

CAMPUS PLAN

Linbrook Office Park

Setbacks and Yards: None required

Existing Structures

This project will replace an existing Eastside Prep classroom building.

Pedestrian-Oriented Streets

There are no pedestrian-oriented streets or major pedestrian sidewalks related to this project.

The project, however, attempts to reinforce and strengthen the campus connections, improving the pedestrian experience from the Commons to the outdoor playcourt. The pathway is widened and weather protection provided along the length of the path. The first floor is recessed along the northern path and the main building entry with expansive use of glass to improve the pedestrian experience. On the southeastern side, an outdoor plaza is created with weather and sun shading provided by the overhang of the upper gym floors.

The project also increases the amount of landscaping, reducing the fire access lane, and providing a generous landscape area to the west of the building. A new accessible ramp will be provided from the southeast parking area to the building.

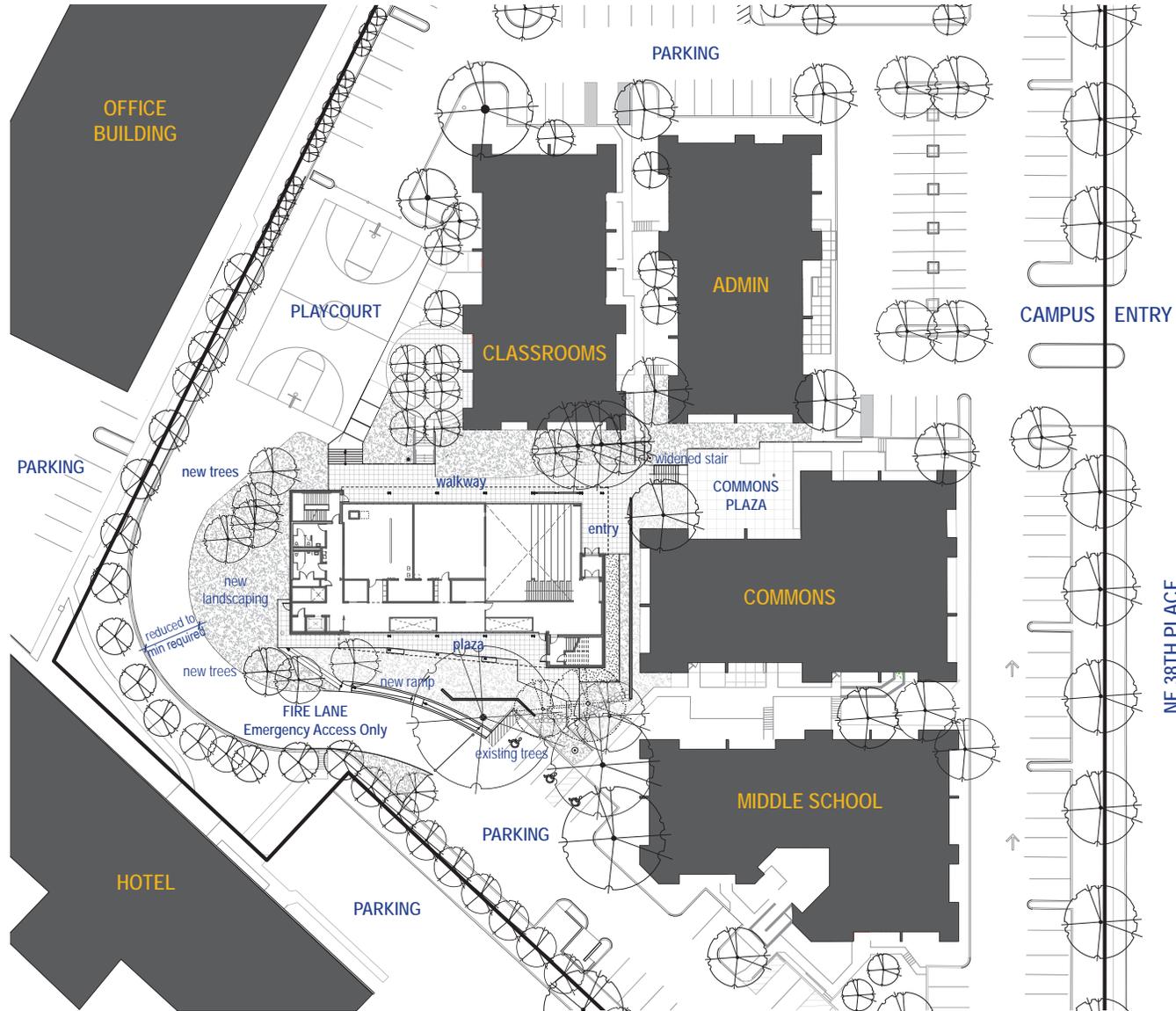
Exterior Lighting

The exterior lighting will consist of a combination of site bollards, light poles and building-mounted lights at each entry, and at the soffits along the north pathway and the south covered plaza. There will also be sconces along the northeast secondary pathway.

In addition, when the building is used in the evening, the building itself will help light the surrounding pedestrian areas as the significant portions of glazing are along the north and south pedestrian walkways.

Parking

The applicant has submitted parking and traffic information as required by the City Transportation Engineer and as required by the SEPA process.



LANDSCAPE PLAN

Existing Landscape Features

The existing site has a few trees that are immediately adjacent to the building that will be removed and too close to the new project to retain.

The new building will be located further north than the existing buildings. This gives more breathing room to the existing retaining walls and rockery to the southeast of the building. This will allow a more graceful transition of grades to the building, and a better buffer to the parking and fire access area.

Tree Plan

A tree plan prepared by an independent arborist in accordance with Kirkland Zoning Code Section 95.30 has been provided as a separate attached document.

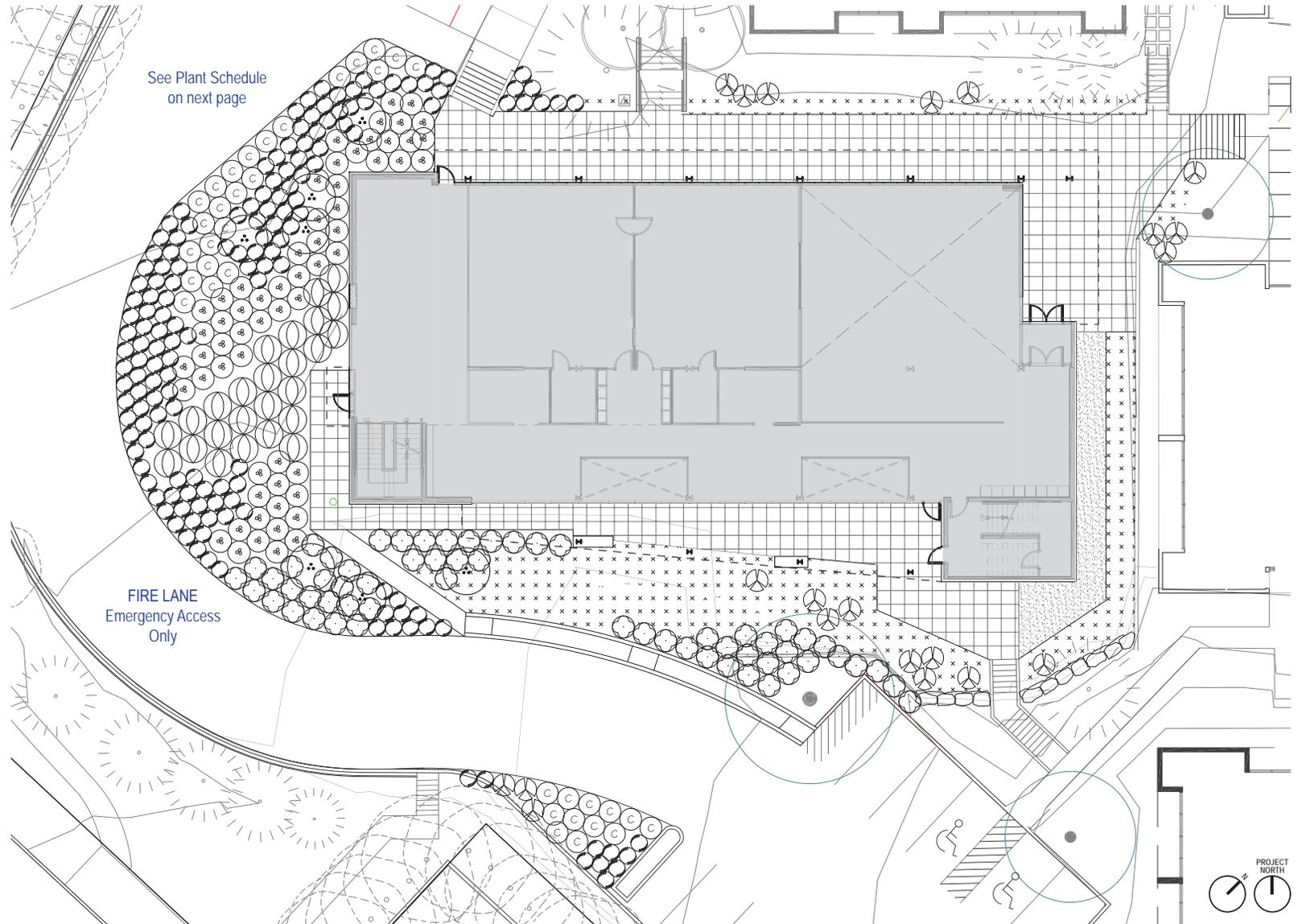
The new, extended landscape area to the project west will include several new trees and extensive draught-tolerant planting, reduce the amount of pavement, and will provide a soft foreground to the west elevation which is the side of the building that houses most of the service spaces of the building. (As shown in the floor plans, their location is governed by the gym layout. This layout also helps activate the pedestrian path to the north of the building with classrooms and gym oriented onto this space. The commons overlooks the south plaza and has access to the southern light. The west side is the least active portion of the campus.)

The design does not incorporate ivy into the landscape plan.

Plant schedule is located on the next page. Note there are several 'Vanessa' trees to the southwest and northwest that will be larger than indicated in this plan. They will spread 10-20 feet wide and grow to height of 15-40 feet.

Coordinated Pedestrian Access

The two main existing outdoor active spaces on campus serve as landscape focal point and anchor each end of an improved major internal pedestrian walkway along the north elevation of the proposed Science building.



PLANT SCHEDULE

KEY	QTY	SPECIES	SIZE & NOTES
<u>TREES</u>			
	7	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN IRONWOOD	10 FT HT MULTI-TRUNK
<u>SHRUBS & GROUND COVERS</u>			
	25	CEANOTHUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	5 GALLON
	60	CHOISYA TERNATA 'SUNDANCE' SUNDANCE MEXICAN ORANGE	5 GALLON
	36	COTONEASTER SALICIFOLIUS 'REPENS' SPREADING WILLOW LEAF COTONEASTER	5 GALLON
	60	LONICERA PILEATA PRIVET HONEYSUCKLE	5 GALLON
	21	MAHONIA MEDIA 'WINTER SUN' WINTER SUN MAHONIA	5 GALLON
	158	SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET SPIRAEA	2 GALLON
	<u>GROUND COVER AREAS</u> 305 GAULTHERIA SHALLON, SALAL POLYSTICUM MUNITUM, SWORD FERN		1 GALLON EACH 1/3-2/3 MIX 30 INCHS O.C.

NOTES

- ALL SHRUBS AND GROUND COVERS ARE LOW WATER USE ACCORDING TO WSU LOW WATER USE PLANT LIST. VERIFY LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES AND PROTECT DURING PLANTING. PROTECT EXISTING TREES TO REMAIN.
- OWNER'S REPRESENTATIVE TO INSPECT SOIL PREPARATION PRIOR TO PLANTING. SOIL PREP TO INCLUDE LOOSENING EXISTING SOIL TO DEPTH OF 18 INCHES, PLACING 4 INCHES OF COMPOST OVER LOOSENED EXISTING SOIL, INCORPORATING COMPOST TO DEPTH OF 8 INCHES. MULCH WITH 2 INCHES OF ORGANIC MULCH AFTER PLANTING.
- OWNER'S REPRESENTATIVE TO INSPECT PLANT MATERIAL AND LAYOUT OF PLANTS PRIOR TO COMMENCING PLANTING. ASSIST OWNER'S REPRESENTATIVE IN FIELD MODIFICATION OF PLANTING LAYOUT PRIOR TO PLANTING.
- NO SPECIES OR SIZE SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT PRIOR APPROVAL BY OWNER'S REPRESENTATIVE.
- PROVIDE AUTOMATIC IRRIGATION FOR ALL NEW PLANTING AREAS.



Polysticum munitum
 3 ft height & spread
 Shade or shade, low water use



Gaultheria shallon
 3' ht and spread
 Sun or shade, low water use



Cotoneaster salicifolius 'Repens'
 1 ft height, to 8' spread
 Sun or shade, low water use



Parrotia persica 'Vanessa'



Ceanothus 'Victoria'
 6 foot ht x 4 foot wide
 Full Sun, Low water use



Lonicera pileata, Privet Honeysuckle
 2' tall x 8' wide
 Sun or shade, Low water use



Choisya ternata 'Sundance'
 6' ht and spread
 Sun or part sun
 Low water use



Spiraea japonica 'Walbuma'
 4' ht and spread
 Sun to light shade, Low water use



Mahonia media 'Winter Sun'
 7 ft height, 4' spread, low water use
 Sun or shade

BASEMENT PLAN

5435 GSF TOTAL

1 Amphitheater / Multi-Purpose

1250 GSF
 The amphitheater steps down from the First Floor into the Basement and provides seating for multiple functions, from casual studying or eating lunches to organized classroom activities and presentations. In the basement, at the bottom of the amphitheater, is an area for robotics events and competitions.

2 Project Area

800 GSF
 This is a flexible space for hands-on project space - whether tinkering, conceiving or displaying project work.

3 Information Technology Staff

300 GSF
 Open workstations and storage for the school's IT staff.

4 Physics Laboratory

670 GSF
 A general classroom that has access to the digital fabrication lab as well as the amphitheater where robotic competitions can be held.

5 Fabrication Laboratory

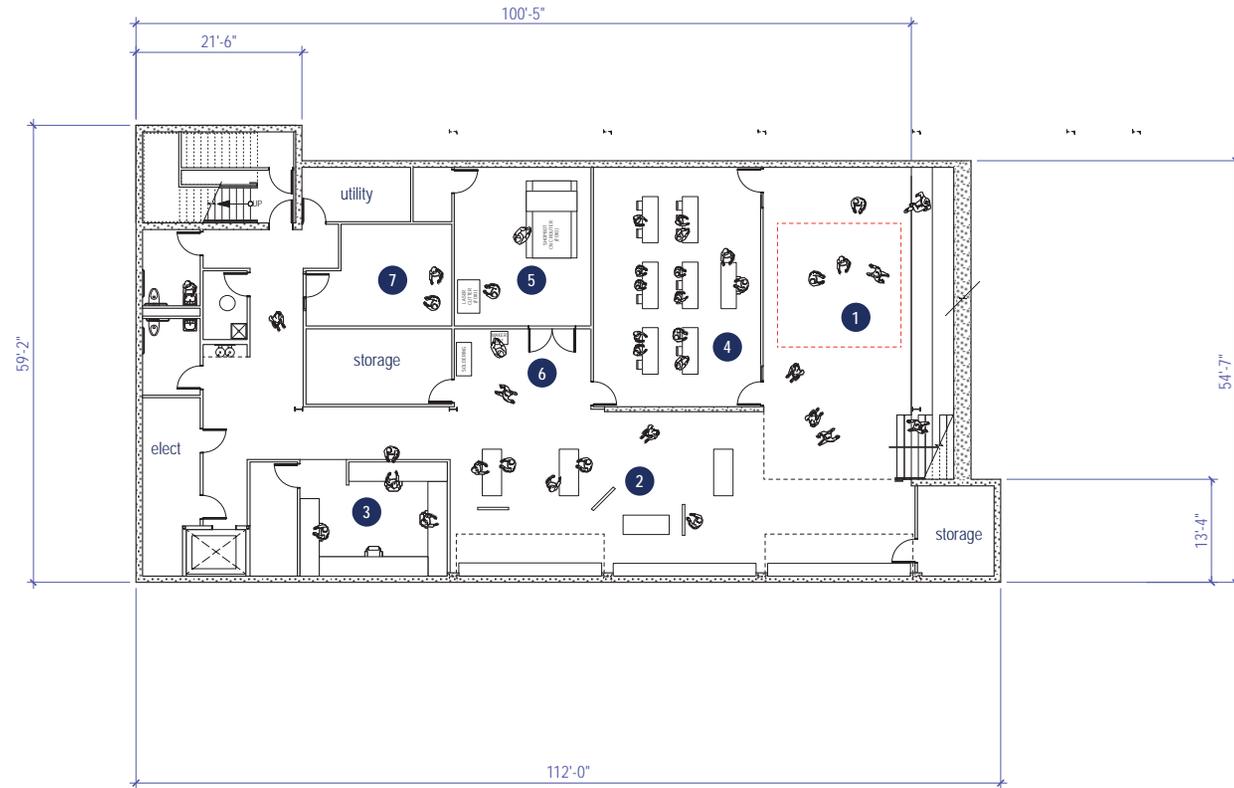
360 GSF
 The fab lab will be the center of the school's state-of-the-art digital fabrication curriculum. Equipment will include a CNC router and laser cutter.

6 3D Printing Area

175 GSF
 3D printers and a soldering station will occupy this alcove. The equipment will have direct access to the project area, physisc lab and digital fabrication lab.

7 Green Screen Laboratory

220 GSF
 This area of the basement -- remote from any daylight -- will be used by the school's visual arts program for activities such as video production work.



FIRST FLOOR PLAN

5845 GSF TOTAL

1 Amphitheater / Multi-Purpose

1250 GSF
 The amphitheater steps down from the First Floor into the Basement and provides seating for multiple functions, from casual studying or eating lunches to organized classroom activities and presentations. In the basement, at the bottom of the amphitheater, is an area for robotics events and competitions.

2 Biology + Chemistry Labs

1805 GSF
 State-of-the-art science labs with a fume hood, wet labs and lecture areas.

3 Staff Offices

185 GSF
 A combination of a private flexible meeting space and flexible, open work pods.

4 Commons

275 GSF
 Open, flexible seating area for students to use informally between classes individually or as part of project teams. Since they occupy buildings conceived as office buildings, the campus in general lacks these types of spaces. The commons has generous windows to the south east and access to a covered plaza area.

5 Main Entry

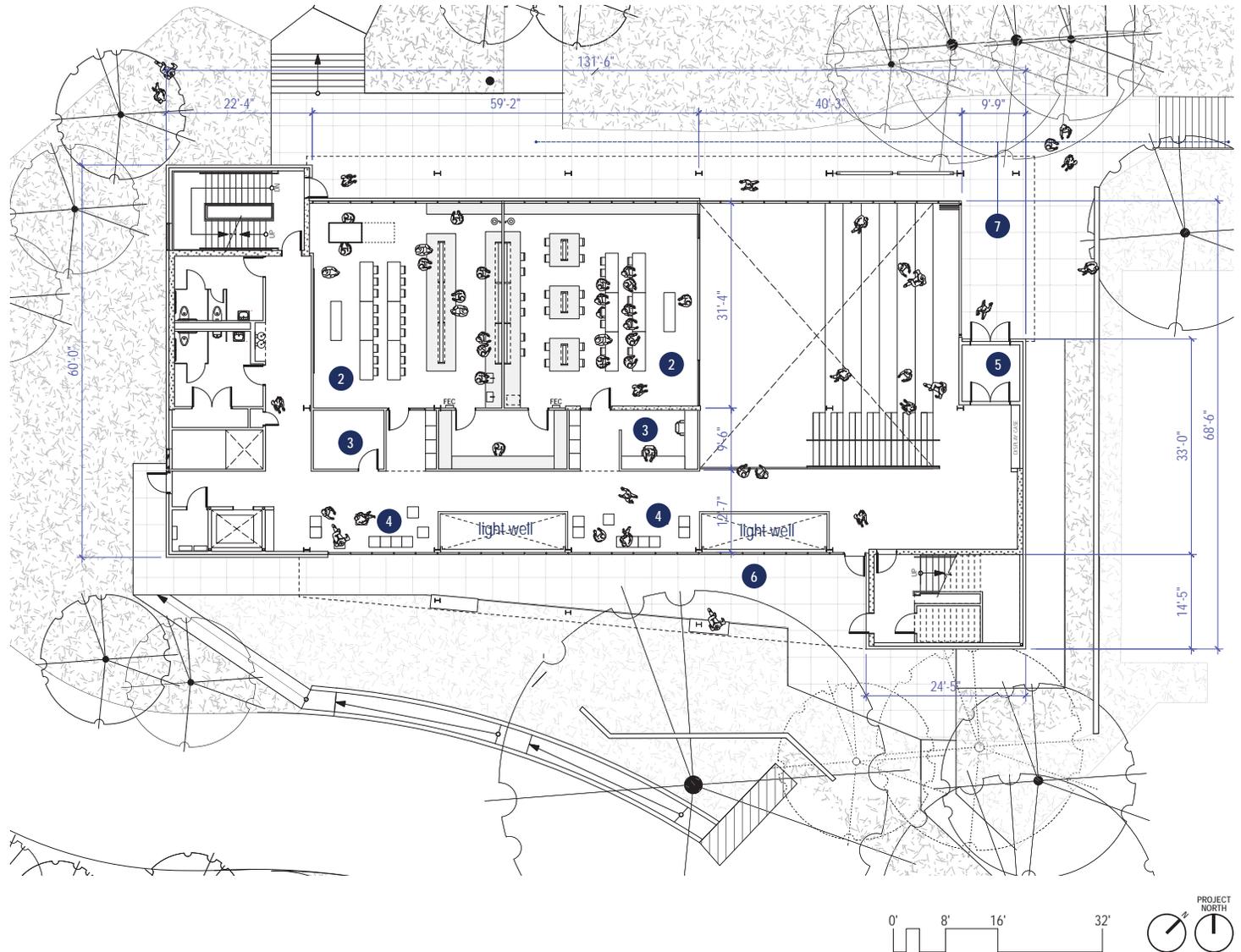
The main entry connects the building to the Commons, the heart of the campus.

6 Plaza

A covered, outdoor area with southeast exposure. The building above provides some weather protection and sun shading to the commons.

7 Building Orientation

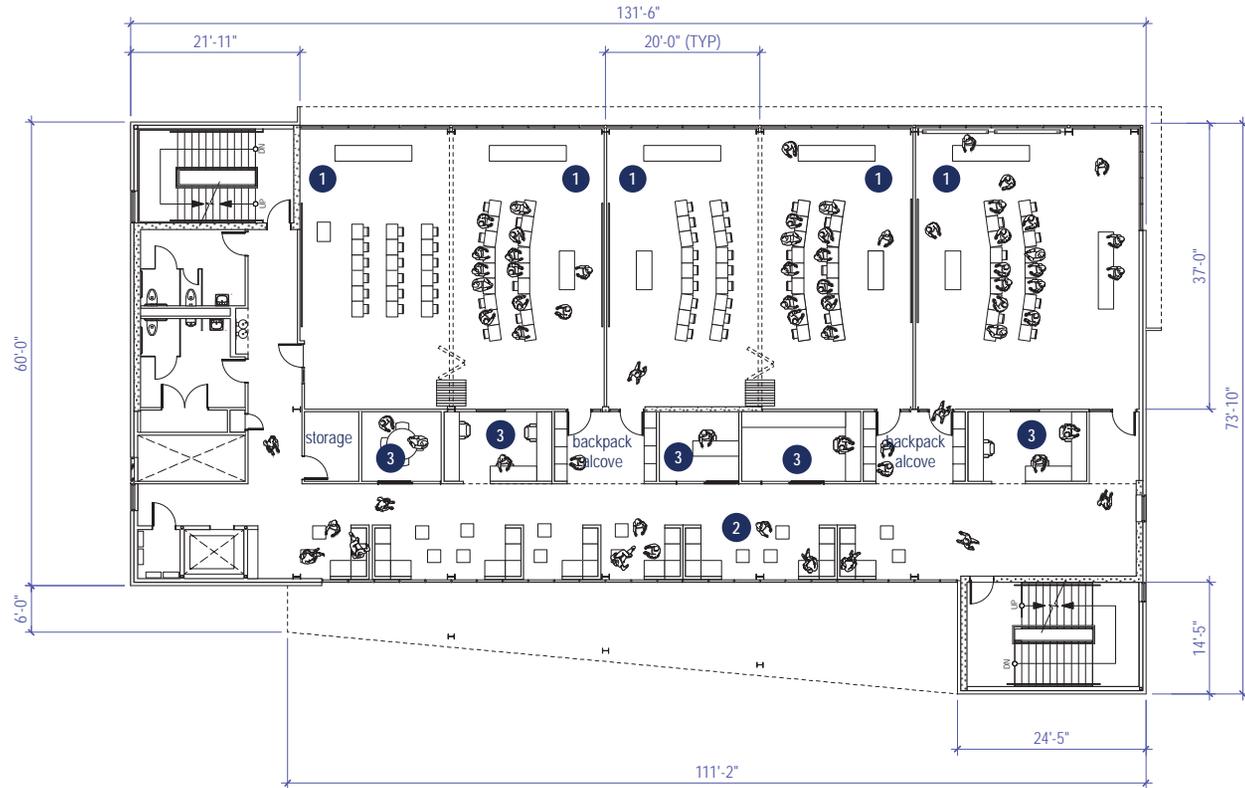
Interior spaces and building entry are oriented to plazas and major internal pedestrian walkway.



SECOND FLOOR PLAN

7420 GSF TOTAL

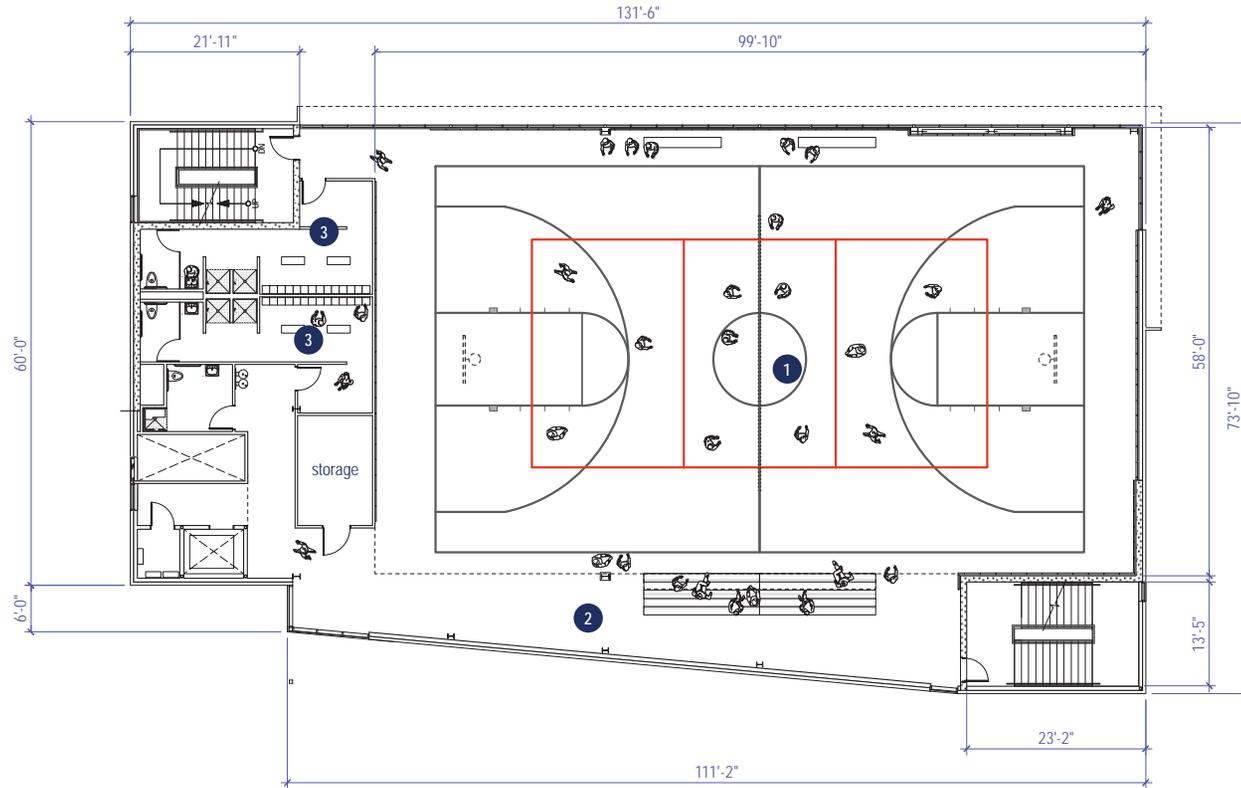
- 1 General Classrooms**
 3880 GSF
 Five general classrooms with two operable partitions to provide the school with programming flexibility. These classrooms will have access to diffuse northern light during the school day.
- 2 Commons**
 1980 GSF
 Open, flexible seating area for students to use informally between classes individually or as part of project teams. Since they occupy buildings conceived as office buildings, the campus in general lacks these types of spaces. The commons has generous windows to the south east and access to a covered plaza area.
- 3 Staff Offices**
 590 GSF
 A combination of a private flexible meeting space, private offices, and flexible, open work pods.



THIRD FLOOR PLAN

8290 GSF TOTAL

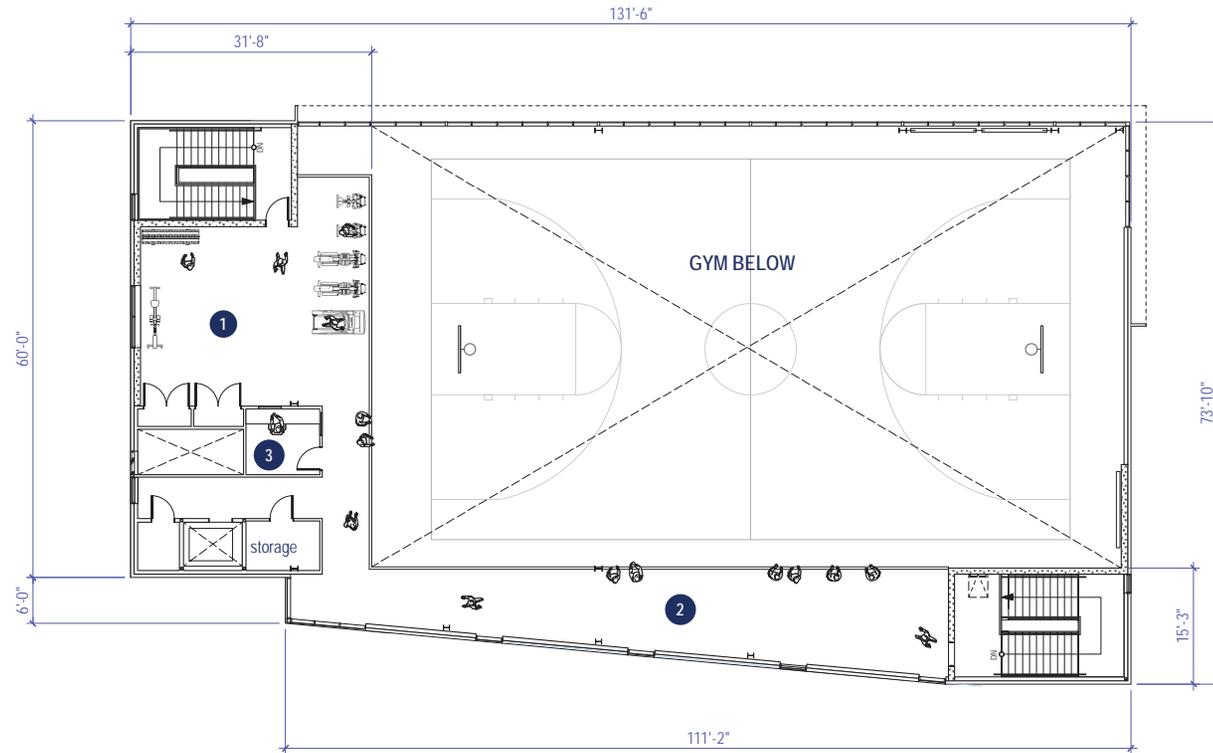
- 1 Gymnasium**
 6045 GSF
 An efficient, high school gym with a wood sport floor will be used for physical education classes, sporting events such as basketball and volleyball, and school dances. The school currently has to rent gym space off campus.
- 2 Gym Access**
 885 GSF
 This extension of the gym provides access to the locker rooms and a small area for spectators.
- 3 Locker Rooms**
 735 GSF
 The gym will include a family / unisex restroom and two locker rooms with showers.



MEZZANINE FLOOR PLAN

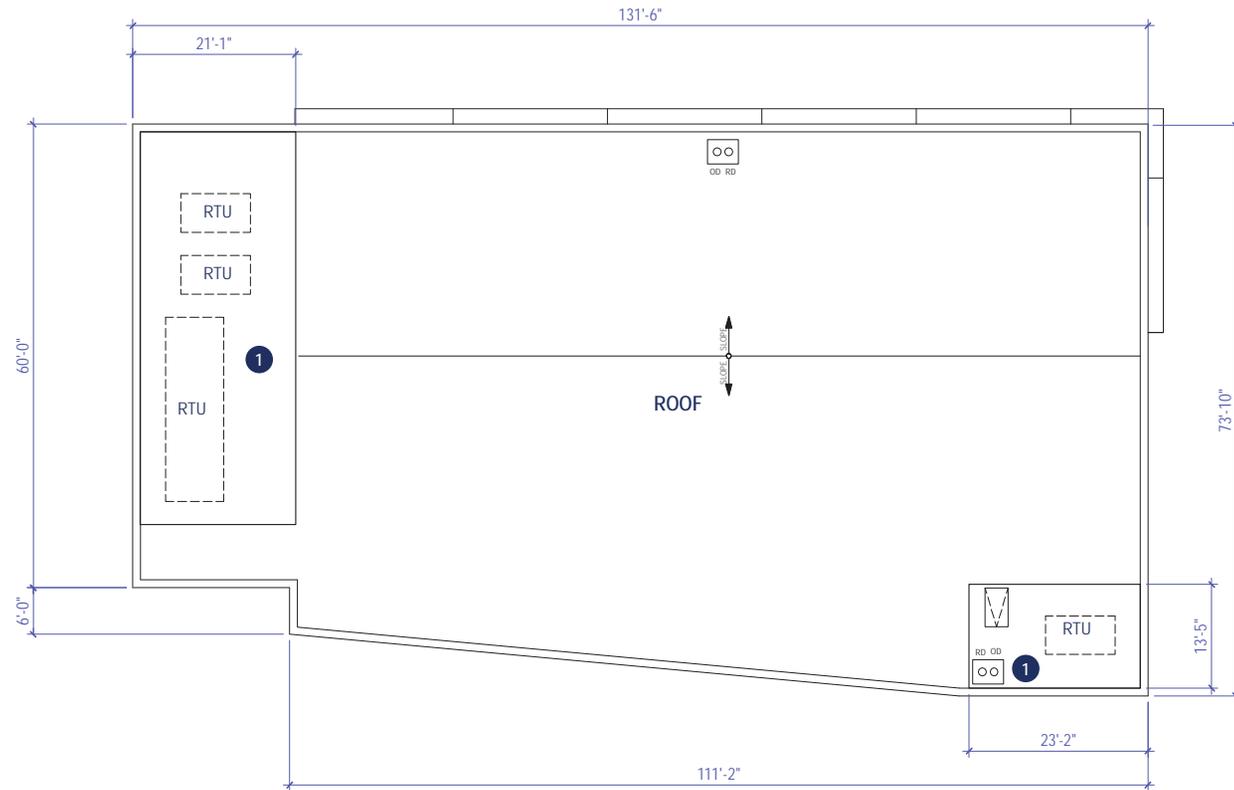
2395 GSF TOTAL

- 1 Fitness Room**
 770 GSF
 On the mezzanine, the northwest corner will be used for a fitness area that overlooks the gym and has territorial views to the west. The area will include general free weights, treadmills, ellipticals and stationary bikes.
- 2 Mezzanine**
 885 GSF
 The mezzanine to the south will not be available as an extension of the fitness area and as an overlook to the gymnasium below.
- 3 Athletic Director Office**
 85 GSF



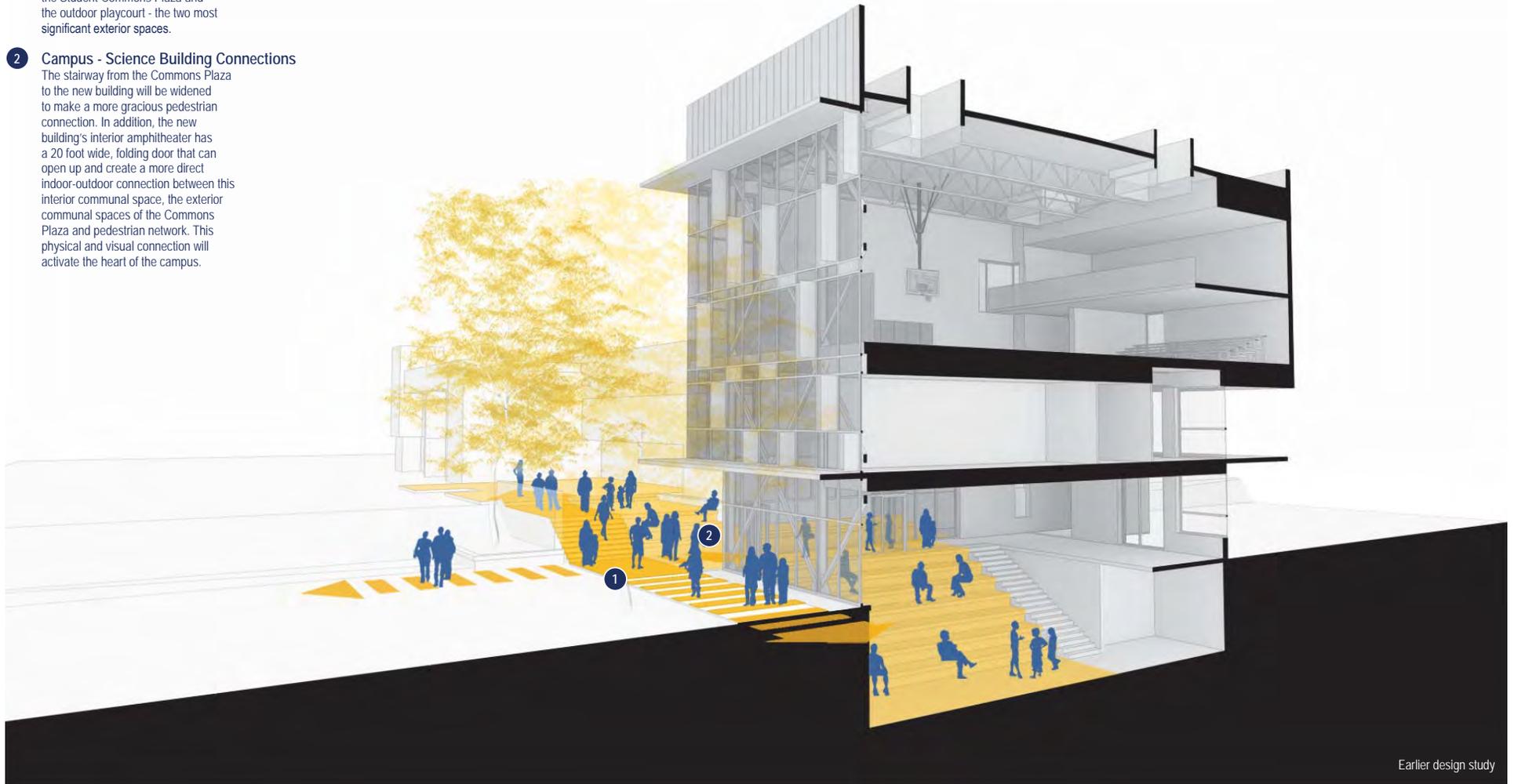
ROOF PLAN

- 1 Mechanical Well**
 To provide screening to the rooftop mechanical equipment, mechanical wells are provided. These recessed roof areas allow the parapets to screen the equipment without requiring an increase in the building's height, bulk and scale.



SECTION DIAGRAM

- 1 Campus Network Connections**
Building and site design enhances the pedestrian connection between the Student Commons Plaza and the outdoor playcourt - the two most significant exterior spaces.
- 2 Campus - Science Building Connections**
The stairway from the Commons Plaza to the new building will be widened to make a more gracious pedestrian connection. In addition, the new building's interior amphitheater has a 20 foot wide, folding door that can open up and create a more direct indoor-outdoor connection between this interior communal space, the exterior communal spaces of the Commons Plaza and pedestrian network. This physical and visual connection will activate the heart of the campus.



Earlier design study

BUILDING SECTION

