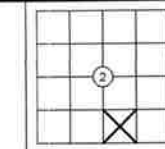


CITY OF ARLINGTON - PAISLEY LOFTS FILE NO.: 918
 PORTION SW1/4, SE1/4, SEC.2, TWP.31N, RGE.5E, W.M.



SITE INFORMATION:

SITE AREA:	16,949 SF (0.39 ACRES)
PARCEL A	3,474 SF (0.08 ACRES)
PARCEL B	13,475 SF (0.31 ACRES)
PROPOSED BUILDING HEIGHT (50 FT MAX.):	50 FT
PROPOSED DWELLING UNITS:	46 RESIDENTIAL UNITS
TOTAL LOT COVERAGE (100% MAX.):	16,636 SF (98.2%)(TOTAL IMPERVIOUS)
ZONING CLASSIFICATION:	OLD TOWN BUSINESS DISTRICT 2
PROPOSED SCREENING:	LANDSCAPED AREAS AND FENCES
AIRPORT PROTECTION DISTRICT SUBDISTRICT:	APD SUBDISTRICT D
USE CLASSIFICATION:	1,340 MULTI-FAMILY ABOVE A PERMITTED NON-RESIDENTIAL USE
WATER PROVIDER:	CITY OF ARLINGTON
SEWER PROVIDER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON 16
FIRE PROTECTION DISTRICT:	NORTH COUNTY REGIONAL FIRE AUTHORITY
BUILDING SETBACKS:	
RIGHT-OF-WAY (0 FT REQUIRED)	0 FT PROVIDED
LOT BOUNDARY (5 FT REQUIRED)	5 FT PROVIDED
ALLEY (5 FT REQUIRED)	5 FT PROVIDED ON FIRST FLOOR, SECOND FLOOR MEETS 14'-0" VERTICAL CLEARANCE.
RESIDENTIAL DENSITY, (0 SF/UNIT REQ)	368 SF/UNIT

AREAS ONSITE:

BUILDING FOOTPRINT & AWNINGS	9,760 SF
ASPHALT PARKING/DRIVE	6,716 SF
DUMPSTER PAD	160 SF
LANDSCAPING	313 SF

AREAS OFFSITE:

E. DIVISION ST. FRONTAGE	3,930 SF
ASPHALT CONCRETE SIDEWALK	1,823 SF
LANDSCAPING	1,076 SF
ALLEY	4,700 SF
WEST OF CENTENNIAL ASPHALT	1,760 SF

RESIDENTIAL UNIT MIX:

1 BEDROOM	2
STUDIO	44
TOTAL	46

OPEN SPACE CALCULATION:

5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)
 OPEN SPACE REQUIRED = 16,949 x 0.05 = 848 SF
 OPEN SPACE PROVIDED = 848 SF (PORTION OF COURTYARD)

MINI PARKS CALCULATION:

65 SF PER RESIDENT PER SECTION 20.52.010
 NUMBER OF RESIDENTS = 21(14) = 29.4
 MINI PARKS REQUIRED = 29.4 x 65 = 1,911 SF
 MINI PARKS PROVIDED = ±1,980 SF
 MINI PARKS INCLUDES COURTYARD AND LANDSCAPING
 25 UNITS WILL PAY FEE IN LIEU OF MINI PARKS

AVAILABLE AREA OF OPEN SPACE/MINI PARKS CALCULATIONS
 COURTYARD = 2,500 SF
 LANDSCAPING = 328 SF
 TOTAL = 2,828 SF

PARKING CALCULATIONS:

REQUIRED PARKING PER AMC 20.72-1
 1,300 USE - 2 SPACES PER UNIT PLUS 1 SPACE PER 4 UNITS
 2,110 USE - 1 SPACE PER 400 SF
 REQUIRED SPACES = 92 + 12 + 10 = 114 SPACES

35 PARKING SPACES DETERMINED TO BE PEAK DEMAND BY GIBSON TRAFFIC "PARKING REDUCTION MEMO" DATED 9/2/21

ON-SITE PARKING PROVIDED:
 COVERED PARKING = 16 SPACES
 OUTSIDE PARKING = 15 SPACES

OFF-SITE PARKING:
 ANGLED (DIVISION ST) = 12 SPACES
 PARKING ALONG CENTENNIAL = 22 SPACES

ADA PARKING:
 REQUIRED (26-50 SPACES) = 2 SPACES
 PROVIDED = 2 SPACES

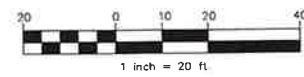
BIKE RACK CALCULATIONS:

REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS
 REQUIRED BIKE STALLS = 46 / 4 = 12 STALLS
 PROPOSED BIKE RACK SPACES = 12 SPACES PROVIDED

SHADING CALCULATIONS:

SEE SEPARATE LANDSCAPING PLAN

GRAPHIC SCALE



DATUM: NAVD 88

TBM A137-24-1
 N. BOLT TOP FLANGE OF HYDRANT
 ELEV.=112.52

NOTES:

1. PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLE NEAR THE DUMPSTER
2. SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.

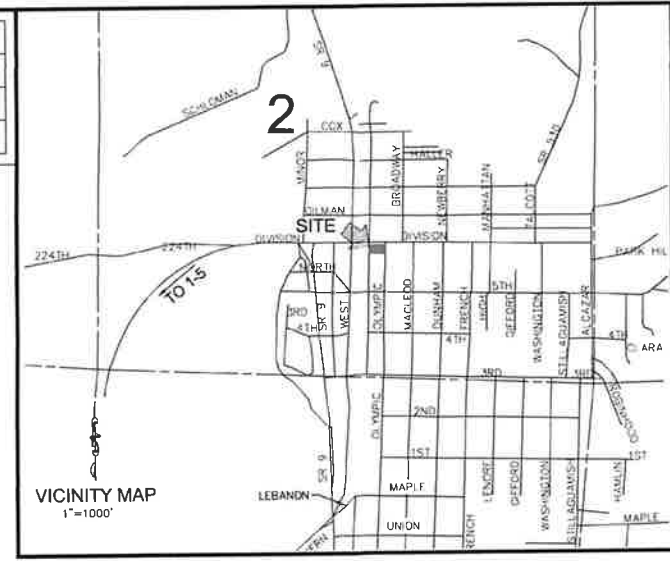
NOTE:
 BOUNDARY ESTABLISHED PER RECORD OF SURVEY AFN 201808065002.

TOPOGRAPHY SURVEY BY CASCADE SURVEYING & ENGINEERING, DECEMBER, 2019.

NOTE:
 UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES AND FOLLOWING AS-BUILT PLANS:
 • CITY OF ARLINGTON WATER AND SEWER AS-BUILTS

DENSITY & DIMENSIONAL CALCULATIONS:

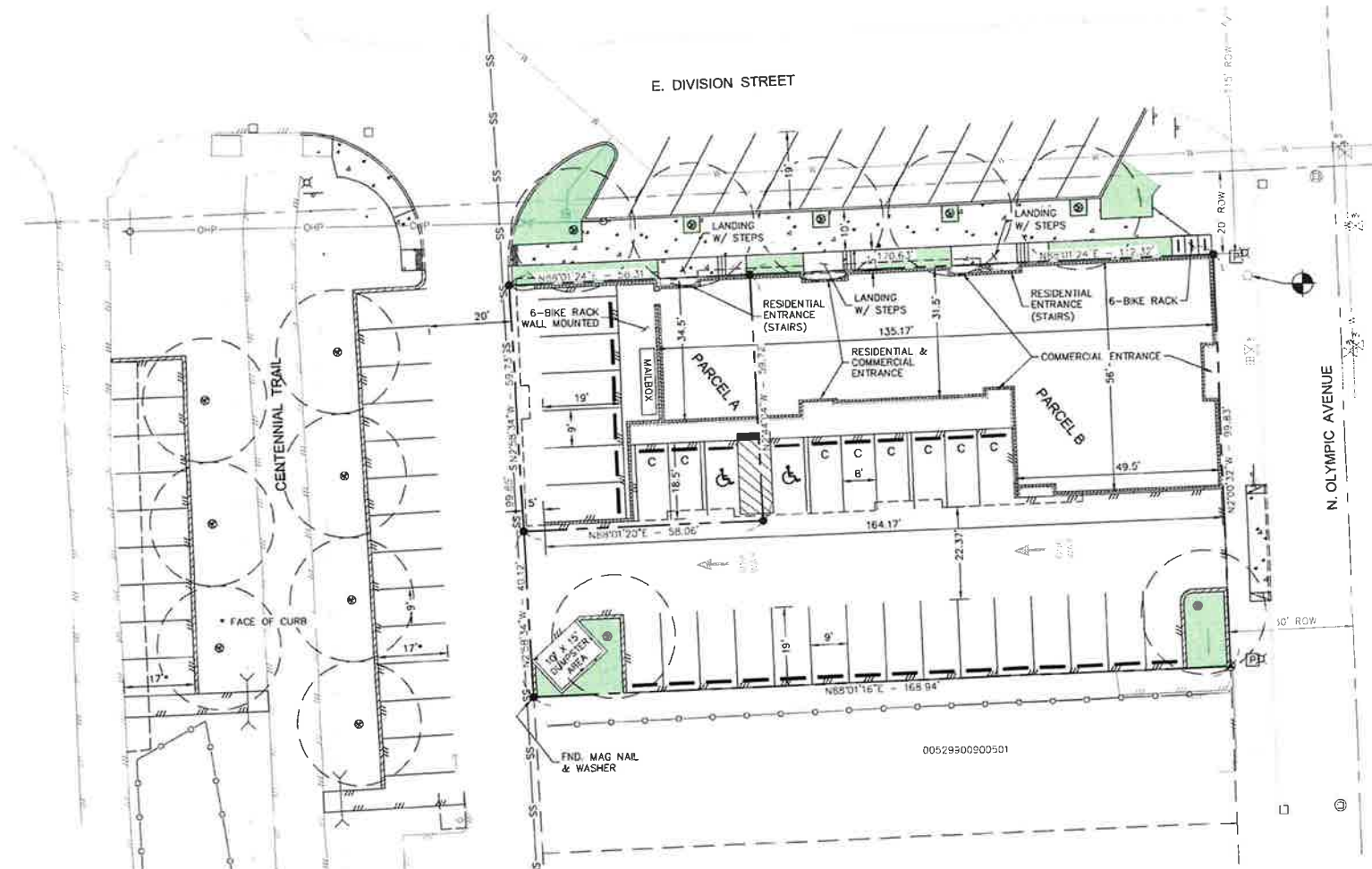
LOT SIZE:	
PARCEL X	3,474 SF (0.08 ACRES)
PARCEL Y	13,475 SF (0.31 ACRES)
TOTAL	16,949 SF (0.39 ACRES)



LEGAL DESCRIPTION:

00529900900101 & 00529900900300
 LOTS 1, 2, 3, 4, AND THE NORTH 0.15 FEET OF LOT 5, BLOCK 9, MCMAHON'S FIRST ADDITION TO ARLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SNOHOMISH COUNTY, WASHINGTON
 SEE TITLE CERTIFICATE 500130443 FOR PARCELS A,B,C, AND D.

DRAWING SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET & SITE PLAN
2	LIGHTING PLAN
L1	PRELIMINARY LANDSCAPE PLAN



LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ROAD CL (PLATTED)
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EDGE OF GRAVEL
- - - EXISTING EDGE OF CONCRETE
- - - EXISTING CURB
- DHP — EXISTING OVERHEAD POWER
- SS — SS — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- [] — EXISTING CATCH BASIN
- [] — EXISTING STORM DRAIN MANHOLE
- [] — EXISTING GATE VALVE
- [] — EXISTING WATER METER
- [] — EXISTING FIRE HYDRANT
- [] — EXISTING STREET LIGHT
- [] — EXISTING ELECTRICAL VAULT
- [] — EXISTING STREET TREE
- [] — FND MAG NAIL & WASHER L.S. 12716
- [] — FND 1/2" BAR & CAP L.S. 12716 U.N.O.
- [] — FND. MON. AS NOTED
- [] — PROPOSED EXTRUDED CURB (DETAIL R190)
- [] — PROPOSED CURB
- [] — PROPOSED CURB CUT
- [] — PROPOSED EDGE OF PAVEMENT
- [] — PROPOSED BUILDING
- [] — PROPOSED BUILDING W/ BRICK FACADE
- [] — PROPOSED ROOF OUTLINE
- [] — PROPOSED CULVERT
- [] — PROPOSED TREE
- [] — PROPOSED MAILBOX - SUBJECT TO POST OFFICE APPROVAL
- [] — EXISTING CONCRETE
- [] — PROPOSED CONCRETE
- [] — PROPOSED LANDSCAPING / OPEN SPACE

TAX PARCEL NUMBER:

00529900900101
 00529900900300

SITE ADDRESS:

102 E. DIVISION STREET
 ARLINGTON, WA 98223

OWNER/APPLICANT:

GRANDVIEW NORTH LLC
 P.O. BOX 159
 ARLINGTON, WA 98223
 360 435-7171

LANDSCAPE ARCHITECT:

PATRIK DYLAN
 ECCOS DESIGN
 505 S FIRST ST. SUITE B
 MOUNT VERNON, WA 98273
 PHONE: (360)419-7400
 PATRIK@ECCOSDESIGN.COM

CIVIL ENGINEER:

KIMBERLY E. BUSTEED, P.E.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

SURVEYOR:

FREDERICK F. POYNER, P.E., P.L.S.
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551

CONTACT PERSON:

RANDY DEVOR
 CASCADE SURVEYING & ENGINEERING, INC.
 P.O. BOX 326
 ARLINGTON, WA 98223
 PHONE: (360)435-5551
 RANDY@CASCADESURVEYING.COM



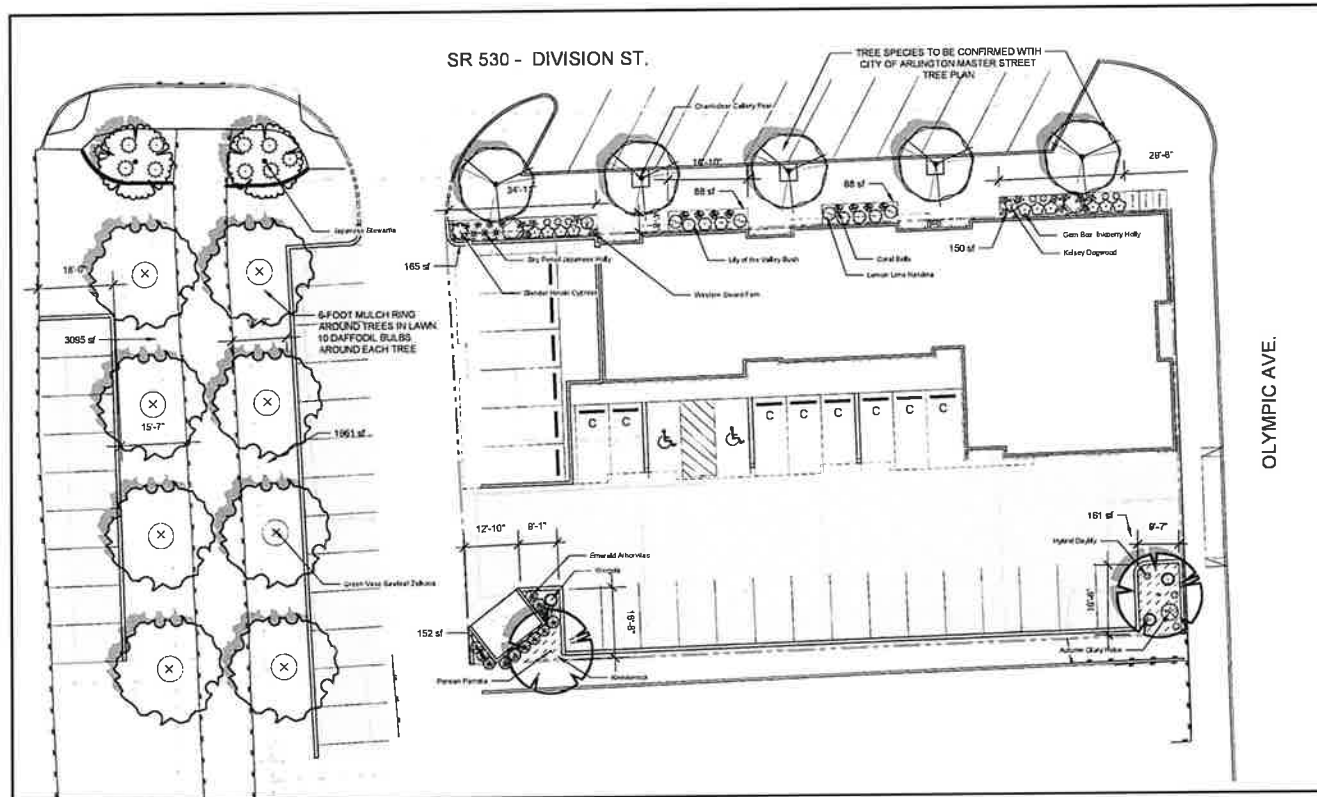
CASCADE SURVEYING & ENGINEERING, INC.
 Engineers Surveyors Planners
 P.O. BOX 326
 ARLINGTON, WASHINGTON 98223
 WWW.CASCADESURVEYING.COM
 (360) 435-5551



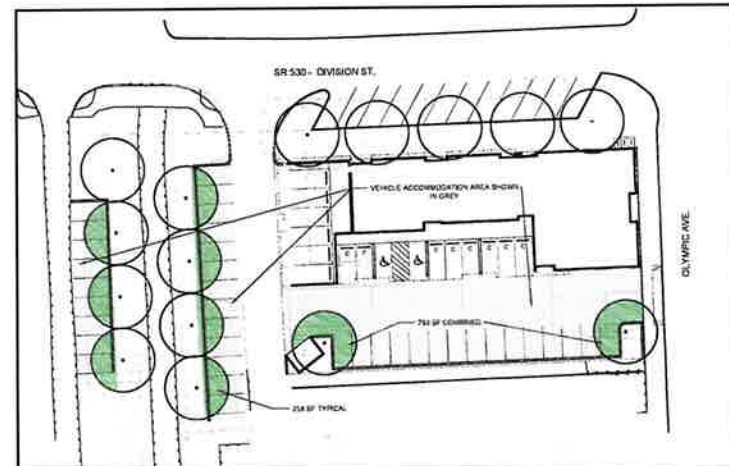
NO.	DATE	BY

DESIGNED	JK	DATE	12/21
DRAWN	JK	DATE	12/21
CHECKED	KB	DATE	1/22
FIELD BOOK	ARL 137	REF.	

GRANDVIEW NORTH LLC
PAISLEY LOFTS
COVER SHEET & SITE PLAN
 CITY OF ARLINGTON
 CITY FILE NO.: 918



PLANTING PLAN
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

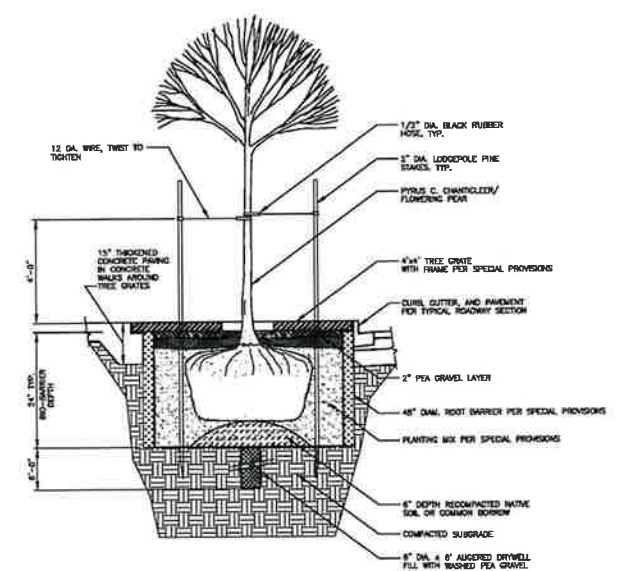


VEHICLE ACCOMMODATION SHADE AREA
NO SCALE

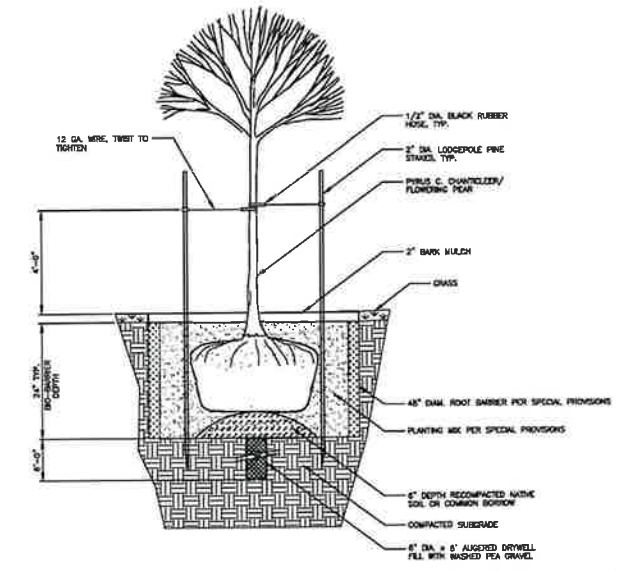
Landscape Statistics		
TOTAL LANDSCAPE		
Site	16,949 sf	
Onsite Landscape	313 sf	1.88%
STREET FRONTAGE		
	2" caliper approved tree every 30' o.c. required	provided per code.
PARKING LOT LANDSCAPE		
	65 STALLS	
vehicle accommodation area	10,343 SF	
shade required (20% VAC)	2,069 SF required	2,491 SF provided
Number of trees required (1 tree / 5 stalls)	13 required	14 provided



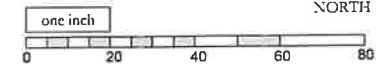
PRELIMINARY PLANT SCHEDULE				
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	PAR PAR	Parrotia persica	Persian Parrotia	2" Cal.
	PVR CLE	Pyrus calleryana 'Cleveland Select'	Chanticleer Callery Pear	2" Cal.
	STE PSE	Stewartia pseudocamellia	Japanese Stewartia	2" Cal.
	ZEL GRE	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	CHA GRA	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	5 gal.
	COR KE3	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	2 gal.
	HEB AUT	Hebe x 'Autumn Glory'	Autumn Glory Hebe	2 gal.
	HYD WAV	Hydrangea macrophylla 'Blue Wave'	Blue Wave Lacecap Hydrangea	2 gal.
	ILE SKY	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	5 gal.
	ILE GGI	Ilex glabra	'Gem Box' Inkberry Holly	2 gal.
	NAN LE8	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	2 gal.
	PIE CA2	Pieris japonica 'Cavalline'	Lily of the Valley Bush	2 gal.
	TAX EME	Taxus cuspidata 'Emerald Spreader' TM	Emerald Spreader Japanese Yew	2 gal.
	THU EM2	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5" Ht.
	WEI MID	Weigela florida 'Midnight Wine' TM	Weigela	2 gal.
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	CAR OS2	Carex oshimensis 'Everoro'	Everoro Japanese Sedge	1 gal.
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	2 gal.
	HEM YH3	Hemerocallis x	Hybrid Daylily	1 gal.
	HEU B21	Heuchera x 'Black Beauty'	Coral Bells	1 gal.
	OPH BLA	Ophiopogon japonicus 'Black'	Black Mondo Grass	1 gal.
	POL MU2	Polyalthum munifolium	Western Sword Fern	1 gal.
	ROS DWA	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal.
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	6"



1 | COA TREE IN 4X4 GRATE DETAIL
L-2 | NO SCALE



2 | COA TREE PLANTING DETAIL
L-2 | NO SCALE



NO.	DATE	REVISION	BY	REV.
1	12.22.21	Special Use Submittal	pd	pd
2	3.16.22	UPDATED per COA comments	pd	pd

prepared for:
Grandview North
Paisley Lofts
contact Scott Wammack

prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 98273
p. 360.419.7400
f. 800.518.2011
www.eccosdesign.com

Paisley Lofts; project # 918
E. Division Street
Arlington, WA

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A
DESIGNED: PD
DRAWN: PD
CHECKED: PD

LANDSCAPE PLAN
SHEET: PL-1

ISSUE DATE: 3.21.2022
DRAWING: 2146 site
JOB NO.: 2146

CITY OF ARLINGTON
APPROVED
Nee-reen
PLANNING DIVISION



Presentation Art Studio, Inc.

CITY OF ARLINGTON
APPROVED
4-22-22
PLANNING DIVISION

