

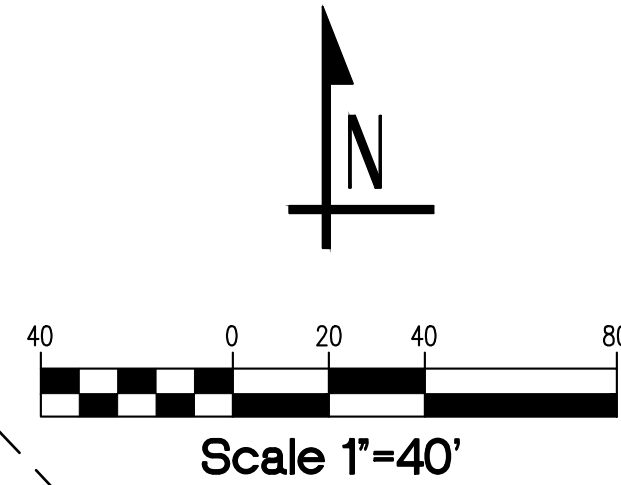
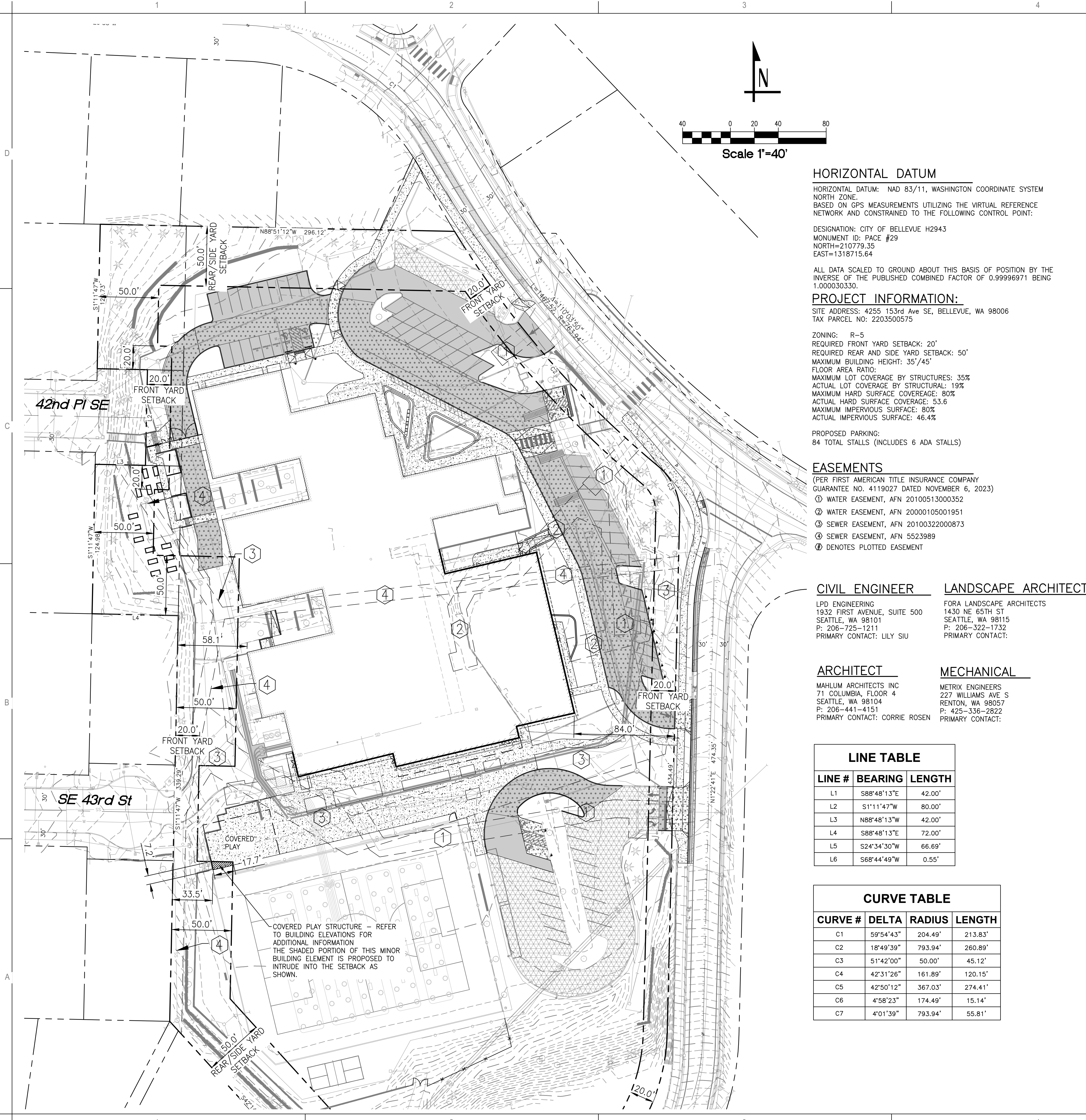
City Parks  
Parcels



Locator Map

Horizon Heights  
Open Space

The City of Bellevue does not guarantee that the information in this map is accurate or complete. This map is provided for informational purposes and disclaims all warranties.



**HORIZONTAL DATUM**  
 HORIZONTAL DATUM: NAD 83/11, WASHINGTON COORDINATE SYSTEM NORTH ZONE.  
 BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND CONSTRAINED TO THE FOLLOWING CONTROL POINT:

DESIGNATION: CITY OF BELLEVUE H2943  
 MONUMENT ID: PACE #29  
 NORTH=210779.35  
 EAST=1318715.64

ALL DATA SCALED TO GROUND ABOUT THIS BASIS OF POSITION BY THE INVERSE OF THE PUBLISHED COMBINED FACTOR OF 0.99996971 BEING 1.000030330.

**PROJECT INFORMATION:**  
 SITE ADDRESS: 4255 153rd Ave SE, BELLEVUE, WA 98006  
 TAX PARCEL NO: 2203500575

ZONING: R-5  
 REQUIRED FRONT YARD SETBACK: 20'  
 REQUIRED REAR AND SIDE YARD SETBACK: 50'  
 MAXIMUM BUILDING HEIGHT: 35'/45'  
 FLOOR AREA RATIO:  
 MAXIMUM LOT COVERAGE BY STRUCTURES: 35%  
 ACTUAL LOT COVERAGE BY STRUCTURAL: 19%  
 MAXIMUM HARD SURFACE COVERAGE: 80%  
 ACTUAL HARD SURFACE COVERAGE: 53.6%  
 MAXIMUM IMPERVIOUS SURFACE: 80%  
 ACTUAL IMPERVIOUS SURFACE: 46.4%

**PROPOSED PARKING:**  
 84 TOTAL STALLS (INCLUDES 6 ADA STALLS)

**EASEMENTS**  
 (PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 4119027 DATED NOVEMBER 6, 2023)

- ① WATER EASEMENT, AFN 20100513000352
- ② WATER EASEMENT, AFN 20000105001951
- ③ SEWER EASEMENT, AFN 20100322000873
- ④ SEWER EASEMENT, AFN 5523989
- ⑤ DENOTES PLOTTED EASEMENT

**CIVIL ENGINEER**  
 LPD ENGINEERING  
 1932 FIRST AVENUE, SUITE 500  
 SEATTLE, WA 98101  
 P: 206-725-1211  
 PRIMARY CONTACT: LILY SIU

**LANDSCAPE ARCHITECT**  
 FORA LANDSCAPE ARCHITECTS  
 1430 NE 65TH ST  
 SEATTLE, WA 98115  
 P: 206-322-1732  
 PRIMARY CONTACT:

**ARCHITECT**  
 MAHLUM ARCHITECTS INC  
 71 COLUMBIA, FLOOR 4  
 SEATTLE, WA 98104  
 P: 206-441-4151  
 PRIMARY CONTACT: CORRIE ROSEN

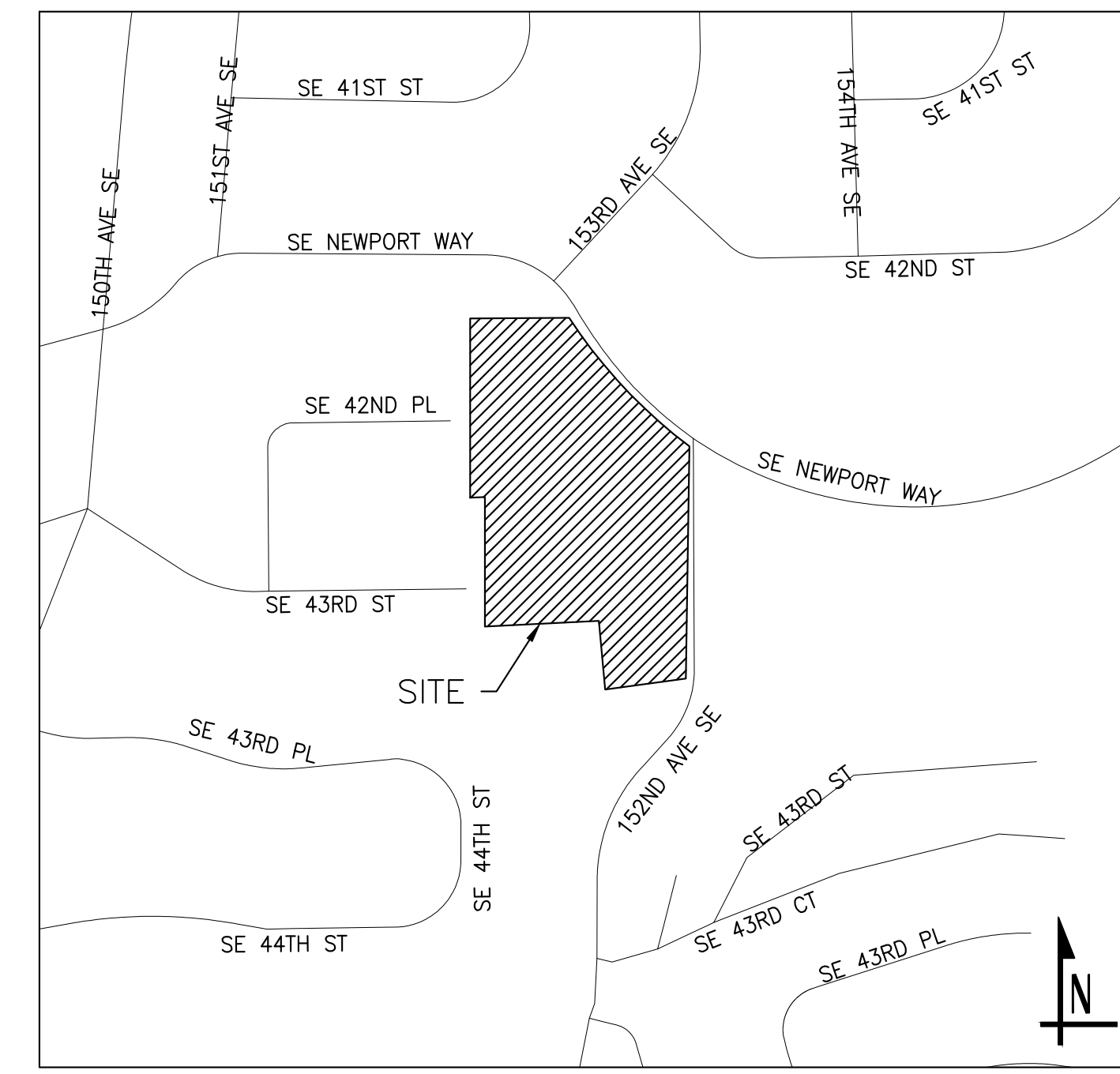
**MECHANICAL**  
 METRIX ENGINEERS  
 227 WILLIAMS AVE S  
 RENTON, WA 98057  
 P: 425-336-2822  
 PRIMARY CONTACT:

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S88°48'13"E	42.00'
L2	S11°11'47"W	80.00'
L3	N88°48'13"W	42.00'
L4	S88°48'13"E	72.00'
L5	S24°34'30"W	66.69'
L6	S68°44'49"W	0.55'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	59°54'43"	204.49'	213.83'
C2	18°49'39"	793.94'	260.89'
C3	51°42'00"	50.00'	45.12'
C4	42°31'26"	161.89'	120.15'
C5	42°50'12"	367.03'	274.41'
C6	4°58'23"	174.49'	15.14'
C7	4°01'39"	793.94'	55.81'



**LOCATION MAP**

**VERTICAL DATUM**  
 VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS UTILIZING THE VIRTUAL REFERENCE NETWORK AND CONSTRAINED TO THE FOLLOWING VERTICAL BENCHMARK:

DESIGNATION: BM CITY OF BELLEVUE V900  
 MONUMENT ID: PACE #29  
 ELEVATION = 451.41 FEET

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO CONVERT ALL DISTANCES TO GRID DIVIDE 1/1.000030330.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN DECEMBER, 2023, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEAST SQUARES ADJUSTMENT USING StarNet VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

CALL FOR LOCATE: UTILITY LOCATION SERVICE: 811

**RECORD LEGAL DESCRIPTION**  
 (PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 4119027, DATED NOVEMBER 6, 2023)

PARCEL A:  
 TRACT "A" OF EASTGATE DIVISION D, ACCORDING PLAT AS RECORDED IN VOLUME 53 OF PLATS, PAGES 34-35, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH:  
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF SOUTHEAST NEWPORT WAY AND WESTERLY OF 152ND AVENUE SOUTHEAST.

(ALSO KNOWN AS CITY OF BELLEVUE BOUNDARY LINE CONSOLIDATION NO. 08-106368-LW RECORDED ON MARCH 04, 2008 UNDER RECORDING NUMBER 20080304900014, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL B:  
 THAT PORTION OF LOT 9, BLOCK 9, EASTGATE ADDITION DIVISION "B", AS RECORDED IN VOLUME 52 OF PLATS, PAGES 13-18, RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;  
 THENCE SOUTH 88°52'12" EAST 87.42 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE NORTH 24°34'27" EAST 70 FEET, MORE OR LESS, TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 9.

PARCEL C:  
 LOT 16, BLOCK 3 OF EASTGATE DIVISION D, ACCORDING PLAT AS RECORDED IN VOLUME 53 OF PLATS, PAGES 34-35, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH PORTION OF VACATED STREET ADJOINING.

PARCEL D:  
 LOT 5, BLOCK 4 OF EASTGATE DIVISION D, ACCORDING PLAT AS RECORDED IN VOLUME 53 OF PLATS, PAGES 34-35, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH PORTION OF VACATED STREET ADJOINING.

**811** Know what's below.  
 Call before you dig.  
 Dial 811

PLAN NORTH

**mahlum**

71 COLUMBIA | FLOOR 4  
 SEATTLE WA 98104  
 (206) 441-4151 OFFICE

1380 SE 9TH AVENUE  
 PORTLAND OR 97214  
 (503) 224-4032 OFFICE

MAHLUM ARCHITECTS INC

**LPD** engineering pllc  
 1932 First Ave  
 Suite 500  
 Seattle, WA 98101  
 p. 206.725.1211  
 f. 206.973.5344  
 www.lpdengineering.com



**BELLEVUE SCHOOL DISTRICT**  
**BIG PICTURE SCHOOL**  
 14844 SE 22ND ST  
 BELLEVUE, WA 98007

MARK	DATE	DESCRIPTION
ISSUE DATE:	12 MAR 2024	
ISSUE:	LB SUBMITTAL	
PROJECT:	PROJECT NUMBER	
DRAWN BY:	KES	
CHECKED BY:	LCS	
COPYRIGHT MAHLUM ARCHITECTS, INC. ORIGINAL SHEET SIZE: 24"x36"		

**COVER SHEET**

**C-001C**



Existing Building Area to Remain  
(masked for clarity)

New Construction Area

**ELEVATION MATERIAL LEGEND**

- (BR-1) BRICK VENEER
- (MP-1) METAL WALL PANEL
- BLUE OUTLINE TO REPRESENT EXISTING CONSTRUCTION TO REMAIN. EXISTING FIBER CEMENT SIDING TO BE PAINTED TO MATCH NEW COLOR PALETTE.
- SEE COLOR RENDERING FOR REALISTIC MATERIAL AND COLOR REPRESENTATION

**ELEVATION SYMBOL LEGEND**

- FX 08 54 00 NEW FIBERGLASS WINDOWS
- SX 08 43 13 NEW ALUMINUM STOREFRONT WINDOWS
- LX 080 91 00 NEW ALUMINUM EXTERIOR LOUVERS

**ELEVATION GENERAL NOTES**

1. ELEVATION OF 468'-0" SHOWN IN SITE DRAWINGS = 100'-0" ELEVATION SHOWN IN ARCH & STRUCTURAL DRAWINGS
2. EXISTING ROOF SLOPES ARE 1/4" PER FOOT, UNLESS NOTED OTHERWISE
3. ADDITION ROOF SLOPES ARE 1/2" PER FOOT, UNLESS NOTED OTHERWISE

**mahlum**

1932 1ST AVENUE | FLOOR 3  
SEATTLE WA 98101  
(206) 441-4151 OFFICE

1380 SE 9TH AVENUE  
PORTLAND OR 97214  
(503) 224-4032 OFFICE

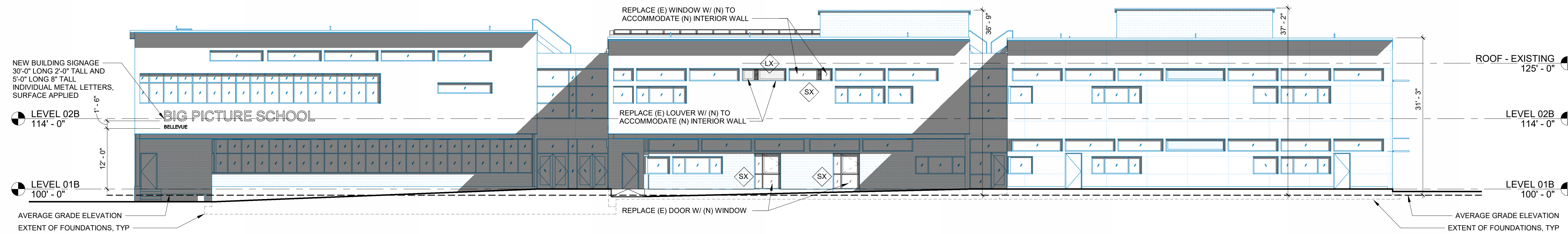
MAHLUM ARCHITECTS INC

**FOR REFERENCE ONLY**

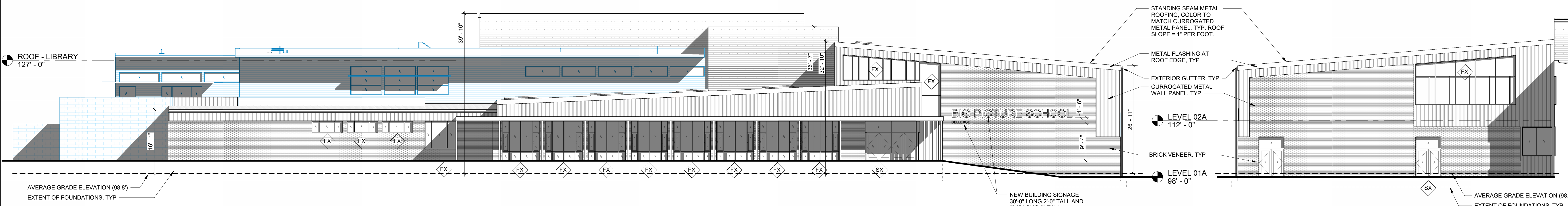
BELLEVUE PUBLIC SCHOOLS

BIG PICTURE SCHOOL

4255 153RD AVE SE  
BELLEVUE, WA 98006

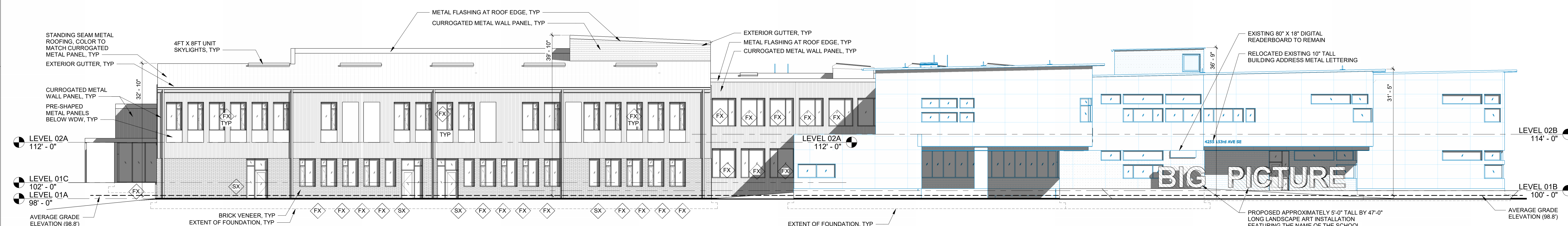


**D1 NORTH ELEVATION - OVERALL**  
3/32" = 1'-0"

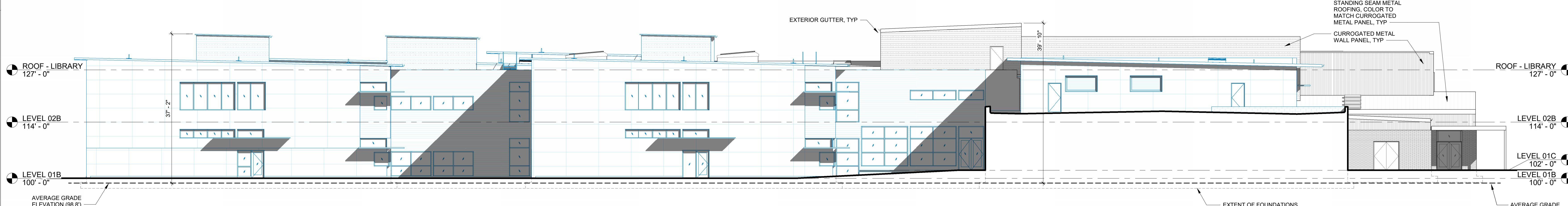


**C1 SOUTH ELEVATION - OVERALL**  
3/32" = 1'-0"

**C5 NORTH ELEVATION - ADDITION**  
3/32" = 1'-0"



**B1 EAST ELEVATION - OVERALL**  
3/32" = 1'-0"



**A1 WEST ELEVATION - OVERALL**  
3/32" = 1'-0"

MARK	DATE	DESCRIPTION
ISSUE DATE:	14 MARCH 2024	
ISSUE:	LB SUBMITTAL	
PROJECT NO.:	2023903	
DRAWN BY:	RB	
CHECKED BY:	BH	
COPYRIGHT MAHLUM ARCHITECTS, INC. ORIGINAL SHEET SIZE: 30"X42"		

**EXTERIOR ELEVATIONS**

**A-211**

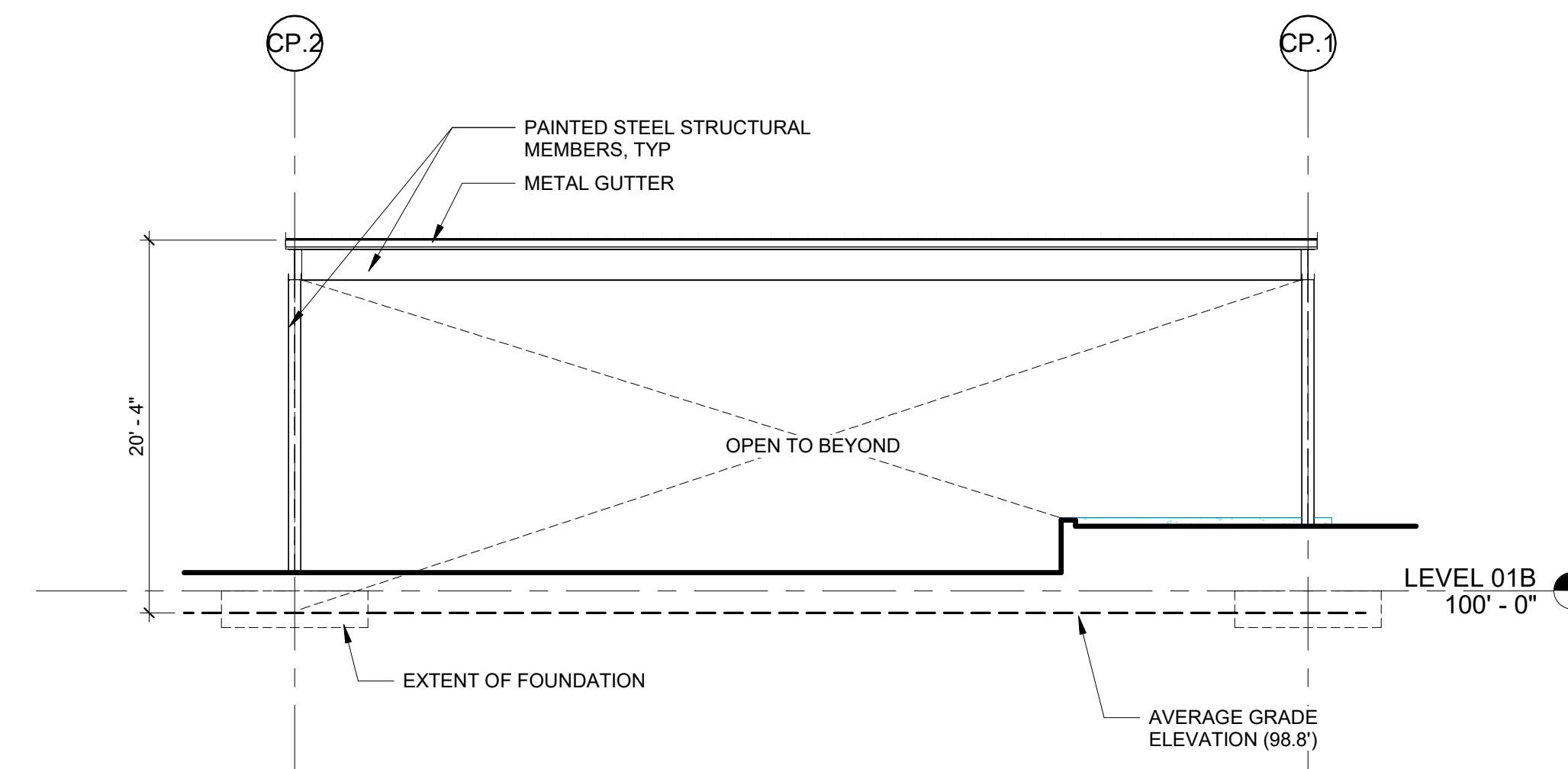
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FOR REFERENCE ONLY

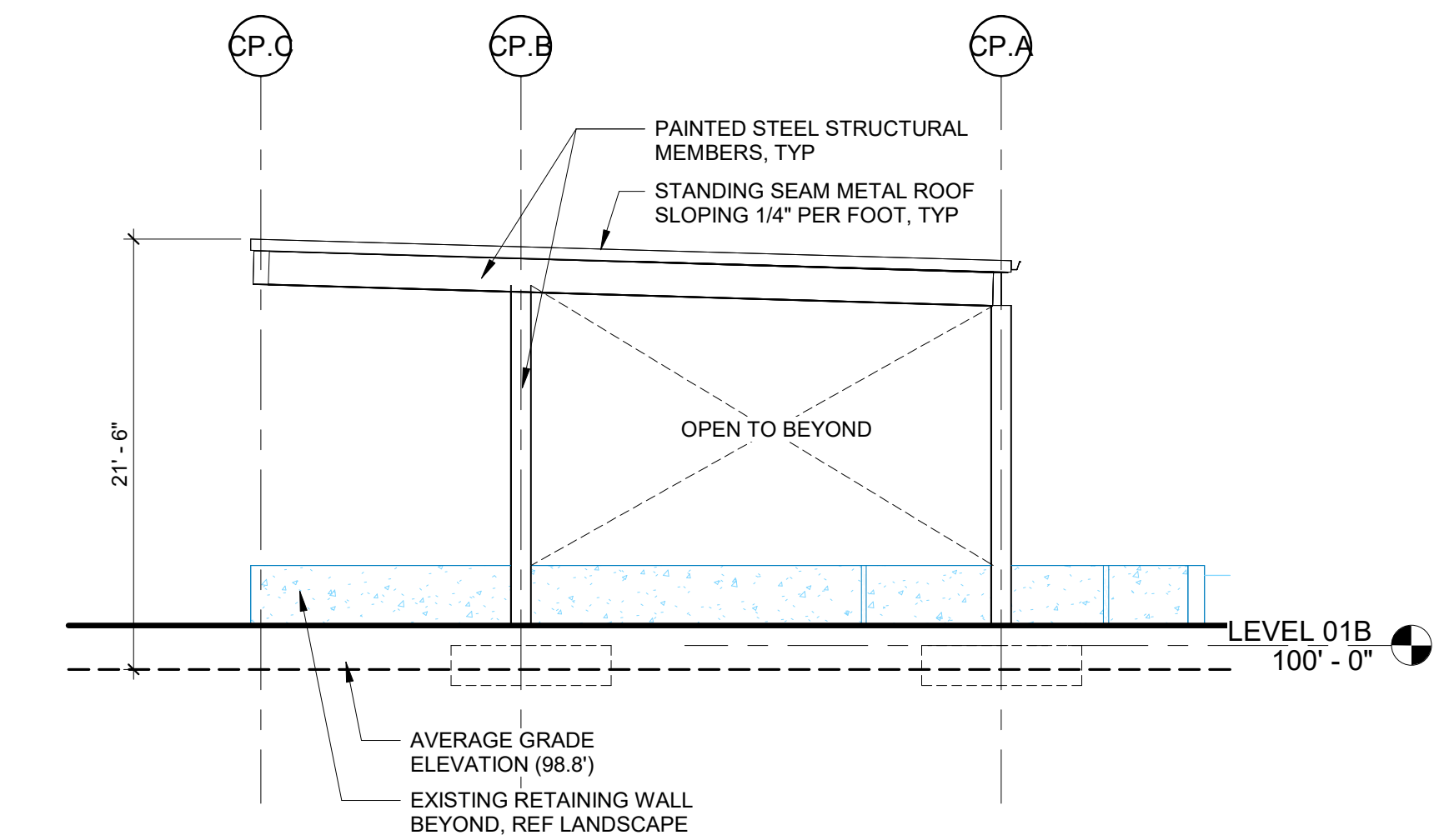
BELLEVUE PUBLIC SCHOOLS

BIG PICTURE SCHOOL

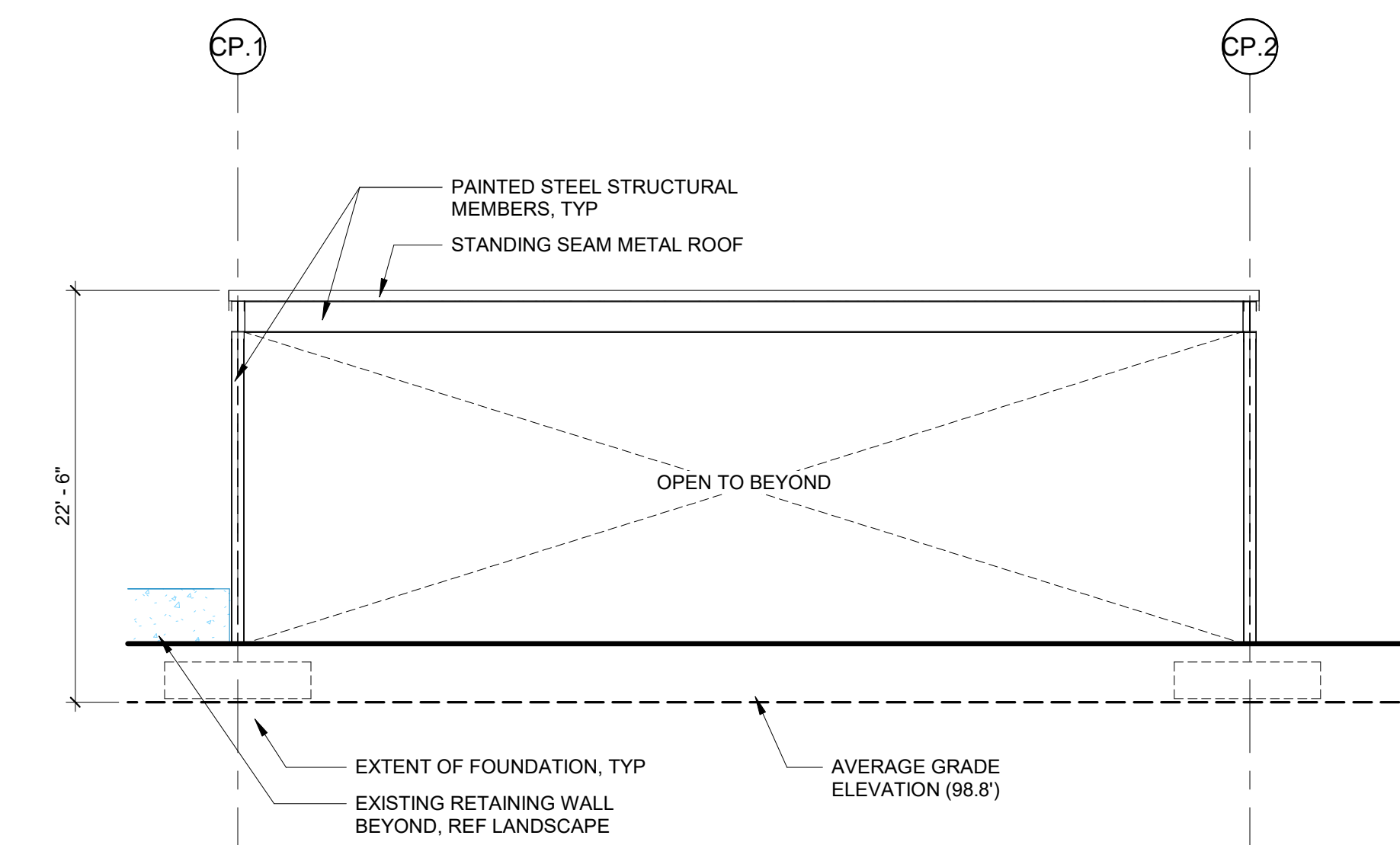
4255 153RD AVE SE  
BELLEVUE, WA 98006



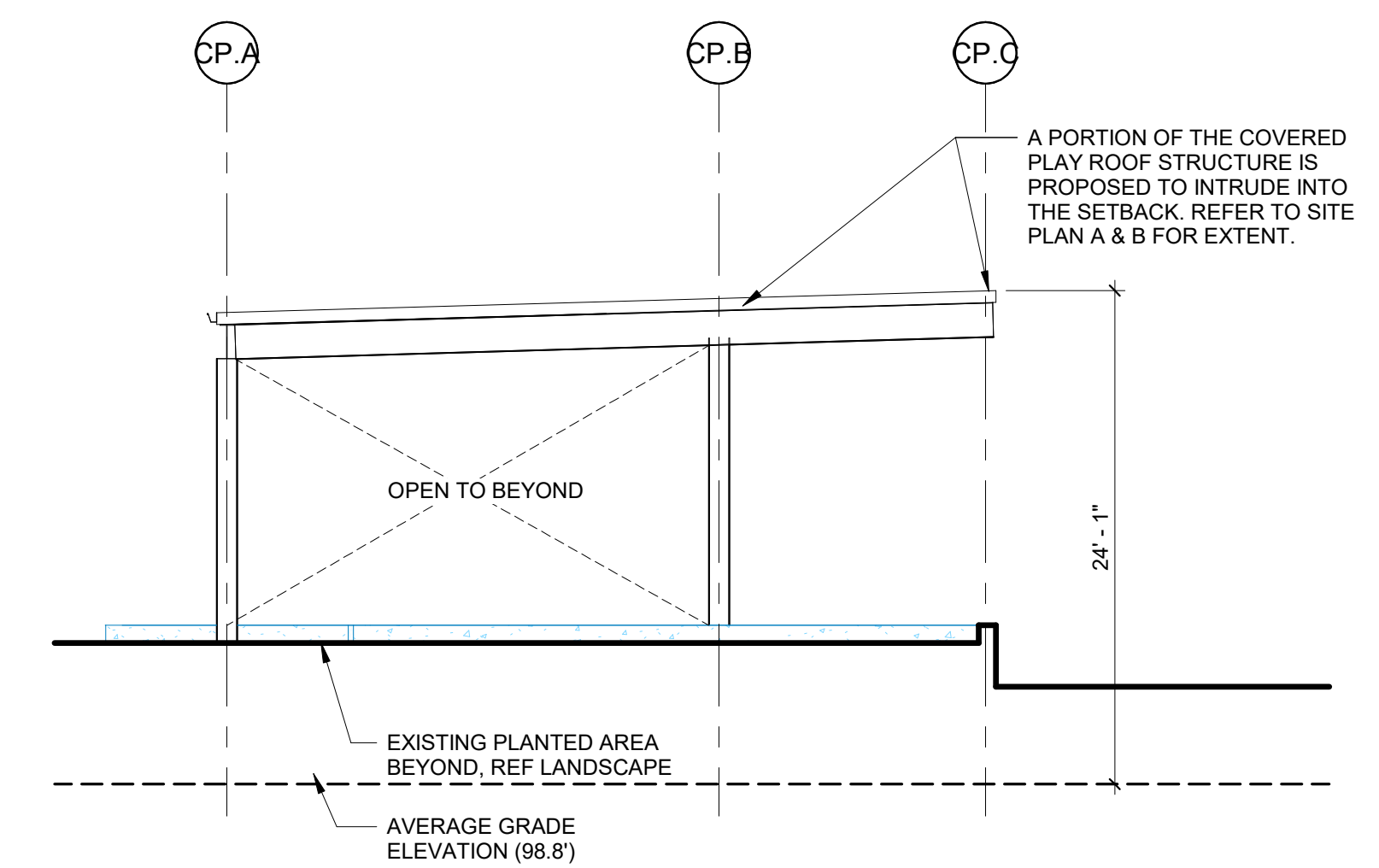
**B3** COVERED PLAY - NORTH ELEVATION  
1/8" = 1'-0"



**B5** COVERED PLAY - EAST ELEVATION  
1/8" = 1'-0"



**A3** SOUTH ELEVATION - COVERED PLAY  
1/8" = 1'-0"



**A5** WEST ELEVATION - COVERED PLAY  
1/8" = 1'-0"

MARK	DATE	DESCRIPTION
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ISSUE DATE:	14 MARCH 2024	
ISSUE:	LB SUBMITTAL	

PROJECT NO.:	2023903	
DRAWN BY:	BH	
CHECKED BY:	BH	

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EXTERIOR ELEVATIONS