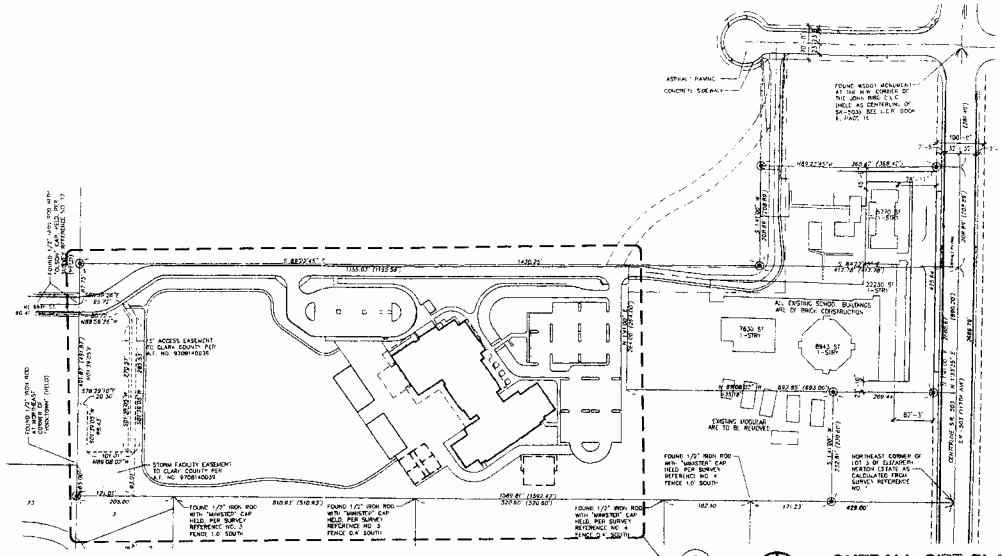


1 OVERALL SITE PLAN
SCALE: 1" = 120'

GENERAL INFORMATION

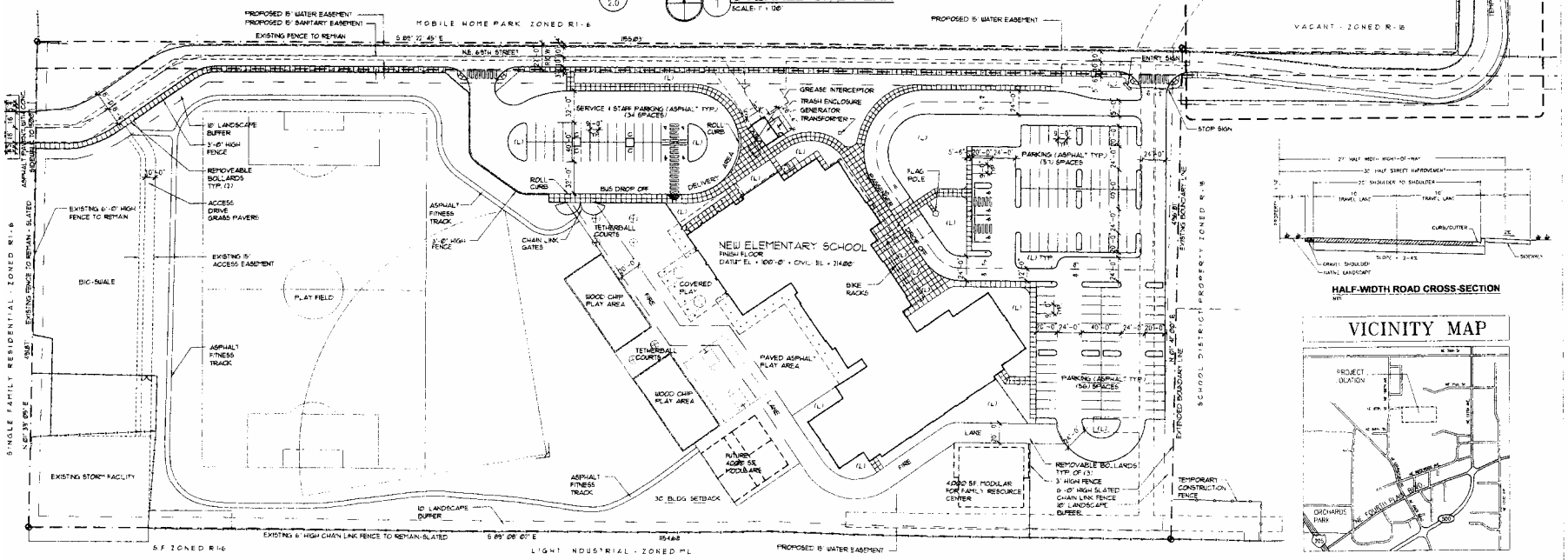
APPLICANT/OWNER	CONTACT:
EVERGREEN SCHOOL DISTRICT #14 REG MARTINSON FACILITIES DIRECTOR (360) NE 28TH ST VANCOUVER, WA 98682 (360) 604-4000	HELEN DEVERY, PLANNER JC WHITE COMPANY 656-1338 (p) 656-5311 (f) hdevery@jcwhite.com

SITE SUMMARY

PARCEL #	151454-000	
SITE AREA	13.5 ACRES	
ZONING DISTRICT	R-18	
BUILDING DATA	43280 SQ. FT. (BUILDING FOOTPRINT ONLY) 61650 SQ. FT. (TOTAL FLOOR AREA) FLOOR AREA RATIO 11.1% TYPE V - 1 HOUR	
RESTRICTIONS:	FRONT SETBACK	20'-0"
	REAR SETBACK	20'-0"
	SIDE YARD SETBACKS	10'-0"
	BUILDING SETBACK	30'-0"
	BUILDING HEIGHT	35'-0"
LOT COVERAGE	BUILDING COVERAGE	43280 SQ. FT.
	PAVED AREAS	163511 SQ. FT.
	PORTABLES	3900 SQ. FT.
	TOTAL IMPERIOUS SURFACE	235700 SQ. FT.
	SITE AREA	571179 SQ. FT.
	LOT COVERAGE PERCENTAGE	41%
(L)	LANDSCAPE AREA	360438 SQ. FT. 63%

PARKING CALCULATION

STANDARD	135	
COMPACT	4	
ACCESSIBLE CAR/VAN	8	
TOTAL	141	
(REQUIRED)	116	BASED ON UBC 9.1" ASSEMBLY AREA CONCENTRATED USE OCCUPANT LOAD OF 7 SF PER OCCUPANT (TABLE 10-A) A 3.275 SF MULTI-PURPOSE ROOM (COMMONS) IS OCCUPIED BY 46 PEOPLE. ONE PARKING SPACE IS REQUIRED FOR EVERY 4 SEATS IN AN ASSEMBLY AREA PER 407A-2 CC CODE.
(REQ ACCESSIBLE)	5	BASED ON UBC 9.1" TABLE K-F NUMBER OF ACCESSIBLE PARKING"
C		COMPACT STALL



2 ENLARGED SITE PLAN
SCALE: 1" = 50'-0"

HALF-WIDTH ROAD CROSS-SECTION
NTS

VICINITY MAP

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lsw architects, inc
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Vancouver, Washington 98660
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2713 REGISTERED ARCHITECT
VAUGHN L. LEIN
STATE OF WASHINGTON

drawn by: DGR
checked by: DCL
lsw job number: 03220

ORCHARDS ELEMENTARY SCHOOL
EVERGREEN PUBLIC SCHOOLS
VANCOUVER, WASHINGTON

issue date: 8/05/04
revisions:

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OVERALL SITE PLAN

2.0