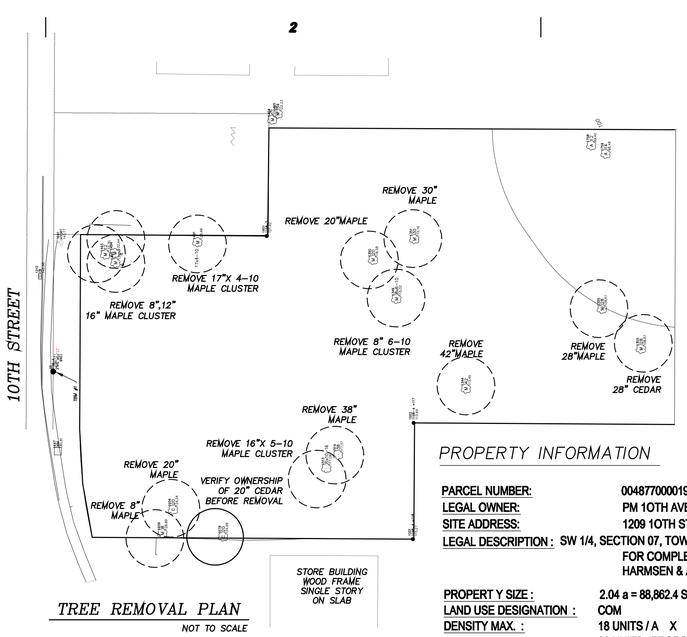

TREE REMOVAL PLAN

NOT TO SCALE

PROJECT CONTACTS

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mebco@comcast.net

SURVEYOR & CIIVIL ENGINEER HARMSEN & ASSOCIATES
125 E MAIN STREET SUITE 104
PO BOX 516, MONROE , WA. 98292
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david@harmseninc.com

WETLANDS: WETLANDS RESOURCES, INC
9505 19TH AVE. SE, SUITE 106
EVERETT, WA. 98290
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nelsongeotech.com

TRAFFIC : GIBSON TRAFFIC CONSULTANTS, INC.
2813 ROCKFELLER AVE ,
EVERETT, WA. 98292
PH (425) 339-8266
info@gibsontraffic.com

PROPERTY INFORMATION

PARCEL NUMBER: 00487700001903
LEGAL OWNER: PM 10TH AVE LLC
SITE ADDRESS: 1209 10TH STREET, SNOHOMISH 98290
LEGAL DESCRIPTION : SW 1/4, SECTION 07, TOWNSHIP 28N, RANGE 06 E, W.M. FOR COMPLETE DESCRIPTION SEE HARMSEN & ASSOCIATES SURVEY

PROPERT Y SIZE : 2.04 a = 88,862.4 S.F.
LAND USE DESIGNATION : COM
DENSITY MAX. : 18 UNITS / A X 2.14 = 38.5 UNITS= 38 ALLOWED
28 UNITS PROPOSED
LOT COVERAGE : (20% ALLOWED) 15,636 S.F. / 88,862 S.F = 17.5 %
(3 BUILDINGS @ 5,212 S.F. FOOTPRINT EACH).

BUILDING CODE INFORMATION

BUILDING OCCUPANCY ..... R-2 MULTIFAMILY RENTAL APARTMENTS
..... U PRIVATE GARAGE
BUILDING CONSTRUCTION ..... TYPE VB WITH
1- HOUR TYPE VA 2ND FLOOR & 1ST FLR.BEARING WALLS
1- HOUR TYPE VA FIRE CORRIDORS
1- HOUR TYPE VA SHAFT WALLS
NFPA 13R SPRINKLERS REQUIRED PER IBC 903.3.1.2 , 1006.3.2(1)
MAX. EGRESS PATH DISTANCE 125' PER IBC 1006.3.2
1 EXIT W/ STAIRS PER BUILDING PER IBC 1006.3.2(1)
NO ELEVATOR REQUIRED IBC TABLE 1107.6
'A' BUILDING ACCESSIBILITY (1) TYPE A UNIT
GROUND FLOOR ACCESSS
'B' BUILDING ACCESSIBILITY (1) TYPE A UNIT
GROUND FLOOR ACCESSS
'C' BUILDING ACCESSIBILITY (1) TYPE B UNITS & (1) TYPE A UNIT
GROUND FLOOR ACCESSS

BUILDING AREA INFORMATION

GROSS FLOOR AREAS

BUILDING 'A' 9 UNITS (2) FLRS O/ GARAGE

GROUND FLOOR	
UNHEATED GARAGE	4,269 S.F.
TYPE'A' RESIDENTIAL UNIT	943 S.F.
SECOND FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.
THIRD FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.

TOTAL BLDG. 'A' GROSS AREA .....15,636 S.F.

BUILDING 'B' 9 UNITS (2) FLRS O/ GARAGE

GROUND FLOOR	
UNHEATED GARAGE	4,269 S.F.
TYPE'A' RESIDENTIAL UNIT	943 S.F.
SECOND FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.
THIRD FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.

TOTAL BLDG. 'B' GROSS AREA .....15,636 S.F.

BUILDING 'C' 10 UNITS (2) FLRS O/ GARAGE

GROUND FLOOR	
UNHEATED GARAGE	3,062 S.F.
TYPE'A +'B' RESIDENTIAL UNITS	2,150 S.F.
SECOND FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.
THIRD FLOOR	
TYPE'B' RESIDENTIAL UNITS	5,212 S.F.

TOTAL BLDG. 'B' GROSS AREA .....15,636 S.F.

LANDSCAPING : 19,528 S.F SHOWN HATCHED

LANDSCAPING TYPES :
PER SMC 14.240, 14.230
TYPE III BUFFER LANDSCAPING
TYPE I OPEN AREA LANDSCAPING
TYPE II PARKING LOT LANDSCAPING
OUTSIDE HISTORIC DISTRICT

OPEN SPACE :
88,862 S.F. LOT AREA
54,932 S.F. DEVELOPMENT AREA
5,212 S.F. X 3 = 15,636 S.F. BLDG. FOOTPRINT(S)
19,528 S.F. LANDSCAPING AREAS
3,033 S.F. ROCKERY AREAS

REFER TO CIVIL PLANS & REPORTS FOR IMPERVIOUS SURFACES OTHER THAN BUILDINGS AND ROCKERY AREAS PER ENGINEERING CALCS.
WETLAND BUFFERS, MITIGATION AREAS AND REMAINING UNDISTURBED AREAS = 33,930 S.F.

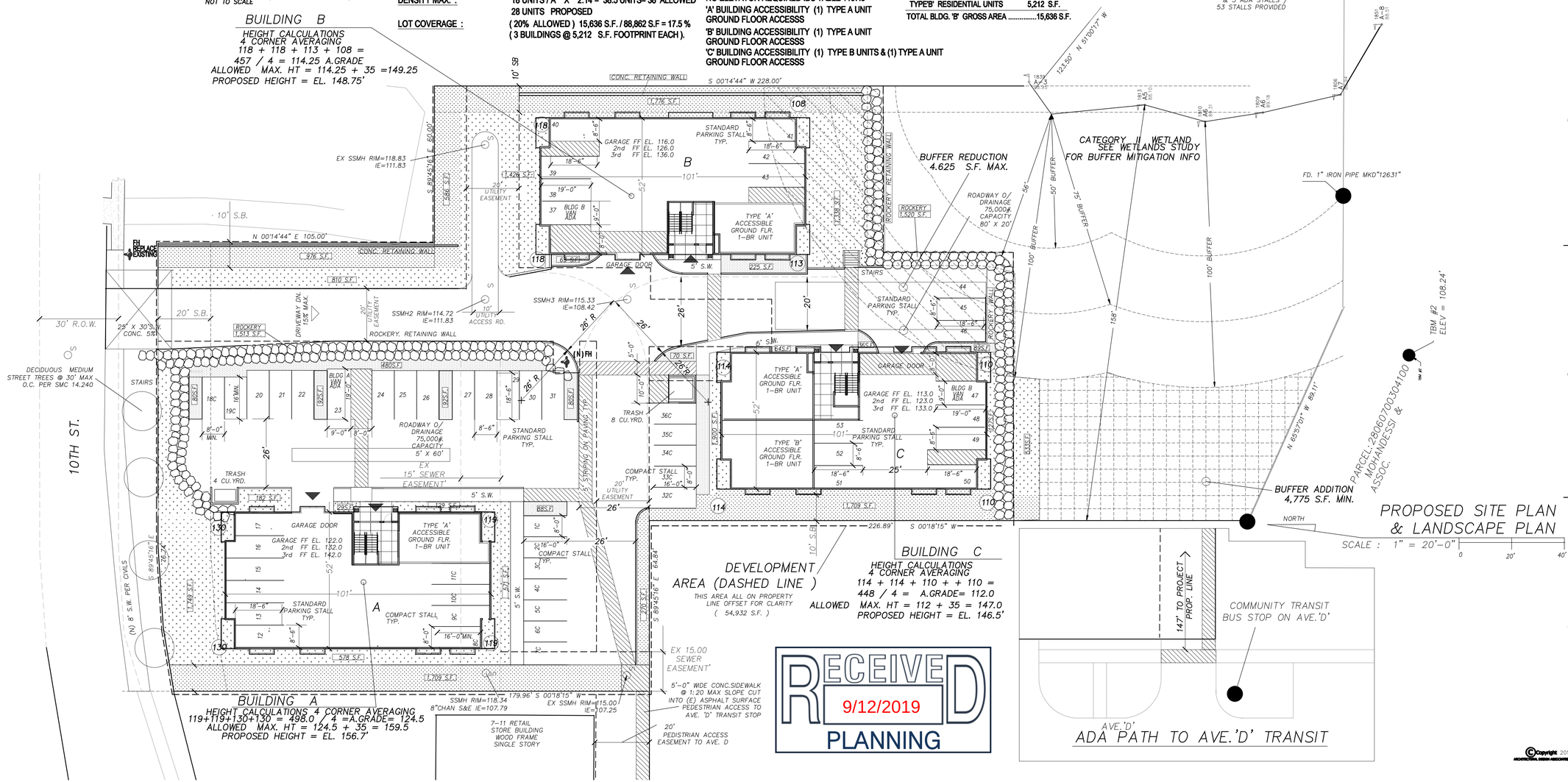
PARKING

BUILDING A = 9 UNITS = (16.5) 17 PARKING STALLS REQ'D
(3) 1 BR UNITS = 4.5 (5) STALLS
(4) 2 BR UNITS = 8 STALLS
(2) 3 BR UNITS = 4 STALLS

BUILDING B = 9 UNITS = (16.5) 17 PARKING STALLS REQ'D
(3) 1 BR UNITS = 4.5 (5) STALLS
(4) 2 BR UNITS = 8 STALLS
(2) 3 BR UNITS = 4 STALLS

BUILDING C = 10 UNITS = 18 PARKING STALLS REQ'D
(4) 1 BR UNITS = 6 STALLS
(4) 2 BR UNITS = 8 STALLS
(2) 3 BR UNITS = 4 STALLS
TOTAL UNITS = 28 UNITS
TOTAL PARKING STALLS REQ'D = 52 STALLS
(INCLUDES 18 COMPACT STALLS (35% < 40%) & 3 ADA STALLS)
53 STALLS PROVIDED

BUILDING B
HEIGHT CALCULATIONS
4 CORNER AVERAGING
118 + 118 + 113 + 108 =
457 / 4 = 114.25 A.GRADE
ALLOWED MAX. HT = 114.25 + 35 =149.25
PROPOSED HEIGHT = EL. 148.75'



PROPOSED SITE PLAN & LANDSCAPE PLAN

ADA PATH TO AVE.'D' TRANSIT

BUILDING A
HEIGHT CALCULATIONS 4 CORNER AVERAGING
119+119+130+130 = 498.0 / 4 =A.GRADE= 124.5
ALLOWED MAX. HT = 124.5 + 35 = 159.5
PROPOSED HEIGHT = EL. 156.7'

DEVELOPMENT AREA (DASHED LINE)
THIS AREA ALL ON PROPERTY LINE OFFSET FOR CLARITY
(54,932 S.F.)

BUILDING C
HEIGHT CALCULATIONS
4 CORNER AVERAGING
114 + 114 + 110 + + 110 =
448 / 4 = A.GRADE= 112.0
ALLOWED MAX. HT = 112 + 35 = 147.0
PROPOSED HEIGHT = EL. 146.5'

5'–0" WIDE CONC.SIDEWALK @ 1:20 MAX SLOPE CUT INTO (E) ASPHALT SURFACE PEDESTRIAN ACCESS TO AVE. 'D' TRANSIT STOP

20' PEDISTRIAN ACCESS EASEMENT TO AVE. D

7–11 RETAIL STORE BUILDING WOOD FRAME SINGLE STORY

RECEIVED
9/12/2019
PLANNING

ARCHITECTURAL DESIGN ASSOCIATES, PS
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jthomas.arch.design65@gmail.com

REGISTERED ARCHITECT
5537
JAMES A. THOMAS
STATE OF WASHINGTON

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PROPOSED SITE PLAN
LANDSCAPE PLAN
TREE REMOVAL PLAN

Proposed RESIDENCE for:
10TH STREET RESIDENCES
1209 10TH ST., SNOHOMISH, WA.
Snohomish , WA.

8/30/2019
7/14/2019
Date: 12/12/2018
2017-20

SP1
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