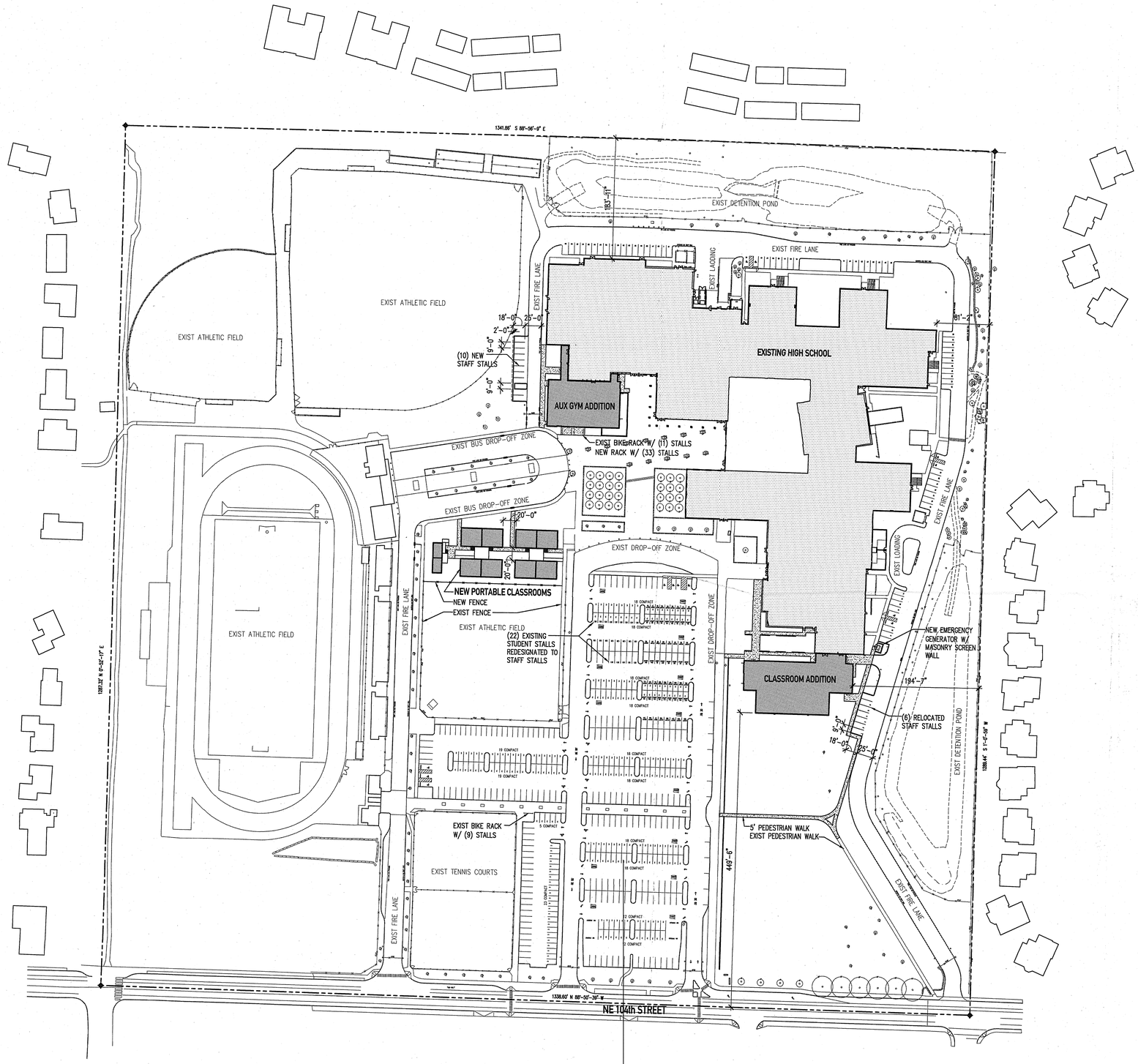
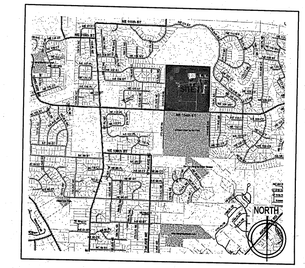



## VICINITY MAP




## PROJECT SUMMARY

ADDRESS:
17272 NE 104TH STREET
REDMOND, WA 98052

PARCEL #: 3626059014

SIZE OF LOT: 39.65 ACRES

ZONING: R6

BUILDING AREAS:

| | |
|---|---|
| NEW CLASSROOM ADDITION: | 12,051 SF (1st floor) |
| | 9,856 SF (2nd floor) |
| NEW AUX GYM ADDITION: | 8,462 SF |
| NEW ADDITIONS TOTAL: | 30,369 SF |
| NEW PORTABLES | 8,000 SF |
| EXISTING SCHOOL: | 203,200 SF |
| | 241,569 SF TOTAL |

EXISTING BUILDING CONSTRUCTION TYPE: TYPE 2–1HR (UBC), SPRINKLERED
PROPOSED ADDITIONS CONSTRUCTION TYPE: TYPE 2–B (IBC), SPRINKLERED
PROPOSED PORTABLE CONSTRUCTION TYPE: TYPE V–B (IBC), NON–SPRINKLERED

BUILDING HEIGHT:
ALLOWABLE: 30'
EXISTING: 40'
PROPOSED: 38'–10"
(NOTE THAT HEIGHTS EXCEED ALLOWABLE PER ZONING, INCREASED HEIGHT APPROVED BY PLANNING DEPARTMENT SINCE IT CONCEALS MECHANICAL EQUIPMENT WITHIN BUILDINGS' ROOF STRUCTURE.)

PARKING SUMMARY

| | STANDARD SIZE (9'x18') | COMPACT SIZE (8'x16') | SUB TOTAL |
|---|---|---|---|
| EXISTING | | | |
| STUDENT | 208 | 198 | 406 |
| STAFF | 91 | 36 | 127 |
| VISITOR | 12 | – | 12 |
| ACCESSIBLE | 13 | – | 13 |
| TOTALS | 324 | 234 | 558 TOTAL STALLS |
| PROPOSED | | | |
| STUDENT | 195 | 189 | 384 |
| STAFF | 114 | 45 | 159 |
| VISITOR | 12 | – | 12 |
| ACCESSIBLE | 13 | – | 13 |
| TOTALS | 334 | 234 | 568 TOTAL STALLS |

EXISTING BICYCLE PARKING: 20 SPACES
NEW BICYCLE PARKING: 33 SPACES
TOTAL BICYCLE PARKING: 53 SPACES

# SITE PLAN

SCALE : 1"=80'–0"

NORTH

ORIGINAL SHEET IS 22" x 34"

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mcG-ARC

architect_
MCGRANAHAN

civil engineer_
COUGHLIN PORTER LUNDEEN

landscape design_
THE BERGER PARTNERSHIP

structural engineer_
PCS STRUCTURAL SOLUTIONS

mechanical engineer_
BCE ENGINEERS

electrical engineer_
HARGIS ENGINEERS

project_
REDMOND HIGH SCHOOL EXPANSION

client_
LAKE WASHINGTON SCHOOL DISTRICT

location_
REDMOND, WA

Project No. 1016.000

SITE PLAN

issued_
CUP SUBMITTAL 07 MAR 11

revision_

RECEIVED
CITY OF REDMOND
FEB 23 2011
DEVELOPMENT
SERVICES CENTER

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A1.00