

NO.	DATE	REVISION

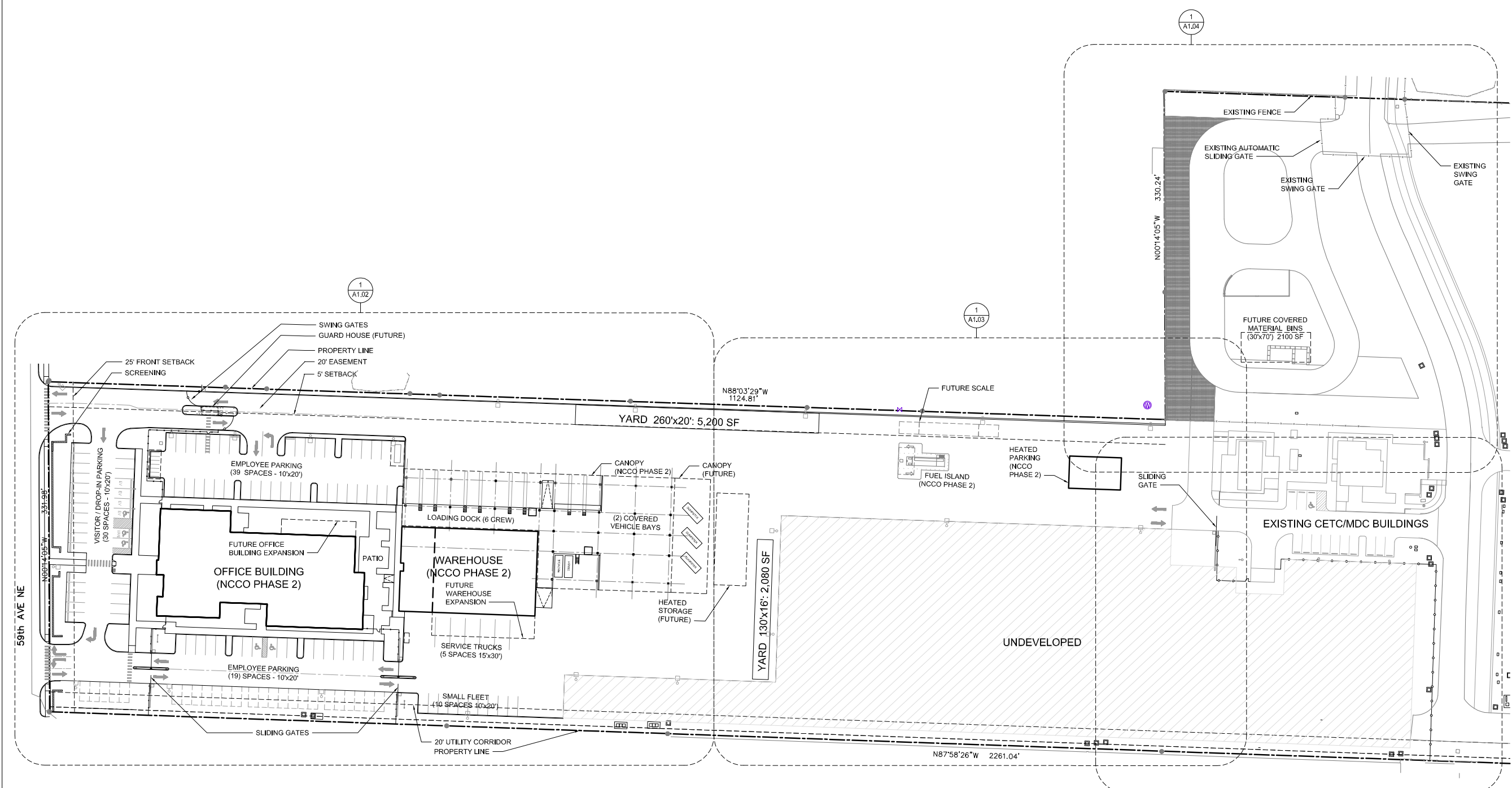


PROJECT: **NORTH COUNTY COMMUNITY OFFICE EARLY SITE DEVELOPMENT**
 17601 59TH AVE NE
 ARLINGTON, WA 98223

BUILDING IDENTIFIER: **EARLY SITE**

SHEET TITLE: **OVERALL SITE PLAN**

LEAD: AJCKW
 DRAFTER: ES
 DATE: 11/29/2020
 SHEET: **A1.01**
 SHEET OF



EARLY SITE DEVELOPMENT (PHASE 1) SCOPE OF WORK:

- 59TH AVE NE FRONTAGE IMPROVEMENTS INCLUDING FINAL PAVING AND SIDEWALK.
- ALL UNDERGROUND UTILITIES INCLUDING, STORM, SEWER, WATER, ELECTRICAL AND COMMUNICATIONS CONDUITS AND VAULTS, RAIN GARDENS WILL BE INSTALLED WITH EARLY SITE DEVELOPMENT.
- SOME SITE CURBING WILL BE INSTALLED WITH THE EARLY SITE DEVELOPMENT. SEE CIVIL DRAWINGS FOR EXTENT OF EARLY SITE DEVELOPMENT CURB INSTALLATION. SITE PAVEMENT SECTIONS UP TO FIRST LIFT OF ATB WILL BE INSTALLED WITH EARLY SITE DEVELOPMENT. FINAL HMA PAVEMENT WILL BE INSTALLED WITH THE NORTH COUNTY COMMUNITY OFFICE PROJECT.
- ALL FENCING, SCREENING AND LANDSCAPING INCLUDING RAIN GARDEN LANDSCAPING WILL BE INSTALLED WITH THE NORTH COUNTY COMMUNITY OFFICE.
- ALL STRIPING WILL BE INSTALLED WITH THE NORTH COUNTY COMMUNITY OFFICE.

1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

NOTE:

ARCHITECTURAL SITE PLAN INDICATES EARLY SITE DEVELOPMENT (PHASE 1) AND NORTH COUNTY COMMUNITY OFFICE (NCCO) (PHASE 2) DEVELOPMENT. SEE CIVIL SHEETS FOR EXTENT OF EARLY SITE DEVELOPMENT WORK. THE COMPLETION OF SITE WORK AND PROPOSED BUILDINGS TO OCCUR UNDER SEPARATE AND COORDINATED PERMIT. SEE CIVIL DRAWINGS FOR EARLY SITE DEVELOPMENT SCOPE OF WORK (PHASE 1).

CODE REQUIRED PARKING			
DESCRIPTION	AREA	SF/STALL	# OF STALLS
OFFICE AREA (FIRST FLOOR)	18,680 SF	400	47
LARGE CONFERENCE ROOM (INCLUDED IN FIRST FLOOR)			
CREW AREA (INCLUDED IN FIRST FLOOR)			
SECOND FLOOR (FUTURE USE)	9,888 SF	400	25
WAREHOUSE	11,168 SF	10,000	2
LOADING DOCK	27,542 SF	10,000	3
MINIMUM PARKING REQUIRED:			77
PARKING PROVIDED:			88 = OK

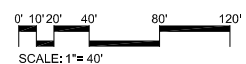
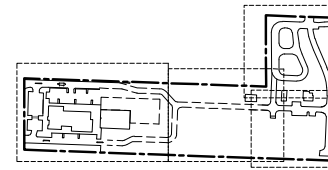
ADDITIONAL NOTES:

- ACCESSIBLE STALLS REQUIRED: 4 REQUIRED FOR 76-100 STALLS
1 ACCESSIBLE VAN STALL REQUIRED
- ACCESSIBLE STALLS PROVIDED: 5 ACCESSIBLE STALLS PROVIDED > 4 REQUIRED = OK
1 ACCESSIBLE VAN STALL PROVIDED = OK
- ELECTRIC VEHICLE (EV) PARKING REQUIRED: 5% OF STALLS (5% X 77 = 4 STALLS REQUIRED)
- EV PARKING PROVIDED: 4 EV STALLS PROVIDED = OK
- ADA EV PARKING STALLS REQUIRED: 1 OF REQUIRED EV STALLS
- ADA EV PARKING PROVIDED: 1 ADA EV STALL PROVIDED = OK


TOTAL SITE AREA:
 25.69 ACRES / 1,119,056 SF

ADDITIONAL AREA OF IMPERVIOUS SURFACE (PHASE 1 & 2):
 5.7 ACRES / 248,358 SF

KEY PLAN



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DRAWINGS WERE PREPARED FOR:

 PUD
 Snohomish County Public Utility District No. 1
 PLOTTED FULL SIZE
 THIS BOX WILL MEASURE 1" IN LENGTH

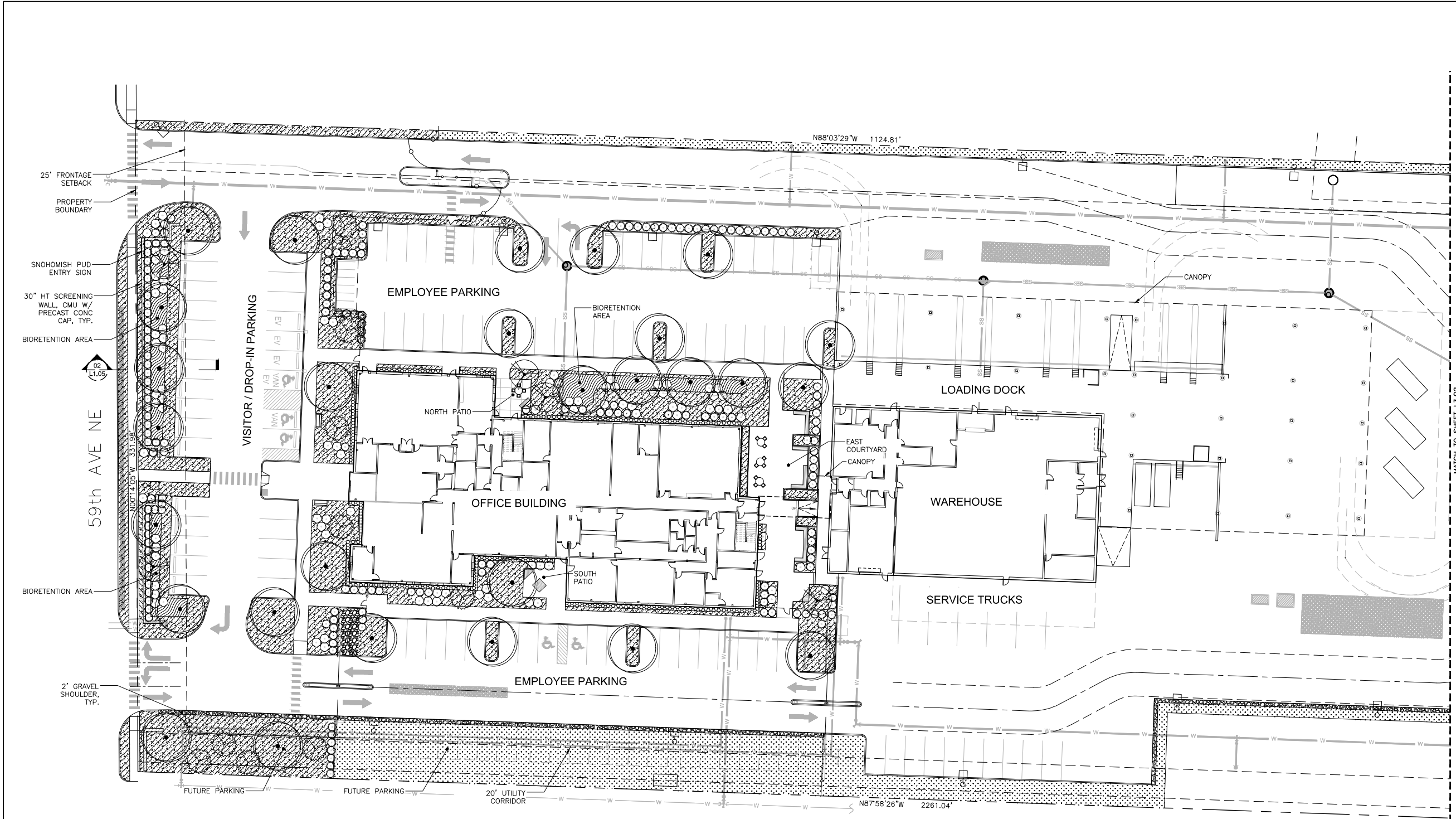
PROJECT:
NORTH COUNTY COMMUNITY OFFICE
 17601 59TH AVE NE
 ARLINGTON, WA 98223

BUILDING IDENTIFIER:
EARLY SITE

SHEET TITLE:
 LANDSCAPE PLAN WEST



LEAD: JY, PG
DRAFTER: RG
DATE: 11/25/2020
SHEET:

L1.01
 SHEET OF



1 LANDSCAPE PLAN WEST

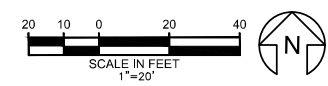
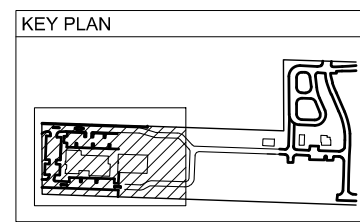
LEGEND

	2' WIDTH CRUSHED ROCK SURFACING/SHOULDER
	2' WIDTH RIVER ROCK STRIP @ FOUNDATION 9 L1.04
	30" HT SCREENING WALL, CMU W/ PRECAST CONC CAP, TYP.

NOTES:
 1. SEE SHEET L1.03 FOR PLANTING SCHEDULE AND NOTES.
 2. SEE SHEETS L1.04 AND L1.05 FOR LANDSCAPE DETAILS.
 3. SEE SHEET L1.13 FOR IRRIGATION DETAILS.

PARKING AREA SHADING (AMC 20.76.130)

DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL PARKING STALLS SURFACE AREA	17,549.2 SF	100%
REQUIRED COVERAGE	3,509.8 SF	20%
COVERAGE PROVIDED	3,855.8 SF	22%



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