ZON11-00023 Staff Report
Attachment 3

NEW CONSTRUCTION

INTERNATIONAL COMMUNITY SCHOOL/ COMMUNITY ELEMENTARY SCHOOL

11131 N.E. 65TH STREET
KIRKLAND, WA 98033

GENERAL NOTES

A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS, AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.

C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.

D. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OF NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL, AND WITH SUCH STANDARDS AS ARE SPECIFIED.

H. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

I. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

J. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION. CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

L. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.

VICINITY MAP

VICINITY MAP
SCALE: N.T.S.

DESIGN CODES

2009	INTERNATIONAL BUILDING CODE (IBC)
2009	WASHINGTON STATE AMENDMENTS TO IBC
2008	NATIONAL ELECTRICAL CODE
2009	INTERNATIONAL FIRE CODE
2009	INTERNATIONAL MECHANICAL CODE
2009	INTERNATIONAL PLUMBING CODE
2009	WASHINGTON STATE ENERGY CODE
2009	WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE
2003	ICC/ANSI A117.1-2003
ADAAG	FEDERAL ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
XXXXX	LIST LOCAL ZONING/BUILDING CODE AS APPROPRIATE

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SITE DATA

SITE AND PARKING DATA:

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND OF THE PLAT OF HARRY WHITE'S 2nd ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, AND OF VACATED STREETS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT WHICH IS THE INTERSECTION OF THE CENTERLINE OF 112th AVENUE NORTHEAST AND THE SOUTHERLY MARGIN OF NORTHEAST 65th STREET IN THE PLAT OF COLLINGSWOOD ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 50, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 89°53'10" EAST 30.00 FEET;
THENCE NORTH 0°26'02" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 2, IN SAID PLAT OF COLLINGSWOOD ADDITION, DIVISION NO. 2;
THENCE NORTH 89°53'10" EAST, 267.80 FEET;
THENCE SOUTH 0°24'32" EAST, 30.00 FEET;
THENCE NORTH 89°53'10" EAST, 30.00 FEET;
THENCE SOUTH 0°15'19" WEST, 390.00 FEET;
THENCE SOUTH 89°53'10" WEST, 163.63 FEET;
THENCE SOUTH 0°14'30" WEST, 270.00 FEET;
THENCE SOUTH 89°53'10" WEST, ALONG THE NORTHERLY MARGIN OF NORTHEAST 62nd STREET PRODUCED FOR 623.76 FEET;
THENCE NORTH 0°13'41" EAST, ALONG THE EAST MARGIN OF KIRKLAND STREET (111th AVENUE NORTHEAST) AND SAID STREET PRODUCED FOR 690.00 FEET;
THENCE NORTH 89°53'10" EAST, ALONG THE NORTH MARGIN OF NORTHEAST 65th STREET FOR 468.26 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NUMBER:	0825059246
JURISDICTION:	CITY OF KIRKLAND
SECTION/TOWNSHIP/RANGE:	S.8 T.25 R.5
ZONING:	RS 8.5

AREA CALCS. AND CONDITIONS

SITE AREA: (10.37 ACRES)	451,818 S.F.	
NEW/RECONFIG. L.S. AREA:		19,408 S.F.
(E) L.S. AREA TO REMAIN:	(5.8 ACRES)	251,146 S.F.
TOTAL LANDSCAPE AREA:	(6.21 ACRES)	270,554 S.F.

LOT COVERAGE (IMPERVIOUS AREA) CALCULATION

ALLOWABLE LOT COVERAGE:		70%
SITE AREA: (10.37 ACRES)	451,818 S.F.	
ROOF AREA:		60,495 S.F.
PARKING AREA:		94,500 S.F.
WALKS AND PATIOS:		27,570 S.F.
TOTAL IMPERVIOUS AREA:		182,565 S.F.
PROPOSED LOT COVERAGE:		40.41% < 70%

BUILDING SETBACKS:

FRONT (STREET):	50'-0"
SIDE AND REAR (INTERIOR):	50'-0"

BUILDING HEIGHT LIMITATION: 35' ABOVE AVE. GRADE

PARKING INFORMATION:

EXISTING PARKING STALLS	
STANDARD STALLS:	82
COMPACT STALLS:	47
HANDICAP STALLS:	2 (INCL. 1 VAN ACCESSIBLE)
TOTAL EXISTING STALLS:	131
PARKING STALLS REQUIRED:	SITE DESIGN ACCOUNTS FOR 145 STALLS. FINAL COUNT TO BE DETERMINED BY CITY OF KIRKLAND

INDEX OF DRAWINGS

COVER SHEET:
A0.1 COVER SHEET

CIVIL:
C1.00-1 EARLY SITE WORK AND PHASE 1 DEMO PLAN
C1.00-2 PHASE 2 SITE DEMOLITION
C1.10-1 PHASE 1 EXCAVATION AND TESC
C2.00-1 PHASE 1 SITE PLAN
C2.00-2 PHASE 2 SITE PLAN
C3.00 STREET FRONTAGE IMPROVEMENTS

ARBORIST:
1 OF 5 TREE PRESERVATION PLAN - PHASE 1
2 OF 5 TREE PRESERVATION PLAN - PHASE 1
3 OF 5 TREE PRESERVATION PLAN - PHASE 1
4 OF 5 TREE PRESERVATION PLAN - PHASE 1
5 OF 5 TREE PRESERVATION PLAN - PHASE 1

1 OF 5 TREE PRESERVATION PLAN - PHASE 2
2 OF 5 TREE PRESERVATION PLAN - PHASE 2
3 OF 5 TREE PRESERVATION PLAN - PHASE 2
4 OF 5 TREE PRESERVATION PLAN - PHASE 2
5 OF 5 TREE PRESERVATION PLAN - PHASE 2

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L1.01 SITE/LANDSCAPE PLAN

CODE SHEET
CS1 CODE SHEET

ARCHITECTURAL: (1) 9/13/11
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A1.2 ABE CALCULATIONS
A2.1 LOWER AND MAIN FLOOR PLANS
A2.2 ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 SKETCH UP VIEWS
A3.3 SKETCH UP VIEWS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS
A4.4 BUILDING SECTIONS

FOOD SERVICE:
K1 KITCHEN FLOOR PLAN

STAGE SEATING:
KPSV01 RETRACTABLE SEATING PLAN & SECTIONS

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S1.2 MAIN FLOOR FRAMING AND FOUNDATION PLAN
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M1.0 SITE PLAN-MECHANICAL
M2.1 MAIN FLOOR PLAN-HVAC
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E1.10 MAIN AND LOWER LEVEL ELECTRICAL PLAN
E9.01 ELECTRICAL ONE-LINE DIAGRAM
E9.02 PHOTOVOLTAIC ONE-LINE DIAGRAM

ABBREVIATIONS

A.C.	AIR CONDITIONER
ACOUS.	ACOUSTICAL
ADJ	ADJUSTABLE, ADJACENT
ALUM	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ASR	AUTOMATIC SPRINKLER RISER
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTW.	BETWEEN
CB	CATCH BASIN
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
CL.	CENTER LINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CONTR.	CONTRACTOR
C.T.	CERAMIC TILE
DBL.	DOUBLE
DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
DRWG.	DRAWING
EA.	EACH
E.F.S.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
ELEV.	ELEVATION, ELEVATOR
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL

EXH	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FF	FACTORY FINISH
FHS	FLAT HEAD SCREW
FL.	FLOOR
F.I.O.	FURNISHED & INSTALLED BY OWNER
F.R.P.P.	FIBER REINFORCED PLASTIC PANEL(S)
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GLP	GYPSUM LATH & PLASTER
GWB	GYPSUM WALLBOARD, GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
INSUL.	INSULATION
JT./JTS.	JOINT,JOINTS
L.	LONG, LENGTH
LAM.	LAMINATE, LAMINATED
LF.	LINEAR FOOT, LINEAL FOOT
LIQ.	LIQUID
LT.WT.	LIGHT WEIGHT
MAS.	MASONRY
MAX.	MAXIMUM
M.B.S.	METAL BUILDING SUPPLIER
MECH.	MECHANICAL
MEZZ.	MEZZANINE

MTL.	METAL
MFG.	MANUFACTURING
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MULL.	MULLION
MTD.	MOUNTED
MTG.	MOUNTING
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.H.	OVERHEAD
OP'G.	OPENING
OPP.	OPPOSITE
PTN.	PARTITION
PERP.	PERPENDICULAR
PL.	PLATE, PROPERTY LINE
PLAS.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PLBG.	PLUMBING
PNL.	PANEL, PANELING
PR.	PAIR
PROJ.	PROJECT
PRV	PRESSURE REDUCING VALVE
PT.	POINT
Q.T.	QUARRY TILE
QTR.	QUARTER
R.	RADIUS
R.D.	ROOF DRAIN
R.L.	RAIN LEADER
REC'D.	RECEIVED
REF.	REFRIGERATOR
REINF.	REINFORCING

REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.C.	SOLID CORE
SHT.	SHEET
SIM.	SIMILAR
S.I.O.	SUPPLIED & INSTALLED BY OWNER
S.O.I.C.	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
SPEC'D.	SPECIFIED
SQ.	SQUARE
S.S.	SERVICE SINK, SANITARY SEWER
SST	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURE, STRUCTURAL
SUSP.	SUSPENDED
SYS.	SYSTEM
T	TREAD, TOP
T&B	TOP & BOTTOM
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVE
T.G.	TEMPERED GLASS
TYP.	TYPICAL
UTIL.	UTILITY
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH
W.W.F.	WELDED WIRE FABRIC
Y.D.	YARD DRAIN

LEGEND OF SYMBOLS

- REVISION NO. (TITLE BLOCK SHOWS REV. DATE)
- INDICATES REVISED AREA
- DETAIL NO. DESIGNATION
- SHEET THAT DETAIL IS SHOWN
- BLDG. SECTION NO.
- SHEET THAT SECTION IS SHOWN
- WALL SECTION NO.
- SHEET THAT SECTION IS SHOWN
- INTERIOR ELEV. NO.
- WALL ORIENTATION
- SHEET THAT INTERIOR ELEV. IS SHOWN
- NORTH ARROW
- SHEET KEY NOTE
- DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS)
- DOOR SUFFIX
- WINDOW SCHEDULE KEY
- ELECTRICAL ROOM — ROOM NAME
- 102 — ROOM NO.
- ±350 S.F. — ROOM AREA
- FINISH SCHEDULE KEY
- EQUIP. SCHEDULE KEY
- CASEWORK DTL. NO.
- SHEET NO.
- WALL TYPE NO.
- INSULATION KEY
- DATUM POINT
- +8'-0" A.F.F. — CEILING HEIGHT
- ACT CEILING — FINISH CEILING TYPE
- GRID DESIGNATION
- ROOF SLOPE AND DIRECTION KEY
- BREAK LINE SYMBOL
- MATCH LINE MARKER

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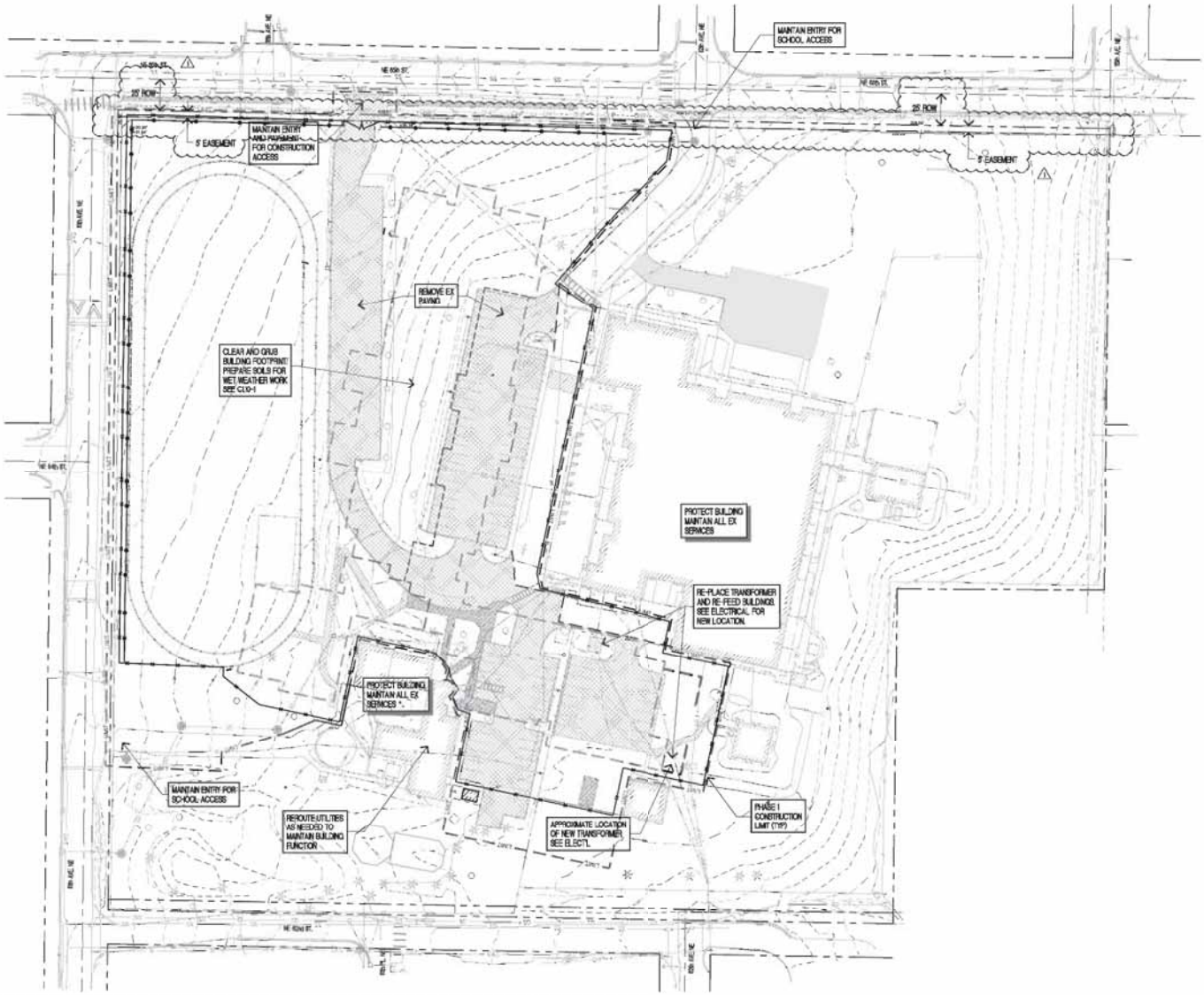
INTERNATIONAL COMMUNITY SCHOOL / COMMUNITY ELEMENTARY SCHOOL
REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

REVISIONS		
NO.	DATE	BY
1	9/13/11	CITY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	09/16/11
CAD FILE:	
JOB NUMBER:	10-022
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC DESIGN

COVER SHEET
A0.1



SCALE 1"=40'

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
PERVIOUS ASPHALT			
HEAVY ASPHALT			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
PERVIOUS CONCRETE			
HEAVY CONCRETE			
BUILDINGS			
GRAVEL			
GEOFOAM FILL			
RIP RAP CONSTRUCTION ENTRANCE			
SAWCUT LINE			
CONSTRUCTION LIMITS			
CONSTRUCTION FENCE			
SILT FENCE			
STORM CB W/PROTECTION			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			

NOTES:
RECORD INFORMATION INDICATES THE EXISTING WATER MAIN ON-SITE IS ATTESTOS CONCRETE. AFTER PIPE IS NO LONGER IN USE IT MUST BE REMOVED FROM THE SITE AND DISPOSED OF FOLLOWING ALL LOCAL STATE AND FEDERAL REGULATIONS.

UTILITY RELOCATION MUST BE COORDINATED TO MINIMIZE DISRUPTION TO SCHOOL BUILDING OPERATION

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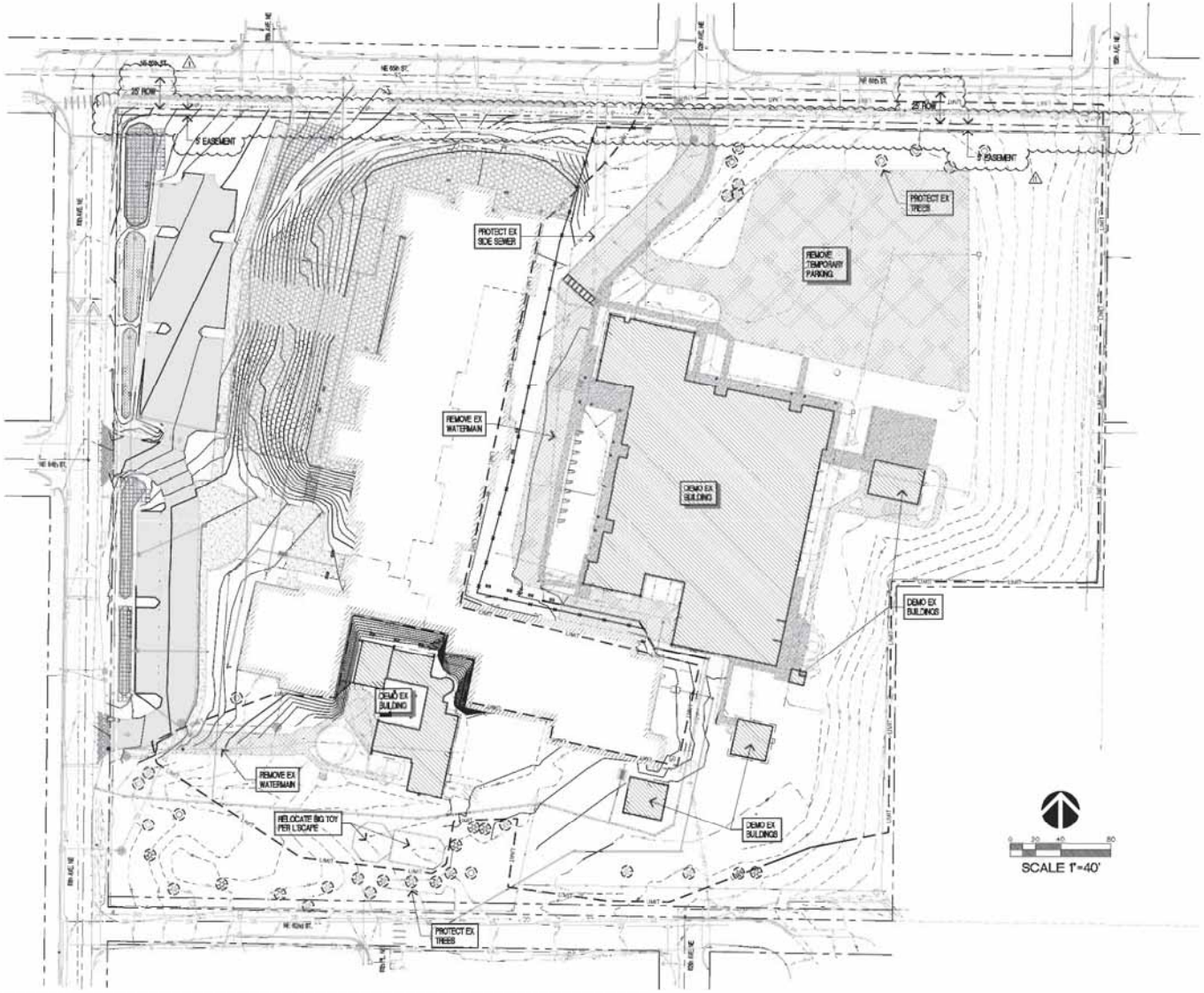
REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

REVISIONS		
NO.	DATE	BY
1		KAP
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR DOCS:	

24"x36" SCALE	AS SHOWN
PLOT DATE:	11/12/10
CAD FILE:	
JOB NUMBER:	10-022
CHECKED:	KAW
DRAWN:	SSN
STATUS: SCHEMATIC DESIGN	

EARLY SITE
DEMO PHASE 1
C1.00-1



LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
PERMEOUS ASPHALT			
HEAVY ASPHALT			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
PERMEOUS CONCRETE			
HEAVY CONCRETE			
BUILDINGS			
GRAVEL			
GEOFOAM FILL			
RIP RAP CONSTRUCTION ENTRANCE			
SAWCUT LINE			
CONSTRUCTION LIMITS			
CONSTRUCTION FENCE			
SILT FENCE			
STORM CB W/PROTECTION			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/THV			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			

NOTES:
RECORD INFORMATION INDICATES THE EXISTING WATER MAIN ON-SITE IS ASBESTOS CONCRETE. AFTER PIPE IS NO LONGER IN USE IT MUST BE REMOVED FROM THE SITE AND DISPOSED OF FOLLOWING ALL LOCAL STATE AND FEDERAL REGULATIONS.

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INTERNATIONAL COMMUNITY SCHOOL / COMMUNITY ELEMENTARY SCHOOL

REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

REVISIONS		
NO.	DATE	BY
1	10/12/10	KAW
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3		
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5		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE	AS SHOWN
PLOT DATE:	11/12/10
CAD FILE:	
JOB NUMBER:	10-022
CHECKED:	KAW
DRAWN:	SSN
STATUS: SCHEMATIC DESIGN	

SITE DEMO
PHASE 2
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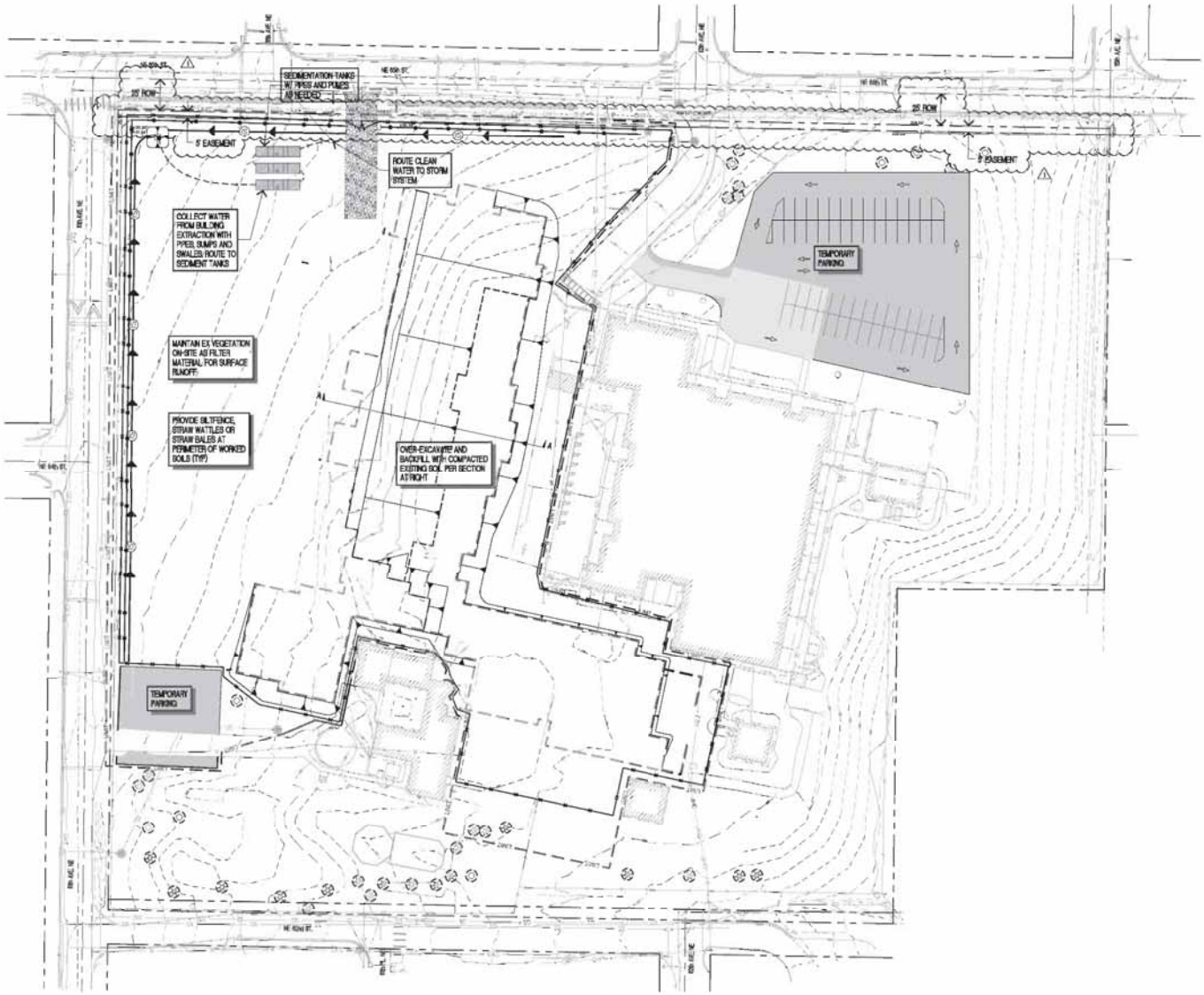

LEGEND

	EXISTING	REMOVE	PROPOSED
ASPHALT PAVING			
PERVIOUS ASPHALT			
HEAVY ASPHALT			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
PERVIOUS CONCRETE			
HEAVY CONCRETE			
BUILDINGS			
GRAVEL			
GEOFOAM FILL			
RIP RAP CONSTRUCTION ENTRANCE			
SAWCUT LINE			
CONSTRUCTION LIMITS			
CONSTRUCTION FENCE			
SILT FENCE			
STORM CB W/PROTECTION			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			
CONTOUR			
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			
TELEPHONE LINE			
GAS LINE			
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			

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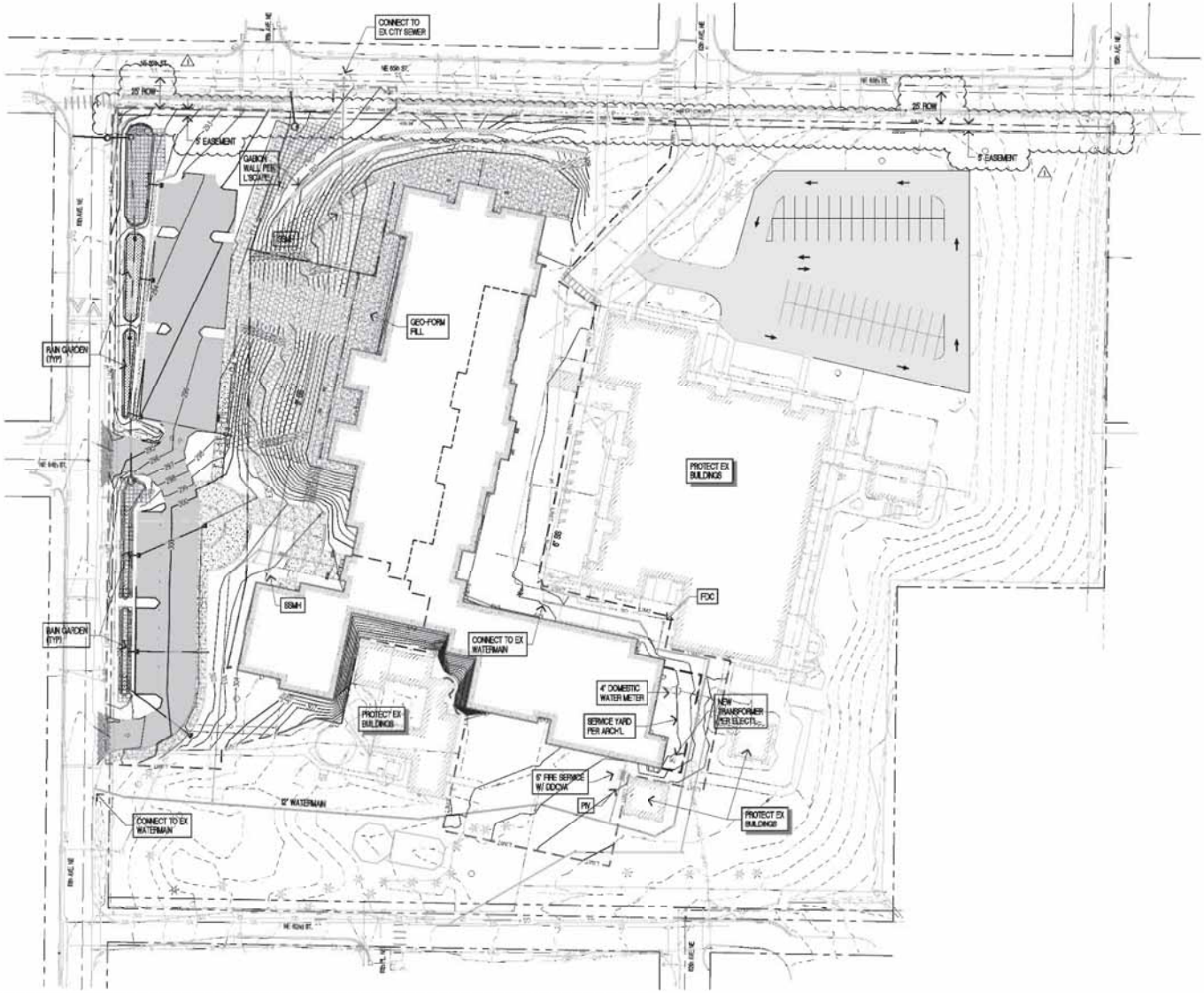

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PERVIOUS ASPHALT			
HEAVY ASPHALT			
ASPHALT TREATED BASE (ATB)			
CONCRETE PAVING			
PERVIOUS CONCRETE			
HEAVY CONCRETE			
BUILDINGS			
GRAVEL			
GEOFORM FILL			
RIP RAP CONSTRUCTION ENTRANCE			
SAWCUT LINE			
CONSTRUCTION LIMITS			
CONSTRUCTION FENCE			
SILT FENCE			
STORM CB W/PROTECTION			
CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			100
CONTOUR			98
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			P
TELEPHONE LINE			T
GAS LINE			G
WATER METER/VALVE/FH			
STORM CB/MH			
SANITARY SEWER MH/CO			
GAS VALVE/METER			
STREET LIGHT ASSEMBLY			
TELEPHONE RISER/MH			

STORM WATER
SURFACE WATER FROM SITE WILL REQUIRE FLOW CONTROL AND QUALITY TREATMENT PRIOR TO DISCHARGE FROM SITE. WATER FROM ROOF AND PLANTED AREAS IS CLEAN AND REQUIRES NO TREATMENT WILL BE ROUTED TO RAIN GARDENS FOR FLOW CONTROL. PAVEMENTS TO BE POROUS CONCRETE PROVIDING BOTH FLOW CONTROL AND QUALITY TREATMENT.

NOT FOR CONSTRUCTION

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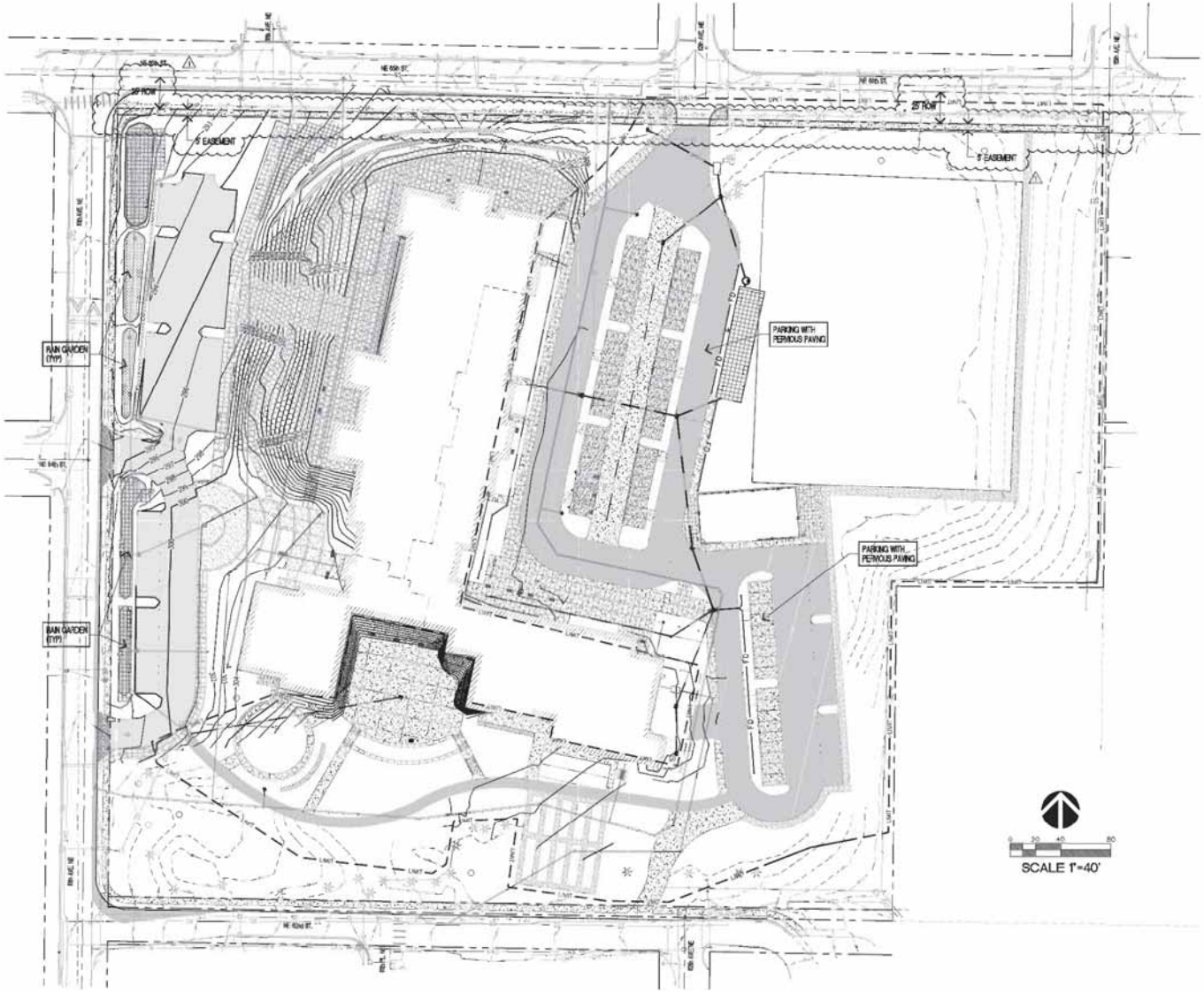
SITE PLAN
PHASE 1
C2.00-1



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CURBING			
ROCKERY			
TREE W/PROTECTION			
CONTOUR (INDEX)			100
CONTOUR			98
WATER LINE			
STORM DRAINAGE LINE			
SANITARY SEWER LINE			
POWER			P
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GAS LINE			G
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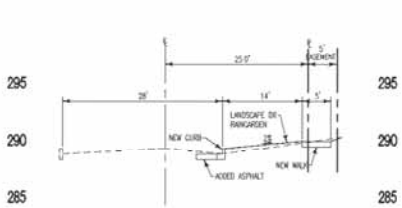
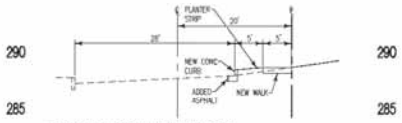
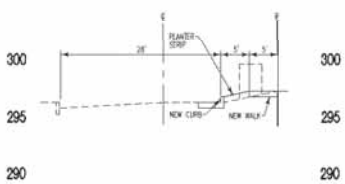
SITE PLAN
PHASE 2
C2.00-2



TYPICAL SECTION 65TH ST AT 111TH AVE (C-C)



TYPICAL SECTION 111TH AVE (D-D)



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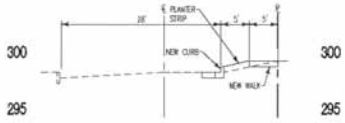
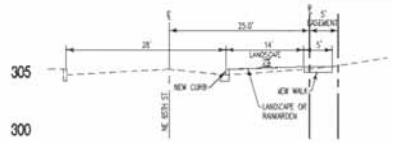


TYPICAL SECTION 111TH AVE AT 62ND ST (F-F)



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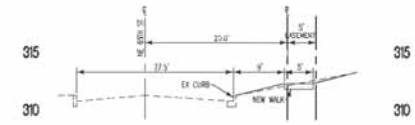
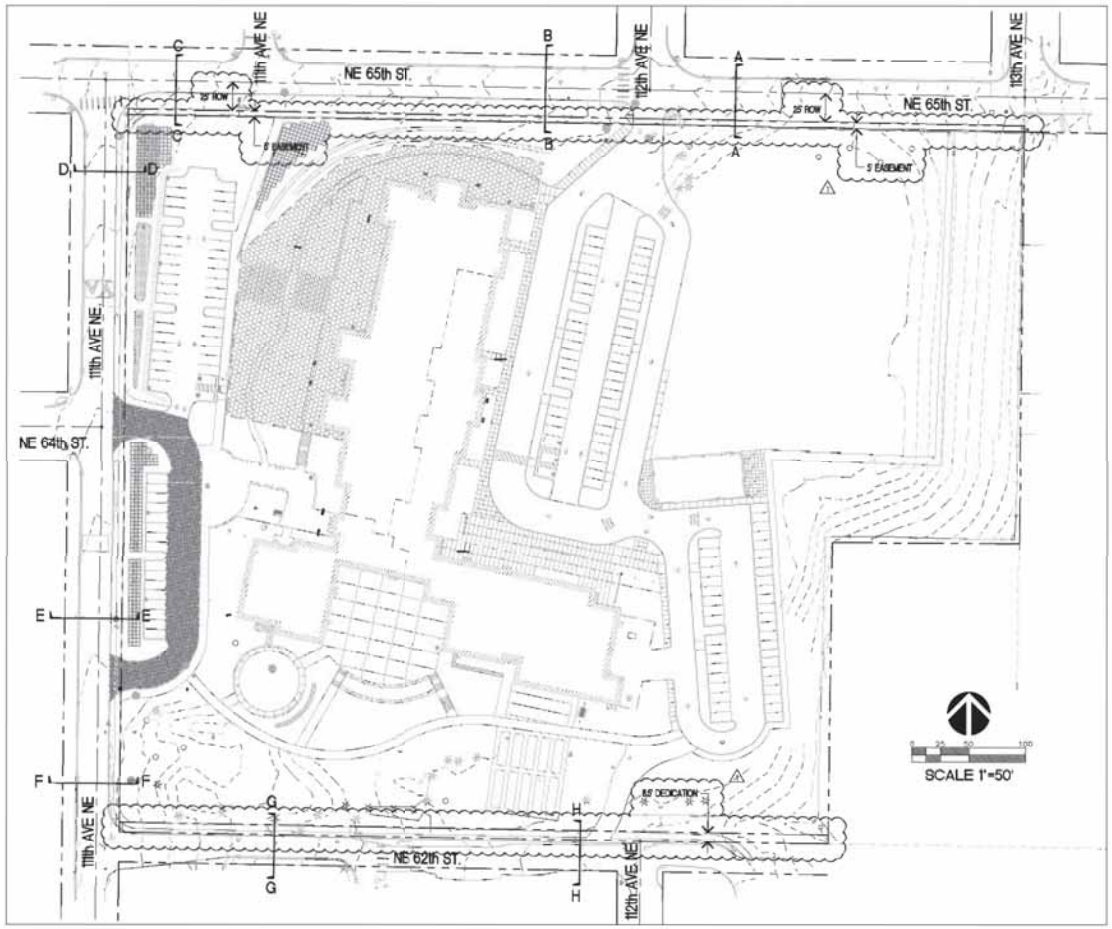
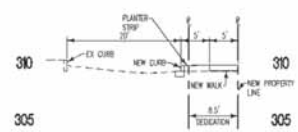
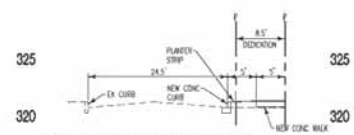


TYPICAL SECTION 65TH ST EAST (A-A)





TYPICAL SECTION 62ND ST WEST (G-G)



TYPICAL SECTION 62ND ST EAST (H-H)

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STATUS SCHEMATIC DESIGN	

STREET FRONTAGE
C3.00

GENERAL TREE PROTECTION GUIDELINES
INTERNATIONAL COMMUNITY SCHOOL PROJECT

PROJECT SUMMARY

- A TOTAL OF 70 TREES WERE SURVEYED ONSITE.
- THIRTY-THIRTY-SEVEN (37) SIGNIFICANT TREES ARE PROPOSED FOR RETENTION.
- THIRTY-THREE (33) TREES ARE PROPOSED FOR REMOVAL.
- IN PHASE 1, 4 OF 29 TREES WILL BE RETAINED.
- IN PHASE 2, 33 OF 41 TREES WILL BE RETAINED.
- THIS IS A RETINTION OF 53% OF THE SIGNIFICANT TREES. ON THE SITE.

1. THESE GUIDELINES PERTAIN TO ANY DISTURBANCE, USE OR ACTIVITY WITHIN THE CRITICAL ROOT ZONE OF ANY RETAINED TREE ON THIS PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION. THE OWNER'S ARBORIST AND GENERAL CONTRACTOR SHALL MEET ONSITE BEFORE ANY SITE WORK BEGINS TO DISCUSS AND AGREE ON THE METHODS USED TO PROTECT THE RETAINED TREES DURING CONSTRUCTION.

2. NO SOIL DISTURBANCE SHALL TAKE PLACE BEFORE TREE PROTECTION FENCES ARE INSTALLED. ALL EVALUATED TREES TO BE RETAINED WITHIN THESE AREAS ARE CLEARLY ILLUSTRATED ON THE SITE PLAN. THE OWNER'S ARBORIST AND CONTRACTOR SHALL CONFIRM ON SITE WHICH TREES ARE TO BE REMOVED AND THOSE TO BE RETAINED. DIRECTIONAL FELLING OF TREES TO BE REMOVED WILL BE COMPLETED WITH GREAT CARE NOT TO DAMAGE RETAINED TREES.

3. THE TREE PRESERVATION PLAN SHOWS THE RECOMMENDED LOCATION OF THE TREE PROTECTION FENCE (TPF). IMMEDIATELY AFTER CLEARING AND GRADING STAKES ARE SET IN THE FIELD, THE OWNER'S ARBORIST, DURING REVIEW AND DISCUSSION WITH THE CONTRACTOR WILL MAKE A FINAL DETERMINATION ON THE TREE PROTECTION REQUIREMENTS DEPENDING ON CONSTRUCTION LIMITS AND IMPACT ON MAJOR ROOTS. THE ARBORIST MAY ADJUST CLEARING LIMITS IN THE FIELD SO THAT, IN HIS/HER OPINION, TREE ROOTS ARE PROTECTED WHILE NECESSARY WORK CAN PROCEED.

4. THE TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED ALONG THE CLEARING LIMITS, WITH SPECIAL CONSIDERATION OF THE CRITICAL ROOT ZONE (CRZ) OF TREES TO BE PRESERVED. THE CRZ OF A TREE IS GENERALLY DESCRIBED AS AN AREA EQUAL TO 1-FOOT RADIUS FOR EVERY 1-INCH DIAMETER OF TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE HAS A CRZ OF 10-FOOT RADIUS. WORK WITHIN THAT AREA MAY BE LIMITED TO HAND WORK. THE TREE PROTECTION FENCE (TPF) SHALL BE CONSTRUCTED WITH A STEEL POSTS DRIVEN INTO THE GROUND WITH 6-FT. CHAIN LINK FENCE ATTACHED. THE ARBORIST UPON CONSULTATION WITH THE CONTRACTOR SHALL DETERMINE THE PLACEMENT OF THE FENCE AND THE EXTENT AND METHOD OF CLEARING NEAR PRESERVED TREES. ADDITIONAL FOLLOW-UP DETERMINATIONS MAY BE REQUIRED LATER ON IN THE PROJECT. SEE ATTACHED CRITICAL ROOT ZONE EXPLANATION.

5. WHERE THE CRZ INCLUDES AN AREA COVERED BY HARDSCAPE, THE TPF CAN BE PLACED ALONG THE EDGE OF THE HARDSCAPE IF AND UNTIL IT IS REMOVED. AFTER REMOVAL, THE AVAILABLE CRZ SHOULD BE BACKFILLED WITH SOIL UP TO 6 INCHES DEEP AND PROTECTED WITH THE TPF.

6. NO PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE CLEARING LIMITS OR WITHIN THE TPF.

7. TREE PROTECTION SIGNS SHALL BE ATTACHED TO THE FENCE ONLY AND SHALL BE SHOWN AS REQUIRED ON THE SITE PLAN. THEY SHOULD READ "PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES TO BE RETAINED. NO SOIL DISTURBANCE, PARKING, STORAGE, DUMPING, OR BURNING OF MATERIALS IS ALLOWED BEYOND THE TREE PROTECTION FENCE. WORK WITHIN THIS AREA SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER'S ARBORIST. CALL 360-770-9921 FOR QUESTIONS."

8. WHERE VEHICULAR ACCESS IS REQUIRED WITHIN THE CRZ OF ANY PRESERVED TREE THAT IS NOT PROTECTED WITH HARDSCAPE, THE SOIL SHALL BE PROTECTED WITH 18" OF WOODCHIPS AND/OR PLYWOOD OR METAL SHEETS TO PROTECT FROM SOIL COMPACTION AND DAMAGE TO ROOTS OF RETAINED TREES.

9. THE TREE PROTECTION FENCE WILL NOT BE MOVED WITHOUT AUTHORIZATION BY THE OWNER'S ARBORIST OR CITY. THE FENCE SHALL BE LEFT UP FOR THE DURATION OF THE PROJECT.

10. GREAT CARE WILL BE EXERCISED WHEN LANDSCAPING WITHIN THE CRZ OF ANY TREE. ROOTS OF PRESERVED TREES AND OTHER VEGETATION SHALL NOT BE DAMAGED BY PLANTING OR IRRIGATION LINES. THE OWNER'S ARBORIST SHALL REVIEW THE LANDSCAPE PLAN AND APPROVE THOSE ACTIVITIES WITHIN THE CRZ OF RETAINED TREES.

11. THE OWNER'S ARBORIST WILL DETERMINE TO WHAT EXTENT BACKFILLING IS ALLOWED WITHIN THE CRZ OF A PRESERVED TREE. ONLY SANDY, GRAVELLY PIT RUN IS RECOMMENDED FOR BACKFILLING. GRADE CUTS ARE USUALLY MORE DETRIMENTAL THAN GRADE FILLING WITHIN THE CRZ.

12. TREES RECOMMENDED FOR MAINTENANCE AND APPROVED BY THE OWNER, SHALL BE PRUNED FOR DEADWOOD, LOW HANGING LIMBS, AND PROPER BALANCE, AS RECOMMENDED FOR SAFETY, CLEARANCE OR AESTHETICS. AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST IS RECOMMENDED TO PERFORM THE PRUNING. ANSI A300 AMERICAN STANDARDS FOR PRUNING SHALL BE USED. LIMBS OF RETAINED TREES WITHIN 10 FEET OR MORE, OF ANY POWER LINE DEPENDING ON POWER LINE VOLTAGE, MAY ONLY BE PRUNED BY A UTILITY CERTIFIED ARBORIST. THIS PRUNING MUST BE COORDINATED WITH THE LOCAL POWER COMPANY OR A PRIVATE COMPANY WITH THIS CERTIFICATION.

13. REQUIRED WORK MAY RESULT IN THE CUTTING OF ROOTS OF RETAINED TREES. SEVERED ROOTS OF RETAINED TREES SHALL BE CUT OFF CLEANLY WITH A SHARP SAW OR PRUNING SHEARS. NO PRUNING PAINT ON TRUNK OR ROOT WOUNDS IS RECOMMENDED. SEVERED ROOTS SHALL BE COVERED IMMEDIATELY AFTER FINAL PRUNING WITH MOIST SOIL OR COVERED WITH MULCH UNTIL COVERED WITH SOIL. EXCAVATION EQUIPMENT OPERATORS SHALL TAKE EXTREME CARE NOT TO HOOK ROOTS AND PULL THEM BACK TOWARDS RETAINED TREES. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.

14. IF CLEARING IS PERFORMED DURING THE SUMMER, SUPPLEMENTAL WATERING AND/OR MULCHING OVER THE ROOT SYSTEMS OF PRESERVED TREES MAY BE REQUIRED BY THE OWNER'S ARBORIST. HE OR SHE SHOULD BE NOTIFIED IN THIS EVENT. SUPPLEMENTAL WATERING AND MULCHING OVER THE ROOT SYSTEMS OF ROOT IMPACTED OR STRESSED TREES ARE STRONGLY RECOMMENDED TO COMPENSATE FOR ROOT LOSS AND INITIATE NEW ROOT GROWTH. LONG PERIODS OF SLOW DRIP IRRIGATION WILL BE MOST EFFECTIVE. WATER ONCE PER WEEK AND CHECK SOILS FOR AT LEAST 12 INCHES INFILTRATION. THIS WORK SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S ARBORIST.

15. ADDITIONAL TREE PROTECTION RECOMMENDATIONS MAY BE REQUIRED AS NEEDED.

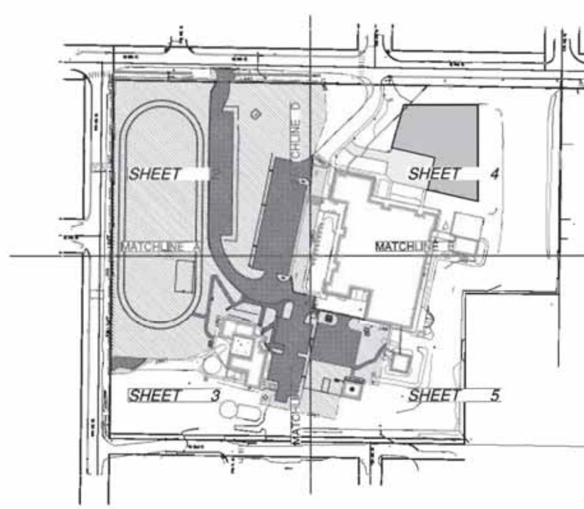
16. THE OWNER'S ARBORIST MAY BE REQUIRED TO MONITOR WORK WHEN DISTURBANCE OCCURS NEAR RETAINED TREES AND SHALL MAKE PERIODIC SITE VISITS TO REPORT TO THE OWNER AND CITY IF TREE PROTECTION GUIDELINES ARE BEING FOLLOWED.

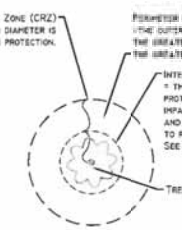
17. THE OWNER'S ARBORIST SHALL MAKE A FINAL VISIT TO REPORT ON RETAINED TREE CONDITION FOLLOWING COMPLETED WORK AND SHALL REPORT TO THE CITY TO RELEASE THE BOND FOR THE RETAINED TREES.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 feet





THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS ESTABLISHED ON THE BASIS OF THE TRUNK DIAMETER. THE CRZ IS A CIRCULAR AREA WHICH HAS A RADIUS OF 12 INCHES TO EVERY INCH DIAMETER OF TRUNK, MEASURED AT 4.5 FEET ABOVE THE GRADE. ROOT SYSTEMS WILL VARY BOTH IN DEPTH AND SPREAD DEPENDING ON SIZE OF THE TREE, SOILS, WATER TABLE, SPECIES AND OTHER FACTORS. HOWEVER, THIS CRZ DESCRIPTION IS GENERALLY ACCEPTED IN THE TREE INDUSTRY. PROTECTING THIS ENTIRE AREA SHOULD RESULT IN NO ADVERSE IMPACT TO THE TREE.

THIS CRZ DRAWING HAS BEEN FURTHER DIFFERENTIATED INTO THE 'PERIMETER' (PCRZ) AND 'INTERIOR' (ICRZ) TO HELP DEFINE POTENTIAL IMPACT AND REQUIRED POST CARE. GENERALLY, THE FULL PCRZ IS CONSIDERED THE OPTIMUM AMOUNT OF ROOT PROTECTION FOR A TREE. AS ONE ENCROACHES INTO THE 'PERIMETER' CRZ, BUT NOT INTO THE 'INTERIOR' CRZ THE GREATER POST CARE THE TREE WOULD REQUIRE TO REMAIN ALIVE AND STABLE. THE 'INTERIOR' CRZ IS HALF THE RADIUS OF THE FULL PCRZ. DISTURBANCE INTO THE ICRZ COULD DESTABILIZE OR CAUSE THE TREE TO DECLINE.

THE ABSOLUTE MAXIMUM DISTURBANCE ALLOWED SHOULD LEAVE THE 'INTERIOR' CRZ UNDISTURBED IF THE TREE IS TO HAVE ANY CHANCE OF SURVIVAL. THE 'INTERIOR' CRZ WOULD APPROXIMATELY EQUAL THE SIZE OF A ROOTBALL NEEDED TO TRANSPLANT THIS TREE WHICH IN TURN WOULD REQUIRE EXTENSIVE POST CARE AND POSSIBLY GUYING. POST CARE TREATMENT INCLUDES BUT MAY NOT BE LIMITED TO; REGULAR IRRIGATION, MISTING, ROOT TREATMENT WITH SPECIAL ROOT HORMONES, MULCHING, GUYING AND MONITORING FOR SEVERAL YEARS.

CRZ EXPLANATION
NOT TO SCALE

INTERNATIONAL COMMUNITY SCHOOL
TREE EVALUATION

70 SIGNIFICANT TREES HAVE BEEN EVALUATED IN THE FIELD ON THE INTERNATIONAL COMMUNITY SCHOOL SITE. THIS PLAN SHOWS THE TREE TAG NUMBER AND PRESEVATION VALUE SYMBOL NEXT TO EACH TREE THE PRESERVATION VALUE RATING IS BASED ON INFORMATION DOCUMENTED FOR EACH TREE AVAILABLE ON AN EXCEL FILE. INFORMATION AVAILABLE INCLUDES TREE & SURVEY NUMBER, COMMON & SCIENTIFIC NAME, DIAMETER, VIGOR, STRUCTURE, RISK OF FAILURE, MAINTENANCE RECOMMENDATION, PRESERVATION VALUE AND COMMENTS.

THIS PROJECT IS BEING EXECUTED IN 2 PHASES, THEREFORE 2 SEPARATE TREE PRESERVATION PLANS ARE PROVIDED THAT ILLUSTRATE THE 2 PHASES.

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- HIGH, GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

X DENOTES REMOVE TREE
DENOTES CRZ (CRITICAL ROOT ZONE)
DENOTES TREE PROTECTION FENCE
—LIMITS— DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl=	*Acer platanoides*	Norway Maple	PoTr =	*Populus trichocarpa,*	Black Cottonwood
AcRu =	*Acer rubrum*	Red Maple	PrAv =	*Prunus avium,*	Mazzard Cherry
BePe =	*Betula pendula*	European White Birch	PrCe =	*Prunus cerasifera cv.,*	Purple Flowering Plum
BePe =	*Betula pendula 'Youngii'*	Young's Weeping Birch	PrSe =	*Prunus serrulata 'Shirofugen'*	Shirofugen
CeAt =	*Cedrus atlantica*	Atlas Cedar	PrSp =	*Prunus sp.*	Flowering Plum
CeDo =	*Cedrus deodora*	Deodora Cedar	PrYe =	*Prunus x yedoensis 'Akebono'*	Akebono Cherry
CoCo =	*Corylus cornuta*	Western Hazelnut	PsMe =	*Pseudotsuga menziesii,*	Douglas Fir
CrPh =	*Crataegus phaenopyrum*	Washington Hawthorn	QuPa =	*Quercus palustris*	Pin Oak
FrPe =	*Fraxinus pensylvanica*	Green Ash	QuRu =	*Quercus rubra*	Red Oak
PiCo =	*Pinus contorta var. latifolia*	Lodgepole Pine	SaBa =	*Salix babylonica*	Weeping Willow
PiNi =	*Pinus nigra*	Austrian Pine	ThPl =	*Thuja plicata,*	Western Red Cedar
PiPu =	*Picea pungens*	Colorado Blue Spruce			

Urban Forestry Services, Inc.

Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273
(360)428-5810/FAX(360)428-1822

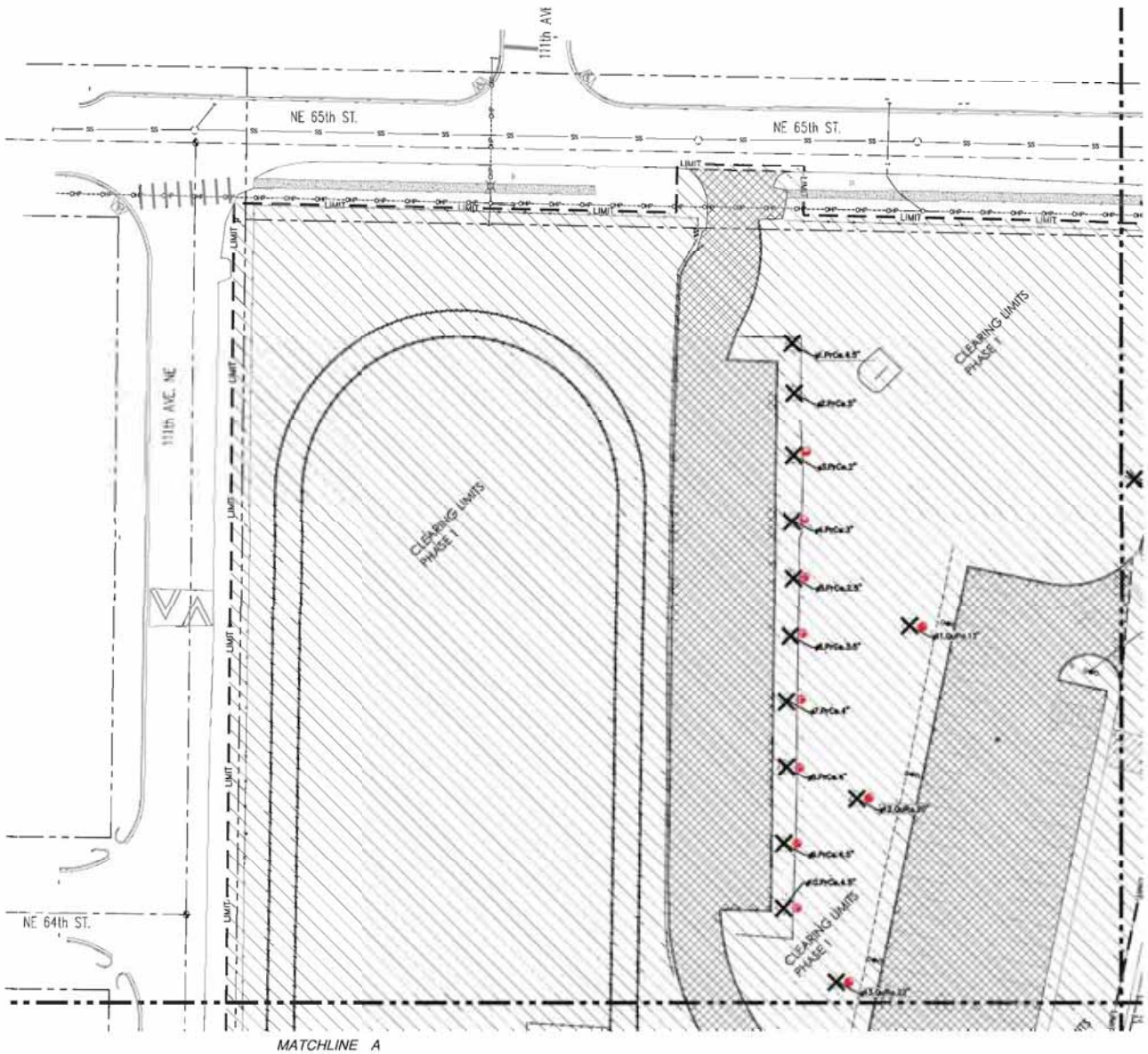
James Barborinas date: JULY 15, 2011
Registered Consulting Arborist No. 358
ISA Certified Arborist No. PN-0135

SCALE: 1" = 100'
DATE: JULY 15, 2011
DRAWN: Shannon Good
CHECKED: Jim Barborinas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 1

1
of 5 Sheets



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 feet

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL: UNIQUE SPECIMEN OR FORM. SAVE
- GOOD: GOOD QUALITY CHARACTER TREE. SAVE IF POSSIBLE
- MODERATE: COMMON SPECIMEN, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW: POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD: TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

DENOTES REMOVE TREE

DENOTES CRZ (CRITICAL ROOT ZONE)

DENOTES TREE PROTECTION FENCE

LIMITS DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl=	*Acer platanoides*	Norway Maple
AcRu =	*Acer rubrum*	Red Maple
BePe =	*Betula pendula*	European White Birch
BePe =	*Betula pendula 'Youngii'*	Young's Weeping Birch
CeAt =	*Cedrus atlantica*	Atlas Cedar
CeDe =	*Cedrus deodora*	Deodora Cedar
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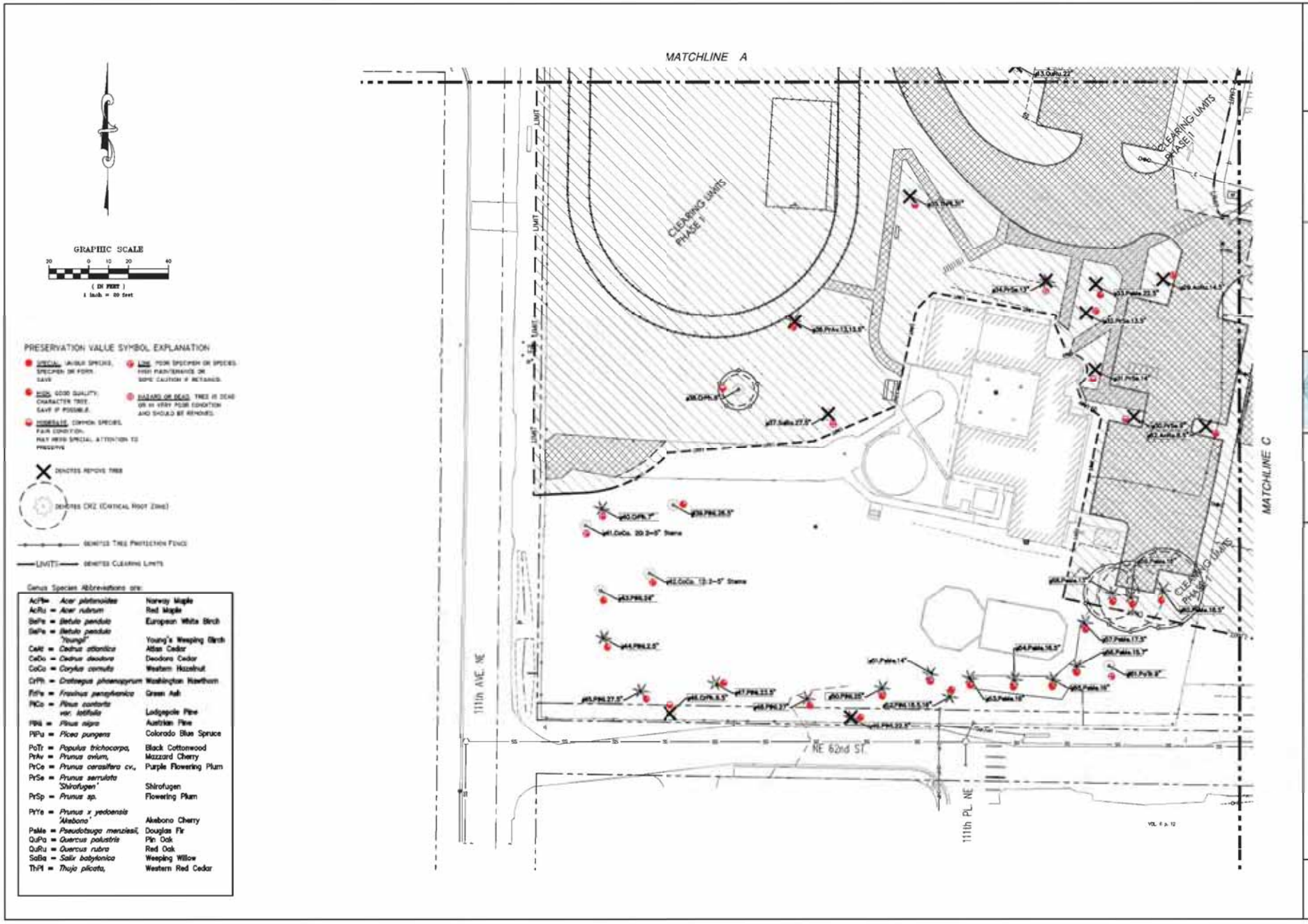
James Barborinis date: JULY 15, 2011
Registered Consulting Arborist No. 359
ISA Certified Arborist No. PN-0136

SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Obed
CHECKED: Jim Barborinis

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 68TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 1

2
of 5 Sheets


MATCHLINE A
MATCHLINE C
CLEARING LIMITS PHASE I
CLEARING LIMITS PHASE II
CLEARING LIMITS PHASE III
111th AVE. NE
NE 62nd ST.
111th PL. NE
GRAPHIC SCALE
(IN FEET)
1 inch = 20 feet
PRESERVATION VALUE SYMBOL EXPLANATION
SPECIAL: UNUSUAL SPECIMEN OR FORM. SAVE
GOOD: GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.
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LOW: POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
HAZARD OR DEAD: TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
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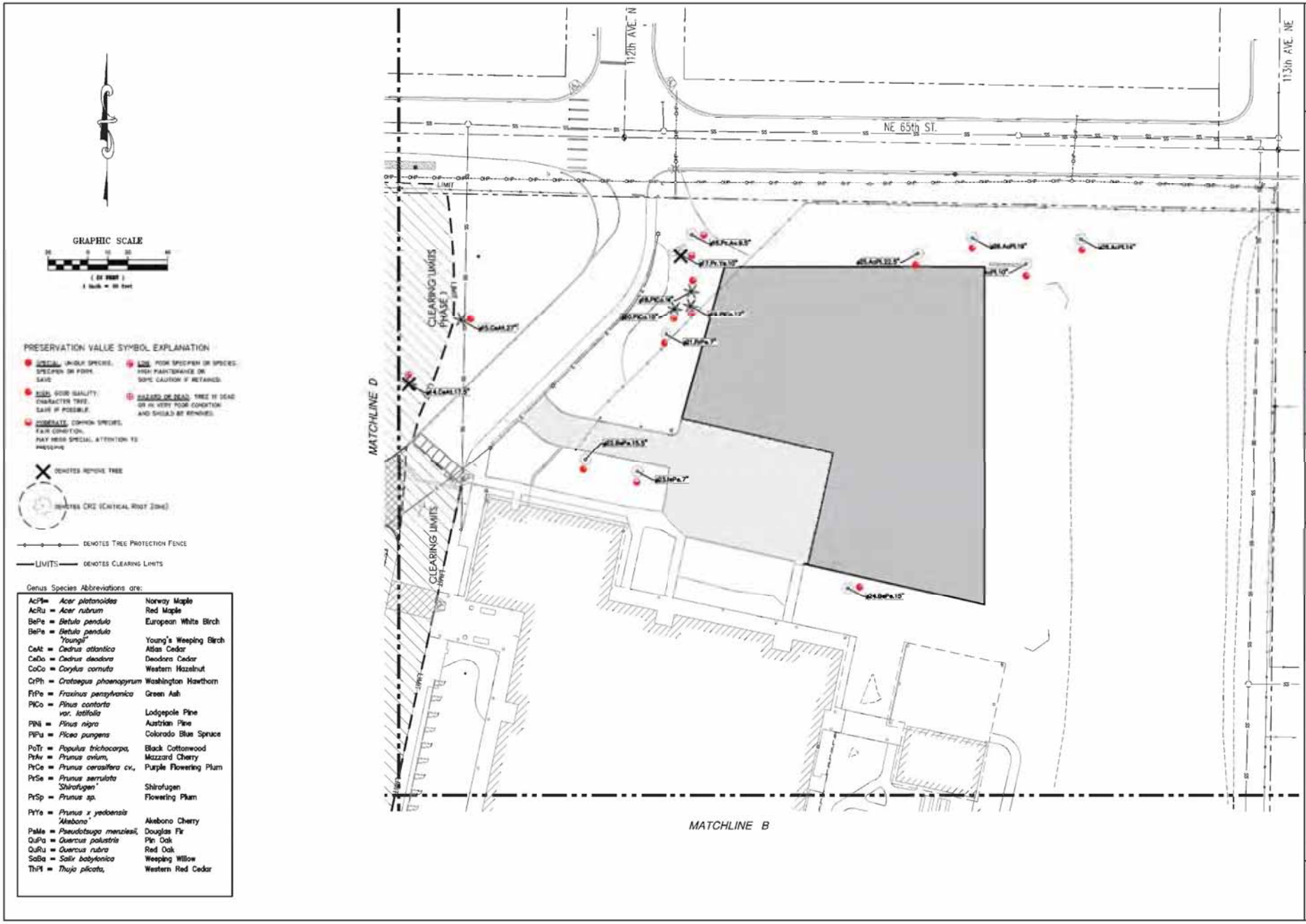
ThPl = Thuja plicata, Western Red Cedar
Urban Forestry Services, Inc.
Urban Forestry Services, Inc.
13118 McLean Rd.
Mount Vernon, WA 98273
(360)428-8107/FAX(360)428-1622
James Barbothie Date: JULY 15, 2011
Registered Consulting Arborist No. 388
ISA Certified Arborist No. PN-0134
SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Good
CHECKED: Jim Barbothie
INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.
TREE PRESERVATION PLAN - PHASE 1
3
of 5 Sheets


GRAPHIC SCALE
PRESERVATION VALUE SYMBOL EXPLANATION
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112th AVE. N
113th AVE. NE
NE 65th ST.
CLEARING LIMITS (PHASE 1)
CLEARING LIMITS
MATCHLINE D
MATCHLINE B
Urban Forestry Services, Inc.
SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Goel
CHECKED: Jim Barbolinas
INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.
TREE PRESERVATION PLAN - PHASE 1
4
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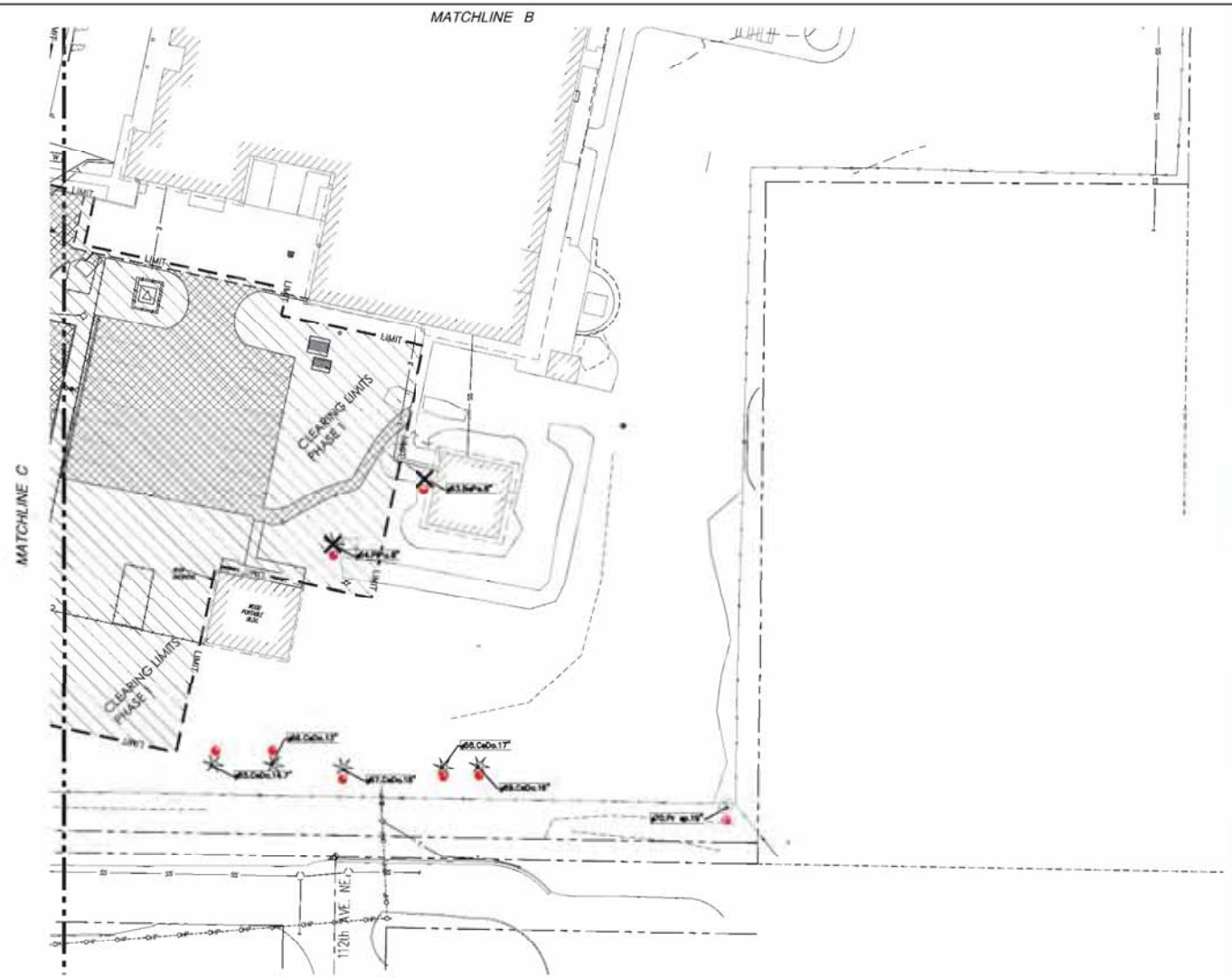

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James Barbofnas date: JULY 15, 2011
Registered Consulting Arborist No. 356
ISA Certified Arborist No. PN-0135

SCALE: 1" = 20'
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CHECKED: Jim Barbofnas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 1

5
of 5 Sheets

General Tree Protection Guidelines
International Community School Project

Project Summary

A total of 70 Trees were surveyed onsite.
Thirty-Thirty-seven (37) significant trees are proposed for retention.
Thirty-three (33) trees are proposed for removal.
In Phase 1, 4 of 29 trees will be retained.
In Phase 2, 33 of 41 trees will be retained.
This is a retintion of 53% of the significant trees. on the site.

1. These Guidelines pertain to any disturbance, use or activity within the Critical Root Zone of any retained tree on this project. See attached Critical Root Zone Explanation. The owner's arborist and general contractor shall meet onsite before any site work begins to discuss and agree on the methods used to protect the retained trees during construction.

2. No soil disturbance shall take place before tree protection fences are installed. All evaluated trees to be retained within these areas are clearly illustrated on the Site Plan. The owner's arborist and contractor shall confirm on site which trees are to be removed and those to be retained. Directional felling of trees to be removed will be completed with great care not to damage retained trees.

3. The Tree Preservation Plan shows the recommended location of the Tree Protection Fence (TPF). Immediately after clearing and grading stakes are set in the field, the owner's arborist, during review and discussion with the contractor will make a final determination on the tree protection requirements depending on construction limits and impact on major roots. The arborist may adjust clearing limits in the field so that, in his/her opinion, tree roots are protected while necessary work can proceed.

4. The Tree Protection Fence (TPF) shall be installed along the clearing limits, with special consideration of the Critical Root Zone (CRZ) of trees to be preserved. The CRZ of a tree is generally described as an area equal to 1-foot radius for every 1-inch diameter of tree. For example, a 10-inch diameter tree has a CRZ of 10-foot radius. Work within that area may be limited to hand work. The Tree Protection Fence (TPF) shall be constructed with a steel posts driven into the ground with 6-ft. chain link fence attached. The arborist upon consultation with the contractor shall determine the placement of the fence and the extent and method of clearing near preserved trees. Additional follow-up determinations may be required later on in the project. See attached Critical Root Zone Explanation.

5. Where the CRZ includes an area covered by hardscape, the TPF can be placed along the edge of the hardscape if and until it is removed. After removal, the available CRZ should be backfilled with soil up to 6 inches deep and protected with the TPF.

6. No parking, storage, dumping, or burning of materials is allowed beyond the clearing limits or within the TPF.

7. Tree protection signs shall be attached to the fence only and shall be shown as required on the Site Plan. They should read "Protect Critical Root Zone (CRZ) of trees to be retained. No soil disturbance, parking, storage, dumping, or burning of materials is allowed beyond the Tree Protection Fence. Work within this area shall be reviewed with and approved by the owner's arborist. Call 360-770-9921 for Questions."

8. Where vehicular access is required within the CRZ of any preserved tree that is not protected with hardscape, the soil shall be protected with 18" of woodchips and/or plywood or metal sheets to protect from soil compaction and damage to roots of retained trees.

9. The Tree Protection Fence will not be moved without authorization by the owner's arborist or City. The Fence shall be left up for the duration of the project.

10. Great care will be exercised when landscaping within the CRZ of any tree. Roots of preserved trees and other vegetation shall not be damaged by planting or irrigation lines. The owner's arborist shall review the Landscape Plan and approve those activities within the CRZ of retained trees.

11. The owner's arborist will determine to what extent backfilling is allowed within the CRZ of a preserved tree. Only sandy, gravelly pit run is recommended for backfilling. Grade cuts are usually more detrimental than grade filling within the CRZ.

12. Trees recommended for maintenance and approved by the owner, shall be pruned for deadwood, low hanging limbs, and proper balance, as recommended for safety, clearance or aesthetics. An International Society of Arboriculture Certified Arborist is recommended to perform the pruning. ANSI A300 American Standards for Pruning shall be used. Limbs of retained trees within 10 feet or more, of any power line depending on power line voltage, may only be pruned by a Utility Certified Arborist. This pruning must be coordinated with the local power company or a private company with this certification.

13. Required work may result in the cutting of roots of retained trees. Severed roots of retained trees shall be cut off cleanly with a sharp saw or pruning shears. No pruning paint on trunk or root wounds is recommended. Severed roots shall be covered immediately after final pruning with moist soil or covered with mulch until covered with soil. Excavation equipment operators shall take extreme care not to hook roots and pull them back towards retained trees. This work shall be under the direct supervision of the owner's arborist.

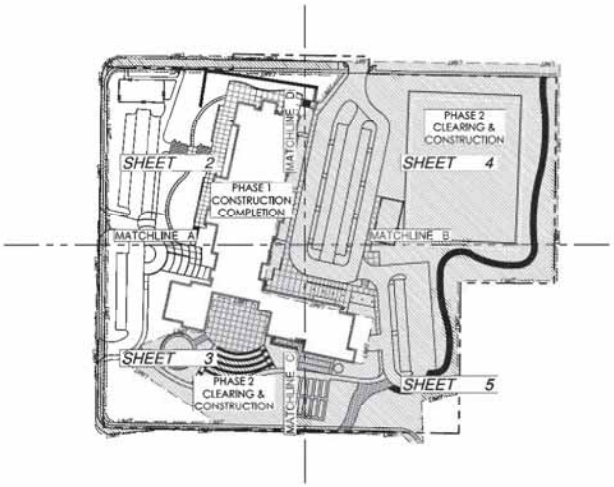
14. If clearing is performed during the summer, supplemental watering and/or mulching over the root systems of preserved trees may be required by the owner's arborist. He or she should be notified in this event. Supplemental watering and mulching over the root systems of root impacted or stressed trees are strongly recommended to compensate for root loss and initiate new root growth. Long periods of slow drip irrigation will be most effective. Water once per week and check soils for at least 12 inches infiltration. This work shall be under the direct supervision of the owner's arborist.

15. Additional tree protection recommendations may be required as needed.

16. The owner's arborist may be required to monitor work when disturbance occurs near retained trees and shall make periodic site visits to report to the owner and city if tree protection guidelines are being followed.

17. The owner's arborist shall make a final visit to report on retained tree condition following completed work and shall report to the city to release the bond for the retained trees.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 feet



INTERNATIONAL COMMUNITY SCHOOL
TREE EVALUATION

70 significant trees have been evaluated in the field on the International Community School site. This plan shows the tree tag number and Preservation Value Symbol next to each tree. The Preservation Value rating is based on information documented for each tree available on an Excel file. Information available includes Tree & Survey number, common & scientific name, diameter, vigor, structure, risk of failure, maintenance recommendation, preservation value and comments.

This project is being executed in 2 Phases, therefore 2 separate Tree Preservation Plans are provided that illustrate the 2 Phases.

PRESERVATION VALUE SYMBOL EXPLANATION

- Special, unique specimen, specimen or rare; save.
- Good, good quality, character tree; save if possible.
- Moderate, common species, fair condition; may have special attention to preserve.
- Low, poor specimen or species; high maintenance or some caution if retained.
- Hazard or dead, tree is dead or in very poor condition and should be removed.
- X denotes remove tree
- denotes CRZ (Critical Root Zone)
- denotes Tree Protection Fence
- LIMITS denotes Clearing Limits

Genus Species Abbreviations are:

AcPla = *Acer platanoides*	Norway Maple	PuBy = *Populus trichocarpa,*	Black Cottonwood
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James Barborinas date: JULY 15, 2011
Registered Consulting Arborist No. 358
ISA Certified Arborist No. PN-0135

SCALE: 1" = 100'
DATE: JULY 15, 2011
DRAWN: Shannon Good
CHECKED: Jim Barborinas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 60TH STREET, KIRKLAND, WA.

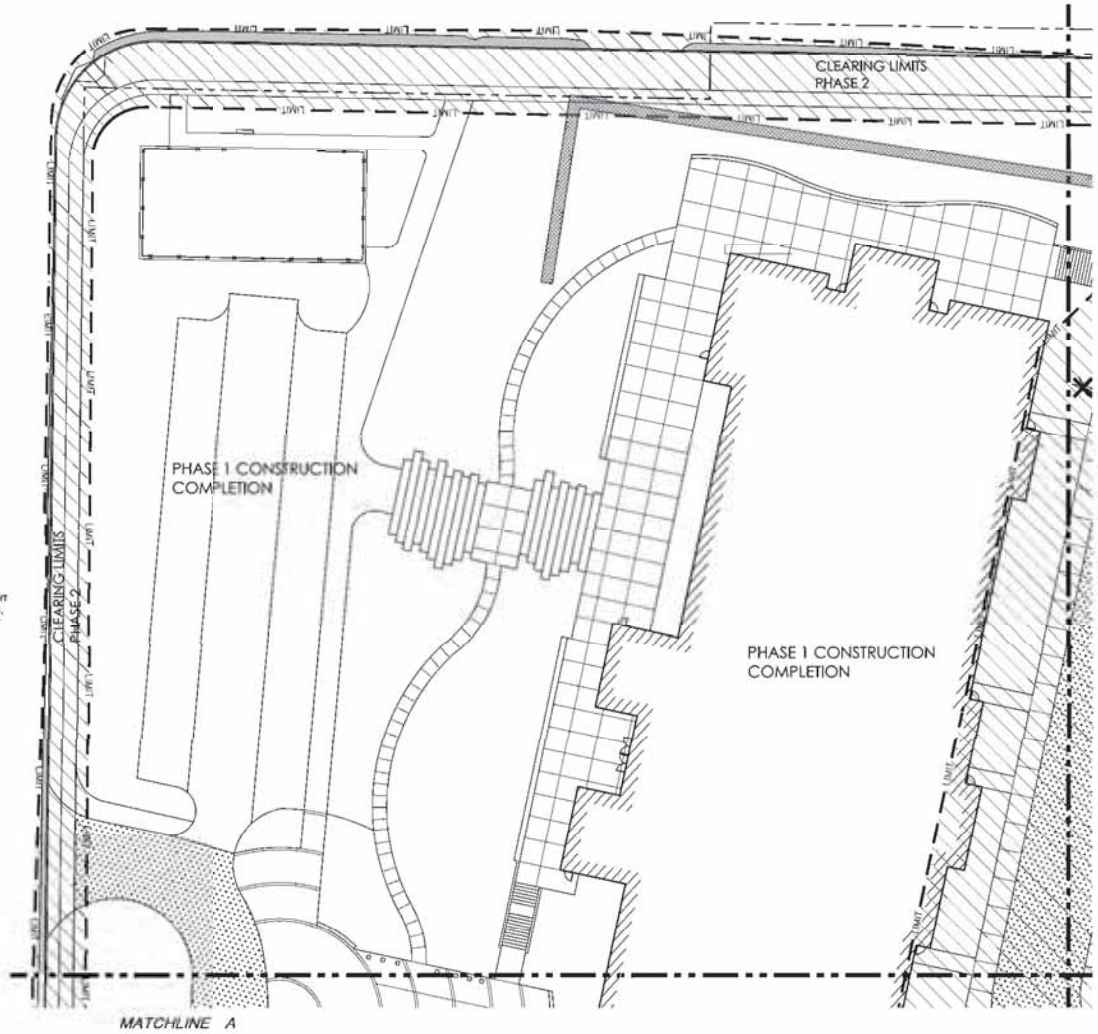
TREE PRESERVATION PLAN - PHASE 2

1
of 5 Sheets

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 feet



CRITICAL ROOT ZONE (CRZ)
= 12" RADIUS FOR EVERY TREE INCH DIAMETER IS GENERALLY CONSIDERED OPTIMUM PROTECTION.

PERIMETER CRITICAL ROOT ZONE (PCRZ)
-THE OUTER HALF OF THE CRZ
THE GREATER THE DISTURBANCE ALLOWED IN THIS AREA, THE GREATER POST CARE IN REQUIRED.

INTERIOR CRITICAL ROOT ZONE (ICRZ)
= THE INNER HALF OF THE CRZ
PROTECTING ONLY THIS AREA WOULD CAUSE SIGNIFICANT IMPACT TO THE TREE, POTENTIALLY LIFE THREATENING, AND WOULD REQUIRE MAXIMUM POST CARE TREATMENT TO RETAIN THE TREE.
SEE POST CARE TREATMENT BELOW.

TREE TRUNK

THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS ESTABLISHED ON THE BASIS OF THE TRUNK DIAMETER. THE CRZ IS A CIRCULAR AREA WHICH HAS A RADIUS OF 12 INCHES TO EVERY INCH DIAMETER OF TRUNK, MEASURED AT 4.5 FEET ABOVE THE GRADE. ROOT SYSTEMS WILL VARY BOTH IN DEPTH AND SPREAD DEPENDING ON SIZE OF THE TREE, SOILS, WATER TABLE, SPECIES AND OTHER FACTORS. HOWEVER, THIS CRZ DESCRIPTION IS GENERALLY ACCEPTED IN THE TREE INDUSTRY. PROTECTING THIS ENTIRE AREA SHOULD RESULT IN NO ADVERSE IMPACT TO THE TREE.

THIS CRZ DRAWING HAS BEEN FURTHER DIFFERENTIATED INTO THE 'PERIMETER' (PCRZ) AND 'INTERIOR' (ICRZ) TO HELP DEFINE POTENTIAL IMPACT AND REQUIRED POST CARE. GENERALLY, THE FULL PCRZ IS CONSIDERED THE OPTIMUM AMOUNT OF ROOT PROTECTION FOR A TREE, AS ONE ENCROACHES INTO THE 'PERIMETER' CRZ, BUT NOT INTO THE 'INTERIOR' CRZ THE GREATER POST CARE THE TREE WOULD REQUIRE TO REMAIN ALIVE AND STABLE. THE 'INTERIOR' CRZ IS HALF THE RADIUS OF THE FULL PCRZ. DISTURBANCE INTO THE ICRZ COULD DESTABILIZE OR CAUSE THE TREE TO DECLINE.

THE ABSOLUTE MAXIMUM DISTURBANCE ALLOWED SHOULD LEAVE THE 'INTERIOR' CRZ UNDISTURBED IF THE TREE IS TO HAVE ANY CHANCE OF SURVIVAL. THE 'INTERIOR' CRZ WOULD APPROXIMATELY EQUAL THE SIZE OF A ROOTBALL NEEDED TO TRANSPLANT THIS TREE WHICH IN TURN WOULD REQUIRE EXTENSIVE POST CARE AND POSSIBLY GUYING. POST CARE TREATMENT INCLUDES BUT MAY NOT BE LIMITED TO; REGULAR IRRIGATION, MISTING, ROOT TREATMENT WITH SPECIAL ROOT HORMONES, MULCHING, GUYING AND MONITORING FOR SEVERAL YEARS.

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIMEN, SPECIMEN OR FORM, RARE
- HIGH, GOOD QUALITY, CHARACTER TREE, SAVE IF POSSIBLE.
- MODERATE, COMMON SPECIMEN, FAIR CONDITION, MAY NEED SPECIAL ATTENTION TO PRESERVE
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—LIMITS— DENOTES CLEARING LIMITS

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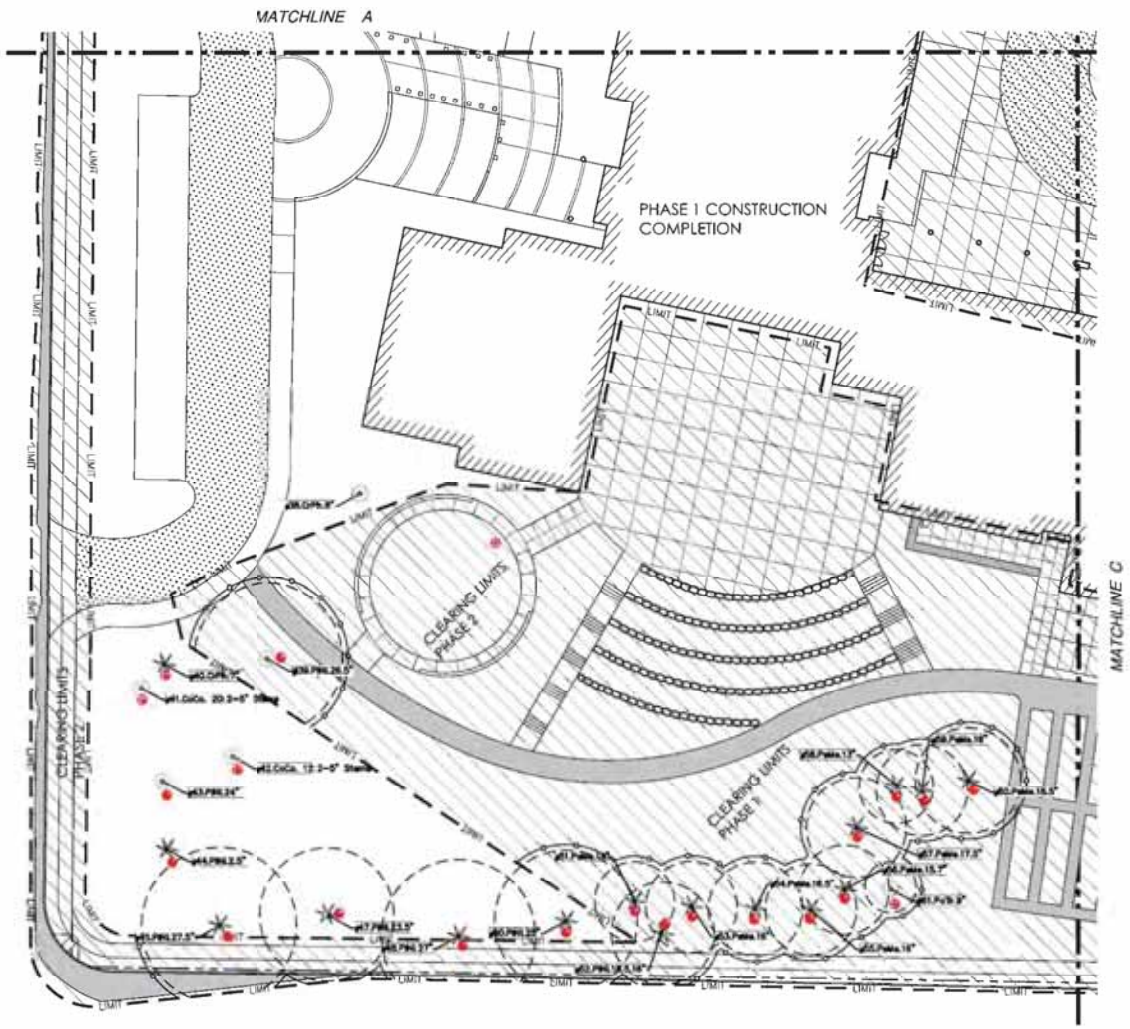
DRAWN: Shannon Good
CHECKED: Jim Barborinis

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

2
of 5 Sheets



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 feet

PRESERVATION VALUE SYMBOL EXPLANATION

SPECIAL: UNIQUE SPECIES, SPECIMEN OR FORM. SAVE

LOW: POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.

HIGH: GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE

HAZARD OR DEAD: TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

MODERATE: COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE

DENOTES REMOVE TREE

DENOTES CRZ (Critical Root Zone)

DENOTES TREE PROTECTION FENCE

LIMITS — DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

AcPl=	*Acer platanoides*	Norway Maple	PoTr =	*Populus trichocarpa,*	Black Cottonwood
AcRu =	*Acer rubrum*	Red Maple	PrAv =	*Prunus avium,*	Mazzard Cherry
BePe =	*Betula pendula*	European White Birch	PrCe =	*Prunus cerasifera cv.,*	Purple Flowering Plum
BePe =	*Betula pendula 'Youngii'*	Young's Weeping Birch	PrSe =	*Prunus serrulata 'Shirofugen'*	Shirofugen
CeAt =	*Cedrus atlantica*	Atlas Cedar	PrSp =	*Prunus sp.*	Flowering Plum
CeDo =	*Cedrus deodora*	Deodora Cedar	PrYe =	*Prunus x yedoensis 'Akebono'*	Akebono Cherry
CoCo =	*Corylus cornuta*	Western Hazelnut	PsMe =	*Pseudotsuga menziesii,*	Douglas Fir
CrPh =	*Crataegus phaenopyrum*	Washington Hawthorn	QuPa =	*Quercus palustris*	Pin Oak
FrPe =	*Fraxinus pensylvanica*	Green Ash	QuRu =	*Quercus rubra*	Red Oak
PiCo =	*Pinus contorta var. latifolia*	Lodgepole Pine	SaBa =	*Salix babylonica*	Weeping Willow
PiNi =	*Pinus nigra*	Austrian Pine	ThPl =	*Thuja plicata,*	Western Red Cedar
PiPu =	*Picea pungens*	Colorado Blue Spruce			

Urban Forestry Services, Inc.

Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273
(360)428-5810/FAX(360)428-1822

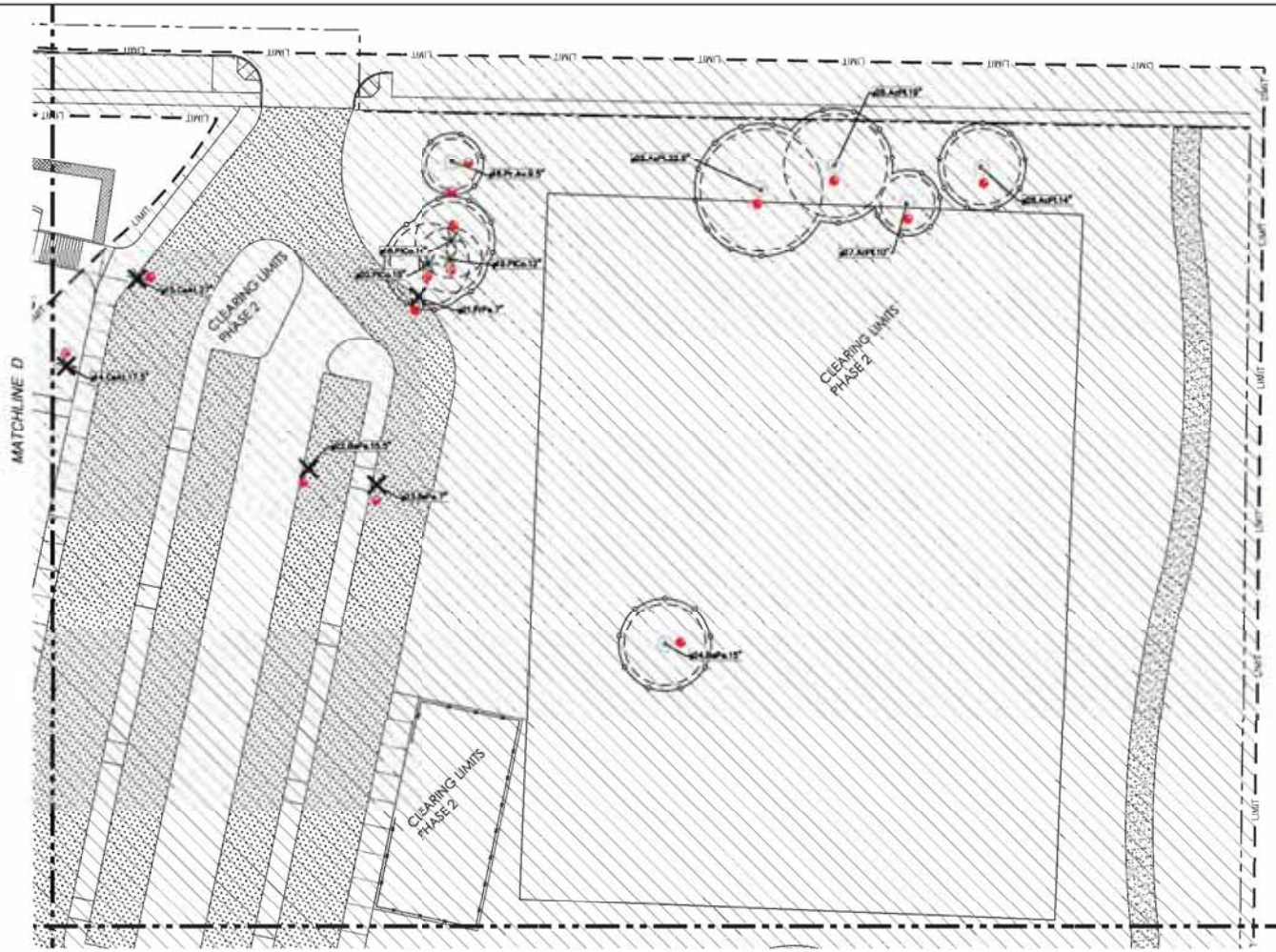
James Barbofnas date: JULY 15, 2011
Registered Consulting Arborist No. 356
ISA Certified Arborist No. PN-0135

SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Goell
CHECKED: Jim Barbofnas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

3
of 5 Sheets



GRAPHIC SCALE

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- GOOD, GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW, POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED
- HAZARD OR DEAD, TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED

X DENOTES REMOVE TREE

DENOTES CRZ (CRITICAL ROOT ZONE)

DENOTES TREE PROTECTION FENCE

LIMITS DENOTES CLEARING LIMITS

Genus Species Abbreviations are:

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Urban Forestry Services, Inc.

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James Barbolinas date: JULY 15, 2011
Registered Consulting Arborist No. 398
ISA Certified Arborist No. PN-0131

SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Good
CHECKED: Jim Barbolinas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

4
of 5 Sheets

PRESERVATION VALUE SYMBOL EXPLANATION

- SPECIAL: UNIQUE SPECIES, SPECIMEN OR FORM. SAVE
- HIGH: GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE
- MODERATE: COMMON SPECIES, FAIR CONDITION, MAY NEED SPECIAL ATTENTION TO PRESERVE
- LOW: POOR SPECIMEN OR SPECIES, HIGH MAINTENANCE OR SOME CAUTION IF RETAINED
- HAZARD OR DEAD: TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED

X DENOTES REMOVE TREE

DENOTES CRZ (CRITICAL ROOT ZONE)

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ThPl =	*Thuja plicata,*	Western Red Cedar

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James Barbofinas date: JULY 15, 2011
Registered Consulting Arborist No. 356
ISA Certified Arborist No. PN-0136

SCALE: 1" = 20'
DATE: JULY 15, 2011
DRAWN: Shannon Gosel
CHECKED: Jim Barbofinas

INTERNATIONAL COMMUNITY SCHOOL
LAKE WASHINGTON SCHOOL DIST. 414
11133 NE. 65TH STREET, KIRKLAND, WA.

TREE PRESERVATION PLAN - PHASE 2

5
of 5 Sheets

1 SITE PLAN
1" = 40' - 0"

TREES	BOTANICAL NAME	COMMON NAME
	EXISTING DECIDUOUS TREES:	
	EXISTING EVERGREEN TREES:	
	SMALL TREES:	
	ACER CIRCINATUM	VINE MAPLE
	ACER JAPONICUM	JAPANESE MAPLE
	MEDIUM TREES:	
	ACER RUBRUM	RED MAPLE
	ACER TRUNCATUM "PACIFIC SUNSET" TM	PACIFIC SUNSET MAPLE
	CORNUS FLORIDA	FLOWERING DOGWOOD
	EVERGREEN TREES:	
	PINUS CONTORTA	SHORE PINE
	PINUS THUNBERGII	BLACK PINE

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	ARBUTUS UNEDO "COMPACTA"	DWARF STRAWBERRY TREE
	CALLUNA VULGARIS	HEATHER
	CISTUS CORIARIENSIS	ROCKROSE
	CORNUS SEDIONIFERA "BAILEYI"	RED-TWIG DOGWOOD
	CORNUS SEDIONIFERA "FLAVIRAMEA"	YELLOW-TWIG DOGWOOD
	CORNUS SEDIONIFERA "KELSEYI"	DWARF RED-TWIG DOGWOOD
	ERICA DARLEYENSIS	HEATH
	GAULTHERIA SHALLON	SALAL
	KERRIA JAPONICA	JAPANESE KERRIA
	MAHONIA AQUIFOLIUM	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
	POLYSTICHUM MUNITUM	SWORD FERN

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	HYDROSEED	

0 20' 40' 80'

N

TRA
LANDSCAPE ARCHITECTURE

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INTERNATIONAL COMMUNITY SCHOOL /
COMMUNITY ELEMENTARY SCHOOL
REPLACEMENT PROJECT
11133 N.E. 85th STREET
KIRKLAND, WASHINGTON 98033

REVISIONS
NO. DATE BY

ISSUE DATES
DESIGN APPROVAL
PERMIT SUBMITTAL
PERMIT RECEIVED
BID ISSUE
CONSTRUCTION

24"x36" SCALE: 1"
PLOT DATE:
CAD FILE:
JOB NUMBER: 10-022
CHECKED:
DRAWN: LP
STATUS: SCHEMATIC DESIGN

L1.01

CODE DATA

BUILDING DATA:

MAIN FLOOR AREA (E):	46,130 S.F.
MAIN FLOOR AREA (A-3):	8,691 S.F.
TOTAL MAIN FLOOR AREA:	54,821 S.F.
LOWER FLOOR AREA:	8,449 S.F.
TOTAL BUILDING AREA:	63,270 S.F.
OCCUPANCY TYPE:	E (SECONDARY - MAIN) A-3 (COMMONS - MAIN) E (ELEMENTARY - LOWER)
BUILDING CONSTRUCTION TYPE:	II-B (E,A-3), SPRINKLERED
WSEC BUILDING ENVELOPE:	PRESCRIPT. PERFORMANCE

ALLOWABLE AREA PER FLOOR A-3: 43,168 S.F.
(BASED ON IBC TABLE 503 w/SPRINKLER & FRONTAGE INCREASE)

$Aa = At + (Atx If) + (Atxiu)$

$If = (F/P-.25)xW/30$
$If = [(338'-3"/426'-3")-.25]x30/30$
$If = .544$

$Aa = 9,500 + (9,500x.544) + (9,500x2)$
$Aa = 43,168$ S.F. PER FLOOR

ALLOWABLE BUILDING HEIGHT A-3: 3 STORIES, 75'-0"
(BASED ON IBC TABLE 503 w/SPRINKLER INCREASE)

ALLOWABLE AREA PER FLOOR E: 53,549 S.F.
(BASED ON IBC TABLE 503 w/SPRINKLER & FRONTAGE INCREASE)

$Aa = At + (Atx If) + (Atxiu)$

$If = (F/P-.25)xW/30$
$If = [(1460'-0"/1548'-0")-.25]x30/30$
$If = .693$

$Aa = 14,500 + (14,500x.693) + (14,500x2)$
$Aa = 53,549$ S.F. PER FLOOR

ALLOWABLE BUILDING HEIGHT A-3: 3 STORIES, 75'-0"
(BASED ON IBC TABLE 503 w/SPRINKLER INCREASE)

ALLOWABLE AREA SUM OF RATIOS:
(BASED ON IBC SECTION 508.4.2)

(A-3 Area/Aa) + (E Area/Aa) < 1

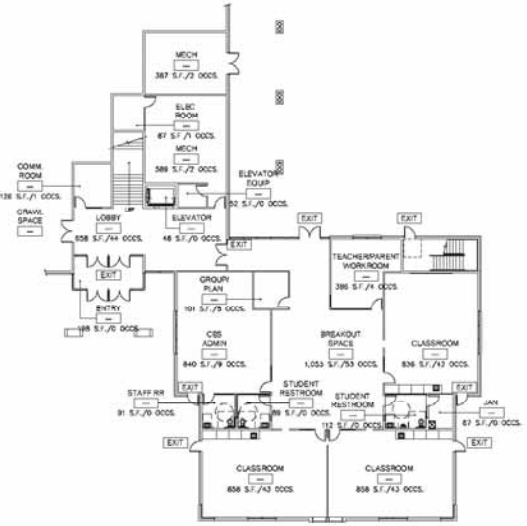
(8,691 S.F./43,168 S.F.) + (48,130 S.F./53,549) < 1

.862 + .201 < 1

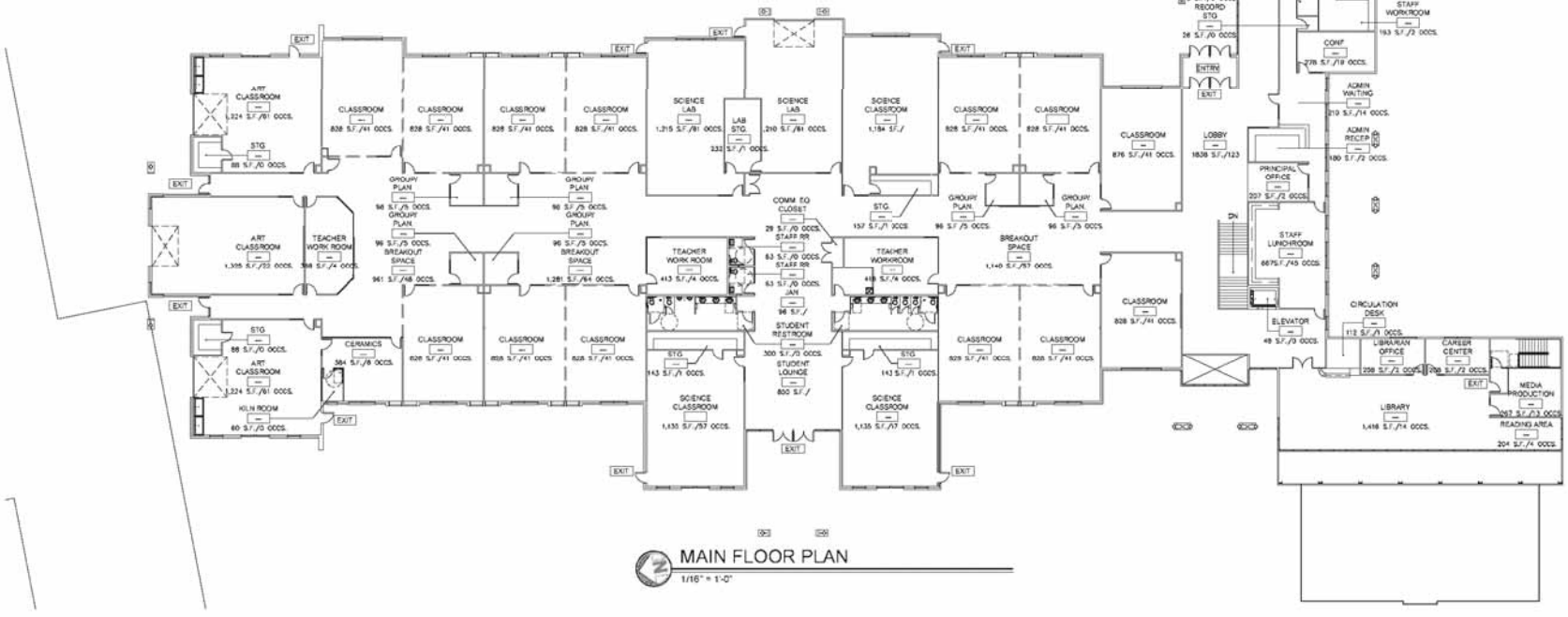
1.063 > 1 NOT OK. SEPARATE FIRE AREAS REQUIRED.

FIRE RESISTIVE REQUIREMENTS:

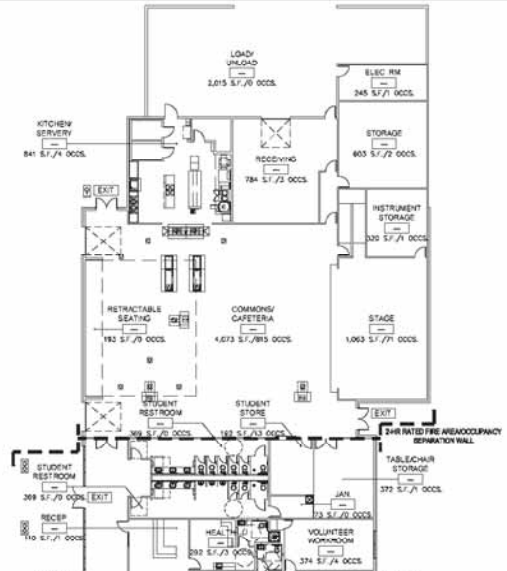
1. VERIFY NFPA 13 SPRINKLER SYSTEM, AND MONITORED FIRE ALARM SYSTEM ARE INSTALLED PER FIRE DISTRICT REQUIREMENTS AND PER I.F.C. 903.
2. MAX. TRAVEL DISTANCE WITH SPRINKLERS:
   (E, A-3) OCCUPANCY = 250'-0"
3. MAX COMMON PATH OF TRAVEL:
   (E) OCCUPANCY = 75'-0"
   (A-3) OCCUPANCY = 30'-0"
4. SEPARATION BETWEEN FIRE AREAS
   (E/A-3) PER TABLE 706.4 FOOTNOTE A: 2 HOUR RATED OPENINGS THROUGH FIRE WALL PER 706.8 EXCEPTION (4) TO BE PROTECTED PER TABLE 715.4.
5.



LOWER FLOOR PLAN
1/16" = 1'-0"



MAIN FLOOR PLAN
1/16" = 1'-0"



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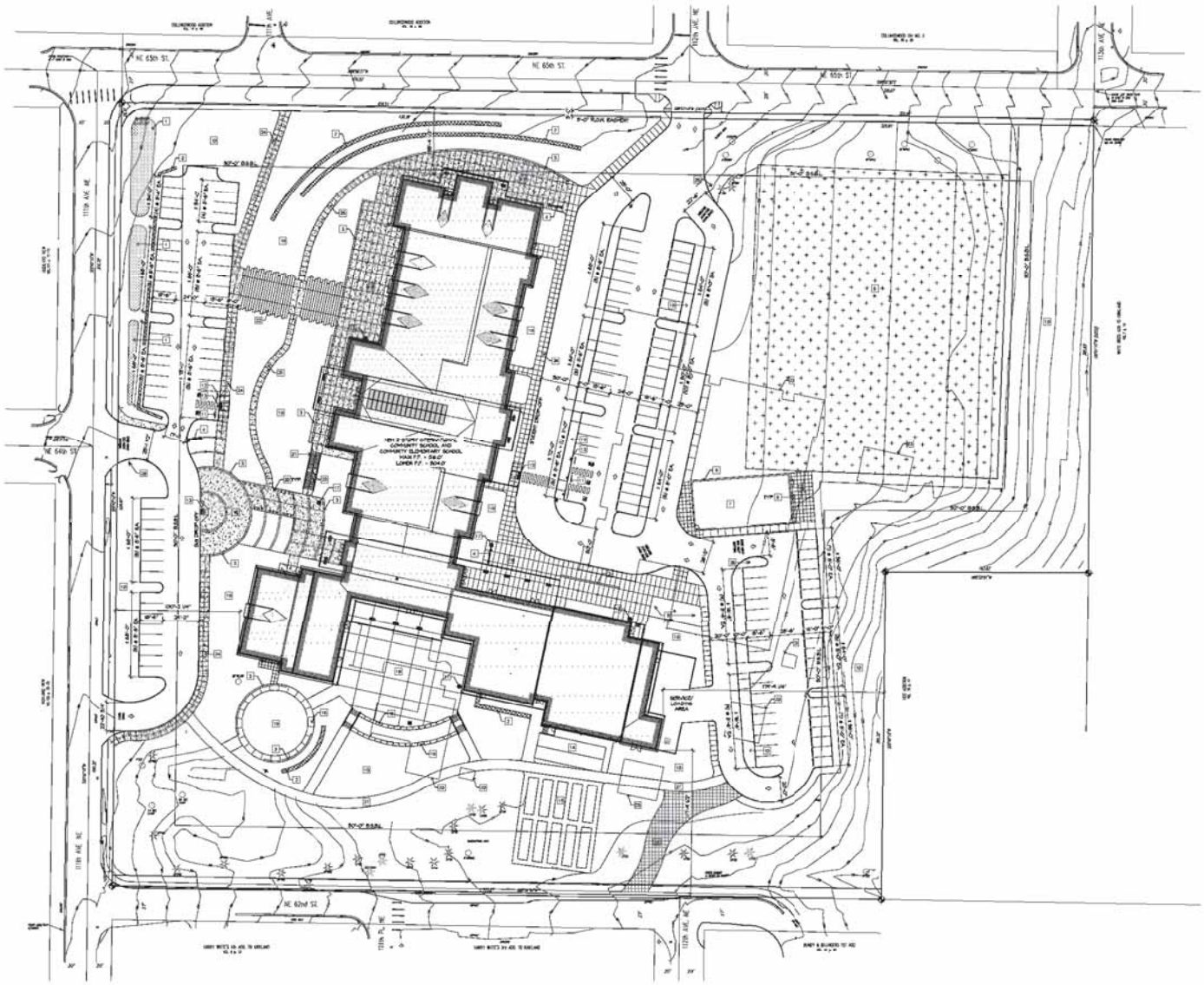
INTERNATIONAL COMMUNITY SCHOOL / COMMUNITY ELEMENTARY SCHOOL
REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36", SCALE:1/16" = 1'-0"	
PLOT DATE:	04/22/11
CAD FILE:	10-022_CS1
JOB NUMBER:	10-022
CHECKED:	
DRAWN:	CSS
STATUS: SCHEMATIC DESIGN	

CODE SHEET
CS1



PROPOSED ICS/CES FACILITY SITE PLAN

1" = 40'-0"

KEY NOTES

1. RAINGARDEN PER CIVIL.
2. GABION RETAINING WALL SYSTEM PER CIVIL AND GEOTECHNICAL.
3. CONCRETE SEAT WALL PER LANDSCAPE
4. BIKE RACK PER LANDSCAPE.
5. 205'x246' SPORTS FIELD PER CIVIL AND LANDSCAPE.
6. CHAIN LINK FENCE PER LANDSCAPE.
7. 40'x80' SPORTS COURT PER CIVIL AND LANDSCAPE.
8. METAL BENCHES PER LANDSCAPE.
9. FLAG PAVILION.
10. PLANTINGS PER LANDSCAPE – TYP.
11. PRE-CAST CONCRETE WHEELSTOP PER CIVIL.
12. POST MOUNTED ACCESSIBLE PARKING SIGN MOUNTED AT 60" ABOVE PARKING (ASPHALT) SURFACE PER DETAIL A/A.4
13. CURB RAMP (1:12 MAX. SLOPE) w/ DETECTABLE WARNING – REFER TO CIVIL DRAWINGS
14. GREENHOUSE (N.I.C.) – BID ALTERNATE.
15. RAISED PLANTERS PER LANDSCAPE.
16. BOULDER RETAINING WALL PER LANDSCAPE.
17. TRASH RECEPTACLE PER LANDSCAPE.
18. CONCRETE PAVING – TYP.
19. PLAY AREA WITH ENGINEERED WOOD FIBER SURFACE PER LANDSCAPE.
20. CONCRETE SEAT CUBES PER LANDSCAPE.
21. RETAINING WALL PER CIVIL.
22. CONCRETE STAIRS PER LANDSCAPE.
23. EXISTING BUILDING TO BE REMOVED. SEE CIVIL PLANS FOR PHASING.
24. 8'-0" WIDE CONCRETE SIDEWALK PER CIVIL AND LANDSCAPE.
25. 5'-0" WIDE CONCRETE SIDEWALK PER CIVIL AND LANDSCAPE.
26. GRASS-FILLED REINFORCED PLASTIC CELL FIRE LANE PER CIVIL AND LANDSCAPE.
27. 8'-0" WIDE PAVED PEDESTRIAN WALKWAY PER CIVIL AND LANDSCAPE.
28. 12"x 12" REFLECTIVE "DO NOT ENTER" TRAFFIC CONTROL SIGN ON 4x4 P.T. WOOD POST EMBEDDED IN 15" DIAM. CONCRETE FOOTING TO EXTEND MIN. 30" BELOW GRADE.

SITE DATA

SITE AND PARKING DATA:

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND OF THE PLAT OF HARRY WHITE'S 2nd ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, AND OF VACATED STREETS, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT WHICH IS THE INTERSECTION OF THE CENTERLINE OF 112th AVENUE NORTHEAST AND THE SOUTHERLY MARGIN OF NORTHEAST 65th STREET IN THE PLAT OF COLLINGSWOOD ADDITION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 89°53'10" EAST 30.00 FEET;
THENCE NORTH 0°29'03" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 2, IN SAID PLAT OF COLLINGWOOD ADDITION, DIVISION NO. 2;
THENCE NORTH 89°53'10" EAST, 267.80 FEET;
THENCE SOUTH 0°24'32" EAST, 30.00 FEET;
THENCE NORTH 89°53'10" EAST, 30.00 FEET;
THENCE SOUTH 0°51'19" WEST, 390.00 FEET;
THENCE SOUTH 89°53'10" WEST, 183.83 FEET;
THENCE SOUTH 0°14'30" WEST, 270.00 FEET;
THENCE SOUTH 89°53'10" WEST, ALONG THE NORTHERLY MARGIN OF NORTHEAST 62nd STREET PRODUCED FOR 623.76 FEET;
THENCE NORTH 0°13'41" EAST, ALONG THE EAST MARGIN OF KIRKLAND STREET (111th AVENUE NORTHEAST) AND SAID STREET PRODUCED FOR 690.00 FEET;
THENCE NORTH 89°53'10" EAST, ALONG THE NORTH MARGIN OF NORTHEAST 65th STREET FOR 488.26 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NUMBER: 0825059248
JURISDICTION: CITY OF KIRKLAND
SECTION/TOWNSHIP/RANGE: S.8 T.25 R.5
ZONING: RS 8.5

AREA CALCS. AND CONDITIONS

SITE AREA:	(10.37 ACRES)	451,818 S.F.
NEW/RECONFIG. L.S. AREA:		19,408 S.F.
(E) L.S. AREA TO REMAIN:	(5.8 ACRES)	251,146 S.F.
TOTAL LANDSCAPE AREA:	(6.21 ACRES)	270,554 S.F.

LOT COVERAGE (IMPERVIOUS AREA) CALCULATION

ALLOWABLE LOT COVERAGE:		70%
SITE AREA:	(10.4 ACRES) 453,024 S.F.	
ROOF AREA:		59,547 S.F.
PARKING AREA:		80,455 S.F.
WALKS AND PATIOS:		83,806 S.F.
TOTAL IMPERVIOUS AREA:		223,808 S.F.
PROPOSED LOT COVERAGE:		49.4% < 70%

BUILDING SETBACKS:
FRONT (STREET): 50'-0"
SIDE AND REAR (INTERIOR): 50'-0"

BUILDING HEIGHT LIMITATION: 25' ABOVE AVE. BLDG. ELEV.

PARKING INFORMATION:

EXISTING PARKING STALLS

STANDARD STALLS:	82
COMPACT STALLS:	47
HANDICAP STALLS:	2 (INCL. 1 VAN ACCESSIBLE)
TOTAL EXISTING STALLS:	131

PARKING STALLS PROPOSED:

STANDARD STALLS:	92
COMPACT STALLS:	48
HANDICAP STALLS:	5 (INCL. 1 VAN ACCESSIBLE)
TOTAL PROPOSED STALLS:	145

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REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

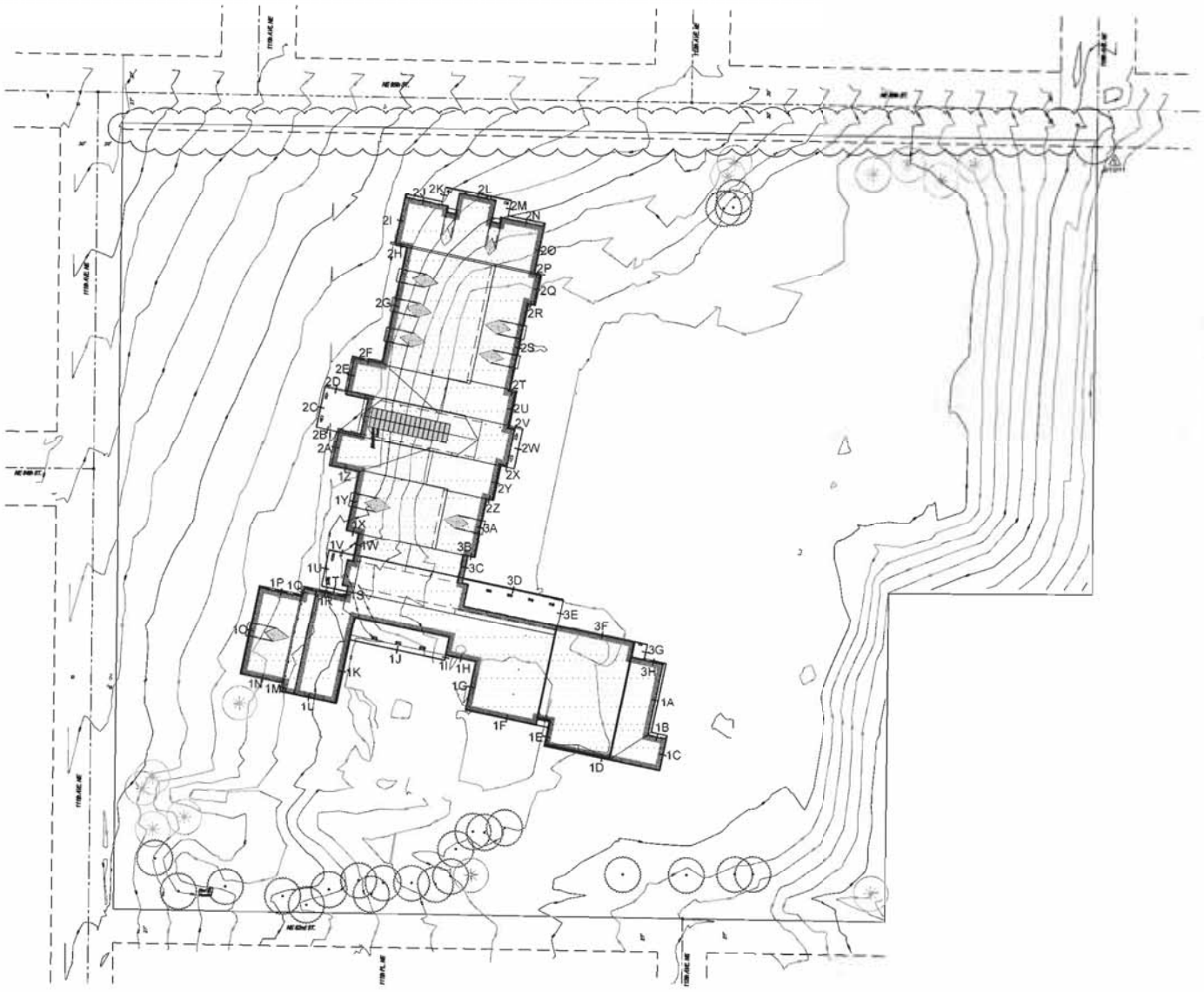
REVISIONS		
NO.	DATE	BY
1	9/13/11	CITY
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	1"=40'-0"
PLOT DATE:	09/16/11
CAD FILE:	10430-SRV-MA
JOB NUMBER:	10-022
CHECKED:	
DRAWN:	OSS
STATUS: SCHEMATIC DESIGN	

SITE PLAN

A1.1



PROPOSED ICS/CES FACILITY ABE CALCULATION

1" = 40'-0"

GRAPHIC SCALE

VICINITY MAP

City of Kirkland ABE Calculations

Subject Number	Wall Segment Length			Total
1A	118.49	1a	38.75	4591.1375
1B	118.49	1b	35	4147.15
1C	118.52	1c	25.75	3051.65
1D	118.15	1d	75	8861.25
1E	116.3	1e	34.5	4586.35
1F	116	1f	67.83	21484.28
1G	116	1g	42	12690
1H	116	1h	24.5	7742
1I	116	1i	6.75	1365
1J	114.46	1j	79.33	24946.1118
1K	111.5	1k	52.08	16322.92
1L	109.68	1l	44.33	13725.8979
1M	107.75	1m	5.67	2052.6925
1N	106	1n	25	10750
1O	105	1o	71.33	22753.55
1P	102.67	1p	25	10705.45
1Q	106.53	1q	5.67	2044.5551
1R	109.54	1r	34.5	10679.13
1S	111.46	1s	4	1245.8
1T	110.55	1t	21	6521.55
1U	108.45	1u	29.5	9128.775
1V	112	1v	21	6552
1W	112	1w	19.08	5952.96
1X	112.26	1x	10	3133.8
1Y	109.1	1y	48.58	15016.078
1Z	107.51	1z	23.42	7201.8842
2A	106.39	2a	28	8573.32
2B	105.25	2b	18	5454.5
2C	104.06	2c	31.58	9906.1748
2D	104.55	2d	18	5481.9
2E	104.79	2e	28	8524.12
2F	105.26	2f	23.42	7349.1892
2G	106.17	2g	96.5	29543.405
2H	105	2h	10	3050
2I	104	2i	29.17	11507.68
2J	104.94	2j	30.00	9145.2
2K	105.7	2k	14.5	4422.65
2L	107.5	2l	54.17	16657.275
2M	109.43	2m	14.50	4486.045
2N	110.94	2n	30	9828.2
2O	112.5	2o	39.50	12073.8
2P	115.25	2p	5.00	1575.15
2Q	116.08	2q	25	7902
2R	116.38	2r	5	1581.9
2S	116.96	2s	72.17	22875.0032
2T	117.04	2t	5	1585.15
2U	117.1	2u	28	8878.9
2V	117.2	2v	12	3806.4
2W	117.33	2w	37.58	10358.6134
2X	117.23	2x	12	3806.52
2Y	117.12	2y	28.00	8879.36
2Z	117.05	2z	5	1585.25
3A	117.07	3a	46.5	15171.42
3B	116.88	3b	5	1584.4
3C	116.6	3c	19.08	6040.728
3D	117.65	3d	46.5	15240.905
3E	117.05	3e	21.67	6754.6697
3F	118	3f	74.08	23361.44
3G	118.24	3g	12.39	3911.8881
3H	118.47	3h	15.75	4983.64
				1871[illegible] 566[illegible]

Average Building Circumference: [illegible]

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INTERNATIONAL COMMUNITY SCHOOL / COMMUNITY ELEMENTARY SCHOOL

REPLACEMENT PROJECT
11133 N.E. 65th STREET
KIRKLAND, WASHINGTON 98033

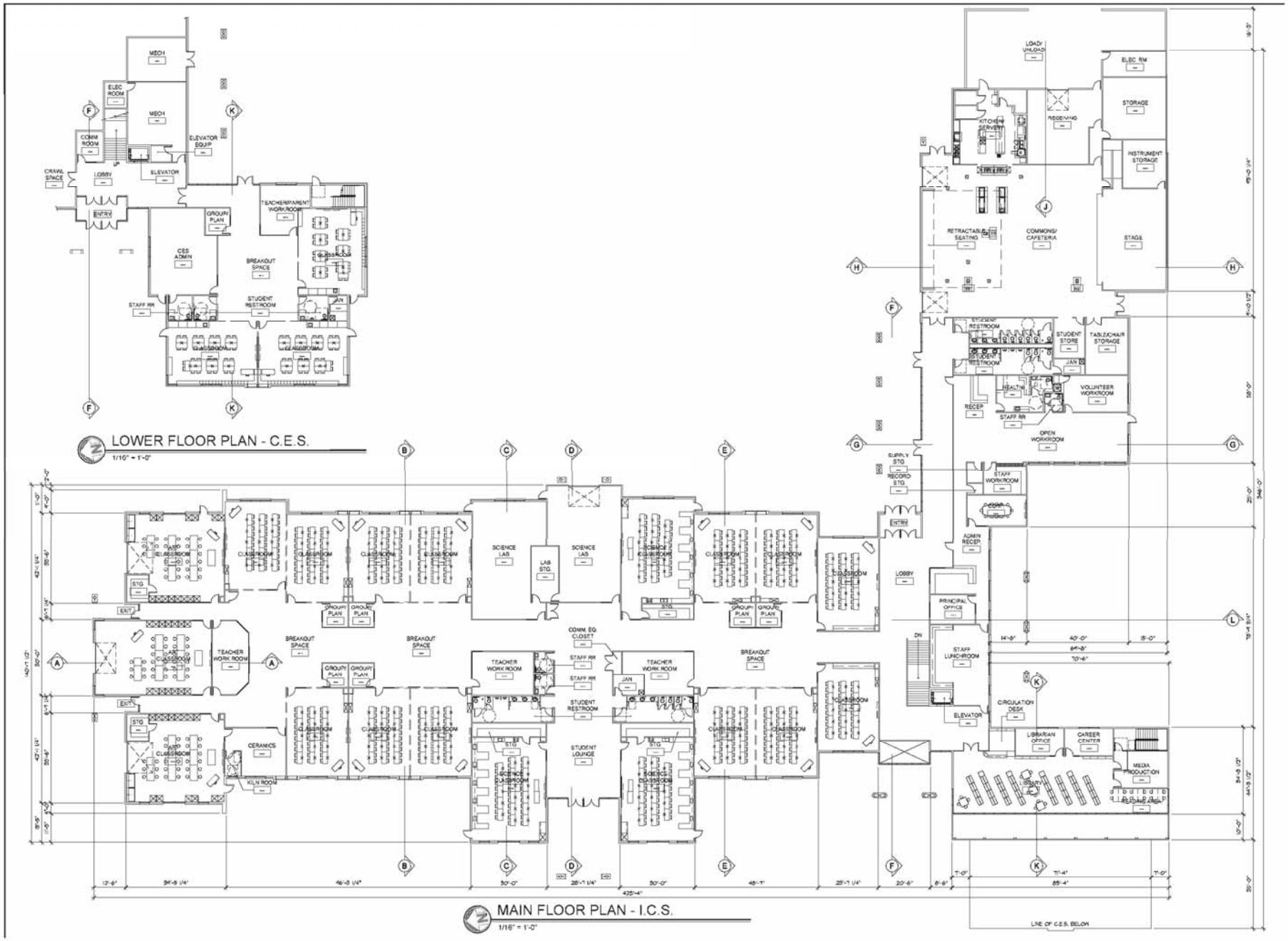
REVISIONS		
NO.	DATE	BY
1	9/13/11	CITY
2		
3		
4		
5		

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE: 1"=40'-0"
PLOT DATE: [illegible]
CAD FILE: [illegible]
JOB NUMBER: [illegible]
DRAWN: [illegible]
STATUS: SCHEMATIC DESIGN

SITE PLAN

A1.2



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REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36", SCALED/16" = 1'-0"	
PLOT DATE:	04/22/11
CAD FILE:	10-022_A21
JOB NUMBER:	10-022
CHECKED:	
DRAWN:	CSS
STATUS: SCHEMATIC DESIGN	

FLOOR PLANS

A2.1