City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Spiritridge Elementary School**
Proposal Address:	16401 SE 24th Street
Proposal Description:	To demolish an existing 35,375 square foot structure and remove two portables to construct a two-story 64,800 square foot facility with 87 parking stalls along with 26 vehicular loading areas on 9.1 acres in an R-5 land use district. The existing 8,175 square foot Early Child Care (ECC) building will remain with this application.
File Number:	**09-130090 LA**
Applicant:	Bellevue School District 405
Decisions Included:	Administrative Conditional Use, (Process II)
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance Issued August 5, 2009, 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:	November 16, 2009
Public Notice (500 feet):	December 10, 2009
Public Meeting:	January 7, 2010
Minimum Comment Period:	January 7, 2010
Bulletin Publication Date:	**April 15, 2010**
Appeal Deadline:	**April 29, 2010**

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 35,375 square foot school to construct a two-story 64,800 square foot facility in an R-5 land use district. Two portables will be removed from this site with this proposal. The existing Early Child Care (ECC) Center will remain with this application. It will not be open during construction and the exterior will be modified with this application to match the new facility. Interior modifications are expected as well.

This is the ninth 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 a part of the bond measures that were passed by the citizens of Bellevue. The District has conducted studies to determine the cost effectiveness of upgrading its existing facility versus demolition and construction of a new facility. It was determined that a new facility for Spiritridge 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 Spiritridge 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 2009-2010 school years is 305 students. Student population at this school has stayed at this level for several years. Spiritridge Elementary was originally constructed in 1969 with 477 students. With this application, the Prism program for gifted and talented students will be transferred from Stevenson Elementary to this site. Program participants will add between 120 to 150 students to the Spiritridge student population for a total of 455 students.

Construction is scheduled to begin at the conclusion of the school year in June 2010 with completion estimated August 2011. Bellewood, the District's swing school where students are located during construction activities, is currently being utilized by the Ardmore student body. Next year Bellewood will be utilized by the students of Spiritridge.

II. Site Context and Description

Spiritridge Elementary School is bounded by SE 24th Street at its north property line and single-family residences at its south, east, and west property lines. The surrounding neighborhood contains single-family residences that were generally constructed from the 1960's through 2009. The homes tend to be rambler style homes with two story homes as well.

The existing school is one story and located more towards the northern portion of the site. The lot itself is of a uniquely shaped geometry as it has a very narrow street frontage to SE 24th Street. The site actually narrows along its east and west boundaries until the existing play field is reached.

Paved parking areas are located at the northwest and north portions of the site. An existing playfield is located south of the existing facility. The existing school contains three buildings that are connected through external corridors. Two portables are 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.

Site topography is relatively level but slightly dips to the east towards adjacent single-family development. Along the western property boundary, the site slopes up beyond the existing ECC building to the existing single-family residences. Site elevations around the existing school building range between approximately 334 to 345 feet.

Mature trees exists throughout this site but are more abundant adjacent to existing property lines. There is an existing Lake to Lake walking trail that exists along the school's northern property boundary. There is also an existing pedestrian trail that exists at the southeast corner of the site which allows students who live south of this facility to gain access here rather than walking around to the front door. No changes are proposed to this existing pedestrian access.

III. Proposed Site and Building Design

Design Goals

Spiritridge Elementary School has been designed to be approximately 50% larger than the existing facility. The school is designed primarily as a two story facility with approximately 18,600 square feet for the upper floor and 46,200 square feet for the lower floor for a total of 64,800 square feet. 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.

When the District began its review of this site, it received many comments from neighbors requesting that the new school maintain the unobtrusive character of the existing facility.

They requested that a new structure be tucked into the site while maintaining the existing treed character of the site. Additionally, the neighbors desired a facility that would have colors and materials that would reflect the woodsy character of the site. The District has strived to design a facility that reflects these neighborhood interests. See below for review of the proposed site and building design.

Site Design

The proposed location of the new school is generally within the same building footprint of the existing structure as shown in the adjacent aerial. The classroom wing has been sited to align with the easterly property line to frame the proposed two story academic wing with the existing evergreen trees while the administration suite and gymnasium will be located in the central portion of the site behind the existing ECC building. The new alignment of the proposed facility will create additional area in the front of this structure for more parking, a focal entryway and a larger front yard courtyard.

The main parking areas will be maintained in their current location but will be expanded with this application. The current ingress and egress points will remain in their existing configuration. Ingress to this site will take place at the northwest corner of the site. Traffic will then flow in two directions: buses will flow to the east to their own drop off and pick up area just north of the two story academic wing while vehicles will flow south into a defined drop off/pick up area or into a central parking lot. Exiting from the vehicle parking lot then flows north through the staff parking lot and to an existing egress at the northeast corner of this site. Each parking lot will provide an accessible path of travel to the main school entry. Service deliveries to the facility will access the site from SE 24th Street and flow into the vehicular parking area and onto a driveway located south of the ECC and north of the proposed gymnasium for product receiving. This area will also contain an area for staff parking.

The existing playfield will remain in its current location although a new play surface will be added to the north and east of this field. A covered play area will also be provided at the southwest corner of the gymnasium.

The building and parking layouts are designed to preserve the mature trees along the frontage of SE 24th Street and to maintain the existing Lake to Lake connections that are used by the adjacent neighborhood. Accordingly, the Departments of Transportation and Development Services will not require standard frontage improvements in this area in order to limit impacts to the trail and to maintain the trees in this area.

Building Design

The new Spiritridge Elementary School has been designed to create a defined entryway that faces north towards SE 24th Street. Weather protection along with exterior concrete benches of various colors will accent this entryway. It will be further defined by the proposed landscaping plan that will contain both overstory and understory materials that will draw pedestrians to this plaza area. The lobby and library connect the west end of the facility to the administration suite/gymnasium/cafeteria/ and performance areas while also providing connection to the east into the two story academic wing. The library is open to the second floor.

The classroom wing is broken down into smaller clusters of classrooms which are articulated as individual masses and connected by smaller building blocks (connectors) that house the support services. The main classroom blocks have sloped roofs with long overhangs. The connectors are recessed from the face of the main building, sit lower, and have flat roofs. The overall objective for this design is to create a "village" quality for the site and to avoid a large institutional design. High clerestory windows have been provided for natural light, vision windows, and large storefront windows near the building entry demark the public plaza area as a social gathering space. 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.

A student garden is also planned at the northeast façade of this structure. A large, mosaic tile currently exists on the gymnasium wall will be retained and turned into a mural to accent the school garden. The wall will become a freestanding garden wall to provide continuity between the old facility and the new.

Materials/Colors

The exterior building materials are another opportunity to fit the building within the context of the existing site. The metal roofs will be dark green, reminiscent of the green bows of the many evergreen trees on the site. Below the canopy of the roofs, the buildings will be clad in horizontal siding, which is common on the neighboring houses. They will be painted a combination of two shades of brown to reflect the variety of colors that occur in the tree trunks on-site. The connectors will be clad in a simpler and darker, metal siding so that they become secondary to the main building masses. Window frames will be dark bronze so that they do not detract from the glass which will reflect the surrounding trees during the day.

Natural colors will extend into the interior of the building with a brown hued carpet in the main lobby and entry, reflecting the leaf covered walking paths outside, and green hued carpets in the classrooms and corridors to extend the outdoor landscape inside. Interior spaces will painted a light warm color to create a bright, warm learning environment. Splashes of bright colors, taken from vegetables in the school gardens, will highlight certain areas such as classroom entries.

In regards to lighting fixtures, no examples have been submitted for staff review and exterior approval for this project. The applicant will be required to submit examples of the selected wall and parking lot lighting fixtures for staff review and approval prior to issuance of a building permit. See Section XI for related condition.

If the District proposes any change to the existing signs for this facility, a separate sign permit package will need to be submitted prior to the issuance of building permits. See Section XI for related condition.

Sustainability

There is a growing recognition that responsible design is sustainable design. The design team for Spiritridge Elementary has looked at opportunities where good design can both reduce the impact on the environment and reduce long term maintenance and operations costs as well. None of the systems have been finalized and research in conjunction with the District maintenance department is ongoing, but there are several innovative systems under consideration, including (but not limited to):

- Rain gardens
- Reduced irrigation
- Enhanced insulation technology
- New daylighting technologies
- Lighting sensor control system throughout interior
- Ground coupled heating system
- Recycled content construction materials

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	9.10 acres or 396,604 square feet
Lot Coverage(1)	35 percent	14 percent
Impervious Surface(2)	80 percent	44 percent (176,648 square feet)
Building Height(3)	40 feet	39 feet
Building Setbacks Front (north) Side (east) Side (west) Rear (south)	 20 feet 50 feet 50 feet 50 feet	 188 feet 61 feet 60 feet 420 feet
Parking	Unspecified Use	34 Staff (north lot) 6 Staff (west lot—adjacent to bldg.) 42 Parent/visitor 18 Parent pick up/drop off lane 8 Bus lane (upon their exiting) 5 Handicap stalls **Total Provided:** 113 stalls
Landscaping (Perimeter) North South East West	 10 feet 10 feet 10 feet 10 feet	 47 feet **(4)** 40 feet 10 feet to 100 feet 15 feet to 80 feet
Parking lot Landscaping	2,650 square feet	6,542 square feet or 75 feet per stall
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 859 diameter inches	4,961 diameter inches or 86% diameter inches remaining
Tree Preservation Perimeter	100% of diameter inches	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.

---

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 SE 24th Street. The existing Lake to Lake path exists in this area through an easement along with substantial trees. Frontage improvements would impact the existing easement and trees if standard right-of-way improvements were required. The existing meandering sidewalk will remain 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 north and south parking lots. As noted above, the minimum requirement for parking lot landscaping is 2,650 square feet. The District is providing 6,542 square feet by creating rain gardens that are heavily vegetated with overstory and understory vegetation within the staff and visitor parking lots.

In addition to the above, the District will be upgrading 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. The all weather field will be composed of sand with upgraded drainage. After this work is complete, the City Parks Department will schedule the play field for soccer and baseball once field redevelopment is complete.

D. Height Requirement

LUC Chapter 20.20.740 permits school facilities to increase the maximum building height from the R-5 district's 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. Both of these conditions have been met with this project. Building height is proposed at 39 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 thus complying with this requirement.

E. Parking Standards and Site Circulation

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. 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, see file for GTC's report. Site reconnaissance was conducted on March 26, 2009.

Currently, there are two access points to this site from SE 24th Street: ingress occurs at the northwest corner while egress occurs at the northeast corner of the site. No changes will be made to their current locations. Both buses and vehicles converge in the same area to conduct drop off/pick up activities.

With this application, buses and vehicles will be separated, with buses entering at the northwest corner and then flowing to the east into a separate drop off/pick up lane. Alternatively, vehicles will also enter through the northwest ingress but will continue south into the parking lot or flow into a drop off/pick up lane. The 180 foot drive lane that leads up to this area creates an additional nine vehicle storage area while waiting to pull in front of this facility. There is the opportunity to utilize the bus lane for additional student drop off/pick up after buses have vacated the area. This site will

also be served by two regular school buses, one special education bus, and two before/after school program vans.

There is an existing crosswalk located on SE 24TH Street that is used by pedestrians. GTC noted that there were 70 crossing pedestrians (parents/children) who utilized this crosswalk. In addition to this crosswalk, there is an existing trail at the southeast portion of the site that ties into a walkway along the east side of the playfield which outlets at the intersection of 166th Avenue SE at SE 27th Street. GTC noted that there were 27 pedestrians who utilized this trail to access the school.

V. Public Comment

The City held its required public meeting on January 7, 2010. One person from the public attended this meeting with City staff, the District and its consultants. This individual had questions regarding building design, timing of construction, construction costs of project which were addressed by the District's consultants.

District Held Public Meetings

The District conducted two public meetings for this project: one on May 27th and November 27, 2009. The meetings were well attended with community meeting minutes provided for City files. The District's consultants addressed neighborhood questions regarding parking, transfer of the Prism Program from Stevenson Elementary to Spiritridge, tree removal, the existing ECC, architectural design of the facility, and the play field.

Written correspondence

As of the date of this staff report, no written correspondence has been received for this project.

VI. Technical Review

1. 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.

2. 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 XI and XII 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.

6. Transportation Department

The existing student population (2009-2010 academic year) is currently 305 students. Traffic counts for the proposal were taken in March 26, 2009, when the student population was 292 students. The new school will be designed to accommodate 480 students. The maximum expected enrollment increase at Spiritridge Elementary School is 188 additional students to a total of 480 students, which is equivalent to the new school's capacity.

Using ITE Trip Generation Manual (8th Edition, 2008), 292 students generate 131 a.m. and 82 p.m. peak hour trips on an average weekday. However, the trip count by the school traffic consultant, Gibson Traffic Consultants (GTC) on Thursday March 26, 2009, found a total of 251 peak trips (135 inbound and 116 outbound) during the a.m. peak hour for the existing condition. During the same day, school p.m. peak traffic counts revealed 196 peak hour trips (86 inbound and 110 outbound). In order to analyze "worst case" traffic conditions at the site, GTC has utilized the driveway count data to estimate the future peak-hour traffic volumes.

Predicted traffic operations as well as parking supply and demand are discussed in a Traffic and Parking Study, dated November 2009, by GTC. This document is on file with the city.

A. Existing Transportation Facilities and Services

The school site has street frontage on SE 24th Street, which is classified as a Collector Arterial. SE 24th Street presently carries an estimated 3,600 vehicles daily on an average weekday (AWDT) east of 161st Avenue SE, assuming that a.m. peak hour traffic volumes are 10 percent of daily traffic volumes. The daily volume on SE 24th Street east of 168th Avenue SE is estimated at 1,600 AWDT. The existing accesses to Spiritridge Elementary School have 135 inbound and 116 outbound trips during the school a.m. peak hour (8:00-9:00 a.m.) and 86 inbound and 110 outbound trips during the afternoon school peak hour (3:00-4:00 p.m.). The a.m. peak volumes at the school driveways are approximately 28% higher than school p.m. peak traffic volumes since it appears there are significant drop-off trips by parents on their way to work during the a.m. peak.

Presently, all vehicular access to the site is via two driveways on SE 24th Street. A maximum of 70 students and parents crossed SE 24th Street on foot during a.m. and school p.m. peak hour.

Standard street frontage improvements (curb, gutter, and sidewalk) do not exist on the site's frontages as they terminate at the west side of the site where there is an existing crosswalk near the 166th Avenue SE/ SE 24th Street intersection. Currently, there is a public pedestrian path along the north side of the school property parallel to SE 24th Street from 161 Avenue SE to 166th Avenue SE. In addition, there is a pedestrian trail that connects to the school site from SE 27th Street. The city is considering a no-parking zone on a small portion of SE 27th Street in order to improve visibility where the trail from the school connects to SE 27th Street. The city may decide to implement this independently from the school proposal.

The site presently provides 68 parking spaces. Observation by the traffic consultants on March 26, 2009, prior to school dismissal found a total of 39 marked spaces and 5 marked spaces plus one for disabled parking at the main lot, and a small lot on the west side of the school includes 6 marked spaces plus one for disabled parking. There were also two drop-off/ pick-up lanes with storage for 18 vehicles for a total of 68 marked/ loading spaces plus two disabled spaces. Including the number of cars parked on-site (49), plus number of cars

parked off-site (9), and the number of cars parked in the drop-off/ pick-up area before the bell rang (18) there is a demand of 76 vehicles on-site before the bell rings. It is estimated that the 76 vehicles on-site, there are 30 to 35 staff members that are on-site on any given day included in 76 vehicles.

Several Metro bus routes serve SE 24th Street near to the school site. For example Route 926 provides all-day service. In addition, there are two regular school buses, one special education bus, and two before/after school program vans that currently serve the elementary school site.

B. Short-Term Impacts

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 current site design.

1. Trip Generation: Currently, the school has 305 students. The school district projects enrollment of 480 at the current site when the construction of the new building is completed. That figure is expected to remain stable for the foreseeable future, and the new school is being designed to hold no more than 480 students. According to Section 520 of the ITE Trip Generation Manual (8th Edition, 2008), the existing 292 students are expected to generate 377 daily, 131 a.m. peak, and 82 p.m. peak trips on an average weekday or school day. However, a.m. peak traffic counts at the school entrance and exit, taken on Thursday March 26, 2009, indicate that school traffic volumes are 192% higher than ITE trip estimates, with 251 a.m. peak trips (135 vehicles inbound and 116 outbound) for existing conditions. School p.m. peak traffic counts taken on the same day indicate that school p.m. peak traffic volumes are about 239% higher than ITE trip estimates, with 196 a.m. peak trips (86 vehicles inbound and 110 outbound). In order to analyze the worst case traffic conditions at the school site, GTC has utilized existing driveway count to estimate future peak hour traffic volumes and peak-hour LOS conditions.

For future school traffic with the proposed school building, GTC assumed the same traffic generation characteristics as counted at the existing school driveways with new school traffic proportional to the expected maximum growth in the student enrollment. The maximum expected enrollment increase at Spiritridge Elementary School is 188 additional students to a total of 480 students, which is equivalent to the new school's capacity. Therefore, the student population could increase by a maximum of 64% with the new 480-student building. For the critical a.m. peak period, school traffic would increase by estimated 161 trips (86 inbound and 75 outbound) and by 125 p.m. peak trips (55 inbound and 70 outbound).

Spiritridge Elementary School will become the home of the Prism Program for gifted and talented students. This location change is anticipated to occur in fall of 2011. The program is currently located at Stevenson Elementary School with specialty classes taking place at Odle Middle School. The program is anticipated to have between 120 to 150 students, which coincides with the increase in student population at Spiritridge Elementary School. Bus transportation will be provided for all of the students outside of the one mile walk distance to Spiritridge Elementary School. Furthermore, transportation will be provided between Spiritridge Elementary School and Odle Middle School for students attending special classes. For future trip generation purposes, it is anticipated that the 64% increase to existing trips will account for the Prism students as the existing trip generation for Spiritridge Elementary School has a high percentage of car trips compared to other schools

in the Bellevue School District. Prism students account for the majority of the anticipated 64% increase.

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:

i. Total on-site parking spaces/ storage provided by the proposal will increase from 76 spaces to 113 spaces per GTC information provided as part of the school's Traffic and Parking Study.
ii. The new supplied parking will be sufficient for the estimated increase to 75 parent vehicles with the proposal.
iii. 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 of SE 24th Street. The west access point will be designated as inbound only while the east access will be for outbound traffic only.

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 480 students can be accommodated in both the morning and afternoon peak periods.

Compared to other schools, the city has received few complaints about traffic congestion or spillover parking for the existing Spiritridge 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 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.

3. Pedestrian Access and Safety: City staff and Bellevue School District examined the layout of nearby streets and the distribution of homes within approximate walking distance, and decided to anticipate the most likely school walking routes by requiring various pedestrian and safety facilities on some of the school's street frontages and on other nearby streets, as summarized below:

a. SE 24th Street: The applicant is proposing a new driveway approach with concrete vertical curb for the both existing access points along with marked crosswalk per city's Standard Drawing TE-7. In addition, a north/ south pedestrian concrete walkway (6-foot wide) will be installed by the applicant adjacent to the driveway along the east edge of the site, so that pedestrians coming from the east along SE 24th Street can enter the site and approach the building without crossing any active driveway. Similarly, a 6-foot wide concrete walkway is proposed along the west edge of the site. Street lighting will be provided along the north and south side of SE 24th Street frontage along the school's site. In addition, pedestrian lighting will also be provided along the internal public walkway parallel to the public road.

b. School zone signage regarding both speed and crosswalks, in compliance with city, state, and MUTCD standards, must be installed where needed on SE 24th Street and SE 27th Street.

c. All new sidewalks or crosswalks will require access ramps as needed to comply with the Americans with Disabilities Act (ADA).

d. The city's trail system shows a trail, EG-7, connecting through the school site from SE 27th Street at the northeast corner of the site. The existing trail is planned to be improved as part of the overall school development.

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

1. On-Site Improvements: The site will continue to have two access points, with the west access point designated as inbound only with one-way circulation while the east access will be for outbound traffic. The west access is currently offset from 166th Avenue SE by about 11 feet measured near edge to near edge. The last 5-year accident history shows that there is no accident history attributed to the intersection. The new west access will be constructed at the same location. The west access will be constructed as a one-way inbound driveway with two lanes one for cars and one lane designated for school bus only. The east access point will be constructed as a one-way outbound driveway with separate left and right egress lanes. The proposed project will include 113 parking spaces (40 staff parking, 47 parent parking spaces, 26 pick-up/ drop-off loop area). Site plan improvements will improve safety and efficiency at the access points and improve on-site circulation. On-site pavement markings, signs, and pedestrian improvements will be installed to improve traffic flow and safety. Installation of a new bus drop-off loop and a separate parent drop-off area is an important part of the improved on-site circulation pattern. See below for related Conditions of Approval.

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 Spiritridge 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 and Off-Site Improvements: The engineering design details of the street frontage improvements listed below are not finalized at the time of writing this staff report but will be finalized prior to Clear and Grade issuance. Therefore, the improvements listed below, although required to mitigate traffic impacts and pedestrian safety, should be viewed as conceptual at the date of this report. Some of the engineering details may change prior to final approval of the Clear and Grade permits for this project.

a. SE 24th Street:

i. Install two new poles and lights on SE 24th Street per the approved street lighting plan. In addition, the public pedestrian walkway on the south side of SE 24th Street parallel to the road will be illuminated.
ii. Reconstruct the two existing driveways per plans and details submitted on January 21, 2010, including installation of concrete vertical curbs and 33-foot curb returns.
iii. Install school zone speed limit signs and crosswalk warning signs consistent with city, state, and MUTCD standards.
iv. Storm water treatment must meet Utility Department requirements, as appropriate.
v. Install 6-foot wide concrete walkways from SE 24th Street to the building main entrance along the east and west side of the site as shown on civil plans such as C5.01 and C5.10 submitted to the city on January 21, 2010.

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 and subgrade to be restored according to engineering principles documented in Transportation Department Design Manual, Section 21 and shown on standard drawings ROW-1 through ROW-5. Presently, SE 24th Street adjacent to the school site is classified as "No Street Cuts Permitted". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

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 or trip generation predicted for a project site to the assumptions made in the Environmental Impact Statement for the City's Transportation Facilities Plan. That Plan evaluates traffic impacts based on 14 different Mobility Management Areas for the city. For the Spiritridge Elementary School, both the existing and future building is within the Eastgate Mobility Management Area (MMA # 10); therefore, the long-term land use assumptions for that MMA as a whole will not change. Thus, at the MMA level, long-term traffic impacts of the proposed project are not an issue.

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 and XII for related conditions.

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 August 5, 2009, with an appeal period ending August 19, 2009. 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 Eastgate 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 Eastgate subarea:

   Circulation

   Policy S-EG-14. Improve safety for pedestrians and other nonmotorized users by providing and maintaining an integrated on-street and off-street system.

   Discussion: The City should create a nonmotorized action list that proposes projects to eliminate missing links in the nonmotorized transportation system. It is important to use this list when reviewing tasks such as capital projects, the Street Overlay Program, and maintenance projects. The list could identify both interim and long term capital improvements.

   Finding: The existing Lake to Lake pedestrian easement will not be impacted by this development proposal. This meandering easement will continue to serve students that will access this site and the neighboring community. Internal to the site, there are two sidewalks, one located at the northeast and northwest corners of the site that will draw pedestrians to the front door of this facility. Landscaping will enhance the pedestrian experience along these walkways.

Community Design

Policy S-EG-19 Maximize the use of existing vegetation and topography to separate and buffer different land uses.

Discussion: The Subarea has natural, vegetated topographic breaks between the commercial/office developments and the residential neighborhoods. These natural buffers should be retained to keep these uses separate but compatible.

Policy S-EG-2 Encourage the preservation of sufficient natural vegetation to assure amenable views.

Finding:

There is a large amount of significant evergreen trees that have been maintained along the property boundaries of this school to create a visual separation between this facility and adjacent single-family uses located to the east, west and south of this site. Landscaping enhancements will also occur as necessary to increase the overstory and understory in these areas. The retention of the large trees on this site also provides vegetated views for adjacent single-family residents.

Policy S-EG-23 Diminish the affect of rooftop equipment on views from residential areas.

Finding:

No mechanical units will be placed on the roof of this facility. Mechanical attics have been provided within the building as required for this project as it has gained extra height as noted in Section IV.A.D above. Therefore, no mechanical equipment may be placed on the roof of this facility.

Policy S-EG-25 Use landscaping to complement building and site design.

Discussion: Eastgate has a variety of land uses with large areas of office development. Site design should use street lighting and landscaping to accentuate walks and roads, soften paved areas, and screen development from adjacent residential uses. Large color spots of flowers should be used to accentuate areas visible from streets. When possible, plantings of trees and shrubs should be large enough to complement the scale of the building.

Finding: The District has fulfilled the landscaping requirements for a school facility. See Section IV.A.C above for a review of the landscaping discussion.

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: Spiritridge 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 and XII 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 2010 to August 2011. In order to minimize detriment on residential uses in the immediate vicinity of the Spiritridge 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 and XII for related conditions.

X. Decision of the Director

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

XI. 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. **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

3. **Final Engineering Plans:** Prior to issuance of the primary building permit for the school project, the engineering plans must be complete and must correctly show all street frontage improvements and related access improvements, including the items listed below or specified above under Short-Term Impacts or Short-Term Mitigation. All frontage improvements must meet the requirements of City Code and the Transportation Department Design Manual. As appropriate, standard detail drawings from the Design Manual must be included in the final engineering plans. Plans submitted as of January 21, 2010 are satisfactory for approval of the Administrative Conditional Use permit. However, further engineering review for the Clear and Grade or Building permits may necessitate changes of some engineering details.

a. The school district is responsible for full frontage improvements on SE 24th Street. However, the city prefers to retain the existing pedestrian path parallel to SE 24th Street rather than requiring standard curb, gutter, and sidewalk. Aside from new driveway connections and street lights, the only required street frontage improvements are as follows:

- Fix any damaged asphalt or areas that are not ADA compliant on the pedestrian path parallel to SE 24th Street from 161st Avenue SE to 166th Avenue SE.
- Provide appropriate crosswalk markings where the pedestrian path crosses the driveways on SE 24th Street, with the parallel bar style as shown on detail drawing TE-7.
- 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. All signs and markings must be per MUTCD standards and thermoplastic markings must be used throughout the site except for parking stalls.

d. 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.

e. 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.

f. Install new streetlights on SE 24th Street, and pedestrian lights along the public path parallel to SE 24th Street including luminaires, poles, conduits and other necessary hardware. Plans will be produced by Puget Sound Energy with review and approval by the Transportation Department.

g. No new overhead utility lines will be allowed along or across any city street right of way.

h. Landscaping, signage, and any other features shall not block sight lines as 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: Abdy Farid, 425-452-7698
Authority: BCC 14.60.110, 120, 150, 180, 181, 190, 210, 240, 241, and 250

4. **Trench and Pavement Restoration:** Pavement restoration including a grind and overlay for the full width of any affected lane must be provided, in addition to trench restoration, as described in the Design Manual, Section 21, and shown on standard drawings ROW-1 through ROW-5 to repair any trenching in any adjacent street. The final engineering plans must show the extent and nature of required trench and pavement restoration, including copies of the appropriate detail drawings. Presently, SE 24th Street adjacent to the school site is classified as "No Street Cuts Permitted." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any pavement restoration must be shown on the engineering plans.

Reviewer: Abdy Farid, (425) 452-7698
Authority: BCC 14.60.250, Design Manual Design Standard #21

5. **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

6. **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

7. **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

8. **Wide Fire Truck Access:** Provide a 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

9. **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

10. **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

11. **Paved Access Road and Hydrants:** Provide paved access roads and hydrants to the construction site prior to any construction above the foundation for the building.

    Authority: BFDS 3.01
    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

13. **Site Lighting:** Examples of the proposed site lighting on the building exterior, parking lot lighting and lighting within the site along with a cutoff function shall be submitted for review and approval prior to issuance of permits. Shields shall be required as well to prevent spillover lighting to adjacent property.

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

XII. Conditions Required Prior to Certificate of Occupancy:

1. **On-Site Parking, Circulation Improvements, and Monitoring:** Prior to issuance of a temporary certificate of occupancy, 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 parking and circulation policy plan for city review and approval, specific to the Spiritridge Elementary School. 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: Abdy Farid, 425-452-7698, 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. Landscaping, signage, and any other features adjacent to driveways shall not block required sight distance triangles; sight lines will be checked prior to TCO.

   Reviewer: Abdy Farid, 425-452-7698
   Authority: BCC 14.60.110, 14.60.240 and 241

3. **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

4. **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 907 and 903 and NFPA 72
   Reviewer: Adrian Jones, (425) 452-6032

5. **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

6. **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 912 and BFDDS
   Reviewer: Adrian Jones, (425) 452-6032

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

   Authority: IFC 505
   Reviewer: Adrian Jones, (425) 452-6032

8. **Fire Safety and Evacuation Plan**: A fire safety and evacuation plan shall be submitted for review and approval prior to occupancy.

   Authority: IFC 404
   Reviewer: Adrian Jones, (425) 452-6032

9. **ECC Sprinkler System**: Provide a plan to maintain water to the sprinkler system in the ECC. The sprinklers to this ECC shall remain in service during the new construction. Any proposed impairment of the water to the sprinkler system shall have prior approval of the Fire Code Official.

   Authority: IFC 901.7
   Reviewer: Adrian Jones, (425) 452-6032

10. **Fire Alarm System—ECC:** The replacement fire alarm system for the ECC building shown on plan sheet E5.41 is not approved. Provide contractor shop drawings for review and approval.

    Authority: IFC 907
    Reviewer: Adrian Jones, (425) 452-6032

11. **Water Mains for ECC:** The civil plans do not show water the water mains for the existing sprinklers in the ECC. Provide a fire department connection at an approved location for this facility. The combined domestic/fire sprinkler water main shown on the plan sheet C4.1 is not approved.

    Authority: IFC 903
    Reviewer: Adrian Jones, (425) 452-6032

12. Fire Truck Parking: provide areas for fire truck parking signed and painted per Bellevue standards.

Authority: BFDS, Chapter 3
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

ORIGINAL

WP0346C-RES
11/30/94

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

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

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

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

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

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

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

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

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

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

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

813

WP0346C-RES
11/30/94

ORIGINAL

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

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

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

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

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

(SEAL)

Donald S. Davidson, DDS, Mayor

Attest:

Myrna L. Basich, City Clerk

80B

ATTACHMENT B
(Plans and Drawings)

SPIRITRIDGE ELEMENTARY SCHOOL

Bellevue School District No. 405

Bellevue, Washington

65% PERMIT SET

13 NOVEMBER 2009

ORIGINAL SHEET IS 30" x 42"
copyright 2009
all rights reserved

MCG+ARC

architect,
MCGRANAHAN

civil engineer,
COUGHLIN PORTER LUNDEEN

landscape design,
WEISMAN DESIGN GROUP

structural engineer,
COUGHLIN PORTER LUNDEEN

mechanical engineer,
HARGIS ENGINEERS

electrical engineer,
HARGIS ENGINEERS

food service,
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project,
SPIRITRIDGE ELEMENTARY SCHOOL

client,
BELLEVUE SCHOOL DISTRICT NO. 405

location,
BELLEVUE WASHINGTON

Project No. 0904

COVER SHEET

revision,

issued,

SD	19 JUN 09
35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn,
KB

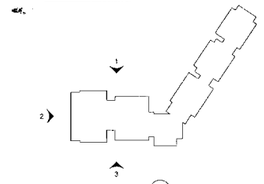
checked,
CL

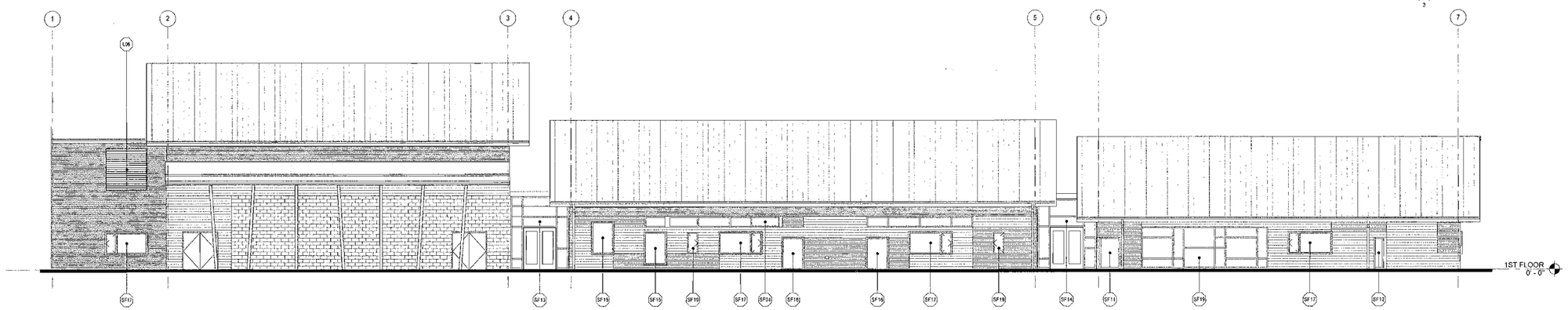
sheet,
G0.00

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SHEET A10.21 AND A10.22 FOR STOREFRONT, CURTAINWALL, AND LOUVER TYPES
2. SEE SHEET A9.00 FOR MATERIALS ANS COLORS.
3. AT EXISTING ECC, PAINT ALL EXTERIOR WALLS TO MATCH NEW BUILDING. PAINT ALL EXTERIOR DOORS AND FRAMES.

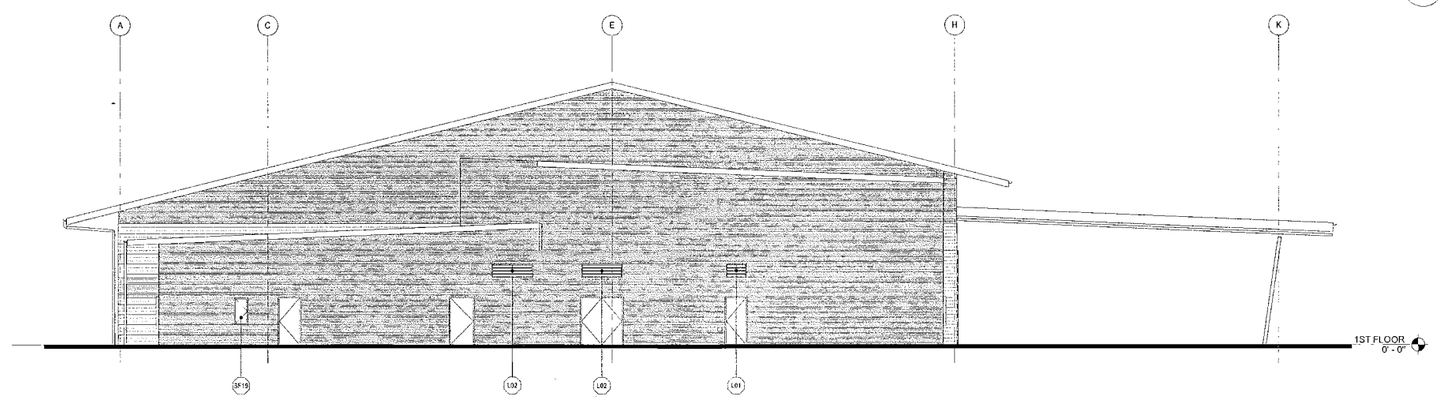
KEY PLAN





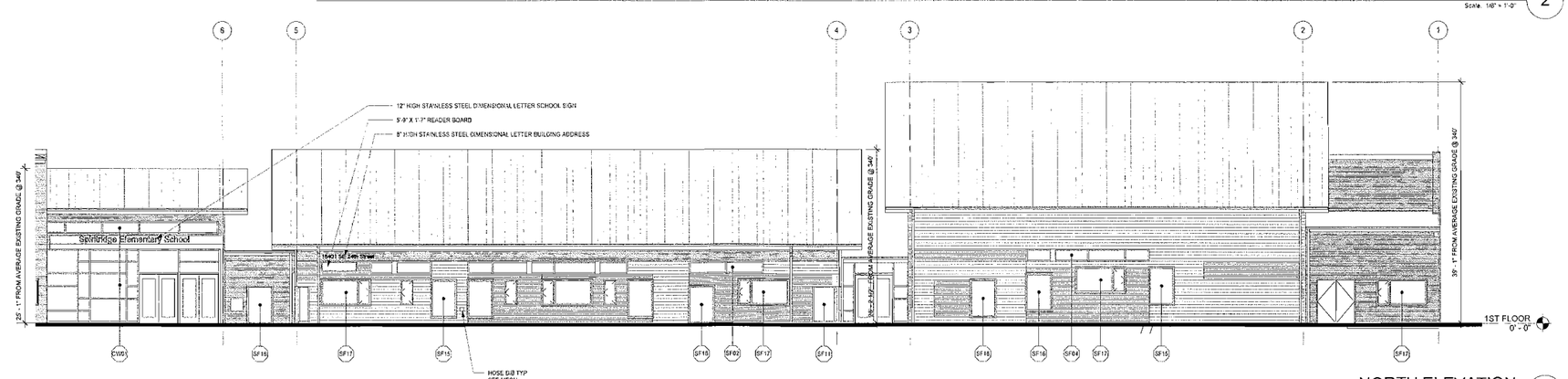
SOUTH ELEVATION 3

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



WEST ELEVATION 2

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



NORTH ELEVATION 1

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

ORIGINAL SHEET 16.36" x 42"
copyright 2009
all rights reserved

mcg-ARC

architect_
MCGRANAHAN

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS ENGINEERS

electrical engineer_
HARGIS ENGINEERS

food service_
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT NO. 405

location_
BELLEVUE, WASHINGTON

Project No. 0904

EXTERIOR ELEVATIONS

revision_

issued_

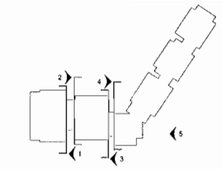
SD	19 JUN 09
35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

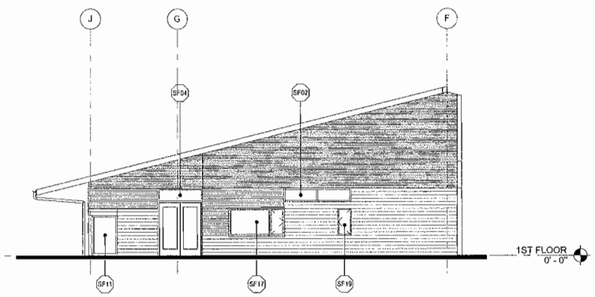
drawn_
KB

checked_
CL

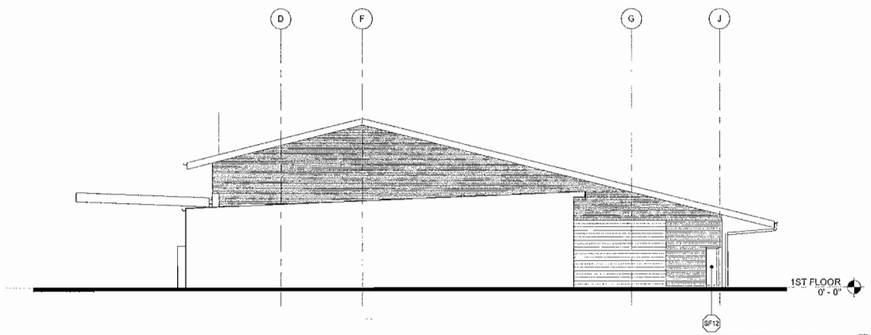
sheet_
A5.01

KEY PLAN

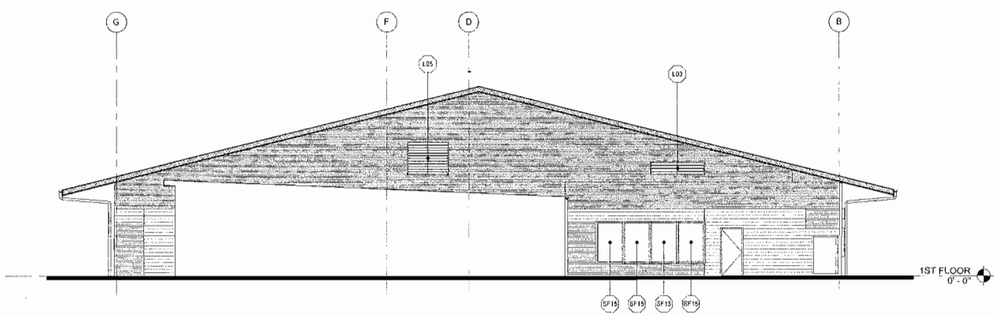




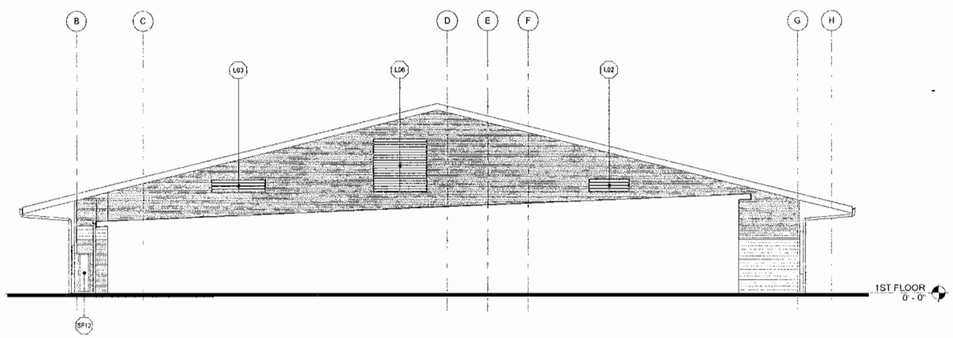
EAST ELEVATION 5
Scale: 1/8" = 1'-0"



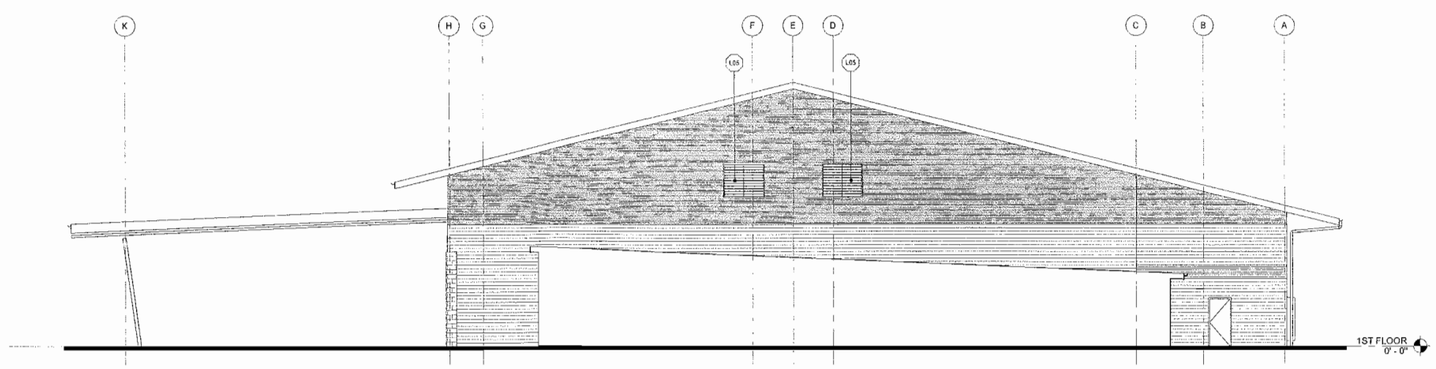
WESTELEVATION 4
Scale: 1/8" = 1'-0"



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



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



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

ORIGINAL SHEET IS 30" x 42"

copyright 2009
all rights reserved

mcg-ARC

architect_
MOGRANMAN

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS ENGINEERS

electrical engineer_
HARGIS ENGINEERS

food service_
GEORGE E. BUNOY & ASSOCIATES

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT NO. 405

location_
BELLEVUE, WASHINGTON

Project No. 0904

EXTERIOR ELEVATIONS

revision_

issued_

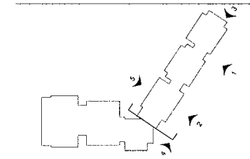
SD	19 JUN 09
35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

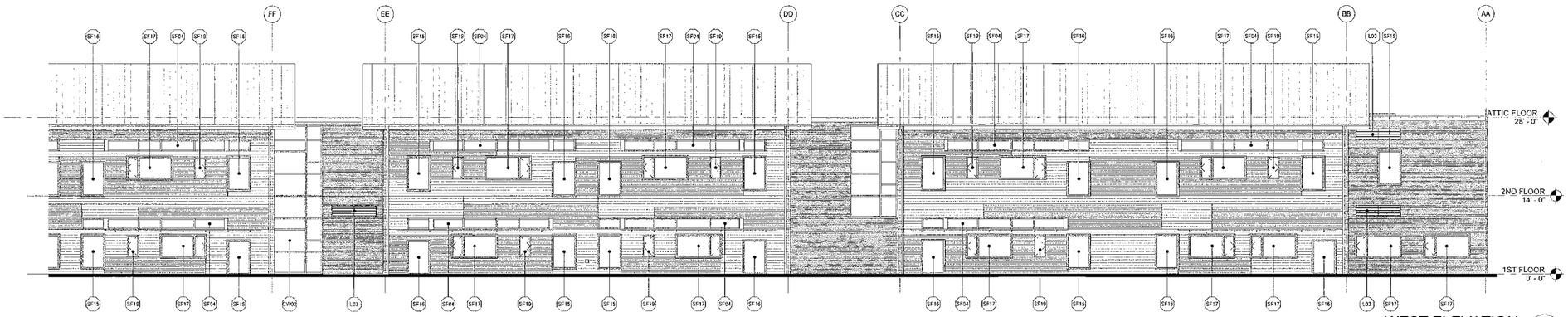
drawn_
KB

checked_
CL

sheet_
A5.02

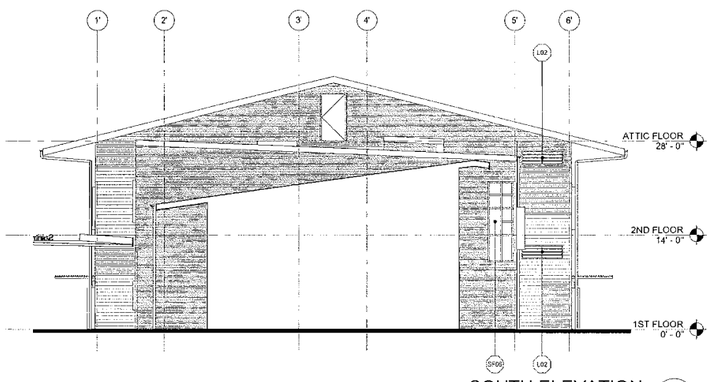
KEY PLAN





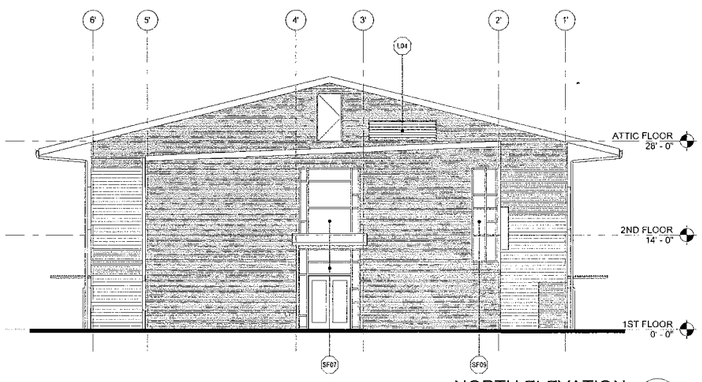
WEST ELEVATION 5

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



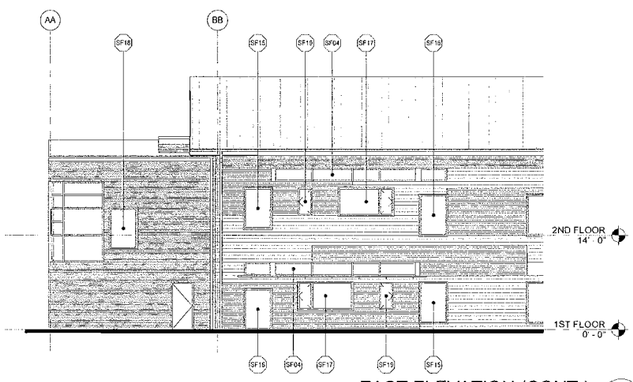
SOUTH ELEVATION 4

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



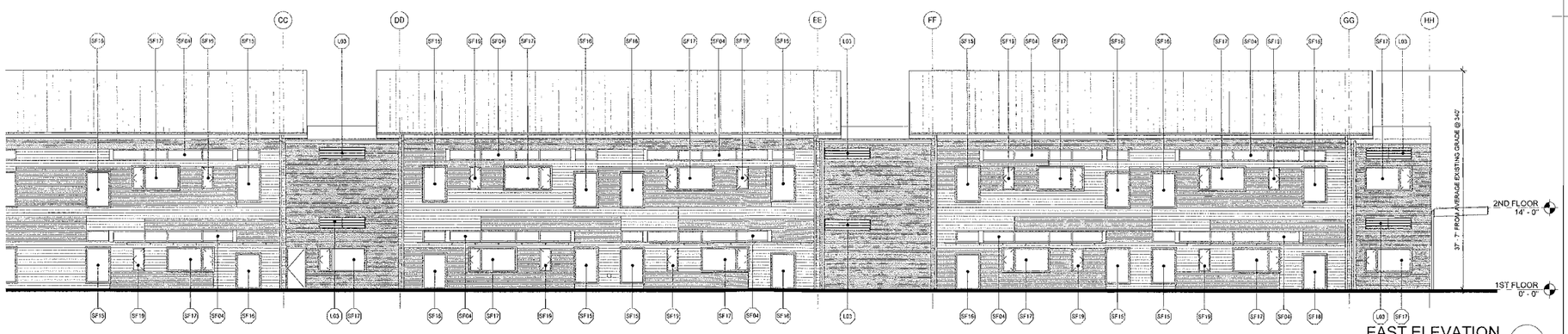
NORTH ELEVATION 3

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



EAST ELEVATION (CONT.) 2

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



EAST ELEVATION 1

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

mcg-ARC

architect,
MCGRANAHAN

civil engineer,
COUGHLIN PORTER LUNDEEN

landscape design,
WEISMAN DESIGN GROUP

structural engineer,
COUGHLIN PORTER LUNDEEN

mechanical engineer,
HARGIS ENGINEERS

electrical engineer,
HARGIS ENGINEERS

food service,
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project,
SPIRITRIDGE ELEMENTARY SCHOOL

client,
BELLEVUE SCHOOL DISTRICT NO. 405

location,
BELLEVUE, WASHINGTON

Project No 0904

EXTERIOR ELEVATIONS

revision,

	issued,
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn,
KB

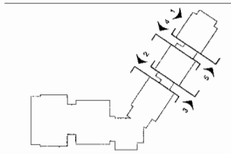
checked,
CL

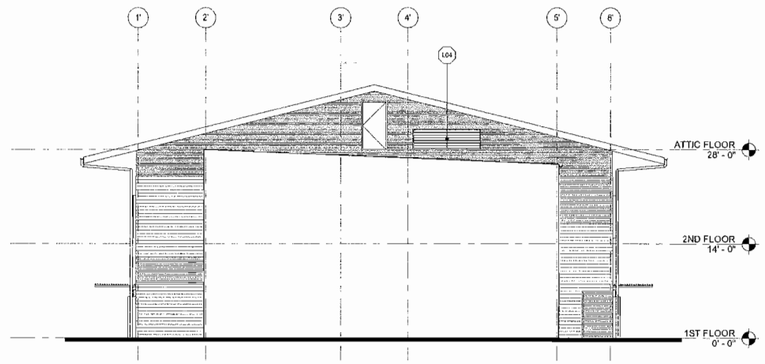
sheet,
A5.03

ORIGINAL SHEET IS 30" x 42"

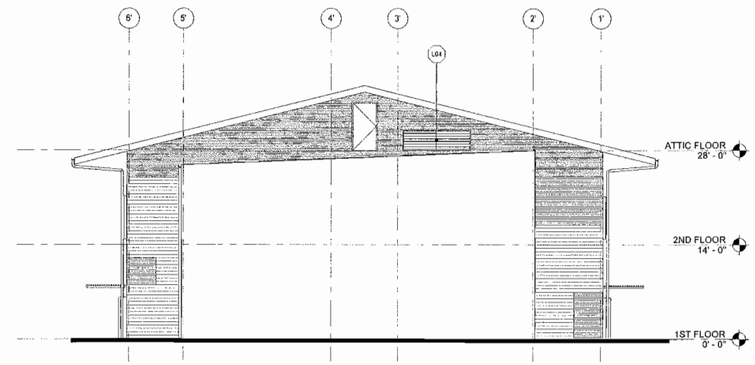
copyright 2009
all rights reserved

KEY PLAN

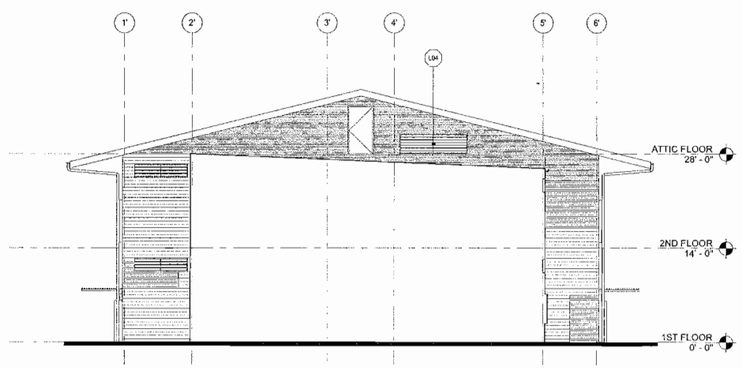




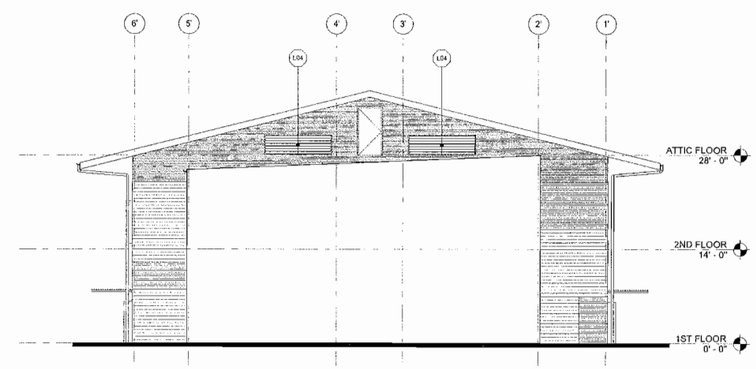
SOUTH ELEVATION 5
Scale: 1/8" = 1'-0"



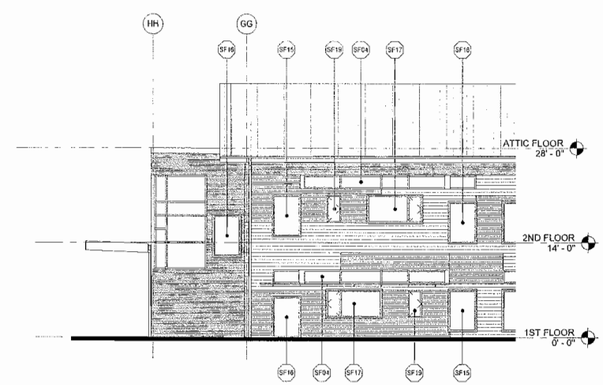
NORTH ELEVATION 4
Scale: 1/8" = 1'-0"



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



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



WEST ELEVATION (CONT.) 1
Scale: 1/8" = 1'-0"

ORIGINAL SHEET IS 30" x 42"
copyright 2009
all rights reserved

MGS-ARC

architect_
MOSS/ARNAHAN
civil engineer_
COUGHLIN PORTER LUNDEEN
landscape design_
WEISMAN DESIGN GROUP
structural engineer_
COUGHLIN PORTER LUNDEEN
mechanical engineer_
HARGIS ENGINEERS
electrical engineer_
HARGIS ENGINEERS
food service_
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL
client_
BELLEVUE SCHOOL DISTRICT NO. 405
location_
BELLEVUE, WASHINGTON

Project No. 0904

EXTERIOR ELEVATIONS

revision_

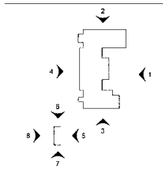
issued_

DD	22 OCT 09
65% PERMIT	13 NOV 09

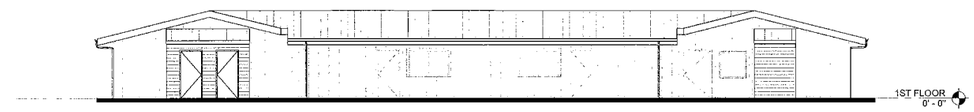
drawn_
KB
checked_
CL

sheet_
A5.04

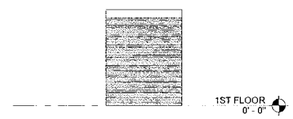
KEY PLAN



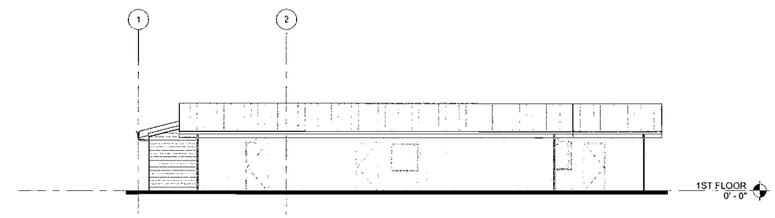
TRASH ENCLOSURE WEST ELEVATION 8
Scale: 1/8" = 1'-0"



EXISTING ECC WEST ELEVATION 4
Scale: 1/8" = 1'-0"

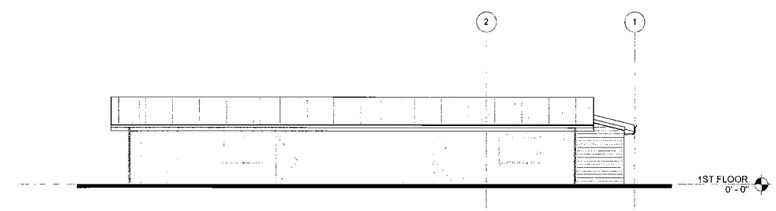


TRASH ENCLOSURE SOUTH ELEVATION 7
Scale: 1/8" = 1'-0"

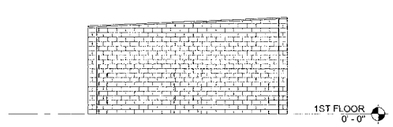


EXISTING ECC SOUTH ELEVATION 3
Scale: 1/8" = 1'-0"

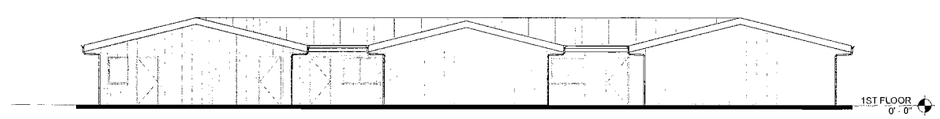
TRASH ENCLOSURE NORTH ELEVATION 6
Scale: 1/8" = 1'-0"



EXISTING ECC NORTH ELEVATION 2
Scale: 1/8" = 1'-0"



TRASH ENCLOSURE EAST ELEVATION 5
Scale: 1/8" = 1'-0"



EXISTING ECC EAST ELEVATION 1
Scale: 1/8" = 1'-0"

mcg-ARC

architect_
MCGRANAHAN
civil engineer_
COUGHLIN PORTER LUNDEEN
landscape design_
WEISMAN DESIGN GROUP
structural engineer_
COUGHLIN PORTER LUNDEEN
mechanical engineer_
HARGIS ENGINEERS
electrical engineer_
HARGIS ENGINEERS
load service_
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL
client_
BELLEVUE SCHOOL DISTRICT NO. 405
location_
BELLEVUE, WASHINGTON

Project No. 0706

ECC AND TRASH ENCLOSURE EXTERIOR ELEVATIONS

revision_

issued_

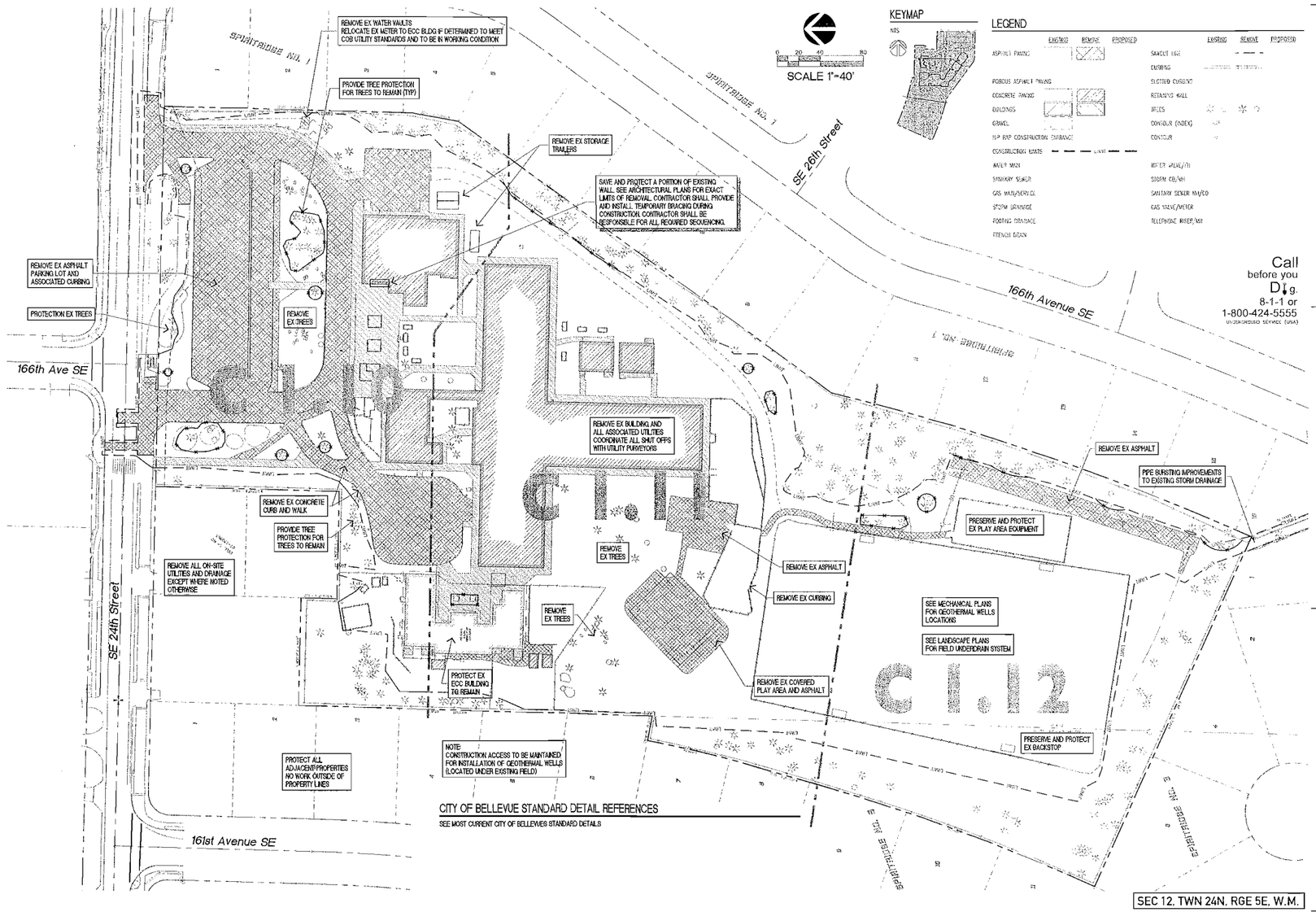
00	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
KW
checked_
CL

sheet_
A5.41

ORIGINAL SHEET IS 36" x 42"

copyright 2009
all rights reserved



SEC 12. TWN 24N. RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# _-_____

CITY OF BELLEVUE GRID M-11

ORIGINAL SHEET IS 24" x 36"

copyright© 2009
all rights reserved

MGB+ARC

architect_
MAGNUSSON ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARDIS

electrical engineer_
HARDIS

food service_
GEORGE E DUNDY & ASSOC

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0956

Overall Demolition Plan

revision_

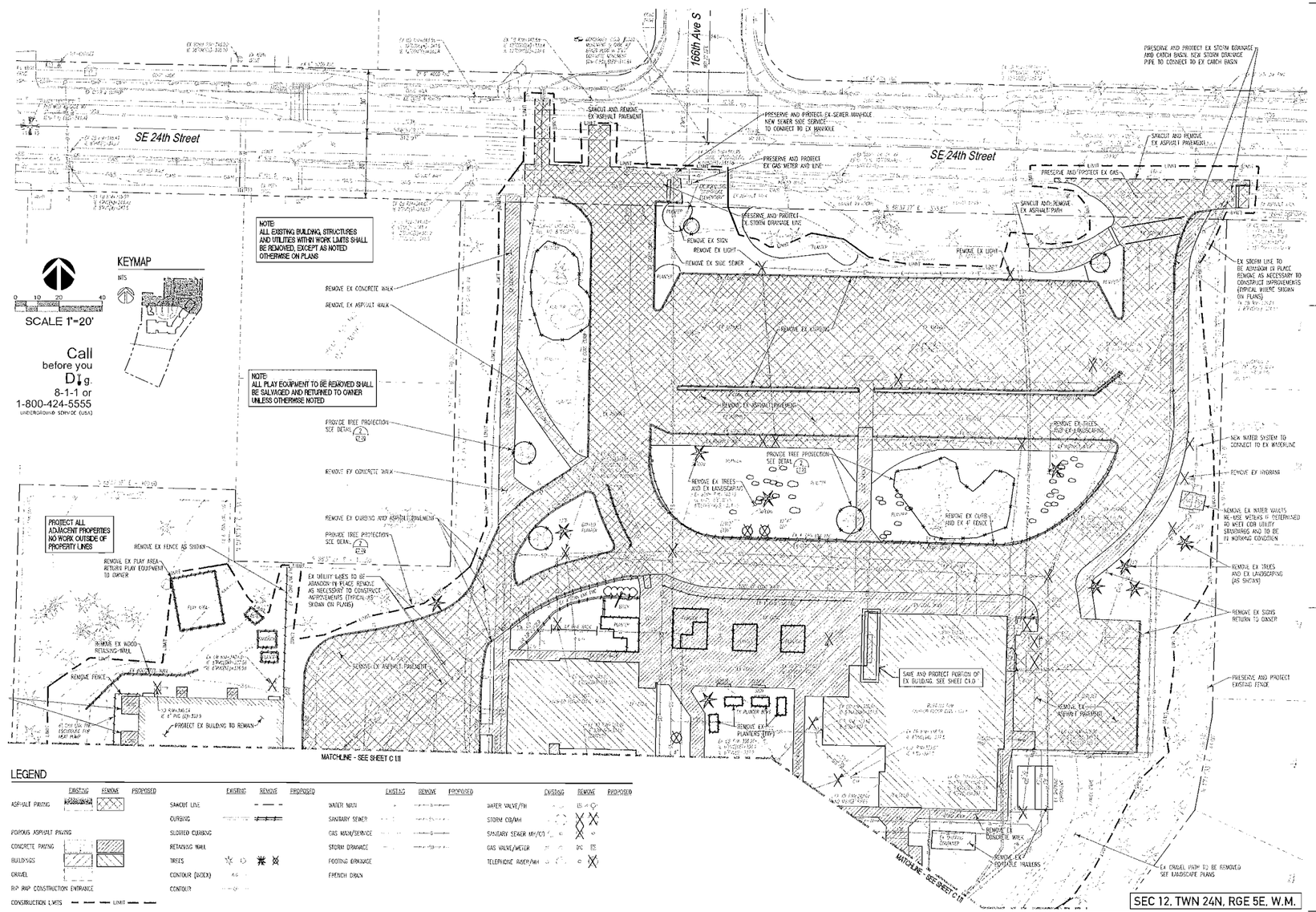
issued_

SD	19 JUN 09
35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
LPL

checked_
RJC

sheet_
C 1.00



LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
POROUS ASPHALT PAVING			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
RIP RAP CONSTRUCTION ENTRANCE			
CONSTRUCTION LIMITS		LIMIT	

	EXISTING	REMOVE	PROPOSED
SAWCUT LINE			
CURBING			
SLOPED CURBING			
RETAINING WALL			
TREES			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER MAIN			
SANITARY SEWER			
GAS MAIN/SERVICE			
STORM DRAINAGE			
FOOTING DRAINAGE			
FRENCH DRAIN			

	EXISTING	REMOVE	PROPOSED
WATER VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
TELEPHONE RISER/MH			

ORIGINAL SHEET IS 24" x 36"

copyright © 2009
all rights reserved

SEC 12, TWN 24N, RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# __-_____

CITY OF BELLEVUE GRID M-11

M&S-ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARRIS

electrical engineer_
HARRIS

food service_
GEORGE E BUNDY & ASSOC

STEPHEN C. FORBES
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

project_
SPRINGRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0906

Demolition Plan

revision_

issued_

SD	19 JUN 09
35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
LPL

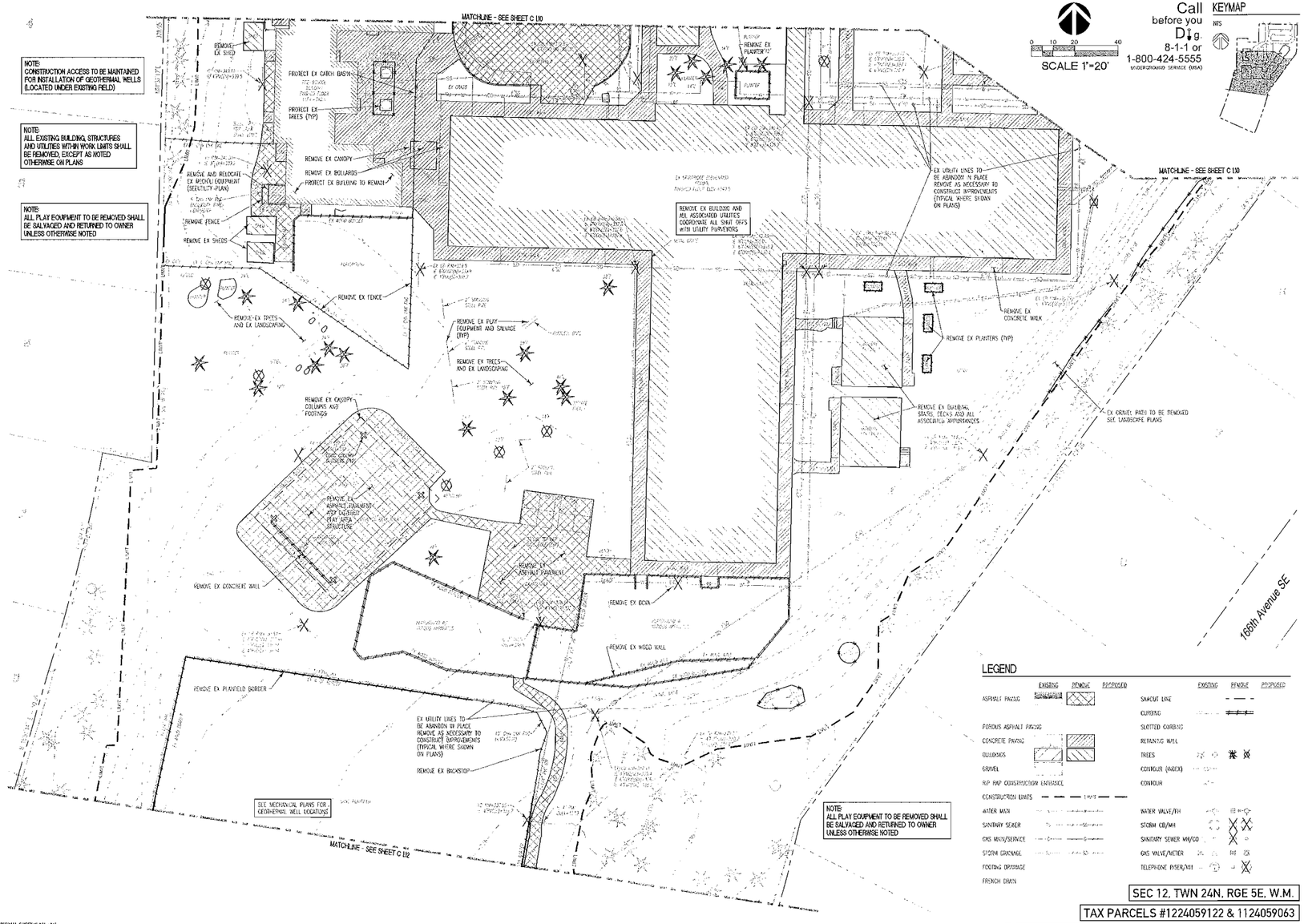
checked_
RJC

sheet_
C 1.10

NOTE:
CONSTRUCTION ACCESS TO BE MAINTAINED FOR INSTALLATION OF GEOTHERMAL WELLS (LOCATED UNDER EXISTING FIELD)

NOTE:
ALL EXISTING BUILDING, STRUCTURES AND UTILITIES WITHIN WORK LIMITS SHALL BE REMOVED, EXCEPT AS NOTED OTHERWISE ON PLANS

NOTE:
ALL PLAY EQUIPMENT TO BE REMOVED SHALL BE SALVAGED AND RETURNED TO OWNER UNLESS OTHERWISE NOTED



NOTE:
ALL PLAY EQUIPMENT TO BE REMOVED SHALL BE SALVAGED AND RETURNED TO OWNER UNLESS OTHERWISE NOTED

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

0 10 20 40
SCALE 1"=20'

KEYMAP
NTS

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
POROUS ASPHALT PAVING			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
RIP RAP CONSTRUCTION ENTRANCE			
CONSTRUCTION LIMITS		LIMITS	
WATER MAIN			
SANITARY SEWER			
GAS MAIN/SERVICE			
STORM DRAINAGE			
FOOTING DRAINAGE			
FRENCH DRAIN			

	EXISTING	REMOVE	PROPOSED
SAWCUT LINE			
CURBING			
SLOTTED CURBING			
RETAINING WALL			
TREES			
CONTOUR (INDEX)			
CONTOUR			
WATER VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
TELEPHONE RISER/MH			

SEC 12, TWN 24N, RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# __-_____

CITY OF BELLEVUE GRID M-11

ORIGINAL SHEET IS 24" x 36"

copyright © 2009
all rights reserved

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARRIS

electrical engineer_
HARRIS

food service_
GEORGE E BRANDY & ASSOC

STEPHEN C. FORTER
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0954

Demolition Plan

revision_

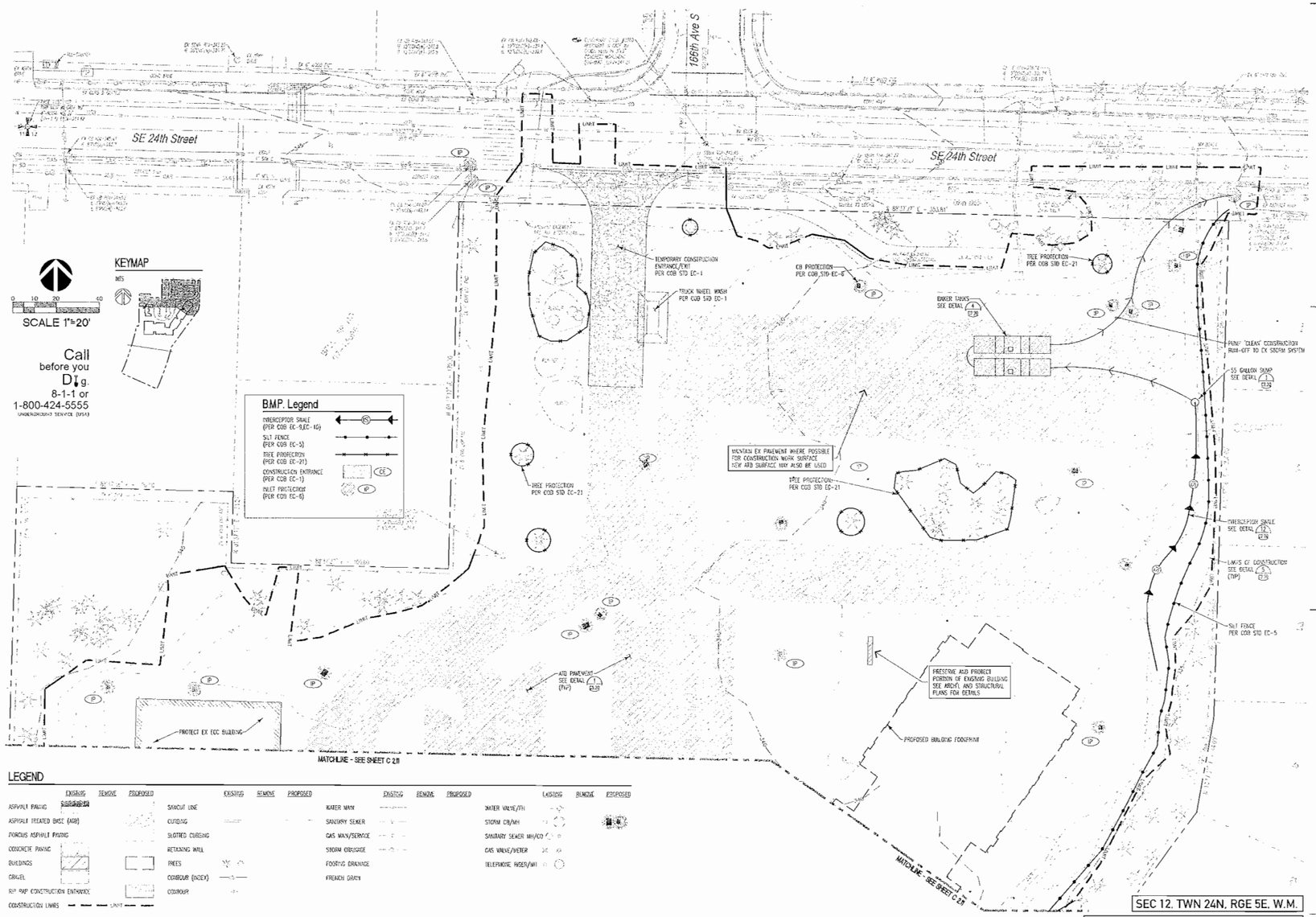
issued_

SD	19 JUN 09
SDC PERMIT	16 JUL 09
DD	22 OCT 09
ASC PERMIT	13 NOV 09

drawn_
LPL

checked_
RJC

sheet_
C 1.11



LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
ASPHALT TREATED BASE (ATB)			
POROUS ASPHALT PAVING			
CONCRETE PAVING			
BUILDINGS			
GRAVEL			
RIP RAP CONSTRUCTION ENTRANCE			
CONSTRUCTION LIMITS	LIMIT		

	EXISTING	REMOVE	PROPOSED
SAWCUT LINE			
CURBING			
SLOTTED CURBING			
RETAINING WALL			
TREES			
CONTOUR (INDEX)			
CONTOUR			

	EXISTING	REMOVE	PROPOSED
WATER MAIN			
SANITARY SEWER			
GAS MAIN/SERVICE			
STORM DRAINAGE			
FOOTING DRAINAGE			
FRENCH DRAIN			

	EXISTING	REMOVE	PROPOSED
WATER VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
TELEPHONE RISER/MH			

ORIGINAL SHEET IS 24" x 36"

copyright © 2009
all rights reserved

SEC 12, TWN 24N, RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# __-_____

CITY OF BELLEVUE GRID M-11

mcG+ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
CONCHILIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
CONCHILIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E BURDY & ASSOC

STEPHEN C. PORTER
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0956

T.E.S.C. Plan

revision_

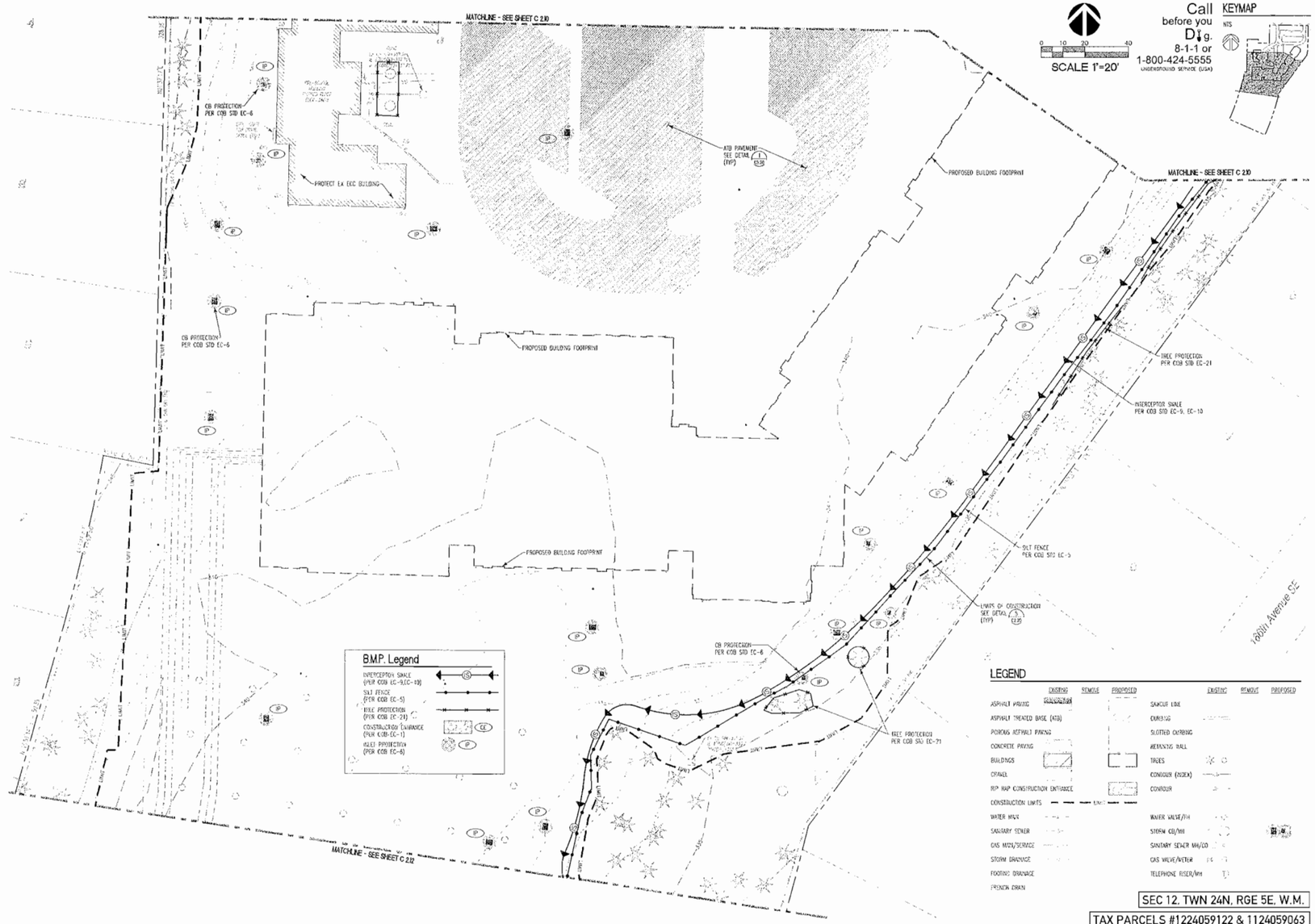
issued_

SD	19 JUN 09
101 PERMIT	14 JUL 09
DD	22 OCT 09
ASS PERMIT	13 NOV 09

drawn_
LPL

checked_
RJC

sheet_
C 2.10



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

SCALE 1"=20'

KEYMAP NTS

SEC 12, TWN 24N, RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# __-_____

CITY OF BELLEVUE GRID M-11

ORIGINAL SHEET IS 24" x 36"
copyright © 2009
all rights reserved

MLG-ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E DAROV & ASSOC

STEPHEN C. POWERS STATE OF WASHINGTON 38411 PROFESSIONAL ENGINEER

project_
SPRINGDALE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 09GL

T.E.S.C. Plan

revision_

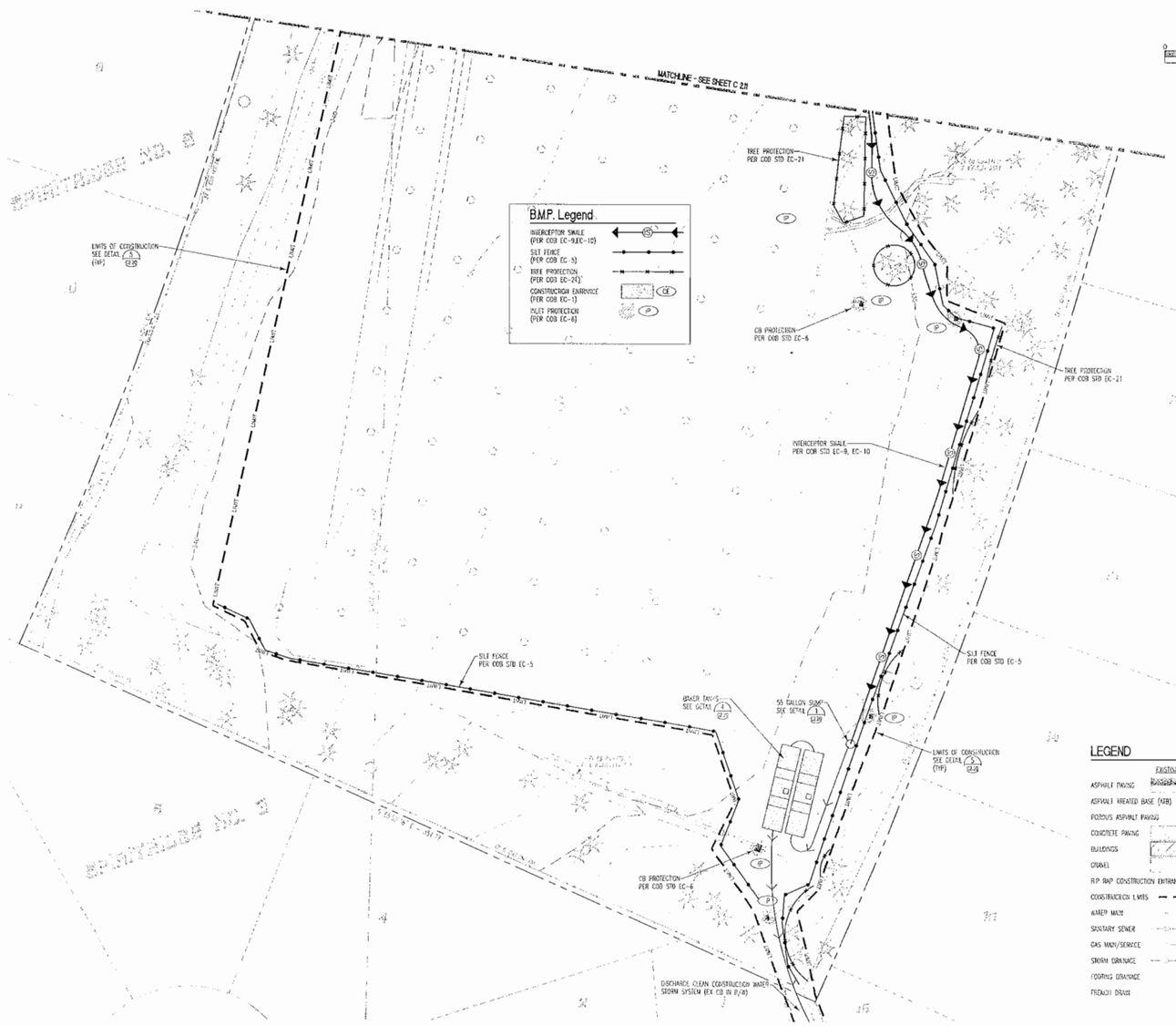
issued_

SD	19 JUN 09
35% PERMIT	16 JUL 09
BID	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
LPL

checked_
RJC

sheet_
C 2.11

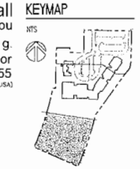


SCALE 1"=20'

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

KEYMAP

NTS



LEGEND

	EXISTING	REMOVE	PROPOSED		EXISTING	REMOVE	PROPOSED
ASPHALT PAVING				SAWCUT LINE			
ASPHALT TREATED BASE (ATB)				CURBING			
POROUS ASPHALT PAVING				SLOTTED CURBING			
CONCRETE PAVING				RETAINING WALL			
BUILDINGS				TREES			
GRAVEL				CONTOUR (INDEX)			
RIP RAP CONSTRUCTION ENTRANCE				CONTOUR			
CONSTRUCTION LIMITS							
WATER MAIN				WATER VALVE/FH			
SANITARY SEWER				STORM CB/MH			
GAS MAIN/SERVICE				SANITARY SEWER MH/CO			
STORM DRAINAGE				GAS VALVE/METER			
FOOTING DRAINAGE				TELEPHONE RISER/MH			
FRENCH DRAIN							

SEC 12, TWN 24N, RGE 5E, W.M.

TAX PARCELS #1224059122 & 1124059063

UDEA# ___-_____

CITY OF BELLEVUE GRID M-11

ORIGINAL SHEET IS 24" x 36"
copyright © 2009
all rights reserved

architect_
McSRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN OLSSON GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E BUNDY & ASSOC

STEPHEN C. FORBES
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0964

T.E.S.C. Plan

revision_

issued_

SD	19 JUN 09
30% PERMIT	14 JUL 09
GD	22 OCT 09
85% PERMIT	13 NOV 09

drawn_
LPL

checked_
RJC

sheet_
C 2.12

EGRESS PLAN GENERAL NOTES

1. ALL OCCUPANCIES ARE E UNLESS NOTED OTHERWISE.
2. PATH OF EXIT TRAVEL TO BE IDENTIFIED BY EXIT SIGNS, PER IBC 1003.2.10. DOOR ONLY ARE IDENTIFIED. SEE ELECTRICAL DRAWINGS FOR COMPLETE EXIT SIGNAGE AS REQUIRED.
3. SEE SHEET A0.03 FOR FIRE RATED ASSEMBLY DETAILS
4. ACCESSORY USES ARE NOT INCLUDED IN OCCUPANCY CALCULATIONS.
5. FIRE EXTINGUISHER LOCATIONS SHOWN ON FLOOR PLAN SHEETS.
6. PANIC HARDWARE SHALL BE PROVIDED ON ALL DOORS WITH AN OCCUPANT LOAD OF 50 OR MORE PER IBC 1008.1.9.
7. THESE GENERAL NOTES AND LEGEND APPLY TO ALL EGRESS PLANS.

EGRESS PLAN LEGEND

ROOM DESIGNATION

ROOM NAME — OFFICE
115 SF · B — AREA AND OCCUPANCY TYPE
OCC. LOAD FACTOR AND TOTAL OCCUPANT LOAD (TABLE 1004.1.2) — 1/100 = 2
1 (1) — NO. OF REQUIRED EXITS (AND EXITS PROVIDED)

ASSUMED PROPERTY LINE

1-HOUR FIRE BARRIER

PATH OF EXIT TRAVEL

REQUIRED EXIT FROM INDIVIDUAL ROOM W/ OCCUPANT LOAD — 21

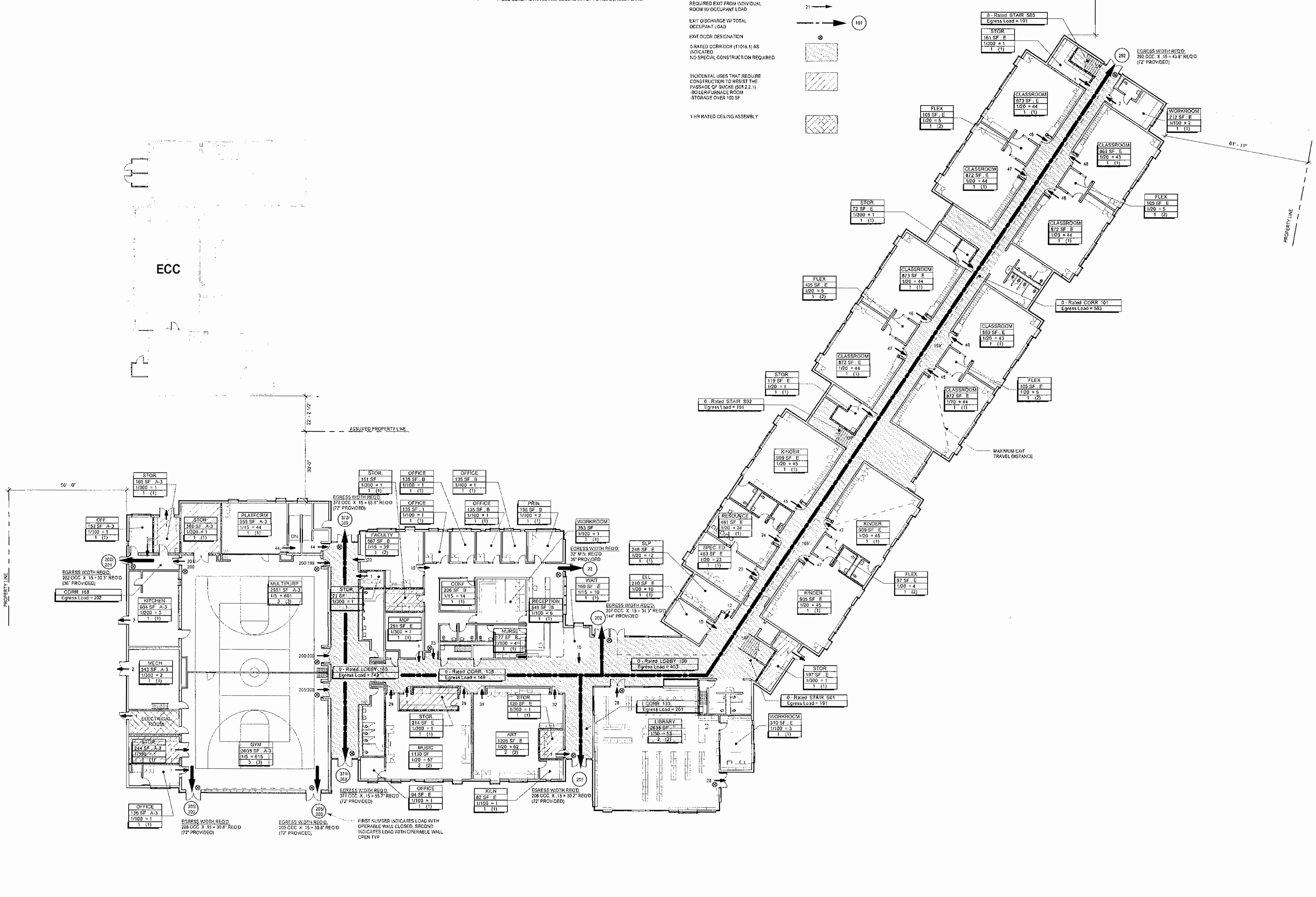
EXIT DISCHARGE W/ TOTAL OCCUPANT LOAD — 101

EXIT DOOR DESIGNATION

0-RATED CORRIDOR (T1016.1) AS INDICATED. NO SPECIAL CONSTRUCTION REQUIRED

INCIDENTAL USES THAT REQUIRE CONSTRUCTION TO RESIST THE PASSAGE OF SMOKE (508.2.2.1)
-BOILER/FURNACE ROOM
-STORAGE OVER 100 SF

1-HR RATED CEILING ASSEMBLY



FIRST FLOOR EGRESS DIAGRAM

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

North

mcg-ARC

architect_
MCGRANAHAN

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS ENGINEERS

electrical engineer_
HARGIS ENGINEERS

food service_
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT NO. 405

location_
BELLEVUE, WASHINGTON

Project No. 0904

FIRST FLOOR EGRESS DIAGRAM

revision_

issued_

35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

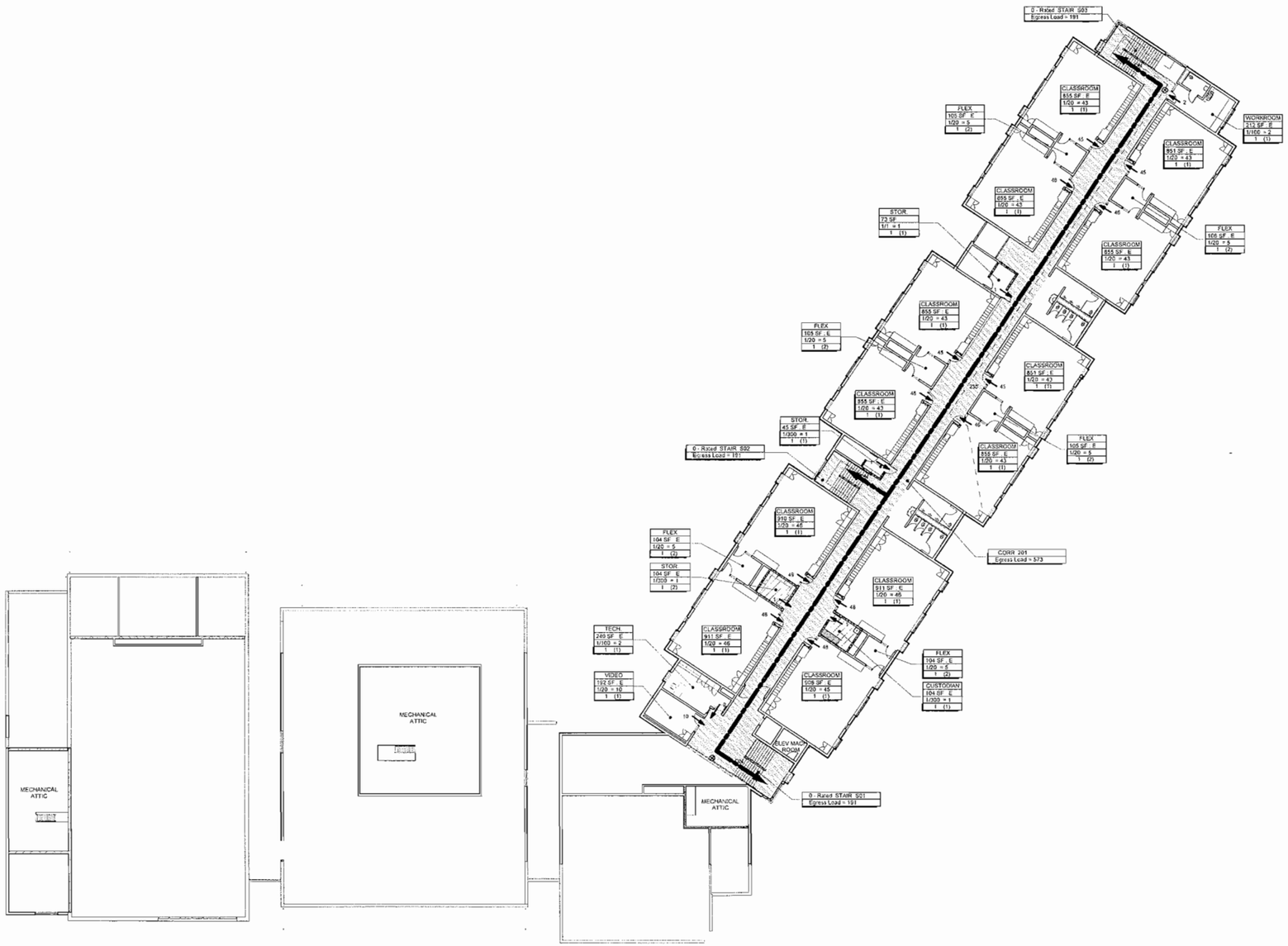
drawn_
KW

checked_
CL

sheet_
G2.01

ORIGINAL SHEET IS 30" x 42"

copyright 2009
all rights reserved



SECOND FLOOR EGRESS DIAGRAM

Scale 1/16" = 1'-0"

North

ORIGINAL SHEET (5.39' x 42'

copyright 2009
all rights reserved

mcg-ARC

architect,
MCGRANAHAN

civil engineer,
COUGHLIN PORTER LUNDEEN

landscape design,
WEISMAN DESIGN GROUP

structural engineer,
COUGHLIN PORTER LUNDEEN

mechanical engineer,
HARDIS ENGINEERS

electrical engineer,
HARDIS ENGINEERS

food service,
GEORGE E. BUNDY & ASSOCIATES

NOT FOR CONSTRUCTION

project,
SPIRITRIDGE ELEMENTARY SCHOOL

client,
BELLEVUE SCHOOL DISTRICT NO. 405

location,
BELLEVUE, WASHINGTON

Project No. 0904

SECOND FLOOR EGRESS DIAGRAM

revision,

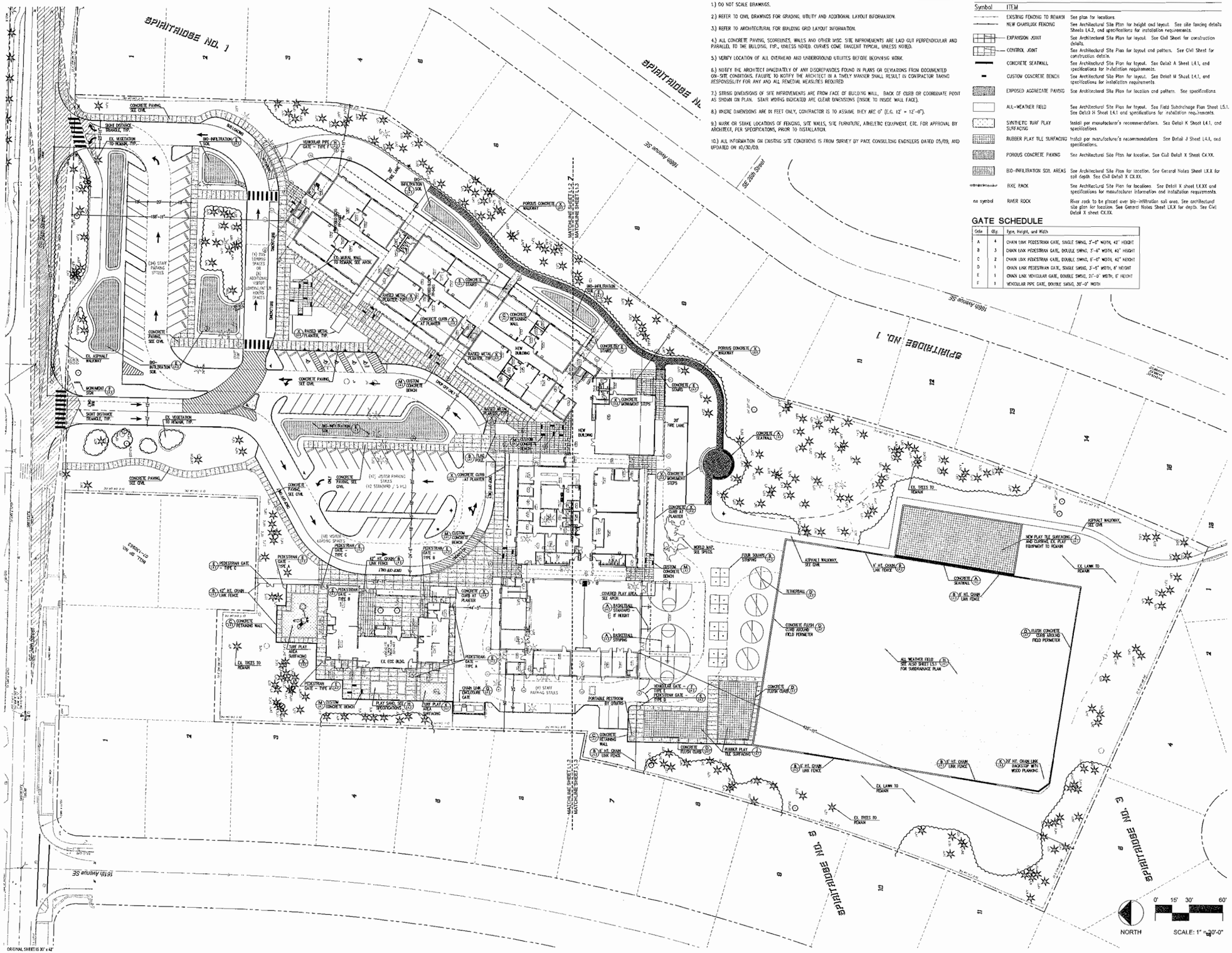
issued,

35% PERMIT	16 JUL 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn,
KW

checked,
CL

sheet,
G2.02



ORIGINAL SHEET IS 30" x 42"

copyright © 2009
all rights reserved

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 05/09, AND UPDATED ON 10/30/09.

SITE IMPROVEMENTS SCHEDULE

Symbol	ITEM	
	EXISTING FENCING TO REMAIN	See plan for locations
	NEW CHAINLINK FENCING	See Architectural Site Plan for height and layout. See site fencing details Sheets L4.2, and specifications for installation requirements.
	EXPANSION JOINT	See Architectural Site Plan for layout. See Civil Sheet for construction details.
	CONTROL JOINT	See Architectural Site Plan for layout and pattern. See Civil Sheet for construction details.
	CONCRETE SEATWALL	See Architectural Site Plan for layout. See Detail A Sheet L4.1, and specifications for installation requirements.
	CUSTOM CONCRETE BENCH	See Architectural Site Plan for layout. See Detail M Sheet L4.1, and specifications for installation requirements
	EXPOSED AGGREGATE PAVING	See Architectural Site Plan for location and pattern. See specifications
	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.
	SYNTHETIC TURF PLAY SURFACING	Install per manufacturer's recommendations. See Detail K Sheet L4.1, and specifications.
	RUBBER PLAY TILE SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	POROUS CONCRETE PAVING	See Architectural Site Plan for location. See Civil Detail X Sheet CX.XX.
	BIO-INFILTRATION SOIL AREAS	See Architectural Site Plan for location. See General Notes Sheet LX.X for soil depth. See Civil Detail X CX.XX.
	BIKE RACK	See Architectural Site Plan for locations. See Detail K sheet LX.XX and specifications for manufacturer information and installation requirements.
no symbol	RIVER ROCK	River rock to be placed over bio-infiltration soil area. See architectural site plan for location. See General Notes Sheet LX.X for depth. See Civil Detail X sheet CX.XX.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	4	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-0" WIDTH, 42" HEIGHT
B	3	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 3'-0" WIDTH, 42" HEIGHT
C	2	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 6'-0" WIDTH, 42" HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-5" WIDTH, 6' HEIGHT
E	1	CHAIN LINK VEHICULAR GATE, DOUBLE SWING, 21'-0" WIDTH, 6' HEIGHT
F	1	VEHICULAR PIPE GATE, DOUBLE SWING, 30'-0" WIDTH

m·c·b·arc

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E GUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0994

ARCHITECTURAL SITE PLAN

revision_

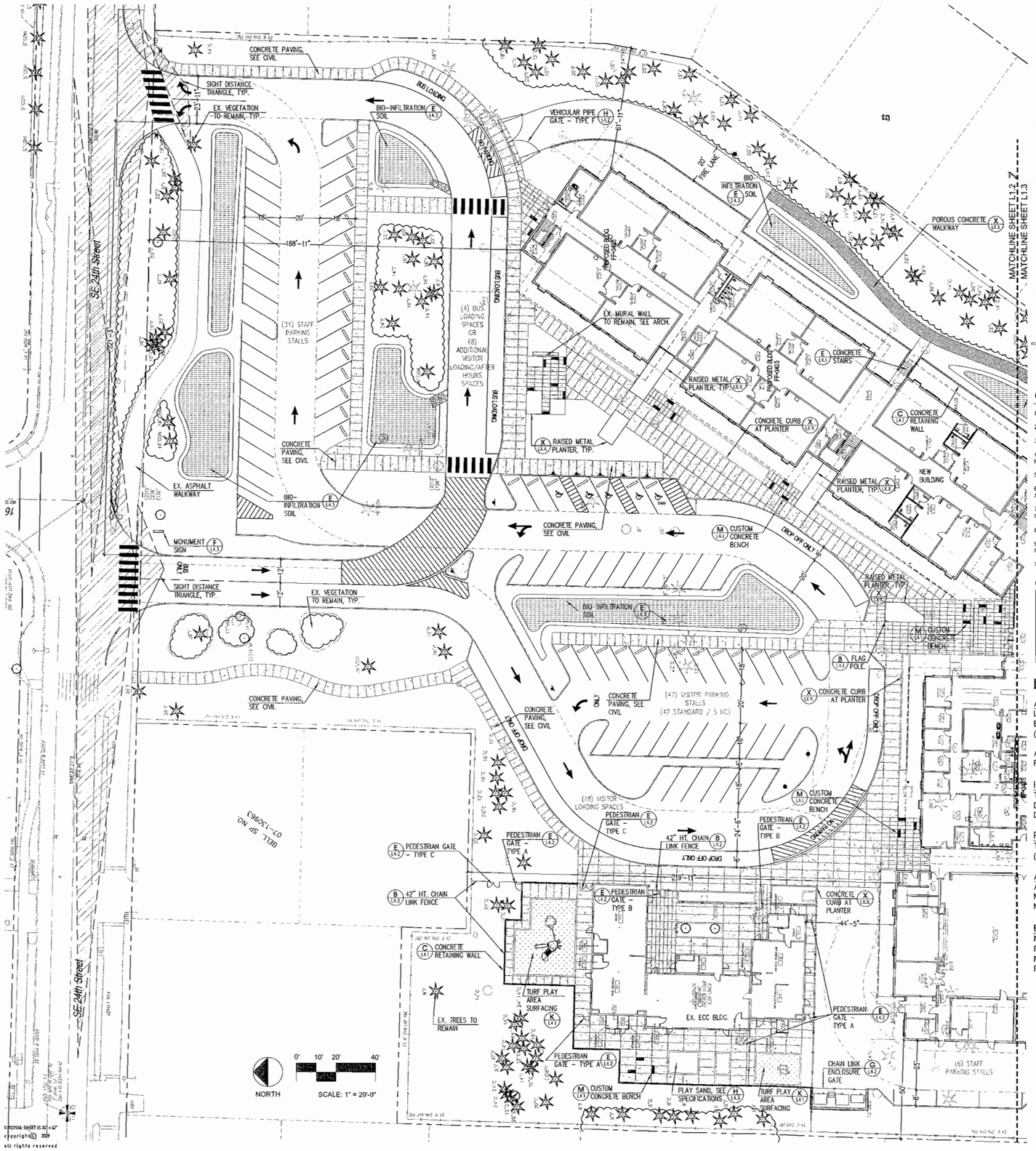
issued_

SD	19 JUN 09
35% PERMIT	14 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPM

sheet_
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 L4.2, and specifications for installation requirements.
	EXPANSION JOINT	See Architectural Site Plan for layout. See Civil Sheet for construction details.
	CONTROL JOINT	See Architectural Site Plan for layout and pattern. See Civil Sheet for construction details.
	CONCRETE SEATWALL	See Architectural Site Plan for layout. See Detail A Sheet L4.1, and specifications for installation requirements.
	CUSTOM CONCRETE BENCH	See Architectural Site Plan for layout. See Detail M Sheet L4.1, and specifications for installation requirements.
	EXPOSED AGGREGATE PAVING	See Architectural Site Plan for location and pattern. See specifications.
	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.
	SYNTHETIC TURF PLAY SURFACING	Install per manufacturer's recommendations. See Detail K Sheet L4.1, and specifications.
	RUBBER PLAY TILE SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	POROUS CONCRETE PAVING	See Architectural Site Plan for location. See Civil Detail X Sheet C.X.XX.
	BIO-INFILTRATION SOIL AREAS	See Architectural Site Plan for location. See General Notes Sheet L.X.X for soil depth. See Civil Detail X C.X.XX.
	BIKE RACK	See Architectural Site Plan for locations. See Detail X sheet L.X.XX and specifications for manufacturer information and installation requirements.
no symbol	RIVER ROCK	River rock to be placed over bio-infiltration soil area. See architectural site plan for location. See General Notes Sheet L.X.X for depth. See Civil Detail X sheet C.X.XX

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, ATHELETIC 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 05/09 AND UPDATED ON 10/30/09.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	4	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-0" WIDTH, 42" HEIGHT
B	3	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 3'-6" WIDTH, 42" HEIGHT
C	2	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 6'-0" WIDTH, 42" HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-6" WIDTH, 6' HEIGHT
E	1	CHAIN LINK VEHICULAR GATE, DOUBLE SWING, 21'-0" WIDTH, 6' HEIGHT
F	1	VEHICULAR POLE GATE, DOUBLE SWING, 30'-0" WIDTH

LAND USE CALCULATIONS:

ALLOWABLE LOT COVERAGE

LOT AREA: 396,604 S.F.
BUILDING FOOTPRINT: 54,913 S.F.
(INCL. COVERED PLAY)

ALLOWABLE LOT COVERAGE: <.35
PROPOSED LOT COVERAGE: .14

IMPERVIOUS SURFACE AREA

TOTAL DEVELOPED AREA: 9.1 AC
DEVELOPED IMPERVIOUS AREA: 4.06 AC (176,648 S.F.)
DEVELOPED PERVIOUS AREA: 5.05 AC (219,956 S.F.)

PARKING AREA

TOTAL PROPOSED PARKING STALLS: 113 STALLS
(108 STANDARD STALLS / 5 HC)

ALLOWABLE BUILDING HEIGHT

AVERAGE EXISTING GRADE: 340'
MAXIMUM ALLOWABLE HEIGHT: 30' + ADDITIONAL 10' ALLOWED PER SECTION 20.20.740.3.a
MAXIMUM PROPOSED HEIGHT: 31'-4"

BUILDING SETBACKS

MINIMUM FRONT YARD SETBACK: 20'
PROPOSED FRONT YARD SETBACK: 188'-11"
MINIMUM SIDE / REAR YARD SETBACK: 50'
PROPOSED SIDE / REAR YARD SETBACKS: 50' (WEST SIDE)
420'-11" (REAR)
57'-11" (EAST SIDE)

ORIGINAL SHEET IS 30" x 42"
copyright © 2009
all rights reserved

mcG+ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARDIS

electrical engineer_
HARDIS

foodservice_
GEORGE E BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPRINGRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0904

ARCHITECTURAL SITE PLAN - ENLARGEMENT

revision_

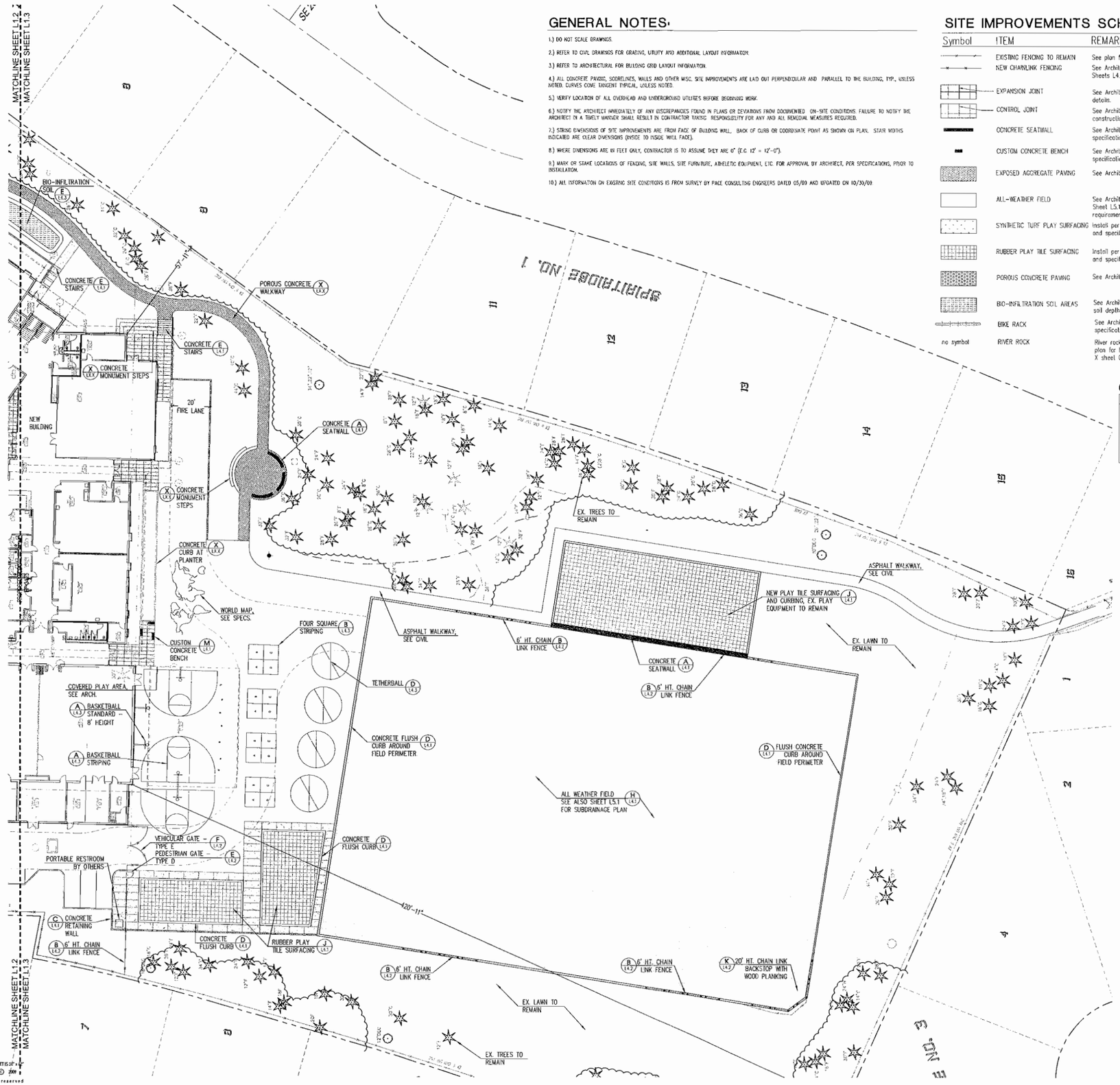
issued_

SD	19 JUN 09
35% PERMIT	16 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L1.2



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 05/09 AND UPDATED ON 10/30/09.

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 L4.2, and specifications for installation requirements.
	EXPANSION JOINT	See Architectural Site Plan for layout. See Civil Sheet for construction details.
	CONTROL JOINT	See Architectural Site Plan for layout and pattern. See Civil Sheet for construction details.
	CONCRETE SEATWALL	See Architectural Site Plan for layout. See Detail A Sheet L4.1, and specifications for installation requirements.
	CUSTOM CONCRETE BENCH	See Architectural Site Plan for layout. See Detail M Sheet L4.1, and specifications for installation requirements.
	EXPOSED AGGREGATE PAVING	See Architectural Site Plan for location and pattern. See specifications.
	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.
	SYNTHETIC TURF PLAY SURFACING	Install per manufacturer's recommendations. See Detail K Sheet L4.1, and specifications.
	RUBBER PLAY TILE SURFACING	Install per manufacturer's recommendations. See Detail J Sheet L4.1, and specifications.
	POROUS CONCRETE PAVING	See Architectural Site Plan for location. See Civil Detail X Sheet CX.XX.
	BIO-INFILTRATION SOIL AREAS	See Architectural Site Plan for location. See General Notes Sheet LX.X for soil depth. See Civil Detail X CX.XX.
	BIKE RACK	See Architectural Site Plan for locations. See Detail X sheet LX.XX and specifications for manufacturer information and installation requirements.
no symbol	RIVER ROCK	River rock to be placed over bio-infiltration soil area. See architectural site plan for location. See General Notes Sheet LX.X for depth. See Civil Detail X sheet CX.XX.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	4	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-0" WIDTH, 42" HEIGHT
B	3	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 3'-6" WIDTH, 42" HEIGHT
C	2	CHAIN LINK PEDESTRIAN GATE, DOUBLE SWING, 6'-0" WIDTH, 42" HEIGHT
D	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-6" WIDTH, 6' HEIGHT
E	1	CHAIN LINK VEHICULAR GATE, DOUBLE SWING, 21'-0" WIDTH, 6' HEIGHT
F	1	VEHICULAR PIPE GATE, DOUBLE SWING, 30'-0" WIDTH

MCG+ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WITSMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARRIS

electrical engineer_
HARRIS

foodservice_
GEORGE E BUHOY & ASSOC

NOT FOR CONSTRUCTION

project_
SPRITFIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0904

ARCHITECTURAL SITE PLAN - ENLARGEMENT

revision_

issued_

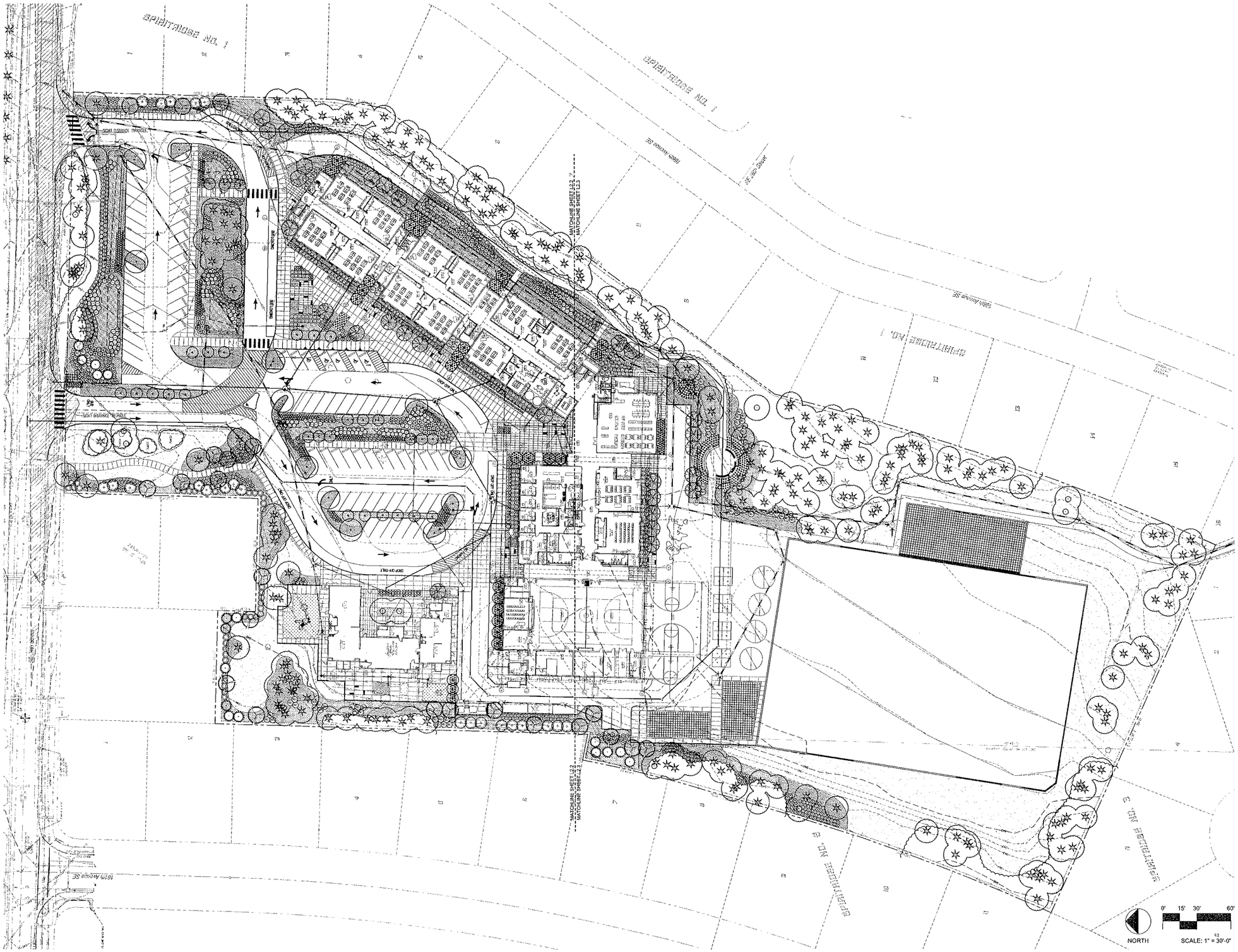
SD	19 JUN 09
35% PERMIT	16 JUL 09
DD PROGRESS SET	25 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L1.3

ORIGINAL SHEET IS 36" x 24"
copyright © 2009
all rights reserved



ORIGINAL SHEET IS 30" x 42"
copyright© 2009
all rights reserved

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
MARSIS

electrical engineer_
MARSIS

food service_
GEORGE E BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No 0904

LANDSCAPE PLAN

revision_

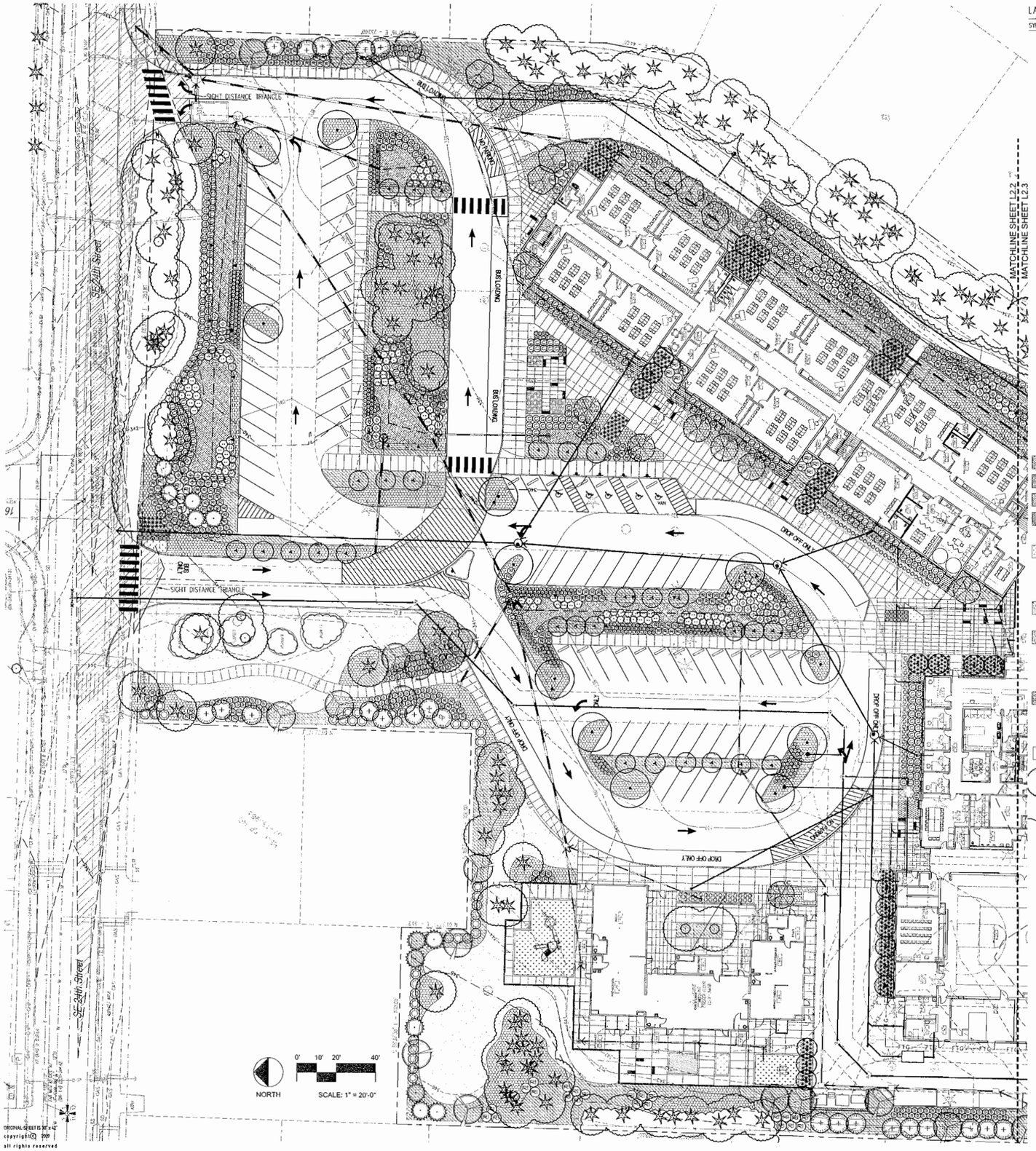
issued_

SD	19 JUN 09
DSS PERMIT	14 JUL 09
DD PROGRESS SET	24 SEP 09
CD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L2.1



ORIGINAL SHEET IS 30" x 42"
copyright © 2009
all rights reserved

LANDSCAPE SCHEDULE

SYMBOL	(QTY)	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
		DECIDUOUS TREES	
		ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	MIN. 1-1/2" CALIPER, MIN. 10-12' HT. , WELL-BRANCHED ABOVE 5' HT., MATCHED, B&B.
		ACER GINNALA VINE MAPLE	MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 10-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
		STEWARTIA MONADELPHA TALL STEWARTIA	MIN. 2" CAL. OR MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
		CRATAEGUS DOUGLASI HAWTHORN	MIN. 2" CAL. OR MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 10-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
		CORNUS NUTTALLII PACIFIC DOGWOOD	MIN. 2" CAL. OR MULTI-STEMMED MIN (3) 1" CALIPER TRUNKS, 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
		EVERGREEN TREES	
		PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
		THUJA PLICATA 'FASTIGIATA' HOGAN CEDAR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
		SHRUBS	
		CALAMAGROSTIS A. 'KARL FOERSTER' FEATHER REED GRASS	MIN. 5 GALLON CONT., FULL AND BUSHY.
		CORNUS SANGUINEA 'SANITI' ISANTI RED TWIG DOGWOOD	MIN. 18-24" HT. & SPR. FULL & BUSHY, B&B OR CONT.
		CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	MIN. 12-15" HT. AND SPREAD, FULL & BUSHY, 2 GAL. CONT.
		MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 36-42" HT., FULL & BUSHY, B&B OR CONT.
		PHYSOCARPOS OPULIFOLIUS 'DIABOLO' PACIFIC NINEBARK	MIN. 24-30" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		POLYSTICHUM MUNITUM SWORD FERN	MIN. 1 GALLON CONT., FULL AND BUSHY
		RHODODENDRON MACROPHYLLUM RHODODENDRON	MIN. 18-21" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 24-30" HT., FULL & BUSHY, B&B OR CONT.
		RUBUS SPECTABILIS SALMONBERRY	MIN. 15-18" SPREAD, FULL & BUSHY, B&B OR CONT.
		SPIRAEA DOUGLASII WESTERN SPIRAEA	MIN. 18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 15-18" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		GROUNDCOVERS	
		GAULTHERIA PROCUMBENS WINTERGREEN	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		GAULTHERIA SHALLON SALAL	
		MAHONIA NERVOSA LONGLEAF MAHONIA	
		OPHIOPOGON O. NIGRESCENS BLACK MONDO GRASS	1 GAL. POTS @ 8" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		PERENNIALS	
		HEMEROCALLIS 'STELLA D'ORO' DAYLILY	1 GAL. POTS @ 12" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA
		TULIPA CLUSIANA TULIP	1 GAL. POTS @ 8" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		AQUILEGIA FORMOSA WESTERN COLUMBINE	1 GAL. POTS @ 8" 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) COMMON SPIKERUSH (BOTTOM) SAWBEAK SEDGE (BOTTOM)	10" PLUGS @ 12" O.C., TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE
		TOPSOIL AND BARK MULCH ONLY	SEE SPECIFICATIONS
		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
		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 2" 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.) PROVIDE A 2' MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
7.) REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING PLANTINGS.
8.) REFER TO CIVIL PLANS FOR PROTECTION FENCING AROUND EXISTING TREES PER CITY OF BELLEVUE STANDARD SPECIFICATIONS AND DETAILS.
9.) 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.
10.) REFER TO PLANTING AND SEEDING SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS.

PARKING LOT LANDSCAPE CALCULATIONS:

1.) ALL ON-SITE PARKING LOTS TO RECEIVE TYPE V LANDSCAPING.

2.) TOTAL NUMBER OF NEW ON-SITE PARKING STALLS PROPOSED: 87 STALLS

3.) TOTAL AREA OF LANDSCAPE REQUIRED: 2,650 S.F. (30.45 S.F. PER STALL)

4.) TOTAL AREA OF TYPE V LANDSCAPE PROPOSED: 6,542 S.F. (75.20 S.F. PER STALL)

5.) TOTAL NUMBER OF DROP-OFF STALLS PROPOSED: 26 STALLS

M-E-S-ARC

architect_
McGIRR/MAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE WA

Project No. 0904

LANDSCAPE PLAN - ENLARGEMENT AND SCHEDULE

revision_

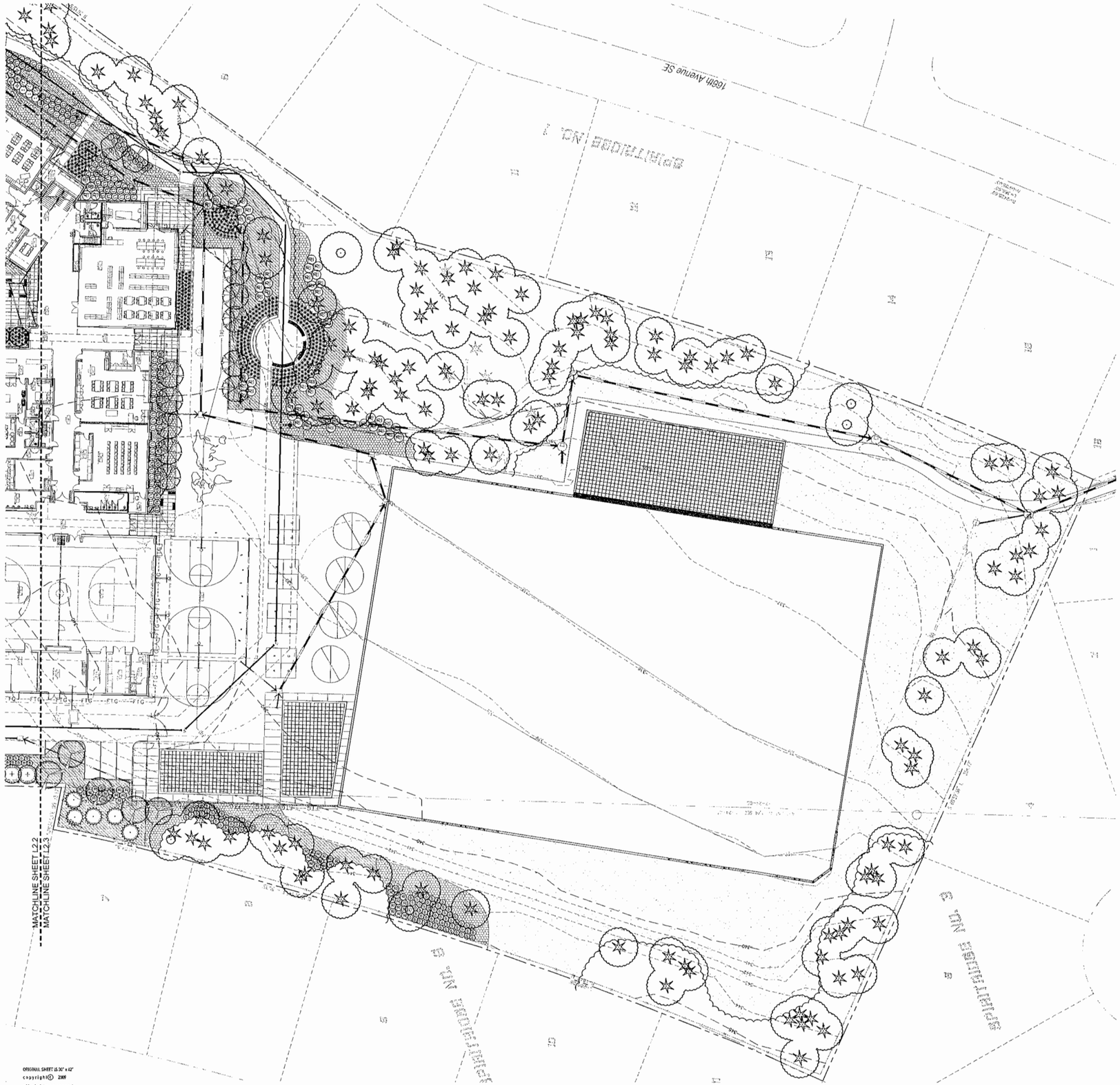
issued_

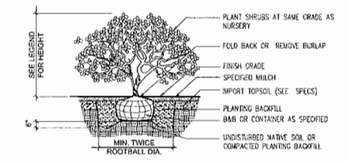
SD	19 JUN 09
35% PERMIT	16 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

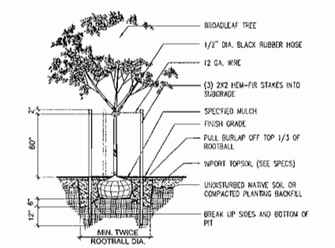
checked_
NPH

sheet_
L2.2

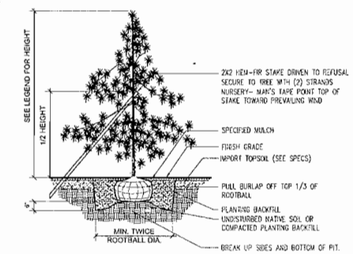




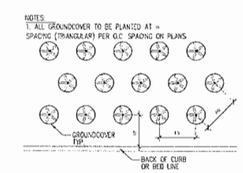
A SHRUB PLANTING
NTS



B DECIDUOUS TREE PLANTING
NTS



C CONIFEROUS TREE PLANTING
NTS



D GROUNDCOVER PLANTING
NTS

NORTH

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

ORIGINAL SHEET IS 30" x 42"

copyright © 2009
all rights reserved

mcG+ARC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARDIS

electrical engineer_
HARDIS

foodservice_
GEORGE E.BUKOV & ASSOC

NOT FOR CONSTRUCTION

project_
SPRINGRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0904

LANDSCAPE PLAN - ENLARGEMENT AND DETAILS

revision_

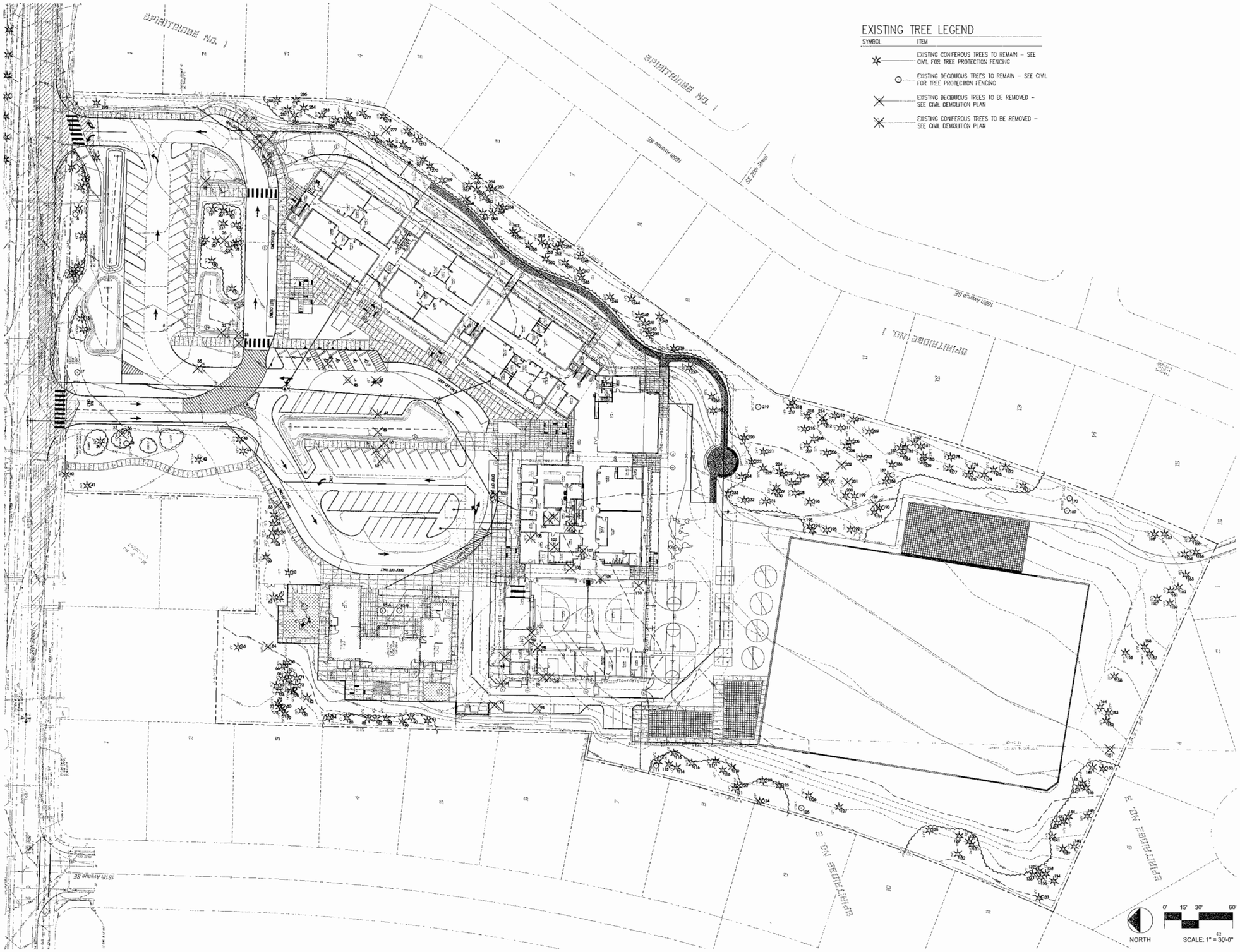
issued_

SD	19 JUN 09
30% PERMIT	16 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
60% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L2.3



EXISTING TREE LEGEND

SYMBOL	ITEM
	EXISTING CONIFEROUS 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 CONIFEROUS TREES TO BE REMOVED – SEE CIVIL DEMOLITION PLAN

ORIGINAL SHEET IS 30" x 42"
copyright © 2009
all rights reserved

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
DEBORIE E BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPRINGRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0956

TREE RETENTION PLAN

revision_

issued_

SD	17 JUN 09
30% PERMIT	14 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L2.4

SPIRITRIDGE ELEMENTARY SCHOOL - 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	Cedar	34	1	34		1	34	1	34
2	Cedar	20	1	20		1	20	1	20
3	Madrona	18	1	18		0	0	0	0
4	Fir	28	1	28		1	28	1	28
5	Fir	8	1	8		1	8	1	8
6	Fir	22	1	22		1	22	1	22
7	Fir	26	1	26		1	26	1	26
8	Fir	20	1	20		1	20	1	20
9	Cedar	42	1	42		1	42	1	42
10	Fir	22	1	22		1	22	1	22
11	Fir	18	1	18		1	18	1	18
12	Fir	30	1	30		1	30	1	30
13	Cedar	10	1	10		1	10	1	10
14	Fir	18	1	18		1	18	1	18
15	Coniferous	16	1	16		1	16	1	16
16	Coniferous	18	1	18		1	18	1	18
17	Deciduous (2-12", 2-8", 1-6")	varies	1	46		1	46	1	46
18	S	8	1	8		1	8	0	0
19	Fir	22	1	22		1	22	1	22
20	Fir	8	1	8		1	8	1	8
21	Fir	22	1	22		1	22	1	22
22	Fir	18	1	18		1	18	1	18
23	Fir	18	1	18		1	18	1	18
24	Fir	20	1	20		1	20	1	20
25	Fir	14	1	14		1	14	1	14
26	Fir	16	1	16		0	0	0	0
27	Fir	8	1	8		1	8	1	8
28	Fir	18	1	18		1	18	1	18
29	Fir	14	1	14		1	14	1	14
30	Fir	24	1	24		1	24	1	24
31	Coniferous	24	1	24		1	24	1	24
32	Coniferous	30	1	30		1	30	0	0
33	Deciduous (12", 6")	varies	1	18		1	18	0	0
34	Deciduous (2-12", 8")	varies	1	32		1	32	0	0
35	Coniferous	36	1	36		1	36	0	0
36	Madrona	14	1	14		1	14	1	14
37	Madrona	12	1	12		0	0	0	0
38	Maple (2-12")	12	2	24		1	24	1	24
39	Fir	38	1	38		1	38	1	38
40	Fir	38	1	38		1	38	1	38
41	Fir	36	1	36		1	36	1	36
42	Coniferous	28	1	28		1	28	1	28
43	Pine	12	1	12		1	12	1	12
44	Pine	18	1	18		1	18	1	18
45	Fir	30	1	30		1	30	0	0
46	Deciduous	8	1	8		1	8	0	0
47	Deciduous	10	1	10		1	10	0	0
48	Coniferous (12", 10", 8")	varies	1	30		1	30	0	0
49	Cedar	34	1	34		1	34	0	0
50	Cedar	14	1	14		1	14	0	0
51	Cedar	22	1	22		1	22	0	0
52	Cedar	12	1	12		1	12	0	0
53	Cedar	12	1	12		1	12	0	0
54	Cedar	18	1	18		1	18	1	18
55	Cedar	18	1	18		1	18	1	18
56	Cedar	18	1	18		1	18	1	18
57	Cedar	12	1	12		1	12	1	12
58	Cedar	20	1	20		1	20	1	20
59	Cedar	20	1	20		1	20	1	20
60	Fir	12	1	12		1	12	1	12
61	Cedar	14	1	14		1	14	1	14
62	Cedar	22	1	22		1	22	1	22
63	Fir	8	1	8		1	8	1	8
64	Cedar	14	1	14		0	0	0	0
65	Cedar (24", 14")	varies	1	38		1	38	1	38
66	Cedar	18	1	18		1	18	1	18
67	Cedar	24	1	24		1	24	1	24
68	Cedar	14	1	14		1	14	1	14
69	Fir	32	1	32		1	32	1	32
70	Cedar	12	1	12		1	12	1	12
71	Cedar	18	1	18		1	18	1	18
72	Coniferous		1	0		1	0	1	0
73	Fir	14	1	14		1	14	1	14
74	Fir	8	1	8		1	8	1	8
75	Cedar	10	1	10		1	10	1	10
76	Cedar	24	1	24		1	24	1	24
77	Cedar	24	1	24		1	24	1	24
78	Cedar	12	1	12		1	12	1	12
79	Cedar	20	1	20		1	20	1	20
80	Deciduous		1	0		1	0	1	0
81	Fir	20	1	20		1	20	1	20
82	Fir (3-8")	8	3	24		1	24	1	24
83-A	Deciduous	6	1	6		1	6	1	6
83-B	Deciduous	6	1	6		1	6	1	6
84	Fir	8	1	8		1	8	1	8
85	Fir	8	1	8		1	8	1	8
86	Cedar	8	1	8		1	8	1	8
87	Cedar	8	1	8		1	8	1	8
88	Cedar	8	1	8		1	8	1	8
89	Fir	8	1	8		1	8	1	8
90	Fir	8	1	8		1	8	1	8
91	Fir	8	1	8		1	8	1	8
92	Deciduous	12	1	12		1	12	0	0
93	Coniferous		1	0		1	0	0	0
94	Cedar	24	1	24		1	24	0	0
95	Deciduous	16	1	16		0	0	0	0
96	Fir	32	1	32		1	32	0	0
97	Fir	24	1	24		1	24	0	0
98	Fir	20	1	20		1	20	0	0
99	Fir	24	1	24		1	24	0	0
100	Fir	20	1	20		1	20	0	0
101	Fir	38	1	38		1	38	0	0
102	Coniferous		1	0		1	0	0	0
103	Cedar	44	1	44		1	44	0	0
104	Fir	14	1	14		1	14	0	0
105	Fir	30	1	30		1	30	0	0
106	Fir	18	1	18		1	18	0	0
107	Fir	12	1	12		1	12	0	0
108	Fir	28	1	28		1	28	0	0
109	Deciduous (stump)	48	0	0		1	0	0	0
110	Fir	30	1	30		1	30	0	0
111	Deciduous	18	1	18		1	18	1	18
112	Cedar	18	1	18		1	18	1	18
113	Fir	26	1	26		1	26	1	26
114	Fir	12	1	12		1	12	1	12
115	Fir	24	1	24		1	24	1	24
116	Cedar	34	1	34		1	34	1	34
117	Fir	24	1	24		1	24	1	24
118	Fir	12	1	12		1	12	1	12
119	Fir	14	1	14		1	14	1	14
120	Fir	18	1	18		1	18	1	18
121	Fir	14	1	14		1	14	1	14
122	Fir	18	1	18		1	18	1	18
123	Fir	32	1	32		1	32	1	32
124	Fir	20	1	20		1	20	1	20
125	Deciduous	12	1	12		1	12	1	12
126	Cedar	30	1	30		1	30	1	30
127	Fir	12	1	12		1	12	1	12
128	Fir	24	1	24		1	24	1	24
129	Fir	18	1	18		1	18	1	18
130	Fir	12	1	12		1	12	1	12
131	Fir	28	1	28		1	28	1	28
132	Fir	24	1	24		1	24	1	24
133	Fir	8	1	8		1	8	1	8
134	Fir	12	1	12		1	12	1	12
135	Fir	8	1	8		1	8	1	8
136	Fir	34	1	34		1	34	1	34
137	Fir	8	1	8		1	8	1	8
138	Fir	12	1	12		1	12	1	12
139	Fir	12	1	12		1	12	1	12
140	Fir	14	1	14		1	14	1	14
141	Fir	14	1	14		1	14	1	14
142	Fir	18	1	18		1	18	1	18
143	Cedar	14	1	14		1	14	1	14
144	Fir	18	1	18		1	18	1	18
145	Fir	30	1	30		1	30	1	30
146	Cedar	14	1	14		1	14	1	14
147	Hemlock	12	1	12		1	12	1	12
148	Hemlock	24	1	24		1	24	1	24
149	Fir	20	1	20		1	20	1	20
150	Fir	28	1	28		1	28	1	28
151	Deciduous (dead)	24	0	0		0	0	0	0
152	Fir	26	1	26		1	26	1	26
153	Fir	12	1	12		1	12	1	12
154	Fir	34	1	34		1	34	1	34
155	Fir	20	1	20		1	20	1	20
156	Fir	34	1	34		1	34	1	34
157	Fir (24", 18")	varies	1	42		1	42	1	42
158	Fir	24	1	24		1	24	1	24
159	Cedar	18	1	18		1	18	1	18
160	Fir	36	1	36		1	36	1	36
161	Cedar	18	1	18		1	18	1	18
162	Cedar	14	1	14		1	14	1	14
163	Fir	18	1	18		1	18	1	18
164	Fir	24	1	24		1	24	1	24
165	Fir	22	1	22		1	22	1	22
166	Cedar	20	1	20		1	20	1	20
167	Fir	30	1	30		1	30	1	30
168	Fir	28	1	28		1	28	1	28
169	Deciduous	30	1	30		1	30	1	30
170	Deciduous (28", 22")	varies	1	48		1	48	1	48
171	Cedar	36	1	36		1	36	1	36
172	Cedar	28	1	28		1	28	1	28
173	Cedar	20	1	20		1	20	1	20
174	Cedar	24	1	24		1	24	1	24
175	Fir	30	1	30		1	30	1	30
176	Fir	28	1	28		1	28	1	28
177	Cedar	20	1	20		1	20	1	20
178	Cedar	18	1	18		1	18	1	18
179	Fir	18	1	18		1	18	1	18
180	Cedar (2-8")	8	2	16		1	16	1	16
181	Fir	14	1	14		1	14	1	14
182	Fir	28	1	28		1	28	1	28
183	Fir	28	1	28		1	28	1	28
184	Cedar	14	1	14		1	14	1	14
185	Fir	24	1	24		1	24	1	24
186	Fir	18	1	18		1	18	1	18
187	Fir	12	1	12		1	12	1	12
188	Fir	14	1	14		1	14	1	14
189	Fir	12	1	12		0	0	0	0
190	Fir	38	1	38		1	38	1	38
191	Cedar	12	1	12		1	12	1	12
192	Fir	26	1	26		1	26	1	26
193	Cedar	34	1	34		1	34	1	34
194	Cedar	28	1	28		1	28	1	28
195	Cedar	24	1	24		1	24	1	24
196	Fir	26	1	26		1	26	1	26
197	Fir	12	1	12		0	0	0	0
198	Fir	18	1	18		1	18	1	18
199	Fir	28	1	28		1	28	1	28
200	Cedar	12	1	12		1	12	1	12
201	Fir	12	1	12		0	0	0	0
202	Fir	12	1	12		0	0	0	0
203	Fir	18	1	18		1	18	1	18
204	Fir	26	1	26		1	26	1	26
205	Fir	18	1	18		1	18	1	18
206	Cedar	14	1	14		1	14	1	14
207	Cedar	28	1	28		1	28	1	28
208	Cedar	22	1	22		1	22	1	22
209	Cedar	14	1	14		1	14	1	14
210	Cedar	8	1	8		1	8	1	8
211	Fir	18	1	18		1	18	1	18
212	Fir	18	1	18		1	18	1	18
213	Fir	18	1	18		1	18	1	18
214	Fir	12	1	12		0	0	0	0
215	Fir	8	1	8		1	8	1	8
216	Fir	28	1	28		1	28	1	28
217	Fir	14	1	14		1	14	1	14
218	Fir	22	1	22		1	22	1	22
219	Deciduous (34", 22", 12")	varies	1	68		1	68	1	68
220	Cedar	30	1	30		1	30	1	30
221	Fir	24	1	24		1	24	1	24
222	Fir	24	1	24		1	24	1	24
223	Cedar	20	1	20		1	20	1	20
224	Fir	24	1	24		1	24	1	24
225	Cedar	8	1	8		1	8	1	8
226	Cedar	26	1	26		1	26	1	26
227	Cedar	18	1	18		1	18	1	18
228	Cedar	26	1	26		1	26	1	26
229	Fir	8	1	8		1	8	1	8
230	Fir	20	1	20		1	20	1	20
231	Fir	28	1	28		1	28	1	28
232	Fir	32	1	32		1	32	1	32
233	Fir	32	1	32		1	32	1	32
234	Cedar	36	1	36		1	36	1	36
235	Cedar	44	1	44		1	44	1	44
236	Cedar	40	1	40		1	40	1	40
237	Fir	22	1	22		1	22	1	22
238	Fir	36	1	36		1	36	1	36
239	Fir	28	1	28		1	28	1	28
240	Cedar	8	1	8		1	8	1	8
241	Cedar	28	1	28		1	28	1	28
242	Cedar	32	1	32		1	32	1	32
243	Coniferous		1	0		1	0	1	0
244	Cedar	14	1	14		1	14	1	14
245	Fir	26	1	26		1	26	1	26
246	Fir	20	1	20		1	20	1	20
247	Fir	28	1	28		1	28	1	28
248	Fir	24	1	24		1	24	1	24
249	Cedar	22	1	22		1	22	1	22
250	Coniferous		1	0		1	0	1	0
251	Cedar	14	1	14		1	14	1	14
252	Cedar	14	1	14		1	14	1	14
253	Fir	26	1	26		1	26	1	26
254	Cedar	14	1	14		1	14	1	14
255	Fir	39	1	39		1	39	1	39
256	Fir	18	1	18		1	18	1	18
257	Fir	20	1	20		1	20	1	20
258	Fir	14	1	14		1	14	1	14
259	Cedar	14	1	14		1	14	1	14
260	Fir	8	1	8		1	8	1	8
261	Fir	20	1	20		1	20	1	20
262	Fir	14	1	14		1	14	1	14
263	Fir	12	1	12		1	12	1	12
264	Fir	12	1	12		1	12	1	12
265	Fir	8	1	8		1	8	1	8
266	Fir	14	1	14		1	14	1	14
267	Fir	20	1	20		1	20	1	20
268	Fir	30	1	30		1	30	1	30
269	Fir	22	1	22		1	22	1	22
270	Fir	24	1	24		1	24	1	24
271	Cedar	20	1	20		1	20	1	20
272	Fir	20	1	20		1	20	1	20
273	Fir	14	1	14		1	14	1	14
274	Fir	12	1	12		1	12	1	12
275	Fir	20	1	20		1	20	1	20
276	Fir	16	1	16		1	16	1	16
277	Fir	12	1	12		0	0	0	0
278	Fir	12	1	12		1	12	1	12
279	Fir	20	1	20		1	20	1	20
280	Fir	24	1	24		1	24	1	24
281	Fir	10	1	10		1	10	1	10
282	Cedar	22	1	22		1	22	1	22
283	Fir	30	1	30		1	30	1	30
284	Fir	10	1	10		1	10	1	10
285	Cedar	12	1	12		1	12	1	12
286	Fir	20	1	20		1	20	1	20
287	Fir	16	1	16		1	16	1	16
288	Fir	18	1	18		1	18	1	18
289	Fir	24	1	24		1	24	0	0
290	Fir	24	1	24		1	24	0	0
291	Fir	26	1	26		1	26	0	0
292	Fir	28	1	28		1	28	0	0
293	Cedar	14	1	14		1	14	1	14
						TOTALS	5,729	246	4,961
					PERCENTAGE OF INTERIOR DIAMETER INCHES RETAINED				86.59%
					PERCENTAGE OF INTERIOR DIAMETER INCHES REQUIRED				15%

ORIGINAL SHEET IS 30" x 42"
copyright© 2009
all rights reserved

mcG+AAC

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARGIS

electrical engineer_
HARGIS

food service_
GEORGE E BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0904

SIGNIFICANT TREE PRESERVATION CALCULATIONS

revision_

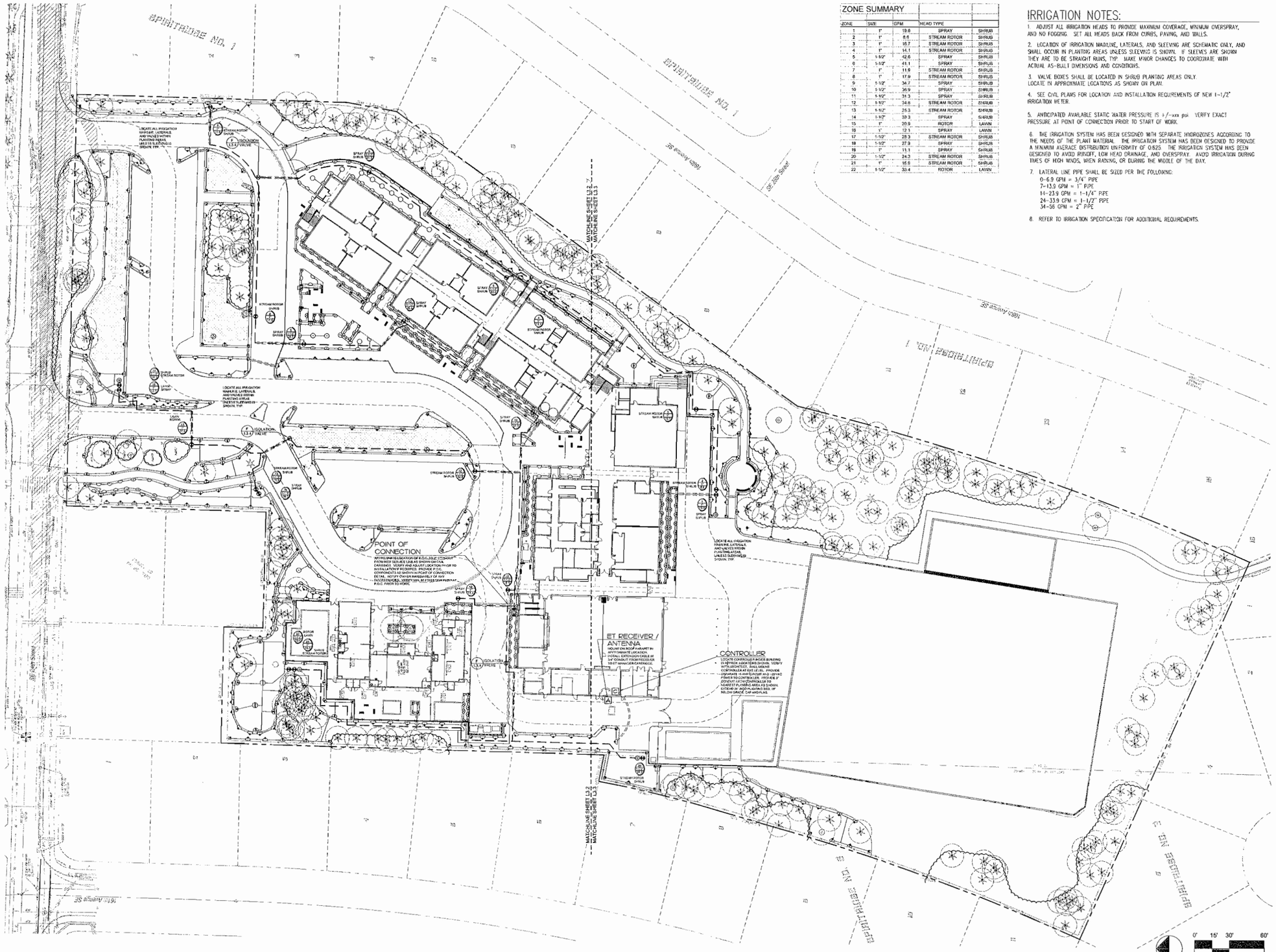
issued_

SD	19 JUN 09
35% PERMIT	16 JUL 09
DD PROGRESS SET	24 SEP 09
DD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPH

sheet_
L2.5



ZONE SUMMARY

ZONE	SIZE	GPM	HEAD TYPE	
1	1"	19.6	SPRAY	SHRUB
2	1"	8.6	STREAM ROTOR	SHRUB
3	1"	16.7	STREAM ROTOR	SHRUB
4	1"	14.1	STREAM ROTOR	SHRUB
5	1-1/2"	42.6	SPRAY	SHRUB
6	1-1/2"	41.1	SPRAY	SHRUB
7	1"	11.9	STREAM ROTOR	SHRUB
8	1"	17.9	STREAM ROTOR	SHRUB
9	1-1/2"	34.7	SPRAY	SHRUB
10	1-1/2"	36.9	SPRAY	SHRUB
11	1-1/2"	31.3	SPRAY	SHRUB
12	1-1/2"	34.6	STREAM ROTOR	SHRUB
13	1-1/2"	25.3	STREAM ROTOR	SHRUB
14	1-1/2"	33.3	SPRAY	SHRUB
15	1"	20.9	ROTOR	LAWN
16	1"	12.1	SPRAY	LAWN
17	1-1/2"	28.3	STREAM ROTOR	SHRUB
18	1-1/2"	27.9	SPRAY	SHRUB
19	1"	11.1	SPRAY	SHRUB
20	1-1/2"	24.2	STREAM ROTOR	SHRUB
21	1"	16.6	STREAM ROTOR	SHRUB
22	1-1/2"	33.4	ROTOR	LAWN

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 IS +/-xxx psi. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.

6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.

7. LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
   0-6.9 GPM = 3/4" PIPE
   7-13.9 GPM = 1" PIPE
   14-23.9 GPM = 1-1/4" PIPE
   24-33.9 GPM = 1-1/2" PIPE
   34-56 GPM = 2" PIPE

8. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

ORIGINAL SHEET IS 36" x 42"
copyright © 2009
all rights reserved

m·c·g·arc

architect_
McGRANAHAN ARCHITECTS

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
WEISMAN DESIGN GROUP

structural engineer_
COUGHLIN PORTER LUNDEEN

mechanical engineer_
HARRIS

electrical engineer_
HARRIS

food service_
GOODINGE BUNDY & ASSOC

NOT FOR CONSTRUCTION

project_
SPIRITRIDGE ELEMENTARY SCHOOL

client_
BELLEVUE SCHOOL DISTRICT

location_
BELLEVUE, WA

Project No. 0604

IRRIGATION PLAN

revision_

issued_

SD	19 JUN 09
35% PERMIT	14 JUL 09
DD PROGRESS SET	21 SEP 09
CD	22 OCT 09
65% PERMIT	13 NOV 09

drawn_
AE

checked_
NPM

SEE SHEET L3.2 FOR IRRIGATION LEGEND
SEE SHEET L3.4 FOR IRRIGATION DETAILS
SEE SHEET L3.5 FOR WATER USE CALCULATIONS

sheet_
L3.1