




**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 5th Avenue, Kirkland, WA 98033  
425.587.3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

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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:** April 27, 2023

**File:** Kirkland Middle School Master Plan Amendment, ZON22-00800

**Hearing Date and Place:** May 4, 2023; 9:30am  
Public Teleconference

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## **I. INTRODUCTION**

### **A. APPLICATION**

1. Applicant: Timothy Hanlon of Integrus Architecture representing the Lake Washington School District (LWSD)
2. Site Location: Kirkland Middle School located at 430 18<sup>th</sup> Avenue (see Attachment 1)
3. Request: Application for approval of an amendment of an existing Master Plan for the Kirkland Middle School. The proposal includes an eight-classroom addition located to the east of the existing school. The 13,656 SF addition will add teaching and learning spaces that support 200 additional students at the school. The proposed one-story building is located to create a secure courtyard adjacent to the existing building (see Attachment 2).
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)
  - Compliance with Development Regulations (see Section II.G)

### **B. RECOMMENDATIONS**

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

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
2. The School Administration shall continue to discourage offsite parking by staff (via internal communications) to minimize potential impacts on the surrounding neighborhood. (see Conclusion II.G.5).
3. As part of the building permit application, the applicant shall:
  - a. 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.6).
  - b. Submit the final tree retention plan as approved with this permit (see Conclusion II.G.7).
  - c. Submit plans to replace any required play area fencing impacted by the project (see Conclusion II.G.9).
  - d. Incorporate an inadvertent discovery plan if excavation cuts occur below fill. Additionally, if any archaeological work or monitoring is performed the applicant shall notify the Duwamish Tribe (see Conclusion II.C).

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

### **A. SITE DESCRIPTION**

1. Site Development and Zoning:
  - a. Facts:
    - (1) Size: 15.22 Acres
    - (2) Land Use: The subject property contains the existing Kirkland Middle School.
    - (3) Zoning: The subject property is zoned RS 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 is relatively flat with a slight upward grade change from east to west.
    - (5) Vegetation: The subject property contains numerous significant trees. The applicant's arborist and the City's Urban Forester identified the removal of 3 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 is a factor in the review of the proposed development (see Section II.F.7)
2. Neighboring Development and Zoning:
  - a. Facts: Neighboring properties to the north, west and south are zoned RS 7.2 and developed with single-family residences. The property to the east is zoned Park and developed as Crestwoods Park.
  - b. Conclusion: The neighboring residential zoning and development are factors in the review of the proposed Master Plan application. The potential impacts to the neighboring residential uses should be considered as part of this permit. Further discussion of this issue is provided in Section II.G.1.

### **B. HISTORY**

1. Facts: In 2002, 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.
2. Conclusion: The history of the site is a relevant factor in the review of the proposed Master Plan application. The applicant is proposing an amendment to the existing Master Plan that would allow the proposed addition.

## **C. PUBLIC COMMENT**

The initial public comment period for the project ran from February 14, 2023 to March 24, 2023. Pursuant to KZC 152.35, a Process IIB Staff Report must include all comments received by the City prior to distribution of the staff report.

The Planning & Building Department received four comment emails and letters during the initial comment period (see Attachment 4). The issues raised in the letters along with staff responses and conclusions are summarized below.

The applicant provided a response to the questions raised in the letters (see Attachment 5).

### **Project Size, Location and Design**

One neighbor raised a concern about the need for additional classroom space, the reasoning for the addition location, privacy concerns, and the height of the building.

Staff Response: LWSD states in Attachment 5 that the proposed addition is needed to accommodate upcoming boundary changes that increase enrollment at the school. LWSD also provides factors considered when deciding on the proposed location. In regard to privacy concerns, LWSD provides additional details regarding the design of the south façade and height.

The only issue raised in the letter that the City would regulate is height and Staff addresses that in Section II.G.2.

### **Vehicle Drop-offs and Pick-ups**

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

Staff Response: Rochelle Starrett, 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 lasts no more than 30 minutes. If there are specific traffic safety issues that arise during operation of the project, community members should contact the City's Neighborhood Traffic Control Transportation Planner, Victoria Kovacs at 425-587-3823 or [vkovacs@kirklandwa.gov](mailto:vkovacs@kirklandwa.gov).

Staff addresses the concerns regarding the onsite vehicle loading areas in Section II.G.7.

### **Offsite Parking Impacts**

Neighbors are concerned about staff and visitors using the on-street parking around the school.

Staff Response: Staff addresses concerns about offsite parking in Section II.G.5.

### **Open Space and Playfield Impacts on Site**

Neighbors have concerns regarding the impacts on the school's open space and playfields. Specifically, they are concerned about the removal of the softball and baseball field.

Staff Response: According to the applicant, LWSD is working with City of Kirkland Parks Department on enhancements to the remaining field to maximize utilization for recreation activities. Additionally, the school no longer provides baseball and softball at the middle school level and these sports are not required for physical education purposes. The campus will continue to have an open athletic field and track area for student and community use.

### **Potential Impacts of Excavation Work**

A letter submitted by the Duwamish Tribe requests that the applicant put in place an inadvertent discovery plan if excavation cuts occur below fill and that if any archaeological work or monitoring is performed that they be notified.

Staff Response and Conclusion: LWSD has reviewed the letter and has agreed to as part of the building permit to incorporate an inadvertent discovery plan if excavation cuts occur below fill. Additionally, if any archaeological work or monitoring is performed they will notify the Duwamish Tribe.

### **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 March 3, 2023. The Environmental Determination and Checklist are included as Attachment 6.
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 November 4, 2022 (see Attachment 7).
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 additional classrooms and associated spaces at an existing school, 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 RS 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 proposed addition is located to the east of the existing building and is setback 99.75 feet from the south property line, 474.91 feet from the east property line, 512.58 feet from the west property line and 307.91 feet from the north property line.
- (4) The proposed additions have been designed to use the same materials as the existing building.
- (5) 18<sup>th</sup> Avenue is designated as a collector street and 19<sup>th</sup> Avenue is a neighborhood access road.

#### **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 building addition has been designed to minimize impacts on surrounding residential development by designing the proposed structure with substantial setbacks. 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 RS 7.2 zone has a maximum height of 25 feet above average building elevation (ABE) for a school use.

- (2) The proposed addition has an overall height of 21.83 feet above ABE.
    - (3) The applicant has submitted updated elevation plans as part of Attachment 5 that show a slightly lower building (around 21 feet).
  - b. Conclusion: The proposal is consistent with the applicable height requirements. The height of the building could change during the design process for the project. Staff will confirm compliance with the 25-foot height limit as part of the building permit application.
- 3. Setbacks
  - a. Facts:
    - (1) The RS 7.2 zone has a required setback of 50 feet from any property line for the proposed school use.
    - (2) The proposed addition is 99.75 feet from the closest property line (south property line).
  - b. Conclusion: The proposal is consistent with the setback requirements. Staff will confirm setbacks as part of the building permit application.
- 4. Lot Coverage
  - a. Facts:
    - (1) The RS 7.2 zone has a maximum lot coverage of 70 percent of the subject property.
    - (2) The proposed lot coverage for the project is 57.37 percent of the subject property.
  - b. Conclusion: The proposal is consistent with the lot coverage requirements. Staff will confirm lot coverage as part of the building permit application.
- 5. 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 applicant submitted a Parking Demand Study for Staff Review (see Attachment 8).
    - (3) The City's Transportation Engineer has concluded that the required parking ratio should be 0.10 parking spaces per student (see Attachment 9). Based on the maximum capacity of 885 students, the required number of parking stalls is 89 stalls.
    - (4) The site currently contains 136 parking stalls.
    - (5) The parking study noted that there is adequate onsite parking supply for school staff and visitors. Additionally, the study notes that there were no vehicles observed to be parked off-site or in adjacent neighborhoods that were clearly associated with the school at the time of the weekday parking demand study.



- (6) As noted in the applicant's response to the public comments, Staff is encouraged to utilize onsite parking.

b. Conclusion:

- (1) The project complies with the parking requirements as established by the City's Review.
- (2) The School Administration should continue to discourage offsite parking by staff (via internal communications) to minimize potential impacts on the surrounding neighborhood.

6. Onsite Loading Area Design and Location

a. Facts:

- (1) KZC Section 15.40.130, Development Standard 8 requires that the location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- (2) KZC Section 15.40.130, Development Standard 13, requires that an on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses.
- (3) The 2002 Master Plan established the location and design of the parking and onsite passenger loading areas. No changes are being proposed with this proposal.
- (4) The proposed amendment increases the number of students enrolled at the school by 200.
- (5) The applicant prepared an onsite circulation analysis for the site that looked at future traffic volumes for the school for Staff Review (see Attachment 10).
- (6) The City's Transportation Engineer has concluded that the existing main site access off 18th Avenue has sufficient storage to accommodate pick-up and drop-off activity on site (see Attachment 9).

- b. Conclusions: The proposal is consistent with the parking location and loading area requirements. The existing on-site circulation and loading area can accommodate the projected future demand on site and is not expected to significantly impact surrounding residences.

7. 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.
- 8. Natural Features- Significant Landscaping
  - a. Facts:
    - (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate retention value to the extent feasible and those with high retention value to the maximum extent possible.
    - (2) The applicant has submitted an arborist report prepared by a certified arborist (see Attachment 11) and a tree retention plan (see Attachment 2, Sheet TP100). Tree removal is concentrated in the interior of the site near the existing building.
    - (3) The City's Urban Forester reviewed the report and concluded that the none of the 4 viable trees are high retention value or landmark trees.
  - b. Conclusion: As part of building permit application, the applicant should submit the final tree retention plan as approved with this permit.
- 9. Fencing of Play Areas
  - a. Facts:
    - (1) Kirkland Zoning Code Section 15.20.130, Permits Use Special Regulation 18, requires a six-foot-high fence along the property lines adjacent to the outside play areas.
    - (2) The existing play areas have 6-foot-high fences along all adjacent property lines.
    - (3) The proposed addition could impact the existing fence along the 18<sup>th</sup> Avenue property line.
  - b. Conclusion: As part of its building permit application, the applicant should submit plans to replace any required play area fencing impacted by the project.

#### **H. COMPREHENSIVE PLAN**

- 1. Fact: The subject property is located within the Norkirk neighborhood. The Norkirk Neighborhood Land Use Map designates the subject property as a public facility use (see Attachment 12).
- 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 & Building 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 & Building 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 & Building Department within seven (7) calendar days after the challenge letter was filed with the Planning & Building 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 & Building Department. The affidavit must be attached to the challenge and response letters and delivered to the Planning & Building 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**

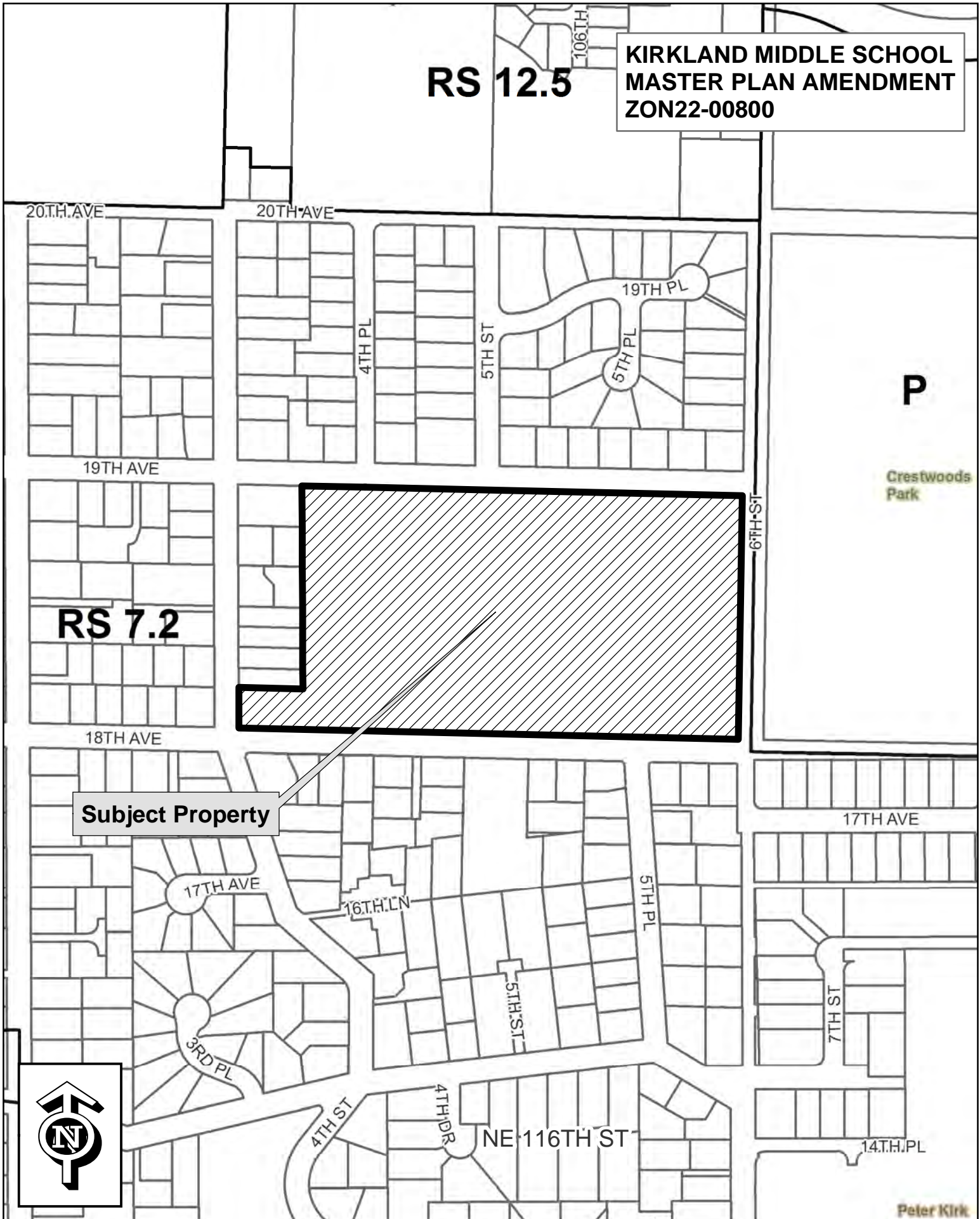
Attachments 1 through 12 are attached.

1. Vicinity Map
2. Proposed Plans
3. Development Standards
4. Public Comments
5. LWSD Responses
6. SEPA Determination and Environmental Checklist
7. Concurrency Test Memo
8. Parking Demand Study
9. Parking Demand Study Review Memo
10. Traffic Impact Analysis
11. Arborist Report
12. Norkirk 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.



KIRKLAND MIDDLE SCHOOL ADDITION  
430 18TH AVENUE  
KIRKLAND, WASHINGTON 98033

Lake Washington School District No. 414

MASTER PLAN UPDATE  
INTEGRUS PROJECT NO. 22215.00



GENERAL	
000	COVER SHEET, INDEX, PROJECT TEAM, VICINITY
003	ZONING ANALYSIS, SITE PLAN
SURVEY	
1 OF 2	SURVEY - COVER
2 OF 2	SURVEY
CML	
C00	COVER SHEET
C100	DEMOLITION AND TREC PLAN
C20	GRADING AND PAVING PLAN
C20	SITE SECTIONS
C30	DRAINAGE & UTILITY DETAILS
C30	DRAINAGE & UTILITY DETAILS
C40	FIRE SITE PLAN
LANDSCAPE	
LP100	TREE PROTECTION PLAN
LP101	TREE PROTECTION DETAILS
L100	SITE PLAN
ARCHITECTURAL	
A101	FLOOR PLAN
A201	EXTERIOR ELEVATIONS



OWNER

LAKE WASHINGTON SCHOOL DISTRICT  
15212 NE 85TH STREET  
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STRUCTURAL

INTEGRUS ARCHITECTURE  
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CIVIL

JACOBSON ENGINEERS  
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RENTON, WA 98057  
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ELECTRICAL

TRAVIS RIZMAURICE & ASSOCIATE  
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SEATTLE, WA 98109  
PHONE: (206) 285-7228

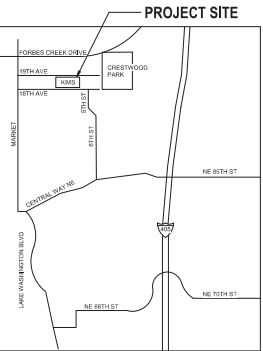
GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC  
944 5TH AVE  
KIRKLAND, WA 98033  
PHONE: (425) 827-7701

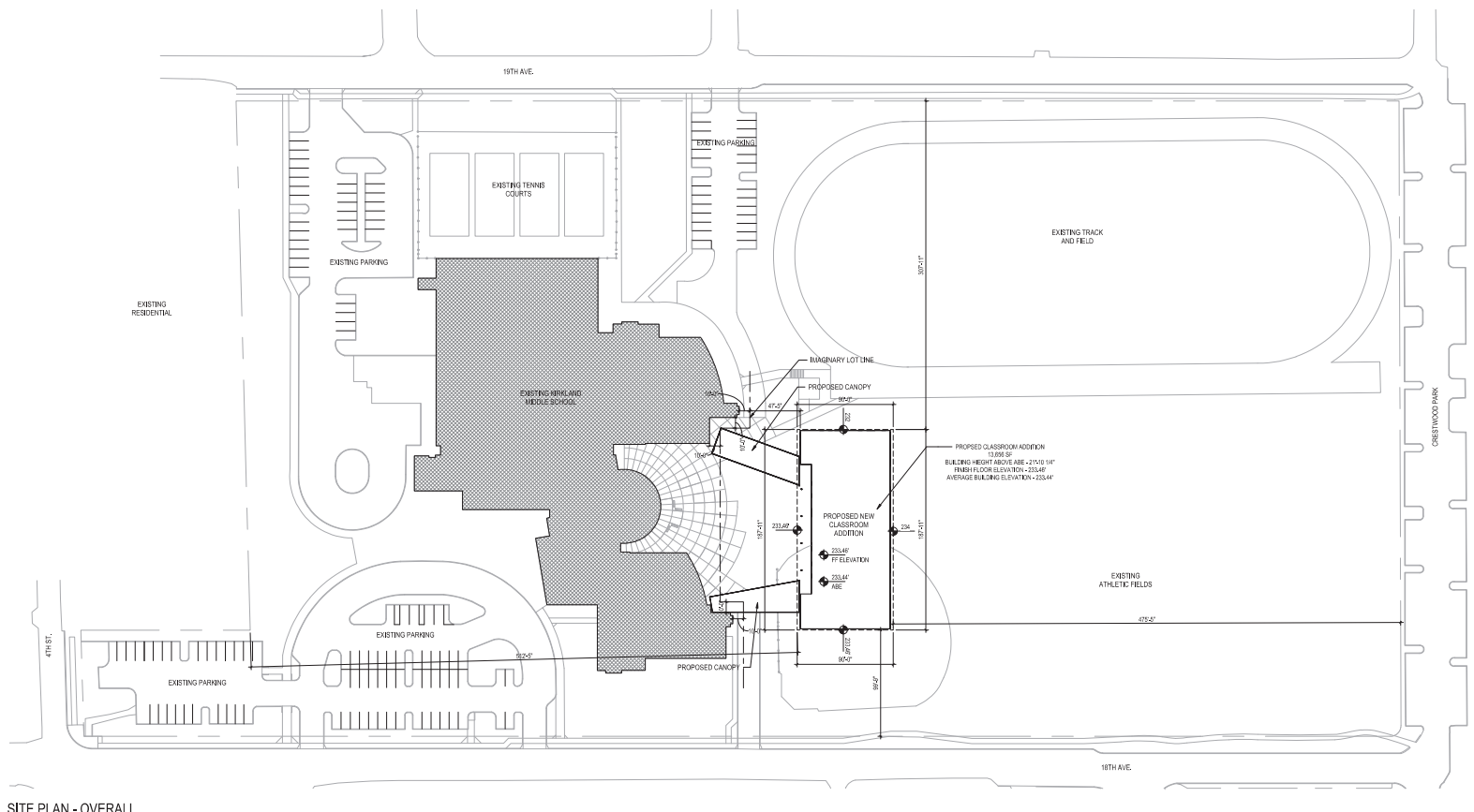
LANDSCAPE

OSBORN CONSULTING  
1402 3RD AVENUE SUITE 415  
SEATTLE, WA 98101  
PHONE: (206) 626-9133M

VICINITY MAP







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

**PROJECT DATA**

PROJECT NAME: KIRKLAND MIDDLE SCHOOL ADDITION  
PROJECT ADDRESS: 430 18TH AVE KIRKLAND, WA 98033

CODE TYPE	CODE TITLE	TECHNICAL BASIS
BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) & WASHINGTON STATE AMENDMENTS, EFFECTIVE UNTIL JULY 1ST, 2023	WAC 51-09
ACCESSIBILITY	ICC ANSIA A117.1-2009 ACCESSIBILITY & USABLE BUILDINGS & FACILITIES	WAC 51-09
MEDICAL	2018 INTERNATIONAL MECHANICAL CODE (IMC)	WAC 51-09
FIRE	2018 INTERNATIONAL FIRE CODE (IFC)	WAC 51-09
PLUMBING	2018 UNIFORM PLUMBING CODE (UPC)	WAC 51-09
ELECTRICAL	NATIONAL ELECTRICAL CODE (NEC)	NFPA 70
ENERGY	2018 WASHINGTON STATE ENERGY CODE - COMMERCIAL	WAC 51-09
CEILING	IRC/ICC 2009	WAC 51-09
FIRE SMOKE	NFPA 13	
FIRE ALARM	NFPA 72	
CITY & ZONING	KIRKLAND MUNICIPAL CODE & KIRKLAND ZONING CODE	

**ZONING DATA**

PARCEL NUMBER: 1340000019  
LOT AREA: 805,155 SF (18.22 ACRES)  
TOTAL IMPROVED AREA (EXISTING & NEW): 38,449 SF (0.88 ACRES)  
ZONING: RS 12.1 LOW DENSITY RESIDENTIAL  
NEIGHBORHOOD: NORDEN

CLASSIFICATION	REQUIRED	ACTUAL
DETACHED	(PER 15.3C.130)	
FRONT (SOUTH)	9'	9'-6"
REAR (EAST)	9'	4'-5 1/2"
SIDE (WEST)	9'	5'-0"
BACK (NORTH)	9'	30'-1 1/2"
MAXIMUM BUILDING HEIGHT	25'	22'
MAXIMUM LOT COVERAGE BY STRUCTURES	75%	52.37%

**CONSTRUCTION TYPE**

\* TYPE I & II FULLY SPRINKLERED. EXTERIOR WALLS AND INTERIOR ELEMENTS ARE IN ACCORDANCE WITH TABLE 601 AND SECTION 602 OF THE CODE.

**BUILDING HEIGHTS AND AREAS**

(CHAPTER 5)  
(SECTION 503, 504 & 505)

ALLOWABLE VS. ACTUAL BUILDING HEIGHTS & STORES

OCCUPANCY	ALLOWABLE BUILDING HEIGHT FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM	ACTUAL BUILDING HEIGHT ABOVE GRADE
"E"	3 STORES (90 FEET)	1 STORES (32' - 0" FEET), OK


ALLOWABLE VS. ACTUAL BUILDING AREAS (TABLE 506.2)

\* FRONTAGE MAY BE USED FOR AREA INCREASES PER 506.3  
\* A FIRE EXTINGUISHING SYSTEM MAY BE USED FOR AREA INCREASES PER 506.3  
\* TOTAL ALLOWABLE BUILDING AREA PER 506.2

OCCUPANCY	BASIC ALLOWABLE AREA PER FLOOR	AREA INCREASE FOR FRONTAGE	AREA EQUATION	TOTAL ALLOWABLE AREA PER FLOOR	ACTUAL AREA PER FLOOR	ALLOWABLE BUILDING AREA	ACTUAL BUILDING AREA
"E"	38,000 SF	NOT CALCULATED	$A_1 + A_2 + A_3 + A_4$ $A_1 + 38,000 + 0$	38,000 SF	13,658 SF (AVAL)	38,000 SF	13,658 SF
TOTAL	38,000 SF		38,000 SF	38,000 SF			

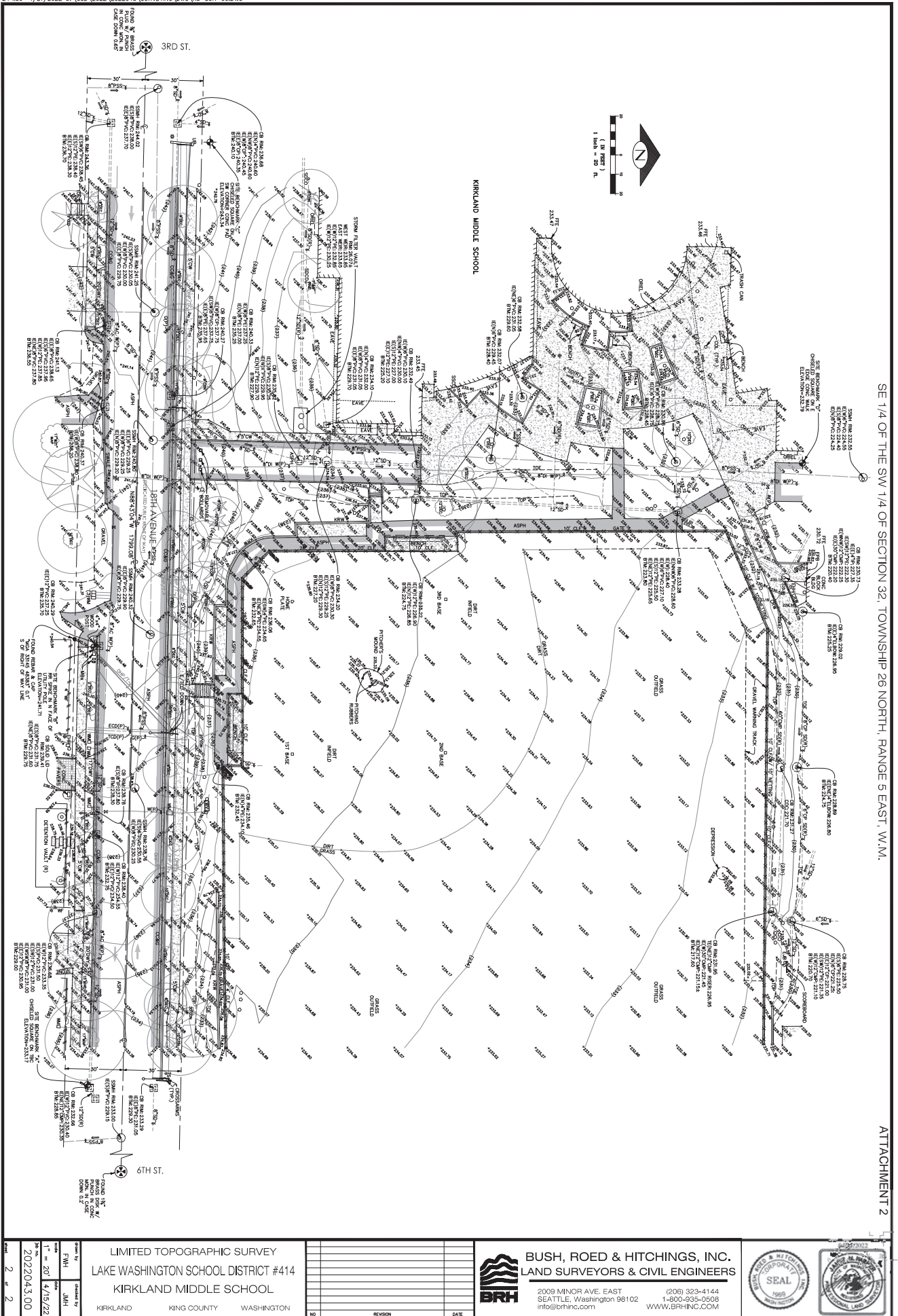
$$\text{AVERAGE BUILDING ELEVATION} = \frac{(A_1 \times H_1) + (A_2 \times H_2) + (A_3 \times H_3) + (A_4 \times H_4)}{A_1 + A_2 + A_3 + A_4} = \frac{(233 \times 55) + (234 \times 18) + (234 \times 18) + (234 \times 18)}{(10 \times 18) + (10 \times 18) + (10 \times 18) + (10 \times 18)} = 233.4' (233' 4" 11")$$

[illegible][illegible][illegible]

Sheet 1 of 2	Date 202204-03-20	Drawn by FWH	Checked by JMH	Date 4/15/22	LIMITED TOPOGRAPHIC SURVEY LAKE WASHINGTON SCHOOL DISTRICT #414 KIRKLAND MIDDLE SCHOOL KIRKLAND KING COUNTY WASHINGTON	No Revision Date	 <b>BUSH, ROED &amp; HITCHINGS, INC.</b> LAND SURVEYORS & CIVIL ENGINEERS 2009 MINOR AVE. EAST SEATTLE, Washington 98102 info@brhinc.com	(206) 323-4144 1-800-935-0508 www.brhinc.com
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<p>2022043.00</p> <p>1" = 20'</p> <p>4/15/22</p>	<p>LIMITED TOPOGRAPHIC SURVEY</p> <p>LAKE WASHINGTON SCHOOL DISTRICT #414</p> <p>KIRKLAND MIDDLE SCHOOL</p> <p>KIRKLAND KING COUNTY WASHINGTON</p>	<p>BRH</p> <p>BUSH, ROED &amp; HITCHINGS, INC.</p> <p>LAND SURVEYORS &amp; CIVIL ENGINEERS</p> <p>2009 MINOR AVE. EAST SEATTLE, Washington 98102 info@brhinc.com</p> <p>(206) 323-4144 1-800-935-0508 WWW.BRHINC.COM</p>	<p>SEAL</p> <p>WASHINGTON</p> <p>SEAL</p> <p>WASHINGTON</p>
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# KIRKLAND MIDDLE SCHOOL ADDITION

BUILDING ADDITION  
MASTER PLAN UPDATE

- BEFORE ANY CONSTRUCTION ACTIVITY BEGINS, AND ATTEND PROPOSED CONSULTATION CONFERENCE WITH CITY OF APPLAND, LANE WASHINGTON SCHOOL DISTRICT, AND JACOBSON CONSULTING ENGINEERS.
- COMPLY WITH ALL CITY OF APPLAND REQUIREMENTS IN DRAWINGS AND SPECIFICATIONS.
- COMPLY WITH FEDERAL AND STATE REGULATIONS REQUIRED FOR EXECUTION OF THE WORK.
- FLAG CLIPPING LINES AND INTERFERED AREAS.
- VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, CONTACT ALL UTILITY COMPANIES OR PROVIDERS THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, CALL, AND MARK ALL UTILITIES.
- CONDUCT SURVEYING AND MEASUREMENTS NECESSARY TO DETERMINE ALIEN INTRUSION LOCATIONS AT CROSSINGS AND POINTS OF CONSTRUCTION, PERMIT THE CONSTRUCTION OF AN ON SITE SYSTEM.
- POST SIGNS, FLAGS AND BARRIERS NECESSARY TO PROTECT THE CONSTRUCTION.
- PROTECT EXISTING AND ADJACENT PROPERTIES AND OTHER ADJACENT AREAS, INCLUDING STREET WALKWAYS, ETC. COORDINATE WITH CITY OF APPLAND STAFF AND ROAD, RESIDENT, BUS.
- INSTALL PROPOSED IMPROVEMENTS, PERMIT THE PROTECT PHASING REQUIREMENTS.
- COORDINATE WITH CITY INSPECTOR FOR CLEANING, TESTING AND FLUSHING OF ALL CITY MAINS.
- BACKFILL AND COMPACT TRENCH, PATCH AND RESTORE SUE PER PLANS.
- NOTE: THE PROJECT HAS BEEN FULLY STABILIZED, PERMANENTLY LANDSCAPED, OFFICIAL APPROVAL FROM CITY OF APPLAND AND JACOBSON CONSULTING ENGINEERS PAVING TO REMAINING TRENCHES.
- PROVIDE ADEQUATE INFORMATION TO CITY OF APPLAND AND JACOBSON CONSULTING ENGINEERS, ALSO SEE CITY POLICY #4.

THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES TO PREVENT DAMAGE TO EXISTING UTILITIES AND ADJACENT PUBLIC AND PRIVATE UTILITIES (FROM DAMAGE DURING CONSTRUCTION). IF EXISTING UTILITIES ARE DAMAGED OR DESTROYED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE SAME TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL RESTORE THE UTILITY TO EXISTING CONDITION, (W/OUT SEEING THE UTILITY) AND SHALL BE RESPONSIBLE FOR THE MEANS AND THE METHOD OF CONSTRUCTION FOR WORKS WITHIN THESE PLANS.

2. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, RAIL PLACEMENT, AND ALL WORK WITHIN GENERAL SPECIFICATIONS SHALL BE IN ACCORDING WITH THE CITY OF APACHE JAVAS DESIGN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE EXISTING MONUMENTS OR ON EXISTING ESTABLISHED SUBSURFACE POINTS AT PROJECT COMPLETION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR DEMOLITION OR CONSTRUCTION OF ANY STRUCTURE, AS DESCRIBED AS REQUIRED.

4. CONTRACTOR SHALL MAINTAIN A 5' FOOT MINIMUM HORIZONTAL CLEARANCE FROM THE WATER MAIN AND OTHER UTILITIES (UG, GAS, CABLE, POWER, ETC.) WITH CLEARANCE NOT BE MAINTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE ADJACENT DRAININGS, A 5' FOOT MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN THE WATER MAIN AND EXISTING UTILITIES.

5. SCHEDULE WATER CUT AND OWNER IN FOUR HOURS MINIMUM NOTICE FOR WATER MAIN SHUT DOWN ON THE SCHOOL SITE, INITIAL 24 HOUR ADVANCE TESTING CONSTRUCTION ON NEW WATER MAIN FOLLOWING THE SCHEDULED WATER CUT AND OWNER IN FOUR HOURS MINIMUM ADVANCE TESTING CONSTRUCTION AND INSTALL REPAIRS OF LEAKS, TRENCH TO CUT, WITH TWO DAY ADVANCE TESTING CONSTRUCTION AND OWNER IN FOUR HOURS MINIMUM ADVANCE TESTING CONSTRUCTION CITY PROTECTION.

6. UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION, THERE IS NOT A GUARANTEE THAT THE UTILITIES AND CONDITIONS TO THE ADJACENT WATER MAIN SYSTEMS ARE ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES BEFORE CROSSING, INTERFERENCES OR CONFLICTS WITH THE WATER MAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE ADJACENT DRAININGS, A 5' FOOT MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN THE WATER MAIN AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR DEMOLITION OR CONSTRUCTION OF ANY STRUCTURE, AS DESCRIBED AS REQUIRED.

7. SCHEDULE WATER CUT (48 HOURS MINIMUM NOTICE FOR WATER MAIN SHUT OFF) AND TO REPAIR

[illegible]

1. ALL WORK SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR ROADWAY DEVELOPMENT, A COPY OF WHICH IS ATTACHED TO THESE DOCUMENTS SHALL BE FURNISHED TO THE CITY OF HIRLAND.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS FOUND ON THE PERMITTED PLAN MUST BE CORRECTED BY THE ENGINEER AND RE-SUBMITTED TO THE CITY OF HIRLAND FOR REVIEW.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CONTRACTOR SHALL SECURE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF HIRLAND COMMUNITY DEVELOPMENT DEPARTMENT TO DISCUSS THE PROJECT AND OBTAIN NECESSARY PERMITS AND IDENTIFIED SUBJECTS/PROPERTIES SHALL BE PRESENT AT THE PRECONSTRUCTION MEETING.
6. EXISTING PAVEMENT SURFACES INCLUDING ROADWAYS, SIDEWAYS, AND CURBS THAT ARE DAMAGED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF HIRLAND SET AND THEIR PAVL, REFLECTOR.
7. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF HIRLAND SET AND THEIR PAVL, REFLECTOR.
8. THE APPROVED PLANS SHOW THE APPROPRIATE AREA OF PAVEMENT RESTORATION BASED ON THE EXISTING PAVEMENT SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REPLACING THE ACTUAL LINES OF THE PAVEMENT RESTORATION SHALL BE PERFORMED BY THE CITY OF HIRLAND AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REPLACING THE CITY OF HIRLAND SET AND PAVL, REFLECTOR PRIOR TO THE PAVEMENT RESTORATION.
9. SURVEYING AND STAKING OF THE IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED BY THE CONTRACTOR AND THE CITY OF HIRLAND SHALL BE RESPONSIBLE FOR IDENTIFYING AND APPROVED BY THE CITY OF HIRLAND AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.
10. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REPLACING THE CITY OF HIRLAND SET AND PAVL, REFLECTOR. IF THE EXISTING CURB IS TO BE REMOVED AND REPLACED IN A DIFFERENT LOCATION AND TOP OF CURB ELEVATIONS DIFFER, PERMITS TO STAKE THE LOCATION OF THE EXISTING CURB SHALL BE OBTAINED BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT ARE DAMAGED OR DESTROYED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR OBTAIN A SURVEY MONUMENT FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND REPLACE IT WITHIN 10 BUSINESS DAYS OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED CONDITIONS AS REQUIRED PRIOR TO THE CITY OF HIRLAND DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS PRIOR TO THE CONSTRUCTION, A MATERIAL LIST SHALL BE SUBMITTED TO THE CITY OF HIRLAND COMMUNITY DEVELOPMENT DEPARTMENT, AN ASPHALT CONTRACT AND AGREEMENT TO BE PLACED IN THE CITY OF HIRLAND SHALL BE SUBMITTED TO THE CITY OF HIRLAND COMMUNITY DEVELOPMENT DEPARTMENT.
13. THE CONTRACTOR SHALL NOTIFY THE VALLEY REGIONAL FIRE AUTHORITY DEPARTMENT AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF ALL CATERED WASTE INTERFERENCES, WASTEWATER TREATMENT PLANT, AND OTHER CATERED WASTE INTERFERENCES TO THE CITY OF HIRLAND.
14. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES TO BE MAINTAINED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL CONTRACT THE UNDERGROUND UTILITY LOCATIONS SERVICE SHALL BE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
16. IF THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL UTILITIES LOCATIONS PRIOR TO CONSTRUCTION AND HOURS AND OTHER UTILITIES NOT KNOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
17. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE, TIE, DRAINAGE STRUCTURE AND OTHER UTILITIES TO BE MAINTAINED DURING CONSTRUCTION TO THE CITY OF HIRLAND DESIGN AND CONSTRUCTION STANDARDS, THIS INCLUDES REQUIRED DRAINAGE PIPING TO ACCOMMODATE INTERIOR AND EXTERIOR GRADING.
18. UTILITY SERVICE CONNECTIONS SHOWN ON THE PLANS REQUIRE A SEPARATE PERMITS FROM THE CITY OF HIRLAND COMMUNITY DEVELOPMENT DEPARTMENT.
19. THE CONTRACTOR SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE CITY OF HIRLAND SET AND PAVL, REFLECTOR.
20. BACKFILL MATERIAL, USED IN PAVL, REFLECTOR SHALL MEET STANDARD SPECIFICATIONS AND SHALL

**DATUM**

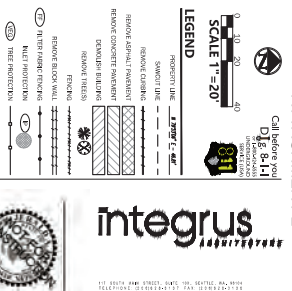
VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK  
SOURCE: CITY OF MINNEAPOLIS  
ID# 33  
DESCRIPTION: 2" BRASS DISK WITH PUNCH IN CONC. MONUMENT IN  
CASE DOWN 0.65' @ INTX 3RD ST. & 6TH ST.  
ELEVATION: 229.940

VERTICAL BENCHMARK  
SOURCE: CITY OF MINNEAPOLIS  
ID# 147  
DESCRIPTION: 3" BRASS PLUG WITH PUNCH IN CONC. MONUMENT  
CASE DOWN 0.65' @ INTX 3RD ST. & 18TH AVE.  
ELEVATION: 272.215

MASTER PLAN UPDATE

ATTACHMENT 2



430 18TH AVE  
KIRKLAND, WASHINTON 98033



117 SOUTH WASH STREET, SUITE 100, SEATTLE, WA, 98104  
TELEPHONE: (206) 468-2127 FAX: (206) 468-2128

DEMOLITION &  
T.E.S.C. PLAN

## MASTER PLAN UPDATE