

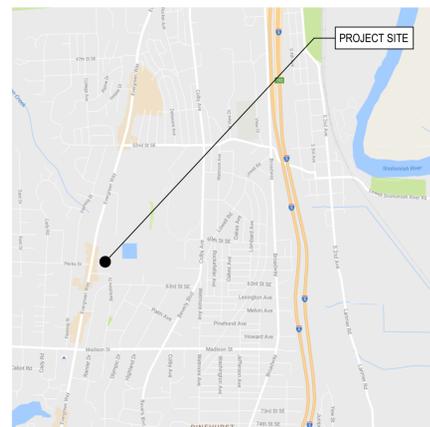
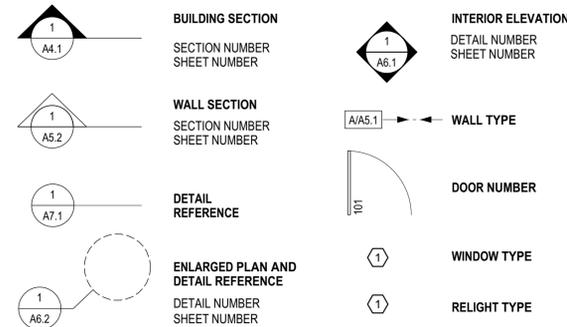
# EVERETT SAFE STREETS SUPPORTIVE HOUSING

CATHOLIC HOUSING SERVICES OF WESTERN WASHINGTON

## ABBREVIATIONS

<	Angle	F.D.C.	Fire Department Connection	N.T.S.	Not to Scale
@	At	EXT.	Exterior	OA.	Overall
A.B.	Anchor Bolt	F.B.	Flush Beam	OBS.	Obscure
A.C.T.	Acoustical Ceiling tile	F.D.	Floor Drain	O.C.	On Center
ADJ.	Adjustable	FDN.	Foundation	O.D.	Outside Diameter
ADD.	Additional	F.E.	Fire Extinguisher	OPP.	Opposite
A.F.F.	Above Finish Floor	FN.	Finish	O.S.B.	Oriented Strand Board
ALT.	Alternate	FL.	Floor	P.L.	Property Line
ALUM.	Aluminum	F.O.I.C.	Furnished by Owner	PL.	Plate
APPROX.	Approximate	F.O.S.	Installed by Contractor	PLAM.	Plastic Laminate
ARCH.	Architectural	F.R.P.	Face of Stud	PLYWD.	Plywood
AUTO.	Automatic	F.R.P.	Fiberglass Reinforced Panel	PR.	Pair
BM.	Beam	FT or FTG.	Feet, Foot or Footing	P.R.V.	Pressure Reducer Valve
BLDG.	Building	GA.	Gauge	P.S.F.	Pounds per Square Foot
BLKG.	Blocking	GALV.	Galvanized	P.S.I.	Pounds per Square Inch
BSMT.	Basement	GL.	Glass or Glazing	P.S.L.	Parallel Strand Lumber
BOT.	Bottom	G.L.B.	GieLam Beam	P.T.	Pressure Treated
B.O.F.	Bottom of Footing	G.M.M.U.	Glass Mesh Mortar Unit	R.	Riser
CAB.	Cabinet	G.W.B.	Gypsum Wall Board	RAD.	Radius
C.B.	Catch Basin	H.B.	Hose Bibb	REINF.	Reinforced, Reinforcing
CFM.	Cubic Feet per Minute	H.C.	Hollow Core	REQD.	Required
CL.	Center Line	HDR.	Header	REV.	Revision
CLG.	Ceiling	HD.WD.	Hard Wood	R.O.	Rough Opening
CLOS.	Closet	HDW.	Hardware	S.A.M.	Self Adhering Membrane
CLR.	Clear	H.HGT	Height	S.C.	Solid Core
C.M.U.	Concrete Masonry Unit	H.M.	High Metal	S.D.	Smoke Detector
C.O.	Cleanout	HORIZ.	Horizontal	S.F.	Square Foot or Feet
COL.	Column	HTR.	Heater	S.GL.	Safety Glass
CONC.	Concrete	H.V.A.C.	Heating, Ventilation and Air Conditioning	SHT.	Sheet
CONT.	Continuous	H.W.	Hot Water Tank	SIM.	Similar
CTR	Center	IBC	International Building Code	S&P	Shelf and Pole
C.T.	Ceramic Tile	ID.	Inside Diameter	SPEC.	Specification
CU	Cubic	IN or "	Inch, Inches	SQ.	Square
d	Penny (nails)	INSUL.	Insulation	STD.	Standard
D.	Dryer or Depth	INT.	Interior	STOR.	Storage
DBL	Double	LAV.	Lavatory	T.	Tread or Thickness
DET.	Detail	LB.	Pound	TEL.	Telephone
D.F.	Douglas Fir	L.F.	Linear Feet	T&G	Tongue and Groove
DIA.	Diameter	L.S.	Lightswitch	T.K.	Tight Knot
DIM.	Dimension	L.S.L.	Laminated Strand Lumber	T.O.C.	Top of Concrete
DN.	Down	L.V.L.	Laminated Veneer Lumber	T.O.W.	Top of Wall
DR.	Door	MATL.	Material	TYP.	Typical
D.S.	Downspout	MAX.	Maximum	U.N.O.	Unless Noted Otherwise
DW.	Dishwasher	MECH.	Mechanical	V.C.T.	Vinyl Composition Tile
DWG.	Drawing	MET.	Metal	VERT.	Vertical
DWR.	Drawer	MFR.	Manufacturer	V.G.	Vertical Grain
(E), EXIST.	Existing	MIN.	Minimum	V.I.F.	Verify in Field
EA.	Each	MISC.	Miscellaneous	W.	Washer or Width
E.J.	Expansion Joint	M.O.	Masonry Opening	W	With
EL., ELEV.	Elevation	N.	North	WD	Wood
ELEC.	Electrical	(N)	New	W/O	Without
E.O.	Electrical Outlet	N.I.C.	Not In Contract	W.R.	Water Resistant
EQ.	Equal	NO., #	Number	W.R.B.	Weather Resistant Barrier
EQUIP.	Equipment	N.F.A	Net Free Area	W.S.E.C.	Washington State Energy Code
E.W.	Each Way	N.F.A	Net Free Area	W.W.F.	Welded Wire Fabric

## LEGEND AND SYMBOLS



1 Vicinity Plan  
T1.1

## GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WEATHERTIGHT BUILDING, DETAILS AND OMISSIONS NOTWITHSTANDING. ALL DRAWING CONFLICTS OR CONDITIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION. IF CONFLICTS AMONG DRAWINGS SHOULD OCCUR, THE LARGER SCALE DRAWING SHALL GOVERN.
2. ALL DIMENSIONS ARE MEASURED TO FACE OF STUD, CENTERLINE OF COLUMN OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE (U.N.O.).
3. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS AND EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING AND SHALL REPORT ANY DISCREPANCIES TO THE PROJECT REPRESENTATIVE FOR RESOLUTION PRIOR TO PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS INDICATE UNVERIFIED DISTANCE BETWEEN EXISTING REFERENCE AND ARE APPROXIMATE.
4. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

## DEFERRED SUBMITTALS

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING PERMIT APPLICATIONS AS DEFERRED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION:

1. DEMOLITION PERMIT
2. TRAFFIC CONSTRUCTION/TRAFFIC CONTROL PLAN
3. FIRE SPRINKLER/SUPPRESSION SYSTEMS PERMIT
4. FIRE ALARM/DETECTION SYSTEMS PERMIT

## MOISTURE PROTECTION LAW FOR MULTI-FAMILY RESIDENTIAL BUILDINGS - EHB-1848

BUILDING OWNER WILL RECORD A CONDOMINIUM SALE PROHIBITION COVENANT WITH SNOHOMISH COUNTY EXEMPTING PROJECT FROM REQUIREMENTS OF EHB-1418.

## LAND USE CODE INFORMATION

### LAND USE AND ZONING CODE

ZONING: R1, EMC 39.155 SUPPORTIVE HOUSING

LOT AREA: 53,574 SF = 1.23 ACRES

BUILDING AREA: 43,423 SF

	GROSS BUILDING AREA - S.F. (TO OUTSIDE FACE OF EXT. WALL)
FLOOR 1	10818
FLOOR 2	11004
FLOOR 3	11004
FLOOR 4	10597
TOTAL	43423

MINIMUM LOT SIZE - 6,000 SF

FRONT YARD SETBACK - 20'

REAR YARD SETBACK - 20'

SIDE YARD SETBACK - 5'

BUILDING HEIGHT - 49'-6"

MIN. LOT WIDTH - 50'

LOT WIDTH PROVIDED - 220'

MIN. LOT DEPTH - 80'

LOT DEPTH PROVIDED - 215'

MAXIMUM LOT COVERAGE - 35%

LOT COVERAGE - 10,818/53572= 20%

LANDSCAPE CATEGORY - E

SIGN CATEGORY - E

ALLOWED DENSITY & BUILDING HEIGHT - PER EMC 39.155.A.1

ALLOWED DENSITY SHALL BE THE NUMBER OF UNITS THAT CAN BE PLACED ON THE SITE WHILE MEETING THE DIMENSIONAL STANDARDS AND ALL OTHER STANDARDS OF THE ZONE IN WHICH THE PROJECT IS LOCATED EXCEPT IN SINGLE FAMILY ZONES. BUILDING HEIGHT SHALL BE DETERMINED DURING THE REVIEW PROCESS BASED UPON COMPATIBILITY WITH SURROUNDING USES

REQD PARKING - ONE SPACE/4 DWELLING UNITS

70 UNITS/4 = 18 SPACES REQD

21 SPACES PROVIDED

PARKING LOCATION

SHALL NOT BE LOCATED BETWEEN BUILDING AND STREET

PARKING MAY NOT BE LOCATED WITHIN REQUIRED SETBACKS

REQD OPEN SPACE - TBD

OPEN SPACE PROVIDED - 19,264 SF

REQD ON SITE RECREATION

PROJECTED POPULATION X .01 ACRES

70 X .01 = 7 ACRES RECREATIONAL IMPACT

RECREATION CREDITS PROVIDED

FAMILY PICNIC AREA - 25 - 50 ACRE

LANDSCAPED PARKLIKE AREA - 25 - .75 ACRE

## PROJECT INFORMATION

**NAME OF PROJECT:**  
EVERETT SAFE STREETS SUPPORTIVE HOUSING

**BUILDING ADDRESS:**  
6107 BERKSHIRE DR., EVERETT, WA 98203

**APPLICABLE CODES:**  
2015 INTERNATIONAL BUILDING CODE (IBC) WITH WA STATE AMENDMENTS  
2009 ACCESSIBILITY STANDARDS CONFORMING TO ICC/ANSI A117.1-2009  
2015 ENERGY, MECHANICAL, PLUMBING AND ELECTRICAL CODES  
WASHINGTON STATE FIRE CODE

**TAX I.D./PARCEL NUMBER:**  
28050600400900

**LEGAL DESCRIPTION:**

**PROJECT DESCRIPTION:**  
CONSTRUCT NEW 4-STORY, 70-UNIT APARTMENT BUILDING WITH PARKING FOR 21 CARS AND ASSOCIATED SITEWORK.

**LOT SIZE:** 53,574 SF = 1.23 ACRES

**ZONING:** R1, EMC 39.155 SUPPORTIVE HOUSING

**PROPOSED PARKING:**  
21 ON-SITE STALLS

**PROPOSED OCCUPANCY (IBC):** R-2, B & S

**PROPOSED CONSTRUCTION TYPE (IBC):** VA

**SPRINKLER SYSTEM:** NFPA 13R

## PROJECT TEAM

**OWNER:**  
CATHOLIC HOUSING SERVICES OF WESTERN WASHINGTON  
100 - 23RD AVENUE SOUTH  
SEATTLE, WA 98144  
CONTACT: PATRICK TIPPY  
(206) 328-5654  
PTIPPY@ccsw.org

**LANDSCAPE ARCHITECT:**  
BARKER LANDSCAPE ARCHITECTS, P.S.  
3002 NW 98TH STREET  
SEATTLE, WA 98117  
CONTACT: NIC MORIN  
(206) 783-2870  
NICOLAS@BARKERLA.COM

**ARCHITECT:**  
ENVIRONMENTAL WORKS  
402 15TH AVE EAST  
SEATTLE, WA 98112  
CONTACT: BILL SINGER  
(206) 787-1372  
bsinger@eworks.org

**SURVEYOR:**  
A.S.P. LAND SURVEYING AND PLANNING  
4532-B EVERGREEN WAY  
EVERETT, WA 98203  
CONTACT: AARON TYSON  
(425) 252-1884  
AaronT@alphasub.com

**CIVIL ENGINEER:**  
COTERRA ENGINEERING PLLC  
321 3RD AVENUE SOUTH, SUITE 307  
SEATTLE, WA 98104  
CONTACT: PETER APOSTOL  
(206) 596-7115  
peter@coterraengineering.com

## INDEX OF DRAWINGS

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T1.3 RENDERINGS

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C2 TESC PLAN  
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C4 BERKSHIRE DRIVE RIGHT OF WAY IMPROVEMENT PLAN  
C5 SITE STORM DRAINAGE AND UTILITY PLAN  
C6 CIVIL DETAILS

L0 LANDSCAPE CODE OVERVIEW PLAN  
L1 LANDSCAPE LAYOUT PLAN

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A2.1 FIRST FLOOR PLAN  
A2.2 SECOND AND THIRD FLOOR PLAN  
A2.3 FOURTH FLOOR PLAN  
A3.1 EXTERIOR ELEVATIONS  
A3.2 EXTERIOR ELEVATIONS



402 15th Avenue East  
Seattle, Washington 98112  
206.329.8300  
206.329.5494 fax

Everett  
Safe Streets  
Supportive  
Housing

6107 Berkshire Dr  
Everett, WA 98203



Cover Sheet

Date  
30 December 2016  
Land Use Submittal

Revisions

Drawn by:  
CC

Checked by (P.M.):  
CC

Checked by (Q.C.):  
BS

Project No.  
16-029A



2 View From Berkshire Drive  
T1.2



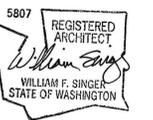
3 View From Berkshire Drive: Proposed Revitalization Plan Development  
T1.2



1 View From Berkshire Drive  
T1.2

**environmental  
WORKS**  
Community Design Center  
402 15th Avenue East  
Seattle, Washington 98112  
206.329.8300  
206.329.5494 fax

**Everett  
Safe Streets  
Supportive  
Housing**  
6107 Berkshire Dr  
Everett, WA 98203



**Renderings**

Date  
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Land Use Submittal

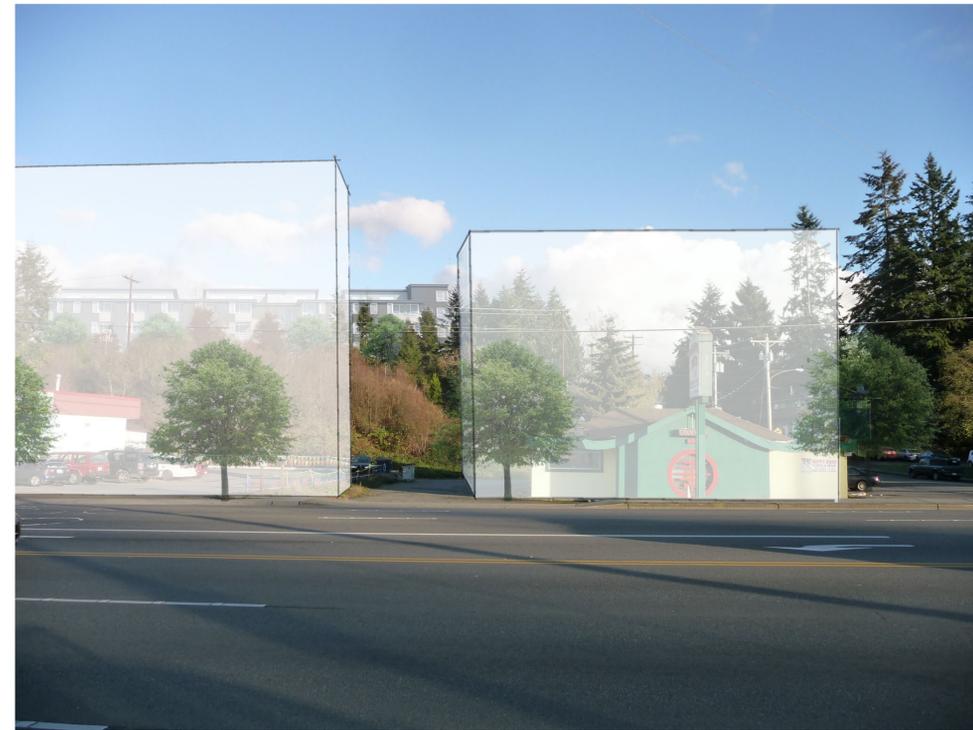
Revisions

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**CC**

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**BS**

Project No.  
**16-029A**



2  
T1.2

View From Evergreen Way: Proposed Revitalization Plan Development



1  
T1.2

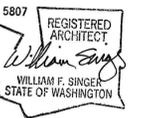
View From Evergreen Way



402 15th Avenue East  
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206.329.8300  
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**Everett  
Safe Streets  
Supportive  
Housing**

6107 Berkshire Dr  
Everett, WA 98203

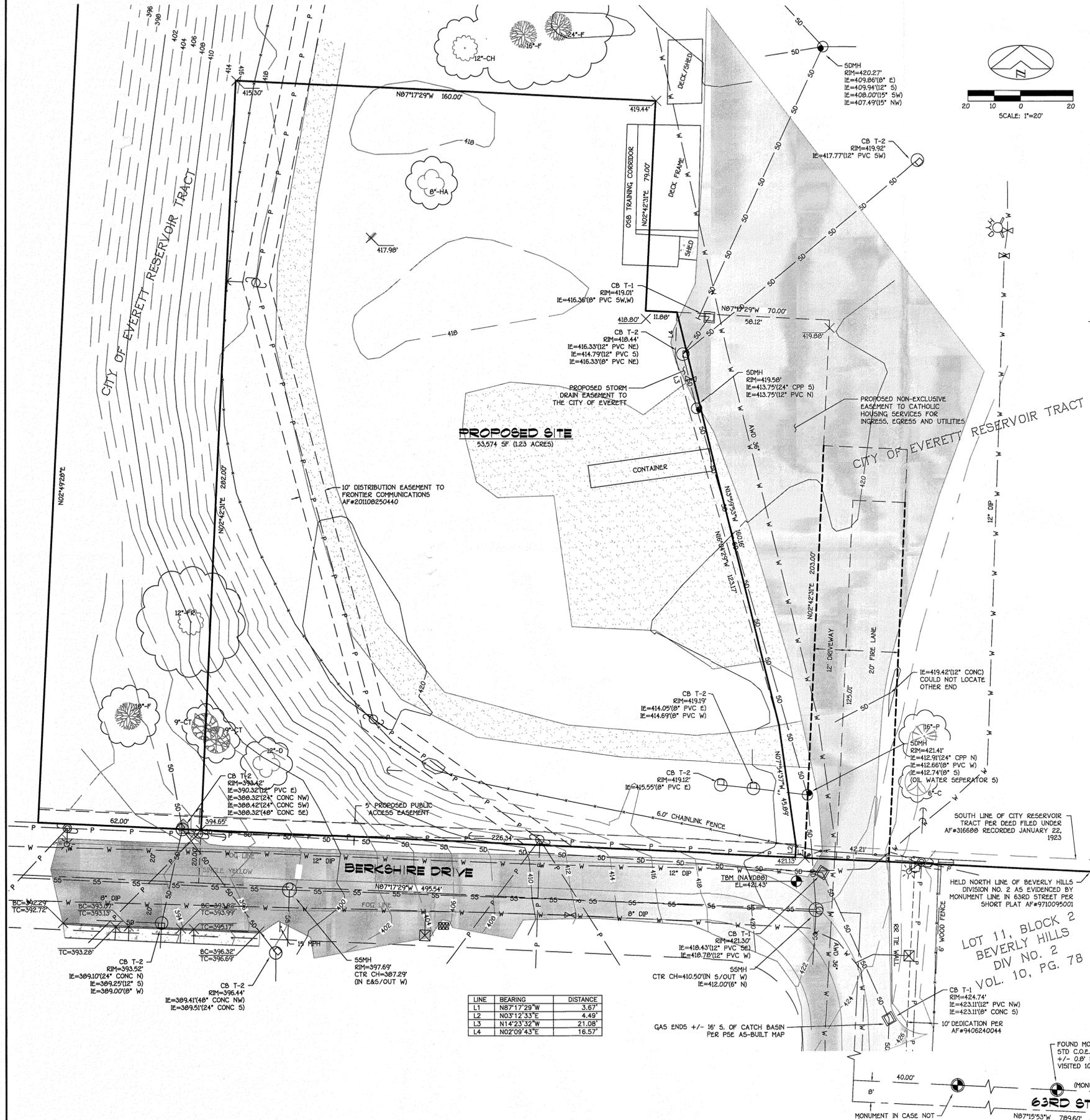


**Renderings**

Date  
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Land Use Submittal

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Drawn by:  
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**CC**  
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**BS**  
Project No.  
**16-029A**

A PORTION OF THE NE 1/4, SE 1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M.



LINE	BEARING	DISTANCE
L1	N87°17'29"W	3.67'
L2	N03°12'33"E	4.49'
L3	N14°23'32"W	21.08'
L4	N02°09'43"E	16.57'

**PROPOSED SITE DESCRIPTION**

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 2, BEVERLY HILLS DIVISION NO. 2, PER THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 78, RECORDS OF SNOHOMISH COUNTY, WASHINGTON:  
 THENCE NORTH 07°17'29" WEST ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF BERKSHIRE DRIVE 45.80' TO THE POINT OF BEGINNING;  
 THENCE CONTINUE NORTH 07°17'29" WEST ALONG SAID NORTHERLY RIGHT OF WAY MARGIN 226.34 FEET;  
 THENCE AT RIGHT ANGLES NORTH 02°42'31" EAST 282.00 FEET;  
 THENCE SOUTH 07°17'29" EAST PARALLEL WITH SAID NORTHERLY RIGHT OF WAY MARGIN 160.00 FEET;  
 THENCE AT RIGHT ANGLES SOUTH 02°42'31" WEST 79.00 FEET;  
 THENCE SOUTH 07°17'29" EAST PARALLEL WITH SAID NORTHERLY RIGHT OF WAY MARGIN 118.00 FEET;  
 THENCE SOUTH 13°59'53" EAST 160.16 FEET;  
 THENCE SOUTH 07°54'37" EAST 45.99 FEET;  
 THENCE SOUTH 03°12'33" WEST 4.49 FEET TO THE POINT OF BEGINNING.

**BASIS OF BEARING**

NORTH 02°22'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 5 EAST W.M.

ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. TO CONVERT DISTANCES TO STATE PLANE MULTIPLY BY A CORRECTION FACTOR OF 0.99994999. BEARINGS ARE WASHINGTON STATE PLANE NORTH ZONE (NAD 83/2011 EPOCH 2010), BASED ON GPS OCCUPATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK.

**DATUM BENCHMARK**

PROJECT BENCHMARK: CITY OF EVERETT CONTROL POINT V020  
 EL=425.61'

SITE TBM: FOUND SPIKE AND WASHER STAMPED "SURVEY MARKER L5 31667 L5 36902 LOCATED 11.0' NORTH OF THE CENTERLINE OF BERKSHIRE DRIVE AND +/- 10.0' SOUTHWESTERLY OF A CATCH BASIN.  
 EL=421.43'

**SURVEY NOTES**

EQUIPMENT: 3" OR LESS TOTAL STATION AND/OR GNSS NETWORK ROVER  
 METHOD: FIELD TRAVERSE AND/OR WASHINGTON STATE REFERENCE NETWORK GNSS  
 THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

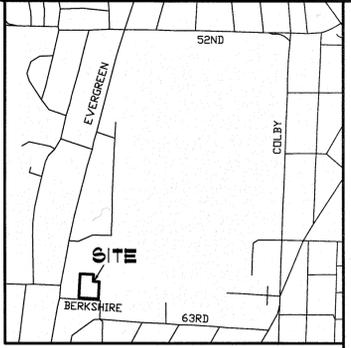
**SURVEY REFERENCES**

RECORD OF SURVEY AF#9808189005  
 SHORT PLAT NO. 13-98 AF#9710295001  
 PLAT OF BEVERLY HILLS DIV. NO. 2 VOL. 10, PG. 78  
 SHORT PLAT NO. 14-92 AF#9406240044

**UTILITY NOTES**

**UTILITY PROVIDERS:**  
 SEWER, WATER & STORM:  
 CITY OF EVERETT PUBLIC WORKS DEPT.  
 3200 CEDAR STREET  
 EVERETT, WA 98201  
 425-259-8800  
 POWER:  
 SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1  
 2320 CALIFORNIA STREET  
 PO BOX 1107  
 EVERETT, WA 98206-1107  
 425-783-4391  
 GAS:  
 PUGET SOUND ENERGY  
 PO BOX 90868 - MAIL STOP: SKA 5VC  
 BELLEVUE, WA 98009-0868  
 BASIS FOR UTILITY LINES SHOWN:  
 FIELD OBSERVATIONS & AS-BUILT MAPS

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.  
 UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.  
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



**VICINITY MAP**  
 SCALE: 1" = 2,000'

REVISIONS:	BOUNDARY REVISION
11/17/2016	
REVISIONS:	ADDED PUBLIC ACCESS EASEMENT
12/14/2016	



**A.S.P.I.**  
**LAND SURVEYING AND PLANNING**  
 4532-B EVERGREEN WAY  
 EVERETT, WA 98203  
 (425) 252-1864

**TOPOGRAPHIC SURVEY FOR CATHOLIC HOUSING**  
 NE 1/4, SE 1/4 OF SECTION 06, TOWNSHIP 28 NORTH, RANGE 05 EAST, W.M.  
 CITY OF EVERETT  
 SNOHOMISH COUNTY, WASHINGTON

DRAWN BY:	AET
DATE:	10/17/2016
PROJECT NO.	216142
SHEET NO.	1 OF 1

**SANITARY SEWER NOTES- CITY OF EVERETT**

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF EVERETT STANDARDS AND WSDOT/APWA STANDARD SPECIFICATIONS.
2. NO PART OF THE SANITARY SEWER SYSTEM SHALL BE COVERED, CONCEALED OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED, AND APPROVED BY THE CITY INSPECTOR.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
4. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.

**WATER NOTES- CITY OF EVERETT**

1. NO CONNECTION TO THE EXISTING MAINS WILL BE ALLOWED EXCEPT BY MEANS OF AN APPROVED BACKFLOW PREVENTION DEVICE PRIOR TO SATISFACTORY FLUSHING, TESTING, DISINFECTION, AND RECEIPT OF SATISFACTORY BACTERIOLOGICAL TEST RESULTS.
2. CONNECTIONS TO AND TAPS ON EXISTING MAINS WILL BE MADE BY THE PUBLIC WORKS DEPARTMENT AT THE DEVELOPER'S EXPENSE. THE PUBLIC WORKS DEPARTMENT SHALL BE GIVEN AT LEAST 5 BUSINESS DAYS NOTICE FOR EACH CONNECTION. THE PUBLIC WORKS DEPARTMENT SHALL THEREAFTER DETERMINE THE DATE AND TIME AT WHICH THE CONNECTION SHALL BE MADE.
3. ALL WORK AND MATERIALS MUST CONFORM TO CITY OF EVERETT STANDARDS.
4. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION. THE CITY OF EVERETT PUBLIC WORKS CONSTRUCTION DIVISION MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE DEVELOPER OR THE DEVELOPER'S AUTHORIZED AGENT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT OF A PERSON WHO CAN BE CONTACTED REGARDING PROBLEMS DURING CONSTRUCTION ON A 24 HOUR BASIS.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND 18 INCHES VERTICAL SEPARATION BETWEEN POTABLE AND NON-POTABLE CONVEYANCE SYSTEMS.
7. ALL CITY OF EVERETT VALVES SHALL BE OPERATED BY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY. ALL VALVES, NEW AND EXISTING, SHALL BE ACCESSIBLE AT ALL TIMES.

**STORM DRAINAGE NOTES- CITY OF EVERETT**

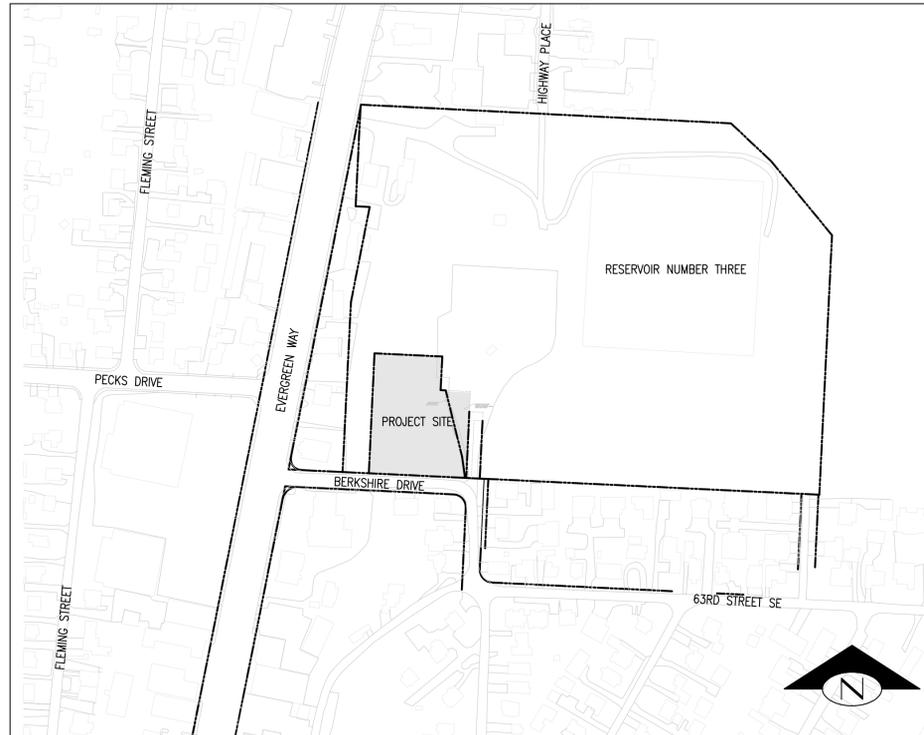
1. NO PART OF THE DRAINAGE SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF EVERETT.
2. ALL WORK AND MATERIAL SHALL CONFORM TO THE CITY OF EVERETT STANDARDS AND STANDARD SPECIFICATIONS OF WSDOT/APWA.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FROM CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
4. ALL STORM SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
5. ALL CATCH BASIN GRATES MUST BE STENCILED OR STAMPED 'DUMP NO WASTE, DRAINS TO STREAM, LAKE, RIVER, PUGET SOUND, OR WETLAND.' CHOOSE APPROPRIATE FEATURE FOR THE PROJECT.

**EROSION/SEDIMENTATION CONTROL (ESC) NOTES**

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

**GENERAL NOTES**

1. ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF EVERETT STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY CITY OF EVERETT, WSDOT, OR THEIR DESIGNATED REPRESENTATIVE(S). PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL THE CITY OF OLYMPIA TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND APPROVALS WITH THE NECESSARY AHAJ.
3. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES AND FEATURES SHOWN ON THESE PLANS HAVE BEEN DERIVED FROM RECORD DRAWINGS AND FIELD APPROXIMATION AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT COMPLETE. ADDITIONAL SURFACE FEATURES AND IMPROVEMENTS BEYOND THOSE INDICATED ARE PRESENT AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL EXISTING INFORMATION AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES AND SURFACE FEATURES NOT SHOWN HEREIN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THESE PLANS.
5. MAINTAIN 1' MINIMUM VERTICAL SEPARATION BETWEEN ADJACENT OR CROSSING UTILITIES.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY OF APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.



**VICINITY MAP**

SCALE: 1" = 200'

**CIVIL SHEET INDEX**

SHEET C1	CIVIL COVER SHEET
SHEET C2	TESC PLAN
SHEET C3	GRADING AND PAVING PLAN
SHEET C4	RIGHT OF WAY IMPROVEMENT PLAN
SHEET C5	STORM DRAINAGE AND UTILITY PLAN
SHEET C6	CIVIL DETAILS

**OWNER CONTACT INFORMATION**

OWNER:	CATHOLIC HOUSING SERVICES OF WESTERN WASHINGTON 100 23RD AVE SOUTH SEATTLE, WA 98114
PROJECT MANAGER:	PATRICK TIPPY
PHONE:	(206) 328-5654
EMAIL:	PTippy@ccsw.org
LOT NUMBER:	CITY OF EVERETT RESERVOIR TRACT
PARCEL ID:	28050600400900
SITE ADDRESS:	6107 BERKSHIRE DRIVE EVERETT, WA 98203

**EARTHWORK VOLUMES**

CUT	175	CY
FILL	892	CY
NET	717	CY FILL



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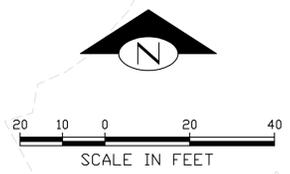
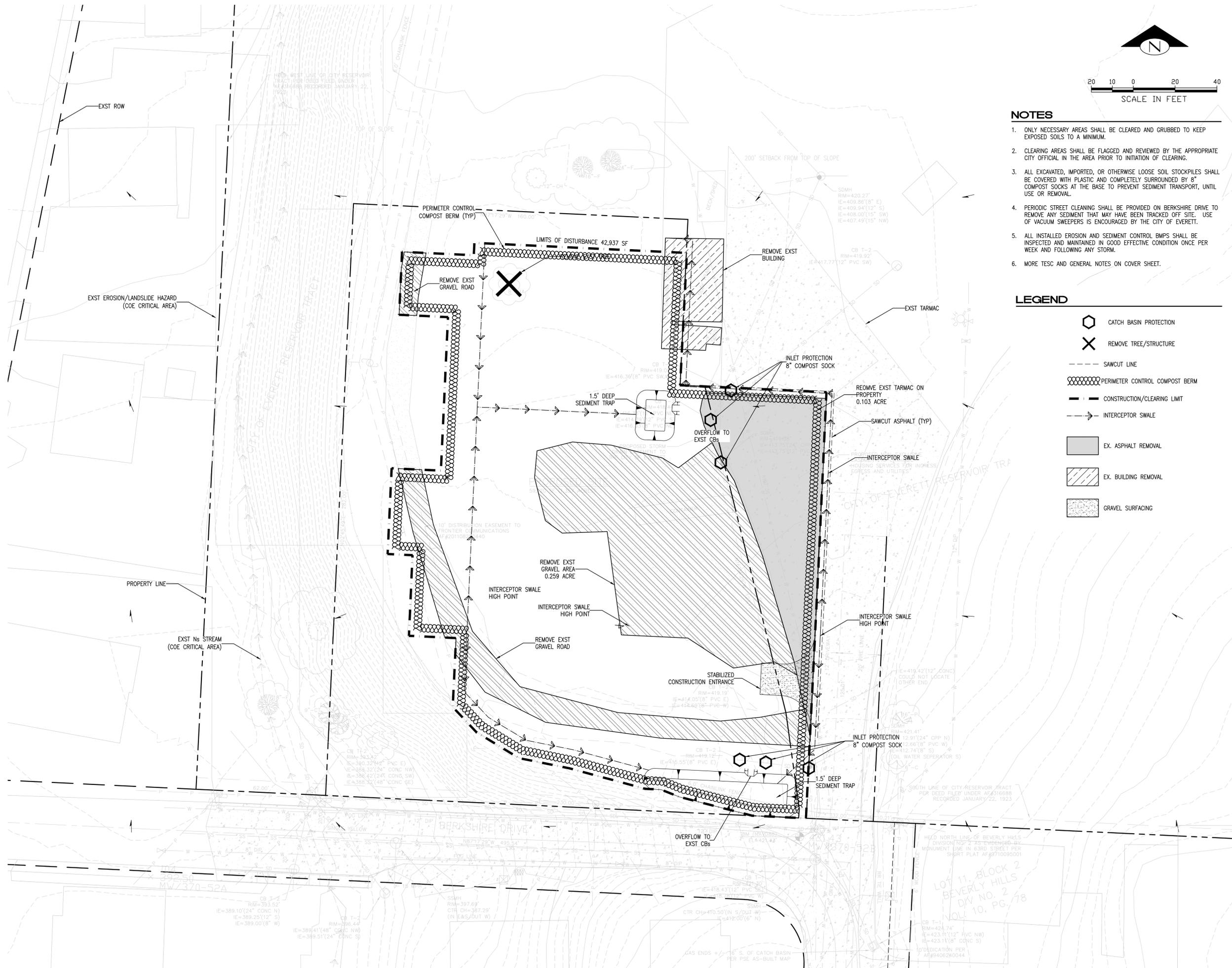
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**Civil Cover and Notes**

Date  
**9 December 2016**  
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Revisions

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Project No.  
**16-029A**



**NOTES**

1. ONLY NECESSARY AREAS SHALL BE CLEARED AND GRUBBED TO KEEP EXPOSED SOILS TO A MINIMUM.
2. CLEARING AREAS SHALL BE FLAGGED AND REVIEWED BY THE APPROPRIATE CITY OFFICIAL IN THE AREA PRIOR TO INITIATION OF CLEARING.
3. ALL EXCAVATED, IMPORTED, OR OTHERWISE LOOSE SOIL STOCKPILES SHALL BE COVERED WITH PLASTIC AND COMPLETELY SURROUNDED BY 8" COMPOST SOCKS AT THE BASE TO PREVENT SEDIMENT TRANSPORT, UNTIL USE OR REMOVAL.
4. PERIODIC STREET CLEANING SHALL BE PROVIDED ON BERKSHIRE DRIVE TO REMOVE ANY SEDIMENT THAT MAY HAVE BEEN TRACKED OFF SITE. USE OF VACUUM SWEEPERS IS ENCOURAGED BY THE CITY OF EVERETT.
5. ALL INSTALLED EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSPECTED AND MAINTAINED IN GOOD EFFECTIVE CONDITION ONCE PER WEEK AND FOLLOWING ANY STORM.
6. MORE TESC AND GENERAL NOTES ON COVER SHEET.

**LEGEND**

- CATCH BASIN PROTECTION
- REMOVE TREE/STRUCTURE
- SAWCUT LINE
- PERIMETER CONTROL COMPOST BERM
- CONSTRUCTION/CLEARING LIMIT
- INTERCEPTOR SWALE
- EX. ASPHALT REMOVAL
- EX. BUILDING REMOVAL
- GRAVEL SURFACING



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**Temporary Erosion and  
Sediment Control Plan**

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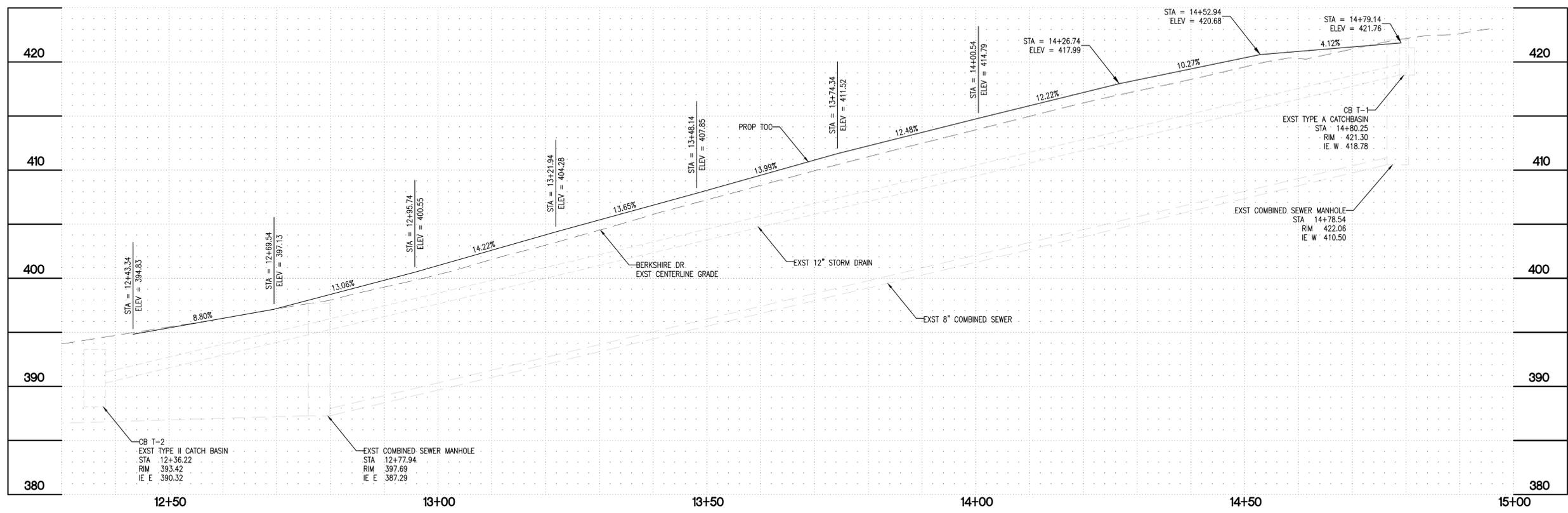
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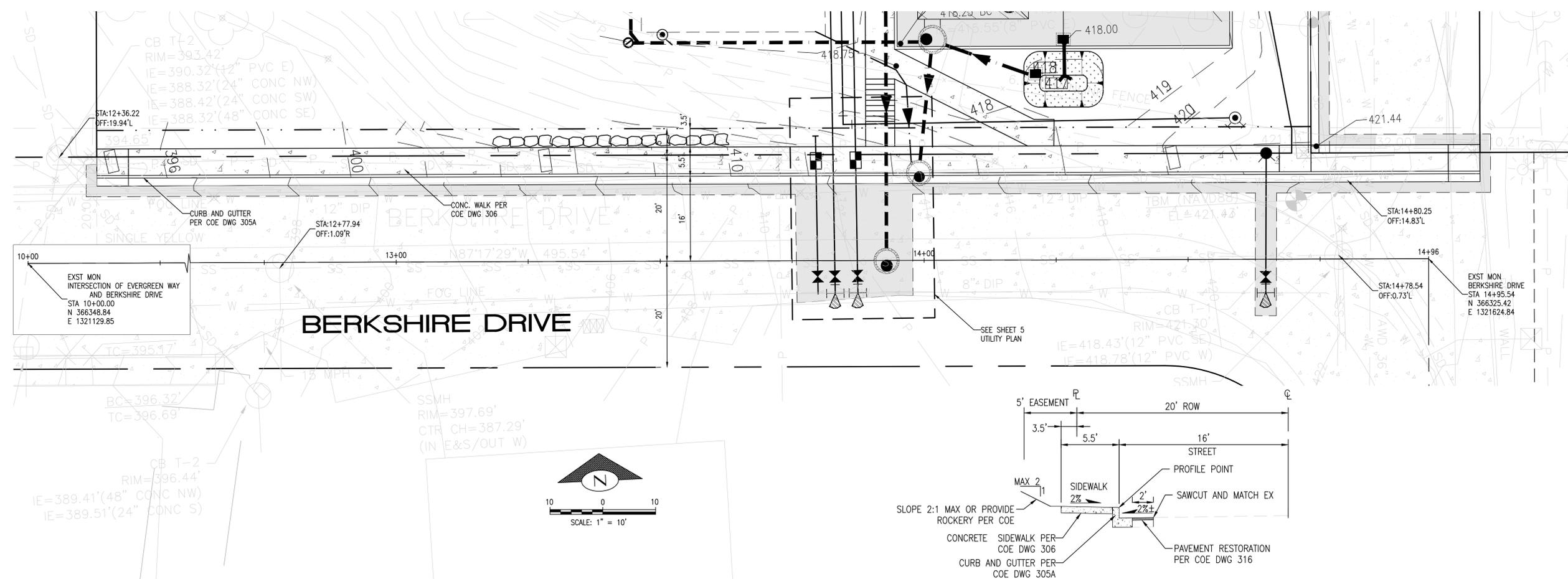
**Berkshire Drive  
Right of Way  
Improvement Plan**

Date  
**9 December 2016**  
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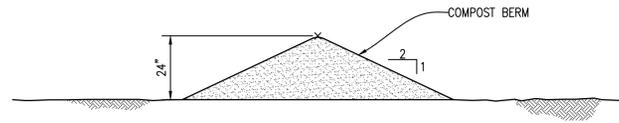


**BERKSHIRE DRIVE PROFILE**  
SCALE: HOR: 1"=10', VERT: 1"=5'

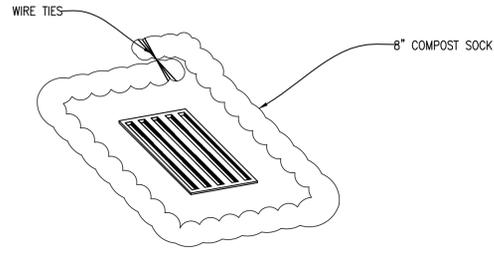


**TYPICAL SECTION - BERKSHIRE DR**  
NTS

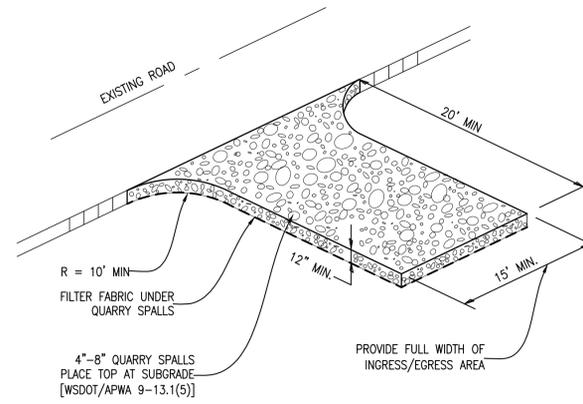




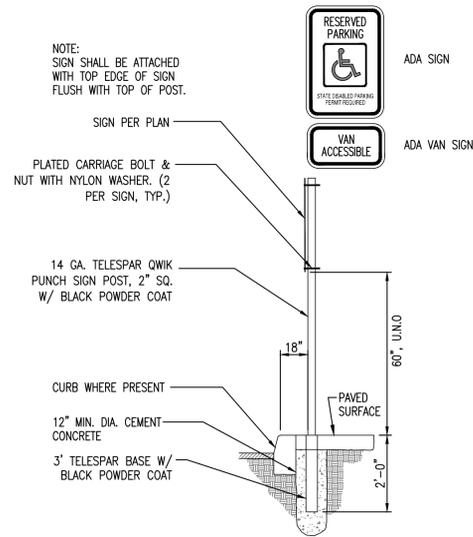
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C6 NOT TO SCALE



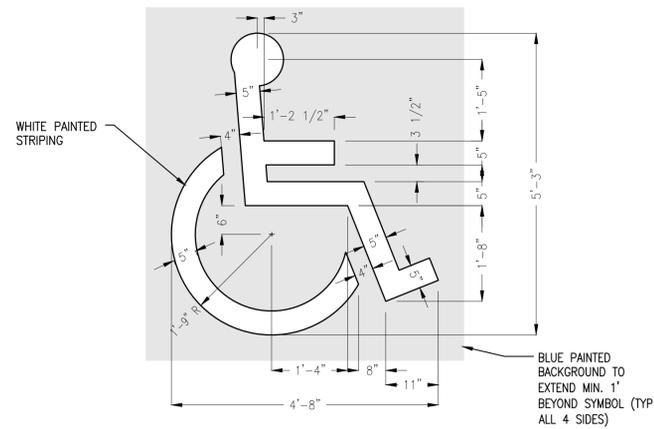
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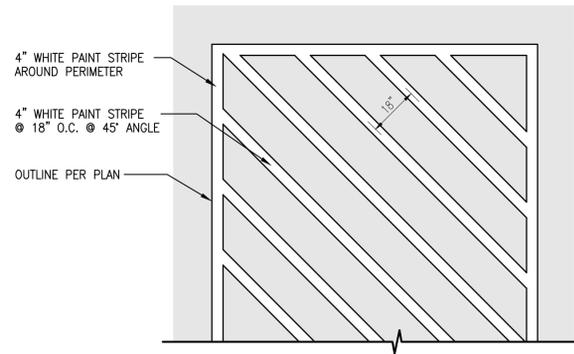
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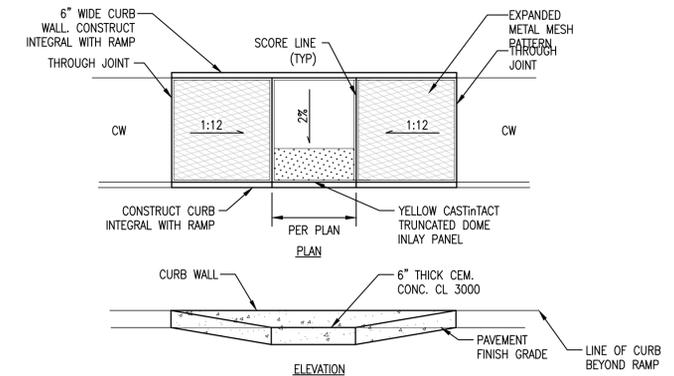
**4 ADA SIGN**  
C6 NOT TO SCALE



**5 ADA PAINTED SYMBOL**  
C6 NOT TO SCALE



**6 ADA LOAD STRIPING**  
C6 NOT TO SCALE



**4 ADA RAMP - PARALLEL**  
C6 NOT TO SCALE



**BARKER**  
LANDSCAPE  
ARCHITECTS  
3002 NW 68th St.  
Seattle, WA 98117



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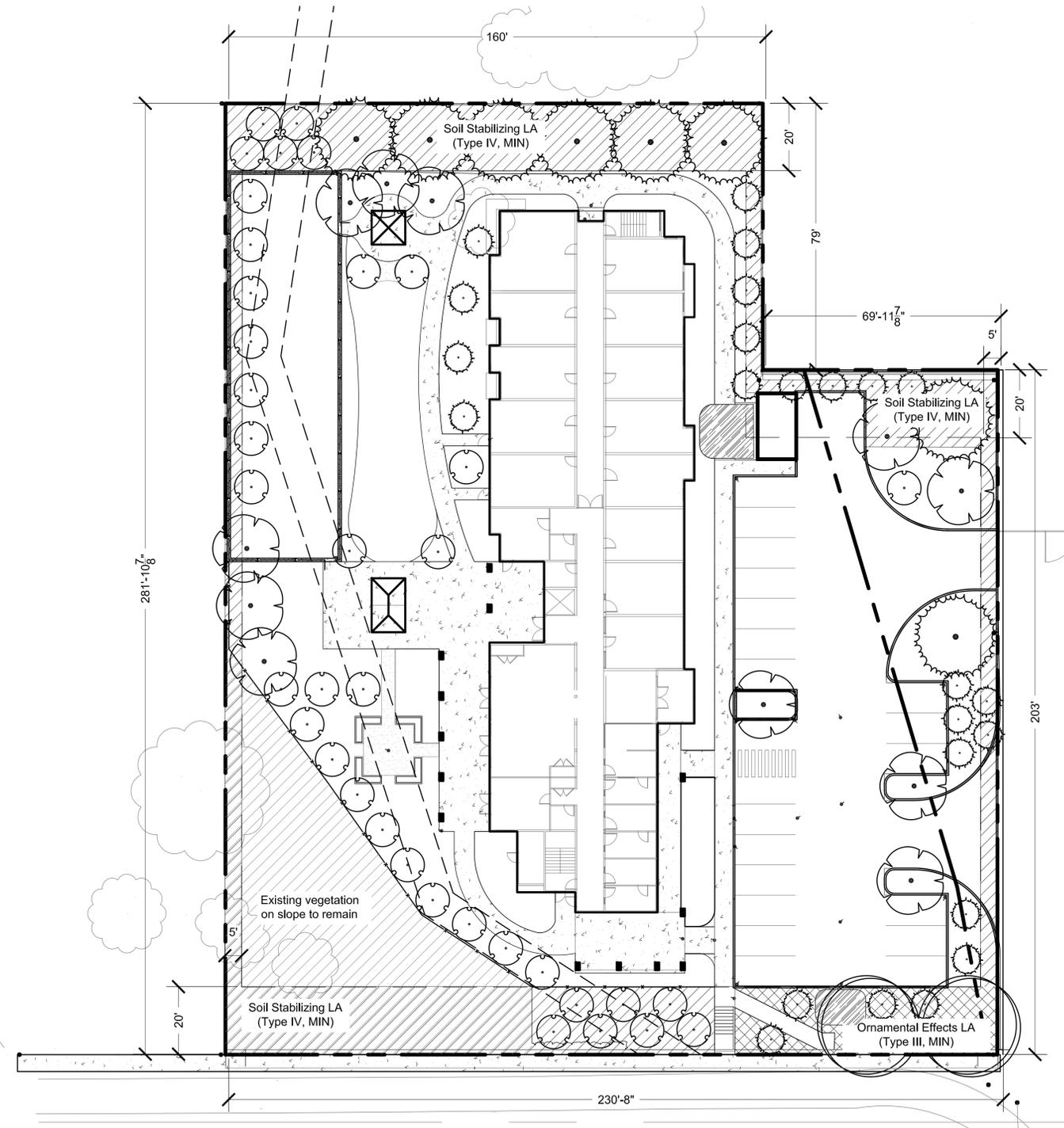
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**GENERAL NOTES:**

- See Site Survey for existing conditions.
- See CIVIL for grading, erosion control, and soil protection.
- See L1 for plant schedule.
- Tree locations may be adjusted to accommodate BLDG entrances or windows.
- Repair areas damaged due to construction; minimize construction impact on adjacent landscape to preserve as much existing vegetation as possible. All improvements scheduled to remain that are damaged during the execution of the contract work shall be replaced by the Contractor at no additional cost to the Owner.
- A full sized copy of the approved construction documents shall be on site whenever construction is in progress.
- Coordinate all Specifications with Drawings prior to beginning construction.
- All utilities shown have been established by field survey or available records and should be considered approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations shown and to further discover and avoid any other utilities not shown on the plan that might be affected by construction. Call 1-800-424-5555 prior to all underground work.
- Keep all walkways clear and free of debris. Paved surfaces that are damaged during construction shall be repaired to the satisfaction of the Owner's REP at no cost to the Owner.
- Storage of materials and equipment will be allowed only in areas designated for construction or storage. Under no circumstances shall materials be stored in public use areas of the site.
- Primary access to the site for the Contractor during construction shall be coordinated with the Owner's REP.
- Access to existing site improvements shall be maintained at all times.

**LIST OF ABBREVIATIONS**

ARCH	Architectural Drawings & Specifications
BLDG	Building
CIP	Cast-in-Place
CIVIL	Civil Engineering Drawings & Specifications
CONC	Concrete
DIA	Diameter
DWG	Drawing
EA	Each
ETC	Et Cetera
FG	Finish Grade
FS	Finish Surface
GALV	Galvanized
HT	Height
IR	Inner Radius
MANF	Manufacturer
MAX	Maximum
MIN	Minimum
OC	On Center
OR	Outer Radius
ORN	Ornamental
PA	Planting Area
POC	Point of Connection
REP	Representative
REQ	Required
SEC	Specification Section
SIM	Similar
SPEC	Specification
STD	Standard
TBD	To be Determined
TYP	Typical
UON	Unless Otherwise Noted



**LEGEND:**

- Property Line
- Setbacks
- - - Distribution Easement
- Fence
- [Cross-hatch pattern] City of Everett TYPE III Landscaping
- [Diagonal hatch pattern] City of Everett TYPE IV Landscaping
- [Stippled pattern] Concrete Pavement
- [Dotted pattern] Gravel Pavement
- [Tree symbols] Conceptual Proposed Trees

**NOTES:**

- MIN required parking lot trees: 3 trees. Proposed: 26 trees.
- All trees within the distribution easement to be <25 FT tall at full maturity.
- See sheet L1 for detailed planting layout.



**A**

**Code Overview Plan**

Scale: 1"=20'-0"

**Code Overview Plan**

Date

**Dec. 8, 2016**

Land Use Permit

Revisions

Drawn by:

**JL/TF**

Checked by (P.M.):

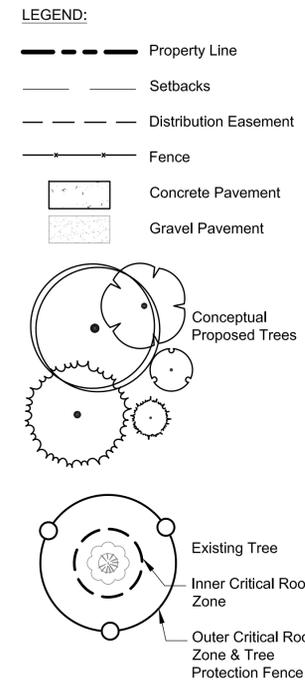
**NM**

Checked by (Q.C.):

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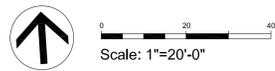
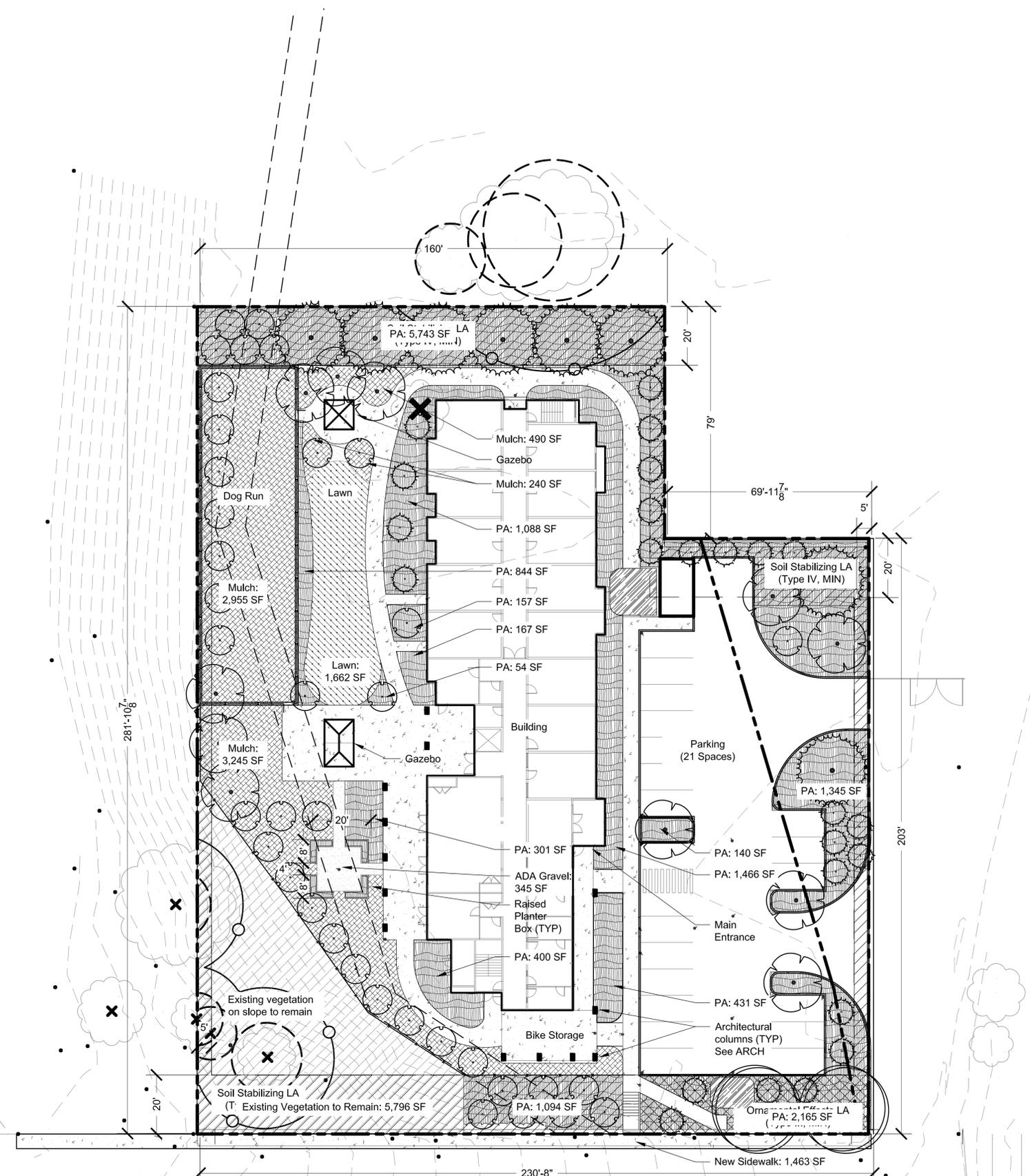
- NOTES:**
- MIN required parking lot trees: 3 trees. Proposed: 26 trees.
  - All trees within the distribution easement to be <25 FT tall.

**CONCEPT PLANT SCHEDULE**

	<b>LARGE EVERGREEN TREES &gt;35' TALL</b> <i>Tsuga heterophylla</i> / Western Hemlock	8
	<b>LARGE DECIDUOUS TREES &gt;35' TALL</b> <i>Acer saccharum</i> 'Commemoration' / Commemoration Sugar Maple <i>Fagus sylvatica</i> / European Beech	2
	<b>COLUMNAR DECIDUOUS TREES 30'-50' TALL</b> <i>Ginkgo biloba</i> 'Princeton Sentry' / Princeton Sentry Ginkgo <i>Nyssa sylvatica</i> / Sour Gum <i>Quercus prinetta</i> / Forest Green Oak	24
	<b>MEDIUM DECIDUOUS TREES 25'-35' TALL</b> <i>Malus x 'Golden Raindrops'</i> / Crab Apple	11
	<b>SMALL DECIDUOUS TREES 15'-25' TALL</b> <i>Malus domestica</i> Cox's Orange Pippin / Apple <i>Pyrus communis</i> Suj / Suj Winter Pear	37
	<b>SHRUB PLANTING AREA</b> Shrubs to be <48" Tall <i>Cornus sanguinea</i> 'Midwinter Fire' / Blood-Twig Dogwood <i>Mahonia aquifolium</i> / Oregon Grape <i>Philadelphus lewisii</i> / Wild Mockorange <i>Salix purpurea</i> 'Nana' / Dwarf Arctic Willow	14,288 sf
	<b>LAWN</b>	1,662 sf
	<b>WOOD CHIP MULCH</b> 4" Deep	7,536 sf
	<b>BIORETENTION AREA</b> <i>Careopsis verticillata</i> / Tickseed <i>Echinops ritro</i> 'Veitch's Blue' / Small Globe Thistle <i>Geum x 'Mango Lassi'</i> / Mango Lassi Geum <i>Iris tenax</i> / Oregon Iris <i>Juncus acuminatus</i> / Tapered Rush <i>Nepeta x faassenii</i> / Catmint <i>Polystichum munitum</i> / Western Sword Fern <i>Scirpus microcarpus</i> / Small-Fruited Bulrush	399 sf

**Landscape Plan**

Date  
**Dec. 8, 2016**  
Land Use Permit  
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**Legend**

- EASEMENT TO CHS
- UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT



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**Site Plan**

Date  
**30 December 2016**  
Land Use Submittal

Revisions

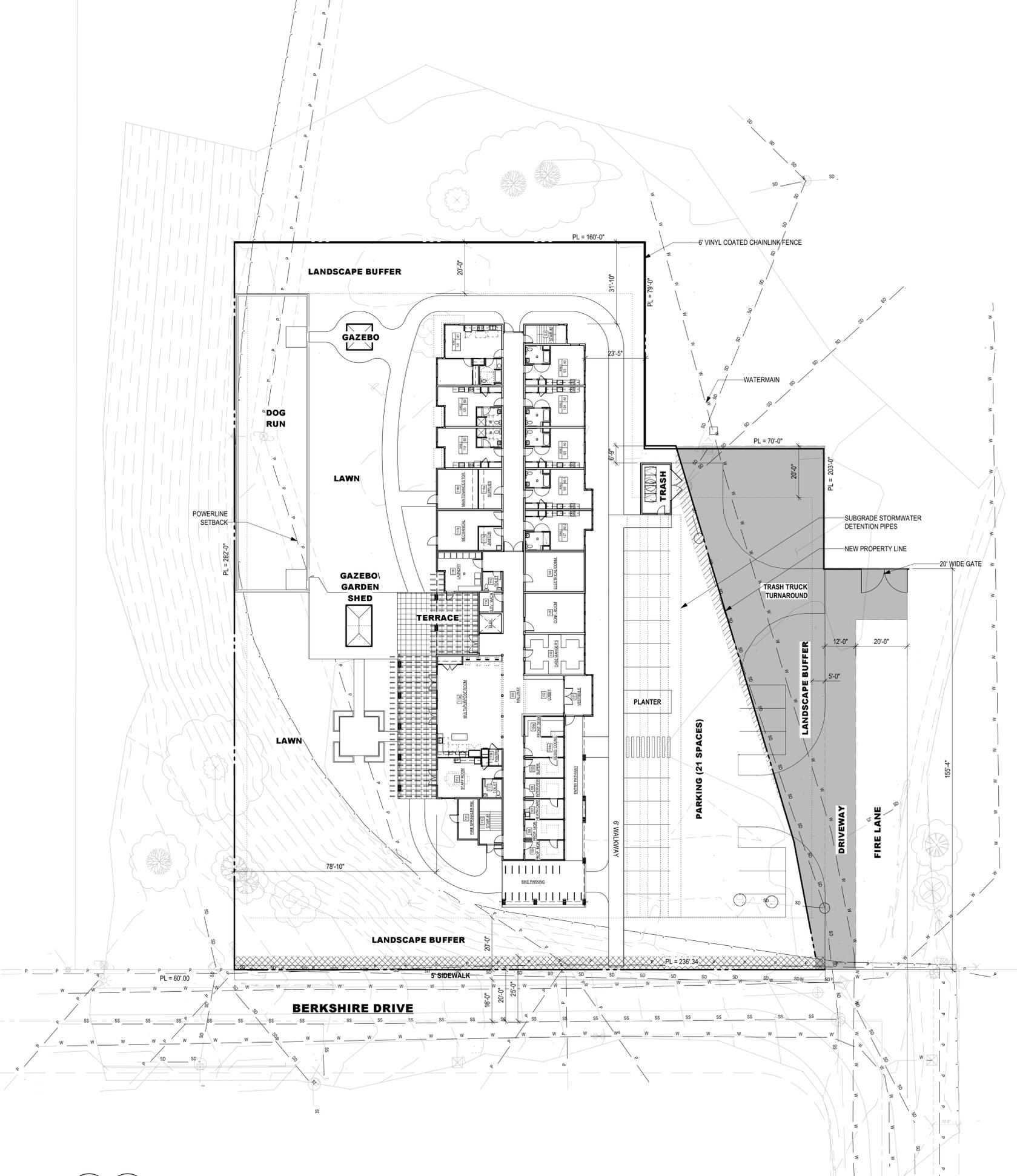
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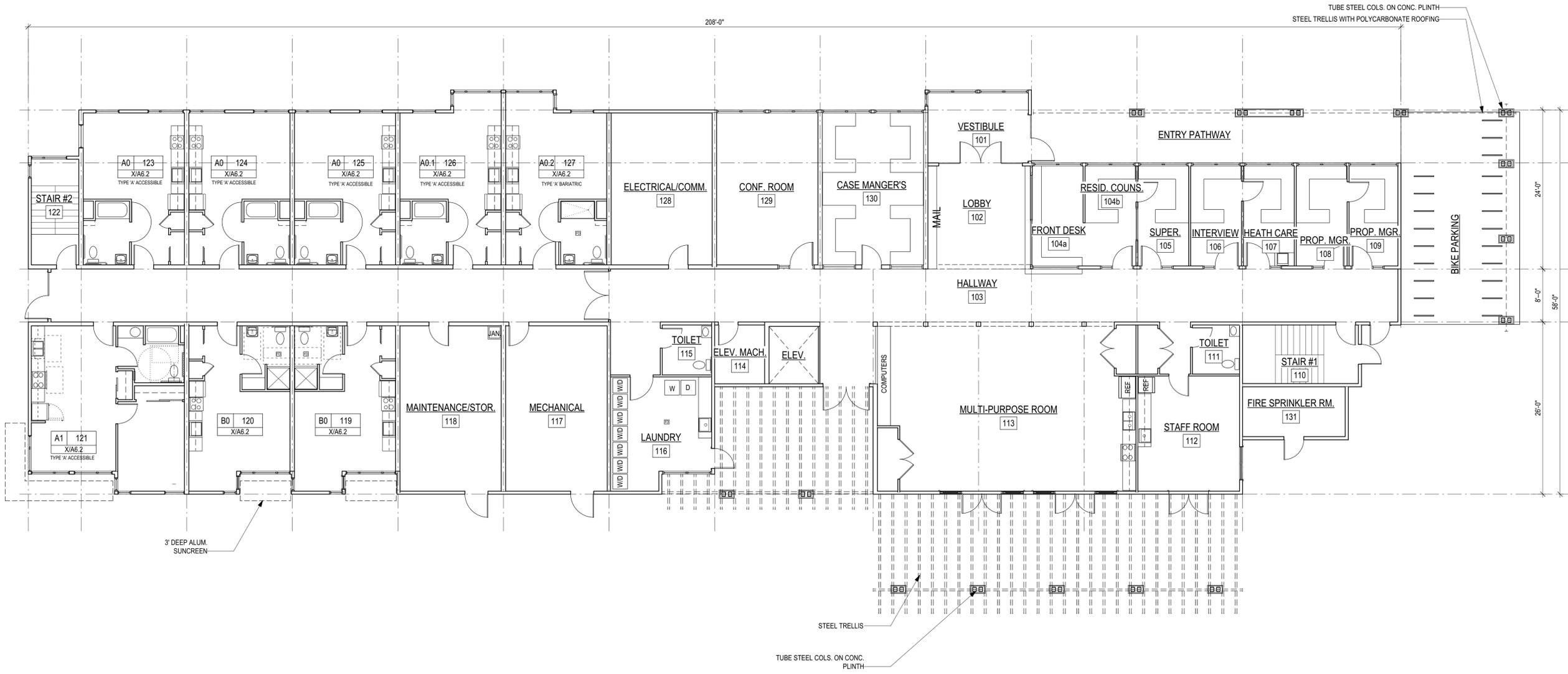
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**BS**

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**1** Site Plan  
A2.1 Scale: 1" = 20 ft





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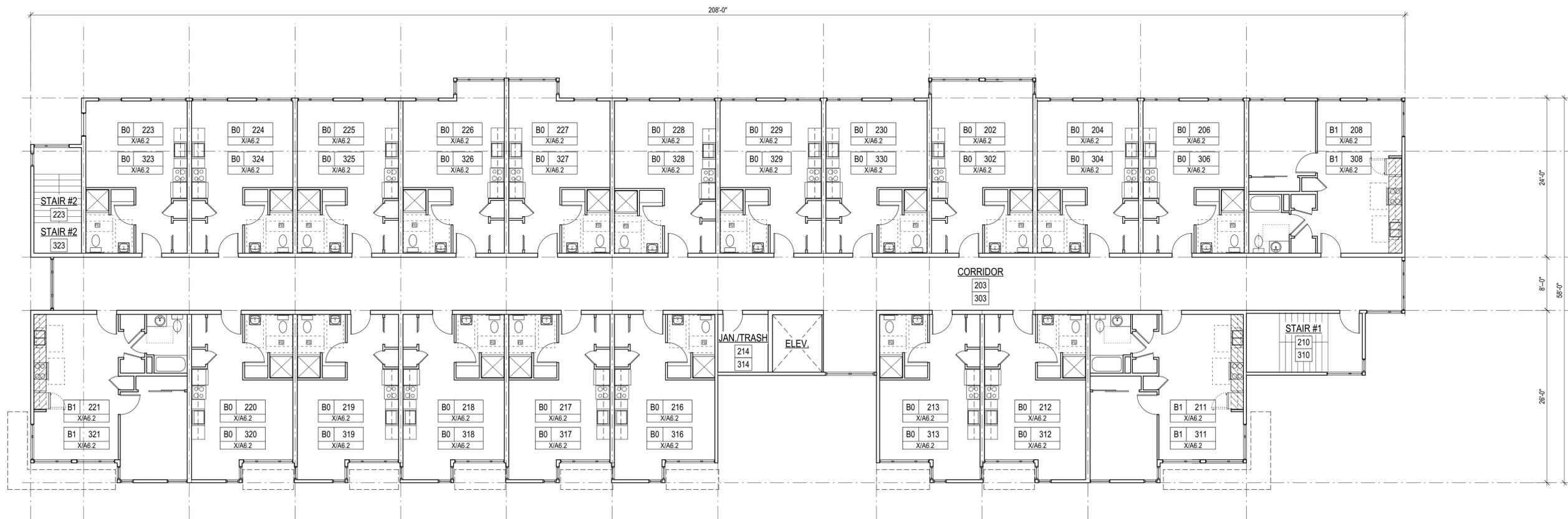
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**First Floor Plan**

Date  
**30 December 2016**  
Land Use Submittal

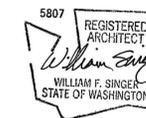
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**2nd and 3rd Floor Plan**

Date  
**30 December 2016**  
Land Use Submittal

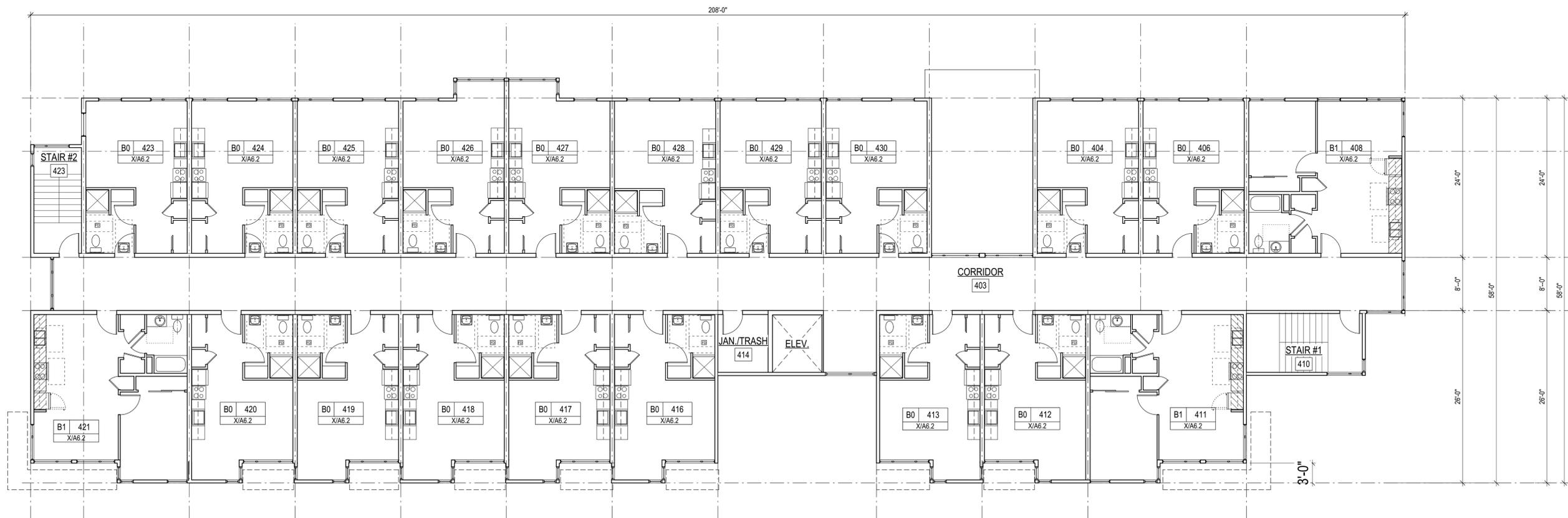
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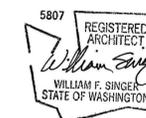
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**4th Floor Plan**

Date  
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**16-029A**



2 North Elevation  
3.1 Scale: 1/8" = 1'-0"



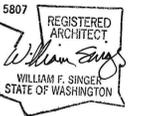
1 South Elevation  
A3.1 Scale: 1/8" = 1'-0"



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**Exterior Elevations**

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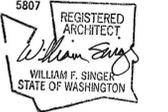
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2 East Elevation  
 A3.2 Scale: 1/8" = 1'-0"

**environmental WORKS**  
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**Everett Safe Streets Supportive Housing**  
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1 West Elevation  
 A3.2 Scale: 1/8" = 1'-0"

**Exterior Elevations**

Date  
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 Land Use Submittal

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