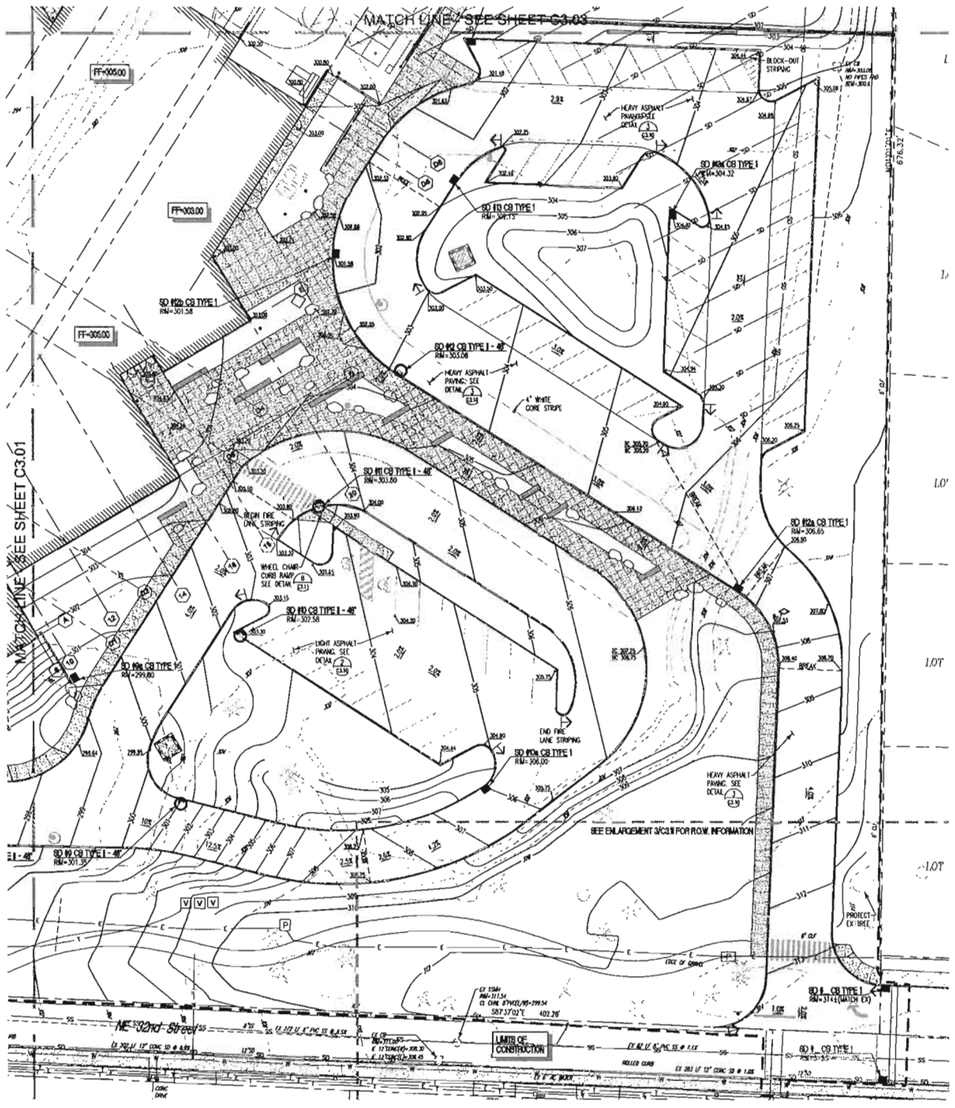
NAC ARCHITECTURE

C/N NO	C08-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/13/09

C3.01

GRADING PLAN

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

LEGEND

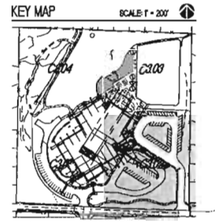
	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)	60'		
CONTOUR	58		

	EXISTING	REMOVE	PROPOSED
WATER LINE	W		W
STORM DRAINAGE LINE	SD		
SANITARY SEWER LINE	SS		
POWER	P		P
TELEPHONE LINE	T		T
GAS LINE	G		G
WATER METER/VALVE/HYDR			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

FIRE LANE STRIPING

- BEGIN AND END FIRE LANE STRIPING
- FIRE LANE STRIPING SHALL CONSIST OF "FIRE LANE - NO PARKING" IN 6" HIGH, WHITE LETTERING @ 50' O.C.
- PAINT CURBS RED

KEY MAP SCALE: 1" = 200'



UDEA# 08-135259 UE

GRADING PLAN

C3.02

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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P: 206-343-0460
F: 206-343-3961

Bellevue School District
Ardmore Elementary School
18618 NE 32nd St.
Bellevue, WA 98008

NAC ARCHITECTURE

JOB NO	C08-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C3.02

GRADING PLAN

SEC 24 TWN 25N RNG 5E W.M.

SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (UNS)

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)	—XXX—		—100—
CONTOUR	XX		—95—

	EXISTING	REMOVE	PROPOSED
WATER LINE	—W—		
STORM DRAINAGE LINE	—SD—		
SANITARY SEWER LINE	—SS—		
POWER	—P—		—P—
TELEPHONE LINE	—T—		—T—
GAS LINE	—G—		—G—
WATER METER/VALVE/FH	⊠ ⋈ ⊕		⊠ ⋈ ⊕
STORM CB/MH	▣ ◯		■ ◉
SANITARY SEWER MH/CO	◯ ○		◉ ○
GAS VALVE/METER	⋈ ◘		⋈ ◘
STREET LIGHT ASSEMBLY	—☼—		—☼—
TELEPHONE RISER/MH	◘ Ⓣ		■ Ⓣ
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

FIRE LANE STRIPING

- BEGIN AND END FIRE LANE STRIPING
- FIRE LANE STRIPING SHALL CONSIST OF "FIRE LANE – NO PARKING" IN 6" HIGH, WHITE LETTERING @ 50' O.C.
- PAINT CURBS RED

KEY MAP SCALE 1" = 200'

UDEA# 08-135259 UE

GRADING PLAN

C3.03

REVISIONS

CONSTRUCTABILITY REVIEW

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F: 206.343.3491

Bellevue School District
Ardmore Elementary School
13618 NE 32nd St.
Bellevue, WA 98005

NAC ARCHITECTURE

JOB NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C3.03

GRADING PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

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F: 206.343.3491

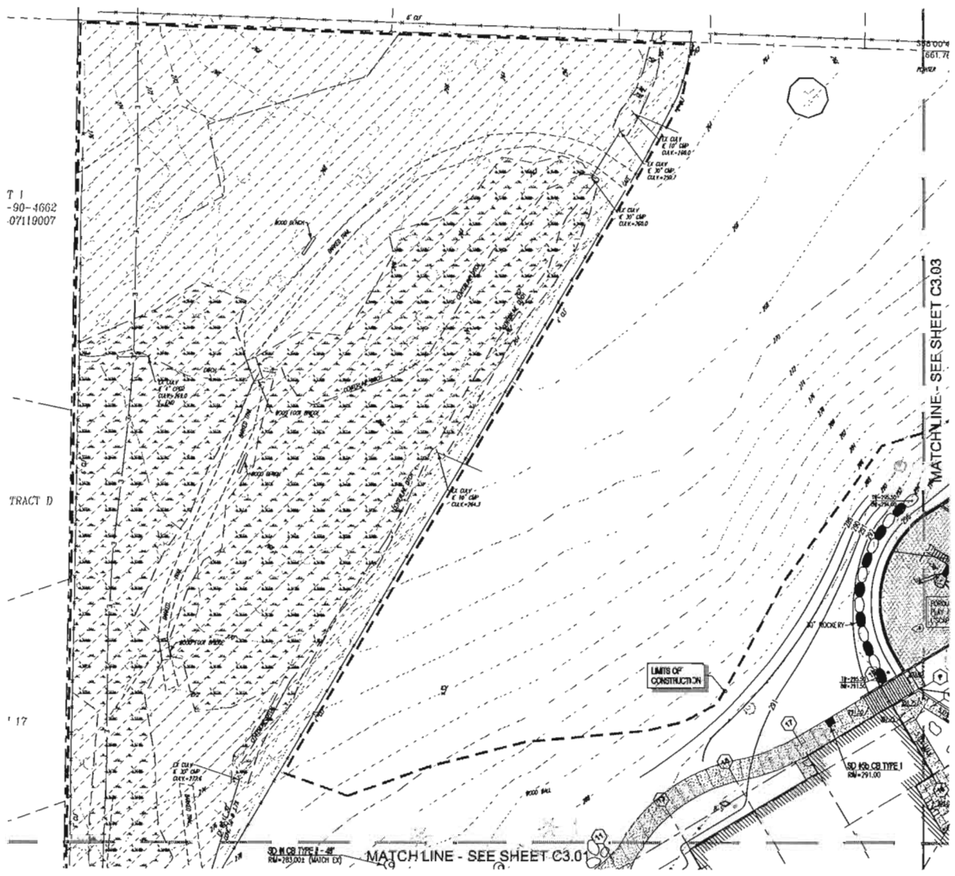
Bellevue School District
Ardmore Elementary School
13618 NE 32nd St.
Bellevue, WA 98005

NAC ARCHITECTURE

JOB NO C06-0030-03
DRAWN DJD
CHECKED KNK, JNP
DATE 02/04/09

C3.03

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/HYDR			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

FIRE LANE STRIPING

- BEGIN AND END FIRE LANE STRIPING
- FIRE LANE STRIPING SHALL CONSIST OF "FIRE LANE - NO PARKING" IN 6" HIGH, WHITE LETTERING @ 50' O.C.
- PAINT CURBS RED

KEY MAP SCALE: 1" = 200'

UDEA# 08-135259 UE

GRADING PLAN

C3.04

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206-343-0460
F: 206-343-3461

Bellevue School District
Ardmore Elementary School
18615 NE 32nd St.
Bellevue, WA 98008

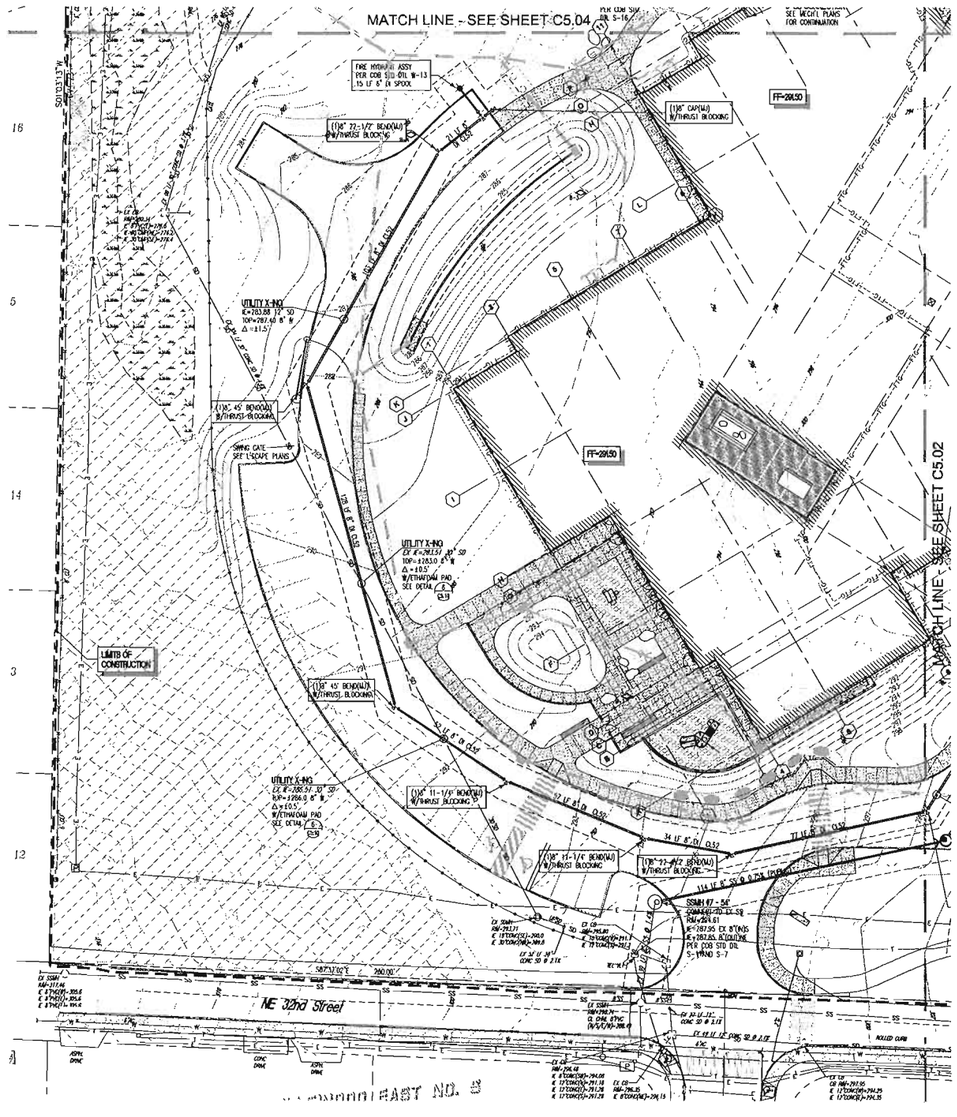
NAC | ARCHITECTURE
2001 SIXTH AVE, SUITE 1400 | SEATTLE, WA 98121-1800 | 206.441.4001 | 206.441.1807

OPP. NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C3.04

REVISIONS
CONSTRUCTABILITY REVIEW
COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206-343-0460
F: 206-343-3461
Bellevue School District
Ardmore Elementary School
18615 NE 32nd St.
Bellevue, WA 98008
NAC | ARCHITECTURE
2001 SIXTH AVE, SUITE 1400 | SEATTLE, WA 98121-1800 | 206.441.4001 | 206.441.1807
OPP. NO C06-0030-03
DRAWN DJD
CHECKED KNK, JNP
DATE 02/04/09
C3.04

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

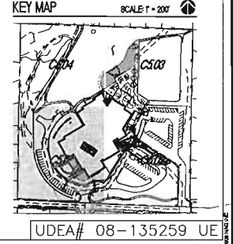
LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

SEE SHEET C0.01 FOR CITY OF BELLEVUE WATER AND SEWER NOTES

KEY MAP SCALE: 1" = 200'



UDEA# 08-135259 UE

UTILITY PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
411 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206.243.0460
F: 206.243.5691

Bellevue School District
Ardmore Elementary School
16616 NE 32nd St.
Bellevue, WA 98008

NAC ARCHITECTURE

CPL NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.01

UTILITY PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
411 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206.243.0460
F: 206.243.5691

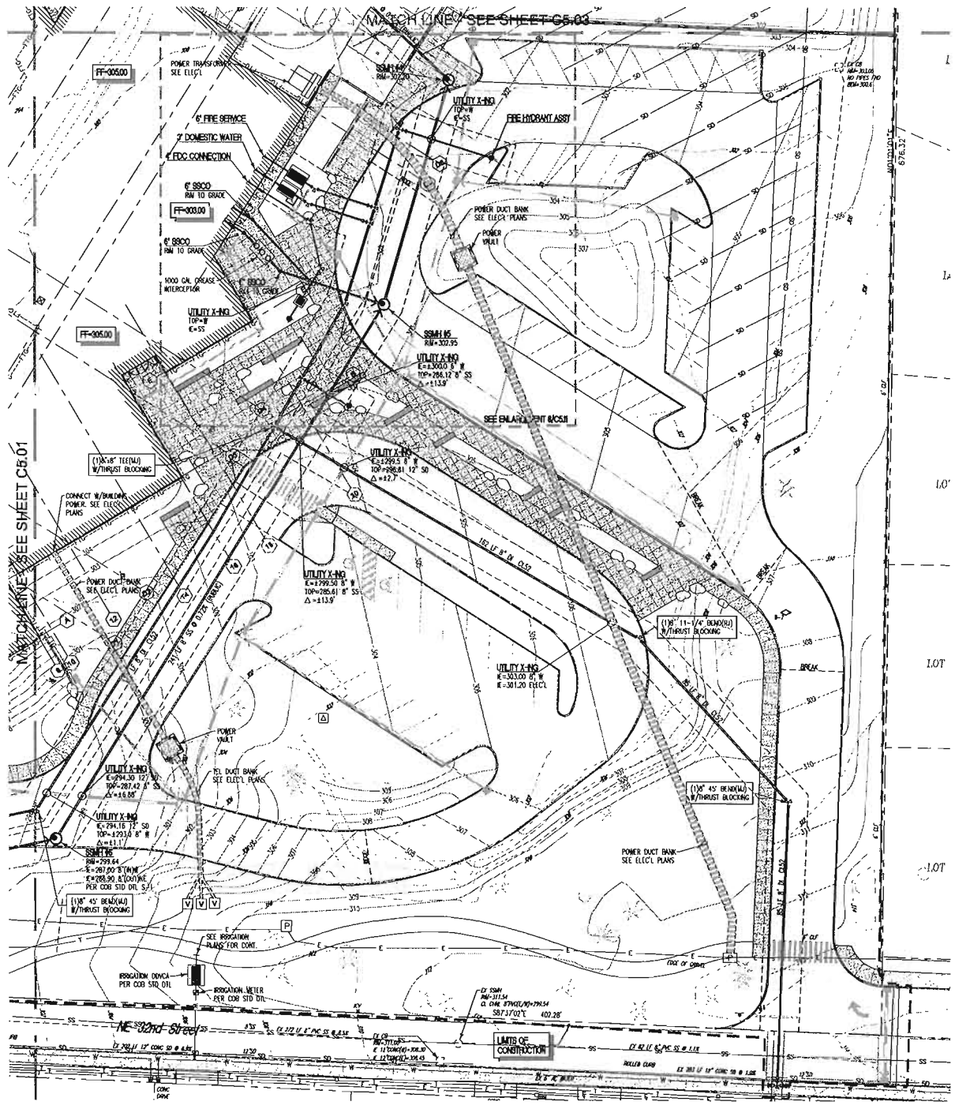
Bellevue School District
Ardmore Elementary School
16616 NE 32nd St.
Bellevue, WA 98008

NAC ARCHITECTURE

CPL NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.01

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555

UNDERGROUND SERVICE (USA)

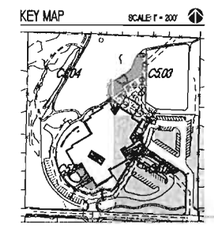
LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

SEE SHEET C0.01 FOR CITY OF BELLEVUE WATER AND SEWER NOTES

KEY MAP SCALE: 1" = 200'



UDEA# 08-135259 UE

UTILITY PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206.243.5440
F: 206.243.5691

Bellevue School District
Ardmore Elementary School
16615 NE 32nd St.
Bellevue, WA 98008

NAC ARCHITECTURE

CP. NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.02

REVISIONS

CONSTRUCTABILITY REVIEW

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413 PINE STREET - SUITE 300
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P: 206.243.5440
F: 206.243.5691

Bellevue School District
Ardmore Elementary School
16615 NE 32nd St.
Bellevue, WA 98008

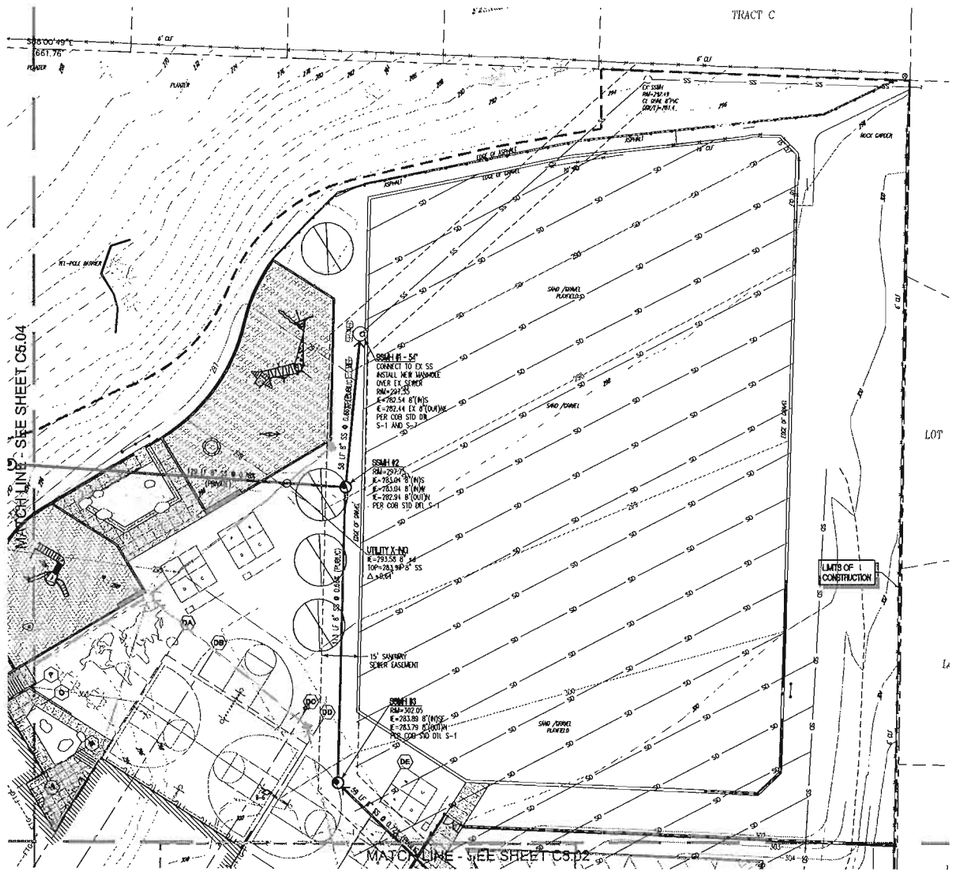
NAC ARCHITECTURE

CP. NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.02

UTILITY PLAN

SEC 24 TWN 25N RNG 5E W.M.



0 10 20 40
SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555
UNDERGROUND SERVICE (USA)

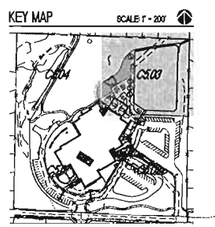
LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)	-100-		
CONTOUR	-99-		-98-

	EXISTING	REMOVE	PROPOSED
WATER LINE	-W-		-W-
STORM DRAINAGE LINE	-SD-		-SD-
SANITARY SEWER LINE	-SS-		-SS-
POWER	-P-		-P-
TELEPHONE LINE	-T-		-T-
GAS LINE	-G-		-G-
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

SEE SHEET C0.01 FOR CITY OF BELLEVUE WATER AND SEWER NOTES

KEY MAP SCALE: 1" = 200'



UDEA# 08-135259 UE

UTILITY PLAN

C5.03

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206-343-0460
F: 206-343-3691

Bellevue School District
Ardmore Elementary School
19618 NE 32nd St.
Bellevue, WA 98006

NAC ARCHITECTURE

JOB NO	C08-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.03

UTILITY PLAN

REVISIONS
CONSTRUCTABILITY REVIEW
COUGHLINPORTERLUNDEEN
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413 PINE STREET - SUITE 300
SEATTLE, WA 98101
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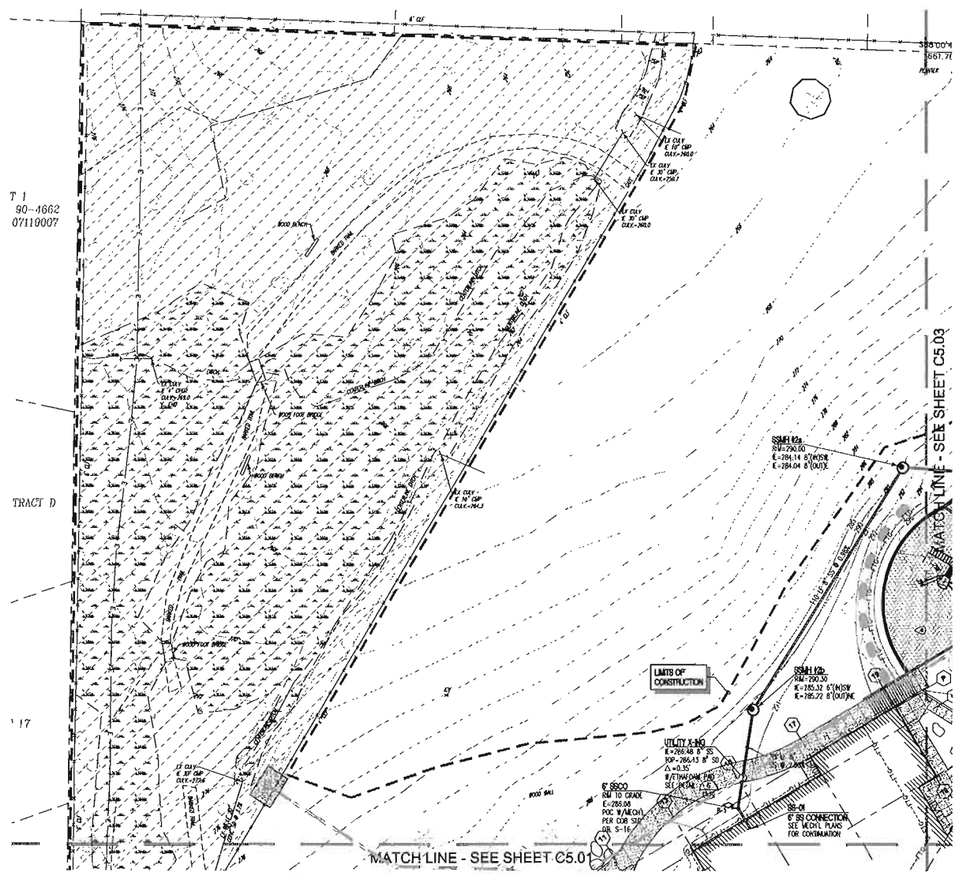
F: 206-343-3691
Bellevue School District
Ardmore Elementary School
19618 NE 32nd St.
Bellevue, WA 98006
NAC ARCHITECTURE
JOB NO C08-0030-03
DRAWN DJD
CHECKED KNK, JNP
DATE 02/04/09
C5.03
UTILITY PLAN

SEC 24 TWN 25N RNG 5E W.M.



SCALE 1" = 20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

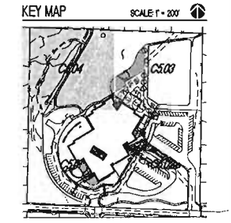
LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
HEAVY ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
SAWCUT LINE			
CONSTRUCTION LIMITS			
SITE FENCE			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			
WETLAND AREA			
WETLAND BUFFER ENHANCEMENT AREA			
BORING LOCATIONS			

SEE SHEET C0.01 FOR CITY OF BELLEVUE WATER AND SEWER NOTES

KEY MAP SCALE 1" = 200'



UDEA# 08-135259 UE

UTILITY PLAN

REVISIONS

CONSTRUCTABILITY REVIEW

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
413 PINE STREET - SUITE 300
SEATTLE, WA 98101
P: 206.243.0460
F: 206.243.3691

Bellevue School District
Ardmore Elementary School
15615 NE 32nd St.
Bellevue, WA 98008

NAC ARCHITECTURE

DR. NO	C06-0030-03
FILE	
DRAWN	DJD
CHECKED	KNK, JNP
DATE	02/04/09

C5.04

UTILITY PLAN

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