



**CITY OF KIRKLAND**  
**Planning and Community Development Department**  
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**ADVISORY REPORT**  
**FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

**To:** Houghton Community Council  
 Kirkland Hearing Examiner

**From:** Angela Ruggeri, AICP, Senior Planner  
 Eric R. Shields, AICP, Planning Director

**Date:** March 16, 2012

**File:** **ZON12-00006 NORTHSTAR MIDDLE SCHOOL RELOCATION TO BEST HIGH SCHOOL CAMPUS**

**Hearing Date and Place:** March 26, 2012; 7:00 PM  
 City Hall Council Chamber  
 123 Fifth Avenue, Kirkland

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## I. **INTRODUCTION**

### A. **APPLICATION**

1. Applicant: David Zeitlin, Lake Washington School District (LWSD)
2. Site Location: 10903 NE 53rd Street (see Attachment 1)
3. Request: The applicant is requesting approval of an amendment to the BEST High School Master Plan to relocate Northstar Junior High School onto the BEST campus. A zoning permit is required to locate four 1800 square foot portable buildings and an outdoor 900 square foot covered classroom area on the existing BEST High School campus (see Attachment 2).

Northstar Junior High is a choice school serving students throughout Lake Washington School District (LWSD). In addition to the relocation, LWSD plans to transition Northstar from its current grade 7-9 format (Junior High) to grades 6-8 (Middle School).

BEST High School is an alternative high school that serves students from throughout LWSD. Enrollment at BEST is limited to 190 students.

The BEST High School campus also accommodates the district's Family Learning Center (FLC), which provides programs and classes to assist parents and students who are home-schooled. None of the existing services or operating capacities at BEST High School or the FLC are proposed to be changed with this relocation.

Major elements of the proposal include the following:

- a. Removal of the southern portion of the main parking lot including the loss of 32 parking stalls.
  - b. Northstar capacity and staffing will remain the same as it is at its present location at Lake Washington High School. Current capacity is 90 students and 5 staff. Total site enrollment including Northstar and BEST will be 280 students.
  - c. Completion of the project is anticipated by the beginning of the 2012 school year.
  - d. A student drop-off/pick-up loading zone shared by Northstar and BEST High School will be established along the southern edge of the main parking lot off of NE 53<sup>rd</sup> Street. This loading zone will be able to accommodate 12 to 15 vehicles before reaching 53<sup>rd</sup> Street.
4. Review Process: Process IIB; Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
  5. Summary of Key Issues:
    - a. Compliance with Zoning Permit Approval Criteria (see Section II.F)
    - b. Compliance with Applicable Development Regulations (see Section II.G).

### B. **RECOMMENDATIONS**

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the

Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.

2. Enrollment at Northstar shall be a maximum of 90 and enrollment at BEST shall be a maximum of 190 for a total of 280 students on the campus (see Conclusion II.G.2).
3. The applicant shall pay Road Impact fees for the project (see Conclusion II.G.4):
4. To the maximum extent possible, the applicant shall retain all trees shown for retention in Attachments 2 and 12 during the construction of the school (see Conclusion II.G.7).
5. As part of the building permit application, the applicant shall submit for approval by the Department of Planning and Community Development:
  - a. Plans showing additional tree retention requirements per the City's Urban Forester.
    - (1) The applicant shall correct the tree protection fencing near the north parking lot trees, to allow for access to the site and indicate the fence openings at the northwest and northeast corners.
    - (2) Include arborist instructions for trees impacted west and south of the new portables on the site plan. These instructions are included on pages 23-24 of the arborist's report. Add tree numbers 1655, 1656, and 1657 to the list of trees to be protected. (see Conclusion II.G.7).
  - b. A lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights (see Conclusion II.G.9). To minimize impact to adjoining properties, the lighting plan shall be consistent with the requirements in KZC Section 115.85.1.

## **II. FINDINGS OF FACT AND CONCLUSIONS**

### **A. SITE DESCRIPTION**

1. Site Development and Zoning:
  - a. Facts:
    - (1) Size: 10.08 acres
    - (2) Land Use: The subject property contains the existing BEST High School and Family Learning Center.
    - (3) Zoning: The subject property is zoned RS 8.5 (Residential Single-family). A school is an allowed use within this zone, subject to approval of a Master Plan.
    - (4) Terrain: The subject property slopes from east to west with an overall elevation change of approximately 40 feet.

- (5) Vegetation: The subject property contains numerous trees. Four non-significant trees located in one of the parking lot planting strips will be removed, in addition to four other viable trees located near the southeast corner of the existing parking lot. (see Section II.G.7).
  - b. Conclusions:
    - (1) Size, land use, and terrain are not constraining factors in the review of this application.
    - (2) Zoning is a relevant factor in the review of this application, due to the fact that a School Use occupying a property of more than 5 acres must be approved through a Master Plan process (see Section II.F.1).
    - (3) Tree protection and retention on the subject property are factors in the review of the proposed development (see Section II.G.7).
2. Neighboring Development and Zoning:
  - a. Facts: The neighboring properties to the south, west and east are zoned RS 8.5 and contain single-family residences. The property to the west also contains the Kirkland Children's School. The property to the north contains the Seventh Day Adventist School and Northwest University.
  - b. Conclusion: The neighboring development and zoning are factors in the review of the proposed Master Plan application.

## **B. HISTORY**

1. Facts:
  - a. In 1997, the buildings on the site, which were formerly used as the administrative offices for the LWSD, were converted for use by BEST High School.
  - b. The BEST School Master Plan was approved on January 18, 2000 under file IIB-99-78. The master plan included a new gymnasium, but a 2.5 foot height variance for the gymnasium was denied.
  - c. A modification to the BEST School Master Plan for renovation of the existing playfield was approved on September 10, 2004.
2. Conclusion: The history of the site is relevant in the review of the proposed Master Plan application.

## **C. PUBLIC COMMENT**

1. Facts: The initial public comment period ran from February 27 to March 16, 2012. The Planning Department received a total of 4 public comments (see Attachments 4, 5, 6 and 7) during this period. The issues raised along with staff responses are summarized below.
  - Traffic Impacts  
Neighbors are concerned about traffic and pedestrian safety at 108<sup>th</sup> and 53<sup>rd</sup> that is associated with the four schools in the area (Kirkland Children's School, BEST School, 7<sup>th</sup> Day Adventist School and Northwest University). Concerns have also been raised about drivers passing around the METRO buses that stop on both sides of 108<sup>th</sup> Avenue NE. There is a basic concern that the intersection at 53<sup>rd</sup> and 108<sup>th</sup> Avenue is not safe for pedestrians or cars.

**Staff Response:** Traffic impacts are specifically addressed in Section II.G.4 of this report. The City's Public Works Department reviewed the Traffic Impact Analysis for the project and determined that the proposed project will not create significant traffic impacts that would require specific offsite traffic mitigation. The traffic and pedestrian safety concerns expressed by the neighbors are not solely due to the addition of the Northstar School on the campus, but relate to existing conditions.

In recognition of the concerns that have been raised, however, the City agrees to work with METRO, the school district and other stake holders to develop a plan that addresses the issues. The plan to address the issue of cars passing METRO buses may include relocating the bus stop, installation of c-curbing to prohibit passing, installation of a "No Passing" sign or other ideas yet to be determined. Further study is needed to determine if changes need to be made to the intersection of NE 53<sup>rd</sup> Street and 108<sup>th</sup> Avenue NE.

- Parking in the Neighborhood

Neighbors are concerned about parking on NE 53<sup>rd</sup> Street. The parking issues mentioned were related to Northwest University and Seventh Day Adventist School during the week and to Antioch Bible Church services on Sundays.

**Staff Response:** There are no restrictions for on-street parking on NE 53<sup>rd</sup> Street. The existing on-street parking situation will not be exacerbated by the relocation of Northstar. Parking for Northstar will be in the main lot on the BEST campus. The main lot will have 10 more parking stalls than required for the uses on the site which will be adequate to accommodate campus parking needs. There are also another 20 general stalls on other parts of the site (see Section II.G.5).

- Lighting and Noise Impacts

Concern was expressed about noise and nighttime light glare from the new portables.

**Staff Response:** Noise from the school may not exceed standards in Zoning Code Section 115.95. See Section II.G.10 of this report for a discussion of lighting issues.

- Green space

Two neighbors were concerned about the existing open space.

**Staff Response:** Three of the new portables are to be located either entirely on or partially in the area that is now the southern portion of the existing parking lot. One is located in an existing grass area. The rest of the existing open space and the exterior buffers around the site and the play field will be maintained. Only 11.4% of the site will be covered with impervious surface. The buffer area will remain in its natural state.

#### D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: Pursuant to WAC 197-11-926, LWSD assumed Lead Agency status for the project. A Determination of Nonsignificance (DNS) was issued by LWSD on February 27, 2012. The Environmental Determination and Checklist are included as Attachment 8.

2. Conclusion: LWSD has satisfied the requirements of SEPA.

#### **E. CONCURRENCY**

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on January 17, 2012 (see Attachment 9). A Notice of Concurrency was distributed, published, and posted on February 27, 2012.
2. Conclusion: The applicant and City have satisfied Concurrency requirements.

#### **F. APPROVAL CRITERIA**

1. Master Plan
  - a. Facts:
    - (1) Kirkland Zoning Code (KZC) Section 15.10.030 Special Regulation 10 requires that a School Use with a property size of five acres or more receive Master Plan approval through a Process IIB review. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping.
    - (2) The applicant has submitted development plans that show building locations and dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping (see Attachment 2).
    - (3) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
      - (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
      - (b) It is consistent with the public health, safety, and welfare.
  - b. Conclusions:
    - (1) The application complies with the Master Plan requirements outlined in KZC Section 15.10.030 Special Regulation 10 (see Section II.G).
    - (2) The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations (see Section II.G) and the Comprehensive Plan (see Section II.H). In addition, the proposal is consistent with the public health, safety, and welfare, because the project will provide the community with a location for the Northstar Middle School on the BEST campus while minimizing impacts on the surrounding neighborhood.

## G. DEVELOPMENT REGULATIONS

### 1. School Location Criteria

- a. Facts: KZC Section 17.10.030, Special Regulation No. 3, states that a school use may be located in a RS zone only if:
- It will not be materially detrimental to the character of the neighborhood in which it is located.
  - Site and building design minimizes adverse impacts on surrounding residential neighborhoods.
  - The property is served by a collector or arterial street (does not apply to existing school sites).
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 17.10.030, Special Regulation No. 3 as follows:
- (1) There is an existing school at the site which includes recreational, parking, and other facilities normally associated with a school use. The proposal will not introduce new facilities or activities which would materially impact the character of the neighborhood. A limited increase in student enrollment is proposed and staff is recommending a cap on further increases.
  - (2) The new school portable buildings and site plan have been designed to minimize impacts on surrounding residential development by designing the proposed addition to fit with the existing topography and to maximize tree retention. The location of the proposed new structures in the south section of the existing parking lot where there are substantial setbacks from adjoining residential properties will minimize view impacts for the neighbors. The redeveloped site provides land use buffers as required by the Zoning Code and existing significant trees are recommended for retention to the extent feasible.
  - (3) The property is served by a collector street (NE 53<sup>rd</sup> Street) and a minor arterial (108<sup>th</sup> Avenue NE).

### 2. Student Enrollment

- a. Facts:
- (1) Student enrollment will include 90 students at Northstar and 190 students at BEST for a total site enrollment of 280 students.
  - (2) KZC Section 15.10.030 Special Regulation 4 states that the maximum number of attendees at one time may be limited to reduce impacts on neighboring residential uses.
- b. Conclusion: In order to minimize impacts on neighboring residential uses, student enrollment should be limited to a maximum of 280 students. Any future enrollment increase would be subject to the modification requirements referenced in Section III of this report.

### 3. Passenger Loading Area

- a. Facts:
- (1) KZC Section 15.10.030 Special Regulations 6 and 7 state the following:
    - (a) An on-site passenger loading area must be provided. The

City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements.

(b) The location of passenger loading areas shall be designed to reduce impacts on nearby residential uses.

(2) Public Works Staff reviewed the proposed passenger loading area and concluded that the size of the area is adequate.

(3) The car passenger loading area is located within the interior of the site near the main parking lot and will have minimal impact on nearby residential uses.

b. Conclusions: The proposed passenger loading area complies with KZC Section 15.10.030 Special Regulations 6 and 7.

#### 4. Traffic Impacts

a. Facts:

The applicant submitted a Traffic Impact Analysis (see Attachment 10) that was reviewed by the City's Transportation Engineer (see Attachment 11).

b. Conclusions:

The City's Transportation Engineer concludes that the proposed project will not create significant traffic impacts that would require specific off-site traffic mitigation. Staff recommends approval of the proposed project with the condition that road impact fees be paid.

#### 5. Parking

a. Facts:

(1) KZC Section 15.10.030 does not establish a required parking requirement for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish the number of required parking stalls based on the parking demand for the proposed use.

(2) A parking demand study was submitted as part of the Traffic Impact Analysis and the peak parking demand for the uses on the site will be 55 stalls (see Attachment 10). In addition to these 55 stalls, there are 10 more general stalls in the main parking lot and another 20 general stalls on other parts of the site.

(3) The City's Transportation Engineer has reviewed the parking demand study and has determined that the site will be able to accommodate the additional parking demand of Northstar Middle School.

b. Conclusions:

The applicant is proposing an adequate number of parking stalls to serve the proposed project and the entire BEST School site.

6. Landscaping Requirements

a. Facts:

- (1) KZC Section 15.10.030 requires School Use in a RS zone to comply with Landscape Category D.
- (2) KZC Section 95.42 contains the minimum land use buffer requirements for Landscape Category D. The subject property is surrounded on three sides (south, east and west) by single family residential uses; therefore this section requires the installation of a landscape buffer that complies with Buffering Standard 2. For standard 2, the applicant must provide a 5-foot-wide landscaped strip with a 6-foot-high solid screening fence or wall. Within the landscape strip, trees are required to be spaced 10 feet apart.
- (3) KZC Section 95.42.8 states that if the subject property is occupied by a school, landscape buffers are not required along property lines adjacent to a street. This exemption applies to the north and west sides of the site.
- (4) The south and east sides of the property have existing vegetation that buffers the site from surrounding properties. There will also be more than a 100 foot setback from the east property line to the Northstar portables.

b. Conclusions:

- (1) Landscape buffers are not required along the north and west property lines as these property lines are adjacent to streets.
- (2) Existing vegetation was approved as adequate buffering to the south and east of the site with the original master plan when the gymnasium was built. Additional buffering is not required at this time.

7. Natural Features- Significant Landscaping

a. Facts:

- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate to high retention value to the maximum extent possible.
- (2) The applicant has submitted a Tree Retention Plan prepared by a certified arborist (see Attachment 12).
- (3) The City's Urban Forester has reviewed the Tree Retention Plan and has made specific recommendations concerning the applicant's tree plan (see Attachment 13), including revising plans to correct minor errors and making minor changes to the plans to retain trees.

b. Conclusions: The applicant has provided a Tree Retention Plan which has been reviewed by the City's Urban Forester. The applicant should retain, to the maximum extent possible, all trees during the construction of the school as shown in Attachments 2 and 12 and comply with the specific recommendations of the City's Urban Forester as outlined in Attachment 13.

8. Pedestrian Connectivity

a. Facts:

KZC Section 105.18 requires institutional uses, including schools, to provide pedestrian walkways designed to minimize walking distances from the building entrance to the right-of-way, and adjacent transit facilities. Pedestrian walkways are required to be five feet wide, distinguishable from traffic lanes by pavement texture or elevation, and have adequate lighting for security and safety.

The site already contains numerous pedestrian walkways including ones designed to minimize walking distances from the building entrances to the right-of-way. There is also one new walkway section related to the Northstar buildings.

b. Conclusions:

As part of the building permit application, the applicant should submit detailed pedestrian walkway plans that comply with KZC Section 105.18.

9. Site Lighting

a. Facts:

(1) KZC Section 115.85.1 requires that the applicant use energy efficient light sources, comply with the Washington Energy Code with respect to the selection and regulation of light sources, and select, place, and direct light sources both directable and nondirectable so that glare produced by any light source, to the maximum extent possible, does not extend to adjacent properties or to the right-of-way.

(2) The current submittal does not contain a detailed lighting plan that would show the location, height, fixture type, and wattage of proposed lights.

b. Conclusion: As part of its building permit application, the applicant should submit a lighting plan showing the location, height, fixture type and wattage of all proposed exterior lights. The lighting plan shall be consistent with the requirements in KZC Section 115.85.

**H. COMPREHENSIVE PLAN**

1. Facts:

a. The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the subject property as a public facility use (see Attachment 14).

b. The newly adopted Central Houghton Neighborhood Plan includes a policy, CH-8.1, which states "provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools".

c. The applicant had an open house to introduce the project to the neighborhood on January 25, 2012.

2. Conclusion: The proposal is consistent with public facility use designation and policies within the Comprehensive Plan.

## **I. DEVELOPMENT STANDARDS**

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 3.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

## **III. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

## **IV. CHALLENGES AND JUDICIAL REVIEW**

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge should contact the Planning Department for further procedural information.

### **A. CHALLENGE**

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., \_\_\_\_\_, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

### **B. JUDICIAL REVIEW**

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

## **V. LAPSE OF APPROVAL**

Under Section 152.115 of the Zoning Code, the applicant must submit to the City a complete building permit application approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event

judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. Furthermore, the applicant must substantially complete construction approved under Chapter 152 and complete the applicable conditions listed on the Notice of Approval within six (6) years after the final approval on the matter, or the decision becomes void.

## **VI. APPENDICES**

Attachments 1 through 14 are attached.

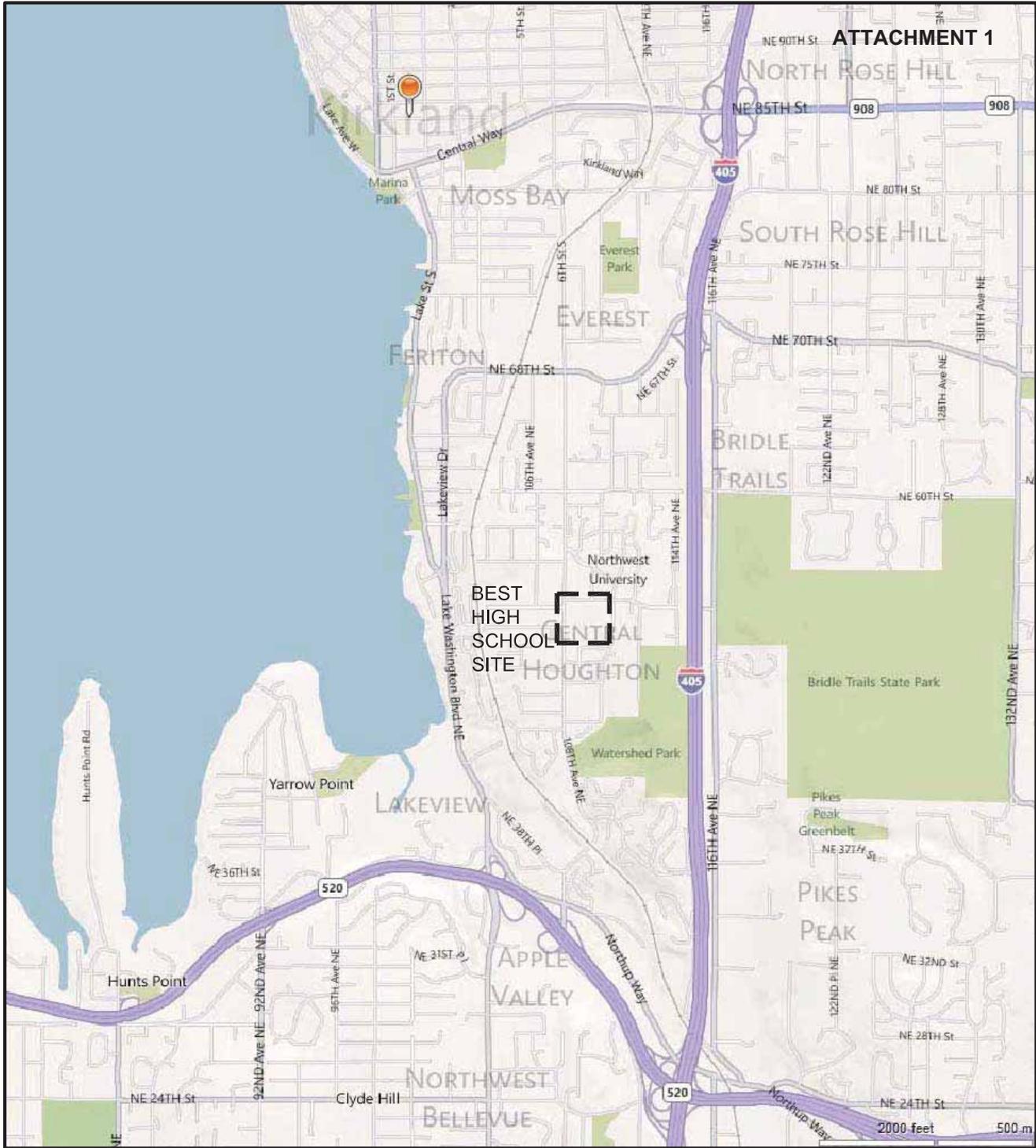
1. Vicinity Map
2. Development Plans
3. Development Standards
4. Email from Lisa McConnell
5. Email from Molly Working
6. Letter from John Doherty
7. Web Comment from Linda Lamb
8. SEPA Determination
9. Traffic Concurrency Memo
10. Transportation Analysis Report prepared by Transportation Engineering North West dated 1/26/2012
11. City TIA Review Memo prepared by Thang Nguyen dated 3/8/2012
12. Tree Plan prepared by Brian Gilles dated 12/28/2012
13. City Urban Forester Review Memo prepared by Tina Cohen dated 3/12/12
14. Central Houghton Land Use Map

## **VII. PARTIES OF RECORD**

Applicant: David Zeitlin, LWSD Support Services Center, P.O. Box 97039, Redmond, WA 98073-9739

Parties of Record  
Department of Planning and Community Development  
Department of Public Works  
Department of Building and Fire Services

**A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing unless additional time is provided per KZC 152.70.2.**



1

# VICINITY MAP

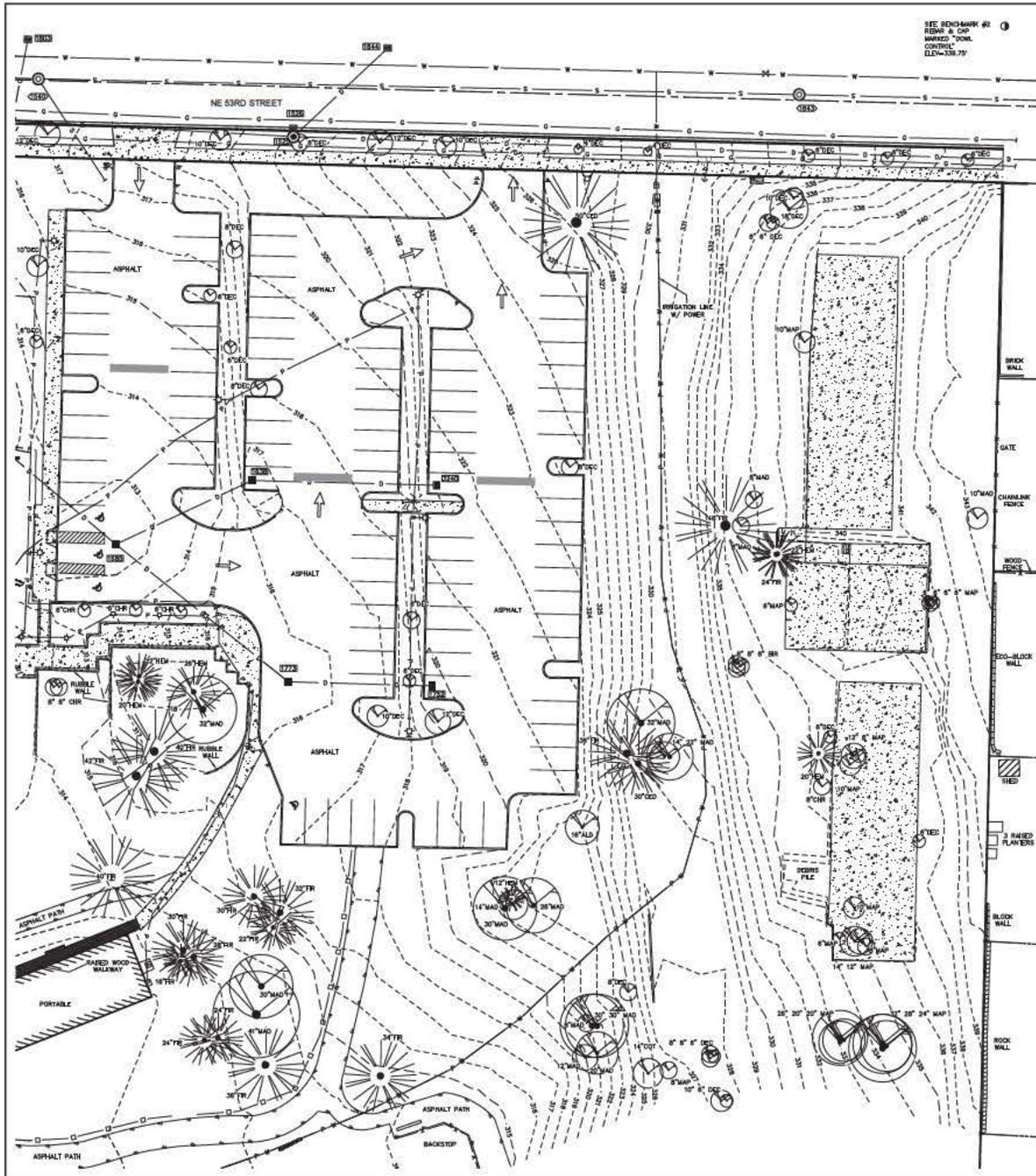
SCALE: NTS



NORTH







SITE BENCHMARK #2  
 REBAR IN CONCRETE  
 CORNER  
 ELEV=329.79'

SANITARY STRUCTURES

STRUCT	DESC	SIZE	ELEV
0500	8" DI. S. W. L.	8" DI.	321.27
0501	8" DI. S. W. L.	8" DI.	324.30
0502	8" DI. S. W. L.	8" DI.	326.63
0503	8" DI. S. W. L.	8" DI.	328.73
0504	8" DI. S. W. L.	8" DI.	328.71
0505	8" DI. S. W. L.	8" DI.	328.33
0506	8" DI. S. W. L.	8" DI.	328.28

STORM STRUCTURES

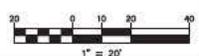
STRUCT	DESC	SIZE	ELEV
1000	12" DI. S. W. L.	12" DI.	341.50
1001	12" DI. S. W. L.	12" DI.	340.00
1002	12" DI. S. W. L.	12" DI.	338.00
1003	12" DI. S. W. L.	12" DI.	336.10
1004	12" DI. S. W. L.	12" DI.	334.10
1005	12" DI. S. W. L.	12" DI.	331.18
1006	12" DI. S. W. L.	12" DI.	328.20
1007	12" DI. S. W. L.	12" DI.	326.20
1008	12" DI. S. W. L.	12" DI.	324.20
1009	12" DI. S. W. L.	12" DI.	322.20
1010	12" DI. S. W. L.	12" DI.	320.20
1011	12" DI. S. W. L.	12" DI.	318.20
1012	12" DI. S. W. L.	12" DI.	316.20
1013	12" DI. S. W. L.	12" DI.	314.20
1014	12" DI. S. W. L.	12" DI.	312.20
1015	12" DI. S. W. L.	12" DI.	310.20
1016	12" DI. S. W. L.	12" DI.	308.20
1017	12" DI. S. W. L.	12" DI.	306.20
1018	12" DI. S. W. L.	12" DI.	304.20
1019	12" DI. S. W. L.	12" DI.	302.20
1020	12" DI. S. W. L.	12" DI.	300.20

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- HORIZONTAL
- FENCE
- SPLIT-RAIL FENCE
- EDGE OF PAVEMENT
- STORM DRAIN LINE
- COMMUNICATION LINE UNDERGROUND
- GAS LINE
- COMMUNICATION LINE OVERHEAD
- POWER LINE OVERHEAD
- POWER LINES UNDERGROUND
- SEWER LINE
- WATER LINE
- MAJOR CONTOUR LINE
- INDEX CONTOUR LINE
- CARED ROAD MONUMENT
- PROPERTY CORNER FOUND
- BUILDING AND OVERHANG
- CONCRETE SURFACE
- ROCKERY
- WALL
- CURB (WITH BUTTER)
- STREET LIGHT
- POWER JUNCTION BOX
- POWER VAULT
- POWER TRANSFORMER
- POWER METER
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECT
- PORT INSULATOR VALVE
- IRIGATION CONTROL VALVE
- GAS METER
- GAS VALVE
- BOLLARD
- SIGN
- FENCE GATE POST
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN CLEWOUT
- STORM STRUCTURE (SEE TABLE)
- SANITARY SEWER MANHOLE
- SANITARY STRUCTURE (SEE TABLE)
- MANHOLE CENTER LID
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAJBOX
- VEGETATION LINE
- STAIRS

DATE	BY	CHECKED	APPROVED	REVISION
DATE	BY	CHECKED	APPROVED	REVISION
TOPOGRAPHIC SURVEY <b>B.E.S.T. HIGH SCHOOL</b> KIRKLAND, WA				
PREPARED FOR: LAKE MOUNTAIN SCHOOL DISTRICT				
SCALE: 1" = 20' P.B.: 967 M.D.: 13436.01 FILE NO.: SHEET <b>2 of 4</b>				

PRELIMINARY







STORM STRUCTURES

SYMBOL	DESC	SIZE	ELEV
11010	D OS	18"	303.09
	INV N	8"CPVC	286.37
	INV S	8"CPVC	286.29
11011	INV SW	18"	303.94
11012	D OS	18"	303.09
	INV W	8"CPVC	286.51
	INV S	8"CPVC	286.29
11013	D OS	18"	303.09
	D TO	TOP	306.09
	D TO	TOP	305.25
	INV SE	8"CPVC	303.82
11014	INV W	8"CPVC	303.59
	INV W	8"CPVC	303.41
11015	D OS	18"	303.43
	INV W	8"CPVC	286.29
	INV S	8"CPVC	286.29
	INV W	8"CPVC	286.83
11016	D TO	18"	286.29
11017	D OS	18"	289.99
	INV N	8"CPVC	287.48
	INV S	8"CPVC	287.27
	INV W	8"CPVC	287.27
11018	D OS	18"	303.33
	INV N	8"CPVC	286.29
	INV S	8"CPVC	286.29
11019	D OS	18"	303.33
	INV E	12"CPVC	286.00
11020	D OS	18"	303.33
	INV W	12"CPVC	284.16
11021	D OS	18"	286.09
	INV N	12"CPVC	283.08
	INV W	12"CPVC	283.14
	INV S	12"CPVC	283.01
11022	D OS	18"	287.81
	INV W	12"CPVC	283.04
	INV N	12"CPVC	283.79
	INV S	12"CPVC	283.74
11023	D OS	18"	286.88
	INV W	12"CPVC	281.48
11024	D OS	18"	302.88
	INV S	8"CPVC	289.06
11025	D TO	18"	300.81
	INV S	8"CPVC	300.38
11026	D OS	18"	302.77
	INV N	8"CPVC	287.27
	INV W	8"CPVC	287.27
	INV S	12"CPVC	287.09

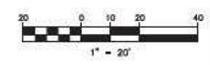
SANITARY STRUCTURES

SYMBOL	DESC	SIZE	ELEV
4210	S MH	18"	286.47
4211	INV N/S	8"CPVC	283.83
4212	S MH	18"	285.87
4213	INV N/S	8"CPVC	283.40

LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- UNIFORM
- X K FENCE
- SPLIT-RAIL FENCE
- EDGE OF PAVEMENT
- STORM DRAIN LINE
- COMMUNICATION LINE UNDERGROUND
- GAS LINE
- COMMUNICATION LINE OVERHEAD
- POWER LINE OVERHEAD
- POWER LINES UNDERGROUND
- SEWER LINE
- WATER LINE
- MINOR CONTOUR LINE
- INDEX CONTOUR LINE
- CARED ROAD MONUMENT
- PROPERTY CORNER FOUND
- BUILDING AND OVERHEAD
- CONCRETE SURFACE
- ROOFTOP
- WALL
- CURB (WITH OUTLET)
- STREET LIGHT
- POWER JUNCTION BOX
- POWER WALL
- POWER TRANSFORMER
- POWER METER
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- RHE HYDRANT
- RHE DEPARTMENT CONNECT
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- GAS METER
- GAS VALVE
- BOLLARD
- SIGN
- FENCE GATE POST
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- STORM STRUCTURE (SEE TABLE)
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- MANHOLE CENTER LID
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- VEGETATION LINE
- STAIRS

PRELIMINARY



	DATE: _____ BY: _____
	CHECKED: _____ APPROVED: _____
TOPOGRAPHIC SURVEY <b>B.E.S.T. HIGH SCHOOL</b> KIRKLAND, WA	
SCALE: 1" = 20' P.B.: 967 M.D.: 13436.01 FILE NO.: _____ SHEET <b>4 of 4</b>	

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TITLE  
**LAKE WASHINGTON  
SCHOOL DISTRICT**  
  
**NORTHSTAR  
MIDDLE SCHOOL**  
10903 NE 53RD ST  
KIRKLAND, WA 98033

STAMP



PROJECT NUMBER

11110.1

ISSUED FOR:	DATE:
PFC-SUBMITTAL CONFERENCE	11/11/13
PORTABLES SUBMITTAL	01/26/12
ZONING PERMIT	02/02/12
ZONING PERMIT RESUBMITTAL	03/12/12

PLAN APPROVAL

DRAWN BY: DMG  
CHECKED: LJP

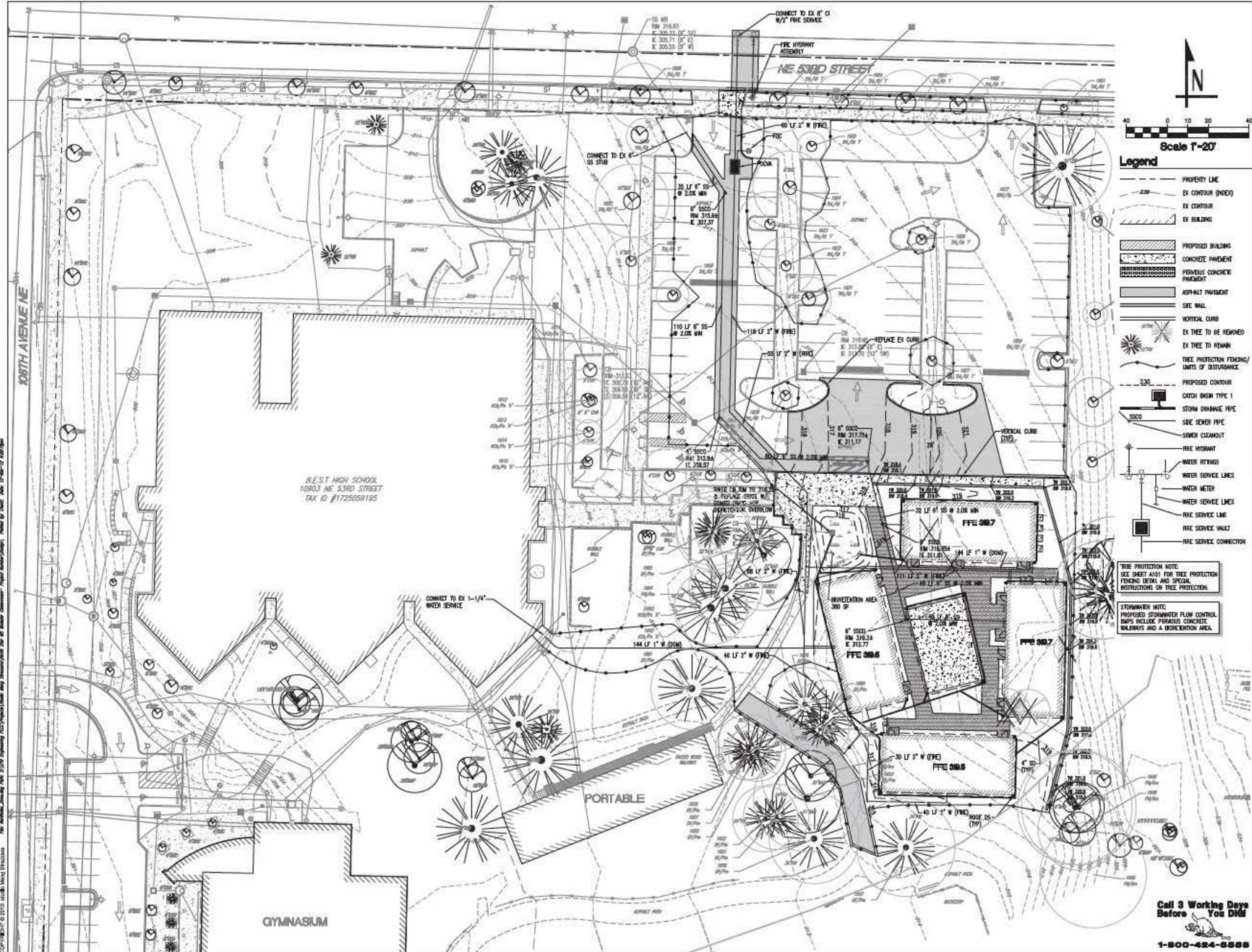
SHEET CONTENTS

Conceptual Grading  
Drainage & Utilities  
Plan

SHEET NUMBER

C1.0

Call & Working Days  
Before You Dig  
**1-800-424-5886**



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B.E.S.T. HIGH SCHOOL  
10903 NE 53RD STREET  
TAX ID #172509195

GYMNASIUM

PORTABLE

- Legend**
- PROPERTY LINE
  - - - EX CONTOUR (MDS)
  - - - EX CONTOUR
  - - - EX BUILDING
  - ▨ PROPOSED BUILDING
  - ▨ CONCRETE PAVEMENT
  - ▨ PERVIOUS CONCRETE PAVEMENT
  - ▨ ASPHALT PAVEMENT
  - ▨ SEC WALL
  - ▨ VERTICAL CURB
  - ▨ EX TREE TO BE REMOVED
  - ▨ EX TREE TO REMAIN
  - ▨ TREE PROTECTION FENCING/ UNITS OF DISTURBANCE
  - PROPOSED CONTOUR
  - ▨ CATCH BASIN TYPE 1
  - ▨ STORM DRAINAGE PIPE
  - ▨ SIDE SEWER PIPE
  - ▨ SEWER CLEANOUT
  - ▨ FIRE HYDRANT
  - ▨ WATER FITTINGS
  - ▨ WATER SERVICE LINES
  - ▨ WATER METER
  - ▨ WATER SERVICE LINES
  - ▨ FFE SERVICE LINE
  - ▨ FFE SERVICE WALK
  - ▨ FFE SERVICE CONNECTION
- TREE PROTECTION NOTE:**  
SEE SHEET A901 FOR TREE PROTECTION FENCING DETAIL AND SPECIAL INSTRUCTIONS ON TREE PROTECTION.
- STORMWATER NOTE:**  
PROPOSED STORMWATER FLOW CONTROL BASINS INCLUDE PERVIOUS CONCRETE WALKWAYS AND A DISPERSED AREA.



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TITLE

LAKE WASHINGTON  
SCHOOL DISTRICT

NORTHSTAR  
MIDDLE SCHOOL  
10903 NE 53RD ST  
KIRKLAND, WA 98033

STAMP



DATE OF  
ISSUANCE  
11/11/11  
10903 NE 53RD ST  
KIRKLAND, WA 98033

PROJECT NUMBER

11110.1

ISSUED FOR:	DATE:
PRE-SUBMITTAL CONFERENCE	11/11/11
PORTABLES SUBMITTAL	1/26/12
ZONING PERMIT	2/03/12

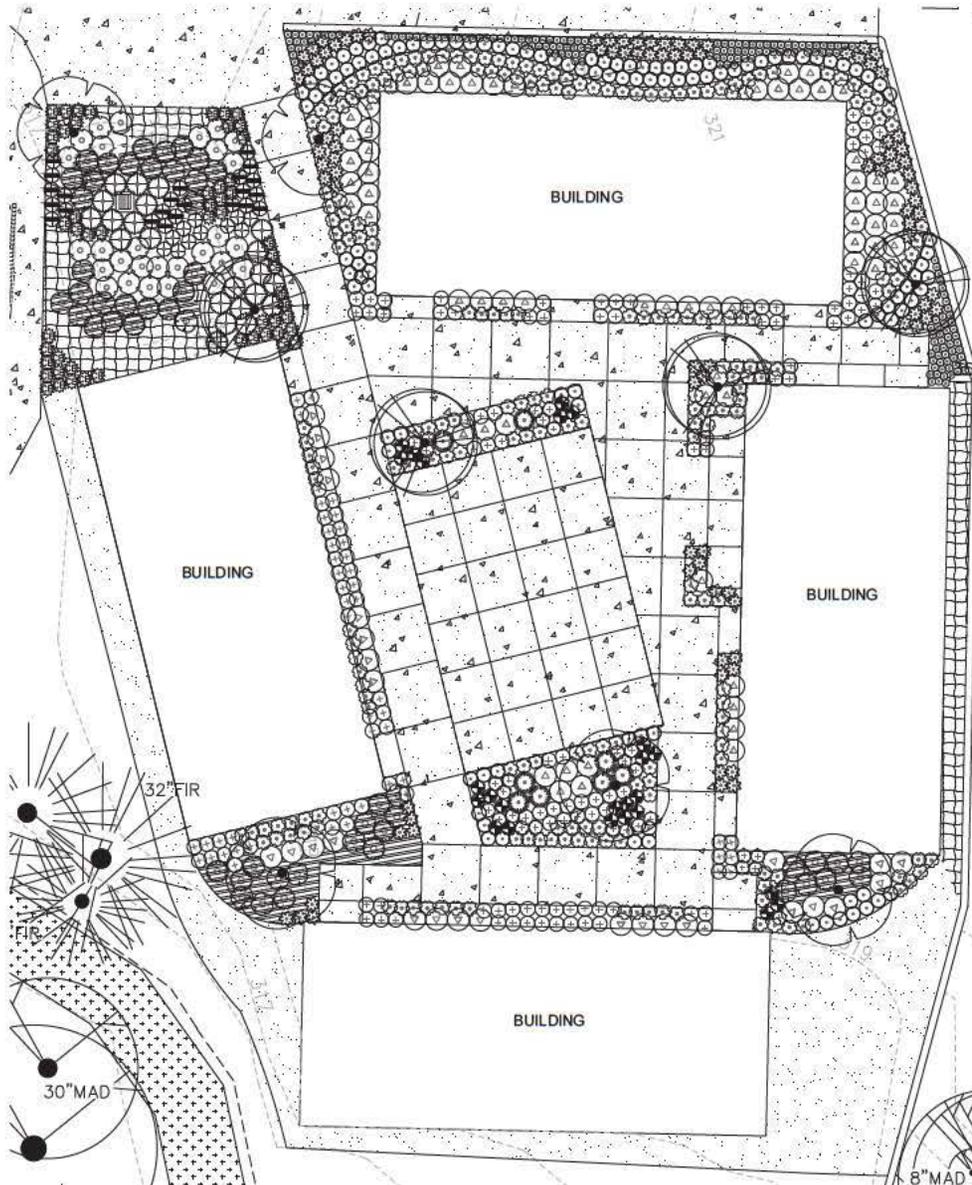
PLAN APPROVAL

DRAWN BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_

SHEET CONTENTS

L1.0

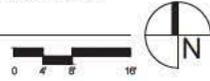
SHEET NUMBER



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	QAL.	SIZE	QTY.
	ACER CROCATUM 'PACIFIC FIRE'	VINE MAPLE	1 1/2" cal., Ball, multi-trunk			5
	ACER TRUNCATUM 'PACIFIC SUNSET TM'	PACIFIC SUNSET MAPLE	B & B		2" cal.	4
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPDG.	QTY.
	Berberis thunbergii 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	2 gal		18"	145
	Carex testacea 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 gal			114
	OPHIOPOGON JAPONICUS	MONDO GRASS	1 gal			163
	PHORMIUM TENAX	NEW ZEALAND FLAX	3 gal		36"	8
	PHORMIUM TENAX 'JACK SPARTR'	NEW ZEALAND FLAX	1 gal			94
	SPIRAEA X 'CANDLE LIGHT'	CANDLE LIGHT SPIRAEA	3 gal		36"	93
ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPDG.	QTY.
	LAVANDULA ANGLUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 gal		30"	227
	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 gal		24"	29
GRASSES	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPDG.	QTY.
	Carex buchananii	LEATHER LEAF SEDGE	1 gal		24"	57
NATIVE SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPDG.	QTY.
	CORNUS SERICEA	RED TWIGGED DOGWOOD	2 gal		36"	23
	CORNUS STOLONIFERA 'FLAVINAXIA'	YELLOWING DOGWOOD	2 gal		36"	29
	MAHONIA NERVOSA	LONG LEAF MAHONIA	1 gal		30"	31
BIENN. GARDENS	BOTANICAL NAME	COMMON NAME	CONT.	MIN. HT./SPREAD	D.C. SPDG.	QTY.
	HELICTOTRICHON SEMPERVIVENS	BLUE OAT GRASS	4" pot		24"	12
	PENSTEMON FRUTICOSUS	SHRUBBY PENSTEMON	4" pot		24"	23
	SEDUM ACRE 'AUTUMN JOY'	AUTUMN JOY SEDUM	4" pot		24"	25
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPCG.	AP. HT.	QTY.
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL@ 24" OC			210
	TURF HYDRIZED	DROUGHT TOLERANT PESCUE BLEND	seed			1,549 SF
MEDIUM GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPCG.	AP. HT.	QTY.
	GAULTHERIA SHALLOH	SALAL	1 GAL@ 30" OC			38

1 PLANTING PLAN  
1/8" = 1'-0"



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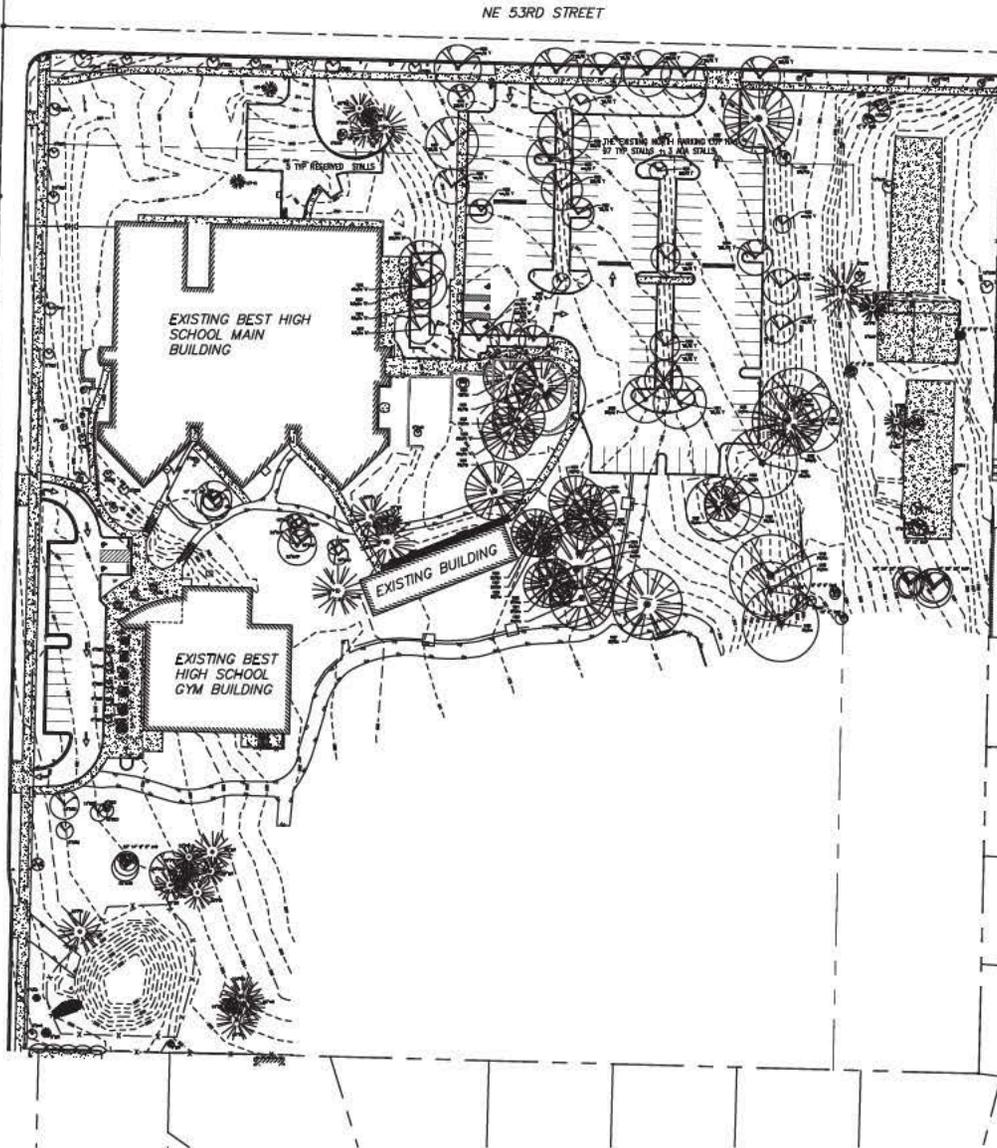
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1 VICINITY MAP  
SCALE NTS



NORTH



NE 52ND STREET

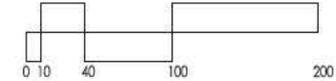
THE EXISTING WEST PARKING LOT HAS 16 TYP STALLS + 2 ADA STALLS

108TH AVE. NE

1 EXISTING SITE PLAN  
SCALE 1" = 40'-0"



NORTH



TITLE  
LAKE WASHINGTON SCHOOL DISTRICT

NORTHSTAR MIDDLE SCHOOL  
10903 NE 53RD ST  
KIRKLAND, WA 98033

STAMP

PROJECT NUMBER  
11110.1

ISSUED FOR:	DATE:
PRE-SUBMITTAL CONFERENCE	11/11/11
PORTALS SUBMITTAL	1/28/12
ZONING PERMIT	2/23/12
ZONING PERMIT RESUBMITTAL	3/12/12

PLAN APPROVAL

DRAWN BY: RWL  
CHECKED: DE

SHEET CONTENTS

EXISTING SITE PLAN

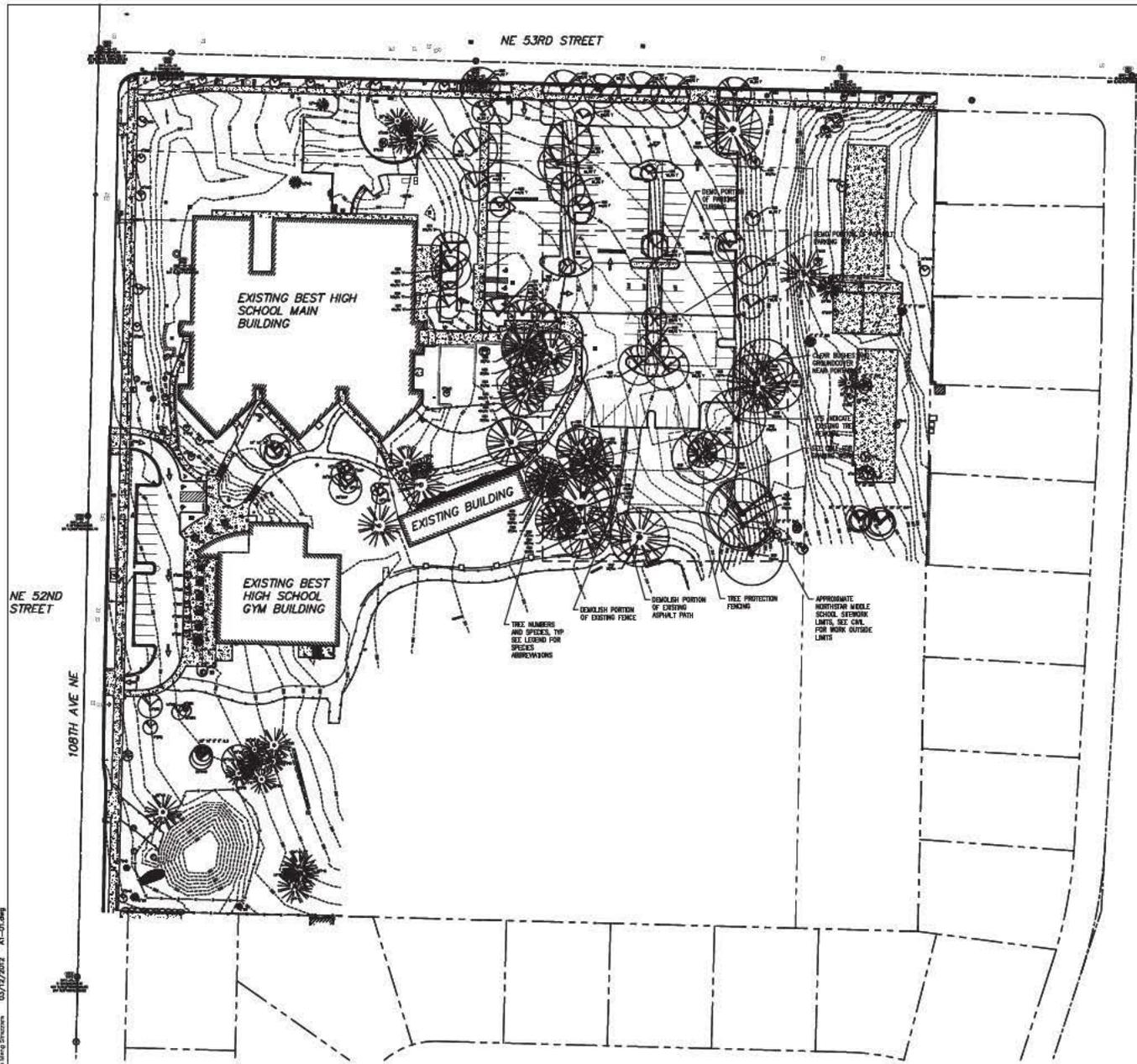
SHEET NUMBER

A100

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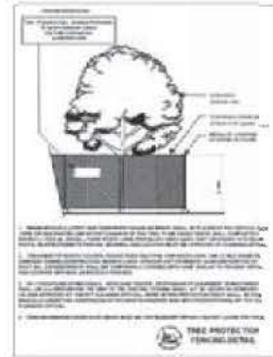
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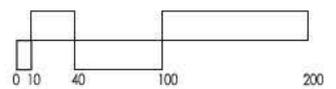
1 DEMOLITION SITE PLAN  
SCALE: 1" = 40'-0"

**TREE PROTECTION FENCING SPECIAL INSTRUCTIONS**

1. Refer to the Tree Inventory/Conditions Supplement in the Arborist's Report, Column B for limits of disturbance when placing the tree protective fencing and follow Tree Protection Measures sections 1-3 of the Arborist's Report.
2. See Detail 2/A101 for City of Kirkland Tree Protection Fencing detail.
3. At trees 1800, 1850, 1854, & 1847 fence are to be installed with the absolute minimum distance required from the actual foundation; 12 inches outside the foundation or the length of the root overhead whichever is shorter, refer to the Tree Protection Measures, Section 4 of the Arborist's report.
4. At trees 1801, 1802, & 1803 the water line bridge spans the driveway. Follow Tree Protection Measures section 5 of the Arborist's Report, during excavation and installation of water lines.
5. At trees 1800, 1850, 1854, 1853, & 1847 the 2-inch FIVE water line bridge on the dipside of the trees. Follow Tree Protection Measures section 5 of the Arborist's Report, during excavation and installation of this line.



2 TREE PROTECTION FENCING DETAIL  
SCALE: 1" = 40'-0"



TITLE  
LAKE WASHINGTON  
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NORTHSTAR  
MIDDLE SCHOOL  
10903 NE 53RD ST  
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PORTABLES SUBMITTAL	1/28/12
ZONING PERMIT	2/23/12
ZONING PERMIT RESUBMITTAL	3/12/12

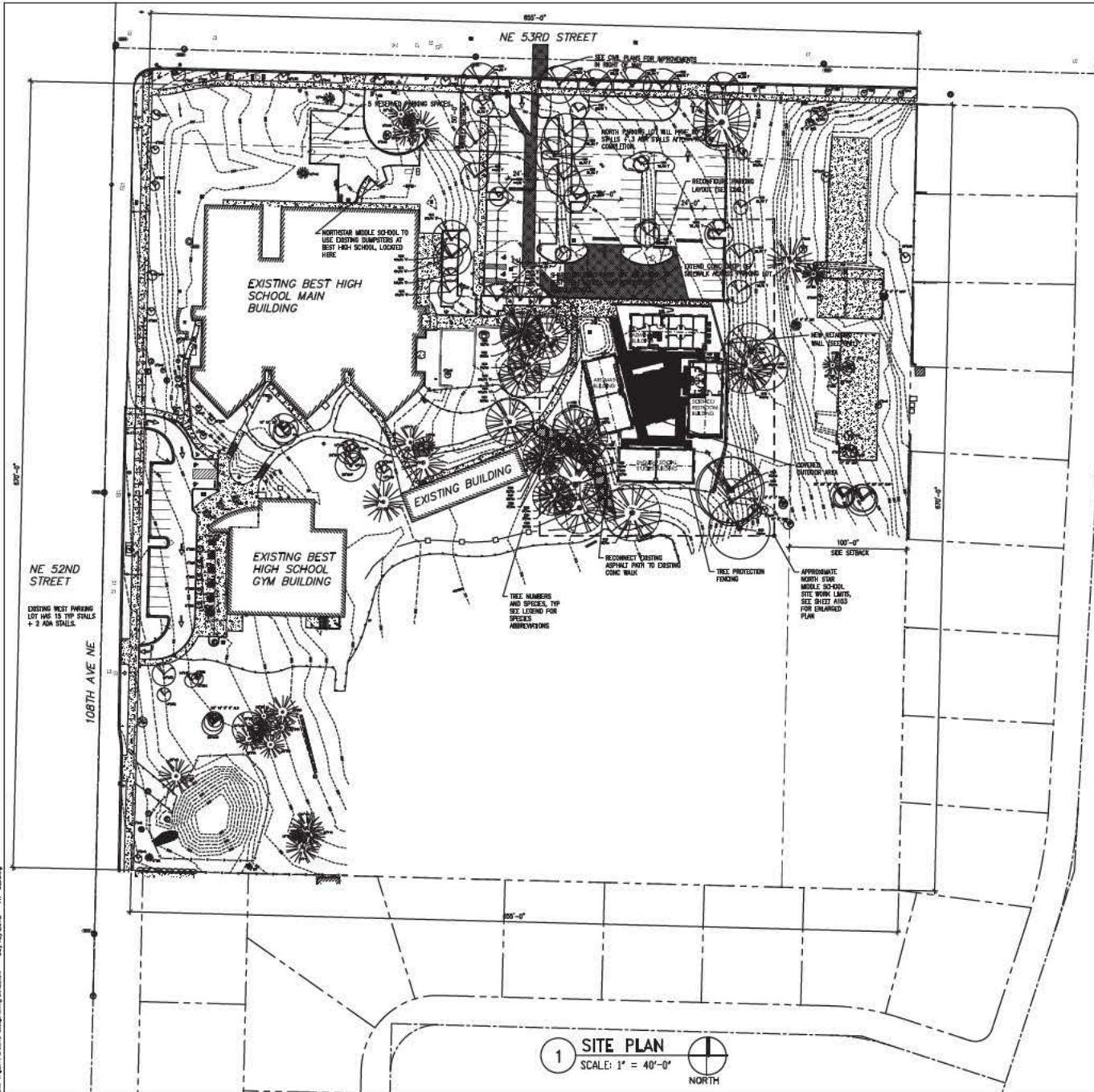
PLAN APPROVAL  
DRAWN BY: RWL  
CHECKED: DE

SHEET CONTENTS

DEMOLITION  
SITE PLAN

SHEET NUMBER

A101



**SITE COVERAGE:**

EXISTING BEST HIGH SCHOOL=	29,794 SF
EXISTING GYM=	9,226 SF
EXISTING BUILDING=	2,776 SF
NEW BUILDINGS=	7,168 SF
NEW COVERED STRUCTURE=	1,176 SF
TOTAL BUILDING=	50,140 SF
TOTAL SITE AREA=	438,847 SF
SITE COVERAGE=50,140/438,847= 11.4%	

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TITLE  
**LAKE WASHINGTON  
 SCHOOL DISTRICT**

**NORTHSTAR  
 MIDDLE SCHOOL  
 10903 NE 53RD ST  
 KIRKLAND, WA 98033**

STAMP

PROJECT NUMBER  
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PORTABLES SUBMITTAL	1/28/12
ZONING PERMIT	2/23/12
ZONING PERMIT RESUBMITTAL	3/12/12

PLAN APPROVAL  
 DRAWN BY: RWL  
 CHECKED: DE

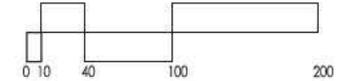
SHEET CONTENTS

**SITE PLAN**

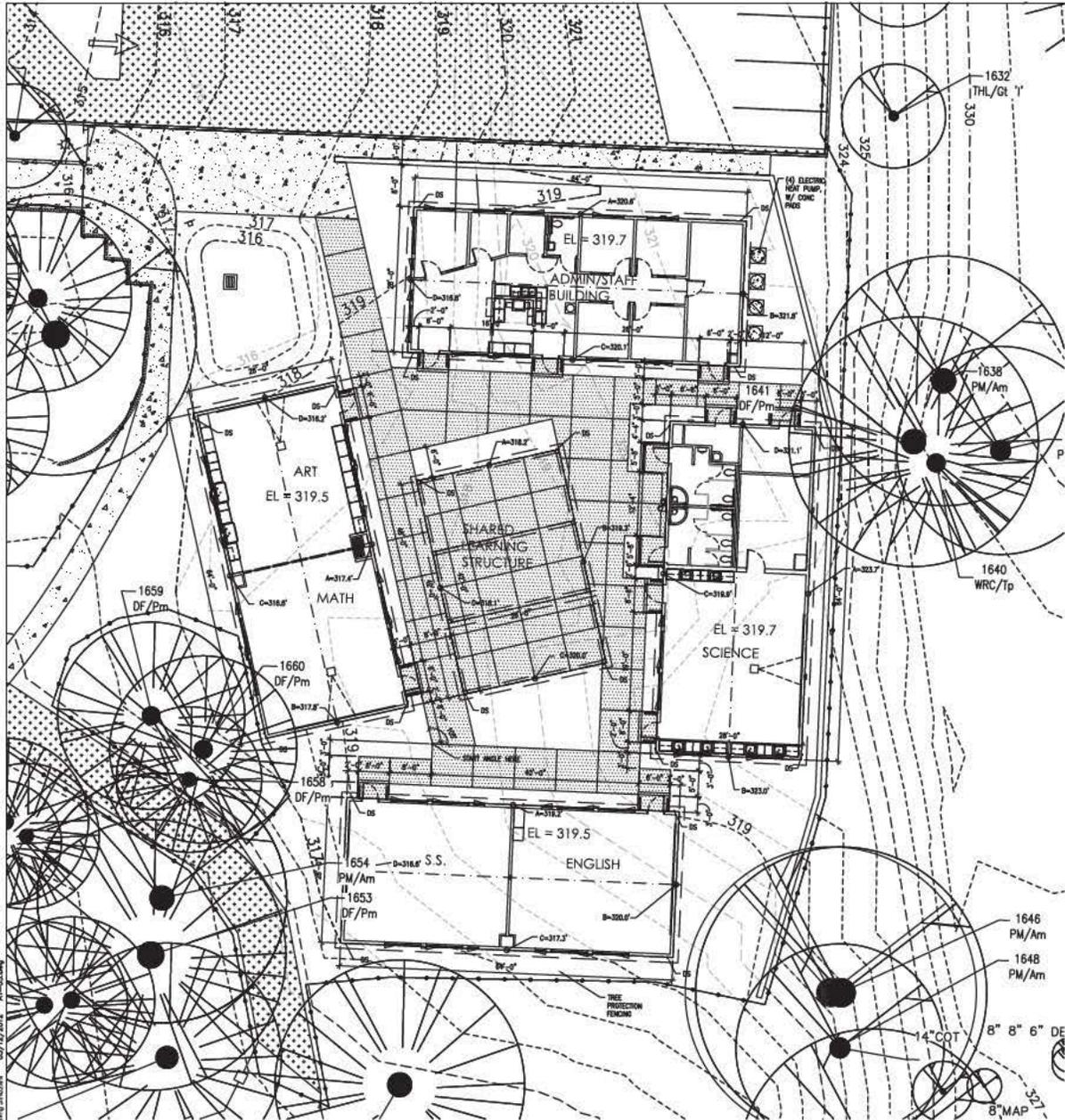
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**A102**

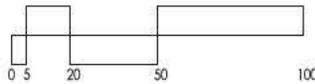
**1 SITE PLAN**  
 SCALE: 1" = 40'-0"  
 NORTH



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1 ENLARGED SITE PLAN  
SCALE: 1" = 30'-0"



**GENERAL NOTES:**

1. SITE SURVEY IS SHOWN ON SURVEY SHEETS
2. SEE ARBORISTS REPORT FOR TREE PLAN.
3. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPING, SIZE SPECIES, LOCATION AND DISTANCE APART.
4. SEE CIVIL FOR FINISHED GRADES AND SLOPES IN EXCESS OF 15%.
5. SEE CIVIL FOR CONCEPTUAL STORM DRAINAGE PLANS.
6. GROSS FLOOR AREA = 7,168 SF.
7. SHARED LEARNING STRUCTURE BUILT AS PART OF SITE WORK SCOPE.
8. BUILDINGS TO BE CONSTRUCTION TYPE VB.
9. PROPOSED USE IS MIDDLE SCHOOL OCCUPANCY 'E'.

**AVERAGE BUILDING ELEVATION CALCULATIONS  
(BASED ON OPTION 1)**

PER KZC 5.10.357 MAXIMUM BUILDING HEIGHT IS: 25'-0"

Average Building Elevation Calculations																					
Bldg	Length	Elev	Length	Elev	Length	Elev	Length	Elev	Average Building Elevation A.B.E.												
										A	B	C	D	A.B.E.							
Elevation and Length in Feet																					
Admin Building	300.6	x	64	)+	(	312.8	x	28	)+	(	320.1	x	64	)+	(	316.8	x	28	)+	(	320.0
Math/Art Building	317.0	x	64	)+	(	317.8	x	28	)+	(	315.8	x	64	)+	(	316.2	x	28	)+	(	317.1
English/Social Studies Building	319.2	x	64	)+	(	320	x	28	)+	(	317.3	x	64	)+	(	316.6	x	28	)+	(	318.3
Science/Restroom Building	323.7	x	64	)+	(	323	x	28	)+	(	319.9	x	64	)+	(	321.1	x	28	)+	(	321.9
Outdoor Shared Learning Structure	314.2	x	25	)+	(	319.3	x	42	)+	(	319	x	36	)+	(	318.1	x	42	)+	(	318.9

**BUILDING SQUARE FOOTAGE**

ADMIN STAFF BUILDING =	1,792 SF
MATH/ ART BUILDING =	1,792 SF
ENGLISH/ SOCIAL STUDIES BUILDING =	1,792 SF
SCIENCE/ RESTROOM BUILDING =	1,792 SF
TOTAL BUILDING S.F.	7,168 SF
OUTDOOR SHARED LEARNING STRUCTURE =	1,176 SF

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TITLE  
**LAKE WASHINGTON SCHOOL DISTRICT**

**NORTHSTAR MIDDLE SCHOOL**  
10903 NE 53RD ST  
KIRKLAND, WA 98033

STAMP

PROJECT NUMBER  
**11110.1**

ISSUED FOR: DATE:  
PRC-SUBMITTAL CONFERENCE 11/11/11  
PORTFOLIO SUBMITTAL 1/28/12  
ZONING PERMIT 2/23/12  
ZONING PERMIT RESUBMITTAL 3/12/12

PLAN APPROVAL  
DRAWN BY: RWL  
CHECKED: DE

SHEET CONTENTS

SITE PLAN

SHEET NUMBER  
**A103**





EXTERIOR ELEVATIONS

NORTHSTAR MIDDLE SCHOOL  
10903 NE 53RD ST, KIRLAND, WA 98033 01.25.12





SLUICK  
MENG  
STRAZZARA



**NORTHSTAR MIDDLE SCHOOL**  
10903 NE 53RD ST, KIRLAND, WA 98033 01.25.12



MENG STRAZZARA



- Legend
- 1. Admin Reception
  - 2. Work Room
  - 3. Kitchenette
  - 4. Conference Room
  - 5. Itinerant Office
  - 6. Health Room
  - 7. Restroom
  - 8. Teacher Office
  - 9. Storage
  - 10. Custodial Closet
  - 11. Science Storage
  - 12. Boys Restroom
  - 13. Girls Restroom.

Campus Site Plan  
Scale: 1" = 60'-0"

Enlarged Site Plan  
Scale: 1" = 10'-0"

**NORTHSTAR MIDDLE SCHOOL**  
10903 NE 53RD ST, KIRLAND, WA 98033 01.25.12

