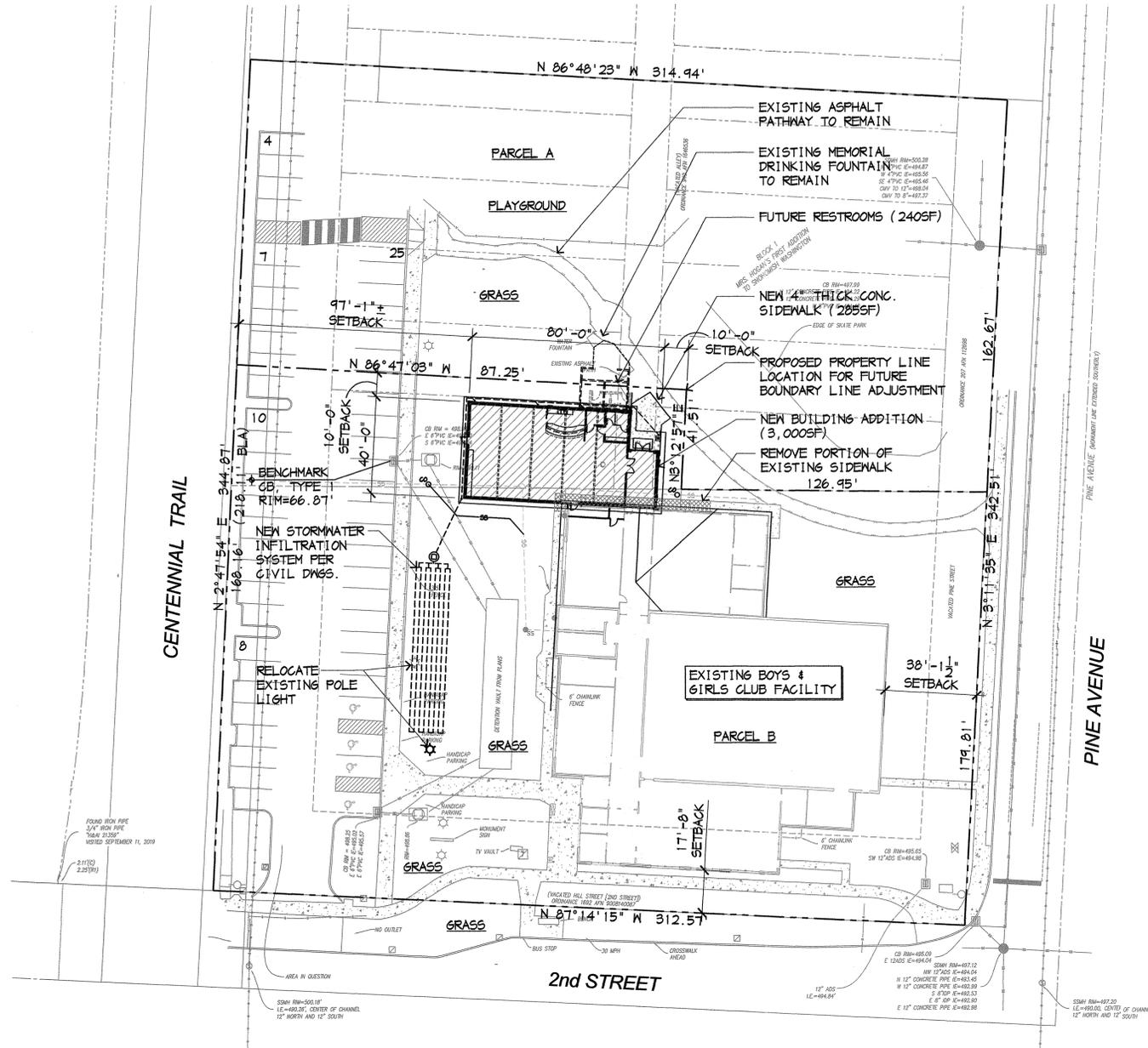


# NEW TEEN ROOM ADDITION FOR: BOYS & GIRLS CLUB OF SNOHOMISH COUNTY SNOHOMISH UNIT



SITE PLAN

SCALE: 1" = 30'-0"



## PROJECT CRITERIA:

JURISDICTION: CITY OF SNOHOMISH

TAX ACCOUNT NO.: 28061800402200

LEGAL DESCRIPTION: PARCEL A:

LOTS 1 THROUGH 5 AND LOTS 16 TO 20, BLOCK 1, MRS. HOGAN'S ADDITION TO SNOHOMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY;

TOGETHER WITH THOSE PORTIONS OF LOTS 6 AND 15, BLOCK 1, OF SAID PLAT OF MRS. HOGAN'S ADDITION TO SNOHOMISH LYING SOUTH OF A LINE WHICH IS A LINE CONNECTING THE MIDPOINTS OF THE WEST AND EAST SIDES OF SAID LOTS;

TOGETHER WITH THOSE PORTIONS OF VACATED LINCOLN AVENUE ADJOINING OR ABUTTING THEREON, VACATED BY ORDINANCE NO. 694 AND RECORDED UNDER AUDITORS FILE NO. 684066 WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THOSE PORTIONS OF VACATED PINE STREET ADJOINING OR ABUTTING THEREON, VACATED BY ORDINANCE NO. 207 AND RECORDED UNDER AUDITORS FILE NO. 112698 WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

AND ALSO TOGETHER WITH THOSE PORTIONS OF THE VACATED ALLEY ADJOINING OR ABUTTING THEREON, VACATED BY ORDINANCE NO. 940 AND RECORDED UNDER AUDITORS FILE NO. 1646536 WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

EXCEPT THEREFROM ANY PORTION WITHIN THAT PARCEL CONVEYED BY INSTRUMENT UNDER AUDITORS FILE NO. 8401060331 RECORDS OF SNOHOMISH COUNTY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.: 00475700100000

LEGAL DESCRIPTION: PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 6 EAST, N.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 18; THENCE SOUTH FOR A DISTANCE OF 126 FEET, MORE OR LESS, TO THE NORTH LINE OF HILL STREET;

THENCE EAST ALONG THE NORTH BOUNDARY OF SAID HILL STREET TO THE WEST LINE OF PINE STREET;

THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF BLOCK ONE, MRS. HOGAN'S ADDITION TO SNOHOMISH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 20, RECORDS OF SNOHOMISH COUNTY;

THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 1 TO THE QUARTER SECTION LINE; THENCE SOUTH TO THE POINT OF BEGINNING;

TOGETHER WITH THOSE PORTIONS OF VACATED LINCOLN AVENUE ADJOINING OR ABUTTING THEREON, VACATED BY ORDINANCE NO. 694 AND RECORDED UNDER AUDITORS FILE NO. 684066 WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THOSE PORTIONS OF VACATED HILL STREET ALSO KNOWN AS SECOND STREET ADJOINING OR ABUTTING THEREON, VACATED BY ORDINANCE NO. 1692 AND RECORDED UNDER AUDITORS FILE NO. 9008140087 WHICH UPON VACATION ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

EXCEPT THEREFROM THAT PORTION, IF ANY, WITHIN THE STATE HIGHWAY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## DRAWING INDEX:

- A1.1 SITE PLAN, PROJECT CRITERIA, VICINITY MAP
- L1.1 LANDSCAPE PLAN

- C1 of 2 DRAINAGE/UTILITY PLAN NOTES & DETAILS
- C2 of 2 SWPP PLAN

## CONTACTS:

**OWNERS:**  
CITY OF SNOHOMISH  
116 UNION AVENUE  
SNOHOMISH, WA 98290

**TENANTS:**  
BOYS & GIRLS CLUBS OF SNOHOMISH COUNTY  
8223 BROADWAY, SUITE 100  
EVERETT, WA 98203  
CONTACT: MR. BILL TSOUKALAS  
(425) 258-2436

## BUILDING CRITERIA:

ZONING: PARKS, OPEN SPACE, & PUBLIC  
MAX. HEIGHT (ZONING): 35'  
CODE: 2015 IBC  
OCCUPANCY: A-3  
CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

## SITE AREA:

PARCEL 'A' (EXISTING): 53,652SF  
PARCEL 'A' (PROPOSED): 45,620SF  
PARCEL 'B' (EXISTING): 52,991SF  
PARCEL 'B' (PROPOSED): 61,023SF

## BUILDING AREAS:

EXISTING CLUB: 7,720SF  
EXISTING GYM: 8,000SF  
NEW TEEN ROOM ADDITION: 3,000SF  
TOTAL: 18,720SF  
FUTURE RESTROOMS: 240SF

## ALLOWABLE BUILDING AREA CALCULATION (TABLE 503):

A-3 OCCUPANCY: 24,000 S.F. BASE ALLOWABLE  
 $IF = 100[(603/603) - 0.25] (30/30) = .75$

$A_d = 6,000 + (6,000 \times 75/100) + (6,000 \times 300/100) =$   
 $A_d = 6,000 + 4,500 + 18,000 = 28,500$  S.F. MAX. ALLOWABLE

## REQUIRED BUILDING SETBACKS:

FRONT YARD: 10 FEET  
SIDE YARD: 7 FEET  
REAR YARD: 7 FEET

## EXISTING/PROPOSED BUILDING SETBACKS:

FRONT YARD: 17'-8" (EXISTING)  
SIDE YARD: 31'-1" (EXISTING)  
97'-1" (PROPOSED)  
REAR YARD: 10'-0" (PROPOSED)

## PARKING: (SMC 14.212.620)

REQUIRED PARKING: 1 SPACE / 400SF X 18,720SF  
= 18,720SF/400SF = 47 SPACES  
PROVIDED PARKING: 54 SPACES



VICINITY MAP

NOT TO SCALE



For:  
PRELIMINARY DRAWINGS  
ISSUE FOR PRE-APPLICATION MEETING  
SITE DEVELOPMENT PLAN/SEPA REVIEWS

Date:  
3/13/19  
6/25/19  
02/06/20



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2017  
ARCHITECTURE

SITE DEVELOPMENT PLAN REVIEW  
A NEW BUILDING ADDITION FOR:  
BOYS & GIRLS CLUBS OF SNOHOMISH COUNTY  
SNOHOMISH CLUB

402 2ND STREET  
SNOHOMISH, WASHINGTON 98290  
CONTACT: MR. BILL TSOUKALAS  
(425) 258-2436

Drawing:

A 1.1

Job Number:  
19c-4053