



Date	04/20/24
Drawn by	DRE
Checked by	DW
Project No.	
Revision	
Date	Description

ZONING DATA

(COPY OF SEACT)

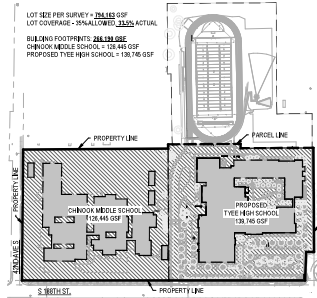
PARCEL NUMBER: 34230404
LOT SIZE: 614,972 (214,163 GROSS SQUARE FEET)
ZONING: UL-7.209 (Urban Low Density Residential)

GROSS SQUARE FEET OF NEW CONSTRUCTION: 218,024 SF

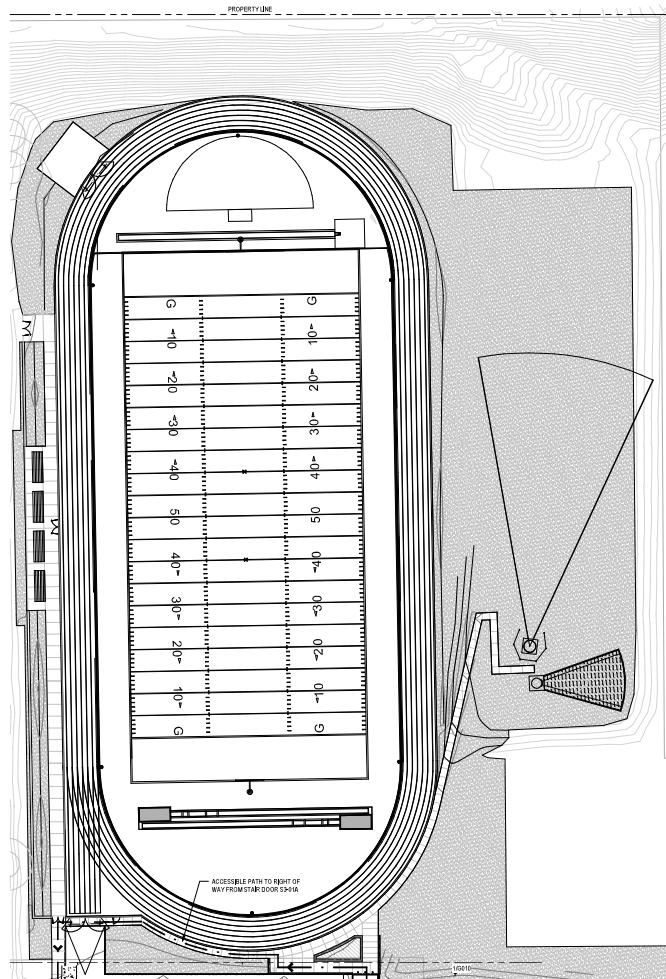
CLASSIFICATION	REQUIRED	ACTUAL
SETBACKS		
FRONT (SOUTH)	PER SMC 15.404.100	155'-11"
SIDE (WEST)	5'	75'-3"
SIDE (EAST)	5'	135'-2"
SIDE (NORTH)	15'	65'-4"
MAXIMUM BUILDING HEIGHT	PER SMC 15.404.100	40'
MAXIMUM LOT COVERAGE BY STRUCTURES	30% MAX.	33.1%
IMPERVIOUS SURFACE	EXISTING	FINAL
DECKS		118,024 SQ FT
COURT YARDS/PARKING		148,000 SQ FT
WALKWAYS/PATHS		52,000 SQ FT
TOTAL IMPERVIOUS SURFACES		422,304 SQ FT
TOTAL LOT SQUARE FOOTAGE	PER SMC 15.404.100	374,163 SQ FT
TOTAL LOT COVERAGE:	100% MAX.	100%
PARKING: CAR	100 STALLS	100 STALLS
BIC	21 SPACES	48 SPACES

LEGEND

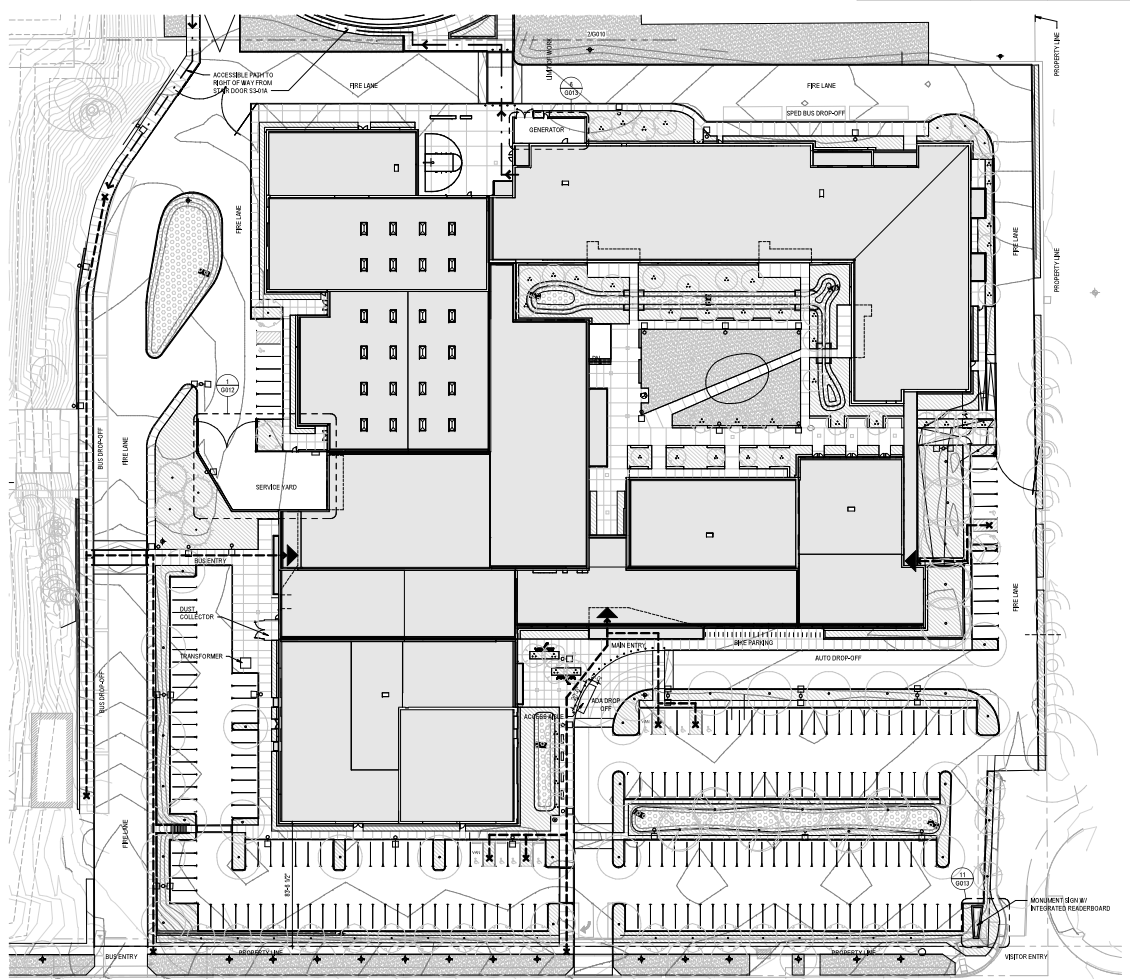
- ADA ACCESSIBLE PATH TO PUBLIC WAY FROM EXIST
- ADA ACCESSIBLE PATH TO ENTRY
- PROPERTY LINE
- - - LIMIT OF WORK
- ▲ BUILDING MAIN ENTRIES



3 LOT COVERAGE DIAGRAM
SCALE: 1" = 200'



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 300'

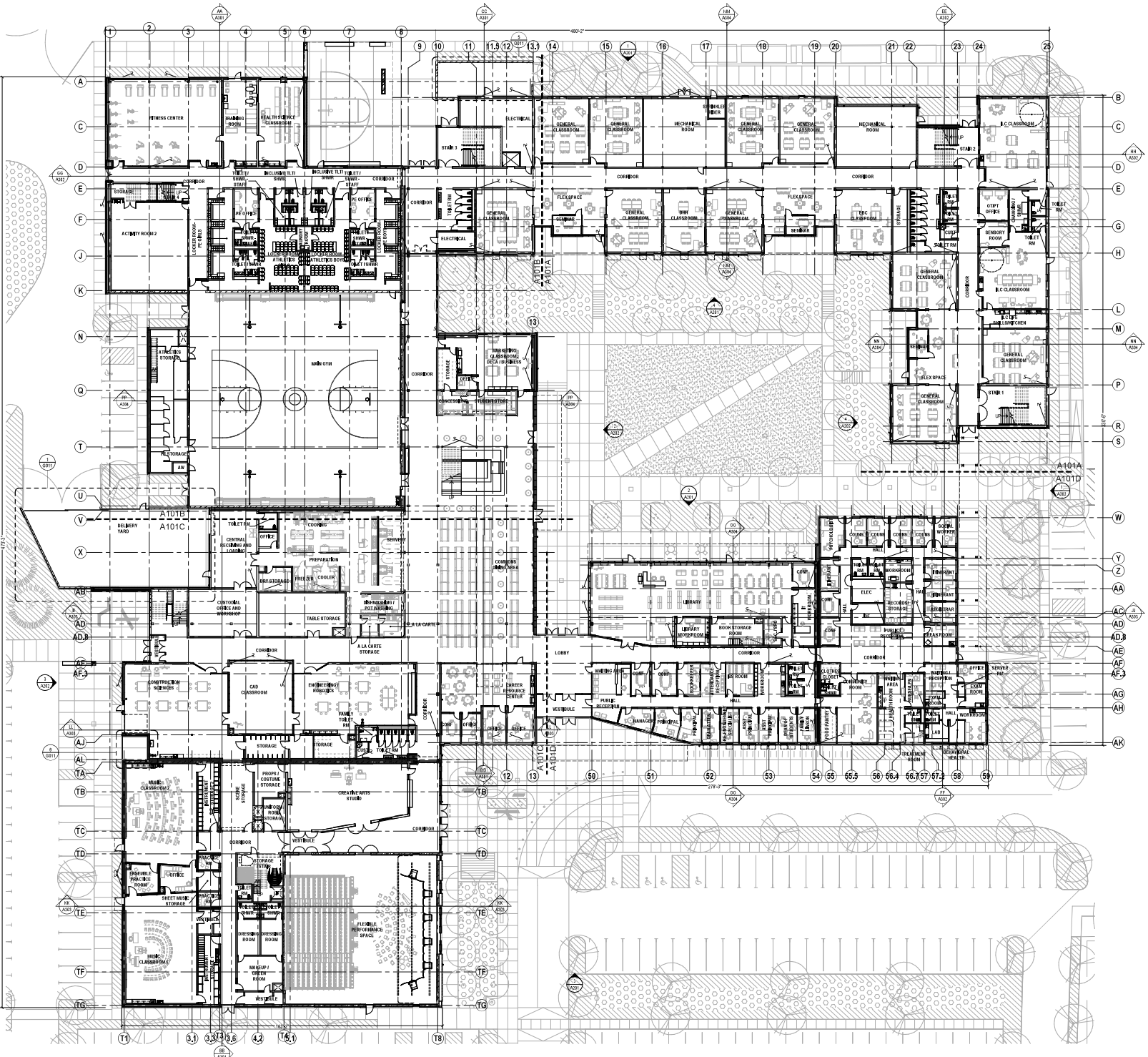


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 300'

S 188TH ST.

GENERAL PLAN NOTES

1. SEE SHEET A010 FOR TYPICAL PARTITION HEAD DETAILS.
2. REFER TO LIFE SAFETY (ALS) AND SPECIAL WALL (SW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE FINISHES AS NOTED.
3. FOR FURNITURE, FIXTURES AND EQUIPMENT SEE FF SERIES DRAWINGS.
4. REFER TO MECHANICAL DRAWINGS FOR EXTENT OF HOUSEKEEPING PADS. TYP. HALL PADS NOT SHOWN.
5. REFER TO REFERENCED ENRAGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION (e.g. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS).
6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR FINISHES AS SHOWN ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.



**HIGHLINE SCHOOL DISTRICT
TYPEE HIGH SCHOOL REPLACEMENT**

4424 S. 168th St.
Seattle, WA 98148



Rev.	By	Date	Description
0			

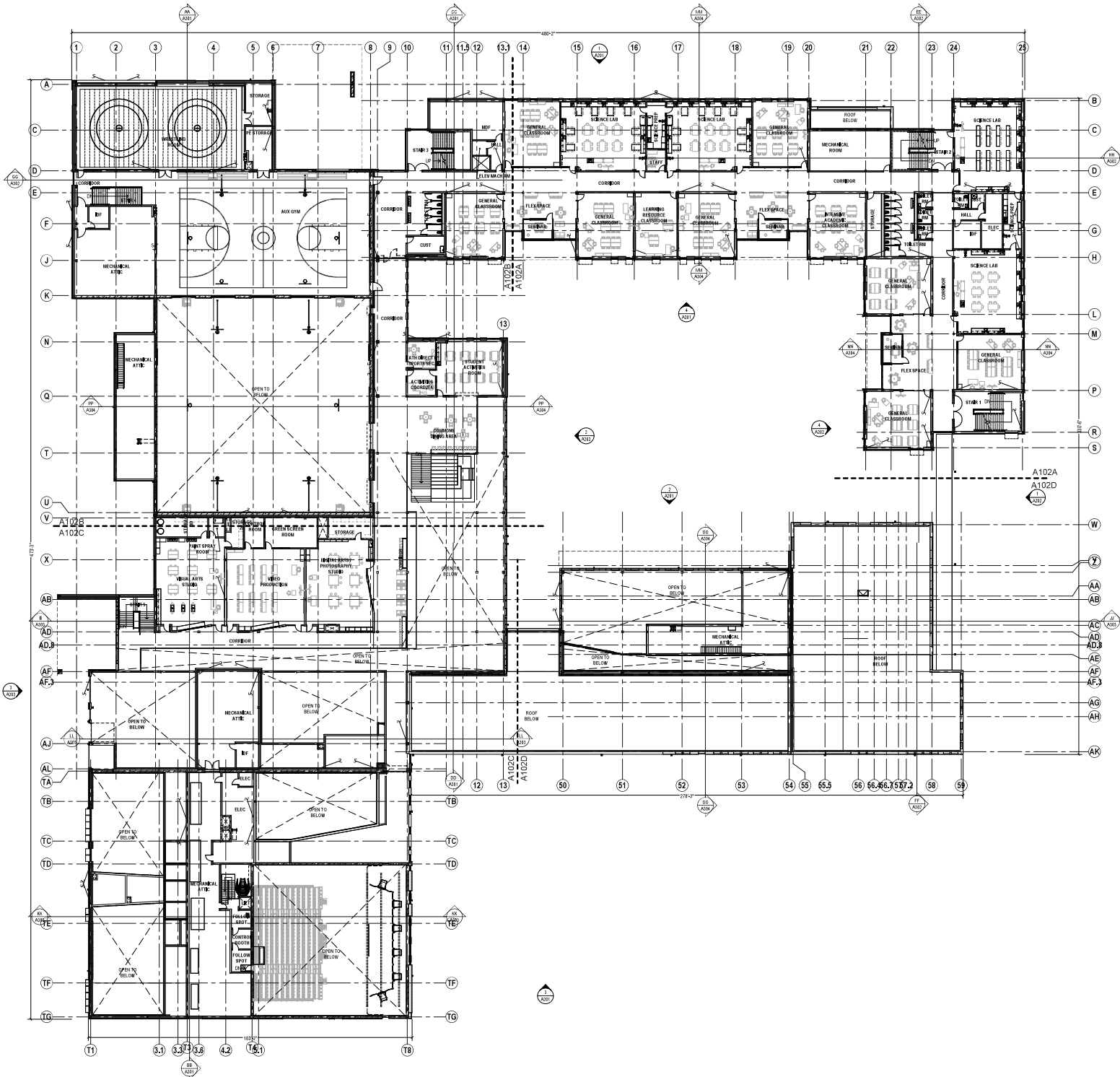
LEVEL 1 - FLOOR PLAN OVERALL
SCALE: 1/8" = 1'-0"

LEVEL 1 FLOOR
PLAN OVERALL

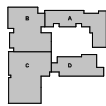
A101

GENERAL PLAN NOTES

1. SEE SHEET A010 FOR TYPICAL PARTITION HEAD DETAILS.
2. REFER TO LIFE SAFETY (ALS) AND SPECIAL WALL (SW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE RATINGS AS NOTED.
3. FOR FURNITURE, FIXTURES AND EQUIPMENT SEE FF SERIES DRAWINGS.
4. REFER TO MECHANICAL DRAWINGS FOR SIZING OF HOUSEKEEPING PADS. TYP. (ALL PADS NOT SHOWN).
5. REFER TO REFERENCED ENLARGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION (e.g. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS).
6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR MATERIALS AS SCHEDULED ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.



LEVEL 2 - FLOOR PLAN OVERALL
SCALE: 1/8" = 1'-0"

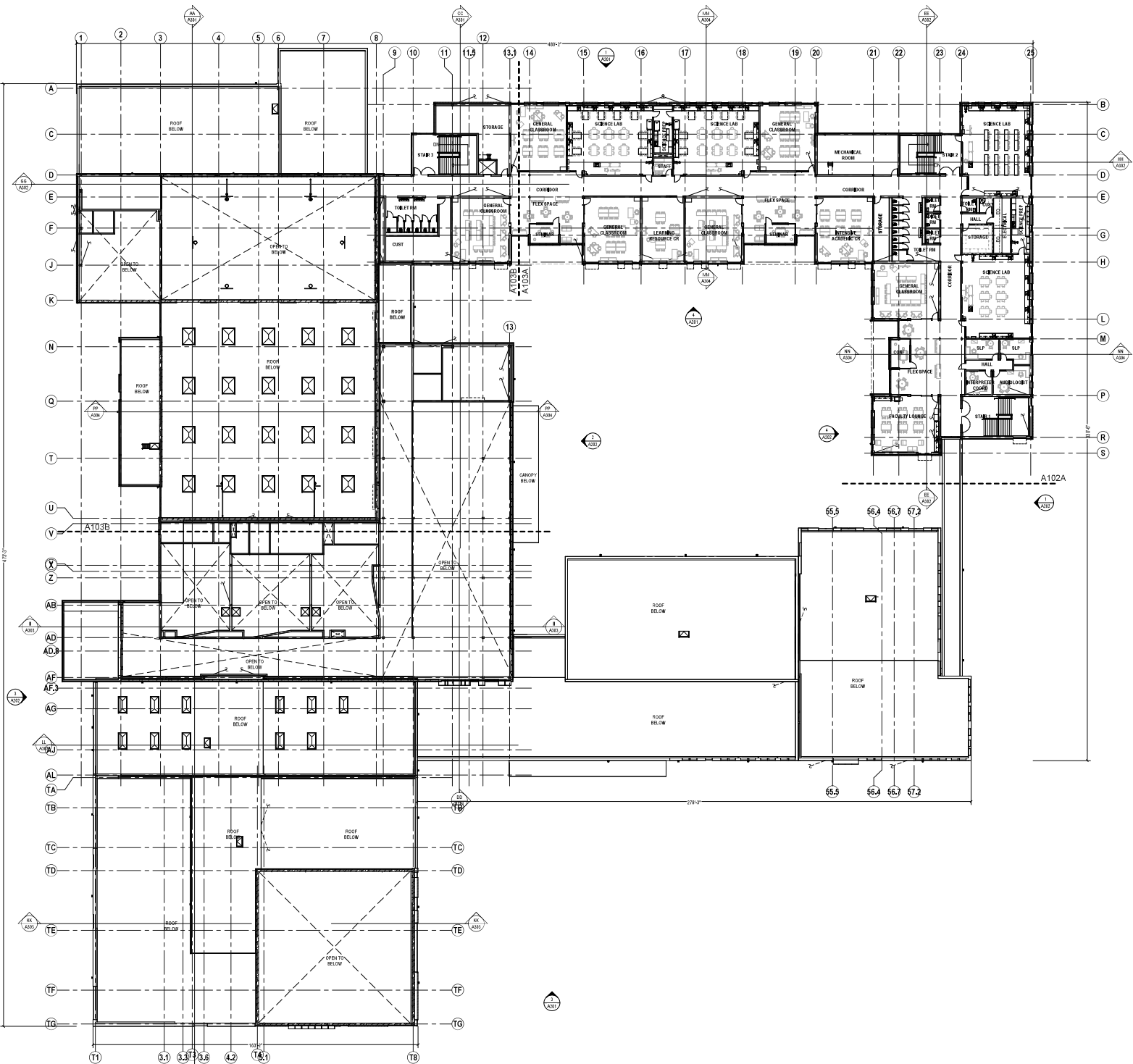


Rev	Date	Description
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02	08/01/2022	ADD
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04	08/01/2022	ADD
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58	08/01/2022	ADD
59	08/01/2022	ADD

LEVEL 2 FLOOR PLAN OVERALL

GENERAL PLAN NOTES

- 1. SEE SHEET A010 FOR TYPICAL PARTITION HEAD DETAILS.
- 2. REFER TO LIFE SAFETY (ALS) AND SPECIAL WALL (SW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE RATINGS AS INDICATED.
- 3. FOR FURNITURE, FIXTURES AND EQUIPMENT SEE FF SERIES DRAWINGS.
- 4. REFER TO MECHANICAL DRAWINGS FOR SIZING OF HOOKEKEEPING PADS. TYPICAL PADS NOT SHOWN.
- 5. REFER TO REFERENCED ENLARGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION (e.g. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS).
- 6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR FINISH SCHEDULES ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.



**HIGHLINE SCHOOL DISTRICT
TYEE HIGH SCHOOL REPLACEMENT**

4424 S. 168th St
Seattle, WA 98188

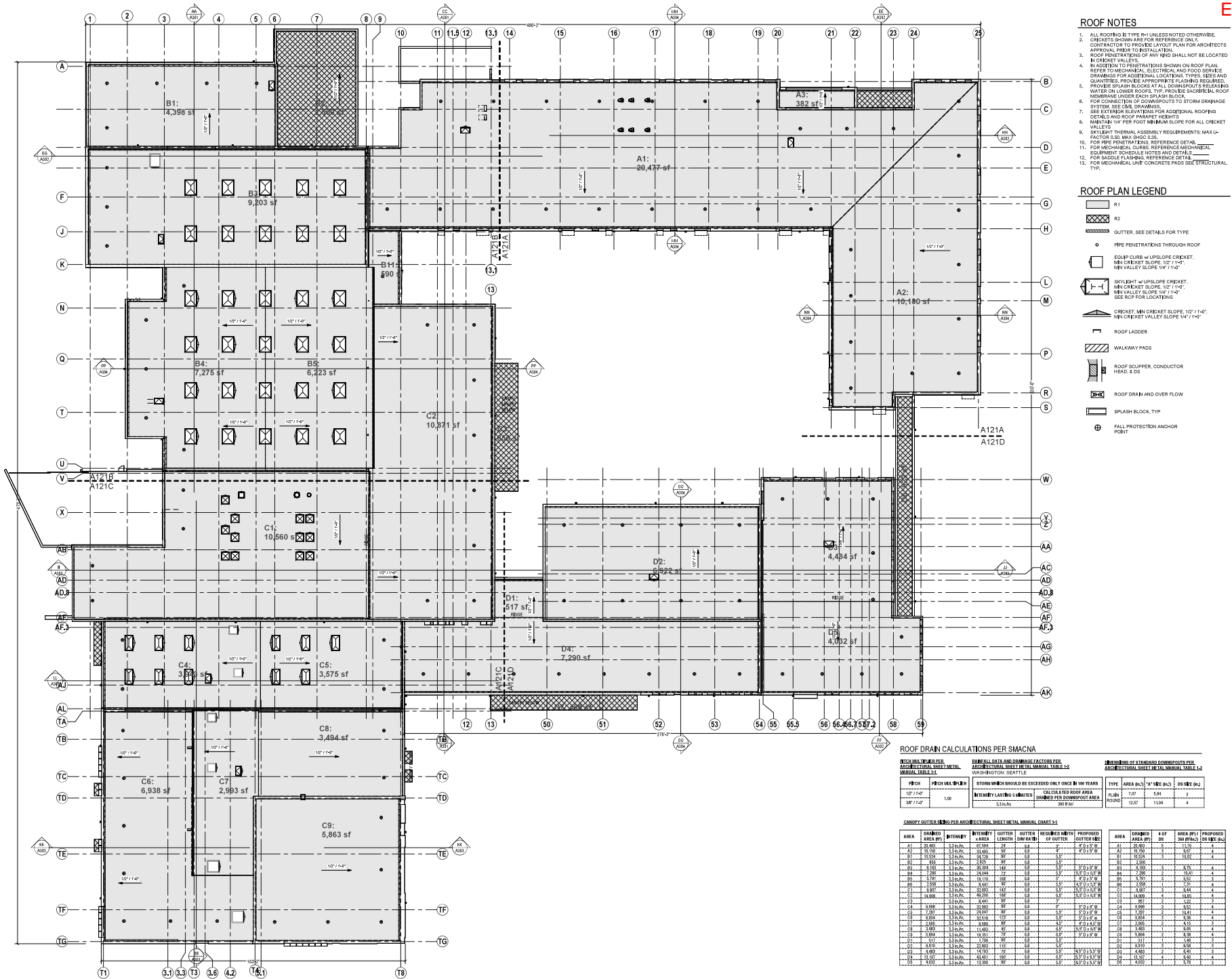


Rev	Date	Description
1	07/28/2022	2-DISC
2	08/01/2022	ALPHA
3	08/01/2022	ALPHA

LEVEL 3 - FLOOR PLAN OVERALL
SCALE: 1/8" = 1'-0"

LEVEL 3 FLOOR
PLAN OVERALL

A103



- ### ROOF NOTES
1. ALL ROOFING IS TYPE R1 UNLESS NOTED OTHERWISE.
 2. CRICKETS SHOWN ARE FOR REFERENCE ONLY.
 3. CON FACTOR TO PROVIDE LAYOUT PLAN FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
 4. ROOF PERIMETER OF ANY PENETRATIONS SHALL NOT BE LOCATED IN CRICKET VALLEYS.
 5. IN ADDITION TO PENETRATIONS SHOWN ON ROOF PLAN, REFER TO MECHANICAL, ELECTRICAL AND FOOD SERVICE DRAWINGS FOR ADDITIONAL LOCATIONS. TYPES, SIZES AND QUANTITIES. PROVIDE APPROPRIATE FLASHING REQUIRED. PROVIDE SLOPE BLOCKS AT ALL DOWNSPUTS REGARDING WATER ON LOWER ROOFS. TYP. PROVIDE SACRIFICIAL ROOF MEMBRANE UNDER EACH SPLASH BLOCK.
 6. FOR CONNECTION OF DOWNSPUTS TO STORM DRAINAGE SYSTEM, SEE CIVIL DRAWINGS.
 7. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL ROOFING DETAILS AND ROOF PARAPET HEIGHTS.
 8. MAINTAIN 1/4" PER FOOT MINIMUM SLOPE FOR ALL CRICKET VALLEYS.
 9. SKYLIGHT THERMAL ASSEMBLY REQUIREMENTS: MAX. U-FACTOR 0.30, MAX. SHGC 0.25.
 10. FOR PIPE PENETRATIONS, REFERENCE DETAIL.
 11. FOR MECHANICAL CURBS, REFERENCE MECHANICAL EQUIPMENT SCHEDULE NOTES AND DETAILS.
 12. FOR SADDLE FLASHING, REFERENCE DETAIL.
 13. FOR MECHANICAL UNF CONCRETE PADS SEE STRUCTURAL TYP.

- ### ROOF PLAN LEGEND
- R1
 - R2
 - GUTTER: SEE DETAILS FOR TYPE
 - PIPE PENETRATIONS THROUGH ROOF
 - EQUIP CURB w/ UPSLOPE CRICKET, MIN CRICKET SLOPE 1/2" / 1'-0", MIN VALLEY SLOPE 1/4" / 1'-0"
 - SKYLIGHT w/ UPSLOPE CRICKET, MIN CRICKET SLOPE 1/2" / 1'-0", MIN VALLEY SLOPE 1/4" / 1'-0" SEE RCP FOR LOCATIONS
 - CRICKET MIN CRICKET SLOPE 1/2" / 1'-0", MIN CRICKET VALLEY SLOPE 1/4" / 1'-0"
 - ROOF LADDER
 - WALKWAY PADS
 - ROOF SCUPPER, CONDUCTOR HEAD, & DS
 - ROOF DRAIN AND OVER FLOW
 - SPLASH BLOCK, TYP
 - FALL PROTECTION ANCHOR POINT

ROOF DRAIN CALCULATIONS PER SMACNA

PERFORMANCE RAINFALL RATE: 3.0 INCHES PER HOUR
 ADDITIONAL WIND UPLIFT: 1.0 INCHES PER HOUR
 WASHINGTON, SEATTLE

TYPE	AREA (sq-ft)	TYPE	AREA (sq-ft)	TYPE	AREA (sq-ft)
PLAN	7,007	TYPE	3.04	TYPE	3
PERIMETER	1,257	PERIMETER	1,004	PERIMETER	4

CANOPY GUTTERS PER ARCHITECTURAL SHEET METAL MANUAL, TABLE 4.1

AREA	DRAINED AREA (sq-ft)	INTENSITY	WIND VELOCITY (MPH)	GUTTER LENGTH (LOW PACE)	OF GUTTER	PROPOSED GUTTER SIZE	AREA (sq-ft)	OF	AREA (sq-ft)	PROPOSED
A1	20,477	3.0 INCHES	115	115	18	18" x 12" x 12"	20,477	3	20,477	3
A2	10,180	3.0 INCHES	115	115	18	18" x 12" x 12"	10,180	3	10,180	3
A3	382	3.0 INCHES	115	115	18	18" x 12" x 12"	382	3	382	3
A4	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A5	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A6	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A7	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A8	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A9	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A10	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A11	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A12	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A13	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A14	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A15	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A16	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A17	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A18	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A19	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A20	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A21	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A22	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A23	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A24	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3
A25	10,871	3.0 INCHES	115	115	18	18" x 12" x 12"	10,871	3	10,871	3

OVERALL ROOF PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	07/20/2022	ISSUE
2	08/02/2022	REVISION
3	08/02/2022	REVISION
4	08/02/2022	REVISION
5	08/02/2022	REVISION

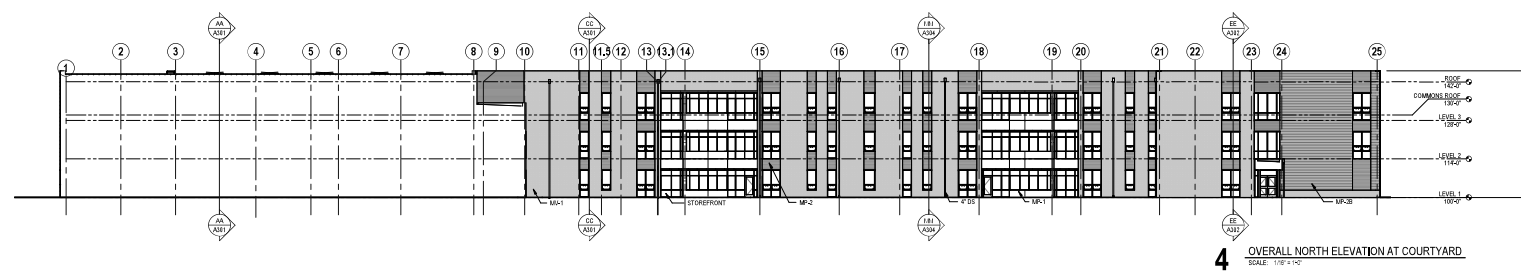
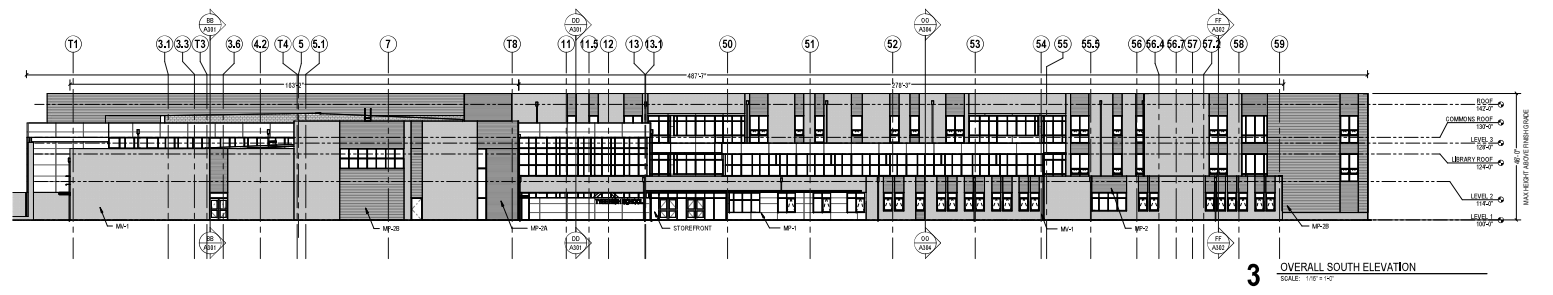
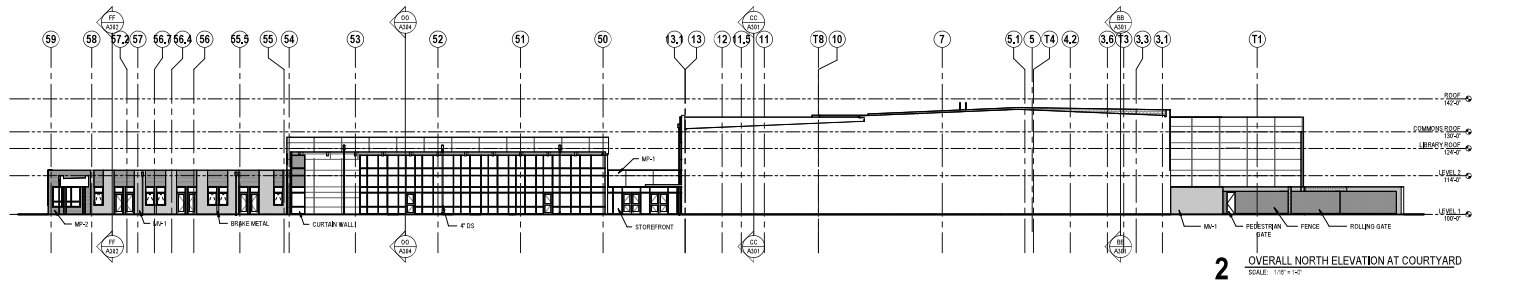
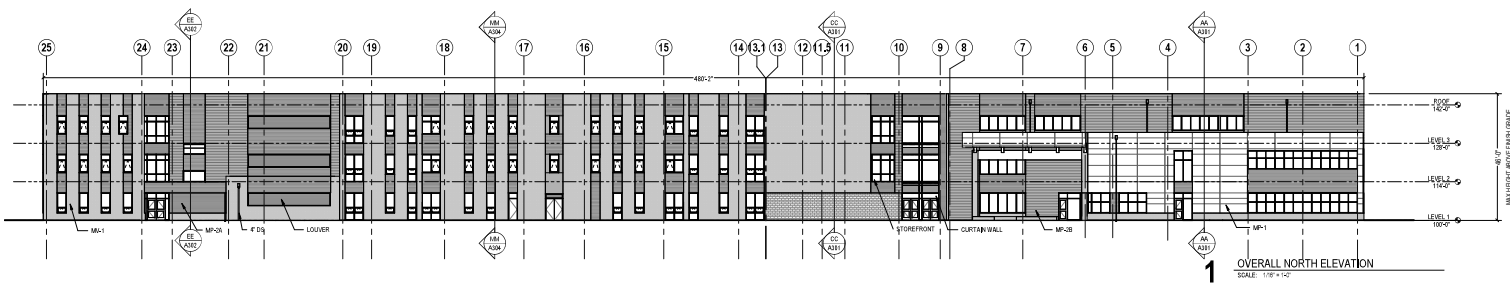
ROOF PLAN OVERALL

GENERAL ELEVATION NOTES

1. REFER TO WINDOW AND LOUVER TYPES FOR WINDOW & LOUVER ELEVATION AND FINISHINGS RELATIVE TO FLOOR LEVELS.
2. REFER TO STRUCTURAL AND CEM. FINISHINGS FOR FOUNDATION AND SUBGRADE REGULARITY.
3. SEE CEM. AND LANDSCAPE FOR EXTERIOR GRADE CONDITIONS.
4. MEP SHOWN FOR REFERENCE ONLY.

EXTERIOR ELEVATION MATERIAL & FINISH LEGEND

[Pattern]	MA-1
[Pattern]	MA-2
[Pattern]	MP-1
[Pattern]	MP-2
[Pattern]	MP-3A
[Pattern]	MP-3B



HIGHLINE SCHOOL DISTRICT
TYEE HIGH SCHOOL REPLACEMENT
4424 S 188th St
Seattle, WA 98188



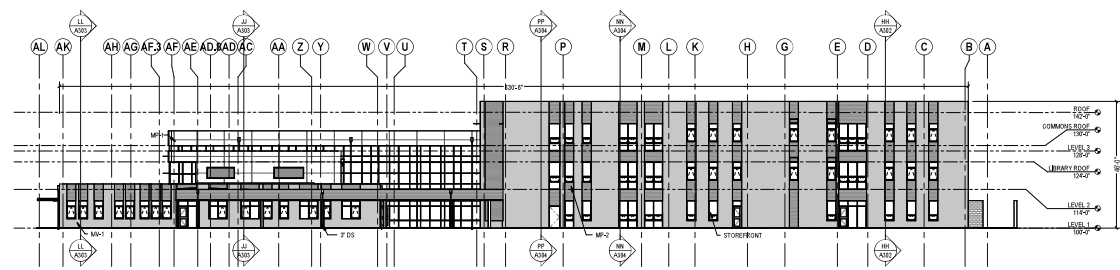
Drawn	07/28/2022
Job No.	21856
Drawn By	Alpha
Checked By	Alpha
Revisions	
1	Date Description

OVERALL EXTERIOR ELEVATIONS

A201

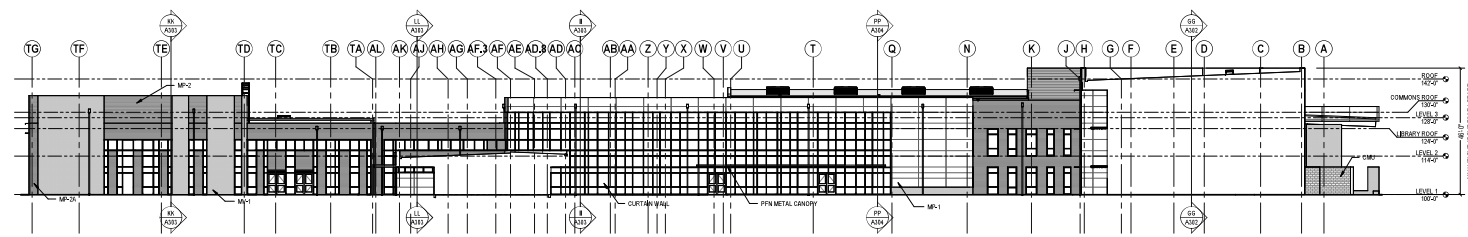
GENERAL ELEVATION NOTES

1. REFER TO WINDOW AND LOUVER TYPES FOR WINDOW & LOUVER DETAIL AND FINISHINGS RELATIVE TO FLOOR LEVELS.
2. REFER TO STRUCTURAL AND C&M DRAWINGS FOR FOUNDATION AND SURFACE ELEVATIONS.
3. SEE C&M AND LANDSCAPE FOR EXTERIOR GRADE CONDITIONS.
4. MEP SHOWN FOR REFERENCE ONLY.

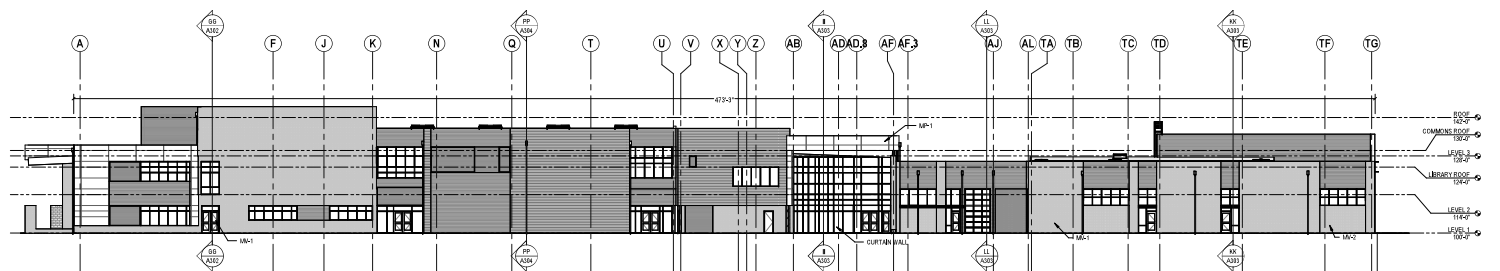


1 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"

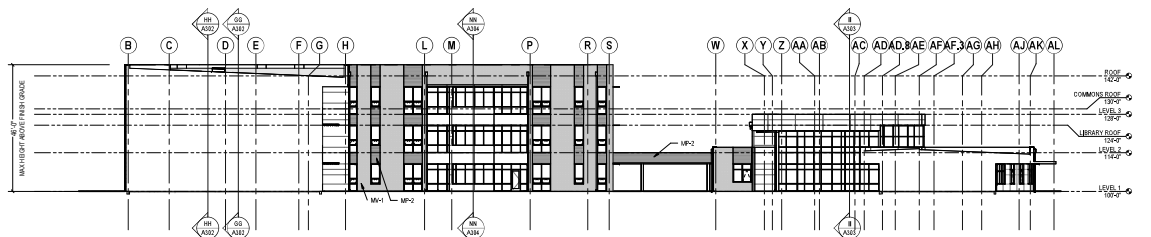
EXTERIOR ELEVATION MATERIAL & FINISH LEGEND



2 OVERALL EAST ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



3 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL WEST ELEVATION AT COURTYARD
SCALE: 1/8" = 1'-0"



Rev	Date	Description
01	07/28/2022	2-DWG
02	08/01/2022	Alpha
03	08/01/2022	Gamma
04	08/01/2022	Delta
05	08/01/2022	Epsilon
06	08/01/2022	Zeta
07	08/01/2022	Eta
08	08/01/2022	Theta
09	08/01/2022	Iota
10	08/01/2022	Kappa
11	08/01/2022	Lambda
12	08/01/2022	Mu
13	08/01/2022	Nu
14	08/01/2022	Xi
15	08/01/2022	Omicron
16	08/01/2022	Pi
17	08/01/2022	Rho
18	08/01/2022	Sigma
19	08/01/2022	Tau
20	08/01/2022	Upsilon
21	08/01/2022	Phi
22	08/01/2022	Chi
23	08/01/2022	Psi
24	08/01/2022	Omega

OVERALL EXTERIOR ELEVATIONS