

PROJECT DIRECTORY

OWNER:
PEAK TO PEAK LLC
23114 100TH AVE W
EDMONDS, WA 98020
PHN: 206-571-2834
CONTACT:
AL OSTMAN- OFFICE@MIDCITYBUILDERS.COM
MICHAEL WEEKS- NWDEV@HOTMAIL.COM

LANDSCAPE:
MAIN STREET DESIGN
271 MADISON AVENUE S, SUITE 201
BAINBRIDGE ISLAND, WA 98011
PHONE: (206) 842-7898
CONTACT PERSON: KEN LONEY
MAIN_STREET@EARTHINK.NET

ARCHITECT:
CDA + PIRSCHER ARCHITECTS, INC.
23114 100TH AVE W
EDMONDS, WA 98020
PHN: (206) 368-9668
CONTACT: CARL PIRSCHER-CARLP@CDAARCH.COM

SOILS ENGINEER:
COMPANY: NORTHWEST LAND DEVELOPMENT LLC
PO BOX 12867
MILLCREEK, WA

CIVIL:
INSIGHT ENGINEERING CO. INC.
2804 GRAND AVE #308
EVERETT, WA 98201
BRIAN R. KALAB, PE
(425) 303-9363
BRIAN@INSIGHTENGINEERING.COM

TRAFFIC ENGINEER:
KIMLEY-HORN
HEATH & ASSOCIATES, INC.
PO BOX 397, PUYALLUP WA 98371
(252) 770-1401
CONTACT:
AARON VAN AKEN | P.E., PTOE
AVANAKEN@HEATHTRAFFIC.COM

SURVEY:
PACIFIC COAST SURVEYS
PO BOX 13619
MILLCREEK, WA 98082
PHN (425) 512-7099

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE 2018 WASHINGTON STATE ENERGY CODE
WASHINGTON STATE AMENDMENTS
ICC A117.1-2009

SITE INFORMATION

SITE ADDRESS: 19402 SMOKEY POINT BLVD
ARLINGTON, WA 98223

TAX PARCEL ID #: 310517-004-006-0

COMPREHENSIVE PLAN DESIGNATION: CC (COMMERCIAL CORRIDOR)

AIRPORT PROTECTION DISTRICT SUBDISTRICT: C (AN AVIATION EASEMENT IS REQ'D WITH THE ARLINGTON MUNICIPAL AIRPORT)

USE CLASSIFICATION: ZCS (PROPOSED TOWNHOMES)
SC (PROPOSED COMMERCIAL BLDGS)

PLACE TYPE: MIXED-USE NEIGHBORHOOD CORRIDOR

TRANSECT: T4 FLEX (T4-F)

SEWER & WATER PURVEYOR: CITY OF ARLINGTON, WA

CRITICAL AREA TYPES: NONE

SHORELINE CLASSIFICATION: DOES NOT APPLY

FEMA FLOOD ZONE DESIGNATION: DOES NOT APPLY

LEGAL DESCRIPTION:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;
LESS THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1;
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 250 FEET MORE OR LESS TO THE WEST LINE OF STATE ROAD NO. 1, ALSO KNOWN AS OLD U.S. 99;
THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID STATE ROAD FOR 180 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 FOR 312 FEET, MORE OR LESS, TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE NORTHWESTERLY ALONG THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 FOR 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND
EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND
EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
DENSITY & DIMENSIONAL CALCS

LOT SIZE / SITE AREA: 340,954 SQ FT (7.84 ACRES)
LOT DIMENSIONS: SEE ATTACHED SURVEY & SITE PLAN
LOT NUMBER LABELS: NONE
NUMBER OF LOTS: 1
PROPOSED RESIDENTIAL DENSITY:
62 UNITS / 7.84 AC = 7.9 RESIDENTIAL UNITS PER ACRE
BUILDING SETBACKS: SEE SITE PLAN
BUILDING HEIGHTS: SEE BLDG ELEVATIONS
TOTAL LOT COVERAGE (IMPERVIOUS SURFACE): 227,895 SF

BUILDING INFORMATION

BUILDING AREAS:

BUILDING A1 - TOWNHOME
1ST FLOOR = 4,862 GSF
2ND FLOOR = 4,858 GSF
TOTAL = 9,720 GSF

BUILDING B1 - LIVE WORK
1ST FLOOR = 2,224 GSF WORK SPACE
5,552 GSF RESIDENTIAL
TOTAL 1ST FLR=7,776 GSF
2ND FLOOR = 7,560 GSF
3RD FLOOR = 4,796 GSF
TOTAL WORK SPACE 2,224 GSF
TOTAL RESIDENTIAL 17,908 GSF
TOTAL = 20,132 GSF

B2 - LIVE WORK
SAME AS B1
FOR B1 AND B2 2x2,224= 4,448 GSF FOR WORK SPACE
2X 17,908=35,816 GSF FOR RESIDENTIAL
TOTAL = 40,264 GSF

BUILDINGS C - TOWNHOMES
1ST FLOOR = 7,274 GSF
2ND FLOOR = 7,269 GSF
TOTAL= 14,543 GSF
TOTAL FOR 7 X 14,543 GSF = 101,801 GSF
TOTAL RESIDENTIAL = 151,785 GSF

COMMERCIAL:

COMM BLDG 1
MAIN FLOOR = 5,783 GSF
LOFT FLOOR = 3,455 GSF
TOTAL = 9,328 GSF

COMM BLDG 2
TOTAL FLOOR = 4,797 GSF

COMM BLDG 3
MAIN FLOOR = 7,675 GSF

COMM BLDG 4
MAIN FLOOR = 3,848 GSF

COMM BLDG 5
MAIN FLOOR = 4,992 GSF

COMM BLDG 6
MAIN FLOOR = 4,992 GSF

COMM BLDG 7
MAIN FLOOR = 1,935 GSF

COMM BLDG 8
MAIN FLOOR = 3,851 GSF
LOFT FLOOR = 1,600 GSF
TOTAL= 5,451 GSF
TOTAL COMMERCIAL = 42,929 GSF

TOTAL RESIDENTIAL AND COMMERCIAL:
151,785 GSF + 42,929 GSF = 194,713 GSF

CITY OF ARLINGTON

SMOKEY POINT RIDGE

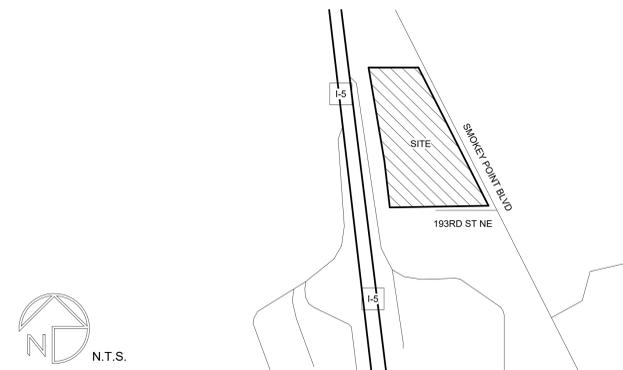
FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.

TITLE INDEX

DESIGN	CIVIL	LANDSCAPE	SITE ELECTRICAL
D101 DESIGN COVERSHEET	CIVIL C1.0 COVERSHEET	L-1 LANDSCAPE PLAN	E1.01 SITE LIGHTING PLAN
D102 OVERALL SITE PLAN	CIVIL C1.1 EXISTING FEATURES MAP	L-2 LANDSCAPE PLAN	E1.02 SITE LIGHTING PLAN
D103 SITE PLAN DETAILS	CIVIL C1.2 HORIZONTAL CONTRILS		E2.01 CUT SHEET
D104 SITE ADA DETAILS	CIVIL C2.0 PRELIMINARY FILL AND GRADE AND TESP		
D105-B ENLARGED- SITE PLAN-B BUILDING	CIVIL C3.0 PRELIMINARY ROAD AND UTILITY PLAN		
D201-B FIRST FLOOR PLAN-B BUILDING	CIVIL C3.1 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D202-B SECOND FLOOR PLAN-B BUILDING	CIVIL C3.2 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D203-B THIRD FLOOR PLAN-B BUILDING	CIVIL C3.3 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D501-B ELEVATIONS- B BUILDING	CIVIL C3.4 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D502-B ELEVATIONS-B BUILDING	CIVIL C3.5 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D503-B ELEVATIONS -B BUILDING	CIVIL C3.6 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE		
D105-C ENLARGED SITE PLAN C BUILDING	CIVIL C4.0 PRELIMINARY DRAINAGE PLAN		
D201-C FIRST FLOOR PLAN -C BUILDING	CIVIL C5.0 PRELIMINARY SEWER AND WATER PLAN		
D202-C SECOND FLOOR PLAN -C BUILDING	CIVIL C6.0 FRONTAGE IMPROVEMENT PLAN AND PROFILE		
D203-C THIRD FLOOR PLAN C BUILDING			
D501 -C ELEVATIONS-C BUILDING			
D502 -C ELEVATIONS-C BUILDING			
D503 -C ELEVATIONS-C BUILDING			
D105-COMM ENLARGED SITE PLAN -1 COMMERCIAL			
D201-COMM FIRST FLOOR PLAN-1 COMMERCIAL			
D202-COMM 2ND FLOOR PLAN -1 COMMERCIAL			
D501-COMM ELEVATIONS- 1 COMMERCIAL			
D502-COMM ELEVATIONS-1 COMMERCIAL			
D503-COMM ELEVATIONS-1 COMMERCIAL			
SURVEY			
T TOPGRAPHICAL SURVEY (TREE SURVEY)			

VICINITY MAP



ARCHITECTS CERTIFICATION
I have reviewed the development guidelines AMC 20.110 for mixed-use development in the City of Arlington, WA. It is my professional belief that the Smokey Point Ridge Mixed Use project complies with development and design regulations established in AMC 20.110 and the Smokey Point Ridge project provides for the creation of quality places that will provide an interesting, walkable neighborhood, while preserving the city's small-town feel.

Carl F. Pirscher
CARL F. PIRSCHER, AIA, LEED AP
REGISTERED ARCHITECT



MARK	DATE	COMMENTS
	03-11-2024	PERMIT

DRAWN: M
CHECK: CARL F. PIRSCHER
JOB # 22007

SMOKEY POINT RIDGE MIXED USE-BLDG B
19402 SMOKEY POINT BLVD,
ARLINGTON, WA 98223-8267
DESIGN COVERSHEET
CLIENT: PEAK TO PEAK LLC



SHEET:
D101

SITE LEGEND	
	LANDSCAPING
	EV CHARGER
	SITE LIGHTING POLE, SEE LIGHTING PLAN FOR MORE INFO

BICYCLE PARKING REQUIREMENTS	
COMMERCIAL =	84 OFF STREET AUTO PARKING x 20%
TOTAL REQ'D =	17 SPACES
PROVIDED =	20
RESIDENTIAL = (3 BED x 46 UNITS) / 4 = 35 SPACES (2 BED x 16 UNITS / 4 = 8 SPACES)	
TOTAL REQ'D =	43 SPACES
PROVIDED =	62 BIKE SPACES (1 IN EACH TOWNHOME GARAGE)

SITE KEYNOTES - OVERALL	
1	PROPOSED TRASH ENCLOSURE LOCATION, SEE DETAIL 1 & 2 / A103
2	5' WIDE PEDESTRIAN CROSSWALK, SEE DTL 4 ON A103
3	5' HIGH 4 RAIL CONCRETE FENCING ALONG REAR PROPERTY LINE, SEE DTL 8 ON A103
4	4' HIGH 3 RAIL CONCRETE FENCING ALONG SIDE PROPERTY LINES, SEE DTL 3 ON A103
5	LIFT STATION / ELECTRICAL STRUCTURE TO BE SUBMITTED SEPARATELY
6	SITE LIGHTING POLE AND BASE, TYP. SEE DTL 5 & 6 ON A103. SEE LIGHTING PLAN FOR ADDTL. INFO.
7	ACCESSIBLE PARKING, SEE DETAILS ON ADA SITE DETAIL SHEET
8	DUAL EV CHARGING STATION
9	EXISTING HOUSE TO BE DEMOLISHED
10	PROPOSED ACCESS DRIVEWAY
11	STANDARD STALL, TYP (9' x 19')
12	COMPACT STALL, TYP (8' x 15')
13	BIKE RACK W/ CONC PAD, TYP
14	PROVIDE BIKE HANGER RACK IN EACH TOWNHOME GARAGE, TYP
15	ARCHAEOLOGICAL FIND, REFER TO ARCHAEOLOGICAL REPORT FOR MORE INFO
16	LANDSCAPING, TYP. SEE LSCLAPE PLAN FOR MORE INFO

INTERSTATE 5



DESIGN NOTES FOR OVERALL SITE PLAN:
Zoning: Commercial Corridor
Transect: T4- Flex
Place Type: Mixed Use Neighborhood Corridor

- The building forms shown on this site plan include a range of footprints with an emphasis on creating a commercial mixed-use frontage of varying sizes along the Smokey Point Boulevard arterial. Setbacks are minimized with all first floors flush with the public sidewalk. The structures are two (2) and three (3) stories in height and are designed to offer opportunities for a mix of uses including general Use Vertical and horizontal mixed use: retail, commercial, and residential uses on any floor including some light industrial to reinforce walkable neighborhoods and to provide a mix of uses on the ground floor, including residential.
- The "main street" mix of medium density building types and forms decrease in size and intensity of use toward the outer western boundary of the site. Predominate Land Uses: A mix of uses to A mix of uses to transition from the higher intensity commercial and high density residential along the center's main street core to more moderate density and moderate volume residential uses with walkable trails, recreational activities, accessible sidewalks, residential streets, and service alleys.
- The proposed project provides a variety of potential housing choices within the Neighborhood Corridor, that integrates appropriate small to medium building volumes, medium density building types, such as duplexes and small multiplex commercial buildings. The potential choices include three-story live/work style townhomes, two story potential live/work style townhomes and two-story loft style commercial structures of varying footprints that can support apartment loft spaces.

1 SITE PLAN
 1" = 40'-0"

GENERAL NOTES:
 NO EXISTING OR PROPOSED ENVIRONMENTAL CONDITIONS TO NOTE.
 NO DOCUMENTED HISTORIC SITE TO NOTE, OTHER THAN THE ARCHAEOLOGICAL FIND NOTED ABOVE.
 REFER TO CIVIL PLANS FOR EXISTING AND PROPOSED UNDERGROUND UTILITIES.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER WAC-51-50-4029		
REQUIRED	EV CHARGING STATIONS = 10% OF TOTAL STALLS (EXCLUDING TOWNHOMES) = 178 x 10% = 18 FUTURE EV CHARGING STATIONS = 10% OF TOTAL STALLS (EXCLUDING TOWNHOMES) = 178 x 10% = 18	
PROVIDED	EV CHARGING STATIONS	FUTURE EV CHARGING STATIONS
SURFACE PARKING LOTS (R-3 TOWNHOMES EXCLUDED)	(9) DUAL CHARGERS = 18 STATIONS	(9) DUAL CHARGERS = 18 STATIONS
TOTAL	18 EV STATIONS PROVIDED	18 FUTURE EV STATIONS PROVIDED



MARK	DATE	COMMENTS
	3-11-2024	PERMIT SUBMITTAL

DRAWN: CARL FIRSCHER
 CHECK: CARL F. FIRSCHER
 JOB #: 22007

SMOKEY POINT RIDGE
 19402 Smokey Point Blvd
 Arlington, WA 98223-8267
OVERALL SITE PLAN-DESIGN
 CLIENT: PEAK TO PEAK LLC



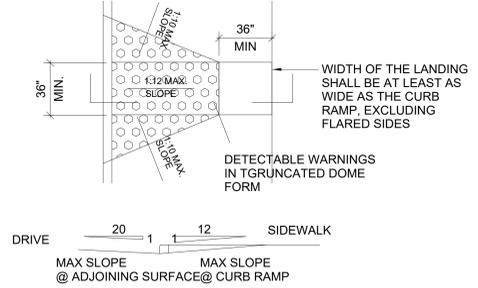
NOTES:

- CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48
- LANDINGS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
- FLOOR SURFACES SHALL BE STABLE, FIRM & SLIP RESISTANT
- CURB RAMPS & THE FLARED SIDES OF CURB RAMPS SHALL NOT PROJECT INTO VEHICULAR INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES.
- CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES
- IN ALTERATIONS, WHERE THERE IS NO LANDING AT THE TOP OF THE RAMP, CURB FLARES SHALL BE PROVIDED AT 1:12 MIN.
- HANDRAILS ARE NOT REQUIRED AT CURB RAMPS
- DIAGONAL OR CORNER-TYPE RAMPS WITH RETURNED CURBS OR OTHER WELL DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOMS OF DIAGONAL RAMPS SHALL HAVE 48" MIN CLEAR SPACE OUTSIDE OF ACTIVE TRAFFIC LANES OF THE ROADWAY.
- MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24" DEEP DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.

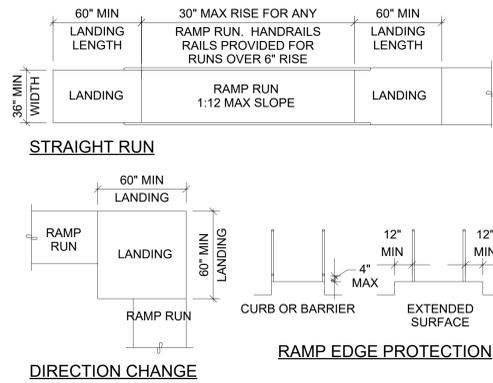
7 CURB RAMP NOTES
12" = 1'-0"

NOTE:

- DETECTABLE WARNINGS (TRUNCATED DOME) SHALL BE PROVIDED WHERE THE ROUTE OF TRAVEL LEADS INTO A VEHICULAR AREA. THEY SHALL BE 24" MIN IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
- TRUNCATED DOME ARE REQUIRED FOR ALL TRANSITIONAL SLOPES FOR SIDEWALKS TO DRIVING AREAS IN THE PARKING LOT AND THROUGHOUT THE ACCESSIBLE ROUTE(S) OF TRAVEL
- THE DETECTABLE WARNING (TRUNCATED DOME) SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE



8 CURB RAMPS
12" = 1'-0"

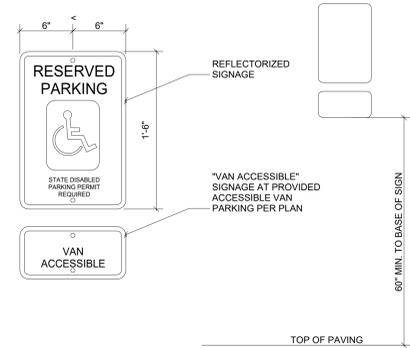


9 RAMPS
12" = 1'-0"

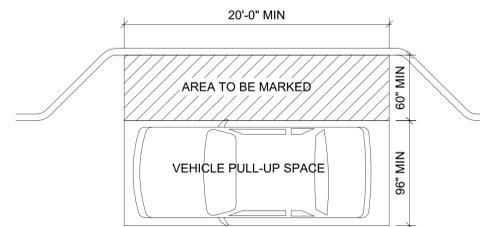
PARKING NOTES:

- ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
- ACCESS AISLES SHALL NOT OVERLAP WITH THE VEHICULAR WAY
- ACCESS AISLES SHALL BE MARKED TO DISCOURAGE PARKING
- WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR AISLE.
- PARKING SPACES & ACCESS AISLES SHALL COMPLY WITH TYPICAL ACCESSIBLE FLOOR SURFACE REQUIREMENTS (SEE GENERAL ACCESSIBLE NOTES & DETAILS) & HAVE SURFACE SLOPES NOT STEEPER THAN 1:48.
- ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
- PARKING SPACES FOR VANS, ACCESS AISLES SERVING THEM, & VEHICULAR ROUTES FROM AN ENTRANCE TO THE VAN PARKING SPACES, & FROM THE VAN PARKING SPACES TO A VEHICULAR EXIST SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM. (114" MIN AT PASSENGER LOADING ZONES.)
- PARKING SPACES & ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
- WHERE ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS, THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SUCH SIGNS SHALL BE MOUNTED 60" MIN ABOVE THE PARKING SPACE TO THE BASE OF THE SIGN. SEE DETAIL 11 ON SHEET A9.02.

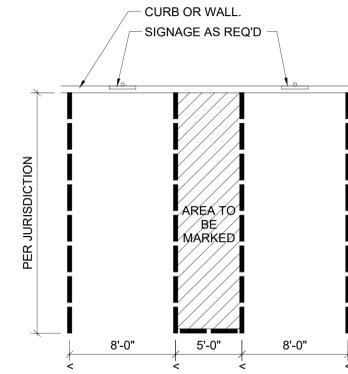
4 ACCESSIBLE PARKING NOTES
12" = 1'-0"



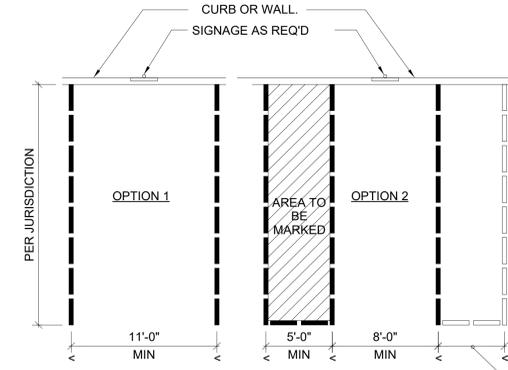
5 ACCESSIBLE PARKING SIGNS
12" = 1'-0"



6 ACCSSESIBLE PARKING 4
12" = 1'-0"

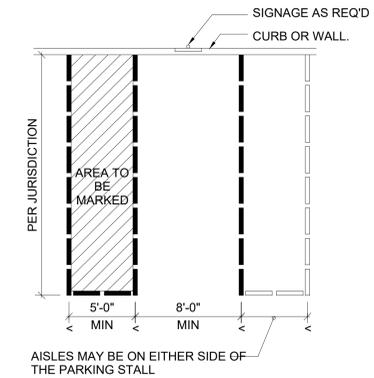


1 ACCESSIBLE PARKING
12" = 1'-0"



AISLES MAY BE ON EITHER SIDE OF THE PARKING STALL. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE SPACE.

2 ACCESSIBLE PARKING 2
12" = 1'-0"



AISLES MAY BE ON EITHER SIDE OF THE PARKING STALL

3 ACCESSIBLE PARKING 3
12" = 1'-0"



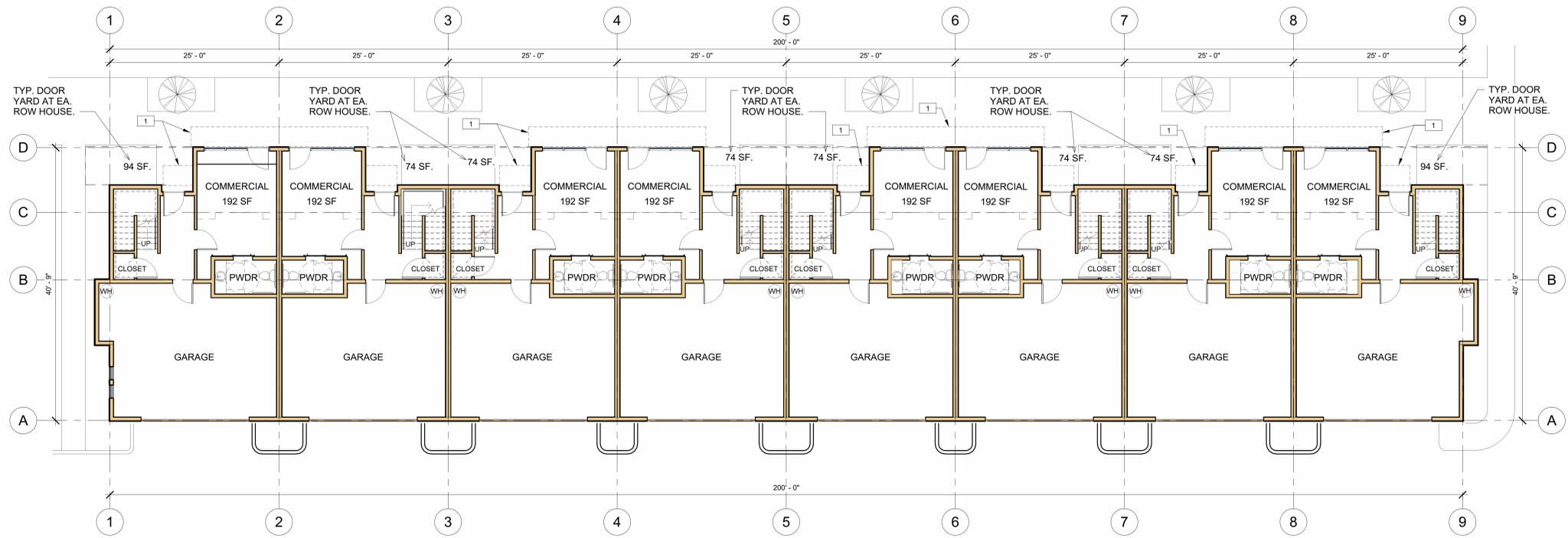
COMMENTS	PERMIT SUBMITTAL
DATE	3-11-2024
MARK	
DRAWN:	Author
CHECK:	CARL F. PIRSCHER
JOB #	22007

SMOKEY POINT RIDGE
19402 Smokey Point Blvd
Arlington, WA 98223-8267
SITE ADA DETAILS
CLIENT: PEAK TO PEAK LLC

PIRSCHER ARCHITECTS
CDA + Pirscher Architects
2314 100th Ave W
Edmonds, WA 98020
(206) 368-9668
CONTACT: CARL F. PIRSCHER AIA
206-853-1904



COMMENTS	PERMIT SUBMITTAL
DATE	03-09-2024
MARK	
DRAWN:	Author
CHECK:	CARL F. PIRSCHER
JOB #	22007



1 DESIGN 1ST FLOOR - LIVE/ WORK ROW HOUSES
 1/8" = 1'-0"

7,555 GSF

- DESIGN NOTES FOR ROW HOUSE - BUILDING B:**
 Zoning: Commercial Corridor
 Transect: T4- Flex
 Place Type: Mixed Use Neighborhood Corridor
- The Row House/Townhouse building type this project proposes is a medium sized attached structure that consists of 8 Row Houses placed side by side. There are two duplicate 8-unit three-story structures proposed. This type of structure serves as a functional and visual transition from a primarily single-family townhome neighborhood into a neighborhood main street alignment.
 - The proposed row houses that front Smokey Point Boulevard offer a unique "porch style" of both public and private entry. The entry to the front extension of work/commercial space has a covered entry accessed directly from the public sidewalk. The smaller covered entry to the more residential spaces is setback from the sidewalk and is set off by a private sidewalk and flanking landscaping.
 - The live/work row house townhomes have a scale and form that mimics the predominant architectural forms in the immediate neighborhood. Most of the building forms near the subject site are low scale, single family residences of muted colors with gable and hip roof designs. The row house structures proposed display a classic and high-quality exterior material palette of brick, vertical and horizontal wood siding, board and batten siding, wood trimmed windows and gable roof forms. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are of residential character and size and trimmed in wood. The row house commercial extension explores the utilization of a commercial storefront entry system to emphasize the street frontage business connection.
 - The row house design shows a high degree of façade modulation on all 4 sides off the structure. Exterior materials, and building colors, building details and proportions on all sides of the structure ensure a "four-sided" quality to building. The building is also "stepped" in floor plan further enhancing the roof and building form modulation and massing. This is also true for many of the other structures associated with this project. Architectural details and colors shall be consistent on all building walls.
 - All mechanical Equipment will be screened from public view. And will be located on the flat roof over the commercial/workspace and behind the building parapet.

FLR 1:	7,555 GSF
FLR 2:	5,662 GSF
FLR 3:	5,688 GSF
BLDG TOTAL:	18,905 GSF

KEYNOTES- FIRST FLOOR	
1	OUTLINE OF METAL CANOPIES ABOVE.

SMOKEY POINT RIDGE MIXED USE-BLDG B
 19402 SMOKEY POINT BLVD,
 ARLINGTON, WA 98223-8267
 FIRST FLOOR PLAN-B BUILDING
 CLIENT: PEAK TO PEAK LLC

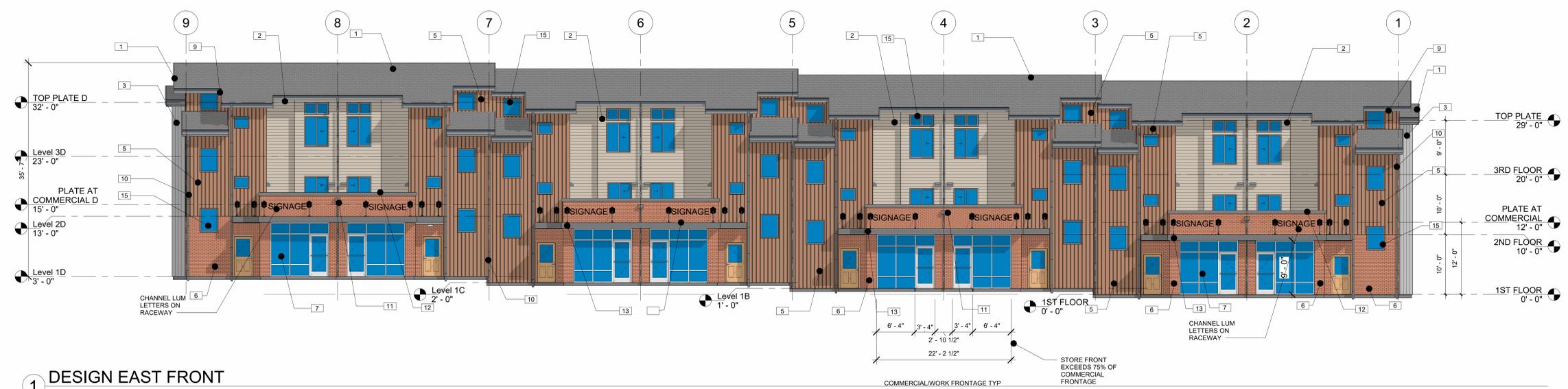
PIRSCHER ARCHITECTS
 CDA + Pirscher Architects
 23114 100th Ave W
 Edmonds, WA 98020
 (206) 368-9969
 CONTACT: CARL F. PIRSCHER AIA
 206-853-1904

SHEET:
D201-B

CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 DESIGN EAST FRONT
1/8" = 1'-0"



2 3D FRONT

DESIGN NOTES FOR ROW HOUSE - BUILDING B:
Zoning: Commercial Corridor
Transect: T4-Flex
Place Type: Mixed Use Neighborhood Corridor

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- All mechanical Equipment will be screened from public view. And will be located on the flat roof over the commercial/workspace and behind the building parapet.

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	ARCH. GRADE ASPHALT FIBERGLASS ROOFING	GAF	TIMBERLINE HD2-FOX HOLLOW GRAY	
2	FIBER CEMENT LAF SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE H-C26	
3	METAL SIDING	WESTERN STATES METAL ROOFING	GRAY WOOD	T-8 PLANKWALL WOOD
4	FIN WALL W/BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
5	FIBER CEMENT BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
6	THIN BRICK SIDING	BRICKIT	YORKSHIRE WIRECUT	
7	CLEAR ANODIZED STOREFRONT SYSTEM	KAWNEER	NATURAL	
8	VENT	NA	TO MATCH BEM-AMERST GRAY HC-67	
9	2X10 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
10	DOWNSPOUT	NA	MATCH WALL	
11	SCUPPER	NA	MATCH WALL	
12	COPING	NA	BEM-AMHERST GRAY HC-167	
13	CANOPY	GAF	TIMBERLINE HD2-FOX HOLLOW GRAY	
14	GLASS RAILING	TBD	NA	
15	VINYL WINDOW	TBD	PUTTY	
16	GUTTER	NA	MATCH WALL	
17	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	

DATE	COMMENTS
03-28-2024	PERMIT SUBMITTAL

DRAWN: Author
 CHECK: CARL F. PIRSCHER
 JOB #: 22007

SMOKEY POINT RIDGE MIXED USE-BLDG B
 19402 SMOKEY POINT BLVD,
 ARLINGTON, WA 98223-8267
 ELEVATIONS-B BUILDING
 CLIENT: PEAK TO PEAK LLC

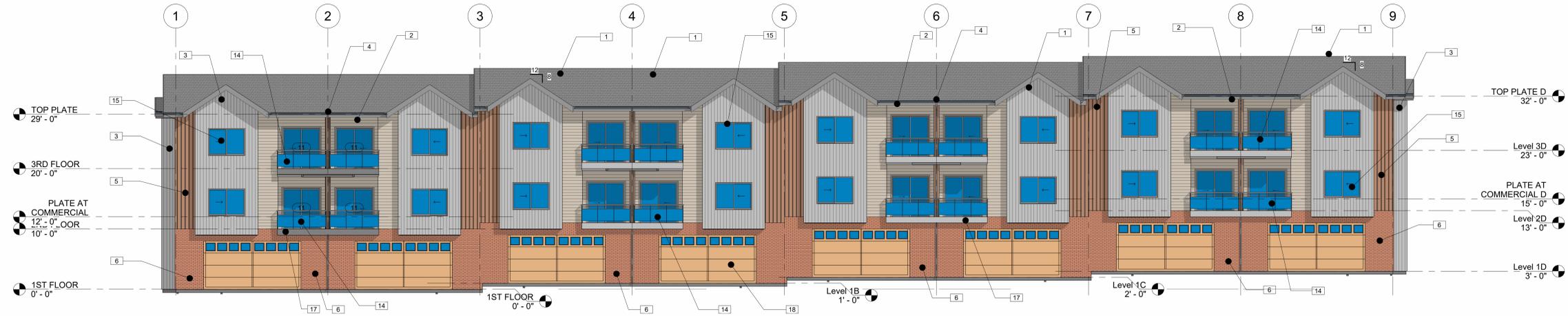
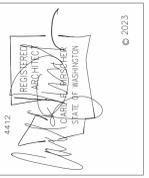
PIRSCHER ARCHITECTS
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 23114 100th Ave W
 Edmonds, WA 98020
 (206) 368-9668
 CONTACT: CARL F. PIRSCHER AIA
 206-853-1904

SHEET:
D501-B

CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 DESIGN WEST BACK
1/8" = 1'-0"



2 3D BACK

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	ARCH. GRADE ASPHALT FIBERGLASS ROOFING	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
2	FIBER CEMENT LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC-26	
3	METAL SIDING	WESTERN STATES METAL ROOFING	GRAY WOOD	T-8 PLANKWALL WOOD
4	FIN WALL W/BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
5	FIBER CEMENT BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
6	THIN BRICK SIDING	BRICKIT	YORKSHIRE WIRECUT	
7	CLEAR ANODIZED STOREFRONT SYSTEM	KAWNEER	NATURAL	
8	VENT	NA	TO MATCH BEM-AMERST GRAY HC-67	
9	2X10 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
10	DOWNSPOUT	NA	MATCH WALL	
11	SCUPPER	NA	MATCH WALL	
12	COPING	NA	BEM-AMHERST GRAY HC-167	
13	CANOPY	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
14	GLASS RAILING	TBD	NA	
15	VINYL WINDOW	TBD	PUTTY	
16	GUTTER	NA	MATCH WALL	
17	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	

DESIGN NOTES FOR ROW HOUSE – BUILDING B:
Zoning: Commercial Corridor
Transect: T4- Flex
Place Type: Mixed Use Neighborhood Corridor

- The Row House/Townhouse building type this project proposes is a medium sized attached structure that consists of 8 Row Houses placed side by side. There are two duplicate 3-unit three-story structures proposed. This type of structure serves as a functional and visual transition from a primarily single-family townhome neighborhood into a neighborhood main street alignment.
- The proposed row houses that front Smokey Point Boulevard offer a unique "porch style" of both public and private entry. The entry to the front extension of work/commercial space has a covered entry accessed directly from the public sidewalk. The smaller covered entry to the more residential spaces is setback from the sidewalk and is set off by a private sidewalk and flanking landscaping.
- The live/work row house townhomes have a scale and form that mimics the predominant architectural forms in the immediate neighborhood. Most of the building forms near the subject site are low scale, single family residences of muted colors with gable and hip roof designs. The row house structures proposed display a classic and high-quality exterior material palette of brick, vertical and horizontal wood siding, board and batten siding, wood trimmed windows and gable roof forms. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are of residential character and size and trimmed in wood. The row house commercial extension explores the utilization of a commercial storefront entry system to emphasize the street frontage business connection.
- The row house design shows a high degree of façade modulation on all 4 sides off the structure. Exterior materials, and building colors, building details and proportions on all sides of the structure ensure a "four-sided" quality to building. The building is also "stepped" in floor plan further enhancing the roof and building form modulation and massing. This is also true for many of the other structures associated with this project. Architectural details and colors shall be consistent on all building walls.
- All mechanical Equipment will be screened from public view. And will be located on the flat roof over the commercial/workspace and behind the building parapet.

DESIGN NOTES
3/16" = 1'-0"

DATE	COMMENTS
03-09-2024	PERMIT SUBMITTAL

DRAWN: Author
 CHECK: CARL F. PIRSCHER
 JOB # 22007

SMOKEY POINT RIDGE MIXED USE-BLDG B
19402 SMOKEY POINT BLVD,
ARLINGTON, WA 98223-8267
ELEVATIONS-B BUILDING
CLIENT: PEAK TO PEAK LLC

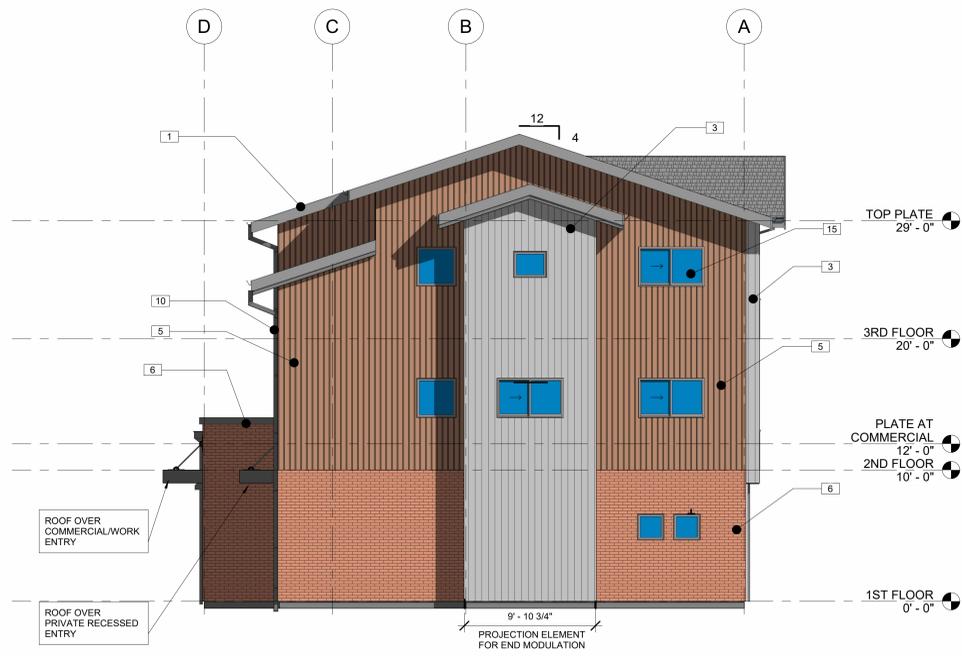
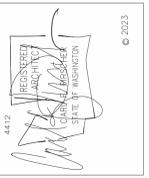
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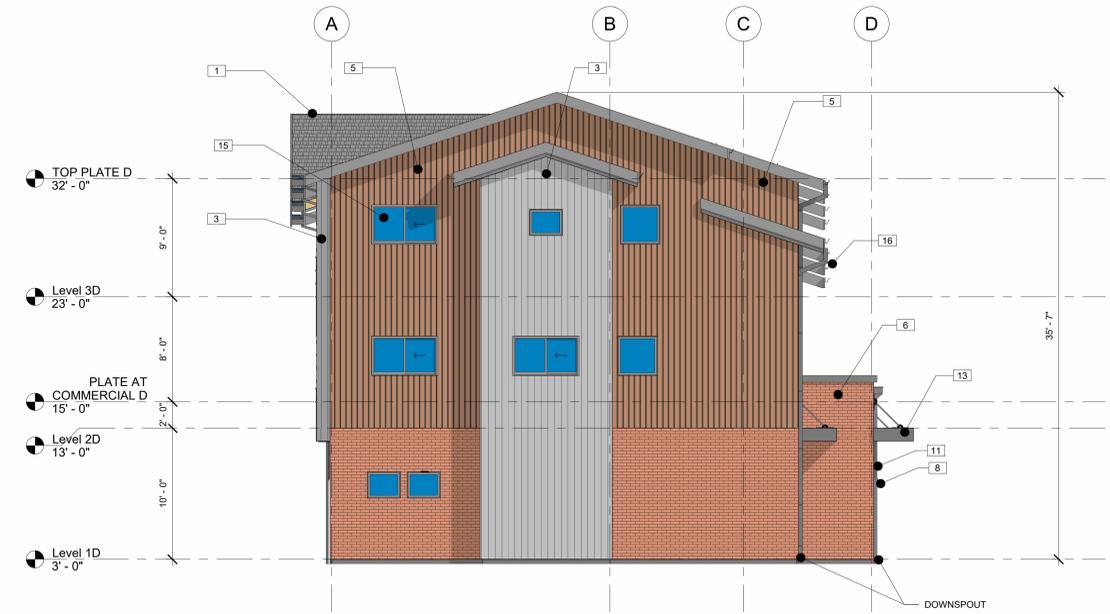
CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 DESIGN NORTH SIDE
3/16" = 1'-0"



2 DESIGN SOUTH SIDE
3/16" = 1'-0"

DESIGN NOTES FOR ROW HOUSE – BUILDING B:

Zoning: Commercial Corridor

Transect: T4-Flex

Place Type: Mixed Use Neighborhood Corridor

- The Row House/Townhouse building type this project proposes is a medium sized attached structure that consists of 8 Row Houses placed side by side. There are two duplicate 8-unit three-story structures proposed. This type of structure serves as a functional and visual transition from a primarily single-family townhome neighborhood into a neighborhood main street alignment.
- The proposed row houses that front Smokey Point Boulevard offer a unique "porch style" of both public and private entry. The entry to the front extension of work/commercial space has a covered entry accessed directly from the public sidewalk. The smaller covered entry to the more residential spaces is setback from the sidewalk and is set off by a private sidewalk and flanking landscaping.
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- All mechanical Equipment will be screened from public view. And will be located on the flat roof over the commercial/workspace and behind the building parapet.

EXTERIOR FINISH SCHEDULE

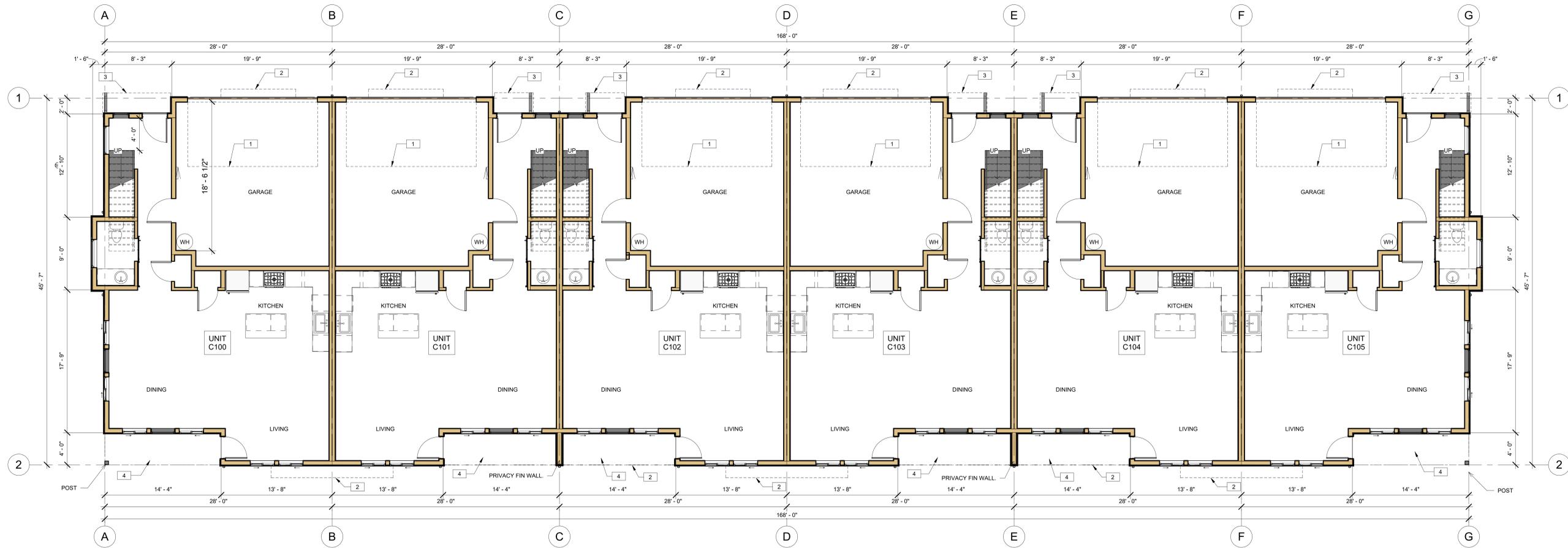
TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	ARCH. GRADE ASPHALT FIBERGLASS ROOFING	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
2	FIBER CEMENT LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE H-C26	
3	METAL SIDING	WESTERN STATES METAL ROOFING	GRAY WOOD	T-8 PLANKWALL WOOD
4	FIN WALL W/BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
5	FIBER CEMENT BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC-46	
6	THIN BRICK SIDING	BRICKIT	YORKSHIRE WIRECUT	
7	CLEAR ANODIZED STOREFRONT SYSTEM	KAWNEER	NATURAL	
8	VENT	NA	TO MATCH BEM-AMERST GRAY HC-67	
9	2X10 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
10	DOWNSPOUT	NA	MATCH WALL	
11	SCUPPER	NA	MATCH WALL	
12	COPING	NA	BEM-AMHERST GRAY HC-167	
13	CANOPY	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
14	GLASS RAILING	TBD	NA	
15	VINYL WINDOW	TBD	NA	
16	GUTTER	NA	MATCH WALL	
17	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	

MARK	DATE	COMMENTS
	03-28-2024	PERMIT SUBMITTAL

DRAWN: Author
CHECK: CARL F. PIRSCHER
JOB # 22007

SMOKEY POINT RIDGE MIXED USE-BLDG B
19402 SMOKEY POINT BLVD,
ARLINGTON, WA 98223-8267
ELEVATIONS -B BUILDING
CLIENT: PEAK TO PEAK LLC





MARK	DATE	COMMENTS
	03-28-2024	PERMIT SUBMITTAL
DRAWN:	Author	
CHECK:	CARL F. PIRSCHER	
JOB #	22007	

1 DESIGN 1ST FLOOR 7, 274 GSF
 3/16" = 1'-0"

DESIGN NOTES FOR TOWNHOMES – BUILDING C:
 (NOTE: BUILDING A, A FOUR UNIT, IS SIMILAR IN CONCEPT)
 Zoning: Commercial Corridor
 Transect: T4-Flex
 Place Type: Mixed Use Neighborhood Corridor

- The Building C concept is a two-story Townhouse building type. With the exception of Building A (a four-unit structure), all the proposed townhome structures are of 6-unit side by side configurations. There are seven (7) duplicate 6-unit two-story townhome structures proposed and one four (4) unit that all share identical design and exterior material characteristics. These types of structures serve as a functional and visual transition from neighborhood main street live/work and commercial frontage structures to a lower scale more intimate residential environment.
- The proposed townhome units front an internal street that links the live/work, commercial and townhome units in a circular arrangement that includes connections to park facilities, a walking trail, recreational and neighborhood gathering opportunities.
- The proposed townhomes again have a scale and form that mimics the predominant architectural forms in the immediate neighborhood as noted for Building B row-houses. The predominant roof form for the 2-story townhomes is a gabled hip sometimes called a "Dutch Hip". There are also gabled roof elements at each townhome façade that not only reflect the proportions of the rear gabled roof forms of the Building B row houses but serve to emphasize modulation elements associated with the upper story of the TH's. The townhome structures also display a classic and high-quality exterior material palette, consisting of vertical and horizontal wood siding, board and batten siding, wood trimmed windows and gable roof forms. The colors and materials are consistent and relational with the Building B exterior finishes. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are of residential character and size and trimmed in wood.
- The townhome design features a high degree of façade modulation on all 4 sides of the structure. Exterior materials, and building colors, building details and proportions on all sides of the structure ensure a "four-sided" quality to building. Two of the TH structures are also "stepped" in floor plan further enhancing the roof and building form modulation and massing. This is also true for many of the other structures associated with this project. Architectural details and colors shall be consistent on all building walls.
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LEVEL 1 FLOOR PLAN - KEYNOTES

1	NOT USED
2	SECOND FLOOR OUTLINE ABOVE
3	OUTLINE OF ENTRY COVERING
4	CONC. PATIO

FLR 1:	7,274 GSF
FLR 2:	7,022 GSF
BLDG TOTAL:	14,296 GSF

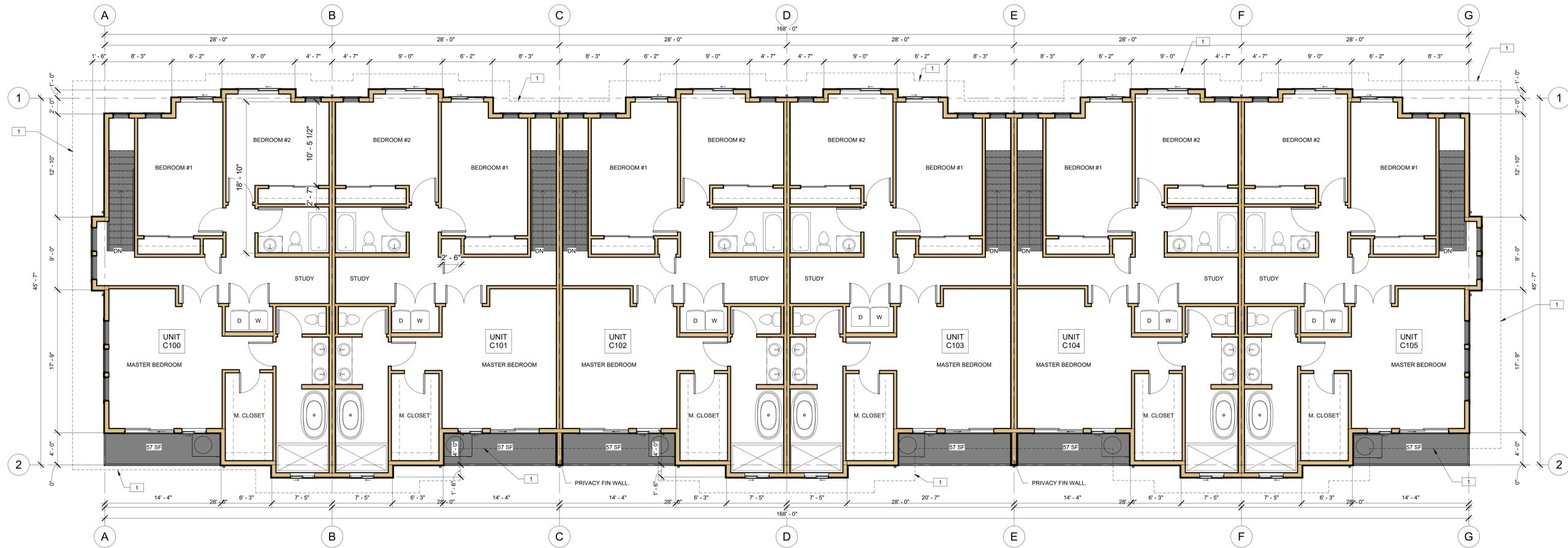
SMOKEY POINT RIDGE MIXED USE-BLDG C
 19402 SMOKEY POINT BLVD
 ARLINGTON, WA
 FIRST FLOOR PLAN-C BUILDING
 CLIENT: PEAK TO PEAK LLC

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 (206) 368-9969
 CONTACT: CARL F. PIRSCHER AIA
 206-853-1904

SHEET:
D201-C



MARK	DATE	COMMENTS
	03-09-2024	PERMIT SUBMITTAL
DRAWN:	Author	
CHECK:	CARL F. PIRSCHER	
JOB #	22007	



1 DESIGN 2ND FLOOR 7,022 GSF
3/16" = 1'-0"

FLR 1:	7,274 GSF
FLR 2:	7,022 GSF
BLDG TOTAL:	14,296 GSF

DESIGN NOTES FOR TOWNHOMES – BUILDING C:
(NOTE: BUILDING A, A FOUR UNIT, IS SIMILAR IN CONCEPT)
Zoning: Commercial Corridor
Transect: T4-Flex
Place Type: Mixed Use Neighborhood Corridor

- The Building C concept is a two-story Townhouse building type. With the exception of Building A (a four-unit structure), all the proposed townhome structures are of 6-unit side by side configurations. There are seven (7) duplicate 6-unit two-story townhome structures proposed and one four (4) unit that all share identical design and exterior material characteristics. These types of structures serve as a functional and visual transition from neighborhood main street live/work and commercial frontage structures to a lower scale more intimate residential environment.
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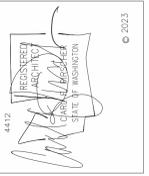
SMOKEY POINT RIDGE MIXED USE-BLDG C
19402 SMOKEY POINT BLVD
ARLINGTON, WA
SECOND FLOOR PLAN-C BUILDING
CLIENT: PEAK TO PEAK LLC



CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 Design South
3/16" = 1'-0"



2 3D SOUTH

DESIGN NOTES FOR TOWNHOMES – BUILDING C:
(NOTE: BUILDING A, A FOUR UNIT, IS SIMILAR IN CONCEPT)
Zoning: Commercial Corridor
Transect: T4- Flex
Place Type: Mixed Use Neighborhood Corridor

- The Building C concept is a two-story Townhouse building type. With the exception of Building A (a four-unit structure), all the proposed townhome structures are of 6-unit side by side configurations. There are seven (7) duplicate 6-unit two-story townhome structures proposed and one four (4) unit that all share identical design and exterior material characteristics. These types of structures serve as a functional and visual transition from neighborhood main street live/work and commercial frontage structures to a lower scale more intimate residential environment.
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EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	ARCH. GRADE ASPHALT FIBERGLASS ROOFING	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
2	FIBER CEMENT LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC26	
3	METAL SIDING	WESTERN STATES METAL ROOFING	GRAY WOOD	T-8 PLANKWALL WOOD
4	FIN WALL W/BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC46	
5	FIBER CEMENT BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC46	
6	FIN WALL W/LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC26	
7	GLASS RAILING	NA	NA	
8	2X8 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
9	2X10 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
10	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
11	DOWNSPOUT	NA	MATCH WALL	
12	6X6 WOOD COLUMN	NA	BEM-AMHERST GRAY HC-167	
13	VENT CAP	NA	MATCH WALL	
14	VINYL WINDOWS	TBD	PUTTY	
15	BRACKETS	NA	BEM-AMHERST GRAY HC-167	
16	X8 WOOD RIM	NA	BEM-AMHERST GRAY HC-167	
17	GARAGE DOOR WITH GLAZING	TBD	NATURAL STAIN	

MARK	DATE	COMMENTS
	03-08-2024	PERMIT SUBMITTAL

DRAWN: Author
CHECK: CARL F. PIRSCHER
JOB # 22007

SMOKEY POINT RIDGE MIXED USE-BLDG C
19402 SMOKEY POINT BLVD
ARLINGTON, WA
ELEVATIONS-C BUILDING
CLIENT: PEAK TO PEAK LLC

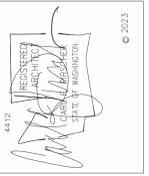


SHEET:
D501-C

CITY OF ARLINGTON SMOKEY POINT RIDGE

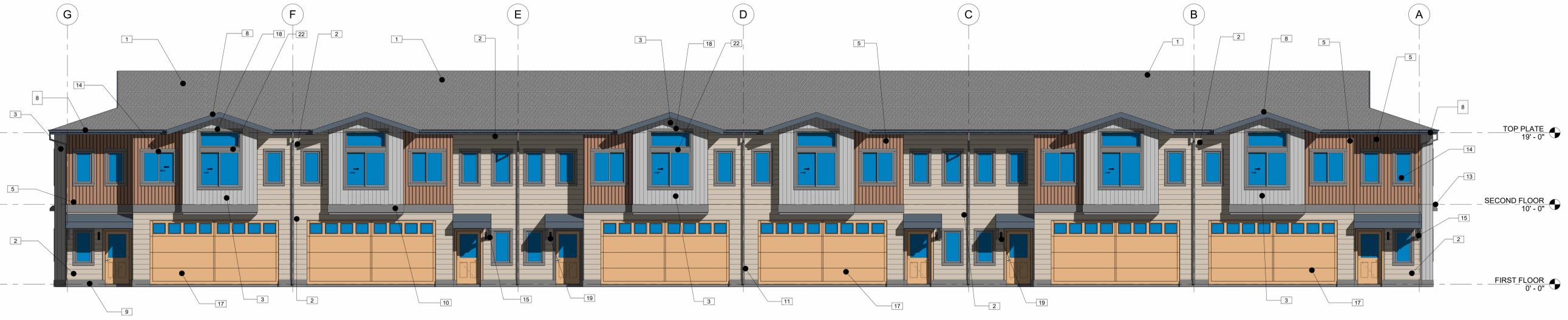
FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



MARK	DATE	COMMENTS
	03-09-2024	PERMIT SUBMITTAL

DRAWN: Author
 CHECK: CARL F. PIRSCHER
 JOB #: 22007



1 Design North
3/16" = 1'-0"



2 3D NORTH

- DESIGN NOTES FOR TOWNHOMES – BUILDING C:**
(NOTE: BUILDING A, A FOUR UNIT, IS SIMILAR IN CONCEPT)
Zoning: Commercial Corridor
Transact: T4-Flex
- Place Type: Mixed Use Neighborhood Corridor**
- The Building C concept is a two-story Townhome building type. With the exception of Building A (a four-unit structure), all the proposed townhome structures are of 6-unit side by side configurations. There are seven (7) duplicate 6-unit two-story townhome structures proposed and one four (4) unit that all share identical design and exterior material characteristics. These types of structures serve as a functional and visual transition from neighborhood main street live /work and commercial frontage structures to a lower scale more intimate residential environment.
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6	FIN WALL W/ LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC26	
7	GLASS RAILING	NA	NA	
8	2X8 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
9	2X10 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
10	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
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12	6X6 WOOD COLUMN	NA	BEM-AMHERST GRAY HC-167	
13	VENT CAP	NA	MATCH WALL	
14	VINYL WINDOWS	TBD	PUTTY	
15	BRACKETS	NA	BEM-AMHERST GRAY HC-167	
16	X8 WOOD RIM	NA	BEM-AMHERST GRAY HC-167	
17	GARAGE DOOR WITH GLAZING	TBD	NATURAL STAIN	

SMOKEY POINT RIDGE MIXED USE-BLDG C
 19402 SMOKEY POINT BLVD
 ARLINGTON, WA
 ELEVATIONS-C BUILDING
 CLIENT: PEAK TO PEAK LLC

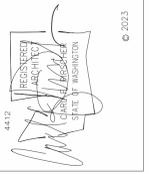


SHEET:
D502-C

CITY OF ARLINGTON SMOKEY POINT RIDGE

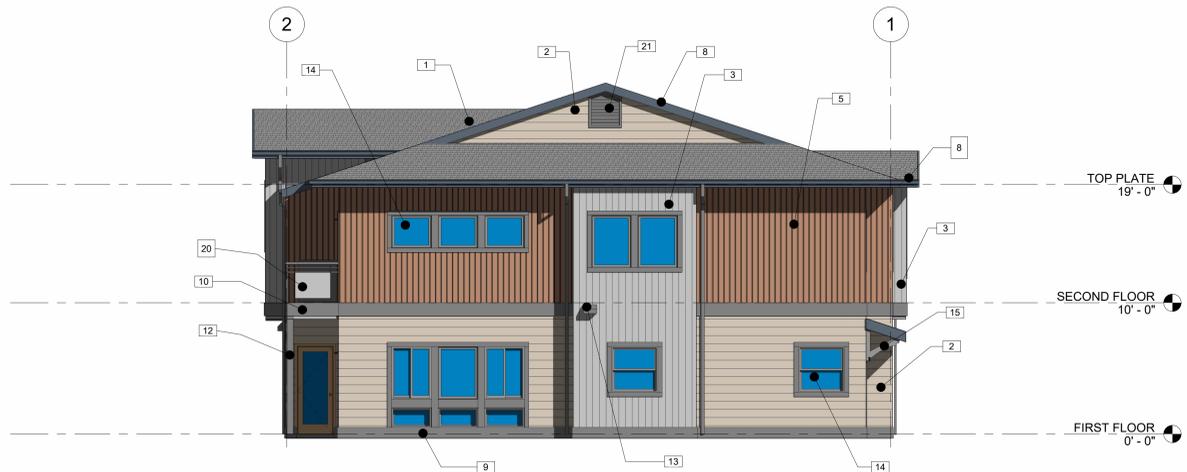
FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



MARK	DATE	COMMENTS
	03-28-2024	PERMIT SUBMITTAL

DRAWN: Author
CHECK: CARL F. PIRSCHER
JOB # 22007



1 Design East
3/16" = 1'-0"



2 Design West
3/16" = 1'-0"

TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	ARCH. GRADE ASPHALT FIBERGLASS ROOFING	GAF	TIMBERLINE HDZ-FOX HOLLOW GRAY	
2	FIBER CEMENT LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC26	
3	METAL SIDING	WESTERN STATES METAL ROOFING	GRAY WOOD	T-8 PLANKWALL WOOD
4	FIN WALL W/ BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC46	
5	FIBER CEMENT BOARD AND BATTEN	JAMES HARDIE OR SIM	BEM-JACKSON TAN HC46	
6	FIN WALL W/ LAP SIDING	JAMES HARDIE OR SIM	BEM-MONROE BISQUE HC26	
7	GLASS RAILING	NA	NA	
8	2X8 WOOD FASCIA	NA	BEM-AMHERST GRAY HC-167	
9	2X10 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
10	2X12 WOOD TRIM	NA	BEM-AMHERST GRAY HC-167	
11	DOWNSPOUT	NA	MATCH WALL	
12	6X6 WOOD COLUMN	NA	BEM-AMHERST GRAY HC-167	
13	VENT CAP	NA	MATCH WALL	
14	VINYL WINDOWS	TBD	PUTTY	
15	BRACKETS	NA	BEM-AMHERST GRAY HC-167	
16	X8 WOOD RIM	NA	BEM-AMHERST GRAY HC-167	
17	GARAGE DOOR WITH GLAZING	TBD	NATURAL STAIN	

DESIGN NOTES FOR TOWNHOMES – BUILDING C:
(NOTE: BUILDING A, A FOUR UNIT, IS SIMILAR IN CONCEPT)
Zoning: Commercial Corridor
Transect: T4- Flex
Place Type: Mixed Use Neighborhood Corridor

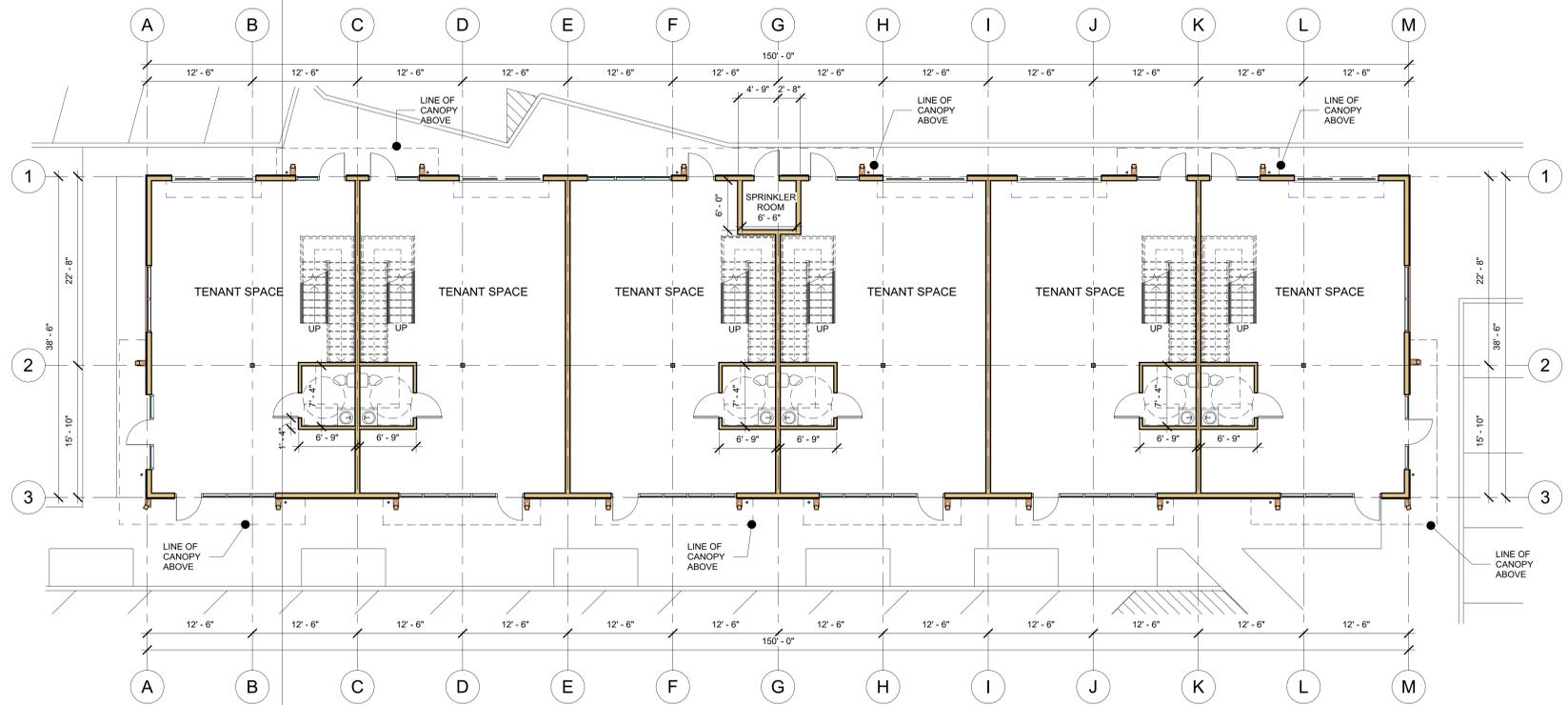
- The Building C concept is a two-story Townhome building type. With the exception of Building A (a four-unit structure), all the proposed townhome structures are of 6-unit side by side configurations. There are seven (7) duplicate 6-unit two-story townhome structures proposed and one four (4) unit that all share identical design and exterior material characteristics. These types of structures serve as a functional and visual transition from neighborhood main street live/work and commercial frontage structures to a lower scale more intimate residential environment.
- The proposed townhome units front an internal street that links the live/work, commercial and townhome units in a circular arrangement that includes connections to park facilities, a walking trail, recreational and neighborhood gathering opportunities.
- The proposed townhomes again have a scale and form that mimics the predominant architectural forms in the immediate neighborhood as noted for Building B row-houses. The predominant roof form for the 2-story townhomes is a gabled hip sometimes called a "Dutch Hip". There are also gabled roof elements at each townhome façade that not only reflect the proportions of the rear gabled roof forms of the Building B row houses but serve to emphasize modulation elements associated with the upper story of the TH's. The townhome structures also display a classic and high-quality exterior material palette, consisting of vertical and horizontal wood siding, board and batten siding, wood trimmed windows and gable roof forms. The colors and materials are consistent and relational with the Building B exterior finishes. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are of residential character and size and trimmed in wood.
- The townhome design features a high degree of façade modulation on all 4 sides of the structure. Exterior materials, and building colors, building details and proportions on all sides of the structure ensure a "four-sided" quality to building. Two of the TH structures are also "stepped" in floor plan further enhancing the roof and building form modulation and massing. This is also true for many of the other structures associated with this project. Architectural details and colors shall be consistent on all building walls.
- All mechanical Equipment will be screened from public view and will be located at the rear covered patio of the individual units.

SMOKEY POINT RIDGE MIXED USE-BLDG C
 19402 SMOKEY POINT BLVD
 ARLINGTON, WA
 ELEVATIONS-C BUILDING
 CLIENT: PEAK TO PEAK LLC

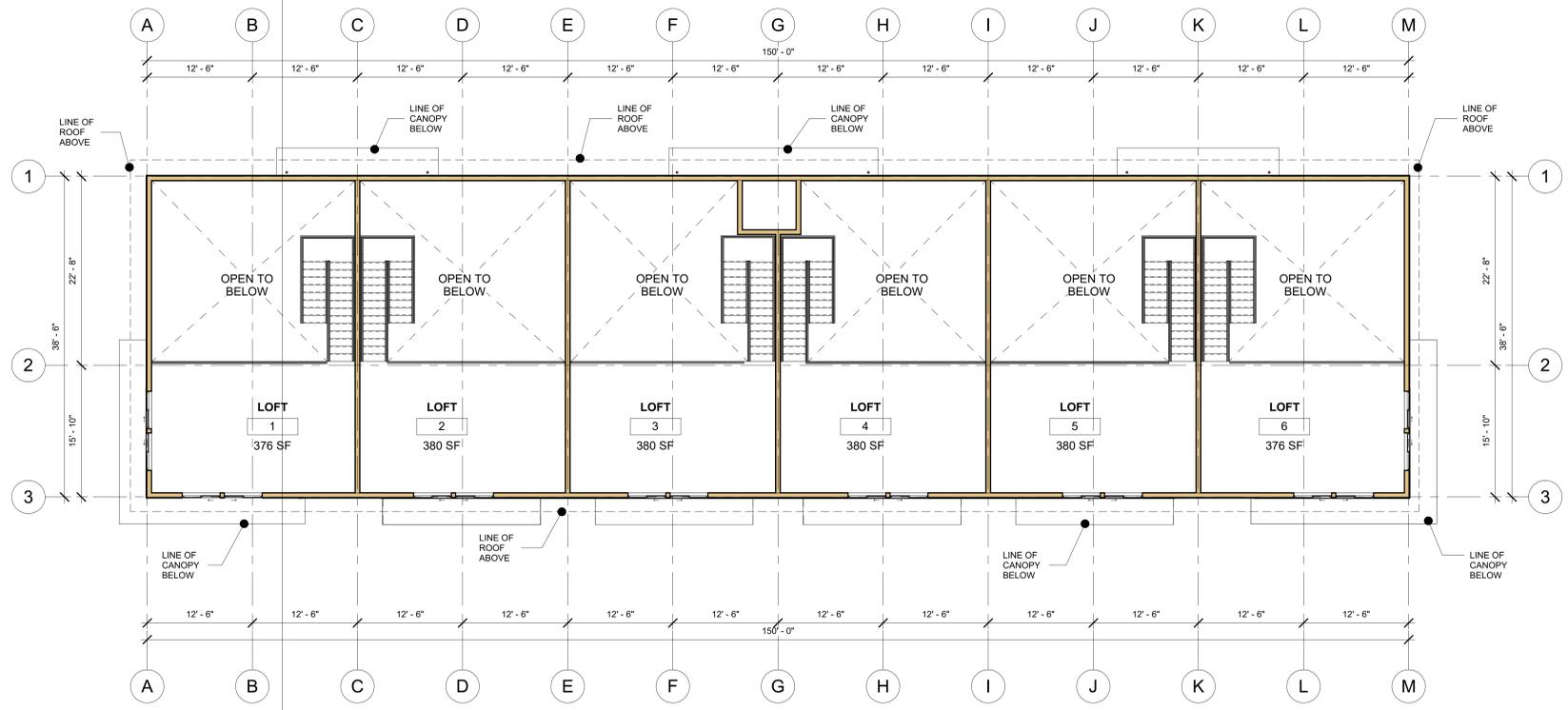


SHEET:
D503-C

FLR 1: 5,783 GSF
 LOFT: 3,455 GSF
 BLDG TOTAL: 9,328 GSF



1 1ST FLOOR
 1/8" = 1'-0"



2 LOFT
 1/8" = 1'-0"

DESIGN NOTES FOR COMMERCIAL STRUCTURES:
 (NOTE: THERE ARE 8 COMMERCIAL BUILDINGS)
 Zoning: Commercial Corridor
 Transect: T4- Flex
 Place Type: Mixed Use Neighborhood Corridor

- The commercial structures are clustered together at the northern one third of the site. There are eight (8) commercial structures proposed of varying size but all sharing a similar palette of exterior finishes. Several of the structures are oriented towards Smokey Point Blvd. and the balance of commercial structures front an internal street that links the commercial buildings to the townhome structures and rowhouse units in a circular arrangement that includes connections to park facilities, a walking trail, recreational and neighborhood gathering opportunities.
- The commercial buildings provide a functional and design departure from the more residential character of the row house live/work units and the residential townhomes. The commercial buildings are closer in scale to the 2-story residential townhomes but offer much larger contiguous floor spaces for commercial enterprise than the live/work townhomes. The commercial building heights are also designed to accommodate a 2nd floor loft that is approximately one third of the size of the commercial floor below. The loft is designed to accommodate additional commercial activities or even be built-out as a small apartment unit.
- The proposed commercial structures have a scale and form that mimics the predominant architectural forms in the immediate neighborhood as noted for Building B row-houses and townhomes. The predominant roof form for the commercial structures is a simple shed roof sloped at a 3/1 pitch and clad in standing seam metal. Additional facade modulation is provided by lower-level projecting roof canopies over storefront and entry door elements. The commercial structures also display a classic and high-quality exterior material palette, consisting of a split faced CMU wainscoting, vertical metal plank siding, fiber reinforced cement panels, and wood trimmed windows. The colors and materials are consistent and relational with the Building B exterior finishes. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are a mix of commercial storefront and residential character and size and trimmed in wood.
- The material palette is changed in some respects from the residential and live/work structures. The split faced CMU reflects the brick base materials of Buildings B1 and B2 but offers a little more visual "rustication". Exterior materials, and building colors, building details and proportions on all sides of the structure ensure a "four-sided" quality to the buildings. This is also true for many of the other structures associated with this project. Architectural details and colors shall be consistent on all building walls.
- All mechanical Equipment will be screened from public view and will be located at the rear of the individual units.



COMMENTS	Permit Submittal
DATE	03-10-2023
MARK	
DRAWN	Author
CHECK	CARL F. PIRSCHER
JOB #	Project Number

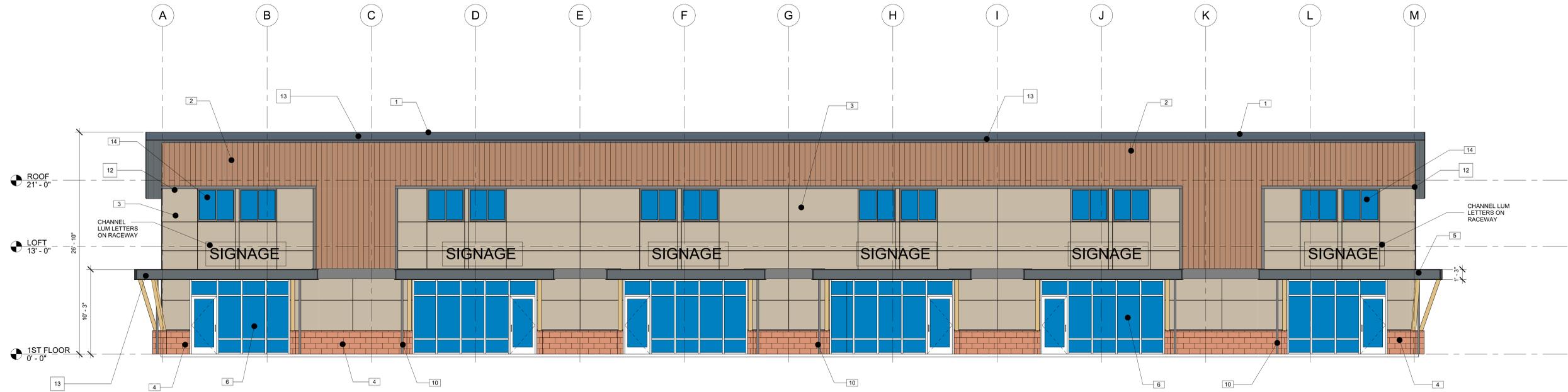
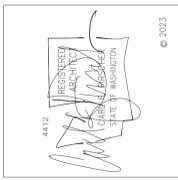
SMOKEY POINT-COMMERCIAL 1
 19402 SMOKEY POINT BLVD
 RINGLTON, WA 98223-8267
 CLIENT: Owner



CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 DESIGN FRONT ELEVATION
3/16" = 1'-0"



2 3D FRONT

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	STANDING SEAM METAL ROOF	AEP	OLD TOWN	
2	METAL PLANK SIDING	WESTERN STATES METAL ROOFING	NATURAL MAPLE WOOD	T-8 PLANKWALL WOOD
3	FIBER CEMENT	JAMES HARDIE OR SIM	BEM-BENNINGTON GREY H-82	
4	6" SPLIT FACE CMU	ANGELUS BLOCK COMPANY	SUNSET PRECISION	
5	CANOPY	NA	AEP OLD TOWN	
6	CLEAR ANODIZED STOREFRONT SYSTEM	KAWNEER	NATURAL	
8	2X10 WOOD FASCIA	NA	BEM-DOLPHIN AF-715	
9	GARAGE DOOR	TBD	BEM-EYE OF THE TIGER 188	
10	DOWNSPOUT	NA	MATCH WALL	
11	SCUPPER	NA	MATCH WALL	
12	2x4 WOOD FASCIA	NA	MATCH ROOF	
13	2X12 WOOD FASCIA WITH METAL COVER	NA	MATCH ROOF	
14	VINYL WINDOWS	TBD	PUTTY	

BEM=BENJAMIN MOORE

DESIGN NOTES FOR COMMERCIAL STRUCTURES: (NOTE: THERE ARE 8 COMMERCIAL BUILDINGS)

Zoning: Commercial Corridor

Transect: T4- Flex

Place Type: Mixed Use Neighborhood Corridor

- The commercial structures are clustered together at the northern one third of the site. There are eight (8) commercial structures proposed of varying size but all sharing a similar palette of exterior finishes. Several of the structures are oriented towards Smokey Point Blvd. and the balance of commercial structures front an internal street that links the commercial buildings to the townhome structures and rowhouse units in a circular arrangement that includes connections to park facilities, a walking trail, recreational and neighborhood gathering opportunities.
- The commercial buildings provide a functional and design departure from the more residential character of the row house live/work units and the residential townhomes. The commercial buildings are closer in scale to the 2-story residential townhomes but offer much larger contiguous floor spaces for commercial enterprise than the live/work townhomes. The commercial building heights are also designed to accommodate a 2nd floor loft that is approximately one third of the size of the commercial floor below. The loft is designed to accommodate additional commercial activities or even be built-out as a small apartment unit.
- The proposed commercial structures have a scale and form that mimics the predominant architectural forms in the immediate neighborhood as noted for Building B row-houses and townhomes. The predominant roof form for the commercial structures is a simple shed roof sloped at a 3/1 pitch and clad in standing seam metal. Additional facade modulation is provided by lower-level projecting roof canopies over storefront and entry door elements. The commercial structures also display a classic and high-quality exterior material palette, consisting of a split faced CMU wainscotting, vertical metal plank siding, fiber reinforced cement panels, and wood trimmed windows. The colors and materials are consistent and relational with the Building B exterior finishes. The architectural style is a northwest contemporary style with a muted but polychromatic color palette. The doors and windows are a mix of commercial storefront and residential character and size and trimmed in wood.
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MARK	DATE	COMMENTS
	03-10-2023	Permit Submittal

DRAWN: Author
CHECK: CARL F. PIRSCHER
JOB # Project Number

SMOKEY POINT-COMMERCIAL 1
 19402 SMOKEY POINT BLVD
 ARLINGTON, WA 98223-8267
 EXTERIOR ELEVATIONS
 CLIENT: Owner



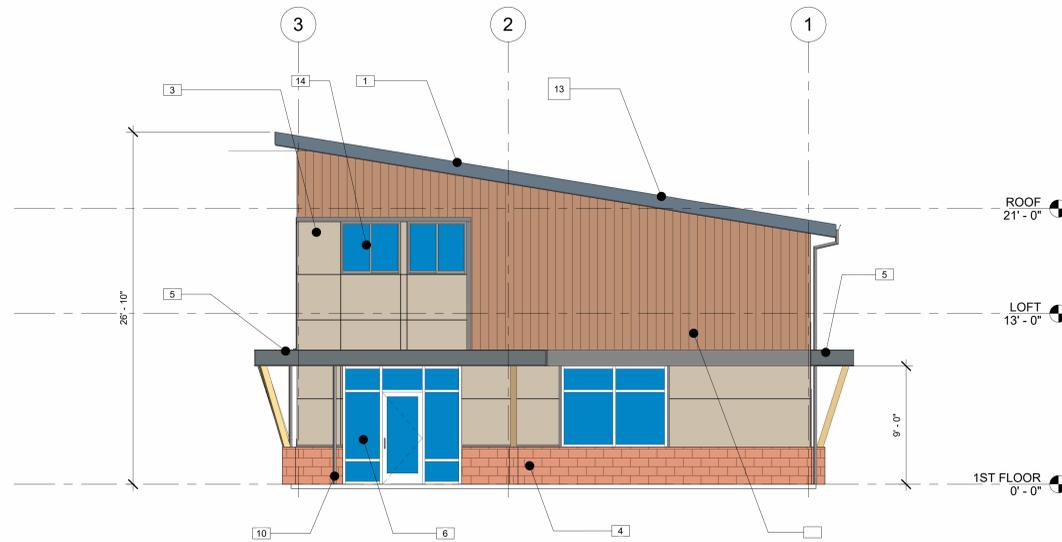
CDA + Pirscher Architects
23114 100th Ave W
Edmonds, WA 98020
(206) 368-9666

SHEET:
D501

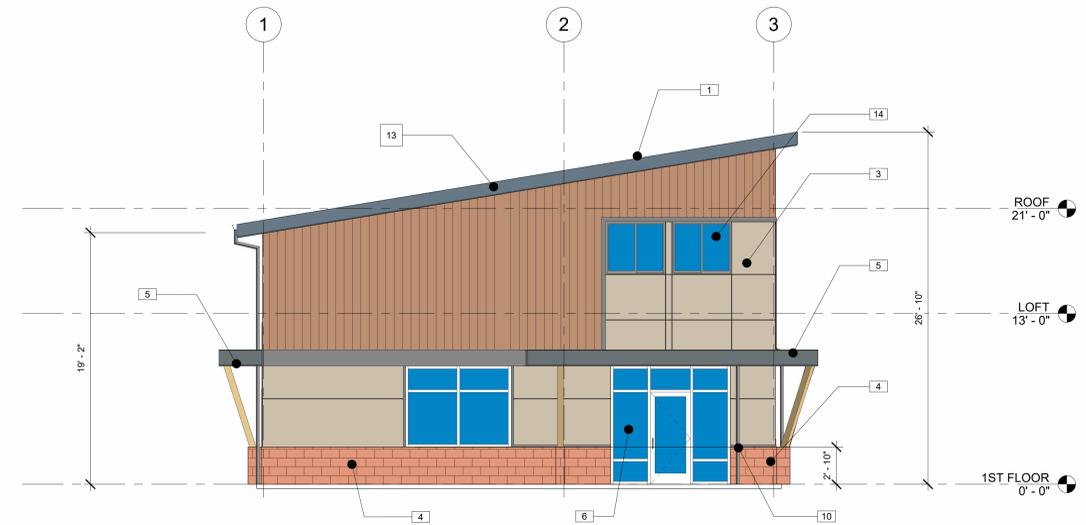
CITY OF ARLINGTON SMOKEY POINT RIDGE

FILE NO: XXX

SECTION, TOWNSHIP, & RANGE:
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.



1 DESIGN SIDE 1
3/16" = 1'-0"



2 DESIGN SIDE 2
3/16" = 1'-0"

TAG	MATERIAL	MANUFACTURER	COLOR	COMMENTS
1	STANDING SEAM METAL ROOF	AEP	OLD TOWN	
2	METAL PLANK SIDING	WESTERN STATES METAL ROOFING	NATURAL MAPLE WOOD	T-8 PLANKWALL WOOD
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6	CLEAR ANODIZED STOREFRONT SYSTEM	KAWNEER	NATURAL	
8	2X10 WOOD FASCIA	NA	BEM-DOLPHIN AF-715	
9	GARAGE DOOR	TBD	BEM-EYE OF THE TIGER 188	
10	DOWNSPOUT	NA	MATCH WALL	
11	SCUPPER	NA	MATCH WALL	
12	2x4 WOOD FASCIA	NA	MATCH ROOF	
13	2X12 WOOD FASCIA WITH METAL COVER	NA	MATCH ROOF	
14	VINYL WINDOWS	TBD	PUTTY	

BEM=BENJIMAN MOORE

DESIGN NOTES FOR COMMERCIAL STRUCTURES: (NOTE: THERE ARE 8 COMMERCIAL BUILDINGS)

Zoning: Commercial Corridor

Transect: T4- Flex

Place Type: Mixed Use Neighborhood Corridor

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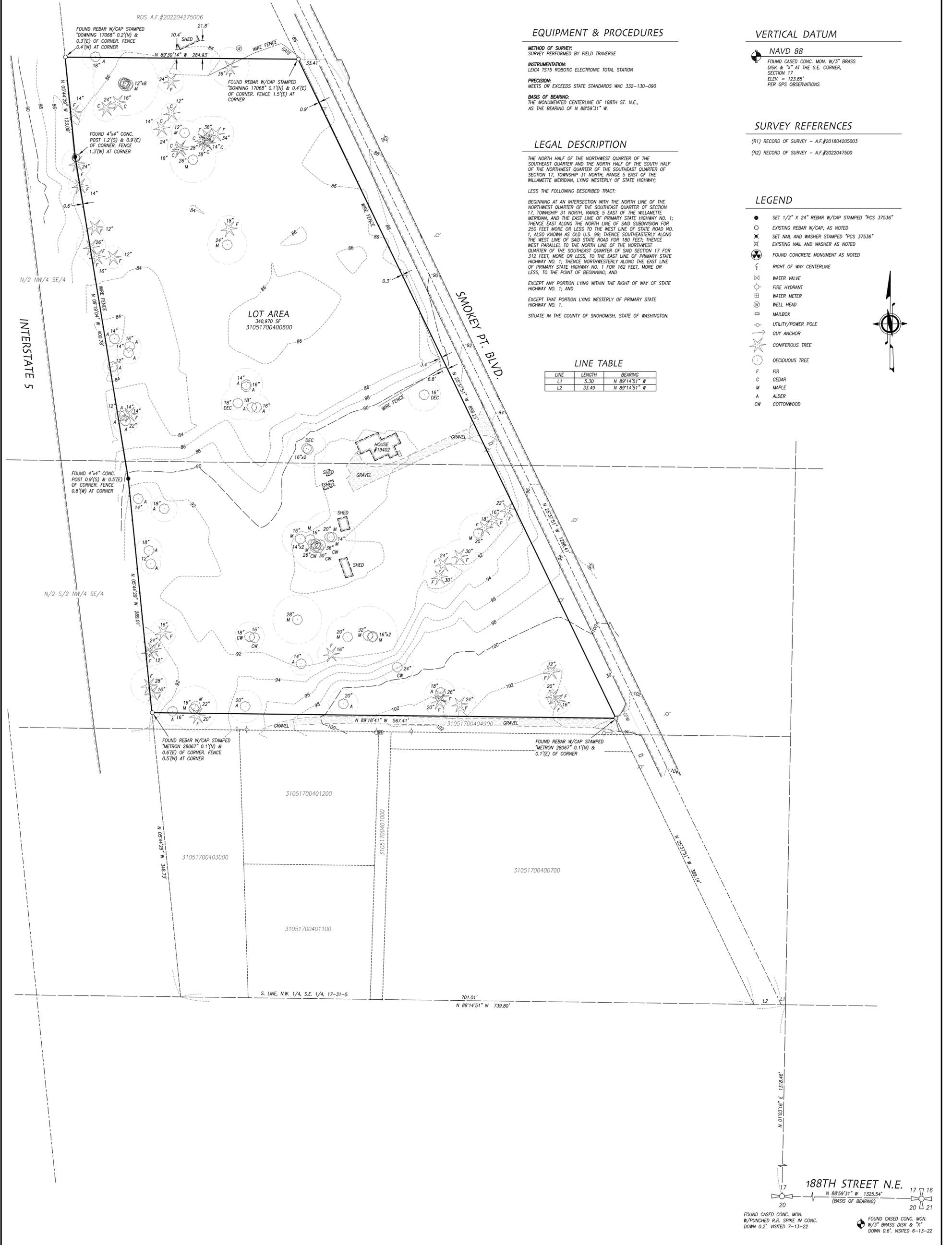
MARK	DATE	COMMENTS
	03-10-2023	Permit Submittal

DRAWN: Author
 CHECK: CARL F. PIRSCHER
 JOB # Project Number

SMOKEY POINT-COMMERCIAL 1
 19402 SMOKEY POINT BLVD
 ARLINGTON, WA 98223-8267
 EXTERIOR ELEVATIONS
 CLIENT: Owner



SHEET:
D503



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA 1515 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E., AS THE BEARING OF N 88°59'31" W.

VERTICAL DATUM

NAVD 88
FOUND CASED CONC. MON. W/3" BRASS DISK & "X" AT THE S.E. CORNER, SECTION 17, ELEV. = 123.85' PER GPS OBSERVATIONS

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY; LESS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR 250 FEET MORE OR LESS TO THE WEST LINE OF STATE ROAD NO. 1, ALSO KNOWN AS OLD U.S. 99; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID STATE ROAD FOR 180 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17 FOR 312 FEET, MORE OR LESS, TO THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1; THENCE NORTHWESTERLY ALONG THE EAST LINE OF PRIMARY STATE HIGHWAY NO. 1 FOR 162 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY NO. 1; AND

EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LINE TABLE

LINE	LENGTH	BEARING
L1	5.30	N 89°14'51" W
L2	33.49	N 89°14'51" W

SURVEY REFERENCES

(R1) RECORD OF SURVEY - A.F.#201804205003
(R2) RECORD OF SURVEY - A.F.#2022047500

LEGEND

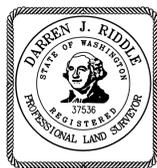
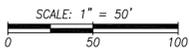
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- EXISTING REBAR W/CAP, AS NOTED
- ✕ SET NAIL AND WASHER STAMPED "PCS 37536"
- ✕ EXISTING NAIL AND WASHER AS NOTED
- ⊙ FOUND CONCRETE MONUMENT AS NOTED
- ⌒ RIGHT OF WAY CENTERLINE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WELL HEAD
- ⊕ MAILBOX
- ⊕ UTILITY/POWER POLE
- ⊕ GUY ANCHOR
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- F FIR
- C CEDAR
- M MAPLE
- A ALDER
- CW COTTONWOOD



NOTES

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

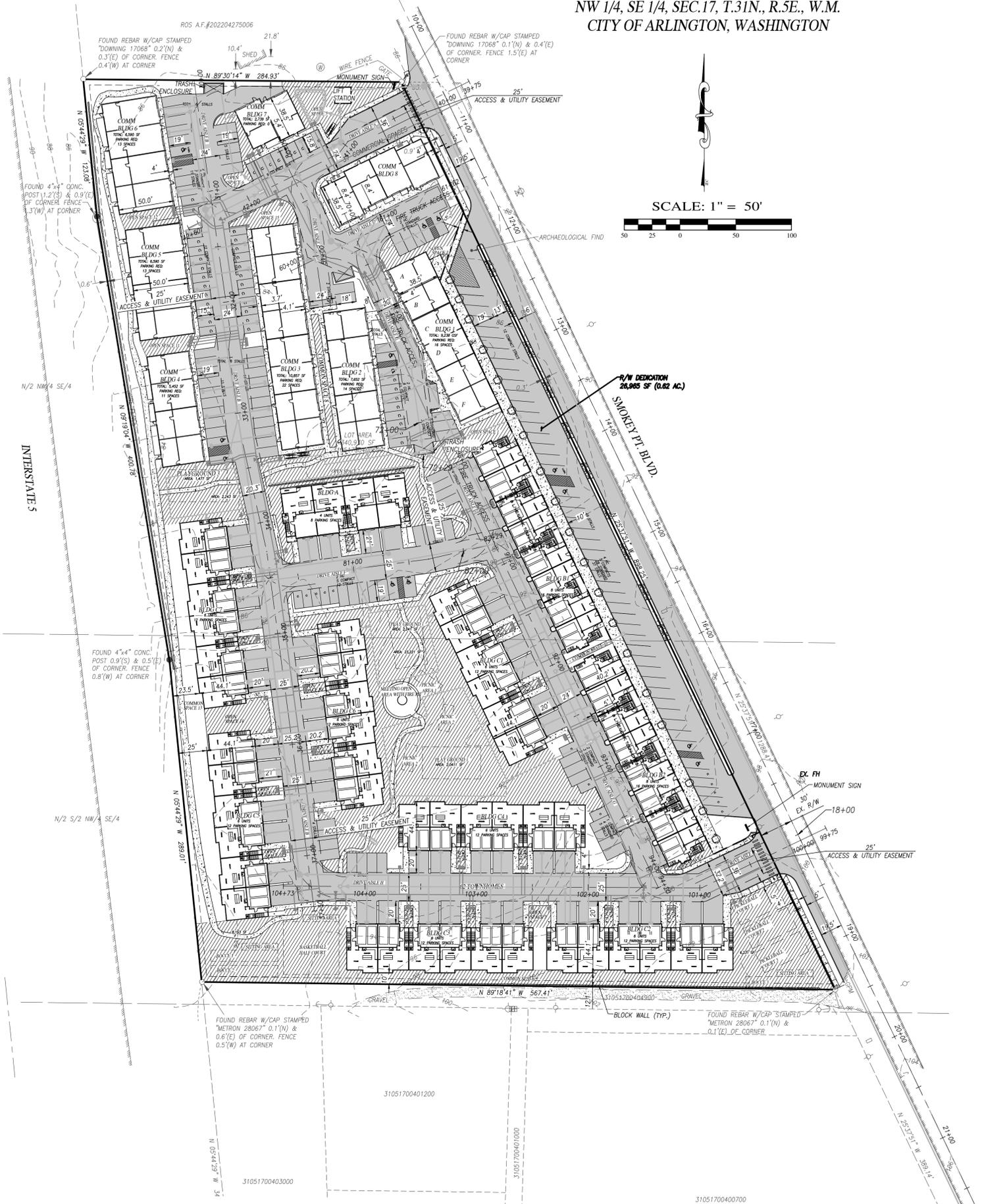


Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.512.7099 FAX 425.357.3577
www.PCSurveys.net

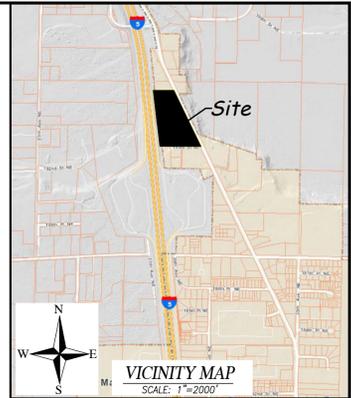
TOPOGRAPHIC SURVEY FOR:
MIKE WEEKS
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
MAH 7.14.22 222684top.dwg 1" = 50' 22-2684

FOUND CASED CONC. MON. W/PUNCHED R.R. SPIKE IN CONC. DOWN 0.2'. VISITED 7-13-22
FOUND CASED CONC. MON. W/3" BRASS DISK & "X" DOWN 0.6'. VISITED 6-13-22

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



- LEGEND**
- ⊕ EXISTING MONUMENT (AS SHOWN)
 - ⊕ SECTION 1/4 CORNER NOT FOUND
 - ⊕ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CLF CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EDP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - P POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UUA UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - XXX TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - ▨ USEABLE OPEN SPACE



EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 188TH ST. N.E., AS THE BEARING OF N 88°59'31" W.

DATUM:
NAVD 88
N.A.V.D 88-3.64'-NGVD '29 (MSL)

ENGINEER/CONTACT SURVEYOR

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
EMAIL: INFO@INSIGHTENGINEERING.NET

PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILLCREEK, WA 98082
CONTACT: DARREN J. RIDOLE, PLS
PH: (425) 508-4951
PHONE: (425) 508-4951

OWNER/APPLICANT

PEAK TO PEAK DEVELOPMENT LLC
PO BOX 12867
MILL CREEK, WA 98082
PH: (206) 571-2834

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF STATE HIGHWAY;

LESS THE FOLLOWING DESCRIBED TRACT:

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EXCEPT THAT PORTION LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

- SHEET INDEX**
- C1.0 COVER SHEET
 - C1.1 EXISTING FEATURES MAP
 - C1.2 HORIZONTAL CONTROL PLAN
 - C2.0 PRELIMINARY CLEARING AND GRADING PLAN AND TESP
 - C3.0 PRELIMINARY ROAD AND UTILITY PLAN
 - C3.1 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.2 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.3 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.4 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.5 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C3.6 PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE
 - C4.0 PRELIMINARY DRAINAGE PLAN
 - C5.0 PRELIMINARY SEWER AND WATER PLAN
 - C6.0 FRONTAGE IMPROVEMENT PLAN AND PROFILE



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(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=50' JOB NO.: 22-1220

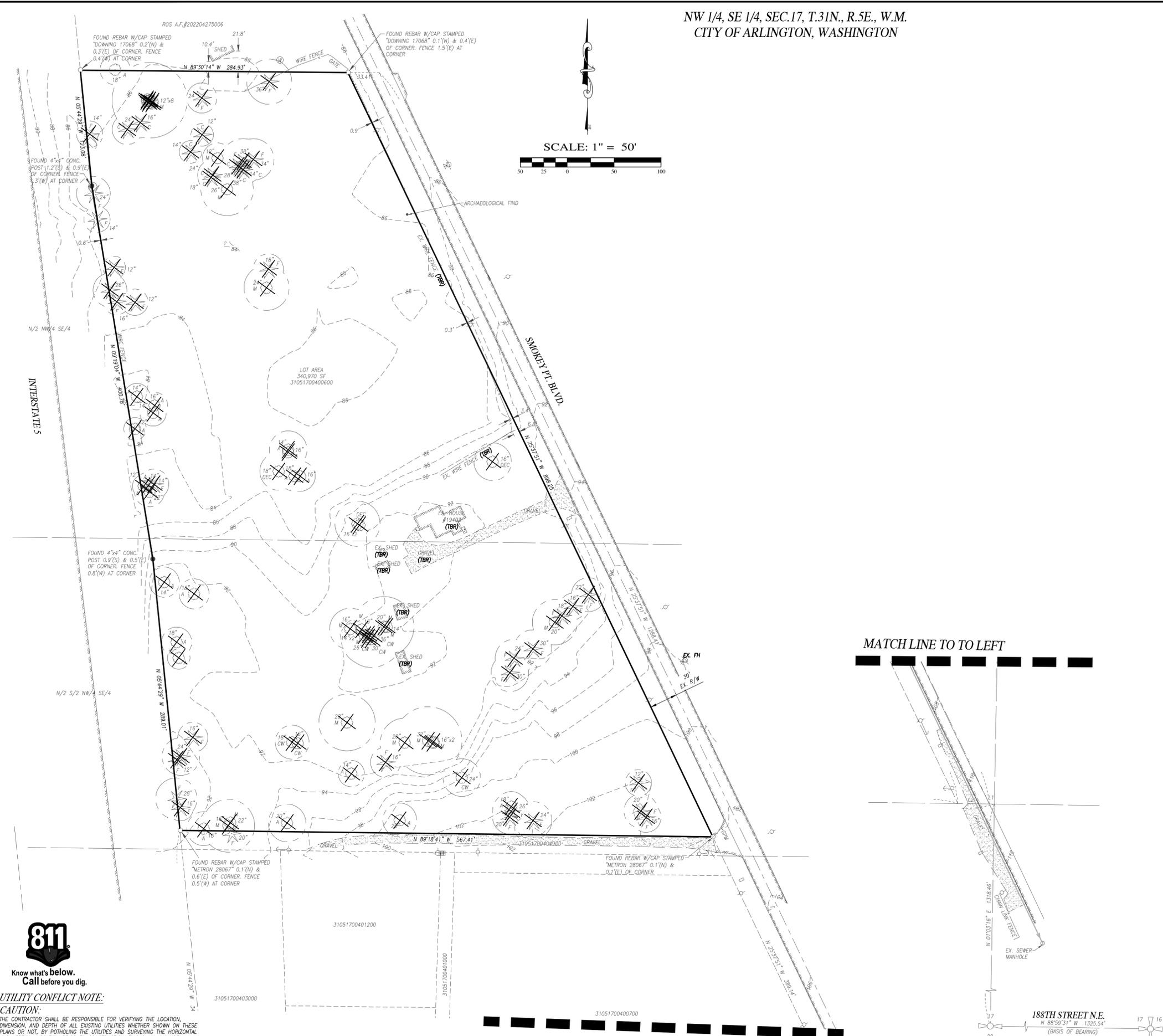
SHEET: COVER SHEET C1.0



SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



MATCH LINE TO TO LEFT



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DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221220-PRELIM.DWG	JTK	05-03-2023	1"=50'	22-1220

EXISTING FEATURES MAP

SHEET
C1.1

REV. NO.	DESCRIPTION	INITIALS	DATE

02/16/2024



Know what's below.
Call before you dig.

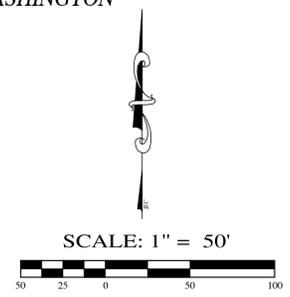
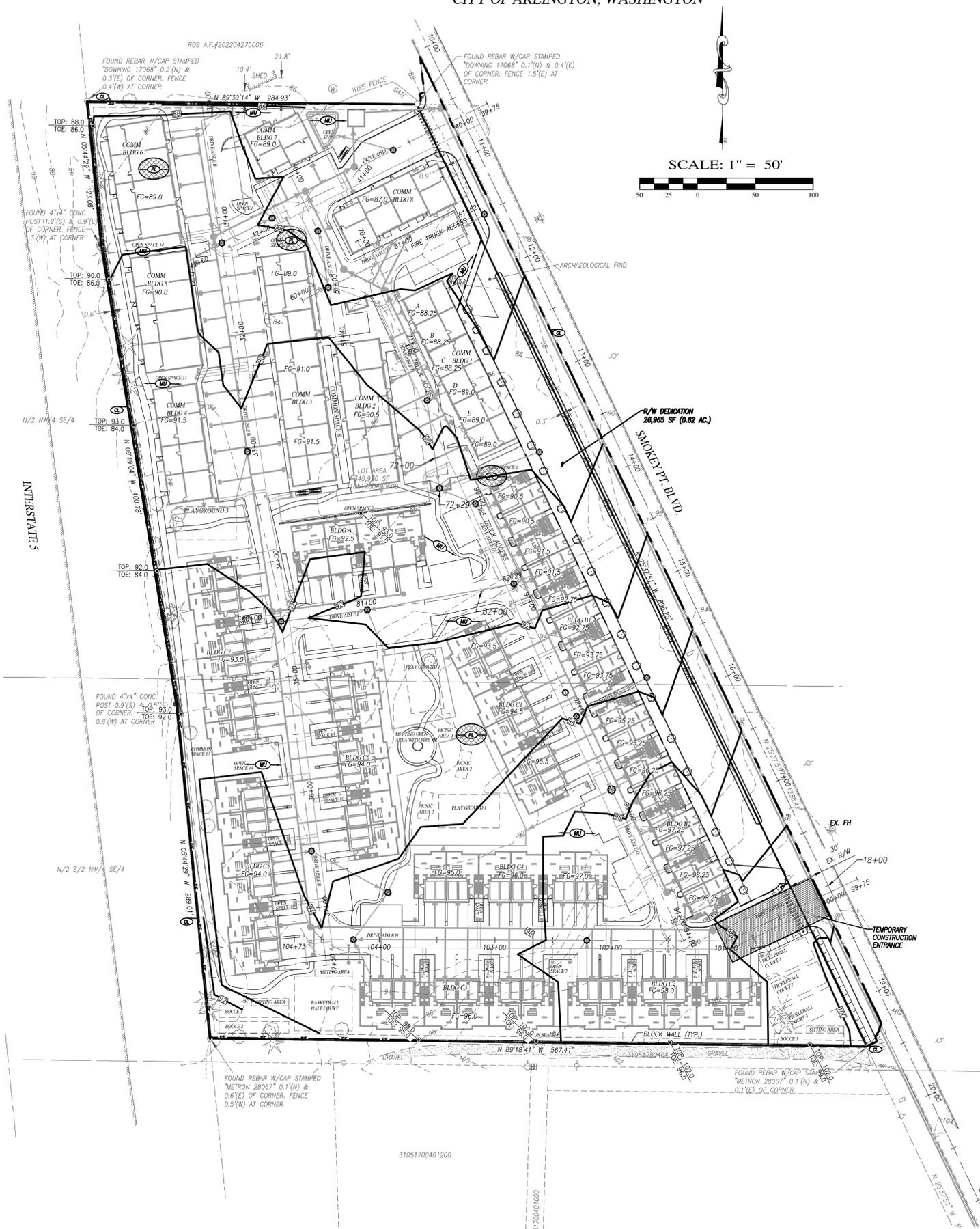
UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-Holing THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-Holing ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SMOKEY POINT RIDGE

MATCH LINE TO TO RIGHT

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



THE 13 ELEMENTS OF TESC BMP

- ELEMENT #1 - MARK CLEARING LIMITS:
LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
- ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS:
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
- ELEMENT #3 - CONTROL FLOW RATES:
FLOW IS MINIMAL.
- ELEMENT #4 - INSTALL SEDIMENT CONTROLS:
SILT FENCE, INLET PROTECTION, MULCH, AND INTERCEPTOR SWALES ARE PROPOSED.
- ELEMENT #5 - STABILIZE SOILS:
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
- ELEMENT #6 - PROTECT SLOPES:
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
- ELEMENT #7 - PROTECT DRAIN INLETS:
INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.
- ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS:
N/A
- ELEMENT #9 - CONTROL POLLUTANTS:
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPERSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
- ELEMENT #10 - CONTROL DEWATERING:
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.
- ELEMENT #11 - MAINTAIN BMP'S:
ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
- ELEMENT #12 - MANAGE THE PROJECT:
THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.
- ELEMENT #13 - PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES:
N/A

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON INSPECTOR BY PHONING 360-435-3811.
2. INSTALL ORANGE PLASTIC CLEARING LIMIT FENCING AS INDICATED.
3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE.
4. INSTALL ALL SILT FENCE.
5. CONSTRUCT INFILTRATION TRENCH.
6. CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
7. CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
8. APPLY MULCH TO UNCOVERED AREAS.
9. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED.

SOIL TYPE
EVERETT

GRADING QUANTITIES:
CUT: 3,950 Cu.Yds.
FILL: 40,000 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.

T.E.S.C. LEGEND

- SF SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- CL CLEARING LIMITS
- CATCH BASIN INLET PROTECTION (TYP.)
- MU MULCH &/OR STRAW MATTING
- PL PLASTIC COVER
- FLOW ARROW (EX.)



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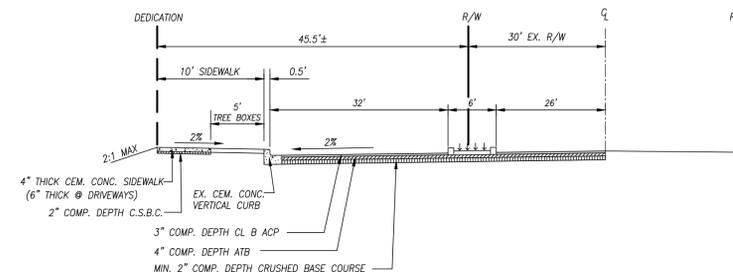
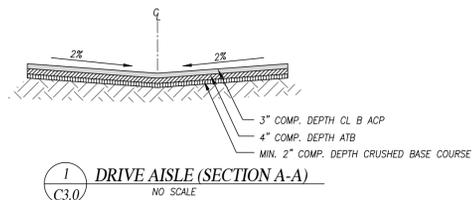
DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
221220-PRELIM.DWG	JTK	05-03-2023	1"=50'	22-1220
PRELIMINARY GRADE, AND	FILL AND TESC			SHEET C2.0

REV. NO.	DESCRIPTION	INITIALS	DATE

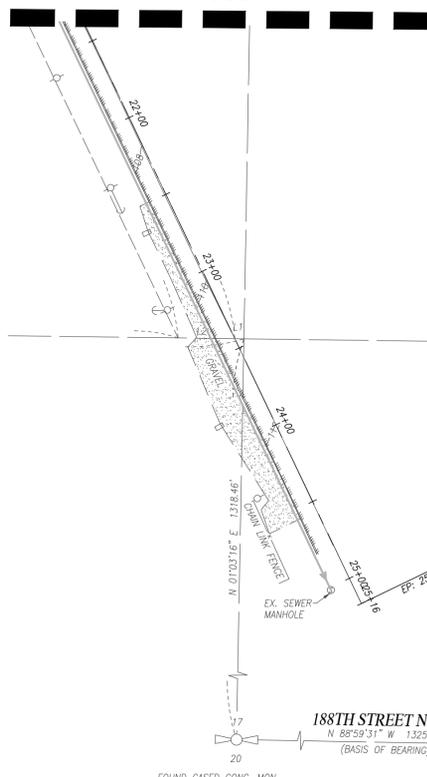
SMOKEY POINT RIDGE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



MATCH LINE TO TO LEFT



MATCH LINE TO TO RIGHT



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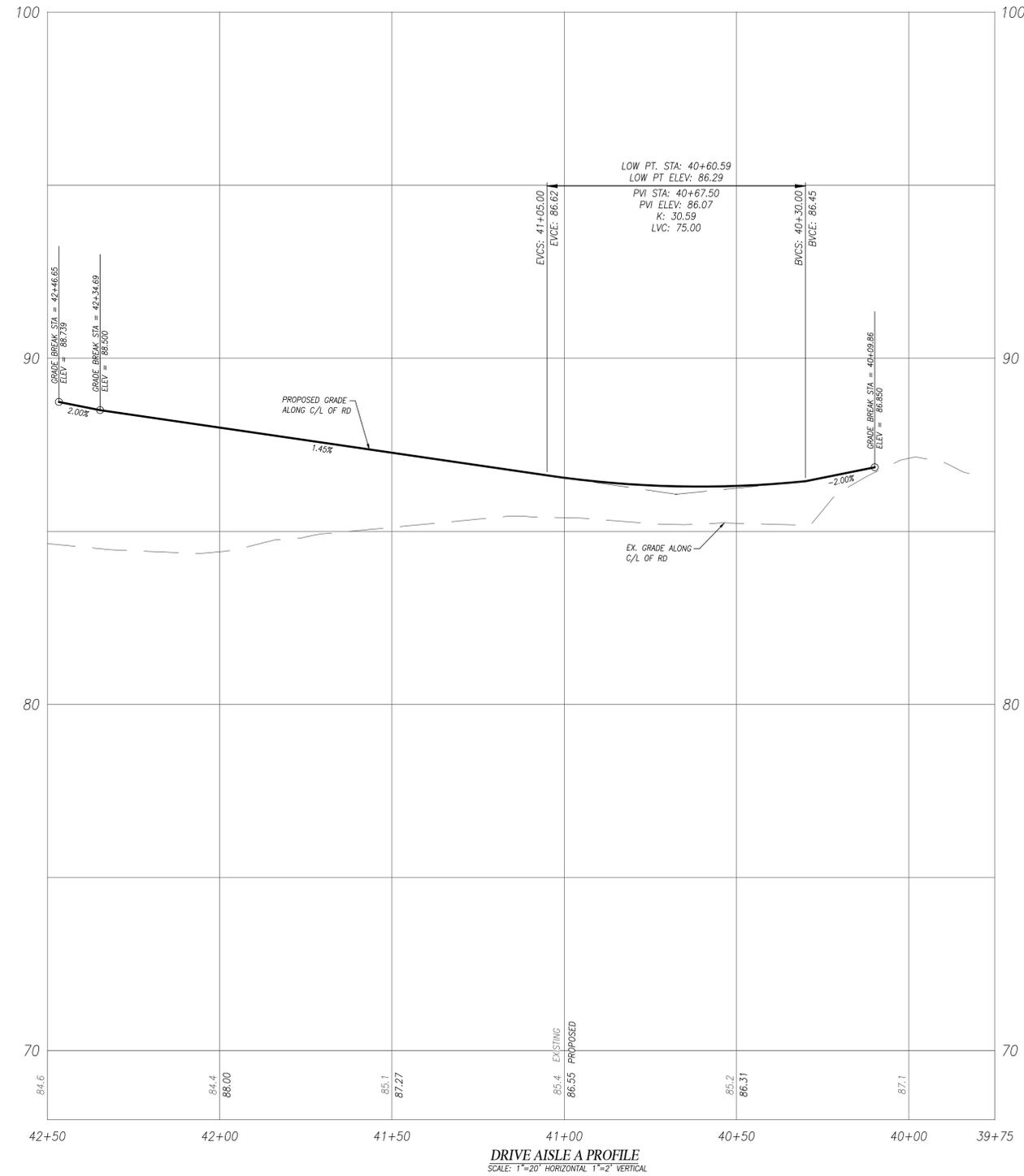
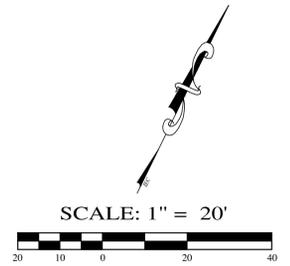
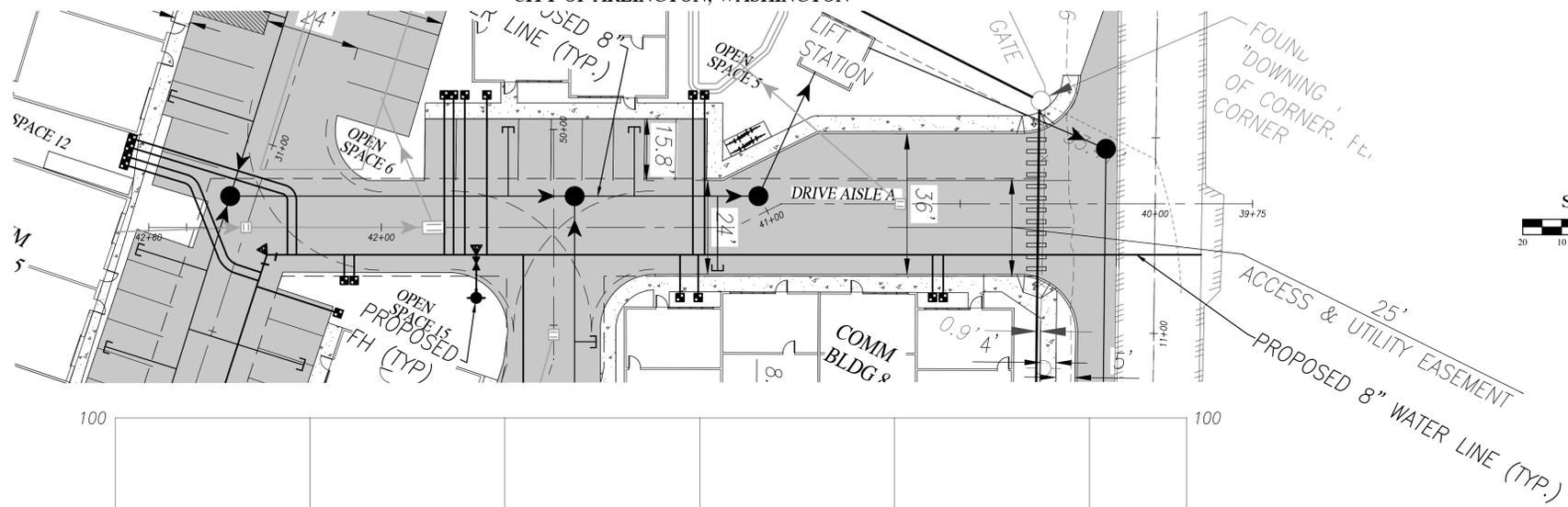
DWG FILENAME: 221220-PRELIM.DWG
DESIGNED BY: JTK
DATE: 05-03-2023
SCALE: 1"=50'
JOB NO.: 22-1220

PRELIMINARY
ROAD AND UTILITY PLAN

SHEET
C3.0



NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
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DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=20' JOB NO.: 22-1220

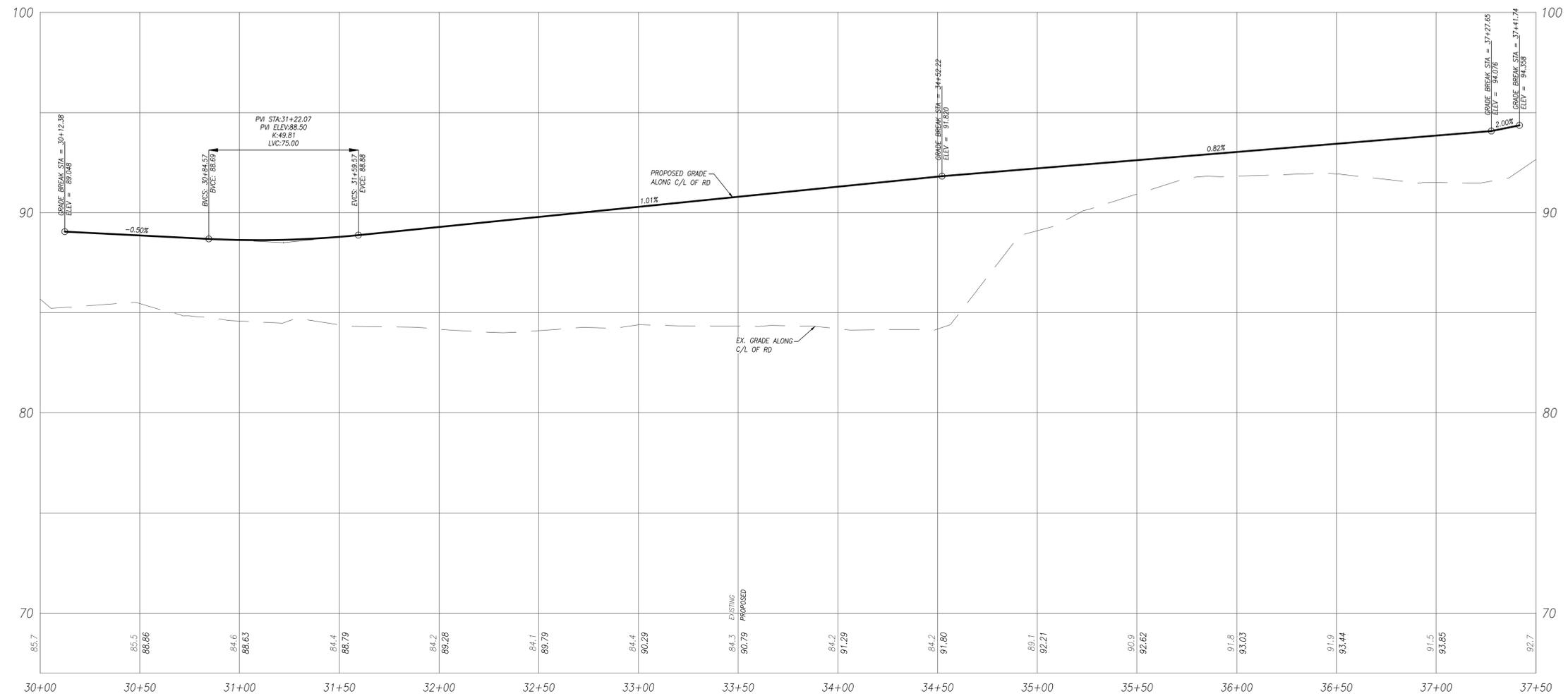
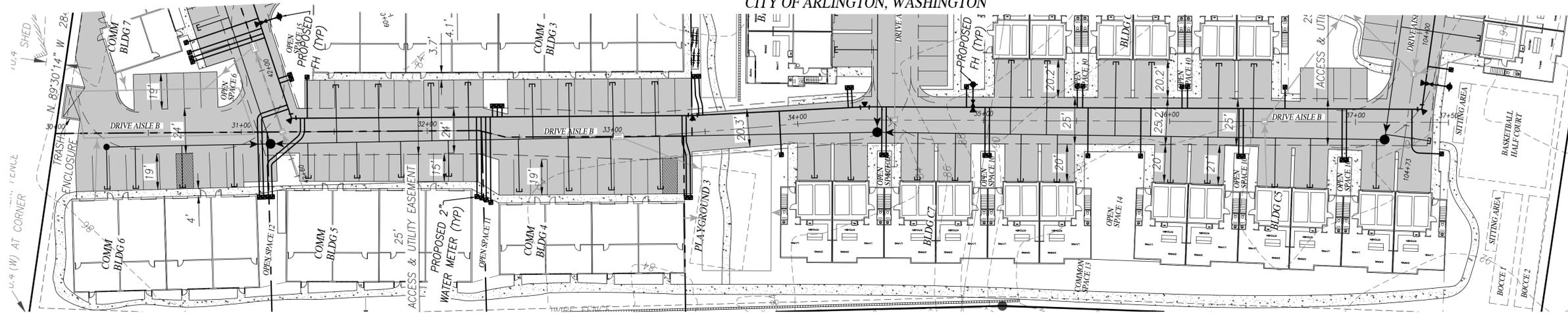
PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET C3.1

REV. NO.	DESCRIPTION	INITIALS	DATE



02/16/2024

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE B PROFILE
SCALE: 1"=30' HORIZONTAL 1"=3' VERTICAL

REV. NO.	DESCRIPTION	INITIALS	DATE



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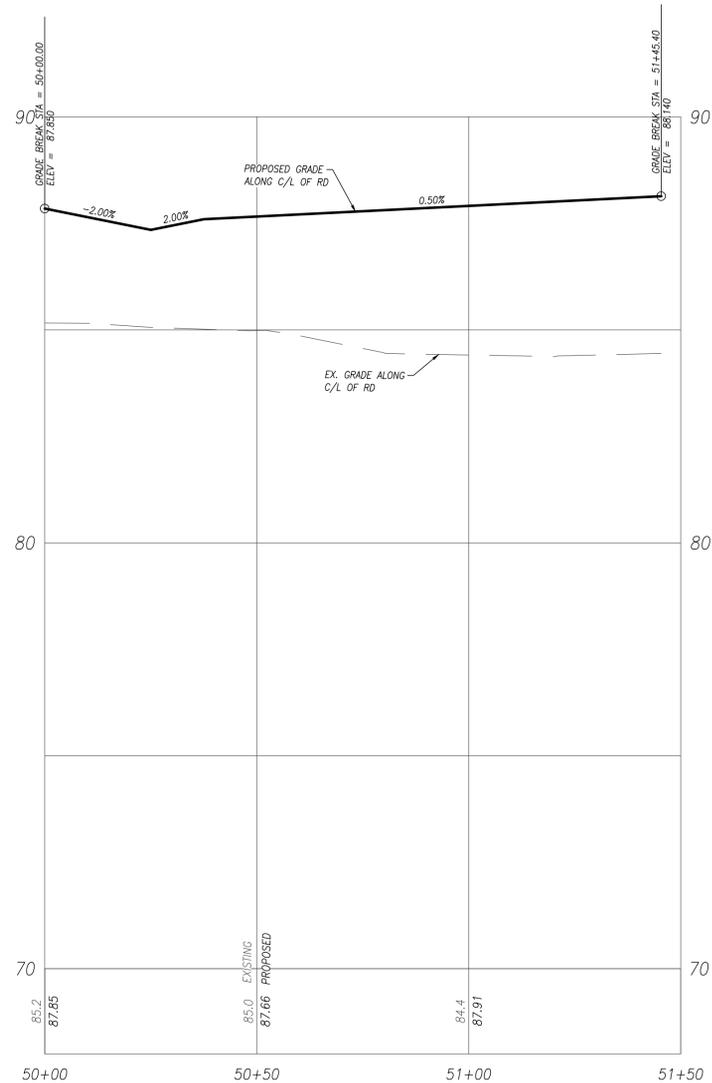
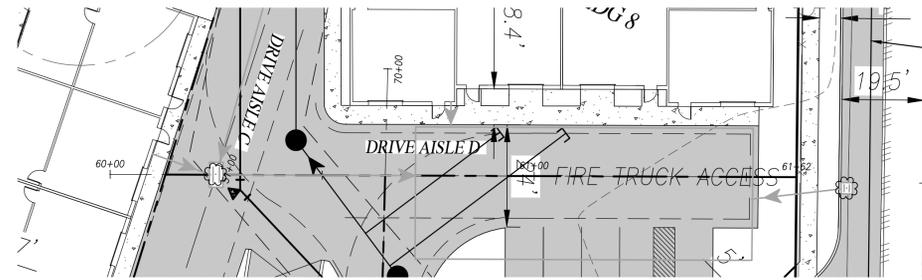
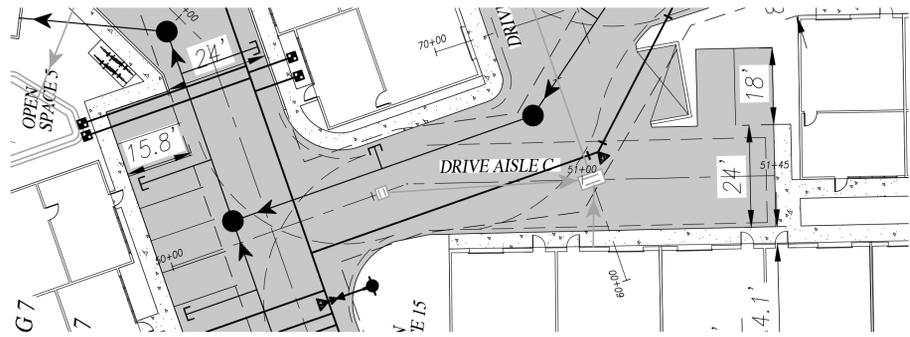
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NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

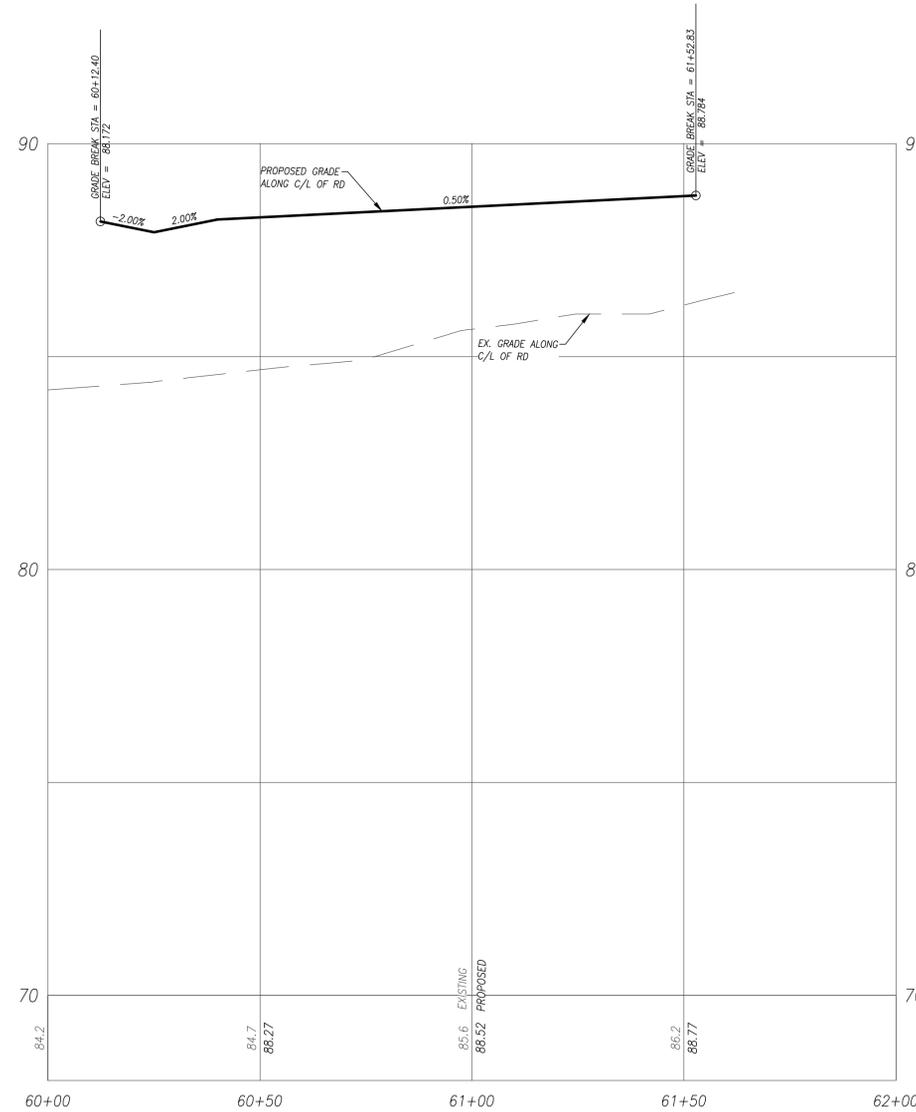
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PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET C3.2

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE C PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



DRIVE AISLE D PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

REV. NO.	DESCRIPTION	INITIALS	DATE





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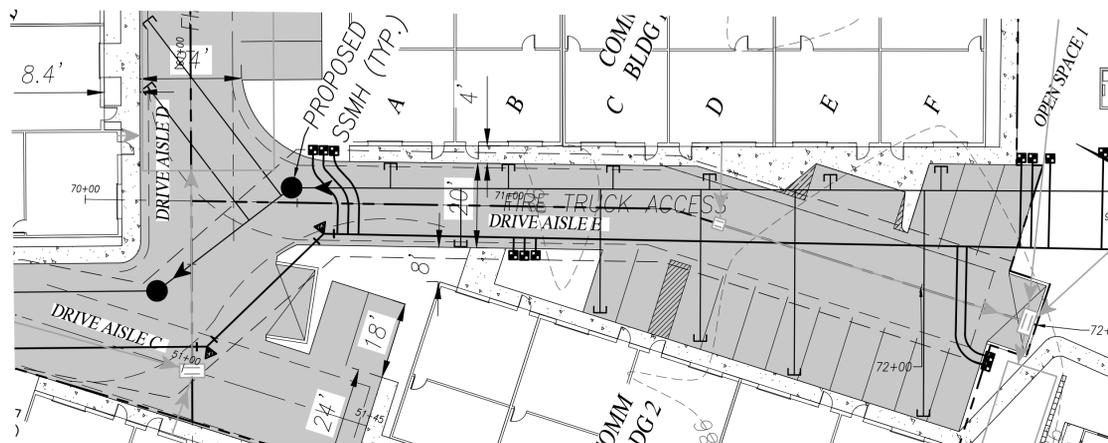
TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

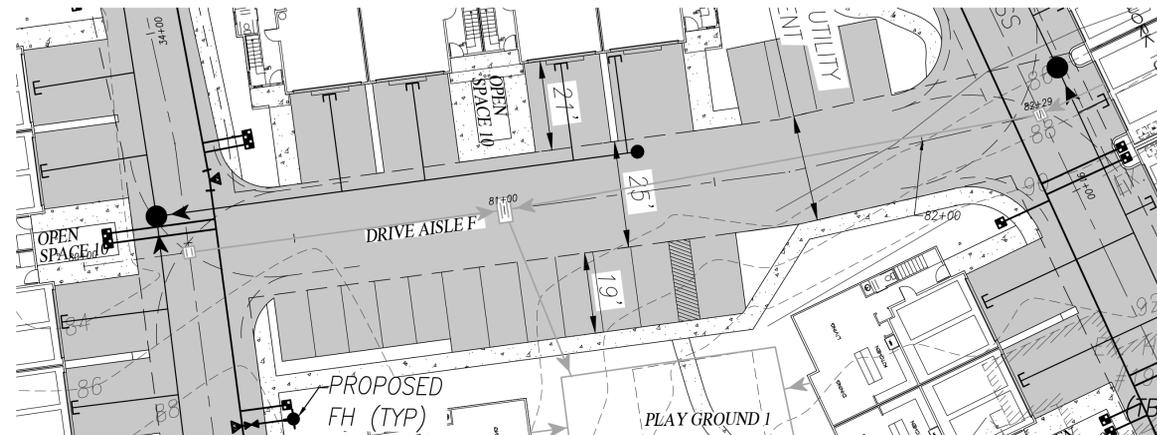
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PRELIMINARY ROAD AND UTILITY PLAN AND PROFILE SHEET **C3.3**

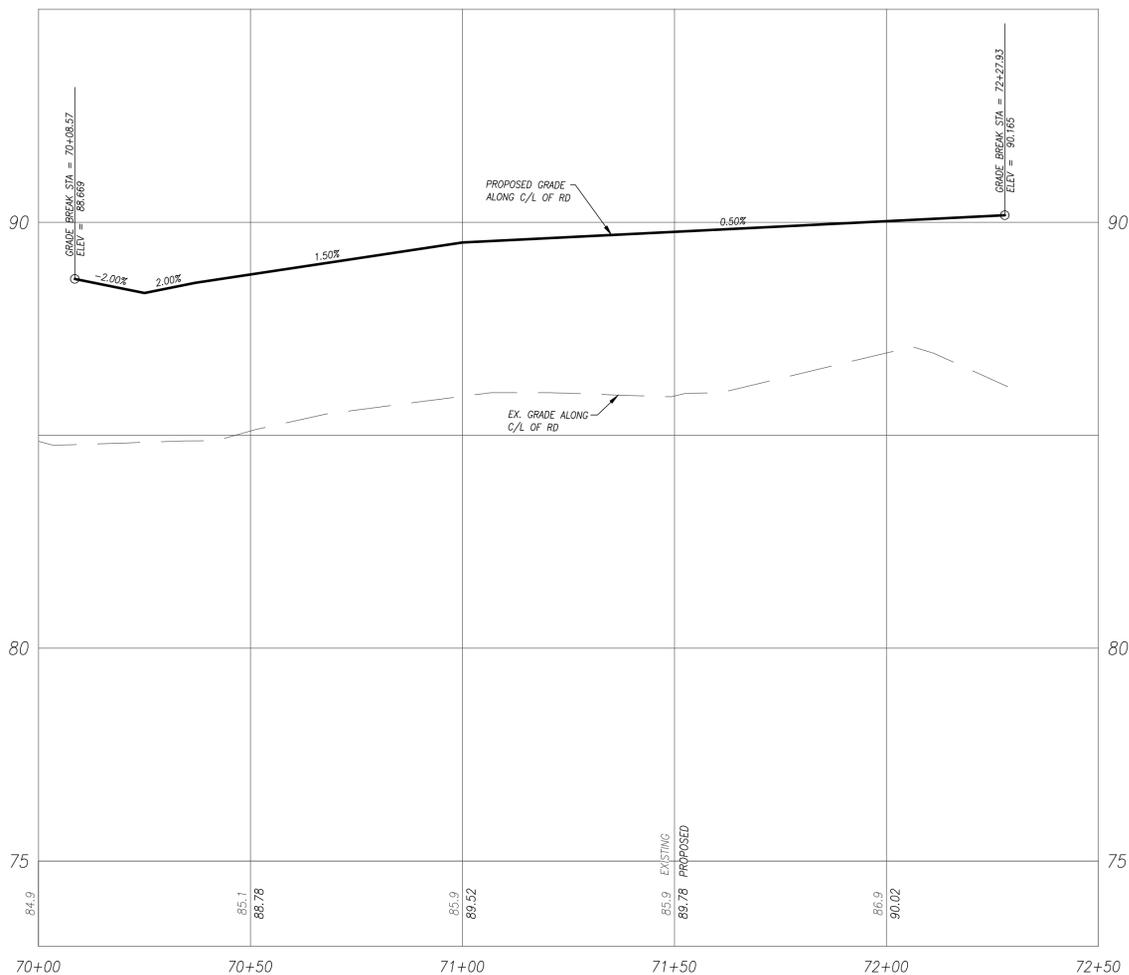
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



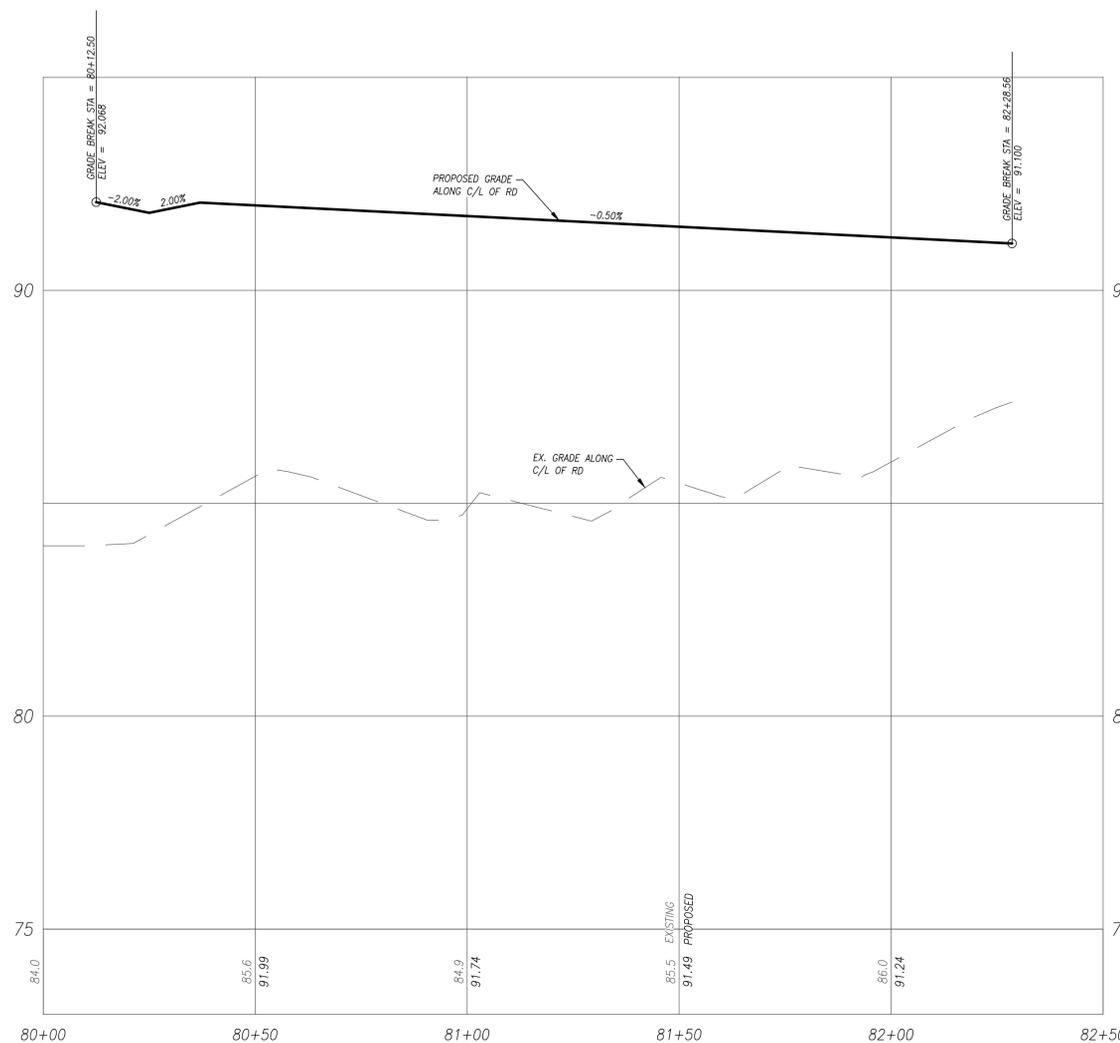
SCALE: 1" = 20'



SCALE: 1" = 20'



DRIVE AISLE E PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



DRIVE AISLE F PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

REV. NO.	DESCRIPTION	INITIALS	DATE



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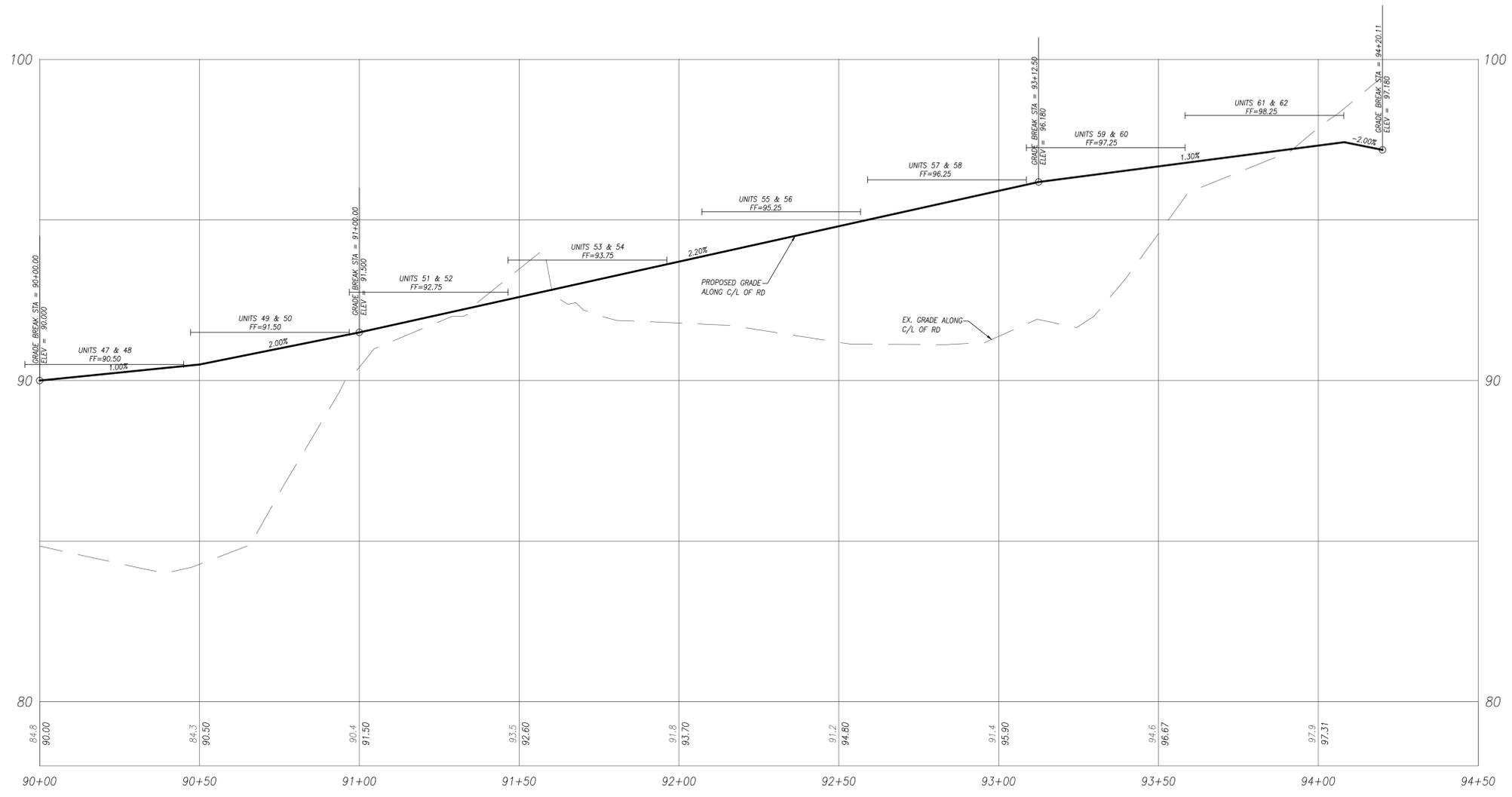
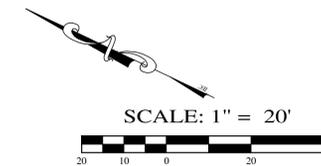
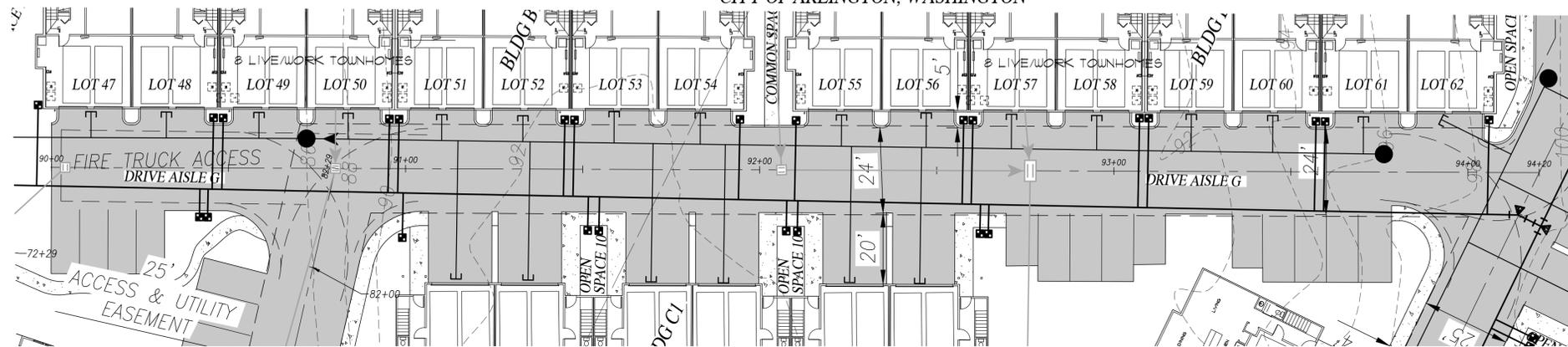
NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=20' JOB NO.: 22-1220

PRELIMINARY ROAD
AND UTILITY PLAN PROFILE

SHEET
C3.4

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE G PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



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TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

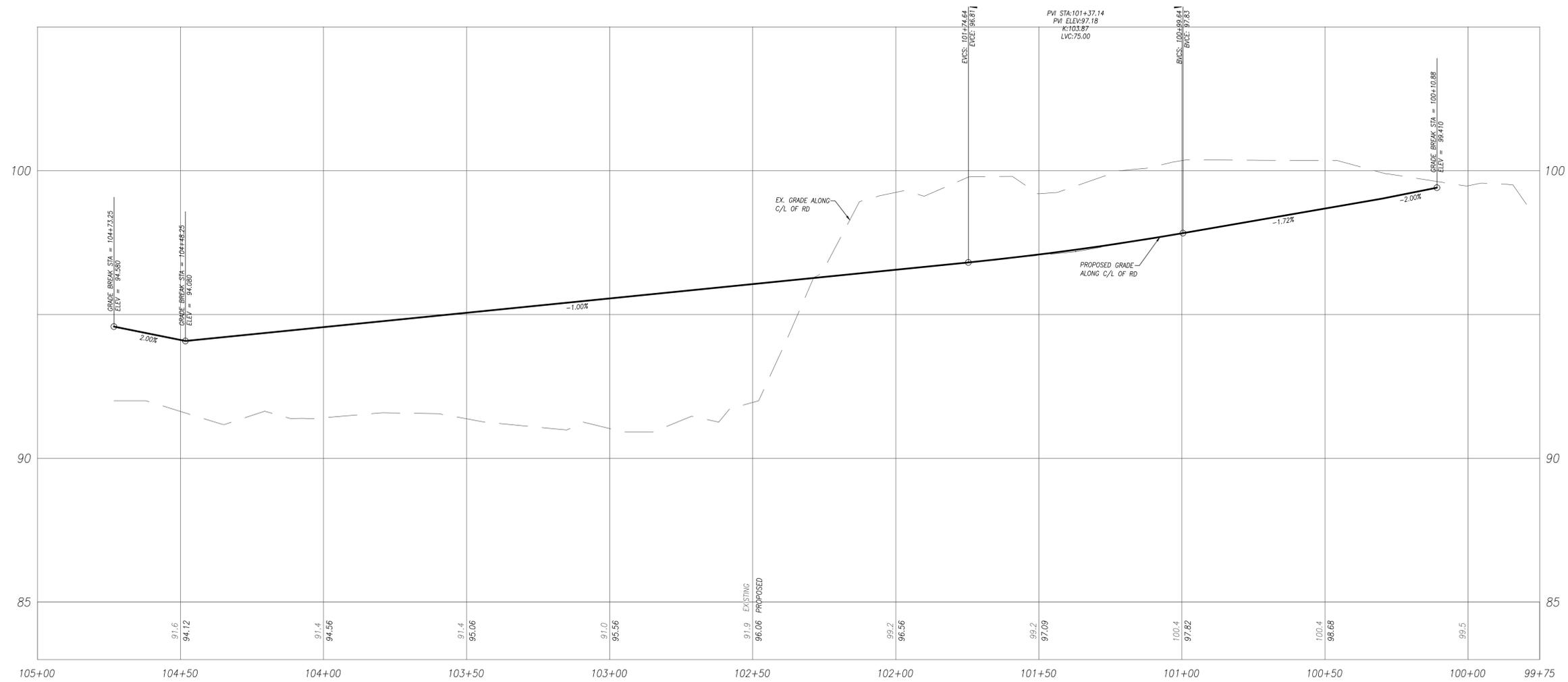
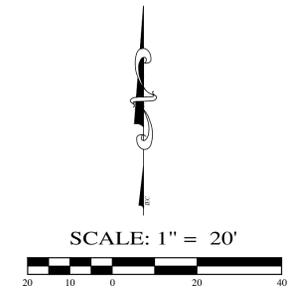
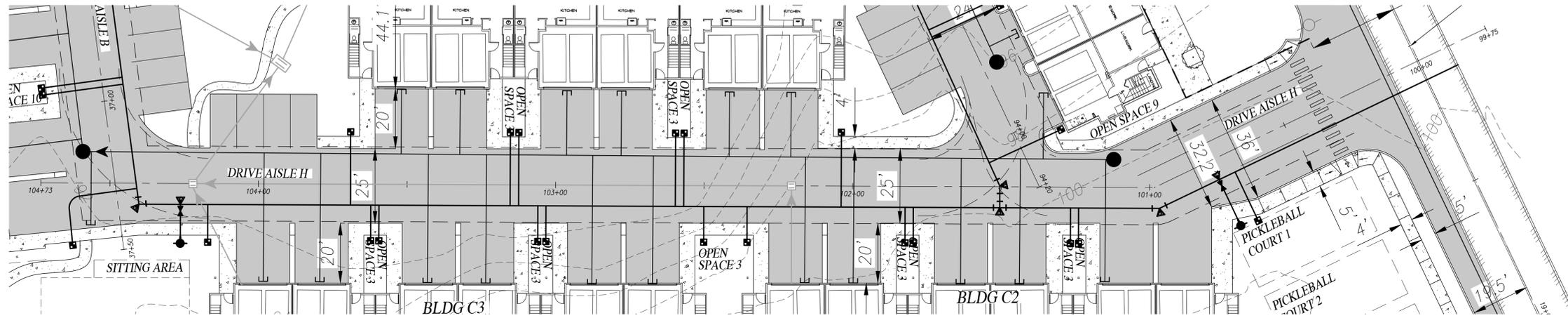
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221220-PRELIM.DWG	JTK	05-03-2023	1"=20'	22-1220

PRELIMINARY ROAD AND UTILITY PLAN PROFILE
SHEET C3.5

REV. NO.	DESCRIPTION	INITIALS	DATE

Professional Engineer Seal for Brian R. Kala, State of Washington, License No. 16495, dated 02/16/2024.

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



DRIVE AISLE H PROFILE
SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL



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NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
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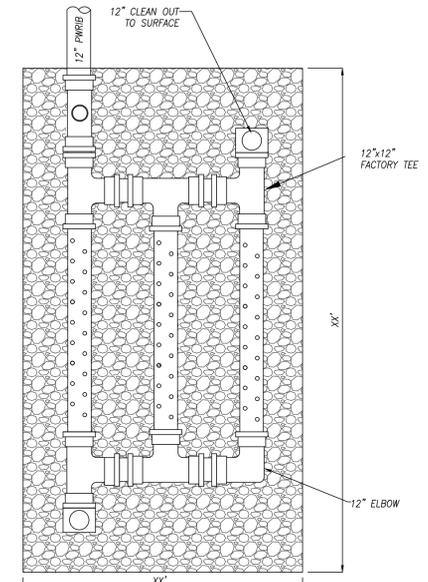
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221220-PRELM.DWG	JTK	05-03-2023	1"=20'	22-1220

PRELIMINARY ROAD AND UTILITY PLAN PROFILE	SHEET C3.6
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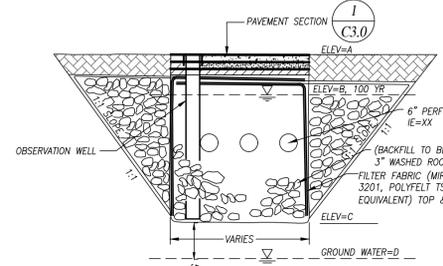
REV. NO.	DESCRIPTION	INITIALS	DATE

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



1 TYPICAL MANIFOLD DETAIL
C4.0 NOT TO SCALE



2 INFILTRATION TRENCH SECTION
C4.0 NTS

DRAINAGE BASIN MAP
SCALE: 1"=60'

- INFILTRATION TRENCH 1
- INFILTRATION TRENCH 2
- INFILTRATION TRENCH 3
- INFILTRATION TRENCH 4
- INFILTRATION TRENCH 5
- BIORETENTION 1

SYSTEM	SIZE	A GROUND EL.	B TOP EL.	C BOTTOM EL.	D GROUNDWATER EL.
INFILTRATION TRENCH-1	2,245 SF x 2'	88.00	85.50	83.50	78.50
INFILTRATION TRENCH-2	2,465 SF x 2'	88.00	84.50	82.50	77.50
INFILTRATION TRENCH-3	1,875 SF x 2'	91.00	87.00	85.00	80.00
INFILTRATION TRENCH-4	3,308 SF x 2'	92.00	88.00	86.00	83.00
INFILTRATION TRENCH-5	7,590 SF x 2'	94.00	91.00	89.00	84.00
BIORETENTION-1	370 SF	86.50	86.00	85.50	79.00



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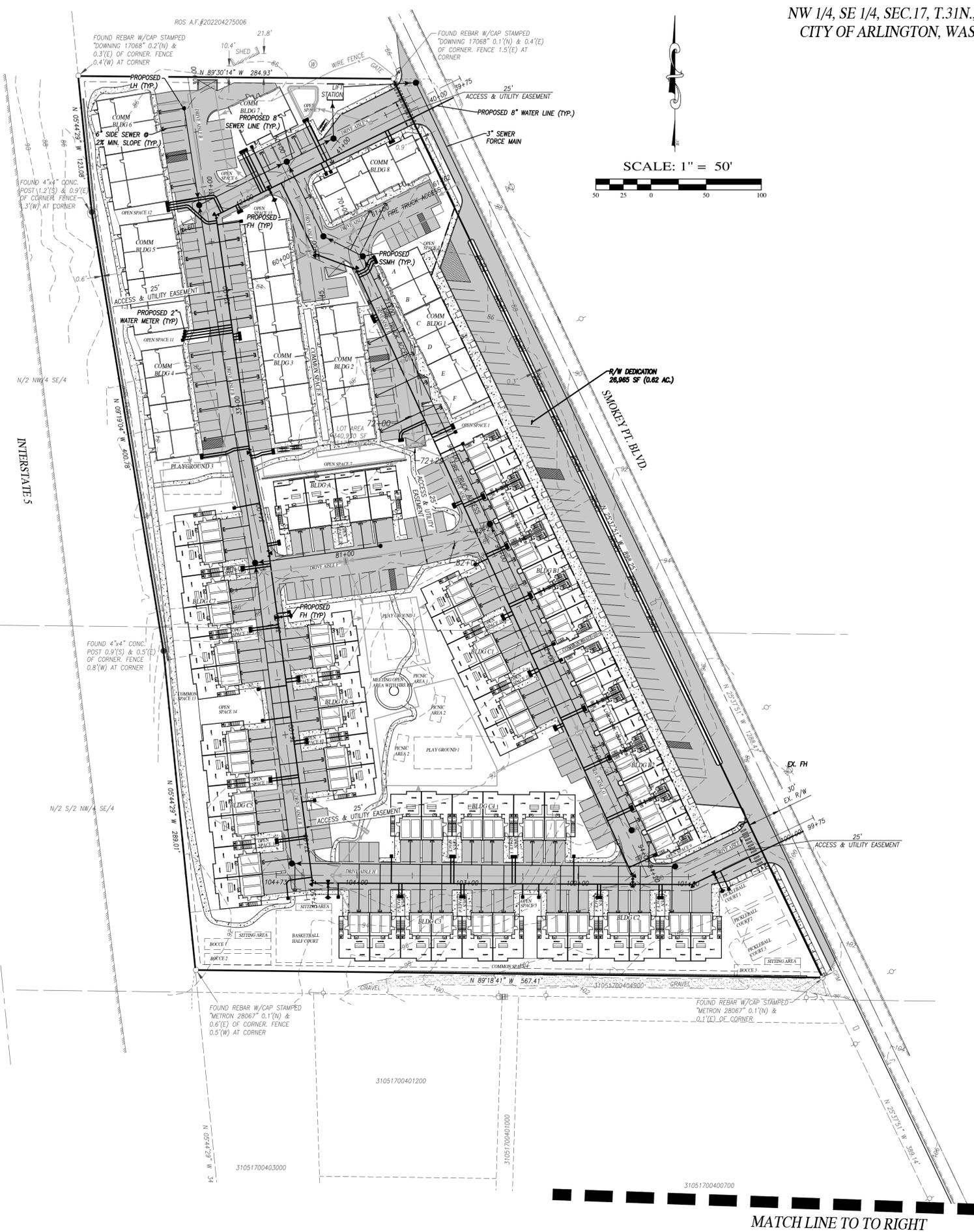
PRELIMINARY DRAINAGE PLAN SHEET C4.0



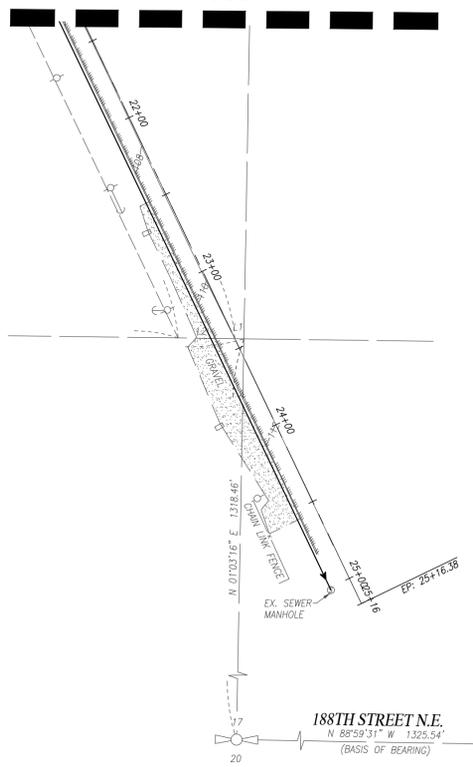
02/16/2024

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CITY OF ARLINGTON, WASHINGTON

SCALE: 1" = 50'



MATCH LINE TO TO LEFT



188TH STREET N.E.
N 88°52'31\"/>

FOUND CASED CONC. MON. W/PUNCHED R.R. SPIKE IN CONC. DOWN 0.2'. VISITED 7-13-22
FOUND CASED CONC. MON. W/3\"/>

REV. NO.	DESCRIPTION	INITIALS	DATE



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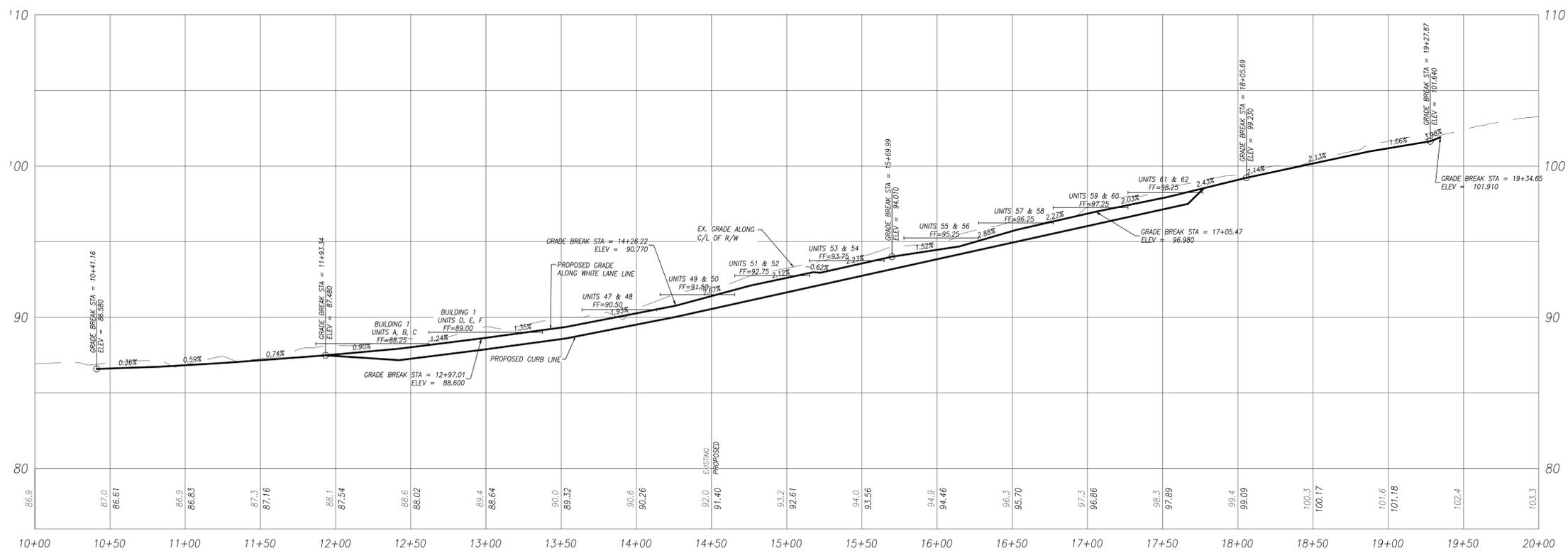
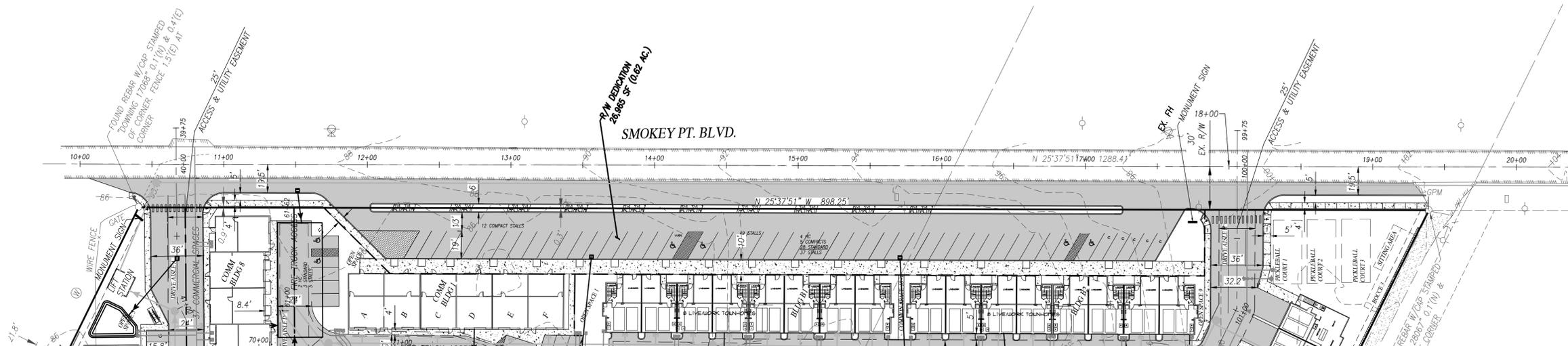
SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223
TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=50' JOB NO.: 22-1220

PRELIMINARY
SEWER AND WATER PLAN
SHEET
C5.0

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
CITY OF ARLINGTON, WASHINGTON



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

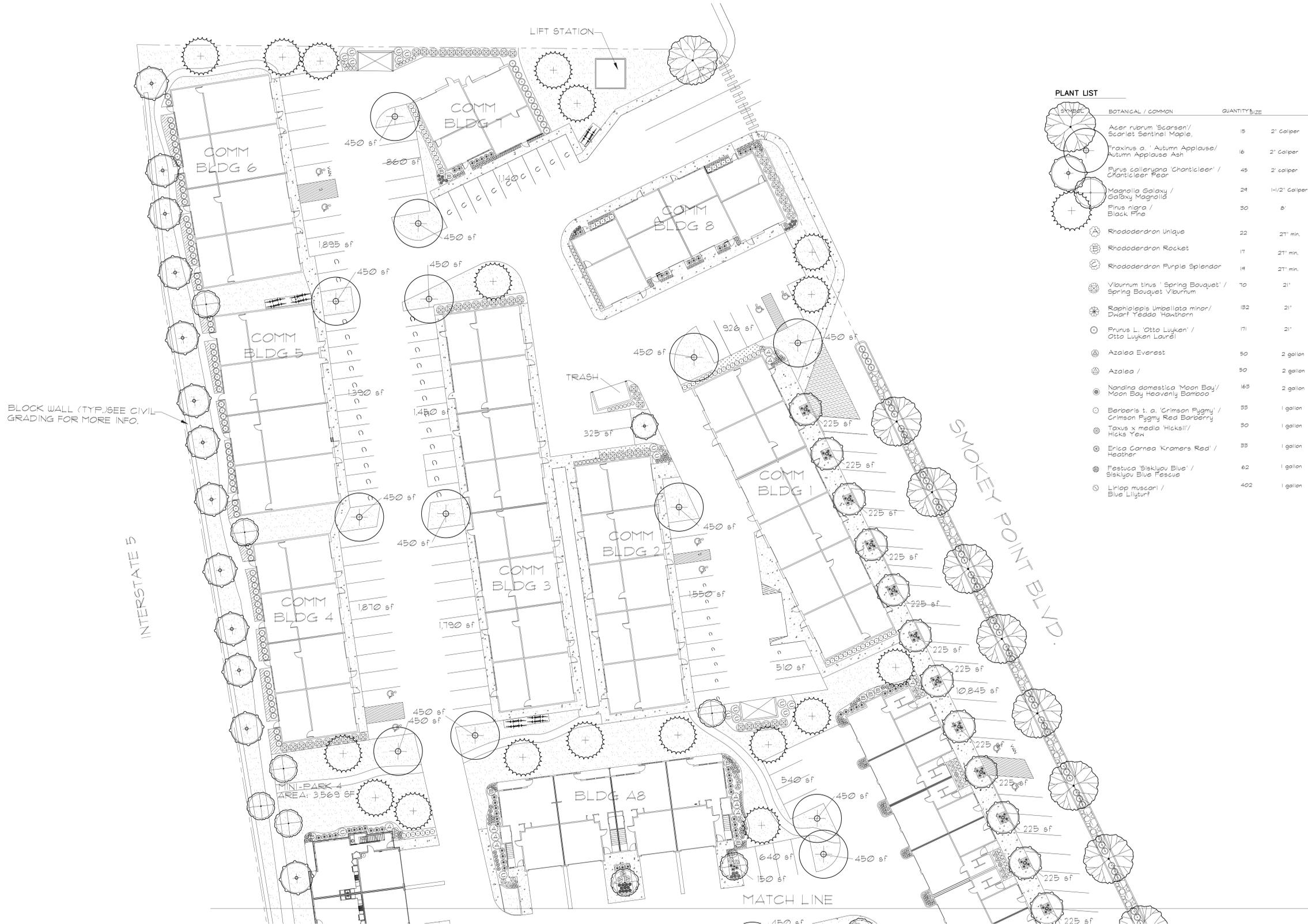
SITE ADDRESS: 19402 SMOKEY POINT BLVD.
ARLINGTON, WA 98223
TAX ACCOUNT NO.'S: 31051700400600

NW 1/4, SE 1/4, SEC.17, T.31N., R.5E., W.M.
SMOKEY POINT RIDGE

DWG FILENAME: 221220-PRELIM.DWG DESIGNED BY: JTK DATE: 05-03-2023 SCALE: 1"=40' JOB NO.: 22-1220

FRONTAGE IMPROVEMENT PLAN AND PROFILE SHEET C6.0

REV. NO.	DESCRIPTION	INITIALS	DATE



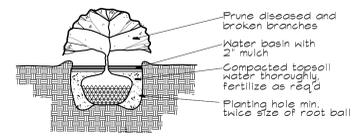
PLANT LIST

SYMBOL	BOTANICAL / COMMON	QUANTITY	SIZE	SPACING	CONDITION
	Acer rubrum 'Scarson' / Scarlet Sentinel Maple	15	2" Caliper	30' o.c.	B4B
	Fraxinus a. 'Autumn Applause' / Autumn Applause Ash	16	2" Caliper	per plan	B4B
	Ficus caryocarpa 'Chanticleer' / Chanticleer Pear	45	2" caliper	per plan	B4B
	Magnolia Galaxy / Galaxy Magnolia	24	1-1/2" Caliper	per plan	B4B
	Pinus nigra / Black Pine	30	2"	per plan	B4B
	Rhododendron Unique	22	21" min.	per plan	Full 4 bushy
	Rhododendron Rocket	17	21" min.	per plan	Full 4 bushy
	Rhododendron Purple Splendor	14	21" min.	per plan	Full 4 bushy
	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Viburnum	70	21"	5' o.c.	Full 4 bushy
	Raphiopsis Umbellata minor / Dwarf Yucca Hawthorn	152	21"	5' o.c.	Full 4 bushy
	Prunus L. 'Otto Luyken' / Otto Luyken Laurel	171	21"	5' o.c.	Full 4 bushy
	Azalea Everest	50	2 gallon	5' o.c.	Full 4 bushy
	Azalea /	50	2 gallon	5' o.c.	Full 4 bushy
	Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo	165	2 gallon	5' o.c.	Full 4 bushy
	Berberis t. a. 'Crimson Pygmy' / Crimson Pygmy Red Barberry	35	1 gallon	5' o.c.	Full 4 bushy
	Taxus x media 'Hicksii' / Hicks Yew	30	1 gallon	5' o.c.	Full 4 bushy
	Erica Carnea 'Kramers Red' / Heather	35	1 gallon	5' o.c.	Full 4 bushy
	Festuca 'Siskiyou Blue' / Siskiyou Blue Fescue	62	1 gallon	5' o.c.	Full 4 bushy
	Lilium muscari / Blue Lilyturf	402	1 gallon	5' o.c.	Full 4 bushy

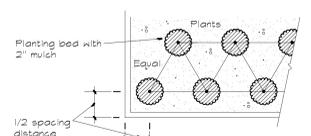
BLOCK WALL (TYP.) SEE CIVIL GRADING FOR MORE INFO.

NOTE:
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.

- NOTES
1. Subgrades, including berms, to within 1/10th foot provided by General Contractor unless otherwise noted.
 2. Subgrade shall be scarified and rototilled to a depth of 24"
 3. 4" depth 3-way topsoil or equal in all planting areas.
 4. 2" depth fine grade bark mulch in all planting beds.
 5. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
 6. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
 7. All mass plantings shall have triangular spacing.
 8. All tree pits shall be inspected to insure proper drainage.
 9. Positive drainage shall be maintained. Mound planting areas minimum 6"
 10. Landscape Contractor shall maintain site until final inspection and acceptance by owner. 1 year guarantee on all plant material.



SHRUB PLANTING DETAIL
No Scale



GROUND COVER SPACING DETAIL
No Scale- Triangular Spacing



CITY OF ARLINGTON
CONSTRUCTION REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: Development Services Manager

DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

Proposed Building B for
SMOKEY POINT RIDGE
ARLINGTON WASHINGTON

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Ken L. Lundy
CERTIFICATE NO. 365

LANDSCAPE PLAN
MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
3402 Third Court
Bismarck, ND (701) 842-7886
#A 9810

sheet
LANDSCAPE PLAN
L-2



Electrical Consultants, Inc.
 19015 36th Avenue West, Suite E
 Lynnwood, Washington 98036
 Phone (425) 775-1799 FAX (425) 774-9870

PROJECT:
SMOKEY POINT RIDGE

LOCATION:
**19402 SMOKEY POINT
 BLVD ARLINGTON, WA,
 98223**

NO.	DATE	REVISION

DATE: _____

DRAWING SCALE: (AT 24X36) _____

PROJECT DESIGNER: _____

HF _____

CHECKED BY: _____

BAA _____

SEAL _____



TITLE
**SITE LIGHTING
 PLAN**

PROJECT NO.
 24012
 DATE
 MARCH 1, 2024

SHEET NUMBER
E1.01

LIGHTING FIXTURE SCHEDULE

IMAGE	DESIGNATION	DESCRIPTION	SOURCE	LUMENS	BUG RATING	MOUNTING	MANUFACTURER	VA	QTY	TOTAL LUMENS
SITE										
	S1	15'-0" POLE MOUNTED AREA LIGHT FIXTURE	LED 4000K	9,411	B1-U0-G1	POLE MOUNT	COOPER LIGHTING SOLUTIONS - GALN-S4C-740-U-T4FT-GM	63	14	131,754
	S2	WALL MOUNTED AREA LIGHT FIXTURE	LED 3000K	3,975	B1-U0-G1	WALL MOUNT	COOPER LIGHTING SOLUTIONS - GWC-AF-02-LED-E1-T3-GM	34	48	190,800
	S3	CANOPY MOUNTED DOWNLIGHT	LED 3000K	716	---	CEILING RECESSED	COOPER LIGHTING SOLUTIONS - SMD6R69SWH	9.2	44	31,504
TOTAL SITE LUMENS =										354,058
TOTAL LUMENS ALLOWED: 7.5 LUMENS/SF x 83,367 SF =										625,253
TOWNHOME ENTRANCES										
	R1	WALL MOUNTED LIGHT FIXTURE - RESIDENT ENTRANCE	LED 3500K	897	---	WALL MOUNT	OXYGEN LIGHTING - 3-727-22	29.4	44	29.4

Table 20.110-17: Lighting Zones

	T4-MS	T4-F	T4N-SV	T4N-MV	T5-MS	T5-F	T5N-LV	T5N-MV	HOC	AC
LZ-1			X							
LZ-2										
LZ-3	X	X		X	X	X	X	X		
LZ-4										

Table 20.110-18: Total Site Lumen Limits

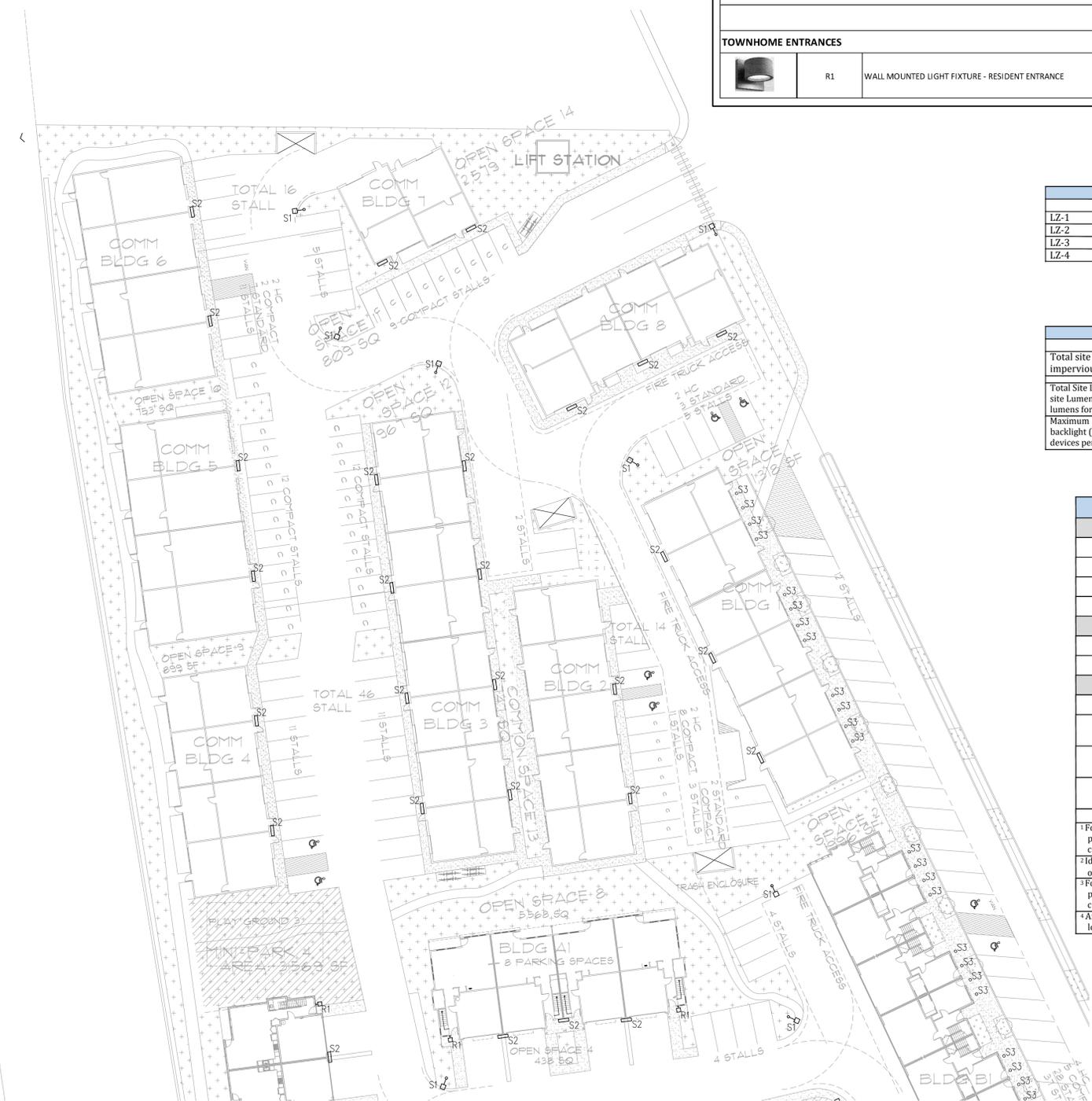
	LZ-1	LZ-2	LZ-3	LZ-4
Total site lumens allowed per square feet of impervious/semi-pervious surface area	1.25 Lumens	2.5 Lumens	5.0 Lumens	7.5 Lumens

Total Site Lumen Limit: The total installed initial luminaire lumens of all outdoor lighting may not exceed the total site lumen limit of Table 20.110-18 Total Site Lumen Limits, except as otherwise permitted by this section. The total installed initial luminaire lumens is calculated as the sum of the initial luminaire lumens for all luminaires. For sites with existing outdoor lighting, the existing lighting must be included in the calculation of total installed lumens.
 Maximum BUG Ratings: All luminaires must be rated and installed according to Table 20.110-19, Maximum BUG Ratings, which describes the maximum backlight (B), up light (U), and glare (G), as rated by the luminaire manufacturer, allowed in each lighting zone. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming are not permitted.

Table 20.110-19: Maximum BUG Ratings

MAXIMUM ALLOWABLE BACKLIGHT (B) RATING ¹	LZ-1	LZ-2	LZ-3	LZ-4
Greater than two mounting heights from property line	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented ²	B2	B3	B3	B4
0.5 to 1 mounting heights from property line and ideally located ²	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented ²	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT (U) RATING				
Allowed up light rating	U1	U2	U3	U4
Allowed % light emission above 90 degrees for street or area lighting	0%	0%	0%	0%
MAXIMUM ALLOWABLE GLARE (G) RATING ³				
Allowed glare rating	G1	G2	G3	G4
Any luminaire not ideally oriented ⁴ with 1 to less than 2 mounting heights to any property line of concern	G0	G1	G1	G2
Any luminaire not ideally oriented ⁴ with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G1	G1
Any luminaire not ideally oriented ⁴ with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G1

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.



SITE LIGHTING PLAN - NORTH

SCALE: 1"=10'-0"



INTERSTATE 5



Electrical Consultants, Inc.
 19015 36th Avenue West, Suite E
 Lynnwood, Washington 98036
 Phone (425) 775-1799 FAX (425) 774-9870

PROJECT:
SMOKEY POINT RIDGE

LOCATION:
**19402 SMOKEY POINT
 BLVD ARLINGTON, WA,
 98223**

NO.	DATE	REVISION

DATE:

DRAWING SCALE: (AT 24X36)

PROJECT DESIGNER:

HF

CHECKED BY:

BAA

SEAL



TITLE
**SITE LIGHTING
 PLAN**

PROJECT NO.
 24012
 DATE
 MARCH 1, 2024

SHEET NUMBER
E1.02



SITE LIGHTING PLAN - SOUTH
 SCALE: 1"=10'-0"

