

LAKE WASHINGTON
SCHOOL DISTRICT
NO. 414

BEN FRANKLIN
ELEMENTARY
SCHOOL

12434 NE 60th
Street
Kirkland, WA
98033

M A H L U M
architects



71	1251
Columbia	NW Hoyt
SUITE 400	SUITE 102
Seattle, WA 98104	Portland, OR 97209
206 441.4151	503 224.4032
206 441.0478	503 224.0918

Project Number: 2002620.00
Date: 17 November 2008
Drawn: MAK
Checked: MAK/GIR

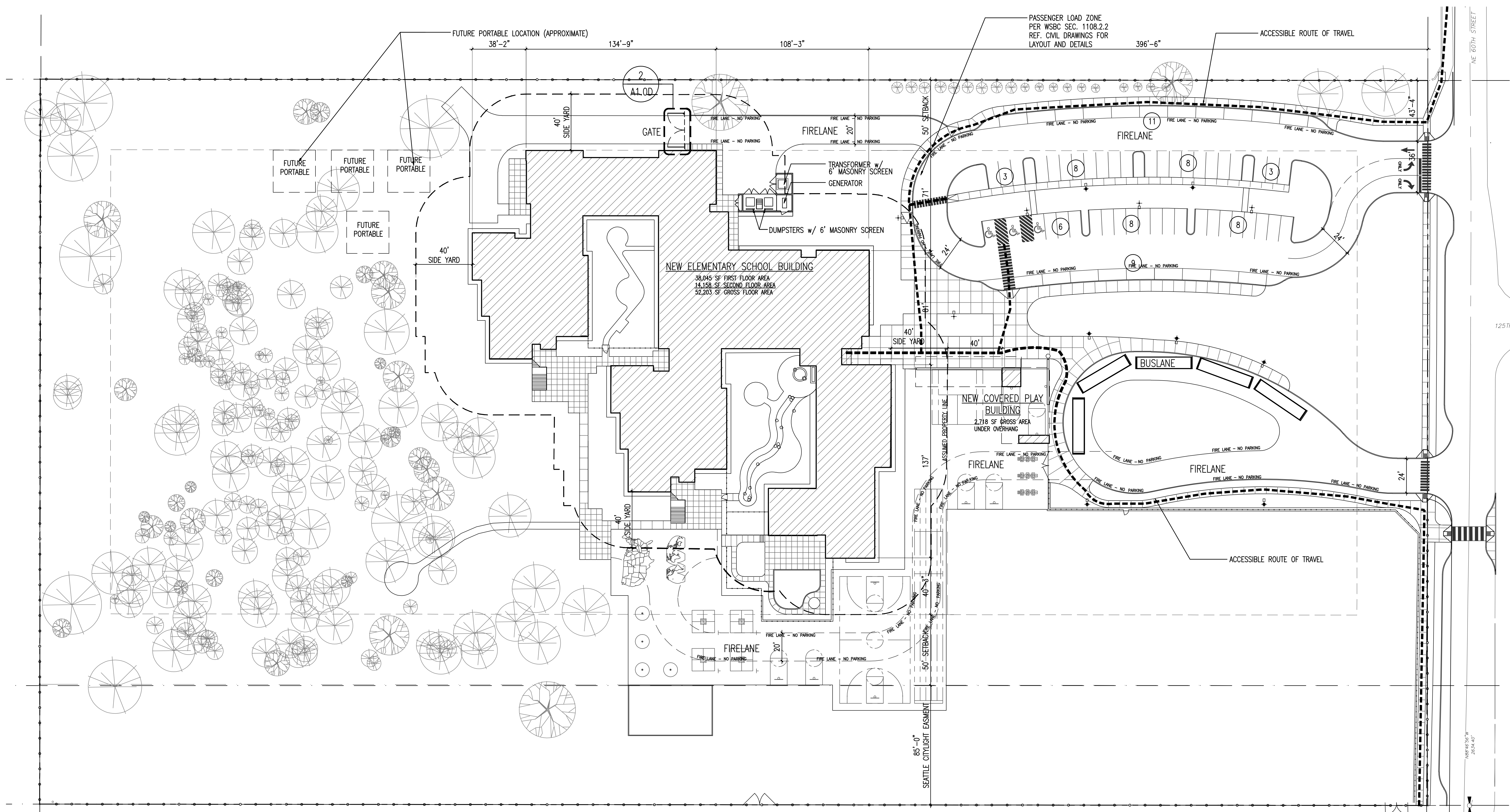
BUILDING PERMIT
DOCUMENTS

Revisions:
PERMIT REVISIONS - 03/C

ARCHITECTURAL
SITE PLAN

PHASE III
SITE DEVELOPMENT

A1.0D



1 SITE PLAN
SCALE: 1" = 30.0'

ZONING CODE COMPLIANCE

PARKING

EXISTING PARKING SPACES PROVIDED - 60

NEW PARKING SPACES PROVIDED

STAFF AND LONG TERM VISITORS 45

CURBSIDE SHORT TERM VISITORS 19

TOTAL 64

REFERENCE LANDSCAPE PLANS FOR LOCATION OF REQUIRED BUFFERS

CONSTRUCTION TYPE AND BUILDING OCCUPANCY TYPE

1997 UBC W/ WAC AMENDMENTS

TYPE II-1HR, SPRINKLERED FOR ONE HOUR CONSTRUCTION.

OCCUPANCY TYPE:

EDUCATIONAL DIV. 1

LOT COVERAGE

LOT SIZE - 422,532 SF

EXISTING BUILDING (MAIN - c1968) - 26,200 SF

EXISTING BUILDING (CLASSROOM - c1990) - 11,500 SF

CURRENT LOT COVERAGE 8.9%

NEW BUILDING - (FOOTPRINT AND OVERHANG) 45,213 SF

NEW PLAYSHED - (FOOTPRINT AND OVERHANG) 3,233 SF

TOTAL COVERAGE = 48,446 SF

NEW LOT COVERAGE 11.5%

GENERAL NOTES

REFERENCE CIVIL DRAWINGS FOR GRADING PLAN, PARKING STRIPE LAYOUT AND UTILITY LOCATIONS

REFERENCE LANDSCAPE DRAWINGS FOR PLANTING PLAN, PLAYGROUND STRIPE LAYOUT AND BUFFER PLANTING LOCATIONS.