

PROJECT INFORMATION			
PROJECT NAME:	NSD EXPANSIONS - SORENSON EARLY CHILDHOOD CENTER		
PROJECT ADDRESS:	19705 88TH AVENUE N.E., BOTHELL, WA 98011		
ARCHITECT: RIEDEL	NAC ARCHITECTURE	CONTACT:	CHERYL JACOBS/PHILIP
	2025 1ST AVE #300 SEATTLE WA 98121	PHONE:	206.441.4522
DESCRIPTION:	ONE STORY NEW ADDITION BUILDING ATTACHING TO THE EXISTING SORENSON EARLY CHILDHOOD CENTER (ECC); A FULLY FENCED INCLUSIVE PLAY AREA IS PROPOSED AND THE EXISTING COVERED PLAY STRUCTURE WILL REMAIN FOR THE ECC. A NEW COVERED PLAY STRUCTURE AND PLAYGROUND IS PROPOSED FOR WESTHILL ELEMENTARY.		
	MINOR IMPROVEMENTS TO PARKING & SHARED PARENT DROP-OFF LOOP TO INCREASE SITE EFFICIENCY		
LEGAL DESCRIPTION			

LOT 2 OF CITY OF BOTHELL BOUNDARY LINE ADJUSTMENT NUMBER 2000-00008, IN VOLUME 141 OF SURVEYS, PAGES 189 AND 190, RECORDED UNDER RECORDING NUMBER 20001121900008, RECORDS OF KING COUNTY, WASHINGTON

DEVELOPMENT / PLANNING INFORMATION	
PARCEL NUMBER:	062605-9101
MAPPED AREA:	2.9220 ACRES
JURISDICTION:	CITY OF BOTHELL
COUNTY:	KING
WATER DISTRICT:	NORTHSHORE UTILITY DISTRICT
SEWER DISTRICT:	BOTHELL
ZONING:	R 9,600
COMP PLAN SUBAREA:	WESTHILL
MAXIMUM LOT COVERAGE:	35%, PER BMC 12.14.030
EXISTING TOTAL LOT COVERAGE:	27.2%, 34,629 SF/ 127,399 SF
PROPOSED TOTAL LOT COVERAGE:	34.3%, 42,773 SF/ 124,537 SF (REDUCED FROM ROW DEDICATION)
MAXIMUM HARD SURFACE COVERAGE:	45%, BMC 12.14.030
EXISTING IMPERVIOUS AREA:	34.6%, 44,063 SF/ 127,399 SF
PROPOSED IMPERVIOUS AREA:	44.7%, 55,617 SF/ 124,537 SF (REDUCED FROM ROW DEDICATION)

PARKING:	EXISTING PARKING STALLS:
	SECC: 52 INCLUDING 2 ADA STALLS.
	WESTHILL ES: 80 STALLS INCLUDING 2 ADA STALLS.
	NUMBER OF PARKING STALLS REQ'D BY BMC 12.16.030: 20, WITH 3 ADA
	TOTAL NUMBER OF PARKING STALLS PROVIDED:
	SECC: 72 INCLUDING 4 ADA STALLS.
	WESTHILL ES: 80 STALLS INCLUDING 4 ADA STALLS.

BICYCLE PARKING	NUMBER OF BICYCLE PARKING REQ'D BY BMC 12.64.403E: 2 (9,882 / 5000 = 2)
	TOTAL NUMBER OF BICYCLE PARKING PROVIDED: 2

DEVELOPMENT / PLANNING INFORMATION	
REQUIRED SETBACKS PER BMC 12.14.030A:	
FRONT:	20 FEET
REAR:	15 FEET
SIDE:	5 / 15 FEET (ONE SIDE YARD AT 5 ONLY)
PROPOSED SETBACKS:	
FRONT:	30 FEET (EXISTING TO REMAIN)
REAR:	24'-11 3/4"
SIDE, NORTH:	37'-9" (EXISTING TO REMAIN)
SIDE, SOUTH:	9'-4-1/2" (EXISTING PORTABLES ARE 4'-8")
MAXIMUM ALLOWED HEIGHT PER BMC 12.14.240:	35 FEET, ADDITIONAL FOR PEAKED ROOF
NOTE:	AERIAL APPARATUS NOT REQ'D AS ROOF ON EAST SIDE OF BUILDING COMPLIES WITH ACCESS REQUIREMENTS FROM IFC SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS. THE VERTICAL DISTANCE BETWEEN THE GRADE PLAN AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET
EXISTING AND PROPOSED EASEMENTS:	WATER
EXTERIOR LIGHTING PER BMC 12.14.240:	NEW EXTERIOR LIGHTING FOR EGRESS & SECURITY WILL BE PROVIDED AT THE EXPANSION BUILDING. PARKING LOT LIGHTING WILL EITHER BE MAINTAINED AS IS OR PROVIDED NEW ONLY AS REQ'D FOR NIGHT-TIME SAFETY, UTILITY ACCESS, AND SECURITY. ALL FIXTURES WILL HAVE FULL-CUT-OFF.

SITE PLAN LEGEND	
	PROPERTY LINE (PL)
	LANDSCAPE BUFFER BOUNDARY
	ACCESSIBLE PATH OF TRAVEL
	LIMIT OF WORK
	FIRE HYDRANT

