

**SITE INFORMATION:**

SITE AREA: 89,845 SF (2.06 AC) (POST DEDICATION)  
 DEDICATED AREA: 9,051 SF (0.21 AC)  
 PROPOSED BUILDING HEIGHT: APPROX 32 FT (3 STORIES)  
 PROPOSED DWELLING UNITS: 103 RESIDENTIAL UNITS  
 TOTAL LOT COVERAGE: 65,280 SF (72.7%)(TOTAL IMPERVIOUS)  
 ZONING CLASSIFICATION: COMMERCIAL CORRIDOR DISTRICT  
 PROPOSED SCREENING: LANDSCAPED AREAS AND FENCES  
 AIRPORT PROTECTION DISTRICT SUBDISTRICT: APD SUBDISTRICT C  
 USE CLASSIFICATION: MIXED-USE  
 WATER PROVIDER: CITY OF MARYSVILLE  
 SEWER PROVIDER: CITY OF MARYSVILLE  
 SCHOOL DISTRICT: LAKEWOOD SCHOOL DISTRICT 306  
 FIRE PROTECTION DISTRICT: NORTH COUNTY FIRE  
 PLACE TYPE: MIXED USE URBAN CENTER  
 TRANSECT: TS-F  
 RESIDENTIAL DENSITY: 50 DU/AC  
 BUILDING SETBACKS: 0 FT

**CITY OF ARLINGTON - ASHFORD PLACE - FILE #1002  
 PORTION SW1/4, NW1/4, SEC.28, TWP.31N, RGE.5E, W.M.**

**AREAS ONSITE:**  
 BUILDING FOOTPRINT & AWNINGS 27,275 SF  
 ASPHALT PARKING/DRIVE 36,542 SF  
 CONCRETE SIDEWALK 3,086 SF  
 DUMPSTER PAD 257 SF  
 SPORTS COURT 950 SF  
 LANDSCAPING/OPEN SPACE 21,735 SF

**AREAS OFFSITE:**  
 ASPHALT PARKING/DRIVE 6,463 SF  
 CONCRETE SIDEWALK 2,178 SF  
 DUMPSTER PAD 238 SF  
 LANDSCAPING/OPEN SPACE 3,602 SF

**RESIDENTIAL UNIT MIX:**  
 2BED 8  
 1BED 27  
 1BED W/DEN 7  
 STUDIO 37  
 STUDIO W/DEN 24  
 TOTAL 103

**PARKING CALCULATIONS:**

**PROPOSED PARKING:**  
 ONSITE PARKING SPACES = 132  
 FRONTAGE PARKING SPACES = 12  
 TOTAL PARKING SPACES = 144  
 1.40 PARKING SPACES PER UNIT

**ADA PARKING:**  
 REQUIRED (101-150 SPACES) = 5 SPACES  
 PROVIDED = 5 SPACES

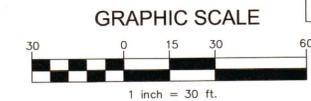
**PARKING STALLS ONSITE:**  
 107 FULL SIZE (18'x8' MIN.)  
 20 COMPACT SIZE (15'x8' MIN.)  
 5 ADA STALLS (18'x8' MIN.)

**PARKING LANDSCAPE CALCULATION:**  
 TOTAL OUTSIDE PARKING SPACE AREA = 18,336 SF  
 LANDSCAPE REQUIRED (16%) = 2,934 SF  
 LANDSCAPE AREA PROVIDED = 5,223 SF

**MINI PARKS CALCULATION:**  
 65 SF PER RESIDENT PER SECTION 20.52.010  
 NUMBER OF RESIDENTS = 8(2.2)+34(1.4)+61(1.4) = 151  
 MINI PARKS REQUIRED = 151x65 = 9,815 SF  
 MINI PARKS PROVIDED = 9,229 SF  
 FEE IN LIEU OF MINI PARKS TO BE PAID FOR EXCESS REQUIRED.

**OPEN SPACE CALCULATION:**  
 5% OF TOTAL PROPERTY PER SECTION 20.110.014(H)  
 OPEN SPACE REQUIRED = 89,845 x 0.05 = 4,492 SF  
 OPEN SPACE PROVIDED = 4,492 SF

**BIKE RACK CALCULATIONS:**  
 REQUIRED BIKE STALLS = 1 PER 4 BEDROOMS  
 REQUIRED BIKE STALLS = 111 / 4 = 28 STALLS  
 PROPOSED BIKE RACK SPACES:  
 28 SPACES PROVIDED



**DATUM: NAVD 88**

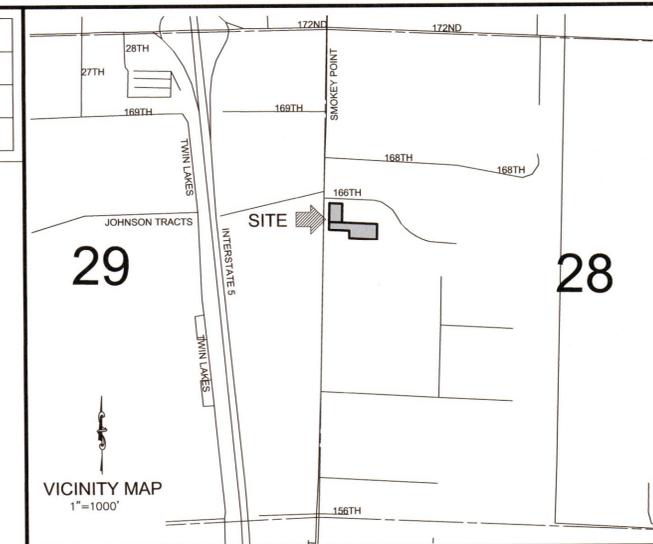
TBM SN987-62-1  
 N. BOLT TOP FLANGE  
 OF HYDRANT  
 ELEV.=123.11

**NOTE:**  
 CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2  
 CONTOUR INTERVAL.

BOUNDARY ESTABLISHED PER RECORD OF SURVEY AFN 201906105006.

TOPOGRAPHY SURVEY BY CASCADE SURVEYING & ENGINEERING, OCTOBER, 2021.

**NOTE:**  
 UTILITIES SHOWN PER AS-BUILT SURFACE FEATURES AND FOLLOWING  
 AS-BUILT PLANS PROVIDED BY CITY OF ARLINGTON AND CITY OF  
 MARYSVILLE:  
 • SMOKEY POINT BOULEVARD AS-BUILTS



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

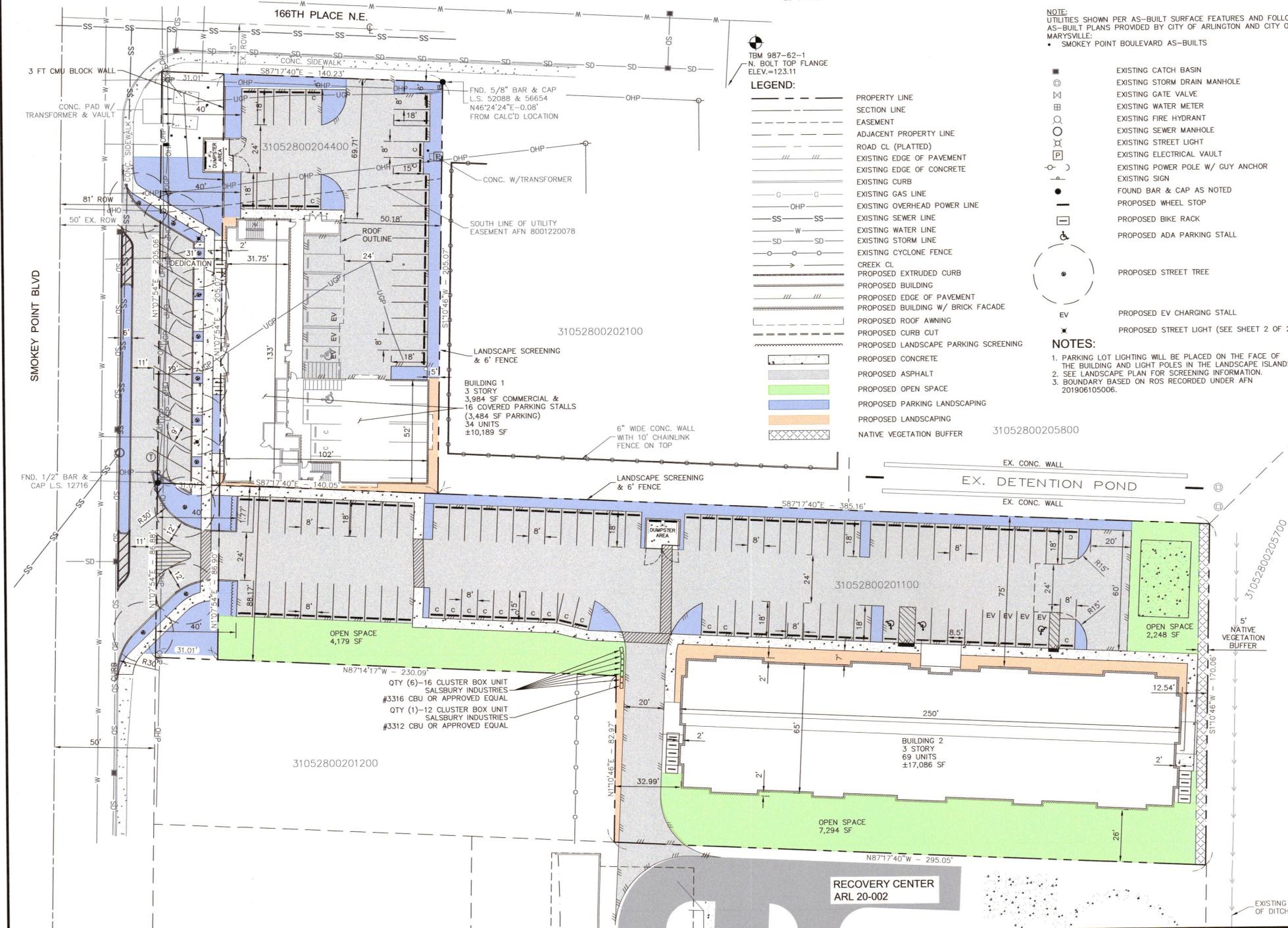
**LEGAL DESCRIPTION:**

31052800201100  
 THE NORTH 170 FEET OF THE WEST 7 ACRES OF THE SOUTH 528 FEET NORTH OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
 EXCEPT THAT PORTION THEREOF CONVEYED TO GEORGE F. WALKER AND GENEVA K. WALKER, HUSBAND AND WIFE, BY INSTRUMENT RECORDED NOVEMBER 25, 1966 UNDER RECORDING NUMBER 1914663, DESCRIBED AS FOLLOWS:  
 THE NORTH 85 FEET OF THE WEST 250 FEET OF ALL THAT PORTION OF THE SOUTH 443 FEET OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. LYING EAST OF THE COUNTY ROAD  
 AND EXCEPT THAT PORTION THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 8804065010 AND AMENDED NO. 9502105002 AND NO. 9507105005, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
 31052800204400  
 LOT 4 OF BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NUMBER 8804065010 AND AMENDED NO. 9502105002 AND NO. 9507105005, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.  
 EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY FOR SMOKEY POINT BOULEVARD BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9309150185.  
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**OPEN SPACE & MINI PARKS**

COLOR	DESCRIPTION	REQ'D AREA	PROVIDED AREA
BLUE	ONSITE PARKING LANDSCAPE	2,704 SF	5,223 SF
GREEN	OPEN SPACE & MINI PARKS	4,492 SF	4,492 SF
ORANGE	UNASSIGNED LANDSCAPING	-	2,791 SF

**TAX PARCEL NUMBER:**  
 31052800201100  
 31052800204400  
**SITE ADDRESS:**  
 16517 & 16523 SMOKEY POINT BLVD  
 ARLINGTON, WA 98223  
**OWNER/APPLICANT:**  
 GRANDVIEW NORTH LLC  
 P.O. BOX 159  
 ARLINGTON, WA 98223  
 360 435-7171  
 CV@GRANDVIEWMNC.NET  
**CIVIL ENGINEER:**  
 KIMBERLY E. BUSTED, P.E.  
 CASCADE SURVEYING & ENGINEERING, INC.  
 P.O. BOX 326  
 ARLINGTON, WA. 98223  
 PHONE: (360)435-5551  
 KIMBERLY@CASCADESURVEYING.COM  
**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(S):**  
 RANDY DEVOIR  
 CASCADE SURVEYING & ENGINEERING, INC.  
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 RANDY@CASCADESURVEYING.COM



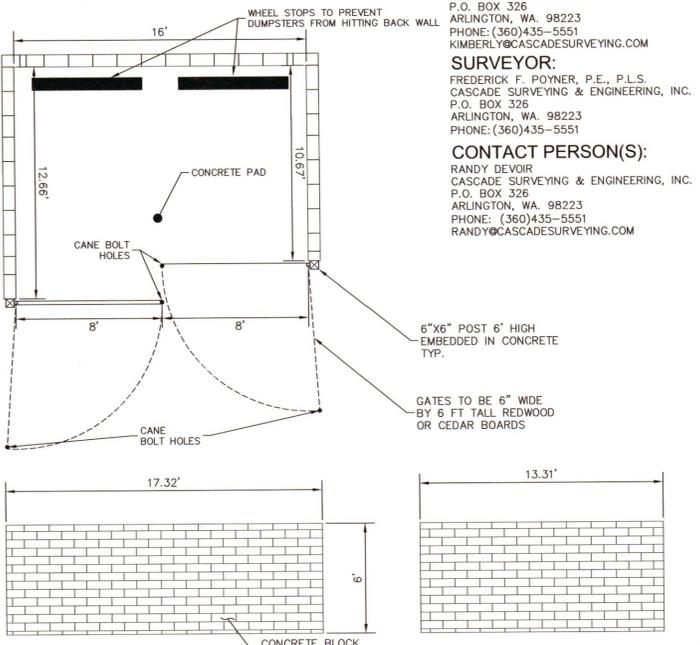
**LEGEND:**

- PROPERTY LINE
- SECTION LINE
- EASEMENT
- ADJACENT PROPERTY LINE
- ROAD CL (PLATTED)
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING CYCLONE FENCE
- CREEK CL
- PROPOSED EXTRUDED CURB
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING W/ BRICK FACADE
- PROPOSED ROOF AWNING
- PROPOSED CURB CUT
- PROPOSED LANDSCAPE PARKING SCREENING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE
- PROPOSED PARKING LANDSCAPING
- PROPOSED LANDSCAPING
- NATIVE VEGETATION BUFFER

**NOTES:**

- PARKING LOT LIGHTING WILL BE PLACED ON THE FACE OF THE BUILDING AND LIGHT POLES IN THE LANDSCAPE ISLANDS.
- SEE LANDSCAPE PLAN FOR SCREENING INFORMATION.
- BOUNDARY BASED ON ROS RECORDED UNDER AFN 201906105006.

- EXISTING CATCH BASIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL VAULT
- EXISTING POWER POLE W/ GUY ANCHOR
- EXISTING SIGN
- FOUND BAR & CAP AS NOTED
- PROPOSED WHEEL STOP
- PROPOSED BIKE RACK
- PROPOSED ADA PARKING STALL
- PROPOSED STREET TREE
- PROPOSED EV CHARGING STALL
- PROPOSED STREET LIGHT (SEE SHEET 2 OF 2)



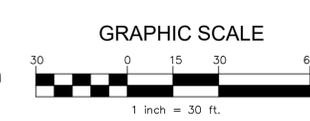
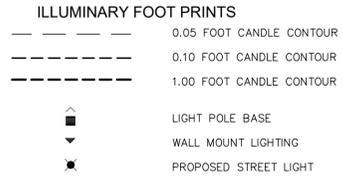
**DUMPSTER ENCLOSURE DETAIL**

**DESIGNED** JH DATE 1/22  
**DRAWN** JH DATE 1/22  
**CHECKED** KB DATE 9/23  
**FIELD BOOK** SN #987 REF.  
**REVISION**  
 07/23 JH  
 DATE | BY

**GRANDVIEW NORTH LLC**  
 ASHFORD PLACE  
 SITE PLAN  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN#1002

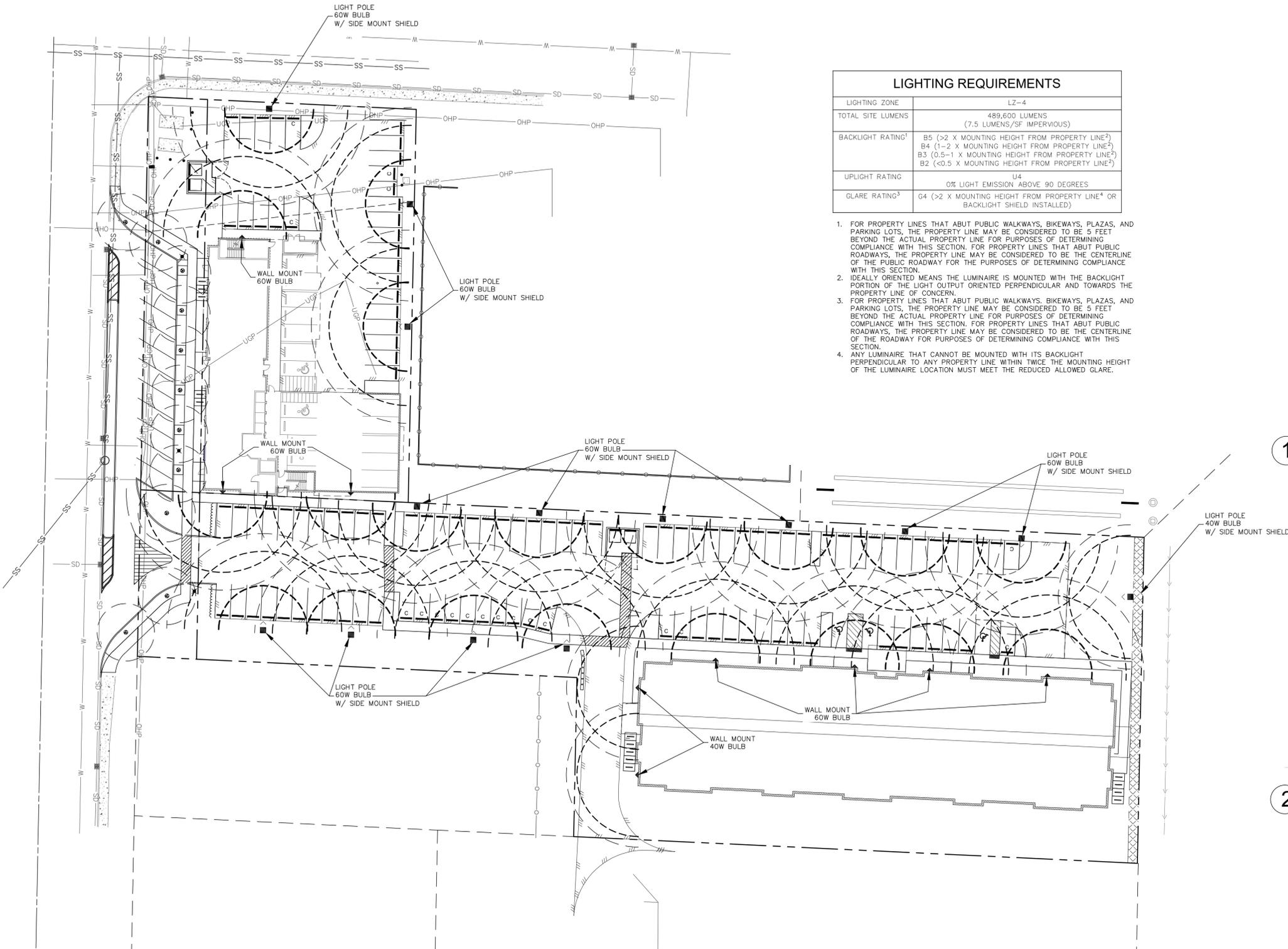
**1 OF 2**  
**# 22868**

CITY OF ARLINGTON - ASHFORD PLACE - FILE #1002  
 PORTION SW1/4, NW1/4, SEC.28, TWP.31N, RGE.5E, W.M.



LIGHTING REQUIREMENTS	
LIGHTING ZONE	LZ-4
TOTAL SITE LUMENS	489,600 LUMENS (7.5 LUMENS/SF IMPERVIOUS)
BACKLIGHT RATING <sup>1</sup>	B5 (>2 X MOUNTING HEIGHT FROM PROPERTY LINE?) B4 (1-2 X MOUNTING HEIGHT FROM PROPERTY LINE?) B3 (0.5-1 X MOUNTING HEIGHT FROM PROPERTY LINE?) B2 (<0.5 X MOUNTING HEIGHT FROM PROPERTY LINE?)
UPLIGHT RATING	U4
GLARE RATING <sup>3</sup>	G4 (>2 X MOUNTING HEIGHT FROM PROPERTY LINE <sup>4</sup> OR BACKLIGHT SHIELD INSTALLED)

1. FOR PROPERTY LINES THAT ABUT PUBLIC WALKWAYS, BIKEWAYS, PLAZAS, AND PARKING LOTS, THE PROPERTY LINE MAY BE CONSIDERED TO BE 5 FEET BEYOND THE ACTUAL PROPERTY LINE FOR PURPOSES OF DETERMINING COMPLIANCE WITH THIS SECTION. FOR PROPERTY LINES THAT ABUT PUBLIC ROADWAYS, THE PROPERTY LINE MAY BE CONSIDERED TO BE THE CENTERLINE OF THE PUBLIC ROADWAY FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THIS SECTION.
2. IDEALLY ORIENTED MEANS THE LUMINAIRE IS MOUNTED WITH THE BACKLIGHT PORTION OF THE LIGHT OUTPUT ORIENTED PERPENDICULAR AND TOWARDS THE PROPERTY LINE OF CONCERN.
3. FOR PROPERTY LINES THAT ABUT PUBLIC WALKWAYS, BIKEWAYS, PLAZAS, AND PARKING LOTS, THE PROPERTY LINE MAY BE CONSIDERED TO BE 5 FEET BEYOND THE ACTUAL PROPERTY LINE FOR PURPOSES OF DETERMINING COMPLIANCE WITH THIS SECTION. FOR PROPERTY LINES THAT ABUT PUBLIC ROADWAYS, THE PROPERTY LINE MAY BE CONSIDERED TO BE THE CENTERLINE OF THE ROADWAY FOR PURPOSES OF DETERMINING COMPLIANCE WITH THIS SECTION.
4. ANY LUMINAIRE THAT CANNOT BE MOUNTED WITH ITS BACKLIGHT PERPENDICULAR TO ANY PROPERTY LINE WITHIN TWICE THE MOUNTING HEIGHT OF THE LUMINAIRE LOCATION MUST MEET THE REDUCED ALLOWED GLARE.



1 APPROVED EQUALS ALLOWED AS DETERMINED BY THE CITY ENGINEER  
 LIGHT POLE DETAIL (NTS)



2 APPROVED EQUALS ALLOWED AS DETERMINED BY THE CITY ENGINEER  
 WALL MOUNT DETAIL (NTS)

**CASCADE SURVEYING & ENGINEERING, INC.**  
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 1-800-595-5551  
 (360) 435-3551

NO.	REVISION	DATE	BY

DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE	FIELD BOOK	REF.

**GRANDVIEW NORTH LLC**  
 ASHFORD PLACE  
 LIGHTING PLAN  
 CITY OF ARLINGTON  
 CITY FILE NO.: PLN#1002



## Product Specifications

### Residential grade classic turn of the century lighting

<b>Brand:</b>	<b><u>Belle Chase Yard Lights</u></b>
<b>Stock Number:</b>	9015 - 7 1/2' overall height
<b>Base Diameter:</b>	13"
<b>Height:</b>	7 1/2'
<b>Mount Style:</b>	surface
<b>Luminair Dims:</b>	11" wide x 16" height
<b>Post Material:</b>	Fluted Tapered Shaft
<b>Globe Material:</b>	Standard: Clear Lexan Polycarbonate

#### Installation Instructions

The base pad should be poured cylindricaly with a width of not less than 2" larger than diameter of base. 1/2" x 12" to 18" L-Shape bolts are necessary for installation (not

#### Additional Information

Mel Northey lights run on standard household current of 120v, unless otherwise specified.



TALISTA MODEL CLI-FRT1027-01-32DZ



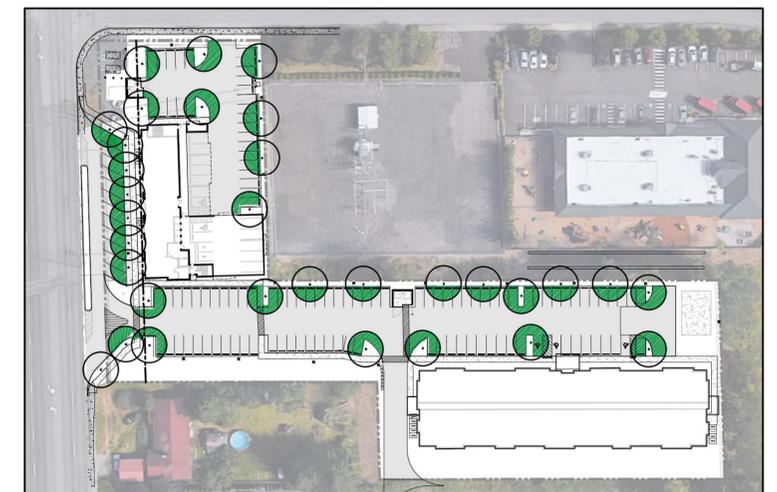
**PRELIMINARY PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	CER BRI	Cercidiphyllum japonicum 'Biringe'™ 8'-0" AT TIME OF INSTALLATION	Hanna's Heart Katsura Tree	2" Cal.
	CHA ARR	Chamaecyparis nootkensis 'Green Arrow' 6'-8" AT TIME OF INSTALLATION	Green Arrow Nootka Cypress	7' Ht.
	FRA JUN	Fraxinus americana 'Junginger'™ 6'-8" AT TIME OF INSTALLATION	Autumn Purple White Ash	2" Cal.
	GIN G10	Ginkgo biloba 'Goldspire' 8'-0" AT TIME OF INSTALLATION	Fastigate Maidenhair Tree	2" Cal.
	NYS WIL	Nyssa sylvatica 'Wildfire' 6'-8" AT TIME OF INSTALLATION	Black Gum	2" Cal.
	PSE DOU	Pseudotsuga menziesii 6'-8" AT TIME OF INSTALLATION	Douglas Fir	7' Ht.
	THU GR2	Thuja standishii x plicata 'Green Giant' 6'-8" AT TIME OF INSTALLATION	Green Giant Cedar	7' Ht.
	ZEL CSP	Zelkova serrata 'JFS-KW1' 6'-8" AT TIME OF INSTALLATION	City Sprite® Zelkova	2" Cal.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ACE CIR	Acer circinatum	Vine Maple	5 gal.
	BER BUX	Berberis buxifolia 'Nana'	Dwarf Boxleaf Barberry	2 gal.
	BER AT4	Berberis thunbergii 'Atropurea Nana'	Dwarf Redleaf Japanese Barberry	2 gal.
	CIS COR	Cistus corbariensis	White Rockrose	2 gal.
	COR C11	Cornus sanguinea 'Arctic Fire'™	Arctic Fire Bloodtwig Dogwood	2 gal.
	FOR FI2	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	2 gal.
	HYD WAV	Hydrangea macrophylla 'Blue Wave'	Blue Wave Lacecap Hydrangea	2 gal.
	ILE GGI	Ilex glabra	'Gem Box' Inkberry Holly	2 gal.
	LON MO2	Lonicera pileata 'Moss Green'	Moss Green Honeysuckle	2 gal.
	NAN LE8	Nandina domestica 'Lemon Lime'	Lemon Lime Nandina	2 gal.
	NAN MOO	Nandina domestica 'Moon Bay'™	Heavenly Bamboo	2 gal.
	OSM DE2	Osmanthus delavayi	Delavayi Osmanthus	5 gal.

**PLANTING PLAN**  
1" = 30'-0" (CHECK SCALE BAR FOR ACCURACY)

**LANDSCAPE STATISTICS**

INTERIOR SHADE TREES	1-1/2" caliper to be provided between buildings	provided per code.	PARKING LOT LANDSCAPE	144 Stalls	
			Trees Required (one tree per 5 stalls)	29 required	30 provided
STREET FRONTAGE	2" caliper approved tree every 30' o.c. required	provided per code.	vehicle accommodation area shade required (20% VAC)	43,006 SF	8,601 SF required >9,600 SF provided
			Parking Area	18,336 SF	
			Landscape Required (16%)	2,934 SF required	5,223 provided



**VEHICLE ACCOMMODATION SHADE AREA**  
NO SCALE



**Ashford Place - Arlington WA**

CUP - Preliminary Landscape Plan - PLN #1002

Project Location:

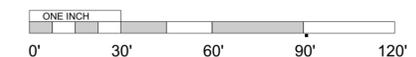
16517 & 16523 Smokey Point Blvd  
Arlington, WA 98223

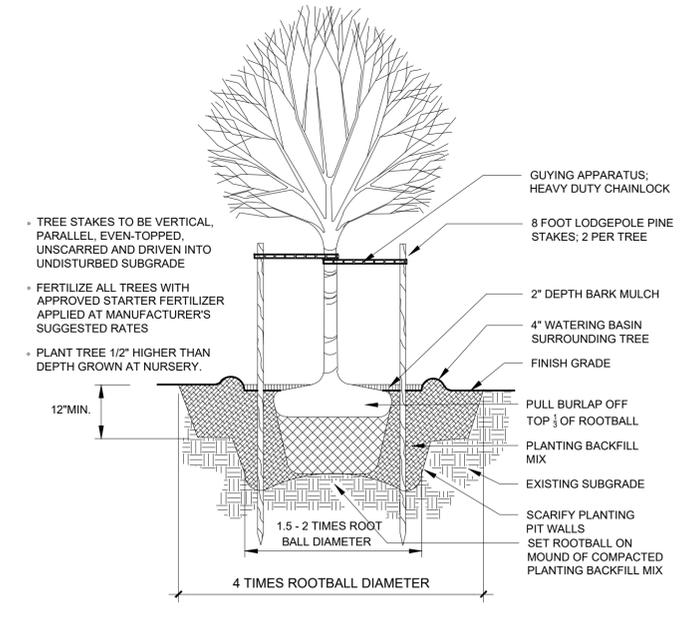
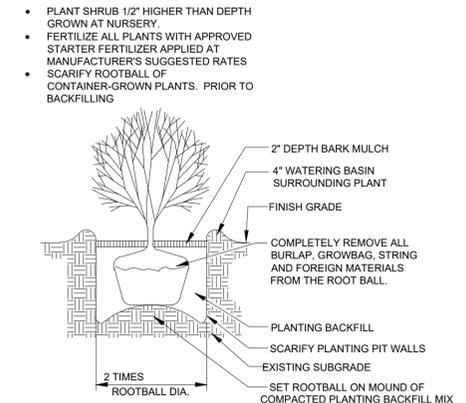
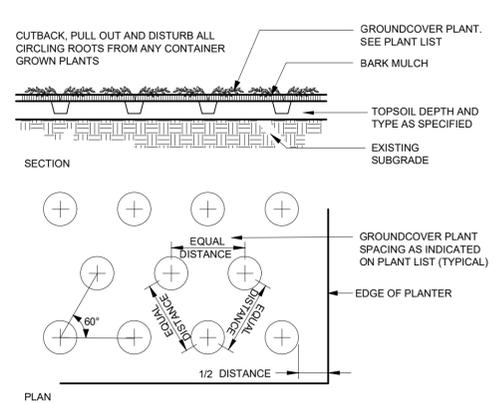
Prepared for:

Grandview North LLC  
360.435.7171  
contact: Scott Wammack

Prepared by:

eccosDesign  
Landscape Architecture and Planning  
Mount Vernon, WA 99273  
p. 360.419.7400  
f. 800.508.2017





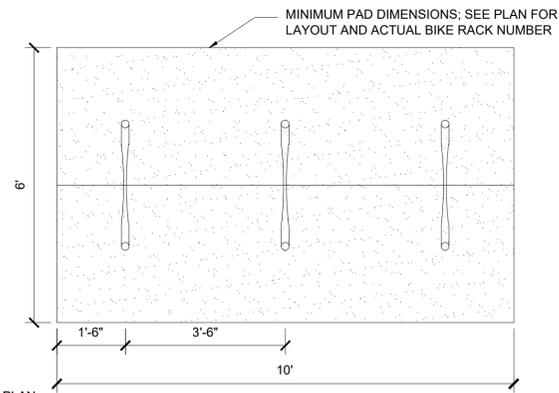
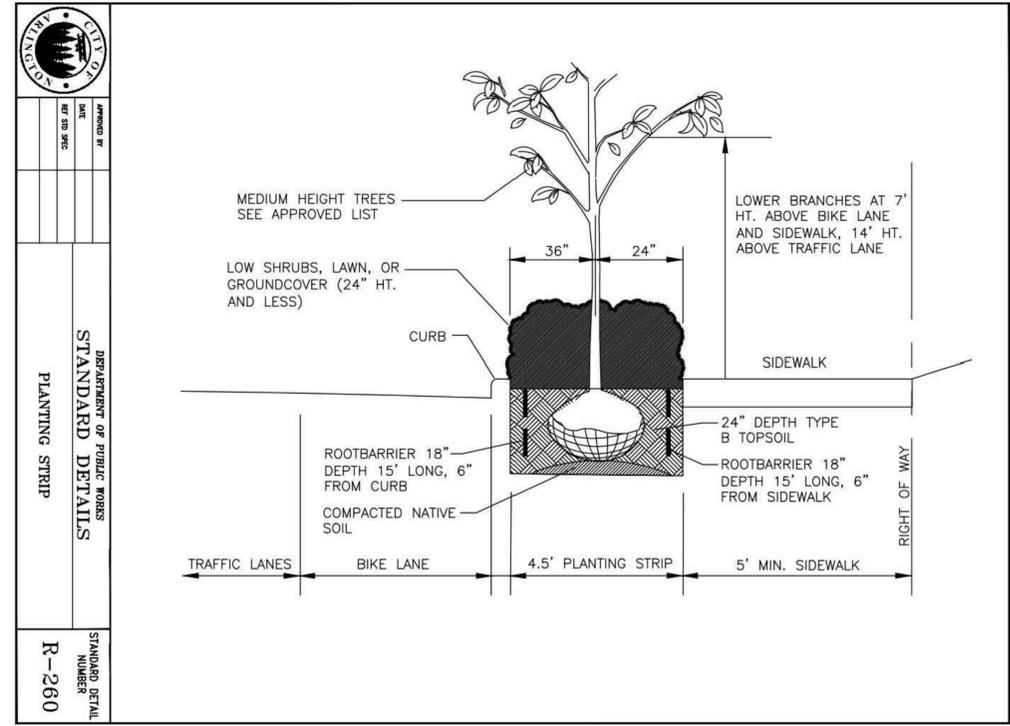
1 | GROUNDCOVER PLANTING  
L-2 | NO SCALE

2 | SHRUB PLANTING  
L-2 | NO SCALE

3 | TREE PLANTING DETAIL  
L-2 | NO SCALE

**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
- MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
- PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
- ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- AUTOMATED IRRIGATION SYSTEM SYSTEM WILL BE PROVIDED.**
- BASEMAP PROVIDED BY CASCADE SURVEYING AND ENGINEERING, ARLINGTON, WA



- PLAN
- NOTES:
- BIKE RACK MANUFACTURED BY COLUMBIA CASCADE, 800.547.1940
  - MODEL: CYCLOOPS ARCH
  - COLOR TO BE 'BLACK'
  - OR OWNER APPROVED EQUAL
  - INSTALLED EMBED ACCORDING TO MANUFACTURES SPECIFICATIONS.

4 | COA ROOTBARRIER DETAILS  
L-2 | NO SCALE

4 | BIKE RACK  
L-2 | NO SCALE



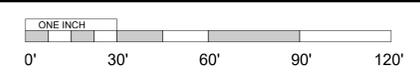
Ashford Place - Arlington WA

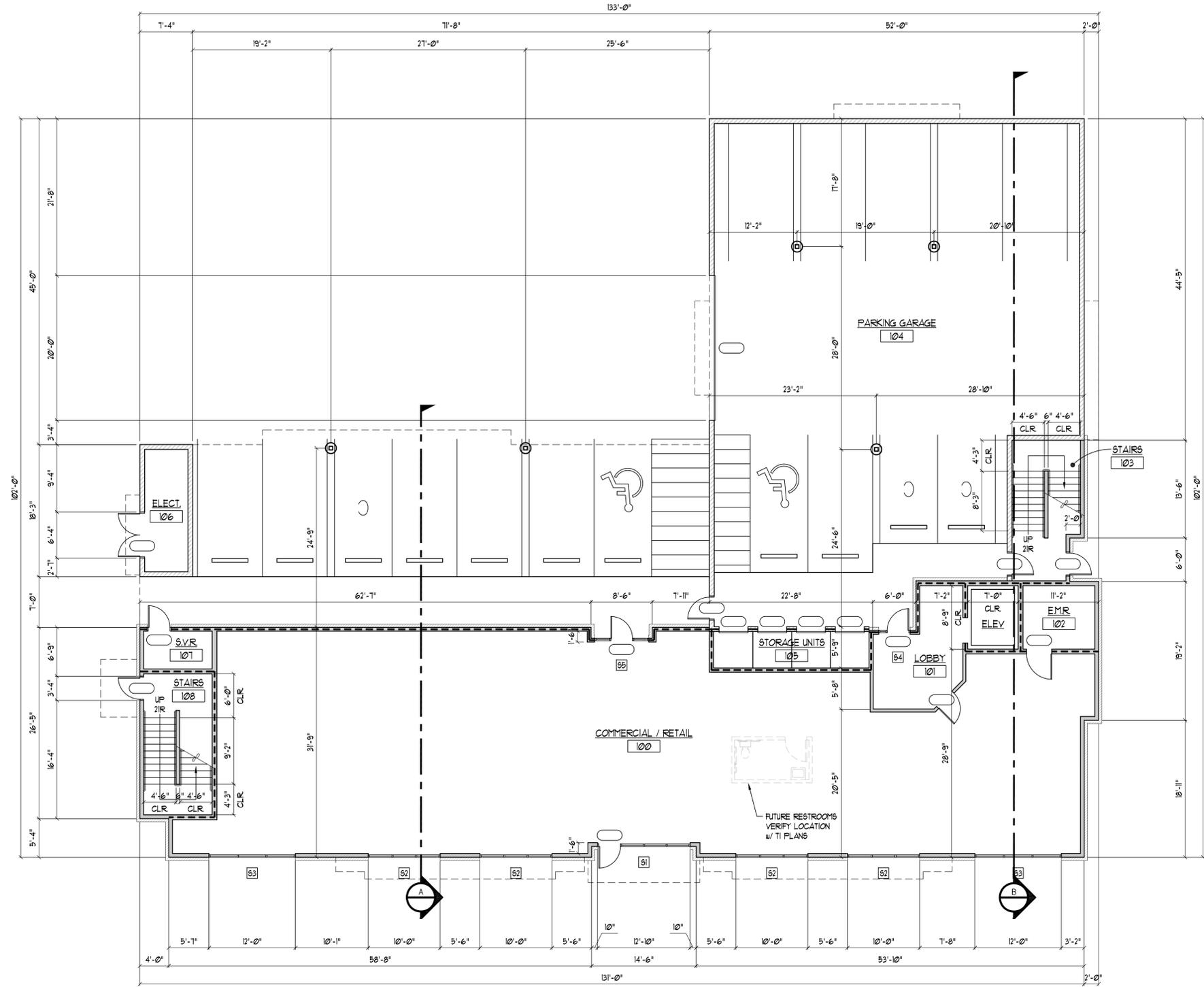
CUP - Preliminary Landscape Plan - PLN #1002

Project Location: 16517 & 16523 Smokey Point Blvd  
Arlington, WA 98223

Prepared for: Grandview North LLC  
360.435.7171  
contact: Scott Wammack

Prepared by: eccosDesign  
Landscape Architecture and Planning  
Mount Vernon, WA 99273  
p. 360.419.7400  
f. 800.508.2017





9,859 S.F. GROSS  
 4,495 S.F. B OCCUPANCY  
 132 S.F. S1 OCCUPANCY  
 3,289 S.F. S2 OCCUPANCY  
 1,943 S.F. S2 OCCUPANCY

TOTAL OCCUPANT LOAD - PERSONS  
 OCCUPANT LOAD - PERSONS  
 STORAGE UNITS OCCUPANT LOAD - PERSONS  
 GARAGE OCCUPANT LOAD - PERSONS  
 COVERED PARKING AREA

**FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"



**GLENN  
WELLS  
ARCHITECT**

324 WEST BAY DRIVE NW  
 SUITE 214  
 OLYMPIA, WA 98502  
 (360) 239-5971  
 glennwellsarchitect@gmail.com

3809 REGISTERED ARCHITECT

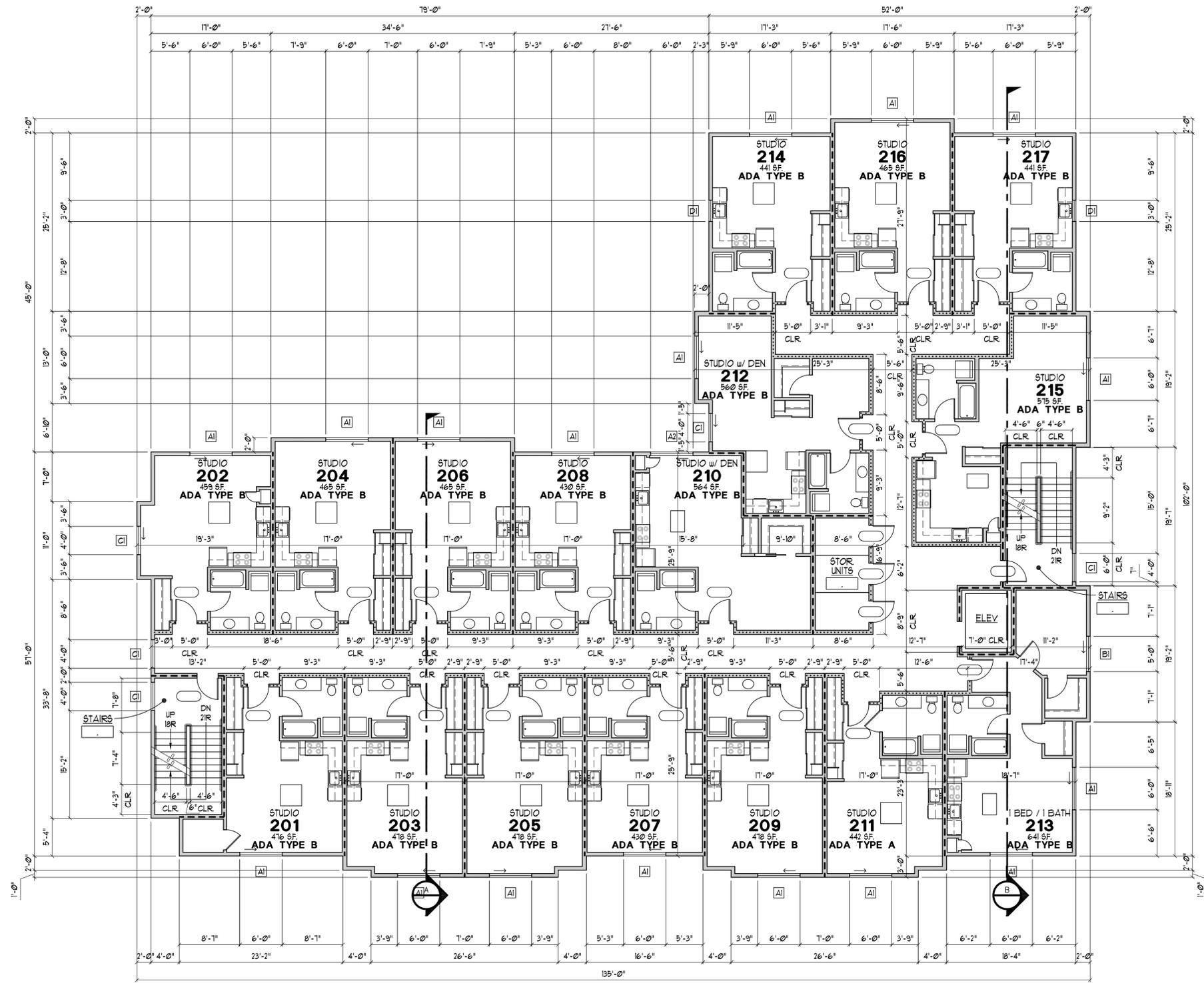
GLENN C. WELLS  
 STATE OF WASHINGTON

EXP. 18-18-24

date: -
drawn: R.C.T.
checked: G.C.W.

city issue: -
revisions: -

title:	sheet no.
<b>FIRST FLOOR PLAN</b> <b>ASHFORD PLACE - BUILDING 1</b> SMOKEY POINT BLVD ARLINGTON, WASHINGTON <small>PLN #1002</small>	B1 A1.0



10,205 S.F. GROSS TOTAL OCCUPANT LOAD PERSONS  
**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

<b>ADA TYPE A UNITS</b>	
STUDIO (UNITS 211 & 311)	2
TOTAL ADA TYPE A UNITS	2

<b>SECOND FLOOR UNITS</b>	
1 BED / 1 BATH	1
STUDIO w/ DEN	2
STUDIO	14
TOTAL SECOND FLOOR UNITS	17

<b>TOTAL RESIDENTIAL UNITS</b>	
1 BED / 1 BATH	2
STUDIO w/ DEN	4
STUDIO	28
TOTAL UNITS	34

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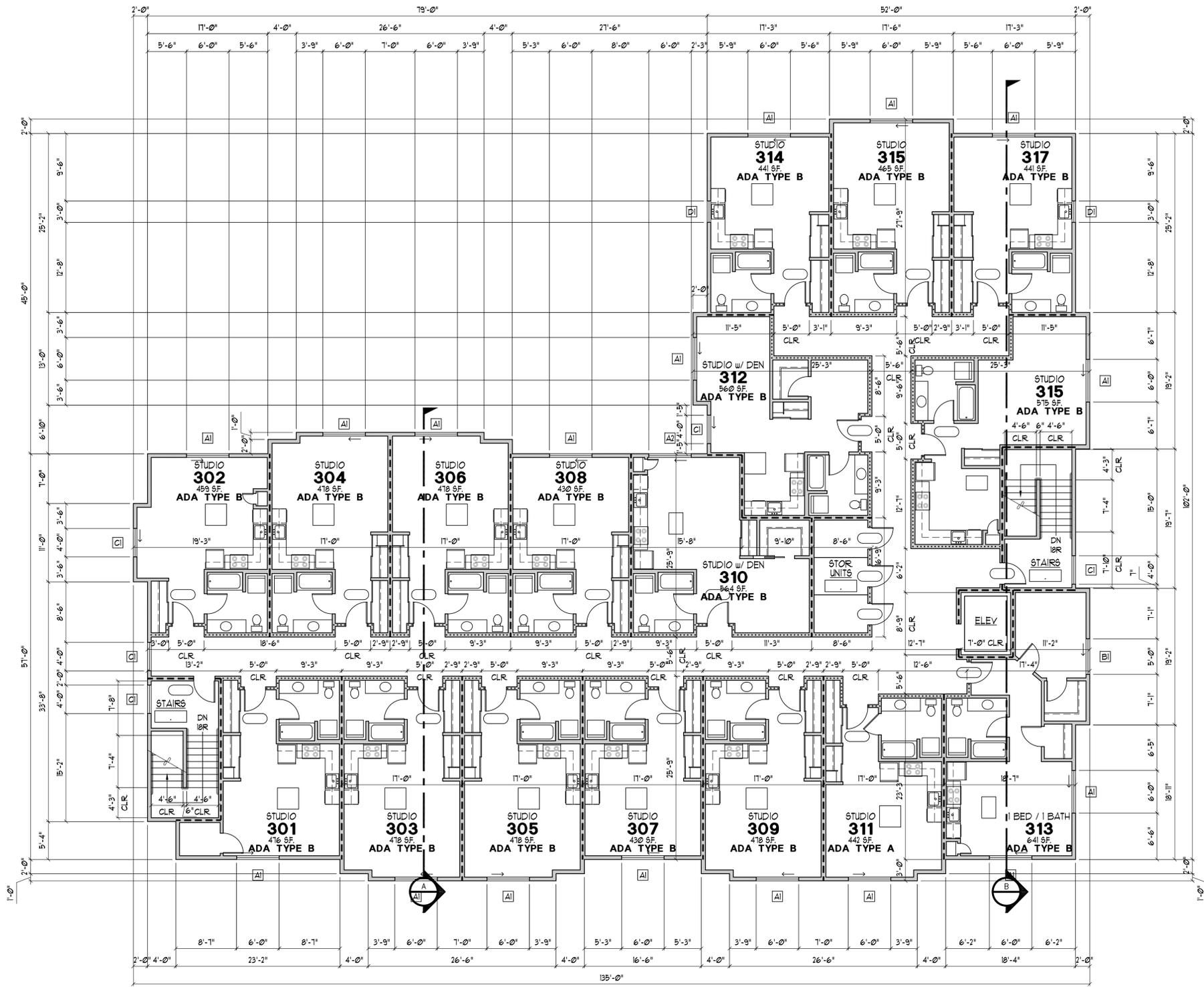
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<p>title:</p> <p style="text-align: center;"><b>SECOND FLOOR PLAN</b></p> <p style="text-align: center;"><b>ASHFORD PLACE - BUILDING 1</b></p> <p style="text-align: center;">SMOKEY POINT BLVD              ARLINGTON, WASHINGTON</p> <p style="text-align: right; font-size: small;">PLN #1002</p>	<p>sheet no.</p> <p style="text-align: center; font-size: large;"><b>B1</b></p> <p style="text-align: center; font-size: large;"><b>A2.0</b></p>
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10,232 S.F. GROSS TOTAL OCCUPANT LOAD PERSONS  
**THIRD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

THIRD FLOOR UNITS	
1 BED / 1 BATH	1
STUDIO w/ DEN	2
STUDIO	14
<b>TOTAL THIRD FLOOR UNITS</b>	<b>17</b>

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title: <b>THIRD FLOOR PLAN</b> <b>ASHFORD PLACE - BUILDING 1</b> SMOKEY POINT BLVD ARLINGTON, WASHINGTON PLN #1002	sheet no. <b>B1</b> <b>A3.0</b>
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**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



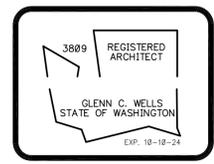
**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**PAINT COLOR CHART**

TRIM	BLACK FOX	SHERWIN-WILLIAMS SW 7020
BOARD & BATTEN	GAUNTLET GRAY	SHERWIN-WILLIAMS SW 7019
HARDIE PLANK SIDING	ACIER	SHERWIN-WILLIAMS SW 9170
HARDIE PANEL	ANEW GRAY	SHERWIN-WILLIAMS SW 7030
BUMP OUTS	WALL STREET	SHERWIN-WILLIAMS SW 7665

**GLENN WELLS ARCHITECT**

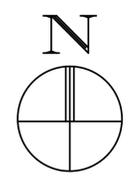
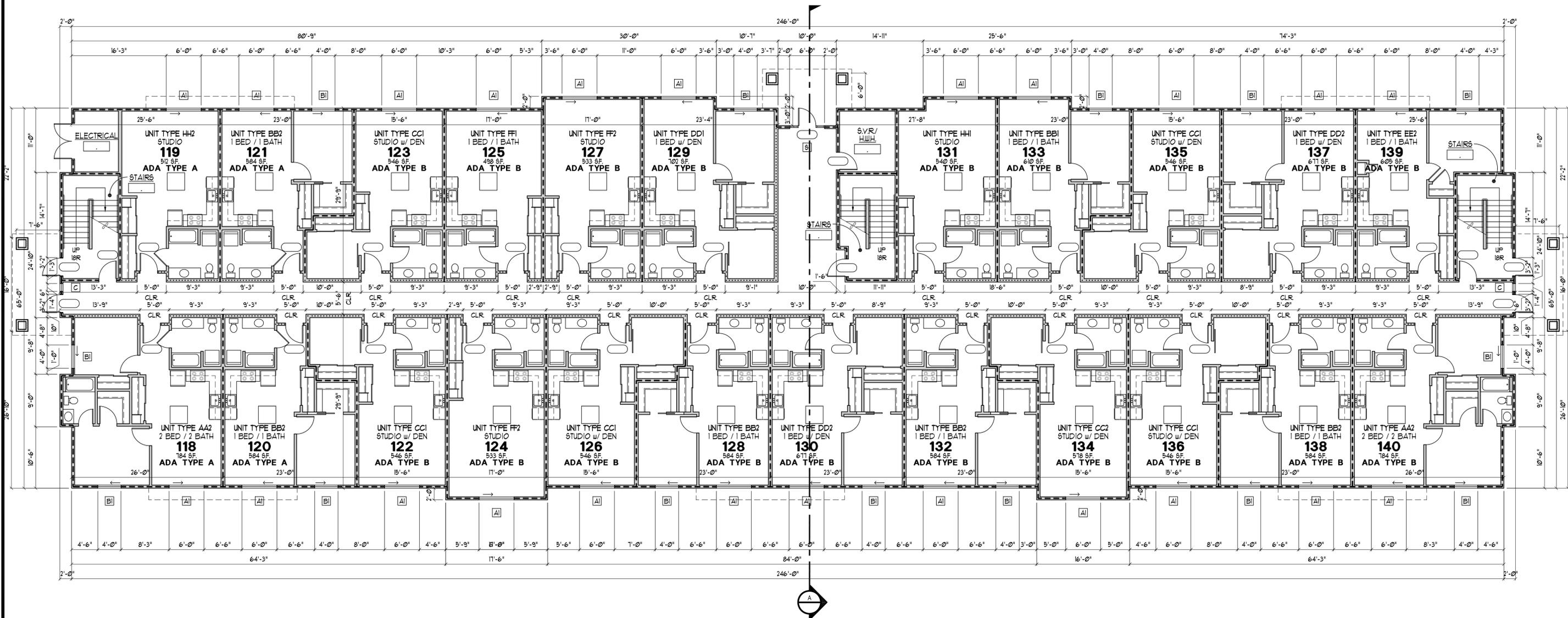
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<p>title: <b>BUILDING ELEVATIONS</b> <b>ASHFORD PLACE - BUILDING 1</b> SMOKEY POINT BLVD ARLINGTON, WASHINGTON PLN #1002</p>	<p>sheet no. <b>B1</b> <b>A5.0</b></p>
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16,273 S.F. GROSS TOTAL OCCUPANT LOAD PERSONS  
**FIRST FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

**ADA TYPE A UNITS**

2 BED (UNIT 118)	1
1 BED (UNITS 120 & 121)	2
STUDIO (UNIT 119)	1
<b>TOTAL ADA TYPE A UNITS</b>	<b>4</b>

**FIRST FLOOR UNITS**

2 BED / 2 BATH	2
1 BED / 1 BATH w/ DEN	3
1 BED / 1 BATH	7
STUDIO w/ DEN	6
STUDIO	5
<b>TOTAL FIRST FLOOR UNITS</b>	<b>23</b>

**TOTAL RESIDENTIAL UNITS**

2 BED / 2 BATH w/ DEN	2
2 BED / 2 BATH	6
1 BED / 1 BATH w/ DEN	7
1 BED / 1 BATH	25
STUDIO w/ DEN	18
STUDIO	11
<b>TOTAL UNITS</b>	<b>69</b>

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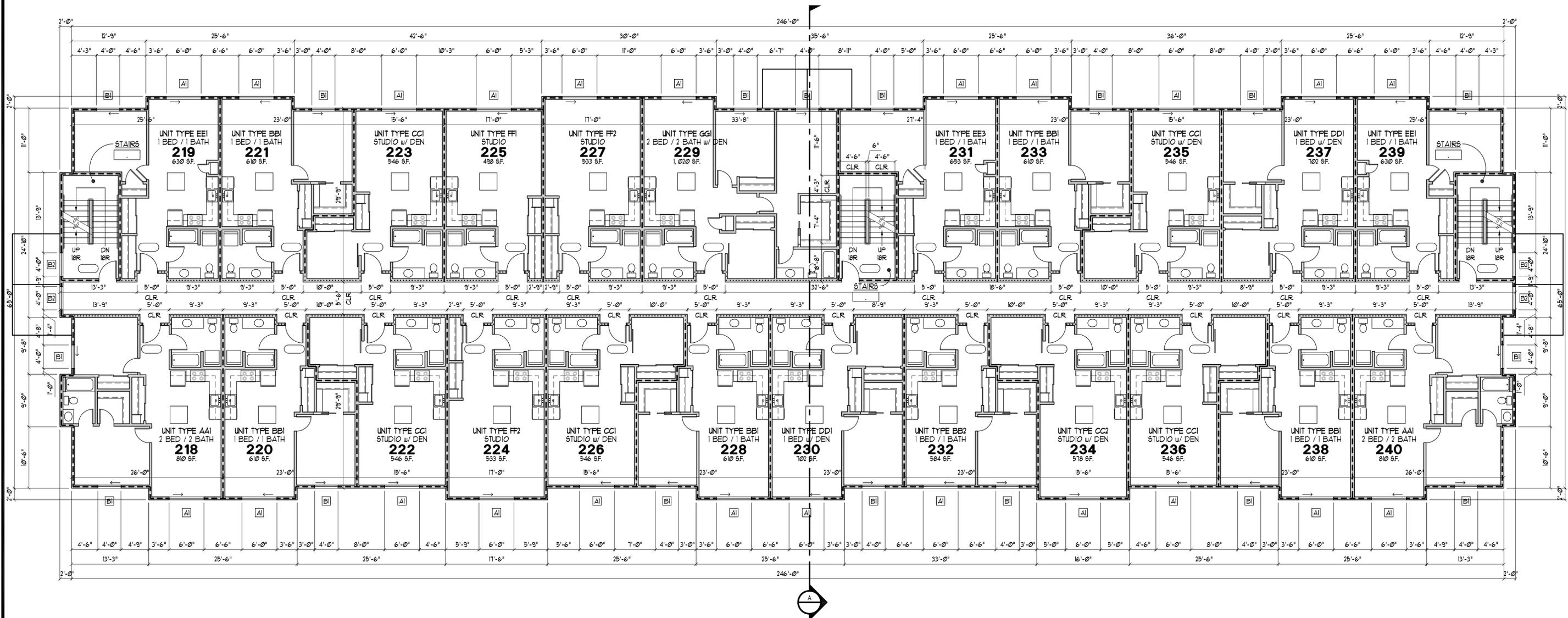
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<p>title:</p> <p style="text-align: center;"><b>FIRST FLOOR PLAN</b>  <b>ASHFORD PLACE - BUILDING 2</b>                  SMOKEY POINT BLVD                  ARLINGTON, WASHINGTON</p>	<p>sheet no.</p> <p style="text-align: center;"><b>B2</b>  <b>A1.0</b></p> <p style="text-align: right; font-size: small;">PLN #1002</p>
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16,558 S.F. GROSS TOTAL OCCUPANT LOAD PERSONS  
**SECOND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

SECOND FLOOR UNITS	
2 BED / 2 BATH w/ DEN	1
2 BED / 2 BATH	2
1 BED / 1 BATH w/ DEN	2
1 BED / 1 BATH	9
STUDIO w/ DEN	6
STUDIO	3
<b>TOTAL SECOND FLOOR UNITS</b>	<b>23</b>

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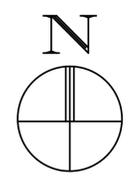
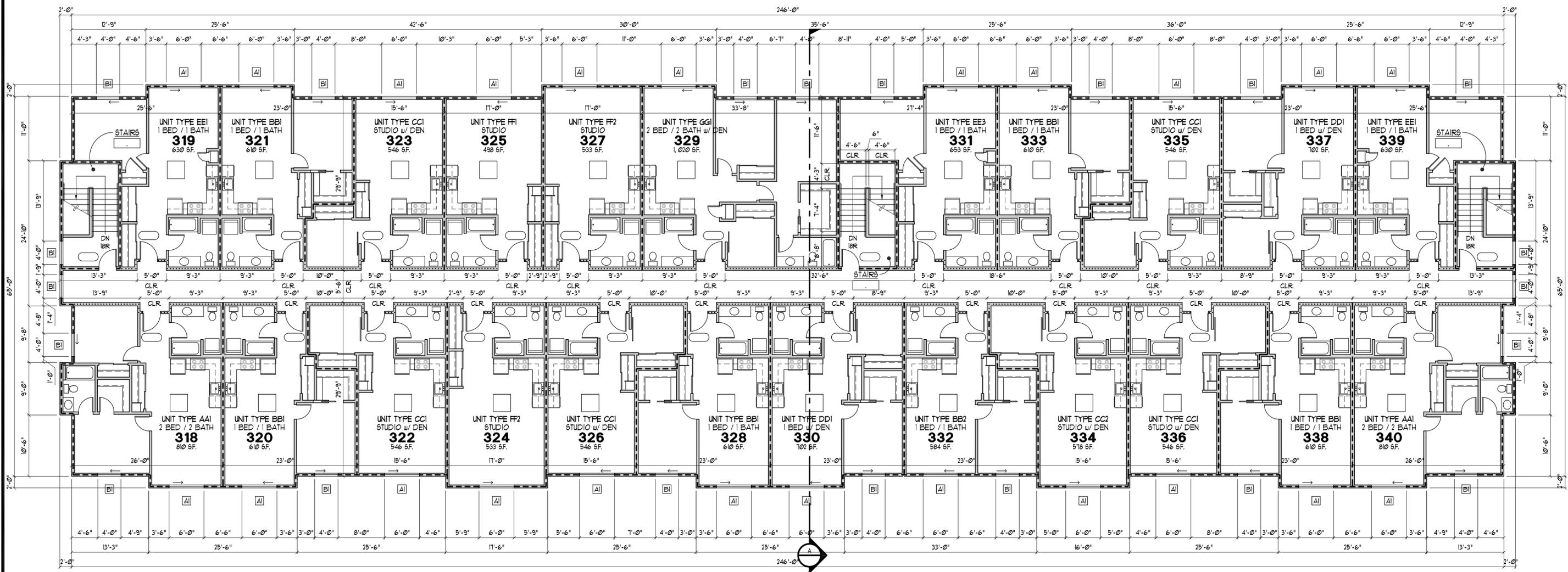
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title: <b>SECOND FLOOR PLAN</b> <b>ASHFORD PLACE - BUILDING 2</b> SMOKEY POINT BLVD ARLINGTON, WASHINGTON <small>PLN #1002</small>	sheet no. <b>B2</b> <b>A2.0</b>
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16,558 S.F. GROSS TOTAL OCCUPANT LOAD PERSONS  
**THIRD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

THIRD FLOOR UNITS	
2 BED / 2 BATH w/ DEN	1
2 BED / 2 BATH	2
1 BED / 1 BATH w/ DEN	2
1 BED / 1 BATH	9
STUDIO w/ DEN	6
STUDIO	3
<b>TOTAL THIRD FLOOR UNITS</b>	<b>23</b>

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<p>title:</p> <p style="text-align: center;"><b>THIRD FLOOR PLAN</b>  <b>ASHFORD PLACE - BUILDING 2</b>          SMOKEY POINT BLVD          ARLINGTON, WASHINGTON</p> <p style="text-align: right; font-size: small;">PLN #1002</p>	<p>sheet no.</p> <p style="text-align: center;"><b>B2</b>  <b>A3.0</b></p>
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**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



**EAST ELEVATION**

SCALE: 1/8"=1'-0"



**WEST ELEVATION**

SCALE: 1/8"=1'-0"

**PAINT COLOR CHART**

TRIM	BLACK FOX	SHERWIN-WILLIAMS SW 7020
BOARD & BATTEN	GAUNTLET GRAY	SHERWIN-WILLIAMS SW 7019
HARDIE PLANK SIDING	ACIER	SHERWIN-WILLIAMS SW 9170
HARDIE PANEL	ANEW GRAY	SHERWIN-WILLIAMS SW 7030
BUMP OUTS	WALL STREET	SHERWIN-WILLIAMS SW 7665

HEIGHT OF BUILDING

29'-0" TOP FL.  
 9'-0"  
 20'-0" 3RD FF.  
 10'-0"  
 10'-0" 2ND FF.  
 10'-0"  
 0'-0" 1ST FF.



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"

TRIM  
SW 7020 (BLACK FOX)

CPI VENEER

HARDIE PANEL  
SW 1030 (ANEW GRAY)

HARDIE PLANK SIDING  
SW 9170 (ACIER)

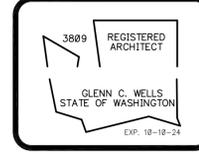
HARDIE SHAKE SIDING  
SW 7665 (WALL STREET)

HARDIE BOARD AND BATTEN  
SW 7019 (GAUNTLET GRAY)



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**BUILDING ELEVATIONS  
 ASHFORD PLACE - BUILDING 2**  
 SMOKEY POINT BLVD  
 ARLINGTON, WASHINGTON  
 PLN #1002

sheet no.  
**B2  
 A5.0**