



ISSAQUAH SCHOOL DISTRICT 411

SITE DATA:

SITE AREA 494,545 SF, 11 ACRES
R-6
TAX ACCOUNT NO. 1524069008, 1524069006 & 1524069096
SETBACKS: STREET - 20', REAR - 25', SIDE - 25'
SURFACE WATER MANAGEMENT FACILITIES MAY BE LOCATED WITHIN SETBACKS.
MONUMENT SIGN 4" OR LESS IN HEIGHT WITH A MAXIMUM SIGN AREA OF 20 SF.
STORM WATER VENTS, STRUCTURES AND CONCRETE SYSTEMS ABOVE & BELOW GRADE, VAULTS 12" MINIMUM SETBACK, SETBACK AVERAGE IS ALLOWED MINIMUM 7.5'.
MINIMUM YARD AREA: YARD AREA NOT STRUCTURED OR HARDENED, CAN HAVE DECKS OR LANDSCAPING BUT NOT PAVEMENT CONCRETE OR OTHER HARD MATERIAL.
MINIMUM YARD AREA: 355
LOT COVERAGE: 50%
LEGAL DESCRIPTION: LOTS B, C AND D OF CITY OF SAMMAMISH BOUNDARY LINE ADJUSTMENT NO. 81A 001-413, RECORDED UNDER RECORDING NO. 200111490003, IN KING COUNTY, WASHINGTON.

EXISTING SITE IMPERVIOUS CALCULATIONS:

TOTAL SITE AREA BEFORE DEDICATION = 576,206 SF
20' DEDICATION AREA = 9,580 SF
TOTAL SITE AREA AFTER DEDICATION = 566,627 SF
SCHOOL BUILDING 43,057 SF
EXISTING IMPERVIOUS TO REMAIN 25,042 SF 0.67 AC
NEW/REPLACED IMPERVIOUS 222,602 SF 5.22 AC
TOTAL IMPERVIOUS 256,607 SF 5.89 AC

SITE IMPERVIOUS AREA: 256,607 SF / 566,627 SF = 45% IMPERVIOUS

PARKING:

REQUIRED PARKING
1 STALL/CLASSROOM (30) = 30 SPACES
1 STALL/20 STUDENTS = 664/30 = 58 SPACES
TOTAL STALLS REQUIRED = 44 SPACES

PROVIDED PARKING
STANDARDS 106
ACCESSIBLE (ALL ARE VAN) 4
LOADING 2
TOTAL STALLS PROVIDED: 112 SPACES

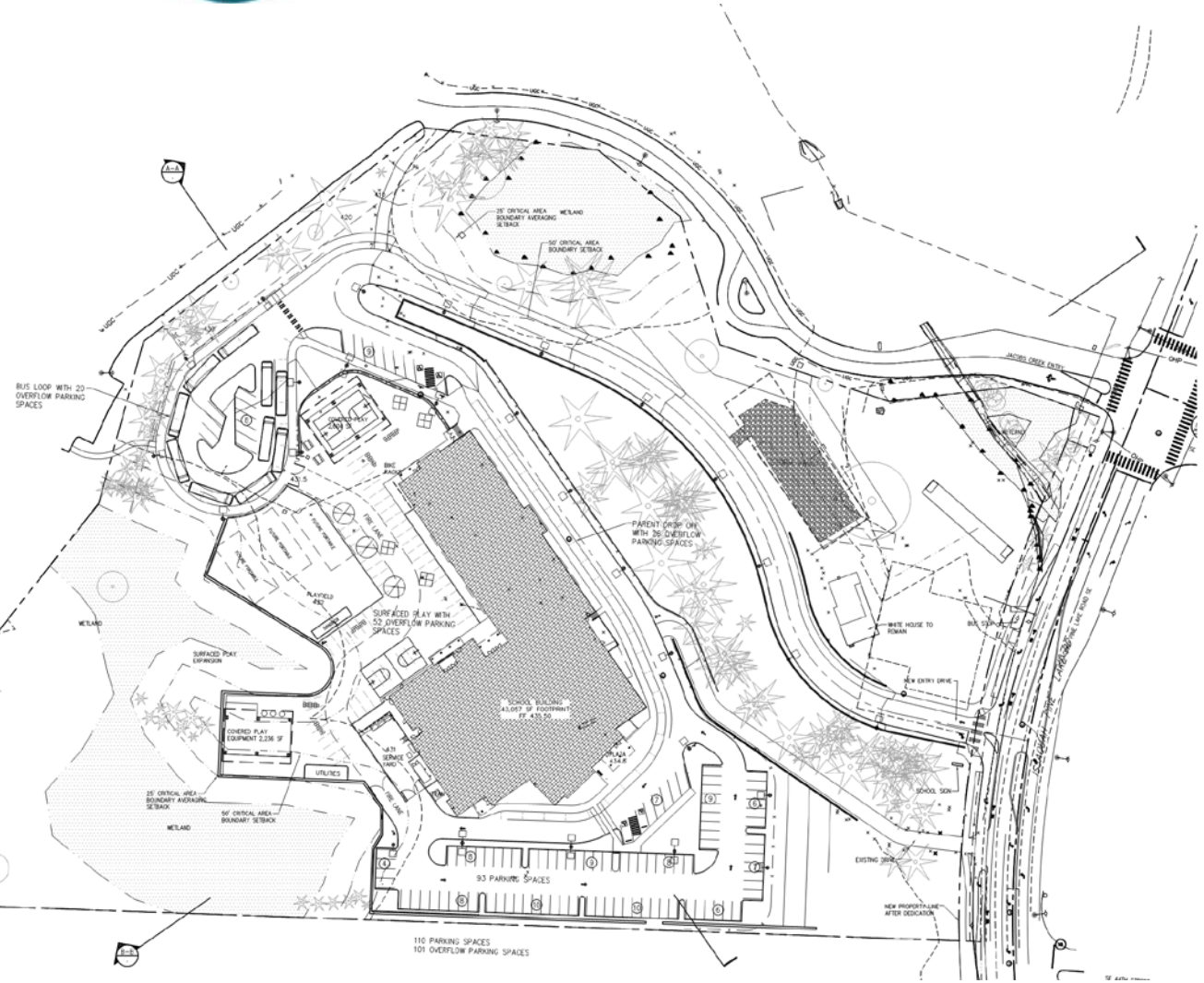
OVERFLOW PARKING ON SURFACED PLAY AREA 51
BUS LOOP AND DROP OFF 45
EXIST PARKING 205 SPACES
(DOES NOT INCLUDE LOADING SPACES)

AVERAGE HEIGHT CALCULATION:

$436.0 + 438.0 + 437.0 + 430.0 = 1,741/4 = 435.25$

MAXIMUM ROOF ELEVATION:

MAXIMUM ALLOWABLE BASE HEIGHT 35' WITH A MAXIMUM HEIGHT OF 75'
ADD 1 FOOT OF HEIGHT FOR EVERY FOOT OF ADDITIONAL SETBACK
 $95' - 4" + 35' - 4" = 131' - 4"$ WHICH EXCEEDS THE MAXIMUM HEIGHT OF 75', THEREFORE THAT WILL BE THE MAXIMUM HEIGHT.

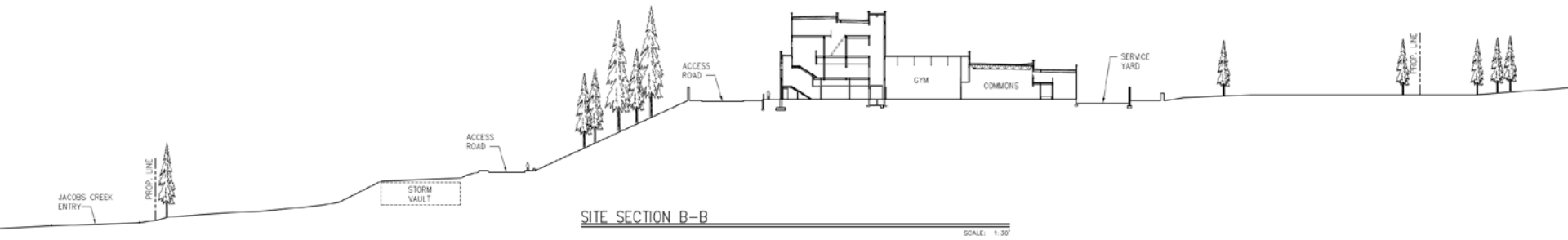


Site Plan
Scale: 1" = 50'-0"





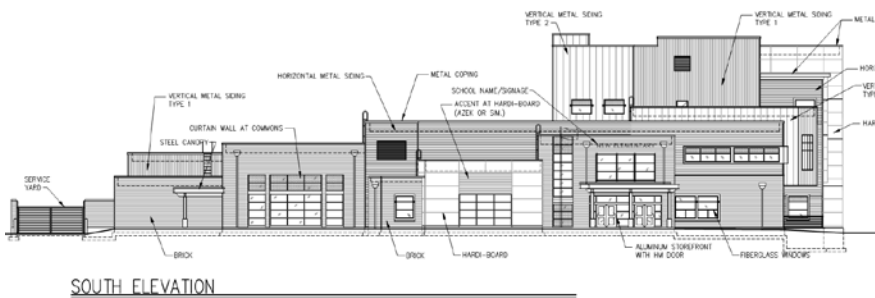
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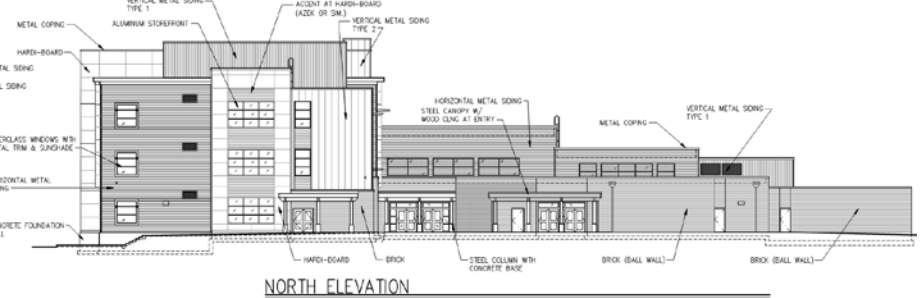
EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

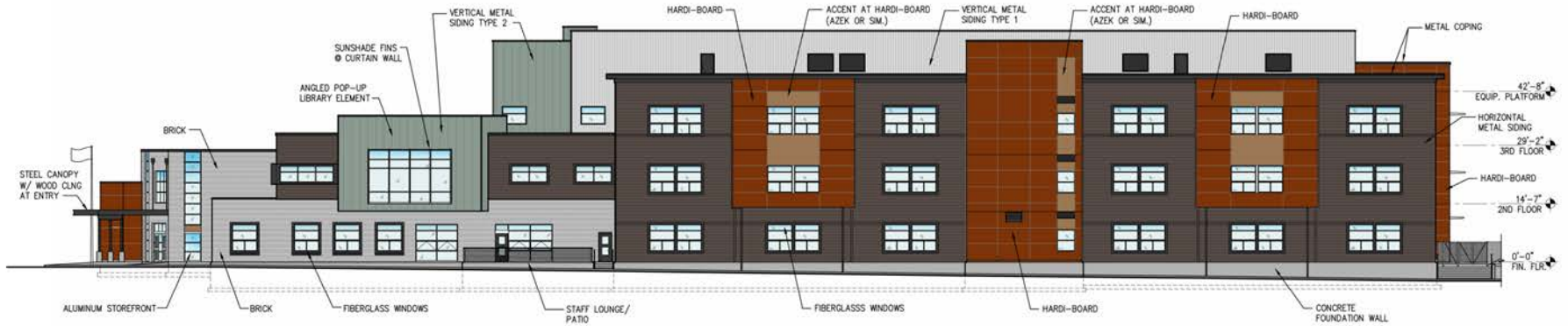


WEST ELEVATION

SCALE: 1/16" = 1'-0"

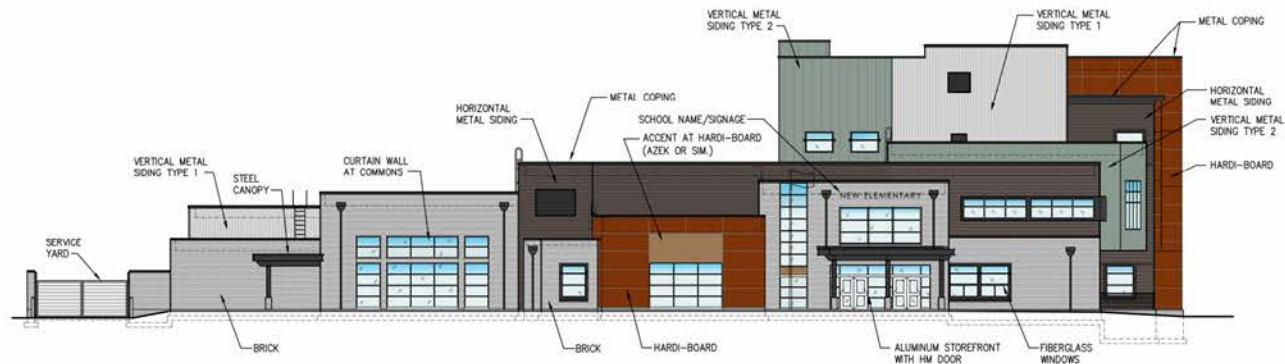
Exterior Elevations
Scale: 1/16" = 1'-0"





EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"