CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT #411
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

GENERAL NOTES

GENERAL REQUIREMENTS

A. DRAWINGS. THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND ALERT ARCHITECT TO ANY UNFORESEEN CONSTRUCTION DIFFICULTIES BEFORE BEGINNING WORK.

B. PRE-CONSTRUCTION MEETING. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL SCHEDULE, WITH OWNER APPROVAL, A PRE-CONSTRUCTION MEETING WITH THE LOCAL BUILDING DEPT. OR LOCAL PUBLIC WORKS DEPT. VERIFY WHICH AGENCIES SHOULD BE INVOLVED. THE CONTRACTOR SHALL PROVIDE LOCAL INSPECTOR WITH 24 HOURS NOTICE PRIOR TO INSPECTION.

C. REPETITIVE. TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS AND SECTIONS. REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL.

D. CODES / PERMITS / REGULATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY OTHER THAN THE BUILDING CONSTRUCTION PERMIT. CONTRACTOR SHALL ALSO PAY FOR ALL OTHER CHARGES, FEES OR COSTS CHARGED BY THE BUILDING AND CONSTRUCTION DEPARTMENTS, UTILITY AGENCIES OR PRIVATE COMPANIES WHICH REQUIRE SUCH COSTS FOR OR PRIOR TO INSTALLATIONS.

NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DRAWINGS BE NECESSARY IN ORDER TO COMPLY WITH APPLICABLE CODES AND/OR REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE AND CEASE WORK. ALL PARTS PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES.

ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AS AMENDED BY THE STATE OF WASHINGTON AND ALL LOCAL JURISDICTION RULES AND REGULATIONS.

E. DIMENSIONS ARE SHOWN TO FACE OF MASONRY OR CENTERLINE OF OPENING, UNLESS DETAILED OTHERWISE ON DRAWINGS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR, FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR OR OTHERS.

THE CONTRACTOR SHALL CONSULT THE PLANS OF ALL TRADES FOR OPENINGS THROUGH SLABS, WALLS, CEILINGS AND ROOFS FOR DUCTS, PIPES, CONDUIT, CABINETS AND EQUIPMENT, AND SHALL VERIFY THE SIZES AND LOCATIONS WITH SUBCONTRACTORS.

F. SHOP DRAWINGS. PROVIDE SHOP DRAWINGS FOR THE ARCHITECT'S/ OWNER'S APPROVAL AND AS REQUIRED BY LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

G. SPECIAL INSPECTIONS. OWNER WILL HIRE A TESTING LAB FOR SPECIAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTION.

H. CONTRACTOR TO FRAME OPENINGS IN WALLS, CEILINGS AND FLOORS FOR H.V.A.C. AND OTHER MECHANICAL OR ELECTRICAL WORK WHERE REQUIRED AND NOT OTHERWISE SHOWN ON THE PLANS.

I. COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES (WAC 51-40-1100) INCLUDING:

1) MAXIMUM THRESHOLD HEIGHT TO BE 1/4" OR 1/2" WITH A 2:12 SLOPE.

2) STAIR NOSINGS TO BE FLUSH, SLIP-RESISTANT AND ROUNDED TO RADIUS OF ONE HALF INCH (1/2") MAXIMUM

J. GENERAL CONTRACTOR SHALL RESTORE ANY EXISTING CONDITIONS AND SITE WORK DISTURBED DUE TO EXECUTION OF THIS CONTRACT.

AREA OF REFUGE

A. AT EXTERIOR AREAS FOR ASSISTED REFUGE (TOP PLATFORM OF EXTERIOR STAIRS) PROVIDE SIGNAGE EXTERIOR AREAS FOR ASSISTED RESCUE SHALL HAVE IDENTIFICATION AS REQUIRED FOR AREA OF REFUGE THE COMPLIES WITH SECTION 1007.9. PROVIDE SIGN ON DOOR LEADING TO LANDING STATING "AREA OF REFUGE" WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY.

THERMAL/MOISTURE PROTECTION

A. OPENINGS. ALL OPENINGS TO BE CAULKED, SEALED OR WEATHER- STRIPPED. ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE 24 MINIMUM 24 GAUGE PREFINISHED STEEL OR SOLDERED STAINLESS STEEL WHERE INDICATED. 10'-0" LENGTHS, PER DETAILS & SMACNA MANUAL UNLESS OTHERWISE NOTED.

B. CAULKING AND SEALANTS. USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS, SILICONE AT WINDOWS & STOREFRONT. ALL OTHER LOCATIONS AS SPECIFIED.

C. VAPOR BARRIERS. CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.

D. INSULATION. PROVIDE INSULATION PER WASHINGTON STATE ENERGY CODE TABLE C402.2 AS FOLLOWS:
ROOF:
INSULATION ENTIRELY ABOVE DECK: R-30 CONTINUOUS INSULATION
ATTIC AND OTHER: R-49
WALLS:
WOOD FRAMED: R-21 INT
FLOORS:
JOIST/FRAMING: R-30
SLAB ON GRADE:
R-10 FOR 24" BELOW

E. AIR BARRIER: PROVIDE A CONTINUOUS VAPOR PERMEABLE SELF-ADHERED AIR BARRIER (CALLED OUT IN THE DRAWINGS AS "MOISTURE BARRIER") ON THE EXTERIOR OF ALL SHEATHING.

DOORS / WINDOWS

A. GLAZING. PROVIDE GLAZING PER INTERNATIONAL BUILDING CODE AND WASHINGTON STATE ENERGY CODE.

GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR LAMINATED SAFETY GLASS.

GLAZING U-VALUE (NFRC 100)
FIBERGLASS WINDOWS: U= 0.30
ALUMINUM STOREFRONT: U=0.38
EXTERIOR SWING DOORS (OPAQUE): U=0.37
EXTERIOR SWING DOORS (45% GLAZED): U=0.56
EXTERIOR ROLL-UP DOORS: R=4.75

FIRE PROTECTION

A. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY IBC AND LOCATE PER FIRE MARSHAL'S DIRECTION.

B. MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXTERIOR AND RATED INTERIOR WALL PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED AND SIMILAR SYSTEMS.

FINISHES

SUSPENDED CEILINGS ARE TO COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:

A. 2012 INTERNATIONAL BUILDING CODE (IBC) SECTIONS 808.1 AND 2506.2.

B. ASTM C635 AND ASTM C636 (REFERENCED IN IBC 808.1). ASTM IS AN ACRONYM FOR AMERICAN SOCIETY OF TESTING AND MATERIALS.

C. ASCE-7 SECTION 13.5.6 (REFERENCED IN IBC 2506.2). ASCE IS AN ACRONYM FOR AMERICAN SOCIETY OF CIVIL ENGINEERS.

D. SUSPENDED CEILINGS SHALL CONFORM WITH STANDARD OF ASCE-7 SECTION 13.5.6.

E. IBC 102.1 STATES, "WHERE THERE IS A CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE. WHERE, IN ANY SPECIFIC CASE, DIFFERENT SECTIONS OF THIS CODE SPECIFY DIFFERENT MATERIALS, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN."

F. CARPET SHALL MEET THE MINIMUM FLAMMABILITY STANDARD OF THE DEPARTMENT OF COMMERCE PER IBC 804.

G. ROOM FINISHES SHALL COMPLY WITH IBC 803, CLASS C THROUGHOUT.

KITCHEN

A. PROVIDE SIGN AT HOT PLATE STATING "EQUIPMENT IS NOT TO BE USED FOR COOKING THAT PROMOTES GREASE OR SMOKE LADEN VAPORS."

CODE INFORMATION

CODES USED:

2012 INTERNATIONAL BUILDING CODE WAC 51-50
2012 INTERNATIONAL MECHANICAL CODE WAC 51-52
2012 INTERNATIONAL FIRE CODE WAC 51-54
2012 UNIFORM PLUMBING CODE WAC 51-56, 51-57
2012 WASHINGTON STATE ENERGY CODE WAC 51-11

NAME OF PROJECT:	CLARK ELEMENTARY SCHOOL ISSAQUAH SCHOOL DISTRICT NO. 411 400 1st AVE. SE ISSAQUAH, WASHINGTON 98027
SCOPE OF WORK:	REMODEL, ADDITIONS AND RE-PURPOSING OF EXISTING ISSAQUAH MIDDLE SCHOOL BUILDINGS. EXISTING 100 AND 400 BUILDINGS WILL BE REMODELED AND RECONFIGURED, 3 EXISTING BUILDINGS WILL BE REMOVED FOR A NEW
SITE AREA:	609,309 SF; 14 ACRES
IMPERVIOUS AREAS:	327,300 SF; 7.5 ACRES
ZONING:	CF-F COMMUNITY FACILITIES ADJACENT ZONING: MF-H, SF-SL & SF-D
TAX ACCOUNT NO:	2354300270-290-285-315 3424069028-104-140

BUILDING AREA SUMMARY:

REMODEL BUILDING 100:	20,873 SF
REMODEL BUILDING 400:	3,590 SF
FIRST FLOOR ADDITION:	27,410 SF
SECOND FLOOR ADDITION:	12,271 SF
THIRD FLOOR ADDITION:	12,271 SF
TOTAL BUILDING AREA:	76,415 SF
FIRST FLOOR EXPANSION:	937 SF
SECOND FLOOR EXPANSION:	937 SF
THIRD FLOOR EXPANSION:	937 SF
TOTAL EXPANSION ALT:	2,811 SF
TOTAL BUILDING AREA:	79,226 SF
COVERED PLAY BUILDINGS:	2,600 X 2 = 5,200 SF
REMODEL 400 BLDG TOILETS:	444 SF

PARKING:

REQUIRED PARKING:

CLARK ELEMENTARY 3 STALL/CLASSROOM (31) =	93 SPACES
GIPSON EK HS 4 STALL/CLASSROOM (11) =	44 SPACES
GIPSON EK HS 1 STALL/EMPLOYEE (20) =	20 SPACES
OFFICE PORTABLES 1 STALL/300 SF = 1,850 X 8 = 14,800 SF/300 =	49 SPACES
STUDENTS PORTABLES 3 STALL/CLASSROOM (8) =	24 SPACES
TOTAL STALLS REQUIRED =	230 SPACES

PROPOSED PARKING

STANDARD:	253
ACCESSIBLE:	4
VAN ACCESSIBLE:	3
TOTAL STALLS PROVIDED:	260 SPACES
OVERFLOW PARKING ON SURFACED PLAY AREA:	60 SPACES

PROJECT TEAM

OWNER	ISSAQUAH SCHOOL DISTRICT No. 411 CAPITAL PROJECTS 565 NW HOLLY STREET ISSAQUAH, WA 98027-2889 (425) 837-7040 STEVE CRAWFORD, DIRECTOR OF CAPITAL PROJECTS ROYCE NOURIGAT, CONSTRUCTION COORDINATOR
ARCHITECT	CORNERSTONE ARCHITECTURAL GROUP 6161 175TH STREET, SUITE 101 KENMORE, WA 98028 (206) 682-5000 STEVE BARNES
STRUCTURAL	PETERSON, STREHLE, MARTINSON, INC. 2200 SIXTH AVE., SUITE 601 SEATTLE, WA 98121 (206) 622-4580 DAVID STUBBS
MECHANICAL	HULTZ BHU ENGINEERS, INC. 111 FAWCETT AVE., SUITE 100 TACOMA, WA 98402 (253) 383 3257 RICK HULTZ
ELECTRICAL	TRAVIS FITZMAURICE & ASSOCIATES, INC. 1200 WESTLAKE AVE. N., SUITE 509 SEATTLE, WA 98109 (206) 285 7228 MIKE FITZMAURICE
CIVIL ENGINEER	INTEGRITY WORKS CONSULTING ENGINEERS 8206 184th STREET SW EDMONDS, WA 98026 (206) 920-9410 (425) 670-2212 FAX JOE MOON
LANDSCAPE ARCHITECT	TERRAFORMA DESIGN GROUP 5027 51ST AVENUE SW SEATTLE, WA 98136 (206) 923-0590 (206) 923-3507 FAX AKEMI SAKAIDA
GEOTECHNICAL	ASSOCIATED EARTH SCIENCES, INC. 911 FIFTH AVENUE, SUITE 100 KIRKLAND, WA 98033 (425) 827-7701 KURT MERRIMAN
HYDROLOGIST	ED McCARTHY, P.E., P.S. 9957 171ST AVENUE SE RENTON, WA 98059 (425) 271-5734
KITCHEN	GEORGE E. BUNDY & ASSOCIATES 2520 COLBY AVENUE EVERETT, WA 98201 (206) 523-9690 LEN BUNDY

LEGAL DESCRIPTION

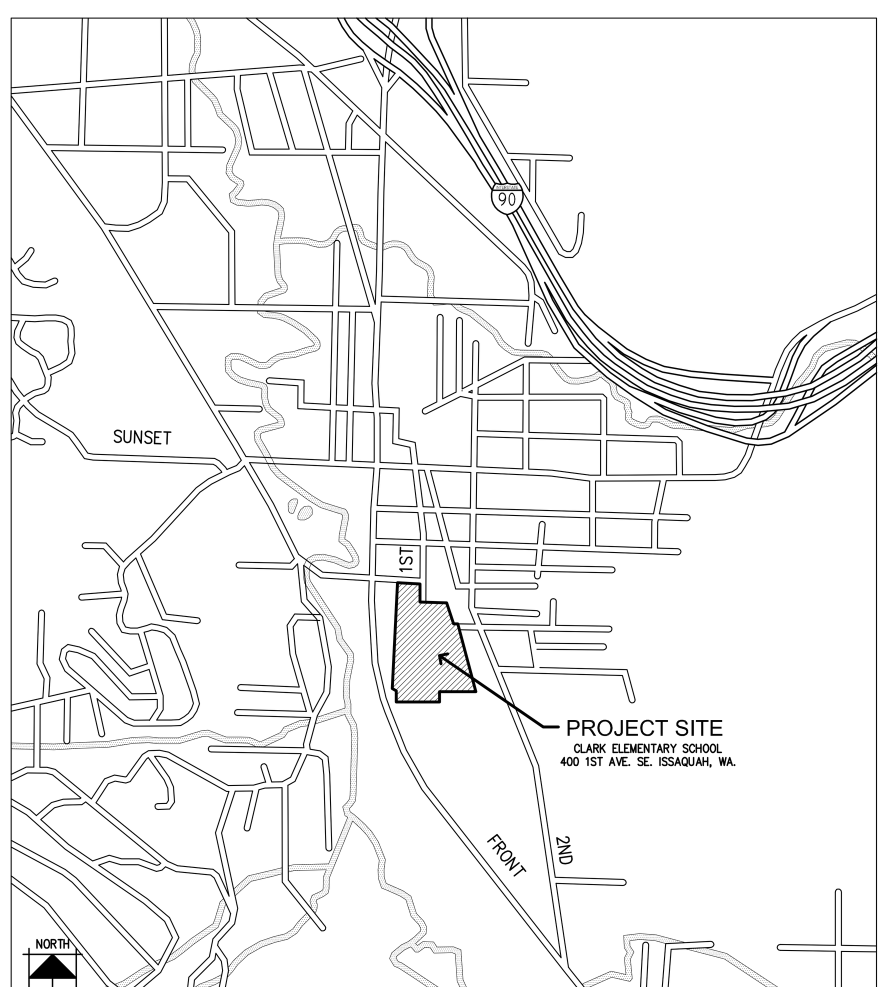
LOTS 1 THROUGH 6, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON PARCELS A, B AND C;

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS PARCELS A, B, C, D, E, AND F AS DESCRIBED IN ATTACHED SURVEY.

ABBREVIATIONS

ACP	ACOUSTICAL CLG. PANEL
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
AWP	ACOUSTICAL WALL PANEL
BLKG	BLOCKING
BR	BICYCLE RACK
BRG	BEARING
BS	LIBRARY BOOK SHELF
B/T	BETWEEN
CIP	CAST IN PLACE
C'FLSHG	COUNTERFLASHING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE BLOCK
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORRIDOR
CPT	CARPET
CS	CALCIUM SILICATE
CT	CERAMIC TILE
DB	DOCK BUMPERS
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DTL	DETAIL
DR	DOOR
DS	DOWNSPOUT
DSN	DOWNSPOUT NOZZLE
DWG	DRAWING
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
ELEV	ELEVATION
EJ	EXPANSION JOINT
EM	ENTRY MAT
(E), E.	EXIST, EXISTING
EXT	EXTERIOR
FAA	FIRE ALARM ANNUNCIATOR
FAC	FACTORY FINISH
FAP	FIRE ALARM PANEL
FC	FIBER CEMENT
FIN FL	FINISH FLOOR
FE	FIRE EXTINGUISHER
FLSHG	FLASHING
FOIC	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLB	GLU-LAM BEAM
GWB	GYPSUM WALLBOARD
HD	HEAD
HM	HOLLOW METAL
HO	MAGNETIC HOLD OPEN
HT	HEIGHT
IAS	INDOOR ATHLETIC SURFACING
INSUL	INSULATION
INT	INTERIOR
KB	KNOX BOX
LOC	LOCATION
M, MIRR	MIRROR
MB	MARKER BOARD
MAX	MAXIMUM
MTL	METAL
MIN	MINIMUM
MJ	MASONRY JOINT
MS	METAL SHELVING
NIC	NOT IN THIS CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OD	OUTSIDE DIMENSION
OFD	OVERFLOW ROOF DRAIN
OFS	OVERFLOW SCUPPER
OH	OPPOSITE HAND
PC	POWDER COAT
PERF, PERFOR.	PERFORATED
P-LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREF.	PREFINISHED
PSL	PARALLEL STRAND LUMBER
PT	PAINT
P.T.	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
R	RISER, RADIUS
RD	ROOF DRAIN
RM. RMS	ROOM, ROOMS
RO	ROUGH OPENING
RB	RUBBER BASE
SAV	STAIN AND VARNISH
S.A.F.	SELF-ADHESIVE FLASHING
S.A.M.	SELF-ADHESIVE MEMBRANE
SB	SPLASH BLOCKS
SCD	SEAT COVER DISPENSER
SD	SOAP DISPENSER
SE	SCREW EYES
SEAL	SEALED CONCRETE
SF	SQUARE FEET
SFC	SPECIAL FLOOR COVERING
SG	SAFETY GLAZING
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC, SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
ST	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
TB	TACKBOARD
TJ	TOOLED JOINT
TP	TOILET PAPER DISPENSER
TYP	TYPICAL
UR	URINAL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
W/	WITH
W/O	WITHOUT
W/R	WATER RESISTANT
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANELS
WF	WOOD FINISH
WP	WATERPROOFING
WRB	WEATHER RESISTIVE BARRIER

VICINITY MAP



REFERENCE SYMBOLS

KEY NOTE — 01
ROOM NAME — OFFICE A09
DOOR NUMBER — A101
GRID LINES AND REFERENCE — A
DETAIL REFERENCE — 1 / A10.1
BUILDING SECTION REFERENCE — 1 / A4.1
DECORATIVE STEEL PANEL — 01
WALL SECTION REFERENCE — 9 / A5.1
WALLTYPE REFERENCE — 2
OPERABLE PARTITION
FRAME TYPE REFERENCE — 1
INTERIOR ELEVATION REFERENCE — A, B, C, D / A1.1 — A/A1.1

PLUMBING FIXTURE CALCS

PER WA AMENDMENT FOR IBC SECTION 2902.1:

OCCUPANCY LOAD:
TOTAL SCHOOL SF: 80,432 SF
TOTAL FUTURE PORTABLES SF: 6,500 SF
SCHOOL OCC: 80,432 SF / 100 = 804
PORTABLE OCC: 6,500 SF / 100 = 65
TOTAL OCC: 869
MALE: 435 OCC.
FEMALE: 435 OCC.

WATER CLOSET REQUIRED:
MALE: 1 PER 35 = 435 / 30 = 12
FEMALE: 1 PER 25 = 435 / 25 = 17

WATER CLOSET PROVIDED:
MALE: 16
FEMALE: 16
UNISEX: 7

LAVATORY REQUIRED:
MALE: 1 PER 85 = 435 / 85 = 5
FEMALE: 1 PER 50 = 435 / 50 = 9

LAVATORY PROVIDED:
MALE: 11
FEMALE: 11
UNISEX: 7

DRINKING FOUNTAIN REQUIRED:
1 PER 100 = 869 / 100 = 8

DRINKING FOUNTAIN PROVIDED:
CLASSROOMS: 36
CORRIDORS : 6
TOTAL: 42

SCHOOL INFORMATION

EXISTING SCHOOL:
STUDENTS: 678
STAFF: 72

PROPOSED SCHOOL:
STUDENTS: 668 FUTURE PORTABLES STUDENTS: 160
STAFF: 72 FUTURE PORTABLES STAFF: 8

BUILDING HEIGHT ELEV. CALCS.

AVERAGE FINISHED ELEVATION CALCULATION:

ELEVATIONS AROUND BUILDING 394 FT.,400 FT.,404 FT., 419 FT.	
TOTAL	1,617/4 FT.
AVERAGE FINISH GRADE	404.25 FT.
FIN. FLR. ELEVATION	404.00 FT.
ELEVATION DIFFERENCE	.25 FT.
TOP OF BUILDING	47.00 A.F.F.
HEIGHT ABOVE AVERAGE GRADE	46.75 FT.
BASE HEIGHT ALLOWED	35.00 FT.
DISTANCE OF BUILDING TO NEAREST PROPERTY LINE	30 FT.
ADJUSTMENT:	
REQUIRED SETBACK	10 FT.
ADDITIONAL SETBACK	20 FT.
MAXIMUM BUILDING HEIGHT ALLOWED	35 FT + 20 FT = 55.00 FT.

DRAWING INDEX

AC1	COVER SHEET
AC2	SITE ACCESS PLAN
AC3	FIRST FLOOR CODE PLAN
AC4	SECOND FLOOR CODE PLAN
AC5	PHASE 1 SITE PLAN

CIVIL

C1.00	COVER SHEET
C1.01	LEGENDS, SYMBOLS AND NOTES
C1.02	NOTES
C2.00	EXISTING CONDITIONS SURVEY
C2.01	EXISTING CONDITIONS SURVEY
C2.02	EXISTING CONDITIONS SURVEY
C3.00	T.E.S.C. PLAN - PHASE 1
C3.01	T.E.S.C. PLAN - PHASE 2
C3.02	T.E.S.C. DETAILS
C3.03	T.E.S.C. DETAILS
C3.04	T.E.S.C. DETAILS
C3.05	TEMPORARY PARKING, CONSTRUCTION STAGING, AND ACCESS PLAN
C4.00	GRADING OVERVIEW PLAN
C4.01	GRADING PLAN - PHASE 1
C4.02	GRADING PLAN - PHASE 2
C4.03	GRADING DETAILS
C5.00	STORM DRAINAGE OVERVIEW PLAN
C5.01	STORM DRAINAGE PLAN - PHASE 1
C5.02	STORM DRAINAGE PLAN - PHASE 2
C5.03A	LOCK & LOAD RETAINING WALL DETIALS
C5.03B	EAST POND: ROCKY WALL - NOTES AND DETAILS
C5.04	STORM DRAINAGE KEY NOTES
C5.05	STORM DRAINAGE DETAILS
C5.06	STORM DRAINAGE DETAILS
C5.07	STORM DRAINAGE DETAILS
C5.08	STORM DRAINAGE DETAILS
C5.09	STORM DRAINAGE DETAILS
C5.10	STORM DRAINAGE DETAILS
C5.11	STORM DRAINAGE DETAILS
C5.12	STORM DRAINAGE DETAILS
C5.13	STORM DRAINAGE DETAILS
C5.14	STORM DRAINAGE DETAILS
C5.15	STORM DRAINAGE DETAILS
C5.16	STORM DRAINAGE DETAILS
C5.17	POND SECTIONS
C6.00	HORIZONTAL CONTROL AND PAVING OVERVIEW PLAN
C6.01	HORIZONTAL CONTROL AND PAVING PLAN - PHASE 1
C6.02	HORIZONTAL CONTROL AND PAVING PLAN - PHASE 2
C6.03	PAVING DETAILS
C6.04	PAVING DETAILS
C6.05	PAVING DETAILS
C6.06	PAVING DETAILS
C6.07	PAVING DETAILS
C6.08	PAVING DETAILS
C6.09	PAVING DETAILS
C6.10	PAVING DETAILS
C7.00	STRIPING AND SIGNAGE OVERVIEW PLAN
C7.01	STRIPING AND SIGNAGE PLAN - PHASE 1
C7.02	STRIPING AND SIGNAGE PLAN - PHASE 2
C7.03	STRIPING AND SIGNAGE DETAILS
C7.04	STRIPING AND SIGNAGE DETAILS
C7.05	STRIPING AND SIGNAGE DETAILS
C8.00	ROADWAY GRADING AND DRAINAGE PLAN / PROFILE
C8.01	ROADWAY PAVING PLAN
C8.02	ROADWAY CHANNELIZATION PLAN
C8.03	ROAD SECTION
WS1.00	WATER AND SEWER COVER SHEET
WS1.01	LEGEND AND SYMBOLS
SS2.00	SANITARY SEWER OVERVIEW PLAN
SS2.01	SANITARY SEWER PLAN - PHASE 1
SS2.02	SANITARY SEWER PLAN - PHASE 2
SS2.03	SANITARY SEWER PROFILE - PHASE 1
SS2.04	STANDARD DETAILS - SEWER DETAILS
SS2.05	STANDARD DETAILS - SEWER DETAILS
W3.00	WATER OVERVIEW PLAN
W3.01	WATER PLAN - PHASE 1
W3.02	WATER PROFILE - PHASE 1
W3.03	WATER KEY NOTES - PHASE 1-2
W3.04	WATER PLAN - PHASE 2
W3.05	WATER PROFILE - PHASE 2
W3.06	WATER CONNECTION DETAILS
W3.07	WATER CONNECTION DETAILS
W3.08	WATER CONNECTION DETAILS
W3.09	STANDARD MATERIALS AND CONSTRUCTION NOTES
W3.10	STANDARD MATERIALS AND CONSTRUCTION NOTES
W3.11	STANDARD MATERIALS AND CONSTRUCTION NOTES
W3.12	STANDARD DETAILS - WATER DETAILS
W3.13	STANDARD DETAILS - WATER DETAILS
W3.14	STANDARD DETAILS - CROSS CONNECTION

LANDSCAPE

L1.0	TREE RETENTION PLAN
L1.1	LANDSCAPE PLANTING PLAN
L1.2	LANDSCAPE PLANTING PLAN
L1.3	LANDSCAPE PLANTING PLAN
L1.4	LANDSCAPE PLANTING LEGEND
L1.5	LANDSCAPE PLANTING NOTES AND DETAILS
L1.6	LANDSCAPE PLANTING DETAILS
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION PLAN
L2.3	IRRIGATION PLAN
L2.4	IRRIGATION LEGEND, NOTES
L2.5	IRRIGATION DETAILS

SITE

A1.0	DEMOLITION SITE PLAN
A1.1	OVERALL SITE PLAN
A1.2	PARTIAL SITE PLAN
A1.3	PARTIAL SITE PLAN
A1.4	PARTIAL SITE PLAN
A1.5	SITE DETAILS
A1.6	SITE DETAILS
A1.7	SITE SECTIONS
A1.8	SITE STAIRS & RETAINING WALLS SECTIONS & ELEVATIONS
A1.9	SITE STAIRS & RETAINING WALLS SECTIONS & ELEVATIONS

ARCHITECTURAL

A2.0	OVERALL FIRST FLOOR PLAN
A2.1	OVERALL SECOND FLOOR, THIRD FLOOR AND MEZZANINE FLOOR PLANS
A2.21	PARTIAL FIRST FLOOR PLAN
A2.22	PARTIAL FIRST FLOOR EQUIP. & FINISHES PLAN
A2.31	PARTIAL FIRST FLOOR PLAN
A2.32	PARTIAL FIRST FLOOR EQUIP. & FINISHES PLAN
A2.41	PARTIAL SECOND FLOOR PLAN
A2.42	PARTIAL SECOND FLOOR EQUIPMENT & FINISHES PLAN
A2.51	PARTIAL THIRD FLOOR PLAN
A2.52	PARTIAL THIRD FLOOR EQUIPMENT & FINISHES PLAN
A2.6	MEZZANINE FLOOR PLAN
A2.7	LARGE SCALE PLANS
A2.8	LARGE SCALE PLANS
A2.9	WALL TYPE DETAILS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	BUILDING SECTIONS
A4.4	BUILDING SECTIONS
A4.5	BUILDING SECTIONS
A5.1	WALL SECTIONS
A5.2	WALL SECTIONS
A5.3	WALL SECTIONS
A5.4	WALL SECTIONS
A5.5	WALL SECTIONS
A5.6	WALL SECTIONS
A5.7	WALL SECTIONS
A5.8	WALL SECTIONS
A5.9	WALL SECTIONS
A5.10	WALL SECTIONS
A5.11	WALL SECTIONS
A5.12	WALL SECTIONS
A5.13	WALL SECTIONS
A5.14	WALL SECTIONS
A5.15	WALL SECTIONS
A5.16	WALL SECTIONS
A5.17	WALL SECTIONS
A5.18	WALL SECTIONS
A5.19	WALL SECTIONS
A5.20	WALL SECTIONS
A5.21	WALL SECTIONS
A5.22	WALL SECTIONS
A5.23	WALL SECTIONS
A5.24	WALL SECTIONS
A5.25	WALL SECTIONS
A5.26	WALL SECTIONS
A5.27	WALL SECTIONS
A5.28	WALL SECTIONS
A5.29	WALL SECTIONS
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E2.61	MEZZANINE FLOOR PLAN - LIGHTING
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E3.31	PARTIAL FIRST FLOOR PLAN - POWER
E3.41	PARTIAL SECOND FLOOR PLAN - POWER
E3.51	PARTIAL SECOND FLOOR PLAN - POWER
E3.61	MEZZANINE FLOOR PLAN - POWER
E4.21	PARTIAL FIRST FLOOR PLAN - COMM
E4.31	PARTIAL FIRST FLOOR PLAN - COMM
E4.41	PARTIAL SECOND FLOOR PLAN - COMM
E4.51	PARTIAL SECOND FLOOR PLAN - COMM
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E5.21	PARTIAL FIRST FLOOR PLAN - FIRE ALARM
E5.31	PARTIAL FIRST FLOOR PLAN - FIRE ALARM
E5.41	PARTIAL SECOND FLOOR PLAN - FIRE ALARM
E5.51	PARTIAL SECOND FLOOR PLAN - FIRE ALARM
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Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.682.5000
cornerstonearch.com

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CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: COVER SHEET
DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

AC1

PLOT DATE: 10/14/15 15:43 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\AC1 Cover Sheet\AC1.dwg

AC2

SCHEMATIC DESIGN

SHEET TITLE: SITE ACCESS PLAN

DATE: 10-14-15 PROJECT NO: 191406

REVISIONS:

CLARK ELEMENTARY SCHOOL

ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

Cornerstone ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.682.5000
cornerstonearch.com

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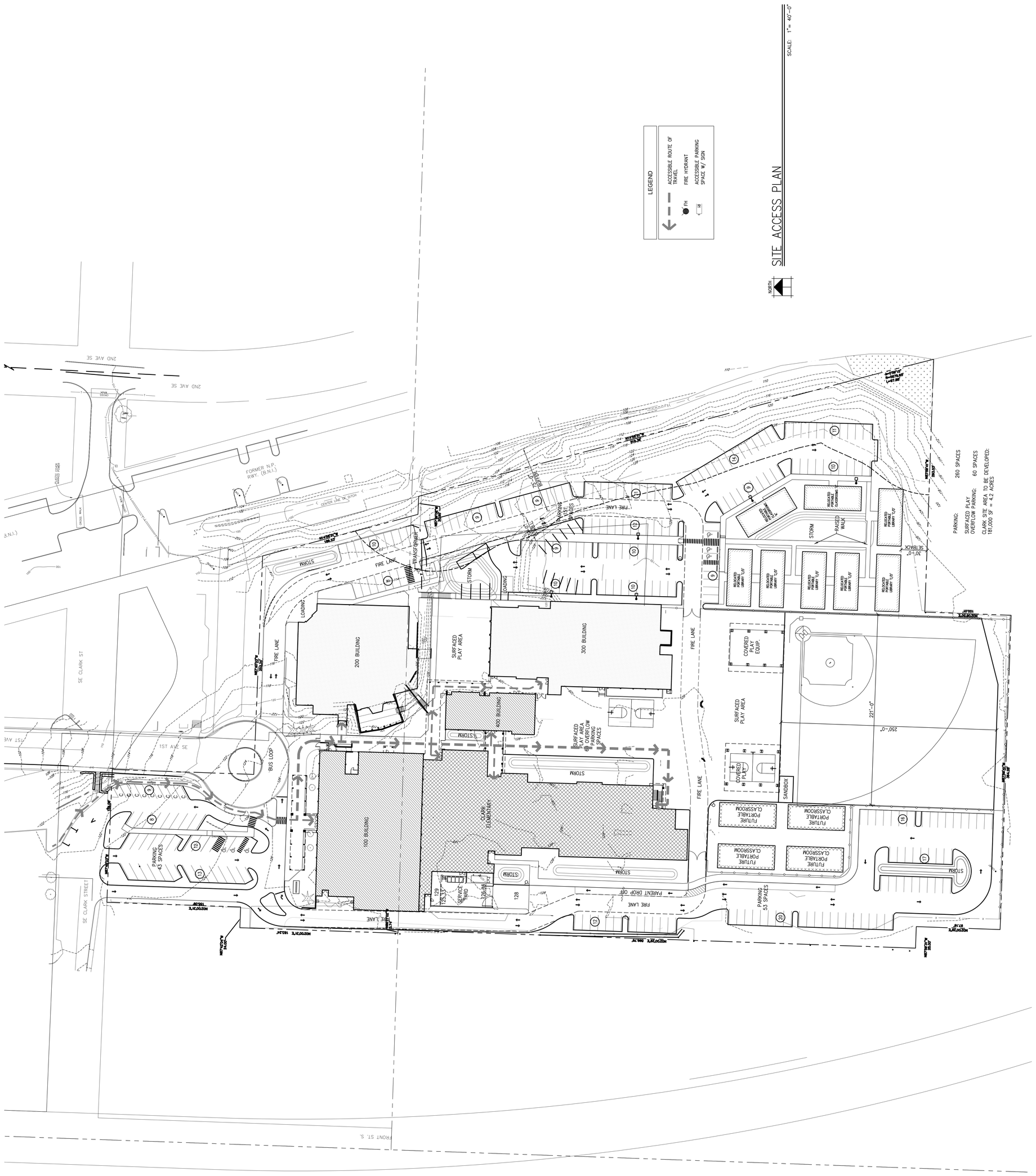
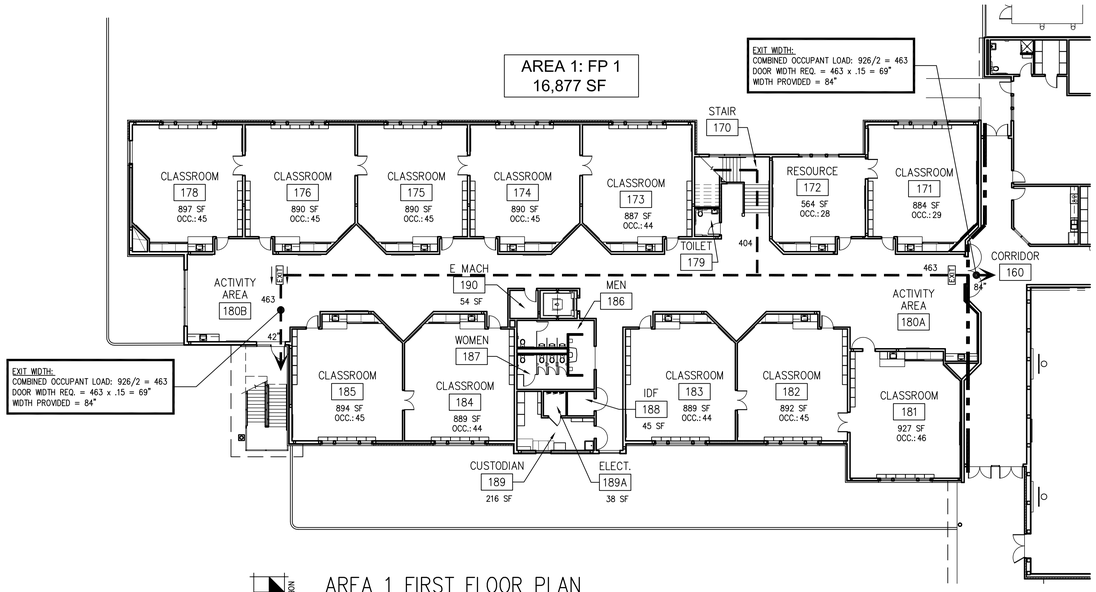
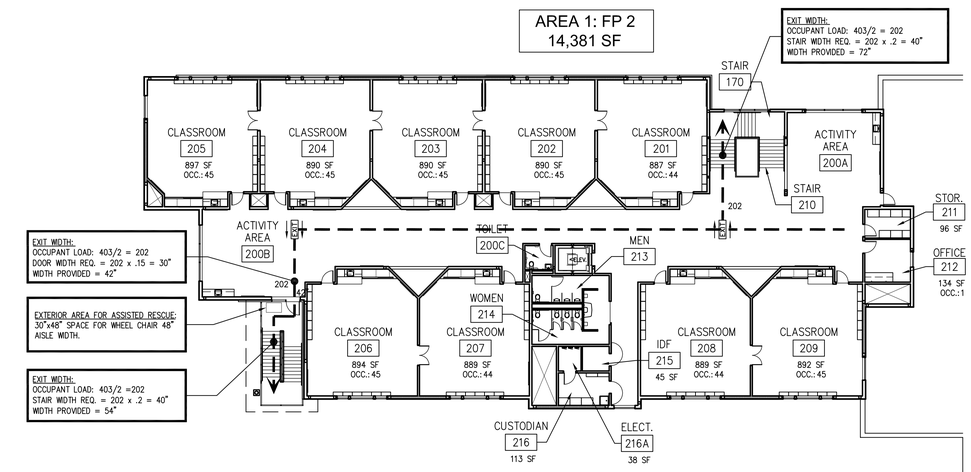




HUBSON

AREA 1 FIRST FLOOR PLAN

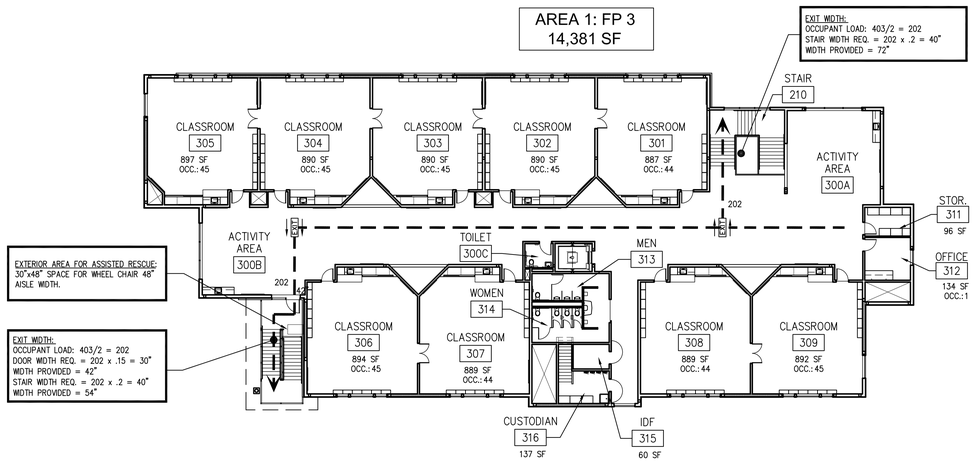
A2.0 SCALE: 1/16"= 1'-0"



HUBSON

AREA 1 SECOND FLOOR PLAN

A2.0 SCALE: 1/16"= 1'-0"



HUBSON

AREA 1 THIRD FLOOR PLAN

A2.0 SCALE: 1/16"= 1'-0"

GENERAL NOTES

1. PER TABLE 706.4, GROUP E OCCUPANCY IS REQUIRED TO HAVE A 3 HOUR FIRE-RESISTANCE RATING. IN TYPE II OR V CONSTRUCTION, WALLS ARE PERMITTED TO HAVE A 2 HOUR FIRE-RESISTANCE RATING.
2. OPENINGS IN ROOFS MUST BE 4' AWAY FROM A FIRE WALL.
3. EXTEND FIRE WALL CONSTRUCTION 4' FROM END OF WALL IN BOTH DIRECTIONS.
4. FIRE WALLS THAT STOP AT THE UNDERSIDE OF A COMBUSTIBLE ROOF MUST HAVE ROOF SHEATHING OR DECK CONSTRUCTED OF FIRE RETARDANT TREATED WOOD FOR 4' MIN. ON BOTH SIDES OF THE WALL AS WELL AS ⅝" TYPE 'X' GWB DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK FOR 4' MIN. ON BOTH SIDES OF THE WALL.

IBC NOTES

1. AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED PER IBC 713.14.1, EXCEPTION 4 SINCE THE BUILDING DOES NOT EXCEED THREE STORIES NOR 75 FEET PER 713.14.1 EXCEPTION 4.3.
2. AN ENCLOSED EXIT ACCESS STAIRWAY IS NOT REQUIRED PER IBC 1009.3, EXCEPTION 4 SINCE THE BUILDING IS LESS THAN 4 STORIES AND FULLY FIRE SPRINKLERED. A DRAFT CURTAIN WITH CLOSELY SPACED SPRINKLER HEADS WILL BE UTILIZED TO CUT THE STAIR AREA OFF FROM THE MAIN BUILDING PER IBC COMMENTARY FIGURE 1009.3.
3. EQUIPMENT PLATFORM SHALL NOT BE CONSIDERED TO BE A PORTION OF THE FLOOR BELOW AND NOT CONTRIBUTE TO THE BUILDING AREA OR STORIES PER IBC 505.3.
4. 2 HOUR AREA SEPARATION WILL BE USED BETWEEN THE IIB AND VB BUILDING CONSTRUCTION TYPES.
5. ELEVATOR WILL BE DESIGNED TO ACCOMODATE AN ABMULANCE STRETCHER 24"X84" PER IBC 3002.4.

BUILDING HEIGHT

BUILDING HEIGHT LIMIT: TYPE IIB = 55' PER IBC TABLE 503.

BUILDING HEIGHT INCREASE PER IBC 504.2 = 20'

TOTAL BUILDING HEIGHT LIMIT = 75'

ACTUAL BUILDING HEIGHT = 62'

AREA CALCULATIONS

AREA 1: 3-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
14,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (533.75' \times 30' + 16.66' \times 19')/636.91'$

$W = 29.67$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{550.41}{636.91} - 0.25]\frac{29.67}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_S = 200\%$ ($I_S = 2$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 14{,}500 + [14{,}500 \times 0.61] + [14{,}500 \times 2]$

$A_a = 14{,}500 + [8{,}845] + [29{,}000]$

$A_a = 52{,}345$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 16,877 SQUARE FEET
FLOOR 2: 14,381 SQUARE FEET
FLOOR 3: 14,381 SQUARE FEET

AREA 2: GYM / COMMONS (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (625.16' \times 30' + 96.33' \times 21.5')/925'$

$W = 28.87$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{721.49}{925} - 0.25]\frac{28.87}{30}$

$I_f = 0.51$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_S = 300\%$ ($I_S = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.51] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [4{,}845] + [28{,}500]$

$A_a = 42{,}845$ sq.ft.

ACTUAL FLOOR AREA

33,059 SQUARE FEET

AREA 3: CLASSROOM / GYM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (781.16' \times 30' + 50.16' \times 23.75')/921.67'$

$W = 29.62$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{631.32}{921.67} - 0.25]\frac{29.62}{30}$

$I_f = 0.64$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_S = 300\%$ ($I_S = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.64] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [6{,}080] + [28{,}500]$

$A_a = 44{,}080$ sq.ft.

ACTUAL FLOOR AREA

24,681 SQUARE FEET

AREA 4: 2-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (513.25' \times 30' + 19.83' \times 21.5')/615.5'$

$W = 29.93$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{533.08}{615.5} - 0.25]\frac{29.93}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_S = 300\%$ ($I_S = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.61] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [5{,}795] + [28{,}500]$

$A_a = 43{,}795$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 15,503 SQUARE FEET
FLOOR 2: 7,597 SQUARE FEET

COVERED PLAY A (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET

PORTABLES (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 1,625 SQUARE FEET
ACTUAL HEIGHT: 20 FEET

COVERED PLAY B (NOT SPRINKLERED):

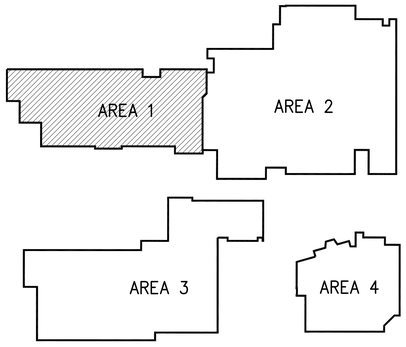
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET

LEGEND

- NEW OR EXISTING 2 HOUR WALLS TO REMAIN, SEE WALL TYPE 1 & 12/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- NEW OR EXISTING 1 HOUR WALLS TO REMAIN, SEE WALL TYPES 5, 6, & 8/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- EVACUATION ROUTE
- FEC — FIRE EXTINGUISHER CABINET
- FAA — FIRE ALARM ANNUCIATOR
- FAP — FIRE ALARM PANEL
- EXIT — EXIT SIGN W/ DIRECTION
- 1 HOUR LID, SEE 1/A2.9



NORTH

KEY PLAN

SCALE: NTS

Cornerstone
ARCHITECTURAL GROUP
Phone: 206.692.5000
cornerstonearch.com
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028

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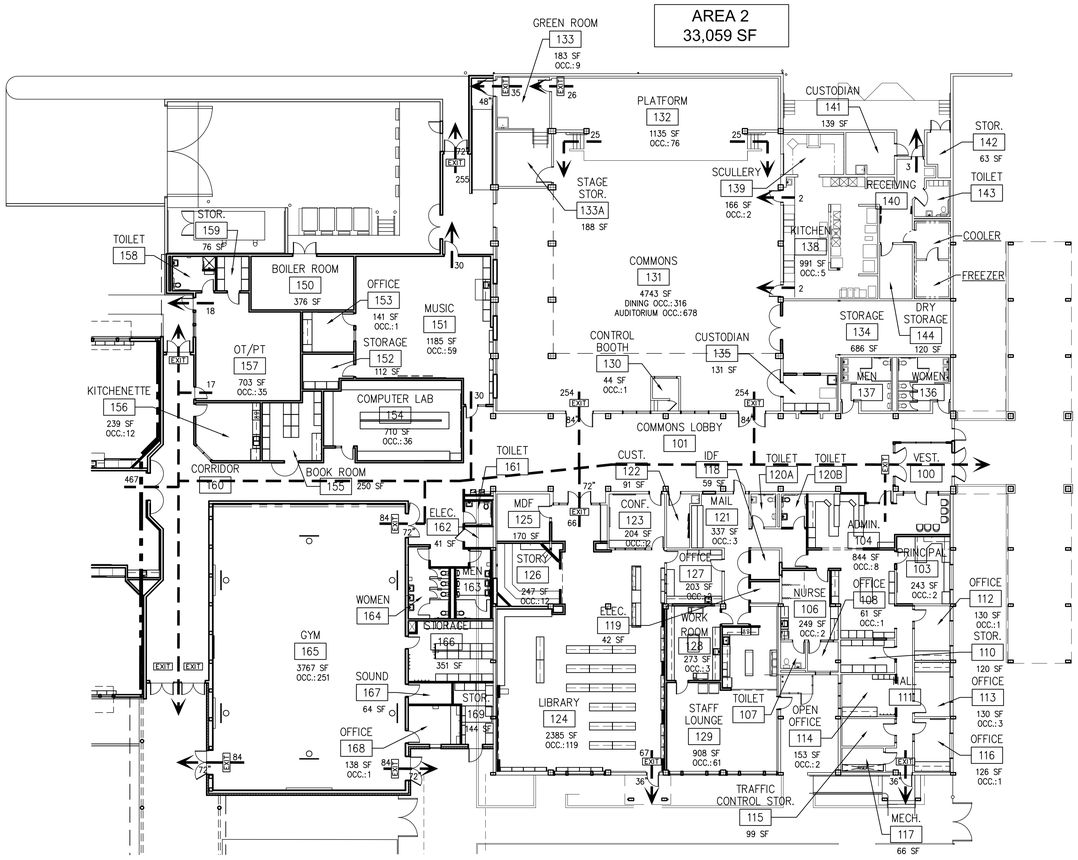
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: AREA 1 CODE PLANS

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

AC3

PLOT DATE: 10/14/15 11:26 DRAWING NAME: K:\EDUCATIONAL\issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\AC3_4 Code Plan\AC3.dwg



HLBRN

AREA 2 FIRST FLOOR PLAN

A2.0

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

GENERAL NOTES

1. PER TABLE 706.4, GROUP E OCCUPANCY IS REQUIRED TO HAVE A 3 HOUR FIRE-RESISTANCE RATING. IN TYPE II OR V CONSTRUCTION, WALLS ARE PERMITTED TO HAVE A 2 HOUR FIRE-RESISTANCE RATING.
2. OPENINGS IN ROOFS MUST BE 4' AWAY FROM A FIRE WALL.
3. EXTEND FIRE WALL CONSTRUCTION 4' FROM END OF WALL IN BOTH DIRECTIONS.
4. FIRE WALLS THAT STOP AT THE UNDERSIDE OF A COMBUSTIBLE ROOF MUST HAVE ROOF SHEATHING OR DECK CONSTRUCTED OF FIRE RETARDANT TREATED WOOD FOR 4' MIN. ON BOTH SIDES OF THE WALL AS WELL AS 5/8" TYPE 'X' GWB DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK FOR 4' MIN. ON BOTH SIDES OF THE WALL.

IBC NOTES

1. AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED PER IBC 713.14.1, EXCEPTION 4 SINCE THE BUILDING DOES NOT EXCEED THREE STORIES NOR 75 FEET PER 713.14.1 EXCEPTION 4.3.
2. AN ENCLOSED EXIT ACCESS STAIRWAY IS NOT REQUIRED PER IBC 1009.3, EXCEPTION 4 SINCE THE BUILDING IS LESS THAN 4 STORIES AND FULLY FIRE SPRINKLERED. A DRAFT CURTAIN WITH CLOSELY SPACED SPRINKLER HEADS WILL BE UTILIZED TO CUT THE STAIR AREA OFF FROM THE MAIN BUILDING PER IBC COMMENTARY FIGURE 1009.3.
3. EQUIPMENT PLATFORM SHALL NOT BE CONSIDERED TO BE A PORTION OF THE FLOOR BELOW AND NOT CONTRIBUTE TO THE BUILDING AREA OR STORIES PER IBC 505.3.
4. 2 HOUR AREA SEPARATION WILL BE USED BETWEEN THE IIB AND VB BUILDING CONSTRUCTION TYPES.
5. ELEVATOR WILL BE DESIGNED TO ACCOMODATE AN ABMULANCE STRETCHER 24"X84" PER IBC 3002.4.

BUILDING HEIGHT

BUILDING HEIGHT LIMIT: TYPE IIB = 55' PER IBC TABLE 503.

BUILDING HEIGHT INCREASE PER IBC 504.2 = 20'

TOTAL BUILDING HEIGHT LIMIT = 75'

ACTUAL BUILDING HEIGHT = 62'

LEGEND

- NEW OR EXISTING 2 HOUR WALLS TO REMAIN, SEE WALL TYPE 1 & 12/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- NEW OR EXISTING 1 HOUR WALLS TO REMAIN, SEE WALL TYPES 5, 6, & 8/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- EVACUATION ROUTE
- FEC — FIRE EXTINGUISHER CABINET
- FAA — FIRE ALARM ANNUCIATOR
- FAP — FIRE ALARM PANEL
- EXIT — EXIT SIGN W/ DIRECTION
- 1 HOUR LID, SEE 1/A2.9

AREA CALCULATIONS

AREA 1: 3-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 14,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (533.75' \times 30' + 16.66' \times 19')/636.91'$

$W = 29.67$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{550.41}{636.91} - 0.25]\frac{29.67}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3

$I_s = 200\% \ (I_s = 2)$

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 14{,}500 + [14{,}500 \times 0.61] + [14{,}500 \times 2]$

$A_a = 14{,}500 + [8{,}845] + [29{,}000]$

$A_a = 52{,}345$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 16,877 SQUARE FEET
FLOOR 2: 14,381 SQUARE FEET
FLOOR 3: 14,381 SQUARE FEET

AREA 2: GYM / COMMONS (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (625.16' \times 30' + 96.33' \times 21.5')/925'$

$W = 28.87$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{721.49}{925} - 0.25]\frac{28.87}{30}$

$I_f = 0.51$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3

$I_s = 300\% \ (I_s = 3)$

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.51] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [4{,}845] + [28{,}500]$

$A_a = 42{,}845$ sq.ft.

ACTUAL FLOOR AREA

33,059 SQUARE FEET

AREA 3: CLASSROOM / GYM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (781.16' \times 30' + 50.16' \times 23.75')/921.67'$

$W = 29.62$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{631.32}{921.67} - 0.25]\frac{29.62}{30}$

$I_f = 0.64$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3

$I_s = 300\% \ (I_s = 3)$

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.64] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [6{,}080] + [28{,}500]$

$A_a = 44{,}080$ sq.ft.

ACTUAL FLOOR AREA

24,681 SQUARE FEET

AREA 4: 2-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (513.25' \times 30' + 19.83' \times 21.5')/615.5'$

$W = 29.93$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{533.08}{615.5} - 0.25]\frac{29.93}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3

$I_s = 300\% \ (I_s = 3)$

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.61] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [5{,}795] + [28{,}500]$

$A_a = 43{,}795$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 15,503 SQUARE FEET
FLOOR 2: 7,597 SQUARE FEET

COVERED PLAY A (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET

PORTABLES (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

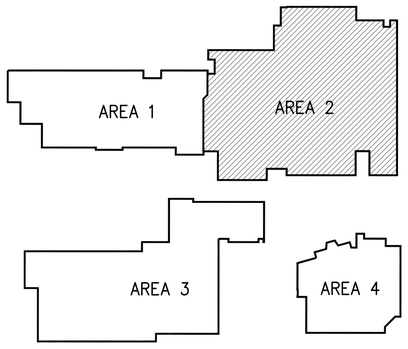
BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 1,625 SQUARE FEET
ACTUAL HEIGHT: 20 FEET

COVERED PLAY B (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503): 9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET



NORTH

KEY PLAN

SCALE: NTS

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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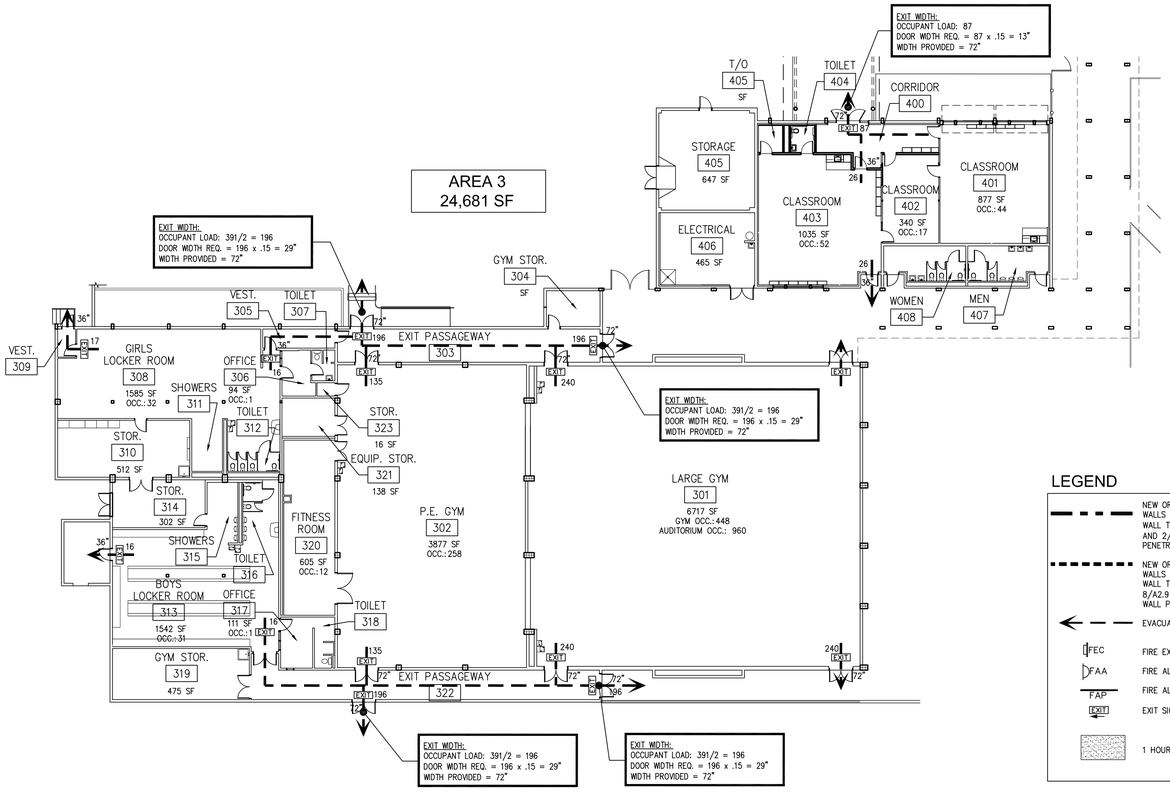
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: AREA 2 CODE PLAN

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

AC4

PLOT DATE: 10/14/15 11:27 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\AC3_4 Code Plan\AC4.dwg



NORTH

AREA 3 CODE PLAN

A2.0

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

GENERAL NOTES

1. PER TABLE 706.4, GROUP E OCCUPANCY IS REQUIRED TO HAVE A 3 HOUR FIRE-RESISTANCE RATING. IN TYPE II OR V CONSTRUCTION, WALLS ARE PERMITTED TO HAVE A 2 HOUR FIRE-RESISTANCE RATING.
2. OPENINGS IN ROOFS MUST BE 4' AWAY FROM A FIRE WALL.
3. EXTEND FIRE WALL CONSTRUCTION 4' FROM END OF WALL IN BOTH DIRECTIONS.
4. FIRE WALLS THAT STOP AT THE UNDERSIDE OF A COMBUSTIBLE ROOF MUST HAVE ROOF SHEATHING OR DECK CONSTRUCTED OF FIRE RETARDANT TREATED WOOD FOR 4' MIN. ON BOTH SIDES OF THE WALL AS WELL AS 5/8" TYPE 'X' GWB DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK FOR 4' MIN. ON BOTH SIDES OF THE WALL.

IBC NOTES

1. AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED PER IBC 713.14.1, EXCEPTION 4 SINCE THE BUILDING DOES NOT EXCEED THREE STORIES NOR 75 FEET PER 713.14.1 EXCEPTION 4.3.
2. AN ENCLOSED EXIT ACCESS STAIRWAY IS NOT REQUIRED PER IBC 1009.3, EXCEPTION 4 SINCE THE BUILDING IS LESS THAN 4 STORIES AND FULLY FIRE SPRINKLERED. A DRAFT CURTAIN WITH CLOSELY SPACED SPRINKLER HEADS WILL BE UTILIZED TO CUT THE STAIR AREA OFF FROM THE MAIN BUILDING PER IBC COMMENTARY FIGURE 1009.3.
3. EQUIPMENT PLATFORM SHALL NOT BE CONSIDERED TO BE A PORTION OF THE FLOOR BELOW AND NOT CONTRIBUTE TO THE BUILDING AREA OR STORIES PER IBC 505.3.
4. 2 HOUR AREA SEPARATION WILL BE USED BETWEEN THE IIB AND VB BUILDING CONSTRUCTION TYPES.
5. ELEVATOR WILL BE DESIGNED TO ACCOMODATE AN ABMULANCE STRETCHER 24"X84" PER IBC 3002.4.

BUILDING HEIGHT

BUILDING HEIGHT LIMIT: TYPE IIB = 55' PER IBC TABLE 503.

BUILDING HEIGHT INCREASE PER IBC 504.2 = 20'

TOTAL BUILDING HEIGHT LIMIT = 75'

ACTUAL BUILDING HEIGHT = 62'

LEGEND

- NEW OR EXISTING 2 HOUR WALLS TO REMAIN, SEE WALL TYPE 1 & 12/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- NEW OR EXISTING 1 HOUR WALLS TO REMAIN, SEE WALL TYPES 5, 6, & 8/A2.9 AND 2/A2.9 FOR WALL PENETRATIONS.
- EVACUATION ROUTE
- FEC — FIRE EXTINGUISHER CABINET
- FAA — FIRE ALARM ANNUCIATOR
- FAP — FIRE ALARM PANEL
- EXIT — EXIT SIGN W/ DIRECTION
- 1 HOUR LID, SEE 1/A2.9

AREA CALCULATIONS

AREA 1: 3-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: II-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
14,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (533.75' \times 30' + 16.66' \times 19')/636.91'$

$W = 29.67$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{550.41}{636.91} - 0.25]\frac{29.67}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_s = 200\%$ ($I_s = 2$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 14{,}500 + [14{,}500 \times 0.61] + [14{,}500 \times 2]$

$A_a = 14{,}500 + [8{,}845] + [29{,}000]$

$A_a = 52{,}345$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 16,877 SQUARE FEET
FLOOR 2: 14,381 SQUARE FEET
FLOOR 3: 14,381 SQUARE FEET

AREA 2: GYM / COMMONS (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (625.16' \times 30' + 96.33' \times 21.5')/925'$

$W = 28.87$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{721.49}{925} - 0.25]\frac{28.87}{30}$

$I_f = 0.51$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_s = 300\%$ ($I_s = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.51] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [4{,}845] + [28{,}500]$

$A_a = 42{,}845$ sq.ft.

ACTUAL FLOOR AREA

33,059 SQUARE FEET

AREA 3: CLASSROOM / GYM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (781.16' \times 30' + 50.16' \times 23.75')/921.67'$

$W = 29.62$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{631.32}{921.67} - 0.25]\frac{29.62}{30}$

$I_f = 0.64$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_s = 300\%$ ($I_s = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.64] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [6{,}080] + [28{,}500]$

$A_a = 44{,}080$ sq.ft.

ACTUAL FLOOR AREA

24,681 SQUARE FEET

AREA 4: 2-STORY CLASSROOM (FULLY SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
FRONTAGE INCREASE PER 506.2:

$W = (L1 \times w1 + L2 \times w2)/F$ (EQUATION 5-3)

$W = (513.25' \times 30' + 19.83' \times 21.5')/615.5'$

$W = 29.93$

$I_f = [\frac{F}{P} - 0.25]\frac{W}{30}$ (EQUATION 5-2)

$I_f = [\frac{533.08}{615.5} - 0.25]\frac{29.93}{30}$

$I_f = 0.61$

AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3
$I_s = 300\%$ ($I_s = 3$)

AREA DETERMINATION PER 506.1

$A_a = A_a + [A_t \times I_f] + [A_t \times I_s]$

$A_a = 9{,}500 + [9{,}500 \times 0.61] + [9{,}500 \times 3]$

$A_a = 9{,}500 + [5{,}795] + [28{,}500]$

$A_a = 43{,}795$ sq.ft.

ACTUAL FLOOR AREA

FLOOR 1: 15,503 SQUARE FEET
FLOOR 2: 7,597 SQUARE FEET

COVERED PLAY A (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET

PORTABLES (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

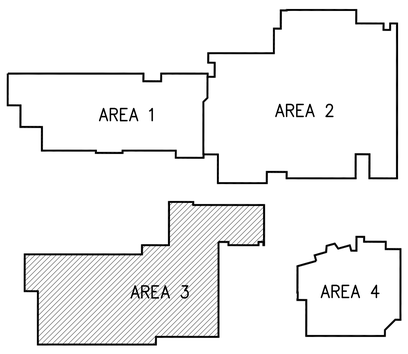
BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 1,625 SQUARE FEET
ACTUAL HEIGHT: 20 FEET

COVERED PLAY B (NOT SPRINKLERED):

OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAXIMUM ALLOWABLE FLOOR AREA:

BASIC ALLOWABLE BUILDING AREA (TABLE 503):
9,500 SQ.FT.
ALLOWABLE HEIGHT: 35'-0"
ACTUAL FLOOR AREA: 2,400 SQUARE FEET
ACTUAL HEIGHT: 27 FEET



NORTH

KEY PLAN

SCALE: NTS

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: AREA 3 CODE PLAN

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

AC5

PLOT DATE: 10/14/15 11:28 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\AC3_4 Code Plan\AC5.dwg

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.

LEGAL DESCRIPTION

PARCEL A: (2354300290)

LOTS 5 AND 6, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF VACATED ALLEY ADJOINING AS VACATED CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED UNDER RECORDING NUMBER 7111120425.

PARCEL B: (2354300285)

LOT 4, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WITH THE WEST HALF OF VACATED 1ST AVENUE SOUTHEAST ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;
EXCEPT THAT PORTION OF VACATED 1ST AVENUE SOUTHEAST CONVEYED TO THE CITY OF ISSAQUAH BY WARRANTY DEED RECORDED AS RECORDING NUMBER 8907190226;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

ALL THAT PORTION DESCRIBED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8907190226 LYING WITHIN VACATED 1ST AVENUE SOUTHEAST ADJOINING LOT 4 OF BLOCK 4 AND LOT 12 OF BLOCK 5 OF SAID PLAT OF TOWN OF ENGLEWOOD LYING WEST OF A LINE PARALLEL WITH AND 4.00 FEET EAST OF THE EAST LINE OF SAID LOT 4, AS SAID STREETS ARE DEPICTED IN THAT CERTAIN SURVEY FOR THE CITY OF ISSAQUAH RECORDED IN BOOK 54 OF SURVEYS PAGE 216, RECORDING NUMBER 8704029006, IN KING COUNTY, WASHINGTON.

PARCEL C: (2354300270)

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WITH VACATED SOUTHEAST DARST STREET ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425.

PARCEL D: (2354300315)

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 5, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY WASHINGTON;

TOGETHER WITH VACATED SOUTHEAST DARST STREET ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WITH THE SOUTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;
EXCEPT THAT PORTION OF VACATED ALLEY CONVEYED TO THE CITY OF ISSAQUAH BY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9403252743.

PARCEL E: (3424069028)

BEGINNING AT A POINT 279.72 FEET EAST OF A STONE MONUMENT WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH FOR 598.02 FEET;
THENCE EAST 364.20 FEET;
THENCE NORTH 598.02 FEET;
THENCE 364.20 FEET WEST TO THE PLACE OF BEGINNING;

TOGETHER WITH THE EAST 25 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH MEASURED ALONG THE SECTION AND SUBDIVISION LINES IS 3375.60 FEET NORTH AND 279.72 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID SECTION 34, SAID POINT BEING IDENTICAL WITH THE NORTHWEST CORNER OF A TRACT OF LAND HERETOFORE DEEDED TO AUGUST JARVENEN BY DEED DATED JULY 28, 1921;
THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 598.02 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE WESTERLY ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO AN INTERSECTION WITH THE EAST LINE OF THE ISSAQUAH HOBART ROAD NO. 1349;
THENCE IN A SOUTHERLY DIRECTION, ALONG SAID EASTERLY MARGIN OF SAID ROAD, A DISTANCE OF 625.0 FEET, MORE OR LESS TO AN INTERSECTION WITH THE PRODUCED NORTH LINE OF THE SAID TRACT CONVEYED TO AUGUST JARVENEN;
THENCE EASTERLY ALONG SOUTHERLY PRODUCED LINE, A DISTANCE OF 132 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

AND TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON LYING SOUTH OF THE MOST WESTERLY 40 FEET OF THE NORTH 50 FEET OF LOT 1, BLOCK 4, TOWN OF ENGLEWOOD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

PARCEL F: (3424069104)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 3375.60 FEET NORTH AND 643.92 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 598.02 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST 108 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 626.5 FEET;
THENCE WEST 294 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL G: (3424069140)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 3375.60 FEET NORTH AND 643.92 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 100 FEET;
THENCE EAST 364.2 FEET;
THENCE NORTH 100 FEET;
THENCE WEST 364.2 FEET TO POINT OF BEGINNING.

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HORIZONTAL CONTROL

BASIS OF BEARING: NAD 83/91

VERTICAL DATUM AND BENCHMARK

VERTICAL DATUM: NAVD 88 PER G4 GPS

SURVEY LEGEND

- SUBDIV. CORNER/FOUND
- SUBDIV. CORNER/NOT FOUND
- FOUND CAPPED REBAR
- SET CAPPED REBAR LS 30450
- SET LINE STAKE
- FOUND CONC. MON. IN CASE
- FOUND SURFACE MON.
- WETLAND
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- POWER VAULT
- UTILITY POLE
- UTILITY ANCHOR
- TELEPHONE RISER
- YARD LIGHT
- BLOW OFF
- MAIL BOX
- JUNCTION BOX
- STREET SIGN
- STREET LIGHT
- –OHP– OVERHEAD POWER
- –SD– STORM LINE
- –SS– SEWER LINE
- –W– WATER LINE
- –G– GAS LINE

PROPOSED LEGEND

- CATCH BASIN TYPE 1
- AREA DRAIN
- CATCH BASIN TYPE 2 WITH GRATE
- STORM DRAIN MANHOLE TYPE 2 WITH SOLID LID
- STORM CLEANOUT
- CULVERT
- SWALE
- FOOTING DRAIN
- DOWNSPOUT TIGHTLINE
- SANITARY SEWER MANHOLE TYPE 1
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE (PIV)
- GATE VALVE
- BUTTERFLY VALVE
- REDUCER
- COUPLING SLEEVE
- THRUST BLOCK
- TEE
- BEND
- 90° BEND
- WATER METER
- PIPE CAP
- BLOWOFF ASSEMBLY
- AIR VACUUM ASSEMBLY
- CONCRETE WALL
- RETAINING WALL (ROCKERY, KEYSTONE, REDI-ROCK)
- PROPERTY LINE
- AD AREA DRAIN
- H.P. HIGH POINT
- L.P. LOW POINT
- G.P. GRADE BREAK
- STORM DRAIN LINE
- PERF. PIPE
- FIELD UNDER DRAIN
- SANITARY SEWER LINE
- WATER MAIN
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

OWNER

ISSAQUAH SCHOOL DISTRICT #411
565 NW HOLLY STREET
ISSAQUAH, WA 98027
PHONE: (425) 837-7040
CONTACT: ROYCE NOURIGAT

ARCHITECT

CORNERSTONE ARCHITECTURAL GROUP
6161 NE 175TH STREET, SUITE 101
KENMORE, WA 98028
PHONE: (206) 682-5000
CONTACT: STEVE BARNES

CIVIL ENGINEER

INTEGRITY WORKS CONSULTING ENGINEERS, LLC
170 W. DAYTON ST., SUITE 204
EDMONDS, WA 98020
PHONE: (206) 920-9410
CONTACT: JOE MOON, P.E.

LANDSCAPE ARCHITECT

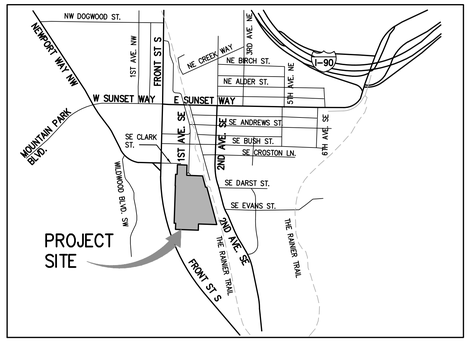
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVE. SW
SEATTLE, WA 98136
PHONE: (206) 923-0590
CONTACT: AKEMI SAKAIDA

SURVEYOR

GROUP FOUR INC.
1911 VERNON RD., STE. A
LAKE STEVENS, WA 98258
PHONE: (425) 408-1152
CONTACT: DAN ROUPE, PLS

GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES INC.
911 5TH AVE.
KIRKLAND, WA 98033
PHONE: (425) 827-7701
CONTACT: KURT MERRIMAN, PE



VICINITY MAP
SCALE: 1" = 1000'

N

SITE INFORMATION

1. SITE ADDRESS:
   CLARK ELEMENTARY SCHOOL
   400 1ST AVENUE SE
   ISSAQUAH, WA 98027
2. TAX PARCEL NUMBERS: 2354300290, 2354300285, 2354300270, 2354300315, 3424069028, 3424069104, 3424069140.
3. SITE AREA: 11.16 ACRES
4. ZONING: CF-F

PRELIMINARY EARTHWORKS QUANTITIES

CUT = 14,500 CY
FILL = 2,900 CY
NET CUT = 11,600 CY

NOTE:
EARTHWORK QUANTITIES ARE ESTIMATES INTENDED FOR PERMITTING AND INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK ANALYSIS TO DETERMINE QUANTITIES REQUIRED FOR THE PROJECT.

DRAWING INDEX

SHEET NO.	TITLE
C1.00	COVER SHEET
C2.00	EXISTING CONDITIONS SURVEY
C2.01	EXISTING CONDITIONS SURVEY
C3.00	GRADING AND DRAINAGE OVERVIEW PLAN
C3.01	GRADING AND DRAINAGE PLAN
C3.02	GRADING AND DRAINAGE PLAN
C4.00	WATER AND SANITARY SEWER OVERVIEW PLAN
C4.01	WATER AND SANITARY SEWER PLAN
C4.02	WATER AND SANITARY SEWER PLAN

Integrity Works
Consulting Engineers, LLC
170 W. Dayton St. Suite 204 Edmonds WA 98020
O: 425.967.7913 C: 206.920.9410

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.682.5000
cornerstonearch.com

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JOSEPH B. MOON
STATE OF WASHINGTON
38972
REGISTERED PROFESSIONAL ENGINEER
10/02/15

CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN

SHEET TITLE: COVER SHEET

DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

C1.00

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.

SW1/4, NW1/4 ,SEC. 34 ,TWP. 24 N. ,RGE. 6 E. ,W.M.

SCALE: 1"=30'

CONTOUR INTERVAL = 2'

30' 0 30' 60'

BASIS OF BEARINGS:
ROS, VOL. 45, PGS. 197–198

DATUM: NAVD88

SITE BENCH: AS SHOWN ON MAP

LEGAL DESCRIPTIONS:

PARCEL A: (2354300290)

LOTS 5 AND 6, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WTH THE NORTH HALF OF VACATED ALLEY ADJOINING AS VACATED CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED UNDER RECORDING NUMBER 7111120425.

PARCEL B: (2354300285)

LOT 4, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WTH THE NORTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WITH THE WEST HALF OF VACATED 1ST AVENUE SOUTHEAST ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;
EXCEPT THAT PORTION OF VACATED 1ST AVENUE SOUTHEAST CONVEYED TO THE CITY OF ISSAQUAH BY WARRANTY DEED RECORDED AS RECORDING NUMBER 8907190226;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

ALL THAT PORTION DESCRIBED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8907190226 LYING WITHIN VACATED 1ST AVENUE SOUTHEAST ADJOINING LOT 4 OF BLOCK 4 AND LOT 12 OF BLOCK 5 OF SAID PLAT OF TOWN OF ENGLEWOOD LYING WEST OF A LINE PARALLEL WITH AND 4.00 FEET EAST OF THE EAST LINE OF SAID LOT 4, AS SAID STREETS ARE DEPICTED IN THAT CERTAIN SURVEY FOR THE CITY OF ISSAQUAH RECORDED IN BOOK 54 OF SURVEYS PAGE 216, RECORDING NUMBER 8704029006, IN KING COUNTY, WASHINGTON.

PARCEL C: (2354300270)

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 4, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

TOGETHER WTH THE SOUTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WTH VACATED SOUTHEAST DARST STREET ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425.

PARCEL D: (2354300315)

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 5, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY WASHINGTON;

TOGETHER WITH VACATED SOUTHEAST DARST STREET ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;

AND TOGETHER WITH THE SOUTH HALF OF VACATED ALLEY ADJOINING AS VACATED UNDER CITY OF ISSAQUAH ORDINANCE NUMBER 1085 AND RECORDED AS RECORDING NUMBER 7111120425;
EXCEPT THAT PORTION OF VACATED ALLEY CONVEYED TO THE CITY OF ISSAQUAH BY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9403252743.

PARCEL E: (3424069028)

BEGINNING AT A POINT 279.72 FEET EAST OF A STONE MONUMENT WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH FOR 598.02 FEET;
THENCE EAST 364.20 FEET;
THENCE NORTH 598.02 FEET;
THENCE 364.20 FEET WEST TO THE PLACE OF BEGINNING;

TOGETHER WITH THE EAST 25 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND, THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH MEASURED ALONG THE SECTION AND SUBDIVISION LINES IS 3375.60 FEET NORTH AND 279.72 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID SECTION 34, SAID POINT BEING IDENTICAL WITH THE NORTHWEST CORNER OF A TRACT OF LAND HERETOFORE DEEDED TO AUGUST JARVENEN BY DEED DATED JULY 28, 1921;
THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 598.02 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE WESTERLY ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO AN INTERSECTION WITH THE EAST LINE OF THE ISSAQUAH HOBART ROAD NO. 1349;
THENCE IN A SOUTHERLY DIRECTION, ALONG SAID EASTERLY MARGIN OF SAID ROAD, A DISTANCE OF 625.0 FEET, MORE OR LESS TO AN INTERSECTION WITH THE PRODUCED NORTH LINE OF THE SAID TRACT CONVEYED TO AUGUST JARVENEN;
THENCE EASTERLY ALONG SOUTHERLY PRODUCED LINE, A DISTANCE OF 132 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

AND TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON LYING SOUTH OF THE MOST WESTERLY 40 FEET OF THE NORTH 50 FEET OF LOT 1, BLOCK 4, TOWN OF ENGLEWOOD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, IN KING COUNTY, WASHINGTON;

PARCEL F: (3424069104)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 3375.60 FEET NORTH AND 643.92 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;
THENCE NORTH 598.02 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE EAST 108 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 626.5 FEET; THENCE WEST 294 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

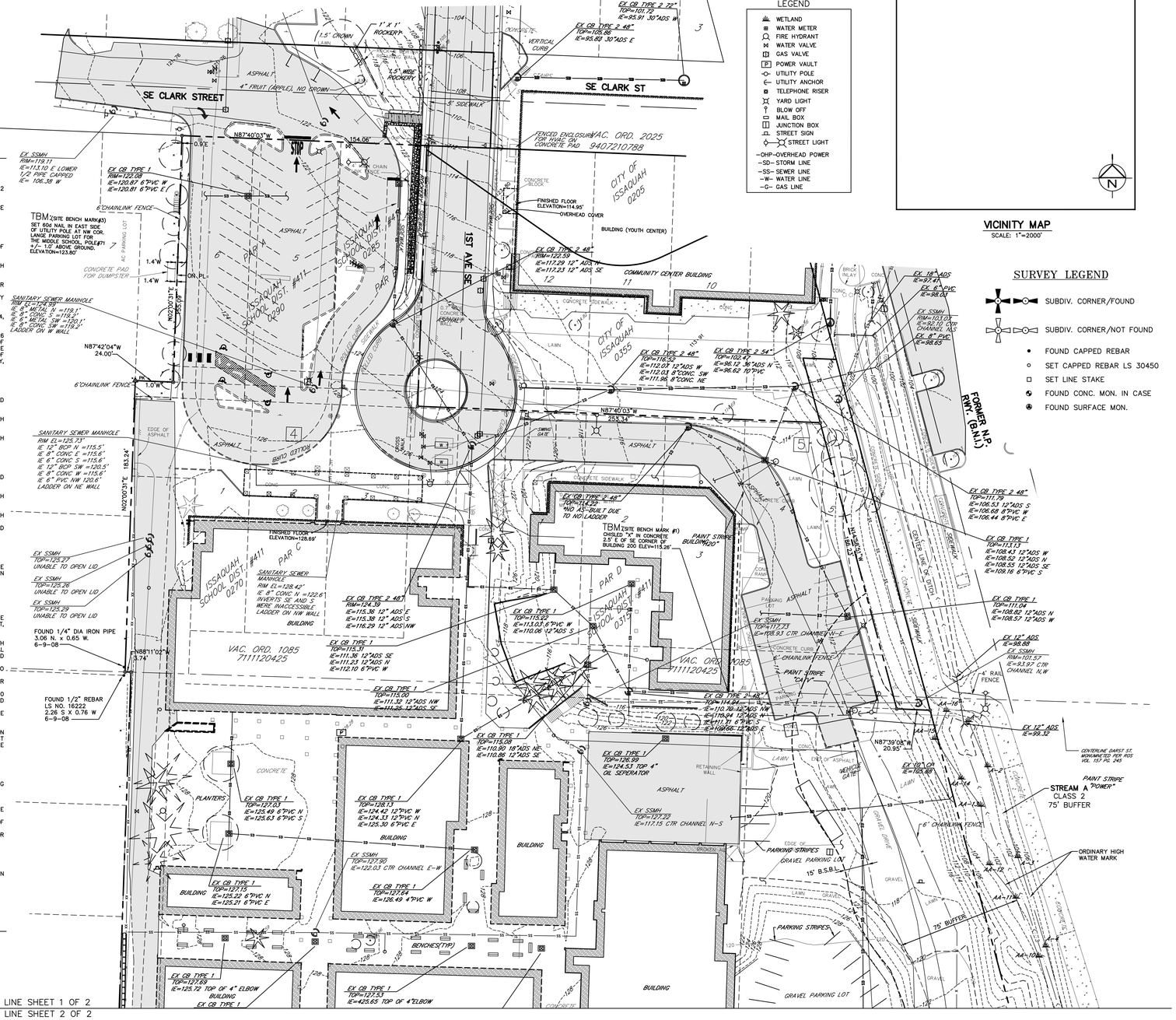
PARCEL G: (3424069140)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 3375.60 FEET NORTH AND 643.92 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 100 FEET;
THENCE EAST 364.2 FEET;
THENCE NORTH 100 FEET;
THENCE WEST 364.2 FEET TO POINT OF BEGINNING.

SURVEY NOTES:
1. TOPOGRAPHIC SURVEY INFORMATION PROVIDED TO GROUP FOUR INC. BY:
   PACE ENGINEERS
   BUS LOOP BOUNDARY BY BERG

   GROUP FOUR INC HAS NOT VERIFIED THE ACCURACY WITHIN THE INFORMATION PROVIDED BY PACE ENGINEERS OR THE BUS LOOP BOUNDARY BY BERG AND ACCEPTS NO LIABILITY FOR THE DATA ACCURACY.
2. GROUP FOUR INC PERFORMED ADDITIONAL BOUNDARY FOR ALL PARCELS AND SUPPLEMENTAL TOPOGRAPHY WITHIN THE PARCELS OF 2354300290, 23545300285, 2354300270, 2354300315 AND ALSO WITHIN THE CLARK STREET RIGHT–OF–WAY.



LEGEND
- WETLAND
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- POWER VAULT
- UTILITY POLE
- UTILITY ANCHOR
- TELEPHONE RISER
- YARD LIGHT
- BLOW OFF
- MAIL BOX
- JUNCTION BOX
- STREET SIGN
- STREET LIGHT
- –OHP–OVERHEAD POWER
- –SD– STORM LINE
- –SS– SEWER LINE
- –W– WATER LINE
- –G– GAS LINE

VICINITY MAP
SCALE: 1"=2000'

SURVEY LEGEND
- SUBDIV. CORNER/FOUND
- SUBDIV. CORNER/NOT FOUND
- FOUND CAPPED REBAR
- SET CAPPED REBAR LS 30450
- SET LINE STAKE
- FOUND CONC. MON. IN CASE
- FOUND SURFACE MON.

NO.	REVISION	DATE	BY

BOUNDARY NOTES	DATE	BY
PAPER BOUNDARY COMPUTED		
FIELD BOUNDARY SET		
FINAL BOUNDARY COMPUTED		
CORNERS SET		

GROUP FOUR Inc.
Land Surveying // Civil Engineering
Land Use Planning // Biological Sciences
16930 JUANITA-WOODINVILLE WAY NE BOTHELL, WASHINGTON 98011
(425)779-4591 * FAX(206)362-4244 * FAX(206)362-3819 * www.GROFM.com
FILENAME: N:\proj\191406\13\04\CADD\13104-Ex-CONS-SV.dwg
UPDATED: 9 SEP 2025 10:14 AM Rosscoe3

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
ISSAQUAH MIDDLE SCHOOL BUS LOOP
CITY OF ISSAQUAH WASHINGTON

SHEET	OF
1	2

08-4512

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.682.5000
cornerstonearch.com

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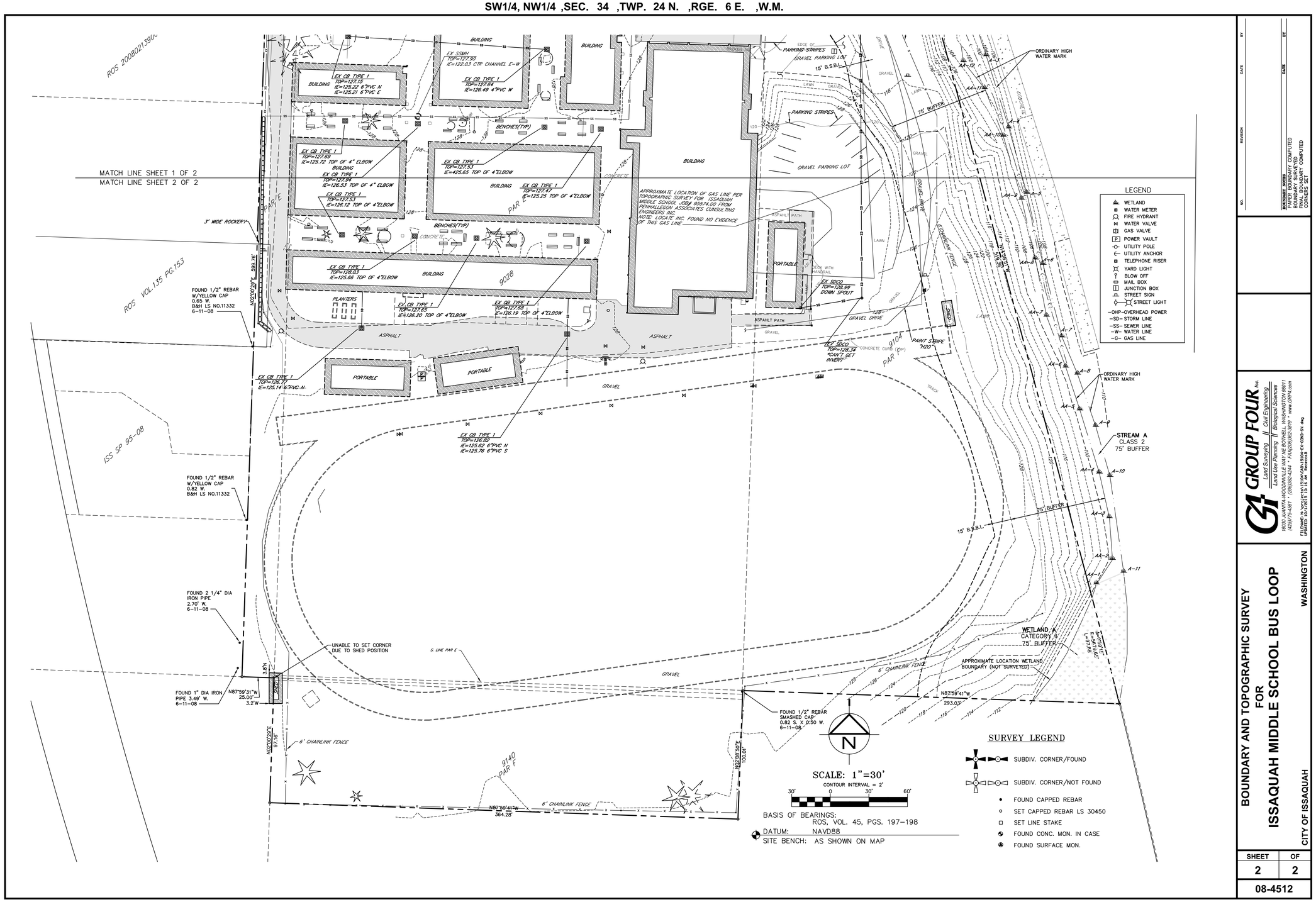
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: EXISTING CONDITIONS SURVEY
DATE: 9-9-15 PROJECT NO: 191406
REVISIONS:

C2.00

SW1/4, NW1/4 ,SEC. 34 ,TWP. 24 N. ,RGE. 6 E. ,W.M.



NO.	REVISION	DATE	BY

BOUNDARY NOTES
BOUNDARY SURVEY COMPUTED
BOUNDARY SURVEYED
FINAL BOUNDARY COMPUTED
CORNERS SET

GROUP FOUR Inc.
Land Surveying || Land Use Planning || Civil Engineering || Biological Sciences
16630 JUANITA-WOODINVILLE WAY NE BOTHELL, WASHINGTON 98011
(425)775-4651 * (206)362-4244 * FAX(206)362-0819 * www.GRP4.com

FILENAME: N:\PROJECTS\15TOM\CADD\15TOM-CX-CDBP-SV.dwg
PLOTTED: 10/17/2013 3:16 AM Rwozniak

BOUNDARY AND TOPOGRAPHIC SURVEY FOR ISSAQUAH MIDDLE SCHOOL BUS LOOP

CITY OF ISSAQUAH WASHINGTON

SHEET	OF
2	2

08-4512

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Kenmore, Washington 98028
Phone: 206.682.5000
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ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN

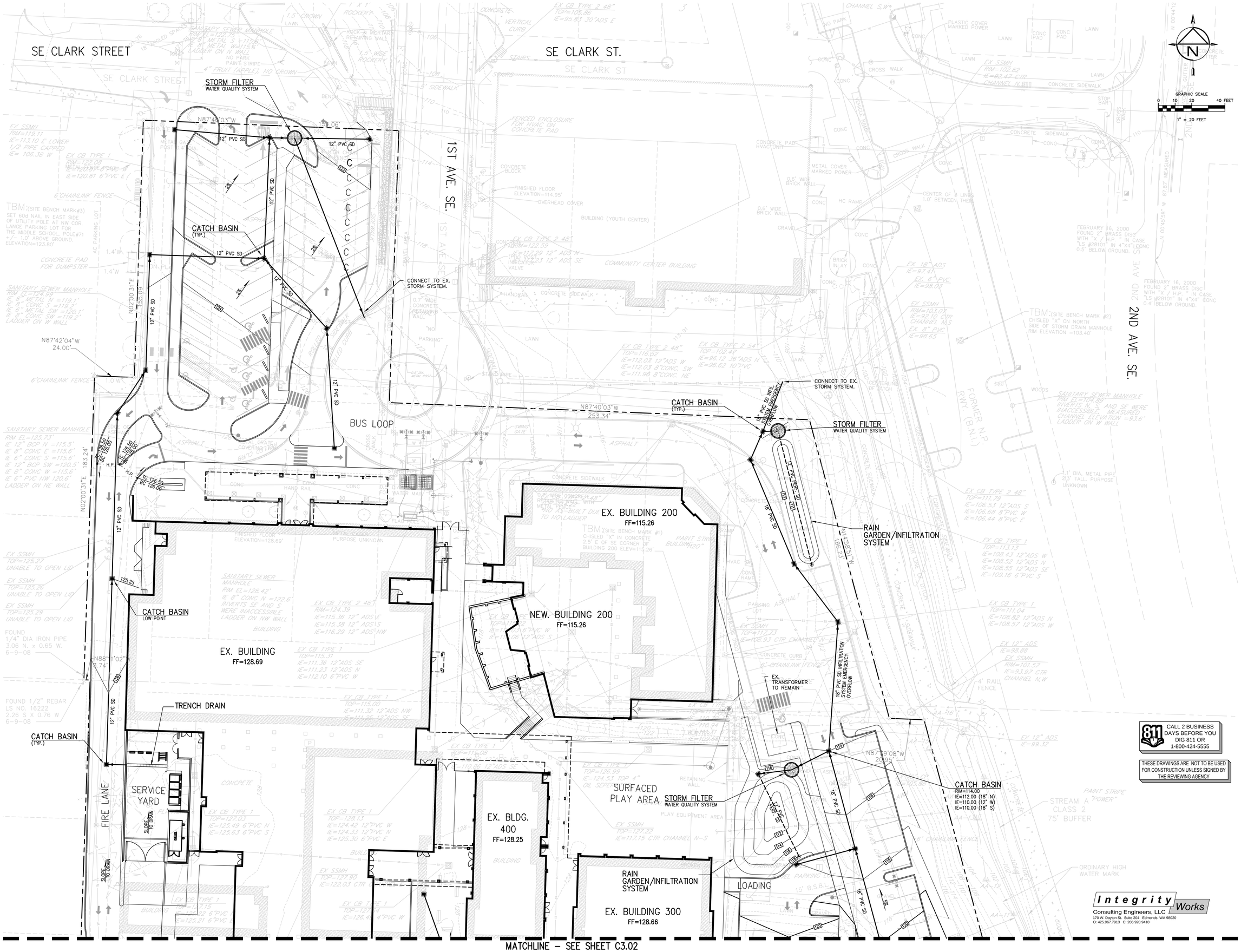
SHEET TITLE: EXISTING CONDITIONS SURVEY

DATE: 9-9-15 PROJECT NO: 191406

REVISIONS:

C2.01

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



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ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.682.5000
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STATE OF WASHINGTON
38972
PROFESSIONAL ENGINEER
10/02/15

CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN

SHEET TITLE: GRADING AND DRAINAGE PLAN

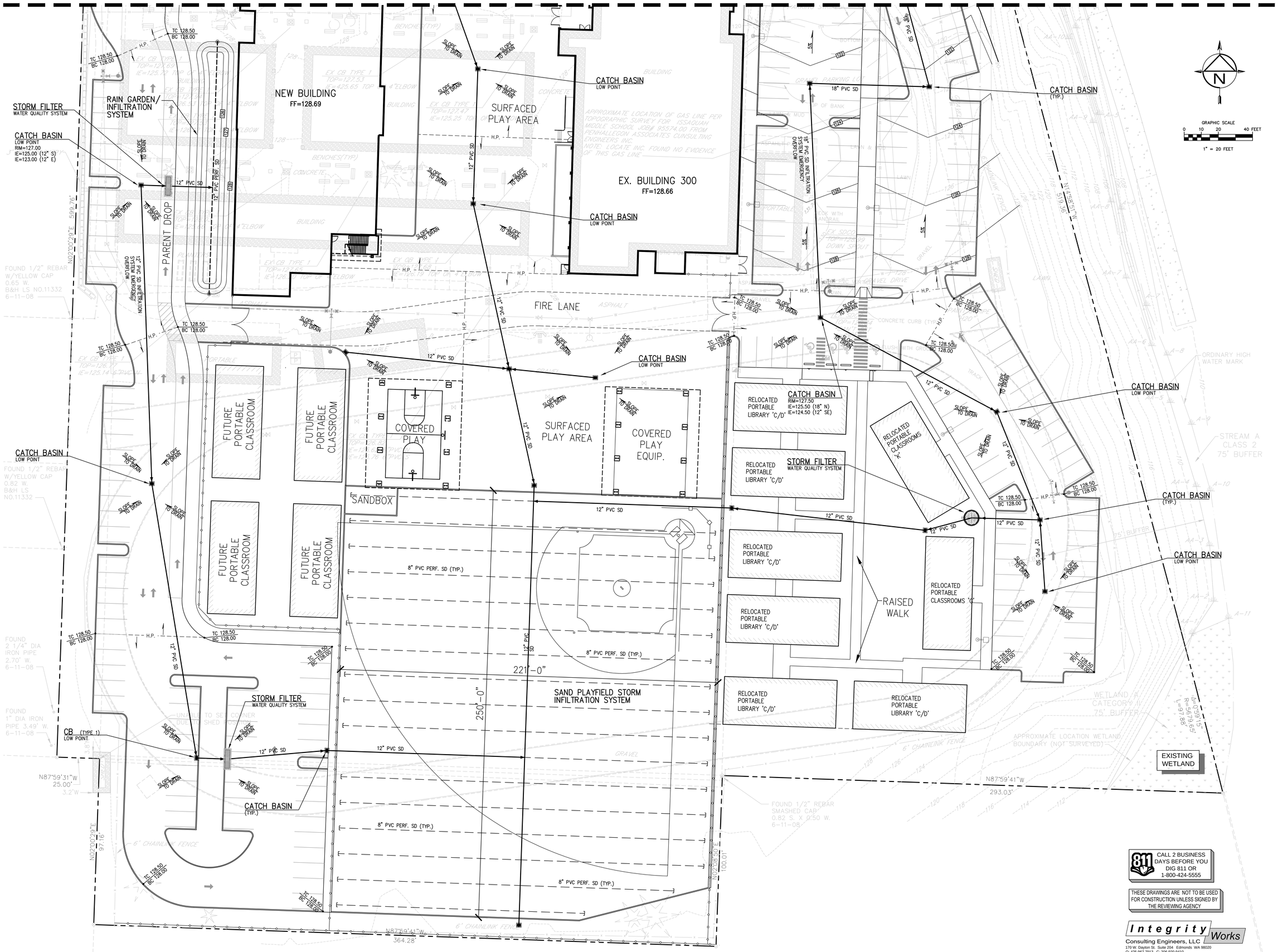
DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

C3.01

MATCHLINE – SEE SHEET C3.01

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



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THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE REVIEWING AGENCY

Integrity Works
Consulting Engineers, LLC
170 W. Dayton St. Suite 204 Edmonds WA 98020
O: 425.967.7913 C: 206.920.9410

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
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JOSEPH B. MOON
STATE OF WASHINGTON
38972
PROFESSIONAL ENGINEER
10/02/15

CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN

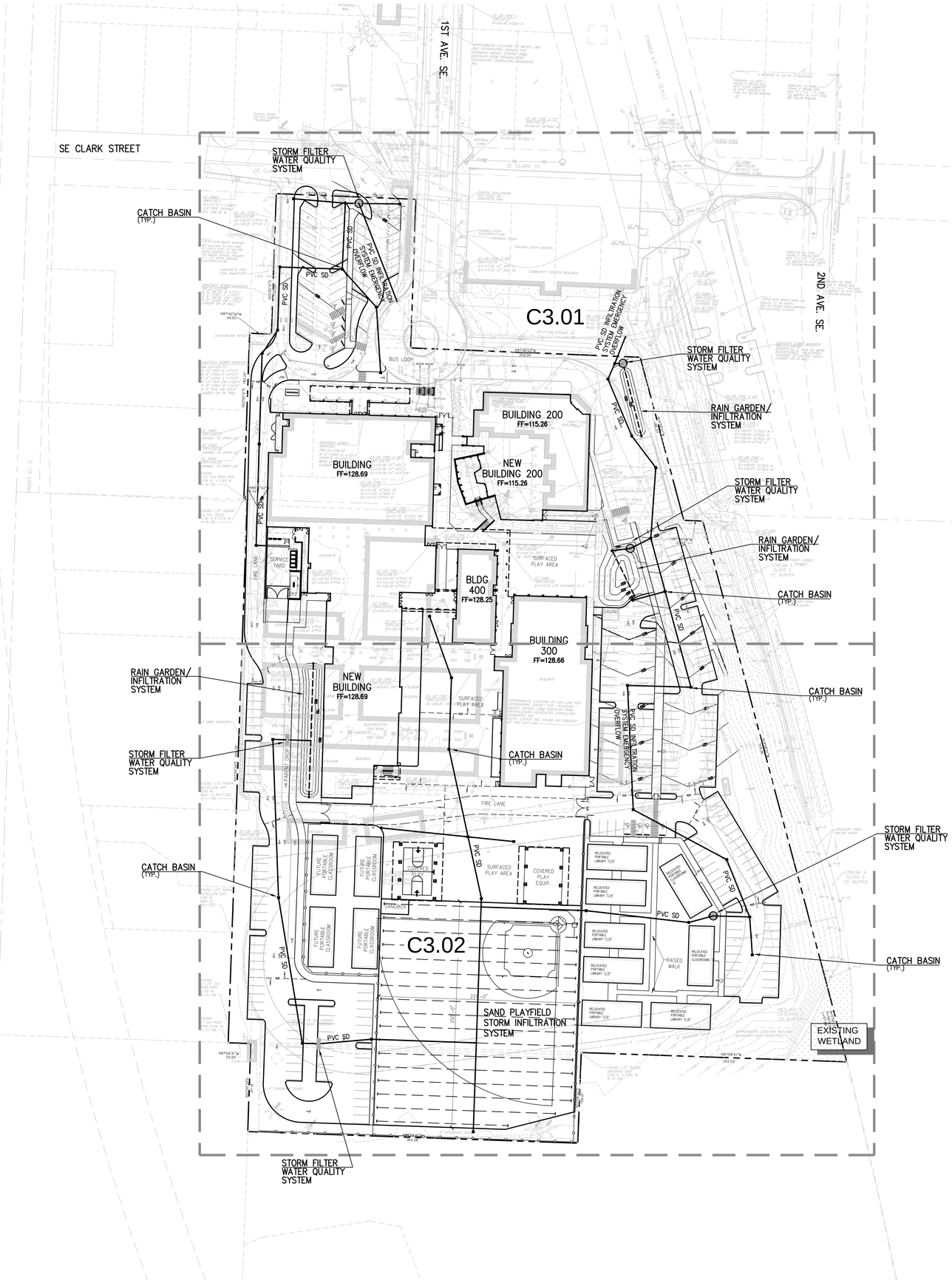
SHEET TITLE: GRADING AND DRAINAGE PLAN

DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

C3.02

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



GRAPHIC SCALE
0 25 50 100 FEET
1" = 50 FEET

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Kenmore, Washington 98028
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STATE OF WASHINGTON
38972
PROFESSIONAL ENGINEER
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ISSAQUAH, WASHINGTON 98027

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SCHEMATIC DESIGN

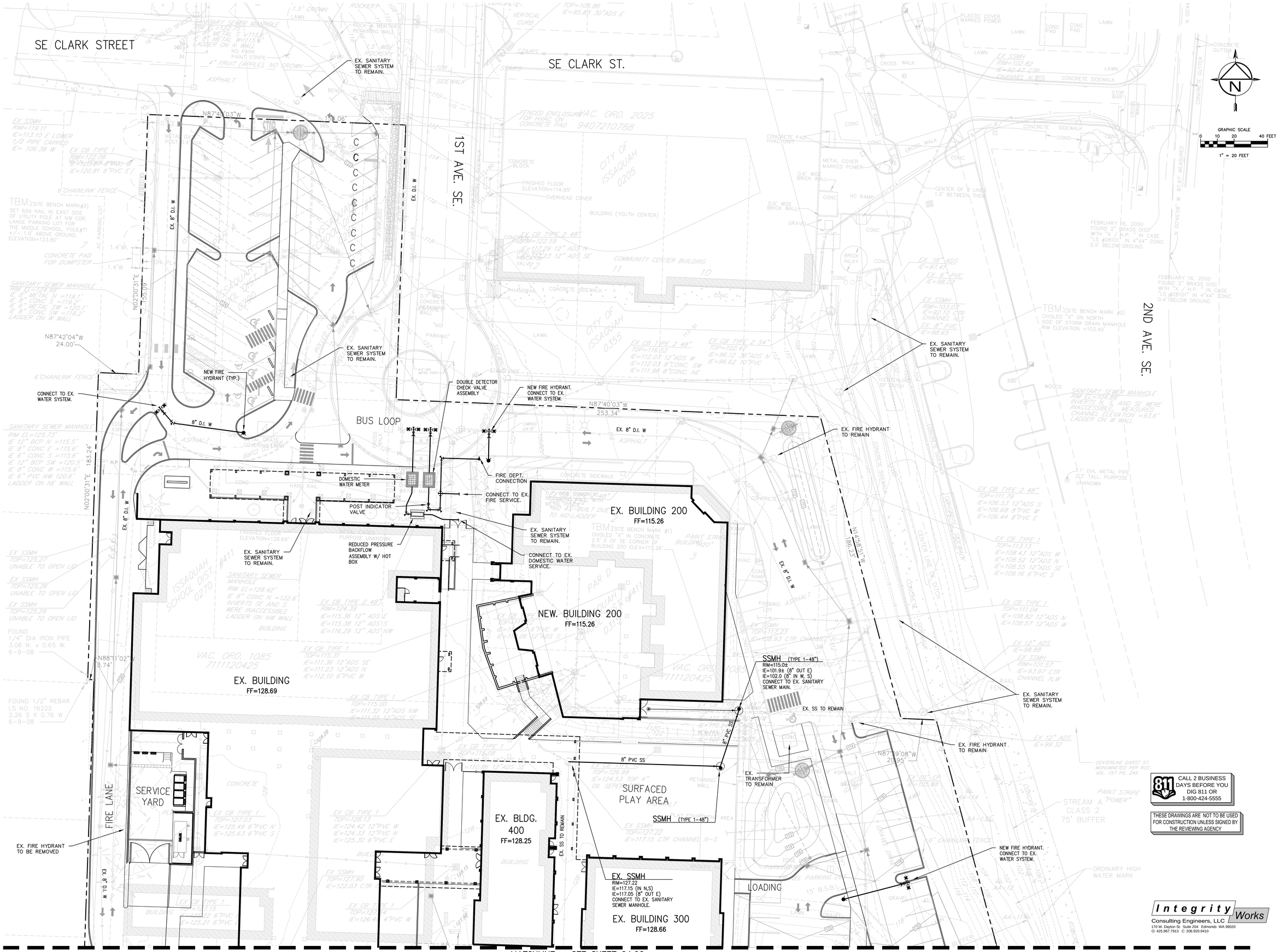
SHEET TITLE: GRADING AND DRAINAGE OVERVIEW PLAN

DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

C3.00

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



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ISSAQUAH, WASHINGTON 98027

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SCHEMATIC DESIGN

SHEET TITLE: WATER AND SANITARY SEWER PLAN

PROJECT NO: 191406

DATE: 10-02-15

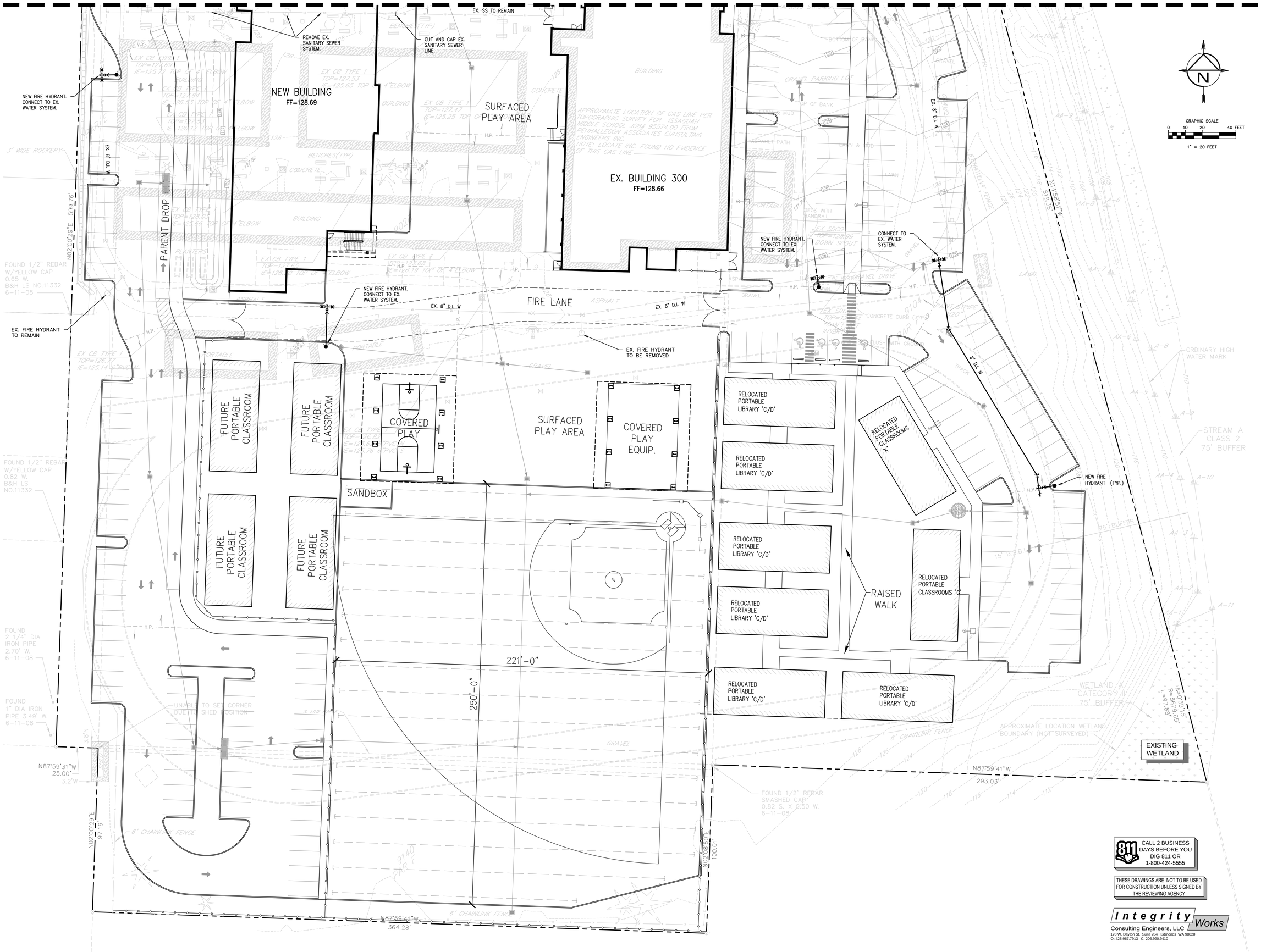
REVISIONS:

Integrity Works
Consulting Engineers, LLC
170 W. Dayton St. Suite 204 Edmonds WA 98020
O: 425.967.7913 C: 206.920.9410

C4.01

MATCHLINE – SEE SHEET C4.01

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



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6161 NE 175th Street, Suite 101
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STATE OF WASHINGTON
38972
PROFESSIONAL ENGINEER
10/02/15

CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN

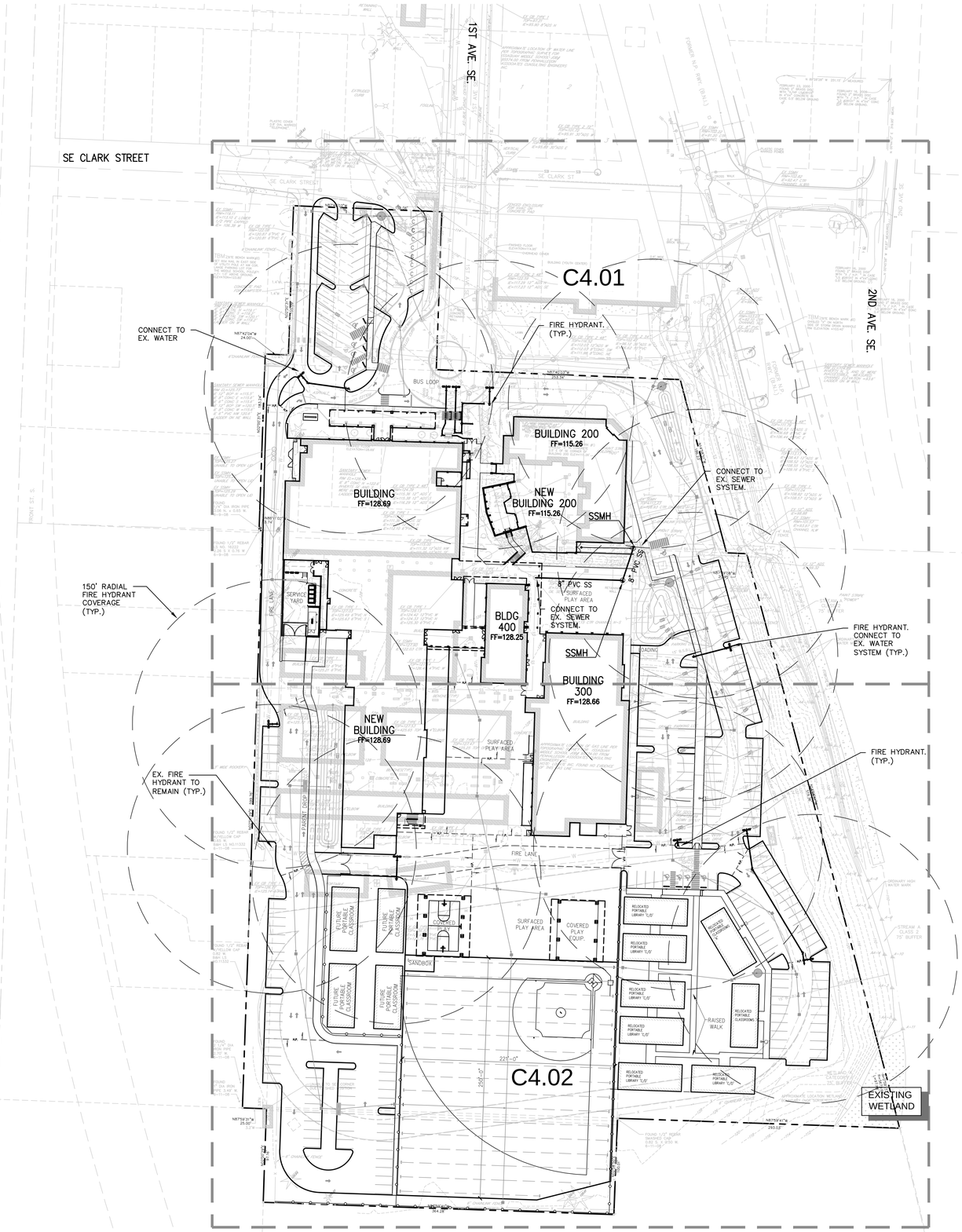
SHEET TITLE: WATER AND SANITARY SEWER PLAN

DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

C4.02

SW1/4, NW1/4, SEC. 34, TWP. 24N, RGE 6E., W.M.



GRAPHIC SCALE
0 25 50 100 FEET
1" = 50 FEET

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38972
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10/02/15

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ISSAQUAH, WASHINGTON 98027

CALL 2 BUSINESS DAYS BEFORE YOU DIG 811 OR 1-800-424-5555

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SCHEMATIC DESIGN

SHEET TITLE: WATER AND SANITARY SEWER OVERVIEW PLAN

DATE: 10-02-15 PROJECT NO: 191406

REVISIONS:

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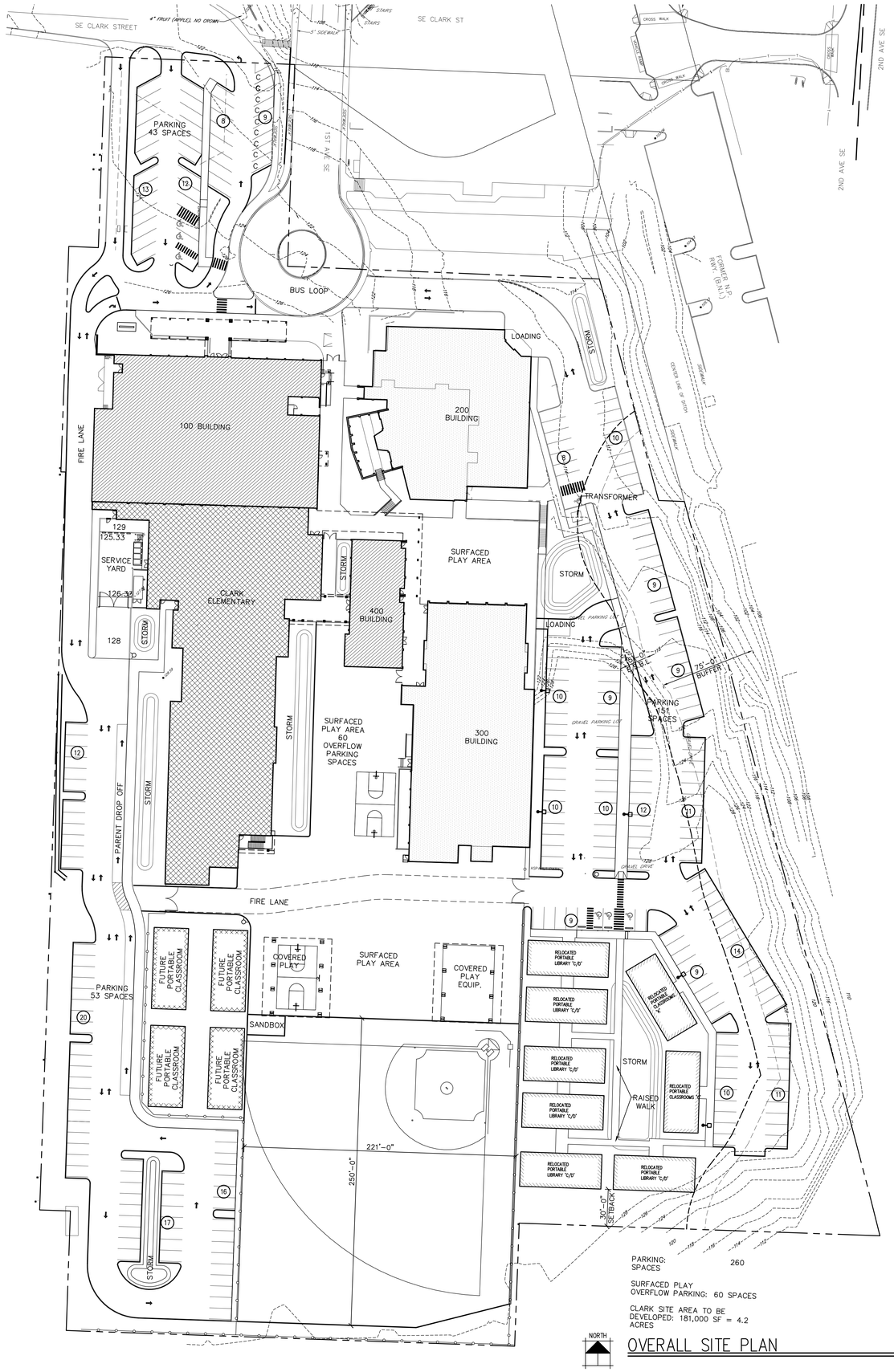
Consulting Engineers, LLC
170 W. Dayton St. Suite 204 Edmonds WA 98020
O: 425.967.7913 C: 206.920.9410

C4.00



PARKING: SPACES 260

SURFACED PLAY OVERFLOW PARKING: 60 SPACES

CLARK SITE AREA TO BE DEVELOPED: 181,000 SF = 4.2 ACRES

LEGEND

- EXISTING BUILDING TO REMAIN.
- REMODEL CONSTRUCTION & RELOCATED PORTABLES
- NEW CONSTRUCTION & NEW PORTABLES

OVERALL SITE PLAN

SCALE: 1"= 40'-0"

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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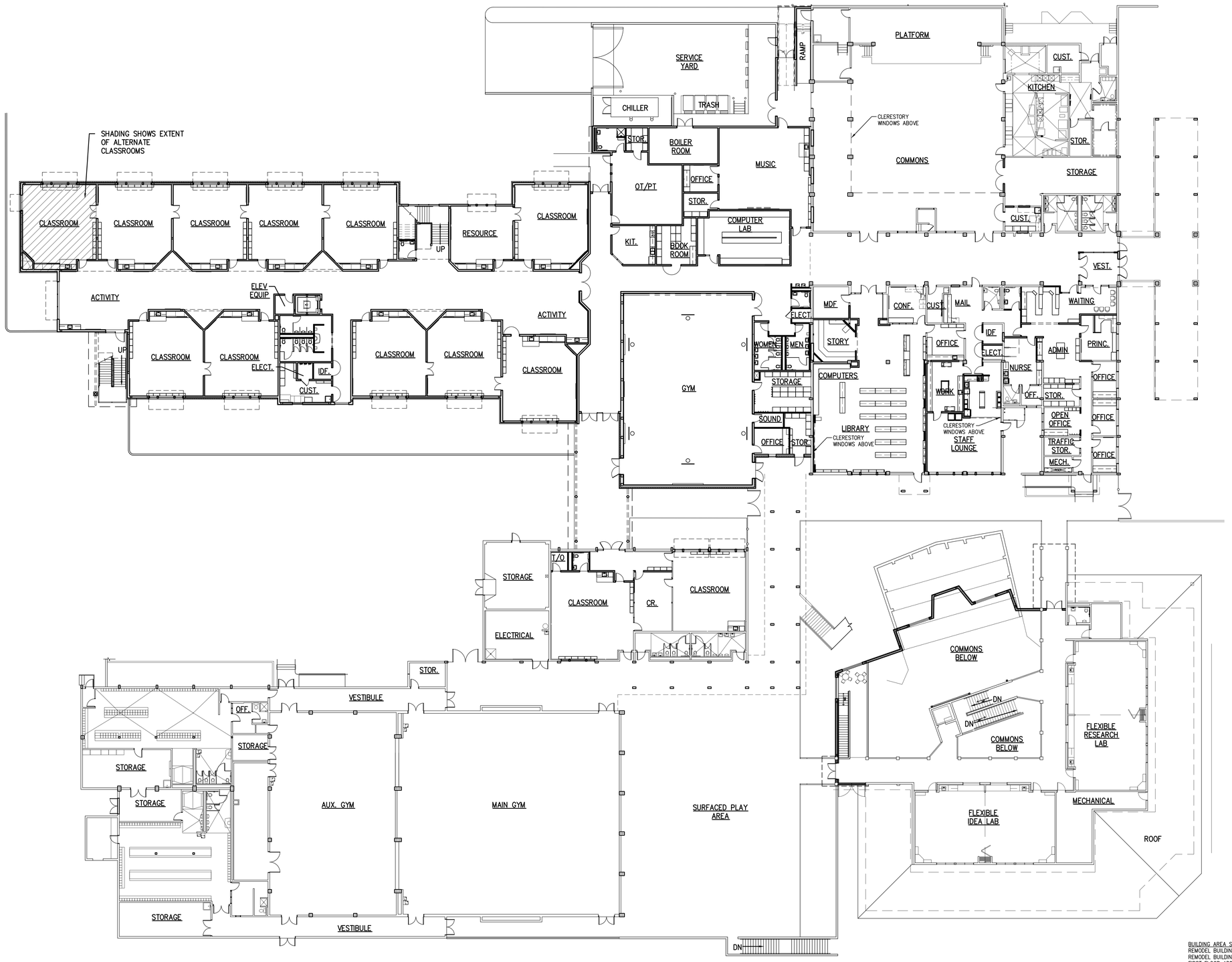
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: OVERALL SITE PLAN

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A1.1

PLOT DATE: 10/14/15 11:31 DRAWING NAME: K:\EDUCATIONAL\issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A1.1 Site\A1.1.dwg



NORTH

OVERALL FIRST FLOOR PLAN

A2.0

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

CLASSROOM COUNT

	BASE	ALT
FIRST FLOOR	10	1
SECOND FLOOR	8	1
THIRD FLOOR	8	1
400 BUILDING	2	0
TOTAL	28 + 3 = 31 CLASSROOMS	

BUILDING AREA SUMMARY

REMODEL BUILDING 100:	20,873 SF
REMODEL BUILDING 400:	2,886 SF
FIRST FLOOR ADDITION:	28,760–77–945 = 27,738 SF
SECOND FLOOR:	13,671–945= 12,726 SF
THIRD FLOOR:	13,671–945= 12,726 SF
TOTAL BASE BID BUILDING AREA:	76,949 SF
FIRST FLOOR EXPANSION:	945 SF
SECOND FLOOR EXPANSION:	945 SF
THIRD FLOOR EXPANSION:	945 SF
TOTAL EXPANSION ALT:	2,835 SF
TOTAL BUILDING AREA:	79,784 SF
COVERED PLAY BUILDINGS:	2,600 X 2 = 5,200 SF
REMODEL 400 BLDG TOILETS:	444 SF

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400 1st AVE. SE
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SCHEMATIC DESIGN
SHEET TITLE: OVERALL FIRST FLOOR PLAN OPTION 2

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A2.0

PLOT DATE: 10/14/15 11:31
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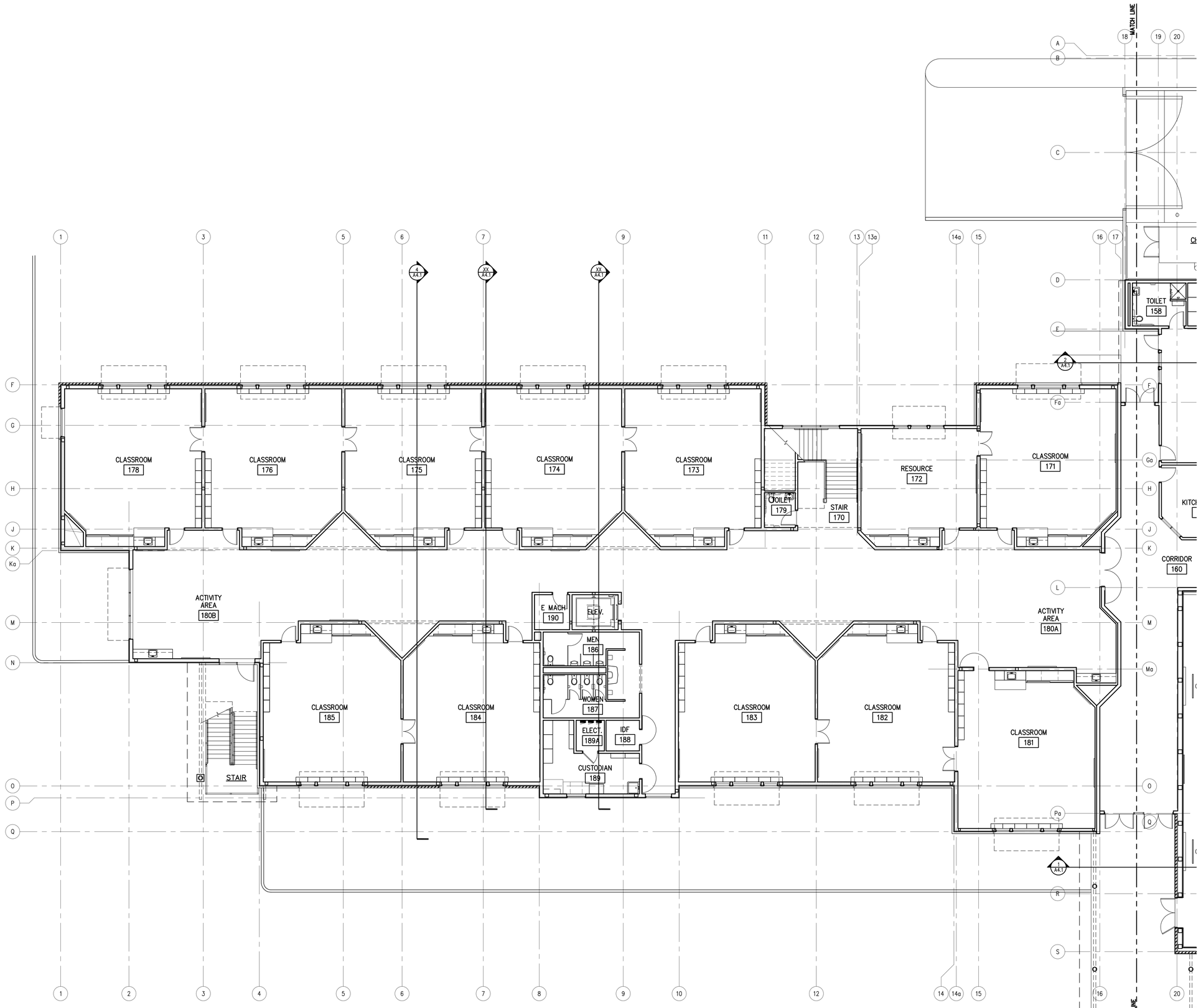

PARTIAL FIRST FLOOR PLAN

A2.0

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

1A CMU SCREEN WALL: SAME AS WALL TYPE 1 WITH METAL COPING. SEE DETAIL 17/A1.5.

2A FURRED WALL: 3⅝" x 20 GA METAL STUDS @ 24" ON CENTER WITH GWB OVER R-11 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSUL. @ INTERIOR WALLS. USE 6" x 20 GA METAL STUDS AT PLUMBING WALLS.

2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

4A EXTERIOR WALL: 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL. ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

4B EXTERIOR WALL: 2x6 WOOD STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER AND R-21 BLANKET INSULATION FROM FLOOR TO ROOF DECK (USE 2x8 OR 2x10 WHERE SHOWN). COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, METAL SIDING, OR FIBER CEMENT SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS.

4C EXTERIOR WALL: SAME AS WALL TYPE 4 WITH ⅝" TYPE 'X' GYPSUM SHEATHING FOR 1 HR RATING.

4D EXTERIOR WALL: SAME AS WALL TYPE 4 W/ RAINSCREEN ABOVE CMU VENEER WITHOUT RIGID INSUL. BEHIND IT.

4E EXTERIOR GYM WALL: (DOUBLE STUD WALL) INNER WALL – 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB UP TO ROOF DECK OR UNDERSIDE OF FRAMING. SEE SCHEDULE FOR FINISH. OUTER WALL – 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

6A 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

9A FURRED WALL SAME AS WALL TYPE 2A W/ 1½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

9B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1. STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.
2. STEEL COLUMN ON CONCRETE PEDESTAL.
3. 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.
4. ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.
5. SLOPE FLOOR 1" TO DRAIN.
6. SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.
7. SHIPS LADDER PER 05 51 30.
8. BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.
9. STEEL COLUMN WRAPPED WITH GWB.

Cornerstone
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6161 NE 175th Street, Suite 101
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cornerstonearch.com

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ISSAQUAH SCHOOL DISTRICT
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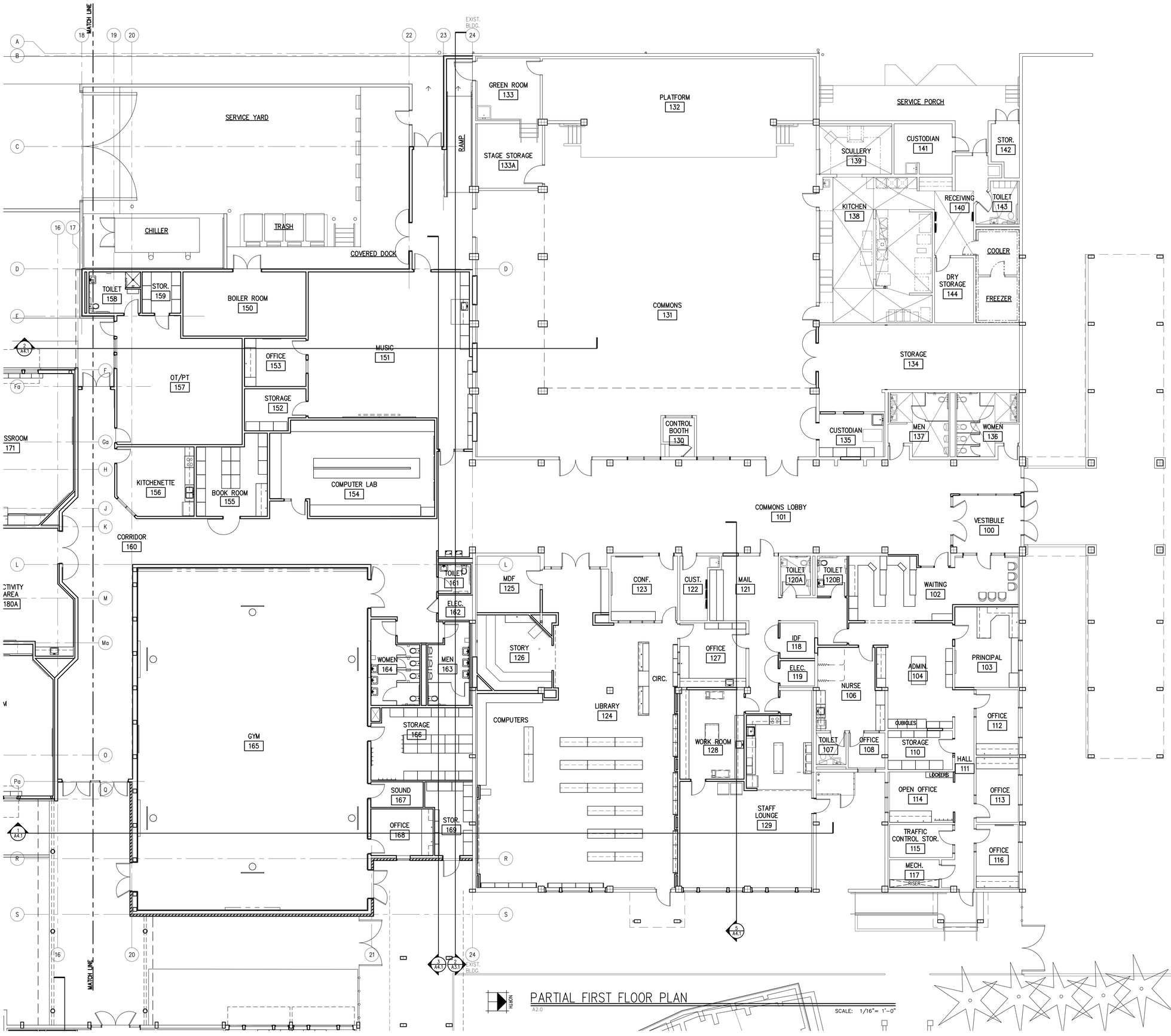
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: PARTIAL FIRST FLOOR PLAN - BLDG. 100

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A2.21

PLOT DATE: 10/14/15 11:34 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.21-31-100.dwg



PARTIAL FIRST FLOOR PLAN

A2.0

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

1A CMU SCREEN WALL: SAME AS WALL TYPE 1 WITH METAL COPING. SEE DETAIL 17/A1.5.

2A FURRED WALL: 3⅝" x 20 GA METAL STUDS @ 24" ON CENTER WITH GWB OVER R-11 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSUL. @ INTERIOR WALLS. USE 6" x 20 GA METAL STUDS AT PLUMBING WALLS.

2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

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INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

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6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

8A FURRED WALL SAME AS WALL TYPE 2A W/ ½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

8B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1 STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.

2 STEEL COLUMN ON CONCRETE PEDESTAL.

3 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.

4 ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.

5 SLOPE FLOOR 1" TO DRAIN.

6 SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.

7 SHIPS LADDER PER 05 51 30.

8 BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.

9 STEEL COLUMN WRAPPED WITH GWB.

Cornerstone
ARCHITECTURAL GROUP
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cornerstonearch.com

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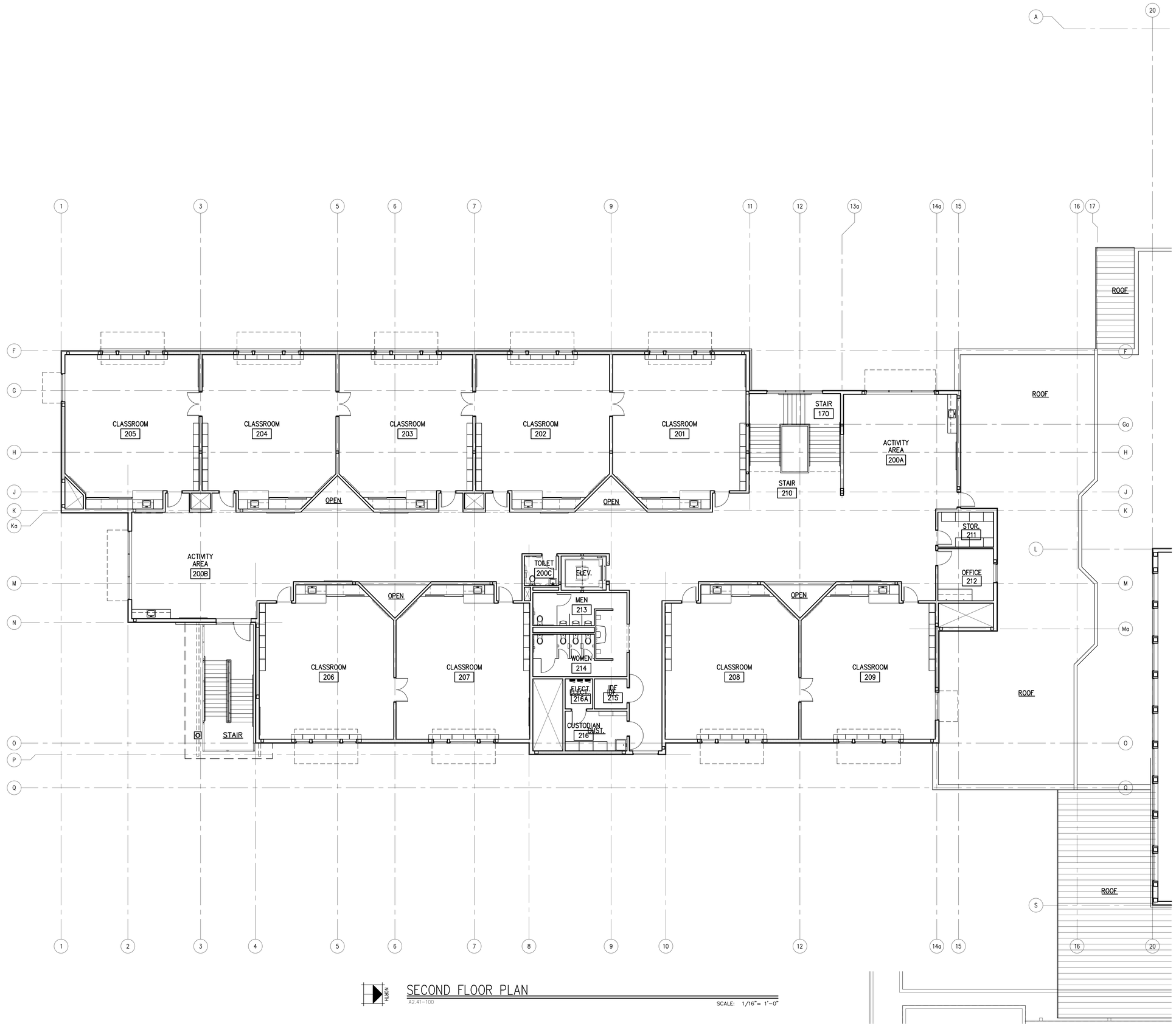
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: PARTIAL FIRST FLOOR PLAN - BLDG. 100

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A2.31

PLOT DATE: 10/14/15 11:34 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.21-31-100.dwg



HUDSON

SECOND FLOOR PLAN

A2.41-100

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

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2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

4A EXTERIOR WALL: 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL. ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

4B EXTERIOR WALL: 2x6 WOOD STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER AND R-21 BLANKET INSULATION FROM FLOOR TO ROOF DECK (USE 2x8 OR 2x10 WHERE SHOWN). COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, METAL SIDING, OR FIBER CEMENT SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS.

4C EXTERIOR WALL: SAME AS WALL TYPE 4 WITH ⅝" TYPE 'X' GYPSUM SHEATHING FOR 1 HR RATING.

4D EXTERIOR WALL: SAME AS WALL TYPE 4 W/ RAINSCREEN ABOVE CMU VENEER WITHOUT RIGID INSUL. BEHIND IT.

4E EXTERIOR GYM WALL: (DOUBLE STUD WALL) INNER WALL – 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB UP TO ROOF DECK OR UNDERSIDE OF FRAMING. SEE SCHEDULE FOR FINISH. OUTER WALL – 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

6A 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

9A FURRED WALL SAME AS WALL TYPE 2A W/ 1½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

9B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1. STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.
2. STEEL COLUMN ON CONCRETE PEDESTAL.
3. 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.
4. ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.
5. SLOPE FLOOR 1" TO DRAIN.
6. SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.
7. SHIPS LADDER PER 05 51 30.
8. BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.
9. STEEL COLUMN WRAPPED WITH GWB.

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: SECOND FLOOR PLAN - BLDG. 100

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A2.41

PLOT DATE: 10/14/15 11:40
DRAWING NAME: K:\EDUCATIONAL\issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.41-100.dwg

THIRD FLOOR PLAN

A2.51-100

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

1A CMU SCREEN WALL: SAME AS WALL TYPE 1 WITH METAL COPING. SEE DETAIL 17/A1.5.

2A FURRED WALL: 3⅝" x 20 GA METAL STUDS @ 24" ON CENTER WITH GWB OVER R-11 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSUL. @ INTERIOR WALLS. USE 6" x 20 GA METAL STUDS AT PLUMBING WALLS.

2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

4A EXTERIOR WALL: 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL. ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

4B EXTERIOR WALL: 2x6 WOOD STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER AND R-21 BLANKET INSULATION FROM FLOOR TO ROOF DECK (USE 2x8 OR 2x10 WHERE SHOWN). COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, METAL SIDING, OR FIBER CEMENT SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS.

4C EXTERIOR WALL: SAME AS WALL TYPE 4 WITH ⅝" TYPE 'X' GYPSUM SHEATHING FOR 1 HR RATING.

4D EXTERIOR WALL: SAME AS WALL TYPE 4 W/ RAINSCREEN ABOVE CMU VENEER WITHOUT RIGID INSUL. BEHIND IT.

4E EXTERIOR GYM WALL: (DOUBLE STUD WALL) INNER WALL – 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB UP TO ROOF DECK OR UNDERSIDE OF FRAMING. SEE SCHEDULE FOR FINISH. OUTER WALL – 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

6A 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

9A FURRED WALL SAME AS WALL TYPE 2A W/ 1½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

9B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1. STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.
2. STEEL COLUMN ON CONCRETE PEDESTAL.
3. 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.
4. ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.
5. SLOPE FLOOR 1" TO DRAIN.
6. SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.
7. SHIPS LADDER PER 05 51 30.
8. BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.
9. STEEL COLUMN WRAPPED WITH GWB.

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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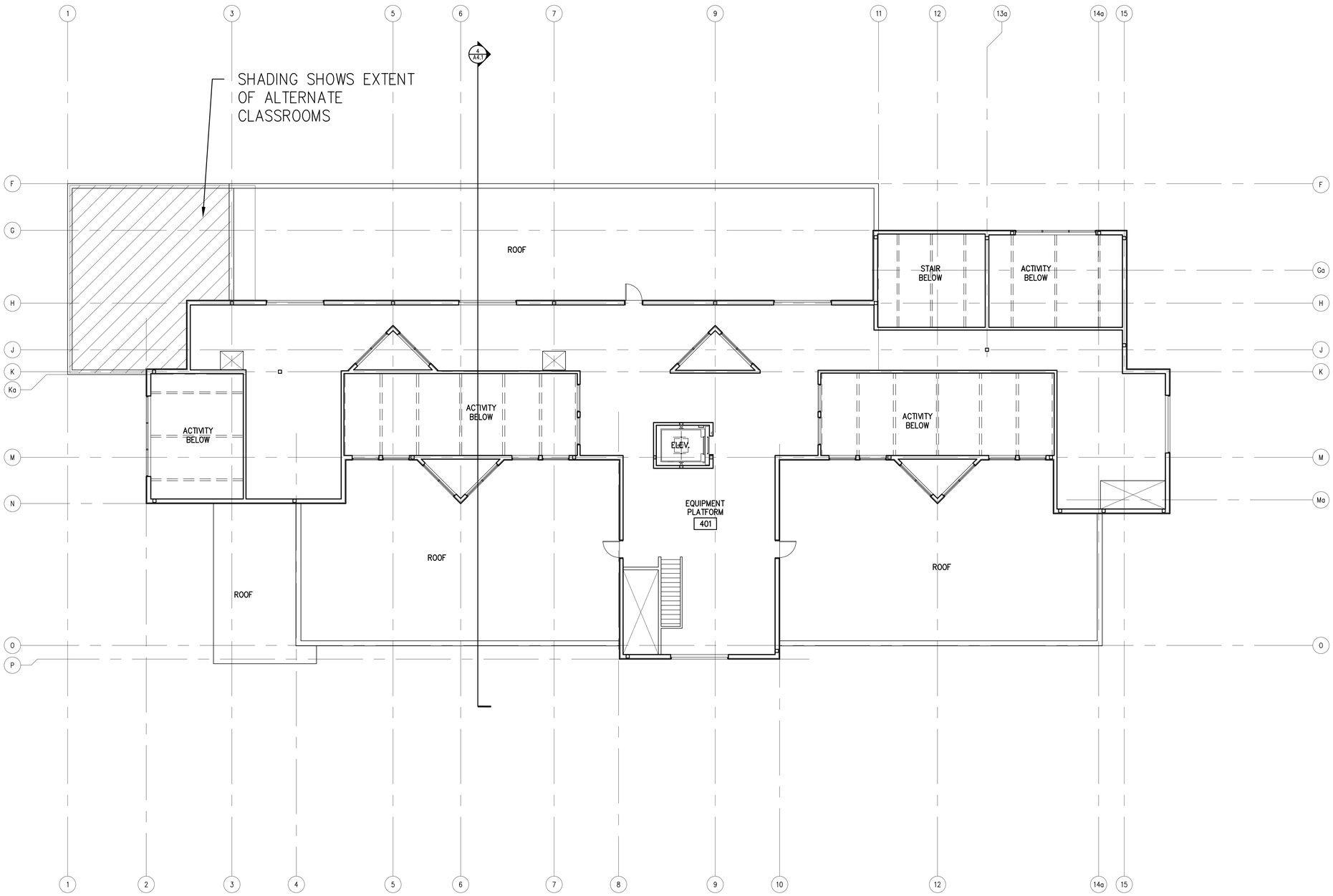
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: THIRD FLOOR PLAN - BLDG. 100

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A2.51

PLOT DATE: 10/14/15 11:41 DRAWING NAME: K:\EDUCATIONAL\issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.51-100.dwg



HEADON

THIRD FLOOR PLAN

A2.51-100

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

1A CMU SCREEN WALL: SAME AS WALL TYPE 1 WITH METAL COPING. SEE DETAIL 17/A1.5.

2A FURRED WALL: 3⅝" x 20 GA METAL STUDS @ 24" ON CENTER WITH GWB OVER R-11 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSUL. @ INTERIOR WALLS. USE 6" x 20 GA METAL STUDS AT PLUMBING WALLS.

2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

4A EXTERIOR WALL: 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL. ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

4B EXTERIOR WALL: 2x6 WOOD STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER AND R-21 BLANKET INSULATION FROM FLOOR TO ROOF DECK (USE 2x8 OR 2x10 WHERE SHOWN). COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, METAL SIDING, OR FIBER CEMENT SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS.

4C EXTERIOR WALL: SAME AS WALL TYPE 4 WITH ⅝" TYPE 'X' GYPSUM SHEATHING FOR 1 HR RATING.

4D EXTERIOR WALL: SAME AS WALL TYPE 4 W/ RAINSCREEN ABOVE CMU VENEER WITHOUT RIGID INSUL. BEHIND IT.

4E EXTERIOR GYM WALL: (DOUBLE STUD WALL) INNER WALL – 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB UP TO ROOF DECK OR UNDERSIDE OF FRAMING. SEE SCHEDULE FOR FINISH. OUTER WALL – 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

6A 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

9A FURRED WALL SAME AS WALL TYPE 2A W/ 1½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

9B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1. STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.
2. STEEL COLUMN ON CONCRETE PEDESTAL.
3. 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.
4. ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.
5. SLOPE FLOOR 1" TO DRAIN.
6. SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.
7. SHIPS LADDER PER 05 51 30.
8. BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.
9. STEEL COLUMN WRAPPED WITH GWB.

Cornerstone
ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
cornerstonearch.com

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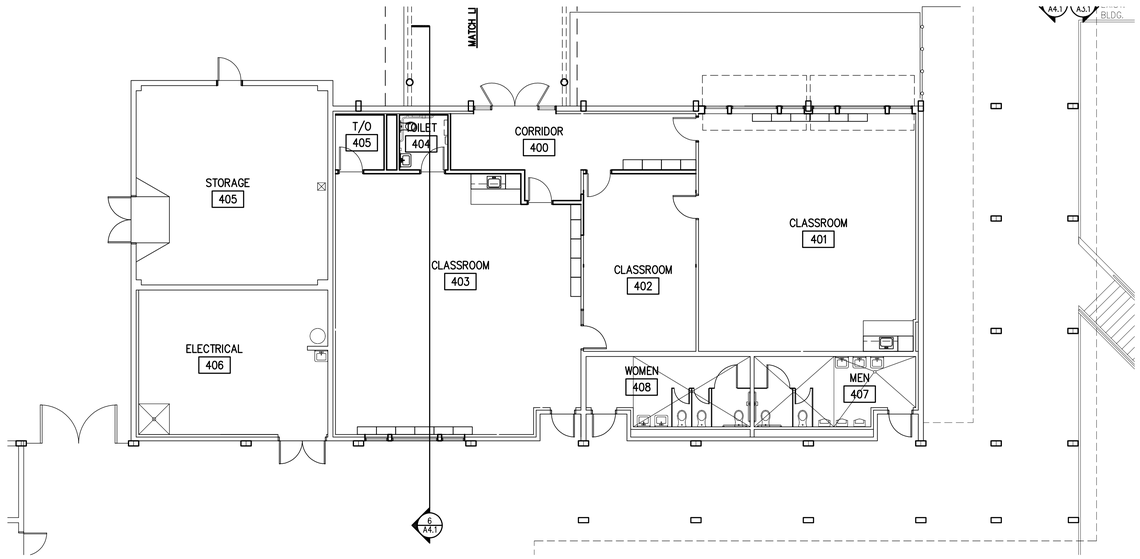
CLARK ELEMENTARY SCHOOL
ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: MEZZANINE FLOOR PLAN
BLDG. 100

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A2.61

PLOT DATE: 10/14/15 11:42 DRAWING NAME: K:\EDUCATIONAL\issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.61-100.dwg



NORTH

FIRST FLOOR PLAN 400 BUILDING

A2.0

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

WALL TYPES

1 CMU WALL: GROUND FACE INTEGRALLY COLORED CMU (SIZE PER STRUCT.) & COLOR PER INTERIOR & EXTERIOR ELEVATIONS GROUTED SOLID. SEAL ALL INTERIOR AND EXTERIOR CMU WHERE LEFT EXPOSED. REINFORCE PER STRUCTURAL. SEE DETAIL 11&14/A10.1.

1A CMU SCREEN WALL: SAME AS WALL TYPE 1 WITH METAL COPING. SEE DETAIL 17/A1.5.

2A FURRED WALL: 3⅝" x 20 GA METAL STUDS @ 24" ON CENTER WITH GWB OVER R-11 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSUL.
@ INTERIOR WALLS. USE 6" x 20 GA METAL STUDS AT PLUMBING WALLS.

2B FURRED WALL: 2x6 WOOD STUDS @ 24" ON CENTER WITH GWB OVER R-21 BLANKET INSULATION & VAPOR BARRIER FROM FLOOR TO ROOF DECK. USE FOIL VAPOR BARRIER WHERE INSULATION IS EXPOSED TO ATTIC OR INTERSTITIAL SPACE. OMIT VAPOR BARRIER AND INSULATION @ INTERIOR WALLS. USE 2x4 STUDS WHERE APPROPRIATE.

3 CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL PER STRUCTURAL. SACK ALL SURFACES EXPOSED TO VIEW. PROVIDE LEDGER @ CONC. WALLS WITH CMU VENEER PER DETAILS. SEE EXTERIOR ELEVATION FOR WALLS WITH MASONRY VENEER.

4A EXTERIOR WALL: 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL. ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

4B EXTERIOR WALL: 2x6 WOOD STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER AND R-21 BLANKET INSULATION FROM FLOOR TO ROOF DECK (USE 2x8 OR 2x10 WHERE SHOWN). COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, METAL SIDING, OR FIBER CEMENT SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS.

4C EXTERIOR WALL: SAME AS WALL TYPE 4 WITH ⅝" TYPE 'X' GYPSUM SHEATHING FOR 1 HR RATING.

4D EXTERIOR WALL: SAME AS WALL TYPE 4 W/ RAINSCREEN ABOVE CMU VENEER WITHOUT RIGID INSUL. BEHIND IT.

4E EXTERIOR GYM WALL: (DOUBLE STUD WALL) INNER WALL – 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB UP TO ROOF DECK OR UNDERSIDE OF FRAMING. SEE SCHEDULE FOR FINISH. OUTER WALL – 6" x 20 GA METAL STUDS @ 16" ON CENTER WITH GWB OVER VAPOR BARRIER R-19 BLANKET INSULATION FROM FLOOR TO ROOF DECK. COVER INSULATION EXPOSED TO ATTIC OR INTERSTITIAL SPACE WITH VAPOR BARRIER. FINISH EXTERIOR WITH CMU VENEER, OR METAL SIDING PER EXTERIOR ELEVATIONS OVER MOISTURE BARRIER ON R.75 RIGID INSUL ATTACHED TO THE WALL W/ 2 FURRING SECURED OVER ½" GYPSUM SHEATHING. SEE STRUCTURAL FOR OTHER VARIATIONS OF WALL STUDS & WHERE SUROBOARD IS REQ'D.

INTERIOR PARTITIONS:

GENERAL NOTES:
COVER ALL INSULATION EXPOSED TO ATTIC WITH VAPOR BARRIER SCRIM. SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE ACOUSTICAL PERFORMANCE OF WALL.
AT DOUBLE LAYERS OF GWB OFFSET JOINTS AND SCREW (NO ADHESIVE). SEE 3/A10.2. ALWAYS RUN GWB UP AT LEAST ONE SIDE OF WALL TO UNDERSIDE OF ROOF FRAMING FOR SOUND ISOLATION AND DRAFTSTOP.
SEAL ALL GWB EDGES AND PENETRATIONS AS REQUIRED TO ENSURE FIRE RATING AT RATED WALLS.

5A 6" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

5B 2x6 STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO FLOOR DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF ROOF FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL. 1HR WHERE SHOWN.

6A 3⅝" x 20 GA METAL STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS.

6B 2x4 WOOD STUDS AT 16"o.c. WITH GWB BOTH SIDES UP TO ROOF DECK (W/R GWB ON WET SIDE OF WALL) OR UNDERSIDE OF FLOOR FRAMING. SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. SEE WALL SECTIONS FOR GWB ABOVE CEILING. SEE WALL TYPE 13 AT DUCT SHAFT LOCATIONS. W/R GWB ON WET SIDE OF WALL.

7 TWO 3⅝" x 20 GA METAL STUD WALLS PER NOTE 6 ABOVE W/ W/R GWB ON WET SIDE OF WALL (OMIT GWB FROM CHASE SIDE OF WALL) TO UNDERSIDE OF DECK. INSTALL SOUND INSULATION FULL HEIGHT. SEE SCHEDULE FOR FINISH. PROVIDE BLOCKING @ CEILING LINE.

8 6" x 20 GA METAL STUD PARTIAL HEIGHT WALL W/ GWB BOTH SIDES & WOOD CAP. SEE DETAILS FOR REINFORCEMENT.

9A FURRED WALL SAME AS WALL TYPE 2A W/ 1½" x 20 GA METAL STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

9B FURRED WALL SAME AS WALL TYPE 2B WITH 2x4 WOOD STUDS FLAT & 1½" RIGID INSULATION @ EXTERIOR WALLS ONLY.

10 METAL STUD WALLS AT DUCT SHAFTS UP TO FLOOR DECK OR ROOF ABOVE, GWB ON EXTERIOR SIDE ONLY.

11 PARTIAL HEIGHT WALL PER DETAIL 17/A10.2.

FLOOR PLAN NOTES

1 STEEL COLUMNS PER STRUCT. SEE STRUCTURAL FOR ADDITIONAL COLUMNS NOT SHOWN HERE.

2 STEEL COLUMN ON CONCRETE PEDESTAL.

3 3" DIA. PVC DOWNSPOUT TYP. TIGHTLINE TO STORM DRAIN. SEE DETAIL 15/A8.2.

4 ELECTRICAL FLOOR BOX LOCATION. SEE ELECTRICAL DRAWINGS. PROVIDE BLOCK OUT FOR BOX AND SET AFTER FLOOR HAS BEEN POURED SO BOX CAN BE ACCURATELY SET.

5 SLOPE FLOOR 1" TO DRAIN.

6 SEE K SHEETS FOR KITCHEN EQUIPMENT & LAYOUT.

7 SHIPS LADDER PER 05 51 30.

8 BOLLARD WITH HOOK TO HOLD OPEN GATE, SEE DETAIL 15/A1.5.

9 STEEL COLUMN WRAPPED WITH GWB.

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ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
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ISSAQUAH SCHOOL DISTRICT
400 1st AVE. SE
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: FIRST FLOOR PLAN
BLDG. 400

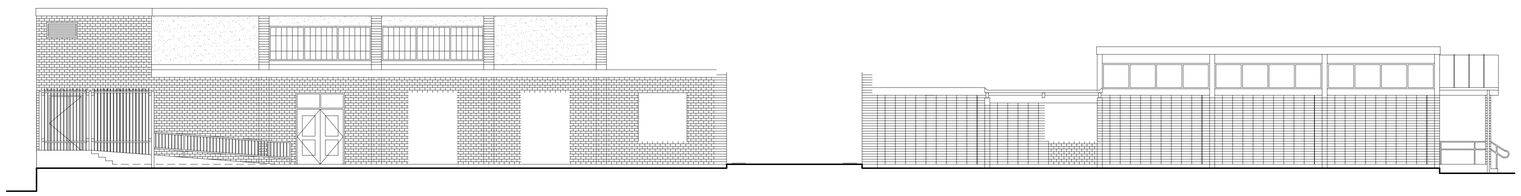
DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A2.71

PLOT DATE: 10/14/15 11:42 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A2 Floor Plans\A2.71-400.dwg

1 NORTH ELEVATION (BLDG. 100)
A3.1-3

SCALE: 1/8"= 1'-0"



2 PARTIAL SOUTH ELEVATION / SECTION (BLDG. 100)
A3.1-3

SCALE: 1/8"= 1'-0"

3 PARTIAL EAST ELEVATION (CONTINUED)
A3.1-3

SCALE: 1/8"= 1'-0"

3 PARTIAL EAST ELEVATION
A3.1-3

SCALE: 1/8"= 1'-0"

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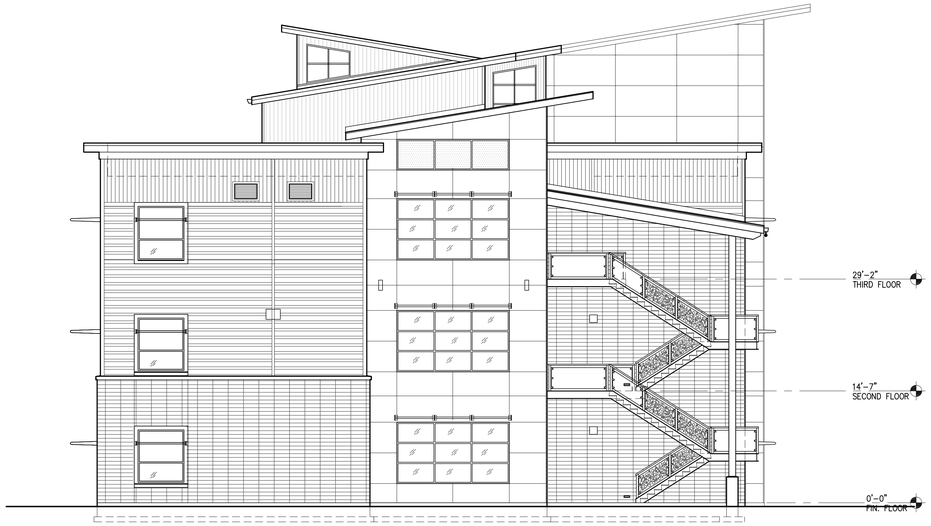
ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A3.11

PLOT DATE: 10/14/15 11:44 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A3 Elevations\A3.11-14-100.dwg



1 SOUTH ELEVATION
A3.1-3

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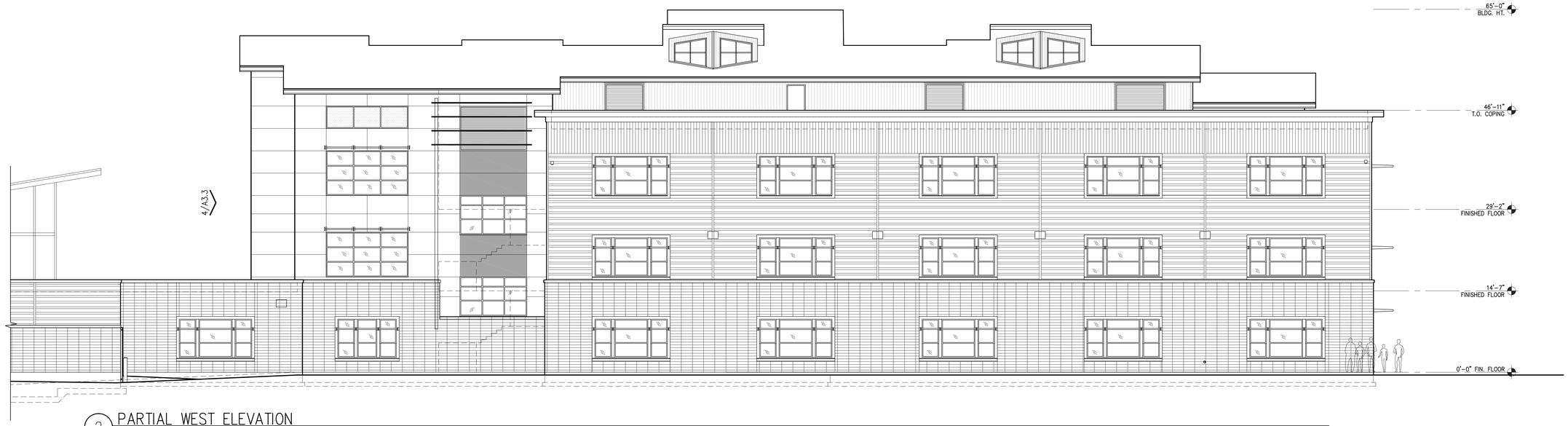

2 PARTIAL WEST ELEVATION
A3.1-3

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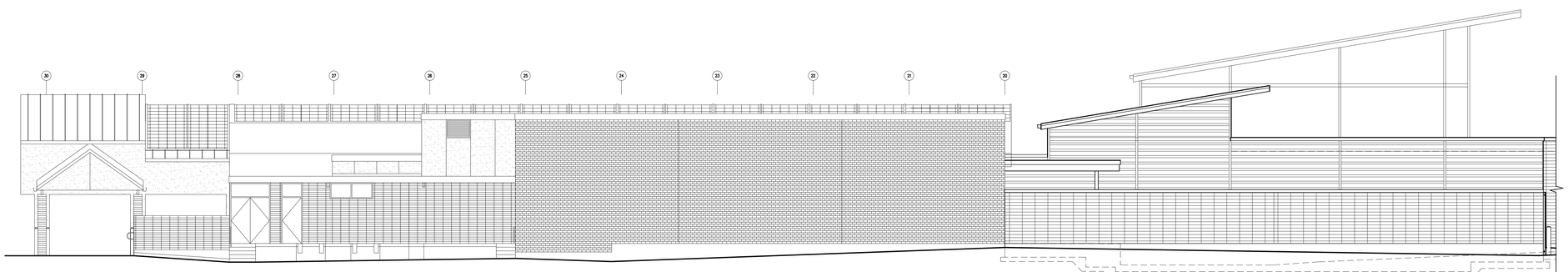

2 PARTIAL WEST ELEVATION (CONTINUED)
A3.1-3

SCALE: 1/8"= 1'-0"

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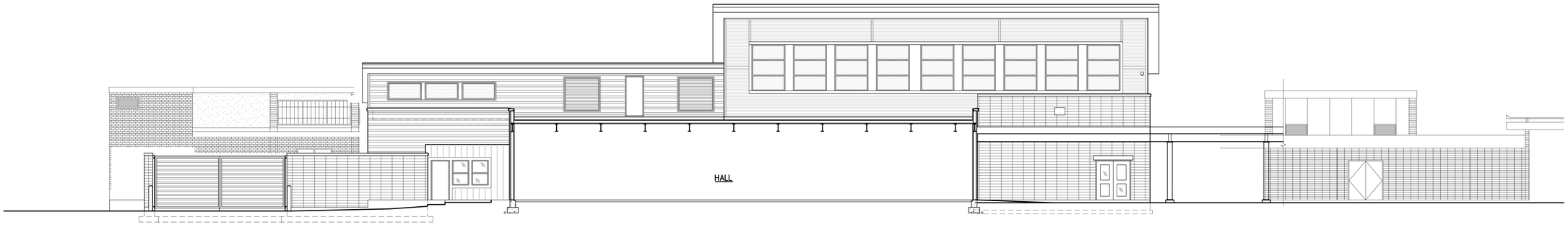
SCHEMATIC DESIGN
SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A3.12

PLOT DATE: 10/14/15 11:44 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A3 Elevations\A3.11-14-100.dwg



1 PARTIAL SOUTH ELEVATION / SECTION
A3.1-3
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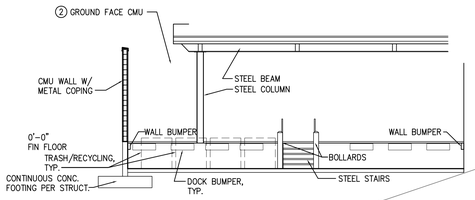
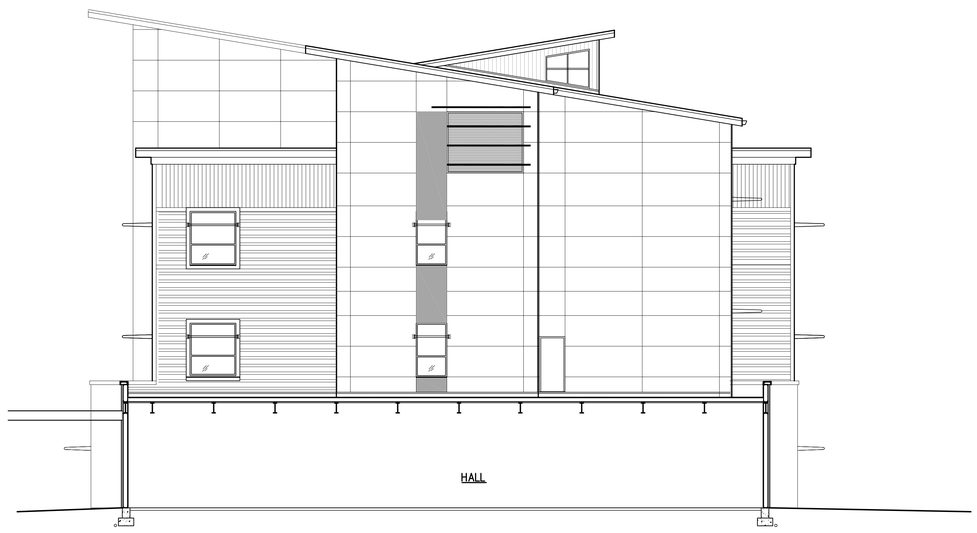


2 PARTIAL NORTH ELEVATION AT SERVICE YARD (INTERIOR)
A3.1-3
SCALE: 1/8"= 1'-0"

3 PARTIAL NORTH ELEVATION AT SERVICE YARD (INTERIOR)
A3.1-3
SCALE: 1/8"= 1'-0"



4 PARTIAL ELEVATION / SECTION
A3.1-3
SCALE: 1/8"= 1'-0"

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SCHEMATIC DESIGN
SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 10-14-15 PROJECT NO: 191406
REVISIONS:

A3.13

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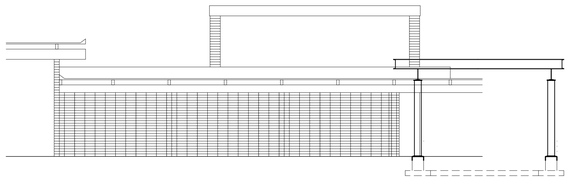
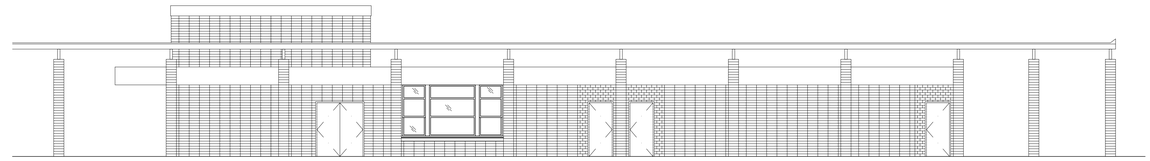


1 NORTH ELEVATION (BLDG. 400)
A3.1-3
SCALE: 1/8"= 1'-0"



2 EAST ELEVATION (BLDG. 400)
A3.1-3
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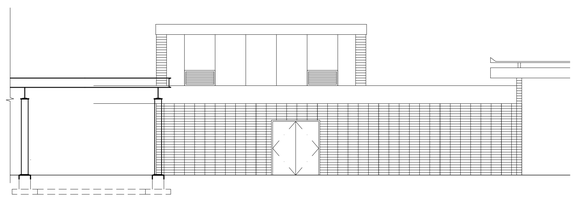

3 SOUTH ELEVATION (BLDG. 400)
A3.1-3
SCALE: 1/8"= 1'-0"

2 WEST ELEVATION (BLDG. 400)
A3.1-3
SCALE: 1/8"= 1'-0"

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SCHEMATIC DESIGN
SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 10-14-15 PROJECT NO: 191406
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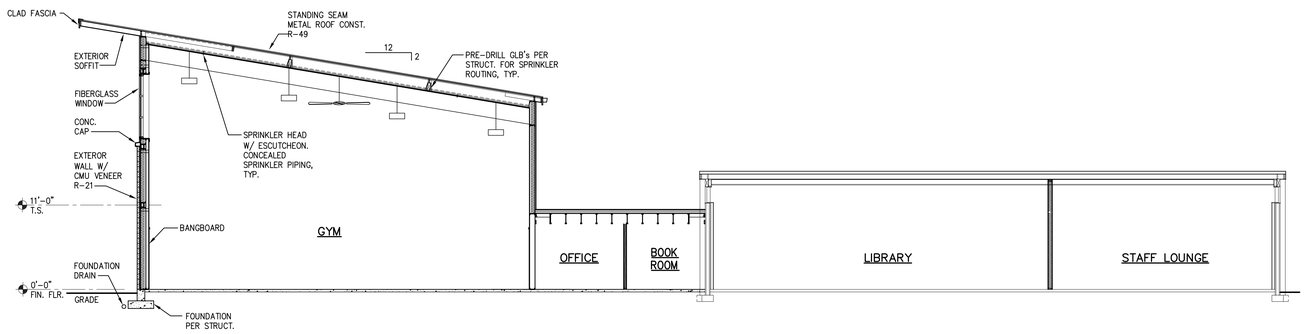

1 BUILDING SECTION
41.DWG
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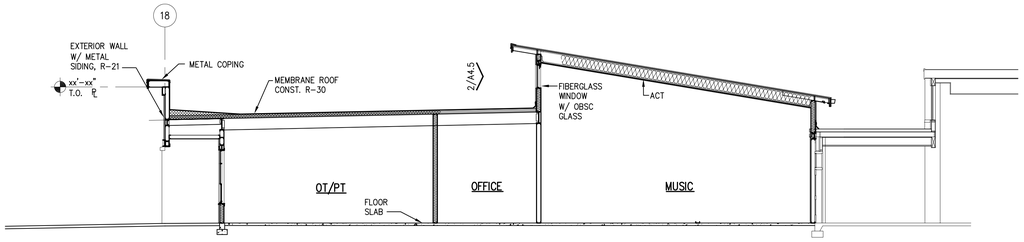

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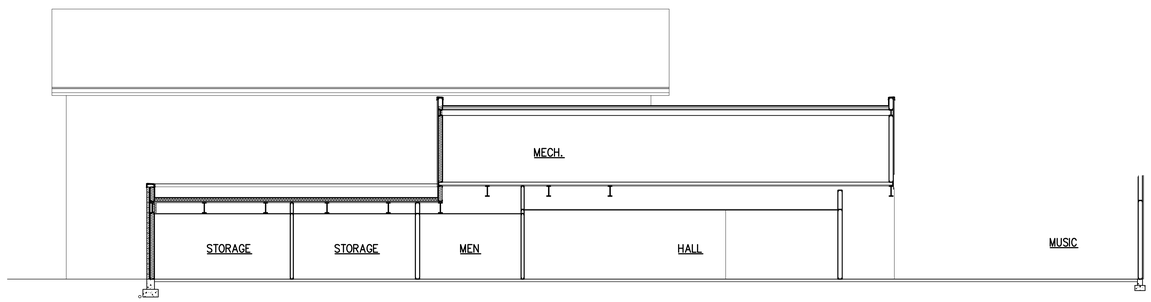

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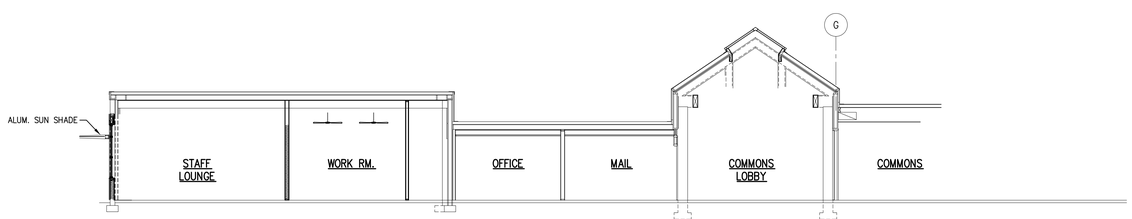
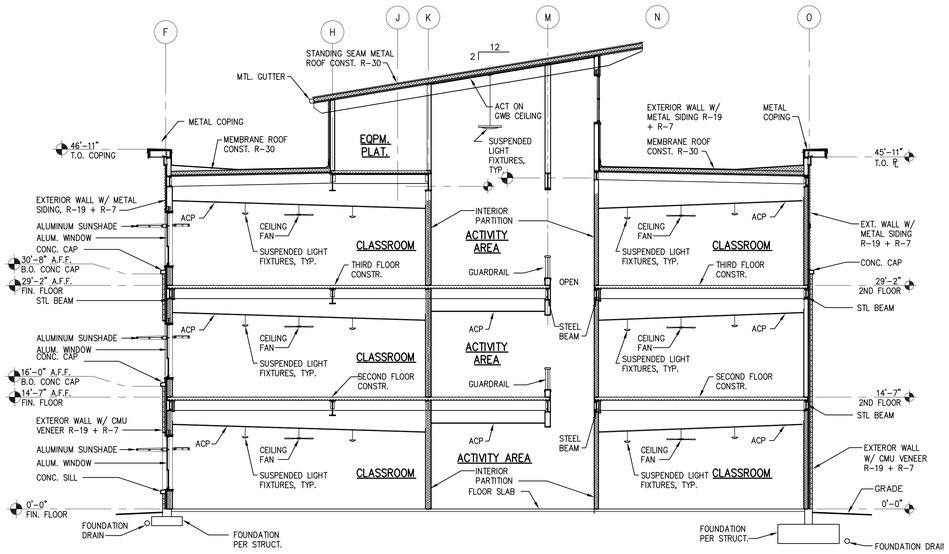


5 BUILDING SECTION
41.DWG
SCALE: 1/8"= 1'-0"

TYPICAL CONSTRUCTION NOTES

FOUNDATION DRAIN:	4" DIAMETER PERFORATED PIPE IN WASHED GRAVEL. TIE INTO STORM DRAIN SYSTEM PER CIVIL DRAWINGS.
CONCRETE WALK:	4" CONCRETE SLAB-ON-GRADE REINFORCED WITH 6X6 W/1.4 X W/1.4 WELDED WIRE FABRIC AT CENTERLINE OVER 2" COARSE SAND BED.
FLOOR SLAB: (INCL. CONC. RAMP)	4" CONCRETE SLAB-ON-GRADE REINFORCED PER STRUCTURAL OVER VAPOR BARRIER, 4" WASHED GRAVEL. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
EXTERIOR WALL CONSTRUCTION:	METAL SIDING, FIBER CEMENT SIDING SYSTEM OR CMU VENEER OVER MOISTURE BARRIER ON ½" PLYWOOD SHEATHING ON 2X6 WOOD STUDS (2X10 WHERE SHOWN PER PLAN) @ 16"O.C. WITH R-21 BLANKET INSULATION WITH GWB INTERIOR FINISH OVER VAPOR BARRIER.
CMU WALL:	8" MASONRY SCREEN WALL WITH GROUND FACE, SMOOTH FACE FINISHES INTEGRALLY COLORED, GROUT SOLID & SEAL ALL WALLS.
FURRED WALL:	2X6 WOOD STUDS @ 24"O.C. W/ R-21 INSULATION AND GWB INTERIOR FINISH OR (2X4 STUDS FLAT WITH RIGID INSULATION)
INTERIOR PARTITION CONSTRUCTION:	GWB EACH SIDE OF 2X WOOD STUDS @ 16"O.C. WITH SOUND INSULATION. WALLS CONTINUE FULL HEIGHT TO UNDERSIDE OF ROOF DECK FOR FIRE SEPARATION. SOME WALLS HAVE PLYWOOD SHEATHING ONE OR BOTH SIDES PER STRUCT.
SECOND FLOOR CONSTRUCTION:	6" CONCRETE SLAB ON METAL DECK AND FRAMING PER STRUCTURAL.
MEZZANINE FLOOR CONSTRUCTION:	1⅛" PLYWOOD SHEATHING ON FRAMING PER STRUCTURAL WITH (2) LAYERS OF GWB ON UNDERSIDE. FILL ALL VOIDS WITH 6" MIN. BATT INSULATION TYP. (MAX. 6" VOID SPACE).
ACOUSTICAL CEILING (ACP):	2X4 SUSPENDED ACOUSTICAL PANEL CEILING. TYPE PER CEILING PLAN & SCHEDULE
GWB CEILING:	GWB ON 2X4 OR 2X6 CEILING JOISTS @ 16"O.C. PROVIDE (2) LAYERS UNDER MEZZ. FLOOR & OTHER AREAS AS SHOWN.
ACT:	12"X12" ACOUSTICAL TILE GLUED TO GWB CEILING.
EXTERIOR SOFFIT:	¾" FIBER CEMENT CONCRETE BOARD SMOOTH ON UNDERSIDE OF ROOF JOISTS OR SOFFIT FRAMING.
CEDAR SOFFIT:	1X6 T&G CEDAR ON WOOD FRAMING PER DETAILS.
CLAD FASCIA:	24 GA. PRE-FINISHED METAL OVER 2X FASCIA.
METAL GUTTER CONSTRUCTION:	CONTINUOUS 22 GA. PRE-FINISHED METAL GUTTER.
STRONGBACK:	2X6 OR AS NOTED W/ FRAMING ANCHORS WELDED TO STEEL STRUCTURES @ 48"O.C. OR EA. END AS REQUIRED. NAIL TO WOOD FRAMING.
STEEL CLIP ANGLE:	STEEL CLIP ANGLES TO SUPPORT TOP OF FRAME WALL PER STRUCT.
BELOW GRADE WATERPROOFING:	HOT RUBBERIZED ASPHALT WATERPROOFING SYSTEM PER SECTION 07 12 00, WITH PROTECTION BOARD, DRAINAGE MAT, INSULATION AND FILTER FABRIC. PROVIDE MINIMUM WASHED ROCK (PEA GRAVEL) BACKFILL 12" THICK.
DUCT SHAFT:	CLOSE OFF ALL SHAFTS AT FLOOR LINE W/ FRAMING & GWB TO FORM DRAFTSTOP
STANDING SEAM METAL ROOF CONSTRUCTION:	PRE-FINISHED METAL ROOFING ON UNDERLAYMENT OVER ⅝" PLYWOOD SHEATHING AND ROOF JOISTS. PER STRUCT. WITH R-38 BLANKET INSULATION.
MEMBRANE ROOF CONSTRUCTION:	3-PLY SBS MODIFIED BITUMEN ROOF MEMBRANE OVER COVERBOARD AND R-30 RIGID POLY-ISO INSULATION OVER TEMPORARY ROOF ON ⅝" PLYWOOD SHEATHING & JOISTS PER STRUCTURAL.
VAPOR BARRIER:	PROVIDE VAPOR BARRIER SCRIM OVER UNFACED BATTS IN ALL ATTIC AREAS WHERE INSULATION IS EXPOSED TO ATTIC. INSTALL OVER INSULATION ON WALLS (BOTH THERMAL AND SOUND INSULATION) AND UNDERSIDE OF CEILING INSULATION. TAPE ALL JOINTS.
CANOPY CONSTRUCTION:	THROUGH FASTENED METAL ROOF OVER SELF ADHESIVE FLASHING ON COVER BOARD OVER WOOD DECKING SUPPORTED BY WOOD PURLINS AND BEAMS ON STEEL BEAMS, COLUMNS AND BRACES PER STRUCTURAL. ALL EXPOSED STEEL SHALL BE POWDER COATED.



4 BUILDING SECTION
41.DWG
SCALE: 1/8"= 1'-0"

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ARCHITECTURAL GROUP
6161 NE 175th Street, Suite 101
Kenmore, Washington 98028
Phone: 206.692.5000
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ISSAQUAH, WASHINGTON 98027

SCHEMATIC DESIGN
SHEET TITLE: BUILDING SECTIONS

DATE: 10-14-15
PROJECT NO: 191406
REVISIONS:

A4.1

PLOT DATE: 10/14/15 11:47 DRAWING NAME: K:\EDUCATIONAL\Issaquah\Clark Elem & Gipson EK HS\Drawings Clark Elem\A4 Sections\A4.1.dwg