
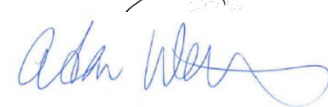




CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
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ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From:  Tony Leavitt, Project Planner
 Adam Weinstein, AICP, Planning and Building Director

Date: March 23, 2020

File: Mark Twain Elementary Master Plan Amendment, ZON19-00740

Hearing Date and Place: April 6, 2020; 7:00 p.m.
Public Teleconference

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Karen Wood of Mahlum Architects, Lake Washington School District
2. Site Location: Mark Twain Elementary School at 9525 130th Avenue NE (see Attachment 1)
3. Request: Application for approval of an amendment of an existing Master Plan for the Mark Twain Elementary School. The proposal includes the following improvements (see Attachment 2):
 - a. Phase I:
 - (1) Two-story, 4 classroom renovation in the existing building. Conversion of library into classrooms.
 - (2) One story, approximately 3,600 square foot library and 3,700 square foot covered play area additions.
 - b. Phase II: Commons renovation and 8,500 square foot gymnasium addition.
4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F.1)

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. As part of the building permit application, the applicant shall provide 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 (see Conclusion II.G.4).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:
 - a. Facts:
 - (1) Size: 9.61 Acres
 - (2) Land Use: The subject property contains the existing Mark Twain Elementary School.

- (3) Zoning: The subject property is zoned RSX 7.2 (Residential Single-family). A 'School Use' is an allowed use, subject to approval of a Master Plan, within this zone.
- (4) Terrain: The site has a significant upward grade change from west to east of approximately 18 feet.
- (5) Vegetation: The subject property contains numerous significant trees along the perimeter of the site. The applicant's arborist and the City's Urban Forester identified no impacts to or removal of significant trees on the site as part of the project.
- b. Conclusions:
 - (1) Size and land use are not relevant factors in the review of this application.
 - (2) The topography of the property is not a relevant factor in the review of this application.
 - (3) Zoning is a relevant factor in the review of this application, since a 'School Use' occupying a property of more than 5 acres must be approved through a Master Plan process (see Section II.F.1).
 - (4) Tree protection and retention on the subject property are non-factors in the review of the proposed development.
- 2. Neighboring Development and Zoning:
 - a. Facts: All of the neighboring properties are zoned RSX 7.2 and developed with single-family residences.
 - b. Conclusion: The neighboring zoning and development and are factors in the review of the proposed Master Plan application.

B. HISTORY

- 1. Facts:
 - a. In 1999, the City approved a Master Plan for the existing school. The Master Plan approval was required to permit the complete redevelopment of the school and associated sitework.
 - b. In 2018, the Lake Washington School District submitted a Minor Modification request for the Master Plan to allow for the placement of three new portable buildings on the site.
- 2. Conclusion: The history of the site is a relevant factor in the review of the proposed Master Plan application.

C. PUBLIC COMMENT

The initial public comment period for the project ran from February 6, 2020 to February 25, 2020. Pursuant to KZC 150.35, a Process IIA Staff Report must include all comments received by the City prior to distribution of the staff report. The Planning Department received two comment letters during the initial comment period (see Attachment 4). The issues raised in the letters along with staff responses are summarized below.

- Vehicle Drop-offs and Pick-ups

Neighbors expressed concerns about existing vehicle drop-offs and pick-ups on the neighboring streets and construction traffic impacts.

Staff Response: Thang Nguyen, City of Kirkland Transportation Engineer, reviewed the traffic report and concluded that the traffic will generate minimal traffic impacts. It is expected that congestion will occur during the school drop-off and pick-up time periods as it does currently. The congestion usually occurs outside of the AM and PM peak commute periods and last no more than 30 minutes. If there are specific traffic safety issues, please contact the City's Neighborhood Traffic Control Program (NTCP) coordinator, Kathy Robertson at 425-587-3870 or krobertson@kirklandwa.gov.

In regard to construction related traffic impacts, the construction traffic will be coordinated with the City's development engineer during the building permit process to ensure minimal impact to the neighborhood. The construction staging area will be required to be located on-site and construction parking is expected to be also be on-site during the summer construction period. There may be occasions where truck traffic will need to queue on the street to deliver or pick up materials during construction. However, the City's development engineer and inspector will work with the contractor to maintain construction activities on-site and minimize impact to the surrounding streets.

- Gymnasium Noise

A neighbor expressed concerns about noise from the boiler room near the gymnasium and noise from the gymnasium during events.

Staff Response: Staff will ask the applicant to investigate the noise from the boiler room. The gymnasium will be relocated as part of Phase 2 and should address the neighbor's concerns. The neighbor can also submit a noise complaint using the Our Kirkland portal and code enforcement staff will investigate.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: Pursuant to WAC 197-11-924, the Lake Washington School District assumed Lead Agency status for the project. A Determination of Non-significance (DNS) was issued by the Lake Washington School District on February 28, 2020. The Environmental Determination and Checklist are included as Attachment 5.
2. Conclusion: The Lake Washington School District 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 October 28, 2019 (see Attachment 6).
2. Conclusion: The applicant and City have satisfied Concurrency requirements.

F. APPROVAL CRITERIA

1. Master Plan
 - a. Facts:
 - (1) Kirkland Zoning Code (KZC) Section 15.20.130, Permitted Use Special Regulation 2, 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 and a narrative proposal that show building locations and dimensions, roadways, utility locations, land uses within the Master Plan area, parking locations, buffering, and landscaping (see Attachments 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 15.20.130 Permitted Use Special Regulation 2 (see Section II.G.1).
- (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). The proposal is consistent with the public health, safety, and welfare requirements. The project will provide the community with additional classroom and amenity space for the education of the community, while minimizing impacts on the surrounding neighborhood.

G. DEVELOPMENT REGULATIONS

1. School Location Criteria

a. Facts:

- (1) KZC Section 15.20.130 Permitted Use Special Regulation 4, states that a school use may be located in a RSX zone only if:
 - (a) It will not be materially detrimental to the character of the neighborhood in which it is located.
 - (b) Site and building design minimize adverse impacts on surrounding residential neighborhoods.
 - (c) The property is served by a collector or arterial street (does not apply to existing school sites).
- (2) The site contains an existing school that includes recreational, parking, and other facilities normally associated with a school use.
- (3) The project includes the installation of a new fire lane from the 130th Avenue NE driveway. The fire lane is 20' wide and is setback approximately 18.5' to 25.5' from the east property line. It then curves westward north of the new gymnasium and terminates near the new library. The existing landscape buffer on the east side of the property will not be impacted. The fire lane will be used only in the case of emergencies.

- (4) The classroom renovation in the southwest corner of the school will have no external work as part of the project.
 - (5) The library, covered play area, and gymnasium additions are located to the east of the existing building. The gymnasium will be located approximately 55 feet from the east property line.
 - (6) The existing landscape buffer and wood fence at the east property line adjacent to the proposed improvements provide both a solid and vegetative screen to adjoining properties.
 - (7) The proposed additions have been designed to use the same materials as the existing building.
 - (8) NE 95th Street is designated as a collector street.
- b. Conclusions: The proposal is consistent with the criteria established in KZC Section 15.20.130 Permitted Use Special Regulation 4 as follows:
- (1) The proposal will not introduce new facilities or activities which would materially impact the character of the neighborhood.
 - (2) The site plan and building additions have been designed to minimize impacts on surrounding residential development by locating the additions to the east of the existing building in compliance with the 55' setback requirement. The existing landscape buffer and fencing along the east property line minimizes visibility of the new gym and fire lane. Additionally, the proposed additions have been designed to use the same materials as used on the existing building which help to create a consistent building design.
 - (3) The property is served by a collector street.
2. Building Height
- a. Facts:
- (1) The RSX 7.2 zone has a maximum height of 30 feet above average building elevation (ABE) for a school use.
 - (2) KZC Section 15.03.130, Density Dimensions Special Regulation 31 permits the structure height of schools to be increased to up to 35 feet, if:
 - (a) The school use can accommodate 200 or more students; and
 - (b) The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by 1 foot for each additional 1 of structure height; and
 - (c) The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and
 - (d) The increased height will not result in a structure that is incompatible with surrounding uses or improvements.
 - (3) The applicant is requesting to increase the maximum allowed height from 30 feet to 35 feet for the proposed gymnasium addition. The additional height is needed to accommodate a

gabled roof form with a ridge that runs east to west.

- (4) The proposed school is designed to accommodate 714 students.
- (5) The required setback for a school use is 50 feet. In order to increase the maximum height to 35 feet for the gymnasium addition, the required setback is 55 feet.
- (6) The proposed gymnasium addition is 55 feet from the east property line.
- (7) An existing landscape buffer with numerous significant trees runs along the adjacent east property line.
- (8) There are no applicable Rose Hill neighborhood plan provisions in the Comprehensive Plan that limit increased height of schools.
- (9) Neighboring residential uses are allowed a maximum building height of 30 feet above average building elevation.

b. Conclusions:

- (1) The proposal is consistent with the criteria established in KZC Section 15.03.130; Density Dimensions Special Regulation 31. The proposal complies with Criterion A, B, and C.
- (2) The proposal complies with Criterion D as the increase in height is not incompatible with surrounding uses or improvements given distance from neighboring residences and the use of an existing landscape buffer to screen the building.

3. Parking

a. Facts:

- (1) KZC Section 15.40.130 does not establish a required parking ratio for school uses. Instead, it defers to KZC Section 105.25, which authorizes the Planning Official to establish required parking on a case-by-case basis.
- (2) The City's Transportation Engineer has concluded that the required parking ratio should be 0.10 parking spaces per student (see Attachment 7). Based on the maximum capacity of 714 students, the required number of parking stalls is 72 stalls.
- (3) The site currently contains 74 parking stalls.
- (4) Conclusion: The project complies with the parking requirements as established by the City's Review.

4. Site Lighting

- a. Facts: KZC Section 115.85 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. 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 provide 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. Fact: The subject property is located within the Rose Hill neighborhood. The Bridle Trails Neighborhood Land Use Map designates the subject property as a public facility use (see Attachment 8).
2. Conclusion: The proposal is consistent with the public facility use designation.

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 KZC 152.115 of the Zoning Code, the applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC, KZC 152.110, the running of the five (5) 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.

The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within seven (7) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

Attachments 1 through 9 are attached.

1. Vicinity Map
2. Proposed Plans
3. Development Standards
4. Public Comment Letters
5. SEPA Determination and Environmental Checklist
6. Concurrency Test Memo
7. Transportation Review Memo
8. Rose Hill Comprehensive Plan Map

VII. PARTIES OF RECORD

Applicant
Planning and Building Department
Department of Public Works

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.





MARK TWAIN ELEMENTARY SCHOOL - CLASSROOM RENOVATION AND CORE ADDITION

Lake Washinton School District
9525 130TH AVE NE KIRKLAND, WA 98033

MASTER PLAN
20 DECEMBER 2019



mahlum

71 COLUMBIA | FLOOR 4
SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0476 FAX

1231 NW HOYT | SUITE 100
PORTLAND OR 97209
(503) 224-4032 OFFICE
(503) 224-0918 FAX

MAHLUM ARCHITECTS INC.



Lake Washinton School District

MARK TWAIN ELEMENTARY
SCHOOL - CLASSROOM
RENOVATION AND CORE
ADDITION

9525 130TH AVE NE KIRKLAND, WA 98033

MARK	DATE	DESCRIPTION
ISSUE DATE:	20 DECEMBER 2019	MASTER PLAN
ISSUE:		
PROJECT NO.	20190611	
DRAWN BY:	SG	
CHECKED BY:	KW	
DATE:	20 DECEMBER 2019	

COVER SHEET

MP-G-001

1	2	3	4	5	6
ABBREVIATIONS	SYMBOLS	GENERAL NOTES	GENERAL DEMOLITION NOTES	SHEET INDEX	PROJECT DATA
<p>AB ANCHOR BOLT AC ACROBATIC CEILING TILE AD ANCHOR DOWEL AE ANCHOR EMBEDMENT AF ANCHOR FLOOR AG ANCHOR GROUND AH ANCHOR HANG AI ANCHOR INSULATION AK ANCHOR KICK AL ANCHOR LIFT AM ANCHOR MOUNT AN ANCHOR NAIL AO ANCHOR OIL AP ANCHOR PILE AQ ANCHOR QUARTZ AR ANCHOR REINFORCEMENT AS ANCHOR SILL AT ANCHOR TIE AV ANCHOR VENT AW ANCHOR WALL AX ANCHOR X AY ANCHOR Y AZ ANCHOR Z</p> <p>BA BATH BB BATHROOM BC BATHROOM CLOSET BD BATHROOM DRESSING BE BATHROOM ENTRY BF BATHROOM FLOOR BG BATHROOM GROUND BH BATHROOM HANG BI BATHROOM INSULATION BJ BATHROOM JACKET BK BATHROOM KICK BL BATHROOM LIFT BM BATHROOM MOUNT BN BATHROOM NAIL BO BATHROOM OIL BP BATHROOM PILE BQ BATHROOM QUARTZ BR BATHROOM REINFORCEMENT BS BATHROOM SILL BT BATHROOM TIE BV BATHROOM VENT BW BATHROOM WALL BX BATHROOM X BY BATHROOM Y BZ BATHROOM Z</p> <p>CA CLOSET CB CLOSET BATH CC CLOSET CLOSET CD CLOSET DRESSING CE CLOSET ENTRY CF CLOSET FLOOR CG CLOSET GROUND CH CLOSET HANG CI CLOSET INSULATION CJ CLOSET JACKET CK CLOSET KICK CL CLOSET LIFT CM CLOSET MOUNT CN CLOSET NAIL CO CLOSET OIL CP CLOSET PILE CQ CLOSET QUARTZ CR CLOSET REINFORCEMENT CS CLOSET SILL CT CLOSET TIE CV CLOSET VENT CW CLOSET WALL CX CLOSET X CY CLOSET Y CZ CLOSET Z</p> <p>DA DRESSING DB DRESSING BATH DC DRESSING CLOSET DD DRESSING DRESSING DE DRESSING ENTRY DF DRESSING FLOOR DG DRESSING GROUND DH DRESSING HANG DI DRESSING INSULATION DJ DRESSING JACKET DK DRESSING KICK DL DRESSING LIFT DM DRESSING MOUNT DN DRESSING NAIL DO DRESSING OIL DP DRESSING PILE DQ DRESSING QUARTZ DR DRESSING REINFORCEMENT DS DRESSING SILL DT DRESSING TIE DV DRESSING VENT DW DRESSING WALL DX DRESSING X DY DRESSING Y DZ DRESSING Z</p> <p>EA ENTRY EB ENTRY BATH EC ENTRY CLOSET ED ENTRY DRESSING EE ENTRY ENTRY EF ENTRY FLOOR EG ENTRY GROUND EH ENTRY HANG EI ENTRY INSULATION EJ ENTRY JACKET EK ENTRY KICK EL ENTRY LIFT EM ENTRY MOUNT EN ENTRY NAIL EO ENTRY OIL EP ENTRY PILE EQ ENTRY QUARTZ ER ENTRY REINFORCEMENT ES ENTRY SILL ET ENTRY TIE EV ENTRY VENT EW ENTRY WALL EX ENTRY X EY ENTRY Y EZ ENTRY Z</p> <p>FA FLOOR FB FLOOR BATH FC FLOOR CLOSET FD FLOOR DRESSING FE FLOOR ENTRY FF FLOOR FLOOR FG FLOOR GROUND FH FLOOR HANG FI FLOOR INSULATION FJ FLOOR JACKET FK FLOOR KICK FL FLOOR LIFT FM FLOOR MOUNT FN FLOOR NAIL FO FLOOR OIL FP FLOOR PILE FQ FLOOR QUARTZ FR FLOOR REINFORCEMENT FS FLOOR SILL FT FLOOR TIE FV FLOOR VENT FW FLOOR WALL FX FLOOR X FY FLOOR Y FZ FLOOR Z</p> <p>GA GROUND GB GROUND BATH GC GROUND CLOSET GD GROUND DRESSING GE GROUND ENTRY GF GROUND FLOOR GG GROUND GROUND GH GROUND HANG GI GROUND INSULATION GJ GROUND JACKET GK GROUND KICK GL GROUND LIFT GM GROUND MOUNT GN GROUND NAIL GO GROUND OIL GP GROUND PILE GQ GROUND QUARTZ GR GROUND REINFORCEMENT GS GROUND SILL GT GROUND TIE GV GROUND VENT GW GROUND WALL GX GROUND X GY GROUND Y GZ GROUND Z</p> <p>HA HANG HB HANG BATH HC HANG CLOSET HD HANG DRESSING HE HANG ENTRY HF HANG FLOOR HG HANG GROUND HH HANG HANG HI HANG INSULATION HJ HANG JACKET HK HANG KICK HL HANG LIFT HM HANG MOUNT HN HANG NAIL HO HANG OIL HP HANG PILE HQ HANG QUARTZ HR HANG REINFORCEMENT HS HANG SILL HT HANG TIE HV HANG VENT HW HANG WALL HX HANG X HY HANG Y HZ HANG Z</p> <p>IA INSULATION IB INSULATION BATH IC INSULATION CLOSET ID INSULATION DRESSING IE INSULATION ENTRY IF INSULATION FLOOR IG INSULATION GROUND IH INSULATION HANG II INSULATION INSULATION IJ INSULATION JACKET IK INSULATION KICK IL INSULATION LIFT IM INSULATION MOUNT IN INSULATION NAIL IO INSULATION OIL IP INSULATION PILE IQ INSULATION QUARTZ IR INSULATION REINFORCEMENT IS INSULATION SILL IT INSULATION TIE IV INSULATION VENT IW INSULATION WALL IX INSULATION X IY INSULATION Y IZ INSULATION Z</p> <p>JA JACKET JB JACKET BATH JC JACKET CLOSET JD JACKET DRESSING JE JACKET ENTRY JF JACKET FLOOR JG JACKET GROUND JH JACKET HANG JI JACKET INSULATION JJ JACKET JACKET JK JACKET KICK JL JACKET LIFT JM JACKET MOUNT JN JACKET NAIL JO JACKET OIL JP JACKET PILE JQ JACKET QUARTZ JR JACKET REINFORCEMENT JS JACKET SILL JT JACKET TIE JV JACKET VENT JW JACKET WALL JX JACKET X JY JACKET Y JZ JACKET Z</p> <p>KA KICK KB KICK BATH KC KICK CLOSET KD KICK DRESSING KE KICK ENTRY KF KICK FLOOR KG KICK GROUND KH KICK HANG KI KICK INSULATION KJ KICK JACKET KK KICK KICK KL KICK LIFT KM KICK MOUNT KN KICK NAIL KO KICK OIL KP KICK PILE KQ KICK QUARTZ KR KICK REINFORCEMENT KS KICK SILL KT KICK TIE KV KICK VENT KW KICK WALL KX KICK X KY KICK Y KZ KICK Z</p> <p>LA LIFT LB LIFT BATH LC LIFT CLOSET LD LIFT DRESSING LE LIFT ENTRY LF LIFT FLOOR LG LIFT GROUND LH LIFT HANG LI LIFT INSULATION LJ LIFT JACKET LK LIFT KICK LL LIFT LIFT LM LIFT MOUNT LN LIFT NAIL LO LIFT OIL LP LIFT PILE LQ LIFT QUARTZ LR LIFT REINFORCEMENT LS LIFT SILL LT LIFT TIE LV LIFT VENT LW LIFT WALL LX LIFT X LY LIFT Y LZ LIFT Z</p> <p>MA MOUNT MB MOUNT BATH MC MOUNT CLOSET MD MOUNT DRESSING ME MOUNT ENTRY MF MOUNT FLOOR MG MOUNT GROUND MH MOUNT HANG MI MOUNT INSULATION MJ MOUNT JACKET MK MOUNT KICK ML MOUNT LIFT MM MOUNT MOUNT MN MOUNT NAIL MO MOUNT OIL MP MOUNT PILE MQ MOUNT QUARTZ MR MOUNT REINFORCEMENT MS MOUNT SILL MT MOUNT TIE MV MOUNT VENT MW MOUNT WALL MX MOUNT X MY MOUNT Y MZ MOUNT Z</p> <p>NA NAIL NB NAIL BATH NC NAIL CLOSET ND NAIL DRESSING NE NAIL ENTRY NF NAIL FLOOR NG NAIL GROUND NH NAIL HANG NI NAIL INSULATION NJ NAIL JACKET NK NAIL KICK NL NAIL LIFT NM NAIL MOUNT NO NAIL NAIL NP NAIL OIL NQ NAIL PILE NR NAIL QUARTZ NS NAIL REINFORCEMENT NT NAIL SILL NU NAIL TIE NV NAIL VENT NW NAIL WALL NX NAIL X NY NAIL Y NZ NAIL Z</p> <p>OA OIL OB OIL BATH OC OIL CLOSET OD OIL DRESSING OE OIL ENTRY OF OIL FLOOR OG OIL GROUND OH OIL HANG OI OIL INSULATION OJ OIL JACKET OK OIL KICK OL OIL LIFT OM OIL MOUNT ON OIL NAIL OO OIL OIL OP OIL PILE OQ OIL QUARTZ OR OIL REINFORCEMENT OS OIL SILL OT OIL TIE OV OIL VENT OW OIL WALL OX OIL X OY OIL Y OZ OIL Z</p> <p>PA PILE PB PILE BATH PC PILE CLOSET PD PILE DRESSING PE PILE ENTRY PF PILE FLOOR PG PILE GROUND PH PILE HANG PI PILE INSULATION PJ PILE JACKET PK PILE KICK PL PILE LIFT PM PILE MOUNT PN PILE NAIL PO PILE OIL PP PILE PILE PQ PILE QUARTZ PR PILE REINFORCEMENT PS PILE SILL PT PILE TIE PV PILE VENT PW PILE WALL PX PILE X PY PILE Y PZ PILE Z</p> <p>QA QUARTZ QB QUARTZ BATH QC QUARTZ CLOSET QD QUARTZ DRESSING QE QUARTZ ENTRY QF QUARTZ FLOOR QG QUARTZ GROUND QH QUARTZ HANG QI QUARTZ INSULATION QJ QUARTZ JACKET QK QUARTZ KICK QL QUARTZ LIFT QM QUARTZ MOUNT QN QUARTZ NAIL QO QUARTZ OIL QP QUARTZ PILE QQ QUARTZ QUARTZ QR QUARTZ REINFORCEMENT QS QUARTZ SILL QT QUARTZ TIE QV QUARTZ VENT QW QUARTZ WALL QX QUARTZ X QY QUARTZ Y QZ QUARTZ Z</p> <p>RA REINFORCEMENT RB REINFORCEMENT BATH RC REINFORCEMENT CLOSET RD REINFORCEMENT DRESSING RE REINFORCEMENT ENTRY RF REINFORCEMENT FLOOR RG REINFORCEMENT GROUND RH REINFORCEMENT HANG RI REINFORCEMENT INSULATION RJ REINFORCEMENT JACKET RK REINFORCEMENT KICK RL REINFORCEMENT LIFT RM REINFORCEMENT MOUNT RN REINFORCEMENT NAIL RO REINFORCEMENT OIL RP REINFORCEMENT PILE RQ REINFORCEMENT QUARTZ RR REINFORCEMENT REINFORCEMENT RS REINFORCEMENT SILL RT REINFORCEMENT TIE RV REINFORCEMENT VENT RW REINFORCEMENT WALL RX REINFORCEMENT X RY REINFORCEMENT Y RZ REINFORCEMENT Z</p> <p>SA SILL SB SILL BATH SC SILL CLOSET SD SILL DRESSING SE SILL ENTRY SF SILL FLOOR SG SILL GROUND SH SILL HANG SI SILL INSULATION SJ SILL JACKET SK SILL KICK SL SILL LIFT SM SILL MOUNT SN SILL NAIL SO SILL OIL SP SILL PILE SQ SILL QUARTZ SR SILL REINFORCEMENT SS SILL SILL ST SILL TIE SV SILL VENT SW SILL WALL SX SILL X SY SILL Y SZ SILL Z</p> <p>TA TIE TB TIE BATH TC TIE CLOSET TD TIE DRESSING TE TIE ENTRY TF TIE FLOOR TG TIE GROUND TH TIE HANG TI TIE INSULATION TJ TIE JACKET TK TIE KICK TL TIE LIFT TM TIE MOUNT TN TIE NAIL TO TIE OIL TP TIE PILE TQ TIE QUARTZ TR TIE REINFORCEMENT TS TIE SILL TT TIE TIE TV TIE VENT TW TIE WALL TX TIE X TY TIE Y TZ TIE Z</p> <p>UA TREATMENT UB TREATMENT BATH UC TREATMENT CLOSET UD TREATMENT DRESSING UE TREATMENT ENTRY UF TREATMENT FLOOR UG TREATMENT GROUND UH TREATMENT HANG UI TREATMENT INSULATION UJ TREATMENT JACKET UK TREATMENT KICK UL TREATMENT LIFT UM TREATMENT MOUNT UN TREATMENT NAIL UO TREATMENT OIL UP TREATMENT PILE UQ TREATMENT QUARTZ UR TREATMENT REINFORCEMENT US TREATMENT SILL UT TREATMENT TIE UV TREATMENT VENT UW TREATMENT WALL UX TREATMENT X UY TREATMENT Y UZ TREATMENT Z</p> <p>VA VENT VB VENT BATH VC VENT CLOSET VD VENT DRESSING VE VENT ENTRY VF VENT FLOOR VG VENT GROUND VH VENT HANG VI VENT INSULATION VJ VENT JACKET VK VENT KICK VL VENT LIFT VM VENT MOUNT VN VENT NAIL VO VENT OIL VP VENT PILE VQ VENT QUARTZ VR VENT REINFORCEMENT VS VENT SILL VT VENT TIE VV VENT VENT VW VENT WALL VX VENT X VY VENT Y VZ VENT Z</p> <p>WA WALL WB WALL BATH WC WALL CLOSET WD WALL DRESSING WE WALL ENTRY WF WALL FLOOR WG WALL GROUND WH WALL HANG WI WALL INSULATION WJ WALL JACKET WK WALL KICK WL WALL LIFT WM WALL MOUNT WN WALL NAIL WO WALL OIL WP WALL PILE WQ WALL QUARTZ WR WALL REINFORCEMENT WS WALL SILL WT WALL TIE WV WALL VENT WW WALL WALL WX WALL X WY WALL Y WZ WALL Z</p> <p>XA X XB X BATH XC X CLOSET XD X DRESSING XE X ENTRY XF X FLOOR YG Y YB Y BATH YC Y CLOSET YD Y DRESSING YE Y ENTRY YF Y FLOOR YG Y GROUND YH Y HANG YI Y INSULATION YJ Y JACKET YK Y KICK YL Y LIFT YM Y MOUNT YN Y NAIL YO Y OIL YP Y PILE YQ Y QUARTZ YR Y REINFORCEMENT YS Y SILL YT Y TIE YV Y VENT YW Y WALL YX Y X YY Y Y YZ Y Z</p> <p>ZA Z ZB Z BATH ZC Z CLOSET ZD Z DRESSING ZE Z ENTRY ZF Z FLOOR ZG Z GROUND ZH Z HANG ZI Z INSULATION ZJ Z JACKET ZK Z KICK ZL Z LIFT ZM Z MOUNT ZN Z NAIL ZO Z OIL ZP Z PILE ZQ Z QUARTZ ZR Z REINFORCEMENT ZS Z SILL ZT Z TIE ZV Z VENT ZW Z WALL ZX Z X ZY Z Y ZZ Z Z</p>	<p>LOCATION</p> <p>GRID LINES</p> <p>LEVEL HEAD</p> <p>ROOM NAME & NUMBER</p> <p>SPOT ELEVATION</p> <p>VIEW</p> <p>CALLOUT</p> <p>DETAIL VIEW</p> <p>EXTERIOR ELEVATION - OVERALL</p> <p>EXTERIOR ELEVATION - ZONE</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>INTERIOR ELEVATION</p> <p>DRAWING BLOCK TITLE</p> <p>REVISION</p> <p>COMPONENT</p> <p>DOOR</p> <p>CEILING</p> <p>INTERIOR PARTITION</p> <p>EXTERIOR WALL ASSEMBLY</p> <p>FLOOR OR ROOF ASSEMBLY</p> <p>WINDOW (RELITE) LOUVER</p> <p>FLOOR FINISH TRANSITION</p> <p>STANDARD CASEWORK</p> <p>EQUIPMENT TYPE TAG</p>	<p>1. WORK MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT THE TIME OF BUILDING PERMIT APPLICATION.</p> <p>2. READ UNDERSTAND AND COMPLY WITH ALL APPLICABLE PROVISIONS OF THE INTERNATIONAL CODEBOOKS AND ALL APPLICABLE PROVISIONS OF THE INTERNATIONAL CODEBOOKS.</p> <p>3. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS SHOWN ARE:</p> <ul style="list-style-type: none"> AT INTERIOR PARTITIONS TO THE FACE OF STUD. AT CONCRETE OR CMU TO THE FACE OF CONCRETE OR CMU. AT EXTERIOR WALLS TO THE FACE OF STUD TO THE EDGE OF SLAB. <p>4. PLACE DOORS NOT LOCATED BY DIMENSION ON LINE 20 INCHES FROM FACE OF ADJOINING PARTITION TO THE FACE OF STUD OR CONCRETE, PROVIDE IF MEMBER IS NOT LOCATED AT JAMB PART OF ADJOINING PARTITION TO THE FACE OF STUD.</p> <p>5. PROVIDE FIRE RESISTANT CLADDING MEETING THE REQUIREMENTS OF THE GOVERNING FIRE AUTHORITY AT ALL GAPS AROUND PERIMETER DOORS, PIPES, CONDUITS, ETC. AT ALL FIRE RATED WALLS, PARTITIONS, CEILING, FLOORS AND ROOFS.</p> <p>6. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.</p> <p>7. CONCEAL ALL PIPING, CONDUITS, DUCTS, ETC. INSIDE WALLS AND ABOVE CEILING AT ALL ROOMS EXCEPT ELECTRICAL AND TELEPHONE COFFSETS AND MECHANICAL ROOMS. IN SPACES OPEN TO STRUCTURE, ONLY PIPING CONDUITS AND DUCTS THAT SERVE THE SPACE MAY BE EXPOSED. LOCATE SUCH INSTALLATIONS TO MINIMIZE VIBRATION AND CONDUITS TO MINIMIZE RAIL LINES AND OVERLAP. ARCHITECT TO PROVIDE DRAWINGS FOR EXPOSED MECHANICAL, ELECTRICAL, PLUMBING ITEMS PRIOR TO FABRICATION AND INSTALLATION.</p> <p>8. COORDINATE WORK WITH ALL OWNER FURNISHED ITEMS AND PROVIDE ALL REQUIRED MECHANICAL AND ELECTRICAL CONNECTIONS INCLUDING STUD OUTS.</p> <p>9. VERIFY ALL DIMENSIONS, EXISTING AND NEW CONDITIONS ON THE JOB BEFORE BEGINNING WORK.</p> <p>10. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INFORMED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DISCREPANCIES, OR FAILURE OF THE CONTRACTOR TO DO SO SHALL BE CONSIDERED A WAIVER OF THE CONTRACTOR'S OBLIGATION TO THE ARCHITECT.</p> <p>11. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE IS DEEMED TO BE REQUIRED BY THE OTHER.</p> <p>12. PROVIDE REPEITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR AS SHOWN IN FULL, NOT ALL OCCURRENCES OF A FEATURE ARE NOTED EVERY CASE.</p> <p>13. CONSULT WORK OF ALL TRADES FOR ALL OPENINGS AND ROUGHINGS THROUGH EXISTING WALLS, CEILING AND FLOORS PRIOR TO CONSTRUCTION. SHOW ALL REQUIRED ACCESS PANELS, INDICATE REQUIRED ACCESS DOORS ON THE CONSTRUCTION DRAWINGS. OBTAIN ARCHITECT'S APPROVAL FOR LOCATION OF ACCESS DOORS PRIOR TO INSTALLATION.</p> <p>14. PRESERVE AND TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY AS REQUIRED BY CODE.</p> <p>15. DO NOT SCALE DRAWINGS.</p> <p>16. CONSTRUCT RECESSES LOCATED WITHIN FIRE RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING OF THE PARTITION.</p> <p>17. SET SURVEY, GEOTECHNICAL INVESTIGATION, AND HAZARDOUS MATERIALS DOCUMENTATION HAS BEEN PROVIDED BY OWNER TO THE OWNER AND NOT THE DIRECTION OF THE ARCHITECT. THIS DOCUMENTATION IS INCLUDED IN THE CONTRACT DOCUMENTS AS AN ADDENDUM TO THE OWNER.</p> <p>18. REFER TO DOCUMENTS FOR GENERAL LOCATIONS OF VIBRANT EQUIPMENT, SIGNAL LIGHTS, BELLERS, AND OTHER VIBRANT ITEMS. CONSULT WITH ARCHITECT FOR EXACT MOUNTING LOCATION.</p> <p>19. SET PER NUMBER AT DRAWING NOTES (03-30-2019) BOARD (FOR EXAMPLES) REVISIONS RELATED TO SPECIFIC REVISIONS IN THE PROJECT MANUAL. THEY ARE NOT INTENDED TO ASSIGN WORK TO SUB-CONTRACTORS. ALL ITEMS ARE INCLUDED IN SCOPE WHETHER OR NOT A SPECIFICATION REFERENCE IS GIVEN.</p> <p>20. REPAIR PATCH OR REINSTATE ALL CEILING & WALLS REMOVED FOR MECHANICAL AND ELECTRICAL WORK ON THE FLOORS BELOW AND IN OTHER AREAS OF THE BUILDING BEYOND THE AREAS INDICATED.</p> <p>21. IN GENERAL, NEW FINISHED FLOOR ELEVATIONS ARE TO ALIGN WITH EXISTING FINISHED FLOOR ELEVATIONS. THE FLOOR ELEVATION IS INDICATED AND ADJUST THE NEW ELEVATIONS INDICATED AS NECESSARY. NOTIFY THE ARCHITECT WHERE DRAWING DIMENSIONS OF 12" ARE EXCEEDED.</p> <p>22. FINISH TREATMENT TREAT ALL WOOD BLOCKING.</p>	<p>1. NOTES APPLY TO ALL ARCHITECTURAL DEMO AND SHEETS.</p> <p>2. REFER TO GENERAL NOTES FOR ALL DEMO AND SHEETS.</p> <p>3. SPECIFICATIONS FOR ADDITIONAL INFORMATION ARCHITECTURAL DEMO SHEETS MAY CONTAIN A COMPOSITE DEMO SHEET.</p> <p>4. DEMO SHEETS MAY CONTAIN A COMPOSITE DEMO SHEET.</p> <p>5. DEMO SHEETS MAY CONTAIN A COMPOSITE DEMO SHEET.</p> <p>6. DEMO SHEETS MAY CONTAIN A COMPOSITE DEMO SHEET.</p> <p>7. DEMO SHEETS MAY CONTAIN A COMPOSITE DEMO SHEET.</p> <p>8. 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PROJECT INCLUDES LIBRARY AND GYM ADDITION, AND COMMONS RENOVATION.</p> <p>PROJECT ADDRESS: 9525 130TH AVE NE, KIRKLAND, WA 98033</p> <p>PARCEL NO.: TAX ASSESSOR NO. 388911-0027</p> <p>RELATED PERMITS: PORTLAND OR 97209 (503) 224-4032 OFFICE (503) 224-0918 FAX</p> <p>DEFERRED SUBMITTALS:</p> <p>PROJECT TEAM</p> <p>OWNER: LAKE WASHINGTON SCHOOL DISTRICT 13211 NE 9TH STREET SEATTLE, WA 98148 425.481.0000 OFFICE CONTACT: CHRIS HARRIS JARRIS@LWSCHOOLDISTRICT.WA.GOV</p> <p>ARCHITECT: MAHLUM 7100 COLUMBIA BLVD 400 SEATTLE, WA 98105 206.461.4151 OFFICE CONTACT: JEFF LORANGE JEFF@MAHLUM.COM</p> <p>GENERAL CONTRACTOR: HOWARD S. WRIGHT 10101 15TH AVE SE SEATTLE, WA 98148 206.461.4151 OFFICE CONTACT: JEFF LORANGE JEFF@MAHLUM.COM</p> <p>LANDSCAPE ARCHITECT: LYON LANDSCAPE ARCHITECTS 10101 15TH AVE SE SEATTLE, WA 98148 206.461.4151 OFFICE CONTACT: JEFF LORANGE JEFF@MAHLUM.COM</p> <p>CIVIL ENGINEER: COUGHLIN PORTER LINDEN 4111 15TH AVE SE SEATTLE, WA 98148 206.461.415</p>	

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MAHLUM ARCHITECTS INC



MARK TWAIN ELEMENTARY
SCHOOL - CLASSROOM
RENOVATION AND CORE
ADDITION

B KEY PLAN

LAND USE CODE AND SITE PLAN

MP-G-003



MP - SITE SECTION - MAX BUILDING HEIGHT



TOPOGRAPHIC SURVEY
MARK TWAIN ELEMENTARY SCHOOL
L.W.S.D. #414

drawn by	checked by
TTB	JMH
scale	date
1"=30'	8/7/1
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